

**City of Sydney**

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24 December 2010

Our Ref : S076158.015

File No : MP10\_0104

Director - Government Land and Social Projects  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Michael Buckley

Dear Sir

**RE West Circular Quay Public Domain Upgrade Works, Circular Quay /  
The Rocks (MP10\_0104)**

I refer to your letter dated 19 November 2010 regarding the abovementioned proposal.

The City supports in principle the public domain upgrade works. Overall, the project will lead to a better integration of West Circular with The Rocks and the city, and enhance the connection between the Museum of Contemporary Art and the foreshore promenade. The works will improve visual and physical connections, enhance public access, and reinforce the foreshore as a major celebratory civic space.

The City has reviewed the Environmental Assessment and notes the conceptual nature of the proposal. The City generally supports the design concept but cannot give its full support to the proposal in its current form due to the lack of design resolution and detail relating to some key aspects of the proposal.

In particular, the City requests that the following issues be addressed during the design and development phase:

1. Heritage interpretation and public art:
  - a. The extent of heritage interpretation, consisting largely of text panels in the "The Lookout", is considered to be inadequate and does not properly acknowledge the high heritage significance of the site and the richness of its history.
  - b. The proposal does not adequately address public art opportunities, particularly its potential integration with meaningful heritage interpretation.

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- c. An archaeological assessment and management plan are required and have not been provided. These should be prepared and adopted prior to development of First Fleet Park. A more comprehensive Heritage Interpretation Strategy, incorporating public art and any findings resulting from the archaeological assessment, should be prepared.

2. Alfred Street and George Street frontages:

- a. Insufficient details are provided about the existing and proposed features along the George and Alfred Street frontages, including paving, street furniture and the “Green Roof Walk”. Given that this is the primary interface between West Circular Quay and the City, a high level of resolution and design documentation is required to show alignment levels, footpath grades and surface drainage at these frontages.
- b. The stairs at Alfred Street require more detailed design as they do not successfully resolve the crossfall at this location, and should be deleted or redesigned.

3. Paving:

- a. The use of eight different paving types in a relatively small area of public domain appears to be excessive and may not create a simplified and unified space.
- b. The use of asphalt at the George and Alfred Street edges is not acceptable as it is not consistent or integral with the City’s paving standards which require granite at this location.
- c. Insufficient details are provided about the pattern, size and colour of all new paving types and extent of paving works, as well as internal inconsistencies in the documentation with regard to the footpath finishes along Alfred and George Streets.

4. Lighting:

- a. The “sphere” type pole-mounted lighting design was not supported by Jørn Utzon for use around the Opera House and should not be continued.
- b. The cost of the entire lighting scheme is potentially grossly underestimated and/or inadequate and should be re-evaluated.
- c. Insufficient details are provided about the type of light fitting in “Market Wharf”.

5. Seating:

- a. The finishes on benches may not be appropriate. In particular, the paint finish on concrete benches should be changed to a more robust finish, and the “red gloss paint finish” at “Market Wharf” should be reconsidered.

- b. Inadequate details are provided about the street furniture; in particular, clarification is needed about “standard benches” and whether the concrete benches contained in the documentation are proposed or illustrative precedents only.

6. Sewer vents:

- a. There insufficient detail provided about the two 6m high sewer vents. These should be deleted and relocated away from the public domain.

7. Trees, shade and shelter:

- a. The removal of any Pepper trees is not supported until further investigation is made into the health, condition and stability of the trees as recommended in the arborists report.
- b. Consideration should be given to the provision of more shade and shelter around the edges of “The Green” which experiences significant sun exposure during the warmer months and high levels of use by families and children.
- c. A detailed landscape plan is not provided at this stage. A plan should include but not be limited to details of tree species selection, planting specifications, earthworks, maintenance and drainage systems.

8. Welcome Wall and directional signage:

- a. Based on the material provided, the City does not support the “Welcome Wall” as it may be inappropriate and ineffective.
- b. The banner poles adjacent the Cahill Expressway are not supported as they cause additional clutter in the public domain.
- c. There are no details as to how the proposed directional signage relates to the City’s signage system. Consideration should be given to the citywide wayfinding masterplan currently being developed by the City (contact Bridget Smyth on phone 9265 9237).

9. Safety and security:

- a. No information is provided as to how the design has adopted the principles of crime-prevention through environmental design (CPTED). Given that West Circular Quay is an international tourist precinct and hosts major civic events, a CPTED assessment should be provided.

10. Visual impact and views:

- a. The photomontages are, to a degree, misleading in that they omit certain key design elements such as sewer vents, and are based on an exaggerated field of view that leads to a distorted and unrealistic impression of the works. An amended visual impact assessment, in line with standard Land and Environment Court principles of field of view, focal length and impact rating, and including key landscape elements, is required.
- b. There is no view impact assessment of the proposed cinema. Photomontages are required for a proper assessment of view impacts.

In the event that the proposed design is approved prior to the adoption of a comprehensive masterplan for the Circular Quay Public Domain, the design of the West Circular Quay Public Domain should be capable of being revisited and adapted in order to ensure alignment with the broader precinct objectives and the materials palette.

The City requests that the above information be provided to the City for comment before the project is determined.

Should you have any enquiries regarding the above matter, please contact Andrew Rees, Area Planning Manager on 9246 7599 or via email [arees@cityofsydney.nsw.gov.au](mailto:arees@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn LFRAIA Hon AIA Hon FPIA Hon FNZIA  
**Director City Planning and Regulatory Services**