

New Park at the Former Water Police Site, Pyrmont



Master plan report

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8th June 2006

Contents

Master plan report

- 1.0 Introduction
- 2.0 The master plan process
- 3.0 Overview of proposals and strategies
 - 3.1 Master plan overview
 - 3.2 Interpreting the site's history
 - 3.3 Variety of experiences at the water's edge
 - 3.4 The shoreline promenade
 - 3.5 The green and the point
 - 3.6 The grove
 - 3.7 The community square, Harris Street and the harbour
 - 3.8 The escarpment and the southern edge of Pirrama Road
 - 3.9 Environmentally sustainable design initiatives
 - 3.10 Safety and lighting
 - 3.11 Traffic and pedestrian access
- 4.0 Appendix 1
 - 25041 MP01 : Master plan
 - 25041 MP02 : Master plan sections
 - 25041 MP03 : Master plan sections
- 5.0 Appendix 2
 - Analysis report 30th November 2005

1.0 Introduction

Aspect Sydney Landscape architecture in collaboration with Hill Thalis Architecture and Urban projects and Craig Burton of CAB consulting were engaged by the City of Sydney in October 2005 to prepare a master plan for the former water police site at Pyrmont. The site was recently purchased by the City of Sydney following a Memorandum of understanding being reached with the former landowners, the Sydney Harbour Foreshore Authority.

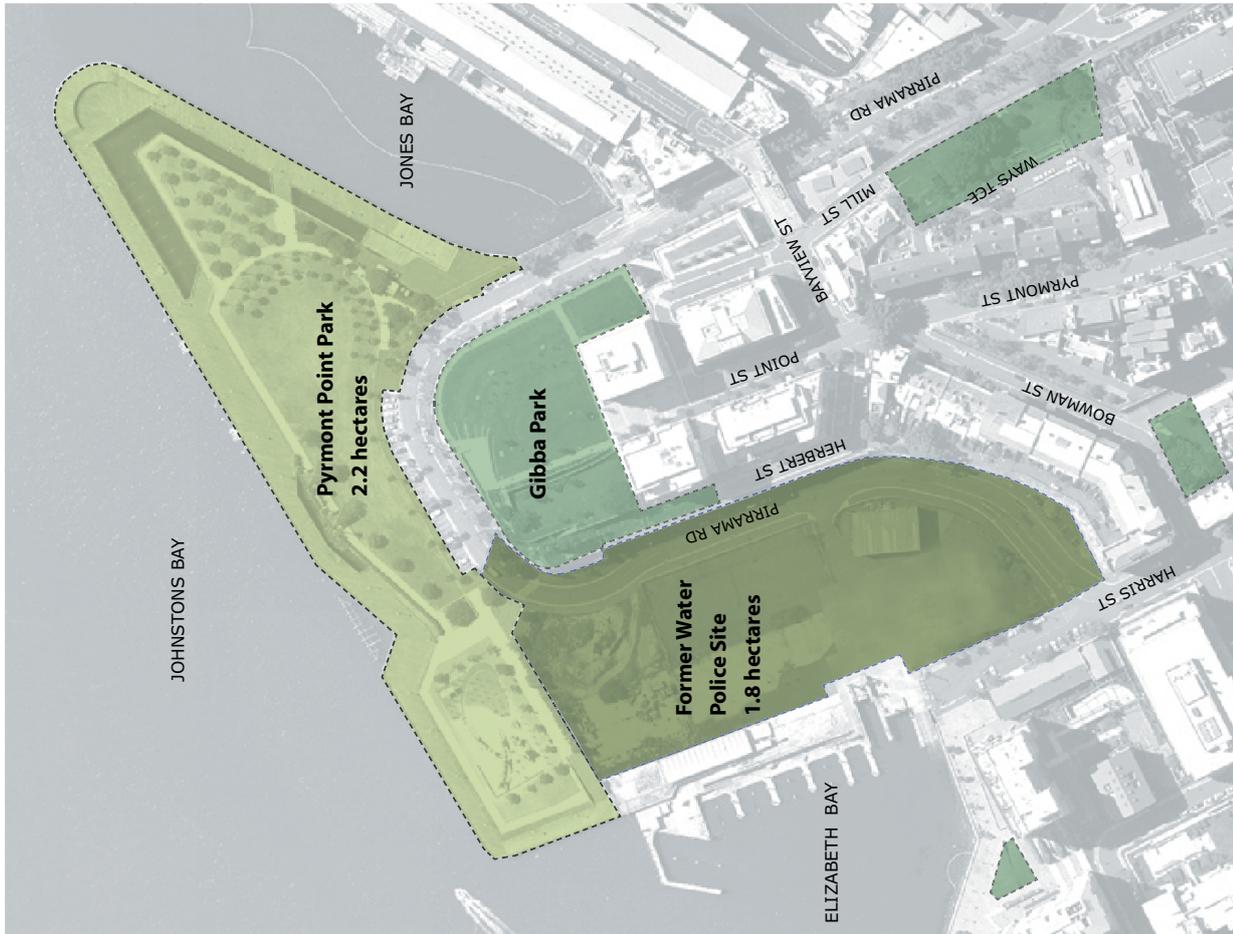
The primary objectives of the master plan were to

- Deliver a highly regarded park land which matures and evokes a stewardship of the site;
- Implement urban design improvements to provide a pedestrian friendly, vibrant, active and safe public domain;
- Respect and reinforce the significance of the Sydney Harbour Foreshore
- Provide design solutions that creatively respond to the community aspirations and establish ancillary parkland facilities
- Design elements and solutions to suit particular site issues and the character of Pyrmont
- Create a revitalized public urban space which provides a new focal point for the area
- Exhibit the best possible integration of the new parkland with the adjacent open space areas;
- Ensure the site's proposed uses are complementary to other open space areas being developed on the Pyrmont peninsula;
- Facilitate connections from the Pyrmont peninsula and address local and regional open space needs;
- Seek maximum advantage from, and responsiveness to, microclimatic conditions and the site's unique harbourside location; and
- Achieve environmental best practice and provide sustainable, robust parkland.

On the 25th June 2004 the City of Sydney and Sydney Harbour Foreshore Authority signed a Memorandum of understanding to transfer ownership of the former water police site to the City for public use. The City subsequently purchased the site on July 1st 2005. At 1.8 hectares of post industrial waterfront land, the site offers the unique opportunity for the creation of unique and memorable public parkland for local users and the wider community.

The inclusion of the new park at Pyrmont is one of the more recent parklands created by the redevelopment of former industrial foreshore lands. **Along with other parklands being developed on the Pyrmont peninsula such as Waterfront West Park and the Knoll, the new park will complement open space and recreational needs for the area.**

The park also forms a critical link in the 14 kilometre harbour front promenade between Glebe and Woolloomooloo. The 14km promenade includes the pockets of natural shoreline west of Woolloomooloo Bay, as well as more extensively constructed waterfronts at Farm Cove, Bennelong Point, Circular Quay, The Rocks and the reclaimed parks of Rozelle Bay and Wentworth Park.



2.0 The master plan process

The study team undertook an extensive analysis at the outset of the project examining the site from a range of scales; from its broadest relationships and context within Sydney Harbour to its more detailed and specific components and conditions. This background research included review of previous studies and reports prepared for the Pyrmont peninsula such as the Pyrmont Infrastructure Review. *Appendix 2: Background Report* contains a synthesis of this information.

The study team developed this information, along with a series of key principles for the site and three preliminary design ideas.

Prior to the team's engagement, the City of Sydney had undertaken a preliminary community consultation process. This included workshops, intercept surveys, mail out surveys and post workshop surveys. A total of 769 participants produced 12 800 suggestions and responses for the site. This information was compiled and incorporated into a document and the study team reviewed this data and feedback.

A second stage of consultation involving two workshops and a public display were held between the 29th November and the 4th December 2005. The consultation provided participants the opportunity to respond to seven key design principles and three design ideas for the site. These principles included *flexible park, richness and variety of the park experience, engaging with water, views and vista, connecting the park into its neighbourhood, the missing link and environmentally sustainable design*. The objective was to test these principles and gather participants' feedback and ideas for incorporation into a new park design.

Three design ideas representing these principles in a range of different ways, were tested and feedback gathered. This information was then used by the study team to prepare a draft master plan scheme.

In April and May 2006, a third stage of consultations were held with two community briefing and public displays at the Pyrmont Community Centre and in Pyrmont Point Park. Information from this process was then used to refine the master plan proposals. These include revisions to the shoreline promenade to reduce paving, an increase in tree and understory planting and preparation of design principles for the park building north of Pirrama Road. For further information on the third stage of consultations refer to *New Park at the Former Water Police Site Round 3: Public Consultation June 2006* prepared by People for Places and Spaces.

Feedback from the master plan exhibition will be analysed and used to prepare a Development Application for the site. There will be further opportunities to provide feedback to council at the Development Application stage.



The design principles

The study team developed seven design principles to guide the direction and development of the master plan. These were tested in community consultation workshops. The positive response to these principles allowed the study team to apply them to the ongoing design of the master plan. The following outlines the seven design ideas and provides outline information on the community support and feedback from for each principle. For a more detailed explanation of feedback, refer to *New Park for the Water Police Site Round Two: public consultation* prepared by People for Places and Spaces, December 2005.

1: Flexible Park.

This principle identified that the park is a size which can accommodate a variety of green spaces that incorporate multi purpose uses, house a range of activities within its structure, allow for large areas of flexible and unprogrammed play and if active facilities are require, such facilities could be housed in a way that minimizes impact on informal open spaces.

Consultation feedback from this had moderately high levels of support (66%). The provision of active facilities such as multipurpose courts had only limited support (41%).

2: Richness and variety of the park experience

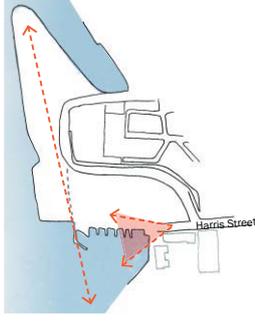
The park can be developed as a place where people can experience variety and diversity including a range of open and sheltered areas with deciduous and evergreen trees, areas for informal games, exercise or picnicking, quiet areas for contemplation, areas for gathering or meeting and site specific children's play areas.

Feedback from this had high levels of support (78%) with limited opposition (3%); the remainder of participant's responses were neutral or had no response.

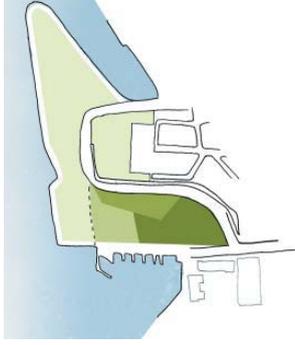
3: Engaging with Water

The park can be developed as a place where there are rich and varied ways of interacting with water, allowing for opportunities for direct access to the water, and allowing for physical access to the water including getting one's feet wet. The master plan should provide improved views to the water from Harris Street and accommodate references to the original shoreline.

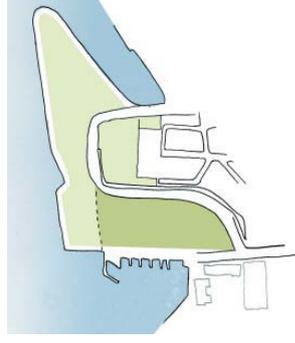
Overwhelming support was expressed for this principle, with 93% of participants supporting these ideas, and only 1% opposing (with the remainder as neutral or offering no response). 91% of participants supported greater access to the water including wading, paddling and dangling feet, and 86% of participants supported activities such as launching small craft such as kayaks and canoes into the harbour.



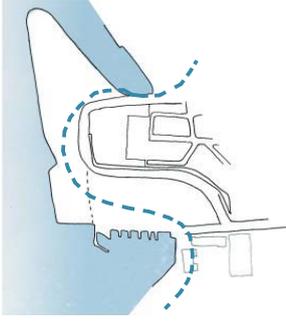
Views and vistas



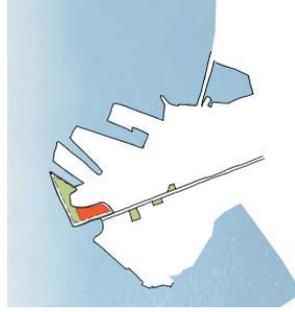
Richness of park experience



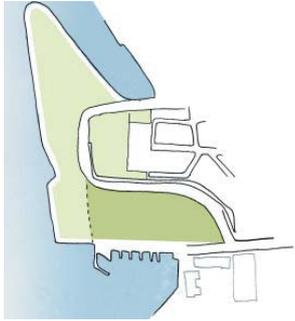
Sustainability



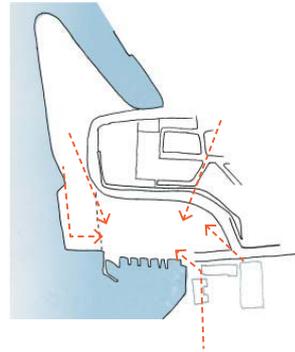
Engaging with water



Missing link



Flexible park



Connecting the park into its neighbourhood

4. Views and Vistas

The master plan should retain clear unimpeded views of the harbour from Harris Street and enhance existing views to the harbour from streets and the public domain in and around the park.

Responses from this revealed that 89% of participants supported this principle with no opposition (5% of respondents were neutral and 7% gave no response).

5. Connecting the park with its neighbourhood

The park can provide improved connections from the Pymont Point ridge top to the foreshore using bridges or access stairs, as well as provide generous connections to Pymont Point Park.

Responses from this indicated 79% support from participants with only 3% opposition (3% of respondents were neutral and 15% gave no response).

6. The missing link

This principle identified the park as an important missing public open space in the 14 kilometre harbour front promenade between Glebe and Rushcutters Bay

Overwhelming support was expressed for this principle, with 92% of participants supporting this, and only 1% opposing (the remainder as neutral or no response).

7. Environmentally sustainable development

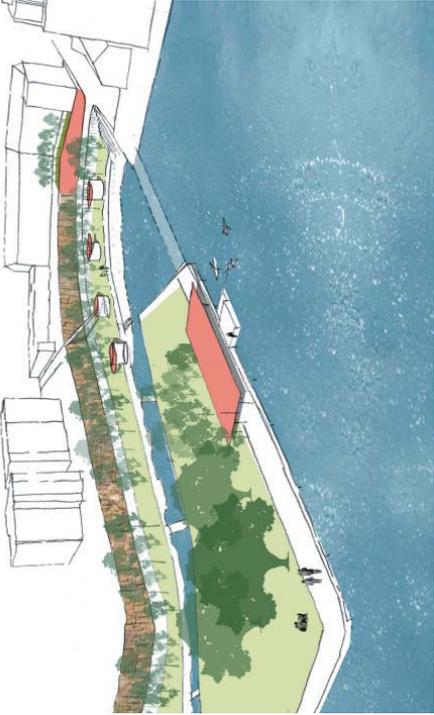
The final principal identified the opportunity to utilise best practice environmental sustainability practices in the park including collection and reuse of storm water, drought tolerant plantings, recycling and low energy use in building and infrastructure design.

Responses from this during consultation revealed that 89% of participants supported this principle with no opposition (3% of respondents were neutral and 9% gave no response).

Three design ideas, titled *Shorelines*, *Waterfront spaces* and *Active promenade* where then tested during this consultation process. The intent was to gather information on what attracted participants to and what turned participants away from each design idea. This was particularly effective, providing the study team and council with a clear understanding of the participants desires and ideas. The overwhelming majority of positive responses were received for *Design idea 1 Shorelines* (290) with *Design idea 2: Waterfront spaces* receiving 170 and *Design idea 3: Active promenade* receiving 130 positive responses. The report prepared by People for Places and Spaces states "without any doubt, there was much stronger and more enthusiastic level of apparent interest in the responses to shorelines that the other two design ideas".



Design idea 2 : Waterfront spaces



Design idea 1 : Shorelines



Design idea 3 : Active promenade

3.1 Master plan overview

The master plan identifies the new park as an extension of the existing Pymont Point and Gibba Parks, and connects with the existing public parks and publicly accessible spaces on the Pymont peninsula. The area of the site, when combined with the adjoining Pymont Point Park, creates a waterfront park of approximately 4 hectares. It has improved connections to upper headland parks of Gibba Park and the other foreshore parks including Waterfront West Park, Darling Island Community and Point Parks.

The design for the new park will complement and contrast the character, use and space of the surrounding parks on the Pymont peninsula.

The master plan provides new paths through the site to continue the waterfront promenade around the Pymont foreshore and beyond. The plan re-instates the historic relationship between Harris Street and the Harbour and uses the opportunity to create a new public gathering space on the Pymont Point waterfront. The importance of reconnecting the park, to the surrounding foreshore walk and neighbourhood was overwhelmingly supported by all participants in the community workshops held in November 2005 with 99% of participants agreeing with this principle.

The master plan creates a park structure that has multiple spaces from the broad scale to the intimate. Level changes across the site are used in subtle ways to create discreet areas that allow for different uses and create varying park 'rooms'. The master plan has defined these park spaces into 7 key areas; the sheltered bay, the pole garden, the shoreline promenade, the green and the point, the grove, the community square and the escarpment and Pirrama Rd. The following text provides a detailed explanation of these spaces.



3.2 Interpreting the site's history

The master plan interprets the site's rich history of change and represents elements such as the successive shorelines, rock shelves, and maritime structures. This is undertaken in both deliberate and subtle ways. The reintroduction of the sheltered bays and the location of the shoreline promenade along the line of the historic shoreline are key components in the master plan structure.

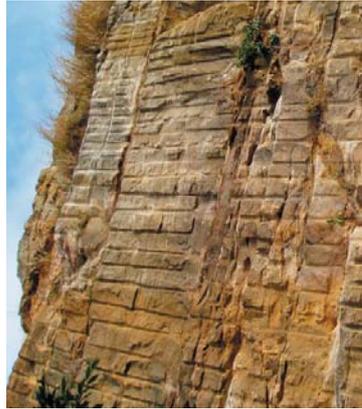
Another key component of the master plan is the retention of selected existing site elements. The master plan retains most of the seawall, the first row of piers and headstocks, the concrete wall in the center of the site and the sandstone wall/ embankment below Pirrama Rd. The master plan does not seek to remove and wipe clean the historical traces of the site, but illuminate and articulate the many historical layers that have been created. The retention of these elements and reinterpreting of these components creates a strong structural framework for the park that is distinctly of its place.

The master plan relates positively to the grandeur of the existing sandstone retaining walls on and adjacent to the park. Existing sandstone walls and escarpment can be viewed from within the site and the planting of light canopied native species, such as gums and smooth barked apples allows unimpeded views to the walls and escarpment beyond.

The master plan removes intrusive existing site elements, such as the redundant water police building and structures and subsurface elements such as fuel tanks. Existing substations and utilities are relocated to appropriate locations.



Remnant pier structure- Pyrmont Point Park



Sandstone cliff face - Pirrama Road



Native grasses on site

3.3 Variety of experiences of the water's edge.

In a great maritime city the life on the land is inextricably bound to activities on the water. This requires access to and from the water. Water should be considered as a place, not just something to be looked at from the land".

Excerpt Sydney Harbour Federation Trust, 2001, Sites Unseen. Exploring the future of Trust lands on Sydney Harbour, P. 9

The master plan proposes to create conditions and spaces at the water edge allowing for various degrees of access to the harbour waters. This principle was established at the outset of the project and further tested and developed in community consultation workshops in November 2005. The overwhelming support for the principle 'engaging with water' was widespread. Specific features of this principle including allowing physical access to the water such as dangling feet in the water, paddling and wading in the water had overwhelming support of 94% and 91% of all workshop attendees respectively. Activities such as fishing, opportunities for launching small watercraft such as kayaks and canoes were also well supported with 86% of all attendees agreeing with these uses.

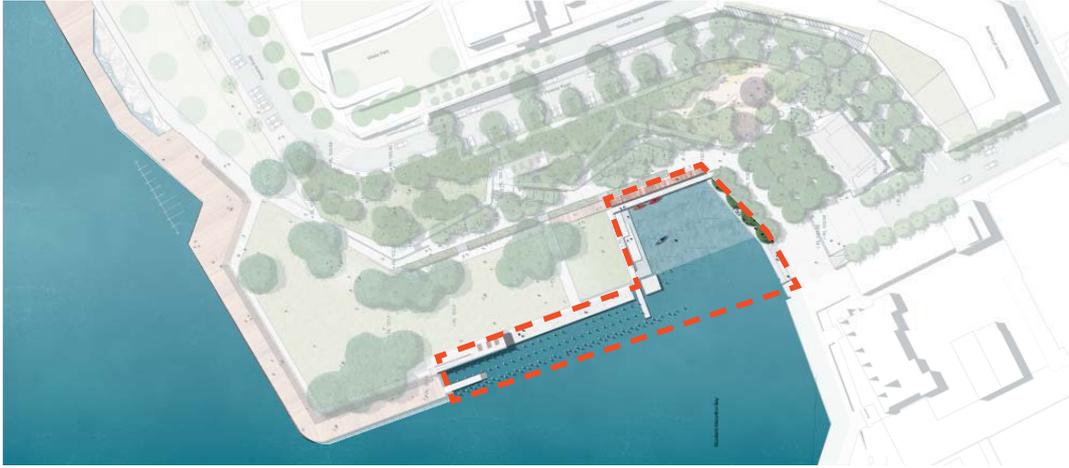
SREP Sydney Harbour Catchment 2005, Sydney Harbour Foreshore Access and Water Plan DCP and Sharing Sydney Harbour Access Plan all identify the desirability of increasing opportunity for landing places between water and land and improving public access to the inter-tidal zone.

The master plan aims to accommodate these objectives at Pyrmont Point Park. Much of the way people safely occupy more natural inter-tidal zones is based on their response to the implied hazards. Many issues relating to public safety can be addressed with design detail and material selection. In instances where this is not possible, signage could be incorporated along the edges and thresholds to the inter-tidal zone, warning of potential dangers, allowing people to proceed at their own risk.

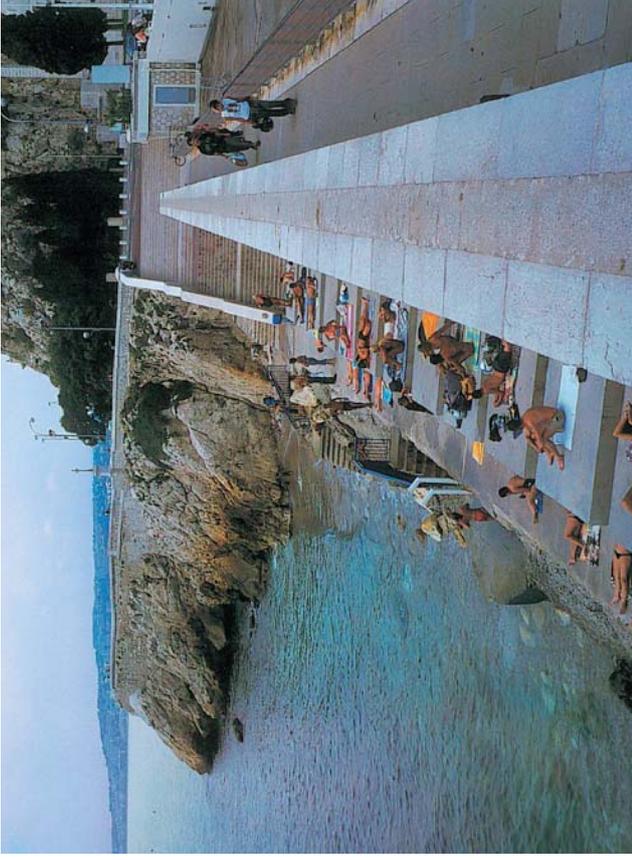
The Sheltered Bay

The master plan creates an inlet harbour at the southern edge of the park. This inlet provides for sheltered access to the waters edge, and interprets the alignment and location of the historic foreshore, prior to the site's reclamation in the early 20th century. The orientation and location of the inlet creates a sheltered marine environment allowing for easier access and protection to the water's edge.

The southern edge of the inlet has a series of steps leading to the waterfront edge. Over-scaled stairs provide informal seating to the waters edge while steps allow for access down to a lower level stairs. The lowest step, at level R.L. 100.6 is intended to coincide with the mean high water mark and would be inundated during most months during high water spring tides. A similar condition currently exists at the Royal Botanic Gardens foreshore walk.



The sheltered bay and pole garden



Concrete block edge and path - Rauba Capeu Pier, Nice France, "Ultimate Landscape Design", p.338



Constructed block edge - Oriental Bay Wellington, NZ, "Ultimate Landscape Design", p.264



Natural rock edge - Peacock Point, Balmain, Aspect Image Library

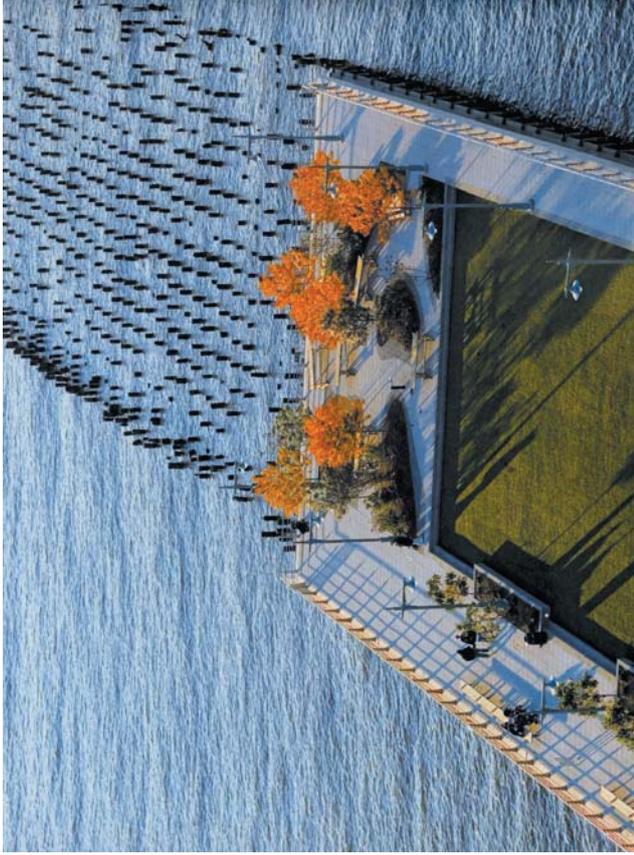
Advice received from Patterson and Britton Pty Ltd indicates that depending on wind direction some refuse may collect in the existing bay and new inlet and that flushing would be similar to other locations in the harbour. Periodic debris collection may be necessary.

The eastern edge of the inlet allows for informal platforms that allows for access to the waters edge in an informal way. The inlet also operates as a knuckle that holds three foreshore promenades with a variety of foreshore relationships interpreting and re-presenting to the public the historic foreshore, the C1870 foreshore and 1948 / 2006 foreshore. The master plan aims to provide a rich and varied experience of the harbour and its maritime associations, akin to the rich experience of nature offered by the Spit Bridge to Manly walk.

Facilities for passive water craft such as canoe and kayaking will be subject to approval from NSW Maritime. Engineering reports advise that strong wave movements from the busy shipping channel may discourage passive craft in the bay. This will be further investigated at the detailed design stage.

The Pole Garden and the existing wharf structure.

The existing wharf structure, quality and condition have been reviewed in detail. The master plan proposes to remove all of the existing wharf deck suspended above the bay, apart from the majority of the more robust 6m wide concrete apron. The existing timber piles are to be retained where possible as as a remnant artifacts of the sites historic uses. The varied physical condition of piers would suggest that periodic monitoring would be necessary, removing timber pile tops if pier "waisting" compromises the structural integrity for example. All of the existing seawall batter and 50% of the seawall is retained.



Retention of existing timber piers on the New York waterfront "Topos" Vol 52, 2005, p.20



Pole Garden - "Walk on Water", Mary Miss, Battery Park, New York, Aspect Image Library



Concrete block edge - Malmö, Sweden, "Detail" June 2004, p.646

3.4 The shoreline promenade

Key to the proposed structure of the new park is the diagonal through link connecting Harris Street and the south western edge of the park to Pymont Point Park in the north east. The promenade configuration is loosely designed in alignment with the historical location of the original shoreline.

Excavated sandstone from the site is unearthed and exposed along this spine. The variation of the existing level changes on the site is enhanced by subtle re-grading of the site, creating upper level park spaces to the eastern edge of the shoreline promenade. These upper level spaces are accessible from the promenade through a series of stairs, ramps and paths and are clearly visible for passersby. A series of sinuous walls and stairs define the eastern boundary of the shoreline walk, and allow for a variety of access points to and from the promenade. This provides informal areas for seating and allows for visitors to watch passersby while enjoying views to the western harbour.

The western edge of the promenade is defined by the existing concrete retaining wall. A series of stairs located along the length of the wall allow for access from the promenade to the point and the green. A water filtration channel runs in alignment with the wall, and provides for some filtration of storm water runoff for irrigation re use and prior to discharge into the harbour.



The shoreline promenade



Generously scaled promenade - Hudson River Park, New York, Aspect Image Library



Promenade, with access stairs, ramps and natural materials - Waterfront Juan Aparico, Spain, "Carme Pinos" p.121



Informal seating on the waterfront promenade - Malmö, Sweden, Aspect Image Library

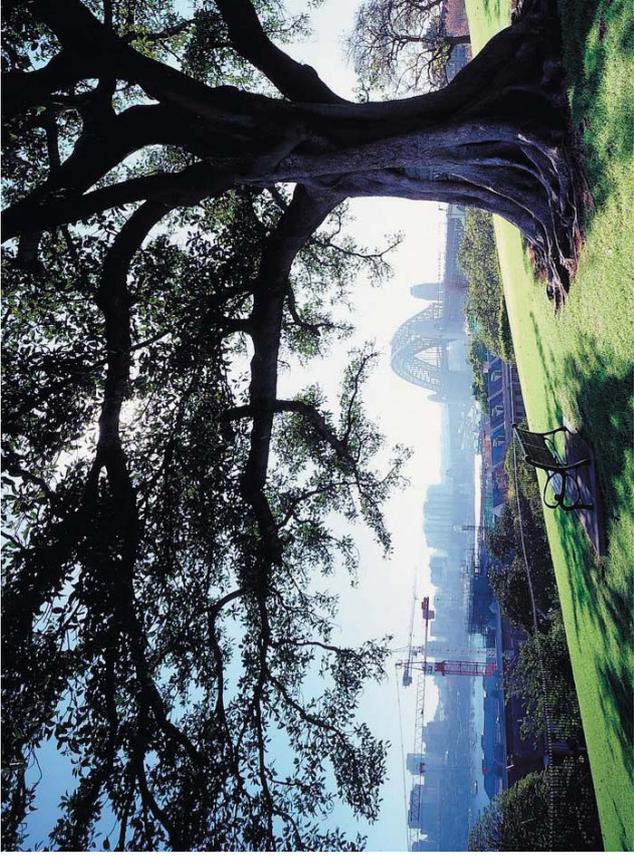
3.5 The green and the point

Open lawn areas for informal play are located at the northern most point of the park. The point has an extensive lawn areas, and clusters of shaded areas under Port Jackson Figs (*Ficus rubiginosa*). The point, with its open space provides respite for users, providing informal areas for play and picnicking under shade trees. The open space on the point framed by trees allows for distant views to the Sydney Harbour Bridge and Lavender Bay in the north and the Anzac Bridge in the south. The existing timber boardwalk is retained and the existing play facility is relocated to allow for the creation of the point green space.

To the south of the point, another large lawn area extends to the bay for informal play. An north south boardwalk is located on the eastern edge of the lawn, connecting the point park to the community square and Harris Street in the south. Figs trees (*Ficus rubiginosa*) are clustered along the edge and within the boardwalk providing a series of shaded spaces on the path, with framed views to the harbour. A bench is located along the length of this walk, providing informal seating with views across the western edge of the park and the harbour beyond.



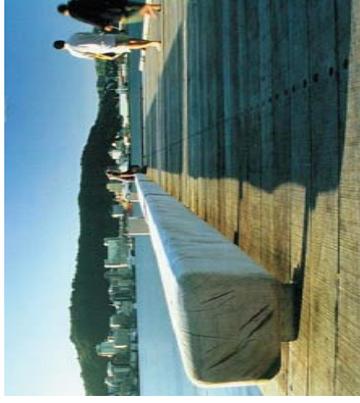
The green and the point



Open space framed by fig trees - Observatory Hill, Sydney, City of Sydney Online Image Library



Open space framed by trees - Bradley's Head, Sydney
"New Conversations with an Old Landscape", p.74



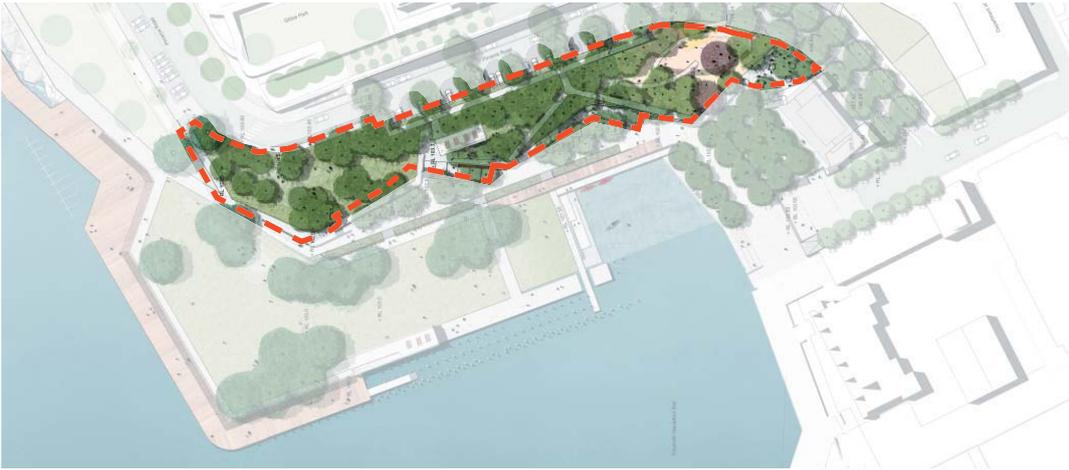
Boardwalk edge - Oriental Bay, Wellington, NZ,
"Ultimate Landscape Design p.265

3.6 The grove

On the eastern edge of the park, a grove of shade trees defines the edge to Pirrama Road. The area provides informal lawn areas for picnicking, barbecues, seating and children's play spaces. All are located under a necklace of evergreen native Gum trees (*Eucalyptus robusta*) and smooth barked apple trees (*Angophora costata*).

To the south, a children's play area is located adjacent to a proposed café/ kiosk facility, and public toilet. This location in the south eastern edge of the parkland adjacent to the sandstone escarpment is sheltered and easily accessible to toilets and adjoining kiosk/ cafe facilities. The existing sandstone escarpment, that ranges from approx 1 metre to 2.5 metres in height creates a natural boundary to the children's play ground providing a clear, safe interface to Pirrama Rd. The location of adjoining café/ kiosk facilities provides opportunities for passive surveillance and increased safety. This play area may accommodate relocated play facilities or new facilities that are playful and diverse in character allowing for a range of ages and abilities to play in a safe and dynamic environment. This will be further developed at the detail design stage. Deciduous feature trees provide additional colour and shade to the children's play area.

Centrally located in the grove is a shade canopy structure with barbecue facilities and seating. This is readily accessible from parking areas on Pirrama Road. This location allows for these facilities be accommodated in the park in a location that does not impact on views or usability of lawn areas.



The grove



Informal green space under trees - Macquarie University, Sydney, Aspect Image Library



Picnic seating and BBQ facilities under Eucalyptus trees - Victoria Park, Sydney, Aspect Image Library



Diverse options for play - Victoria Park, Sydney, Aspect Image Library

3.7 The community square , Harris Street and the harbour

Harris Street is the access spine of Pymont and like few streets in Sydney today connects with the harbour. The street has an historic connection to the harbour, previously containing landing places, public ferry, and ship access for Godlett and Smith timber mill and CSR. Subsequent port extensions with concrete decks have obscured the visual termination of the street with the harbour.

The master plan proposes to reinstate the visual termination of Harris Street with the harbour and create a small cove or inlet. The potential of these views is apparent northwards from Union Street and is further charged by the steep gradient between John and Bowman Streets.

The proposed meeting place between the street and the harbour reinforces views along the street by not obstructing or diverting the carriageway until its meets the water steps which fold from the street level into the harbour.

A community square is created at the southern edge of the site, directly related to Harris Street and the proposed buildings. A grove of trees provides opportunities for shade and respite, adjacent to the children's play area and overlooking the sheltered bay.

Plantings along the Harris Street carriageway are evergreen canopy trees providing shade in summer. The view corridor along the carriageway could be reinstated each autumn by pruning the canopy to make a viewing corridor centrally along the street. This would bring another dimension to the site as a meeting place, complementing the 6 hourly and monthly tidal rhythms. This is not a new idea for the street and has been mentioned by others including Richard le Plastrie.

The building north of Pirrama Road within the space of the park is envisaged as a building with three parts which will function as a place of meeting, activity and public focus. Cafes, or kiosk occupying the east and west could reinforce day and evening activity. A community function room and associated facilities would occupy a double height space and have transparency from Pirrama Road, and would be of a high standard design, material and construction quality, appropriate to a public building.

The proposed uses for the buildings are in accordance with the covenant and Memorandum of Understanding (or MOU between SHFA and the City of Sydney). Under the covenant, uses could include playgrounds or recreational sporting facilities, toilet facilities, food kiosks, cafes or refreshment rooms, community facilities, cultural facilities, social facilities or educational facilities.

Under the MOU, uses could include recreational facilities including open space, playgrounds, community sporting facilities, educational facilities, indoor recreational facilities in particular, for use by community groups and including meeting spaces, indoor fitness facilities and minor exhibition spaces; community services facilities and ancillary uses such as kiosks, cafe or refreshment room and toilet facilities.



The community square



Community square under trees e.g. Placa del Sol, Barcelona, Spain, "New City Spaces", p.33



Urban square edged by buildings - Union Square, Pymont, City of Sydney Online Image Library



Kiosk centrally located in the parkland with toilet e.g. - Rushcutters Bay Park, Aspect Image Library

3.8 The escarpment and southern edge of Pirrama Road.

The site has a monumental scale which is reinforced by a sandstone cliff and wall to the east and the buildings to the south. A new stair connecting from the Herbert Street intersection to the new buildings south of Pirrama Road creates a convenient and clear connection between the cliff top and foreshore promenades. This location would be visible from the whole park and would reinforce the activity expected to be focused around the new park and the community square.

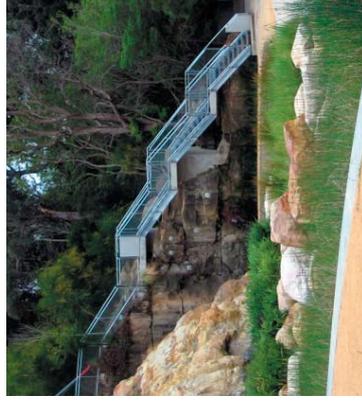
The stair allows for improved access from the headland to Pirrama Rd and the network of parklands beyond, for the wider Pyrmont community. The proposed steps would be located in front of the existing concrete crib wall and improve pedestrian access from Herbert Street to Pirrama Road. The new stair will improve safety, accessibility and repair the poor visual quality of the existing crib lock wall. The proposed construction would unobtrusive and complement the adjoining sandstone wall.

The new stair creates parkland outlook areas with an intermediate viewing terrace. This viewing terrace also connects to a flight of stairs from the arched laneway through the housing beyond providing convenient connections from surrounding areas into the park.

Storage space could be provided under the new public stairs, and could incorporate the relocation of substations, stormwater storage, or Council maintenance and storage space, accessible from Pirrama Road.



Upper level promenade, Paris, Modern Landscapes p.214



Light weight mesh bridge and stairs e.g BP Site, Waverton, Sydney, Aspect Image Library



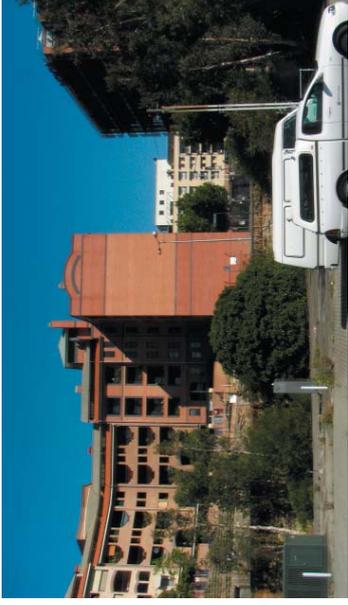
The escarpment and Pirrama Road

3.8 The escarpment and southern edge of Pirrama Road.

The master plan identifies an opportunity to establish a new building in front of the existing crib wall located south of Pirrama Road. The proposed building would be a maximum of 2 storeys in height and activate lost urban space at the corner of Harris Street and Pirrama Road. The upper building level could include a series of roof garden terraces which could further extend the open space network on the Pyrmont peninsula. The proposal would assist to activate Pirrama Road and has the potential to be a place of great community focus.

It is envisaged that proposed uses could include mixed uses such as community, cultural or social facilities. Any proposed use would need to be consistent with the requirements of the covenant burdened on the land title.

The precise building envelope and uses will be determined following community and stakeholder feedback. This will be undertaken at a detailed design stage and would be subject to a development application.



Existing conditions



A new access stair could improve the existing retaining wall and allow for improved access for residents to the network of open spaces on the headland and near the water.



A building (maximum 2 storeys in height) to the front of the existing crib lock wall allows for ground floor building uses to Pirrama Road.



The escarpment and Pirrama Road

3.9 Environmentally sustainable design initiatives

The master plan recognises that environmental sustainability is integral to the long term success of the park. The park design embraces innovative water recycling and stormwater management.

Existing stormwater runoff from the adjoining road network are to be diverted into park filtration systems. These systems can initially act as primary litter collection traps, with runoff diverted into a centrally located filtration channel containing aquatic and riparian biofiltration planting. This channel provides filtration for water borne pollutants and heavy metals, prior to discharge into parkland rainwater tanks. Rainwater tanks can incorporate stormwater runoff from surrounding streets as well as collecting building runoff. Stored rainwater can be utilized in water use in the buildings for uses including as toilet flushing as well as providing irrigation to the park vegetation.

The majority of parkland spaces is planted and all paved areas can be designed to ensure maximum water infiltration for groundwater recharge. The majority of vegetation species utilized in the park should be are locally occurring, providing fauna habitat for indigenous species.

All buildings will be designed to minimise energy consumption through good passive thermal design and incorporate environmentally sustainable design. In the master plan design, microclimate and aspect have been considered in the creation of all new landscape and built areas.

The master plan seeks to provide a range of transport connections through the site as well as providing access to the site. The master plan recognises that the site offers opportunities to provide for future public transport connections from the water.



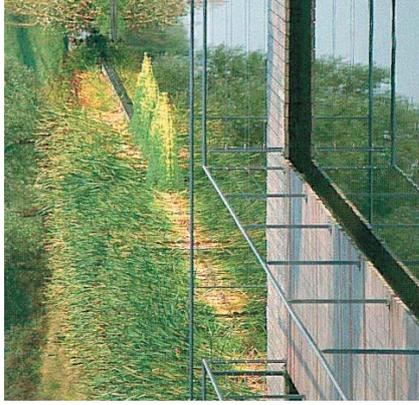
Opportunities to provide a range of park spaces and Activities for a diverse range of users - Sckells Englischer Garten, Munich, "Making Spaces", p.133



Planting strategies that require minimal irrigation - Newcastle University Aspect Image Library



City of Sydney Online Image Library



Opportunities for innovative storm water treatment, - Technocentre Renault, "Allian Provost Invented Landscapes" p.183

3.10 Safety, lighting and accessibility

Safety and security has been considered in the master plan, by providing good sight lines, surveillance and lighting. The following outlines a potential approach to the lighting as devised in collaboration with Lighting Art + Science and to establish a co-ordinated approach to public safety, the expression of the buildings at night, the expression of the cliffs, stairs and trees at night.

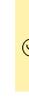
The strategy for lighting is to provide adequate light to the shoreline promenade, and minimise lighting in parkland areas. The proposal is to utilise post top lighting with fittings to minimise overspill, but provide adequate levels of lighting in accordance with Australian Standards. It should be noted that current lighting for Pymont Point uses Louis Poulson "Orbiter" fittings with high pressure sodium lamps. These are an approved EnergyAustralia fitting and are connected to the street lighting circuits.

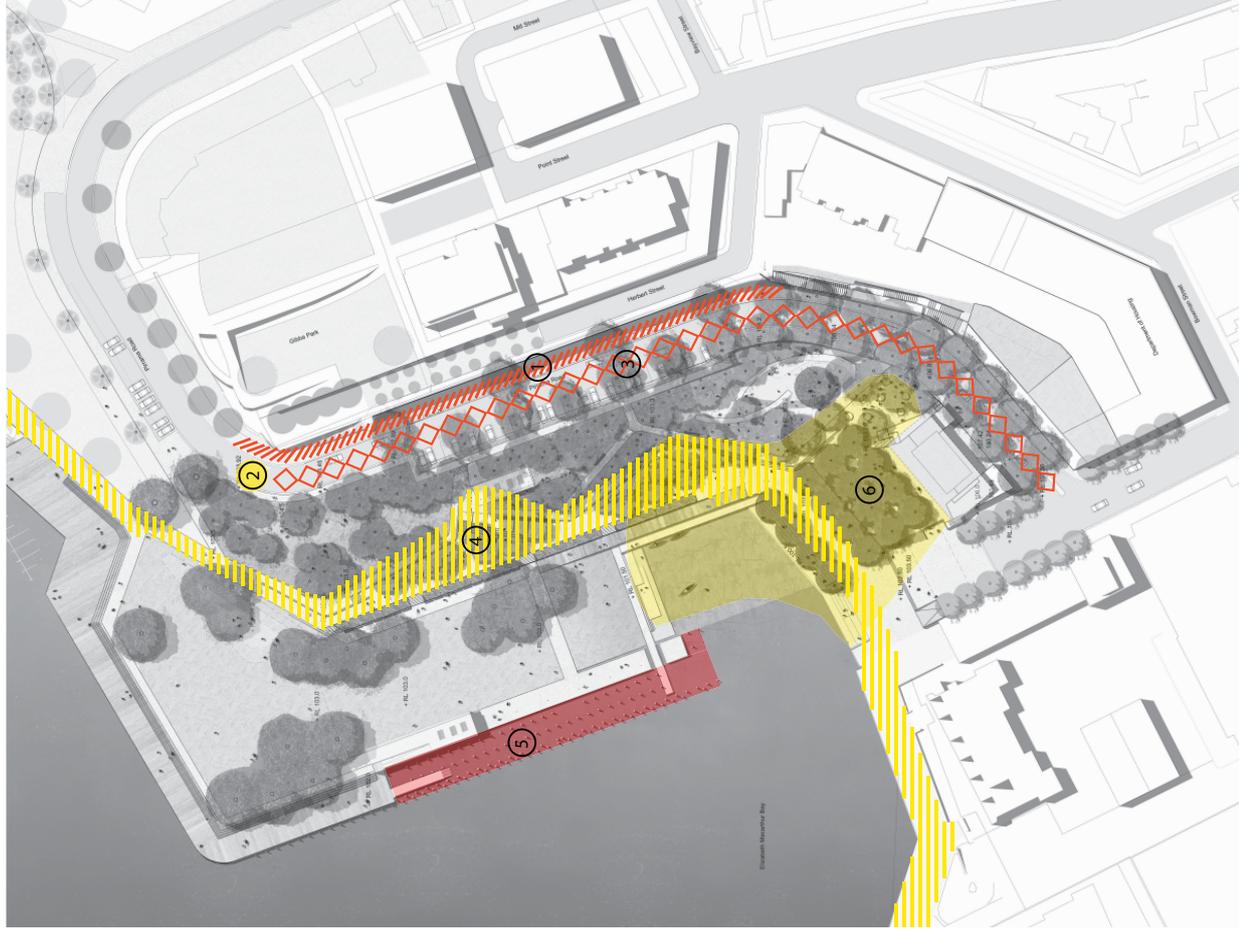
It is proposed that roadway lighting be upgraded to Category V4 to AS 1158.1.1 and installation of fittings should be undertaken to match the existing fittings. The existing roadway lighting is inadequate for the new function of the space, therefore the master plan proposes that these be upgraded in accordance with city standards. The existing pedestrian crossing needs to be lit to the Australian Standards.

It is proposed that low level lighting be utilised to up-light features of the new park. The cliff face is to be uplit not only highlight the heritage wall, but reduce the shadows under the trees in the park, reduce the glare from the general lighting and increase the apparent size of the space. Floodlights are proposed to illuminate the exposed piles from below the deck structure to reveal them and as a supplementary safety measure. This is in keeping with existing uplighting to exposed sections of sea wall and outcrops in Pymont Point Park.

The community square is to be lit with high mast fittings. Proposed fittings should be metal halide, forward throw planar fittings mounted with a horizontal glass to emit no light above the horizontal, minimising light overspill.

Key:

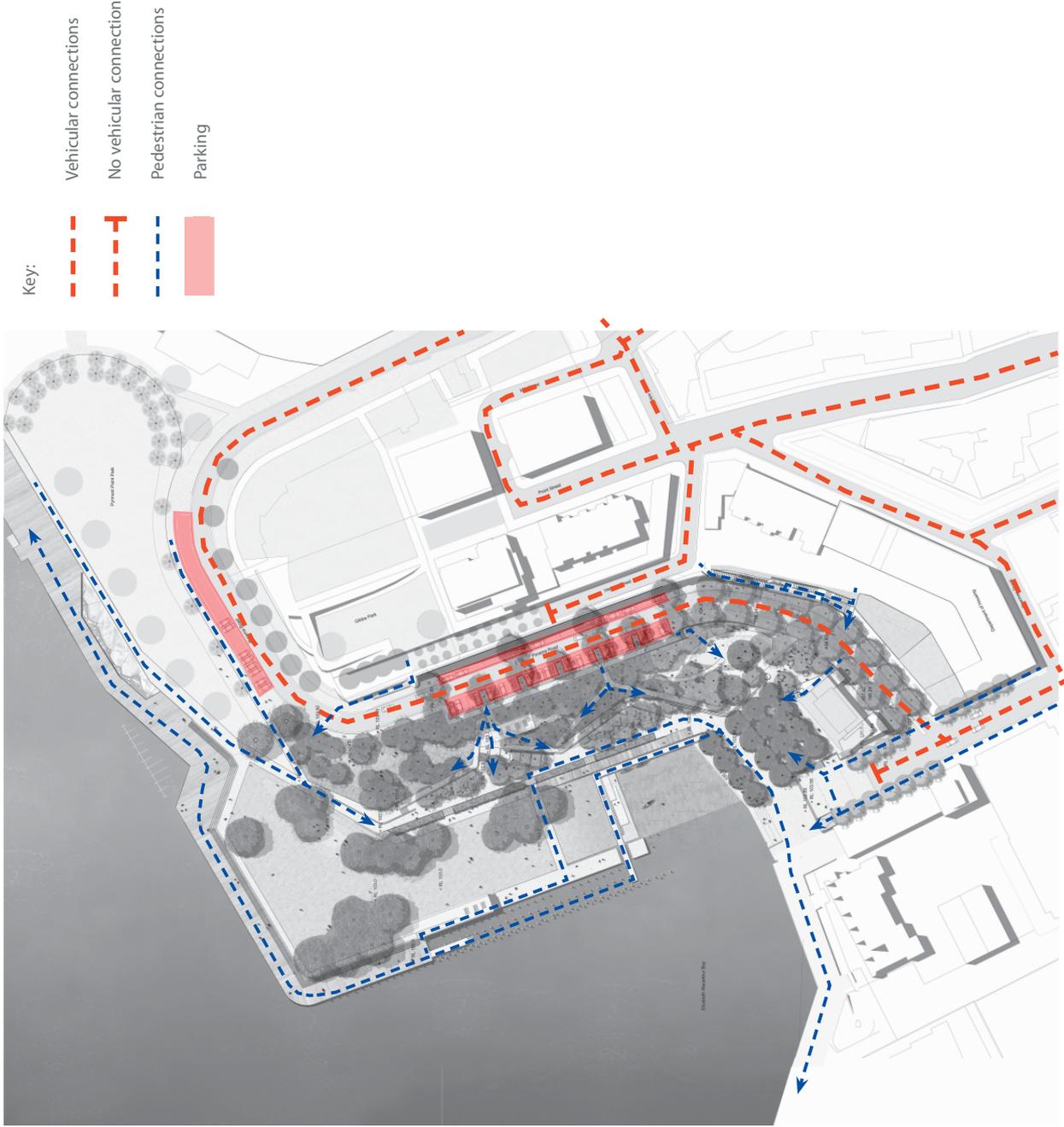
- ①  Uplighting to cliff face
- ②  Lighting the existing pedestrian crossing to Australian Standards
- ③  Upgrade roadway lighting
- ④  Posttop lighting to promenade
- ⑤  Flood lighting to exposed piles
- ⑥  Floodlight open space



3.11 Traffic and pedestrian access

The current configuration of Pirrama Road is located on the eastern boundary of the site, connecting from Harris Street around the lower foreshore to Pyrmont Point East and Darling Harbour. The current carriageway and kerb alignment at the junction at Pirrama Road and Harris Street is a wide sweep, which allows for increased traffic speed and creates an unsafe pedestrian environment. The master plan realigns this to create a clearly defined junction with a pedestrian island to reduce vehicle speeds and improve pedestrian safety.

Currently Pirrama Road has approximately 20 parallel parking spaces adjacent to the site. The master plan aligns the road slightly to the west to allow for increased vehicular parking areas and an improved footpath. The draft master plan locates approximately 45 car parking spaces, located parallel to the carriage way on the eastern edge and in 90 degree angle parking on the western edge of the road.



Study team and acknowledgements

The study was led by Aspect Sydney Landscape architecture, with HillThalis Architecture + Urban Projects and CAB consulting working collaboratively.

The core team was supported by Traffic engineering, Patterson Britton consulting engineers and Lighting Art + Science.

The study team comprised 11 people including Sacha Coles, Philip Thalys, Libby Gallagher, Sheila Tawala, Craig Burton, Scott van den Boogaard, Melika Aljukic, Wesley Grunsell, Graham Pindar, Cameron Smith and Peter Mclean.

Appendix 1





- 1 - Harris Street terminated with plaza. Existing street trees retained and supplemented.
- 2 - Pirrama Road junction - road realigned and pedestrian island at Harris Street.
- 3 - Proposed building addressing Pirrama Road. Maximum two storey in height, mixed use facility in accordance with the restrictive covenant. Landscape terraces allows on grade access from adjoining lane way.
- 4 - New access stair to Pirrama Road located in front of crib lock wall. Access from Herbert Street and landscape accessible roof.
- 5 - Single storey building with double height roof that addresses the waterfront and Pirrama Road / Harris street. Cafe / Kiosk buildings incorporating services, substation and public toilets in ground floor.
- 6 - Paved public space provides access to the waterfront.
- 7 - Paved promenade connecting from Pymont Point Park to the western Pymont waterfront.
- 8 - Large scaled stairs allow for informal seating along water's edge.
- 9 - Children's play area in sheltered location under deciduous and evergreen trees.
- 10 - Pedestrian path from promenade to inlet and waters edge.
- 11 - Graded lawn connects upper level lawn to inlet and waters edge.
- 12 - Timber boardwalk located parallel to existing retaining wall.
- 13 - Walkway connecting inlet to pole garden
- 14 - Existing concrete seawall and platform retained.
- 15 - Pole garden. Existing timber and concrete encased timber piles retained. Wharf superstructure removed.
- 16 - Pirrama Road realigned to allow for rear to kerb parking to western edge of Pirrama Road. Parallel parking to eastern edge of Pirrama Road to be retained.
- 17 - Shoreline promenade oriented along former shoreline location. Sandstone excavated from site retained and utilised along promenade. Access stairs and ramps allow for access to cove and lawn.
- 18 - Existing concrete wall retained. Water treatment channel adjacent to filter stormwater runoff prior to discharge into the harbour.
- 19 - Grove of gums (*Eucalyptus*) planting and smooth barked apples (*Angophora costata*) along the eastern edge of the park.
- 20 - Shade canopy with seating and BBQ facilities.
- 21 - Lawn with evergreen shade trees including gum (*Eucalyptus* sp.) and smooth barked apples (*Angophora costata*).
- 22 - Existing pedestrian crossing retained.
- 23 - Shoreline promenade connects to the existing Pymont Point Park.
- 24 - Inlet bay.
- 25 - Central lawn and point. Lawn with Port Jackson Figs (*Ficus rubiginosa*) for informal play.
- 26 - Shade canopy.
- 27 - Existing bus stop to be retained.
- 28 - Pirrama Road street tree planting (*Eucalyptus* sp.)
- 29 - Street tree planting along sandstone wall, light canopied trees (*Eucalyptus* sp.) to allow views to the sandstone wall. Feature lighting to wall

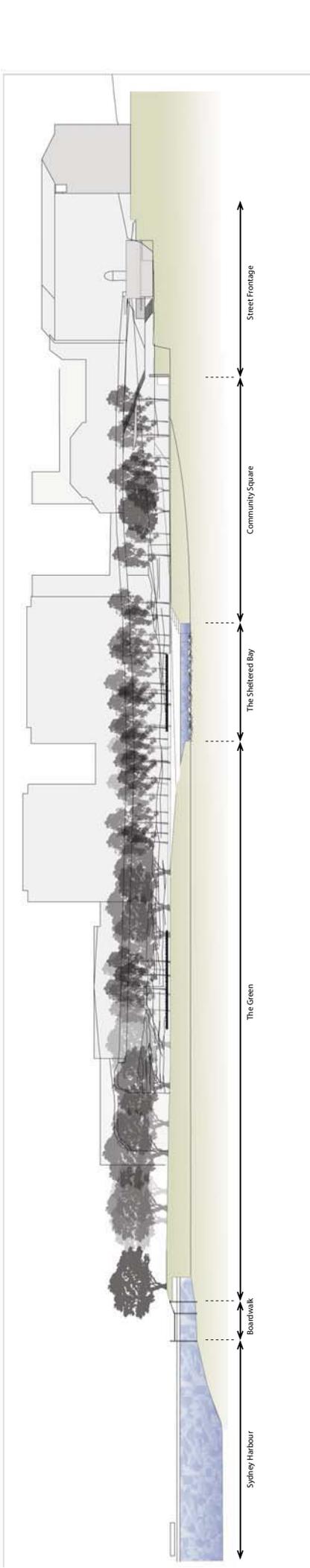
Former Water Police Site Master Plan

Prepared by ASPECT Sydney P/L Landscape Architecture in association with hill thalys Architecture & Urban Projects P/L + CAB Consulting P/L

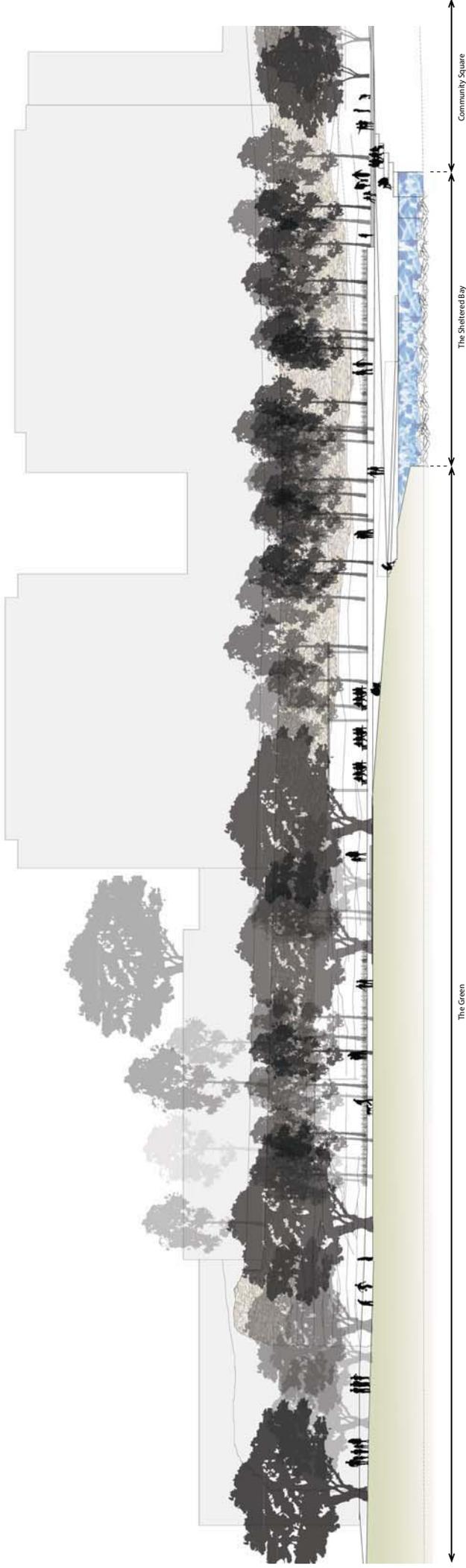
Master Plan
Scale 1:500 @ A1



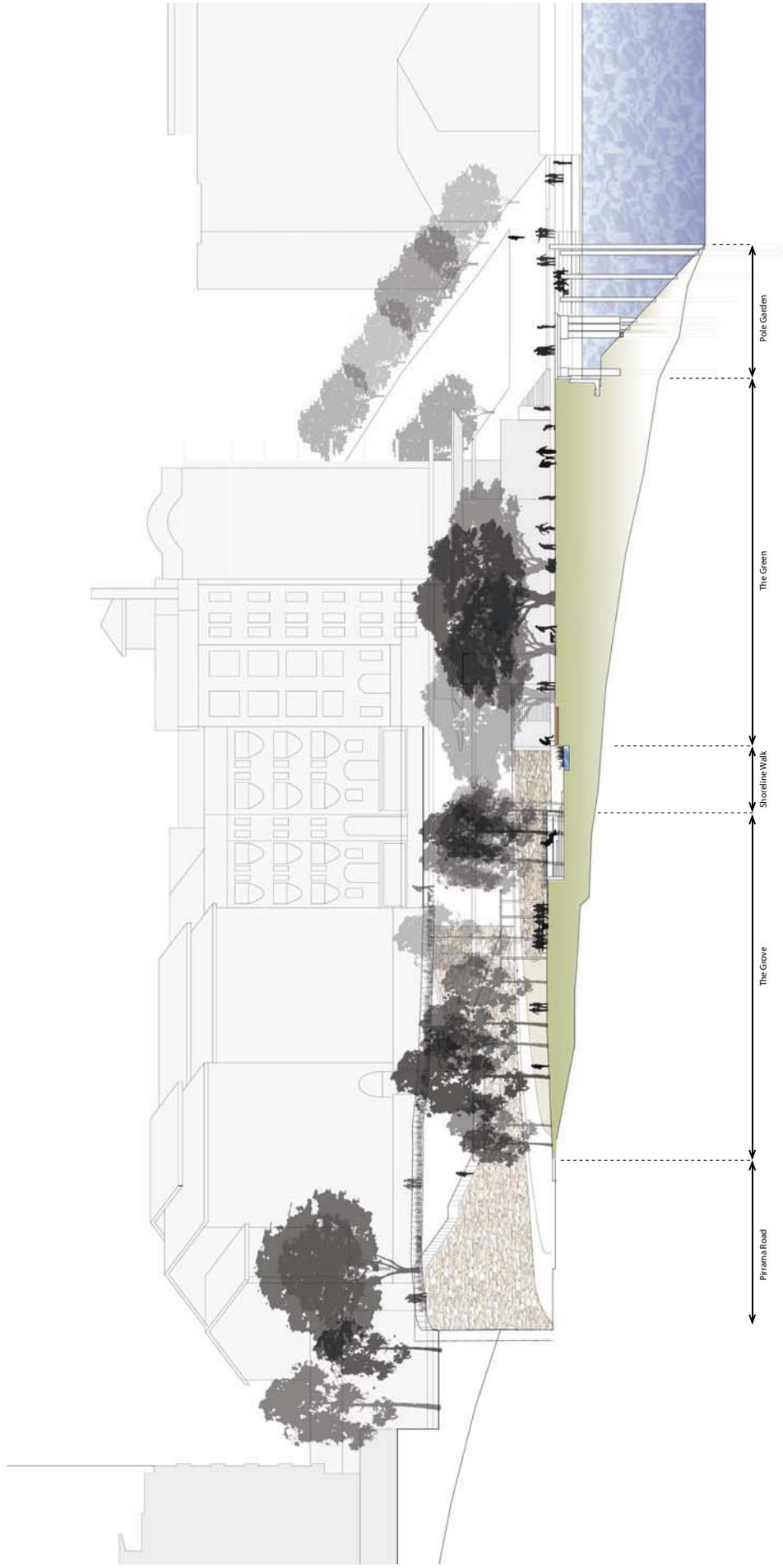
Date 7th June 2006
Revision A



Sectional Elevation A - A : North South Overview
Scale 1:500



Sectional Elevation B - B : North South Detail
Scale 1:200



Sectional Elevation C - C : East West
Scale 1:200

Appendix 2



Resolution of Council

22 AUGUST 2005



ITEM 7.7

FORMER WATER POLICE SITE, PYRMONT - CLASSIFICATION OF LAND (S040929)

The Finance, Properties and Tenders Committee decided that consideration of this matter be deferred to the meeting of Council on 22 August 2005.

At the meeting of Council, it was moved by Councillor Kemmis, seconded by Councillor McInerney -

It is resolved that:

- (A) in order to progress, in a timely manner, the redevelopment of the former Water Police Site as a park, the City proposes to classify the site as operational land, on the basis that:
 - (i) the covenant on title requires that the primary use of the land is for a park, open space, and active and/or passive recreation;
 - (ii) the classification is an interim measure to minimise delays in site planning; and
 - (iii) following completion of site planning Council will classify the site in line with the approved masterplan and plan of management including that all open space at the site be classified as community land;
- (B) the proposed classification be advertised, in accordance with section 34 of the Local Government Act 1993;
- (C) upon expiry of the advertisement period, the matter be referred back to Council for determination of the classification of the land; and
- (D) a report on the future reclassification of the land to community land be provided to Council by July 2007 or the completion of the works, whichever is the earlier.

Motion, as amended by consent, carried unanimously.

COUNCIL

Meeting No 1446
Monday 26 June 2006

ITEM 8. REPORT OF THE ENVIRONMENT AND HERITAGE COMMITTEE - 19 JUNE 2006

ITEM 8.3

ENDORSEMENT OF MASTER PLAN FOR THE NEW PARK AT THE FORMER WATER POLICE SITE PYRMONT (S1232435)

The Environment and Heritage Committee decided that consideration of this matter be deferred to the meeting of Council on 26 June 2006 to enable a site inspection to be undertaken of the subject site.

At the meeting of Council, it was moved by Councillor Black, seconded by Councillor McInerney -

It is resolved that -

- (A) Council endorse the amended Master Plan for the former Water Police Site, as shown at Attachment A to the subject report, subject to the following:
 - (1) that any reference to a building south of Pirrama Road be deleted;
 - (2) that Pirrama Road be realigned to provide two-way traffic as far south as possible, while providing adequate intersection treatment at Harris Street and maximising the landscape area on the northern side of the road;
 - (3) that Council officers investigate the use of the "laneway" between Harris and Herbert Streets as an alternative to the proposed stairs for public access between Pirrama Road and Herbert Street and that a further report be brought to the Environment and Heritage Committee on the outcome of such investigation;
 - (4) that Harris Street between Pirrama Road and the beginning of the paved public space be designed to become a shared use zone, incorporating increased landscaping, suitable access for service vehicles and additional parking;
 - (5) the shoreline promenade remaining sufficiently wide enough to safely accommodate pedestrians and cyclists; and
- (B) a report be brought to the Cultural and Community Services Committee which assesses the need for community facilities in the Pyrmont Ultimo area and considers suitable locations for the provision of required facilities.

Amendment. Moved by Councillor Hoff, seconded by Councillor Kemmis -

That the motion be amended by the deletion of the entire motion and the substitution of the following new motion (being the officer's original recommendation) -

It is resolved that Council endorse the amended Master Plan for the former Water Police Site, as shown at Attachment A to the subject report.

Following discussion and at the request of Councillor Harris, Councillor Hoff agreed to vary her amendment by the addition of the following new clause -

"In respect of the two storey building, with a garden rooftop accessed by the cliff-face stairs and located south of Pirrama Road, staff will report back to Council within six months of this meeting with a recommendation for a suitable community use for this building. Once Council has endorsed this use, the building will proceed to development application stage for subsequent approval and construction within the life of this Council."

Following further discussion and at the request of Councillor Pooley, Councillor Hoff agreed to vary her amendment by the addition of the following two new clauses -

It is resolved that:

"Staff provide a report on the feasibility of creating a second children's playground to the east of the current playground in Pymont Point Park; and

The barbecues be located in such a way that at least one larger group be able to hold a gathering in some part of the Pymont Point Park complex."

The amendment moved by Councillor Hoff was carried on the following show of hands -

Ayes (6) Councillors Harris, Hoff, Kemmis, Lee, Mallard and Pooley.

Noes (3) The Lord Mayor, Councillors Black and McInerney.

The substantive motion was carried unanimously.

The substantive motion as carried is as follows.

It is resolved that:

- (A) Council endorse the amended Master Plan for the former Water Police Site, as shown at Attachment A to the subject report;
- (B) in respect of the two storey building, with a garden rooftop accessed by the cliff-face stairs and located south of Pirrama Road, staff will report back to Council within six months of this meeting with a recommendation for a suitable community use for this building. Once Council has endorsed this use, the building will proceed to development application stage for subsequent approval and construction within the life of this Council;
- (C) staff provide a report on the feasibility of creating a second children's playground to the east of the current playground in Pymont Point Park; and
- (D) the barbecues be located in such a way that at least one larger group be able to hold a gathering in some part of the Pymont Point Park complex."

Resolution of Council

25 JUNE 2007

ITEM 8.5**WATER POLICE SITE STATUS REPORT ON LAND RECLASSIFICATION (S051746)**

It is resolved that Council:

- (A) confirm its intention to classify the former Water Police site (other than the road) as community land; and
- (B) undertake the reclassification of the Water Police site to community land, to occur concurrently with exhibition and adoption of the Plan of Management and issue of Occupation Certificate for the completed park works detailed in the approved development consent.

Carried unanimously.

Summary of Turf Specification

ICONIC PARK	Hyde	Victoria	Belmore	Prince Alfred	Observatory Hill	Cook and Phillip
Height of cut	50-75mm	50-75mm	50-75mm	50-75mm	50-75mm	50-75mm
Height of cut shade	70-100mm	70-100mm	70-100mm	70-100mm	70-100mm	70-100mm
Weed free	95%	95%	95%	95%	95%	95%
Bare area in total	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Individual bare areas	< 0.5m2	< 0.5m2	< 0.5m2	< 0.5m2	< 0.5m2	< 0.5m2
Fertilising	Quarterly	biannual	biannual	biannual	biannual	biannual
Soil Testing	1 per Ha	4 total	2 total	2 total	2 total	2 total
Mower type	cylinder	rotary	Rotary	rotary	Rotary	rotary
Turf repairs	48 hrs	48 hrs	48 hrs	48 hrs	48 hrs	48 hrs
Spade edging	Yes	Yes	Yes	Yes	Yes	Yes
Irrigation test	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Irrigation repair	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs
Manual irrigation	Yes	Yes	Yes	Yes	Yes	Yes
Decompact/topdress	Biannual	Annual	Biannual	Annual	Biannual	Biannual
ICONIC PARK	Macquarie Place	Wynyard	Dr HJ Foley	Pyrmont Point	Jubilee Park and Oval	Bicentennial
Height of cut	50-75mm	50-75mm	50-75mm	50-75mm	50-75mm	50-75mm
Height of cut shade	70-100mm	70-100mm	70-100mm	70-100mm	70-100mm	70-100mm
Weed free	95%	95%	95%	95%	95%	95%
Bare area in total	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Individual bare areas	< 0.5m2	< 0.5m2	< 0.5m2	< 0.5m2	< 0.5m2	< 0.5m2
Fertilising	biannual	biannual	biannual	biannual	biannual	biannual
Soil Testing	1 total	2 total	2 total	2 total	4 total	4 total
Mower type	rotary	rotary	Rotary	rotary	Rotary	rotary
Turf repairs	48 hrs	48 hrs	48 hrs	48 hrs	48 hrs	48 hrs
Spade edging	Yes	Yes	Yes	Yes	Yes	Yes
Irrigation test	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Irrigation repair	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs
Manual irrigation	Yes	Yes	Yes	Yes	Yes	Yes
Decompact/topdress	Annual	Annual	biannual	Annual	Annual	Annual

7.7 Cleaning Services Summary

Iconic Park Specification Item	Hyde	Victoria	Belmore	Prince Alfred	Observatory Hill	Cook and Phillip
Rubbish Collection	7 days 6am-10pm 24 hrs	7 days 6am-10pm 24 hrs				
Graffiti Removal	Daily	Daily	Daily	Daily	Daily	Daily
Dog Tidy stations	Daily	Daily	Daily	Daily	Daily	Daily
Mechanical path sweep	daily	daily	daily	daily	daily	daily
Iconic Park Specification Item	Macquarie Place	Wynyard	Dr HJ Foley	Pyrmont Point	Jubilee Park and Oval	Bicentennial
Rubbish Collection	7 days 6am-10pm 24 hrs	7 days 6am-10pm 24 hrs				
Graffiti Removal	Daily	Daily	Daily	Daily	Daily	Daily
Dog Tidy stations	Daily	Daily	Daily	Daily	Daily	Daily
Mechanical path sweep	daily	daily	daily	daily	daily	daily
Item	Neighbourhood		Pocket			
Rubbish Collection	7 day service 6am-6pm	5 day service 6am-6pm	5 day service 6am-6pm			
Graffiti Removal	48 hrs	5 days	5 days	5 days	5 days	5 days
Dog Tidy stations	Twice weekly	Weekly	Weekly	Weekly	Weekly	Weekly



- Dogs Prohibited
- Dogs On Leash
- Dogs Off Leash

Pyrmont Point Dog Management Plan