

WARD STREET PRECINCT MASTERPLAN STAGE 02

Miller Street

Berry Street



BERRY ST SQUARE - Looking north into Ward St



MASTERPLAN SUMMARY BROCHURE

PUBLIC EXHIBITION 7 AUGUST - 8 OCTOBER 2018

A NEW HUB FOR NORTH SYDNEY CENTRE

When the lease on the Council-owned car park in Ward Street ends in 2020 and Metro opens in 2024, major change will ensue.

The Ward Street precinct is key to CBD growth.

To create an appealing and vibrant new precinct in the CBD, meet employment growth and anticipated pedestrian activity, Council has developed a masterplan.

Council owns 20% of the Ward Street precinct, which means any development will be collaborative. It could occur through Council selling land, planning agreements, or leveraging value capture.

In broad terms, this masterplan proposes replacing the car park with a library, community hub, public squares and office space. It identifies two options: Miller Street Square (01) and Central Square (02), both of which will deliver transformative public domain amenity and community use benefits.

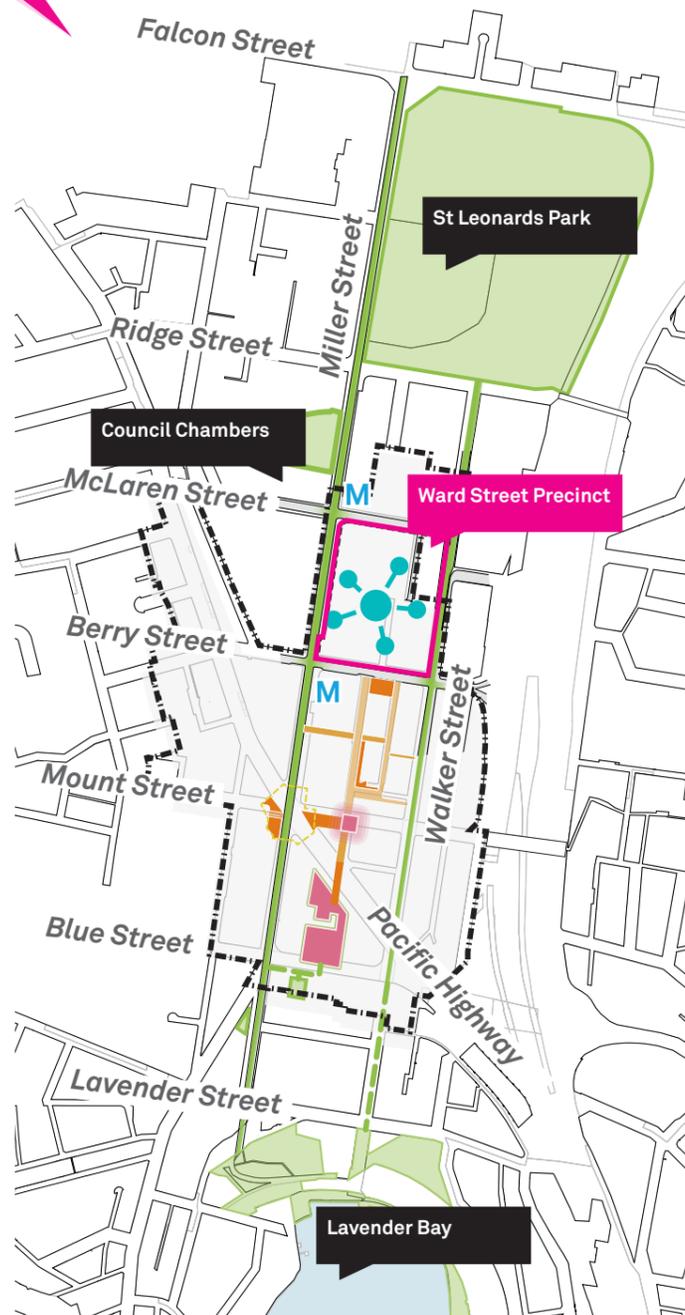
Please give us your feedback by 8 October 2018.



WHERE IS THE PRECINCT

The Ward St Precinct, sitting at the northern end of the CBD, is bound by McLaren Street to the north, Berry Street to the south, Miller Street to the west and Walker St to the east.

The precinct comprises a mixture of mixed use, commercial and residential development.



WHAT HAPPENS TO THE CAR PARK

The car park is Council owned, but since 1970 has been leased to Wilson Parking. The expiry of the lease in 2020 is a chance for Council to re-imagine how the site works for the community. New parking facilities for the proposed amalgamated sites have been considered and included in the masterplan.

Removing the car park makes way for new employment, community facilities and active laneways



Ward Street looking north



Harnett Street looking north

Ward Street Car Park as of July 2018

FROM CAR PARK TO DESTINATION

This masterplan considers where, how and when people use North Sydney's CBD and how the built environment can better cater to that demand. It looks at new ways to create activity.



WHY PREPARE A MASTERPLAN?

Creating a place that is attractive to a contemporary workforce is key to the future of North Sydney.

A HARBOUR CITY CENTRE

North Sydney is part of the Eastern Harbour City, one of three cities defined by the Greater Sydney Commission's plan for the future of the city.

Economically, the North Sydney CBD is Sydney's second largest business district, home to a diverse range of commercial industries including service, property, communications and financial organisations.

It is also home to a rapidly expanding residential population, who are able to take advantage of the excellent transport links, proximity to Sydney Harbour, cultural and social infrastructure and open space that North Sydney offers.



North Sydney is expected to provide an extra 15,600 to 21,100 jobs by 2036. With each job requiring around 20 sqm GFA (Gross Floor Area), this means between 328,00 and 430,000 sqm additional floor space will be needed in the North Sydney Centre by 2036.

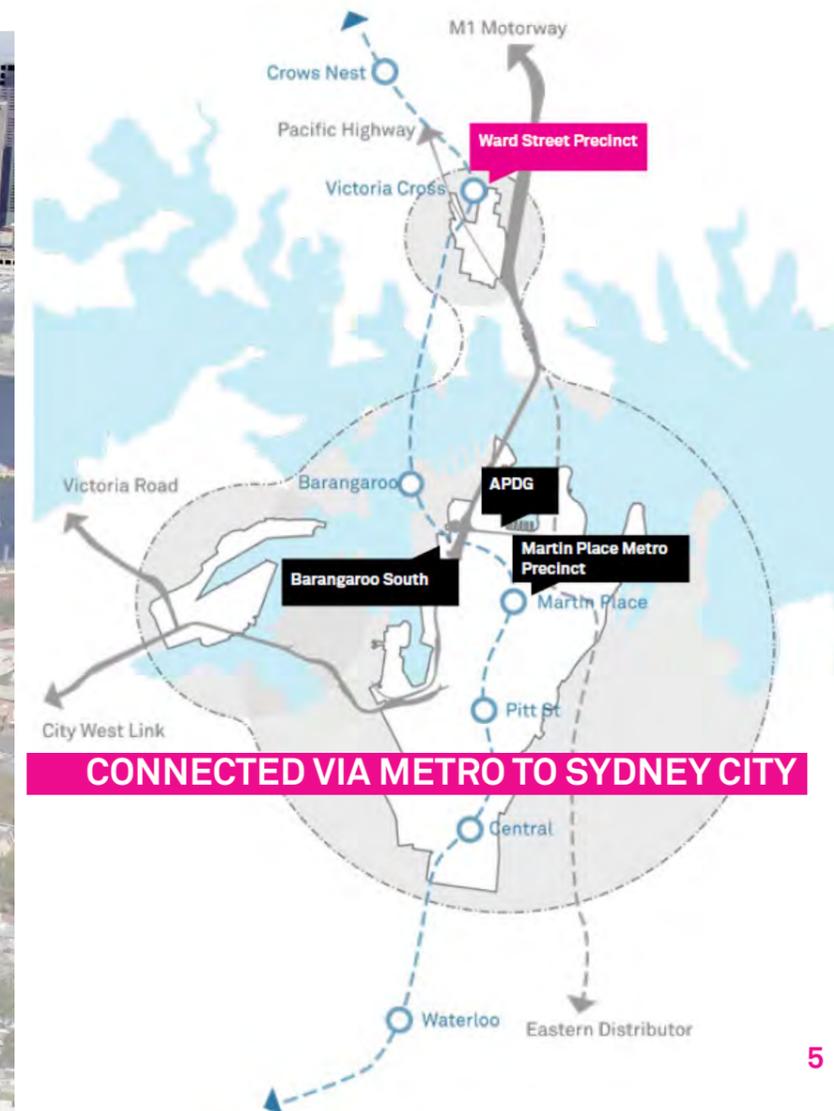
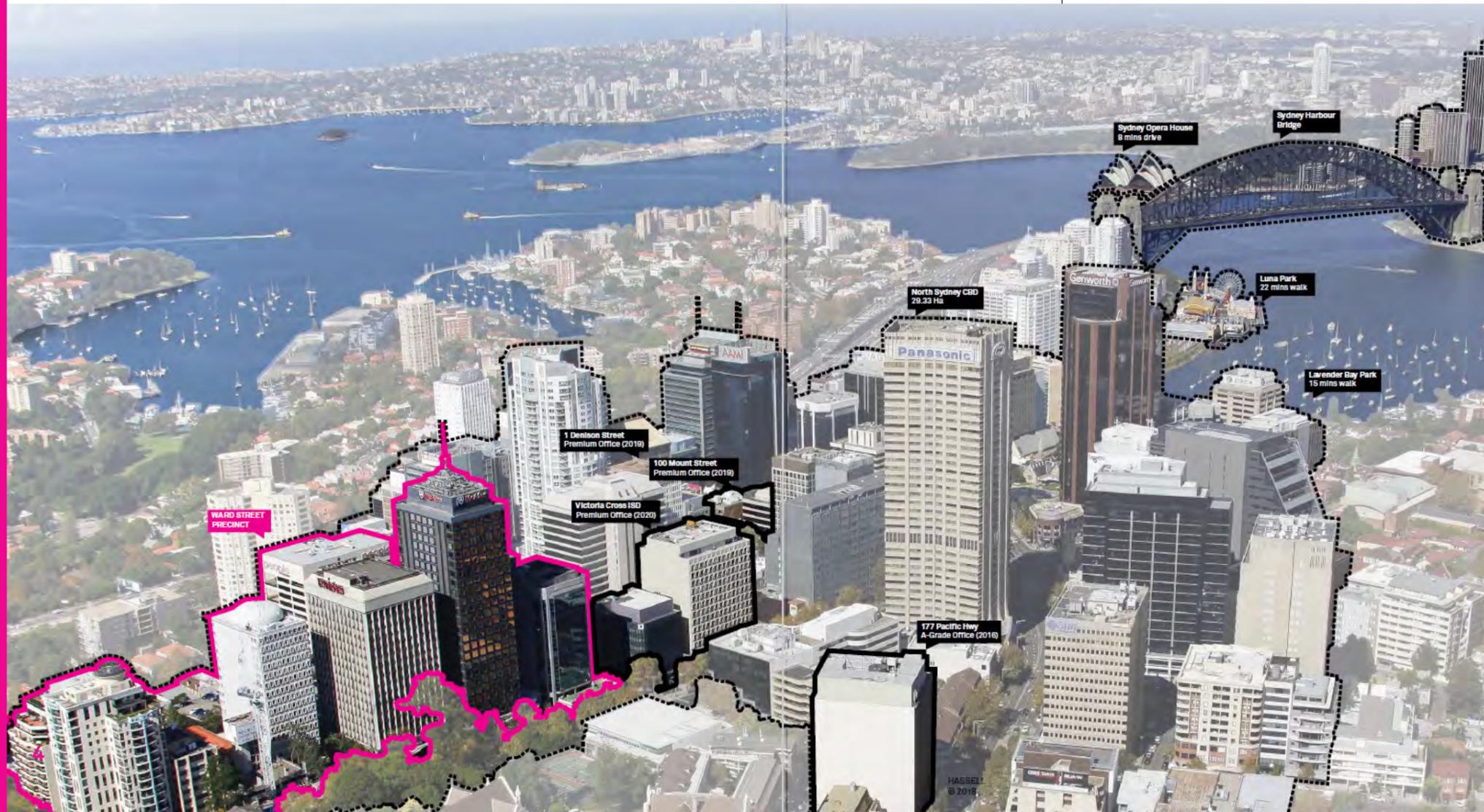
HOW TO ACHIEVE THIS

While Council owns 20% of land in the Ward Street precinct, any overall development would need to be agreed with other land-owners and businesses.

The modelling determined that all envelopes in the masterplan options generated revenues which were more than costs of development. This makes the masterplan viable and attractive to developers.

Council would seek to deliver the proposed community facilities and public open space through a variety of mechanisms. These could include selling Council land, entering into planning agreements with businesses, or leveraging value capture.

This masterplan seeks to balance the delivery of A-grade commercial space with public amenity - key to the ongoing success and competitiveness of the North Sydney city centre.



REFINING THE DRAFT MASTERPLAN

Council developed a draft Stage 1 Masterplan for the Precinct in 2016. Following the exhibition of the draft Masterplan in early 2017, this Stage 2 refinement process was undertaken.

The desire to further refine the masterplan originated out of the following factors:

1. INPUT FROM THE COMMUNITY

In response to the exhibition, 30 submissions were received from a variety of stakeholders which have been considered in Stage 2.

2. CHANGES TO SYDNEY METRO PROJECT

Since the creation of the Draft Masterplan, a new pedestrian portal for Victoria Cross Station has been approved by the NSW Government to the north of Ward Street Precinct, on the north-east corner of the Miller - McLaren Street intersection. This places the Precinct directly between access points and further emphasises proximity movement.

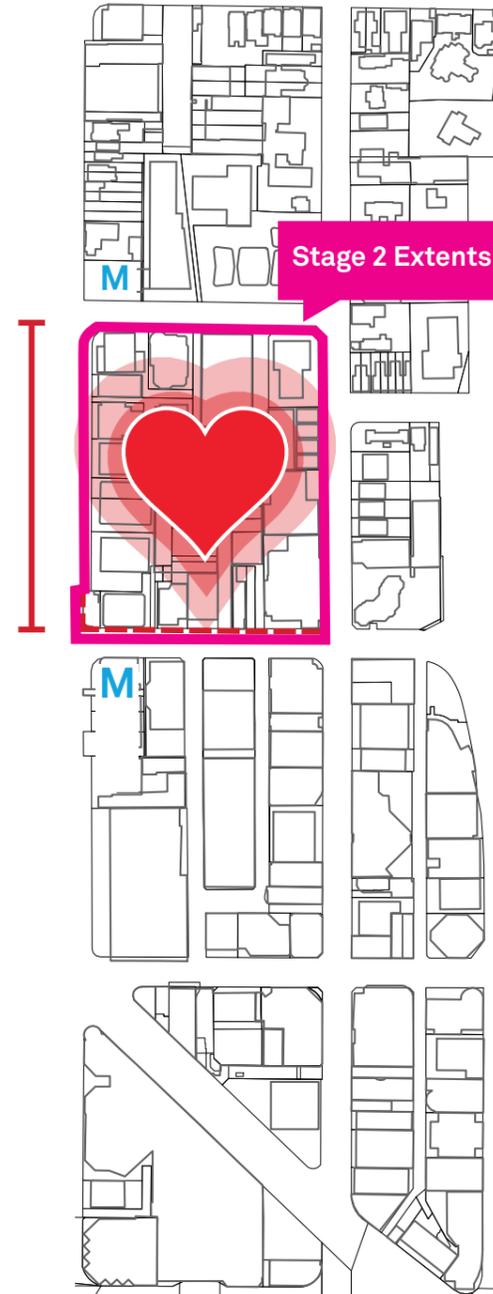
3. RELEASE OF THE NORTH DISTRICT PLAN

The North District Plan provides the level of regional strategic planning that links A Metropolis of Three Cities and local planning at the Council level. The Plan identifies a job target for the North Sydney LGA, in the range of 15,600– 21,100 additional jobs by 2036.

The Stage 1 draft Ward Street Precinct Masterplan was developed in the lead-up to the release of the Draft North District Plan and was therefore prepared without the benefit of the District Plan's directions and provisions.

4. NORTH SYDNEY CAPACITY AND LAND USE STUDY

The Land Use and Capacity Study identified sites within the North Sydney CBD that can accommodate commercial development uplift, based on a shadow criteria. The Study noted the Ward Street Precinct would be further investigated under the Masterplan exercise, which would apply a more detailed design testing methodology. This has now occurred.

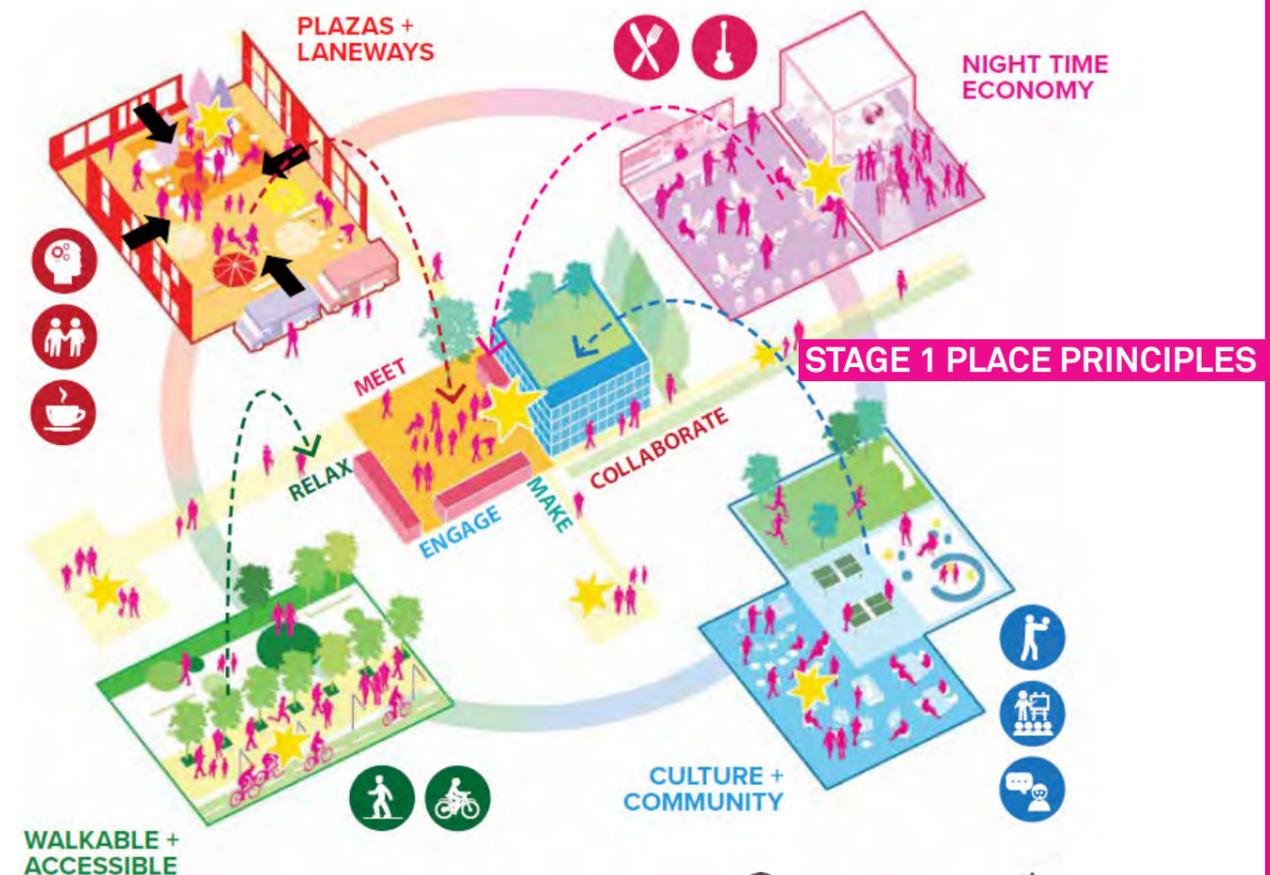


A more attractive, sustainable and vibrant place for residents, workers and businesses.

PLACE PRINCIPLES

The Stage 2 Masterplan builds upon the Stage 1 work and has integrated and expanded upon the defined place principles:

1. INTEGRATE WITH THE METRO
2. COMPLETE THE PEDESTRIAN CORE
3. ENHANCE THE PUBLIC SPACE JOURNEY
4. ESTABLISH A HUB FOR PUBLIC LIFE
5. STRENGTHEN THE COMMERCIAL CENTRE

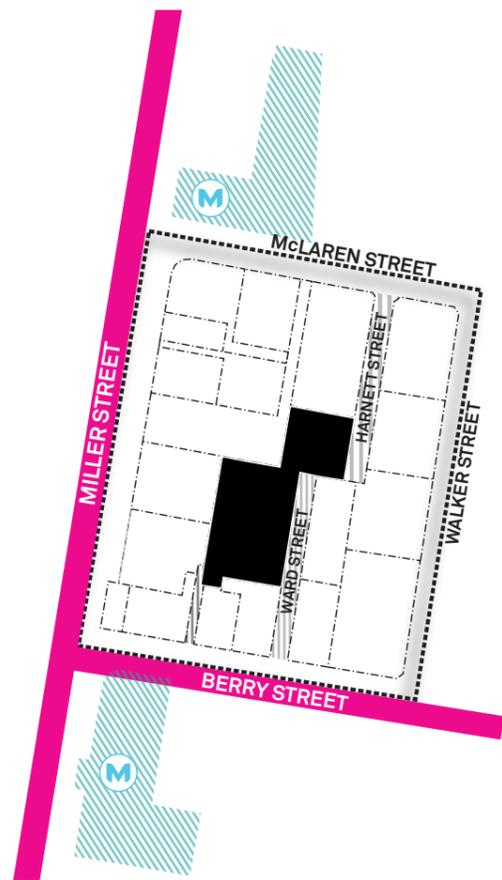


MASTERPLAN OVERVIEW

OVERALL OBJECTIVES

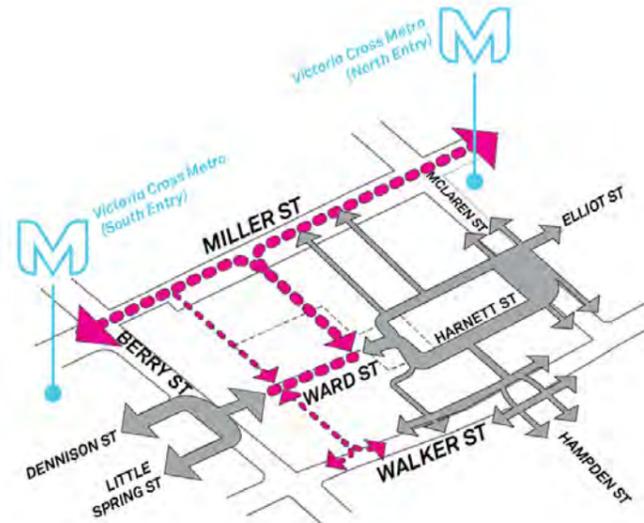
Delivering on the key objectives for the Ward St masterplan the following summaries provide a snap shot of overall objectives for the precinct. See more detail for each masterplan option on the following pages.

North Sydney Council owns 20% of the 3.2 ha masterplan area, comprising Ward Street, Bullivant Lane, Harnett Street, Ward Street Car park and Harnett Street Car park.



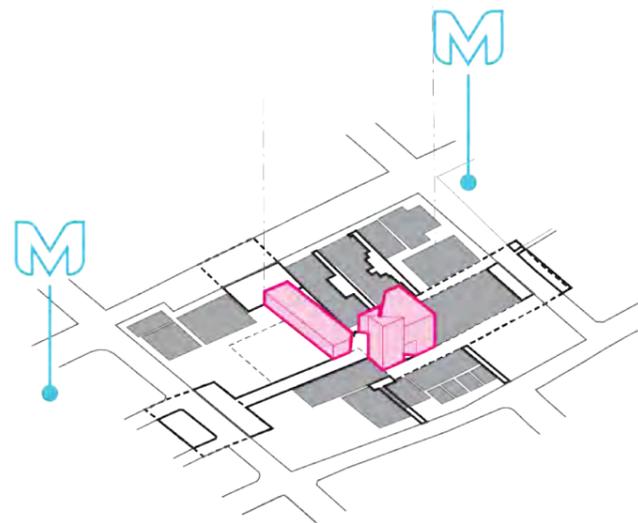
Existing council-owned land

3,955sqm of land is owned by Council
Total site area: 3.2 hectares



Proposed Pedestrian Network

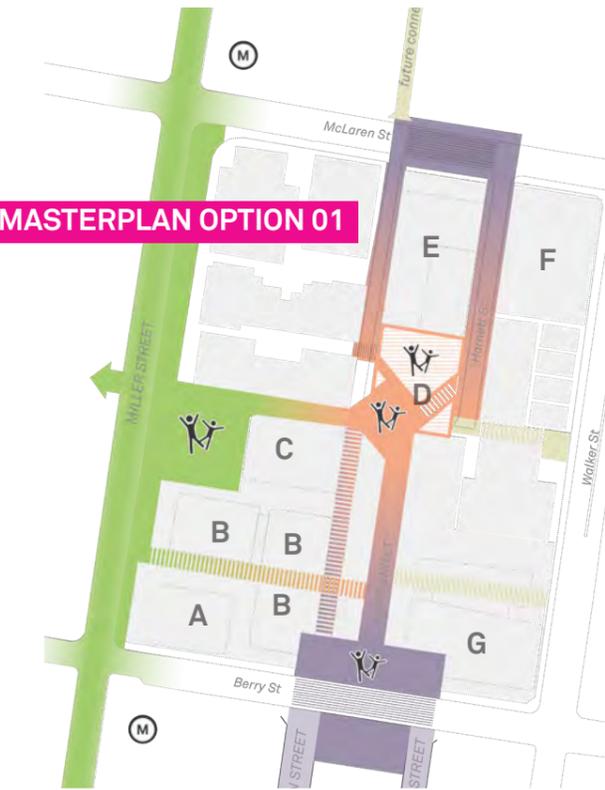
330 lineal metres of new and enhanced pedestrian connections, laneways and spaces



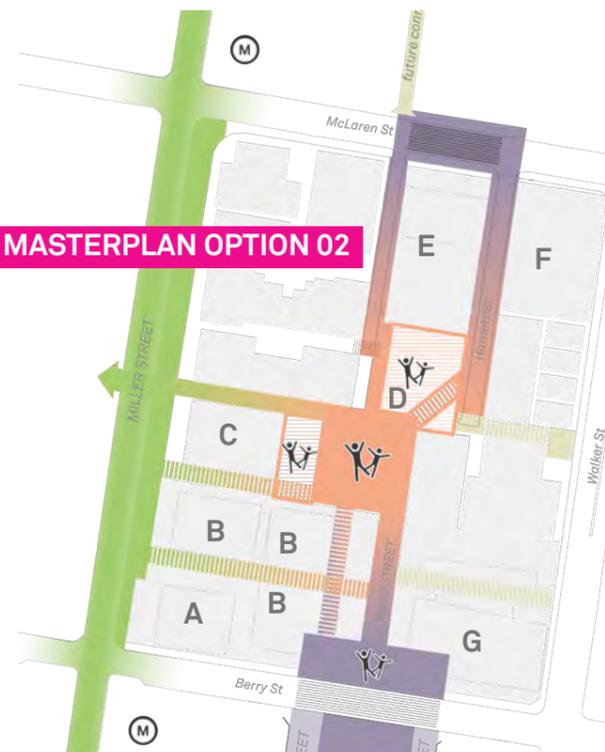
Proposed community facilities (120% of existing council land area)

4,750sqm of new council-owned community spaces comprising a mix of cultural and library uses to be provided within the precinct

MASTERPLAN OPTION 01



MASTERPLAN OPTION 02



Proposed open space (68% of existing council land area)

2,700+ sqm of dedicated parks, plazas and pedestrianised street to be provided within the precinct

A-Grade
(option 01)
B-Grade
(Option 02)



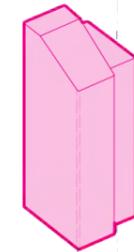
SITE C
213-219 MILLER ST

Premium Grade

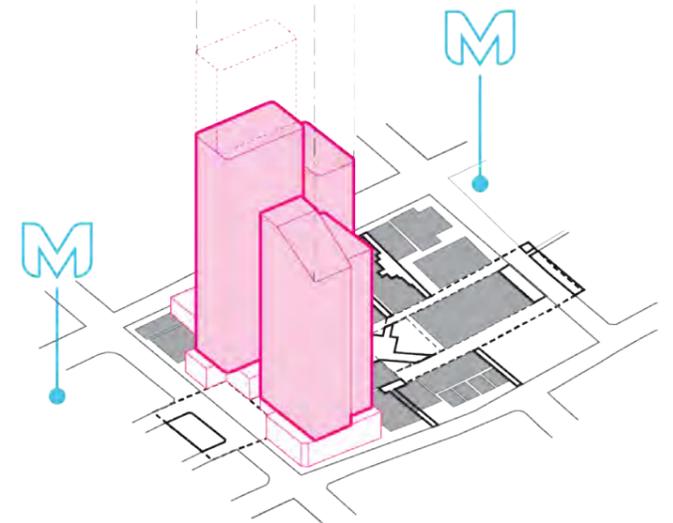


SITE B
201 MILLER ST,
56 & 66 BERRY ST
PORTION OF 22
WARD ST

Premium Grade



SITE G
70-76 BERRY ST



Delivering high quality employment floorspace

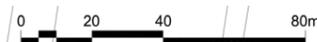
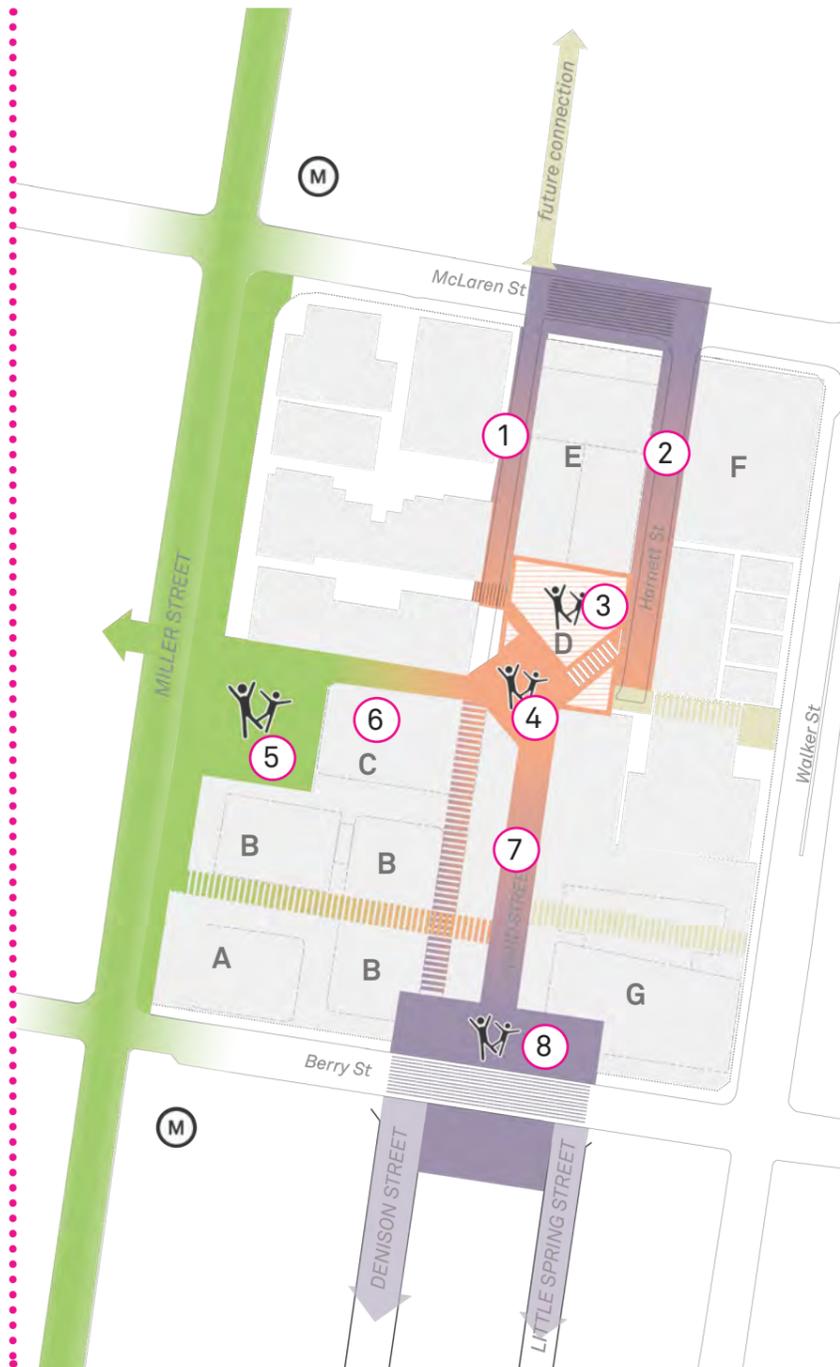
155-185,000 sqm of premium and A grade commercial floorspace which means space for up to 9,250 new workers supporting local business

MILLER STREET SQUARE

An extended and enhanced public domain is envisaged along Miller St with a new square facing Miller St. As well as a smaller central square, cultural facilities and laneway precinct along Ward St. Forming a network that supports a more connected, livable, sustainable North Sydney.

MASTERPLAN OPTION 01

- 1 **1,563sqm**
New shared pedestrian/ car zones with 'right of way' accessibility for laneway 01.
- 2 **3,740sqm**
New cultural hub. A mixed-use facility providing gallery spaces and flexible use spaces.
- 3 **1,810sqm**
Two new public squares with connected laneways. Potential for outdoor dining, events and lunchtime seating. Central Square: 530sqm Berry St Square: 1280sqm
- 4 **1,200sqm**
New Stanton Branch Library within the podium of the new setback building at 213-219 Miller St.
- 5 **750sqm**
New pedestrianised 'Eat Street Precinct'
- 6 **1,044sqm**
New 'North Berry St Square' with potential for outdoor dining and lunchtime seating.



CENTRAL SQUARE

An extended and enhanced public domain is envisaged with a large central square at the end of Ward St, new cultural facilities adjacent and new laneway precinct along Ward St. Forming a highly activated core and network that supports a more connected, livable, sustainable North Sydney.

MASTERPLAN OPTION 02

- 1 **1,563sqm**
New shared pedestrian/ car zones with 'right of way' accessibility for laneway 01.
- 2 **3,740sqm**
New cultural hub. A mixed-use facility providing gallery spaces and flexible use spaces.
- 3 **1,200sqm**
New central public square with connected laneways. Potential for outdoor dining, events and lunchtime seating.
- 4 **1,200sqm**
New Stanton Branch Library facing into Central Square contained wholly on existing council land.
- 5 **750sqm**
New pedestrianised 'Eat Street Precinct'
- 6 **1,044sqm**
New 'North Berry St Square' with potential for outdoor dining and lunchtime seating.



TWO MASTERPLAN OPTIONS

The Stage 2 design process has resulted in the development of two masterplan options for the precinct based upon the location of optimum open space amenity that is available within the precinct. The first option 'Miller Street Square' (01) and the second option 'Central Square' (02).

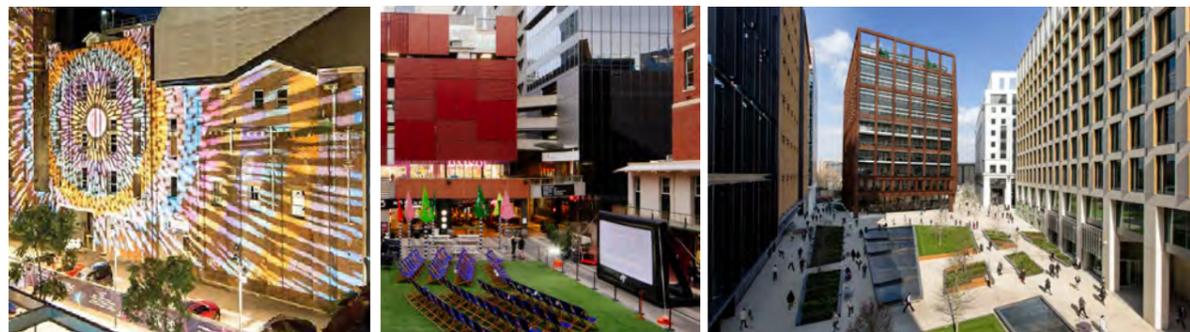
Following exhibition, consideration of submissions and further consultation with key stakeholders, it is anticipated that one of the refined options will be selected as the final Ward Street Masterplan with an implementation strategy developed for the final masterplan to be reported back to Council for endorsement.

Miller Street Square - Potential Character



Both masterplan options present significant transformative public domain amenity

Central Street Square - Potential Character

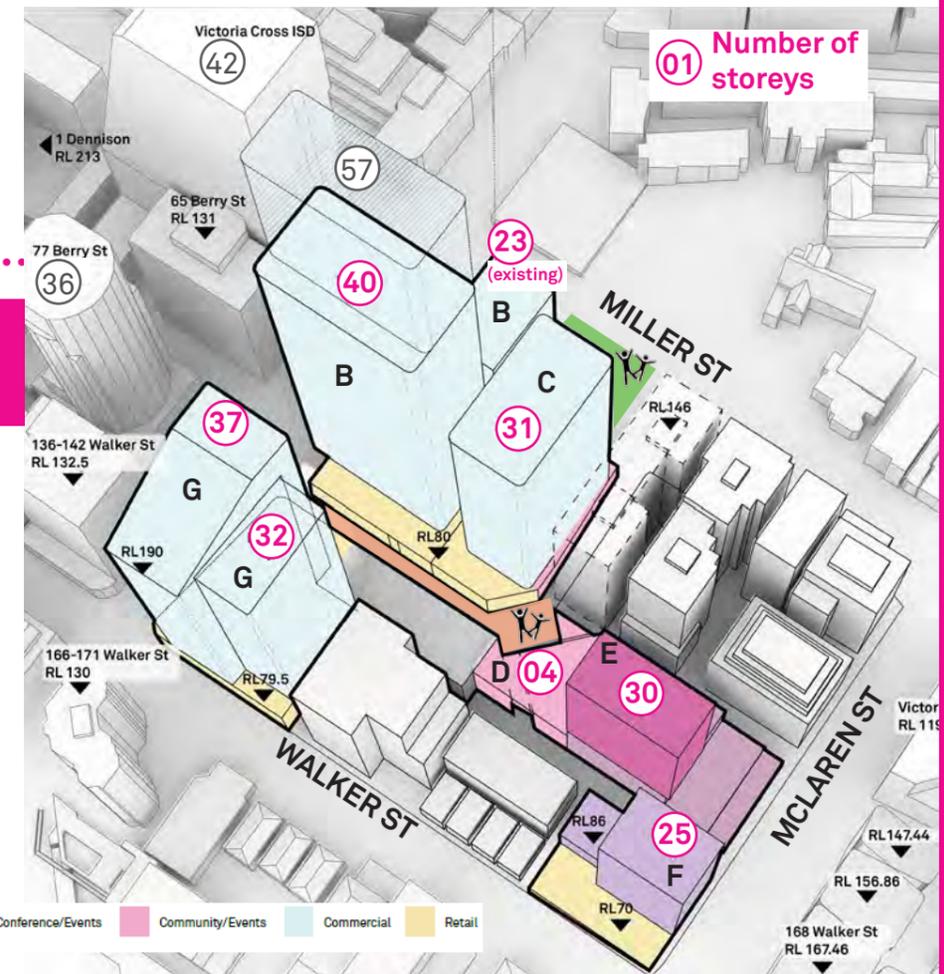


MILLER STREET SQUARE

Masterplan Option 01 Land use summary (modified sites only)

Retail:	11,785 sqm
Commercial:	166,000 sqm
Community:	4,750 sqm
Hotel:	27,163 sqm
Residential:	5,360 sqm

Residential Hotel Conference/Events Community/Events Commercial Retail

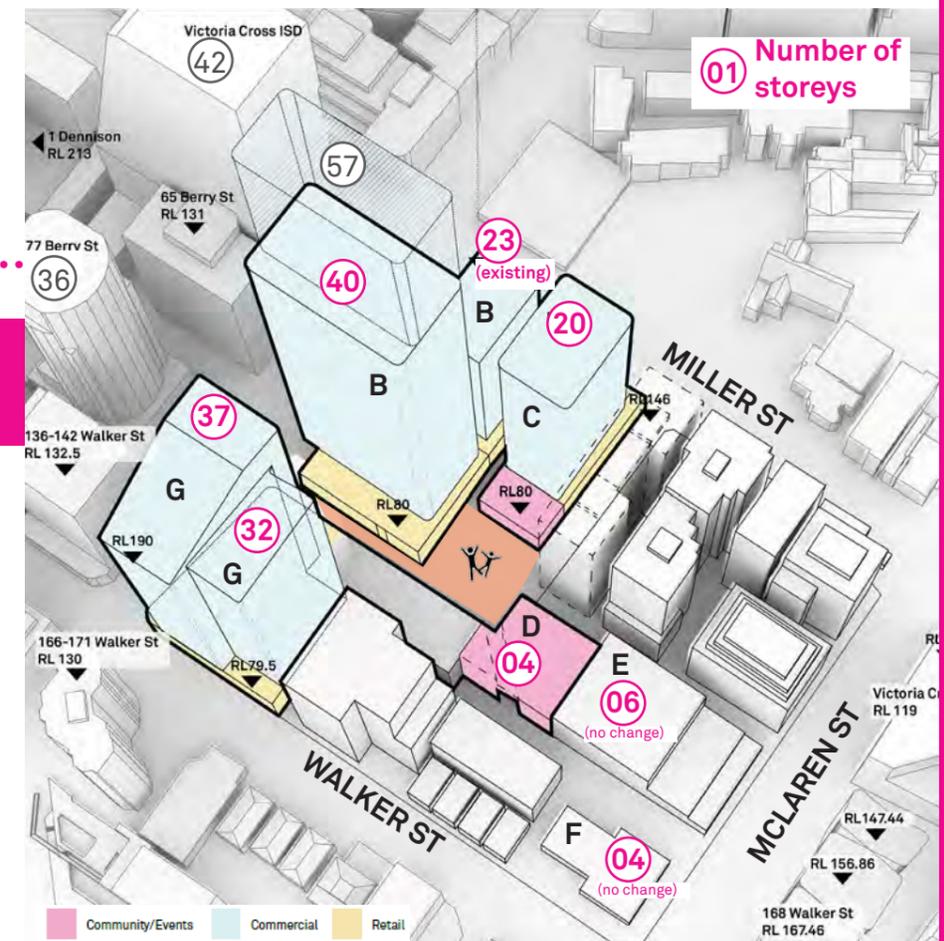


CENTRAL SQUARE

Masterplan Option 02 Land use summary (modified sites only)

Retail:	9,659 sqm
Commercial:	155,000 sqm
Community:	4,750 sqm
Hotel:	0 sqm
Residential:	0 sqm

Community/Events Commercial Retail



MILLER STREET SQUARE

The Miller Street Square option presents a place making opportunity for Miller Street further enhancing it as the 'main street' of North Sydney. The new open space proposed will have great natural amenity and will have good solar access from lunch time into the late afternoon throughout the year.

A modern branch library in the podium of the new development at 213-215 Miller Street, proposed to be setback onto existing council land, further activates the space and will provide the public 'bridge' from the Miller St Square to the cultural hub precinct and 'eat streets' behind the set-back tower.



MASTERPLAN OPTION 01

KEY OBJECTIVES

- A civic scale space on Miller Street
- A suitable entrance and presence for the library
- Provide passive recreation spaces
- Opportunity for significant public art installation
- Opportunity to expand the green canopy and planting
- Create lunch time food and beverage experience

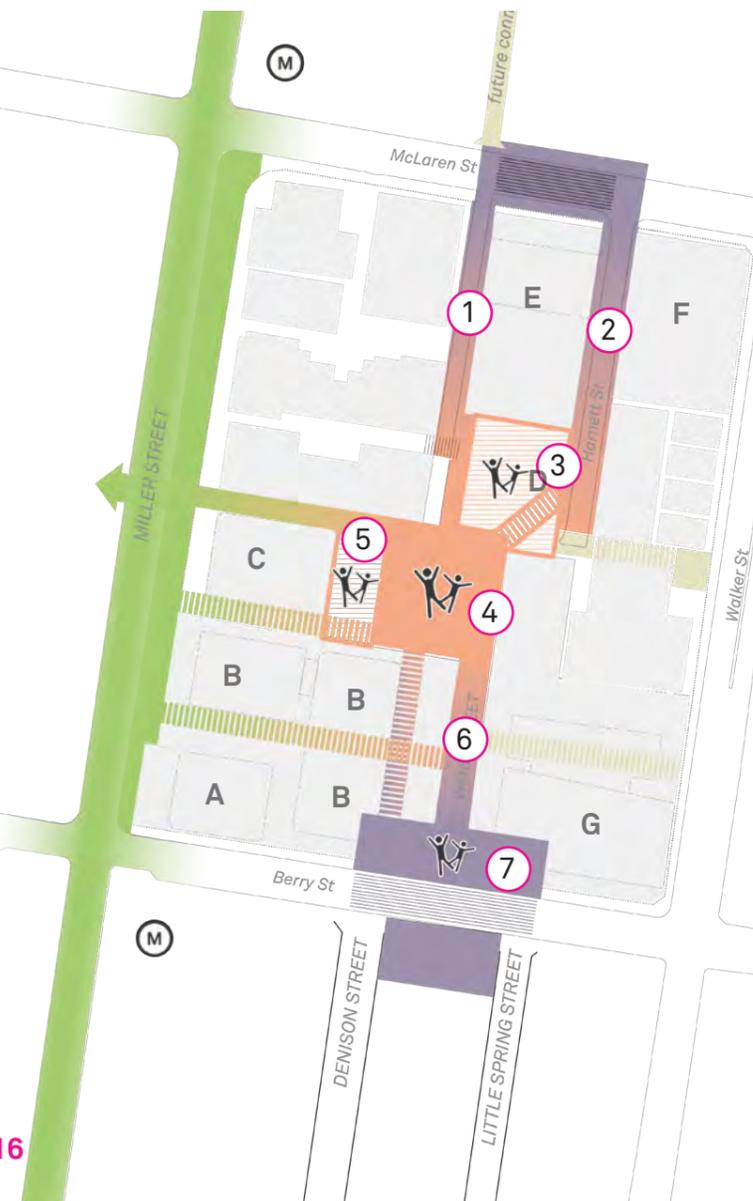
MILLER ST SQUARE - Looking south east



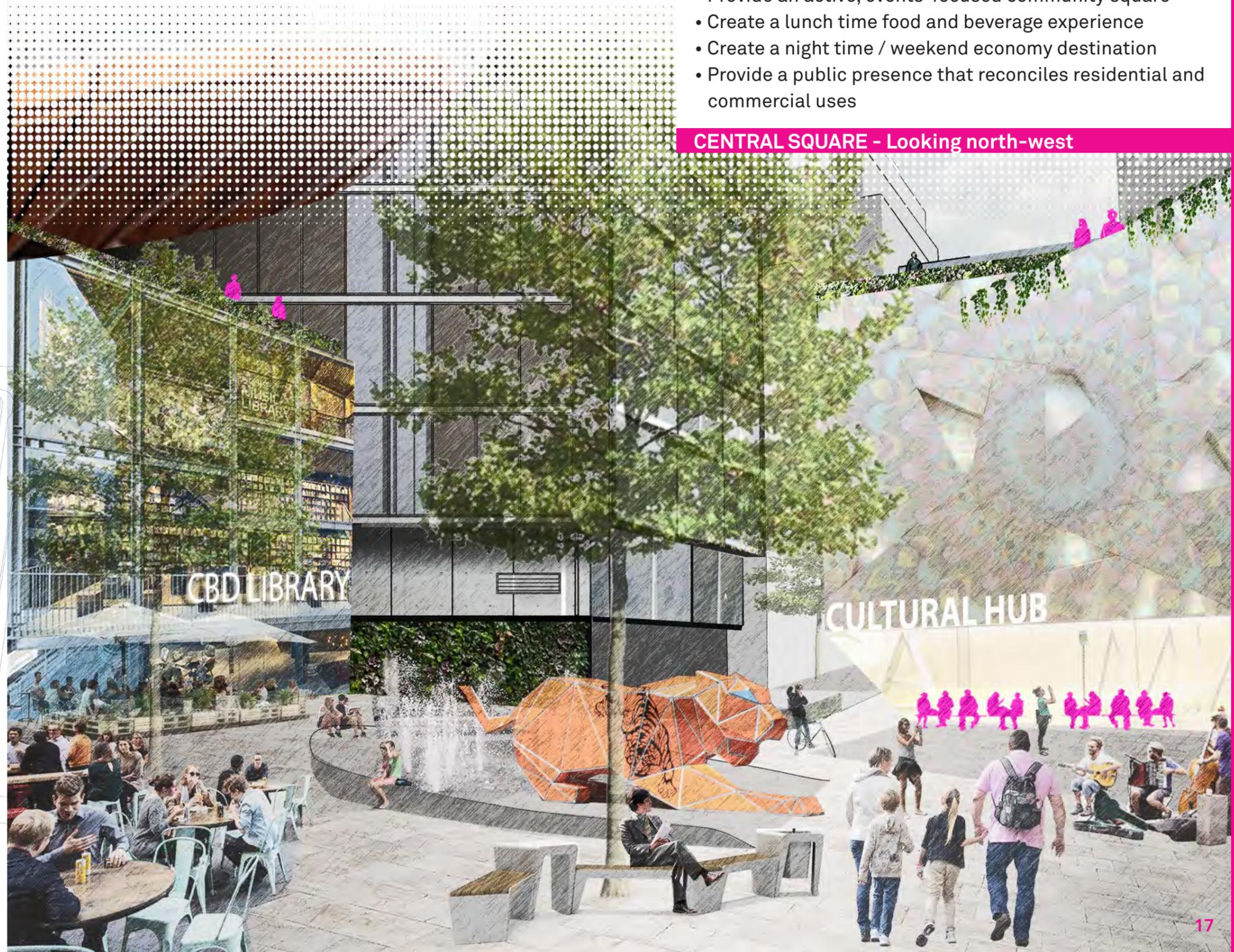
CENTRAL SQUARE

Central Square offers a civic precinct that allows both a modern-branch library and cultural hub to face into a civic square that will be highly activated by these two buildings and surrounding 'eat streets' laneway precinct.

For the majority of the year, sunlight will reach the square from mid-morning through to early lunch with the square transforming in the afternoons/ evening to a 'mid-town entertainment precinct' with the branch library, cultural hub and 'eat streets' all offering reinforced activation allowing the precinct to become a destination in itself.



MASTERPLAN OPTION 02



KEY OBJECTIVES

- Create a safe connector for all hours of the day and night
- Provide an active, events-focused community square
- Create a lunch time food and beverage experience
- Create a night time / weekend economy destination
- Provide a public presence that reconciles residential and commercial uses

CENTRAL SQUARE - Looking north-west

COMMUNITY FACILITIES

Both masterplan options will provide a new library and cultural hub which will anchor and build community identity in the new public spaces.

STANTON CBD BRANCH LIBRARY

Floor space: 1,200m²

The Stanton Library Masterplan (endorsed by council on 21 March 2016) highlighted the requirement for a CBD Branch library that will meet the needs of the growing North Sydney work-force.

A modern annex branch library of approximately 1,000sqm would be a suitable size to meet the requirements as per the State Library of NSW 'Small Library Project' Guidelines.



"... changes in technology, collection formats, growing emphasis on engaging with communities, increasing programs and community expectations have fundamentally shifted the way people are using library spaces."

'People Places' State Library of New South Wales, 3rd Edition 2012

WARD STREET CULTURAL HUB

Floor space: 3,740sqm²

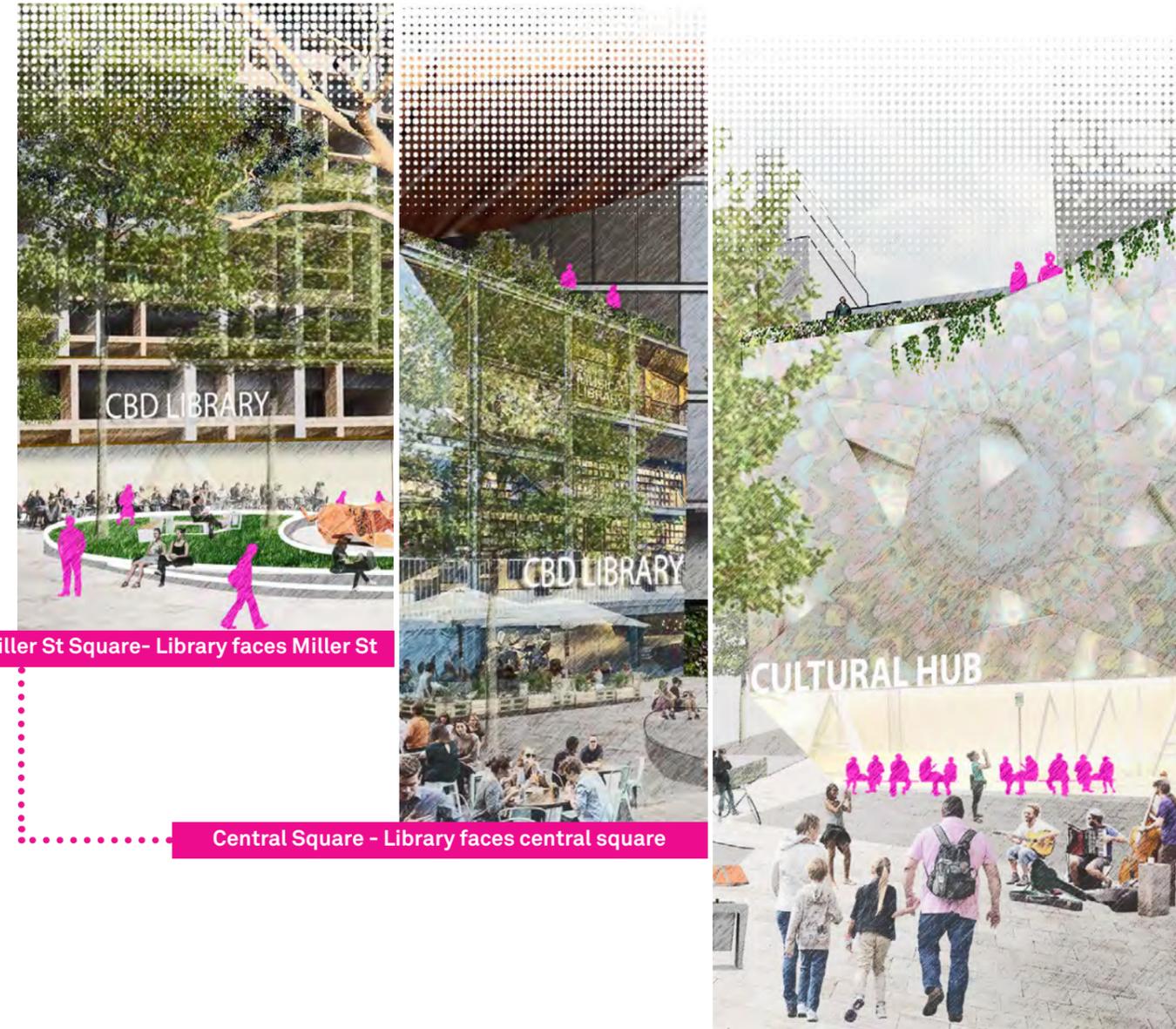
Gallery and performance spaces were identified as a priority requirement for the CBD and surrounding areas in the 'Cultural and Strategic Plan' 2015-17.

A purpose-built facility contained in the 'heart of the precinct' will create a cultural destination and will be supported and mutually reinforced by the branch library and newly formed 'eat street' along Ward St providing a multi-faceted destination experience.



To invigorate the community space (and therefore the CBD) with functions and are visible active externally, as well as internally: glass walls and bright lights... via functions that have the potential to be active in the daytime, early evening and weekends.

A NEW CULTURAL PRECINCT FOR NORTH SYDNEY



Miller St Square- Library faces Miller St

Central Square - Library faces central square

Cultural hub - same location for both masterplan options

Mixed use facility that can accommodate such uses as:

- Gallery spaces
- Artists studios
- Retail and Dining
- Makers spaces
- Co-working spaces
- Child care
- Roof top terraces
- Live performances



PUBLIC DOMAIN OVERVIEW

OPEN SPACE CHARACTER

The scale of spaces, the quality of materials, the user experiences and the supporting infrastructure will need to be designed to allow for a range of events and programmes that evolve with the precinct and demographics of North Sydney's workers and residents.

Public spaces will be configured and designed to allow for changing modes; day to day, week to week, and season to season.

Flat and open areas will be maximised with minimal permanent structures and obstructions.

Flexible furniture and public elements will be utilised to accommodate daily needs such as:

- lunch time seating
- evening bars and dining
- peak hour pedestrian flows

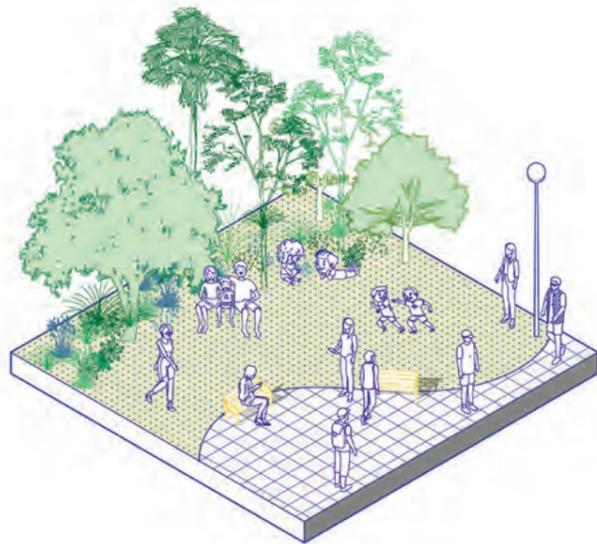
It is about creating places to sit, eat, watch and chat.

Complementing the Public Domain Vision, this masterplan illustrates the potential for extending North Sydney's network of squares, smaller spaces and laneways, places of discovery and engagement.

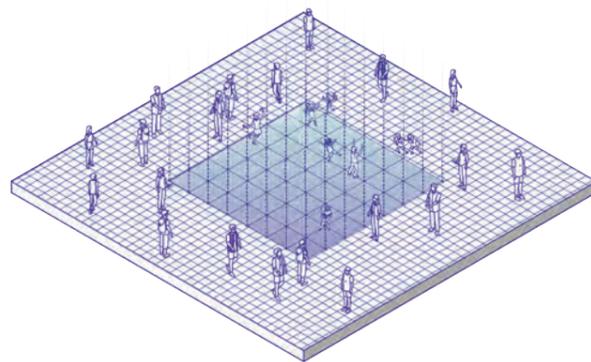
Used by a diverse group of people, throughout different times of the day and evening.

'An inviting & interesting place for people with improved & connected public spaces'

MILLER ST SQUARE - Possible open space characteristics

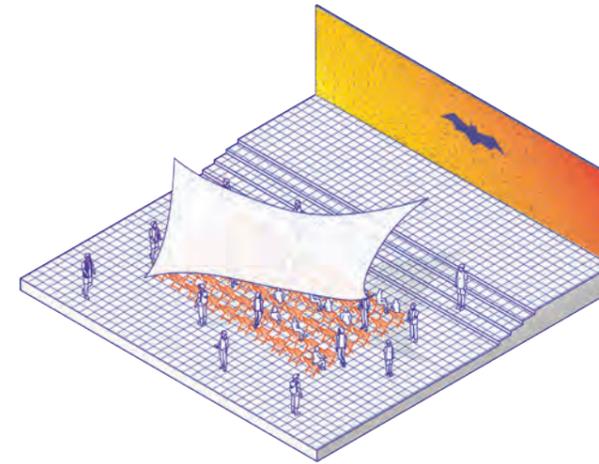


Passive and green with good solar exposure with ample seating

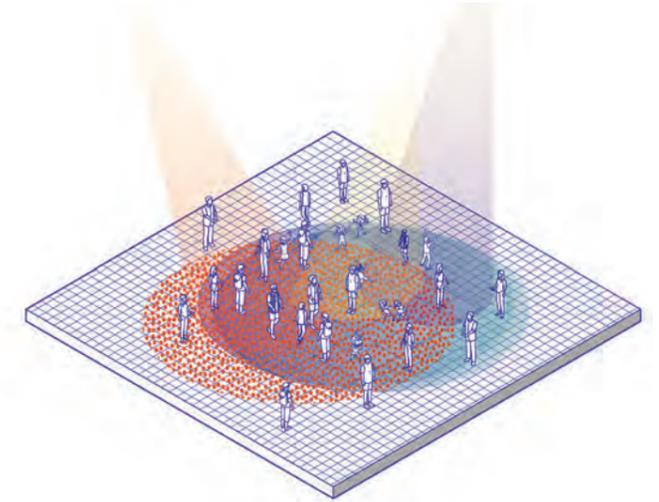


Active Plaza with interactive elements

CENTRAL SQUARE - Possible open space characteristics

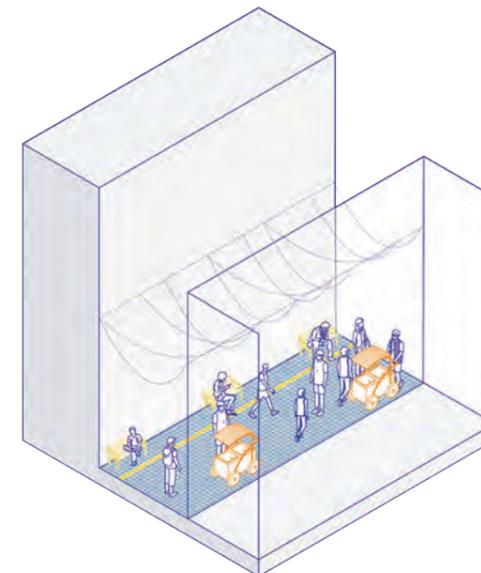


A terraced and stepped amphitheatre that provides relaxed lunchtime seating

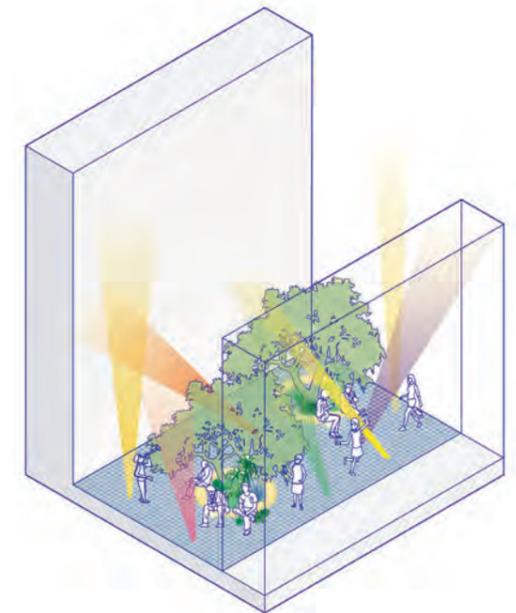


Interactive, transformable space for lunchtime, evening and weekend events

NEW LANEWAYS - Possible open space characteristics



The 'narrow connector' with activators such as overhanging artworks and light installations



The 'urban laneway' with passive seating and breakout spaces

PLANNING FOR THE FUTURE

In order to ensure the CBD maintains and improves its status as a resilient, vibrant and globally relevant commercial centre and to accommodate forecasted demand for additional employment floor space the Council is embarking upon a number of key CBD focused strategic projects in conjunction with the Ward St Masterplan.



PUBLIC DOMAIN STRATEGY



A Public Domain Strategy is being developed to establish a vision and to guide future upgrades of the public spaces in our CBD.

Stage 1 will be an ideas phase examining the potential of the CBD public domain.



Stage 2 will be the development of a comprehensive strategy to deliver high quality civic and public spaces. Stakeholder and community engagement will inform the preparation of the strategy.

VICTORIA CROSS METRO STATION

Transport for NSW



By creating direct and rapid connectivity to the broader metropolitan areas, Sydney Metro will drive renewal of major sites, including the Ward Street precinct.



This means that the potential of the Ward St Precinct should be viewed within the context of developments around other metro stations, such as Barangaroo, Martin Place and Pitt Street.

CBD LANEWAYS PROJECT



Providing significant improvements to the walking capacity, safety, amenity and address overcrowding on Denison Street and Mount Street post Victoria Cross Station opening as well as address public domain outcomes as part of the 1 Denison Street development.

NORTH SYDNEY CENTRE IS UNDERGOING AN EXCITING PERIOD OF CHANGE

TRANSPORT MASTERPLAN



Providing a foundation for Council's input in to the: Victoria Cross Metro Interchange Access Plan process; Public Domain Strategy; and Council's North Sydney CBD transport advocacy program that results in improved safety and amenity capacity outcomes across the CBD's transport networks.

NORTH SYDNEY CENTRE PLANNING PROPOSAL LEP AMENDMENTS



Amending the height of Buildings Map to increase building height limits on a number of sites consistent with the outcomes of the North Sydney CBD Capacity and Land use Strategy along with a number of other key recommendations to provide a framework to allow for employment growth of the North Sydney centre.

NORTH SYDNEY'S TRANSFORMATION INTO A VIBRANT MODERN CENTRE





The draft Stage 2 Masterplan in full is available for viewing online, at Council Chambers and at Stanton Library.

Enquiries regarding the Ward Street Masterplan can be directed to Jennifer Lawley of Council's Strategic Planning department, on phone 9936 8100 or council@northsydney.nsw.gov.au.

The draft Stage 2 Masterplan is being exhibited to encourage discussion on the future of the precinct and further refinement of the plan.

The Masterplan is on public exhibition between August 7 and 8 October 2018.

Ward Street Masterplan

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