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WARD STREET PRECINCT MASTERPLAN

MASTERPLAN REPORT FOR COUNCIL ENDORSEMENT

Prepared for North Sydney Council
27 June 2018

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Front cover image:
Aerial View of Ward Street Precinct

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Ward Street Precinct Masterplan
Urban Design Report

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Introduction

01

A HARBOUR CITY CENTRE

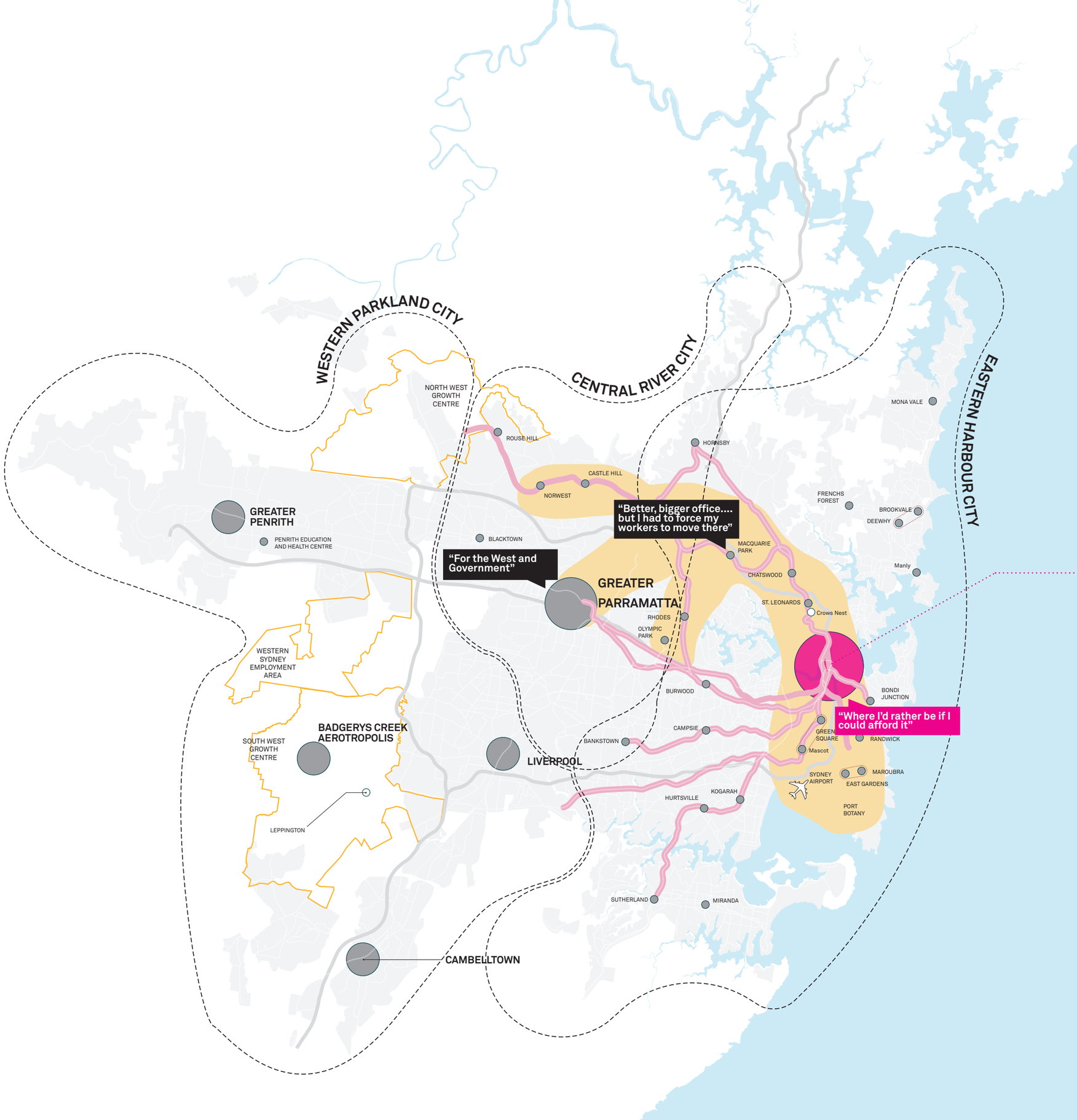
North Sydney is part of the Eastern Harbour City, one of three cities defined by the Greater Sydney Commission's plan for the future of the city. The Eastern Harbour City is the primary employment and economic generator of, not only New South Wales, but of Australia. It is Sydney's historic centre, has world-renowned cultural and natural assets, and diverse and progressive business and resident communities.

As even its name suggests, North Sydney is often viewed as the secondary city centre — the overflow for business activity from Sydney's main CBD. It has suffered from limited connectivity to the rest of the metropolitan area, investment in public amenity and infrastructure, and a distinct sense of community character.

The focus on building North Sydney as a commercial centre has been successful, with the 2016 North Sydney Economic Development Study (EDS) revealing a high demand for commercial floor space in the North Sydney CBD, resulting in its lowest vacancy rate for more than 15 years. This success sets the context for thinking about the future of North Sydney, to consider how it remains competitive and attractive well into the future, and to make it much more than just "the cheaper alternative to Sydney CBD".

Key considerations will be:

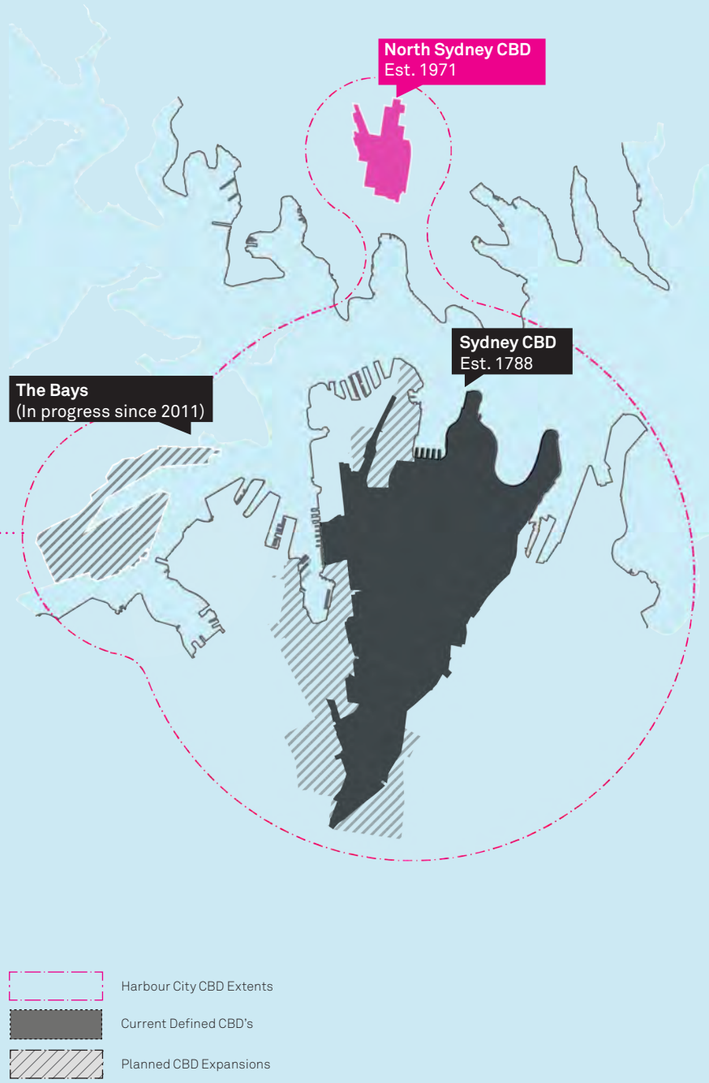
- Proximity to the Sydney CBD, the benefits of agglomeration and the impacts of competition.
- Local challenges to market share, such as the growth of Macquarie Park and other nearby commercial centres.
- Upgrades to public transport infrastructure, especially Sydney Metro (with the new Victoria Cross station) and the Northern Beaches B-Line which will deliver greater numbers of workers to North Sydney.
- Delivery of new Premium and A-grade commercial space to meet the employment needs of future generations.
- Delivery of high quality, high amenity public spaces that support activity outside of business hours.

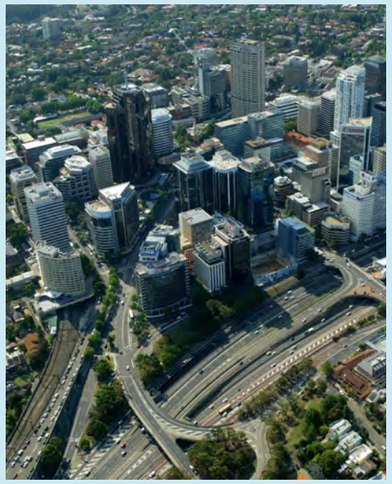


THE HARBOUR CBD

The NSW Department of Planning's 2014 metropolitan strategy **A Plan for Growing Sydney** included North Sydney as part of 'Global Sydney' which was expanded by the Greater Sydney Commission in **Towards Our Greater Sydney 2056** to be part of the centre of the Harbour CBD which anchors the Eastern Harbour City.

In practice, the Eastern Harbour City is a developing network of CBD's that cluster around Sydney's original European Settlement, including the current Sydney and North Sydney CBD's and future CBD of White Bay/ Glebe Island.





North Sydney (29.33 hectares)

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, has been tasked with providing between 16,400 and 21,500 jobs by 2036 which, at 20 sqm GFA average per job, translates into an additional 328,00 — 430,000 sqm in the North Sydney Centre by 2036.

Sydney City (429.5 hectares)

The Sydney CBD is the city's historic centre, established by European settlement in 1788. It is Sydney's, and Australia's, largest commercial core, representing a significant percentage of the national economy.

The CBD is Sydney's cultural, civic and institutional heartland, containing NSW state parliament, library and justice precincts, the Australian Museum and Sydney Opera House, as well as major public places like Darling Harbour, the Royal Botanic Gardens and Circular Quay.

The Sydney CBD is undergoing significant renewal, with major transport upgrades, new public spaces and large commercial and residential developments.

The Bays (77 hectares)

Located to the west of the Sydney CBD, the Bays (including White Bay, Rozelle Bay and Glebe Island) currently house a mix of maritime and commercial activities.

The NSW Government has identified this area for redevelopment as an knowledge based employment area, including new public spaces, streets and pedestrian connections, a new metro station and residential and retail development. This area offers *'the scale and scope to create a location for the knowledge-intensive jobs of the future'*.

Current Office Floor Space (GSC Eastern District Plan)	822 496m² Office Floor Space	5,079 899m² Office Floor Space	Floor space targets in development
District Plan Growth Target (2036)	+15,600-21,500 Jobs	+45,000-80,000 Jobs	Jobs targets in development

WHERE HAPPINESS WORKS

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

From a business perspective, North Sydney has some challenges. SGS observes a lack of "*office stock for certain market segments including small offices, new offices and A-grade offices*" with the vacancy rate of A-grade buildings dropping from 8.7% to 4.1% in the six months to July 2017 (SGS 2018).

Recent and current development (including 177 Pacific Highway, 40 Mount Street, 100 Mount Street, 1 Denison Street and the proposed Victoria Cross integrated development) are responding to this gap, however, there is a need to identify opportunities for even greater delivery of large format, A-grade commercial floor space.

But increased floor space is only part of the solution. Council's Economic Development Strategy, 'Happiness Lives Here' campaign and consultation with real estate agents have highlighted that in addition to space, tenants are seeking good urban amenity, something that the North Sydney CBD has previously struggled to deliver. This is supported by research undertaken by Frost* Collective that found people who work in North Sydney value its relaxed and friendly feel, good transport connections and areas where there is access to sunlight and natural amenity.

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

North Sydney Public Domain Review 2015

Identity

_CBD lacks a distinct identity as a centre.
_Community values and aspirations are not represented in public domain design.
_CBD is physically dominated by traffic.
_Public domain feels dated.
_CBD is functional rather than experiential.

Connectivity

_CBD is designed to move cars, trucks and people as quickly as possible. Pedestrians get left over space with limited buffers to traffic noise.
_Finer grain pedestrian links are hard to find and uninteresting.
_Open spaces are disconnected from each other.

Diversity

_Public domain feels homogenous.
_There is a lack of choice of things to do and experience, particularly at night.
_There is minimal space purposefully designed to attract and retain users.
_Buildings design looks and feels monolithic and corporate at street level.

Planned Changes and Policy Alignment

_Limited new open spaces being planned.
_Current policies do not support the differentiation of streets or unique creative urban elements.
_The CBD does not have a masterplan that sets out the existing and potential network of places such as open space, through block links and paths.

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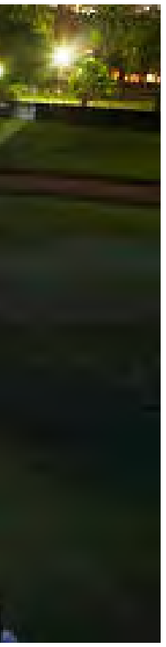
UNIQUE IDENTITY

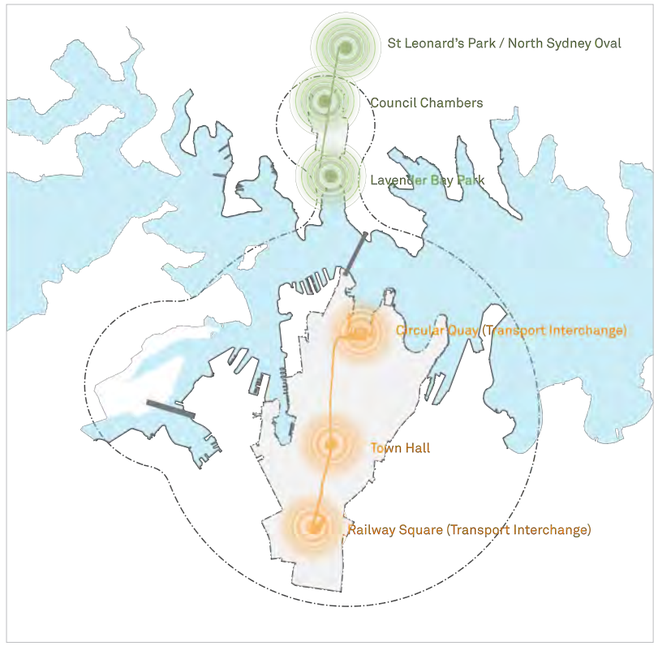
A city's public domain — its streets, parks and open spaces — are critical to its functioning, attractiveness and reputation as a great place to work, live and visit. In particular, a recognisable 'high street' is an integral part of a CBD experience, providing order and legibility for locals and visitors. North Sydney has a great opportunity to build upon existing public spaces and connections to create a cohesive and comprehensive public domain network.

Stretching from Lavender Bay to Tunks Park, Miller Street is the main spine of North Sydney and has the potential to be a generously proportioned, finely detailed, tree lined boulevard that draws the amenity of existing green spaces through the city centre. Along its length, smaller parks and spaces can create a sequence of locally-relevant characters, activities and experiences.

Miller Street would sit in contrast to the other main street of the Eastern Harbour City — George Street, a more urban experience, with large transport interchanges, intense retail edges and significant heritage buildings.

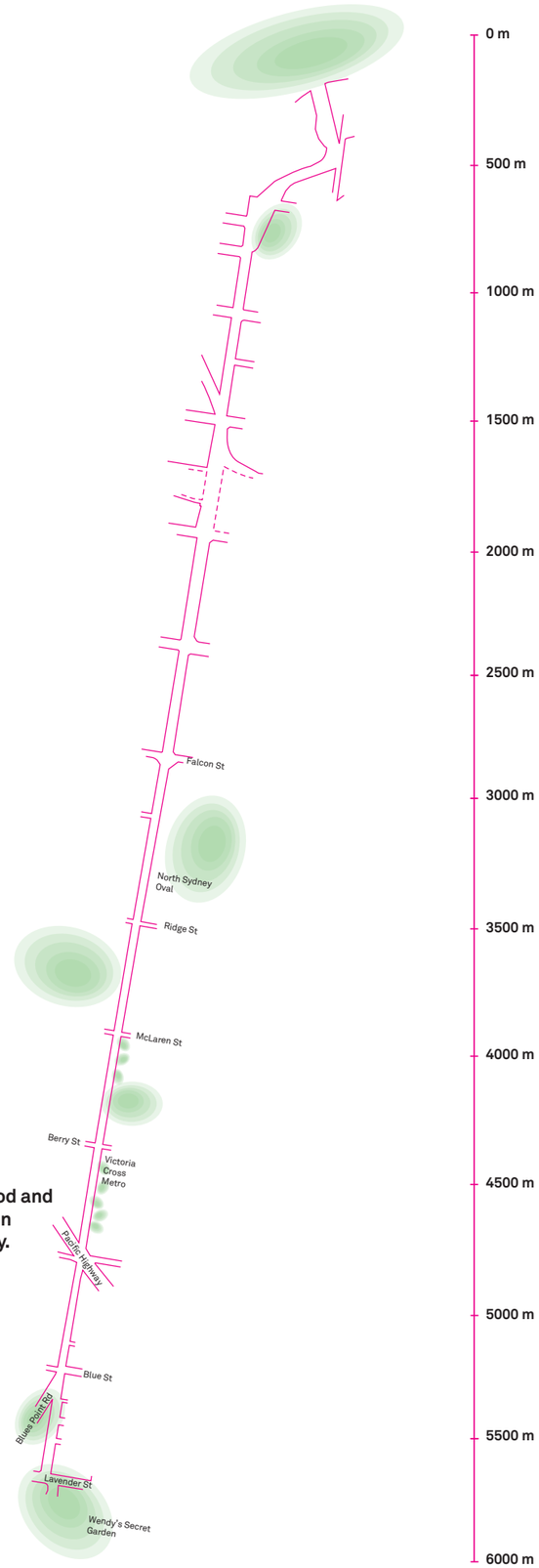
Complementing the Miller Street vision, this masterplan illustrates the potential for extending North Sydney's network of smaller spaces and laneways, places of discovery and engagement, used by a diverse group of people, throughout different times of the day and evening.

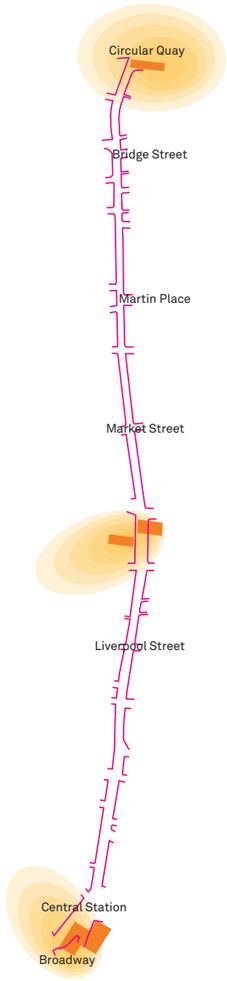




Miller Street — A sequence of green spaces

Total length: **2900 m**
Street width: **22-30 m**
Footpath width: **3-6 m**
Status: **Main street with limited food and beverage retail and collector road in sections for the Warringah Freeway.**





George Street — Three linked city squares

Total length: **2450 m**
Street width: **22-30 m**
Footpath width: **4-6 m**
Status: **Main street with shopping and future mass transit corridor.**

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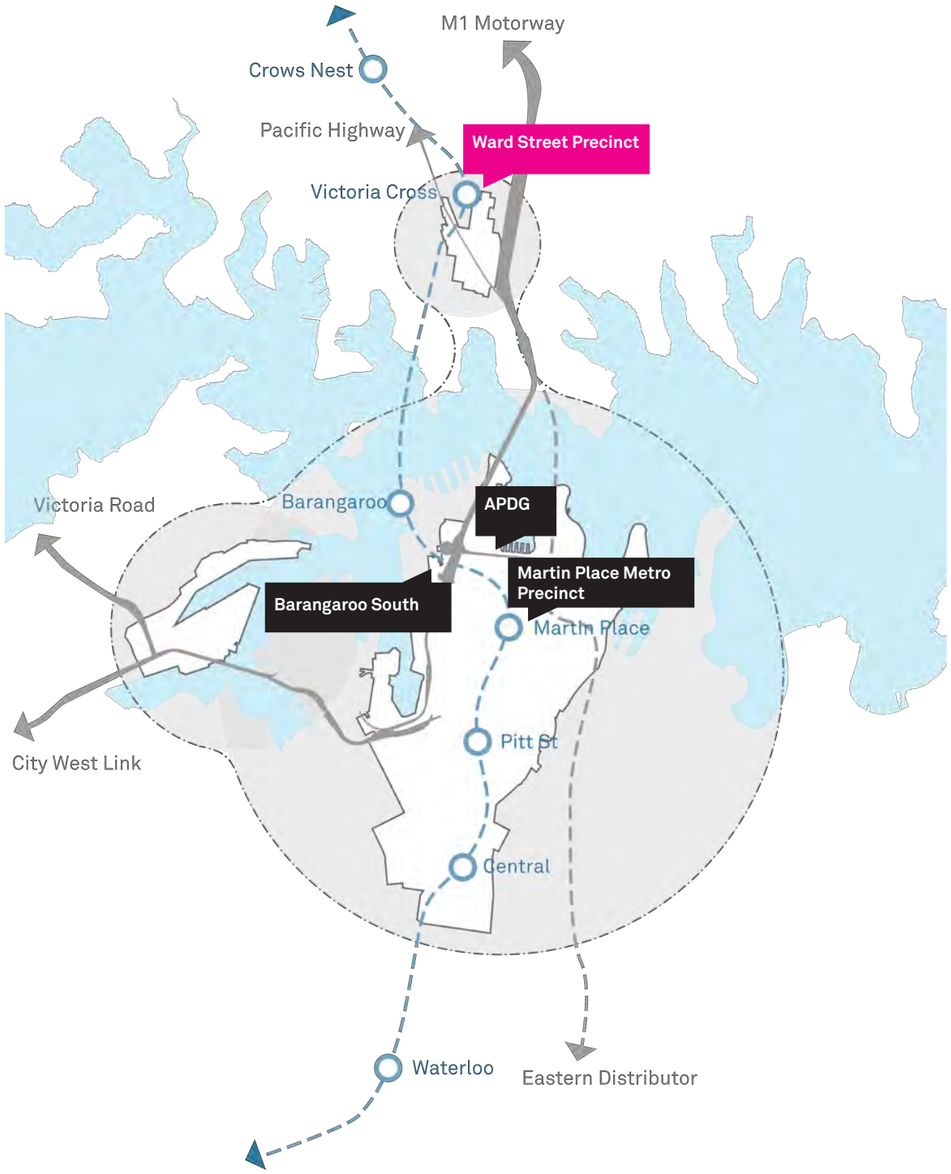
CONNECTED VIA METRO

The new Sydney Metro will transform the North Sydney CBD, increasing transport access to the city centre for tens of thousands of workers.

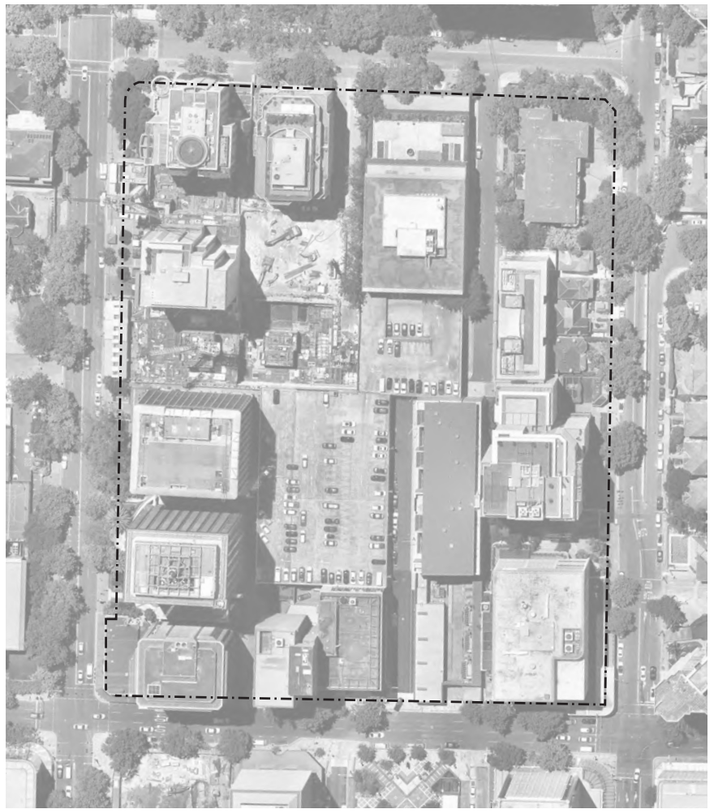
'Sydney Metro is Australia's biggest transport project... When Sydney Metro is extended into the central business district (CBD) and beyond in 2024, metro rail will run from Sydney's booming North West region under Sydney Harbour and through new underground stations in the CBD and beyond to south west. There will be ultimate capacity for a metro train every two minutes in each direction under the city, a level of service never before seen in Sydney. Sydney's new metro rail will have a target capacity of about 40,000 customers per hour'. (sydneymetro.info/about)

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 this precinct should be viewed within the context of developments around other metro stations, such as Barangaroo, Martin Place and PItt Street.

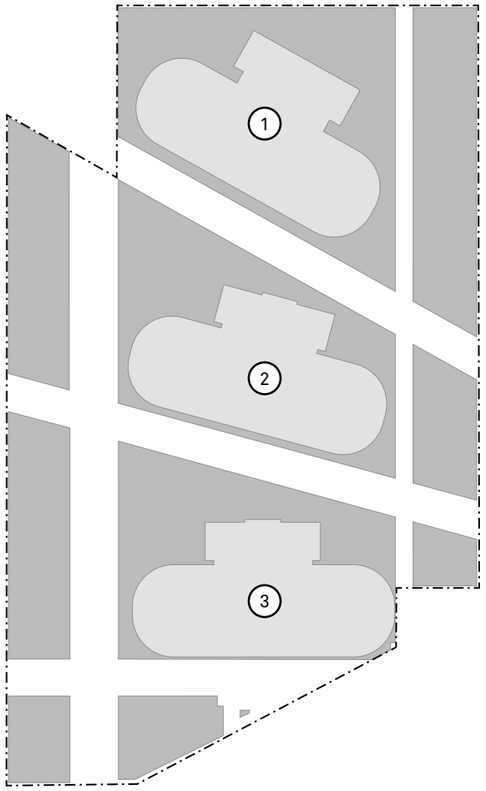
The Ward Street precinct has the capacity to deliver between 155-185,000 square metres of commercial floor space in addition to the existing 64,000 square meters of employment lands . This equates to between 7,750 and 9,250 additional people experiencing and activating the precinct Monday to Friday during business hours, but also the potential to support a thriving night time and weekend economy.



Ward Street — 3.19 ha



Barangaroo South — 3.5 ha*



Masterplan Area:
3.5 ha*
Commercial Floor space:
270,000 m²

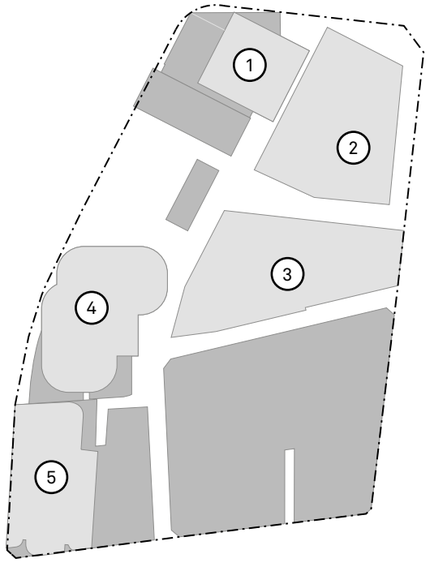
1 Tower 1
(Premium Grade)
GFA: 115,448 m²
Floor plate NLA: 2,100m²
Height: 216.5m / 49 floors

2 Tower 2
(Premium Grade)
GFA: 99,656 m²
Floor plate NLA: 2,100m²
Height: 176.5m / 42 floors

3 Tower 3
(Premium Grade)
GFA: 95,539 m²
Floor plate NLA: 2,100m²
Height: 167.5m / 39 floors

*excludes casino, waterfront, park and residential towers 4a and 4b not shown in adjacent plan diagram

APDG (Circular Quay) — 1.83 ha



Masterplan Area:
1.83 ha*
Commercial Floor space:
140,000 m²

1 **1 Circular Quay**
Residential
- 184 apartments
GFA: 115,448 m²
Floor plate size: 725 m²
Height: 185m / 59 floors

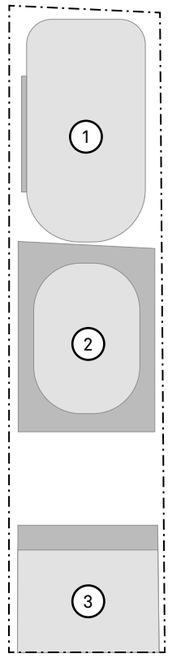
2 **1 Circular Quay**
Hotel -182 keys
GFA: 19,119 m²
Floor plate size: 820m²
Height: 110m / 25 floors

3 **174-186 George St**
Commercial
- Premium Grade
GFA: 59,804 m²
Floor plate NLA: 1,050-1,200m²
Height: 262m / 55 floors

4 **210-220 George St**
Commercial
- B Grade
GFA: 19,717 m²
Floor plate NLA: 550-900m²
Height: 104m / 27 floors

5 **200 George St**
Commercial
- Premium Grade
GFA: 63,499 m²
Floor plate NLA: 1,232-1,462m²
Height: 150.5m / 37 floors

Martin Place Metro Precinct — 0.9 ha



Masterplan Area:
0.9 ha*
Commercial Floor space:
146,600 m²

1 **55 Hunter Street**
Commercial
- Premium Grade
GFA: 98,437 m²
Floor plate NLA: 1,800 m²
Height: 185m / 38 floors

2 **50 Martin Place**
Commercial
GFA: 27,000 m²
Floor plate NLA: 1,500m²
Height: 110m / 11 floors

3 **33-49 Martin Place**
Commercial
- A Grade
GFA: 21,167 m²
Floor plate NLA: 1,000²
Height: 130m / 29 floors

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SUPPORTING DIVERSITY AND ACTIVITY

North Sydney's historic focus on commercial development has resulted in a city centre with limited diversity, character and activity, especially outside of business hours. This has been reinforced by a public transport network that generally connects North Sydney to low-density suburbs, with most workers spending minimal leisure time within the city centre. With new metro services running day and evening, there is an opportunity to diversify and intensify the experience of working and living in, as well as visiting, North Sydney.

'A night-time economy must be seen as more than just a question of entertainment or licensing. It is about creating the amenity of a genuine 24-hour city, where normal day-to-day activities such as shopping, visiting a museum, going to the gym or a public library become as normal at 10pm as they would at 10am'
Sydney As A 24-Hour City Report, The Committee for Sydney

In providing for a night-time economy in North Sydney, the Committee for Sydney has outlined four recommendations:

- Expand the diversity of night-time activities.
- Effectively govern and regulate.
- Integrate planning and transport.
- Promote Sydney as a global 24-hour city.

This masterplan considers where, how and when people use the CBD as well as how the built environment as a whole can be used in catering to that demand. Basements, podium/tower interfaces and rooftops are generally underutilised and should be encouraged as places to provide the sorts of uses that attract and retain residents and tenants within the CBD outside 9-5.

Community/Cultural Centres

In a digitally connected world that is increasingly moving towards part time work and nontraditional company structures, community centres are increasingly becoming multifunctional spaces that are less about books and more about access to technology, events and services for all layers of society.

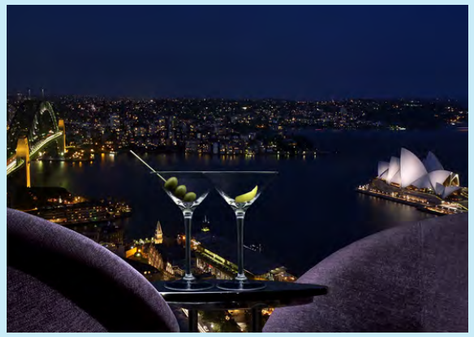
Reference Project:	Sendai Mediatheque Sendai-shi, Japan
Uses:	Library, Gallery, Museum, theatre, cafe, bookstore
Hours of Operation:	Mon-Sun, 9am-9.30pm

East Streets

As online shopping has taken off, traditional bricks and mortar retailers have seen a downturn in foot traffic with the result being a repositioning of shopping districts as offering experiences instead of products. Restaurants and dining precincts are increasing in prominence becoming destinations across the metropolitan area in their own right.

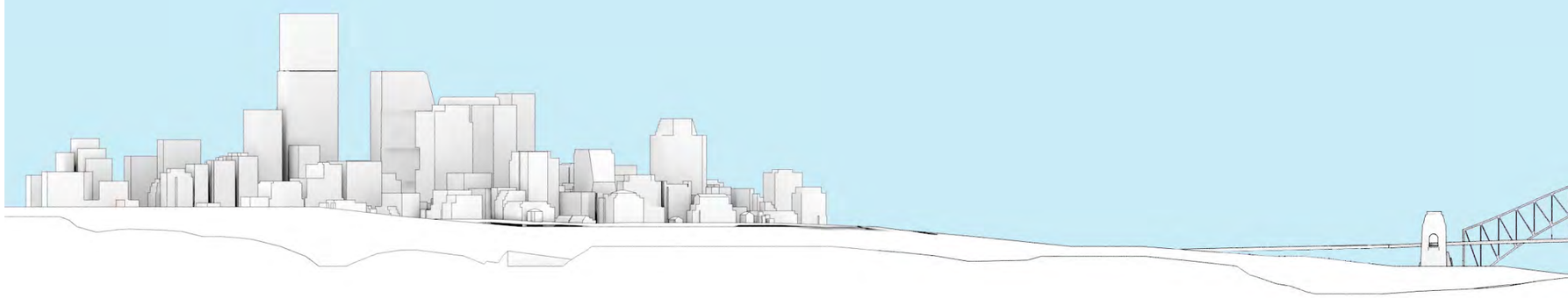
Reference Project:	Kensington St/Spice Alley, Central Park, Chippendale
Uses:	Bars and Restaurants including hawker style offering
Hours of Operation:	Mon-Sun, 11am-9.30pm

Rooftop Bars



Disconnected from the harbour by residential lands, the Ward Street Precinct has the ability to capitalise on increased heights that have exceptional views back to Sydney Harbour including the landmarks of the Opera House, Bridge and Sydney CBD skyline that is a destination for socialising in the evening, night and weekends.

Reference Project:	Blu Bar on 36 Shangri-la hotel, The Rocks
Uses:	Bar and Restaurant associated with a 5 star hotel
Hours of Operation:	Mon-Thurs, 5pm-12am Fri, 4pm-1am Sat, 2:30-1am Sun, 3pm-11pm



Terraced Roofs

Located above the public realm, roof tops provide better access to sunlight as well as separation from noisy and congested streets. Depending upon the use of the building in which they are located, these roofs can provide public amphitheatres or private amenity.

Reference Project:	The Terrace One Farrer Place, Sydney
Uses:	Event space associated with a commercial office tower with capacity for 120 ppl
Hours of Operation:	Varies

Urban Farming

In addition to active, event based uses, rooftops also provide opportunity for agriculture. Currently the domain of socially conscious organisations, urban farming is a growing movement within CBD's worldwide producing a range of produce from honey to vegetables with connections to local restaurants and markets.

Reference Project:	Brooklyn Grange Brooklyn, New York City
Uses:	Food production
Hours of Operation:	24 hours

Wellness Centres

As part of the current focus on lifestyle that dominates the discussion of livability and competition for human capital, office towers are increasingly focusing on end of trip facilities which do not rely on a street frontage and provide spaces for employees that make it easy to integrate exercise and relaxation into their work day.

Reference Project:	The Icon Australia Square, Sydney
Uses:	HIIT, yoga, pilates and mindfulness meditation spaces, end of trip facilities, hotel standard bathroom facilities
Hours of Operation:	24 hours

Multistorey Markets

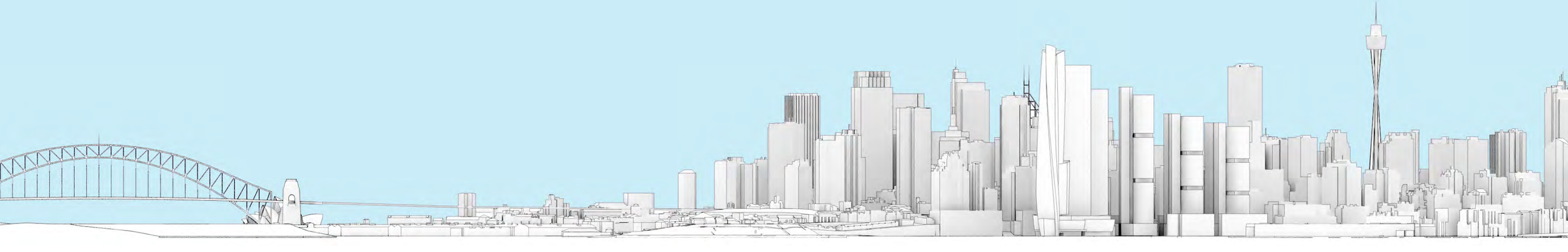
Whilst shopping centres are struggling to redefine themselves with the advent of online retail, there is an gap in retail offer and diversity within North Sydney. The popularity of Etsy markets which connect small designers and retailers with the general public could provide clues for alternative retail models in North Sydney

Reference Project:	Ssamzi-Gil Insdong, Seoul
Uses:	Designer artist retail, restaurants, galleries,
Hours of Operation:	Mon-Sun, 10am-9pm

Basements

A consistent problem for the night time economy is noise conflict with residents. The use of basement areas for entertainment throughout the Sydney CBD restricts this conflict to the noise made by patrons entering and leaving premises, providing a degree of freedom to support the live music industry.

Reference Project:	Frankies Pizza by the Slice Hunter St, Sydney
Uses:	Restaurant, Bar, Live music venue
Hours of Operation:	Mon-Sun, 12pm-3am



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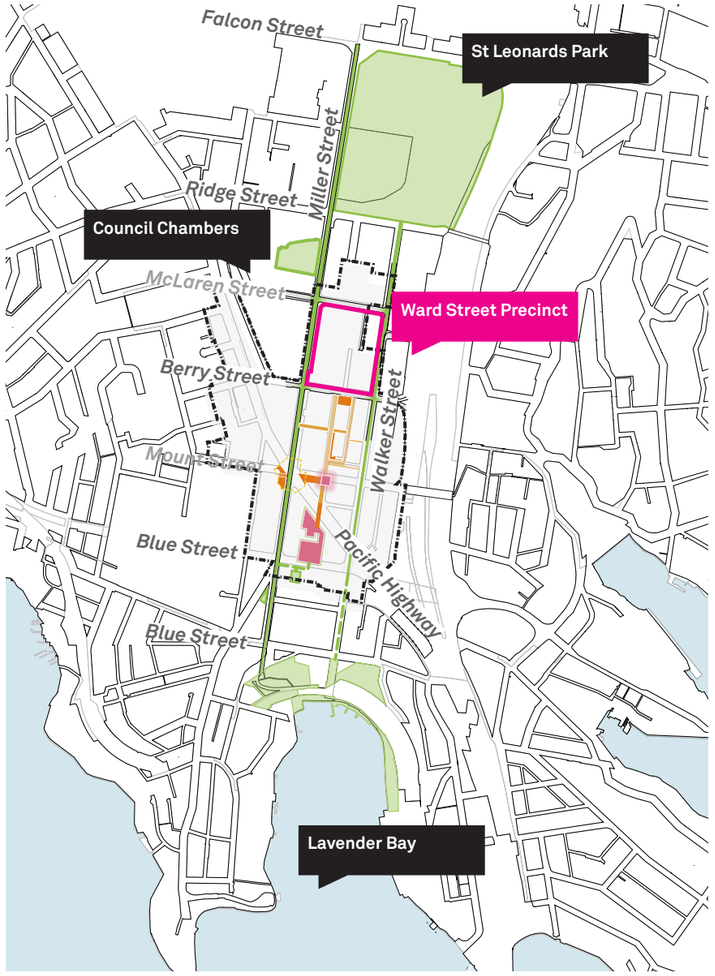
A LIFESTYLE DESTINATION

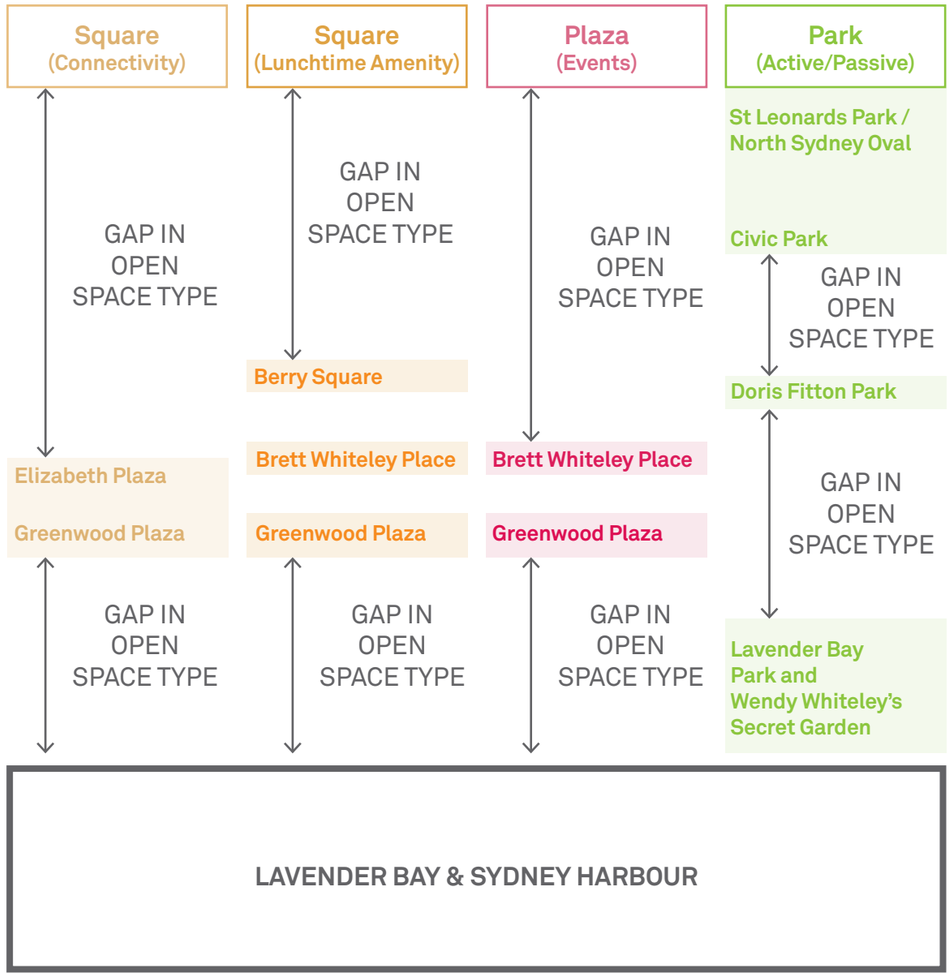
Sydney is renowned as highly liveable global city — and this is key to its international reputation and attractiveness for talent and investment.

A recent assessment of Sydney's 555 suburbs (undertaken by Tract Consultants, Deloitte Access Economics and Domain) ranked North Sydney as the 7th most liveable place in the metropolitan area. This is based on indicators such as access to employment and public transport (rail, bus, ferry), culture, congestion, education, shopping, open space, tree cover, topographic variation, cafes and restaurants, crime, telecommunications, views and beach access.

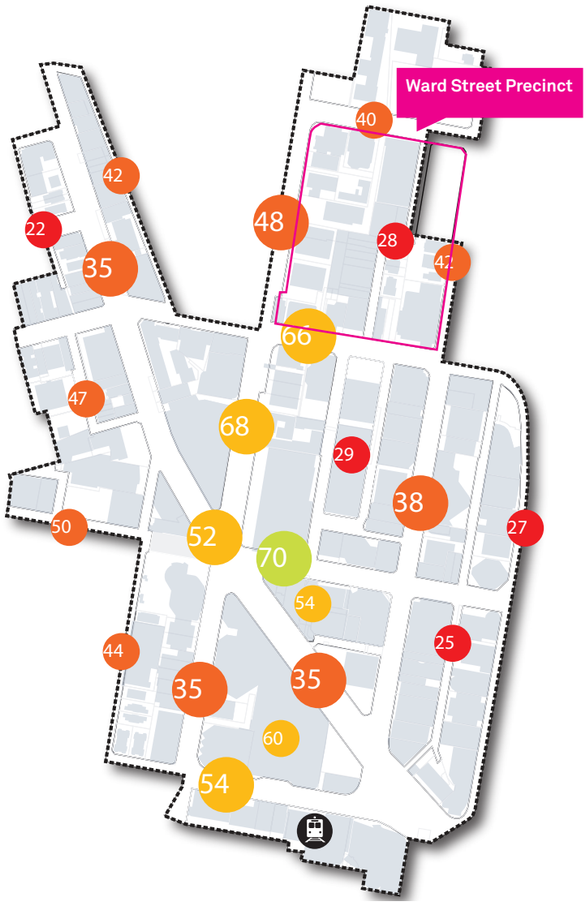
North Sydney was described as *'the commercial heart of the lower north shore ... a fabulous place to call home. It's up there with the best for dining options, proximity to employment hubs, culture, telecommunications coverage, education, public transport and shops. Tree cover is about average and the only below-average score is for crime'.* However, It is likely that the CBD itself would not rank as highly as the rest of the suburb, with impacts from the Warringah Freeway, separated from the Harbour by low density residential development and divided by the arterial and feeder roads of the Pacific Highway and Berry Street.

Within this masterplan, an extended and enhanced public domain structure is envisaged, building on existing parks, plazas and pedestrian places — a network that supports a more connected, liveable, sustainable North Sydney.





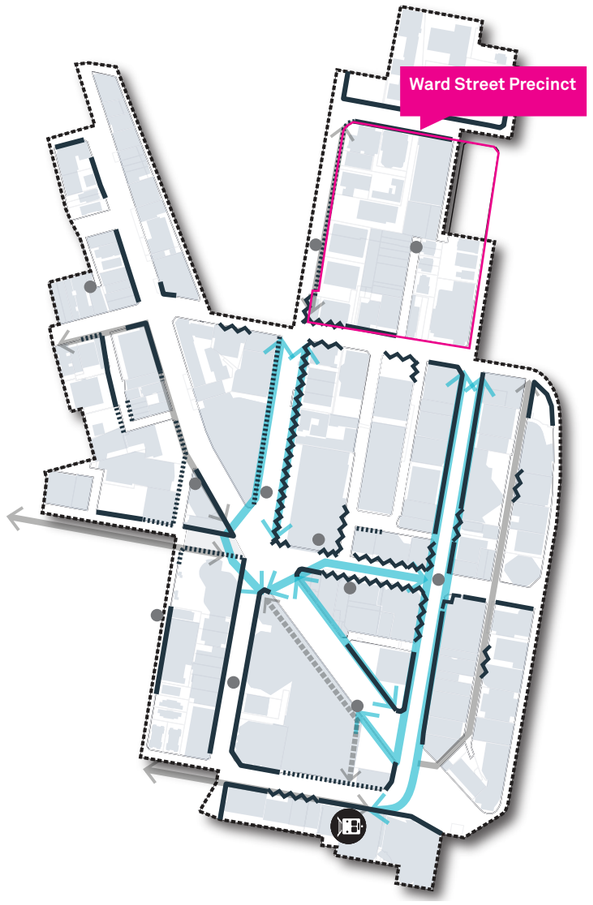
User Experience Score



"There are seven places across the centre that offer an acceptable or good user experience. These places are centrally located where people are concentrated and have a higher level of connectivity. They generally offer a unique experience and look and feel are well maintained to provide things to do and see."

The Ward Street Precinct, located on the edge of the established core generally performs poorly against all criteria being car dominated, limited open space that is uncomfortable and difficult to find, limited activities and a severe lack of lighting and after hours activity.

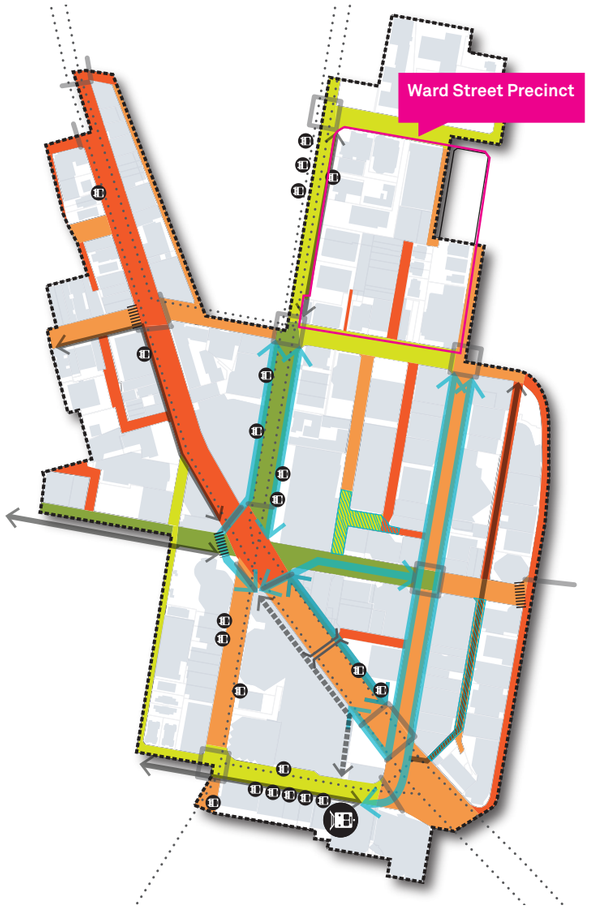
Active Edges



"The Centre strongly exhibits elements of a movement economy: it's active edges area mainly located along high levels of pedestrian traffic, Primary and Secondary Streets, support existing business and encourage new ones to emerge."

The activity around Ward Street is largely confined to the Rag & Famish at the corner of Berry/Miller Streets along and Miller street where the commercial buildings typically have a single cafe located at ground floor adjacent to the building entrance.

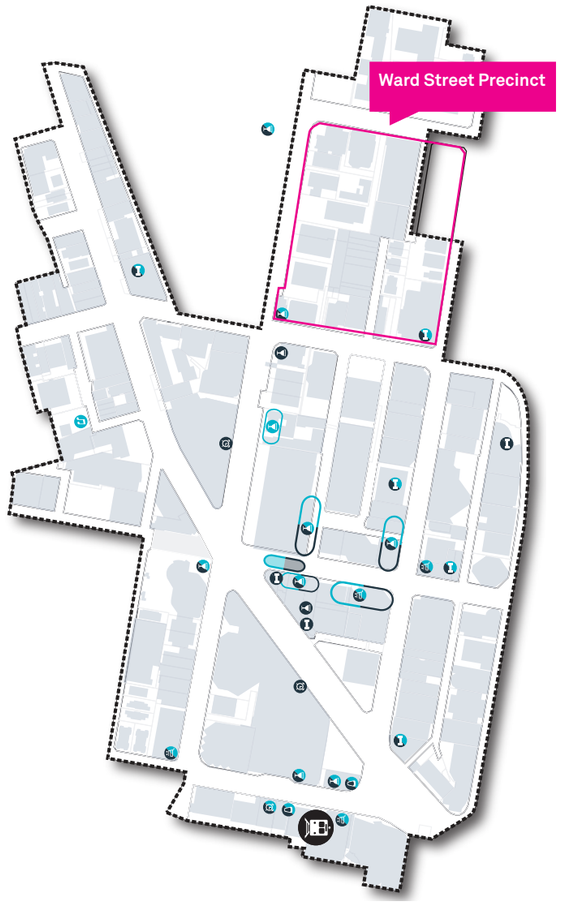
Pedestrian Experience



"Only a small proportion of the North Sydney Centre are great streets for people: Mount Street and Miller Street (Middle). They provide generous paths with awnings, free seating, fine-grain businesses, things to do and see, and have established street trees and greenery...
The Centre's worst streets for people are Car Oriented."

The streets bounding the Ward Street that are deemed good condition are Miller, Berry and McLaren Streets. All others are deemed acceptable or poor however it is worth noting that none encourage people to sit and dwell, functioning primarily as places to move through rather than stay in.

Before and After Hours Activity



"North Sydney Centre's businesses mainly cater for workers; only few are open before and after work and on weekends. Some workers stop by Cafes, bars, pubs, and restaurants during the week...On weekends, far fewer people visit the Centre. The main attraction is the cluster of shops on Mount street...Many do their shopping in Greenwood Plaza and do not spend time at the street level."

The vast majority of activity is concentrated around the existing transport nodes and off the street. Despite a residential population, the Ward Street precinct has only one gym and a pub limiting activity outside of core business hours.

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Executive Summary and Project Vision

02

“A strong, economically vibrant and growing commercial and employment centre”

02 Executive Summary and Project Vision

2.1 Prior Reporting

The Ward Street Precinct was first identified for adaptive reuse in 2013 as part of a resolution by council to review existing council owned properties and identify opportunities to provide community uses on council land. The overall intent being to maximise the public benefit that these assets provide to the community.

Concurrent with the North Sydney study, the NSW government has embarked upon a series of strategic plans for the Growth of Metropolitan Sydney that facilitate economic growth and align investment in infrastructure with land use planning. The cumulative outcome for North Sydney and Ward Street is the provision of a world class metro station next to the masterplan area, an increased requirement for employment floor space and public realm expansion.

An initial Stage 1 Masterplan was undertaken by Roberts Day, FKM, Turf and AEC group in 2016 with community comments centering on the following issues:

- Bulk and scale concerns split equally between views that the masterplan was too large or conversely complicated and conservative building envelopes that were not economically viable.
- Inadequate parking provision for residents.
- Increased congestion and traffic generally and to Walker Street in particular.
- Conflicts between existing basement entries and pedestrian spine.
- Opportunity site selection.
- Financial feasibility.
- Residential and commercial amenity impacts.
- Public Space amenity impacts.
- Security and antisocial behaviour.

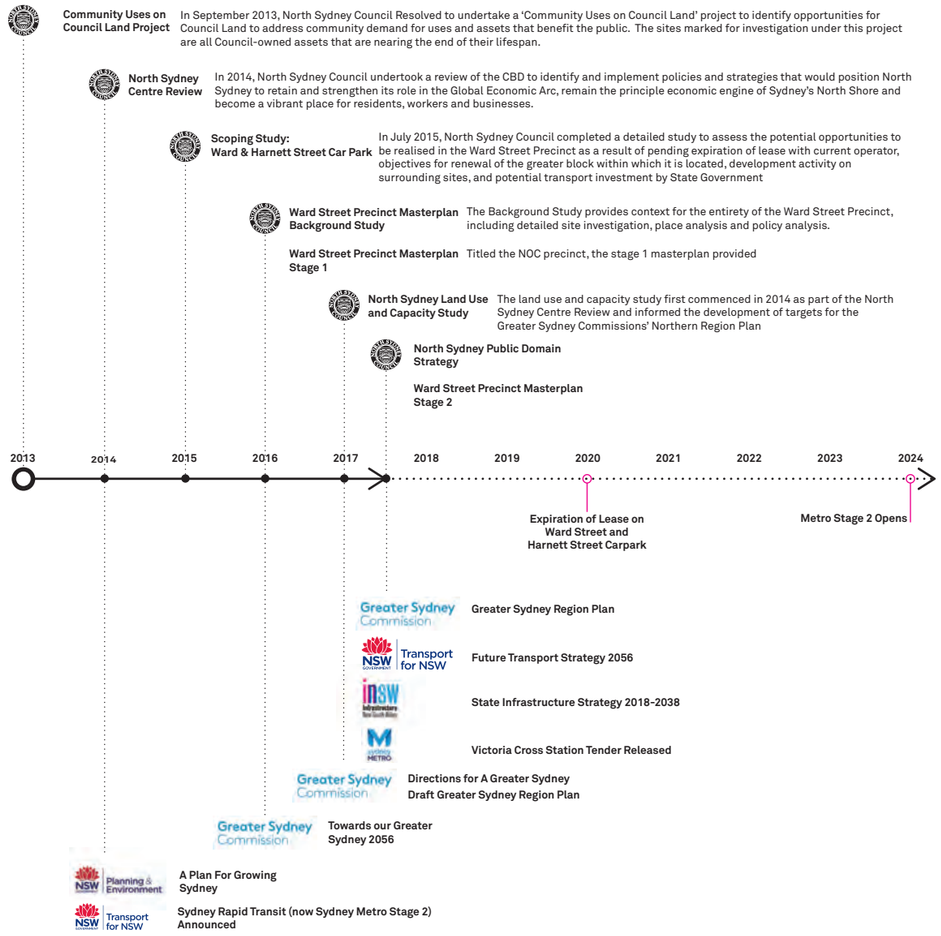
Additionally, Council noted that the timing of the Stage 1 Masterplan meant it was undertaken without the benefit of the North District Plan or Sydney Metro's final station arrangement.

The Stage 2 Masterplan was required to address these developments with specific requirements of:

- Increasing the emphasis on commercial outcomes.
- Expanding the North Sydney Centre.

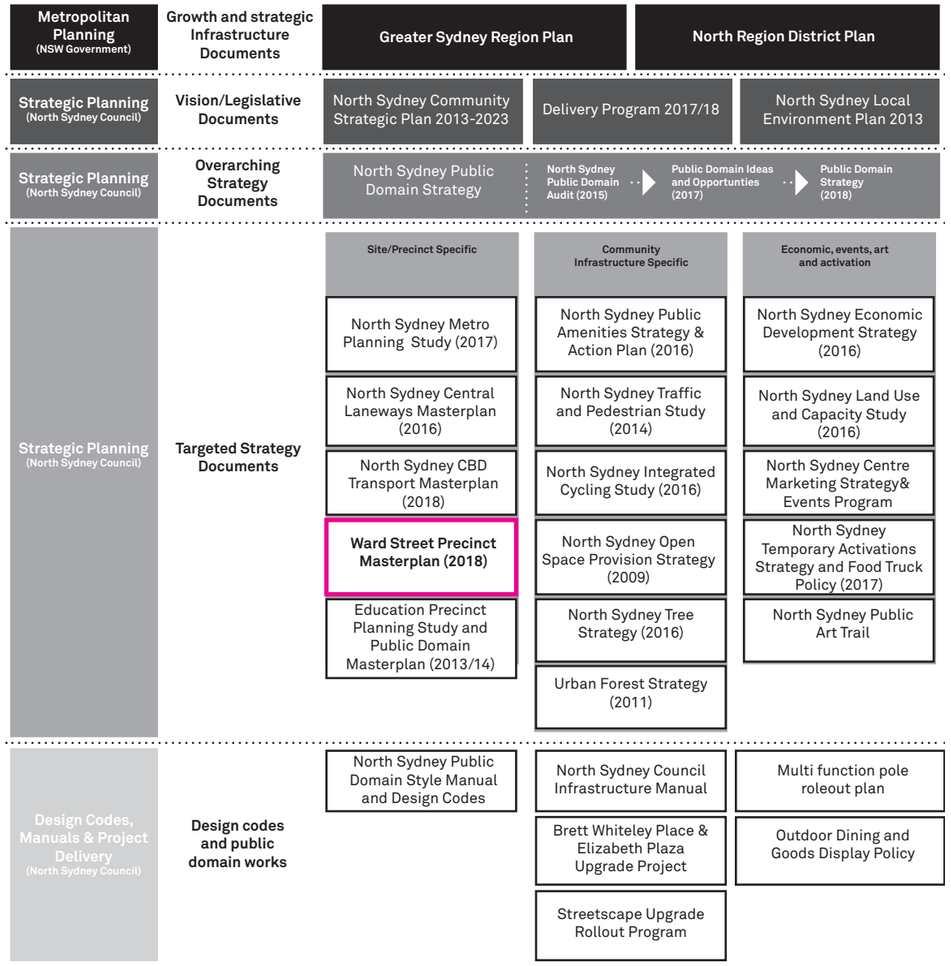
2.2 Project Timeline

The following timeline notes key studies, strategies and infrastructure investments that have contributed to the development of the Ward Street Precinct Masterplan.



2.3 Policy Framework

The Ward Street Precinct is a precinct specific strategy document that will inform amendments to the North Sydney LEP and site specific planning proposals.



2.4 Masterplan Precinct Location

The Ward Street Precinct Masterplan area is located within the block bounded by Miller, McLaren, Walker and Berry Streets in North Sydney.

Located at the north end of the current North Sydney CBD, the Ward Street Precinct comprises a mix of commercial and residential uses owned by private individuals, companies and public authorities.

The site will soon benefit from the construction of Victoria Cross Metro Station by Sydney Metro as part of the Stage 2 Sydney Metro City and Southwest project with station access either side of the masterplan precinct.

North Sydney Council is the owner of 20% of the 3.2 ha masterplan area, comprised of Ward Street, Bullivant Lane, Harnett Street, Ward Street Carpark and Harnett Street Carpark.

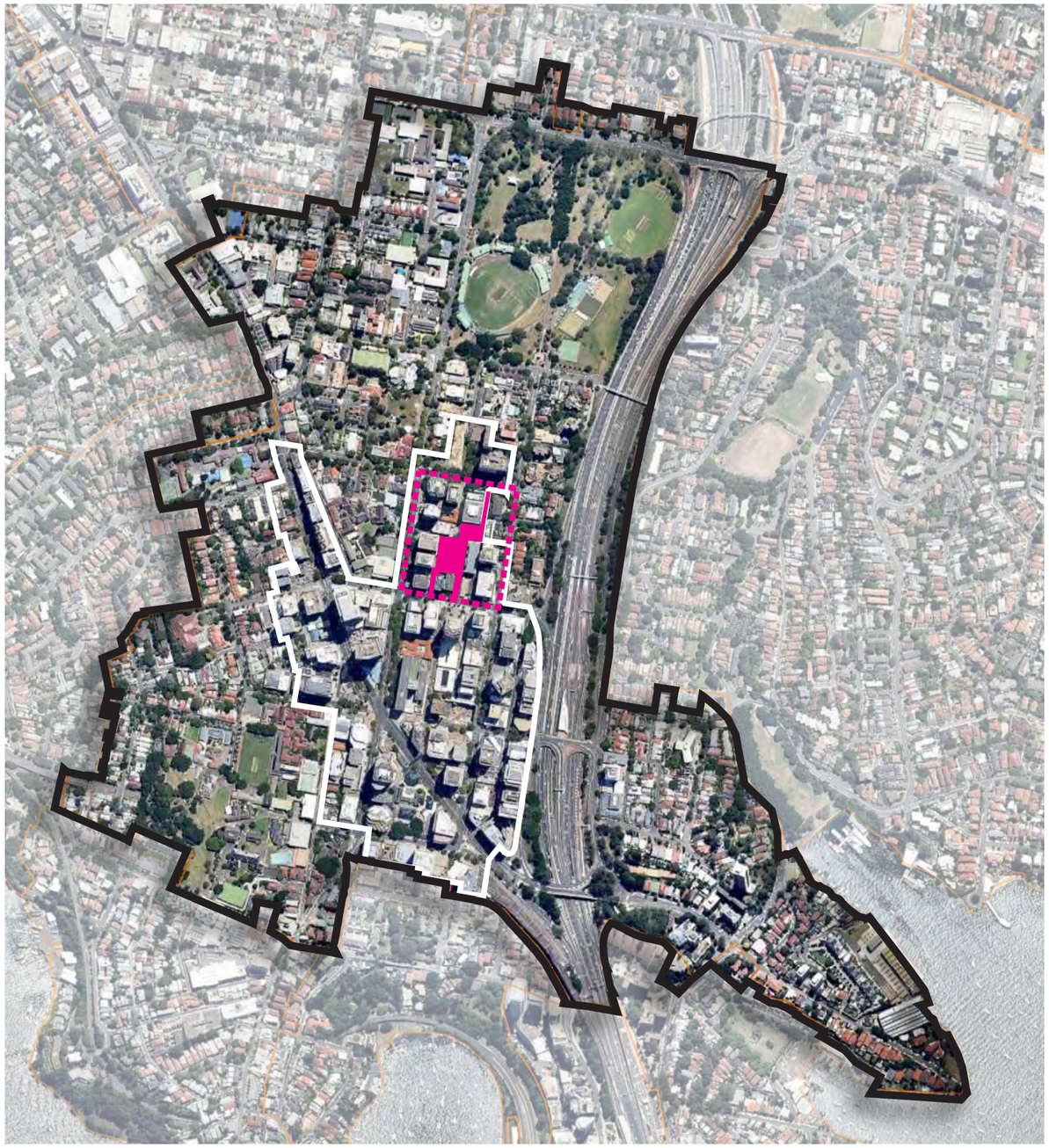


Figure_1.1 Masterplan area within North Sydney

- North Sydney (Suburb)
- North Sydney CBD
- Ward Street Precinct
- Sites owned by Council within Precinct

2.5 Masterplan Precinct

The Ward Street Precinct is approximately 156m wide (east/west) and 202m long (north/south). Bounded by Miller, McLaren, Walker and Berry Streets in North Sydney it is approximately 3.2 ha in area and is comprised of 20 properties as follows:

Site No.	Address	Owner	Area
01	22 Ward Street	North Sydney Council	3,955 m²
02	237 Miller Street	SP56005 (98 Lots)	1,401 m²
03	39 McLaren Street	SP47495 (81 Lots)	1,207 m²
04	41 McLaren Street	Erolcene & Claijade	2,368 m²
05	45 McLaren Street	SP14598 (18 Lots)	1,792 m²
06	231 Miller Street (under construction)	Platino	521 m²
07	225 Miller Street	Meriton	887 m²
08	229 Miller Street (under construction)	Platino	1,089 m²
09	221 Miller Street (under construction)	Yuhu	2,457 m²
10	213 Miller Street	NMBE Pty Ltd	1,600 m²
11	201 Miller Street	DEXUS	1,636 m²
12	199 Miller Street	GP Calligeros Pty Ltd.	299 m²
13	50 Berry Street	Pro Bang & Lecmo	930 m²
14	56 Berry Street	DEXUS	635 m²
15	66 Berry Street	SP47529 (34 Lots)	876 m²
16	70-74 Berry Street	Ausgrid	966 m²
17	144-150 Walker Street	SP85010 (30 Lots)	1,535 m²
18	138 Walker Street	SP89088 (195 Lots)	1,755 m²
19	76 Berry Street	Local Government Super	2,587 m²
20	3-11 Ward Street	Ausgrid	1,214 m²
	Bullivant Lane	North Sydney Council	188 m²
	Harnett Street	North Sydney Council	1,109 m²
	Ward Street	North Sydney Council	949 m²
TOTAL AREA			31,956 m²

Figure_1.2 Masterplan Site

- Ward Street Precinct Masterplan Area
- Site Boundaries (within precinct)
- Site owned by Council within Precinct
- Street owned by Council within Precinct

Note: As identified in the Interim Submissions Report to Council (Dated 1 May 2017), the East Walker Street opportunity site was excised from the Ward Street Precinct Masterplan project and will be separately pursued by council.

2.6 Priorities for the Ward Street Precinct

Several major factors have instigated the need for a cohesive strategy for this precinct:

1. A major Council asset
   There is a need to plan for the long-term future of the Council-owned Ward and Harnett Street car park. The car park will return to Council control in 2020 and the redevelopment of this site offers significant opportunity. Council is also interested in adjacent opportunity sites that may hold value in embellishing the capacity of the Ward Street Site to better achieve the objectives and principles of the masterplan.

2. New transport infrastructure
   The proposed Victoria Cross Metro Station brings both opportunities and challenges. The station is to be located beneath Miller Street, to the immediate west of the Ward Street precinct with pedestrian access at the north west and south west corners of the precinct.

3. Strong private development interest
   Private development interest in both commercial and residential outcomes within the Precinct continues to be strong. This interest will increase with the progression of Sydney Metro and should be appropriately harnessed to ensure Council can adequately plan for coherent development outcomes in both public and private domains.

4. Setting the direction for contemporary, best practice planning
   The Ward Street precinct has never been the subject of a precinct-specific planning strategy The application of modern planning and urban design principles is essential to achieving informed future development outcomes that demonstrate contemporary best practice to the community.

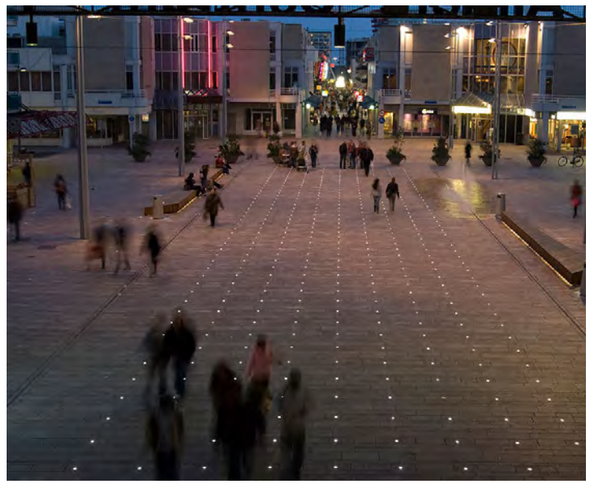
5. Activation of the North Sydney CBD
   Council's Community Strategic Plan has consistently emphasised the objective of North Sydney CBD as a destination for commercial and economic activity. The above factors offer the Ward Street Precinct as a stand out chance for Council to deliver on this objective, having wide ranging consequences for the future.

The following priorities have been confirmed through the community engagement process.

Create a vibrant and diverse CBD for residents and workers

A new public place will be sized to function as a public amenity for the surrounding precinct with the primary space approximately 32x40 metres.

- A distinct urban character with a unique and recognisable identity.
- A diverse range of uses which capture an essence of discovery will activate the space.
- It will be defined by a multiplicity of surrounding buildings and landscaped edges.
- It will function as a truly public space with 24 hour access and activity. It will operate as a place of urban complexity and richness.
- It will capitalise on the diverse workforce that wants lunch time and night time options.
- It will retain people in the CBD outside of office hours.
- It will create high quality public spaces instead of using land leftover by development.
- It will provide public facilities that respond to the community needs.



Capitalise on the City and Southwest Metro investment

- The metro will remove road based infrastructure that doesn't cater to precinct needs.
- The metro will drive demand for development uplift within the CBD to enable the District Plan Employment targets to be achieved in the short to medium.
- The precinct will provide a revitalised, expanded and connected street network through metro driven redevelopment that provides safe and generous routes between the metro entries, CBD and beyond.
- Pedestrian movement will be prioritised by concentrating vehicular access at the subject site edges and limiting access times, rationalising existing servicing configurations and minimising the need for vehicles to enter the plaza and laneways.
- Universal access will be provided across the majority of the subject site.
- Clear lines of sight and multiple paths of movement will be maintained to give a sense of openness and safety.
- An end of journey public cycle facility (bike hub) will be provided beneath the public plaza. Access to the facility will be in a visually prominent location and accessed from the laneways and plaza above.

Provide high amenity open space and community facilities

In order to make North Sydney and attractive space for residents, workers and companies, first and foremost the public amenity has
to be exceptional.

This means high quality public realm and facilities which is accessible, legible, desirable and provides access to sunlight during winter.

- 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:
  - Lunchtime seating in sunshine;
  - Evening bars and dining; and
  - Peak hour pedestrian flows.

Provide high quality employment floor space

The existing CBD is constrained and so commercial floor space is prioritised over other land uses with new floor space addressing the current lack of high quality premium grade and A-grade commercial floor space.

New commercial office tower, public lane way network and urban spaces will be delivered that are integrated into the city fabric.

- It will be connected to multiple streets in the surrounding context including Miller Street, Berry Street, McLaren Street, Harnett Street, Walker Street, Denison Street and Little Spring Street.
- An assembly of lower-scale buildings at the plaza edge will be created. These will relate to a human scale and respond to surrounding conditions.
- Natural and cultural heritage will be celebrated, especially through the physical expression of Miller Street and integration of historic buildings with sensitive expansions.

Ensure built form is an exemplar of environmental and design quality

A high-quality, safe and comfortable space will be created, one that features:

- Maximum solar access, especially during lunchtime hours and ate afternoon;
- Weather protection along key paths of circulation;
- Protection from wind;
- Places to sit, eat, interact and relax;
- The possibility of some soft landscape and shade trees; and
- High environmental rating standards.

Realise a commercial return for council lands|

Council is the owner of a significant portion of land within the masterplan area.

It is necessary for council to realise an adequate return on these land holdings to enable delivery of public facilities, open space and local government services in line with the Community Strategic Plan directions and Council's obligations to residents and workers.

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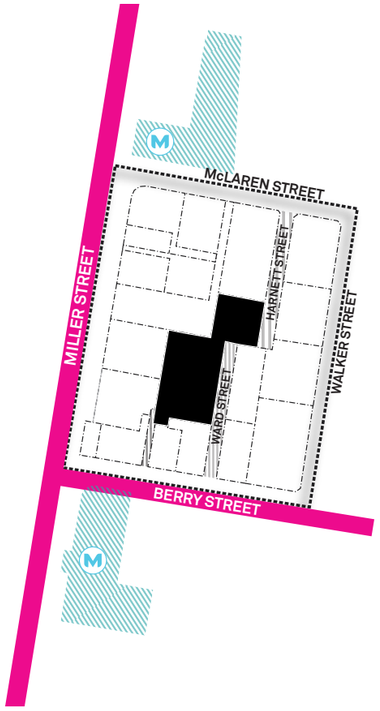
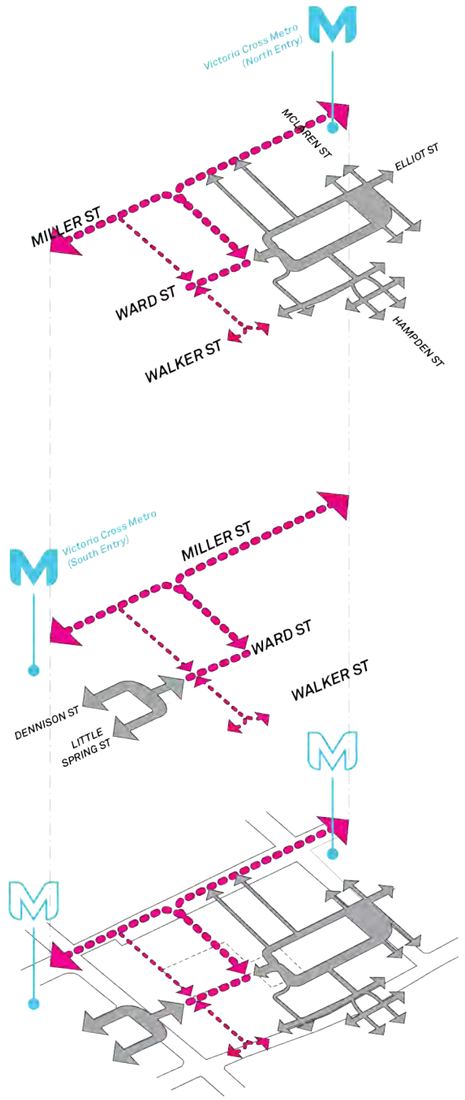
FROM CARPARK TO NEIGHBOURHOOD TO DESTINATION



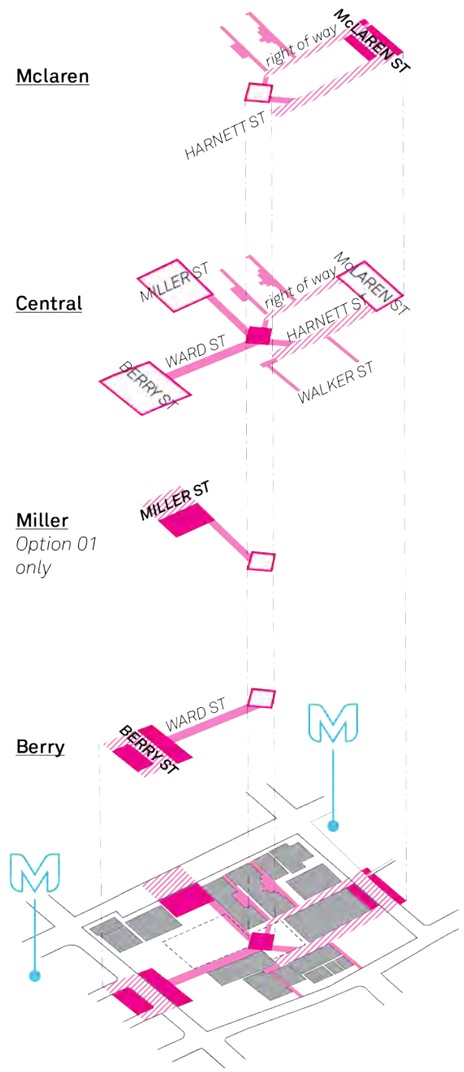
Existing Council Land

3,955m² of land in Council ownership.



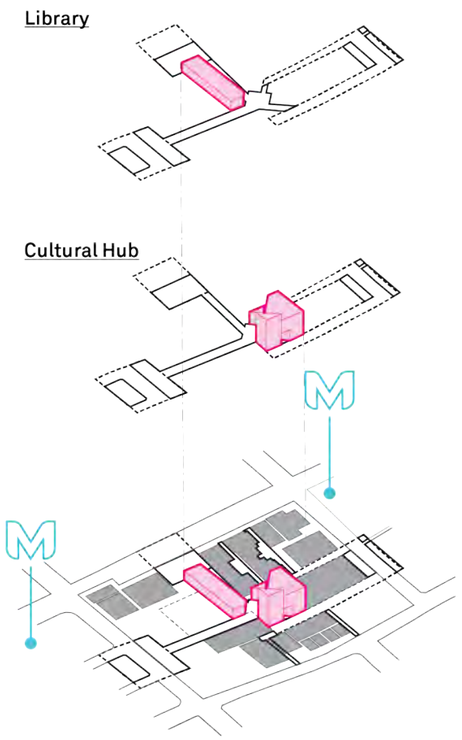
Pedestrian Network

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



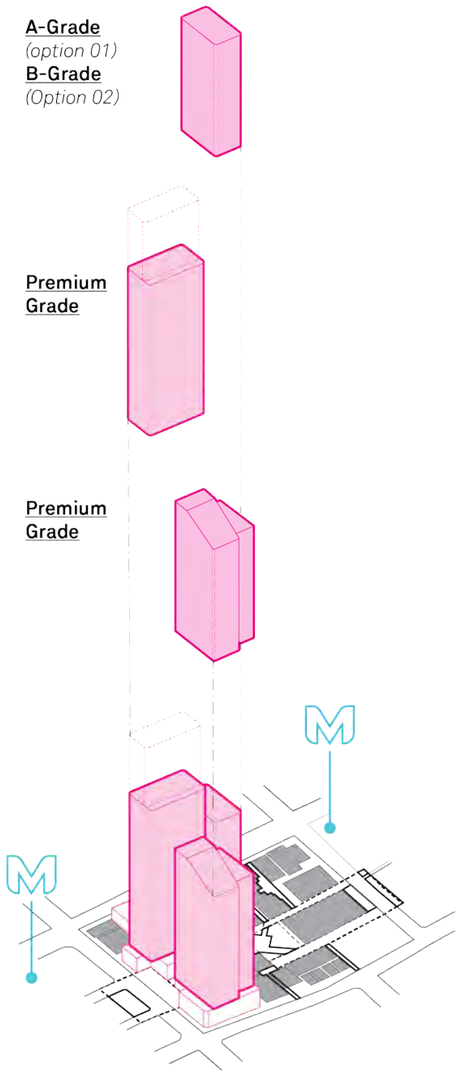
Open Space
(68% of existing council site area)

2,700+ m² of dedicated parks, plazas and pedestrianised street to be provided within the precinct.



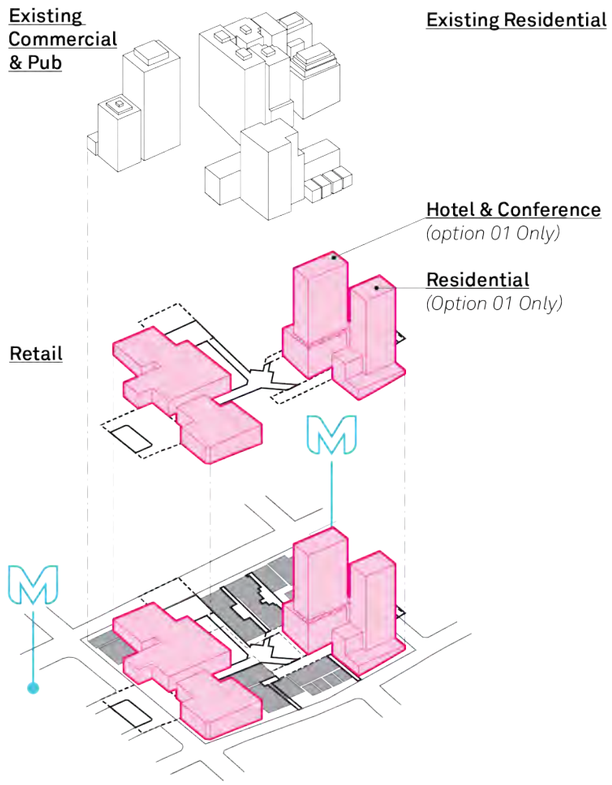
Community Facilities (120% of existing council site area)

4,750 m² of new Council owned community spaces comprising a mix of cultural and library uses to be provided within the precinct.



High quality employment floor space

155-185,000 m² of premium and A grade commercial floor space which means space for up to 9,250 new workers supporting local business.



Diversity of Uses

42-120,000 m² of mixed uses including community facilities, hotel and retail to promote a vibrant, accessible and inclusive precinct throughout the day, night and weekend.

Option 01 Land use summary
(uplifted sites only)

Retail:	11,785 sqm	(5%)
Commercial:	166,000 sqm+	(74%)
Community:	4,750 sqm	(2%)
Hotel:	27,163 sqm	(12%)
Residential:	15,360 sqm	(7%)

Option 02 Land use summary
(uplifted sites only)

Retail:	9,659 sqm	(5%)
Commercial:	155,000 sqm+	(92%)
Community:	4,750 sqm	(3%)
Hotel:	0 sqm	(0%)
Residential:	0 sqm	(0%)

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2.7 Masterplan Options

In order to deliver much needed public domain and amenity improvements to the North Sydney Centre, Council has been undertaking the Ward Street Precinct Masterplan project. The masterplan was prompted through the upcoming release of a large Council landholding.

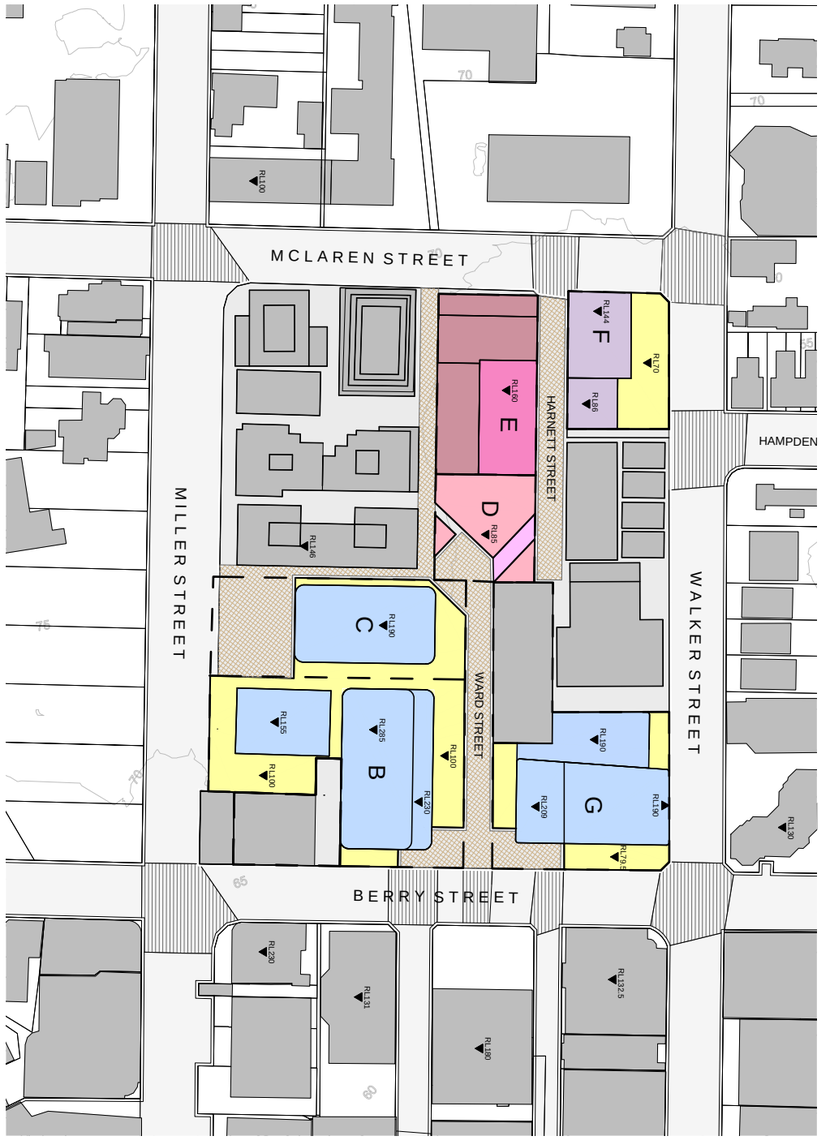
The Ward Street Precinct Masterplan has built upon the first stage and foremost set out to deliver a wider and more comprehensive vision for the precinct which responds to the Stage 1 feedback and revised masterplan area. The further exploration of the area has provided opportunities to ensure that the development potential of all sites has been examined, achieves the objectives of the Greater Sydney Commission North District Plan and takes advantage of the new Metro infrastructure; the potential for different amalgamation patterns has been explored and the relationship to the North Sydney CBD Capacity and Land Use Strategy has been clarified.

It has taken as it's objective the need to reposition North Sydney as a preferred CBD in which to do business, delivering a higher quality of open space and employment floor space than what is currently available within a significantly constrained market.

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

Both options have similar weighting in terms of community use benefits, present significant transformative public domain amenity and have the potential to be staged development, subject to land owner consultation and further design refinement.

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



Masterplan Option 01 - Miller Street Square

Masterplan Option 02 - Central Square

Responding to the North Sydney Public Domain Audit 2015

Identity

_ The Ward Street precinct is unique in the CBD as a result of the existing diversity uses that exist on site.
_ Public space amenity is the single most important driver behind the placement of open space and the subsequent controls on built form to draw the amenity of St Leonards and Civic Park into the CBD.
_ Community uses anchor the public domain and open space.
_ Pedestrian traffic at grade is prioritised with traffic brought into the precinct below the pedestrian priority area and removing/ reducing conflict between necessary transport operations and pedestrian movement.
_ The open space and community buildings provide a platform for events and community expression.

Connectivity

_ Existing through site links are widened and expanded with logical connections that provide open space where links intersect to improve visibility and way finding.

Diversity

_ The public domain is designed to allow for both hard scape and natural planting according to location within the site and access to direct sunlight.
_ The masterplan encourages a diversity of uses that can activate the public realm throughout the day, night and week.
_ The masterplan recognises the heritage buildings within the precinct as cues to the treatment of pedestrian interfaces and street experiences.

Planned Changes and Policy Alignment

_ The masterplan proposes a series of open space investments within the precinct in the context of a wider CBD network to knit together and provide logic to movement through the precinct and city.

Responding to the Community Strategic Plan

Direction 1: Our Living Environment

_ The masterplan options provide an opportunity to increase canopy cover within the CBD and soften the typically hard scape experience of mid-block public realm as well as encouraging rooftop and hard surface greening.
_ The masterplan promotes the use of sustainable energy, water and waste practices through intensification of land use in a location of high amenity which can allow for future precinct wide services.
_ The masterplan plans for new open space to meet the need for passive recreation of workers and residents within the CBD.

Direction 2: Our Built Environment

_ The masterplan removes an existing car park on council's lands to allow for new high quality public open space, pedestrian priority streets, and community facilities within the CBD that give foundation to future development contribution schemes and agreements within the precinct.
_ A diverse land use mix is proposed to maximise activity within the CBD throughout the day, night and week.
_ The existing heritage within the precinct is recognised as a significant asset with opportunities for integration, adaptation and continued use of these buildings that provide character to the pedestrian experience.
_ The use of public transport is promoted through minimising the provision of car parking within the precinct and maximising density next to the new metro station at Victoria Cross.
_ Flexible use of the projected car parking allows for maximised utilisation throughout the evening, night and weekend for North Sydney residents who do not have convenient access to public transport.

Direction 3: Our Economic Vitality

_ The masterplan prioritises the provision of employment lands within the CBD to counter the identified issues of limited prime commercial floor space, erosion of employment lands with residential development and assist in meeting the North District Plan's employment target for North Sydney.
_ The masterplan provides for a mixture of additional retail, hotel, residential uses that can expand the economy of North Sydney's CBD beyond traditional working hours into the evening, night and weekend.
_ The masterplan provide for new community and cultural facilities that can be a destination for the wider community and reinforce the use of the precinct beyond the 9-5.

Direction 4: Our Social Vitality

_ A network of new, Council owned public open space, pedestrianised laneways and community facilities ensure equitable access and social inclusion can be realised within the precinct.
_ The open space network and community facilities allow for Council's existing events and activation programs to be expanded into the CBD and outside of business hours.
_ The existing heritage within the precinct is recognised as a significant asset with opportunities for integration, adaptation and continued use of these buildings that provide character to the pedestrian experience.
_ The new library branch enhances the Stanton Library offer with a new style of library facility that expands services and events.
_ Residential housing within the precinct is to incorporates affordable housing in line with State and Local government policies

Enabling Sustainable Commercial Development

Minimum targets include:
_5 Star Green Star - As Built Office (v3) rating (which is considered 'Australian Excellence')
_5 Star base building rating in operation under the NABERS Energy scheme
_4 Star base building rating in operation under the NABERS Water scheme

End of Trip Facilities

_Separate end of trip facilities for both public and commercial tenant use and integrate into a bike hub with cafe / servicing facilities

Common Loading and Basement Access

Common Waste Management

Community Stratum

A Business Hub

2.8 Response to Stage 1 Consultation

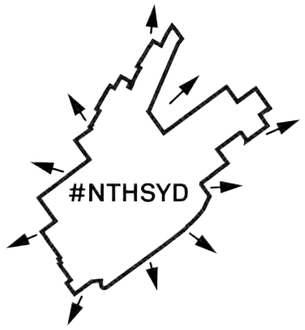
A guiding objective of the Stage 1 Masterplan and Council's Strategic Plan is to strengthen the North Sydney Centre's role as a key component in Sydney's global economic arc and the principle economic engine of Sydney's North Shore.

At the same time, there is the desire that development builds on the existing and evolving assets of North Sydney and that communities are expanded rather than replaced.

The public exhibition of the draft Ward Street Precinct Masterplan yielded constructive advice from the community which was balanced between
a desire to see more development and a desire to restrict development.

The Stage 1 consultation summary provided a series of actions to be refined in the stage 2 work
as follows:

- Investigating alternative site ownership and amalgamation options.
- Considering a larger number of opportunity sites in the precinct, within a defined criteria.
- Providing development clarity for all those sites within the masterplan area.
- Separating east walker street opportunity site into a separate masterplanning exercise.
- Having regard to the North District Plan.
- Ensuring heritage, traffic, residential and commercial amenity continue to be considered.
- Seek further advice on the economic viability of the proposed built forms.

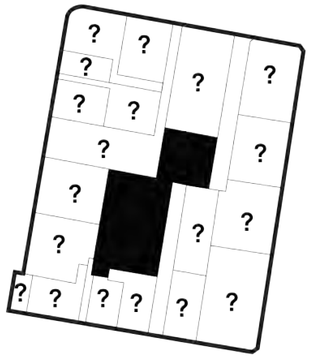


Commercial Outcomes and an expanded centre

As a result of the, Draft North District Plan being released, Council's interim submissions report dated 05 May 2017 identified that there is increased pressure on Council to provide greater uplift of employment lands in order to meet the jobs targets provided for North Sydney.

The report foreshadowed to necessary outcomes for Ward Street and the North Sydney CBD being:

1. Vertical expansion of the CBD is the primary option available to achieve employment targets
2. The extents of the North Sydney Centre boundary were to be reconsidered

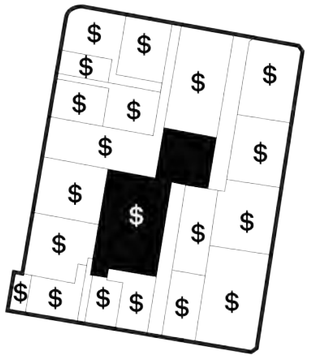


Opportunity Site Selection

Six submissions raised concern over the interaction between the Stage 1 Masterplan and the potential development uplift identified in the Capacity and Land use Study.

This masterplan process has undertaken a fresh reviewed of all sites within the masterplan area and provided a summary of criteria for inclusion or exclusion in the subsequent development envelopes.

Please refer to section 3 of this report for further details.

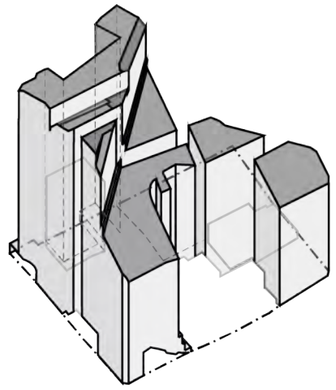


Commercial Viability

Three submissions raised concern that the provided envelopes were too complicated and conservative and therefore not economically viable.

The Stage 2 Masterplan has developed revised envelopes that have been reviewed for feasibility by SGS Economics & Planning with a priority placed on envelopes that can achieve the identified gaps in the office market of North Sydney.

Please refer to section 7 of this report for a summary of the feasibility review.

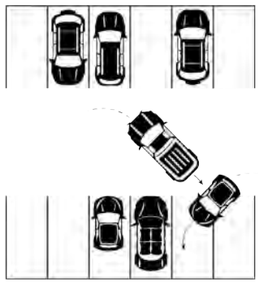


Bulk and Scale

Five submissions raised concern over bulk and scale and three concerned that the envelopes were complicated and conservative.

The North Sydney CBD is constrained by surrounding residential suburbs. Council identified in 2017 that increased height and bulk is to be expected across the CBD as a whole in order to achieve the mandated employment targets.

Whilst a significant increase in height and floor space is projected for the site, the site benefits from significant separation to neighbouring residential areas as a result of the Warringah Freeway and Monte Sant' Angelo Mercy College with the impact limited to CBD lands directly to the south.



Traffic, Parking and Congestion

The submissions received noted that a balance was required between providing access for locals to the CBD, managing congestion along Walker Street as a result of increased residential development and providing a vibrant, pedestrian friendly precinct.

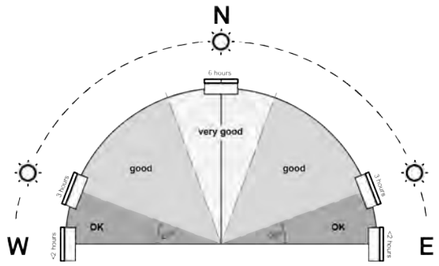
The masterplan has been reviewed by ARUP and advice received as to appropriate car parking rates for the future development and the ability for the precinct to provide flexible use of parking by residents wishing to visit the precinct and CBD outside of business hours.

Please refer section 06 of this report and separate traffic and transport assessment for further details.

Pedestrian Conflicts

The owner of 221 Miller Street noted that the Stage 1 Masterplan did not address the interaction between the basement access ramp into their site and the proposed pedestrian spine.

This has been resolved within the current masterplan to ensure proposed pedestrian deviate around the now constructed car park access.

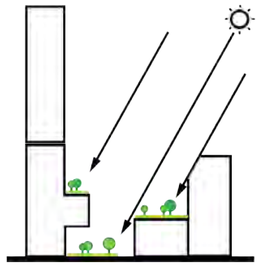


Residential and Commercial Amenity

Various issues of amenity were raised during exhibition relating to solar access, views, wind and acoustic privacy.

Council have noted that impacts are to be expected due to the constrained CBD, introduction of metro and need to deliver increased commercial floor space. The masterplan team has worked with Council to identify sites where there is a heightened sensitivity to any loss of amenity and ensure that a balanced outcome is achieved.

It is noted wind impacts are to be assessed following exhibition of the masterplan options and as a requirement for the assessment of any individual development proposal.

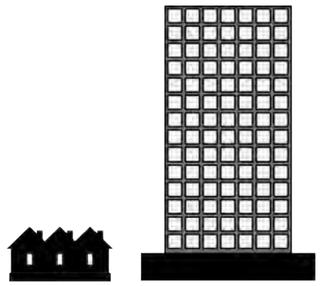


Public Space Amenity

Nine submissions raised concern with solar amenity to open space including:

- the need to maximise and protect solar access to the proposed new public square.
- solar access to open space is important to counter balance increased density.
- protection of solar access to Berry square should be continued.
- protection of solar access to Berry square should not be continued.

It is a principle of this masterplan that all open space is important and the amenity to it should be maximised where possible. Refer to Appendix A for further details on overshadowing.



Heritage Impacts

The submissions on heritage alternated between not allowing heritage significance to limit potential development and ensuring that any increased density did not lead to adverse impacts on adjacent heritage items.

Please refer to Section 03 for further details on the heritage response and strategy contained within the masterplan options.

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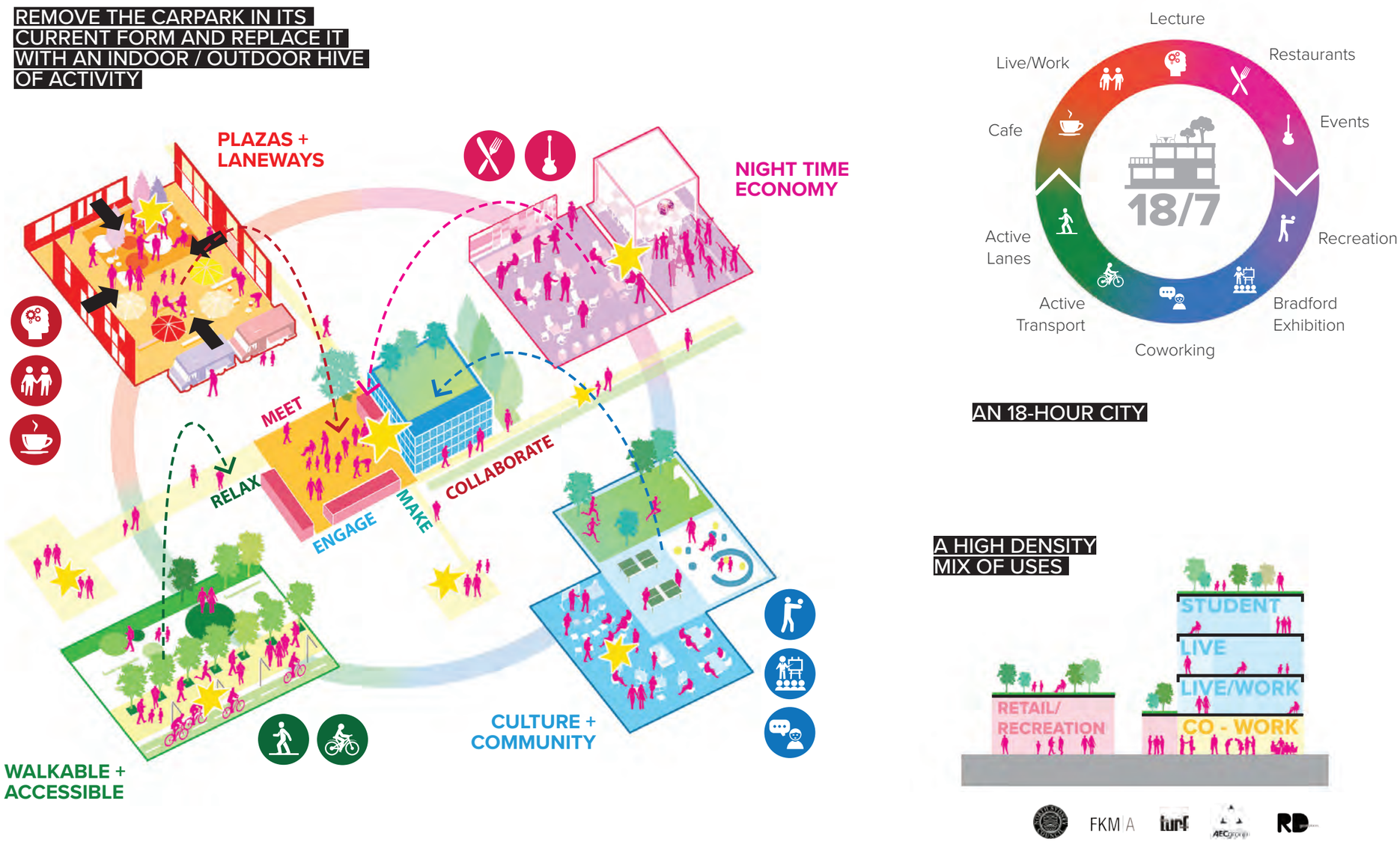
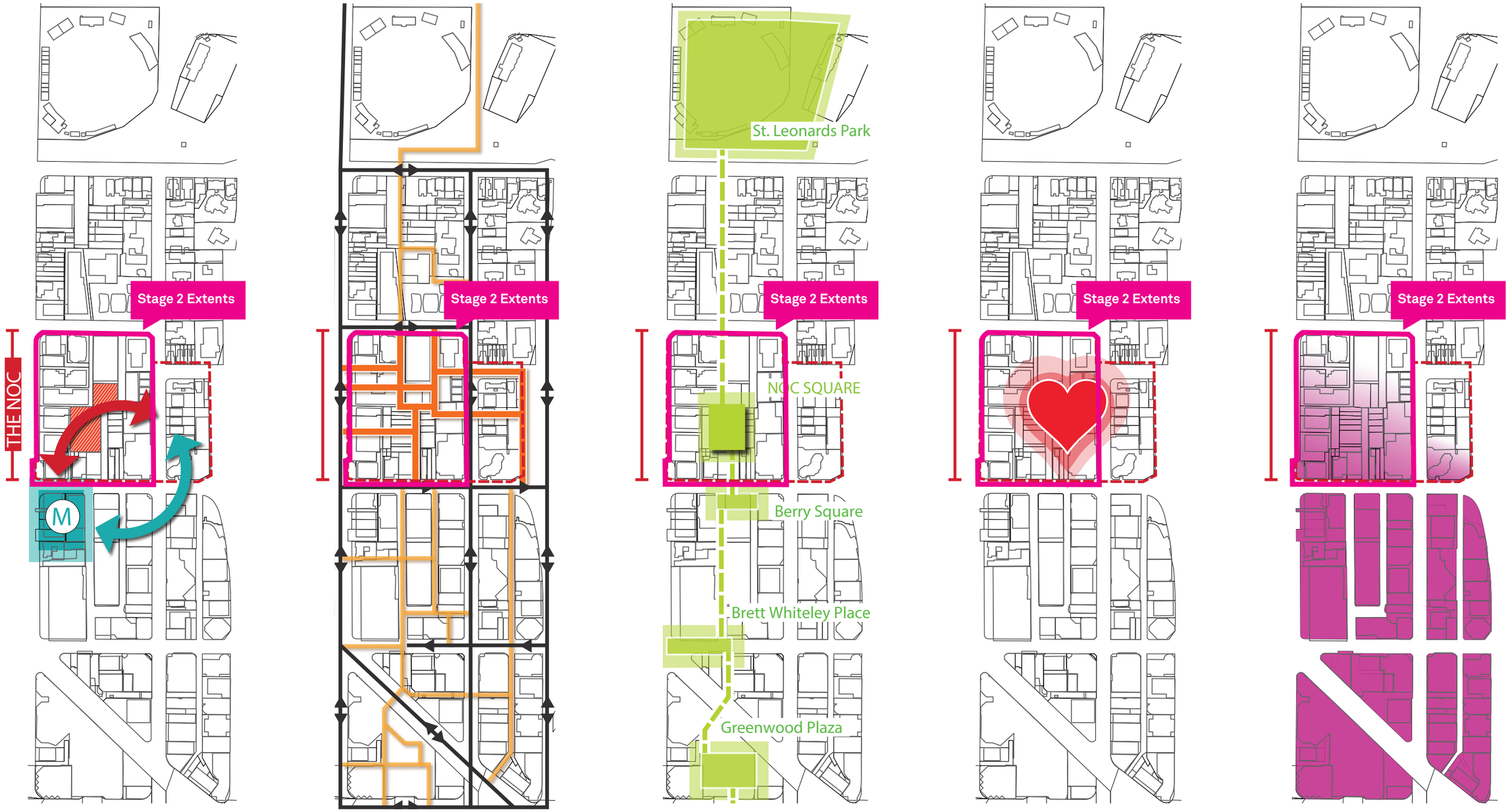
2.9 Consistency with Stage 1 Masterplan

The Stage 2 Masterplan builds upon the Stage 1 work by Roberts Day, FKM and Turf and has integrated and expanded upon the defined place principles on the following page.





1. Integrate with the metro station
   Following the completion of the Stage 1 Masterplan, Sydney Metro released a revised plan for Victoria Cross Metro including an additional entry at the corner of McLaren and Miller Streets. In addition to considering the connections to the new entry, the Stage 2 Masterplan has considered in greater detail the way in which Berry Square can be connected to Ward Street.

2. Complete the pedestrian core
   The principles of a fine grain connected lane way network has been maintained and through further analysis, pedestrianised to the south of the masterplan area.

3. Enhance a public space journey
   The proposed open space network has been further analysed and expanded, placing the fine grain network of mid-block open space in the context of Miller Street as well as providing additional open space options based upon where exceptional amenity can be achieved within the masterplan area.

4. Establish a hub for public life
   The public facilities envisaged under Stage 1 have been given further clarity with a branch library facility and cultural hub provided at the hear of the precinct and with public ownership of the open space network.

5. Strengthen the commercial centre
   In line with Council's reporting following community consultation, the masterplan area has been reconsidered to assess where additional sites can be provided with commercial floor space uplift whilst providing a high quality public domain and with acceptable impacts on other adjacent uses.

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Strategic Context

03

Project name. Photography by xxxxxxx.

3.1 Key Documents

A review of state and local polices has been undertaken to inform the Stage 2 Masterplan.

The Greater Sydney Region Plan released in March 2018 was the result of extensive community consultation of the growth targets and objectives first outlined in 'A Plan for Growing Sydney'. It is the first region plan to be prepared concurrently with 'Future Transport 2056' and 'State Infrastructure Strategy' to align land use, transport and infrastructure that will realign Greater Sydney as three unique but connected cities.

It breaks down Greater Sydney into a series of districts that are the subject of separate, more detailed plans.

Key issues for North Sydney and the Ward Street Precinct include:
- Locates North Sydney within the Eastern Harbour City and Northern District.
- Highlights North Sydney as a major asset of the Eastern Economic Corridor.
- Majority of regional, national international entertainment assets and cultural events are located in Sydney CBD.
- North Sydney is a commercial office precinct that must retain and expand upon the existing employment floor space to support the wider economic strength of Sydney and the Eastern Harbour City.

The Future Transport Strategy sets the 40 year vision, directions and outcomes framework for customer mobility in NSW, which will guide transport investment over the longer term.

Key issues and opportunities for North Sydney and the Ward Street Precinct include:
- New Victoria Cross Metro Station as part of Sydney Metro Stage 2 City and Southwest which provide for greater access to the North Sydney CBD for regional employment.
- Western Harbour Tunnel and Beaches Link.
- Pacific Highway Capacity Constraints to be addressed beyond 20+ years.
- Creating a lane way network that has a pedestrian priority and ground floor active uses with low levels of vehicle access.
- Providing for cyclists through a cycle hub.

The State Infrastructure Strategy 2018 is a 20-year strategy that sets out Infrastructure NSW's independent advice on the current state of NSW's infrastructure and the needs and priorities over the next 20 years. It looks beyond the current projects and identifies policies and strategies needed to provide infrastructure that meets the needs of a growing population and a growing economy.

Key issues and opportunities for North Sydney and the Ward Street Precinct include:
- North Sydney is noted as being constrained for growth and renewal.
- Urban renewal and growth is projected for the south and west of the existing City of Sydney CBD with no further comment on North Sydney.

The District Plans are a 20 year bridge between regional and local planning. They inform local environment plans, community strategic plans and the assessment of planning proposals. The district plans also help councils to plan and deliver for growth and change, and to align their local planing strategies to place-based outcomes. The objectives for North Sydney CBD, as part of the Harbour City straddle the North District Plan and Eastern City Plan.

Key issues and opportunities for North Sydney and the Ward Street Precinct include:
- 15,600 to 21,100 additional jobs to be provided in North Sydney CBD by 2036.
- 3000 additional dwellings to be provided in North Sydney LGA by 2021.
- Introducing new and creative uses in under utilised or hidden spaces.
- Contributing to a vibrant cultural life through innovative and site specific public art installations, both temporary and permanent.
- Legible lane ways with reduced clutter and removable furniture.

The North Sydney Community Strategic Plan identifies the community's main priorities for its future, and plans strategies for achieving them.

As the Ward Street precinct is within the CBD and adjacent to the new Victoria Cross Metro Station, key opportunities include:

- Direction 1.5 Public open space, recreation facilities and services that meet community needs.
- Direction 2.1 Infrastructure, assets and facilities that meet community needs.
- Direction 2.2 Improved mix of land use and quality development through design excellence.
- Direction 2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community.
- Direction 2.4.2 Encourage the use and adaptation of heritage and other existing buildings.
- Direction 2.5 Sustainable transport is encouraged
- Direction 2.6 Improved traffic management.
- Direction 3.1.2 Encourage a diverse mix of businesses.
- Direction 3.2.2 Ensure major infrastructure and public domain design contributes to North Sydney's business needs.
- Direction 4.1.1 Engage and connect communities through place making.
- Direction 4.2 Enhanced arts and cultural programs and facilities.
- Direction 4.8 Enhanced community facilities, information and services.
- Direction 5.2 Council is financially viable.

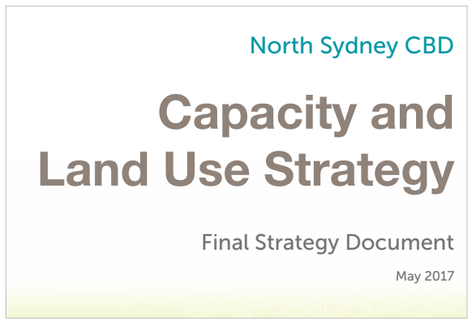
The North Sydney Economic Development Strategy outlines Council's vision for economic development and sets out a coordinated plan and function to facilitate the continued economic growth for North Sydney.

Key issues for North Sydney and the Ward Street Precinct include:

- Lack of A-grade and premium grade office stock.
- Significant, congested traffic flows through the centre.
- Poor pedestrian experience.
- Poor quality public spaces.
- Limited activity outside of business hours.
- Residential encroachment of commercial office centres.

Key opportunities for the Ward Street Precinct include:

- Proximity to world class public transport with excellent connections to the metropolitan area.
- Strategy 1: Encourage new A-grade office stock.
- Strategy 2: Improve amenity of centres for workers.
- Strategy 3: Ensure that planning controls continue to preference commercial office floor space.
- Strategy 9: Support small businesses, start-ups and those working from home.
- Strategy 11: Enhance the role of North Sydney's major centres as focal points for night time activity by targeting entertainment uses.
- Strategy 15: Improve accessibility to all commercial, mixed use and neighbourhood centres.
- Strategy 19: Activate the lane way network of North Sydney CBD.



The North Sydney Centre Planning Review aims to identify and implement policies and strategies to ensure that the North Sydney Centre retains and strengthens it role as a key component of Sydney's global economic arc.

Key issues for the Ward Street Precinct include:

- A 10am to 2pm restriction on additional overshadowing to residential land outside of the North Sydney Centre.
- Continued prohibition of additional overshadowing to land identified as special areas under NSLEP 2013.
- Indicative future height controls for the Ward Street Precinct subject to further development under the precinct masterplan.
- Amend NSLEP 2013 to allow development on commercial sites less than 1000sqm and impose a building height limit of 45m to such sites.

The North Sydney Traffic and Pedestrian Study aims to improve the used experience for pedestrians in the centre, whilst minimising impacts on other mod.

Key issues for the Ward Street Precinct include:

- North Sydney residents and workers have a high proportion of public transport users.
- Pedestrian and cycle environments are generally poor.
- Public open space quality within the CBD is generally poor.
- Miller Street from Pacific Highway to Berry Street has high pedestrian movements due to bus stops with significant congestion.
- Miller Street/Berry Street intersection where pedestrian space is constrained.
- The amount of publicly available cycle storage facilities is insufficient.
- A signalised crossing at the end of Denison Street into the Ward Street Precinct is recommended along with footpath widening.

The North Sydney Public Domain Review is an assessment of the centre's public domain and how it contributes to the experience of the users of the centre.

Key issues for the Ward Street Precinct include:

- The overall look and feel of the centre is dominated physically by the amount of roads and impact of traffic.
- The centre is functional rather than experiential.
- Poor connections, physically and visually.
- The centre's public domain is homogenous in experience.
- The public domain is largely used for commuting.
- Minimal space is designed to attract and retain users.
- Majority of before and after hours activities are located around North Sydney Station and Brett Whitely Plaza.
- The public realm connections between to all sides of the precinct are poor with significant emphasis on:
- Miller Street north.
- Berry Street with Victoria Cross Station/ Denison Street.
- Harnett Street carpark entry.
- Lack of activity, legibility and visibility.

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3.2 North Sydney Economic Profile and Need for Expansion

SGS Economics and Planning have identified in both the Economic Development Strategy and this report that North Sydney Remains one of the top commercial locations in Sydney, but its relative competitiveness has experienced some decline.

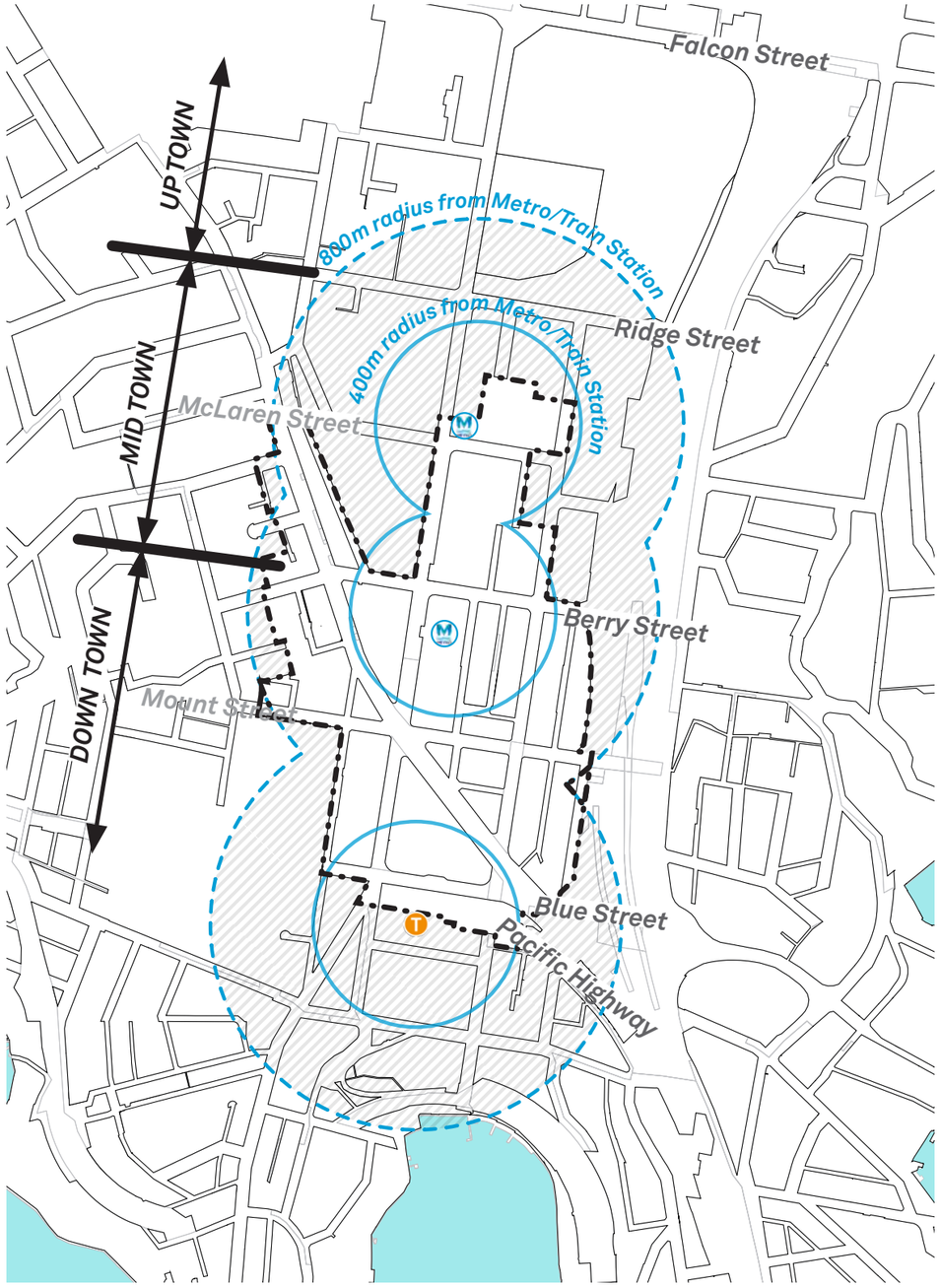
The factors contributing to this relative decline include competition from other centres, general downturn in commercial property during and following the GFC and competition with residential development.

However, Knight Frank (2017) reported that the North Sydney CBD continues to experience a strong level of new investment activity and commercial developments in the pipeline include 100 Mount Street (41,600 sqm), 1 Denison Street (65,021 sqm), 118 Mount Street (21,103 sqm) and the refurbishment of 88 Walker Street (3,064 sqm).

In addition to facilitating renewal of existing CBD sites, Council's Interim Submissions Report dated 05 May 2017 noted the need to investigate expanding the boundaries of the North Sydney Centre.

In developing the Stage 2 Masterplan, the project team has highlighted that North Sydney has the unique benefit of exceptional public transport infrastructure at its heart and unparalleled open space at its edges. The interaction of these two provides cues for how Ward Street could develop in the context of a future CBD experience which includes:

1. Recognise a vibrant and diverse CBD needs to include existing lands with non-commercial uses.
2. Create a CBD that is surrounded by amenity and leverage the existing natural assets of St Leonards Park to the north and Lavender Bay Park to the south.
3. Put in place a long term strategy to bridge over the Warringah Freeway and connect the existing residential suburbs to the east.



3.3 CBD Precincts and Open Space

North Sydney Council are currently developing a Public Domain Strategy for North Sydney concurrent to the Stage 2 Masterplan.

Whilst some coordination has occurred between the projects, the stage 2 will be completed in advance of the strategic open space plan.

To correctly position Ward Street the stage 2 work has expanded on the initial Roberts Day analysis to define 3 types of existing open space in North Sydney that make up the mid-block network:

- Parks with varying degrees of passive/active recreation
- Plaza's for lunch time worker amenity
- Plaza's for pedestrian connectivity across blocks/major roads

There is a fourth emerging type focused on events and activation that is latent in the occasional uses of Greenwood Plaza and the current masterplan for Brett Whitely Plaza.

Parks are reconnected to Miller Street whilst the other spaces are mid-block and stitched together by a fine grain street and lane network.

This network of edge block connectors, mid block event spaces and Miller street parks provides a future consistency and legibility for an expanded North Sydney that allows for each precinct to be uniquely developed.

Square (Connectivity)	Square (Lunchtime Amenity)	Plaza (Events)	Park (Active/Passive Recreation)
			St Leonards Park
Stadium Square			
			Civic Park
		Future Square	
Future McLaren Square			
		Future Ward St Square	
			Future Miller St Square
Berry Square	Berry Square		
	Brett Whiteley Place		
Elizabeth Plaza			
Greenwood Plaza	Greenwood Plaza	Greenwood Plaza	
			Lavender Bay Park and Wendy Whiteley's Secret Garden

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Site Analysis and Constraints Envelope

04

4.1 A Disconnected CBD

As identified in all transport, open space and pedestrian strategies and studies for North Sydney, the CBD has a poor street experience for significant sections of the CBD as a result of the volume of traffic which passes through it.

The Pacific Highway and Berry Street are state roads which are integral to the current way in which RMS manages regional traffic in and out of the Sydney CBD.

With regards to the Ward Street Precinct, Berry Street is particularly blighted as a result of three lanes of one-way traffic heading east and east to reach the Warringah Freeway.

The North Sydney Centre Traffic and Pedestrian Study prepared by ARUP in 2014 identifies the Berry/Miller Street intersection as an existing area of pedestrian conflict as a result of high traffic volumes, signalling that preferences east-west traffic flow and inadequate footpaths for pedestrian queueing.

The combined effect of the Victoria Cross Metro Station and development uplift Ward Street will increase pedestrian/traffic conflict if the prioritisation of road based transport is continued.

Recommendations of the study that influence the Ward Street precinct design include:

- reconfiguring the Pacific Highway northern approach lanes to Berry Street so that more through traffic directed out of the CBD and utilises the highway
- implementing mid-block pedestrian signals at Pacific Highway, Berry Street and Miller Street

These initiatives will prioritise pedestrians within the CBD and better connect the metro and central lane ways precinct from Denison Street to Ward Street and Berry Square.

Masterplan Opportunities

- Prioritise streets within the CBD for pedestrians
- Make at-grade crossings easy and attractive
- Reinforce desire lines between the future metro station, Denison Street and Ward Street
- Provide a mid-block pedestrian connection at Berry Square

4.2 Precinct Road Network and Parking

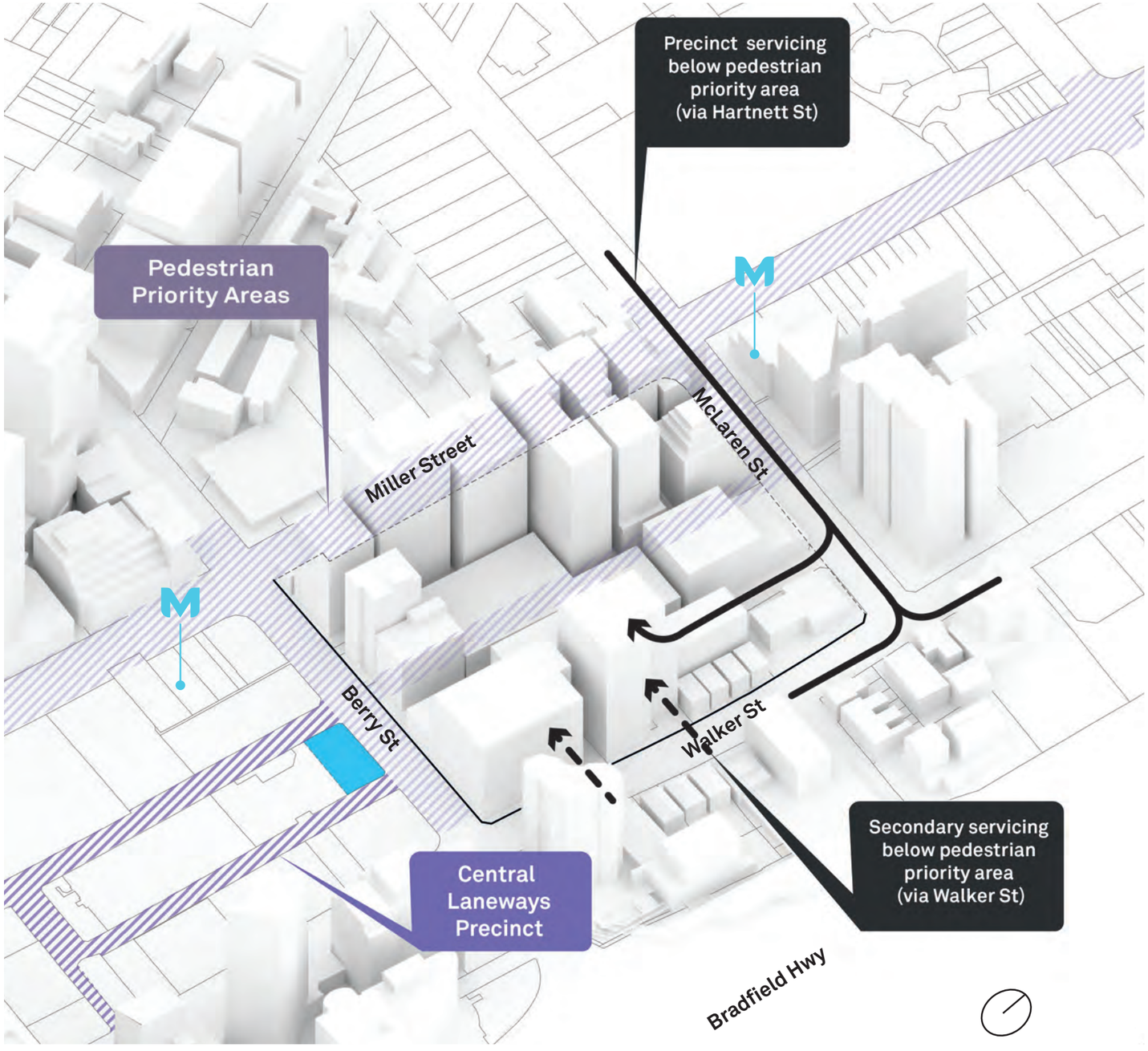
The Ward Street Precinct is located next to the new high capacity public transport metro Metro Station entrances directly to the north and south of the precinct at the intersection of Berry and Miller Streets and McLaren and Miller Streets.

The proximity of metro entries and potential increase in workers and residents will increase pressure on the footpaths and intersections which have limited existing capacity.

Requirements for improving the pedestrian environment include:

- the reduction of parking provisions within the site to the minimum required to ensure viable operations.
- 300-500 (maximum) cars can be accommodated in Harnett Street without additional road upgrades as advised by ARUP.
- Centralise basement access across the Harnett Street carpark site for properties fronting Miller Street to provide pedestrian priority area to Miller and Ward Streets.
- Additional basement access can be provided through Walker Street frontages.
- No street upgrades for car based traffic will be required despite uplift.
- Investigate opportunities to better integrate the Metro station with Ward Street Precinct.

Regardless of the metro, there is a recognised need to encourage the use of the precinct in the evenings and weekends by residents and visitors who do not work within the CBD or for whom use of the metro to access the CBD is not possible. Thus it is a recommendation that public use is allowed of the commercial car parking facilities outside of office hours.



Masterplan Opportunities

- Reduce parking provisions on the site during office hours to minimum
- Consolidate basement access for properties fronting Miller street via the Harnett Street Carpark Site
- Allow for public use of commercial car parking outside of office hours to encourage out of hours and weekend use of the precinct
- Extend the pedestrian priority area of the central lane way precinct to include the Ward Street Precinct and Miller Street

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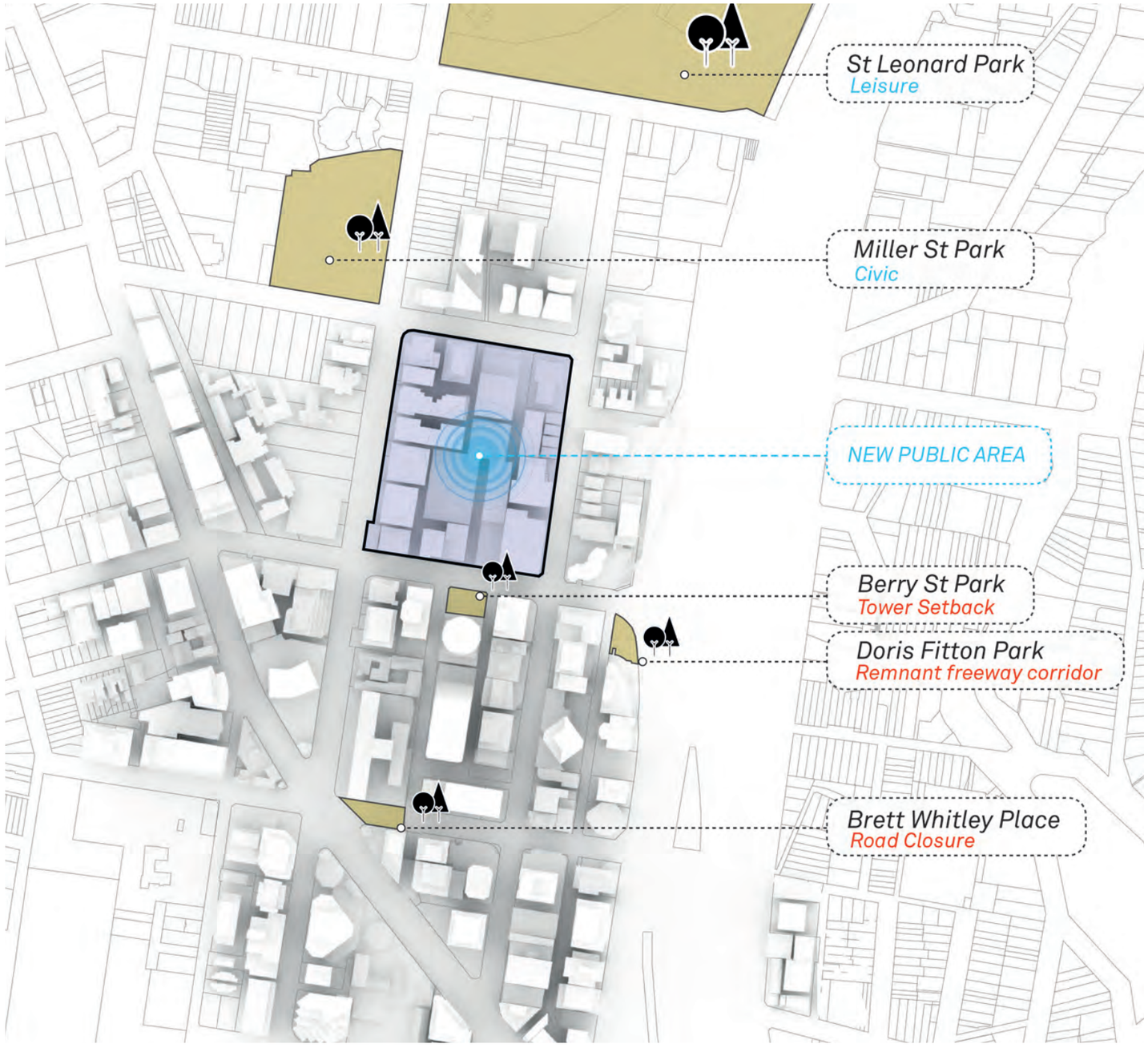
4.3 Opportunistic Open Space Network

The development of the North Sydney CBD throughout the postwar period and up till today has left little provision for public open space within the office core.

The 2015 Public Domain Review by Place Partners noted that *'North Sydney Centre's Public domain does not offer a good pedestrian experience; it is not a place where people want to spend time. The Centre has a huge number of workers during the week who contribute socially and economically to the Centre's sustainability, but outside of these hours the Centre is devoid of people; they do not spend more time than necessary because there is little to on offer and some places feel unsafe at worst and uncomfortable at best'*.

In contrast to the exceptional amenity to be found at Civic Park and St Leonards Park, the majority of public open space within the CBD is overshadowed, functions as a corporate entry or is the result of a road closure.

The poor quality and provision of public space within the CBD are notable factors raised in the North Sydney Economic Development Strategy for why North Sydney is not an attractive location for business.



Masterplan Opportunities

_Provide open space that is generous, well designed and located to enhance use throughout the day and week

_Prioritise solar access to public space

_Ensure public space is well defined and safe to use throughout the day and night

_Use high quality public space as a distinguishing attribute for the precinct within the North Sydney CBD

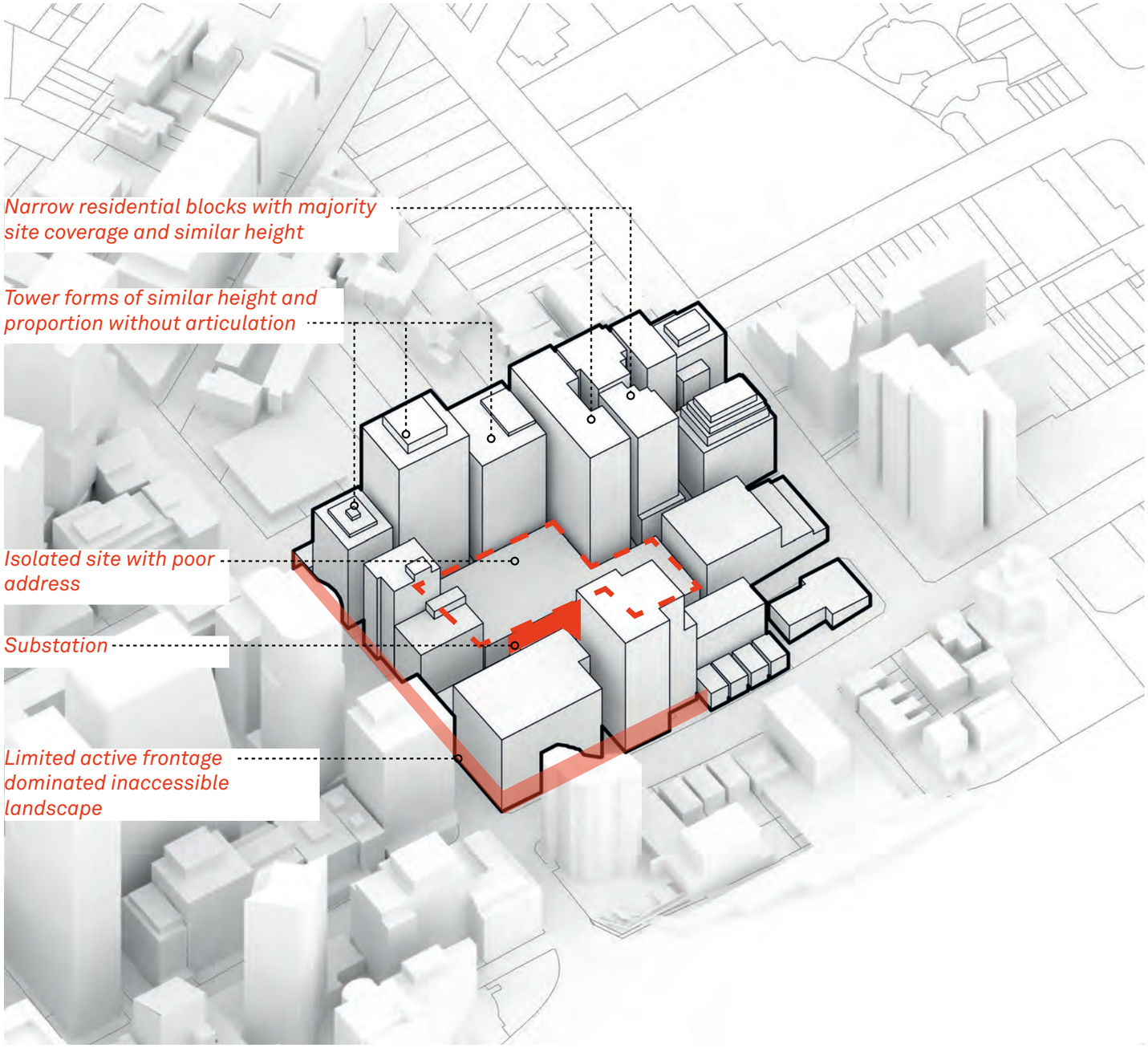
4.4 Existing Development and Site Coverage

With the exception of a small seating area at the southern edge of the Ward Street Car Park adjacent to Bullivant Lane, open space within the precinct is primarily provided by Bullivant Lane, Ward Street, Harnett Street and the Right of Way between 221 Miller Street and McLaren Street.

The developed sites provide little open space with the majority of residential development oriented to East and West as a result of narrow site widths and existing orientations.

There is minimal separation provided between buildings and all sites rely on the Ward Street Carpark and, to a lesser extent, 41 McLaren street for access to light and views.

Council's land holdings on Ward Street currently are isolated from the surrounding area in the centre of the precinct with poor address.



Masterplan Opportunities

_Shift development outcomes to provide spaces with buildings around them instead of buildings spaces between them

_Improve address of Council's site through engagement with adjacent lands

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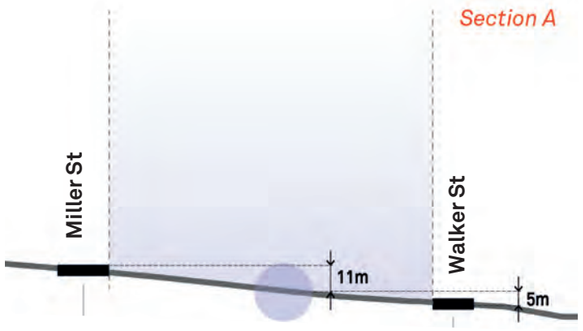
4.5 Existing Topography

The topography of North Sydney is consistent with the wider experience of land surrounding Sydney Harbour that is defined by steep fingers of land with significant frontage to the Harbour.

North Sydney CBD is located to the west of the ridge line with the North/South Streets generally running against the contours as the land falls towards Anderson Park and Milson Park.

The interaction of the street grid with the topography results in an experience that preferences walking towards the harbour and discourages movement north along Miller and Walker streets.

Whilst the topography does not naturally encourage walking, it does provide opportunities for view sharing from West to East and the ability to access precincts at various natural ground levels to create a rich experience of the ground plane.

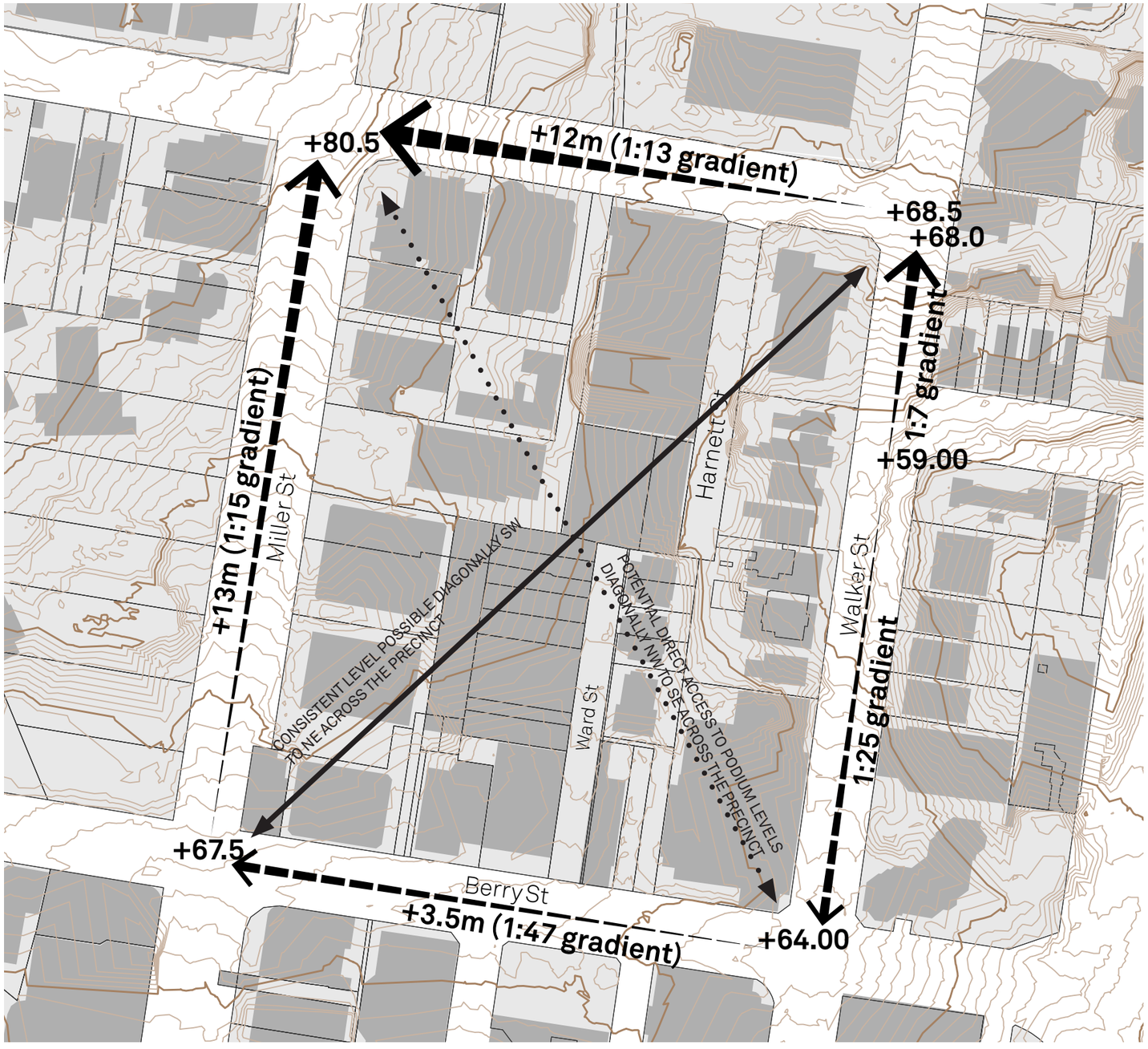


4.6 Leveraging the topography

The topography of the North Sydney CBD steepens through the Ward Street Precinct with a public realm that does not meet requirements for equitable access.

Berry Street, as the main interface with the CBD proper is level and accessible providing for good opportunity for pedestrian access into the heart of the precinct.

The significant level change between Miller, Harnett and Walker streets presents the opportunity for basement access to be relocated away from Miller Street and to occur underneath pedestrian priority areas.



Masterplan opportunities

_Use Ward Street to provide accessible pedestrian access from the Central Laneways Precinct into the Ward Street Precinct

_Use Harnett Street to provide basement access below the pedestrian priority areas of Miller and Ward Street

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4.7 CBD Precincts and Open Space Network

There are generally 3 types of existing open space in North Sydney

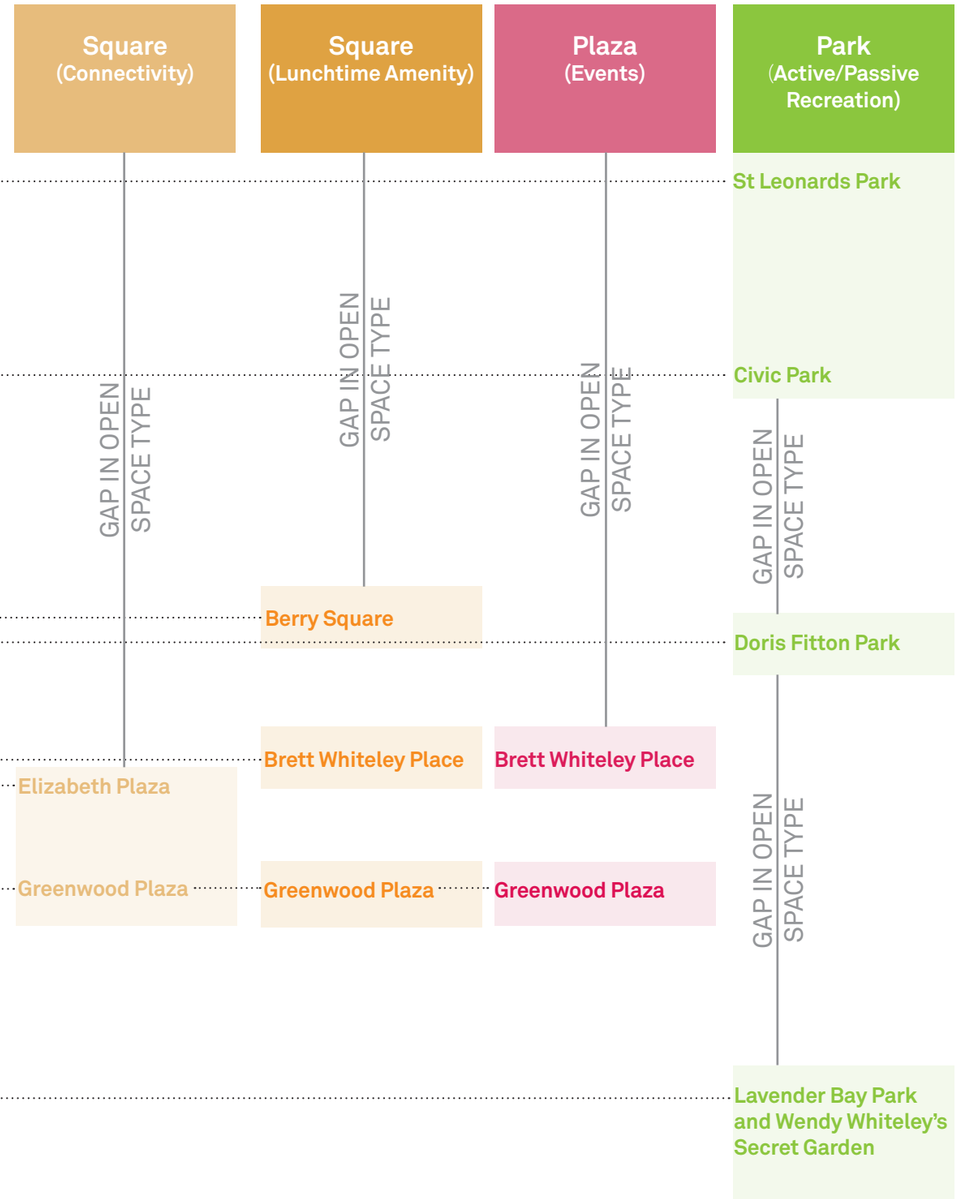
- Parks with varying degrees of passive/active recreation
- Plaza's for lunch time worker amenity
- Plaza's for pedestrian connectivity across blocks/major roads

There is a fourth emerging type focused on events and activation that is latent in the occasional uses of Greenwood Plaza and the current masterplan for Brett Whitely Plaza.

Broadly speaking, parks are related to and front Miller Street whilst the other spaces are mid-block and stitched together by a fine grain street and lane network.

The network is inconsistent and as noted in 3.3 above, largely opportunistic.

In developing the Ward Street Precinct, the opportunity exists to formalise this network of spaces to connect the precinct across the dividing road network and provide a legible open space network throughout the core.



4.8 New public open space opportunities within precinct

An important outcome of the initial Stage 1 design of the Ward Street Precinct is the interest registered by land owners to contribute to future public realm in return for additional floor space.

This interest opens up possibilities for a substantially expanded public realm within the precinct.

- Basement Carpark Entry
- Commercial Lobby Entrance
- Residential Lobby Entrance
- Commercial / Serviced Apartment Lobby Entrance
- Pedestrian Link
- Active Retail Frontage
- Potential Integrated Ground Plane Public Domain, Commercial and/or Community Outcome Potential (as listed within Council brief)
- New Passive Open Space and Integration with Surrounding Public Domain Initiatives

Masterplan opportunities

_Increase east/west permeability

_extend and connect the pedestrian priority areas of the central laneways precinct into the Ward Street Precinct

_remove pedestrian/driveway conflicts along Miller and Berry Street

_provide significant new open space through reconfiguration of built form within the precinct

_Allow for future mid-block crossing at Berry Square

_Resolve pedestrian/driveway conflict along the Right of Way between 221 Miller Street and McLaren Street

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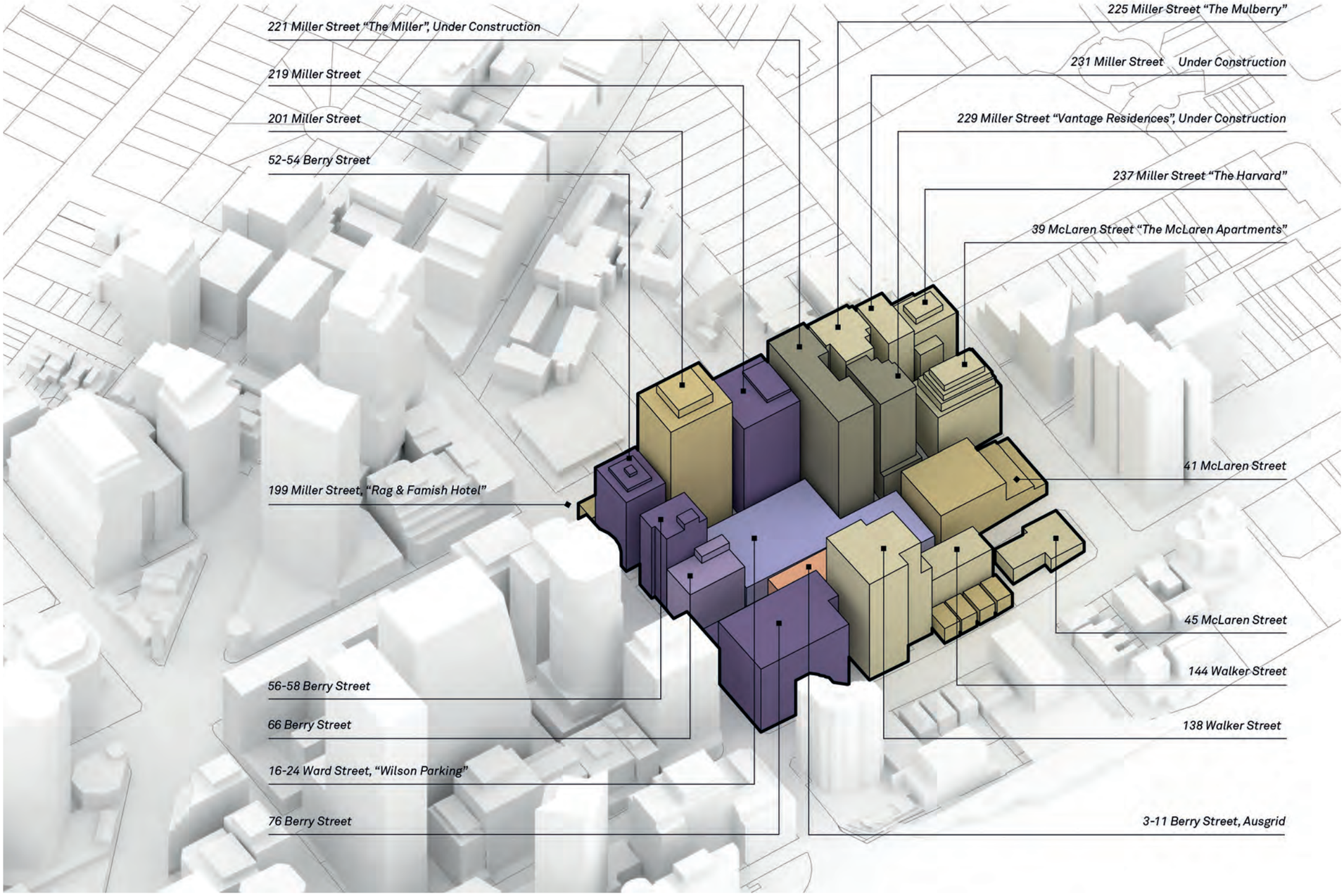
4.9 Constraints Envelope Explanation and Existing Uses on site

In defining appropriate zones for development, the masterplan process has developed a 'constraints envelope' which defines a maximum zone within which development can occur whilst maintaining acceptable levels of impact on the surrounding areas.



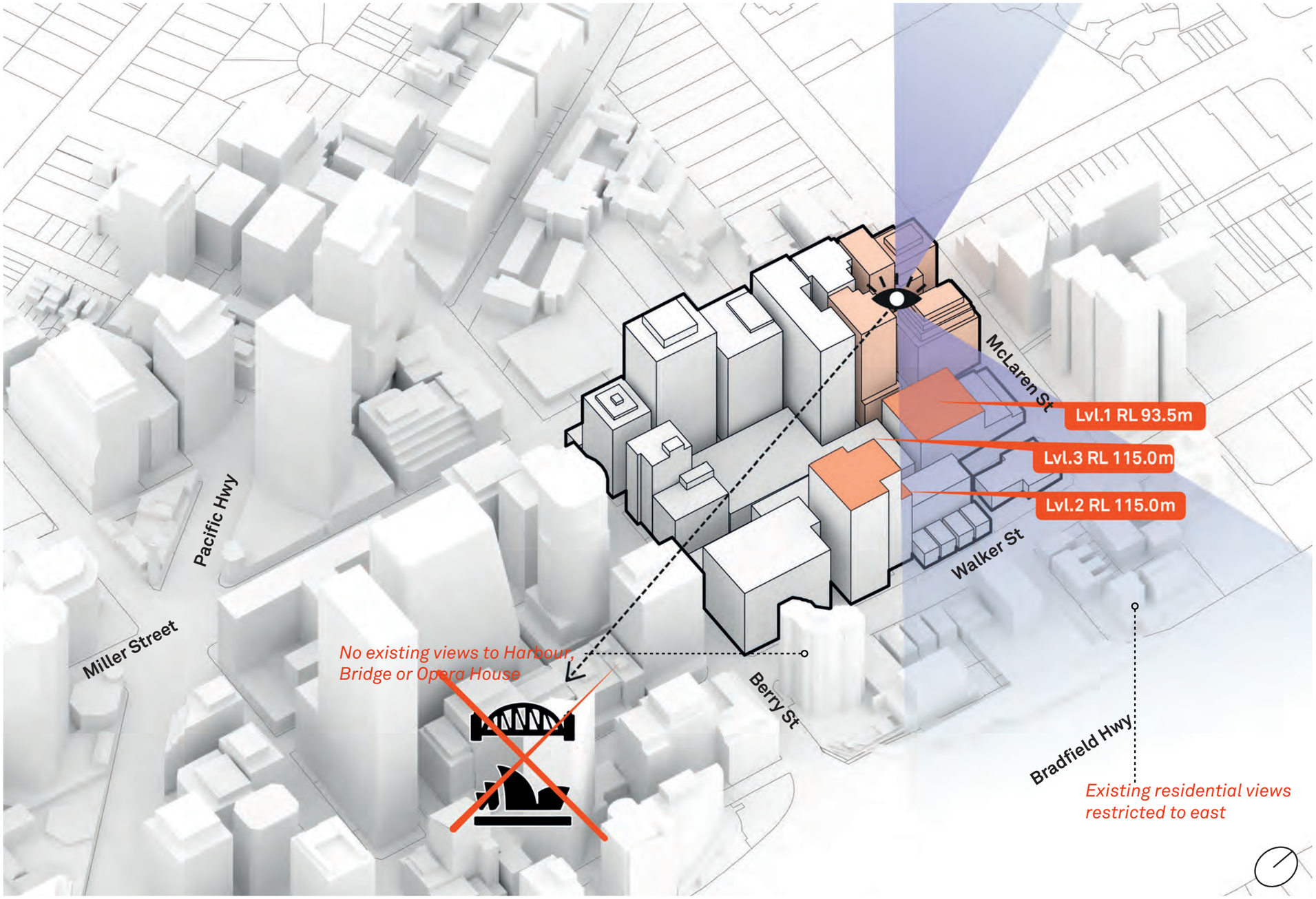
- Residential Strata Schemes
- General Protected Building (Heritage)
- Under Construction
- Carpark - Council Site
- Commercial Strata Scheme
- Single Ownership Building
- Ausgrid Buildings

4.10 Views over site

The height of existing buildings to the south of the precinct mean that there are no existing views of the Harbour Bridge or Opera House available to existing residents of the precinct

Views of the Harbour are restricted to the east and only over the top of existing buildings at 41 McLaren Street.

This allows for new development without compromising existing views of the Harbour Bridge or Opera House.



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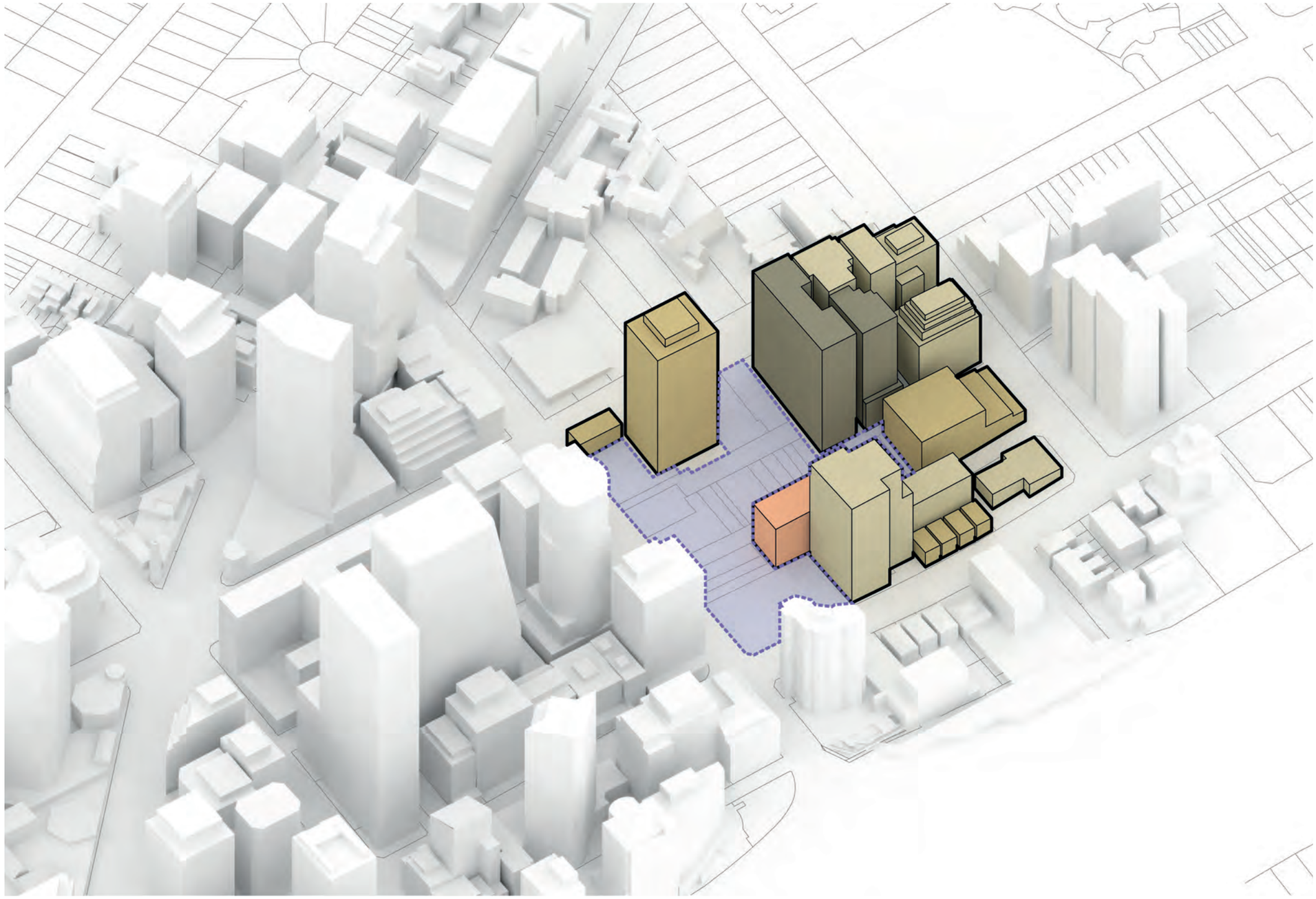
4.11 Constrained Sites — Unlikely to Change

When assessing which sites are unlikely to redevelop in the near future and therefore, not included in the core masterplan area, existing strata residential developments, heritage buildings, infrastructure and sites currently under construction were excluded from the masterplan.



- Residential Strata Schemes
- General Protected Building (Heritage)
- Under Construction
- Carpark - Council Site
- Commercial Strata Scheme
- Single Ownership Building
- Ausgrid Buildings

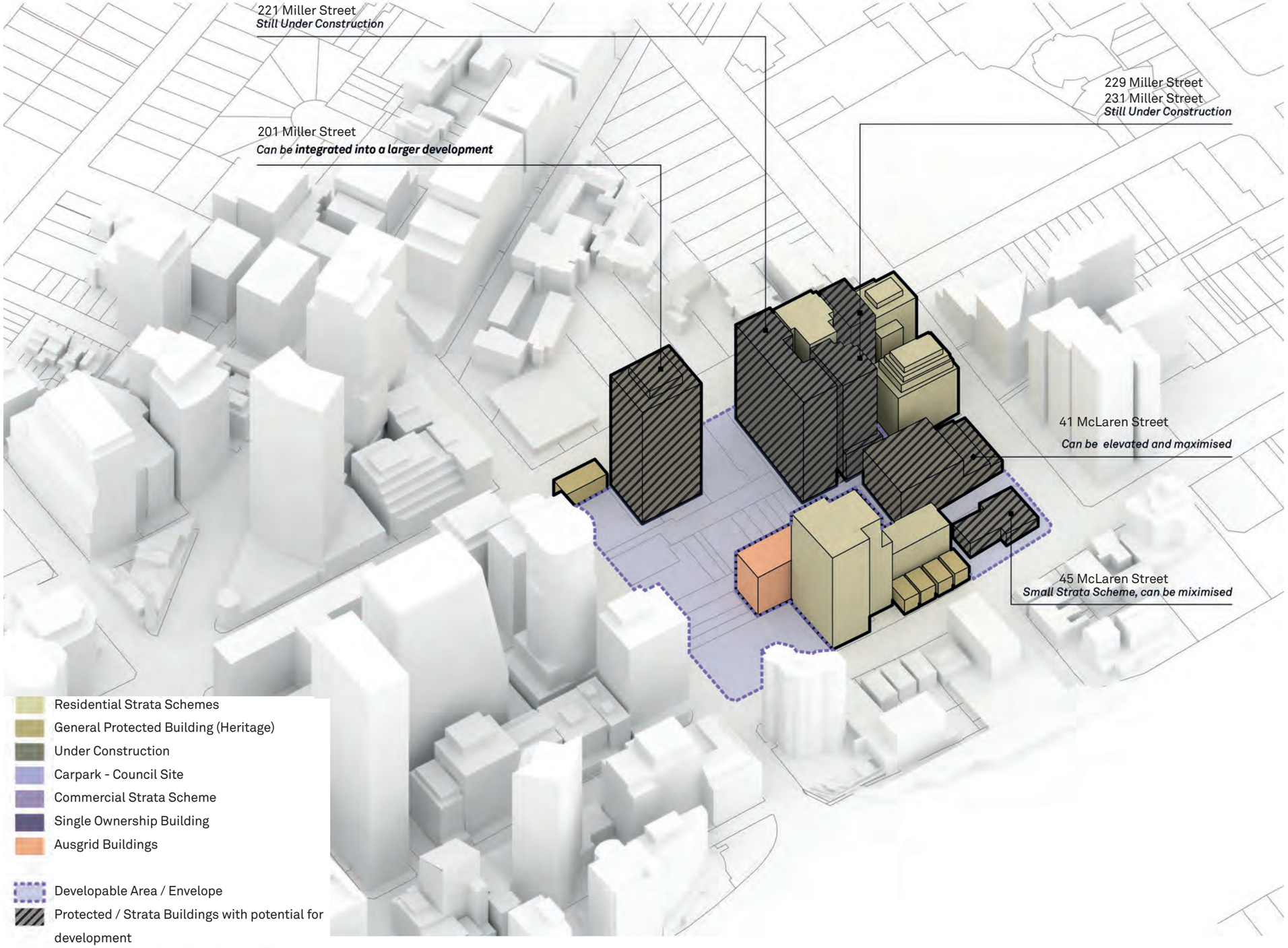
- Developable Area / Envelope

4.12 Constrained Sites — Potential to Change

Further investigation showed that some of the 'unlikely to change' sites could contribute to the delivery of integrated development and public domain outcomes including:

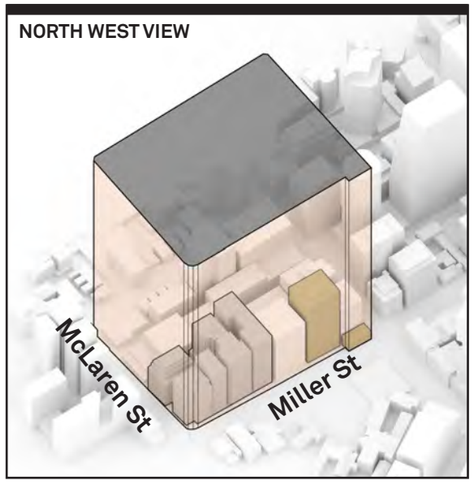
- 201 Miller Street: Heritage building whose current owner is an institutional investor with other landholdings within the precinct. There is scope for the heritage building to be refurbished and integrated into a larger commercial development.
- 221, 229 and 231 Miller Street: Sites are currently under construction. These site have been assessed as being able to contribute limited public realm benefits to the wider precinct. Additional height has the potential to negatively impact on the precinct public realm.
- 41 McLaren Street: Heritage building which is the subject of an unsolicited planning proposal for significant residential development. Subject to achieving adequate public realm and building separation outcomes, there is scope for the heritage building to be refurbished and expanded with a sensitive extension.
- 45 McLaren Street: This site, whilst strata owned has a relatively small number of owners which makes redevelopment possible subject to incentives for development uplift.

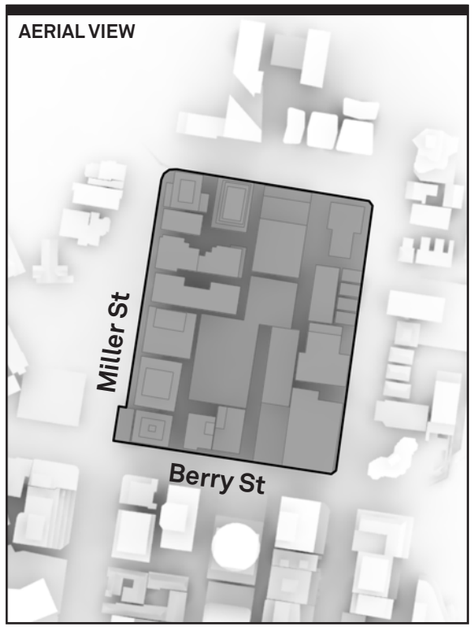
225 Miller Street is small and landlocked by current construction sites. In the absence of larger amalgamation and the provision of significant public realm improvements, this site is not deemed capable of contributing to the future of the precinct in its current form.

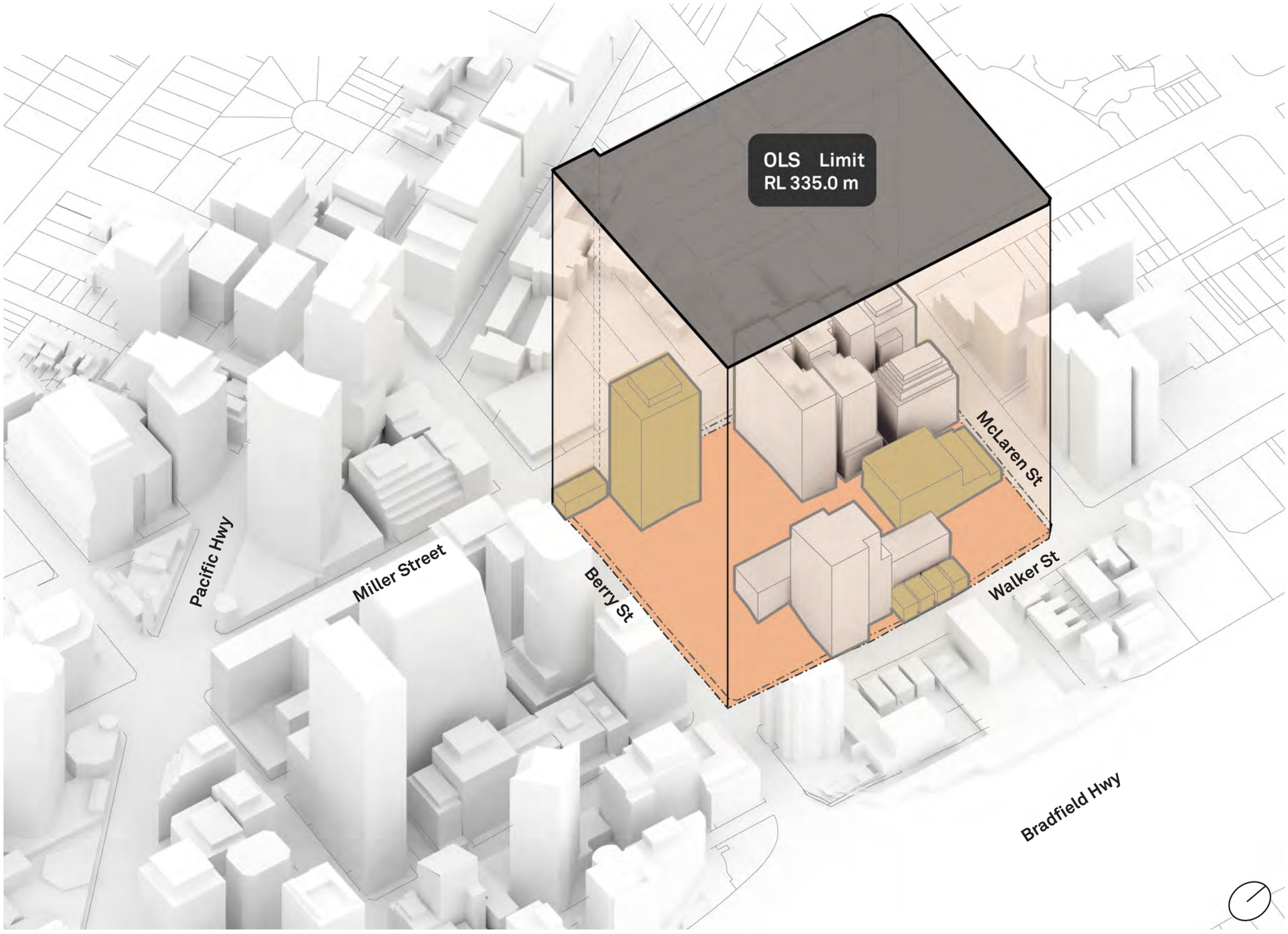


4.13 Maximum Potential Height

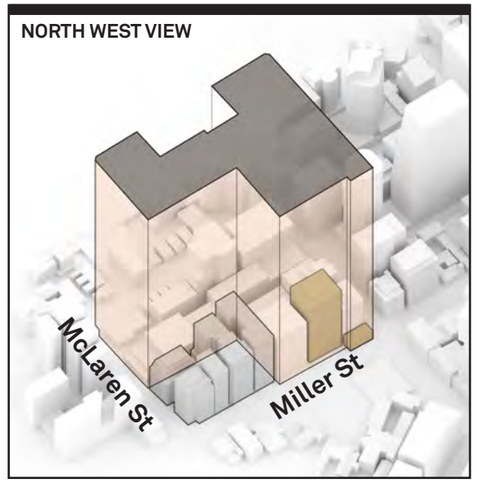
The Obstacle Limitation Surfaces (OLS) are a services of surfaces that set height limits of objects around Sydney Airport.

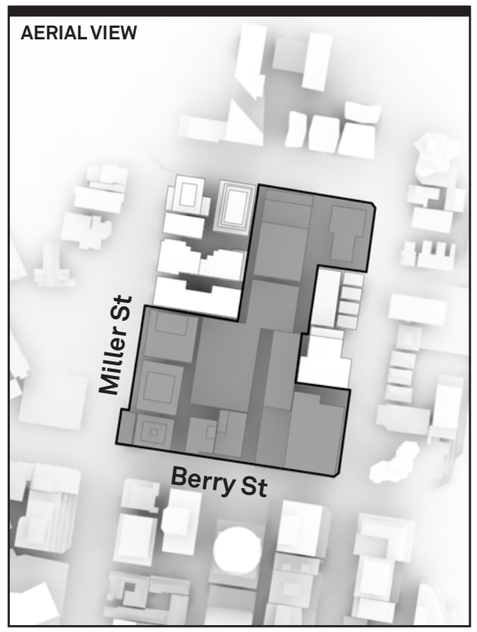


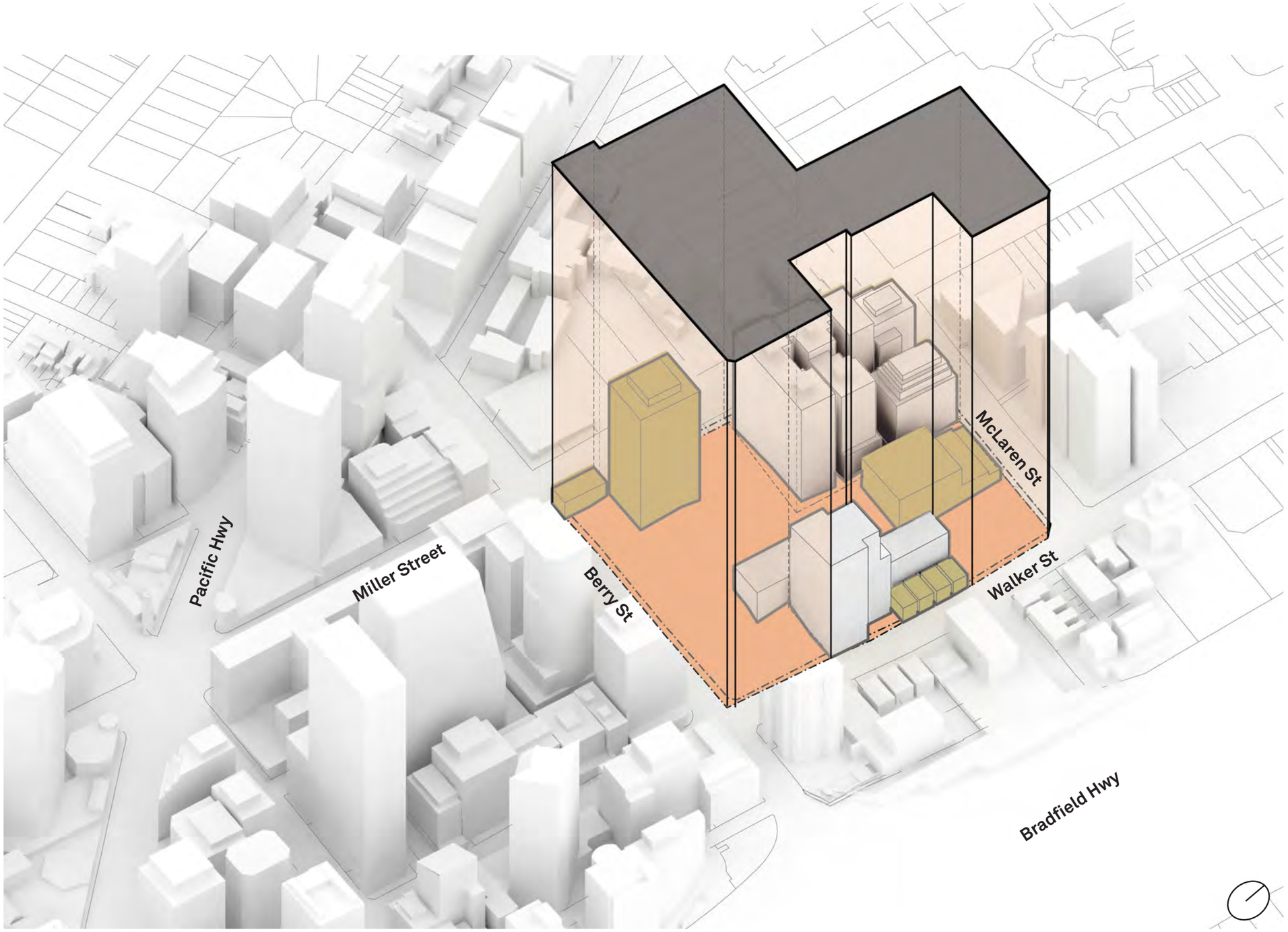




4.14 Sites that are unlikely to change removed

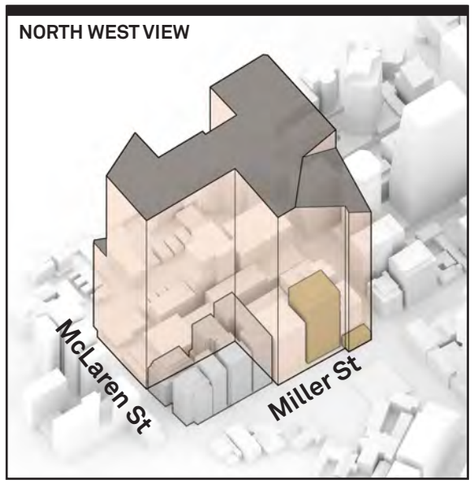




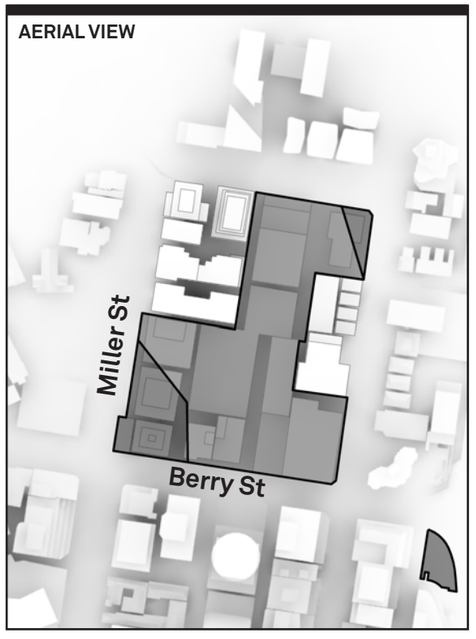


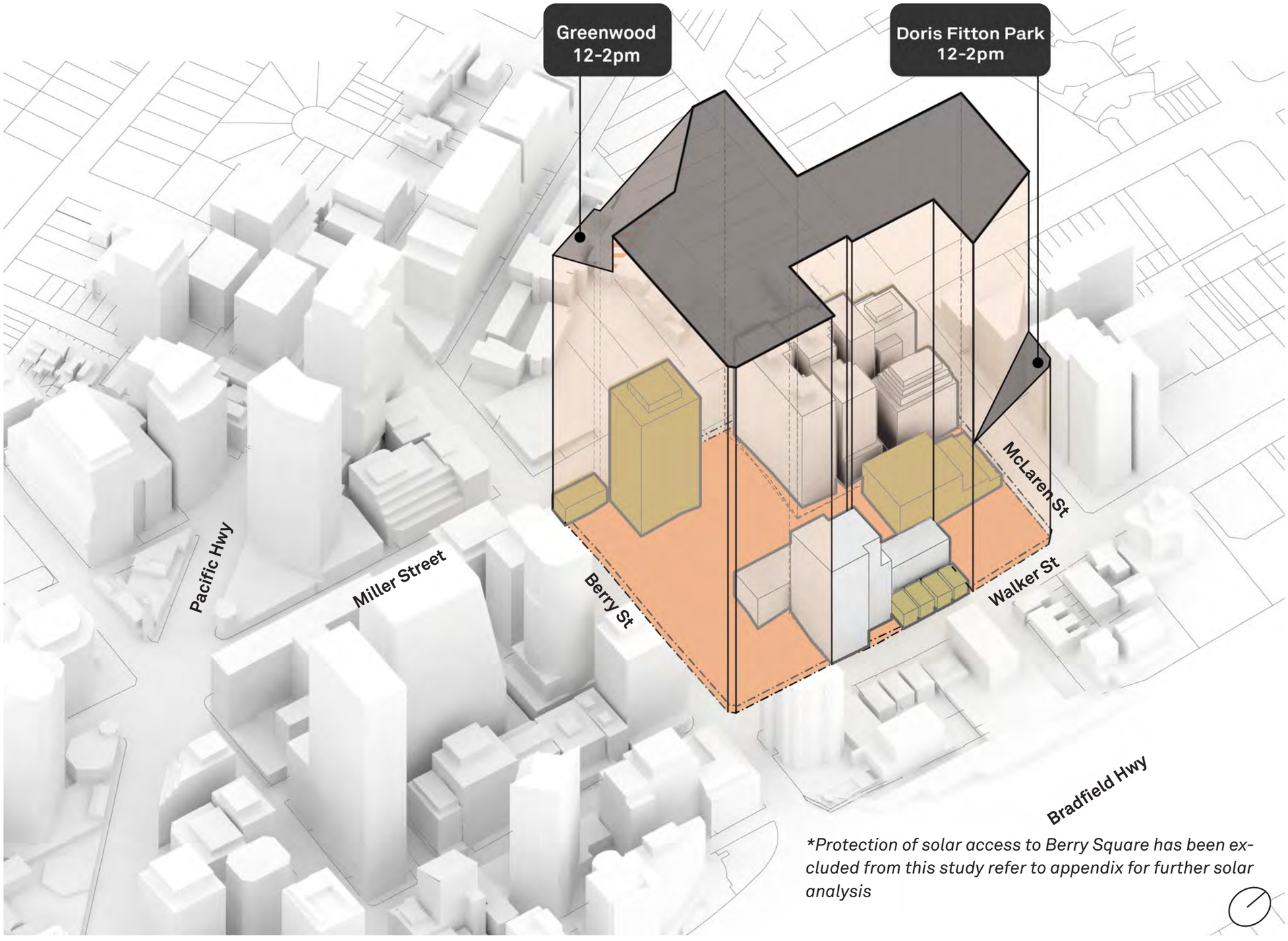
4.15 Protect LEP Special Area Solar Access

NORTH WEST VIEW



AERIAL VIEW

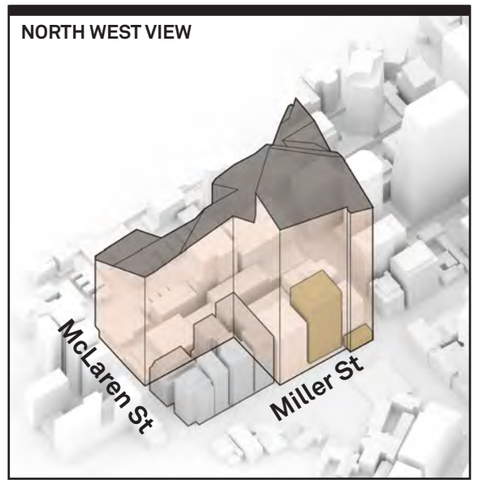




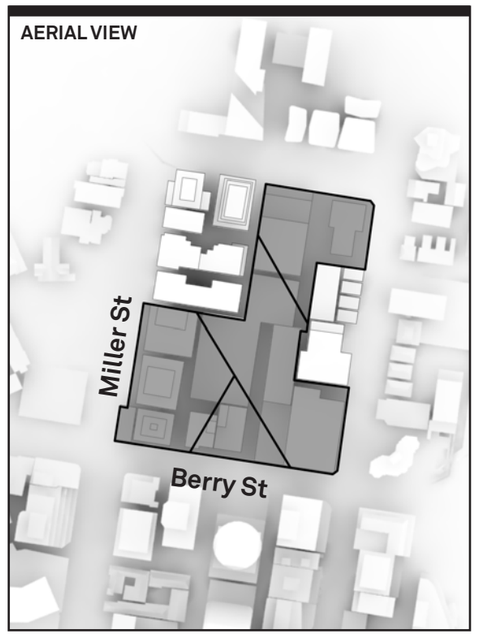
**Protection of solar access to Berry Square has been excluded from this study refer to appendix for further solar analysis*

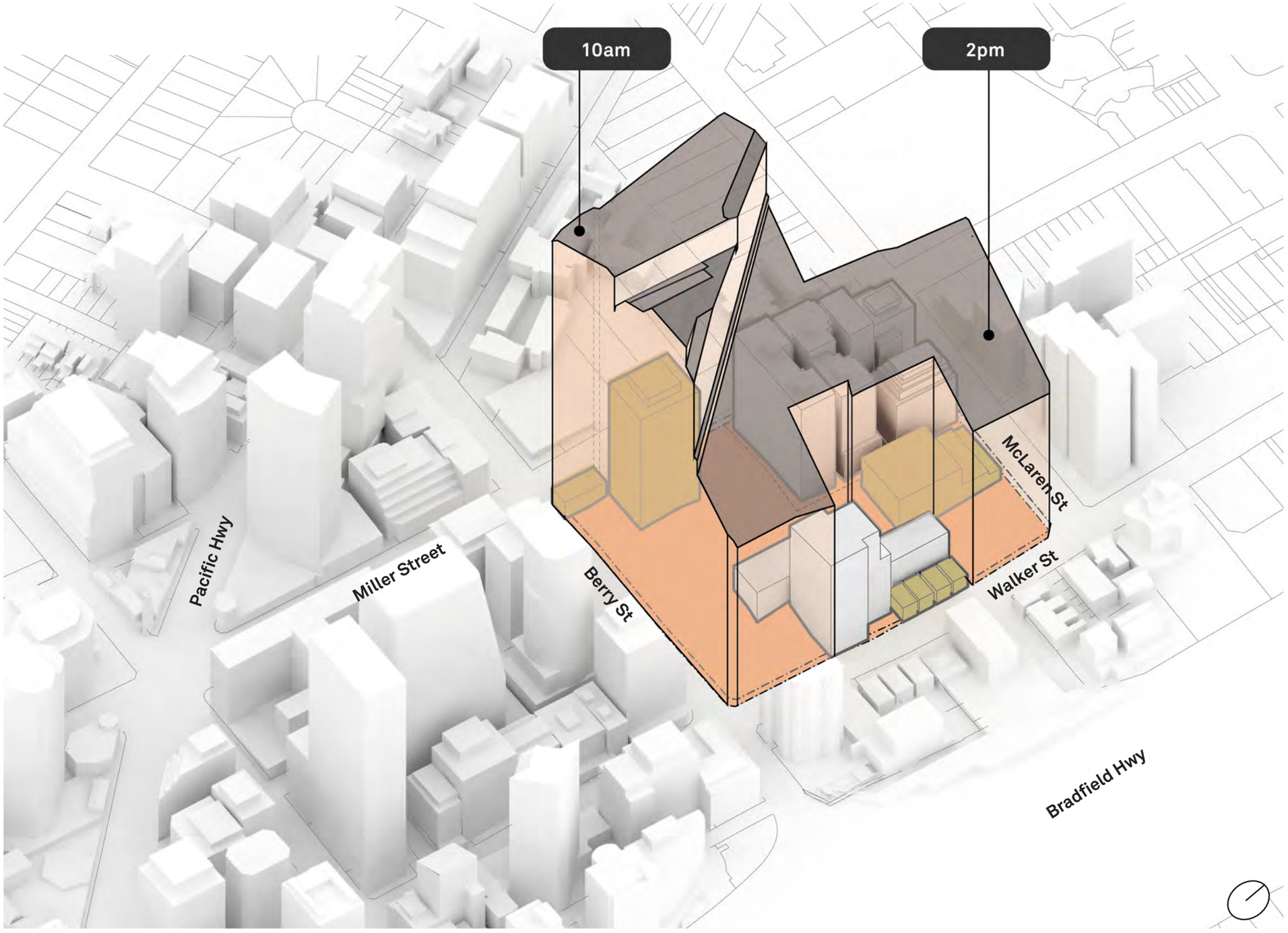
4.16 Protect Solar Access to Non-CBD Residential Properties

NORTH WEST VIEW



AERIAL VIEW





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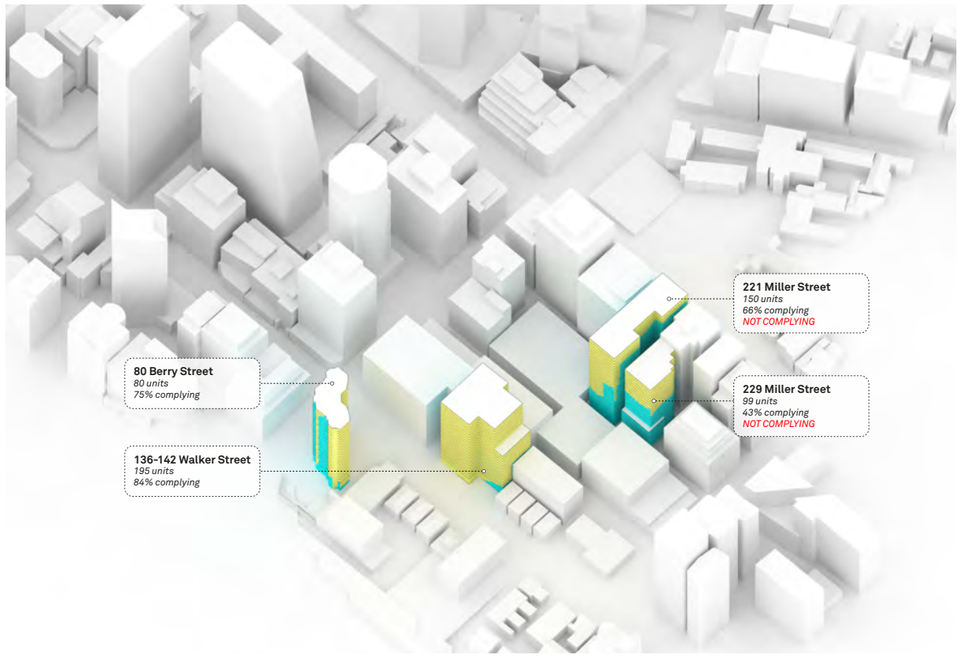
4.17 SEPP 65 Solar Access Provisions and Implications for Ward Street Precinct

The minimum requirement for direct solar access to residential apartments within NSW is setout under Objective 4A-1 of the NSW Apartment Design Guidelines as follows:

Design Criteria

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3 pm at mid winter in the Sydney Metropolitan area and in the Newcastle and Wollongong local government areas
- In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3 pm at mid winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter.

Whilst it is acknowledged that existing levels of amenity will be impacted due to the CBD location and need to deliver increased employment floor space, It is an objective of this masterplan to minimise the loss of solar amenity to existing residential buildings within and adjacent to the masterplan.



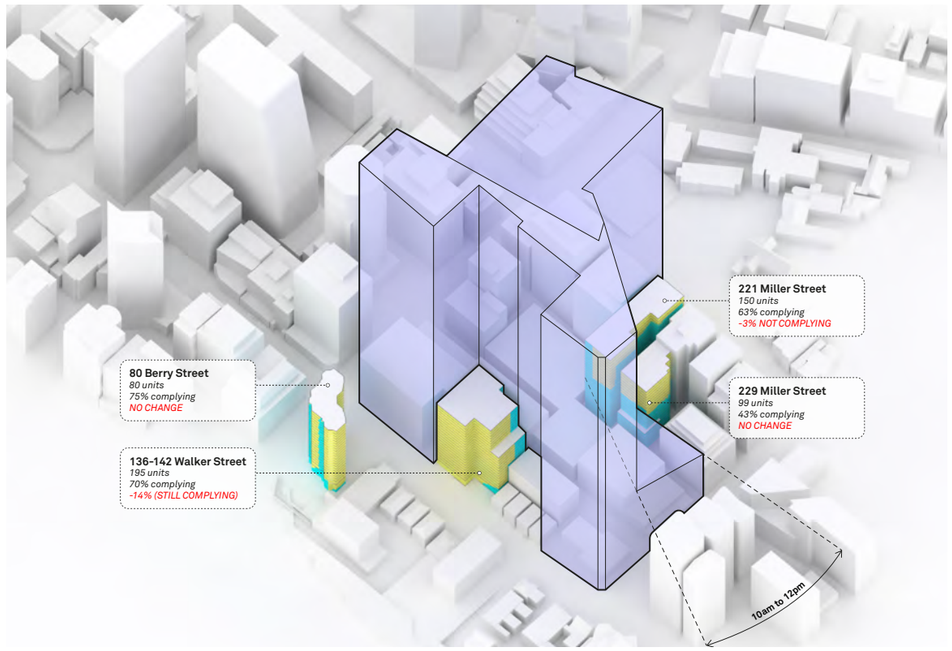


Figure_1.12 229 Miller Street — Approved Plans

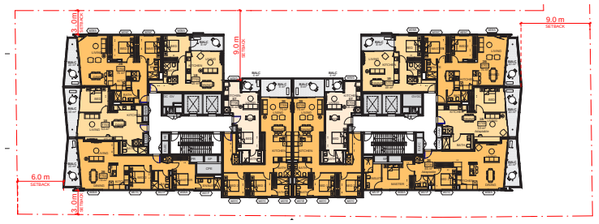


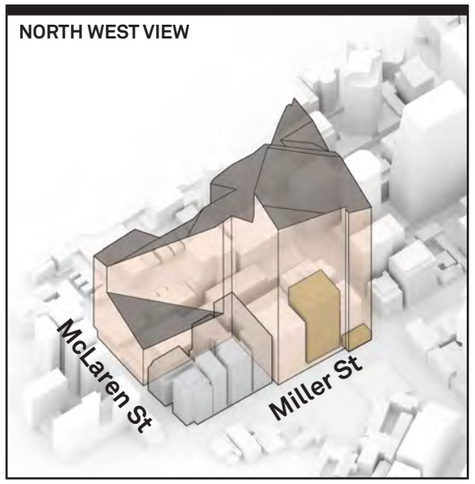
Figure_1.13 221 Miller Street — Approved Plans

Figure_1.14 136-142 Miller Street — Approved Plans

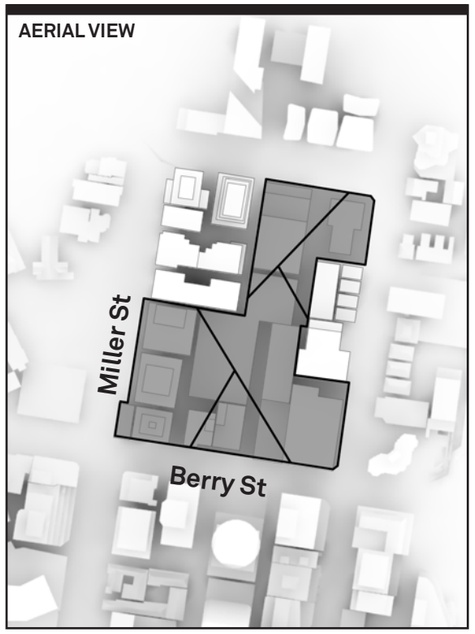
Figure_1.15 80 Berry Street

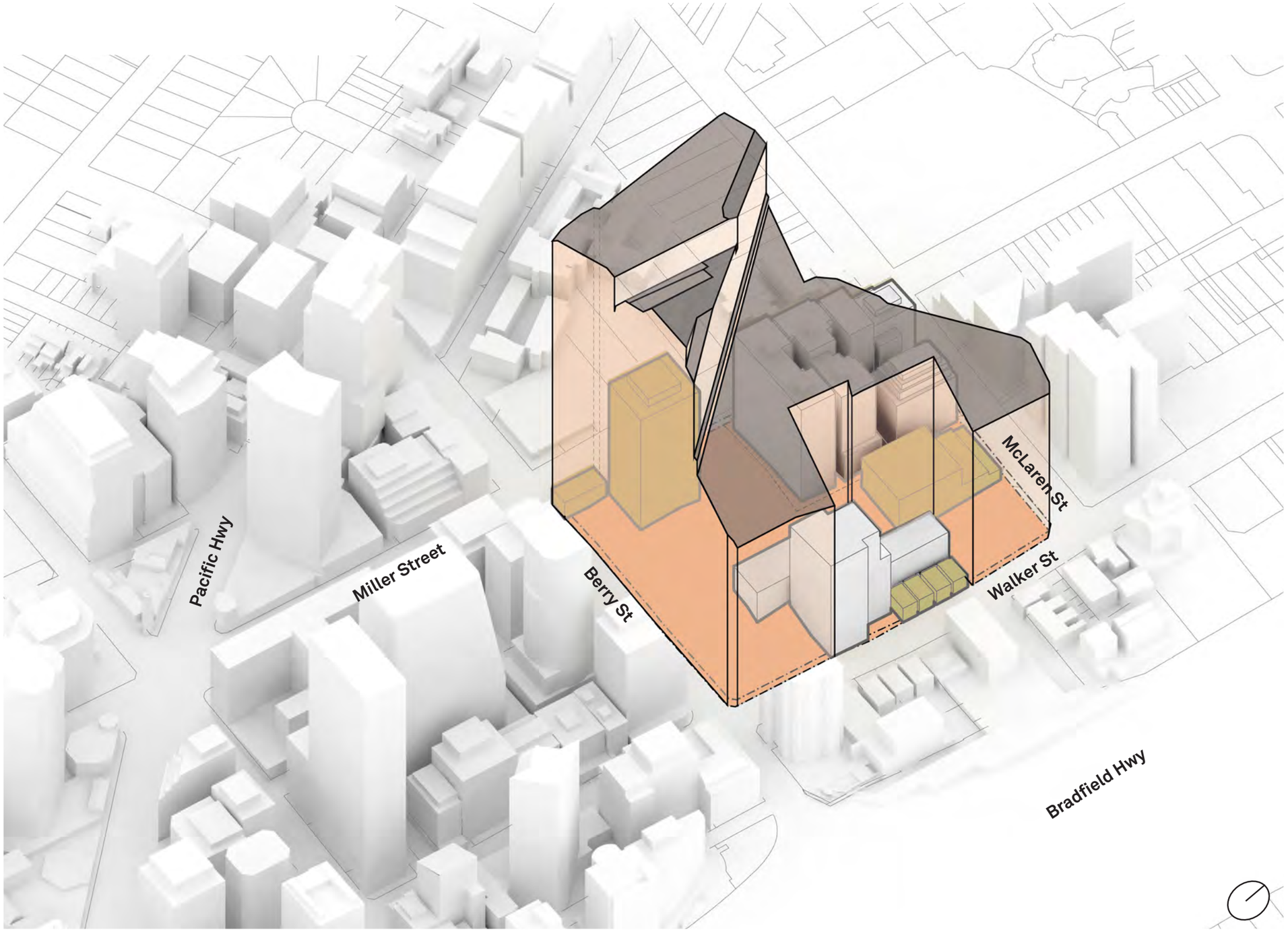
4.18 Protect Solar Access to Residential Properties within and Adjacent to Masterplan Area

NORTH WEST VIEW



AERIAL VIEW





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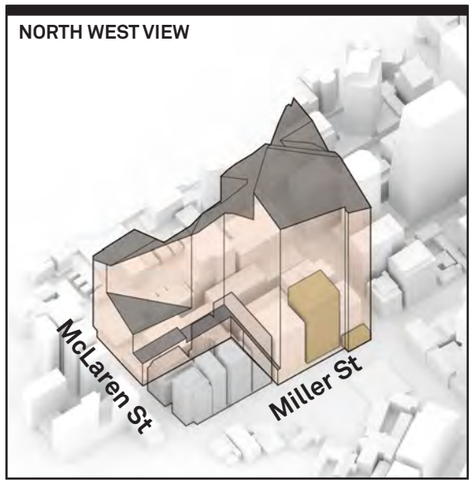
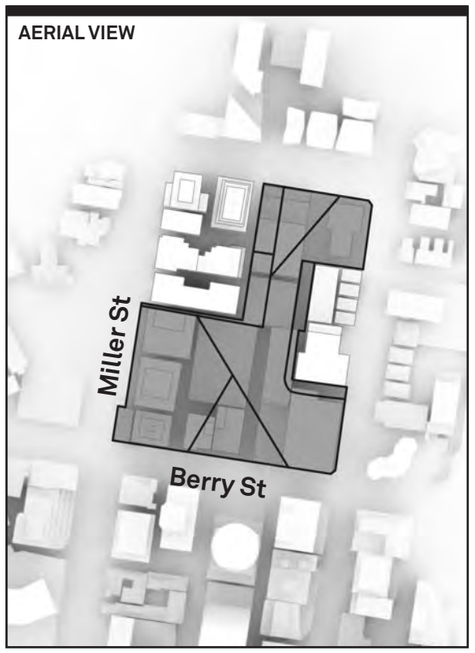
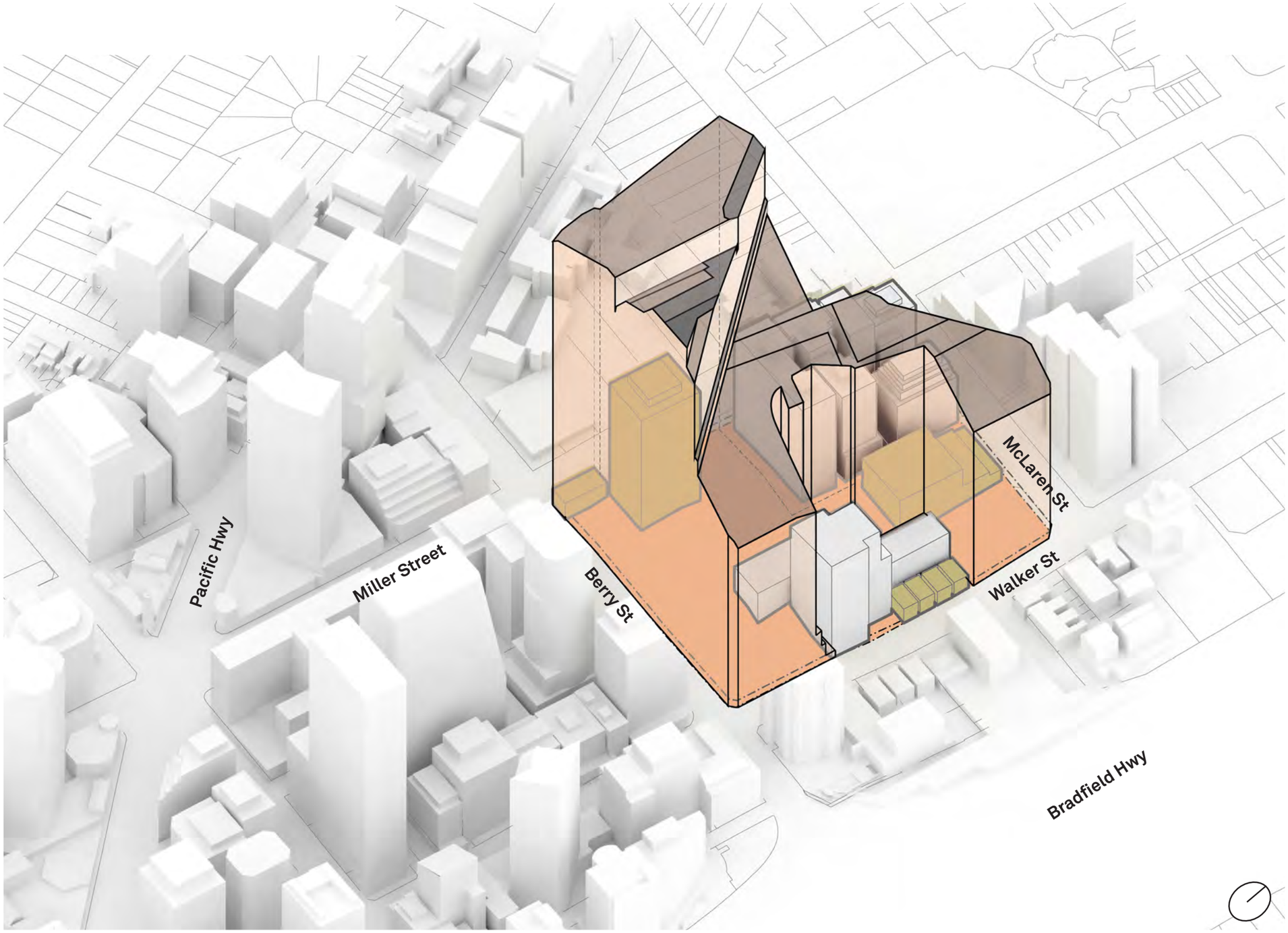
4.19 Provide Building SEPP 65 separation to residential properties within masterplan area







4.20 SEPP 65 Building Separation Regulation and Implications for Ward Street Precinct

The minimum requirement for building separation between buildings for residential apartments within NSW is setout under Objective 3F-1 of the NSW Apartment Design Guidelines as follows:

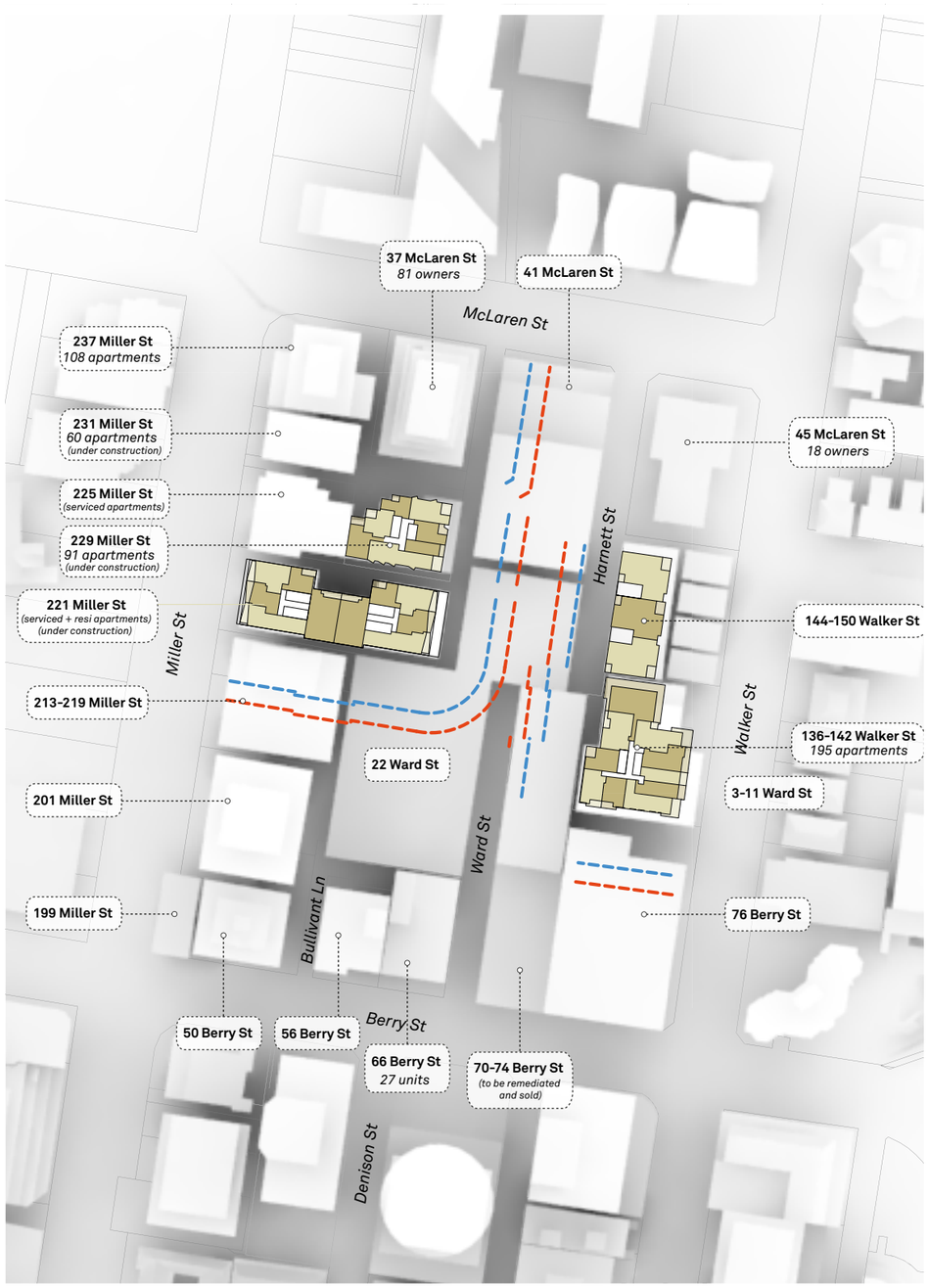
Design Criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries area as follows:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

The following residential buildings exist within the site for and to which adequate separation is to be provided:

- 237 Miller Street
- 231 Miller Street
- 225 Miller Street
- 229 Miller Street
- 221 Miller Street
- 37 McLaren Street (excluded as site is identified for development uplift under the masterplan)
- 45 McLaren Street
- 150 Walker Street
- 136 Walker Street



Schedule of Land Affected by Unsolicited Planning Proposal at 41 McLaren Street		
Plan Reference	**Property Address**	**Undevelopable area***
A.	37 McLaren Street	207 sqm
B.	231 Miller Street	82 sqm
C.	229 Miller Street	384 sqm
D.	221 Miller Street	115 sqm
E.	22 Ward Street	757 sqm
F.	144-150 Walker Street	298 sqm
G.	45 McLaren Street	342 sqm
TOTAL		**2,185 sqm**

NOTES:
*** Extent of undevelopable area is based upon the provision of compliant building separation for buildings above 9 stories as stipulated under Objective 3F-1 of the NSW Apartment Design Guideline**

Analysis of building setback restrictions on land adjacent to 41 McLaren Street if submitted planning proposal design is approved

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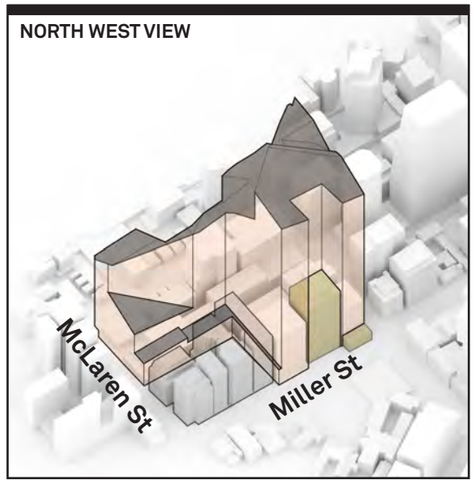
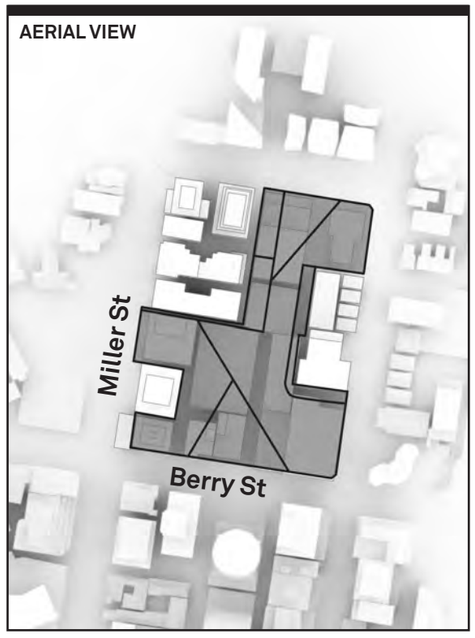
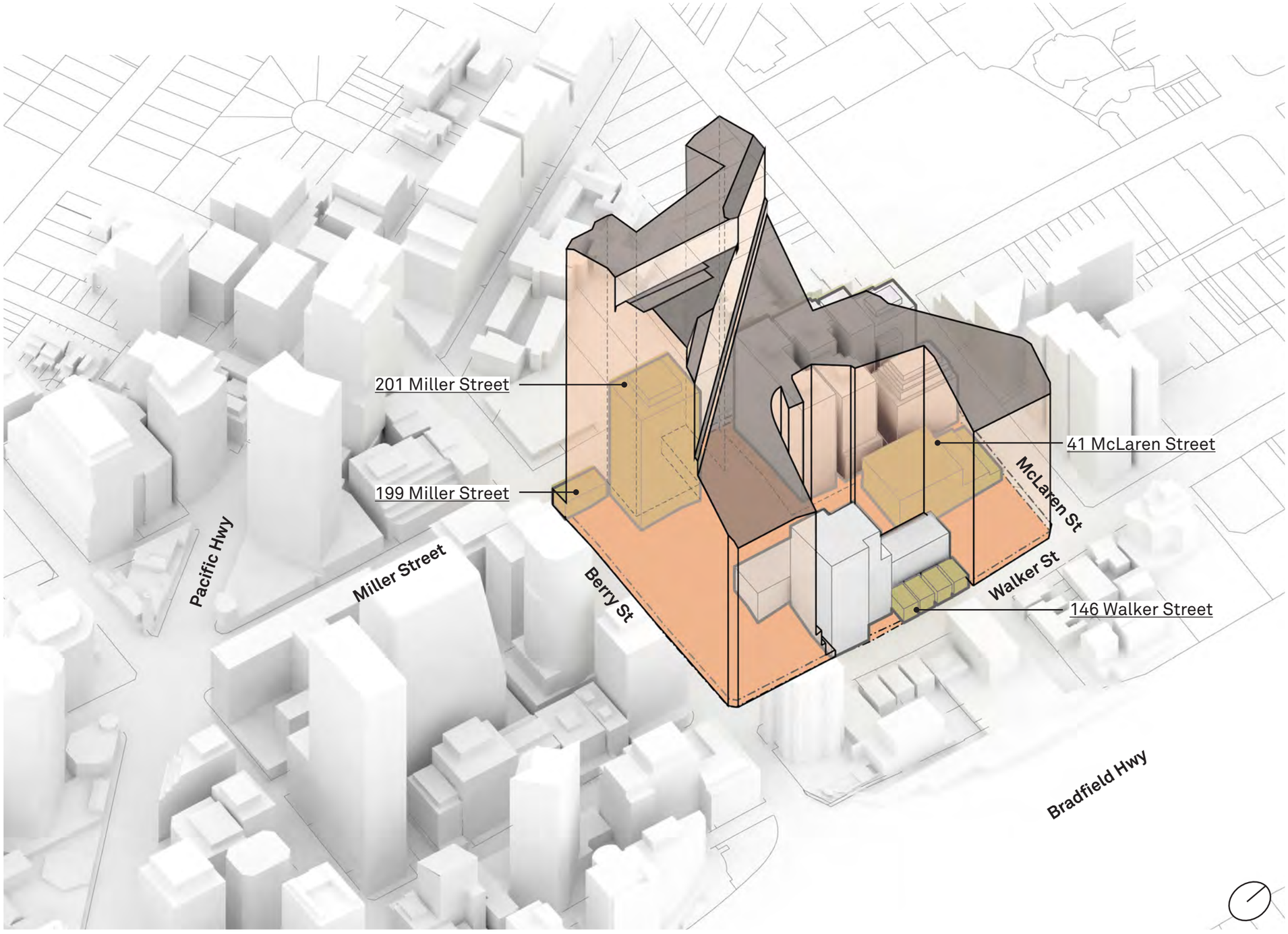
4.21 Integrate Heritage

NORTH WEST VIEW



AERIAL VIEW

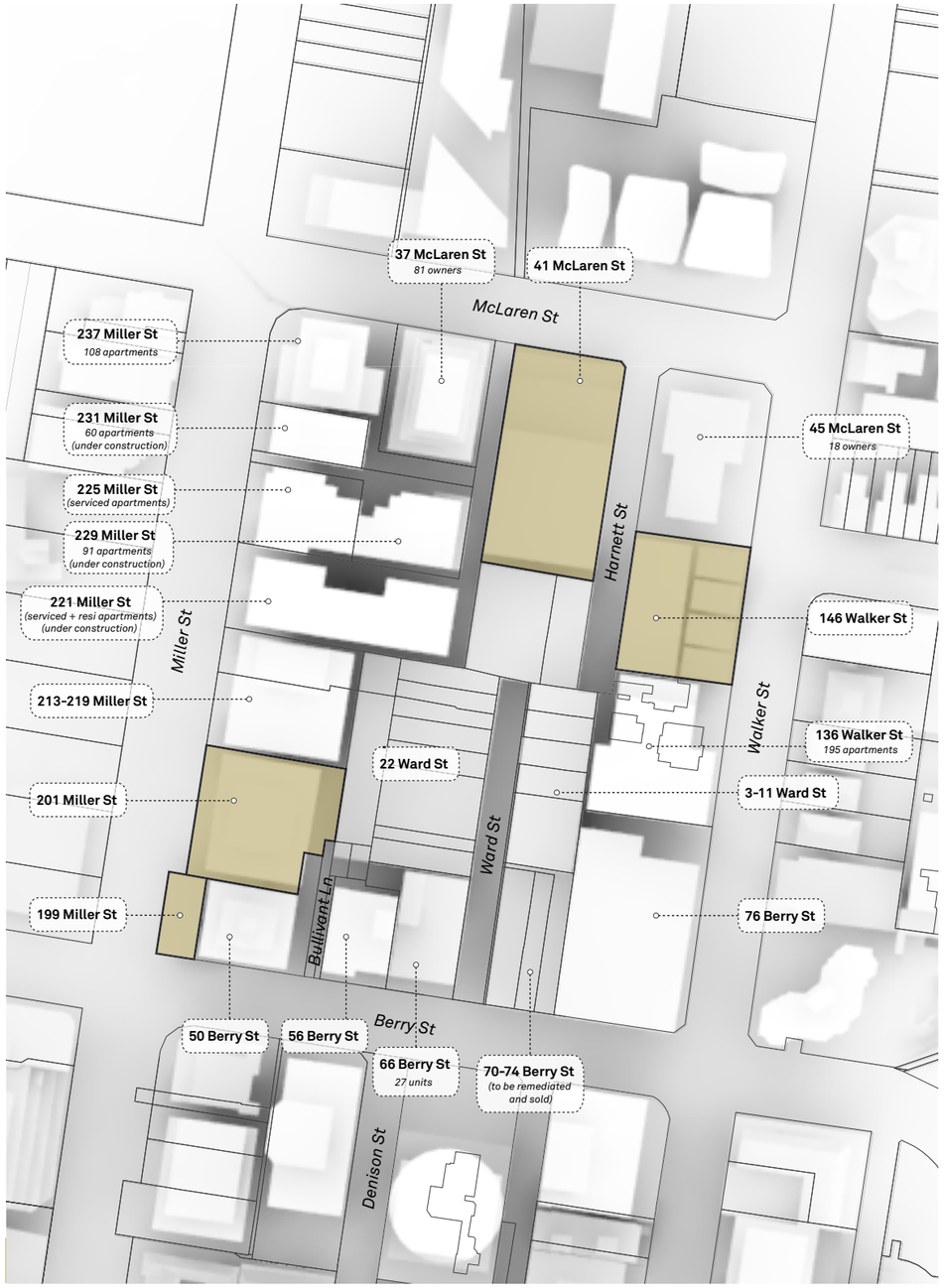




The masterplan area contains a number of heritage items ranging from early 19th century houses to Modernist commercial buildings.

It is a stated objective of this masterplan that all heritage buildings are maintained, integrated and expanded in a sensitive manner with the following approaches for each building:

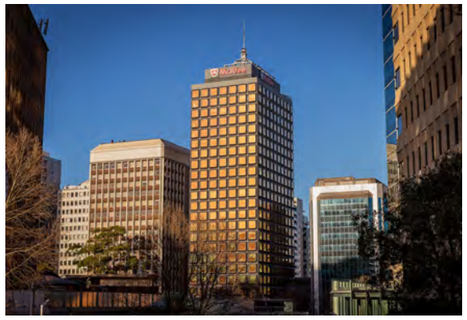
- 199 Miller Street (Rag and Famish Pub) as a heritage pub sets the street wall/podium experience for Berry Street and needs to be reintegrated into a consistent street wall on Miller and Berry Streets.
- 201 Miller Street, designed as a tower in the round with a rigorous and consistent facade articulation on all sides, is to ensure that the facade integrity and experience of the facade wrapping around corners is to be maintained in an expansion.
- 41 McLaren Street has the potential to become a podium to a future extension that preserves integrity of the existing building, subject to heritage and engineering advice.
- 146 Walker Street, no changes are proposed, in a similar manner to 199 Miller Street, the group of heritage houses sets the Walker Street massing and setbacks for podiums and towers on adjacent sites.



41 McLaren Street

146 Walker Street

199 Miller Street



201 Miller Street

05

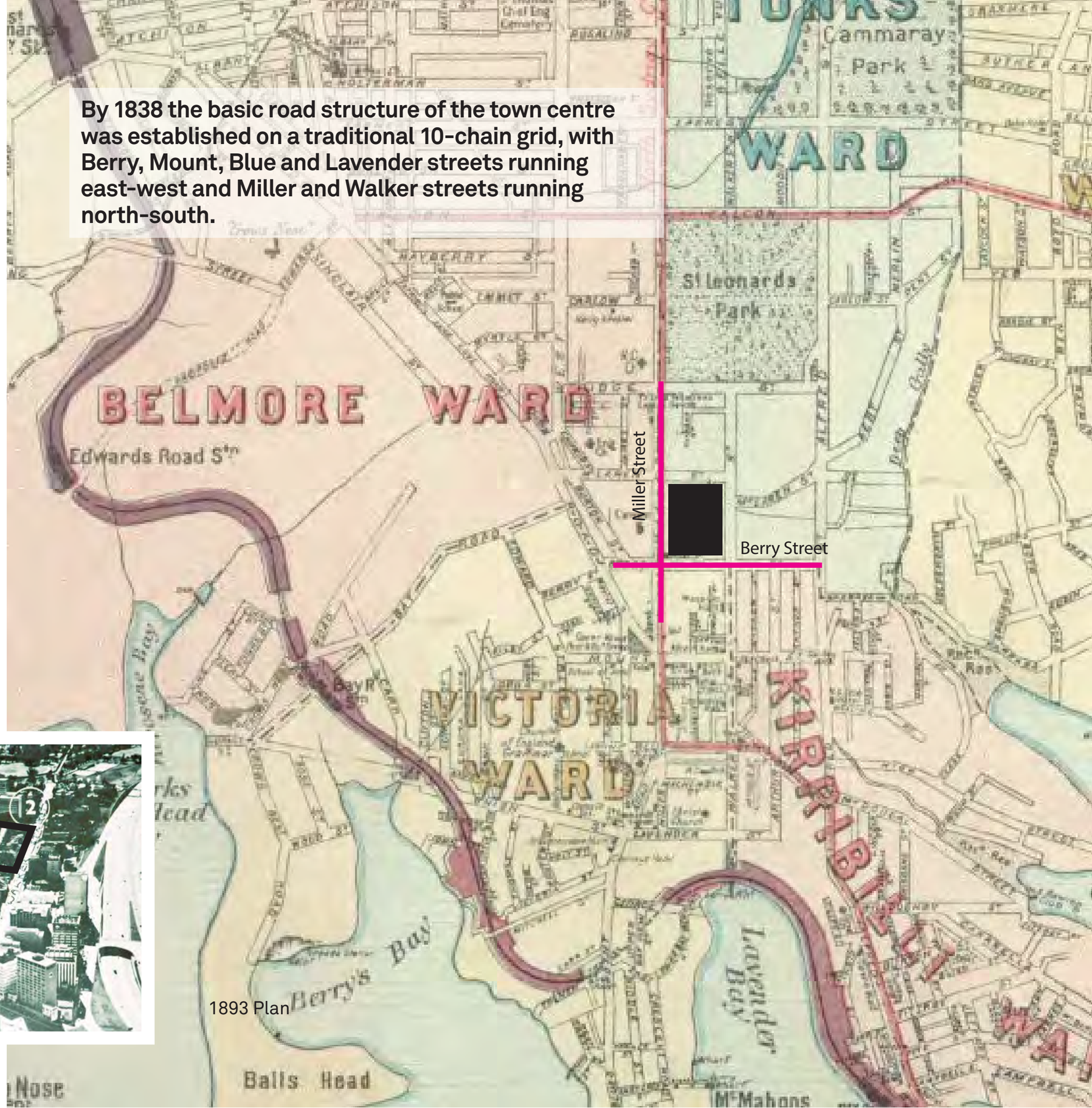
North Sydney is on the traditional land of the Cammeraygal people.

The municipality was incorporated in 1890 and after naming disputes, North Sydney was settled upon. The post office which opened in 1854 as St Leonards was changed to North Sydney in 1890. The first public school which opened in 1874 as St Leonards was renamed North Sydney in 1910.

Following the intense construction boom of the 1970's, the CBD has become a series of isolated pockets of public domain within a jungle of towers. Miller Street is currently defined by avenue of plane trees and large set backs with residential style planting to office frontages.

The planted and disconnected realm does little to encourage people dwelling within spaces with the majority of the activity occurring in little pockets around cafes.

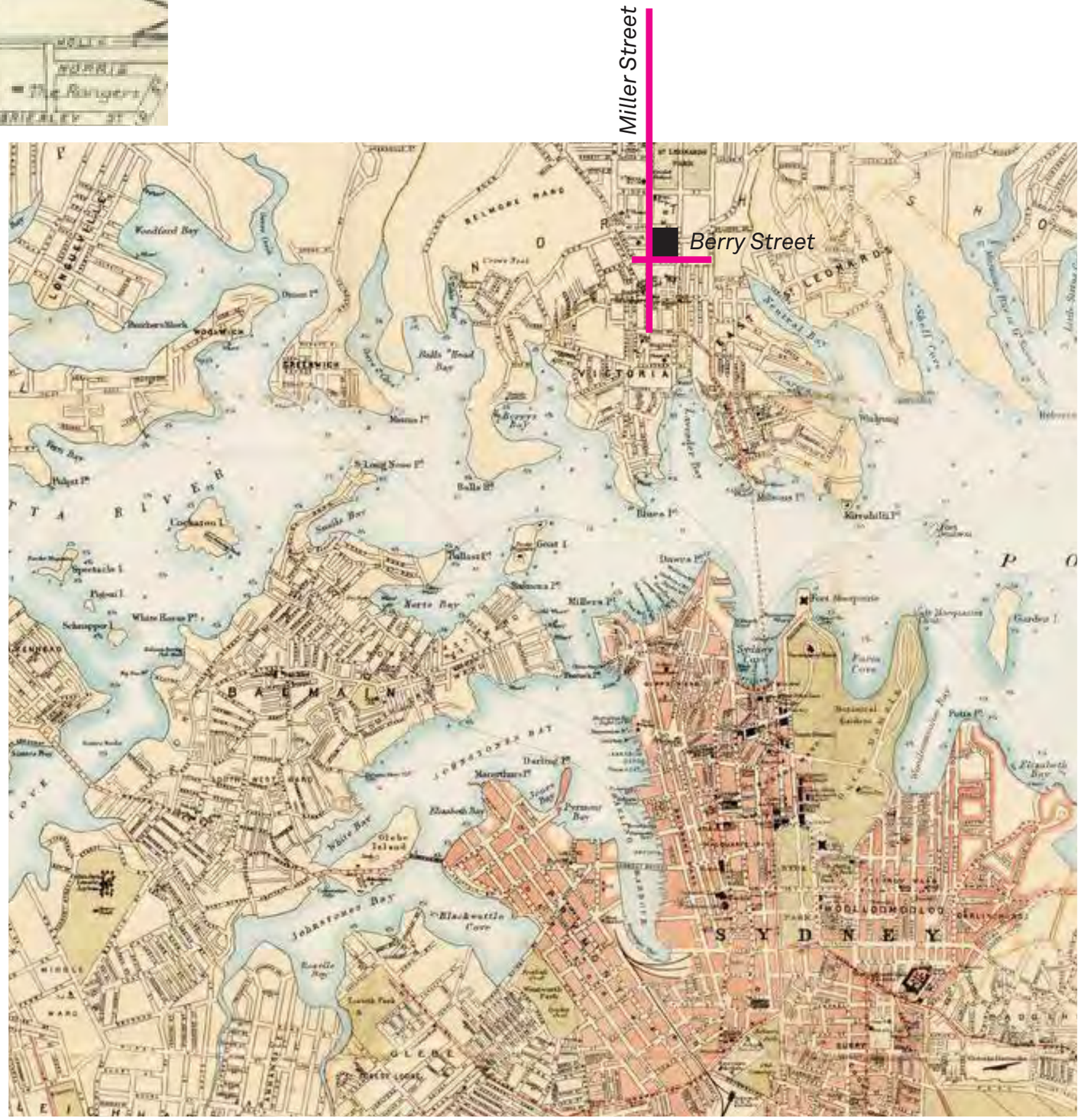
Within the Ward Street Precinct, significant level changes disconnect the site and reduce permeability.



1893 Plan

The renaming of St Leonard to North Sydney 'would give the new borough more prestige if they wanted to borrow more money.'

John Griffin, North Sydney Diamond Jubilee Souvenir & Programme, North Sydney Municipal Council, North Sydney, 1928, p 33



1990 North Sydney

HASSELL
© 2018

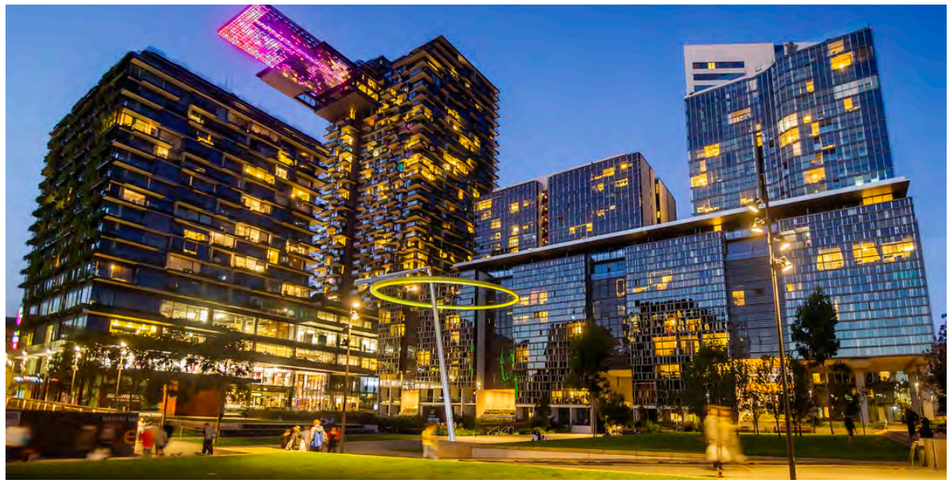
5.1 Surrounding Neighbourhoods and open space opportunities

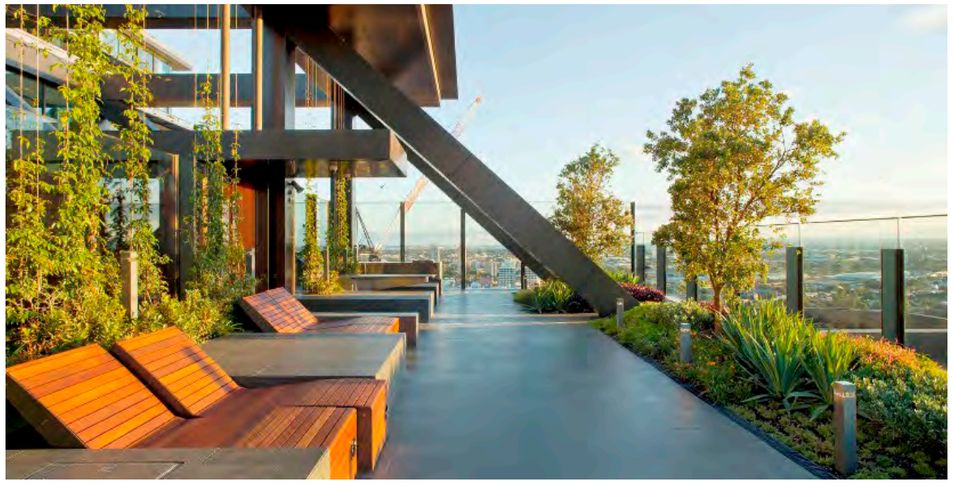
The North Sydney LGA has the benefit of bustling and vibrant neighbourhood centres surrounding the CBD which demonstrate the lifestyle that residents and workers seek.

The cafes and eateries of Military Road feed commuters stepping off busses at the busy junction, Cammeray *'has a quiet charm...a sense of community and leafy surrounds'* and Crows Nest has a multicultural cafe and dining scene that is equally charming and trendy.

As seen in the renewal of Central Park in Chippendale, intense urban spaces create a buzz and vibrancy that draw the community in allowing for intimate moments alongside large scale events.

The Ward Street Precinct facilitates this through the combination of parks and plazas revitalised streets.





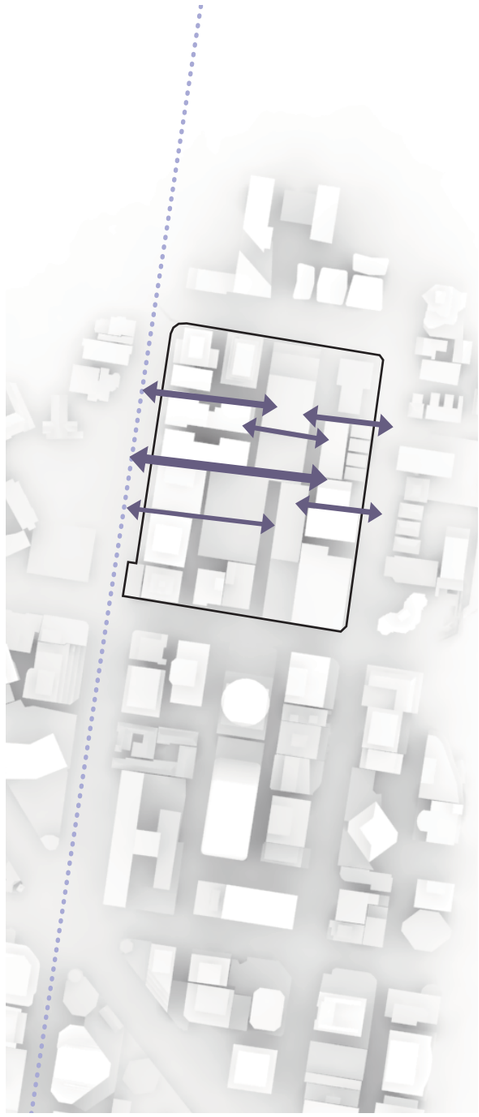
“A major mixed use development, multi-award winning Central Park is Sydney’s new downtown destination...an exciting urban village...one of Sydney’s most vibrant and unique retail offerings, Central Park Mall — a retail hub unlike any other. The five level vertical mall boasts 68 external and internal tenancies across 13,000m2: a vibrant mix of fast food, cafes and restaurants, fashion retailers and convenience based services with a 2,000m2 Woolworths as an anchor”

www.frasersproperty.com.au/retail/nsw/central-park/register

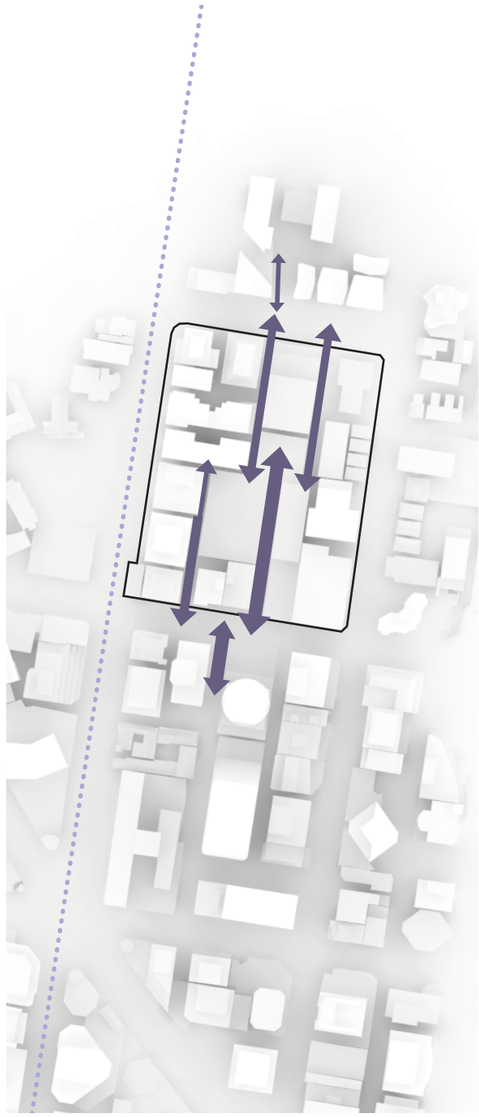
5.2 Open Space Strategies

In order for density to positively contribute to the city, open space needs to be well designed, well located, well connected and varied.

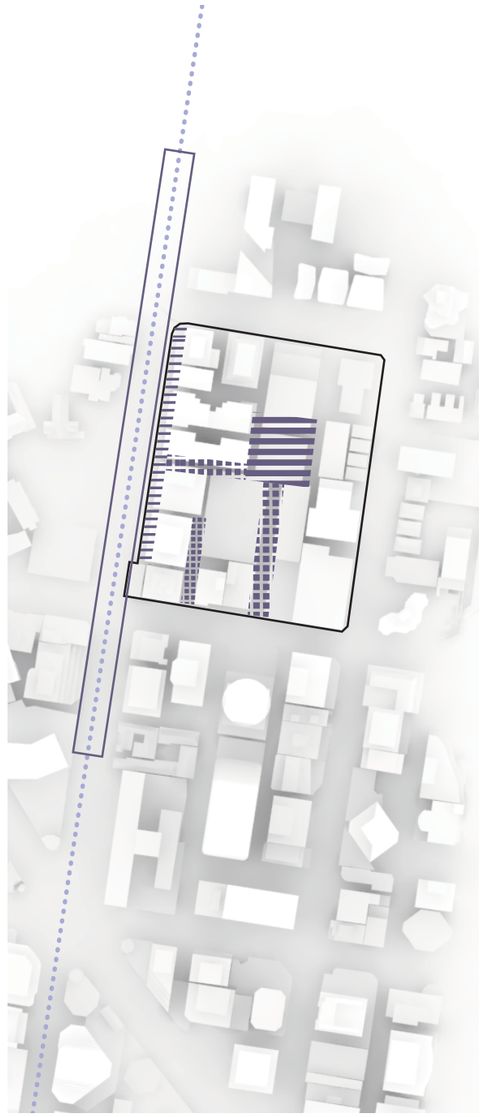
The design of the Ward Street Precinct has developed with these requirements in mind, developing guiding open space strategies at the outset of the process.



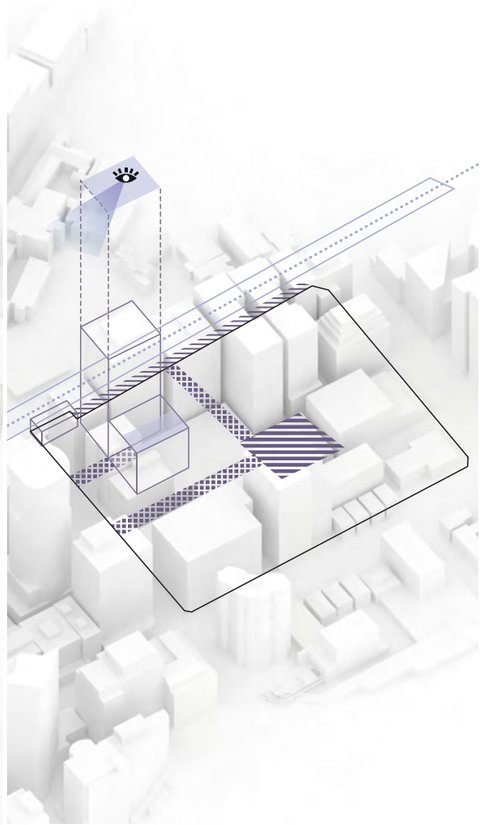
Create east-west connections



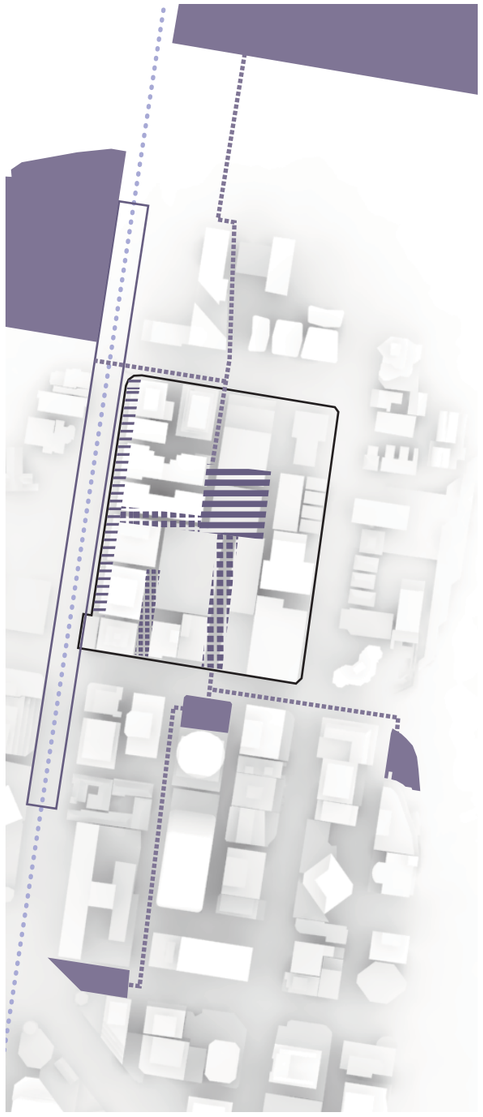
Facilitate north-south crossing



Develop a variety of open space typologies

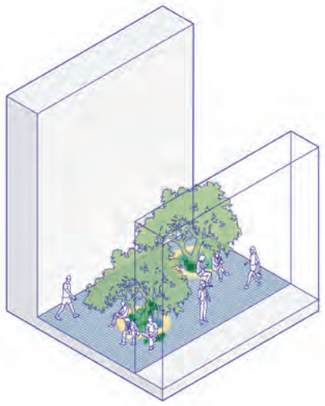


Create multiple levels of activation

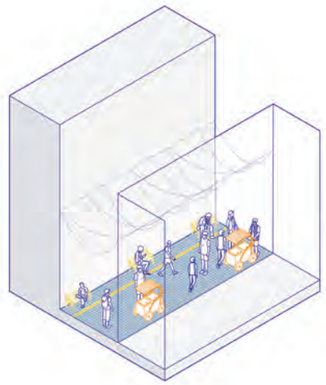


Connect to existing public amenity

5 typologies of open space

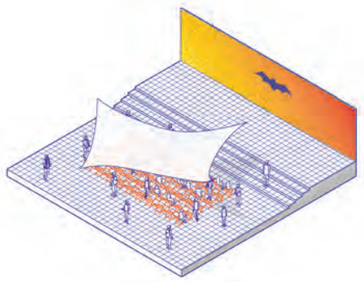


The Urban Laneway

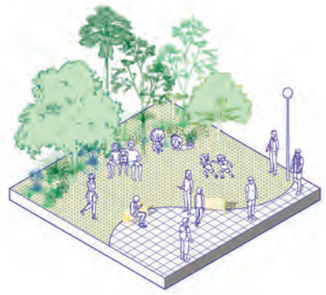


The Narrow Connector

The Civic Plaza



The Stepped and Terraced



The Passive and Green

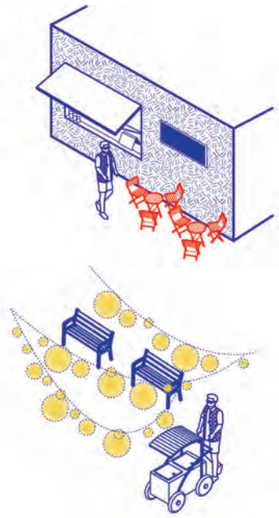
© 2018

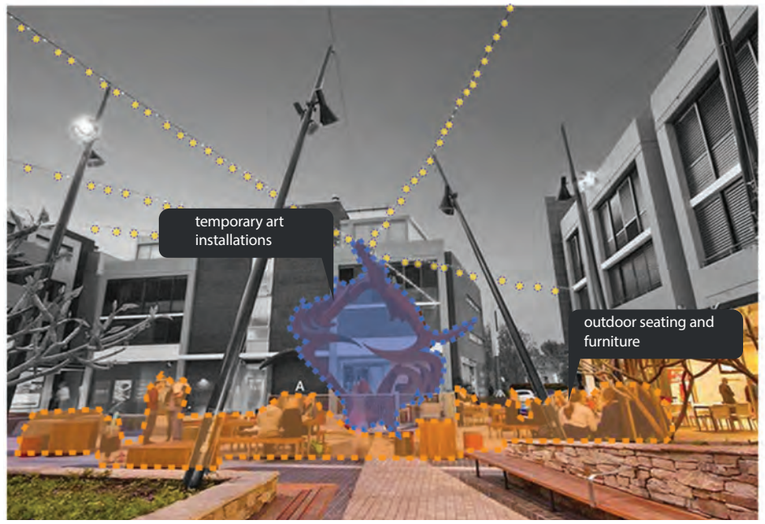
Creating places to sit, eat, watch and chat

5.3 Achieving a high quality public realm

The public domain has to be designed from the user's perspective and experience first, considering the journeys taken throughout the CBD and the experiences that will be enjoyed in the Ward Street Precinct along the way. From the family coming by metro to the city for a weekend adventure playing in the St Leonards Park and having a picnic, to the young professionals grabbing a coffee and meeting a friend in the new squares and plazas prior to heading to work, to the tourists exploring the waterfront and being wowed by the harbour views, to making new friends in the cultural gardens and finishing their trip with a rare one-off performance in an event space. 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 workers and residents.

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

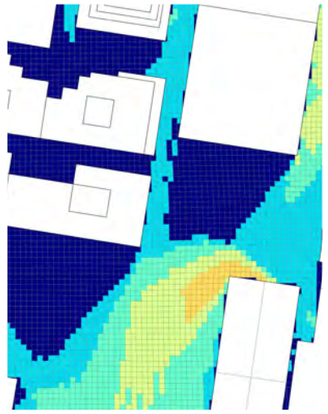




5.4 Criteria to define good built office outcomes

In developing the masterplan, the following criteria were defined as important for any future open space within the masterplan precinct and based upon prior reporting, consideration of council aspirations and prior experience of the design team in the delivery of high quality public space within the Sydney metropolitan area.

Solar Access

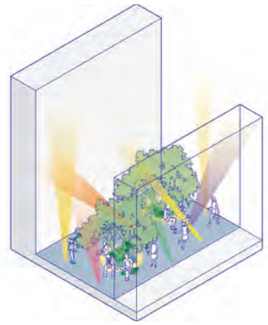


_Maximising solar access to public spaces , particularly during mid winter and at the equinox times

Character

_Developing a unique character for each public space, contributing to precinct identity

Activation

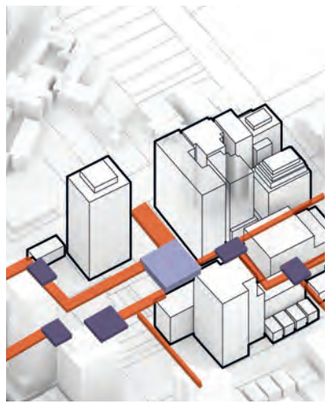


_Creating lively edges to main street, laneways and public spaces

Size

_Appropriately sized public open spaces to create comfortable human scaled spaces and cater for a diverse mix of activities

Connection



_Creating a network on connections with direct lines of sight, providing linkages to Miller Street and the emerging laneway network of adjacent blocks

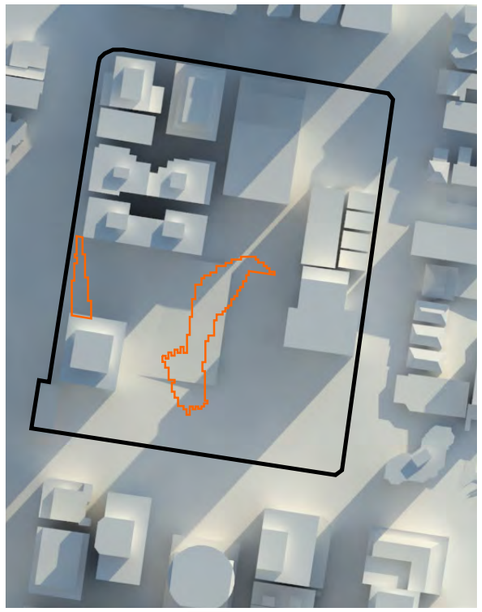
© 2018

5.5 Open Space Amenity Solar Analysis — 21 June

Public realm amenity is the single most common issue identified by the community, investors and consultants as a barrier to North Sydney being a desirable place to linger.

In order to ensure the history of accidental and opportunistic open spaces is reversed, the masterplan site was analysed with the question of "if we demolish all existing buildings on the opportunity sites — where can we get good solar access?".

This simple desire to find a place to sit in the sun is the primary control upon which two subsequent masterplan options were developed.



21 JUNE - 9 AM — Zone of 4+ hours sunlight without new mass

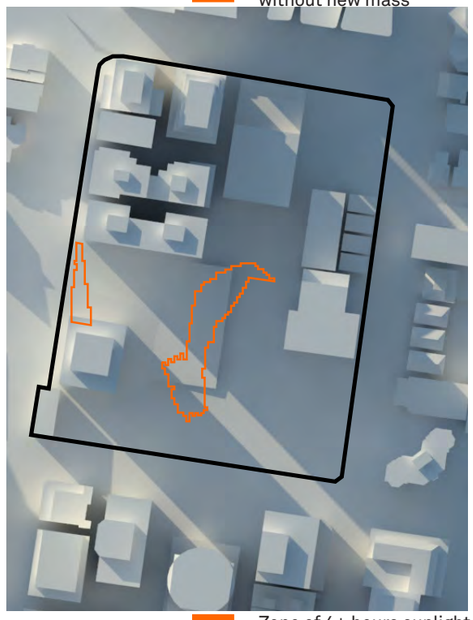
21 JUNE - 10 AM — Zone of 4+ hours sunlight without new mass

21 JUNE - 11 AM — Zone of 4+ hours sunlight without new mass

21 JUNE - 12 PM

21 JUNE - 1 PM — Zone of 4+ hours sunlight without new mass

21 JUNE - 2 PM — Zone of 4+ hours sunlight without new mass

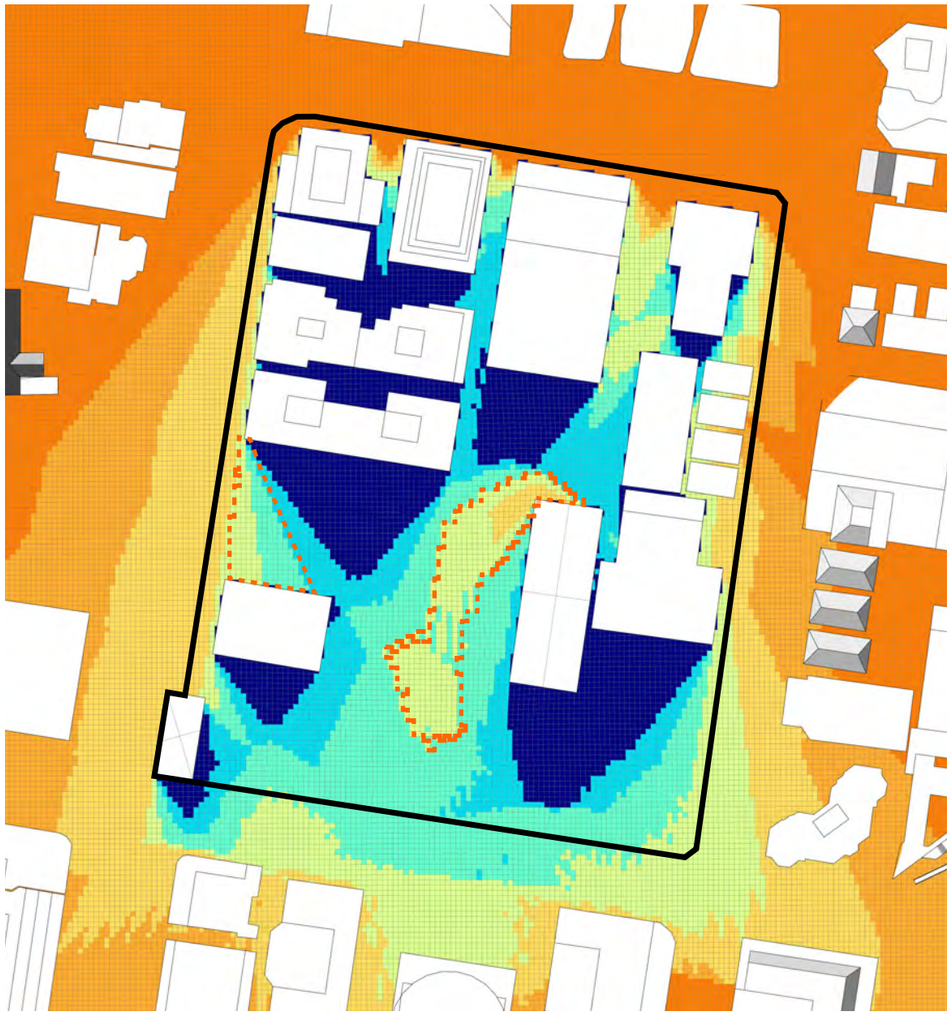


21 JUNE - 3 PM — Zone of 4+ hours sunlight without new mass

5.6 Open Space Amenity Total Solar Access Analysis — 21 June

Based upon the solar analysis, two places for primary open space within the precinct were identified:

- Option 01: Miller Street Square
  Direct solar access possible from 12pm on 21 June
- Option 02: Central Square
  Direct solar access possible between 9am-12pm on 21 June



No. Hours Daylight on 21 June between 9am and 3pm

- 0-1 hr
- 1-2 hrs
- 2-3 hrs
- 3-4 hrs
- 4-5 hrs
- 5-6 hrs
- Zone of 4+ hours sunlight without new mass

Option 01 — Miller Street Square

Option 02 — Central Square

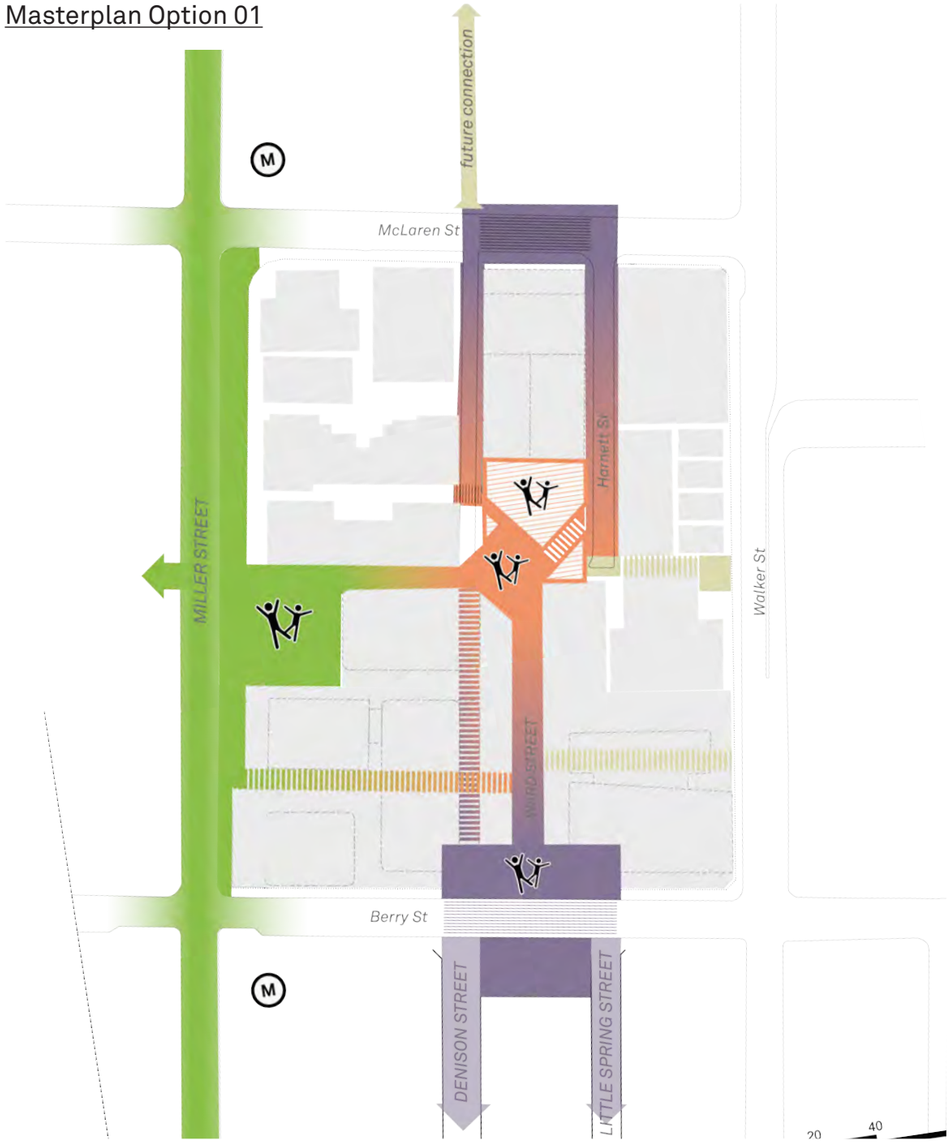
© 2018

5.7 Street Character

Key to a positive experience of height and density is the street experience and high quality public realm.

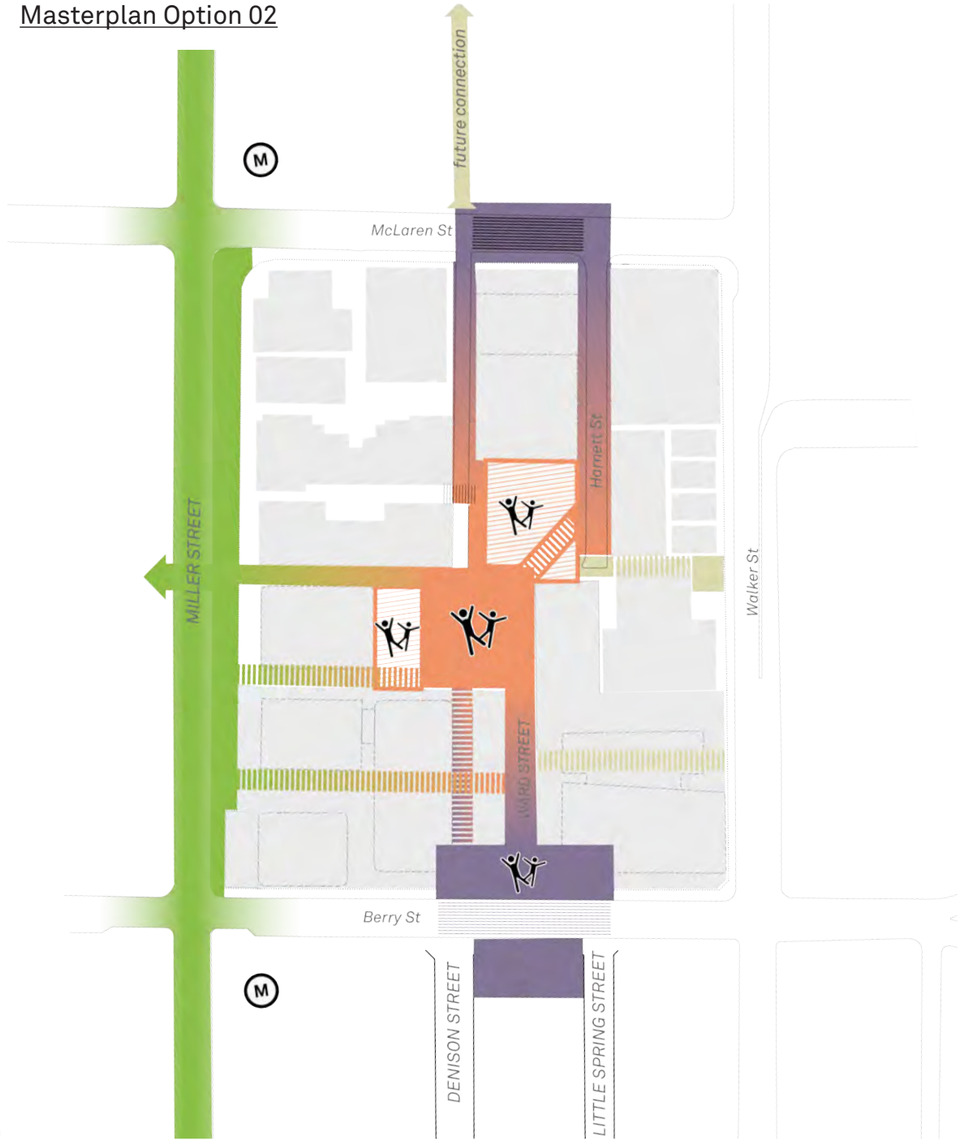
Ward Street has a regular street network that benefits from varying land use, topography and built form that has resulted in distinctly different characters and experiences that are to be reinforced and amplified through the masterplan.

Masterplan Option 01

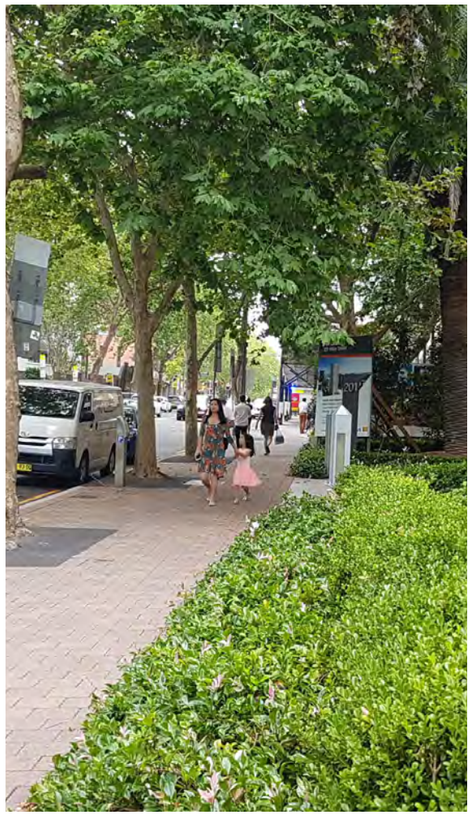


Future open space network

Masterplan Option 02



Future open space network



Miller Street

North Sydney's best street is network of parks, greenery and cafe's amongst the trees. It could be on of the world's best boulevards.

Berry Street

Where happiness works, this is a bustling commercial address where the traffic and people mix.

Walker Street

Miller Street's quieter sister, this leafy street with steep topography keeps pace with the residential sites that line it.

McLaren Street

A melting pot of residential, commercial and hotels where the pressure of 9-5 can be forgotten.

Ward Street

The new destination of North Sydney lined with restaurants and bars and anchored by a new events square and cultural centre to keep the party going late into the night.

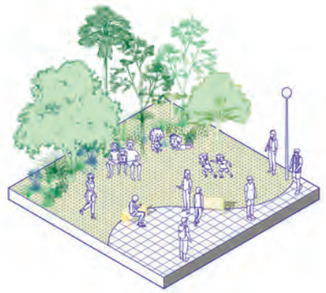
© 2018

5.8 Open Space Character

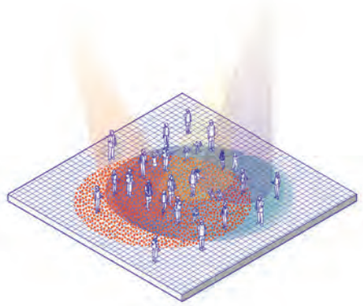
In order to make North Sydney and attractive space for residents, workers and companies, first and foremost the public amenity has to be exceptional.

This means high quality public realm and facilities which is accessible, legible, desirable and provides access to sunlight during winter.

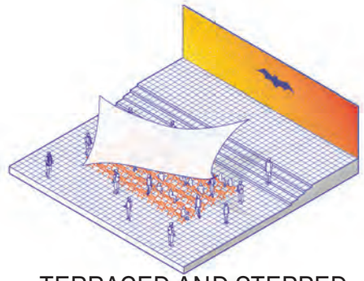
- Public spaces will be configured and designed to allow for changing modes — day to day, week to week, and season to season.
- Flat and open areas will be maximised with minimal permanent structures and obstructions.
- Flexible furniture and public elements will be utilised to accommodate daily needs such as:
  - lunchtime seating in sunshine;
  - evening bars and dining; and
  - peak hour pedestrian flows.



PASSIVE AND GREEN



CIVIC PLAZA



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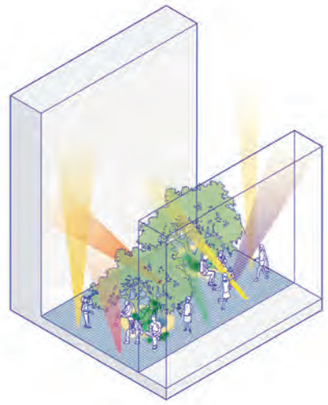
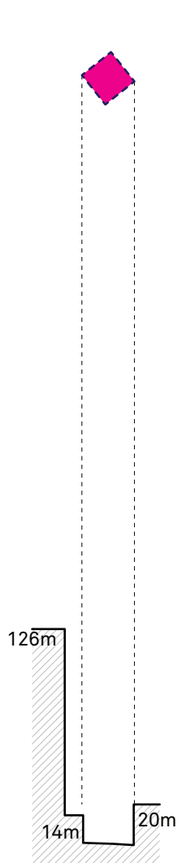
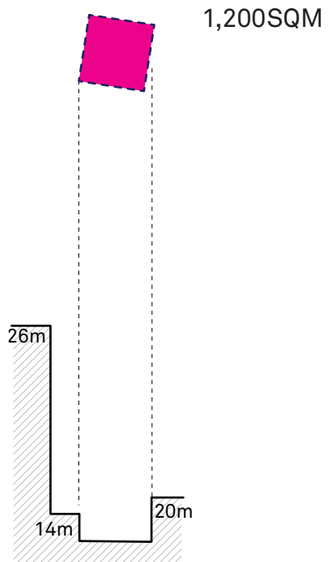


URBAN LANEWAY

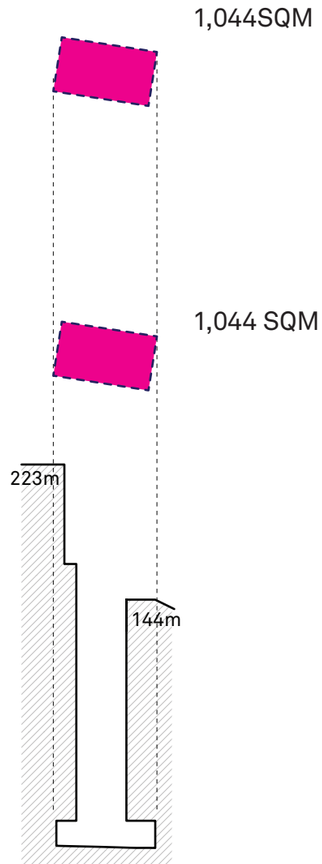
MILLER STREET SQUARE
(OPTION 01 ONLY)



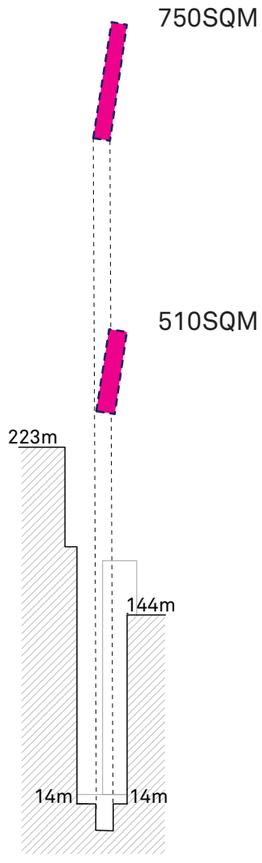
CENTRAL SQUARE
(OPTION 01 ONLY)



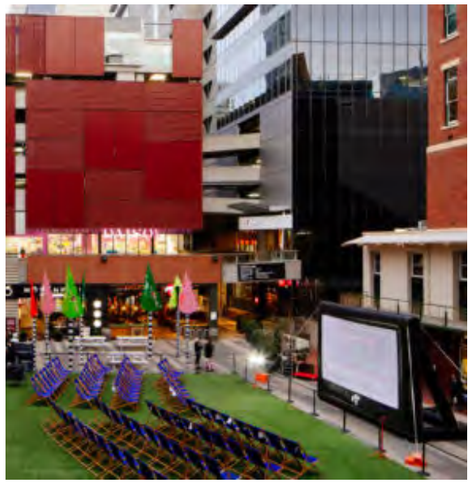
CENTRAL SQUARE
(OPTION 02 ONLY)

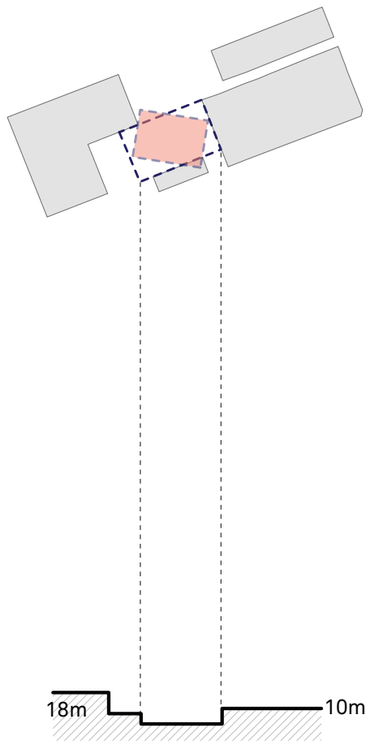


BERRY SQUARE

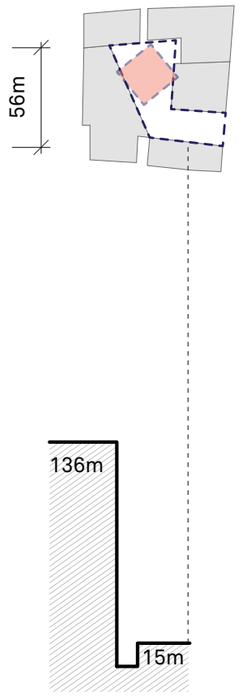


WARD STREET

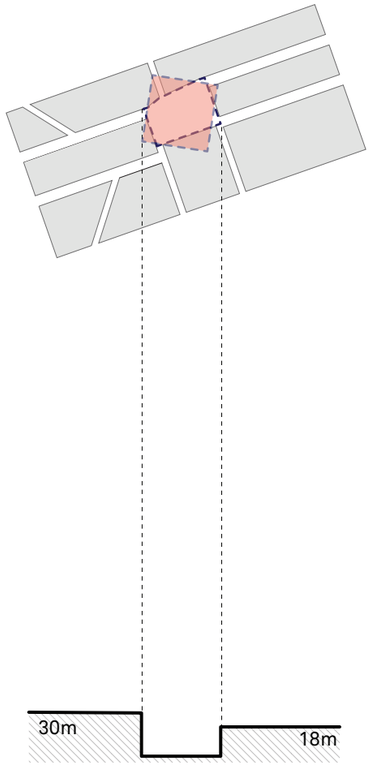




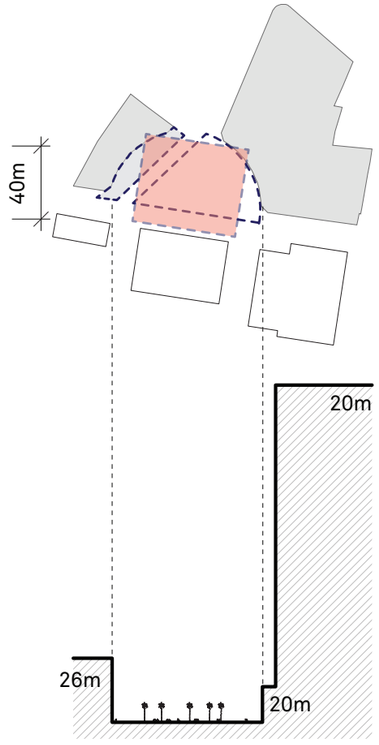
THE CONCOURSE, CHATSWOOD
(MILLER STREET SQUARE SCALE)



LIBERTY PLACE, SYDNEY
(CENTRAL SQUARE OPTION 01 SCALE)



QV Courtyard Melbourne
(CENTRAL SQUARE OPTION 02 SCALE)



CHIFLEY SQUARE, SYDNEY
(BERRY SQUARE SCALE)

SHILLING LANE, MELBOURNE
(WARD STREET SCALE)

HASSELL
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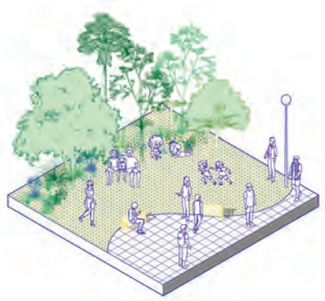
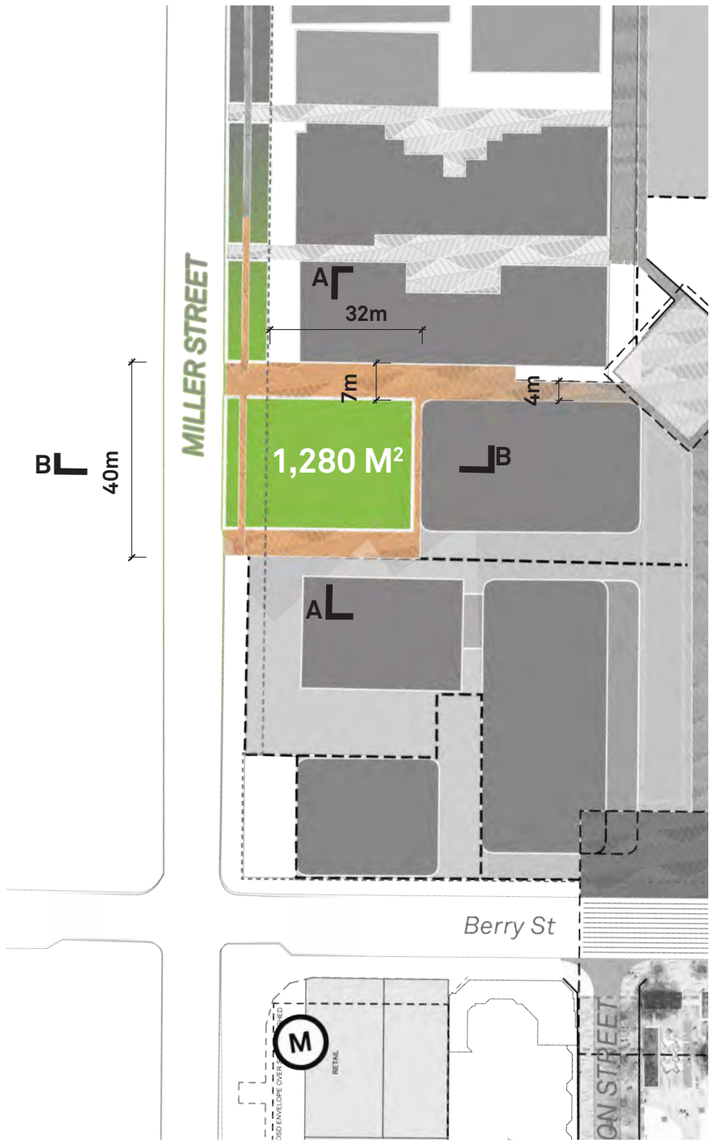
5.9 Miller Street Square

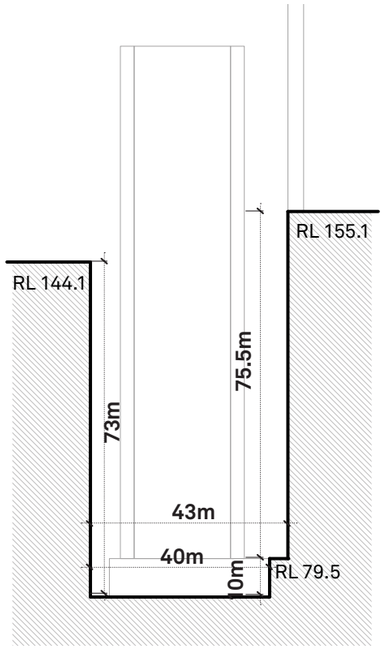
- Provide a civic scale space on Miller Street
- Provide passive recreation spaces
- Provide opportunity for significant public art installation
- Provide a green canopy and planting



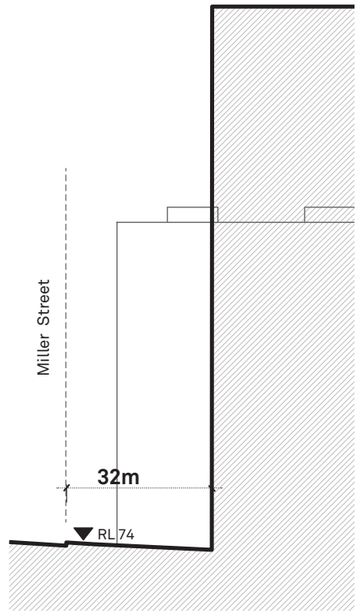
PASSIVE AND GREEN



MILLER STREET SQUARE PLAN
OPTION 01 ONLY



SECTION AA



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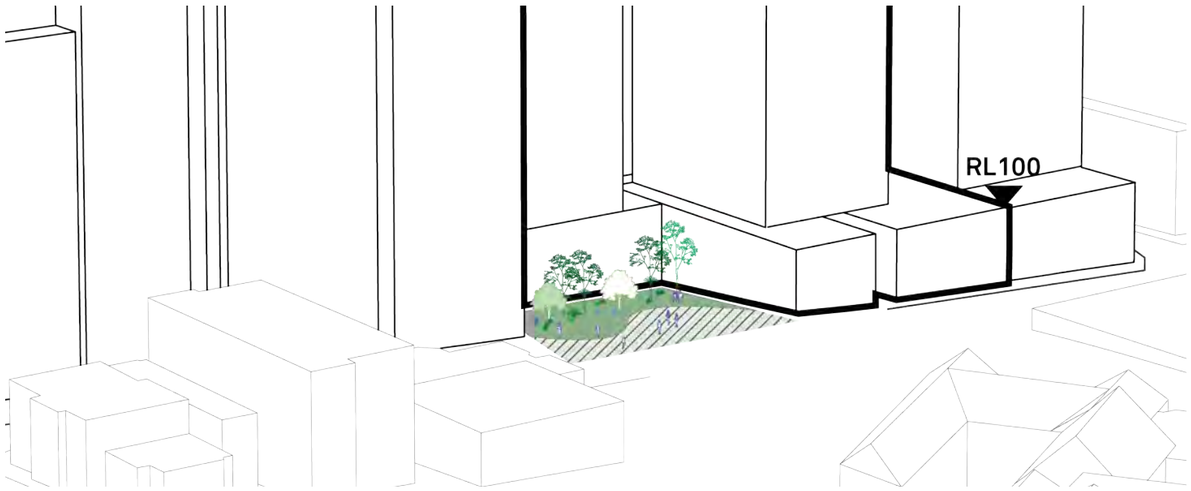
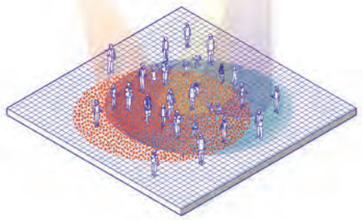


3D VIEW

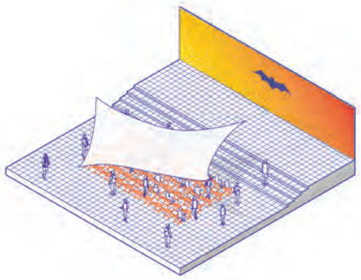
AA_Miller Street Square Section

5.10 Central Square (Option 01)

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



CIVIC PLAZA



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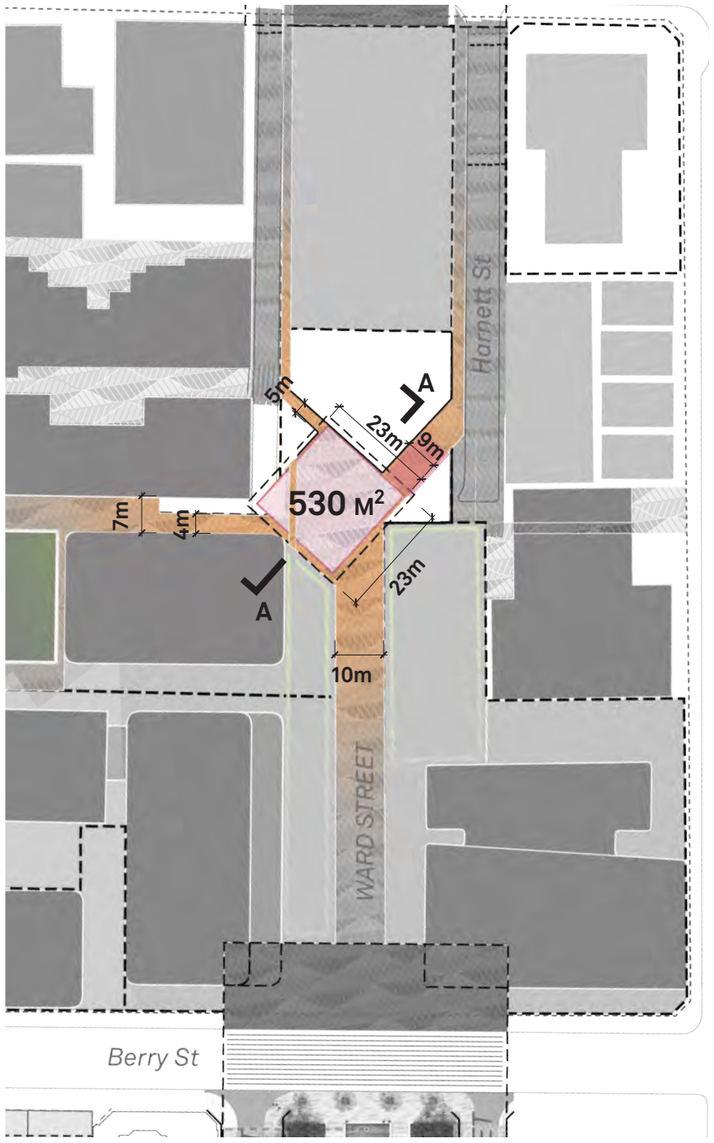
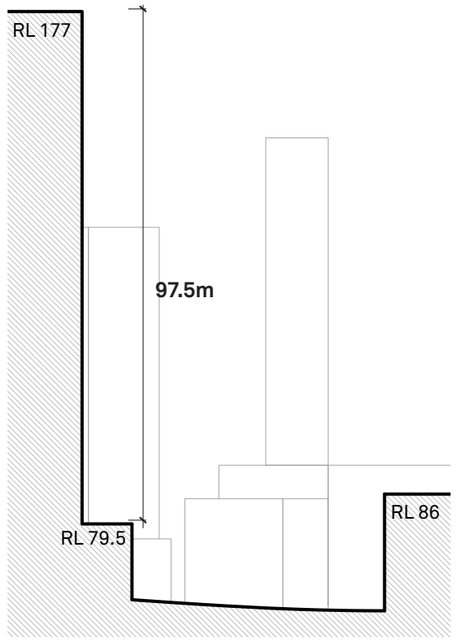


CENTRAL SQUARE PLAN
OPTION 01 ONLY



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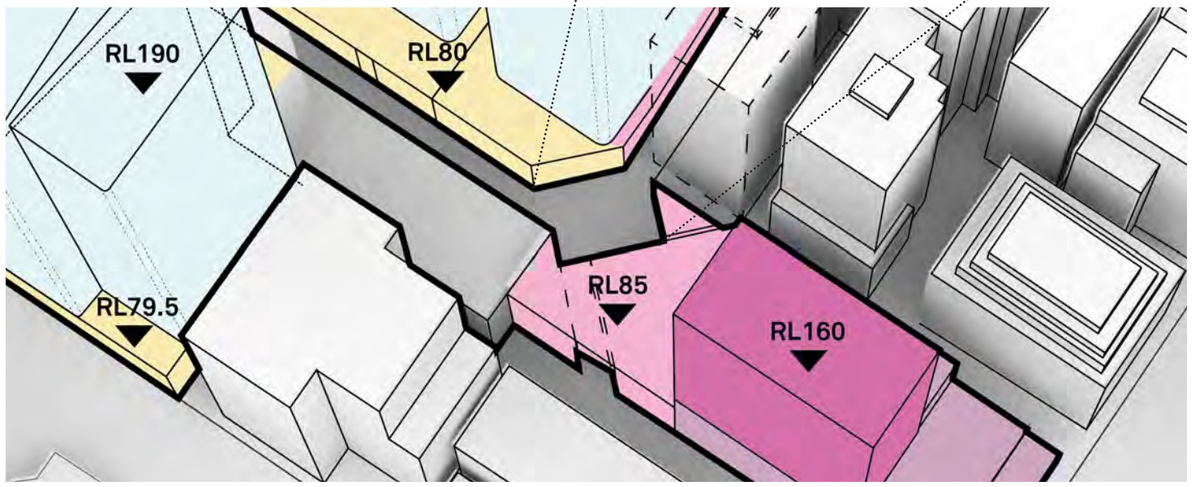


3D VIEW

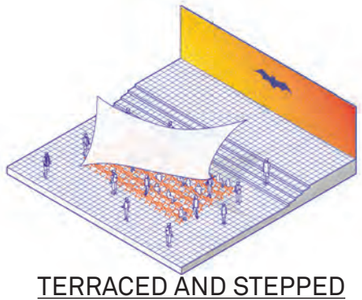
Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

© 2018

5.11 Central Square (Option 02)

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

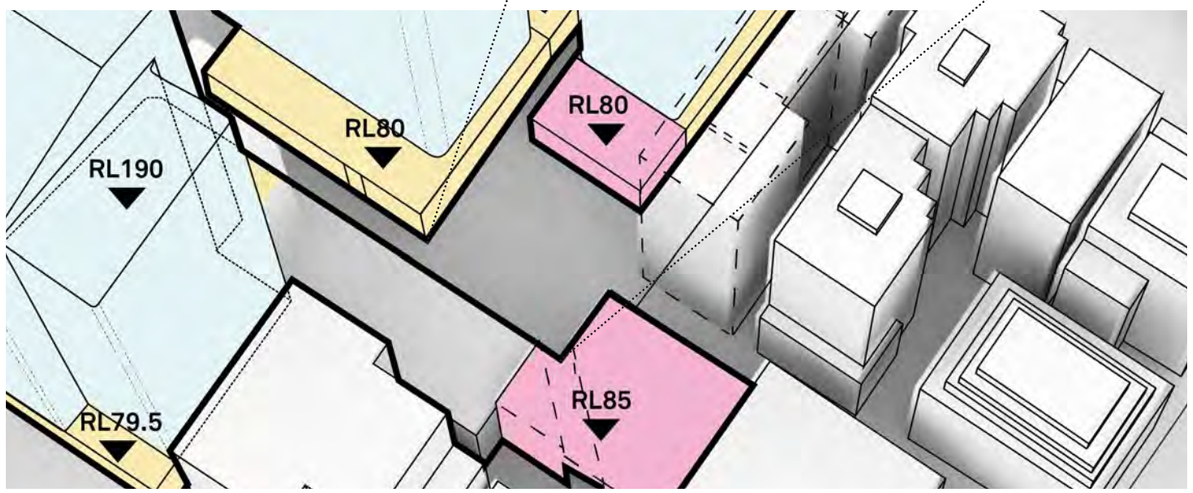
CIVIC PLAZA



TERRACED AND STEPPED

CENTRAL SQUARE PLAN
OPTION 02 ONLY

SECTION AA

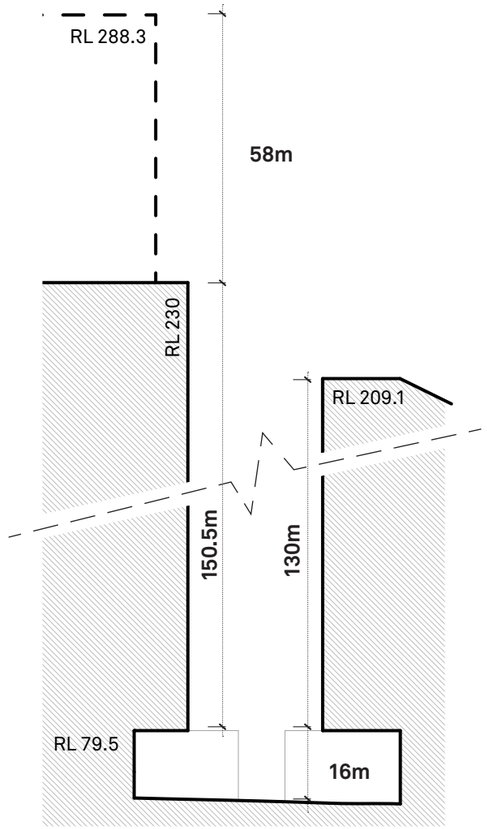


3D VIEW

Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

5.12 Berry Square

- Connect central laneways precinct to Ward Street Precinct
- Reorientate people from the metro exit on Denison Street to Ward Street through the existing Berry Square
- Enhance the amenity of Berry Square
- Support downgrading of Berry Street to prioritise pedestrian movement
- Provide a high quality commercial address



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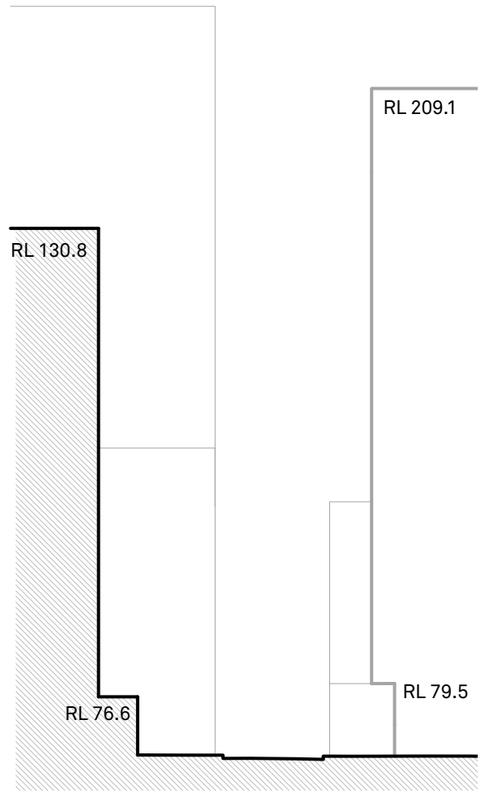

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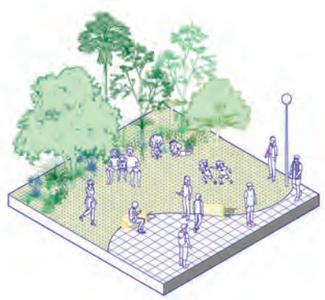
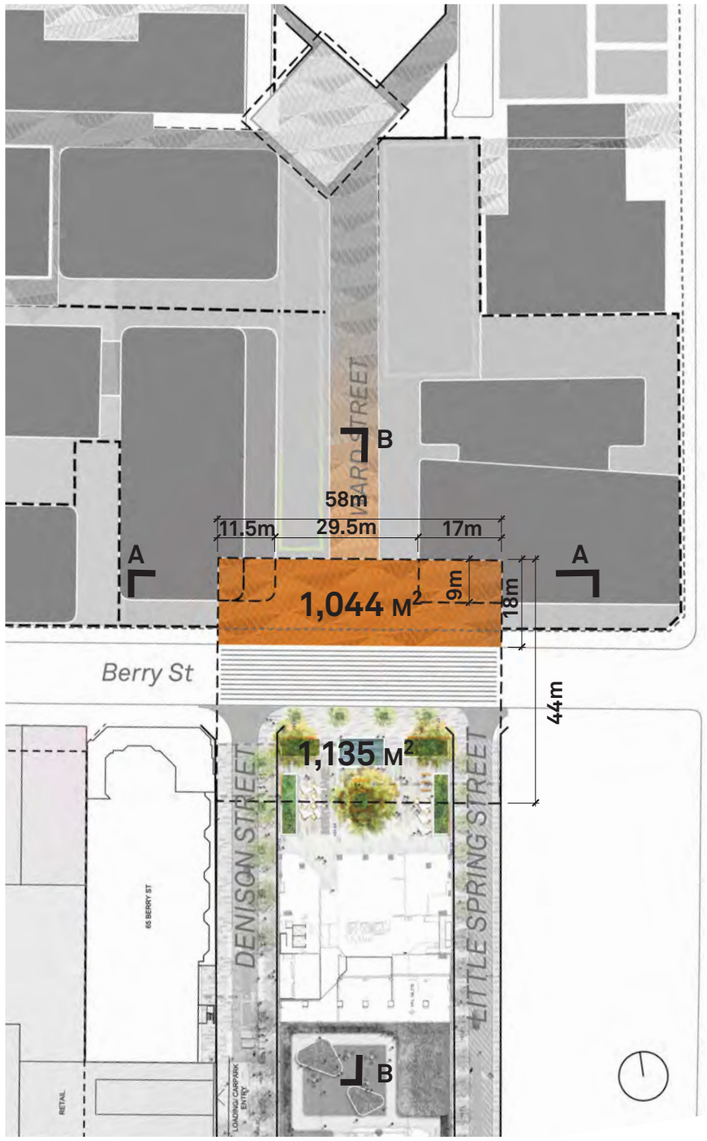
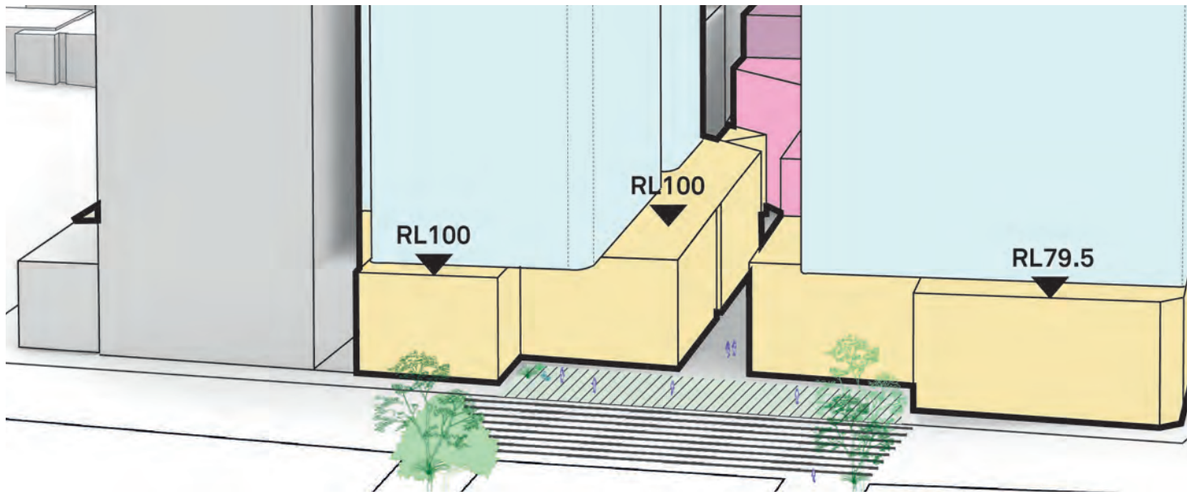


PASSIVE AND GREEN



BERRY SQUARE PLAN



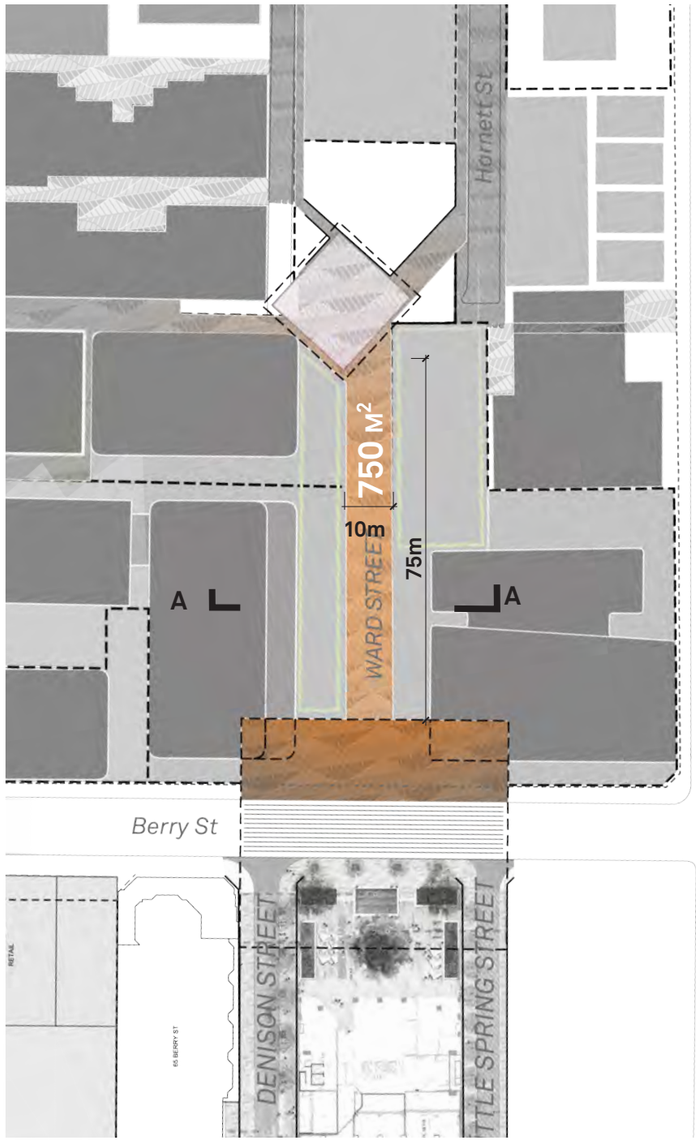
3D VIEW

Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

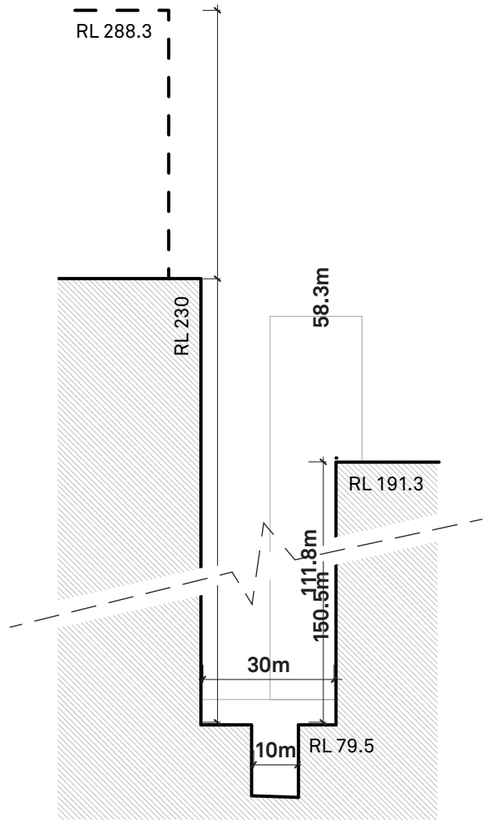
5.13 Ward Street

The new destination of North Sydney lined with restaurants and bars and anchored by a new events square and cultural centre to keep the party going late into the night.

- Pedestrianise existing street and provide only emergency access and loading outside of business hours.
- Create lunch time food and beverage experience
- Create night time retail environment
- Upgrade and enhance the secondary mid-block route between Lavender Bay Park and St Leonards Park



WARD STREET



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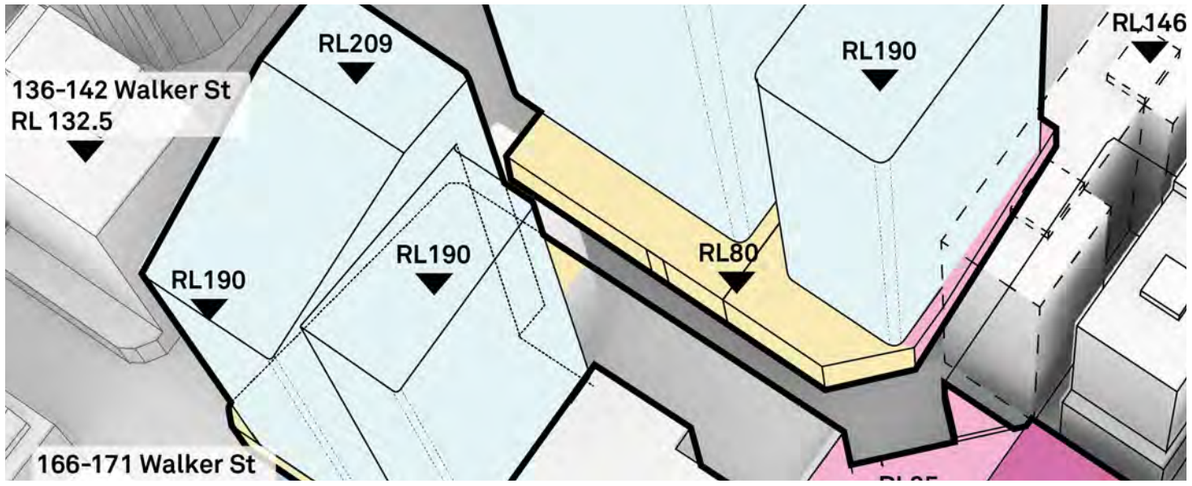
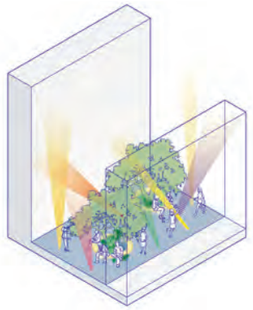


3D VIEW

Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail



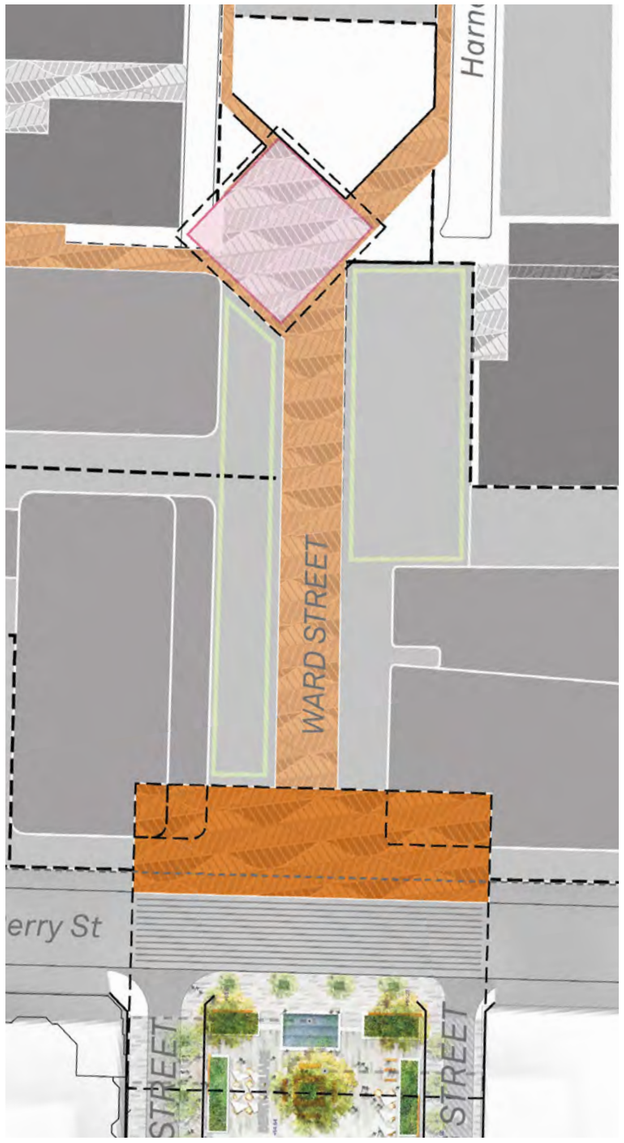
URBAN LANEWAY

5.14 Eat Street Comparison

Today, food and beverage is one of the biggest assets to a development proven by the exponential growth that has occurred in this category over the last few years. The global food and beverage market has been growing at roughly 5% a year and in doing so, food outlets are now making up over 20% of new and redeveloped retail centres as they become a mainstay and an anchor for shopping centre success. (FutureFood.com.au)

Central to the masterplan is a pedestrianised Ward Street and it revitalisation as a eat street for the day and night time economy of workers and residents.

This piece of public realm is comparable in size to the Denison Street between Brett Whiteley Plaza and Berry Street and Kensington Street/ Spice Alley in Chippendale.



WARD STREET

1 DENISON STREET / CENTRAL LANEWAYS

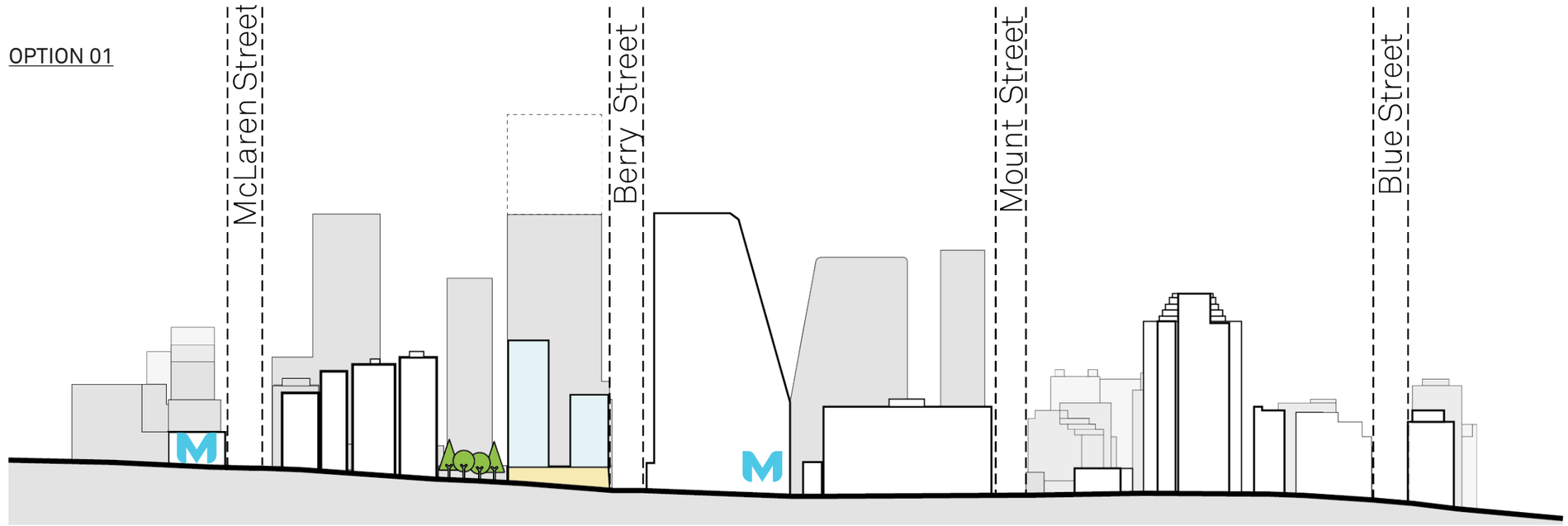
KENSINGTON STREET, CENTRAL PARK

© 2018

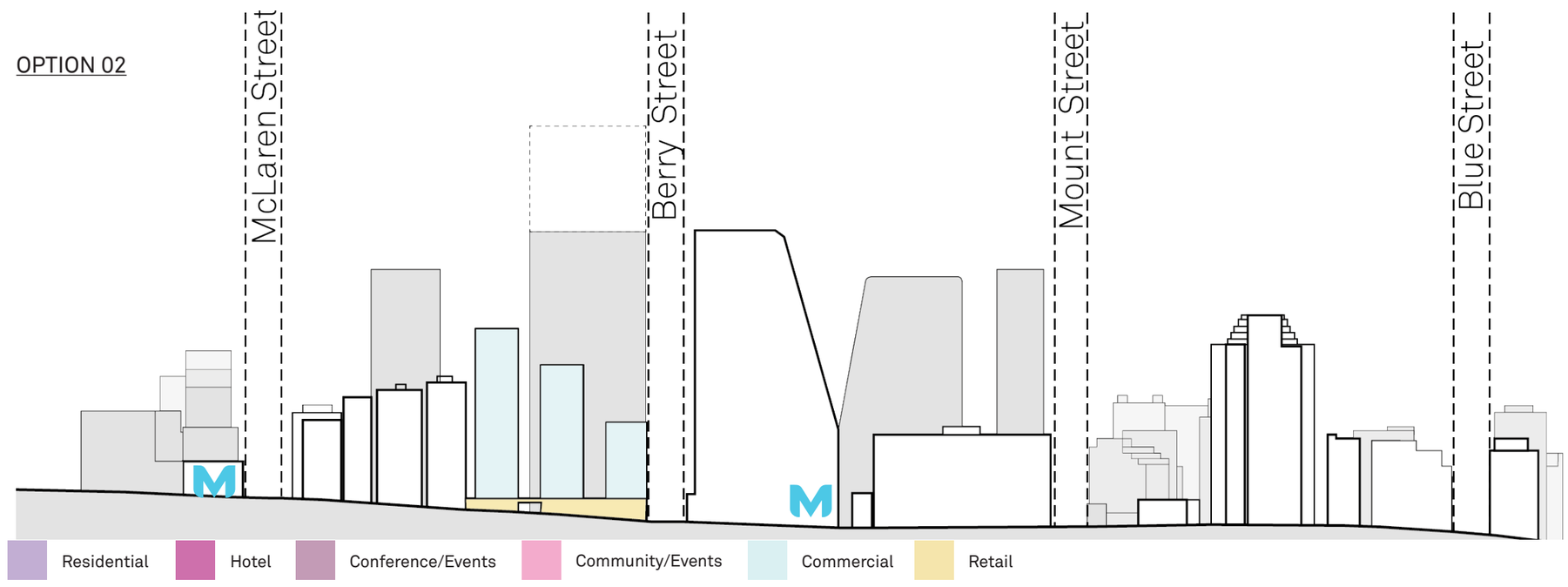
5.15 Miller Street

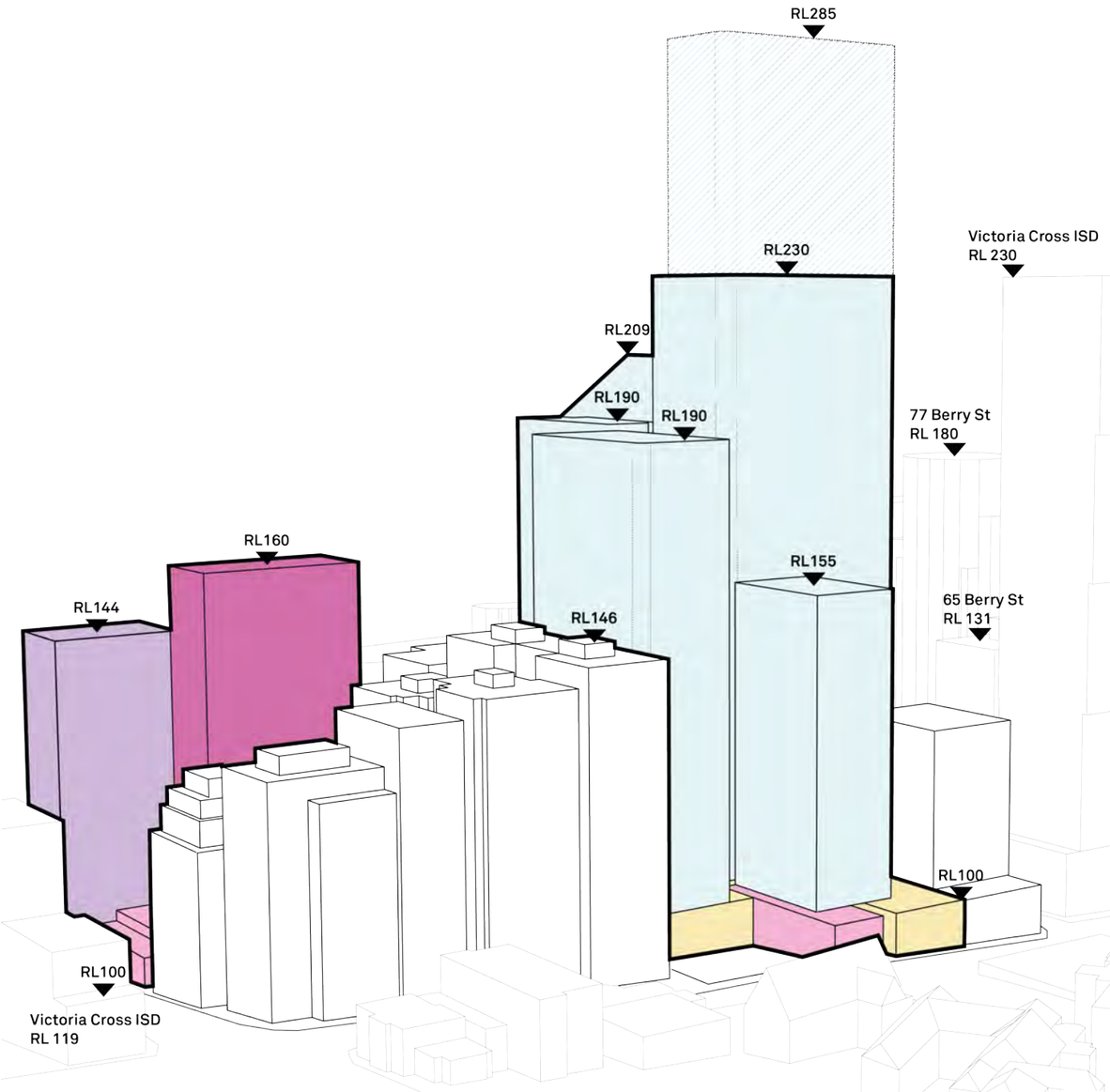
North Sydney's best street is a network of parks, greenery and cafe's amongst the trees.

OPTION 01

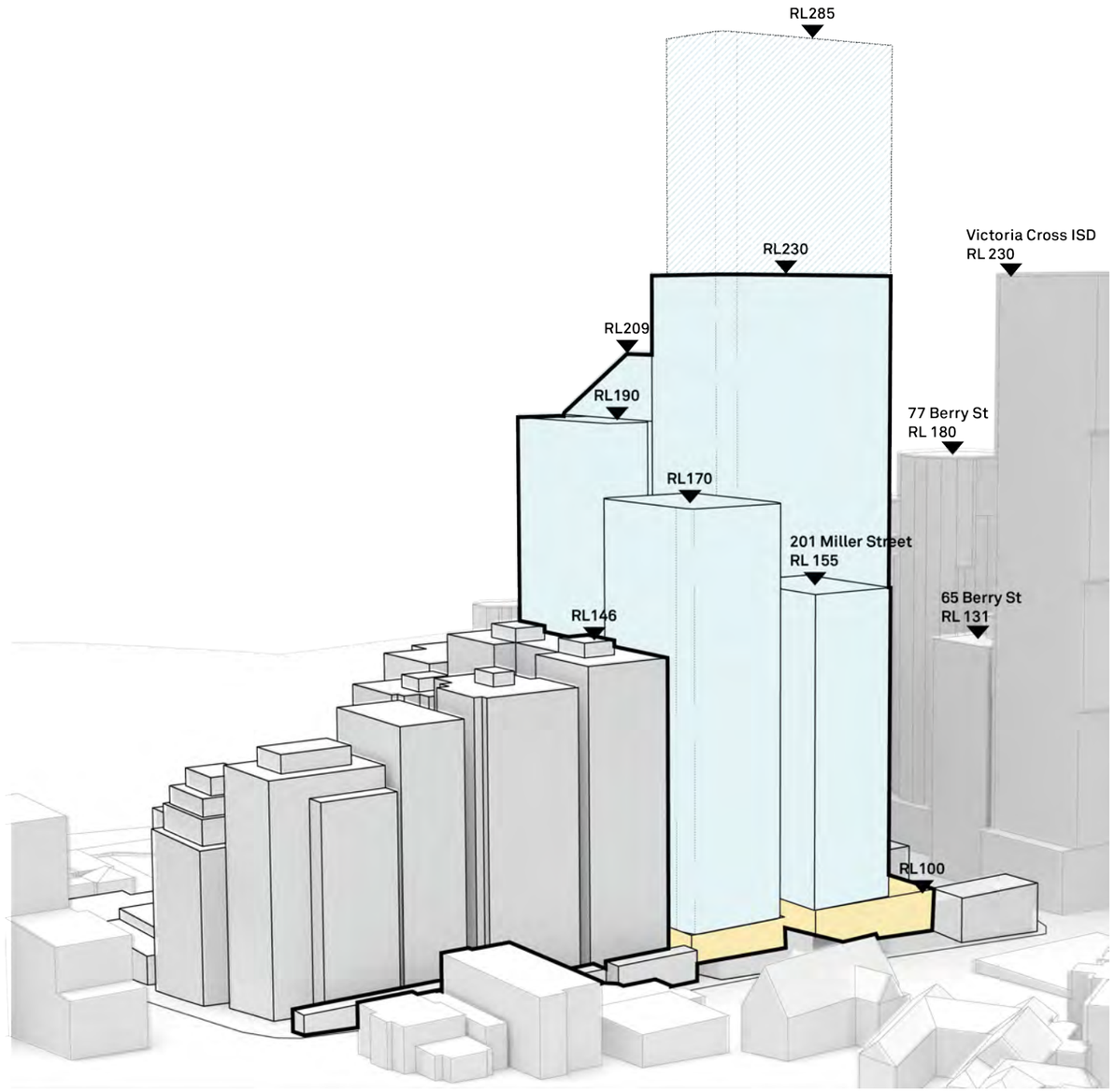


OPTION 02





MILLER STREET 3D VIEW — OPTION 01



MILLER STREET 3D VIEW — OPTION 02

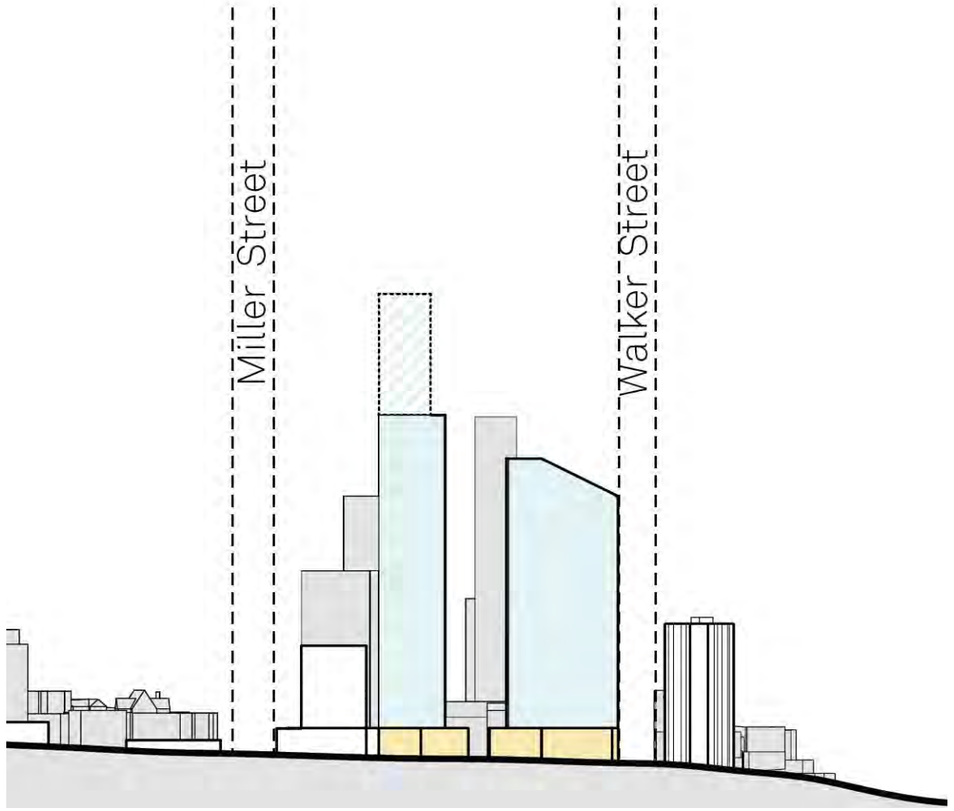
Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

© 2018

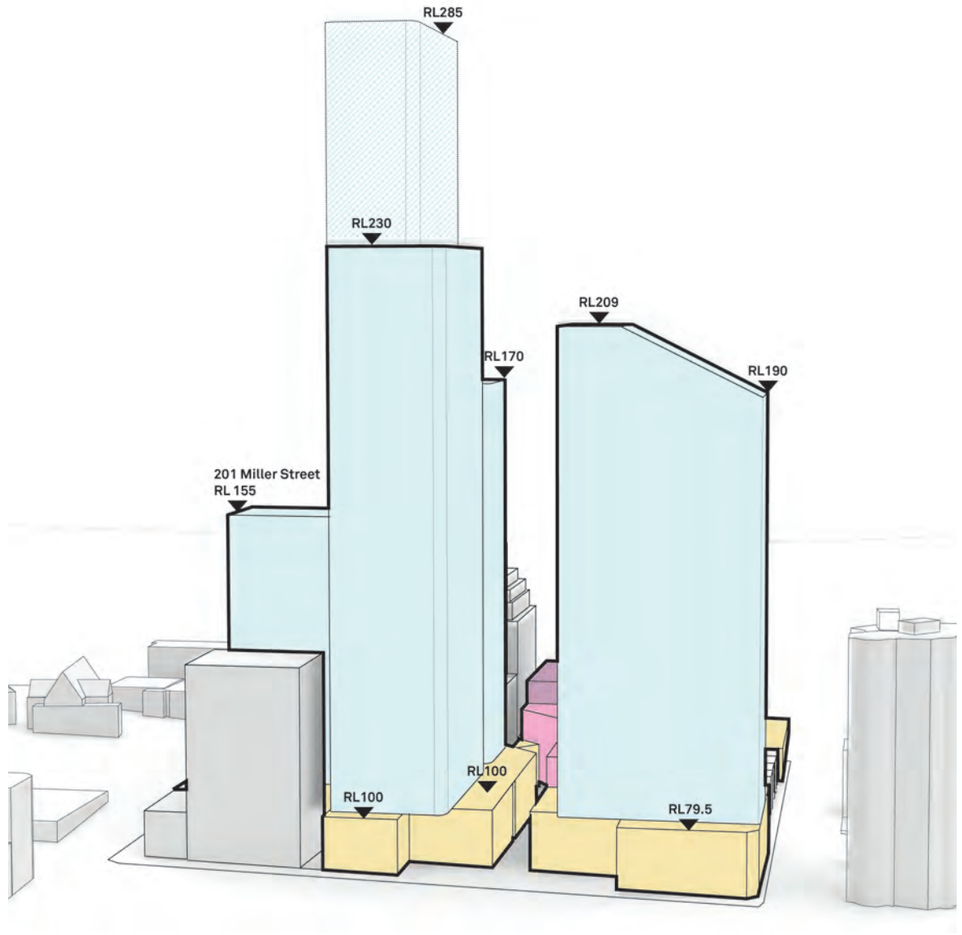
5.16 Berry Street

Where happiness works, this is a bustling commercial address where the traffic and people mix.

- Connect central lane ways precinct to Ward Street Precinct
- Reorientate people from the metro exit on Denison Street to Ward Street through the existing Berry Square
- Enhance the amenity of Berry Square
- Support downgrading of Berry Street to prioritise pedestrian movement
- Provide a high quality commercial address



BERRY STREET ELEVATION

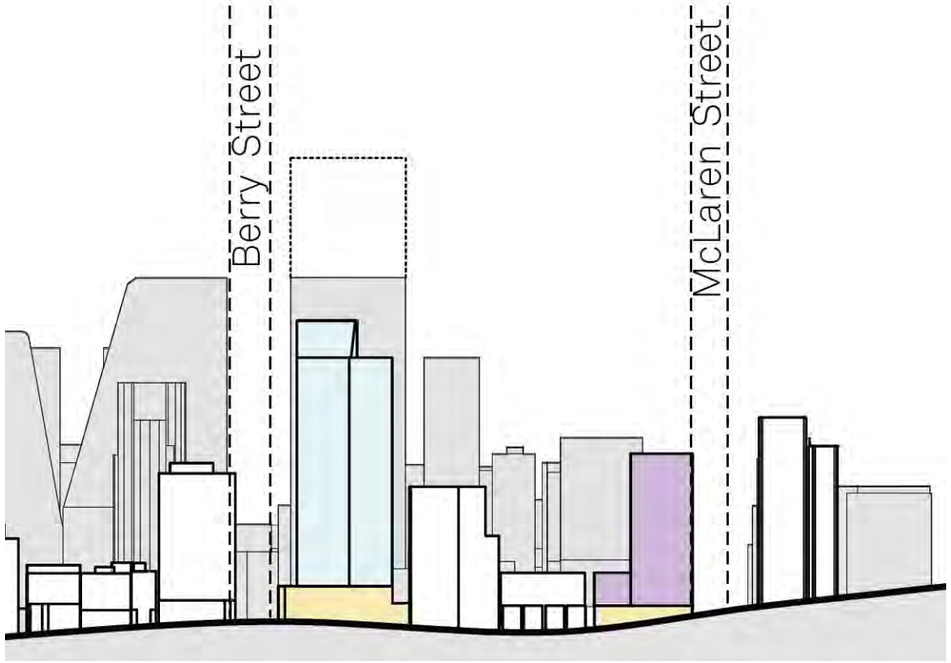


BERRY STREET 3D VIEW

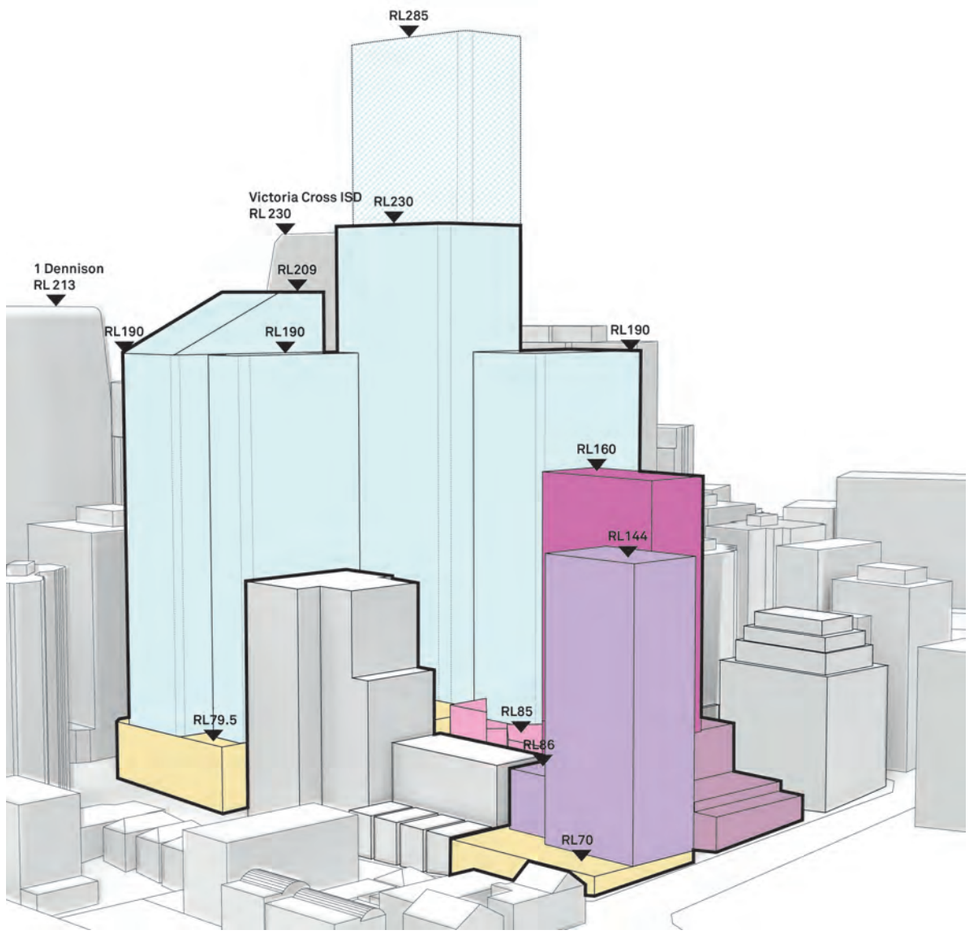
Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

5.17 Walker Street

Miller Street's quieter sister, this leafy street with steep topography keeps pace with the residential sites that line it.



WALKER STREET ELEVATION



WALKER STREET 3D VIEW — OPTION 01

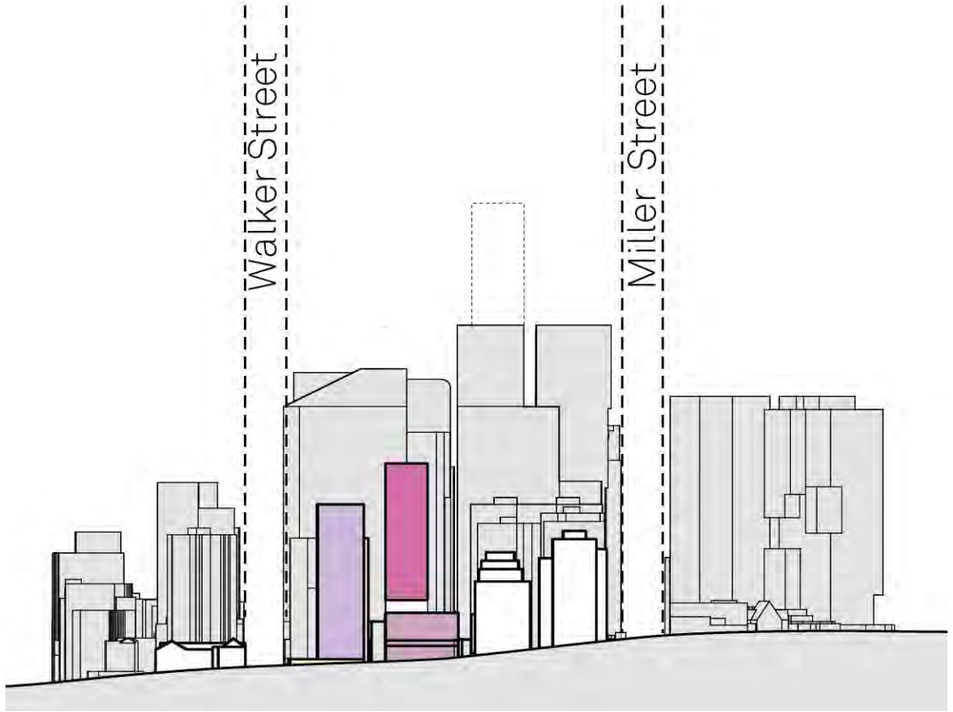
Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

© 2018

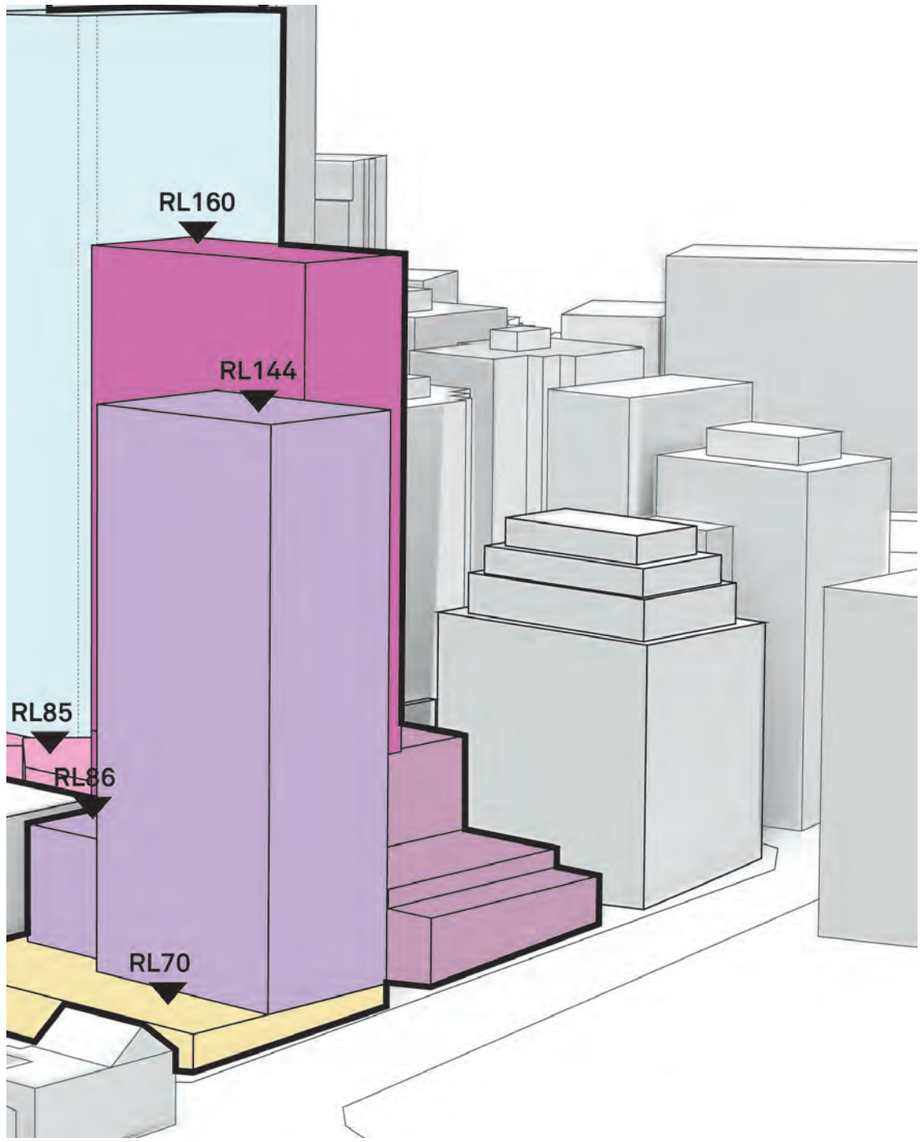
5.18 McLaren Street

A melting pot of residential, commercial and hotels where the pressure of 9-5 can be forgotten

- Connect Ward Street precinct to metro and St Leonards Park/Elliot Street via Rydges North Sydney
- Reorientate people from Harnett Street and right of way across McLaren Street
- Prioritise pedestrian movement



McLAREN STREET ELEVATION

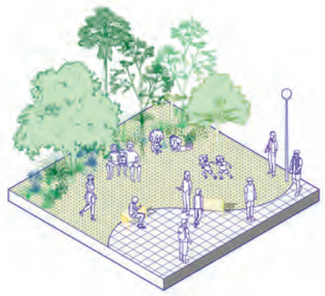


McLAREN STREET 3D VIEW

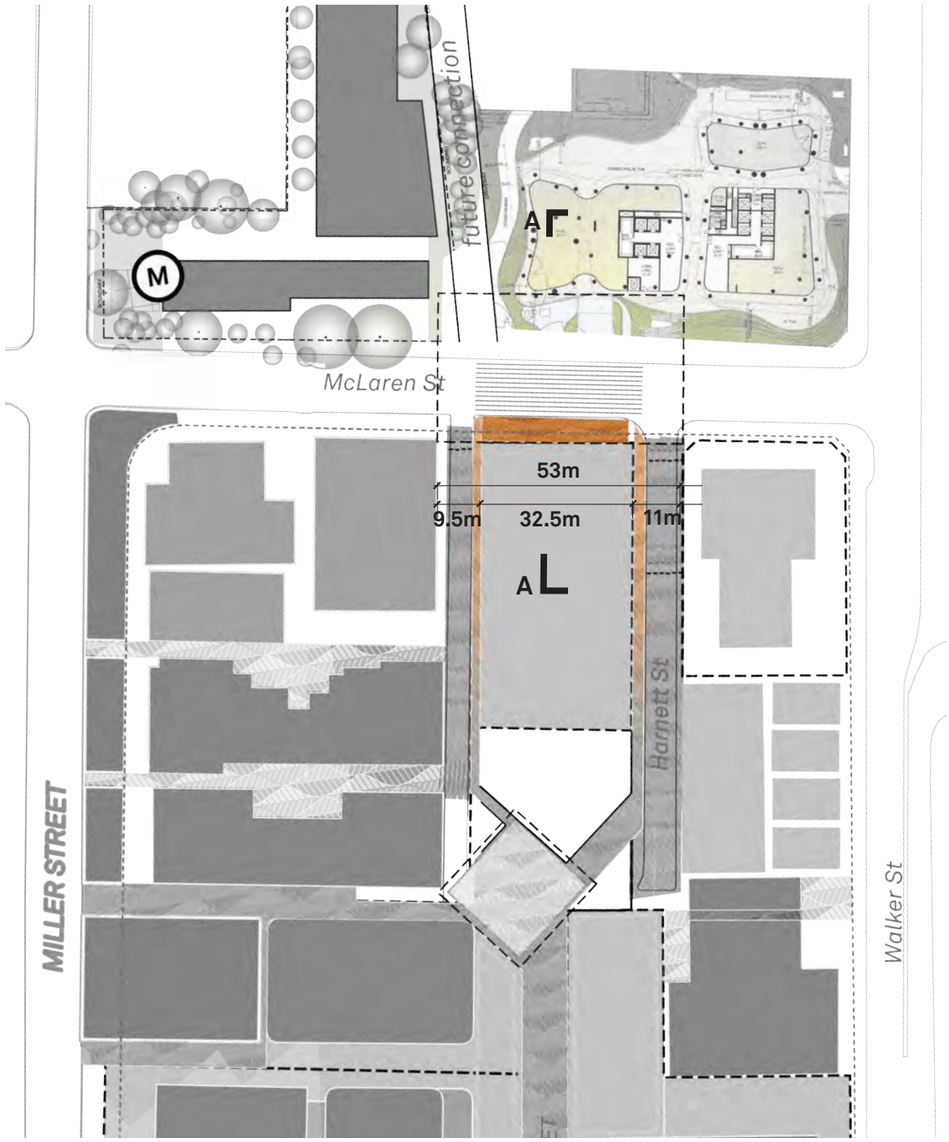
5.19 McLaren Street Crossing

Similar to Berry Square in its function, the McLaren Street crossing is the opportunity to reorient pedestrians existing the precinct towards the metro or to a future link to Elliot Street and North Sydney Oval/St Leonards Park

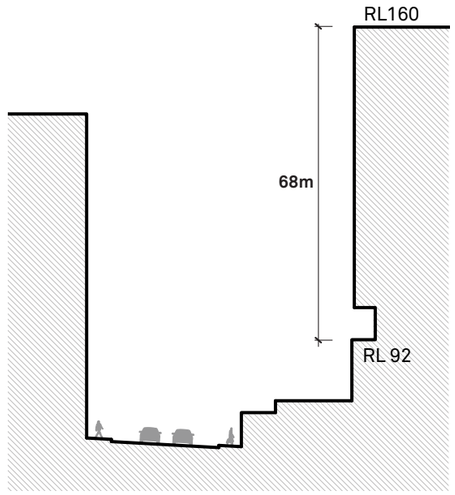
- Connect Ward Street Precinct to St Leonards Park
- Reorientate people from the metro exit on McLaren Street to Ward Street



PASSIVE AND GREEN



McLAREN STREET CROSSING



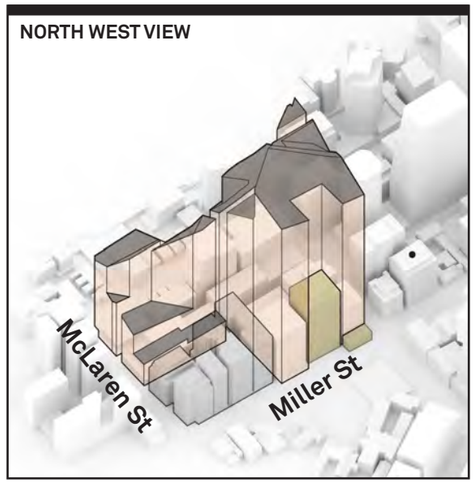
SECTION AA

Built Form Options

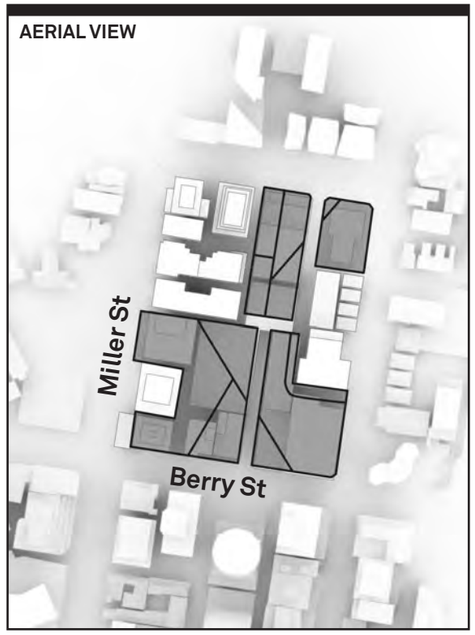
06

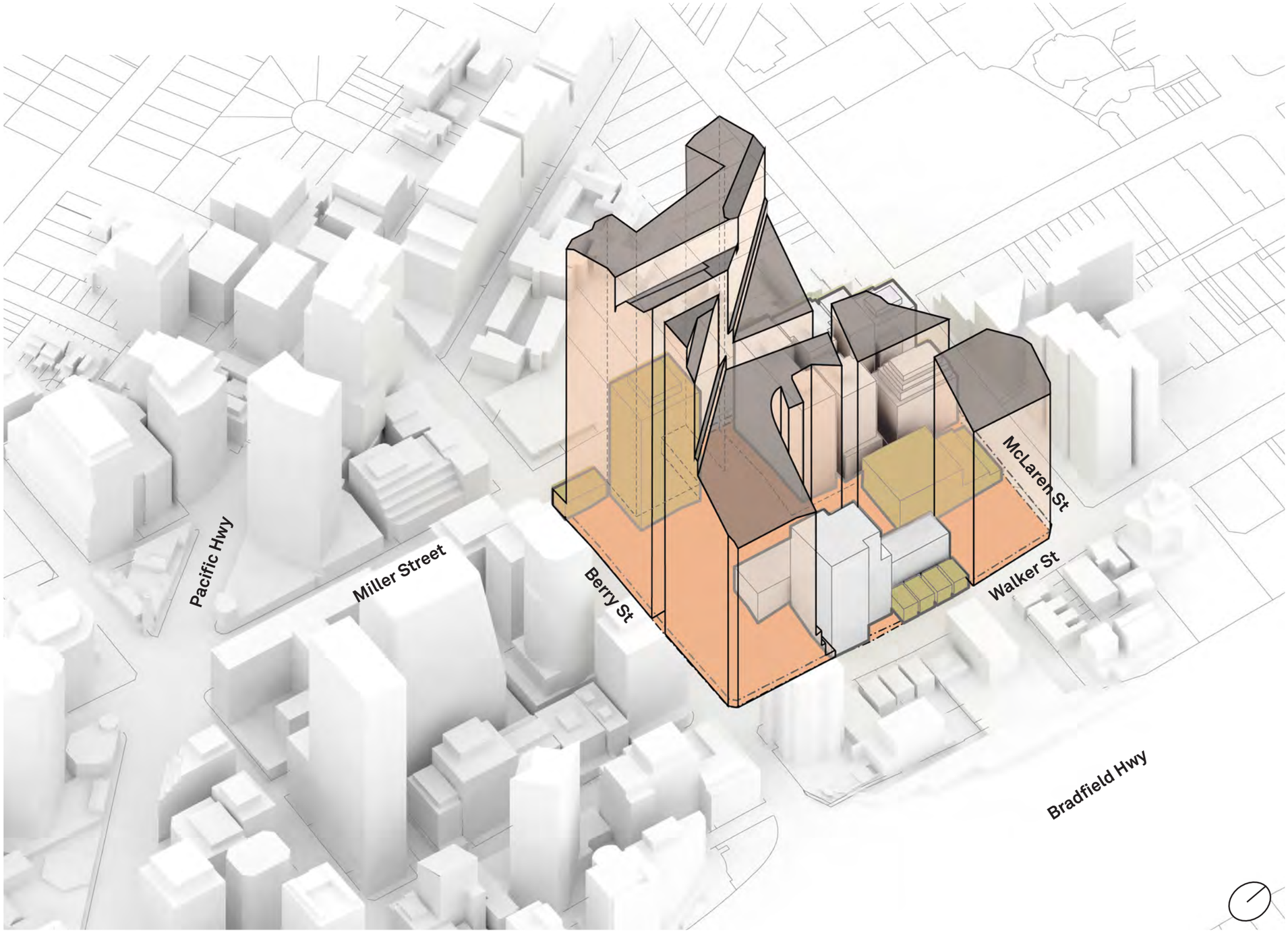
6.1 Connect the Street Network

NORTH WEST VIEW



AERIAL VIEW





6.2 Constraints Envelope Outcomes

The masterplan constraints envelope defines the maximum extents within which future development can occur with acceptable impacts on surrounding development outside of the precinct.

The combined interaction of height, solar access, overshadowing and street connections have resulted within the masterplan area 'blocks':

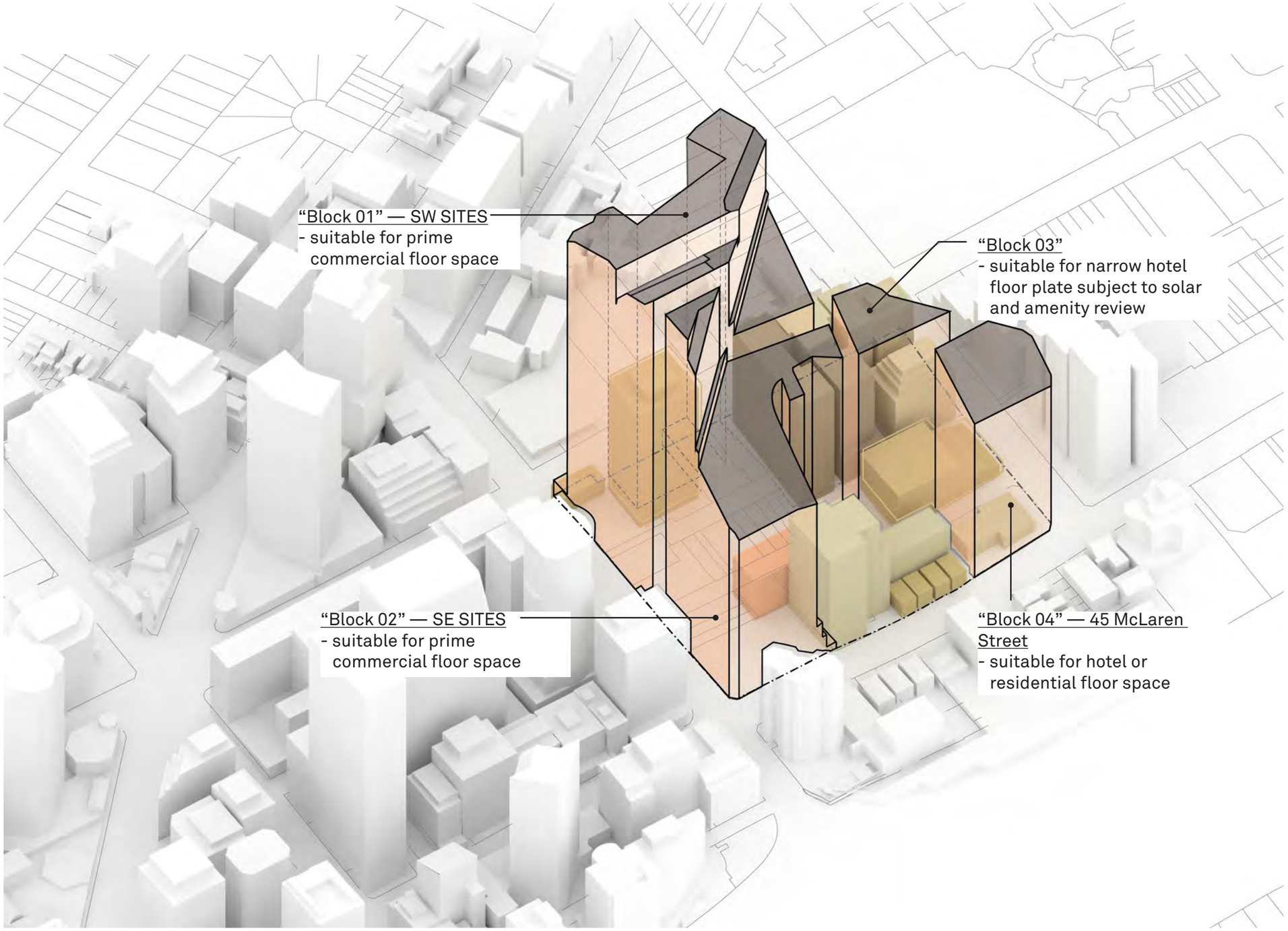
Block 1 _the consolidation of SW Corner sites incorporating 201-213 Miller Street and 52-66 Miller Street have the capacity for premium commercial floor plates

Block 2_ the consolidation of SE Corner sites incorporating 74-76 Berry Street have the capacity for premium commercial floor plates

Block 3_41 McLaren street has a smaller envelope capacity which could support a slimmer hotel or residential form.

Block 4_45 McLaren street has a smaller envelope capacity which could support a slimmer hotel or residential form.

Note: refer to appendix for shadow analysis of constraints envelope.



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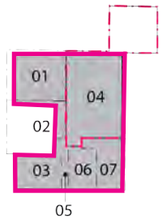
6.3 Constraints Envelope Block Analysis

The development of the masterplan within the constraints envelope is subject to the interaction of three further areas of design assessment:

- Minimum requirements to achieve premium and Grade-A office commercial development within areas large enough to accommodate commercial development
- Minimum requirements to comply with SEPP 65 and the Residential Apartment Design Guidelines within areas large enough to accommodate hotel or residential development
- Minimum requirements to achieve a high quality public realm

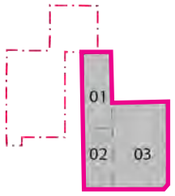
The requirements to achieve amenity for residential development are well described in the Residential Apartment Design Guidelines. The requirements for commercial and open space are not so coherently defined and so a process of benchmarking was undertaking to define the criteria to be applied to the Ward Street Precinct.

Block 01 - SW Sites



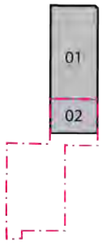
Site	Address	Owner	Area
01	213 Miller Street	NMBE Pty Ltd	1,600.0 m²
02	201 Miller Street	Dexus	1,635.5 m²
03	50 Berry Street	Pro Bang & Lecmo	930.0 m²
04	22 Ward Street (part)	North Sydney Council	2,653.0 m²
05	Bullivant Lane	North Sydney Council	188.0 m²
06	56 Berry Street	Dexus	636.0 m²
07	66 Berry Street	SP 47529	875.9 m²
BLOCK 01 TOTAL			**8,518.4 m²**

Block 02 - SE Sites



Site	Address	Owner	Area
01	3-11 Ward Street	Ausgrid	1,214.0 m²
02	74 Berry Street	Ausgrid	966.0 m²
03	76 Berry Street	Local government super	2,587.0 m²
BLOCK 02 TOTAL			**4,767.0 m²**

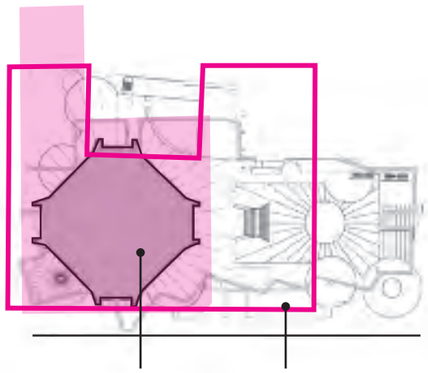
Block 03 - N Sites

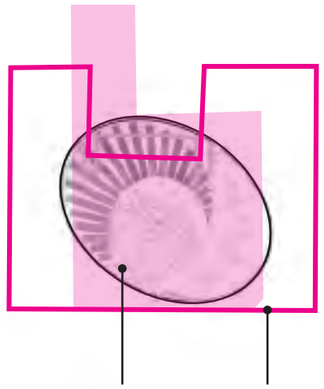


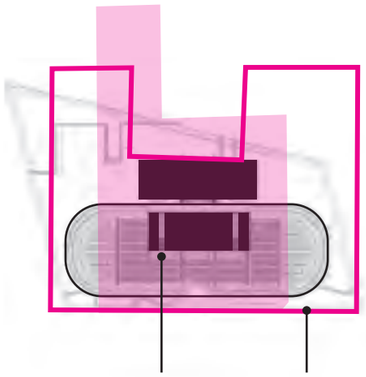
Site	Address	Owner	Area
01	41 McLaren Street	Erolcene & Claijade	2,368.0 m²
02	Harnett Street Carpark	North Sydney Council	1,185.0 m²
BLOCK 03 TOTAL			**3,553.0 m²**

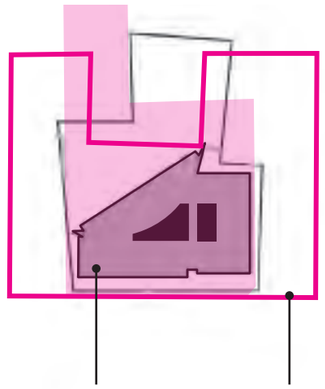
Block 04
- 45 McLaren Street

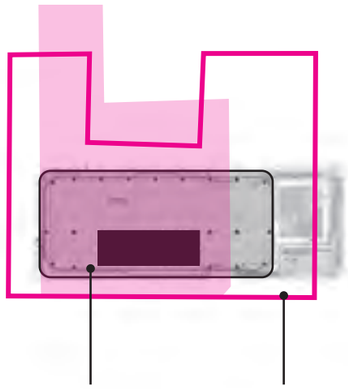
Site	Address	Owner	Area
01	45 McLaren Street	SP14598	1,792.0 m²
BLOCK 04 TOTAL			**1,792.0 m²**



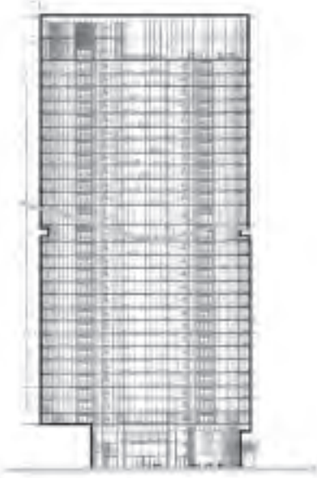








MLC CENTRE
NLA = 68,409 m²
Floor plate = 1,200 m² (average)



1 Bligh Street
FSA = 45,760 m²
Floor plate = 1,637 m² (average)

International Tower 3
NLA = 99,097 m²
Floor plate = 2,400 m² (average)

161 Castlereagh St
NLA = 63,885 m²
Floor plate = 1,600 m² (average)

1 Denison Street
FSA = 66,706 m²
Floor plate = 1,950 m² (average)

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6.4 PCA Guide to Office Building Quality

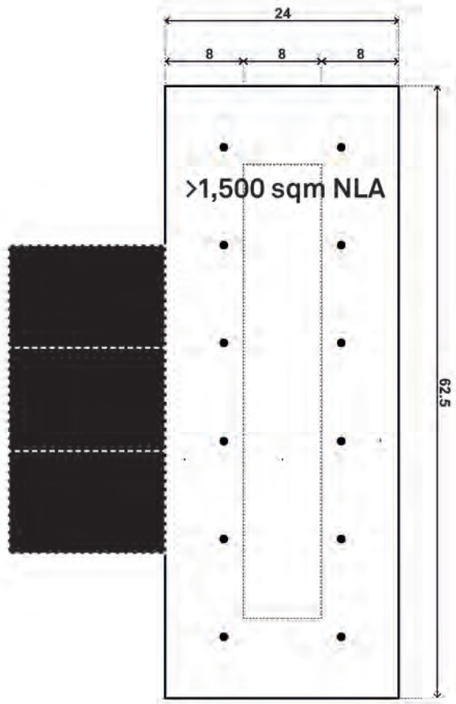
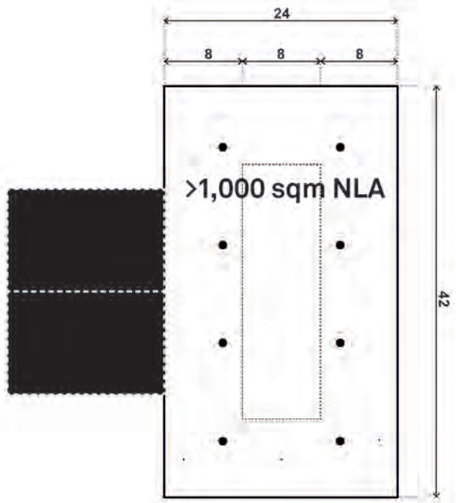
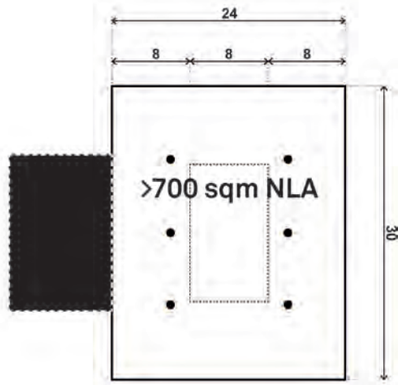
The Property Council of Australia's guide for Office Building Quality 2012 is the industry standard for assessment of the quality of new and existing office buildings.

There are two primary criteria relevant to the current stage of design as follows:

- **B1. Buildings Size**
  Premium Grade: >30,000 sqm NLA
  Grade A: >10,000 sqm NLA
  Grade B: >5,000 sqm NLA

- **B2. Floor Plate**
  Premium Grade: >1,500 sqm NLA
  Grade A: >1,000 sqm NLA
  Grade B: >700 sqm NLA

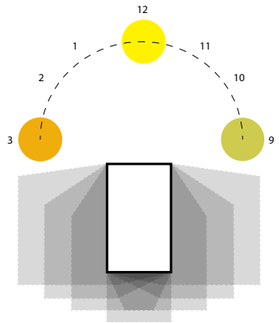
The guide notes that it is voluntary and is not a rating tool and the PCA does not publicly classify building quality or provide advice on the use of the tool in individual circumstances.

	PREMIUM	GRADE-A	GRADE-B
Floor Plate Size:			
Building Size:	>30,000 sqm NLA	>10,000 sqm NLA	>5,000 sqm NLA
Building Height (min):	20 Storeys+ (76m +)	10 Storeys + (38m+)	7.15 Storeys + (30.4m+)

6.5 Criteria to define good built office outcomes

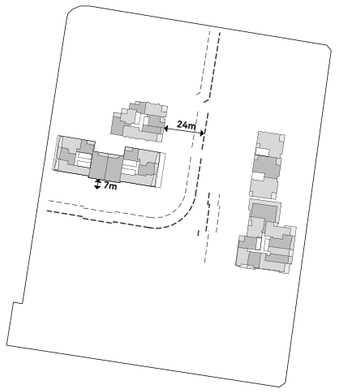
In developing the masterplan, the following criteria were defined as important for any future building within the masterplan precinct and based upon prior reporting, consideration of council aspirations and the PCA Guide to Office Building Quality.

Overshadowing



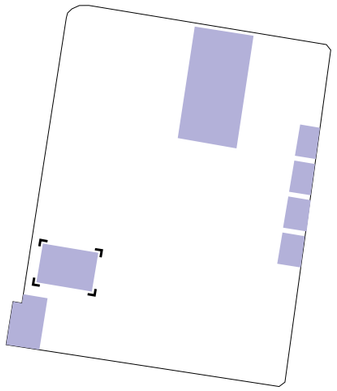
_Developing a maximum theoretical constraints envelope that considers overshadowing to "special areas" and neighbouring residential

Separation



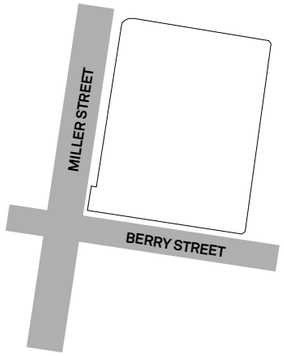
_Considering appropriate separation to existing residential and commercial developments to achieve adequate privacy, amenity and to minimise impacts of tower crowding

Heritage Impact



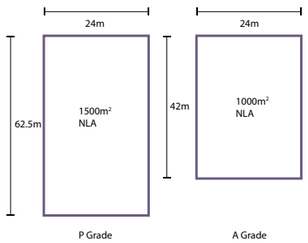
_Respecting existing heritage including opportunities for potential integration or adaptive reuse

Address



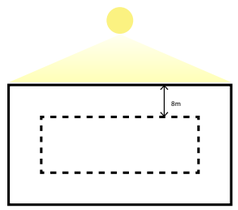
_Recognising Miller Street followed by Berry Street as the primary addresses for commercial uses

Area



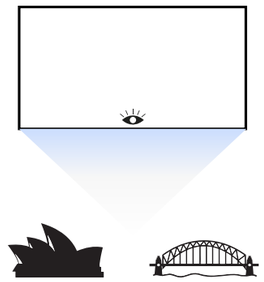
_Achieving appropriately sized commercial floor plates to facilitate potential premium and A-grade office space

Daylight



_Reducing floor plate depth to achieve appropriate levels of natural daylight to the interior spaces

Views



_Maximising iconic views to landmarks and primary views to Sydney harbour and heads

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6.6 Masterplan Options

In order to deliver much needed public domain and amenity improvements to the North Sydney Centre, Council has been undertaking the Ward Street Precinct Masterplan project. The Masterplan was prompted through a combination of NSW Government investment in the CBD metro and the upcoming release of a large Council landholding.

The Stage 2 Masterplan has built upon the first stage and foremost set out to deliver a wider and more comprehensive vision for the precinct which responds to the Stage 1 feedback and revised masterplan area. The further exploration of the area has provided opportunities to ensure that the development potential of all sites has been examined and achieves the objectives of the Greater Sydney Commission North District Plan; the potential for different amalgamation patterns has been explored and the relationship to the North Sydney CBD Capacity and Land Use Strategy has been clarified.

It has taken as it's objective the need to reposition North Sydney as a preferred CBD in which to do business, delivering a higher quality of open space and employment floor space than what is currently available within a significantly constrained market.

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

Both options have similar weighting in terms of community use benefits, present significant transformative public domain amenity and have the potential to be staged development, subject to land owner consultation and further design refinement.

Following exhibition, consideration of submissions and further consultation with key stakeholders, a final Ward Street Masterplan and implementation strategy will be reported back to Council for endorsement following community consultation.

Masterplan Option 01 — Miller Street Square
1:1500 @ A3

Masterplan Option 02 — Central Square
1:1500 @ A3

© 2018

6.7 Massing and height

In 1971 North Sydney underwent a dramatic transformation into commercial in with no less that 27 skyscrapers built within the period of 1971-1972. The tallest building at the time being 201 Miller Street which still exists on the site today.

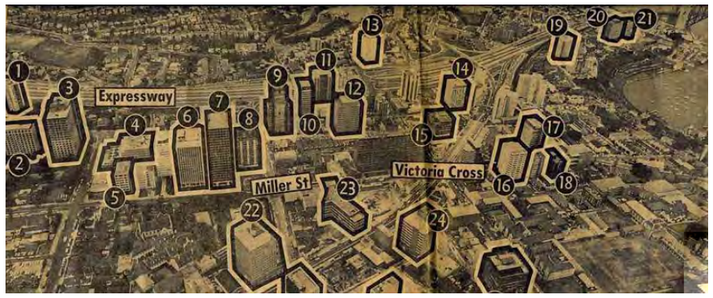
This sudden expansion created the current built form of predominantly mid-rise commercial buildings up to a relative height of approximately RL 160 with a small number of higher buildings reaching up to RL200.

As noted in Section 01, in part as a result of the CBD being constrained by adjacent residential and education precincts, there is a resurgent interest in the commercial core by investors with the scale of recent developments increasing. As identified in SSDA 17_8874 for Victoria Cross Metro Station there are currently 10 existing or planned towers within the CBD:

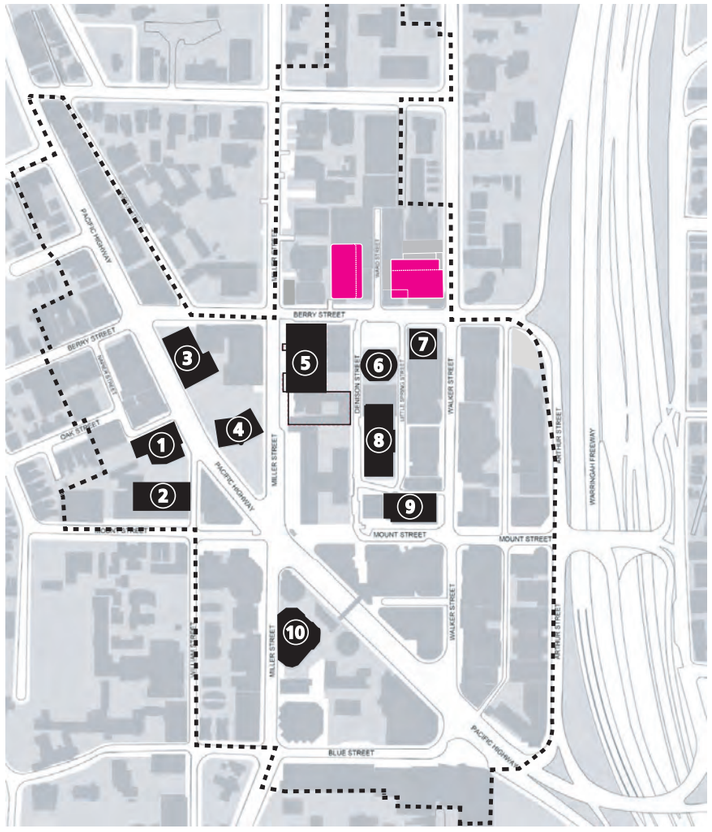
1. 100 Pacific Highway (RL 149)
2. 40 Mount Street (RL151)
3. 177 Pacific Highway (RL 195)
4. Northpoint 100 Miller Street (RL195)
5. Victoria Cross ISD (RL 230)
6. 77 Berry Street (RL 180)
7. 124 Walker Street (RL 137)
8. 1 Denison Street (RL 213)
9. 100 Mount Street (RL 200)
10. 101 Miller Street (RL 137)

This combined with the rising topography of North Sydney provides a distinctive series of tall buildings rising up from the Harbour Bridge when viewed from Millers Point and Observatory Hill.

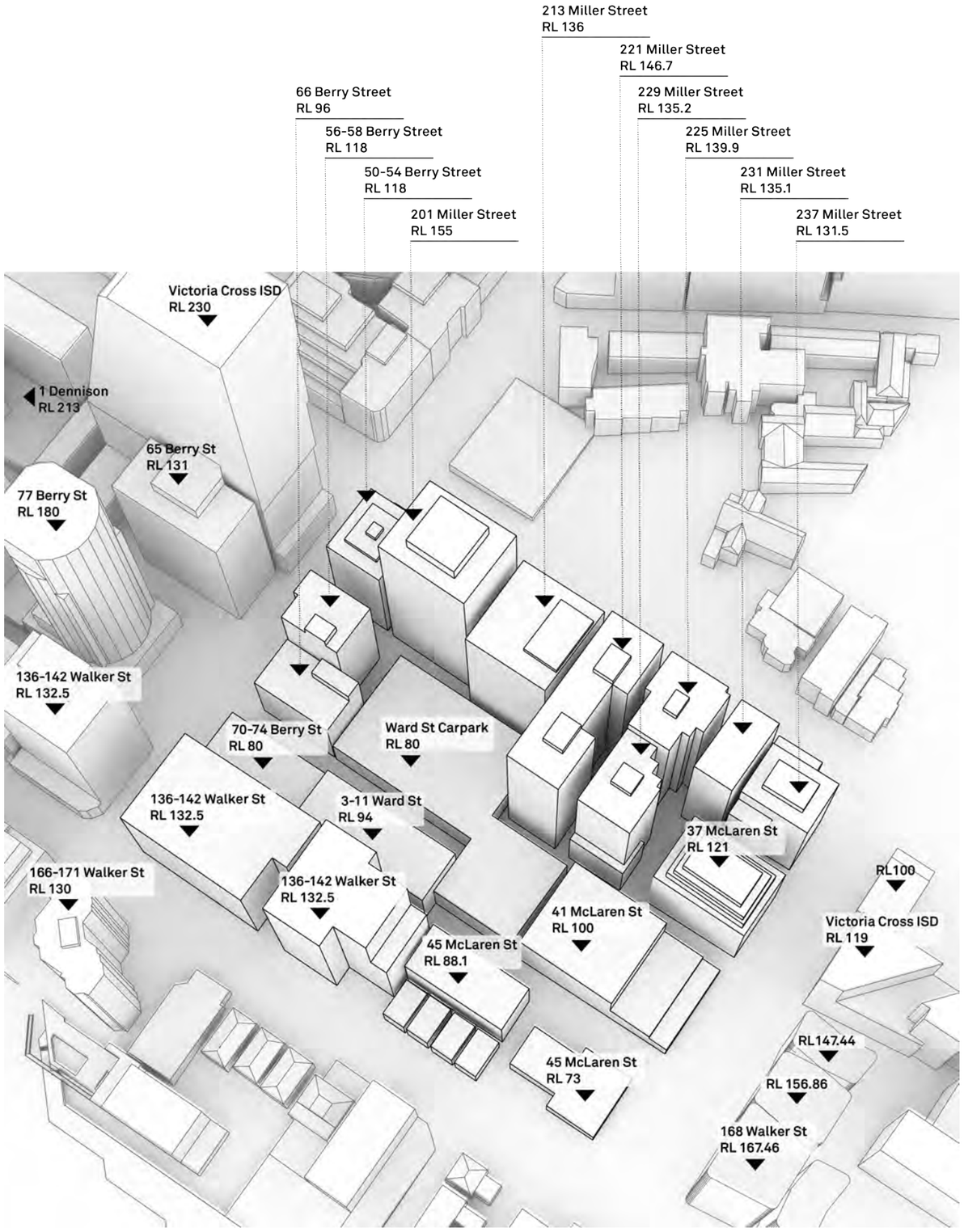
As foreshadowed in council's report of 05 May 2017, in order to contain expansion of the CBD and limit impacts on adjacent non-CBD lands, the masterplan has sought to maximise the available envelopes in order to deliver premium commercial floor space whilst provide a mix of other uses throughout the ground plane to ensure a vibrant district throughout the day, night and weekend.



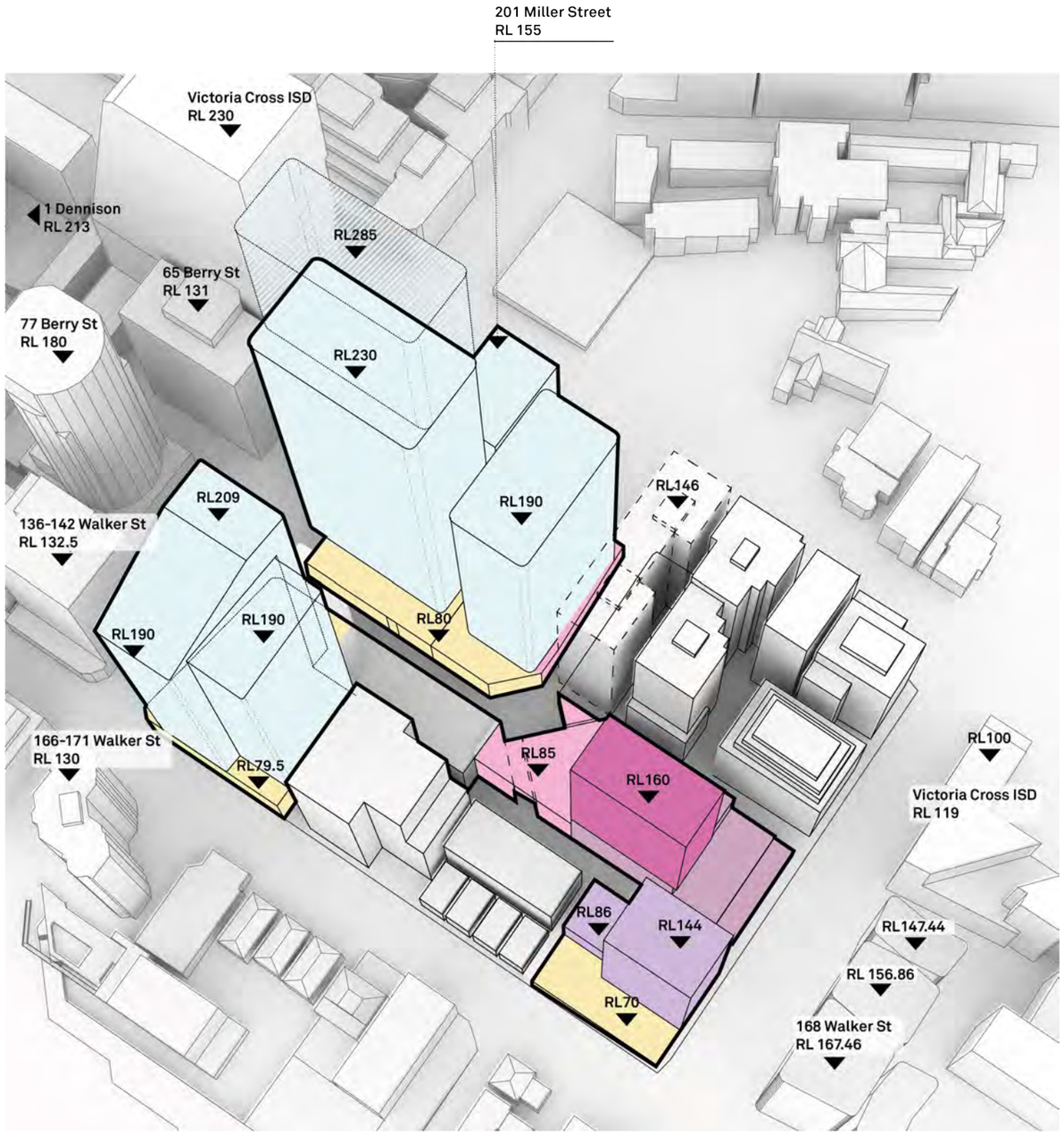
North Sydney development in 1972



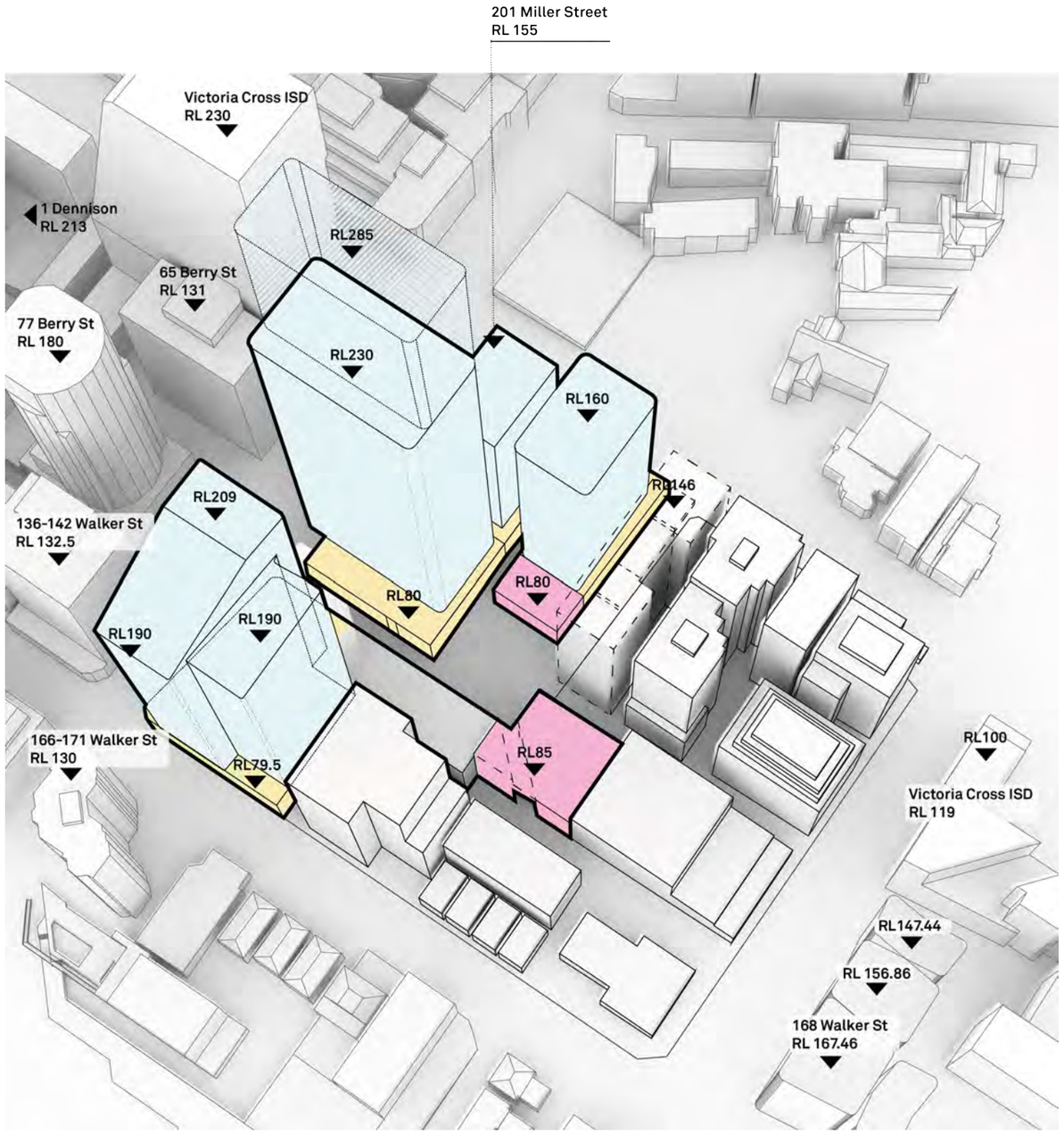
Existing and planned towers in North Sydney



Existing Built Form



Option 01 Massing and Uses



Option 02 Massing and Uses

Residential | Hotel | Conference/Events | Community/Events | Commercial | Retail

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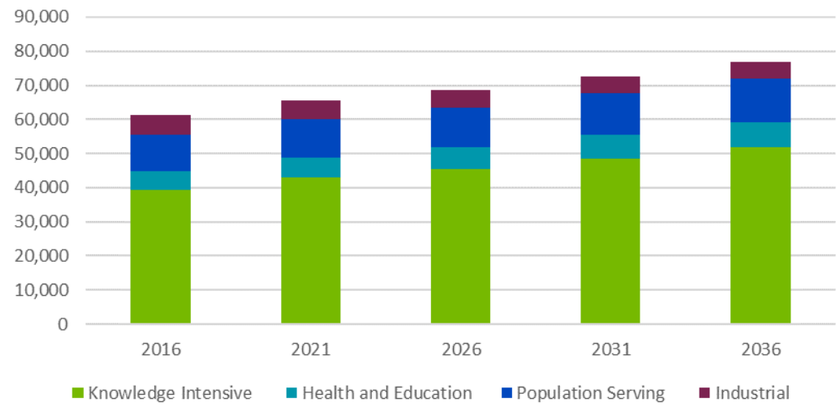
6.8 Feasibility Assessment

Masterplan options were reviewed by SGS Economics and Planning using a Relative Land Value model to assess the viability of development envelopes and associated uses.

The feasibility modelling determined that all envelopes contained within the masterplan options generated revenues in excess of the development costs making the project viable and attractive to developers.

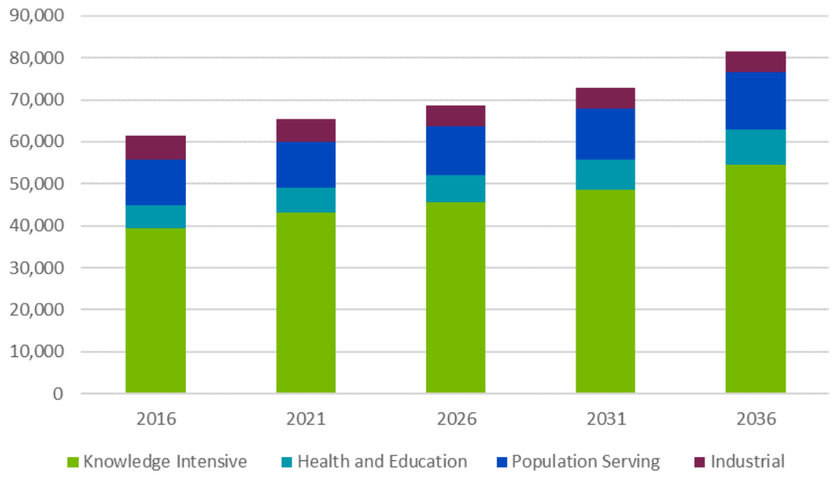
The report concludes that Council will be able to deliver the proposed community facilities and public open space through a variety of mechanisms including land sales, planning agreements and value capture.

FIGURE 2: EMPLOYMENT FORECAST FOR NORTH SYDNEY CBD – BASE CASE



Source: SGS, 2018

FIGURE 3: EMPLOYMENT FORECAST FOR NORTH SYDNEY CBD – DISTRICT PLAN TARGET SCENARIO



Source: SGS, 2018

Employment Forecast Scenarios to 2036 (SGS Economics & Planning)

Value uplift and value capture

Value uplift is not the same as value capture, although the latter is derived from a proportion of the former. While a site may realise a higher value due to development potential, it also requires significant costs to deliver it. Demolition costs plus the cost of building a taller building, mean that not all of that uplift is available to be distributed for community infrastructure.

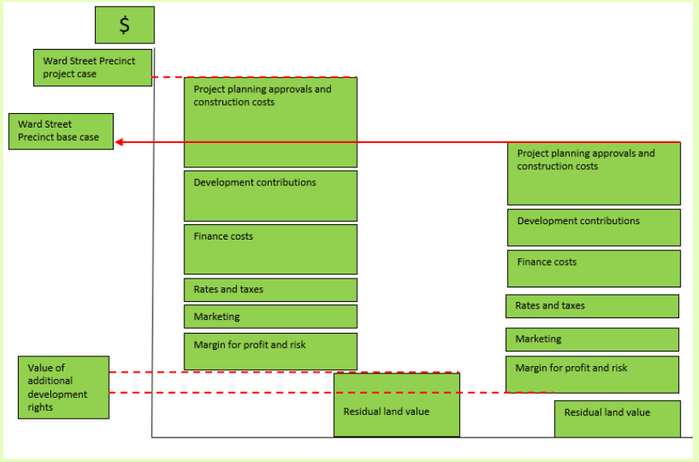
The Residual Land Value (RLV) model used to assess financial feasibility for Ward Street assumes that each site's value increases under the proposed design concepts provided by Hassell, due to the higher floorspace capacities they permit. By increasing floorspace, their realised value, derived from the ability to generate higher revenues, increases and the value of the land lifts.

Different value uplift patterns are likely to be observed prior to the completion of the new Metro infrastructure, immediately following completion and over the longer term as the full benefits are realised.

For the Ward Street Masterplan, it is the objective of North Sydney Council to recover some of the value uplift and investment in funding the delivery of new community facilities. There are three mechanisms often considered for value capture:

- Property development and sale
- Tax Increment Financing (TIF)
- Development Impact fee/Infrastructure recovery charge.

Determining which mechanism to proceed with and assessing how much of the value uplift could be 'captured' requires a study of the nexus between the development and government intervention, the required funds for community (and other) infrastructure and the impact on development feasibility. It is usually assessed on the impact that the value uplift has on RLV. The figure below explains this concept.



Value Uplift and Capture Overview (SGS Economics & Planning)

6.9 Community Facility Provisions

The new community facilities are identical between both options, anchoring and providing a community identity to the new public spaces.

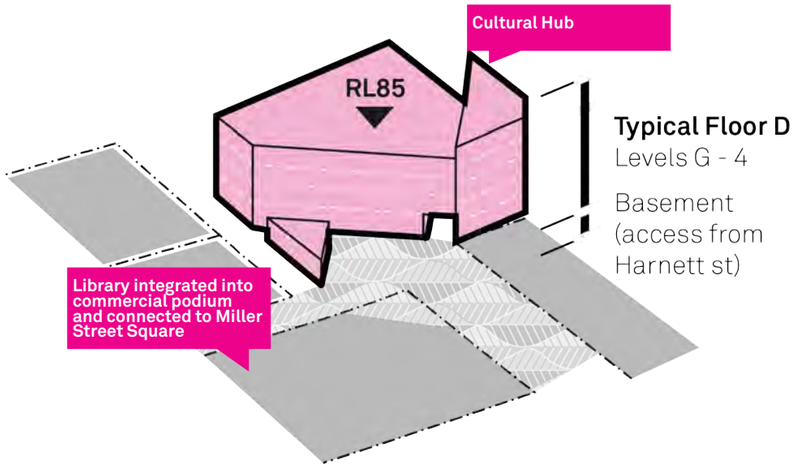
The community facility provisions are as follows:

01 — Stanton Branch Library (1,200 sqm)
Modern Branch Library to support Stanton Library expansion
"The (North Sydney) LGA's workforce is under-serviced. The strategic response to this is to establish a branch library in the workforce's densest population centre: the North Sydney CBD"
Stanton Library Masterplan; prepared by CK Design, 2015

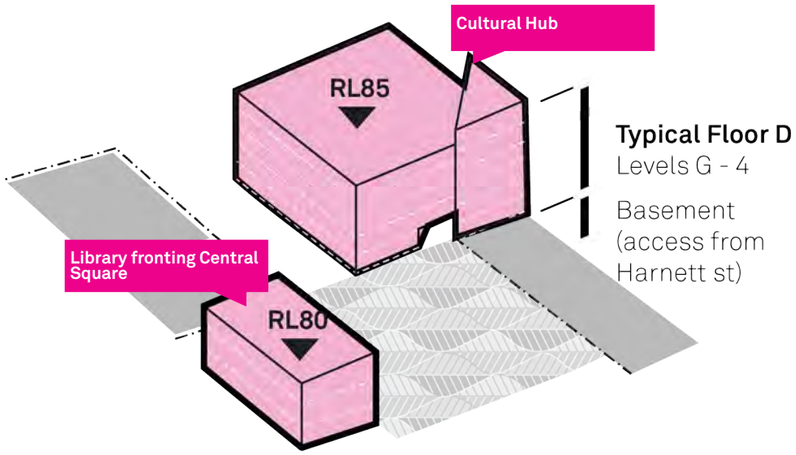
"Over the last ten years, visits to NSW public libraries have grown by 24% to almost 36 million visits in 2010/11, with 3.3 million people in NSW being members of their local library... changes in technology, collection formats, growing emphasis on engaging with communities, increasing programs and community expectations have fundamentally shifted the way people are using library spaces."
'People Places' State Library of New South Wales, 3rd Edition 2012

02 — Cultural Hub (3,740sqm)
Mixed use facility that can accommodate:
- Gallery spaces
- Artists studios
- retail and dining
- makers spaces
- Co-working spaces
- Child care
- Roof top terraces
- Live performances

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.



Central Square and Cultural Hub (option 01)



Central Square and Cultural Hub (option 02)

North Sydney - North of Centre Precinct Plan

Stage 1 Masterplan Community Space Reference

6.10 Options Overview

In responding to the North District Plan and Council's mandate to provide viable high quality floor space within the CBD core, the masterplan envelopes provide for a maximum employment floor space of between 150,000 and 175,000 square meters.

The employment lands are supported by a variety of other uses that anchor and give vitality to the open space network.

The areas noted are the maximum that could be achieved within the defined envelopes but do not constitute final floor space which will be subject to detailed building design within the defined envelopes.

Option 01

Commercial Floor space:	166-185,058 sqm
Retail Floor space:	10,849 sqm
Community/Cultural Floor space:	4,940 sqm
Hotel Rooms:	308 Keys
Residential Apartments:	170 Apts

Option 02

Commercial Floor space:	155,650 - 174,790 sqm
Retail Floor space:	9,459 sqm
Community/Cultural Floor space:	4,940 sqm

6.11 Public Space Summary

The new plazas and pedestrian streets will create a vibrant and accessible precinct that will become a destination for North Sydney and a place that welcomes everyone.

The two masterplan options are differentiated as follows:

01 — Miller Street Square and Central Square
- Primary public space directly related to Miller Street with good solar and landscape amenity and fronted by a new branch library

02 — Central Square
- Primary public space centrally located focused around an active community and cultural hub

Option 01

01:	Miller Street Square + Pedestrian Lane	1,450 sqm
02:	Central Square	530 sqm
03:	Pedestrianised Street	750 sqm
04:	Shared ped/car ROW	460 sqm
05:	Shared ped/car Street	1,103 sqm
06:	Berry Square	1,044 sqm
TOTAL:		**5,337 sqm**

Option 02

01:	Central Square	1,200 sqm
02:	Pedestrianised Street	510 sqm
03:	Shared ped/car ROW	460 sqm
04:	Pedestrianised ROW	165 sqm
05:	Pedestrianised ROW	260 sqm
06:	Shared ped/car Street	1,103 sqm
07:	Berry Square	1,044 sqm
TOTAL:		**4,742 sqm**

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6.12 Car parking Overview

The loading and parking strategy is critical to ensuring that a car free pedestrian precinct can be achieved.

To enable this, the Harnett Street Carpark (site D) will provide access to the basement areas of Sites B and C in both options enabling loading and parking to occur below the pedestrian precinct of Ward Street and the central square in both options.

Arup have undertaken an assessment of the masterplan options and recommended that the parking rates utilised on the Barangaroo precinct in the Sydney CBD should be adopted for the precinct.

The adoption of these rates would result in no net increase in peak hour traffic compared to that already generated by the existing public car park on the site, as well as providing for opportunities for public car parking outside of normal business hours.

Refer to separate traffic report for further details.

Option 01

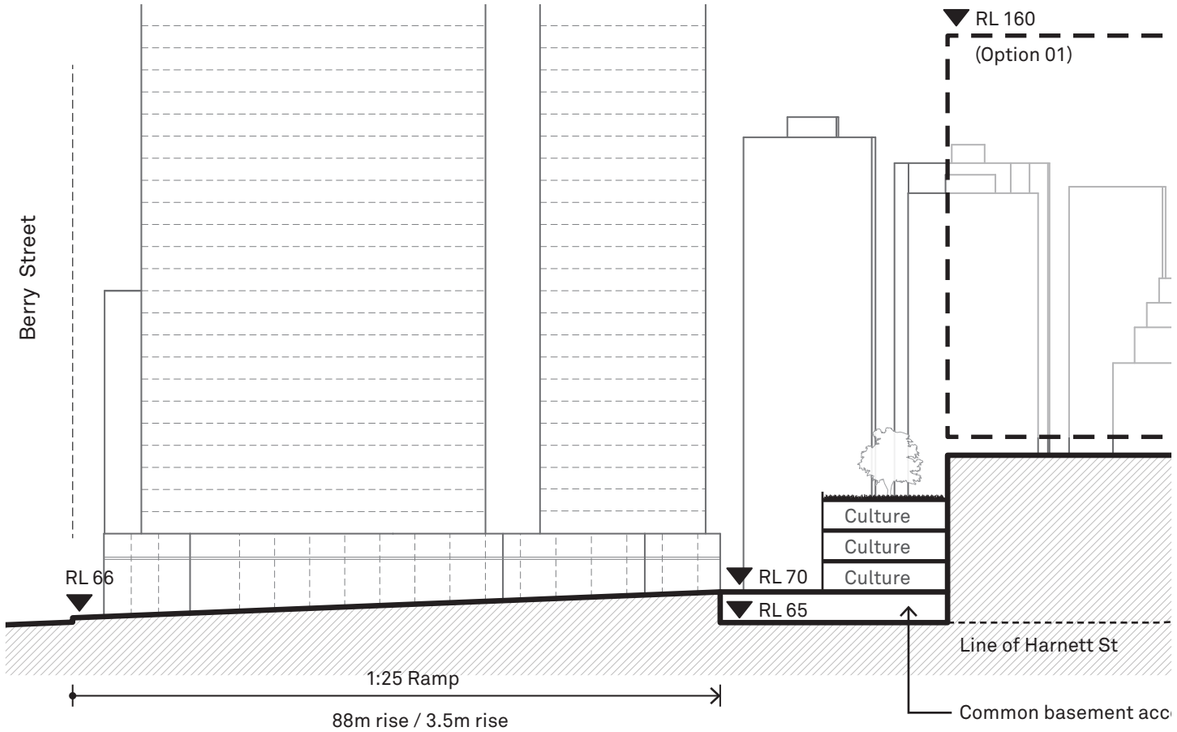
A:	EXISTING	EXISTING
B:	174 Cars	491 Bicycles
C:	74 Cars	206 Bicycles
D:	7 Cars	19 Bicycles
E:	59 Cars*	165 Bicycles
F:	3 Cars	7 Bicycles
G:	118 Cars	332 Bicycles
TOTAL:	**434 Cars**	**1,220 Bicycles**

***Note opportunity for reduced car parking provision from existing in line with proposed site uses and transport advice. At grade parking along Harnett Street can be converted to retail and active uses.**

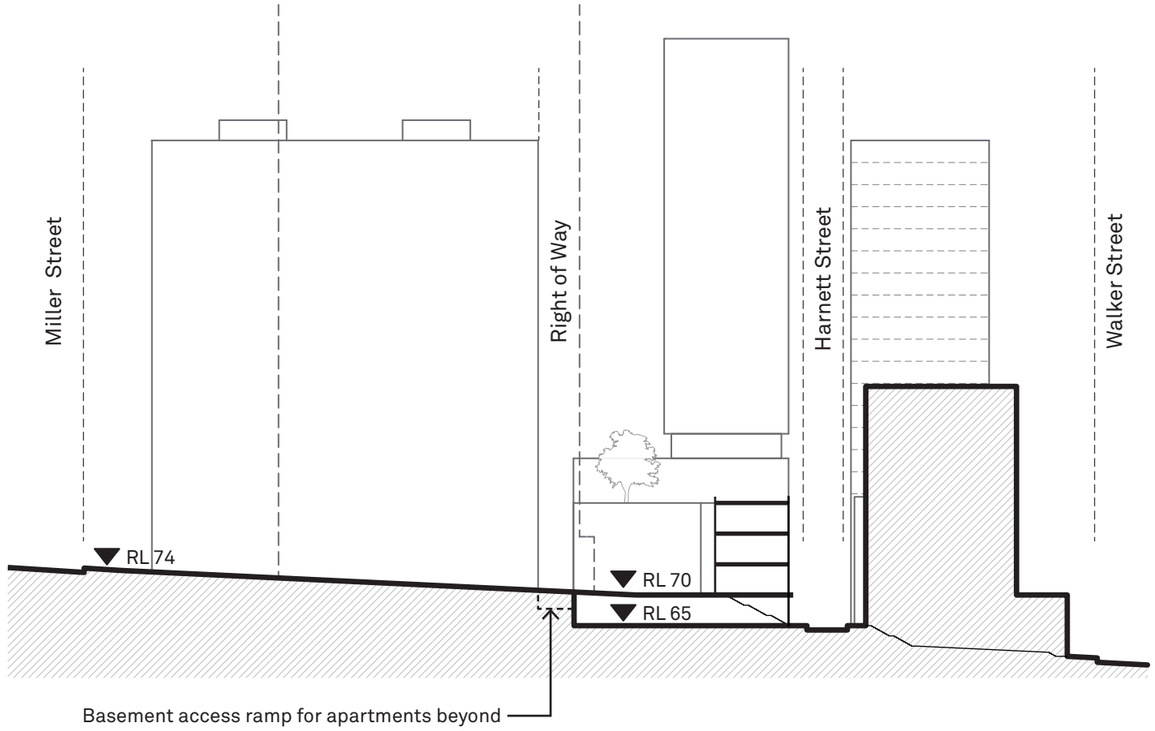
Option 02

A:	EXISTING	EXISTING
B:	174 Cars	491 Bicycles
C:	33 Cars	79 Bicycles
D:	7 Cars	19 Bicycles
E:	EXISTING *	EXISTING
F:	EXISTING	EXISTING
G:	118 cars	240 Bicycles
TOTAL:	**312 Cars**	**781 Bicycles**

***Note opportunity for reduced car parking provision from existing in line with proposed site uses and transport advice. At grade parking along Harnett Street can be converted to retail and active uses.**



Section AA



Section BB (Option 01)

6.13 Ground Plane Overview

The future ground plane of the Ward Street Precinct is permeable and public with all street frontages activated by retail and community facilities.

In addition to the lane way network, the larger commercial footprints will provide through site links to enable convenient east/west access and a fine grain experience.

Option 01

OPEN SPACE

COMMUNITY FACILITIES

ACTIVE FRONTAGE

POTENTIAL ACTIVE FRONTAGE THROUGH RECONFIGURED GROUND FLOOR PARKING

Option 02

OPEN SPACE

COMMUNITY FACILITIES

ACTIVE FRONTAGE

POTENTIAL ACTIVE FRONTAGE THROUGH RECONFIGURED GROUND FLOOR PARKING

6.14 Podium overview and uses

The building podiums are important in defining, activating and ultimately creating a successful public space.

These spaces provide a mix of retail, community and hotel/conference facilities to provide variety and activity throughout the precinct.

A diverse mix of uses with extended hours of operation contribute to safety and security within the wider precinct and public realm.

Option 01

B: Retail
C: Retail / Library
D: Cultural Hub
E: Hotel / Convention
F: Retail
G: Retail

Option 02

B: Retail
C1: Retail
C2: Library
D: Cultural Hub
G: Retail

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6.15 Mid-rise envelope summary

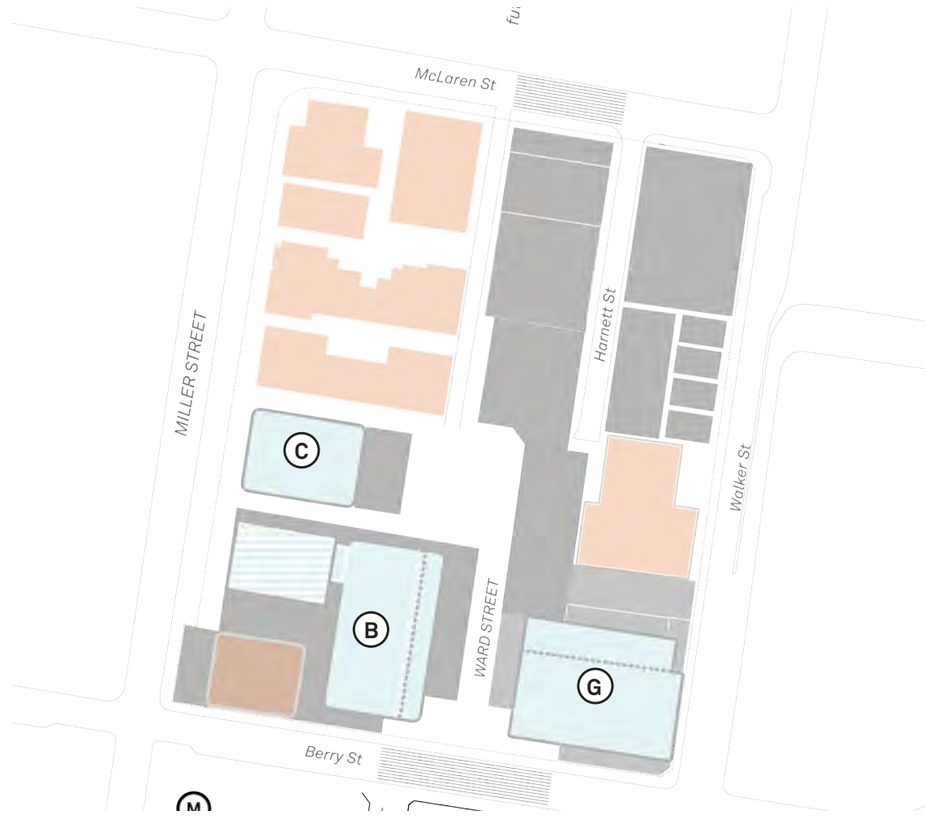
The mid rise buildings are distributed around the site to achieve optimum building separation as required by the proposed use.

The proposed uses reflect existing uses with commercial buildings to the south of the precinct fronting Berry Street and Miller Street and Hotel/Residential uses fronting McLaren and Walker Streets.

Option 01

B:	Premium Commercial	2,000 m² GFA (per floor plate)
C:	A Grade Commercial	1,115 m² GFA (per floor plate)
E:	Hotel	1,000 m² GFA (per floor plate)
F:	Residential	834 m² GFA (per floor plate)
G:	Premium Commercial	1,800 m² GFA (per floor plate)

Option 02



B:	Premium Commercial	2,000 m² GFA (per floor plate)
C:	B Grade Commercial	900 m² GFA (per floor plate)
G:	Premium Commercial	1,800 m² GFA (per floor plate)

6.16 High rise commercial floor plate overview

Responding to the consultation outcomes of the Stage 1 Masterplan, the Stage 2 Masterplan provides for increased height to deliver employment floor space.

The tallest buildings are located to the south of the precinct and devoted to commercial floor space.

In all cases, individual developments will need to ensure appropriate solar access is provided to 79-81 Berry street.

In order to achieve height above RL230 significant public benefit over and above that contained within the masterplan options will need to be demonstrated.

Option 01

B: Premium Commercial/Hotel
C: A Grade Commercial / Hotel
G: Premium Commercial

Option 02

B: Premium Commercial/Hotel
C: B Grade Commercial
G: Premium Commercial

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6.17 Council Ownership at Completion

Delivering on Council's requirement to provide community benefit as part of the two masterplan options, the completed masterplan contains a mixture of open space, lane ways and community facilities that balance development uplift with increased permeability, open space and community facilities

Option 01

01:	Miller Street Square + Pedestrian Lane	1,450 sqm
02:	Branch Library	1,200 sqm
03:	Cultural Centre	3,740 sqm
04:	Central Square	530 sqm
05:	Pedestrianised Street	750 sqm
06:	Pedestrianised ROW	460 sqm
07:	Berry Square	1,044 sqm
TOTAL:		**9,174 sqm**

Option 02

01:	Branch Library	1,200 sqm
02:	Cultural Centre	3,740 sqm
03:	Central Square	1,200 sqm
04:	Pedestrianised Street	510 sqm
05:	Pedestrianised ROW	460 sqm
06:	Berry Square	1,044 sqm
TOTAL:		**8,154 sqm**

6.18 Implications for Current Council Lands

Due to the existing sites surrounding the Ward Street car park being small and constrained, Council's land is crucial to enable delivery of high quality public open space, through site links and community facilities in addition to premium commercial floor space.

Option 01

01: 1,187 SQM retained for cultural use and public open space
02: 950 SQM retained for pedestrian lane
03: 1,556 SQM land swap with 213 Miller St for public open space and library
04: 1,250 SQM amalgamated with 201 Miller St
05: 150 SQM retained for service lane

Option 02

01: 1,187 SQM retained for cultural use
02: 950 SQM retained for pedestrian lane
03: 1,556 SQM retained for Library and public open space
04: 1,250 SQM amalgamated with 201 Miller St
05: 150 SQM retained for service lane

© 2018

Amalgamation and Test Fit

07

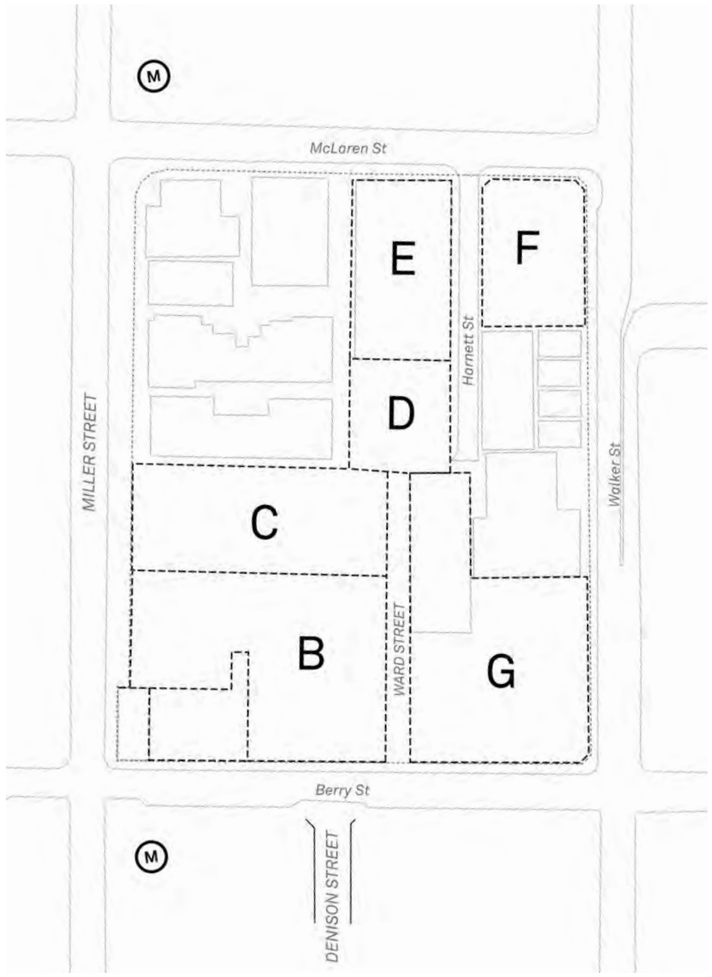
Option 01

7.1 Option 01 Ownership, Amalgamation and Uses

Masterplan Option 01 provides a diversity of land uses throughout the precinct and is connected via a central square.

Development shown to sites E and F is dependent upon the delivery of a new public open space on Miller Street.

Site	Existing Sites	Use	Potential GFA
Site A	_ 50 Berry Street	(no change)	(no change)
Site B	_Miller Street Setback _201 Miller Street _56 Berry Street _66 Berry Street _1,090sqm of Council Land	_Retail podium _Premium Grade commercial tower	77,300-96424 m²
Site C	_213 Miller Street _1,555 sqm of Council Land	_Retail /community podium _Grade A commercial tower	38,097 m²
Site D	_1,185sqm of Council Land	_Retail and Community building	3,740 m²
Site E	_41 McLaren St	_ Retail/convention/commercial podium _Hotel Tower (300 keys)	32,935 m²
Site F	_ 45 McLaren Street (no change)	_ Retail podium _ Residential Tower	16,750 m²
Site G	_76 Berry Street _ Ausgrid Land	_Retail /community podium _Premium Grade commercial tower	66,326 m²
TOTAL			235,148 - 254,272 m²



Metro
1854 indicative shoreline
Shoreline today

Commercial
Retail
Community
Residential/Hotel

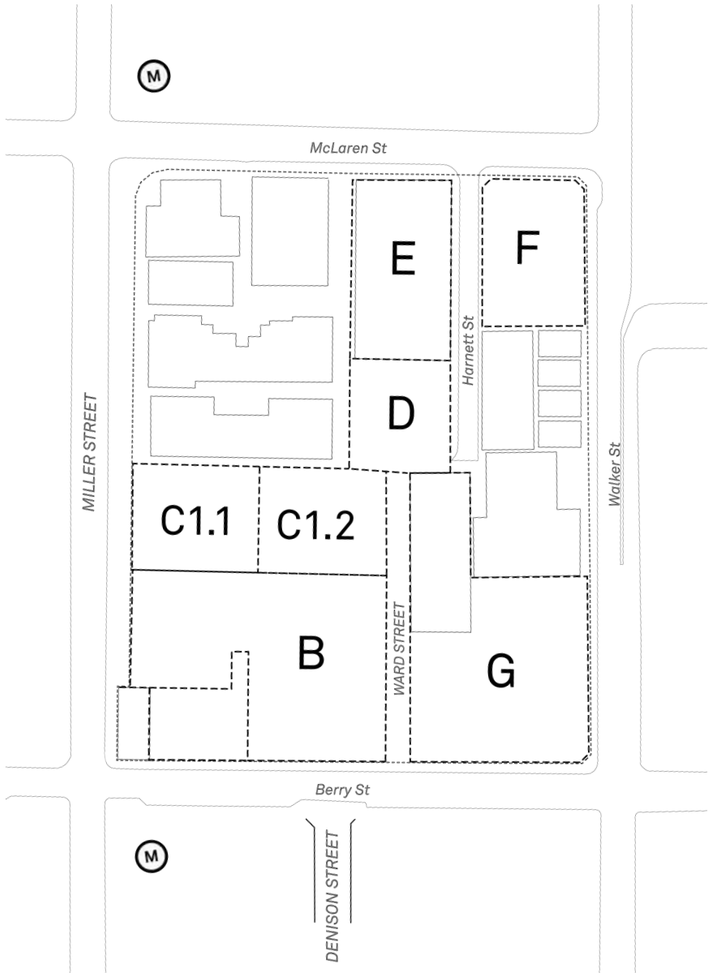
Option 02

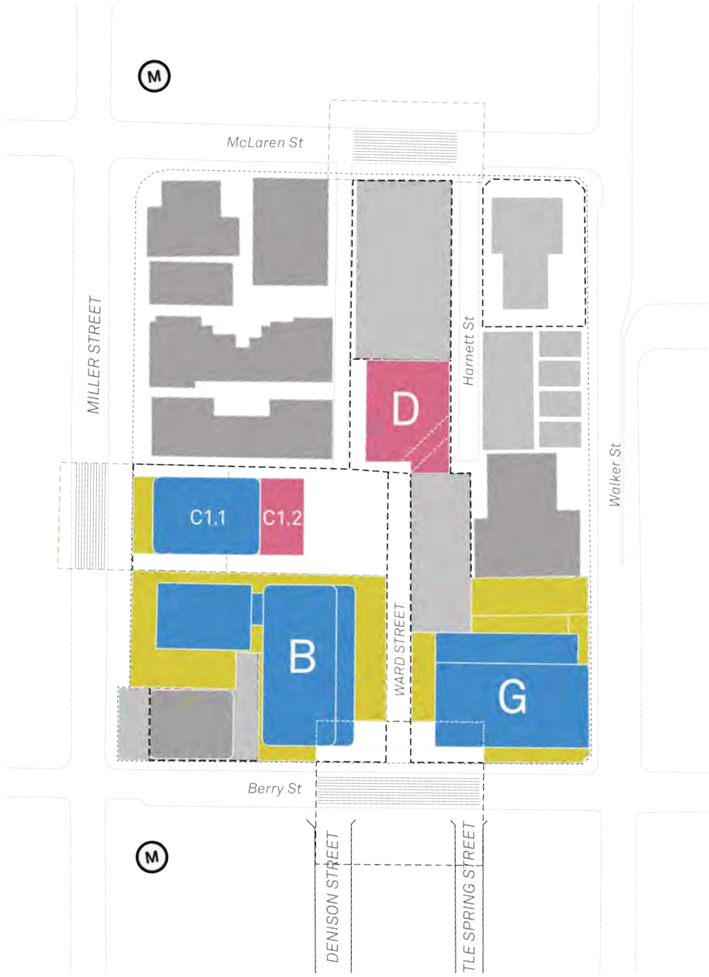
7.2 Option 02 Ownership, Amalgamation and Uses

Masterplan Option 02 has a reduced diversity of land use compared to Option 01 as a result of solar access requirements to the central square in mid-winter.

No significant uplift was feasible on development sites E and F due to overshadowing constraints demonstrated on page 71 and SGS analysis of the Stage 1 Masterplan envelopes for these sites.

Site	Existing Sites	Use	Potential GFA
Site A	_ 50 Berry Street	(no change)	(no change)
Site B	_Miller Street Setback _201 Miller Street _56 Berry Street _66 Berry Street _1,090sqm of Council Land	_Retail podium _Premium Grade commercial tower	77,300-96424 m²
Site C1.1	_213 Miller Street	_Retail podium _B-Grade commercial tower	17,600 m²
Site D & C1.2	_1,185sqm of Council Land	_Retail, Library and Cultural Hub	4,940 m²
Site E	_41 McLaren St	(no change)	(no change)
Site F	_ 45 McLaren Street	(no change)	(no change)
Site G	_76 Berry Street _ Ausgrid Land	_Retail podium _Premium Grade commercial tower	66,326 m²
TOTAL			166,165 - 185,290 m²





Metro
1854 indicative shoreline
Shoreline today

Commercial
Retail
Community
Residential/Hotel

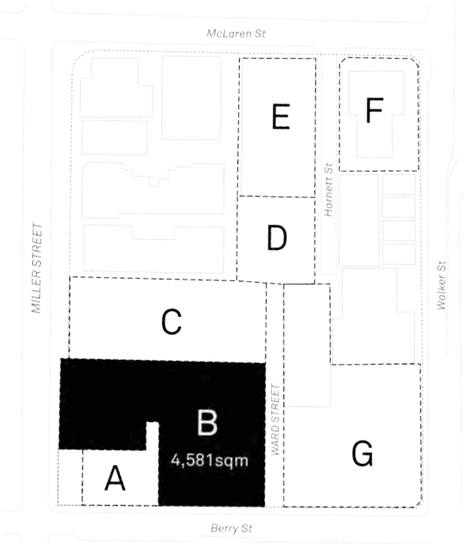
Option 01 and 02

7.3 Site B Overview — Options 01 and 02

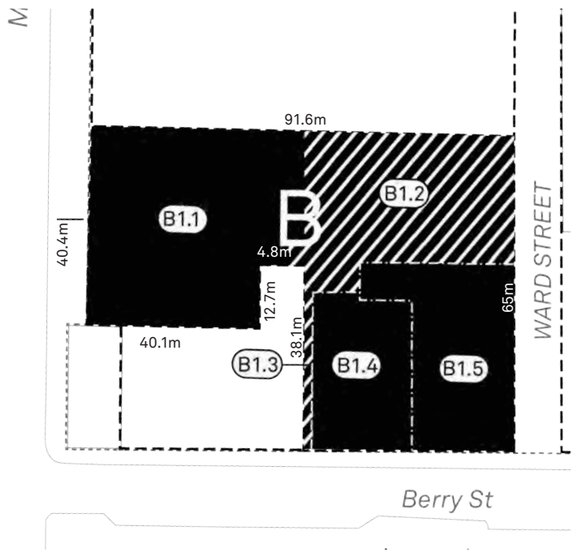
Site B has the capacity to provide a premium grade commercial building with a mixed use retail base. Building setbacks and rooftop areas could be utilised for external usable space.

Development on this site will need to ensure appropriate solar access is provided to Berry Square and 79-81 Berry Street in concert with Site C and Site G.

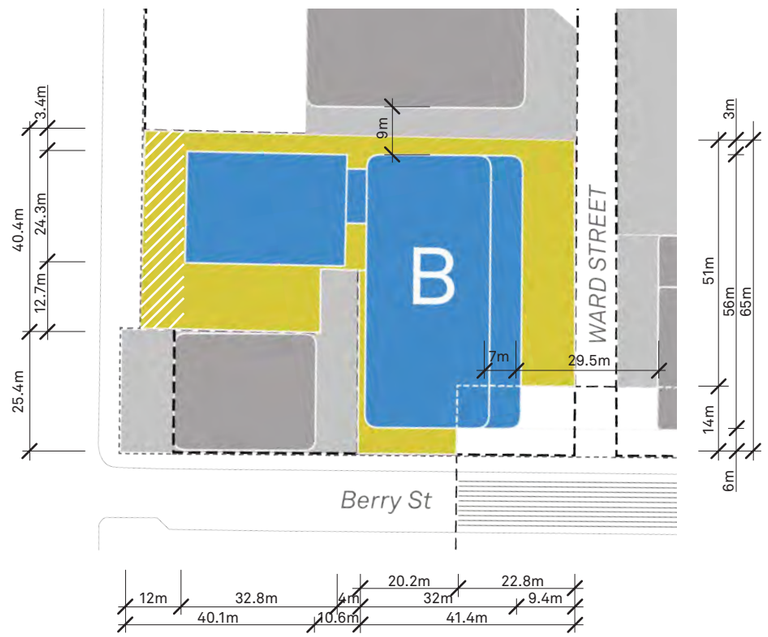
Floor space above RL 230 could be utilised for hotel uses to leverage exceptional views back to Sydney Harbour Bridge, Sydney Opera House and the Sydney CBD.



Site Location Plan



Ownership and Amalgamation



Yield and Uses

Site (part)	Address	Owner	Area
B1.1	201 Miller Street	Dexus	1,635.5 m²
B1.2	22 Ward St	North Sydney Council	1,098.0 m²
B1.3	Bullivant Lane (part)	North Sydney Council	69.6 m²
B1.4	56 Berry Street	Dexus	636.0 m²
B1.5	66 Berry Street	SP47529	875.9 m²
SITE B TOTAL			**4,315.0 m²**

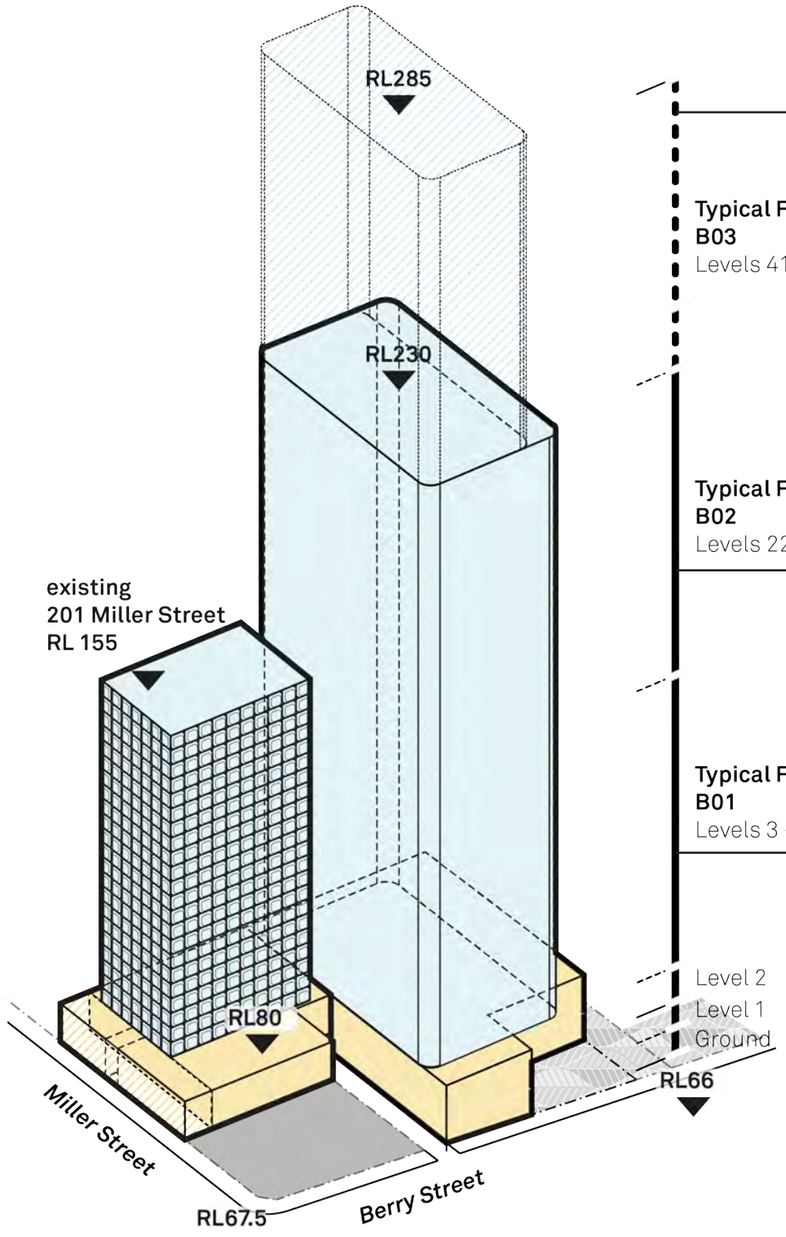
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
B1.1	G	Retail	1,865 m²	1	1,865 m²	933 m²	840 m²
(existing)	L1-22	Commercial	766 m²	22	16,852 m²	15,554 m²	13,684 m²
B1.2	G	Retail	2,472 m²	1	2,472 m²	1,236 m²	1,110 m²
	L1	Retail	2,472 m²	1	2,472 m²	1,730 m²	1,550 m²
	L2	Commercial	1,860 m²	1	1,860 m²	1,302 m²	1,178 m²
	L3-21	Commercial	1,860 m²	19	35,340 m²	24,738 m²	23,436 m²
	L22-40	Commercial	1,860 m²	19	35,340 m²	31,806 m²	28,500 m²
	L41-57	Commercial	1,250 m²	17	21,250 m²	19,125 m²	17,213 m²
SITE B TOTAL					**117,451 m²**	**96,424 m²**	**87,511 m²**

SITE AREA	**4,315 m²**
FSR	**22:1**

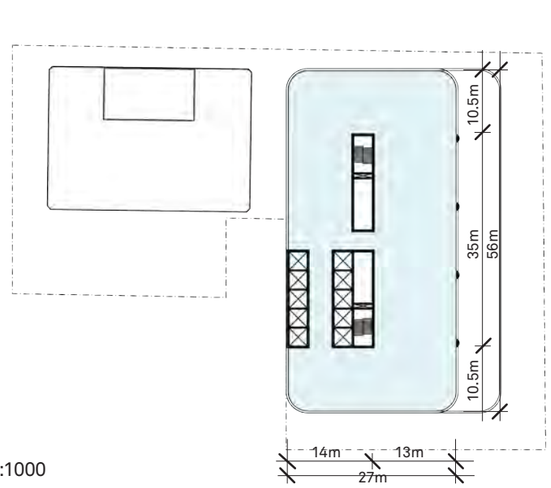
Option 01 and 02

Commercial Retail

7.4 Site B — Commercial Floor plate Test Fit

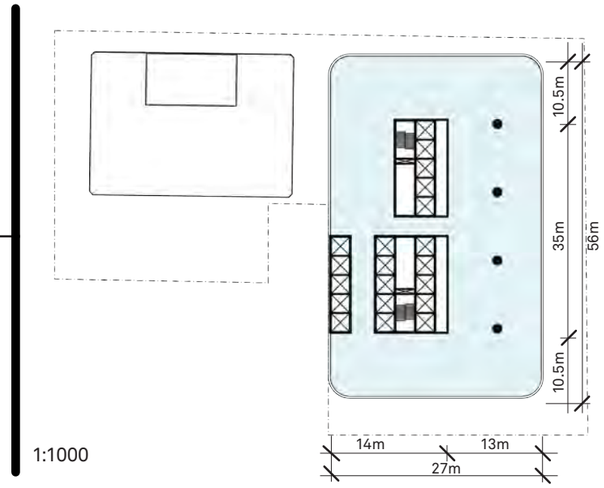


Typical Floor
B03
Levels 41 - 57



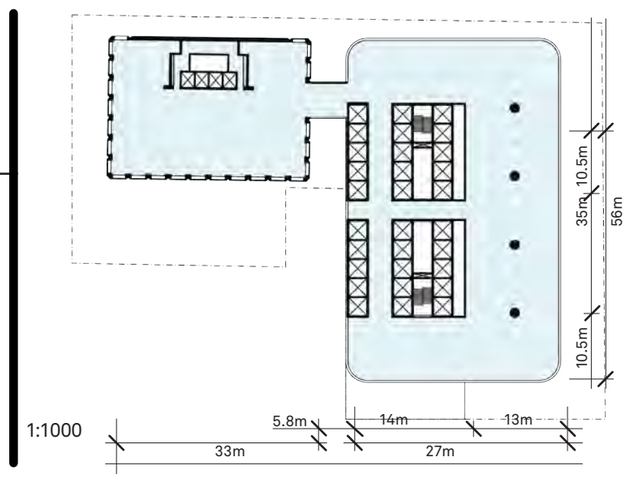
High -rise commercial floor plate 1,000 m² NLA

Typical Floor
B02
Levels 22 - 40



Mid-rise commercial floor plate 1,500 m² NLA

Typical Floor
B01
Levels 3 - 21



Low-rise commercial floor plate 1,850 m² NLA

HASSELL
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Option 01

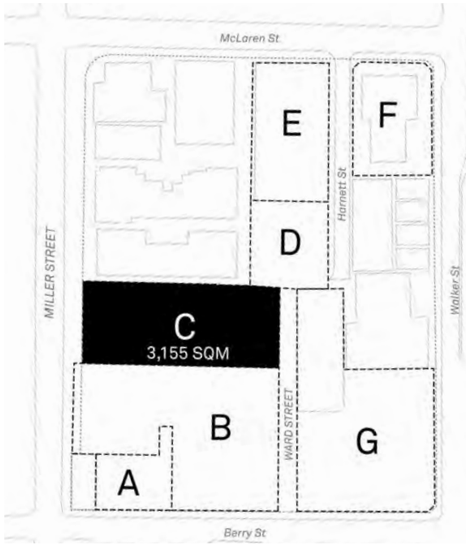
7.5 Site C Overview — Option 01

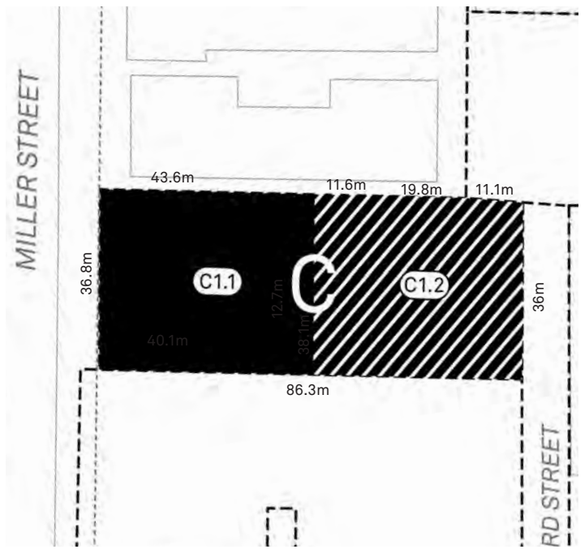
Site C is a small site with an existing 1970's era commercial building.

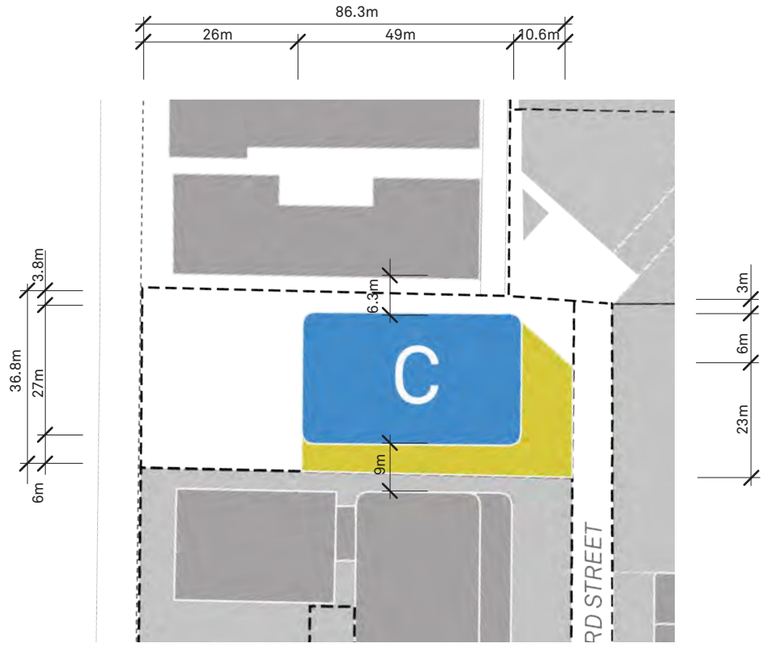
Option 1 requires a land swap and reconfiguration of boundaries with Council's carpark site. In order to enable an A-Grade commercial envelope and public realm which achieves direct solar access from midday through the year.

In addition to public open space, the site will provide a new branch library of 1,200 sqm with frontage to the new Miller Street Square, Central Square and pedestrian laneway.

Development on this site will need to ensure appropriate solar access is provided to Berry Square and 79-81 Berry Street in concert with Site B and Site G.







Site Location Plan

Ownership and Amalgamation

Site (part)	Address	Owner	Area
C1.1	213 Miller Street	NMBE Pty Ltd	1,600.0 m²
C1.2	22 Ward Street	North Sydney Council	1,555.0 m²
SITE C TOTAL			**3,155.0 m²**

Yield and Uses

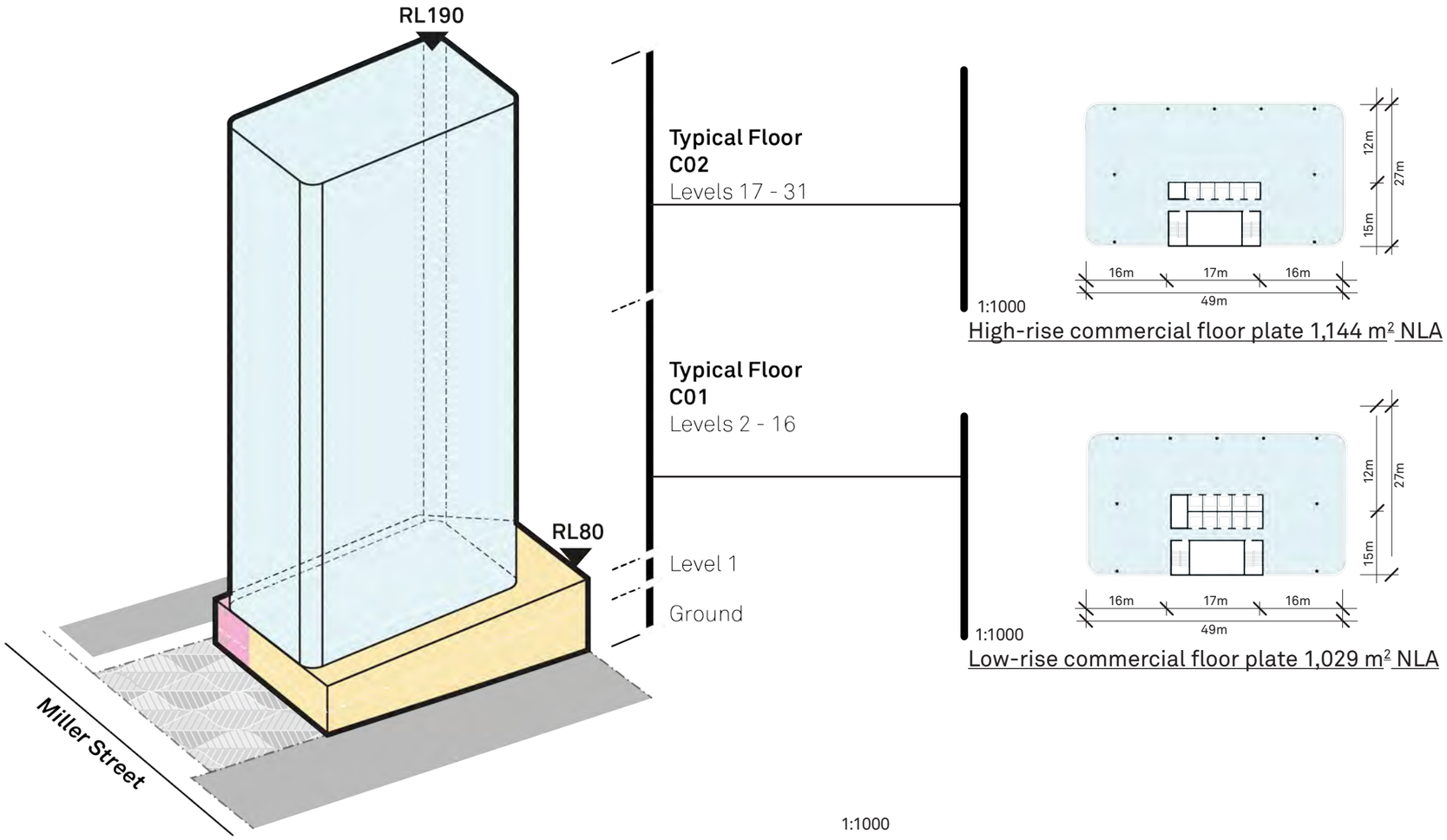
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
C1	G	Retail/ community	1,885 m²	1	1,885 m²	943 m²	850 m²
	L1	Retail/ Community	1,885 m²	1	1,885 m²	1,696 m²	1,526 m²
	2-16	Commercial	1,271 m²	15	19,065 m²	17,158 m²	15,440 m²
	17-31	Commercial	1,271 m²	16	20,336 m²	18,300 m²	16,470 m²
SITE C TOTAL					**43,171 m²**	**38,097 m²**	**34,286 m²**

SITE AREA	**3,155 m²**
FSR	**13.6:1**

Option 01

Commercial Retail Community/Events

7.6 Site C Option 01- Commercial Floor plate Test Fit



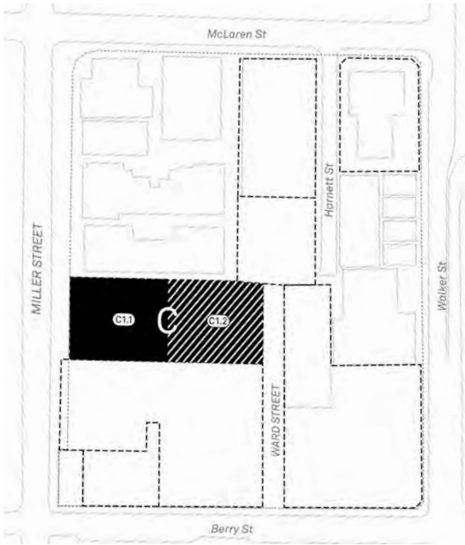
© 2018

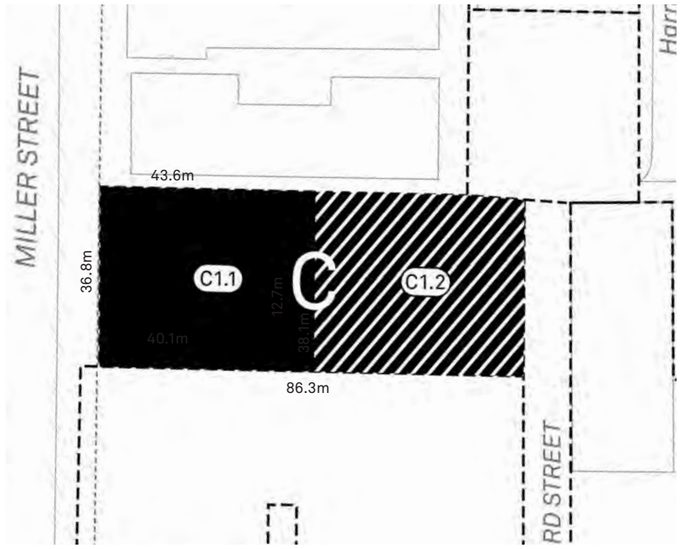
Option 02

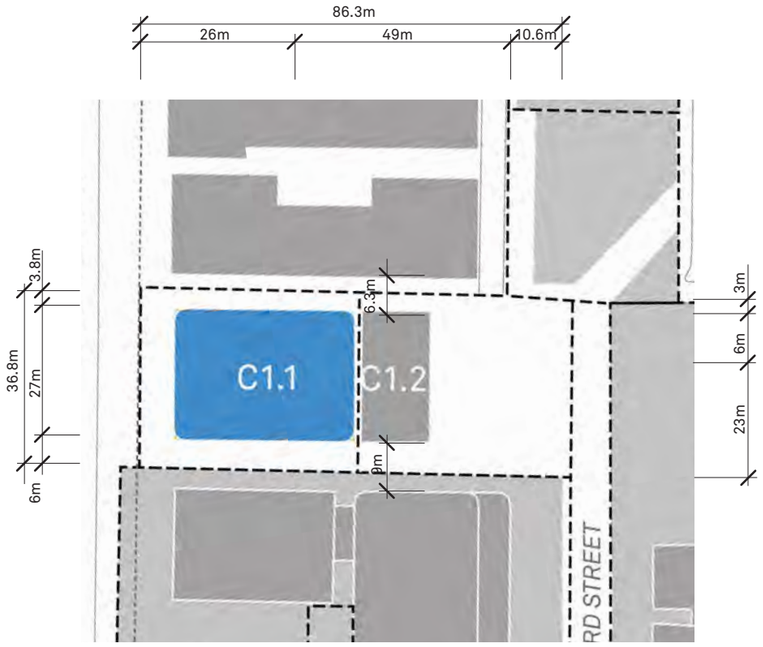
7.7 Site C Overview — Options 02

Site C is a small site with an existing 1970's era commercial building.

Option 2 maintains the existing site ownership and provides a B-Grade commercial office and through site links between miller street and the new central square and library.







Site Location Plan

Ownership and Amalgamation

Site (part)	Address	Owner	Area
C1.1	213 Miller Street	NMBE Pty Ltd	1,600.0 m²
SITE C1.1 TOTAL			**1,600.0 m²**

Yield and Uses

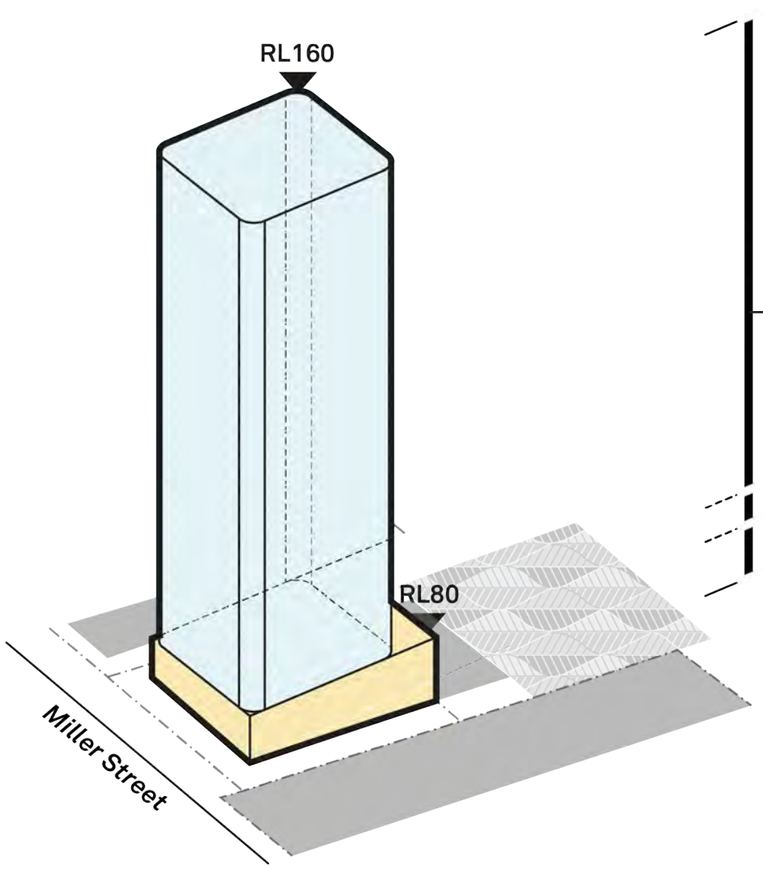
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
C1.1	G	Retail	1,000 m²	1	1,000 m²	500 m²	450 m²
	L1	Retail	1,000 m²	1	1,000 m²	900 m²	810 m²
	2-19	Commercial	1,000 m²	18	18,000 m²	16,200 m²	14,500 m²
SITE C 1.1 TOTAL					**20,000 m²**	**17,600 m²**	**15,760 m²**

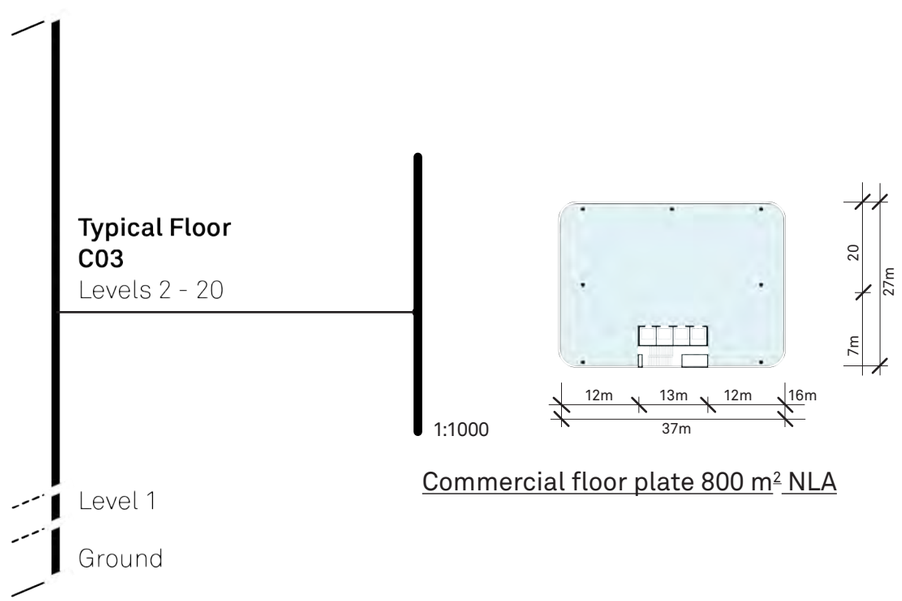
SITE AREA	**1,600 m²**
FSR	**11:1**

Option 02

Commercial Retail

7.8 Site C Option 02- Commercial Floor plate Test Fit





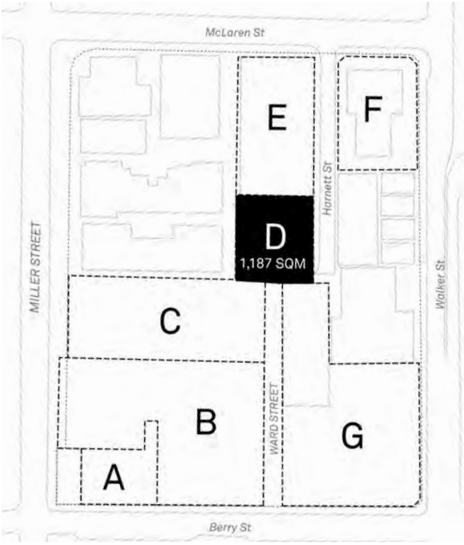
Commercial floor plate 800 m² NLA

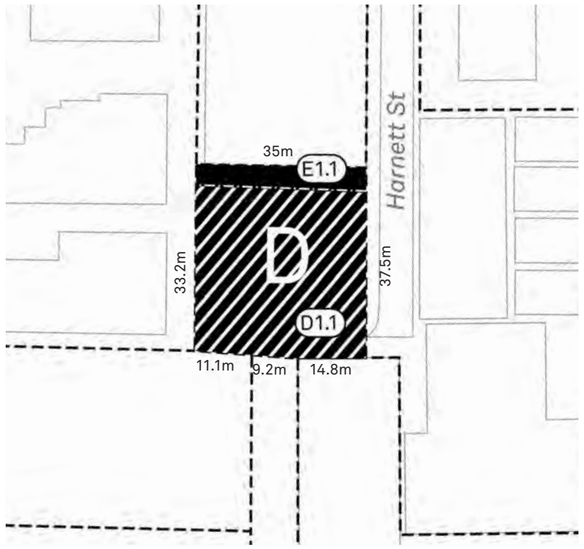
Option 01

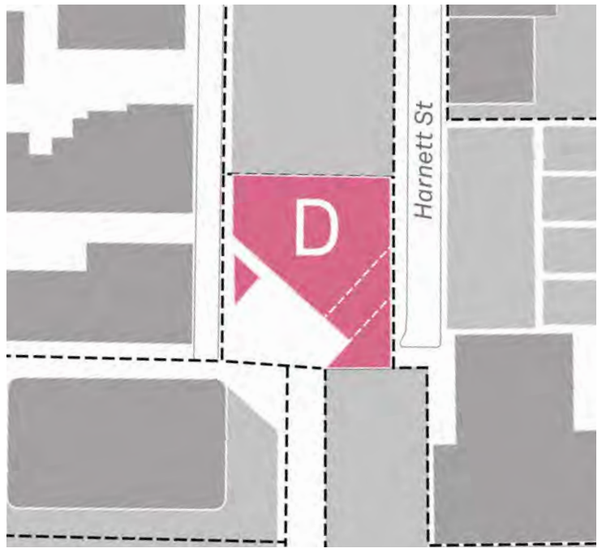
7.9 Site D Overview — Option 01

Option 01 of site D maintains council ownership over the existing Harnett Street Carpark alongside an intimate central square if comparable size to Liberty Place in the Sydney CBD.

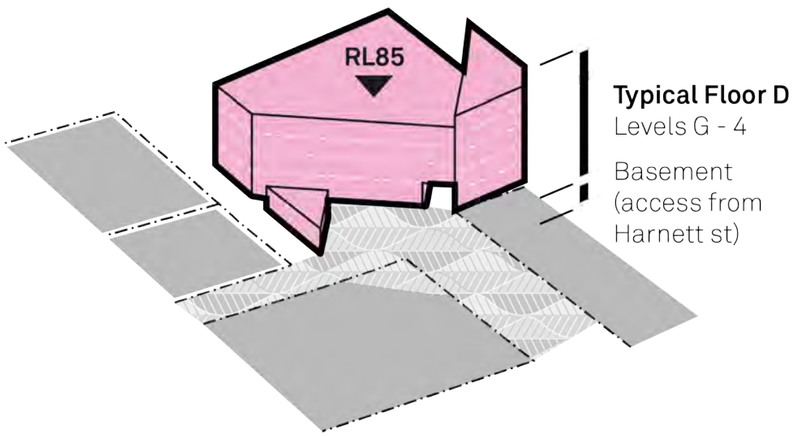
It provide a new cultural facility, providing a civic heart and identity to the precinct and central square that reinforces the evening/night time economy and proposed eat street.







Site Location Plan



Ownership and Amalgamation

Site (part)	Address	Owner	Area
D1.1	Harnett Street Carpark	North Sydney Council	1,185.0 m²
SITE D TOTAL			**1,185.0 m²**

Yield and Uses

Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
D	G	Retail/ community	840 m²	1	840 m²	500 m²	453 m²
	L1-4	Community	800 m²	4	3,600 m²	3,240 m²	2,916 m²
SITE D TOTAL					**4,240 m²**	**3,740 m²**	**3,369 m²**

SITE AREA	**1,185 m²**
FSR	**3.2:1**

Option 02

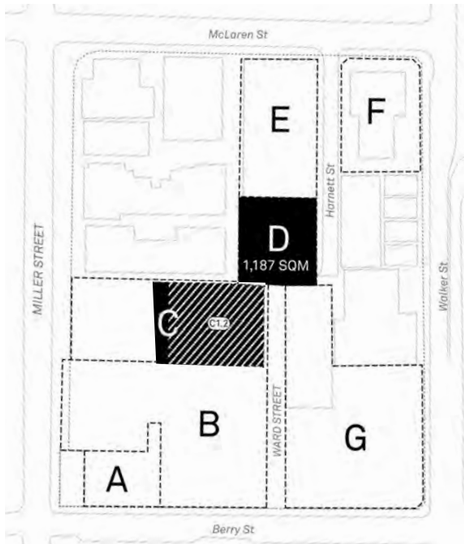
Community/Events

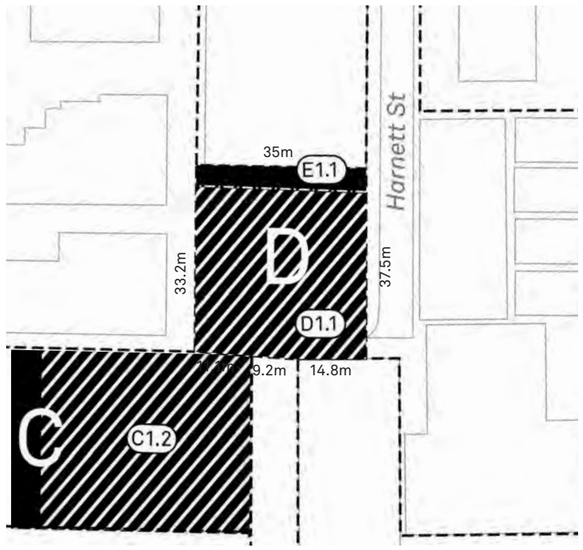
7.10 Site D Overview Option 02

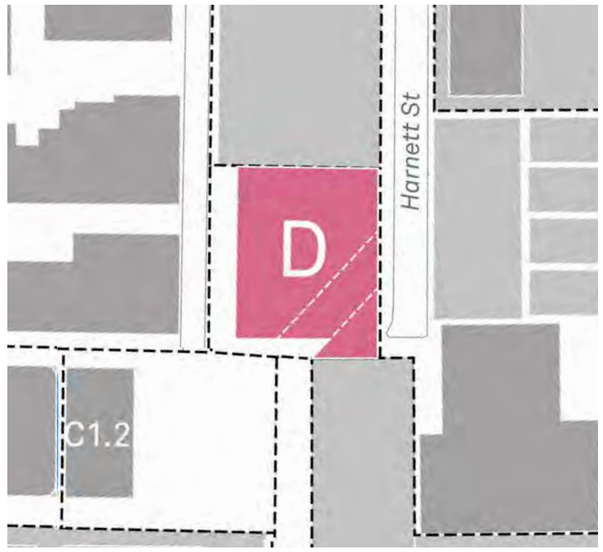
Option 02 of site D maintains council ownership over the existing Harnett Street Carpark and part of the existing Ward Street Carpark providing a large central alongside an intimate central square that is contained on two sides with the Library relocated out of the Site C commercial building and provided as an independent structure.

As in Option 01, It provide a new cultural facility, providing a civic heart and identity to the precinct and central square that reinforces the evening/night time economy and proposed eat street.

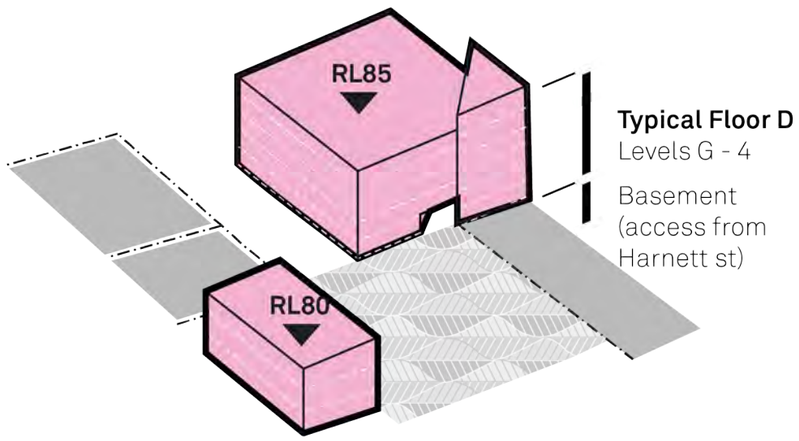
The final form of any building will require in depth analysis of solar access to the central square.







Site Location Plan



Ownership and Amalgamation

Site (part)	Address	Owner	Area
D1.1	Harnett Street Carpark	North Sydney Council	1,185.0 m²
C1.2	22 Ward Street	North Sydney Council	1,555.0 m²
SITE D TOTAL			**2,740.0 m²**

Yield and Uses

Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
D	G	Retail/ community	840 m²	1	840 m²	500 m²	453 m²
	L1-4	Community	800 m²	4	3,600 m²	3,240 m²	2,916 m²
C1.2	G	Retail/ Library	600 m²	1	600 m²	540 m²	
	L1	Library	600 m²	1	600 m²	540 m²	
	L2	Library	600 m²	1	600 m²	120 m²	
SITE C1.2 and D TOTAL					**6,240 m²**	**4,940 m²**	**3,369 m²**

SITE AREA	**2,740 m²**
FSR	**1.8:1**

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Option 01

7.11 Site E Overview — Option 1

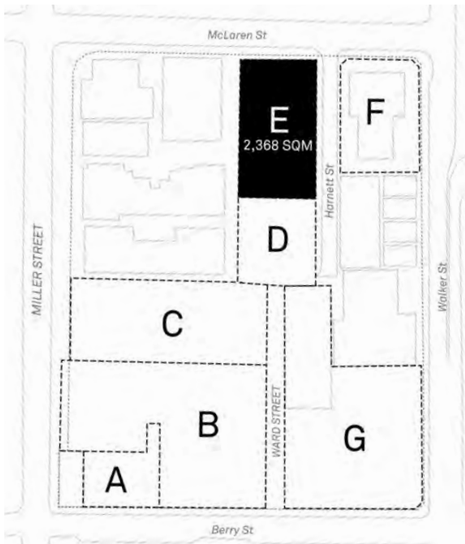
Site E is an existing local heritage listed commercial building which is the subject of an unsolicited planning proposal.

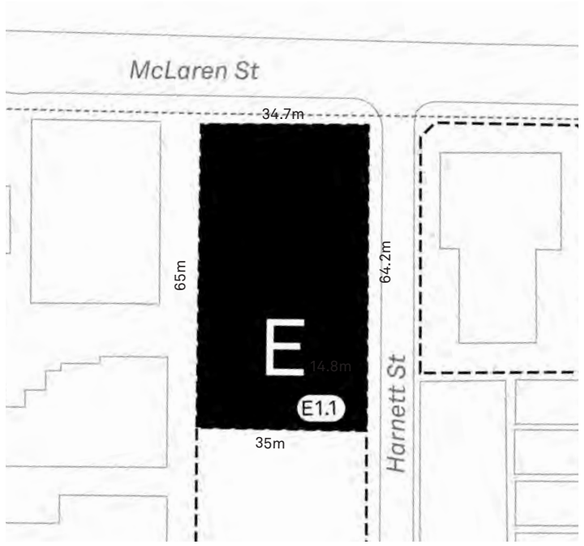
Despite it's large size, achieving additional height on the site is subject to achieving good solar access to the primary open space within the precinct and appropriate building separation from the adjacent residential fronting Miller Street.

The heritage building is of exceptional design quality and can be adaptively reused as the podium of a larger building.

It is a priority that solar access be maximised to the primary open space within the masterplan precinct. As a result it is only possible to achieve additional height on this site under option 01.

The final envelope of Option 01 has considered both setback requirements and solar impacts to the proposed Ward Street Central Square and precinct.





Site Location Plan

Ownership and Amalgamation

Site (part)	Address	Owner	Area
E1.1	41 McLaren Street	Erolcene & Claijade	2,368.0 m²
SITE D TOTAL			**2,368 .0 m²**

Yield and Uses

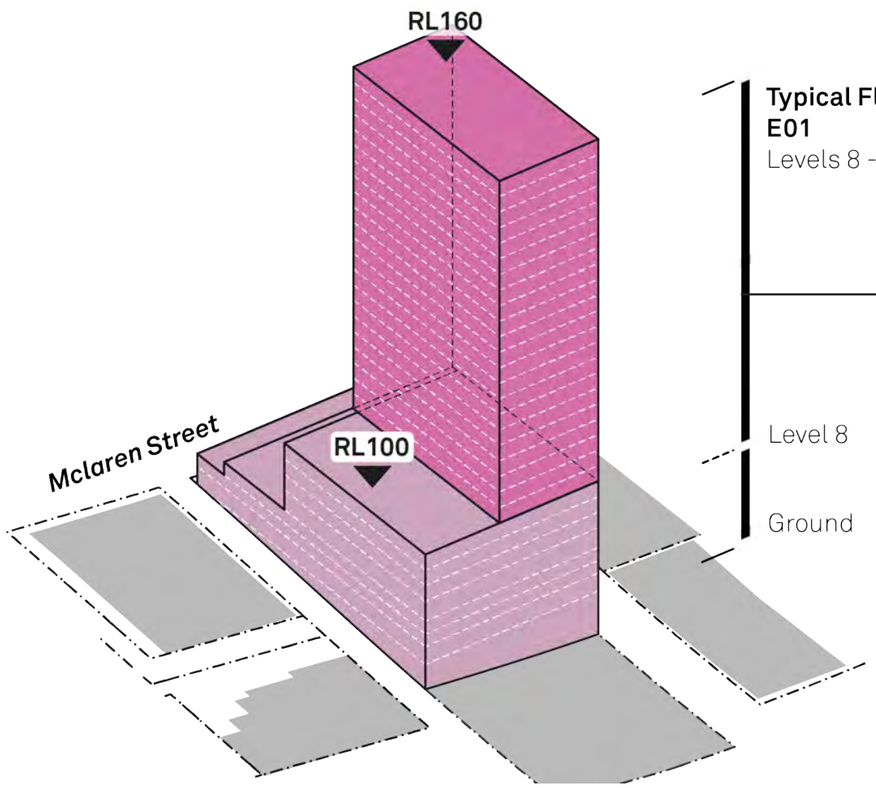
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
E1	G*	Hotel Retail	2,368 m²	1	2,368 m²	400 m² 697 m²	 600 m²
	L1*	Hotel	2,046 m²	1	2,046 m²	1,250 m²	1,125 m²
	L2*	Commercial/ Convention	1,749 m²	1	1,749 m²	1,574 m²	1,415 m²
	L3*	Commercial	1,250 m²	1	1,250 m²	1,125 m²	1,010 m²
	L4-5*	Commercial	1,320 m²	2	2,640 m²	2,376 m²	2,130 m²
	L6*	Hotel	1,320 m²	1	1,320 m²	1,188 m²	
	L7	Hotel	580 m²	1	580 m²	525 m²	
	L8	Plant	580 m²	1	580 m²	0 m²	
	L9-30	Hotel	800 m²	22	27,000 m²	23,800 m²	14 keys/floor 308 keys total
SITE E TOTAL					**39,533 m²**	**32,935 m²**	**6,280 m²**

SITE AREA	**2,368 m²**
FSR	**13.9:1**

Option 01

Hotel Conference/Events

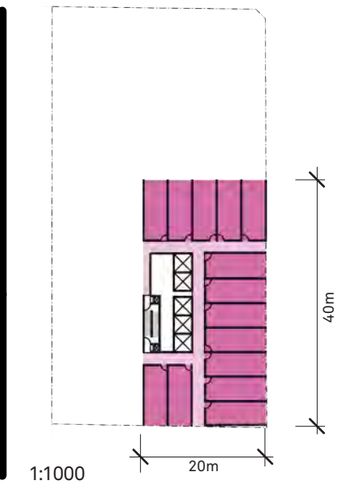
7.12 Site E — Hotel Test Fit



Typical Floor
E01
Levels 8 - 30

Level 8

Ground

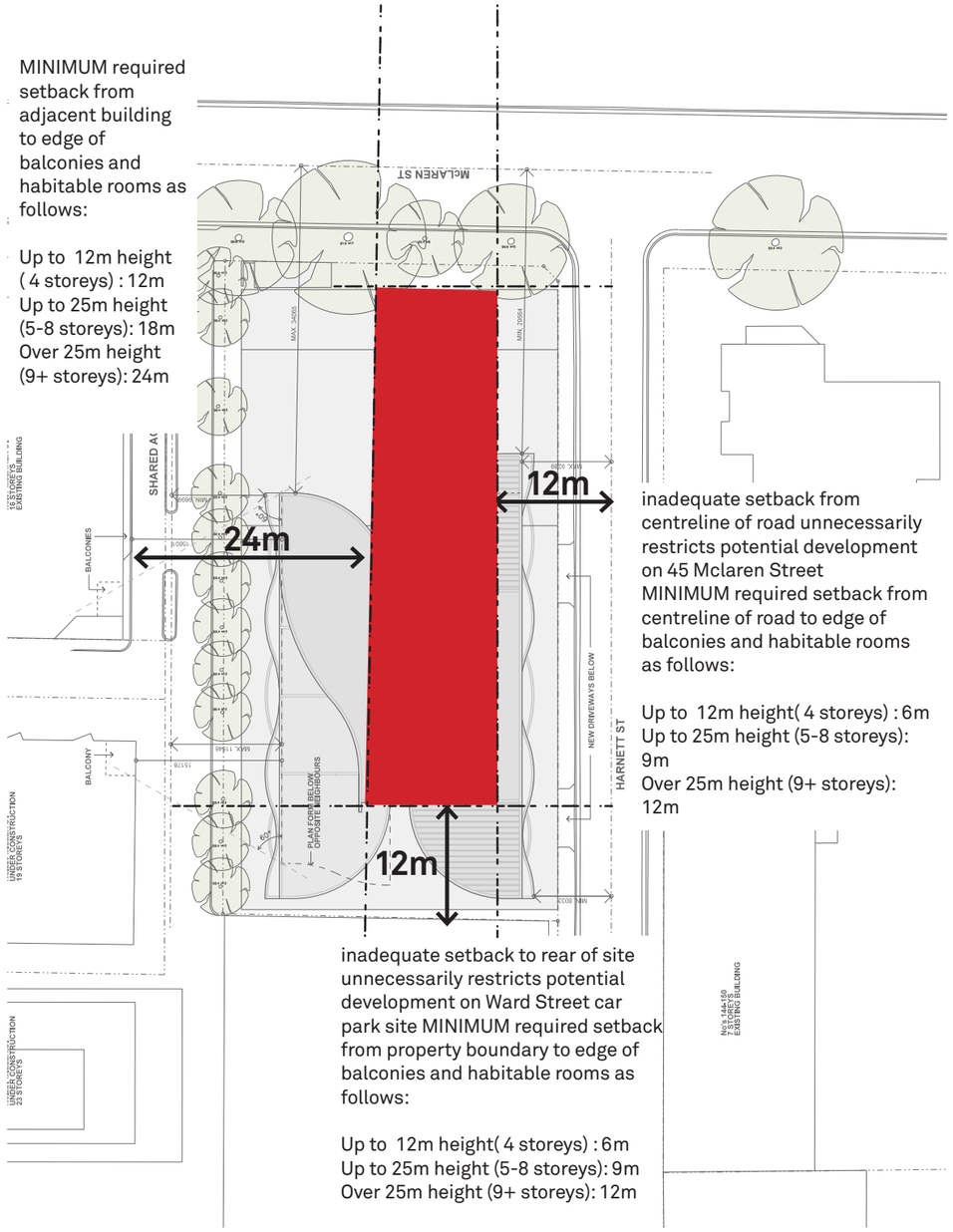


Hotel floor plate
14 keys per floor

7.15 Site E — Compliant Residential Setback Analysis

MINIMUM required setback from adjacent building to edge of balconies and habitable rooms as follows:

Up to 12m height (4 storeys) : 12m
Up to 25m height (5-8 storeys): 18m
Over 25m height (9+ storeys): 24m



inadequate setback from centreline of road unnecessarily restricts potential development on 45 Mclaren Street
MINIMUM required setback from centreline of road to edge of balconies and habitable rooms as follows:

Up to 12m height(4 storeys) : 6m
Up to 25m height (5-8 storeys): 9m
Over 25m height (9+ storeys): 12m

inadequate setback to rear of site unnecessarily restricts potential development on Ward Street car park site MINIMUM required setback from property boundary to edge of balconies and habitable rooms as follows:

Up to 12m height(4 storeys) : 6m
Up to 25m height (5-8 storeys): 9m
Over 25m height (9+ storeys): 12m

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Option 01

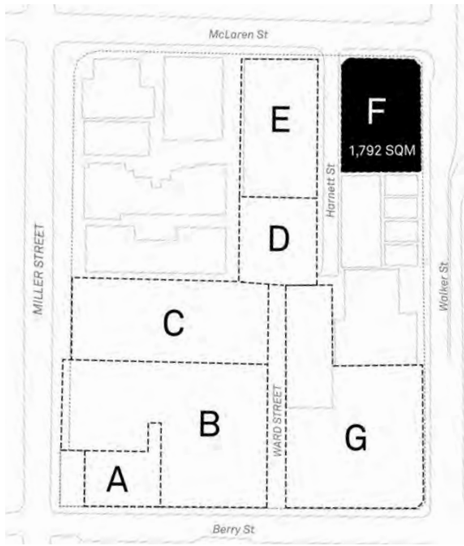
7.13 Site F Overview — Option 1

Site E is an existing residential apartment building of 18 lots.

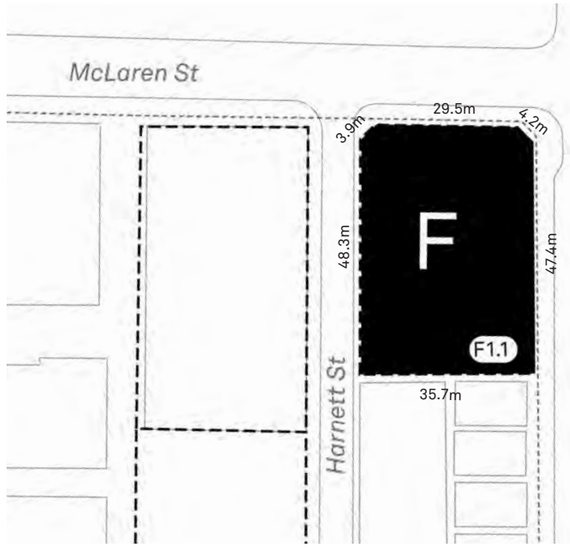
Due to its location, requirement to interface with the existing heritage buildings to the south and adjacent uses, the site has capacity for a small envelope suitable to residential of a scale comparable to 168 Walker Street.

It is a priority that solar access be maximised to the primary open space within the masterplan precinct. As a result it is only possible to achieve additional height on this site under option 01.

The final envelope of Option 01 has considered both setback requirements to 41 McLaren Street and solar impacts to the proposed Ward Street Central Square and precinct.

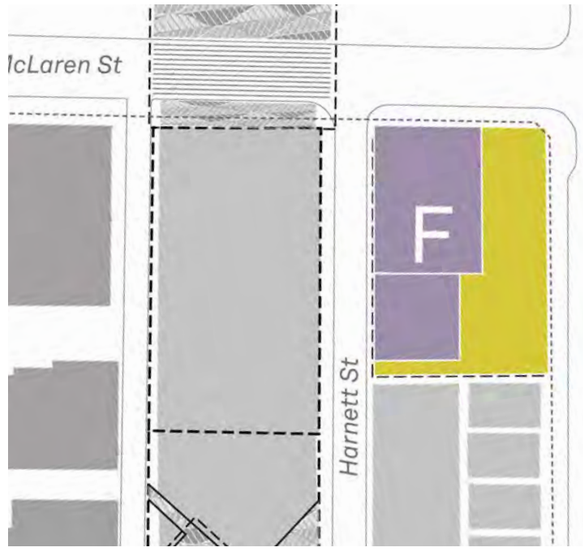


Site Location Plan



Ownership and Amalgamation

Site (part)	Address	Owner	Area
F1.1	45 McLaren Street	SP 14598	1,795.0 m²
SITE D TOTAL			**1,795.0 m²**



Yield and Uses

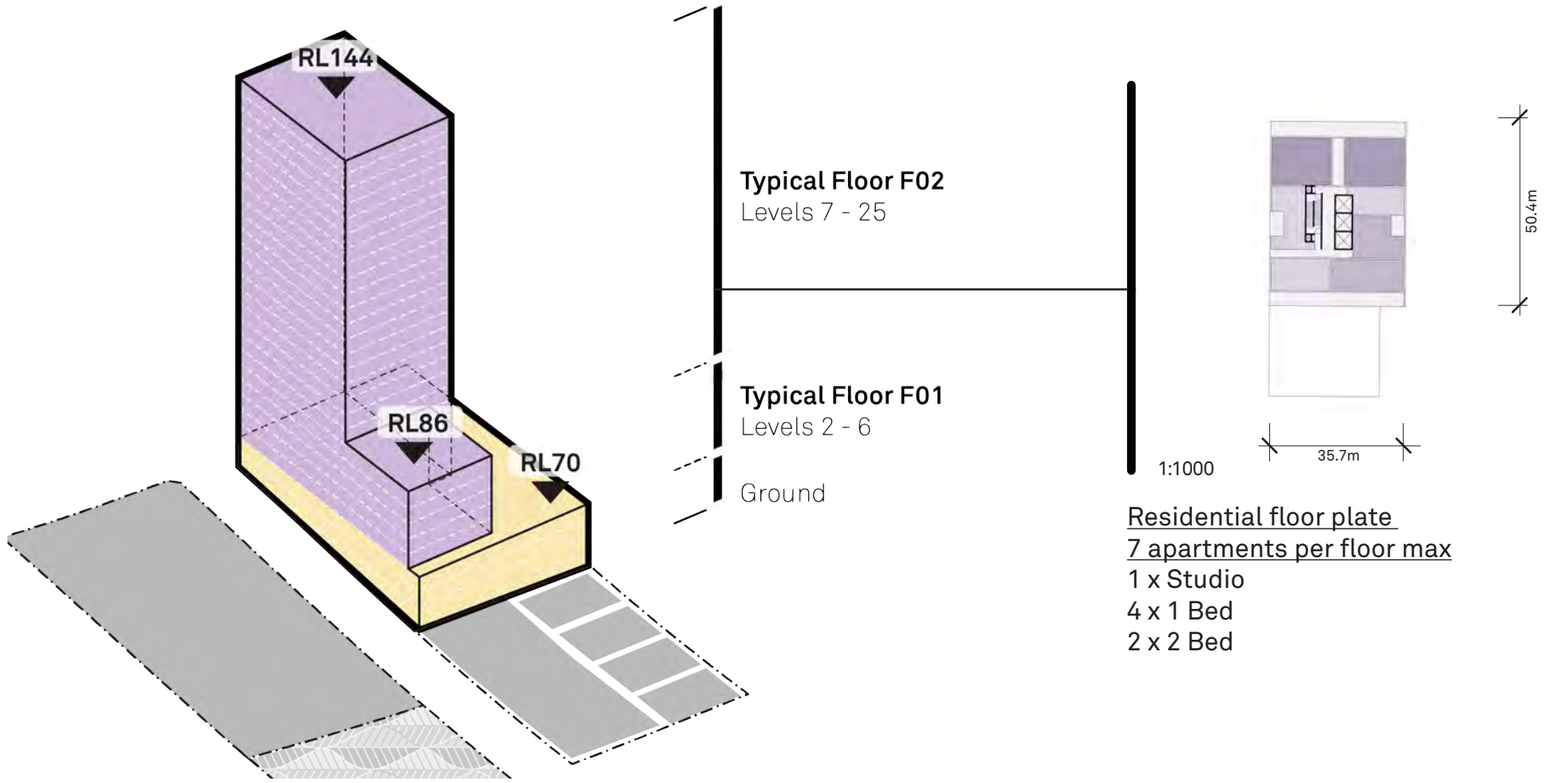
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
F1	LG	Retail	1,578 m²	1	1,578 m²	790 m²	710 m²
	G	Retail Residential	1,280 m²	1	1,280 m2	600 m² 400 m²	540 m²
	L1-6	Residential	927 m²	7	6,489 m²	5,840 m²	
	7-25	Residential	663 m²	19	12,597 m²	9,120 m²	
SITE C TOTAL					21,944 **m²**	16,750 **m²**	**1,250 m²**

SITE AREA	**1,795 m²**
FSR	**9:1**

Option 01

Residential Retail

7.14 Site F — Residential Test Fit



Residential floor plate
7 apartments per floor max
1 x Studio
4 x 1 Bed
2 x 2 Bed

HASSELL
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Option 01 and 02

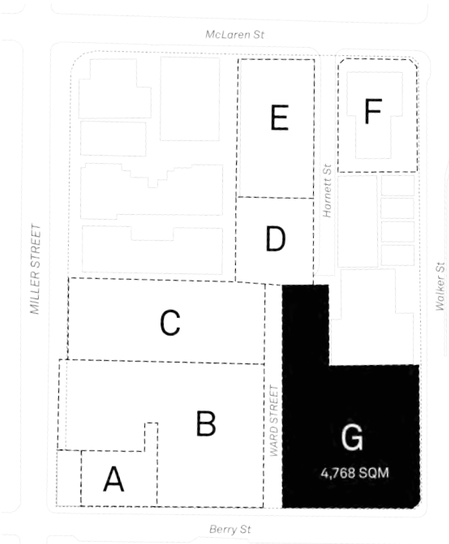
7.15 Site G Overview — Option 1 and 02

Site G is an amalgamation of a commercial office building, surplus Ausgrid lands fronting Berry Street and the operational substation on Ward Street with the capacity to provide a premium grade commercial floor plate.

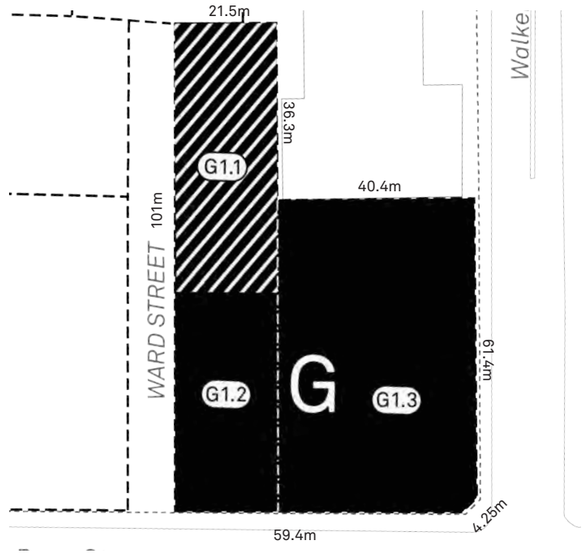
There is possibility to utilise the airspace above the existing substation subject to agreement with the existing site owners and achieving appropriate building separation.

It is an aspiration that the substation roof could be reconfigured to allow use as an outdoor area.

Development on this site will need to ensure appropriate solar access is provided to Berry Square and 79-81 Berry Street in concert with Site B.



Site Location Plan



Ownership and Amalgamation

Yield and Uses

Site (part)	Address	Owner	Area
G1.1	3-11 Ward Street (airspace and rooftop)	Ausgrid	1,214.0 m²
G1.2	74 Berry Street	Ausgrid	966.0 m²
G1.3	76 Berry Street	Local Government Super	2,587.0 m²
SITE B TOTAL			**4,767.0 m²**

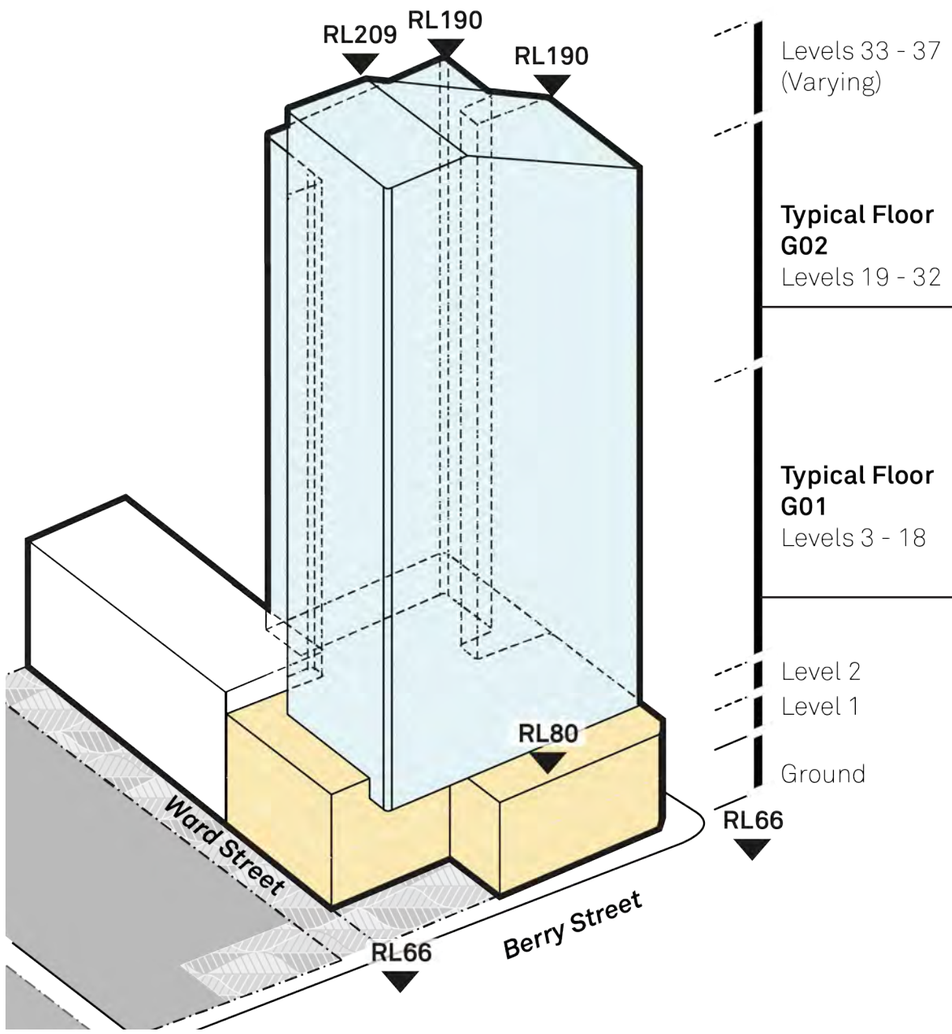
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
G1	G	Retail	3,203 m²	1	3,203 m²	1,600 m²	1,440 m²
	L1	Retail	3,203 m²	1	3,203 m²	2,560 m²	2,300 m²
	L2-32	Commercial	2,200 m²	31	68,200 m²	57,600 m²	51,840 m²
	33	Commercial	1,256 m²	1	1,256 m²	1,130 m²	1,017 m²
	34	Commercial	1,256 m²	1	1,256 m²	1,130 m²	1,017 m²
	35	Commercial	1,057 m²	1	1,057 m²	951 m²	856 m²
	36	Commercial	855 m²	1	855 m²	770 m²	693 m²
	37	Commercial	650 m²	1	650 m²	585 m²	526 m²
SITE B TOTAL					**81,880 m²**	**66,326 m²**	**59,689 m²**

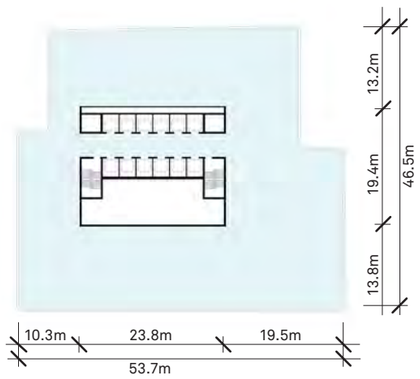
SITE AREA	**4,767 m²**
FSR	**13.9:1**

Option 01 and 02

Commercial Retail

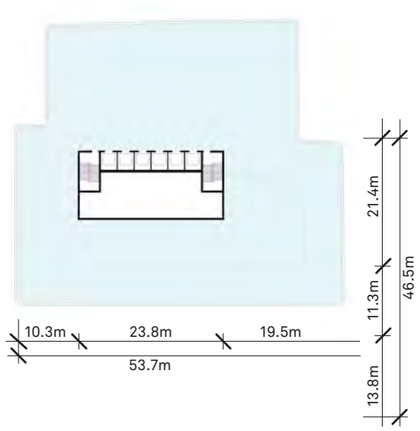
7.16 Site G — Residential Test Fit





1:1000

Low and Mid Rise commercial floor plate
1,500 m² NLA



1:1000

Low and Mid Rise commercial floor plate
1,650 m² NLA

© 2018

Shadow Studies

A

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A1 - Constraints Envelope Solar Analysis

The constraints envelope described in Section 4 of this report is required to ensure:

- No overshadowing to Non-CBD residential lands between 10am and 2pm on 21 June.
- No net increase in overshadowing to land identified within North Sydney LEP 2013 as zone RE1 or identified as a "Special Area" between 12am and 2pm.

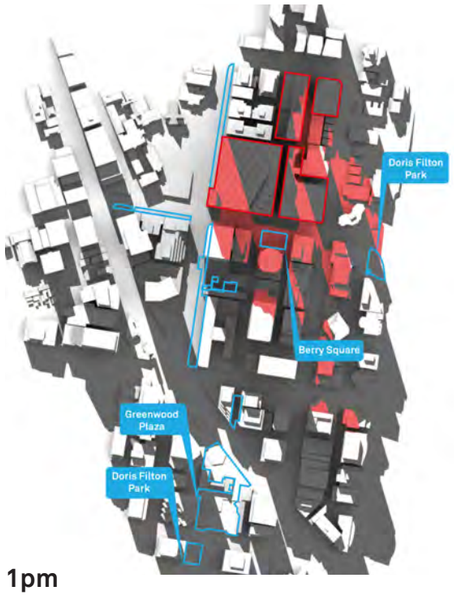
21 June

9am

10am

11am

12pm



1pm

2pm

3pm

Existing Shadow

Constraints Envelope overshadowing

© 2018

A2.1 Option 01 Shadow Analysis — 21 June

9am

10am

11am

12pm

1pm

2pm

3pm

Existing Shadow

Envelope overshadowing

A2.2 Option 02 Shadow Analysis — 21 June

9am

10am

11am

12pm

1pm

2pm

3pm

Existing Shadow

Envelope overshadowing

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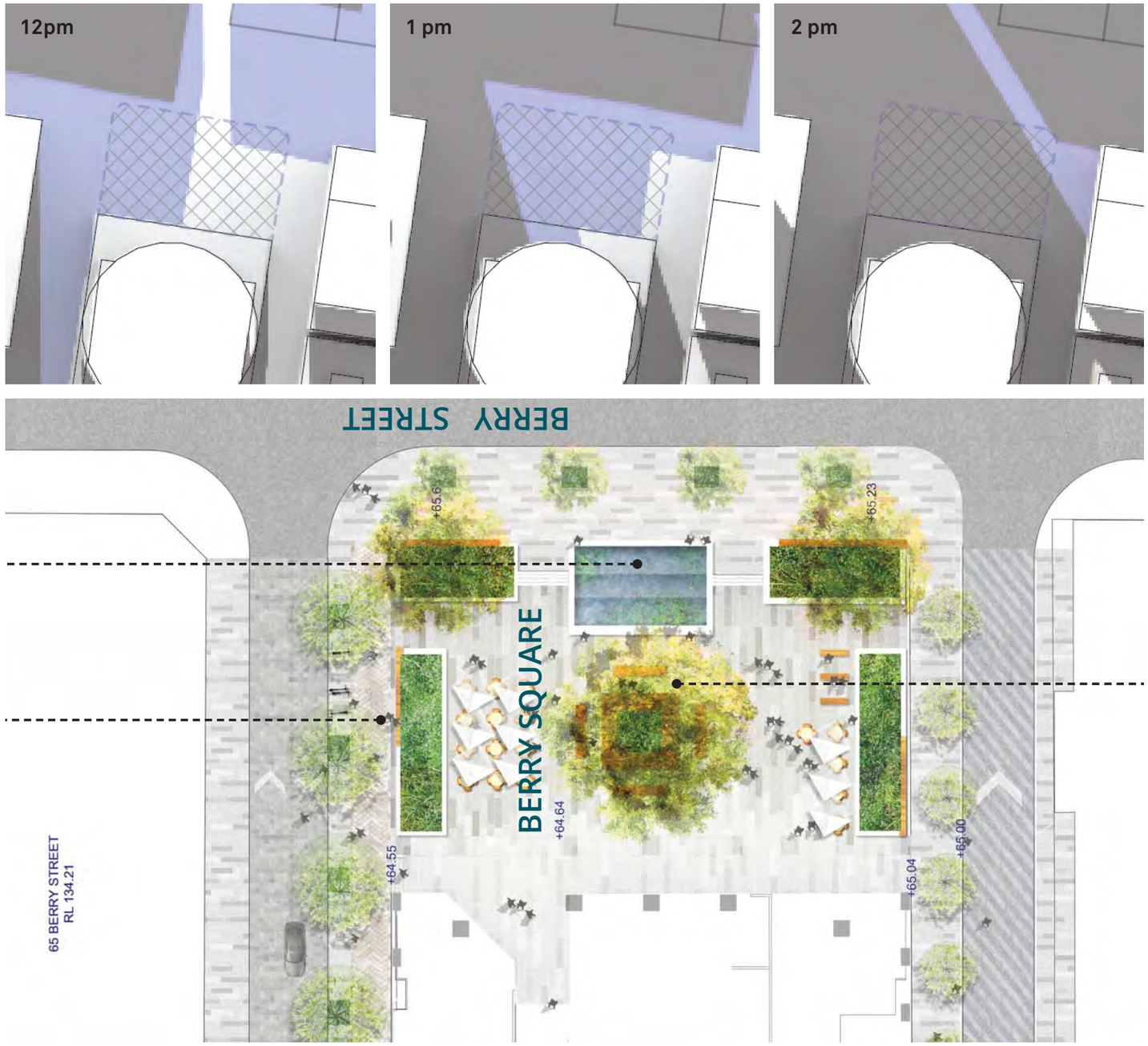
A3.1 Berry Street Square & Beau Monde Serviced Apartments— Existing Shadow Analysis 21 June

Berry Square is identified as a special area under the North Sydney LEP 2013 which is substantially overshadowed during the protected hours of 12pm-2pm.

It is a privately owned, publicly accessible plaza that forms part of the Beau Monde serviced apartment building at 81 Berry Street, North Sydney. The approved landscape design being implemented as part of the 1 Denison Street redevelopment locates planter beds and water features around the square as buffers to the adjacent roads with a large tree planted in the centre.

The majority of the open space is in shadow on 21 June as a result of the existing buildings within the Ward Street Precinct.



A3.2 Berry Street Square — Option 01 Shadow Analysis 21 June

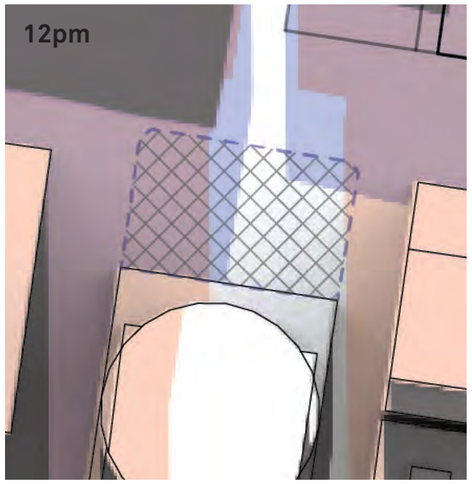


Figure_1.16 9am

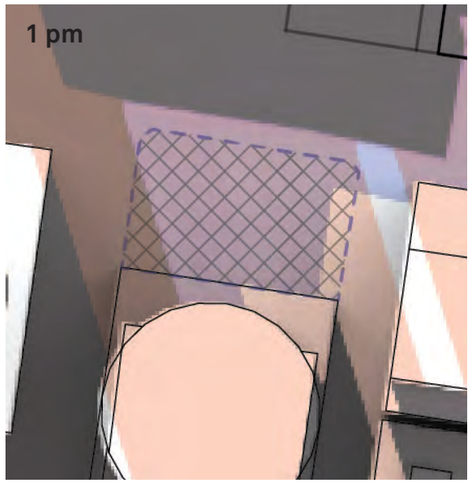


Figure_1.17 10am

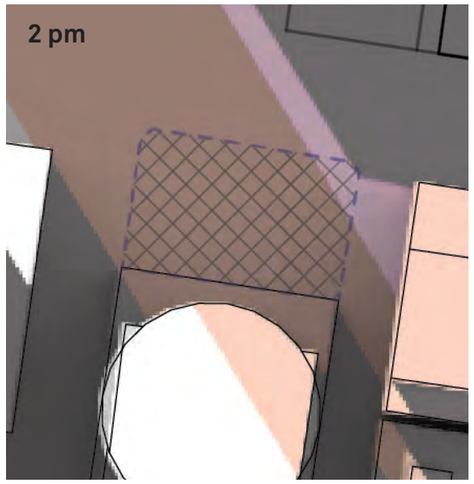


Figure_1.18 11am

Existing Shadow (Buildings to be retained)
Existing Shadow (Buildings to be replaced)
New Shadow

A3.3 Berry Street Square — Option 02 Shadow Analysis 21 June

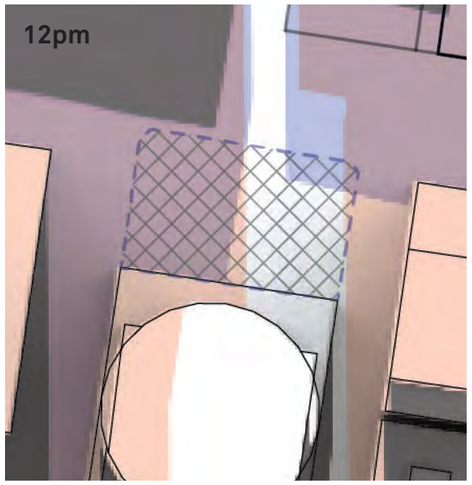


Figure_1.19 9am

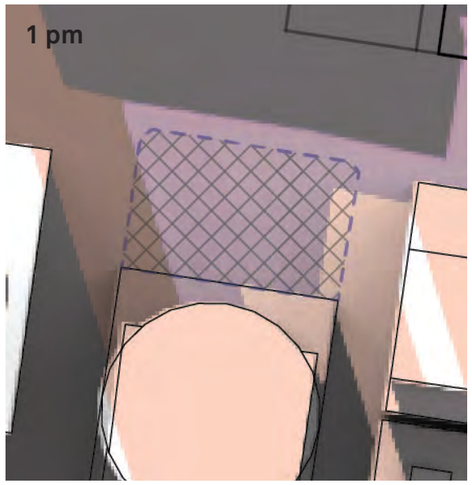


Figure_1.20 10am

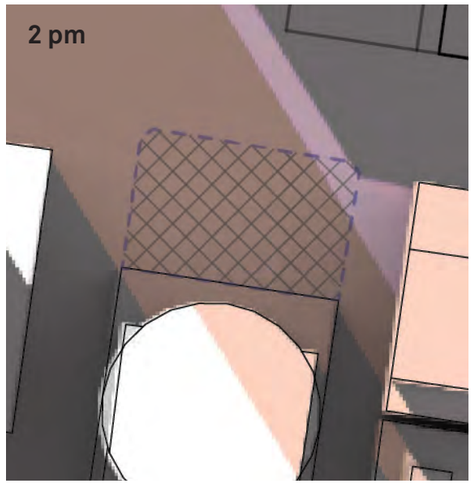


Figure_1.21 11am

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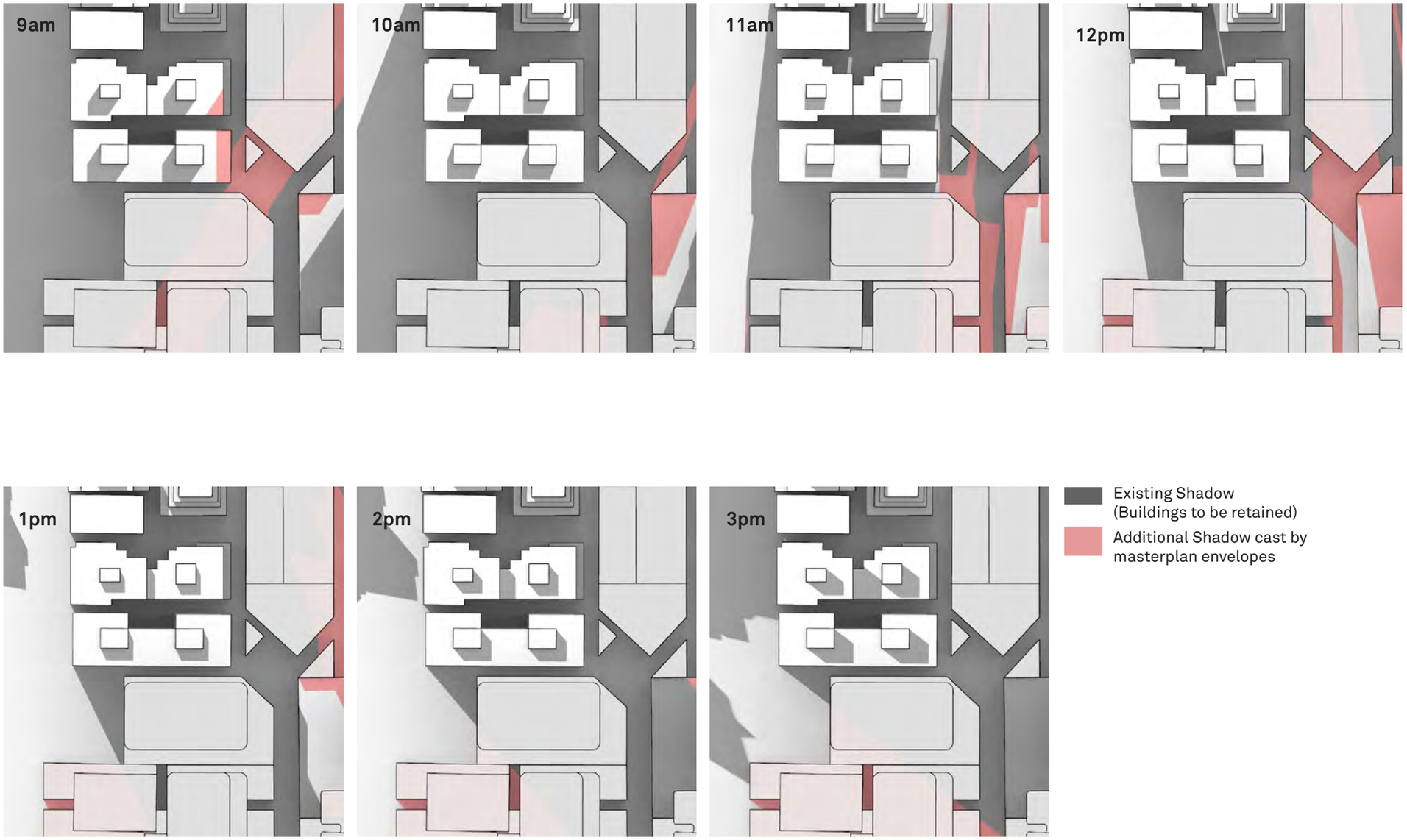
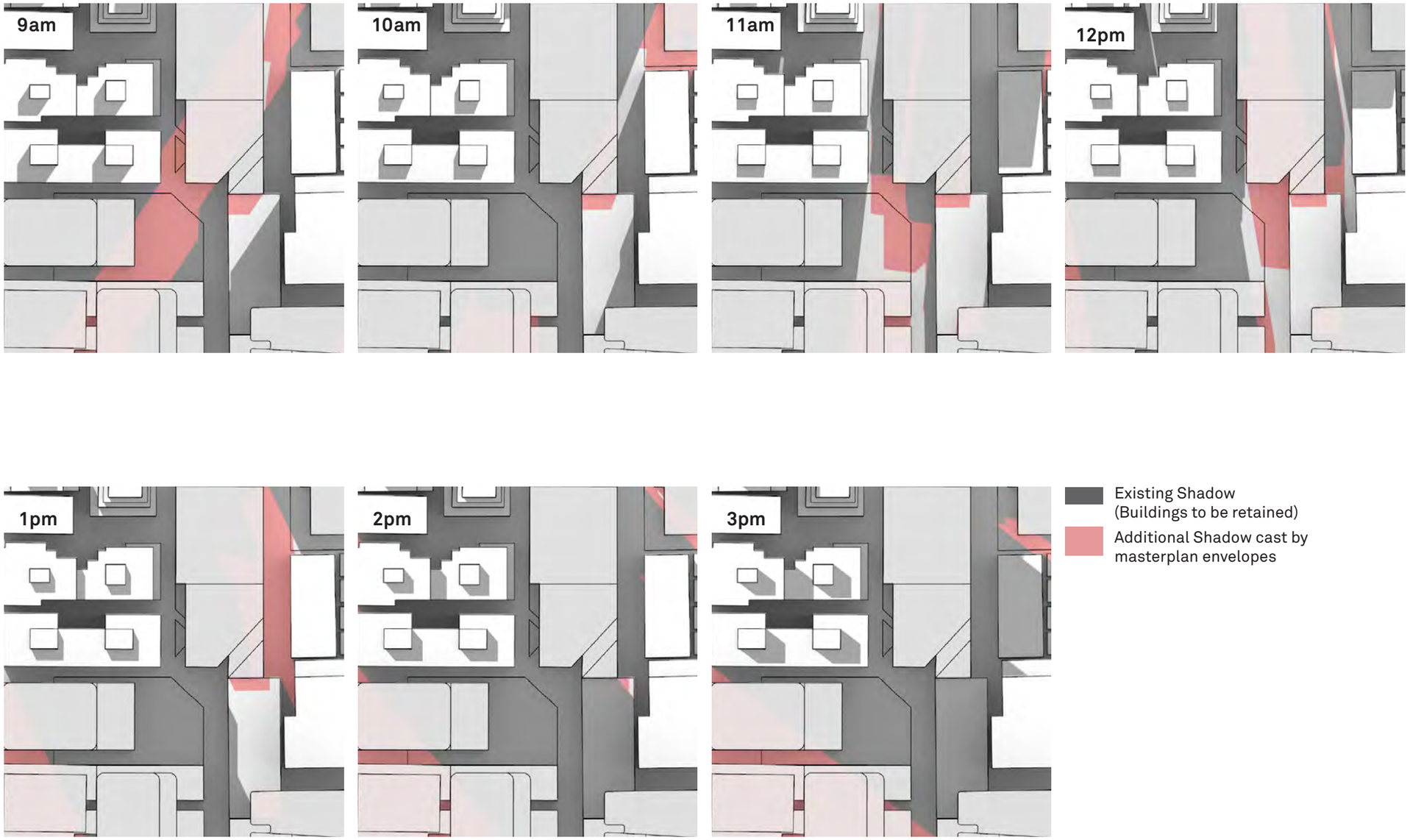
A4.1 Option 1 Open Space Shadow Analysis - 21 June



A4.2 Option 2 Open Space Shadow Analysis - 21 June



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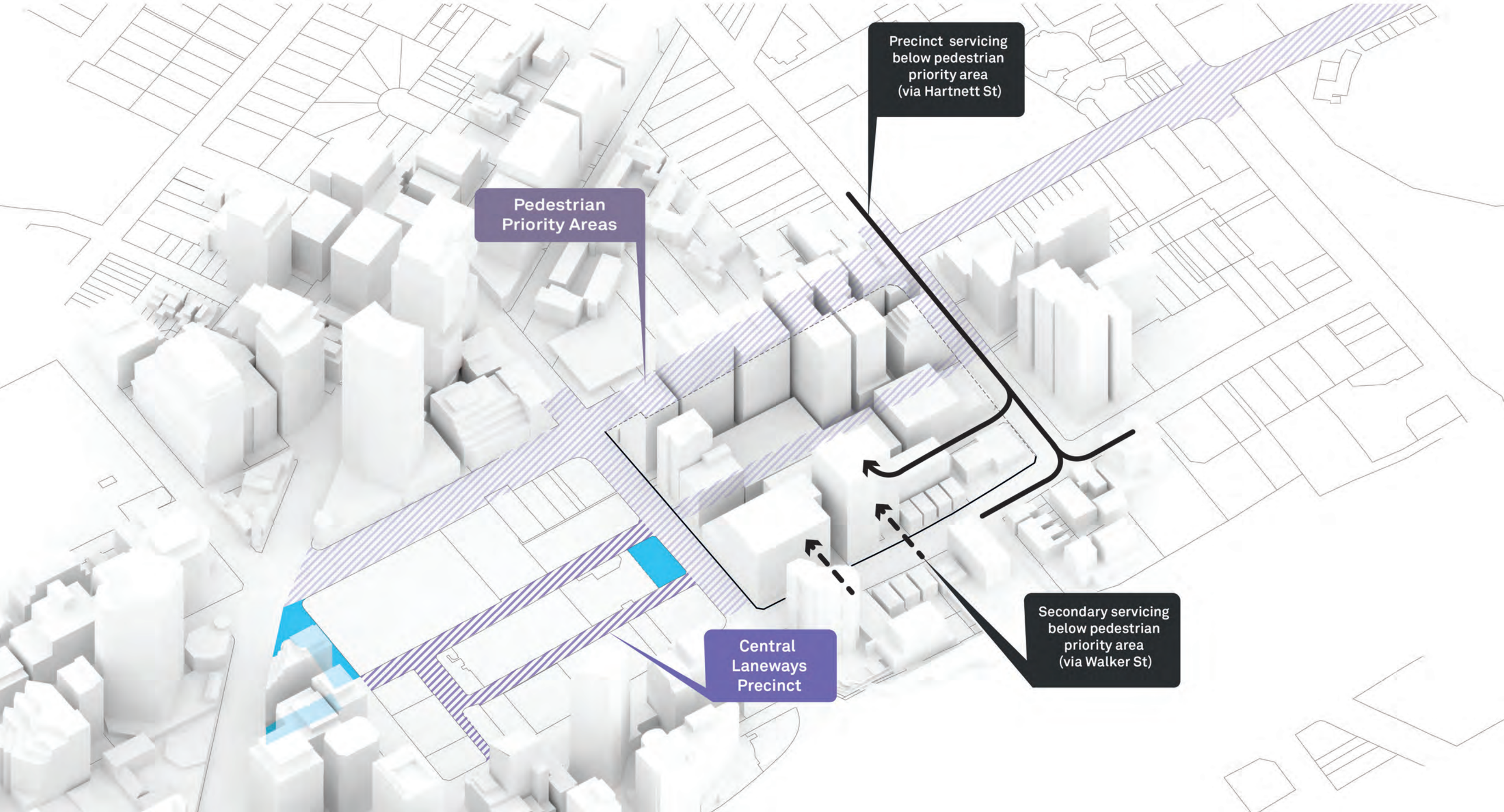
Council Workshop 02
Open Space Options

B

Appendix B — Council Workshop 02
Open Space Options



Appendix B — Council Workshop 02
Open Space Options

01 Base case

- Significant restrictions to council site.
- Privately owned.
- Questionable amenity.

02 Expand Berry

- Significant restrictions to council site.
- Solar amenity to be confirmed.
- Visibility possible from Miller Street.
- Visibility/connection to metro possible.
- Good connection and visibility from laneways precinct.

03 Internal (near Berry)

- Partial restrictions to council site.
- Solar amenity to be confirmed.
- Visibility/connection to Miller st to be explored.
- Good connection and visibility possible from laneways precinct.

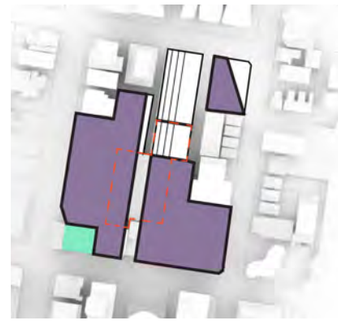
04 Internal (DCP)

- Minimal restrictions to council site.
- Solar amenity to be confirmed.
- Visibility/connection to laneways precinct and metro tenuous.
- Visibility from Miller Street tenuous.connection to Miller Street to be explored.

05 Square to Miller

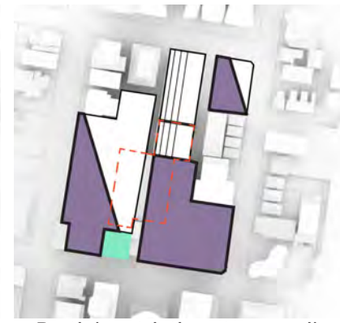
- No restrictions to council site.
- Significant solar access likely from midday.
- Prominent frontage to Miller Street.
- Visibility/connection to laneways precinct and metro tenous.
- Connection to laneway network to be explored.

06 Square to Metro



- No restrictions to council site.
- Significant overshadowing likely till early afternoon.
- Good visibility from Miller Street.
- Good visibility/connection to metro.
- Connection to laneway network to be explored.

07 Square to Denison



- Partial restrictions to council site.
- Solar amenity to be confirmed.
- Visibility possible from Miller Street.
- Good visibility/connection to metro.
- Good connection and visibility from laneways precinct.

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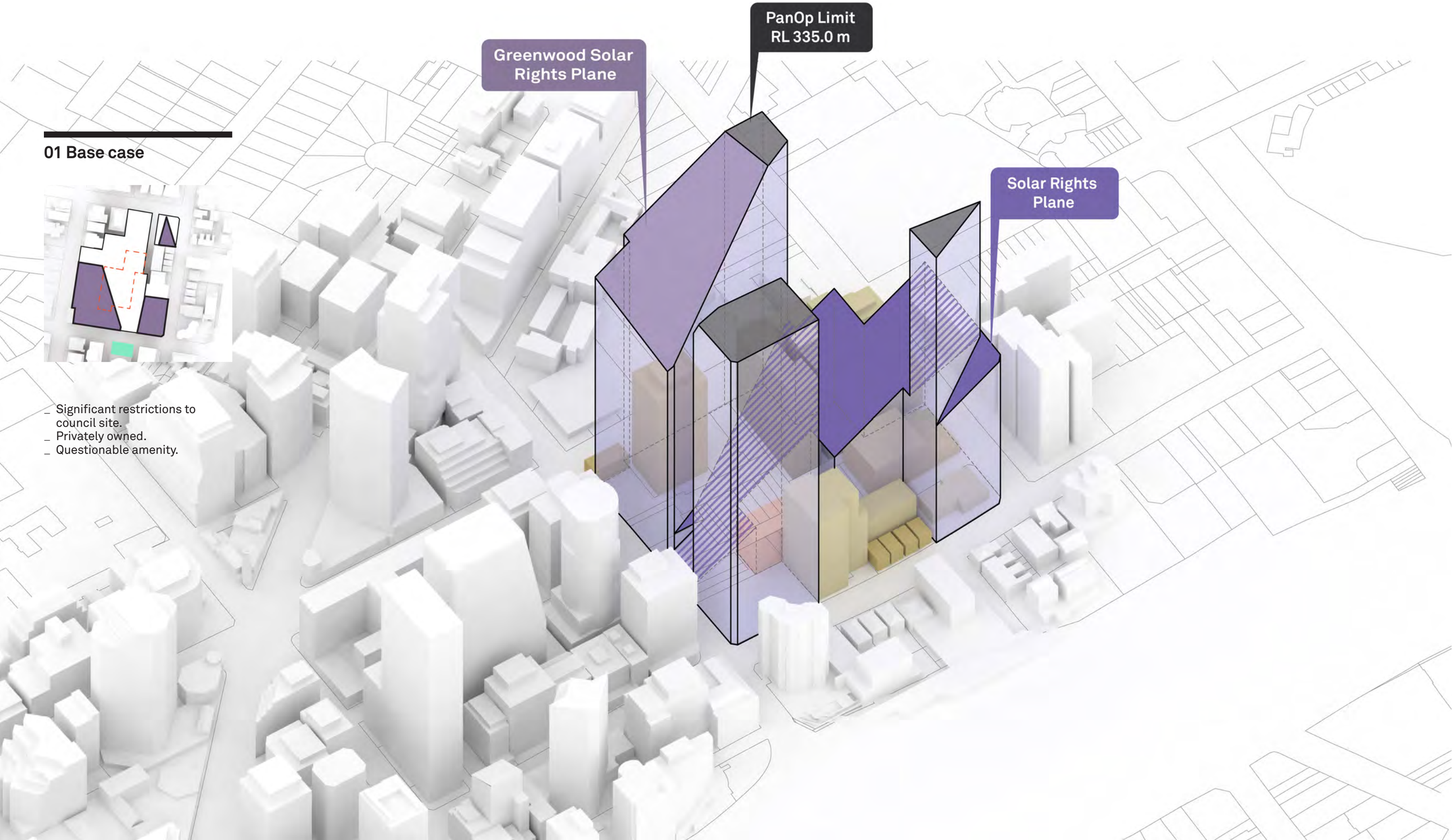
Appendix B — Council Workshop 02
Open Space Options

01 Base case

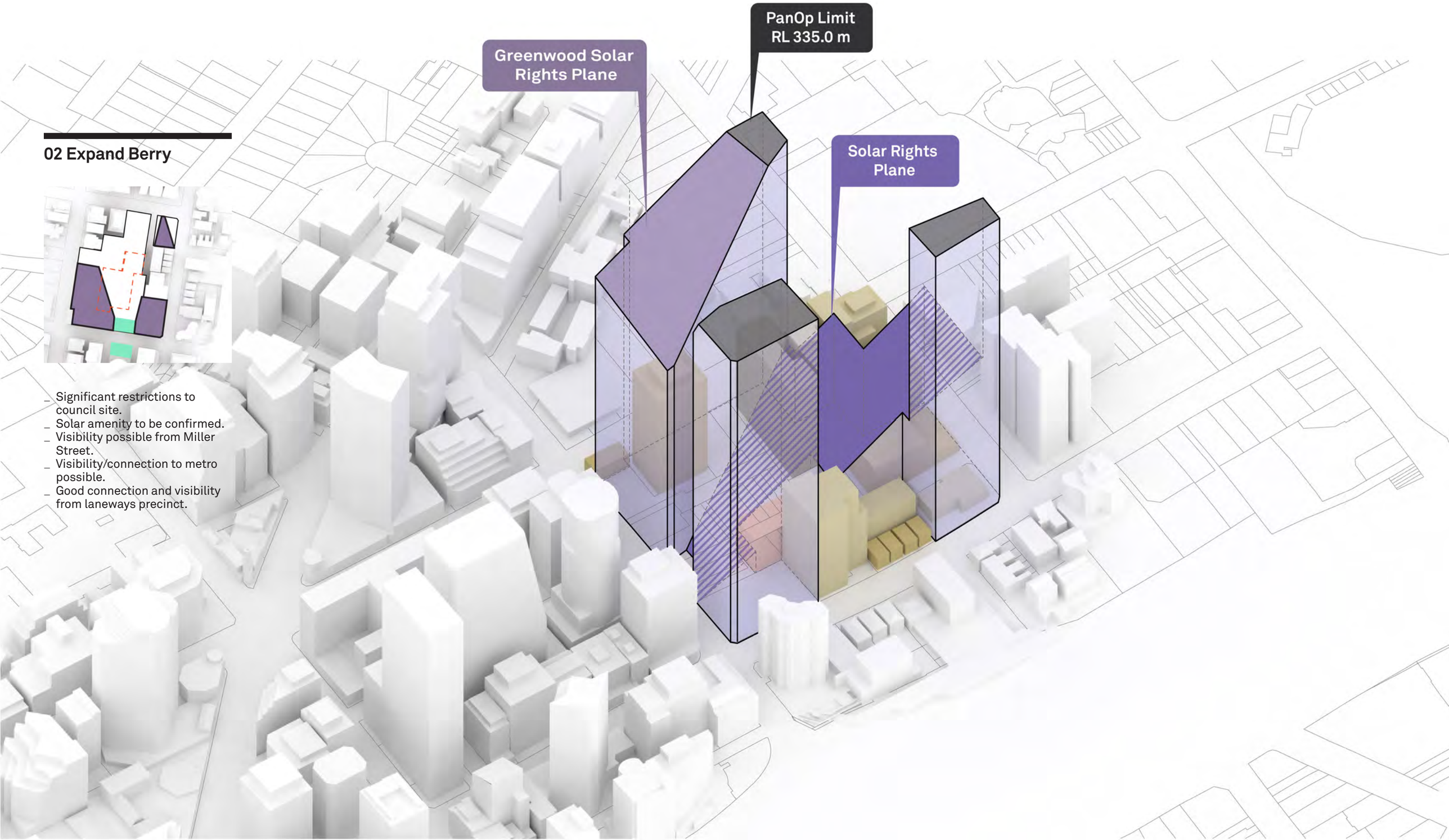
- Significant restrictions to council site.
- Privately owned.
- Questionable amenity.



Appendix B — Council Workshop 02 Open Space Options

02 Expand Berry

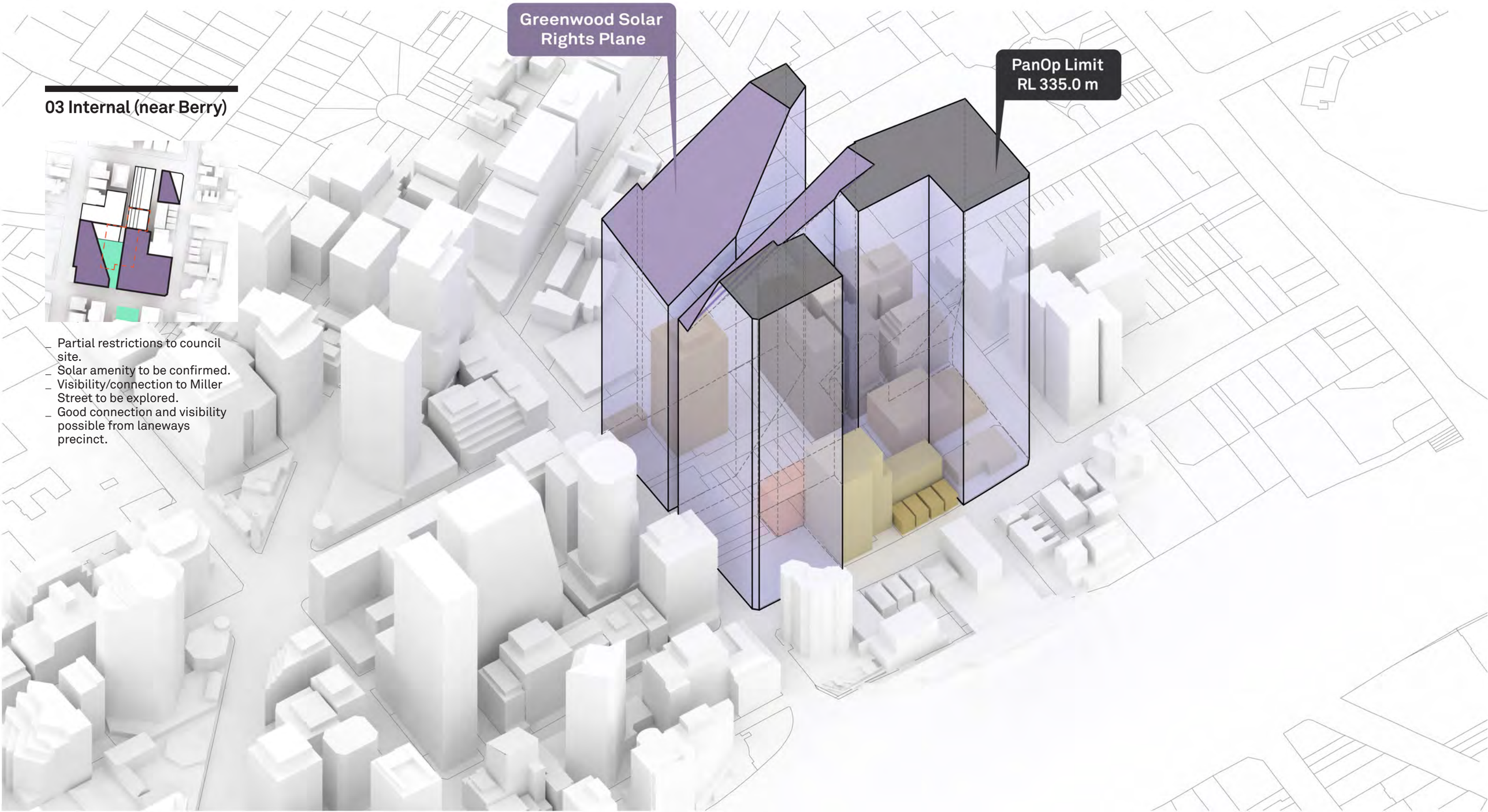
- Significant restrictions to council site.
- Solar amenity to be confirmed.
- Visibility possible from Miller Street.
- Visibility/connection to metro possible.
- Good connection and visibility from laneways precinct.



Appendix B — Council Workshop 02
Open Space Options

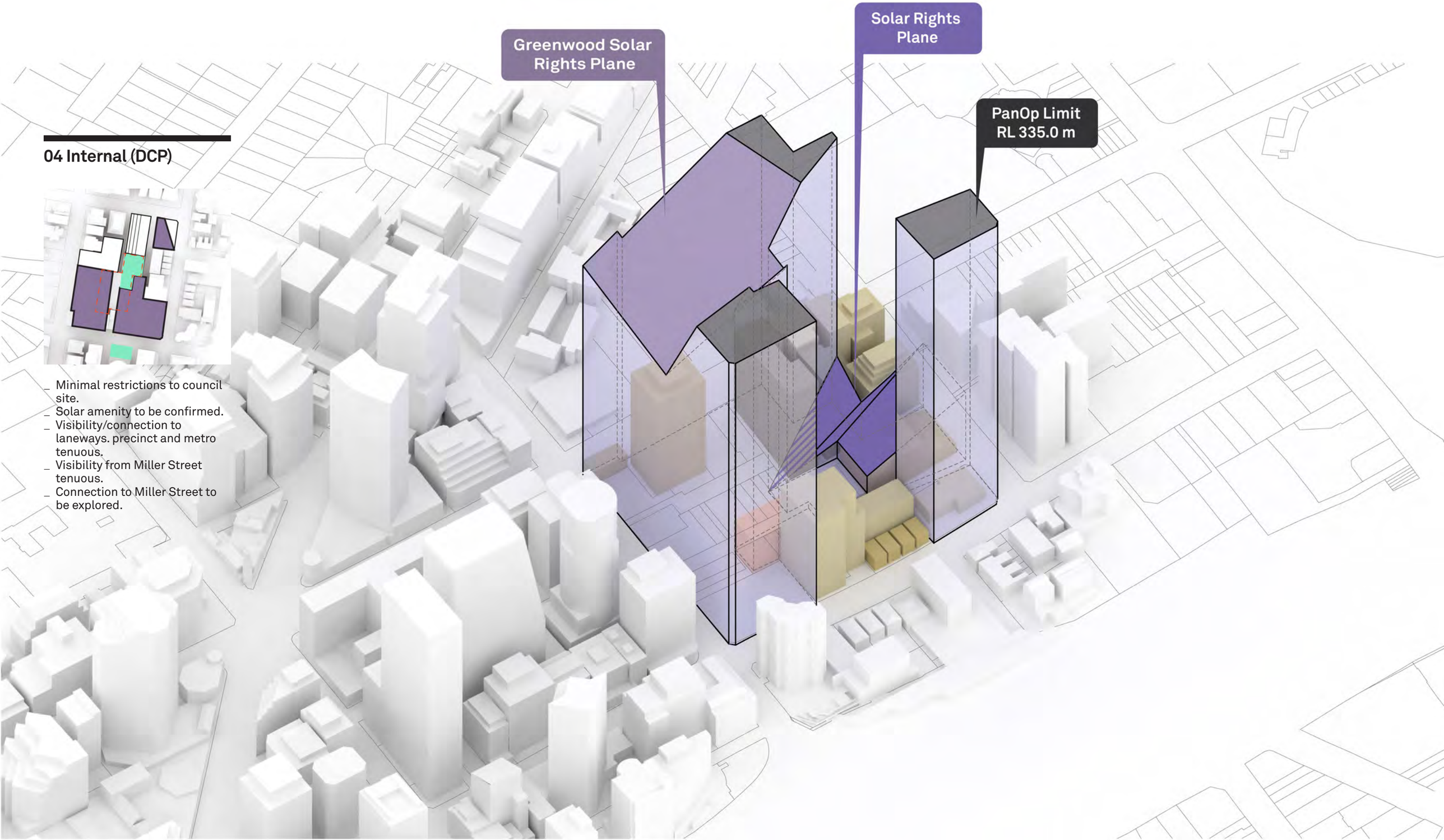
03 Internal (near Berry)

- Partial restrictions to council site.
- Solar amenity to be confirmed.
- Visibility/connection to Miller Street to be explored.
- Good connection and visibility possible from laneways precinct.



04 Internal (DCP)

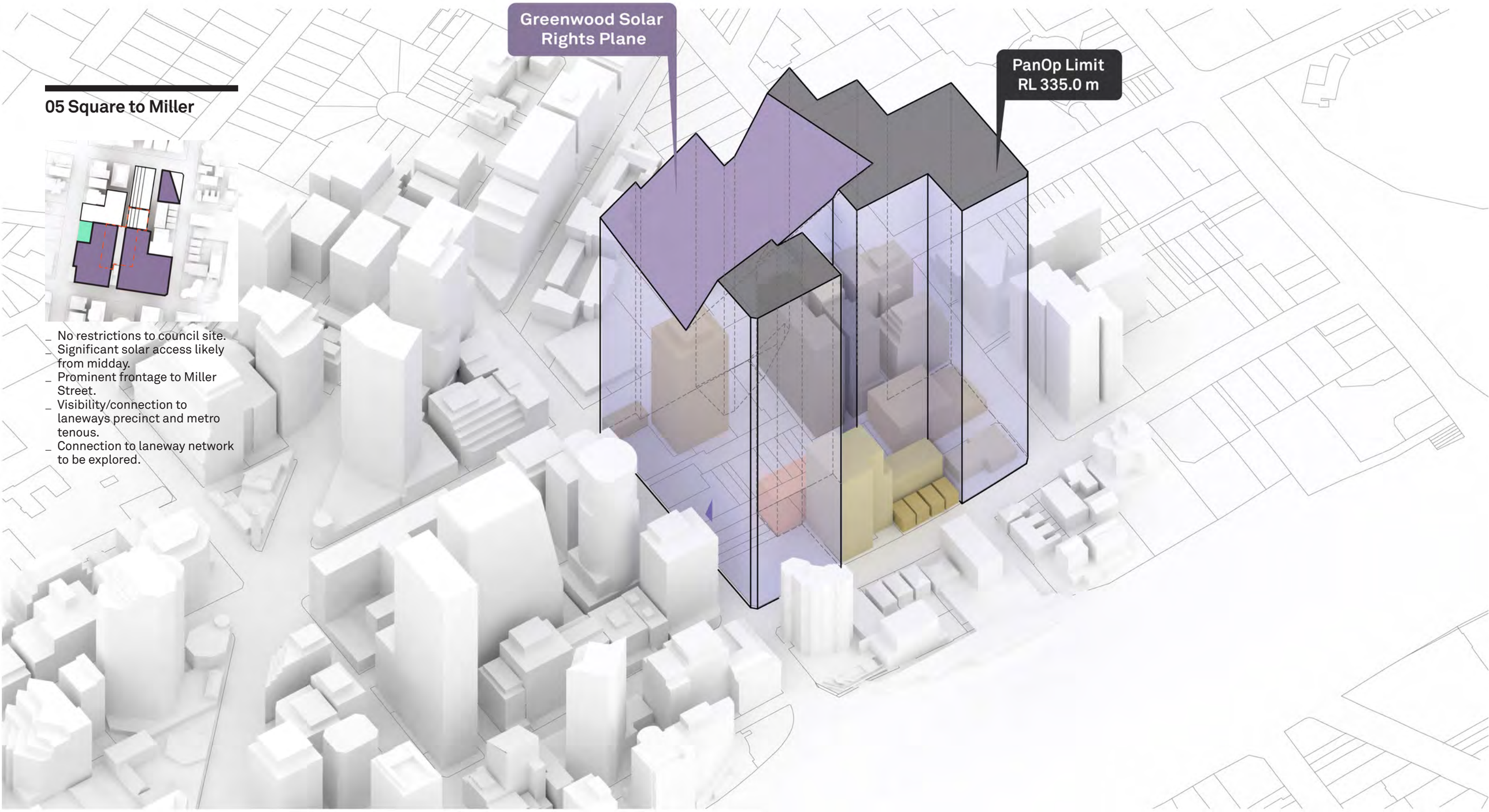
- Minimal restrictions to council site.
- Solar amenity to be confirmed.
- Visibility/connection to laneways. precinct and metro tenuous.
- Visibility from Miller Street tenuous.
- Connection to Miller Street to be explored.



Appendix B — Council Workshop 02
Open Space Options

05 Square to Miller

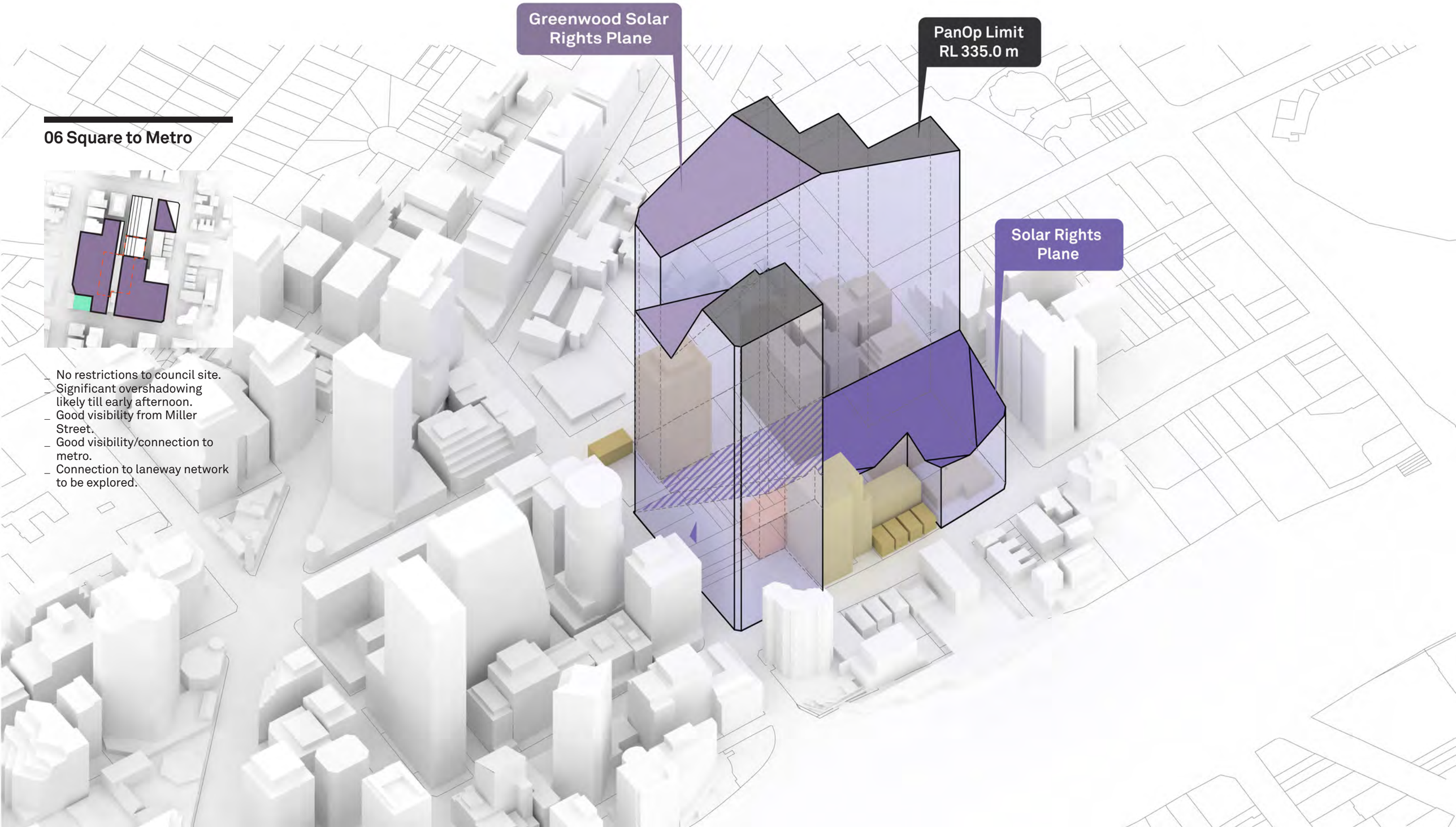
- No restrictions to council site.
- Significant solar access likely from midday.
- Prominent frontage to Miller Street.
- Visibility/connection to laneways precinct and metro tenous.
- Connection to laneway network to be explored.



Appendix B — Council Workshop 02
Open Space Options

06 Square to Metro

- No restrictions to council site.
- Significant overshadowing likely till early afternoon.
- Good visibility from Miller Street.
- Good visibility/connection to metro.
- Connection to laneway network to be explored.



Council Workshop 05
Development Options

C

Council Workshop 05 Development Options

Central Square

Scenario 1 — Retain street network

PREFERRED FOR FURTHER INVESTIGATIONS

A — Towers to South

x3
x7
x2

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

B — Towers to Berry

x5
x7
x0

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

C — Towers to Miller and Berry

x5
x6
x1

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

Scenario 2 — Realign Ward Street

PREFERRED FOR FURTHER INVESTIGATIONS

A — Towers to South

x4
x6
x2

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

B — Towers to Berry

x6
x7
x0

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

C — Towers to Miller and Berry

x6
x5
x1

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

Miller and Central Square

A — Towers to South

x7
x3
x2

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

B — Towers to Berry

x9
x3
x0

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

C — Towers to Miller and Berry

x9
x2
x1

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

A — Towers to South

x7
x3
x2

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

B — Towers to Berry

x10
x2
x0

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

C — Towers to Miller and Berry

x9
x2
x1

BUILT FORM CRITERIA
- Overshadowing
- Separation
- Heritage Impact
- Address
- Area
- Daylight
- Views

OPEN SPACE CRITERIA
- Solar Access
- Connection
- Size
- Character
- Activation

Council Workshop 05
Development Options

Scenario 1 — Retain street network

Scenario 2 — Realign Ward Street

DISCONTINUED — WIDTH OF ENVELOPE TOO SMALL FOR COMMERCIAL

Central Square

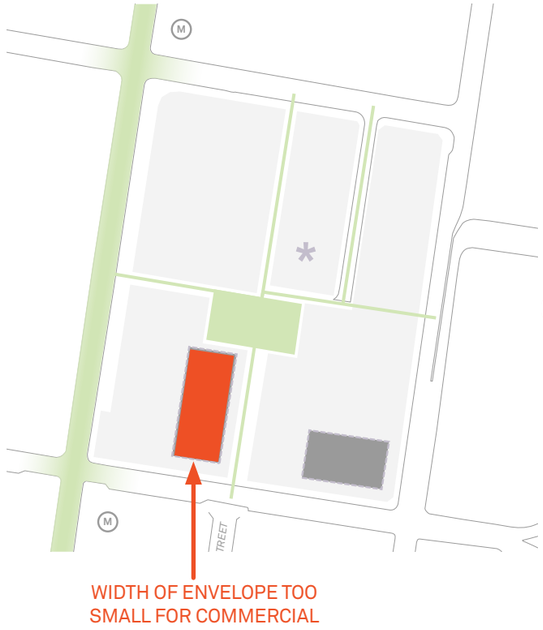
- Solar access to public space challenging in mid-winter
- Visibility of public space from Miller Street not automatic
- All tower frontages to Berry Street
- Easy amalgamation

B — Towers to Berry

x5
x7
x0

BUILT FORM CRITERIA	
Overshadowing	
Separation	
Heritage Impact	
Address	
Area	
Daylight	
Views	

OPEN SPACE CRITERIA	
Solar Access	
Connection	
Size	
Character	
Activation	



B — Towers to Berry

x6
x6
x1

BUILT FORM CRITERIA	
Overshadowing	
Separation	
Heritage Impact	
Address	
Area	
Daylight	
Views	

OPEN SPACE CRITERIA	
Solar Access	
Connection	
Size	
Character	
Activation	

Miller and Central Square

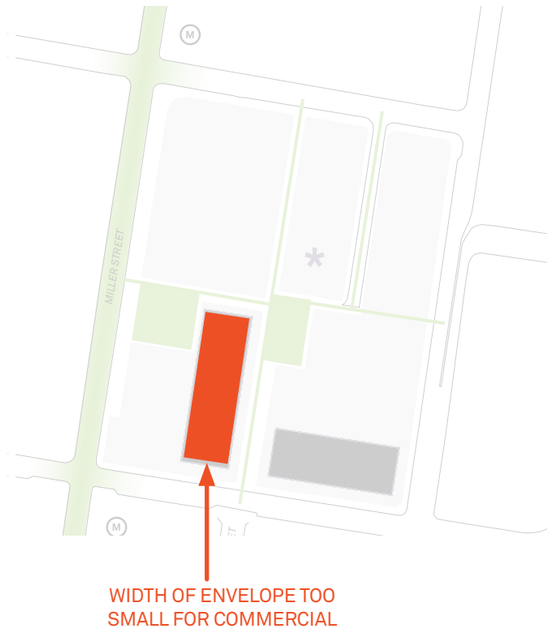
- Excellent solar access to primary square
- Civic scale to Miller Street
- Tower frontage to Miller Street
- Challenging amalgamation

B — Towers to Berry

x9
x3
x0

BUILT FORM CRITERIA	
Overshadowing	
Separation	
Heritage Impact	
Address	
Area	
Daylight	
Views	

OPEN SPACE CRITERIA	
Solar Access	
Connection	
Size	
Character	
Activation	



B — Towers to Berry

x10
x1
x1

BUILT FORM CRITERIA	
Overshadowing	
Separation	
Heritage Impact	
Address	
Area	
Daylight	
Views	

OPEN SPACE CRITERIA	
Solar Access	
Connection	
Size	
Character	
Activation	

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