
5.5

Barangaroo Avenue

VISION

Barangaroo Avenue will be Barangaroo South's local "high street". It will fulfil a range of important urban, access and service functions for people living and working within the precinct. It is one of the distinctive suite of north-south movement corridors within Barangaroo South and will become a key connection to the future development in Barangaroo Central. It will be strongly differentiated in purpose and character from the Hickson Road and Watermans Quay, both of which provide a distinctly different character in terms of scale but also offer different connectivity and access to Sydney CBD and Harbour.

The section of Barangaroo Avenue within Stage 1B provides a direct extension of the existing corridor that has been constructed in Stage 1A. It will ensure a robust and legible framework of connectivity and functionality with these 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 will cater for vehicles, pedestrians and cyclists, bringing the life, activity and variety of typical inner city Sydney street during most times of the day and evening. 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.

The eastern edge is formed by the residential buildings R4a and R4b, creating an authentic variety of urban uses that will support both office worker and resident needs. Ground floor level uses will reinforce the high street concept and offer a mix of residential lobbies interspersed with a range of shops geared toward meeting the everyday needs of residents and workers. The western edge is dominated by the façade of the Crown Hotel, including its with lobby entrance and porte cochère. The western side of the street also includes a significant connection with

Watermans Cove and provides dramatic views out across the harbour to Pyrmont and Balmain.

One significant character that will help to define a strong character to Barangaroo Avenue will be its generous street tree planting. *Harpullia Pendula* as a continuation from Stage 1A, will help provide amenity, soften building facades and will mitigate the scale of the adjacent buildings and podia.

PHYSICAL PARAMETERS

This portion of Barangaroo Avenue is approximately 150m metres long. Barangaroo Avenue gradually rises in grade towards the north. It has generous footpaths widths on both sides. The adjacent internal ground floor levels along both sides are fixed at FRL 3.500. The internal ground levels within the Crown Hotel is higher than FRL 3.5, however, there is a transition from this to the footpath level within the Crown Hotel boundary.

CONNECTIVITY AND CONTINUITY

Barangaroo Avenue provides clear visual and physical continuity for both pedestrians and vehicles to Lime Street, to the south and Barangaroo Central, to the north. It is required to provide adequate and safe pedestrian connectivity in an east west direction to facilitate clear connectivity to Watermans Quay and Watermans Cove.

Barangaroo Avenue is Barangaroo South's only trafficable north-south street. As such it is to fulfil a number of vital access, movement and transport functions. It is to provide access for private vehicles, taxis, service vehicles, pedestrians and cyclists. A temporary turning head has been provided at the end of the street, until the design of the street is completed, to allow vehicles to turn around. Vehicles that are bound for the Crown Hotel will also use this street, and will turn around in the Crown Hotel Porte Cochere. The location and design of the Porte

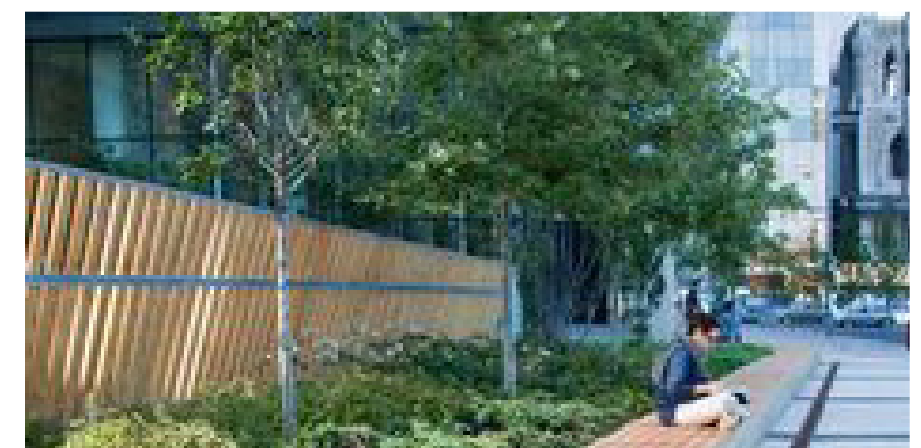
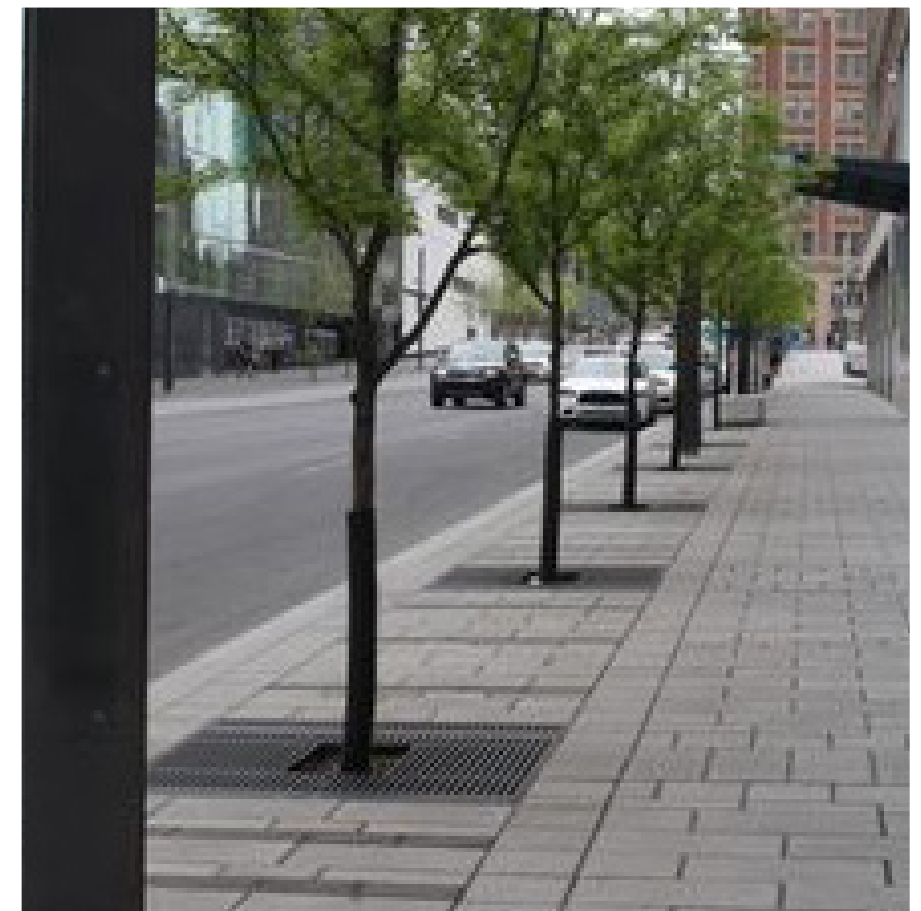
Cochere for the Residential building allows for taxi and private vehicle drop off. Its design has been carefully integrated within the streetscape so as to promote a pedestrian priority to the vehicle cross overs.

PUBLIC DOMAIN CHARACTER

The design for Barangaroo Avenue has been informed by the part that has already been completed in Stage 1A. The active edges that are defined by an eclectic mix of retail and dining opportunities promote an active and inviting overall character and pedestrian environment. The regularly spacing of *Harpullia Pendula* street trees (Tulipwood) will mediate scale and, when mature, will create a distinctive quality to the street. Interestingly while all of the material, street tree and furniture typologies that have been established will continue; the façade of the proposed Crown Hotel and Residential buildings will offer a completely different character in this part of the street to the existing relationship that the building have with the street to the south.

In summary Barangaroo Avenue will be developed to follow these general principles.

- 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.

MATERIALITY AND STREET FURNITURE

The selection of paving and furniture and street furniture reflects the City of Sydney standard palette and is a continuation of the design for Barangaroo Avenue in Stage 1A.

USES

Barangaroo Avenue will have the following primary user groups:

- Residents of R4 and R5
- Visitors to and from Hickson Park, Watermans Cove throughout all times of the day particularly at lunch time.
- Visitors to the Crown Hotel.
- Residents and visitors for the R4a Porte Cochere.
- Office workers and residents moving around the precinct or using the retail and service facilities at ground floor level.
- Service/delivery vehicles, motorists, cyclists and taxis.

SERVICES INFRASTRUCTURE AND BASEMENT SLABS

The basement slab for the Crown Hotel extends under the northern section of Barangaroo Avenue. The finished surface level of which has been carefully co-ordinated with the drainage and finished surface level of Barangaroo Avenue so that there is sufficient soil depth and volume for all of the street trees. All of the required services infrastructure along Barangaroo Avenue has been co-ordinated with the proposed street tree locations.

ORIENTATION AND CLIMATE

Barangaroo Avenue will have the following primary user group. Barangaroo Avenue will be overshadowed for most periods of the day. Not unlike many Central Sydney north-south streets, it will however receive good solar access during the middle of the day. A large section of the street will also receive light from the westerly sun at the junction with Watermans Cove. Barangaroo Avenue’s north-south alignment offers good potential for a street environment that is protected from cold westerly winter winds. Cold winter winds from the south however have the potential to impact the relative comfort of the street for outdoor pedestrian activities.

SAFETY

Compliance with universal accessibility codes and standards requirements is to be provided for all public areas including footpaths and level-grade pedestrian crossings. In order to maximise safety for all users, care has been taken with the placement of all street trees and furniture to promote a low speed environment, with appropriate sight lines and pedestrian priority. Day time and night-time safety is to be considered and integrated into the design through application of CPTED principles – Crime Prevention Through Environmental Design

PEDESTRIAN MOVEMENT AND CAPACITY

Pedestrian volumes on Barangaroo Avenue are expected to be relatively consistent throughout the day. Pockets of higher peak flows are however evident at the key intersection with Watermans Cove with ferry related movements having a significant impact on the concentration of pedestrians around this intersection.

Outside of the main intersections, pedestrian volumes are expected to be relatively light in the context of the Precinct as a whole, and in line with the envisaged design and character of the street. The nature of retail on this street is geared toward both the office worker and residents. The Crown Hotel and residential tower podiums provide a mix of food and beverage retail and convenience, which will drive pedestrian patronage during breakfast and lunchtime periods.

Pedestrian Flow Analysis has been undertaken to analyse origin, destination and movement characteristics of the peak population located within Barangaroo South (Barangaroo Precinct Demand Study – Arup 2013).

KEY SUSTAINABILITY INITIATIVES

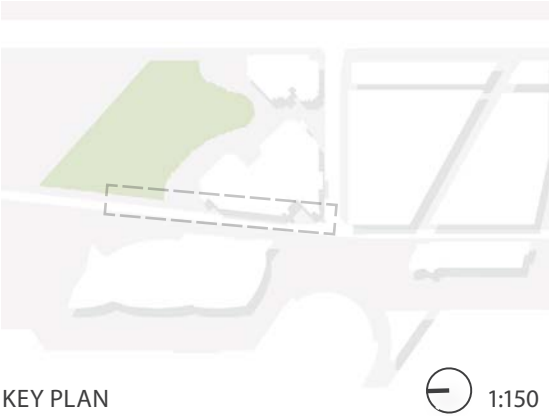
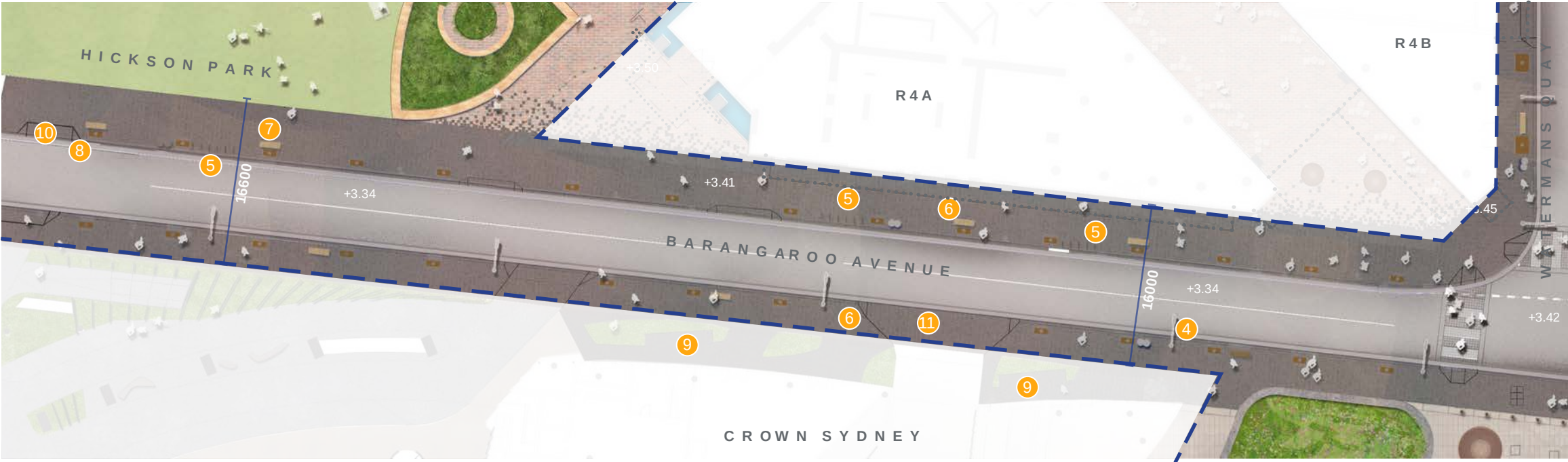
Public domain sustainability initiatives specific to Barangaroo Avenue that are appropriate for the urban character of this street include the provision of.

- Drinking fountains/water-bottle re-fill stations
- Two bins types that encourage recycling of selected waste
- High quality granite pavers that provide low levels of maintenance and ease of cleaning
- Generous evergreen street tree planting to provide shaded planted footpaths
- Informatics and way-finding signage
- Bicycle parking provisions
- Public safety through application of CPTED principles



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 Sydney basement entry
- 3 Crown Sydney 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 Sydney public bicycle parking
- 10 Temporary vehicle turnaround
- 11 Driveway cross over approved under Crown Sydney development application



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 with bike hoop
- 5 Raised sandstone planter and seating wall
- 6 City of Sydney granite paving
- 7 Hickson Park
- 8 Crown Sydney drop off entry
- 9 City of Sydney standard bench
- 10 Driveway crossover approved under Crown Sydney development application



BARANGAROO AVENUE NORTH DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over
- 1 Hickson Park
- 2 Sandstone seating wall
- 3 Porphyry paving
- 4 R4A Porte cochere
- 5 Porte cochere delineation markers
- 6 City to park transitional paving
- 7 City of Sydney granite paving
- 8 Porte cochere entry
- 9 Porte cochere exit
- 10 Barangaroo Avenue
- 11 Barangaroo Avenue tree grate
- 12 City of Sydney standard bench
- 13 Crown Sydney drop off entry
- 14 Smart Pole with bike loop
- 15 Hickson Park pole top light
- 16 Porte cochere crossover approved under
One Sydney development application



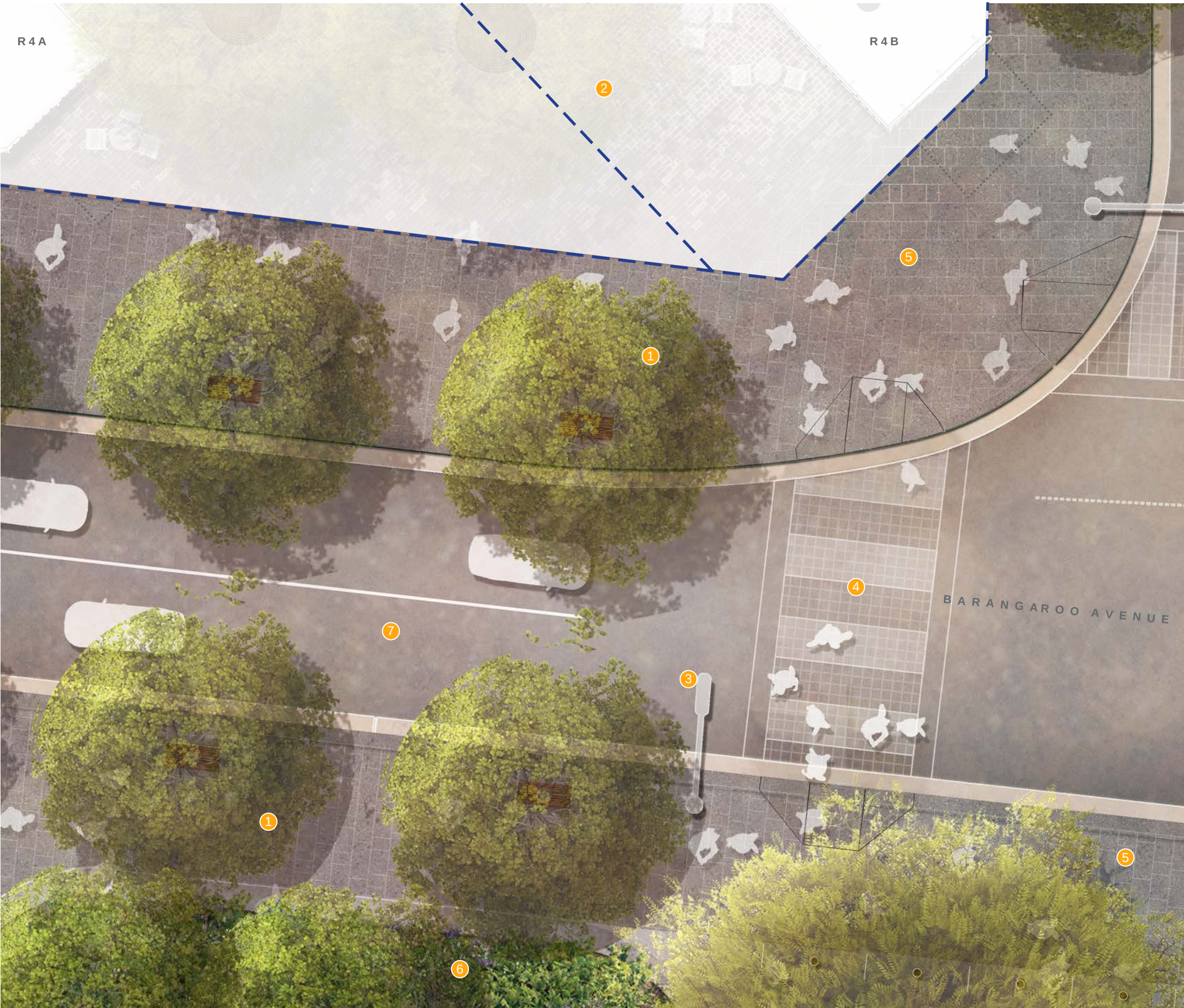
KEY PLAN 1:150



BARANGAROO AVENUE SOUTH DETAIL PLAN

- 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 with bike hoop
- 4 On grade granite paved crossing
- 5 City of Sydney granite paving
- 6 Watermans Cove raised planter and seat
- 7 Barangaroo Avenue



BARANGAROO AVENUE SOUTH DETAIL PLAN

- 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 On grade granite paved crossing
- 5 City of Sydney granite paving
- 6 Cove raised planter garden
- 7 Barangaroo Avenue



BARANGAROO AVENUE SECTION A-A

- 1 Crown Sydney
- 2 Crown Sydney cycle parking
- 3 *Harpullia pendula* street tree planting
- 4 Stratacell gen 5
- 5 Smart Pole
- 6 Fern garden
- 7 Residential towers basement slab
- 8 *Ficus sp.* signature tree planting
- 9 R4A



KEY PLAN

1:100

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 gen 5
- 7 City of Sydney standard bench
- 8 *Harpullia pendula* street tree
- 9 Smart Pole
- 10 Crown Sydney shrub planting
- 11 Crown Sydney cycle parking
- 12 Crown Sydney



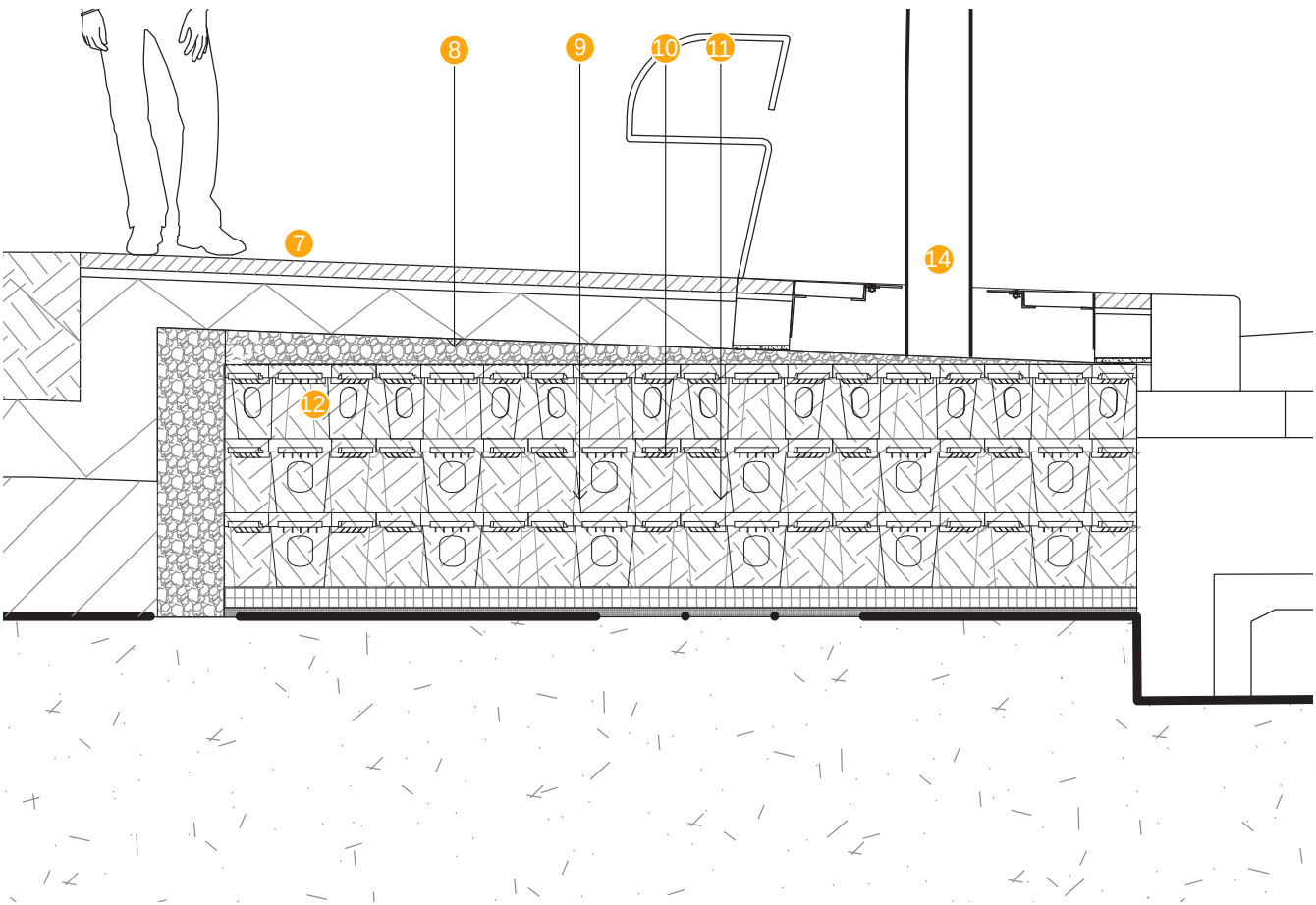
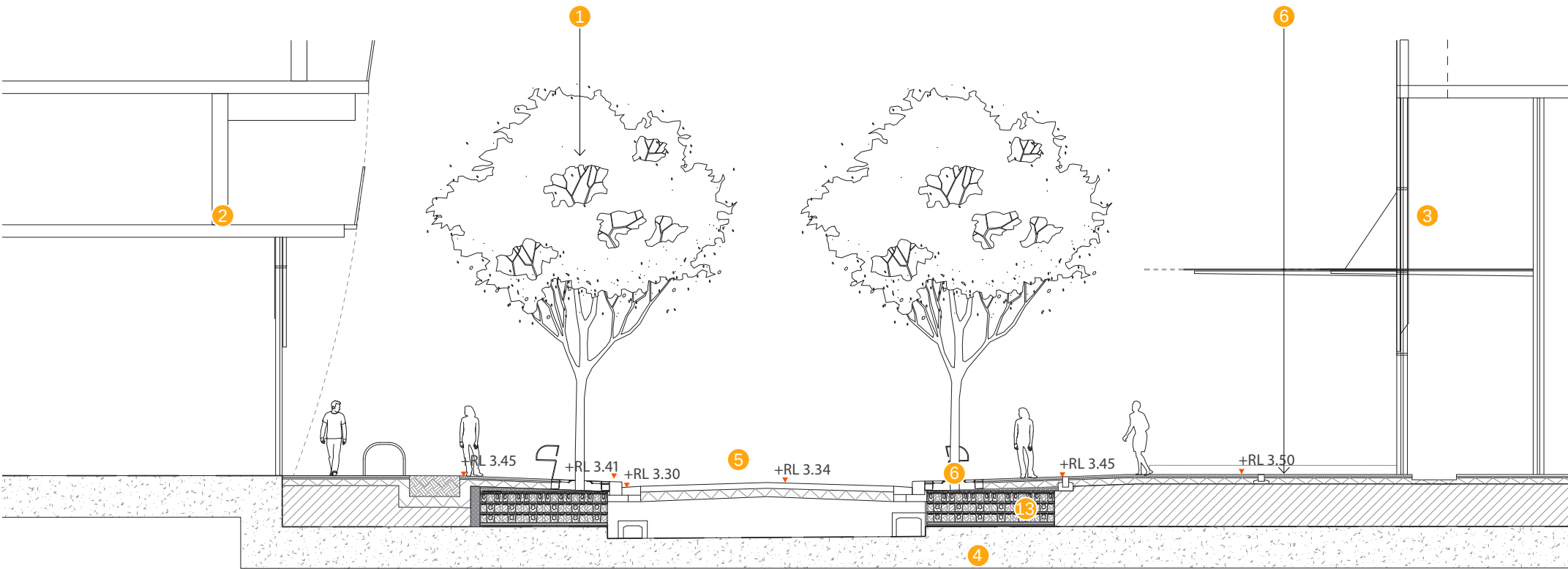
KEY PLAN

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BARANGAROO AVENUE DETAILED SECTION

- 1 *Harpullia pendula*
- 2 Crown Sydney
- 3 R4A
- 4 Stage 1B basement slab
- 5 Barangaroo Avenue
- 6 Barangaroo Avenue tree pit
- 7 City of Sydney Austral Black Paving
- 8 Gravel pavement levelling layer
- 9 Drainage cell and no fines layer
- 10 Soil type A
- 11 Soil type B
- 12 Stratacell Gen 5 (3 layers)
- 13 Services trench (refer engineers drawings)
- 14 Barangaroo Avenue tree grate



KEY PLAN

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