

THE "ROCKS" AT SYDNEY COVE

A New Ground Level

A podium, forming a new ground level solely for pedestrians, covers and connects 4 traffic-free precincts. Below this is a series of car parking floors, with a street-level floor given over to the circulation and unloading of vehicles. Parking floors above the street are faced with office suites. This precinct and podium concept solves the parking and traffic problem. It separates cars from people, and gives free play to both, each on a separate level.

A New Residential Neighbourhood

Along the central Park-Plaza, with its massed display of Sydney Red Gums, is a series of town-houses with wide terraced gardens. A many-faced cluster of residential towers of undulating heights and silhouettes, rises behind and above. The highest tower is only 24 stories, and would not be gigantically out of scale with the city centre proper. Yet the towers contain over 1,600 dwellings, of 7 different sizes, shapes and types. 70% are two-bedroom. 80% face the best views. Views of these clustered towers would give complex, irregular patterns of light and shade, partial glimpses of end walls, dramatically projecting lift towers receding and advancing planes.

A New Centre Of Commercial Life

The Shopping Mall atop the podium leads through a series of closing and opening urban spaces to the Public Square at the foot of the International Office and Hotel tower. A public promenade runs along high over the quayside on to the Harbour front, where a Sports Club and Centre is provided as an amenity for all city workers. The combined Hotel and Office tower fronting the Public Square is planned as an International Trade and Tourist Centre.

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