SJB Urban

173-179 Walker Street and 11-17 Hampden Street Planning Proposal
Urban Design Report

173-179 Walker Street,
11-17 Hampden Street,
North Sydney, NSW, 2060

Prepared for
Avenor

Issued
21 March 2019

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At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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Executive Summary

1

1.1 Executive summary

This Urban Design Report (UDR) has been prepared by SJB Urban on behalf of Avenor in support of the Planning Proposal and seeking amendments to the current LEP and DCP controls, in light of the Ward Street Precinct Masterplan by North Sydney Council. Outlined in this report is the design rationale that underpins the site layout, built form, street character and public domain.

Avenor are the owner of the properties 173-179 Walker Street, North Sydney. This planning proposal also encompasses 11-17 Hampden Street, which are currently under separate ownership. The proposal consolidates the sites to consider a holistic solution that ensures there are no isolated sites in the future. The consolidation of the five lots is hereafter referred to as the 'subject site.'

The subject site is currently host to five separate brick three-storey, 'walk-up' apartment buildings from the post war era. There are an additional two stand alone dwellings located on Hampden Street. None of the dwellings have noted heritage value.

A specialist consultant team has been brought together by Avenor to provide technical expertise for the design solution and specialist reports supporting the Planning Proposal that includes; Architecture and Urban Design by SJB; Town Planning by Urbis; Traffic Engineering by ARUP; Landscape Architecture by Aspect: and Community Consultation by KJA.

The appropriate information to support the planning proposal is contained in the report, and includes the following:

- An introduction to the site, it's context and the strategic drivers in the local area.
- A thorough understanding of the local context and an analysis of the design implications, surmised in an opportunities and constraints diagram.
- Key design principles that will inform the future character, quality of the proposed development and underpin the building design.
- Summary of the proposed LEP and DCP controls.
- Three possible reference schemes under the proposed controls, including a preferred reference scheme concept.
- An assessment of the reference schemes that quantifies solar access impact to the local area and impact on views for neighbouring sites.

The Process

The UDR is broken down into a process that is consistent with a **'design-led' approach to site planning**. A design-led approach is place based and people focused, creating a new development that is consistent with it's local neighbourhood character and context (existing and strategic). It will be a place where future residents can work and play within a short walk from their front door. **The design led process is driven by community needs and local benefit**, complementing existing built form and leading to an enduring form that gives back to the North Sydney CBD.



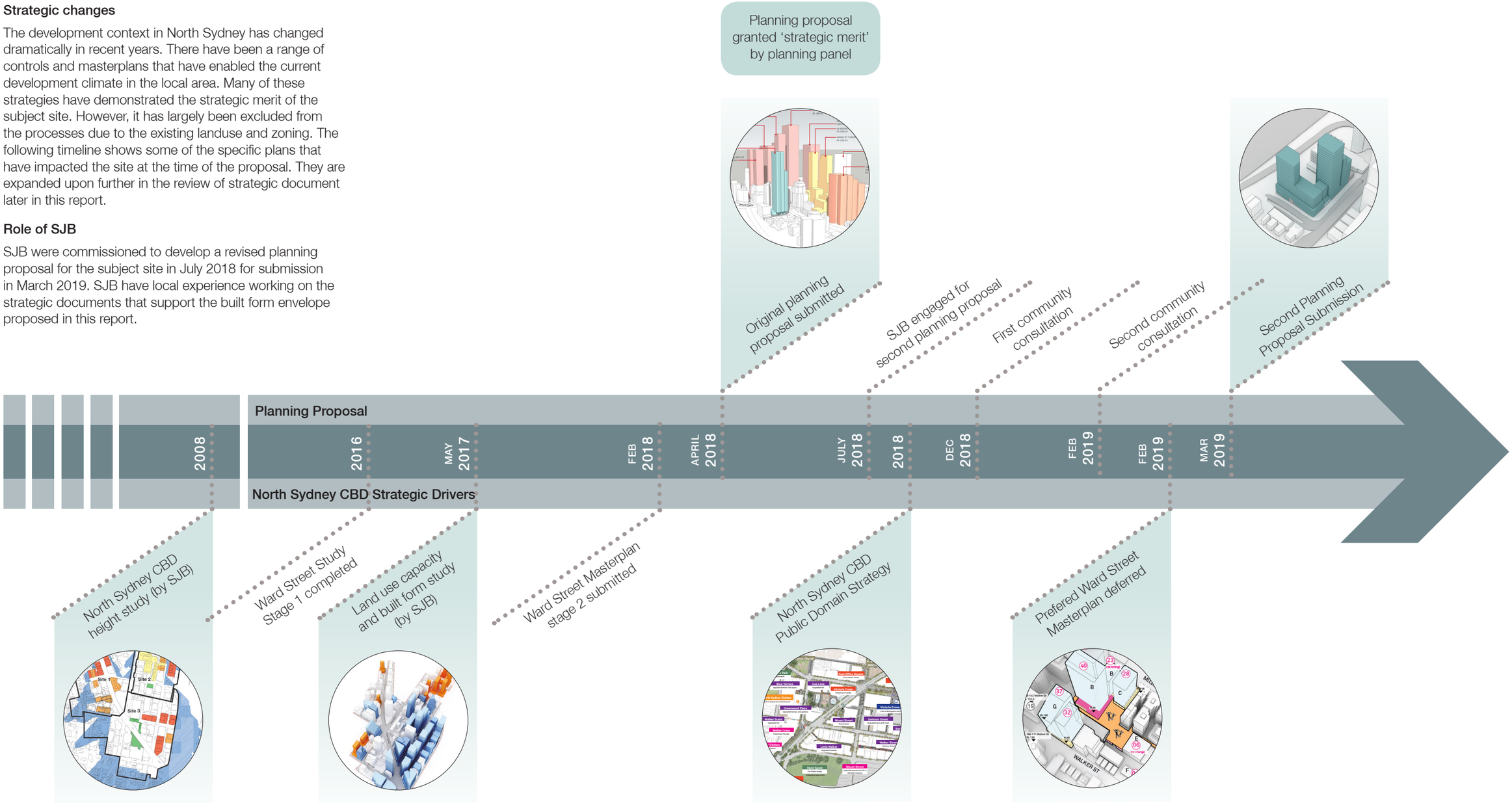
1.2 The design process

Strategic changes

The development context in North Sydney has changed dramatically in recent years. There have been a range of controls and masterplans that have enabled the current development climate in the local area. Many of these strategies have demonstrated the strategic merit of the subject site. However, it has largely been excluded from the processes due to the existing landuse and zoning. The following timeline shows some of the specific plans that have impacted the site at the time of the proposal. They are expanded upon further in the review of strategic document later in this report.

Role of SJB

SJB were commissioned to develop a revised planning proposal for the subject site in July 2018 for submission in March 2019. SJB have local experience working on the strategic documents that support the built form envelope proposed in this report.

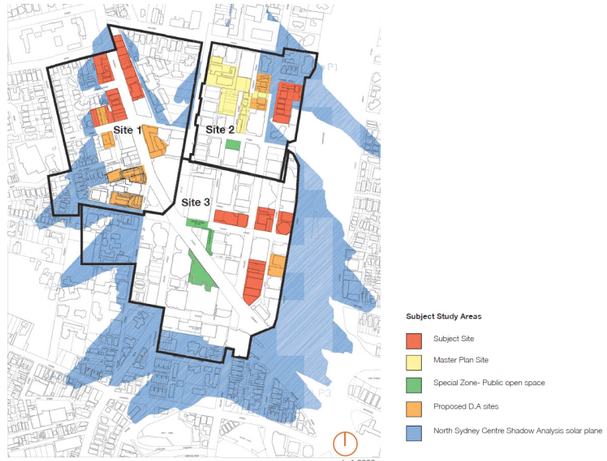


1.3 Strategic urban design drivers

North Sydney CBD Height Study (2005-08)

The key findings from the Height Study include:

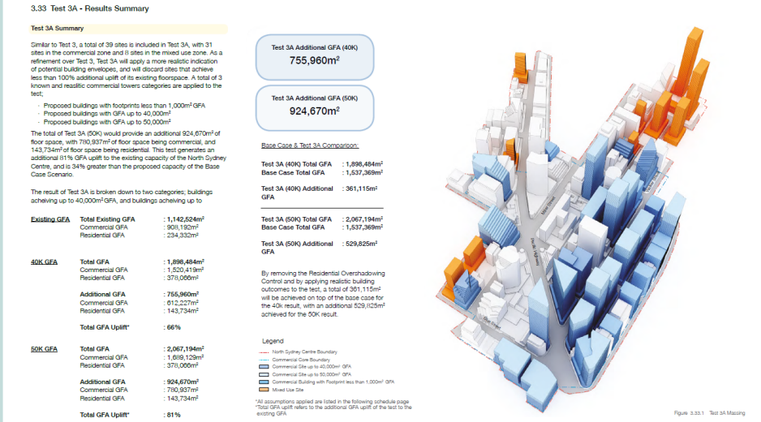
- This strategy first identified the subject site as a key location for a new tower.
- The site strategically overlooks the Warringah freeway and has limited overshadowing impact on existing residential areas.



North Sydney Capacity and Land Use Strategy (2017)

Key findings from this strategy include:

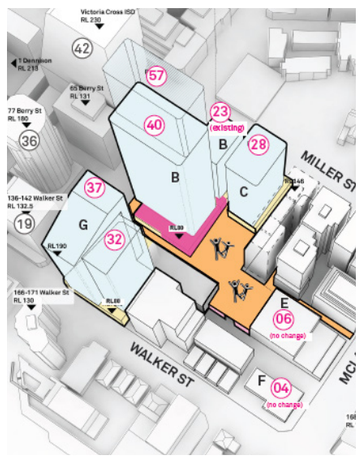
- North Sydney CBD is an appealing place to work and live.
- Development of commercial buildings and supporting infrastructure will bring more employment.
- Residents will be needed close to the CBD, providing retailers with an evening and weekend economy that is often lacking in commercial centres.

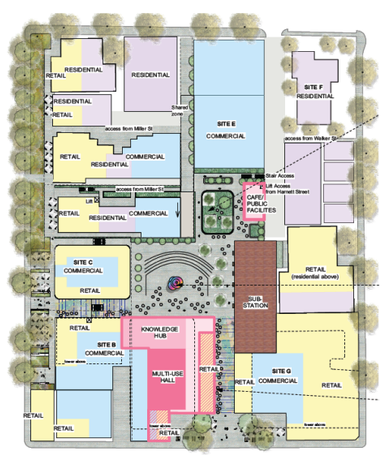


Final Ward Street Precinct Masterplan (2019)

The Ward Street Precinct has been instrumental in the development of the building proposed envelope. Key findings include:

- In its early stages, the Masterplan also incorporated the land east of Walker Street.
- It situates the site in the midst of other major redevelopment.
- New employment opportunities and amenities on the neighbouring site.

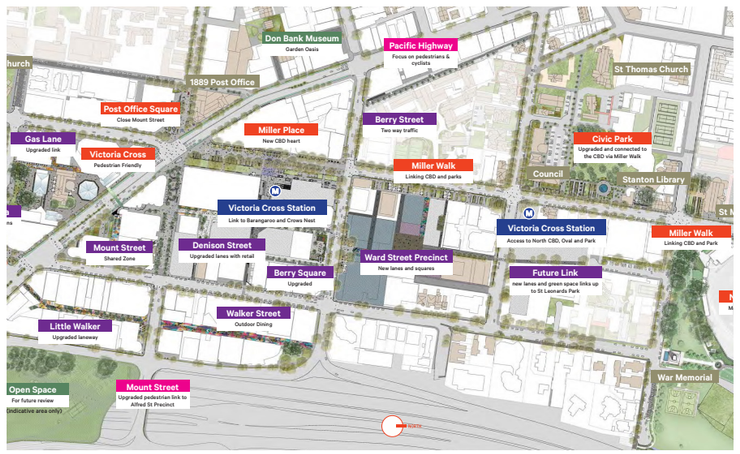




North Sydney CBD Public Domain Strategy (PDS) 2018

The North Sydney CBD PDS highlights:

- The need for increased offer of public open space.
- Uplift of existing open spaces in the local area.
- The need for streetscapes and setback to work harder, offering workers and residents greater amenity and spaces of recreation.



Introduction

2

This section introduces the site and provides and overview of the wider context within which it is situated. The strategic framework and the strategic drivers for the proposed development are considered, as well as the specific role and function the site within North Sydney CBD as a high density residential development.

2.1 North Sydney context

The subject site is located in North Sydney which is a major employment hub within the North District Plan by the Greater Sydney Commission. The site is located just outside the North Sydney Commercial Core and is currently zoned R4 High Density Residential with a maximum height of 12m.

The site is located adjacent to the Ward Street Precinct and was identified as a 'future development opportunity' within the North of Centre Plan, 2016, however in 2017 it was decided to be excluded from the Ward Street Precinct Masterplan and the study pursued separately by Council.

There is opportunity for the site to reflect and contribute to the character of the Precinct whilst maintaining a sensitive interface to the surrounding heritage items and consideration of overshadowing to open spaces and residential developments.

There are many amenities and services within 400m of the site, including schools, open spaces, libraries and many shops. There are also two future metro sites in close proximity to the subject site, ensuring that it is connected to wider Sydney. The site is also in close proximity to Warringah Freeway and the Pacific Highway.



Key

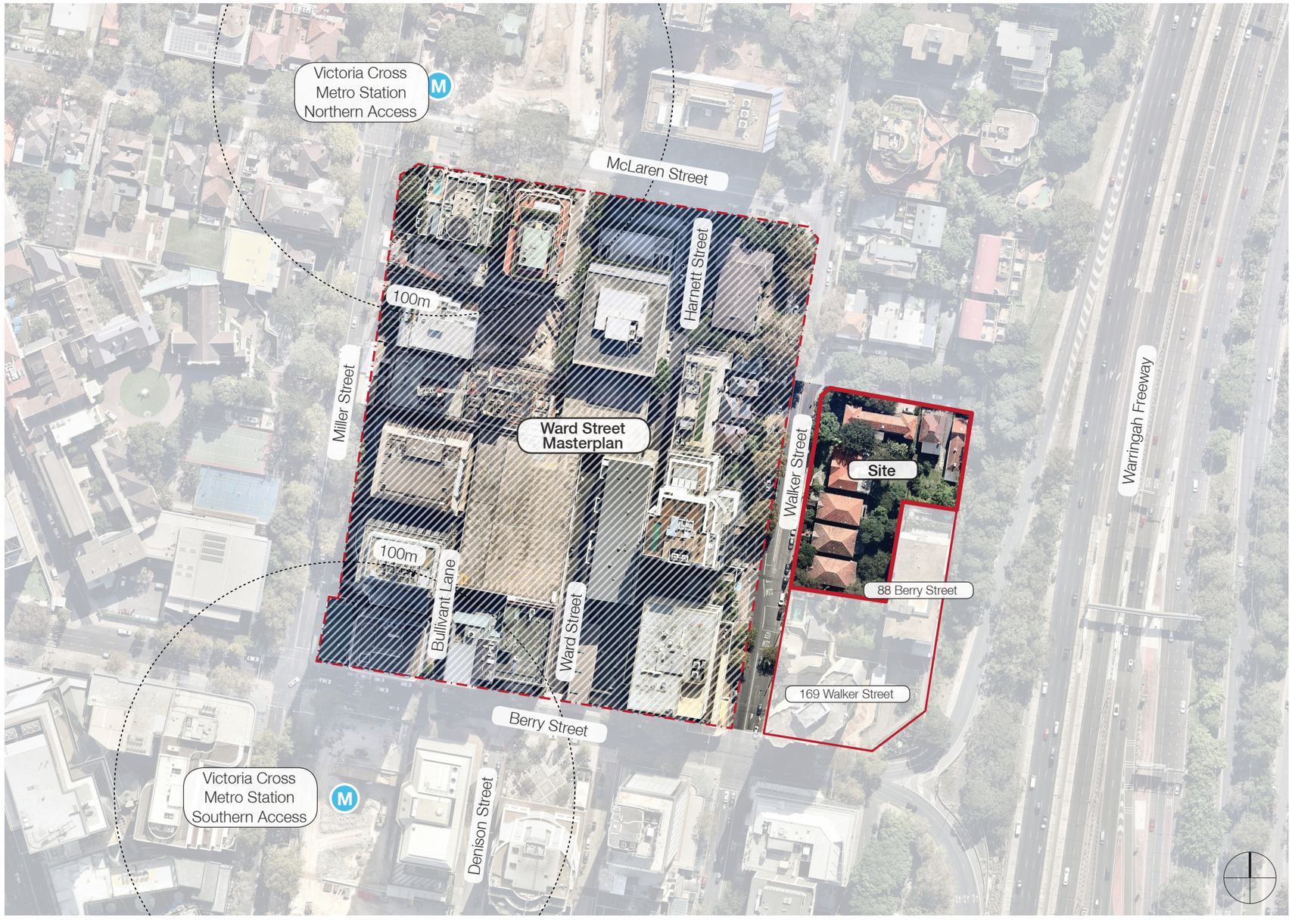
- Site Boundary
- Ward Street Precinct Masterplan
- North Sydney CBD Boundary
- Victoria Cross Metro Station
- Arterial Road
- Secondary Road

2.2 Ward Street precinct context

SJB have been appointed by Avenor to prepare a design concept and built form testing for the sites at 173-179 Walker Street (Site A) and the potential amalgamation of sites at 11-17 Hampden Street (Site B).

The purpose of the study is to support a Planning Proposal which takes into consideration the scale of development proposed by the Ward Street Precinct Masterplan and surrounding development in order to recommend amendments to North Sydney Council Local Environmental Plan 2013. It provides a detailed testing of the capacity of the site against the strategic objectives for the area, having regard to context, site opportunities, constraints and the future vision for North Sydney.

For the purpose if this study, the neighbouring sites of 169 Walker Street and 88 Berry Street have not been considered for amalgamation or rezoning due to the nature and scale of the existing strata developments and the likelihood of redevelopment. Nevertheless, the entire street block and wider context has been taken into consideration in designing the built form outcome.



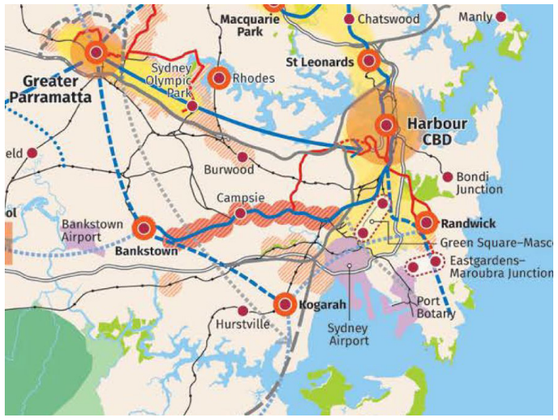
2.3 Strategic framework

Overview

This section reviews the policy context of North Sydney and strategies that inform the strategic merit of the proposal. North Sydney sits within a constantly evolving planning framework, which emphasises the importance of a 'place based' approach that is similar to the Ward Street Precinct Masterplan and SJB's work at Crows Nest.

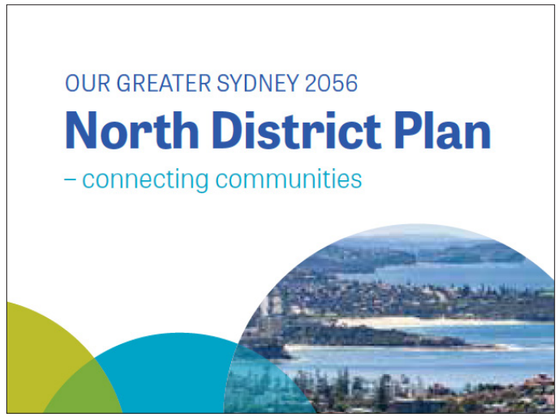
The policies that are the most relevant to the site include:

- Greater Sydney Regional Plan (2018)
- North District Plan (2018)
- North Sydney Residential Development Strategy 2009
- North Sydney CBD Capacity and Land Use Strategy (2107)
- North Sydney Community Strategic Plan 2018-2028
- North Sydney Centre Traffic and Pedestrian Study (2018)
- North Sydney CBD Public Domain Strategy (2018)



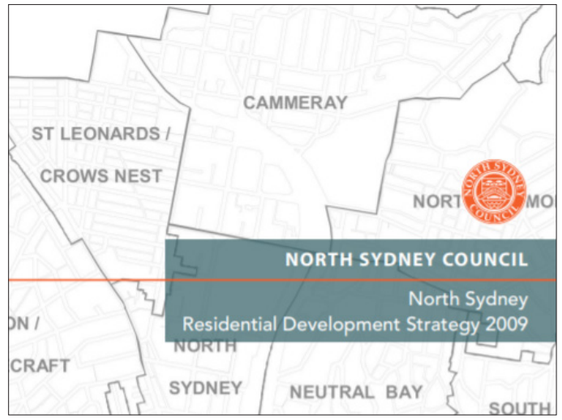
Key findings:

- North Sydney CBD is a major asset of the EEC.
- Expanding on employment capacity to will support wider economic growth in Sydney.



Key findings:

- 3000 additional dwellings to be provided in North Sydney LGA by 2021
- Need to improved housing choice.
- Create a greater housing capacity.



Key findings:

- Housing opportunities have been overlooked in North Sydney CBD.

Greater Sydney Regional Plan (2018)

The Greater Sydney Region Plan released in March 2018 with 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 bring together three unique but connected districts into one city.

It separates Greater Metropolitan 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 (EEC).
- North Sydney is a commercial precinct that needs to retain and expand the existing employment floor space to support the wider economic strength of Sydney.

North District Plan (2018)

The District Plan was realised in November 2016 in draft and it sets out priorities and actions policy to achieve a productive, liveable and sustainable city.

In order to do so the District will need to offer more housing choices, including better internal connections to link residents with jobs and services.

The key actions pointed out in the document are:

- 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.
- Improved housing choice.
- Create housing capacity.
- Affordable Rental Housing.
- Provide design-led planning.
- Foster the creative arts and culture.

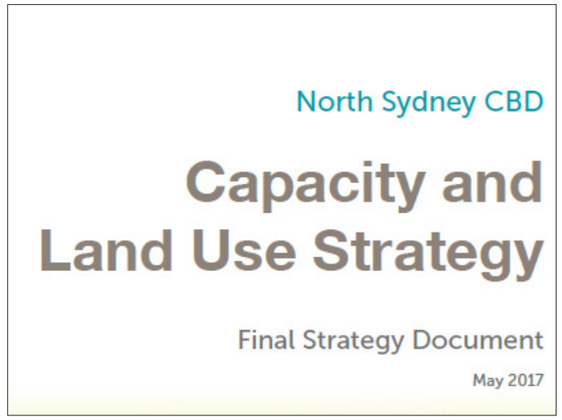
North Sydney Residential Development Strategy 2009

The document has been formerly adopted in 2011 as strategic framework to deliver the additional dwellings also identified by the north district plan.

North Sydney has a planned capacity for an additional 70 dwellings within the R4 High Density Residential zone, for the period 2009-2031, equating to approximately 3 dwellings per annum.

The strategic document is therefore relevant in the analysis to properly allocate land use and capacity in accordance with the framework.

2.4 Strategic framework



Key findings:

- The identification of potential development opportunities that take advantages of the public transport upgrades.
- Increment the north Sydney CBD growth.

North Sydney Capacity and Land Use Strategy

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

The site is located within the R4 High Density Residential zone while the Land Use Strategy has been prepared to encompass land within the B3 Commercial Core and B4 Mixed Use zone. For this reason the site is generally exempt form the study.

Some key issues of the strategy that interests the site are:

- The identification of potential development opportunities. Taking advantages of the public transport upgrades.
- Identify and facilitate specific land uses to contribute to the CBD's strategy.
- Increment the north Sydney CBD growth.



Key findings:

- Prioritising residential development near well serviced public transport corridors.
- The need for high quality public realm upgrades and public open spaces.

North Sydney Community Strategic Plan 2018-2028

The North Sydney Community Strategic Plan reflects the community's aspirations for the future and affirms Councils priority to revitalise the North Sydney CBD from a purely commercial centre to a place for both business and entertainment.

Key community priorities:

- Quality urban green spaces.
- Public open space, recreation facilities and services for the community.
- Improved mix of land use and quality development through design excellence.
- Sustainable transport is encouragement.
- Diverse, strong, sustainable and vibrant local economy.



Key findings:

- Cars are an existing significant barrier to pedestrian and cycle movement.
- Proposed upgrades and infrastructure improvements are strategically aligned with high density development.

North Sydney Centre Traffic and Pedestrian Study

The North Sydney Traffic and Pedestrian Study is an analysis of the current pedestrian activity and aims to improve pedestrians environments through key interventions.

The subject site interfaces project, however it is outside of the study area. Many of the recommended street upgrades and improvements to the public realm will benefit future residents in living in the proposed development.

Key findings for the subject site include:

- There is a high proportion of public transport users in the local area.
- Pedestrian and cycle environments are generally poor.
- Proposed upgrades to street infrastructure, crossing points and public realm will benefit future residents.



Key findings:

- We need to protect and enhance the quality of existing open spaces (i.e. Doris Fitton Park).
- Additional open spaces are needed in the local area.

North Sydney CBD Public Domain Strategy

The study area for the North Sydney CBD Public Domain Strategy (PDS), encompasses the neighbouring street blocks, however exclude subject site (the same study area as the Landuse and Capacity Strategy is factored).

Key Concerns:

- A general undersupply of plazas and parks.
- Existing public domain lacks delight and warmth.
- Heavy impact of peak hour vehicle movements.
- Empty public spaces after hours and on weekends and a lack of after hour activities.

Strategic means of addressing the problems:

- Increase the quantity of public domain and green space.
- Increase the quality and variety of public domain.
- Slow vehicle speeds and actively encourage walking and cycling.
- Create new city-shaping spaces that connect with cultural, social and transport hubs.

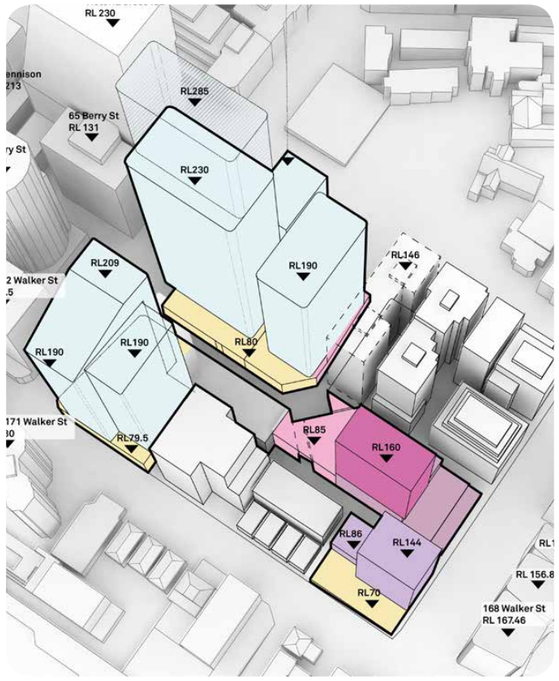
2.5 Ward Street Precinct Masterplan

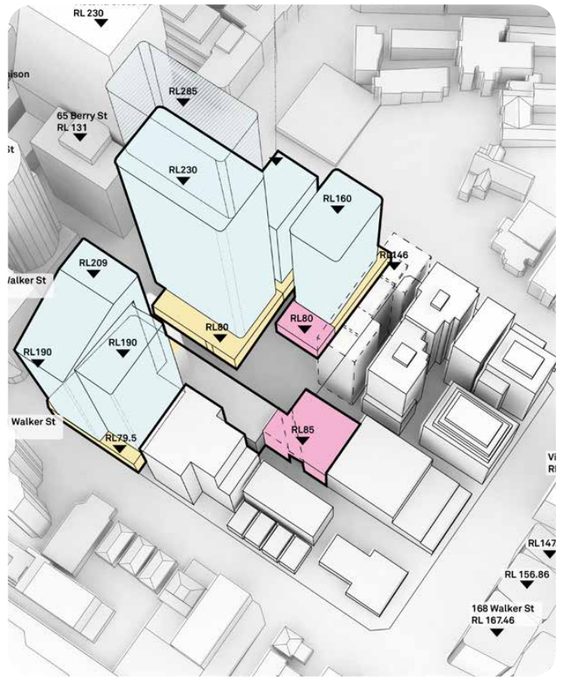
The endorsed masterplan for the Ward Street Precinct has been developed to achieve the overall objectives of the vision and principles established through consultation with council, key stakeholders and the community. The final design has come out of an interactive process that has included several stages of design development.

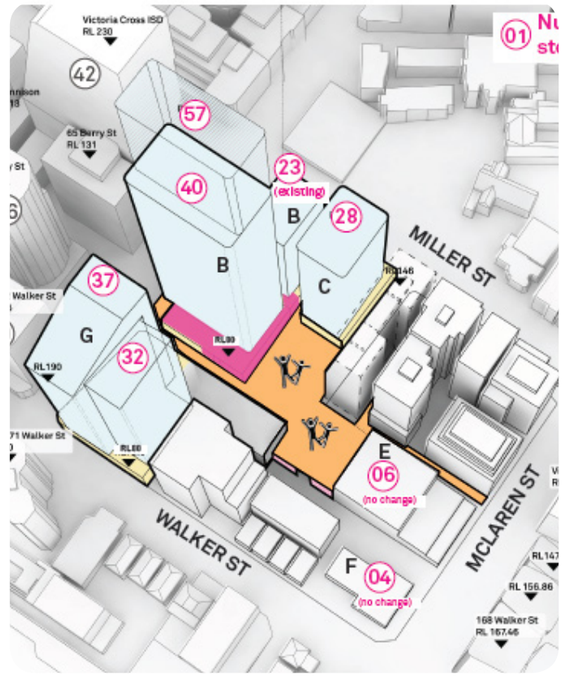
Stage 1 of the Ward Street Precinct Masterplan was undertaken throughout 2016 and exhibited between January and March 2017. Stage 2 of the Masterplan project commenced February 2018 and reported to Council in June 2018 for the purposes of public consultation. Stage 1 of the North Sydney CBD Public Domain Strategy has also contributed significantly to the refinement process by highlighting the critical shortage of high-quality open space in the CBD and the shifting of the CBD centre to the north with the future opening of Victoria Cross Metro Station.

The final Ward Street Precinct Masterplan includes the following:

- Significant new open space offering throughout the Precinct, which totals 5,418 sqm, including laneways.
- A new Knowledge Hub and Cultural Hub
- New cafés and ground floor retail/activation
- Public toilets
- Expansion of Eat Street to include link from Miller St down into the central square
- Potential future link connecting Central Square and the new Metro station.
- Uplift to built form envelopes to include more commercial GFA and employment opportunities in the local area.
- Limiting uplift to the northern edge of the site to safeguard the amenity of the open space and allow adequate solar access.









Option 1: Miller Square Square



Option 2: Central Square



Likely Preferred Option: Central Square

2.6 Strategic importance

On 11 April 2018 the Sydney North Planning Panel accepted that the previous Planning Proposal for 173-179 Walker Street North Sydney has strategic merit, particularly noting that North Sydney Council had identified the site as an Opportunity Site under the draft Ward Street Precinct Masterplan.

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. North Sydney residents 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's historic focus on commercial development has resulted in a city centre with limited diversity, character and activity, especially outside of business hours. Most workers spend 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.

Our vision for East Walker Street aligns with the recent strategic planning directions from North Sydney Council and the NSW Government by enabling increased density to activate the North Sydney centre.

A Plan for Growing Sydney 2014

- Increasing densities within walking distance to educational establishments, employment nodes and transportation corridors.

Draft North District Plan

- Assist Council in their requirement to work with the Commission and Transport for NSW to identify urban renewal opportunities that connect to Sydney Metro.

North Sydney Centre – Capacity and Land Use Study

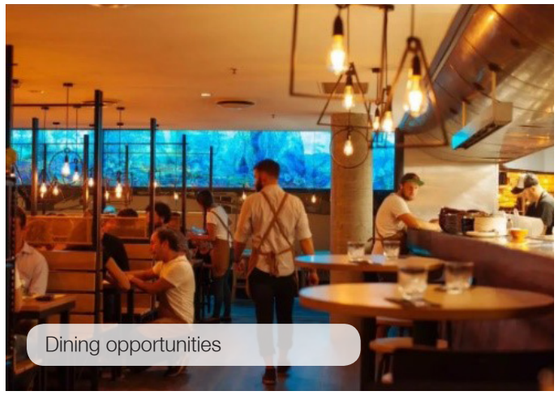
- In alignment with 1.3 Objectives, the proposal meets a key study objective by enabling the development of high density residential zoned site on the periphery of the commercial core.
- In alignment with 1.3 Objectives, the proposal takes advantage of the planned infrastructure upgrades by intensifying land use around significant transport infrastructure.
- The proposed residential density will support a sustainable, resilient and vibrant commercial core.
- The proposal meets another objective by adding to the diversity of land uses in the centre that will contribute to the amenity, night time economy and commercial sustainability.

Ward Street Precinct Masterplan

- The proposal will provide for public domain improvements being the key priority of the Ward Street Masterplan, via improvements to future connectivity to active infrastructure in the east, as envisaged by the Draft Master Plan.


An evening economy


Street activation


Dining opportunities


Iconic cultural architecture


Diverse cultural influences


Lifestyle destination

Site Analysis

3

The analysis provided in this section explores the existing conditions of the local area and considers the potential impact on the future development of the site. This assessment will inform the type of built form, the quantity of public open space and amenities that are suitable for the site. This section culminates in a synthesis of the ‘opportunities’ and ‘constraints’ for the development that are applicable to the site based on a thorough understanding of the local neighbourhood.

3.1 Movement and access





The wider area is serviced by a major freeway and highways that link to greater Sydney - providing residents and workers with easy access to North Sydney and the subject site.

There are proposed road tunnels that will be accessed via Berry Street, this will increase traffic movement in the area and create a pedestrian barrier north and south of the road.

Movement within the precinct prioritises vehicular access with limited permeability for pedestrians. The subject site is well connected to the road network and is in close proximity to the Warringah Freeway which connects to Sydney CBD and to the Lane Cove Tunnel to the north.

Basement access into surrounding buildings are from local roads, and lanes wherever possible.

Key

- Project Boundary
- Freeway
- Primary Roads
- Secondary Roads
- Access Points

3.2 Open space and landscaping





There is limited provision of open space throughout North Sydney CBD and the open space which currently exist are of a low quality due to its size and overshadowing issues by surrounding buildings.

The area is largely serviced by St Leonards Park and Miller Street Park fronting Stanton Library provide which are both generous open spaces.

Surrounding the site, the existing open spaces are:
1. Doris Fitton Park
2. Berry Square

There are built form controls that do not allow overshadowing of existing open space during the middle of the day to protect their amenity.

The Ward Street Precinct Masterplan proposes several new open spaces to better service the area and are as follows:
3. Miller Street Square (1,280m^2) or;
4. Central Square (1,200m^2) and;
5. Extension of Berry Square (1,044m^2)

The streetscapes within the area are generally of a high quality with numerous mature age trees lining the streets, particularly along Miller Street and McLaren Street.

The site itself is bordered by large trees to the east which provides an acoustic and visual buffer to Warringah Freeway. Along Hampden Street is a well planted verge (6) which also provides a visual buffer to properties to the north.

Key

- Project Boundary
- Proposed Open Spaces
- Existing Open Spaces

3.3 Topography



North Sydney CBD is subject to significant changes in topography levels across its extent. This is due to the ridges and valleys that meet the harbour south of North Sydney. The Pacific Highway follows the ridgeline up from the Harbour Bridge through to Crows Nest and Lane Cove, while the Warringah Freeway cuts away at the side of the hill to create a level path past the subject site.

Key

- Project Boundary
- Slope
- +67.5 Relative level
- Incline/level change
- Contour lines
- Ridge line



The topography of the subject site falls steeply away from Walker Street toward the Warringah Fwy. There is a 8.7m difference from the south-west corner to the north-east. The proposed development will respond to the challenges through the built form and proposed landscape design.

Future landscaping works to the end of Hampden street and the edge of the freeway could be an opportunity to include water sensitive urban design in the form of a swale or retention basin, as the topography currently forms a natural basin.

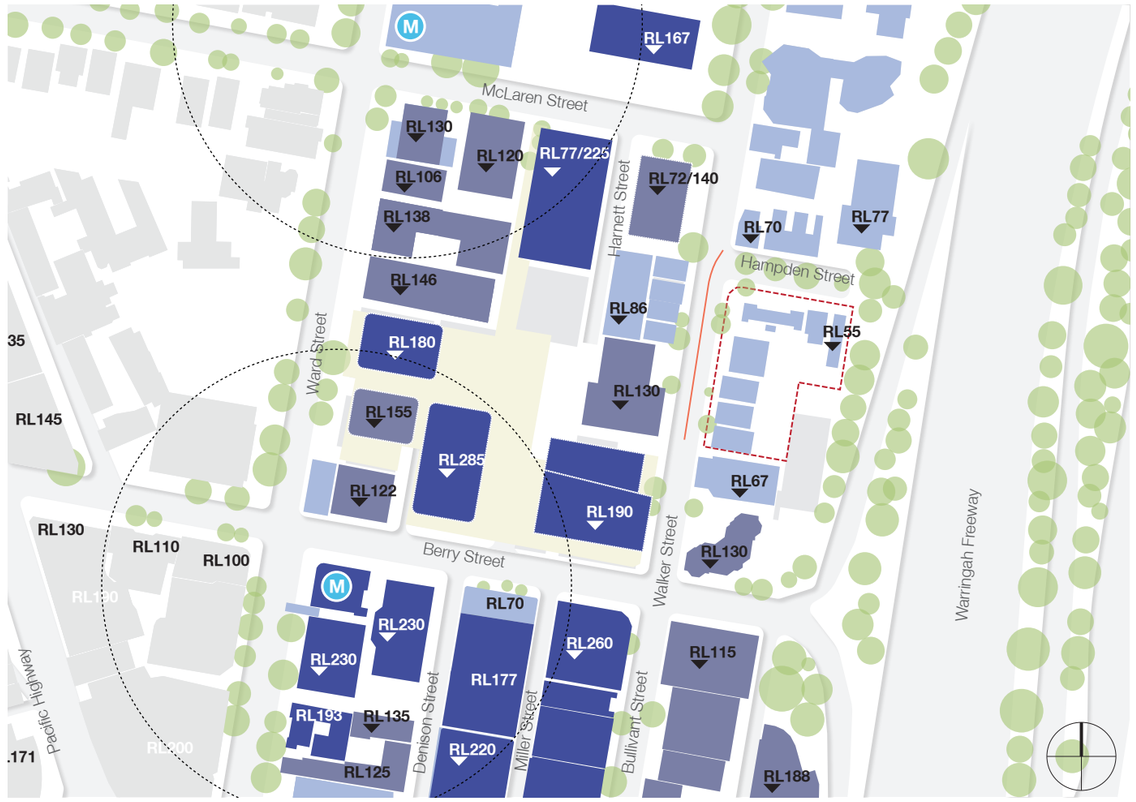
Construction noises will be minimised due the topography and the nature of the basin - as there is less basement required.

Key

- Project Boundary
- +70-80
- +60-70
- +50-60
- +40-50
- +67.5 Relative level
- Incline/level change
- Contour lines

3.4 Heights of buildings





Existing

The heights of buildings are considered with the RLs instead of number of storey due to the site specific level change. There is a significant slope in the topography of the site, as shown previously.

The existing height distribution features a range of heights from RL of 120 to 150 toward the west side of the CBD with the highest RL of +159 at 213-219 Miller St. To the north east the study area there are 3 to 4 storey residential buildings with a RL that drops down to 70. 168 Walker St is the exception with a RL of 144.

The distribution of height across the wider area is influenced by the topography of the site that presents significant level changes and irregularities which plays an important role in defining the local character.

Proposed

North Sydney CBD is undergoing dramatic changes in coming years, with many approved and pending Planning Proposals, DAs and Precinct Masterplans located within the wider study area of the suject site. The uplift in height and FSR that is taking place in the area, provides a basis for higher densities and increased height for the subject site, as it is contexually appropriate.

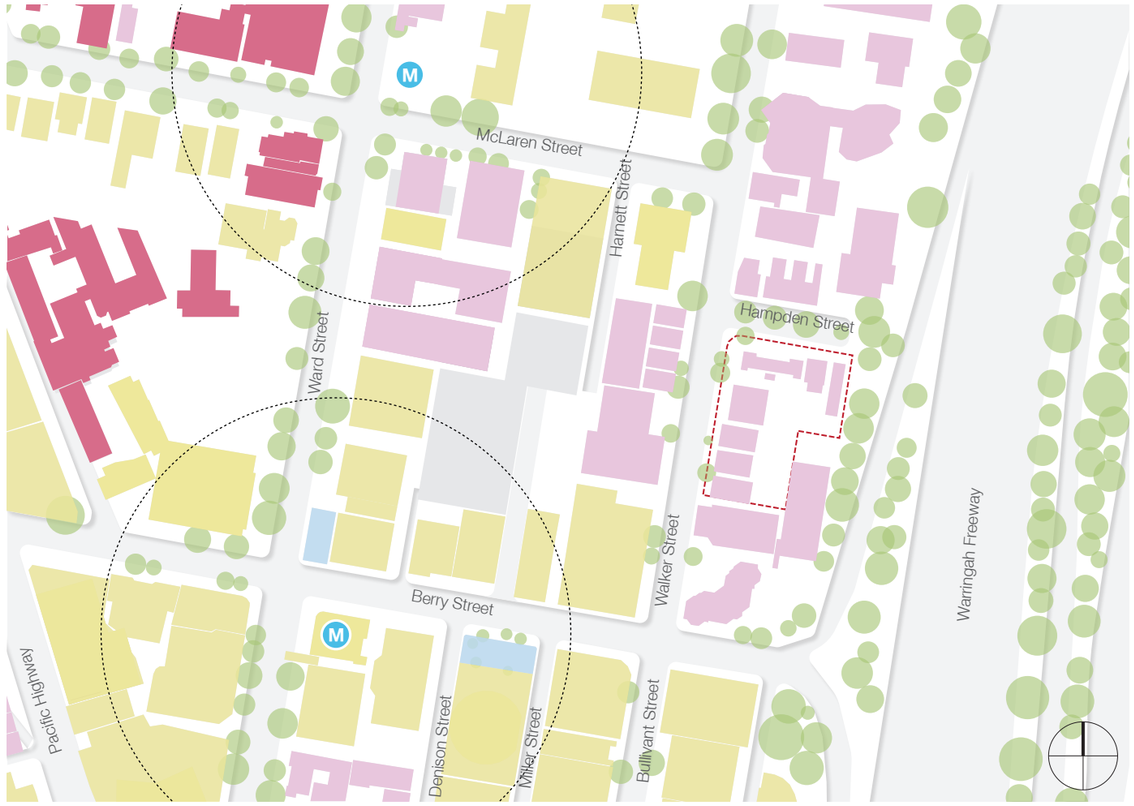
The Ward St final Masterplan allocates the heights on Berry St reaching RLs of approximate +190 and +285. Two Planning Proposals are in process to be approved at 168 Walker Street with a final RL+167 and 1 Denison Street RL+220. On the south corner of the site 169 Berry St "Century Plaza" residential tower has RL+130.

Low residential terrace houses and a residential flat building are located at the north corner along Hampden Street with an overall RL of no more than +77. A feature of the site is the heritage retaining wall on Walker St with a level change of 3.3m at the north end.

Key

- Project Boundary
- Approved
- RL<100
- 100<RL<160
- RL>160

3.5 Land uses



Existing

The existing land use shows a distribution of residential to the north and a concentration of commercial uses to the south. The block to the east of Walker Street, which includes the subject site, is entirely residential uses.

Community facilities are equally spread within the considered area, with many schools located within walking distance of the site. Just outside of the study area are a range of public recreation facilities at St Leonards Park.



Proposed

The preferred Ward St Masterplan proposes implementation of street level retail activity within the tower podiums. The retail uses will be supported by an intensity of commercial uses proposed for the site, within the precinct and the existing CBD.

A significant community facility is proposed for the Ward Street Precinct, which will benefit the future use of the subject site, with close proximity to amenities and services for all future residents.

The subject site is currently zoned residential and there are no retail or commercial uses presently.

Key

- Project Boundary
- Commercial
- Retail
- Residential
- Community

3.6 Skyline study - CBD North and Ward Street precinct

The subject site is situated on the edge of the Warringah Freeway (to the east of the sitre) and the North Sydney CBD (south-west of the site). The skyline vantage of North Sydney from the freeway shows the height transition away from the centre of the CBD. The buildings that frame the freeway still have a significant presence of height and scale. The height transition of North Sydney CBD will be increasingly notable with the completion of the current project pipeline (under construction or approved DAs and PPs), as well as the implementation of the Ward Street Master Plan.

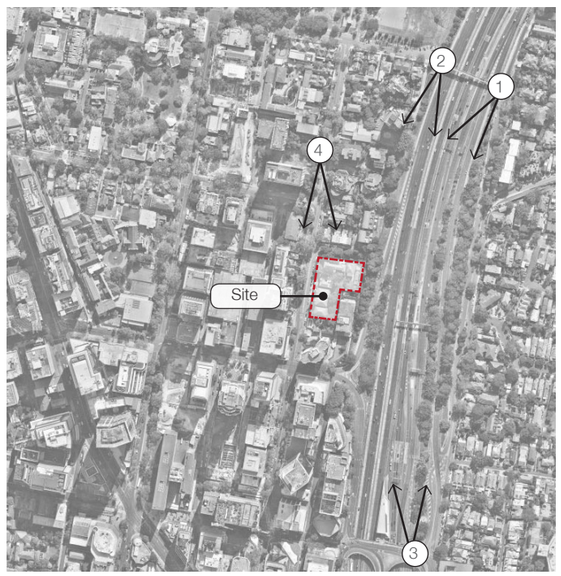
Views of the site from the top of Walker Street (north of the site) demonstrates that the existing built form allows for height transition to the site. Views of the skyline is obscured by a thick tree canopy, creating a sense of intimacy and a pleasant scale to the streetscape.



1. View of Walker street site from Warringah freeway (north)



2. View of Walker street site from Warringah freeway (north)



Key plan



3. View of Walker street site from Warringah freeway (south)

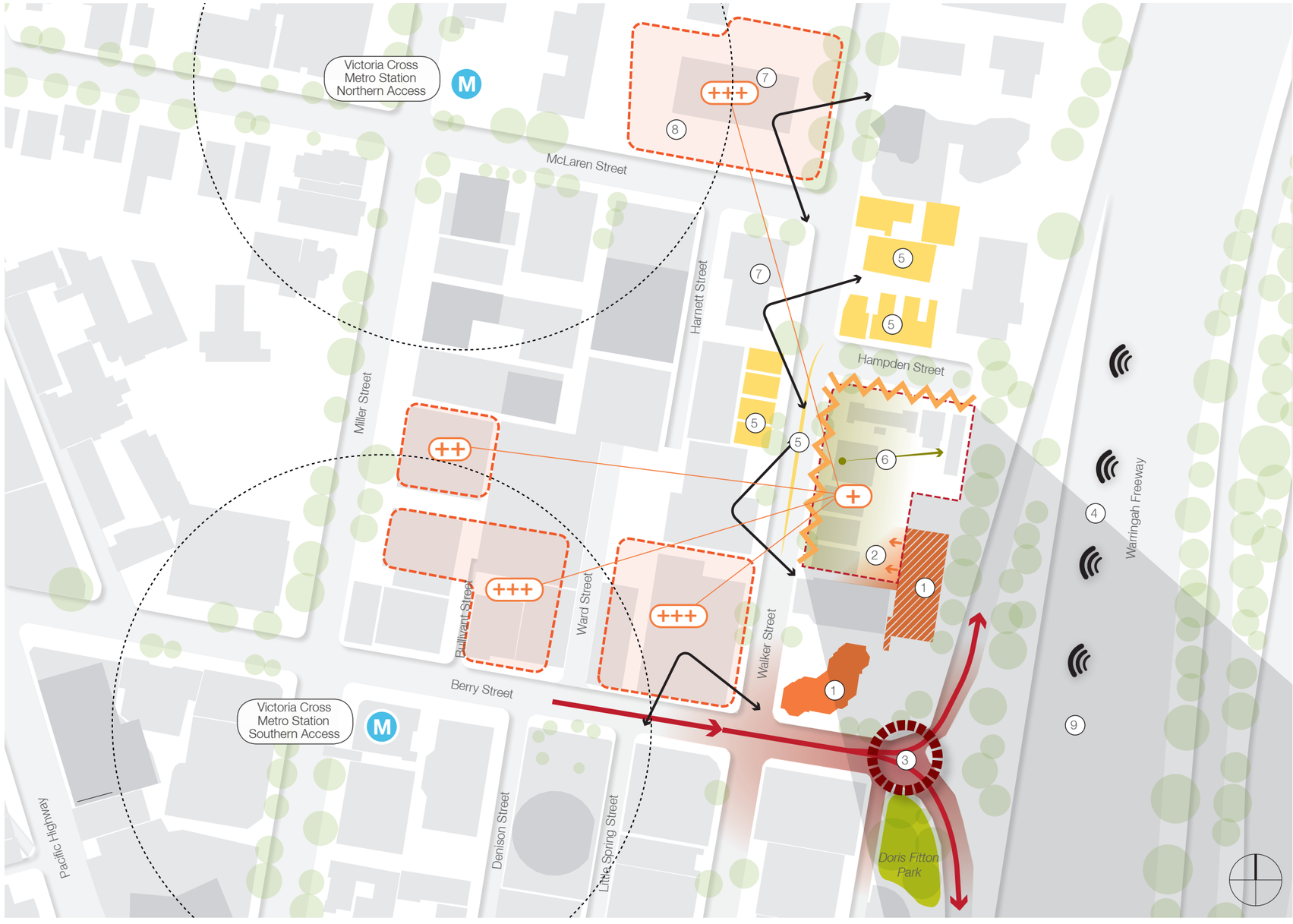


4. View of site from top of Walker Street (north)

3.7 Constraints

The following have been identified as key constraints for the site:

1. 171 Walker Street and 88 Berry Street are both strata residential buildings which are unlikely to change in the near future;
2. Future development on site should allow for adequate building separation to 88 Berry Street to ensure privacy;
3. Berry Street provides access to and from Warringah Freeway;
4. Future development should consider treatment to noise from Warringah Freeway;
5. Development along the street frontage of Walker Street and Hampden Street must be sensitive to low scale heritage items in close proximity to the site;
6. The topography of the site falls approximate 8.6m to the east;
7. Development on site should consider view sharing of buildings to the north of the site;
8. Height within the site should consider a transition down to the east from the north of the precinct from 168 Walker Street to the site;
9. Development should not create additional overshadowing to Doris Fitton Park and minimise overshadowing to the east of Warringah Freeway.



Key

- Project Boundary
- Recently Developed
- Century Plaza
- Views Over The Harbour
- Source of Noise
- Vehicular Movement
- Sensitive Edges
- Height Transition
- Intersection
- Topography
- Heritage Items
- Existing Open Space

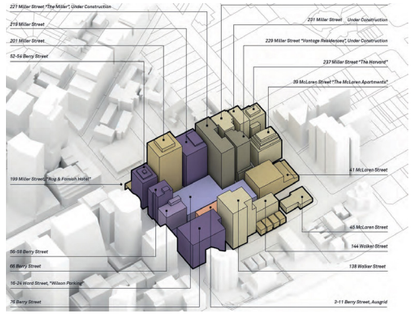
3.8 Constraints Analysis of Ward Street Precinct Master Plan (Hassell)

The Ward Street Precinct Masterplan (WSPMP) Urban Design Report set out the detailed Constraints Envelope analysis of the massing potential of all properties on the Ward Street block.

> *"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." Page 40 of Ward Street Precinct Master Plan Urban Design Study, Hassell*

In preparing this East Walker Street Urban Design Study, the same Constraints Envelope assessment was undertaken in order to guide the assessment of the potential of all properties on the East Walker Street block.

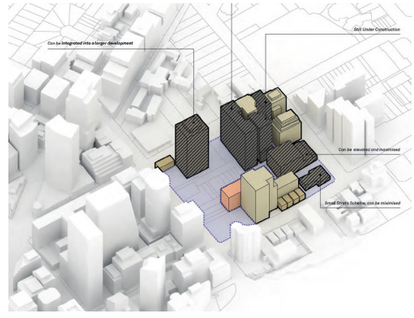
The table below displays key extracts from the Constraints Envelope section that principally relate to the establishment of an envelope for the Precinct.



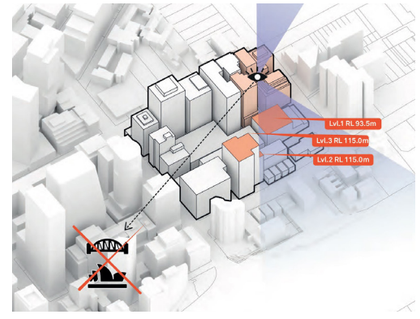
WSPMP: "Existing Uses on Site"
Relevance: Assessed all properties on block



WSPMP: "Constrained Sites – Unlikely to Change"
Relevance: Assessed capacity of 171 Walker & 88 Berry



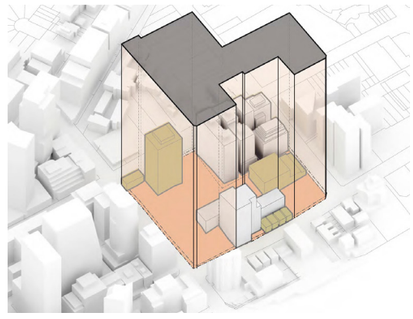
WSPMP: "Constrained Sites – Potential to Change"
Relevance: Assessed capacity of Walker & Hampden sites



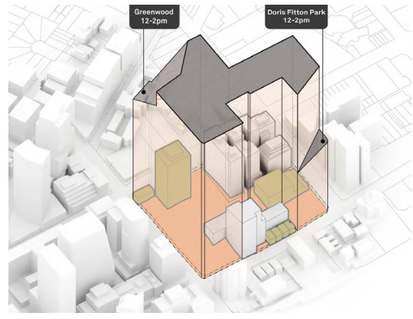
WSPMP: "Views over Site"
Relevance: Assessed potential impact on views



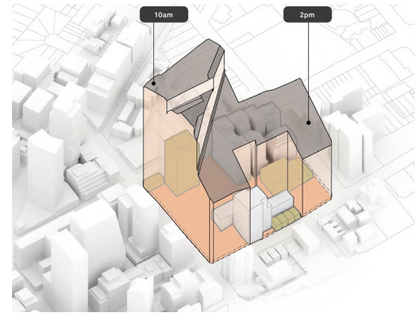
WSPMP: "Maximum Potential Height"
Relevance: Set the Obstacle Limitation Surface (OLS)



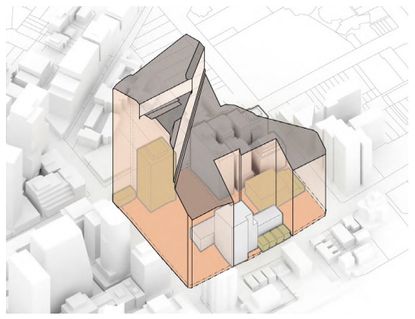
WSPMP: "Sites unlikely to change removed"
Relevance: Removed 171 Walker & 88 Berry Street



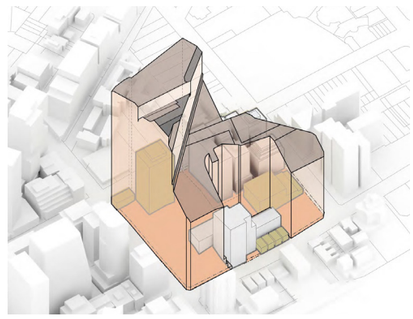
WSPMP: "Protect LEP Special Area Solar Access"
Relevance: No overshadowing on Doris Fitton Park



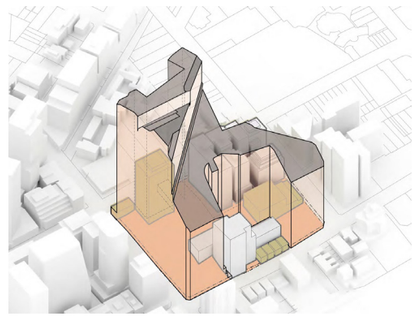
WSPMP: "Protect Solar Access to Non-CBD Resi Properties"
Relevance: Minimised solar access over the freeway



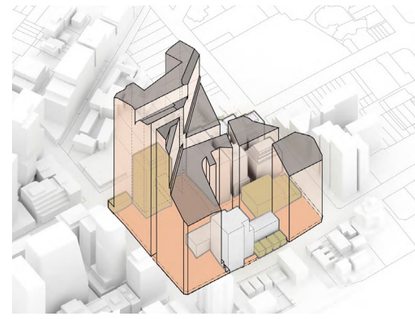
WSPMP: "Solar Access to properties within & adjacent"
Relevance: Assessed solar access to 171 Walker & 88 Berry



WSPMP: "Building SEPP 65 Separation within masterplan"
Relevance: Setbacks from 88 Berry and towers on-site



WSPMP: "Integrate Heritage"
Relevance: Set podium street wall to respect terraces



WSPMP: "Connect Street Network"
Relevance: Residual Precinct block of 3,948sqm with two street frontages and height plane

3.9 Constraints analysis comparison

This series of diagrams documents how the design process has aligned with the approach taken in the Ward Street Precinct Masterplan.

The diagrams parallel each other to show that the subject site has employed best practice urban design to achieve the proposed outcome.

1. Sites unlikely to change removed

Century Plaza and 88 Berry Street have been removed due to its residential strata ownership and the recent age of construction.

2. No additional overshadowing to public open space in North Sydney CBD and east of the Warringah Freeway

This solar envelope ensures no additional overshadowing to Doris Fitton Park between 12-1pm where shadows cast from the site has a potential impact.

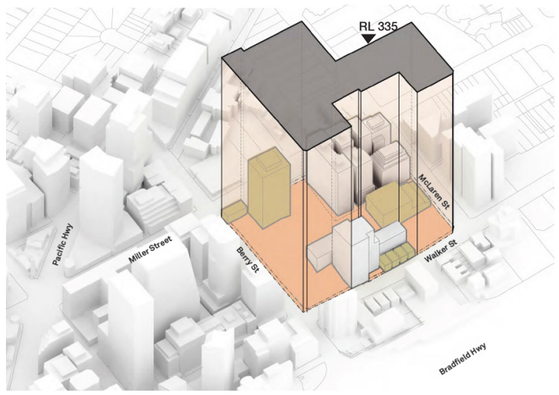
3. Indicative LEP height amendment

This envelope shows the proposed height control to RL 133 or RL 148 with the special provision applied to the North Sydney Local Environmental Plan 2013.

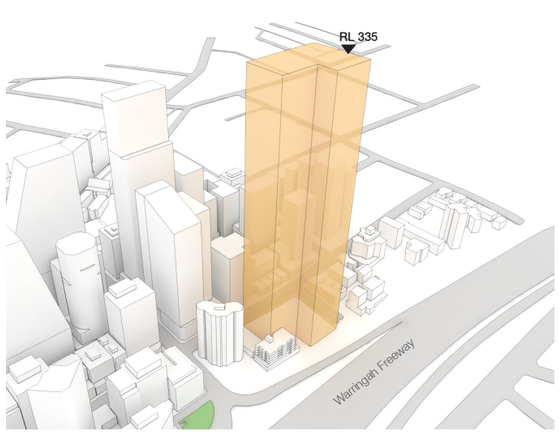
The height control will include a clause within the LEP to ensure that there is no additional overshadowing to Doris Fitton Park between 12-2pm. ADG compliance ensures that built form proposed is sensitive to solar access to the residential development at 88 Berry Street.

Details of the relevant parts of the Ward Street Precinct Master Plan that have been adopted as part of this site analysis are appended to this report (Appendix 1).

1. Sites unlikely to change removed

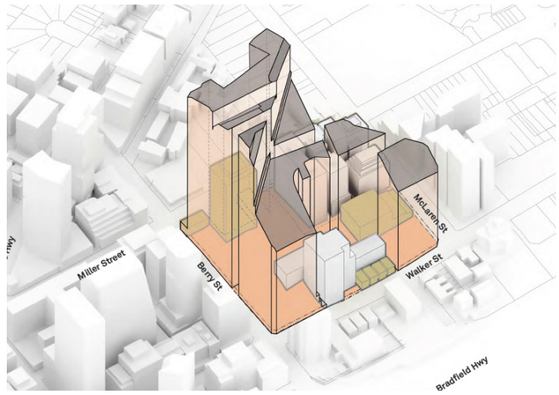


Ward Street Precinct Masterplan maximum Pan-Ops excluding sites that will not be developed

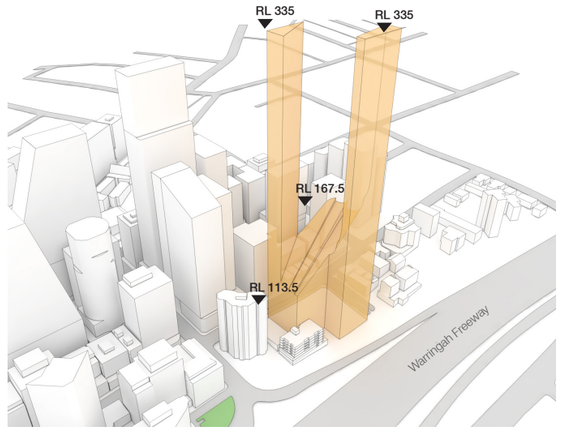


Subject site maximum Pan-Ops excluding sites that will not be developed

2. No additional overshadowing to public open space

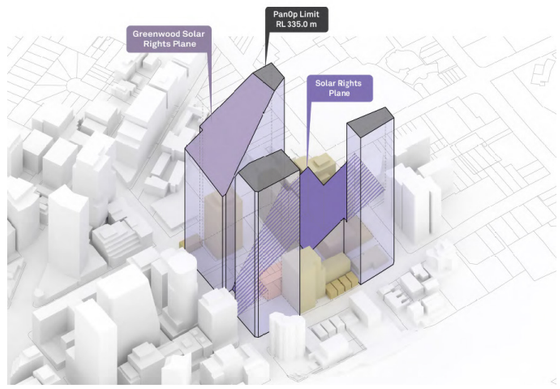


Ward Street Precinct Masterplan solar plane envelope

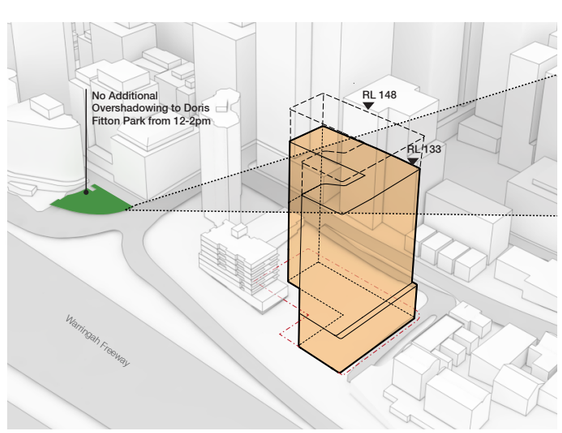


Subject site solar plane envelope

3. Indicative LEP height amendment



Ward Street Precinct Masterplan possible LEP building heights with solar constraints



Subject site proposed LEP building heights with solar constraints

3.10 Site size and built form options

The Constraints Envelope analysis identified a total developable area of the East Walker Street Precinct of 3,948sqm with a single height plane guided by no overshadowing on Doris Fitton Park and two street frontages to Walker Street and Hampden Street.

Following the Constraints Envelope analysis, the WSPMP Urban Design Report considers the potential built form outcomes that could fit that envelope and tests it against the capacity of sites to meet three minimum design requirements:

- Office: Premium /A-Grade office development with site areas large enough for a commercial floor plate and scale of building
- Residential: comply with SEPP 65 & Residential ADG with site areas large enough for residential floor plates
- Public Realm: high quality public realm

The same principles were applied holistically to the East Walker Street Precinct, which determined that:

- the Precinct area is 3,948sqm which is significantly larger than is required for a single residential tower development, noting that
  - the Belvedere building opposite on Walker Street has a site area of 1,740sqm (which is only 44% of this size of East Walker Street) and comprises 195 units, height of RL 130, FSR of 9.4:1
  - the WSPMP Site F had a site are of 1,795sqm (only 45% of East Walker Street Precinct Area) and comprised up to RL 144 and FSR of 9:1 (while not yet approved, indicates the acceptable size of residential towers in this location)
- that as such, a Precinct of this size (3,948sqm) has reasonable capacity to cater to two towers
- that, through a detailed design process, this specific Precinct is able to cater to two towers that can both achieve tower forms that comply with SEPP 65 and ADG

The East Walker Street Precinct is categorised into two groups of properties by street frontage and name:

- Walker Street Properties: Four land parcels with frontage to Walker Street (173, 175, 177 and 179 Walker Street) totalling 2,339 sqm
- Hampden Street Properties: Three land parcels with frontage to Hampden Street (11, 15 and 17 Hampden Street) totalling 1,609 sqm

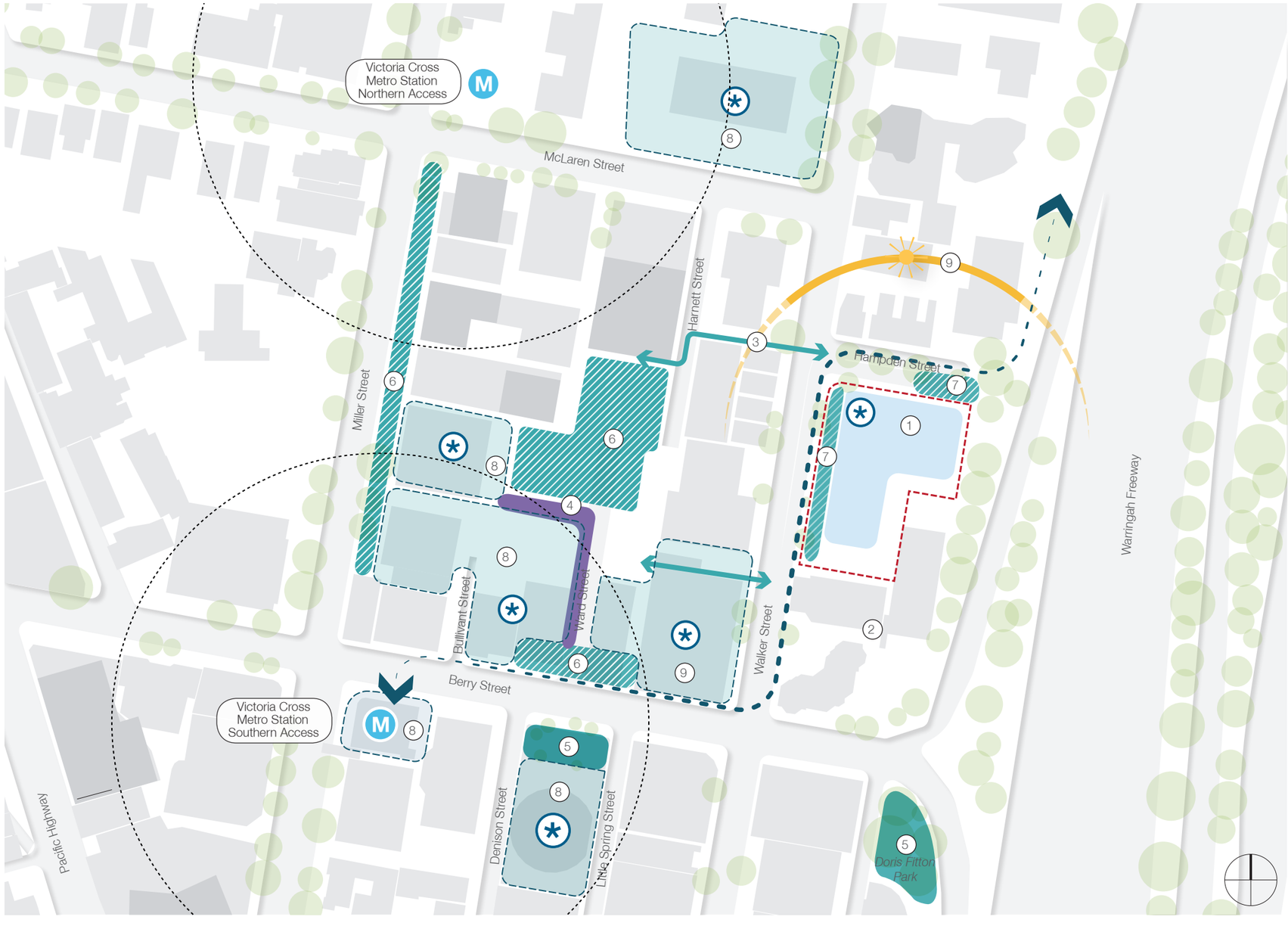
This Urban Design Study takes **holistic approach** and considers all properties in the Precinct as one parcel t**o determine the Key Design Principles** independent of landownership. These Key Design Principles are detailed in Section 4 of this report.



3.11 Opportunities

The following have been identified as key opportunities for the site:

1. Opportunity for site amalgamation with properties to the north along Hampden Street;
2. Consider the block in its entirety to allow for a cohesive masterplan in future;
3. Continuation of the pedestrian through-site link from the Ward Street Precinct Masterplan to create better east-west connections for pedestrians across Walker Street;
4. New community facility within the Ward Street Precinct Masterplan which will be easily accessible from the site;
5. Existing provision of open space at Doris Fitton Park and Berry Street;
6. New open space provided within the Ward Street Precinct Masterplan and along Miller Street, as well as an extension of Berry Square. In addition, the masterplan will accommodate a 18 hour economy with eat streets providing activity to the area;
7. Opportunity to provide a new open space along Walker Street and to the east of the site along the Warringah Freeway;
8. There are numerous large development parcels within and surrounding the Ward Street Precinct Masterplan, with height concentrated to the south;
9. Heritage items to the north of the site along Hampden Street ensures that the site receives good solar access.



Key

- Project Boundary
- Connections
- Towers
- Open Spaces
- Community Building
- Proposed Open Space
- Metro Station
- Built Form

Establishment of Key Design Principles

4

The design response sets out a layered methodology for the configuration, scale and bulk of the site. This section overlays the elements of the future site in a systematic way to achieve an assurance of quality in the urban form and a logical narrative to the structure of the site based on community and government feedback.

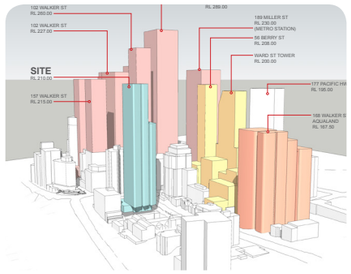
Establishment of Key Design Principles

4.1 Development of principles

Overview

This page describes the process of defining and testing the appropriate controls for the basis of the planning proposal.

Initial Planning Proposal



The initial planning proposal for 173-179 Walker Street was submitted in April 2018 to amend the NSLEP 2013 to a maximum height of RL210. It was not supported by the North Sydney Planning Panel with a number of comments raised. The site was identified as having strategic merit.

Feedback and concerns from consultation


Solar amenity to local buildings


Masterplan all sites


Attractive built form


Relationship to heritage buildings


Site access


New open space/ pocket park


Solar access to open spaces


View sharing


Podium and active frontage

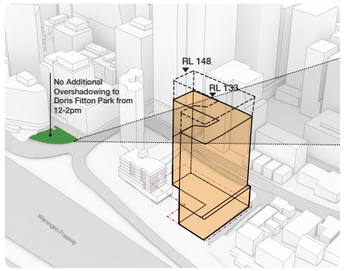

Parking availability


Height transition

Design Principles

- Incorporation of all properties
- Heritage and street wall
- Street setback
- Public domain
- Site access
- Upper height limit
- Solar access to open spaces and buildings
- View sharing
- CBD height transition

Future LEP and DCP Controls



will have:
- a height of any building on the land not exceeding RL148; and
- a floor space ratio of the development, not exceeding 6.7:1.

DCP Amendments

Front setbacks
- 5m to Walker Street
- 2m to Hampden Street

Side setbacks
- Nil side setbacks, up to RL82

Rear setbacks
- 12m for Walker Street properties
- 12m for Hampden Street properties

Upper level Setbacks
- A 3m upper level podium setback

Separation distances
- Any tower above 9 storeys fronting Walker Street, is to have a 9m setback to 11 Hampden Street.
- An 18m separation distance is to be maintained between the Walker Street tower and Hampden Street tower.

Street wall height (podium)
- A street wall height of up to 3 storeys for the Hampden Street properties
- Nil street wall height for the Walker Street properties

LEP Amendments
- Amend the NSLEP 2013 Height of Buildings Map to provide a maximum building height of RL133;
- Amend the NSLEP 2013 Floor Space Ratio Map to provide a maximum FSR of 5.8:1;

LEP Special Provisions to allow greater heights and densities:
- If site amalgamation occurs across the subject site
- Where community infrastructure is provided
- Development will not result in a net increase in overshadowing to Doris Fitton Park between 12pm - 2pm on June 21st.

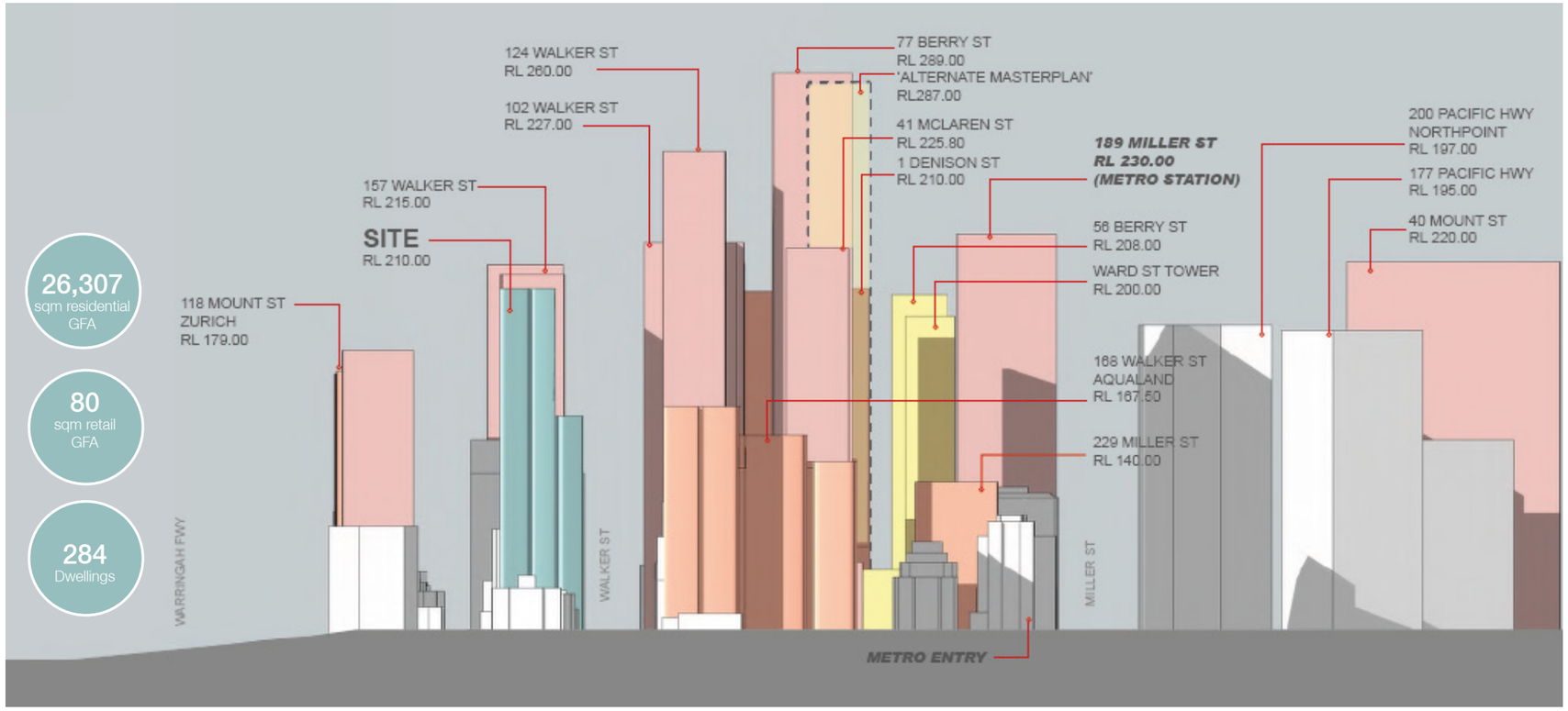
If all lots are amalgamated, consent may be granted to development that

4.2 Previous planning proposal

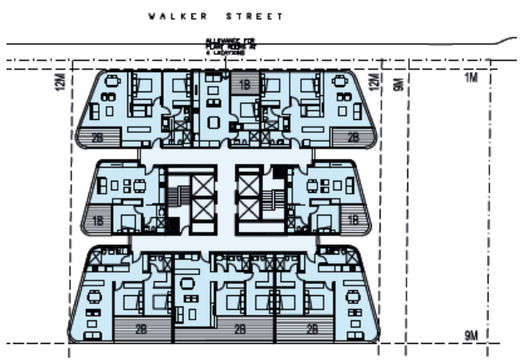
A planning proposal for 173-179 Walker Street, North Sydney was submitted in April 2018 to amend the NSLEP 2013 to a maximum height of RL210.

The planning proposal by Kahn Finch was granted strategic merit by the Sydney North Planning Panel due to the strategic importance of locating homes near jobs in Sydney's commercial cores and to for the new height context of North Sydney CBD. The Sydney North Planning Panel identifies a number of Site Specific items to be addressed in a revised proposal:

1. The planning proposal should incorporate the current site and the adjacent properties on Hampden Street;
2. Consolidation of the site with the adjacent properties on Hampden Street;
3. The site is more suited to residential than commercial uses;
4. Height transition down to the east from 41 McLaren Street, as proposed, and 168 Walker Street;
5. Views from the west should be maximised through the site;
6. Vehicle and pedestrian access into and around the site should be further reviewed including consultation with RMS;
7. Public consultation should be undertaken prior to consideration of a further proposal;
8. Overshadowing east of the freeway should be minimised;
9. Any future proposal should include a draft DCP, and
10. Provision of well connected open space on the site.



Previous Scheme - Contextualised with cross Section of North Sydney



Ground Floor Illustrated Plan



Previous Scheme - 1pm



Previous Scheme - 2pm



Previous Scheme - 3pm

4.3 Feedback and consultation

Feedback on the design of the site has been provided through three channels.

The previous planning proposal for 173-179 Walker Street was provided feedback from the Design Panel and North Sydney Council - this has been summarised in two panels adjacent.

The wider community were also given the chance to input in the most recent iteration of the design at two point in the process. Before beginning this planning proposal there was an opportunity for local residents and workers to express their concerns for consideration. A second community consultation took place in February 2019, with proposed planning controls and three reference schemes.

The community concerns and feedback have been consolidated into the last panel.

Design Panel feedback

- Based on the original planning proposal, the panel would like to see a design that incorporates and consolidates the properties on Hampden Street to ensure sites are not isolated.
- The site is to maintain a predominantly residential use
- Height transition to the east down to the Warringah Freeway, away from the Ward Street Precinct and North Sydney CBD
- Maximisation of through-site views for neighbouring buildings
- Shared vehicle and pedestrian access on Walker Street slip lane and Hampden street
- Overshadowing minimised to the residential area east of the Warringah Freeway
- Provision of well connected open space
- Consultation with the local community is required.
- Draft new DCP for precinct with additional controls for the site.

North Sydney Council feedback

- No overshadowing of Doris Fitton Park
- Height transition away from North Sydney CBD and Walker Street Precinct
- Street wall interface to be active and compliment the heritage buildings which interface with the subject site
- Consultation with Roads and Maritime Services on parking and access, and the Western Harbour Tunnel.
- Review Planning Principles in the Draft Ward Street Precinct Masterplan
- Consultation with the local community is required
- Consider appropriate car parking on site.

Community concerns/feedback

- Transparency over the design scheme and urban outcome
- View sharing
- Design that respect all the heritage listed properties in proximity with the site
- Attractive architecture and built form
- Height control and transition adequately managed
- Retain of existing street and parking conditions on both Walker St and Hampden St
- Concern over traffic congestion
- Community garden on Hampden Street retained and enhance
- Landscape design to beautify the street

4.4 Design principles: re-framing the proposal

The concerns and feedback from the local community, North Sydney Council and the Design Panel have underpinned the development of the planning proposal. Key parameters that incorporate the comments and feedback are shown on the following pages and create the basis for our design principles in the next chapter of this report.

The key parametres include:

- View sharing
- Networked open space
- Site access
- Solar access to open space
- Height transition
- Relationship to heritage buildings
- Solar amenity to surrounding buildings
- Podium and active frontages
- Consolidated site
- Attractive built form
- Parking

View sharing

There are several existing blocks of apartments on the West side of Walker Street that enjoy views across the harbour, some of them to the Sydney Harbour Bridge and CBD, others toward Neutral Bay and Mosman. A View Impact Assessment was prepared to assess the potential for views to be obstructed by





Views across subject site from neighbouring development

Networked open space

Public open space is in short supply across North Sydney CBD, although the site is in close proximity to St Leonards Park, there are few smaller parks that are appropriate for a range of uses and passive recreation. For this reason the proposed development intends to address this shortfall by upgrading and expanding the existing community garden on Hampden Street, as well as providing a landscape setback to the envelope on Walker Street to allow for public use of this space.





Possible upgrades to Hampden Street community garden

Site access

Access to the existing lots on Walker Street and Hampden Street is already constrained, with challenges created by the topography. For this reason the pedestrian staircase in the north of the site will be maintained, as well as the retaining wall and service road. This will allow for street upgrades that will include shared street environments, ensuring that vehicle movement along the Walker Street service road and Hampden Street is kept to a minimum through selectively locating access points and upgrades to pavements. Pedestrian access to the Ward Street Precinct will allow better connection to dining, recreation and community spaces.



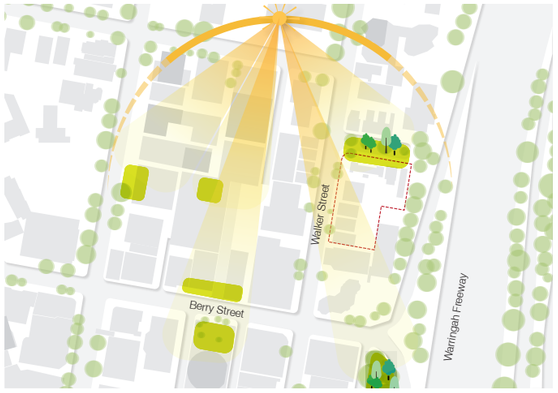


Legible and accessible movement accross the site

Establishment of Key Design Principles

Solar access to open spaces

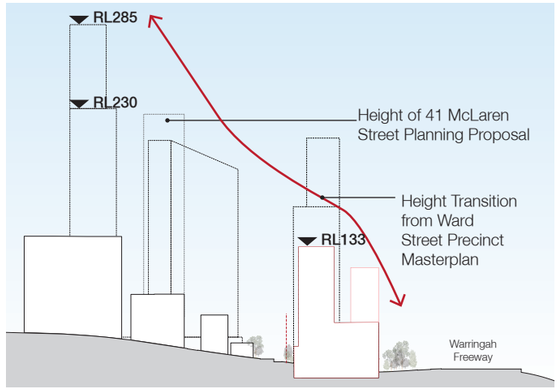
Due to the current shortage of open space, it is important to the North Sydney community that the amenity of all existing open spaces is maintained. In particular, it is a significant driver of height and scale of the proposed building envelope that Dorris Fitton Park is not overshadowed during typical lunch hours (12-2pm) during the winter solstice.



Stepped builing envelope to allow solar access to open space

Height transition

Creating a sense of height transition away from the North Sydney CBD down to the Warringah Freeway and the stand alone dwellings on the other side is an added factor in the proposed development height. The proposed heights in the Ward Street Masterplan heights are already up to RL285, therefore the height is primarily driven by the issue around overshadowing.





Skyline view from Warringah Freeway

Relationship to heritage buildings

The proposed building envelope will provide an interface that is sensitive to the heritage buildings that it faces onto along Hampden Street and Walker Street. This will entail building setback that aligns with the scale, material language and grain that compliments the federation era terraces.





Heritage terraces facing subject site on Hampden Street

Solar amenity to surrounding buildings

The proposed development will not diminish the amenity of neighbouring dwellings, ensuring that adequate sunlight can be accessed from the surrounding buildings.





Building envelope prioritises solar access in urban environments

Establishment of Key Design Principles

Podium and active frontage

An attractive podium that is responsive to the street character will provide better amenity at street level and contribute to a local sense of place. An active frontage will provide greater amenity to the street and allow upgrades to the public realm.

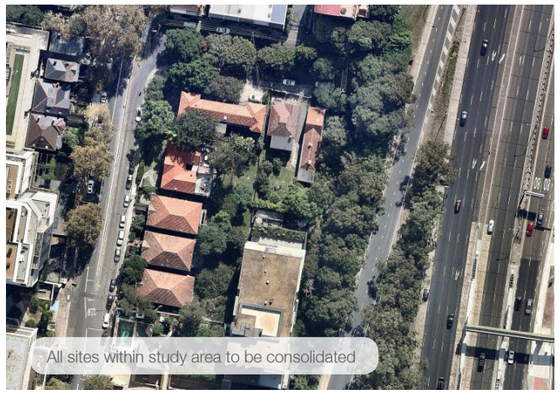



Podium frontage to interface with street

Consolidated sites

Consolidation of neighbouring lots is important to ensure that sites are not left isolated and there remains an opportunity for redevelopment alongside or after the sites that are currently owned by Avenor are developed.

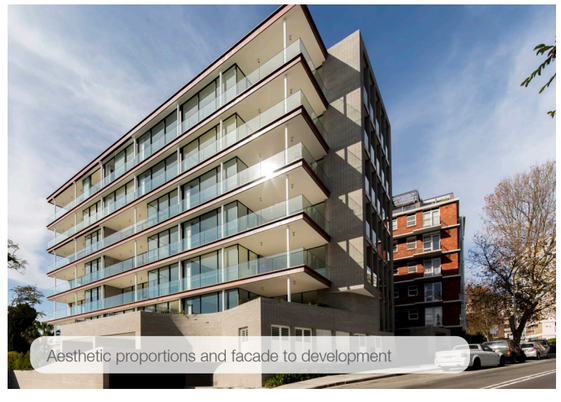



All sites within study area to be consolidated

Attractive built form

An attractive built form is a priority, as this building will have prominent views onto the site from the Warringah Freeway as well as views onto the building from higher vantage points in North Sydney CBD.




Aesthetic proportions and facade to development

Parking

Parking is a priority for local residents, and this proposal will provide the recommended quantity of car parks from a specialised consultant to ensure minimal impact to the local area. On street parking for both Hampden and Walker Streets will also be maintained.

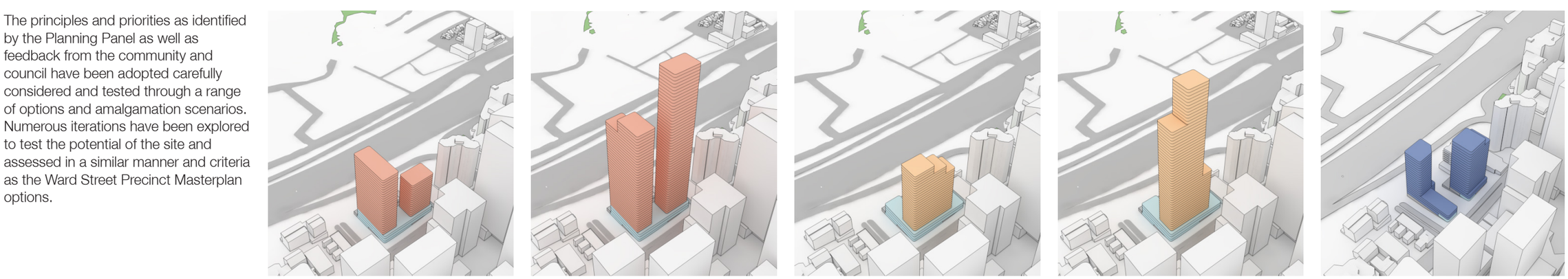




Local parking provision in North Sydney CBD

4.5 Testing the principles: an iterative process

The principles and priorities as identified by the Planning Panel as well as feedback from the community and council have been adopted carefully considered and tested through a range of options and amalgamation scenarios. Numerous iterations have been explored to test the potential of the site and assessed in a similar manner and criteria as the Ward Street Precinct Masterplan options.

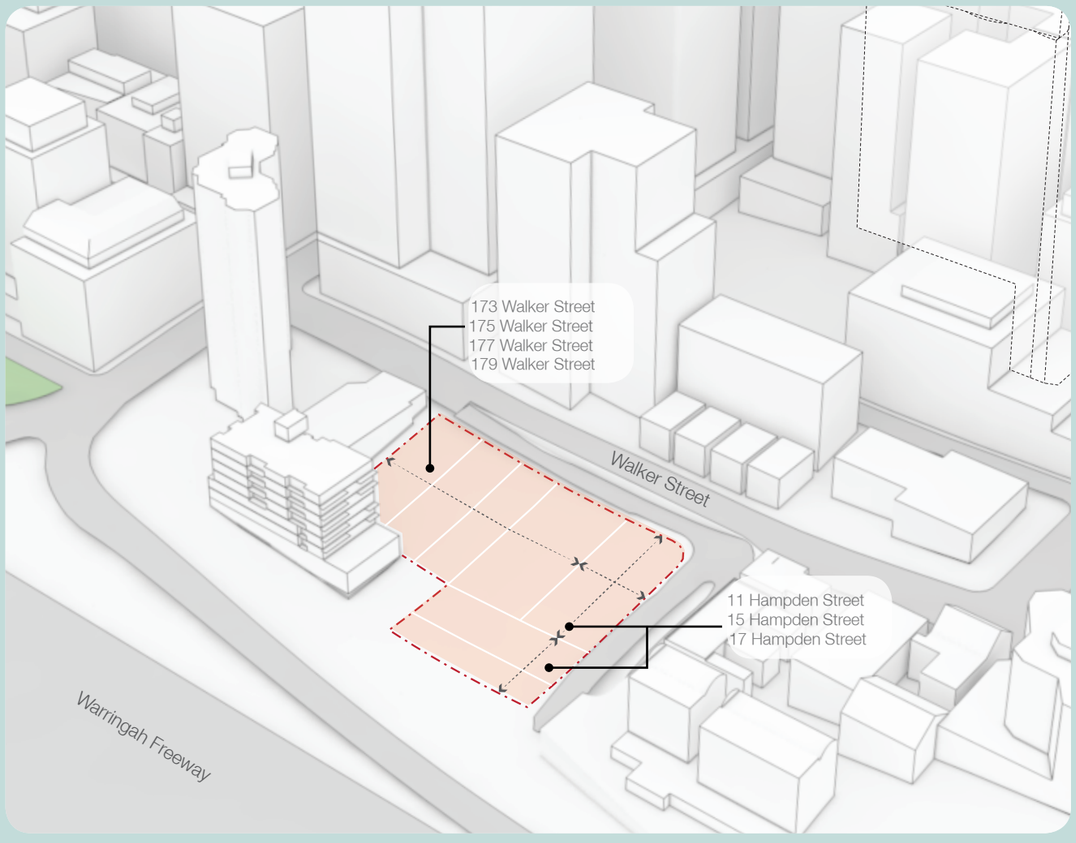


4.6 Design response

Incorporation of all sites

Objective: Consolidation of the entire subject site together will ensure the best urban design response to the land can be achieved, safeguarding all sites for future development with a scheme where there are no isolated sites that cannot be developed.

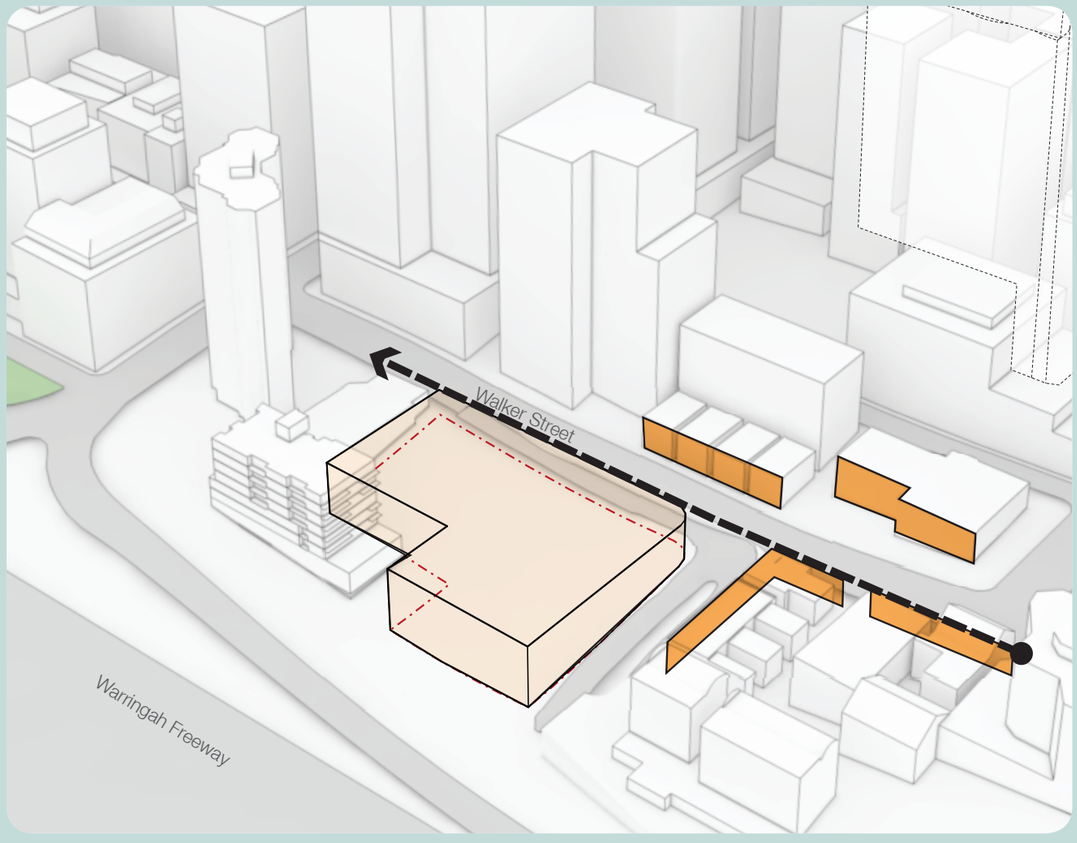
Response: The reduction of internal side setbacks enables a podium development to be achieved providing for a potential staged redevelopment and ensuring site isolation is precedented. The concept design and ensuing reference schemes ensure that all lots are developable even if all sites cannot acquired under single ownership.



Street wall

Objective: The streetscape responds to the local character and takes cues from the buildings adjacent to the site to inform the street wall. A setback above podium also ensures that the building has a legible street wall and that the scale and bulk of the tower above is minimised.

Response: The street wall will mirror the adjacent buildings will a 3 storey street wall. Material choices and street grain will also compliment surrounding built form.

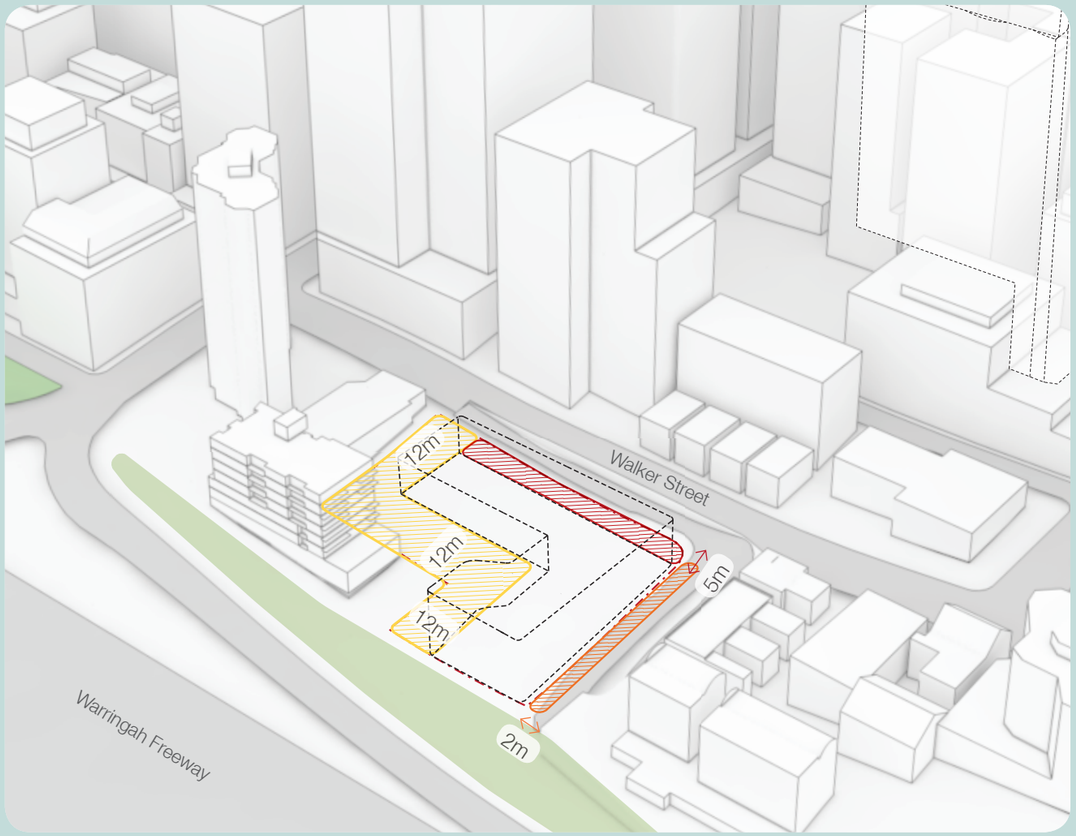


Establishment of Key Design Principles

Street setback

Objective: Provision of a landscape setback to provide opportunities for street amenity, deep soil and soft landscaping thus, giving back informal space for the community to enjoy.

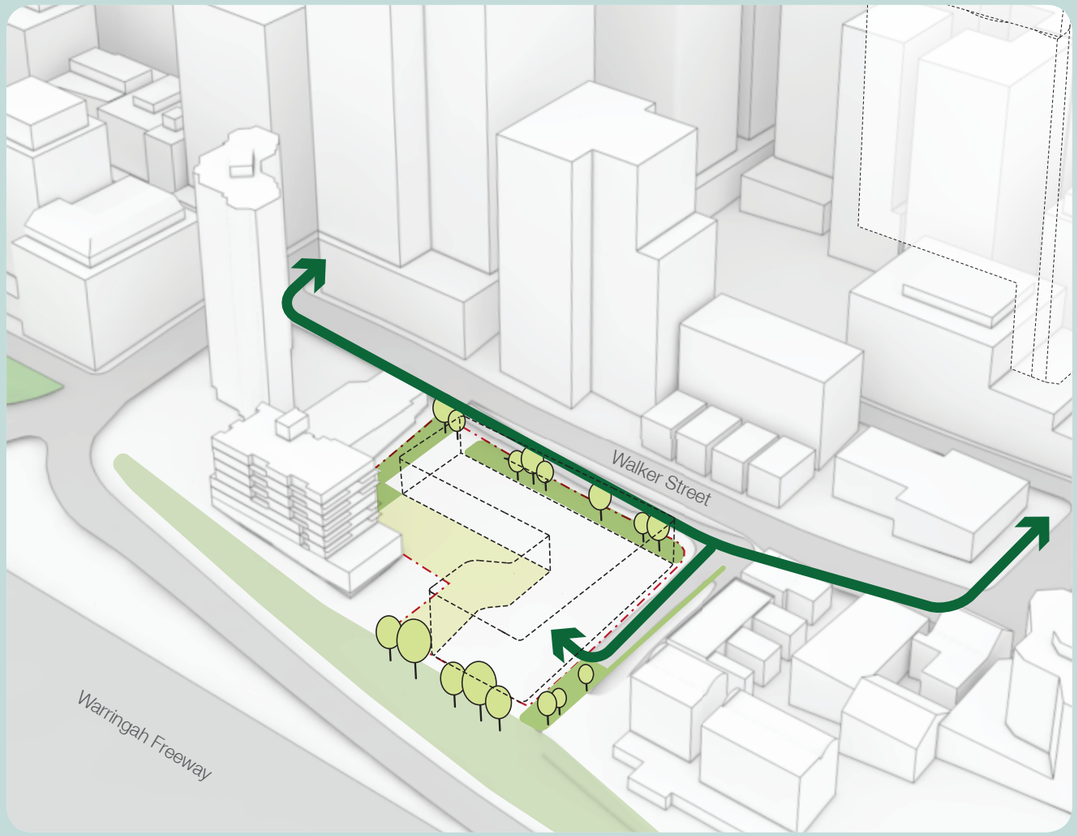
Response: A five metre setbackis provided on Walker Street and a two metre setback is provided on Hampden Street. The building envelope pulls 12m away from the the site boundary of the 88 Berry Street building to ensure adequate building separation.



Public domain

Objective: Streetscape improvements along Walker Street and Hampden Street will beautify the street and increase safety for local residents as well as enhancing connections to the Ward Street Precinct.

Response: Landscaped setbacks on Walker Street will allow public to utilise the set back open space. The vehicle entry on Hampden Street lots is relocated further west, allowing the remaining road space to be converted into public open space.

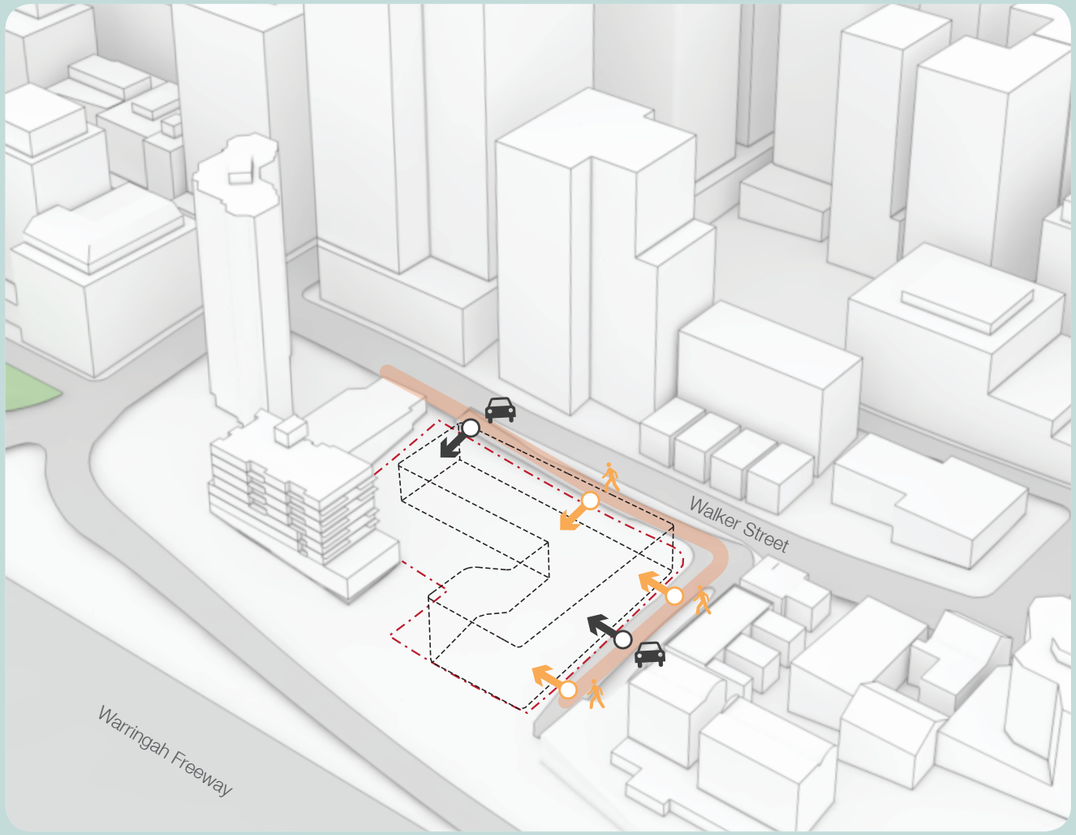


Establishment of Key Design Principles

Site access

Objective: Maintaining on street parking for the amenity of local residents, while improving vehicular and pedestrian access to the site from both Walker Street and Hampden Street.

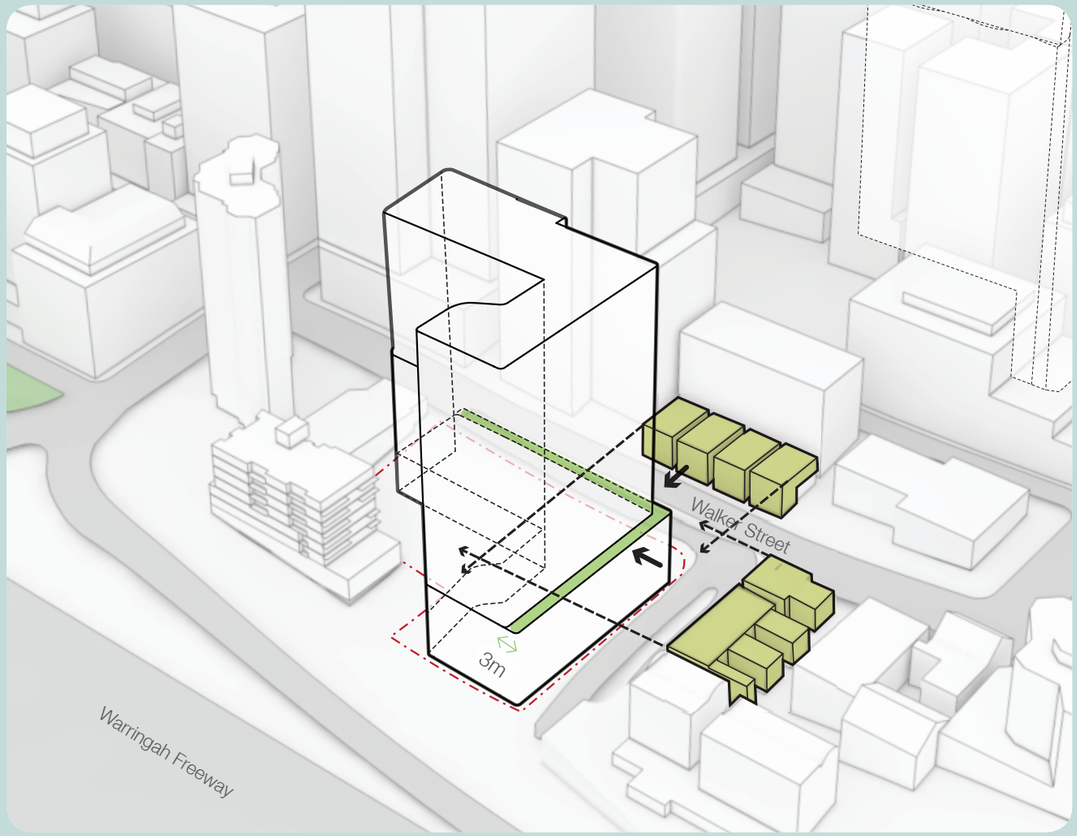
Response: Comprehensive traffic studies and engagement with RMS has resulted in the primary vehicular entry located at the south end of Walker Street, minimising traffic on the service road that fronts the subject site. The second entry is from Hampden Street. On street parking is maintained. There are three pedestrian access points in the proposed envelope.



Above podium setbacks and heritage response

Objective: The buildings on the corner of Hampden and Walker Street include several heritage listed Victorian terraces. Responding to the heritage buildings and creating a consistent streetscape is an important element to the local street character.

Response: An above podium setback of three metres above the street wall and material choices that compliment heritage context.

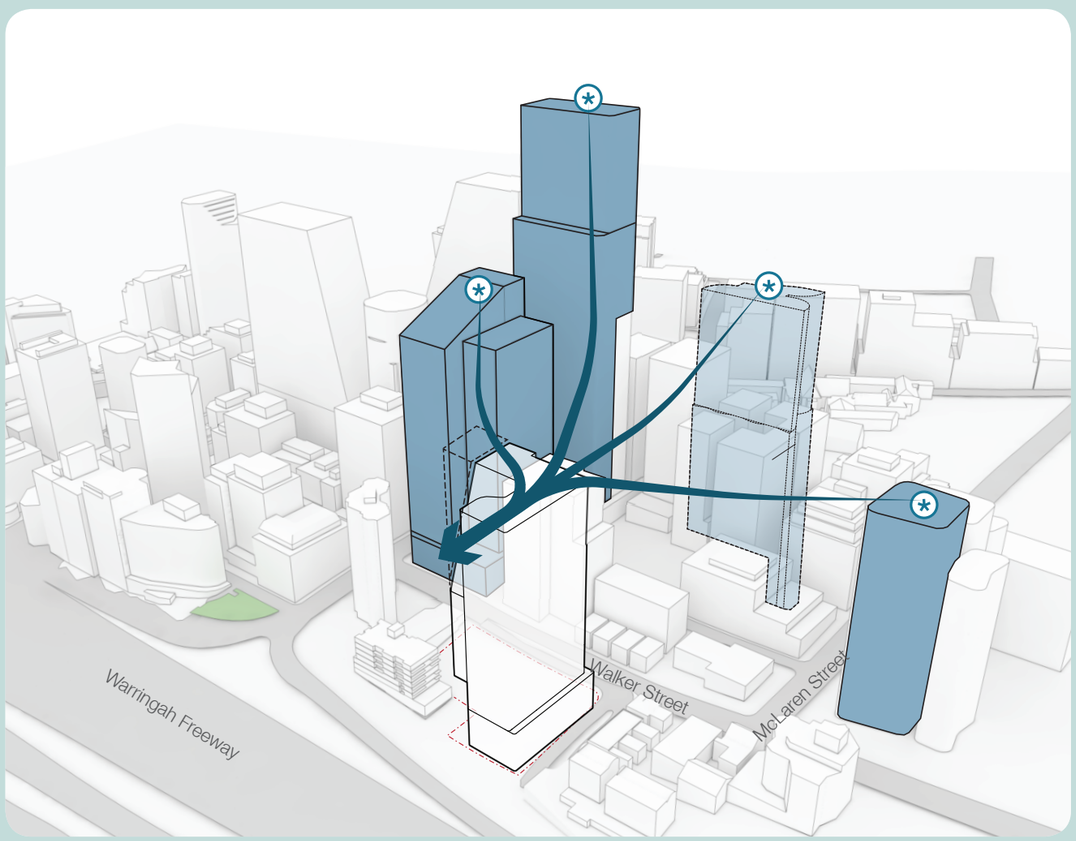


Establishment of Key Design Principles

Height Transition

Objective: The proposed built form takes into consideration the heights proposed within the Ward Street Precinct and its context in order to create a height transition which falls away to the Freeway and low density residential areas in the east.

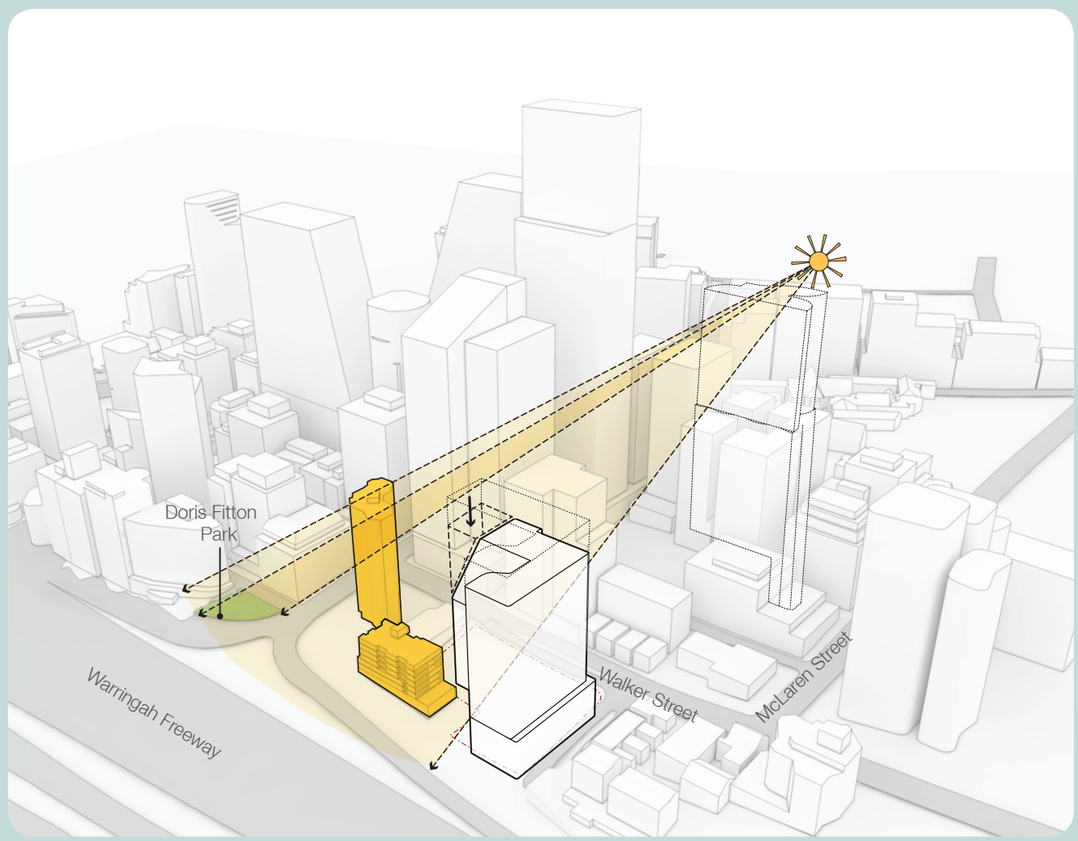
Response: A height transition down from RL168-225 of North Sydney CBD and the Walker Street Precinct Masterplan to RL148-133.



Overshadowing

Objective: The proposed built form should be designed to minimise solar impact to neighbouring residential buildings, Doris Fitton Park and east of the Warringah Freeway.

Response: Building form that achieves solar access to Doris Fitten Park between 12pm and 2pm on the winter solstice. Adequate levels of sunlight are provided to neighbouring buildings by minimising the tower form and minimising height to the north of key neighbours.

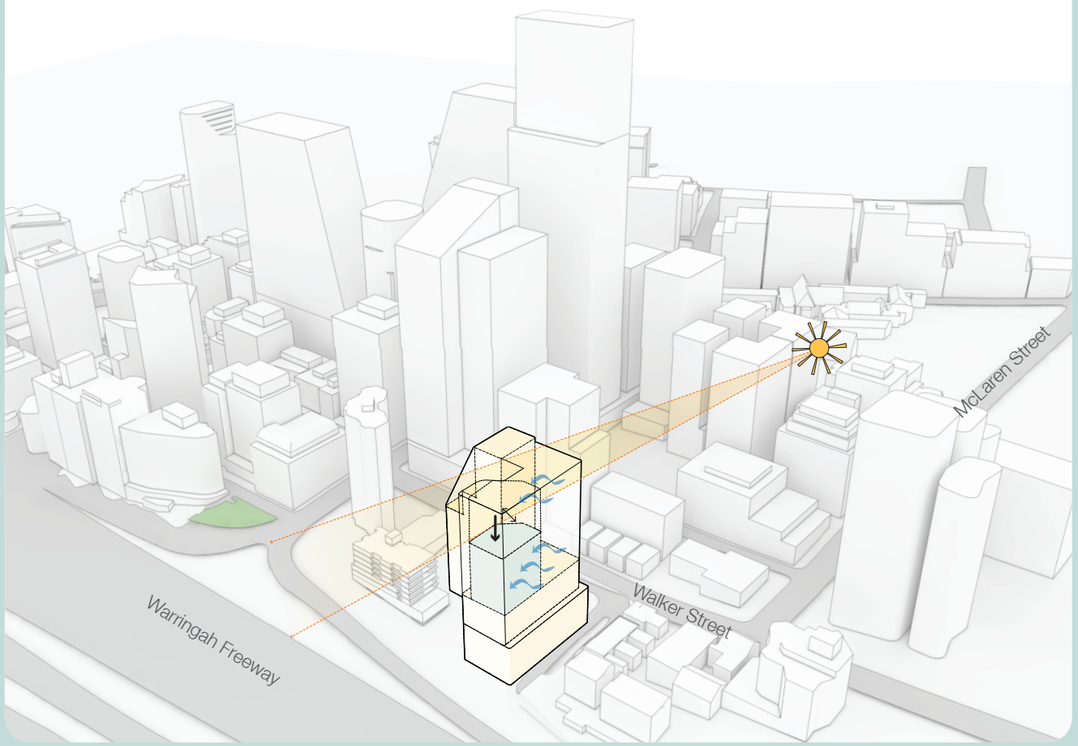


Establishment of Key Design Principles

Apartment Design Guidelines (ADG)

Objective: The ADG further refines the design through tower separation, cross-ventilation and solar provision to the proposed development and neighbouring residential buildings.

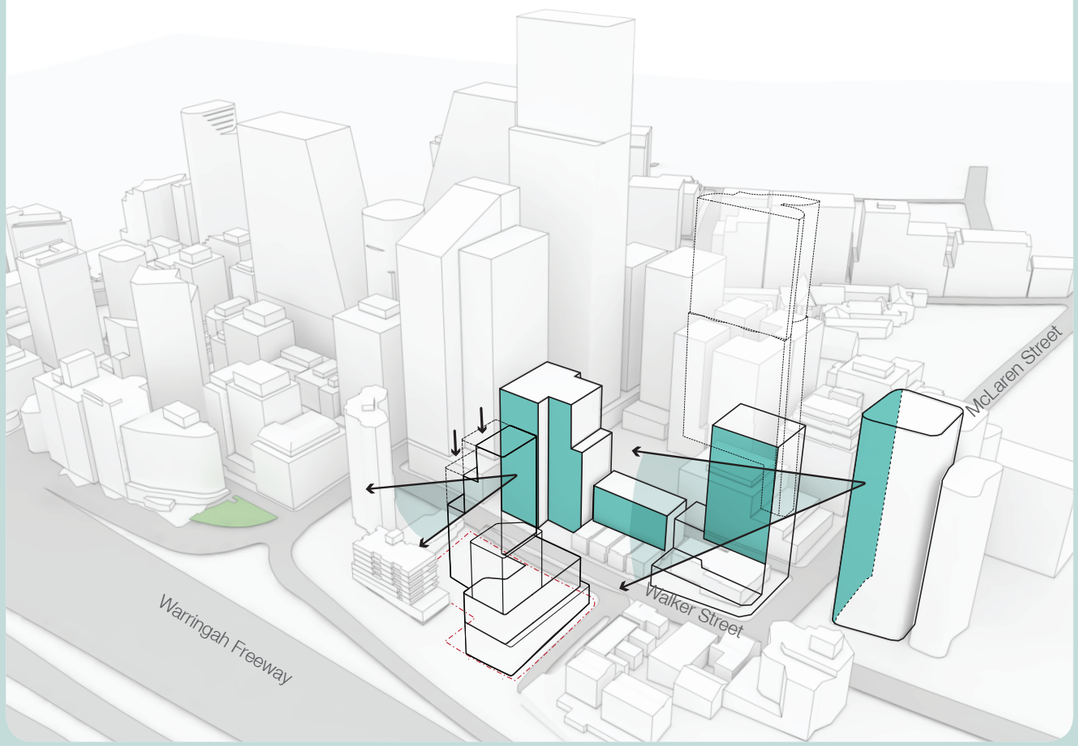
Response: Three reference schemes demonstrate the ways and means of achieving compliance with solar access, cross ventilation and building separation.



View sharing

Objective: Built form considers view sharing with neighbouring developments, including a stepped design and a slender tower, as well as setbacks to the north to improve views from Belvedere and The Heritage.

Response: A slender and stepped tower form that maintains viewlines to the south and east of the site.



4.8 Proposed North Sydney LEP 2013 amendments

Amend the NSLEP 2013 Height of Buildings Map

- provide a maximum building height of RL133

Amend the NSLEP 2013 Floor Space Ratio Map

- provide a maximum FSR of 6.1:1

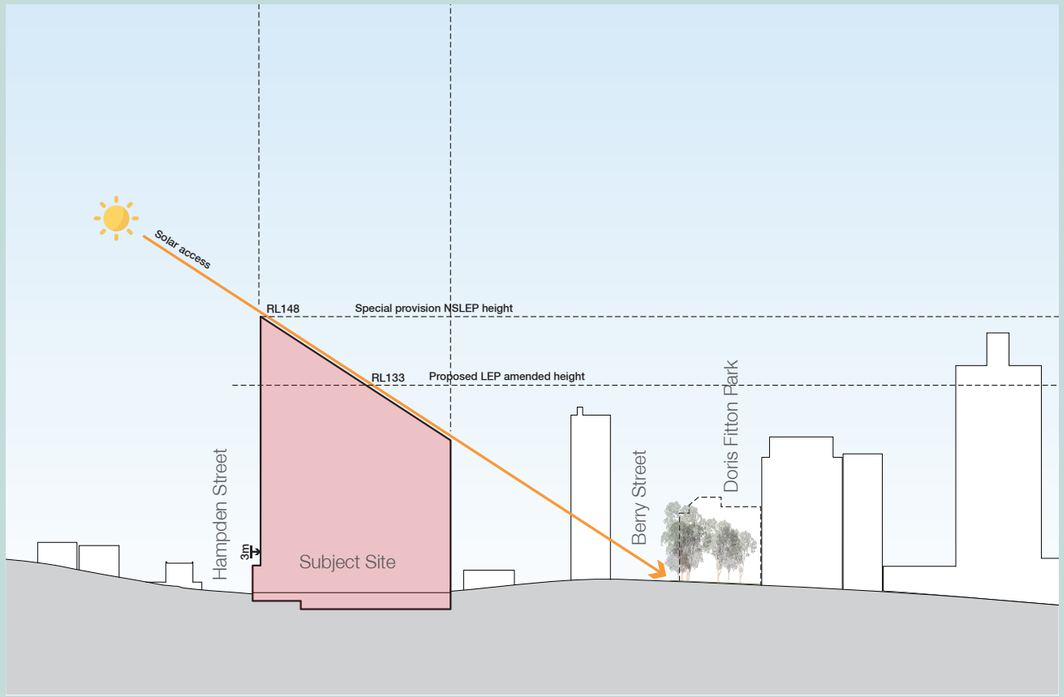
Special Provisions for the subject site

The objective of this clause is to allow greater heights and densities:

- If site amalgamation occurs across the subject site
- Where community infrastructure is provided
- Development will not result in a net increase in overshadowing to Doris Fitton Park between 12pm - 2pm on June 21st.

If all lots are amalgamated, consent may be granted to development that will have:

- a height of any building on the land not exceeding RL148; and
- a floor space ratio of the development, not exceeding 6.9:1.



4.9 Proposed North Sydney DCP 2013 amendments

Front setbacks

- 5m to Walker Street
- 2m to Hampden Street

Side setbacks

- Nil side setbacks, up to RL82

Rear setbacks

- 12m for Walker Street properties
- 12m for Hampden Street properties

Upper level Setbacks

- A 3m upper level podium setback

Street wall height (podium)

- A street wall height of up to 3 storeys for the Hampden Street properties
- Nil street wall height for the Walker Street properties



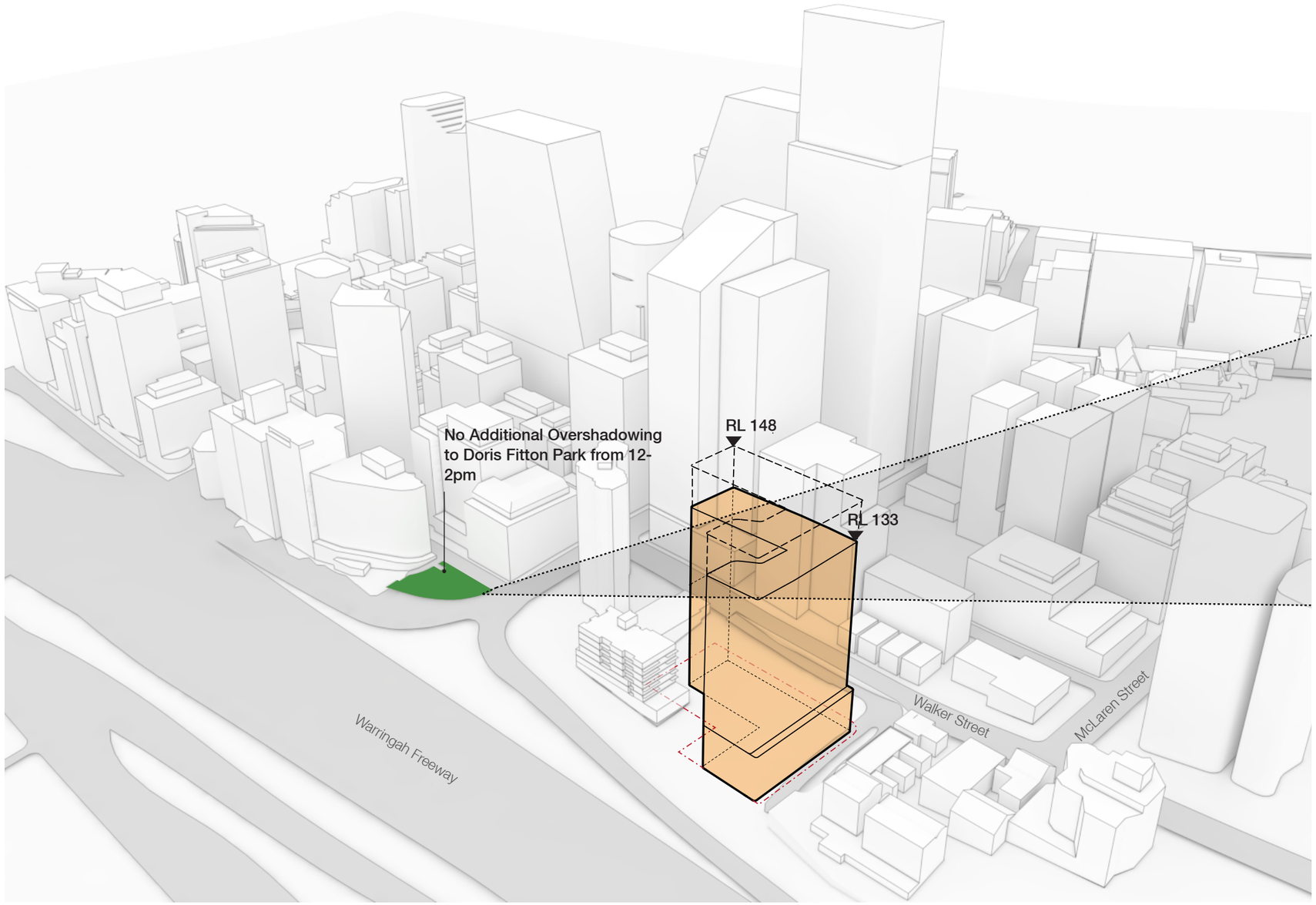
4.10 Proposed LEP building heights with solar constraint

The proposed controls result in an envelope within which the built form will emerge. This envelope is not representitve of the final envelope, as it still does not yet factor solar compiance to 88 Berry Steet, floor plate sites and tower separation required by the ADG, nor the the FSR implications.

This will be explored further in later sections of the report through the reference scheme. he provision of multiple reference schemes provides certainty around built form and place outcomes, whilst maintaining flexibility on amalgamation and deliverability. This has ensures that the best urban design and public benefit outcome is achieved and that the Planning Controls implemented minimise the impact on the surround.

In summary, the proposed LEP and DCP controls willensure that there is:

- No additional overshadowing to any public open space between 9am and 3pm, with special consideration applied to Dorris Fitton Park
- Street level setbacks will provide a landscaped setback
- Upper level setbacks that mirror the surrounding heritage heights contributing to local street character
- An appropriate scale of building height which transitions from the proposed heights in the Ward Street Precinct down to the Warringah Freeway.



4.11 Skyline study

The skyline of North Sydney is characterised by the numerous commercial towers within the CBD. The skyline is very prominent from the Warringah Freeway, of which the subject site is adjacent to.

The following sections shows the scale of development which has been planned for the precinct and its height transition to existing development and to residential areas.

Height variations and towers are important elements of this context and they form the character of the North Sydney CBD. The site now sits at the edge of this context and has the opportunity to contribute and complement the future skyline.



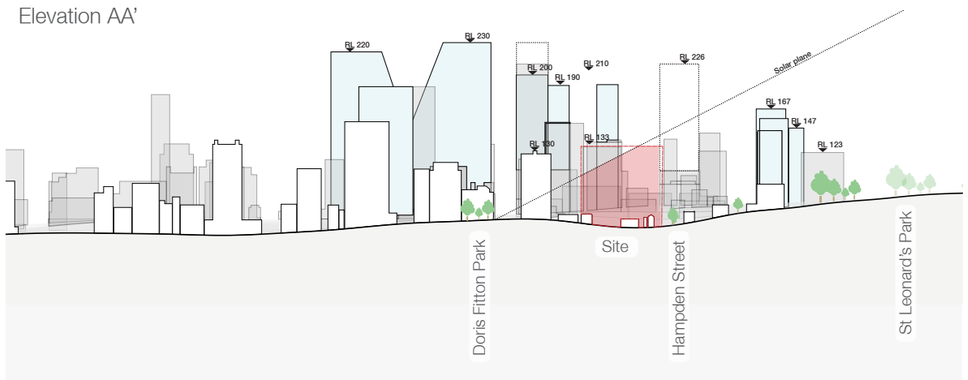




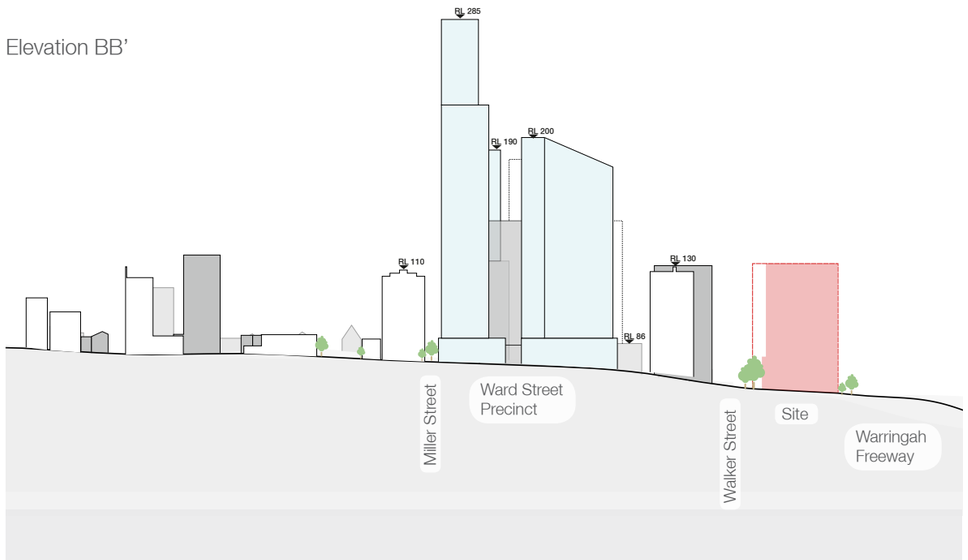
Key

- Proposed Envelope
- To be Approved
- Existing

Elevation AA'



Elevation BB'



Concept Design

5

The concept design demonstrates how the principles inform a design outcome. The concept illustrates the street character and place qualities improve upon the existing streetscape and how this proposal will benefit the local community.

5.1 Vision

The urban design vision seeks the ideal response to an extremely dynamic city context. This requires the design narrative to be robust and able to withstand major changes to the North Sydney CBD over time. The previous sections of the UDR outline the evolution of the design response; where strategic drivers, policy framework, site conditions, and contextual cues are layered onto a singular vision for the site.

The Walker Street linear space and shared street will provide locals for a vibrant and safe space to linger. The retail/cafe space will activate the ground plane and spill over into the open space. Wide landscaped setbacks will ensure that there is large planted beds with deep soils that is given over to public use and provide respite from the CBD.

The Hampden Street pocket park will be a high amenity open space that supports the local community and the current shortfall of open space in the wider area. Ground floor activation to these spaces will improve safety.

Terraced spaces in the residents garden will provide intimate environments for residents to socialise and take a break outside. Deep soil will create a highly vegetated and evocative space around the site boundary. These spaces can be supplemented by a series of rooftop gardens across the building.



5.2 The concept

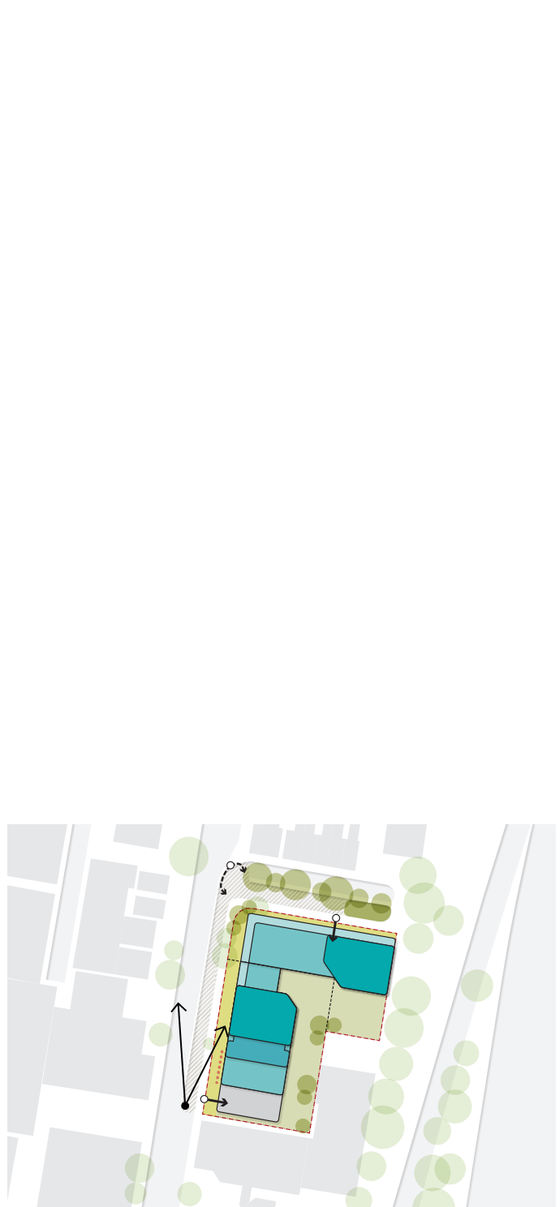
1. Future connection into existing stair with access to Hampden Street up to the Ward Street Precinct
2. Create a shared way along the lower portion of Walker and Hampen Street, to prioritise pedestrian movement and maximise amenity from the linear park
3. Upgraded streetscape treatment with landscaped setback, with retail frontage with terrace spill-out
4. Upper level terraces for residents to enjoy.
5. Proposed vehicle access into underground and on street parking opportunities
6. Connect to through site links proposed as part of Ward Street Masterplan
7. High amenity resident's garden
8. A new pocket park at end of Hampden Street providing local community benefit
9. Building entry and links to residents garden
10. Relationship to heritage buildings



Key

- Project Boundary
- Retail activation
- Pedestrian movement
- Landscaped gardens
- Landscaped setbacks
- Heritage buildings
- Shared street environment
- Pedestrian access points
- Vehicle Access Points

5.3 Visualisation one





5.4 Visualisation two



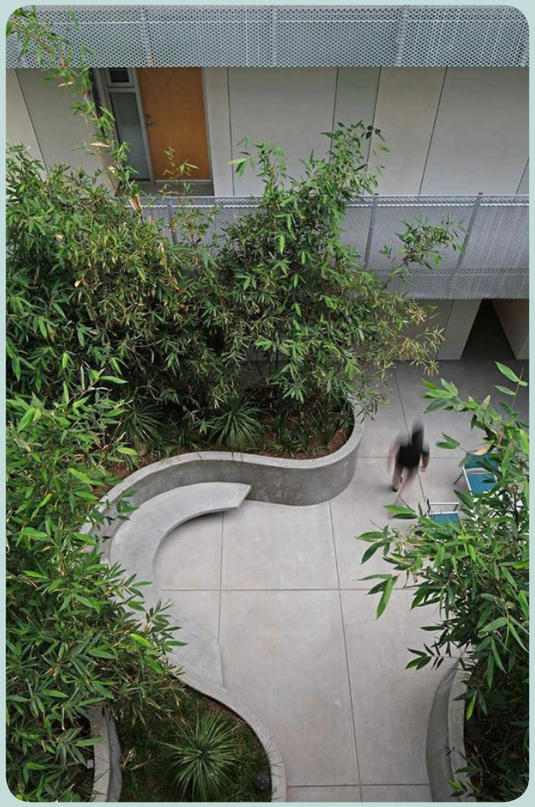


5.5 Design qualities

Public domain and amenity

An enjoyable and highly vegetated easement that creates amenity for residents and public alike will border the site along the Walker Street edge. There will be moments and spaces for people to sit and linger with safety provided through passive surveillance, as well as visual interest and active street edges.

A pocket park provided at the end of Hampden Street will create a peaceful leisure and recreation space at the end of the street, encouraging neighbourhood life and vibrancy.



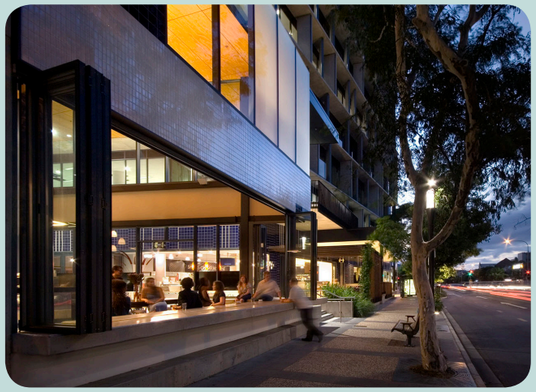


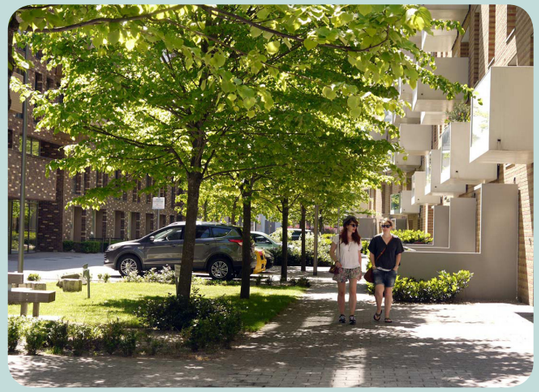


Connectivity and activity

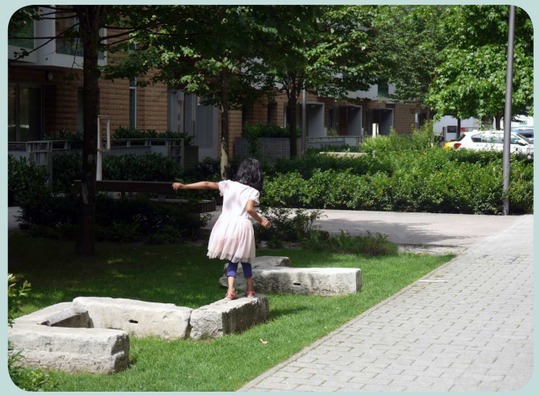
The new public open space provided along the Walker Street edge and supporting ground floor retail will create a destination along Walker Street and encourage and increase of pedestrian activity along the street.

The development can also provide a new pedestrian and cycle connection from Hampden Street linking to St Leonards Oval and the Victoria Cross Metro Station along the Warringah Freeway.









Concept Design

Built form

The built form reflects the existing and proposed character of the area, with particular consideration for the Ward Street Precinct Masterplan. The subject site is located just outside of the North Sydney CBD boundary and adjacent to heritage items along Walker and Hampden Street. The residential development will create a relationship to the Ward Street Precinct Masterplan and create an appropriate height transition toward the Warringah Freeway and the residential development in the east.







Heritage and character

The development takes cues from the heritage items at ground level to set characteristic street wall and a particular tone and character that is carried through the form of the tower.

Street planting, vegetated rooftops and terraces will form a vibrant street character that creates an intimate scale at street level.







5.6 Illustrative masterplan

The landscape approach will focus on safe, legible connections between the site and CBD, and maximising the provision of high amenity open space to complement the existing and proposed CBD offering.

The approach is structured by five key moves:
- Precint connections
- Walker Street/ Hampden Shared Way
- Walker Street Linear Park
- Hampden Street Pocket Park
- Resident's Garden

The approach proposes:

1. Potential upgraded crossing connections across Walker Street key into existing stair access to Hampden Street. Landscape blisters to improve safety and pedestrian amenity

2. Create a shared way along the lower portion of Walker and Hampen Street, to prioritise pedestrian movement and maximise amenity from the linear park

3. Upgraded streetscape treatment with landscaped setback, characterised by seating opportunities under new deciduous street trees

4. Retail frontage with terrace spill-out

5. Creation of a safe, at grade crossing point to the south of the Walker Stret heritage wall

6. Proposed vehicle parking access

7. Connect to through site links proposed as part of Ward Street Masterplan

8. Communal resident's garden

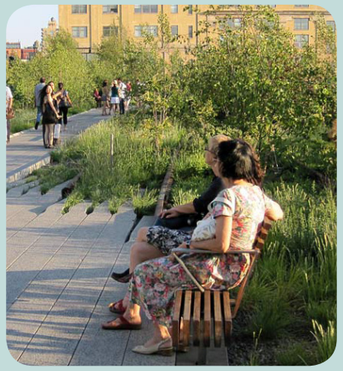
9. Pocket park at end of Hampden Street as key communal amenity

10. Potential future regional pedestrian connection



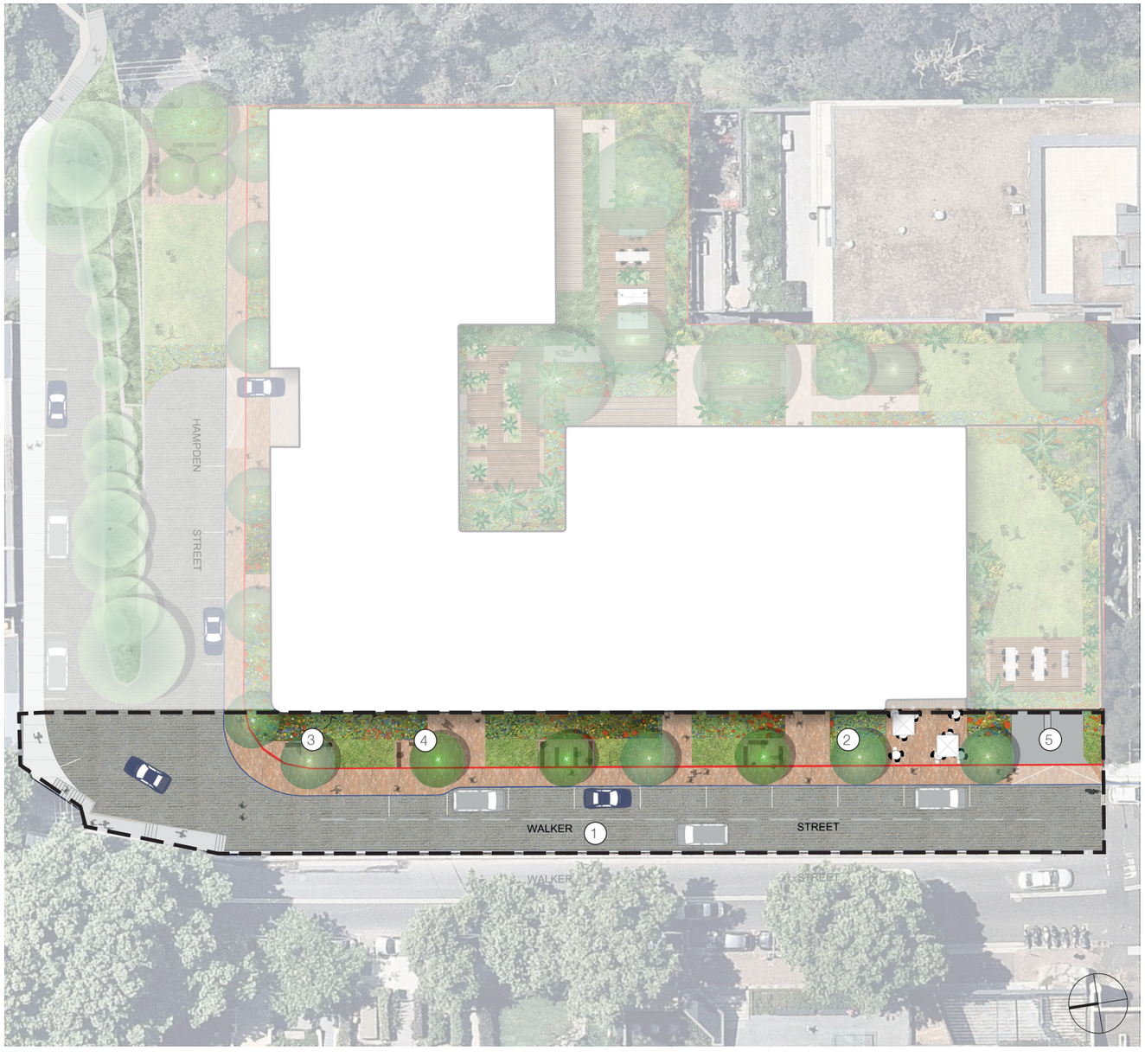
5.7 Walker street upgrade

1. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.
2. 5m wide landscaped setback with public seating areas set within ornamental mass planting
3. New deciduous shade trees along upgraded footpath
4. Paved retail spillout area with cafe seating and umbrellas
5. Basement carpark entry









5.8 Hampden Street Upgrade

6. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.

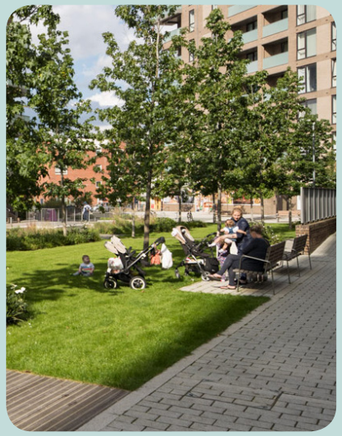
7. New 2m wide landscaped setback with street trees and ornamental understory planting

8. New pocket park on southern portion of Hampden Road Street closure beyond basement entry

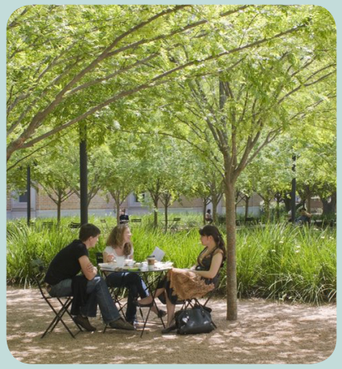
9. Existing trees in raised planter to be retained

10. Flexible turf area with paved seating area and feature trees

11. Future potential connection to new pedestrian/ cycle link within Freeway landscaped setback zone









5.9 Resident's Garden

12. Communal congregation areas with generous seating, BBQ, tables

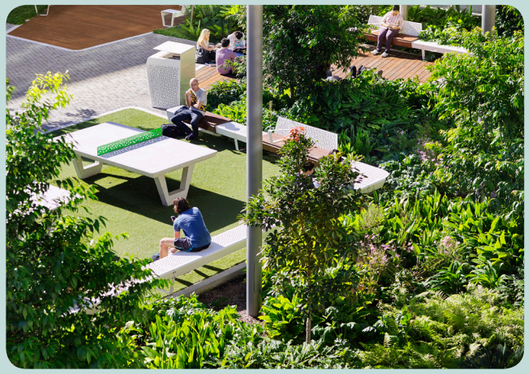
13. New feature trees within courtyard provide shade and a green outlook from apartments

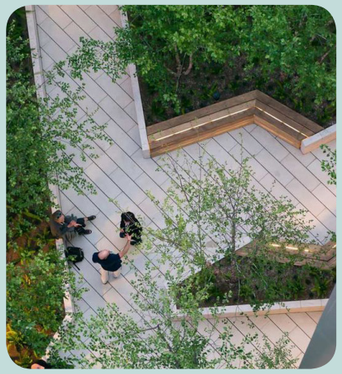
14. Lush mass planted garden courtyard. Potential for areas of communal garden/ vegetable garden

15. Raised turf area for passive recreation

16. Communal terrace over carpark entry roof with passive landscape areas to gather with mass planting.









Reference Scheme

6

The reference schemes provided are a representation of the envelope based on the proposed DCP and LEP amendments, and the built form outcomes that can be achieved. The Base Reference Scheme is based on an amalgamation pattern where all sites achieve the proposed FSR within the height controls and envelope; assuming that the Hampden Street properties are amalgamated. The provision of three schemes provides certainty around built form and place outcomes, whilst maintaining flexibility on amalgamation and deliverability.

6.1 Concept plan

The Reference Scheme is a consolidated development with two development parcels, 173-179 Walker Street and 11-17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. Two towers are proposed, one on Walker Street and the other on Hampden Street. The development does not have any additional overshadowing of Doris Fitton Park.

173-179 Walker Street Yield:

- 2,339m² — Site Area
- 14,185m² — Residential GFA
- 80m² — Non-Residential GFA
- 6.06:1 — FSR

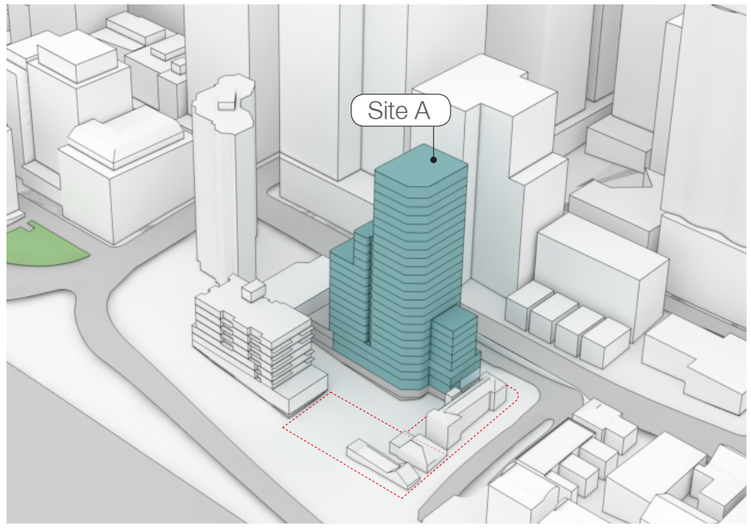
11-17 Hampden Street Yield:

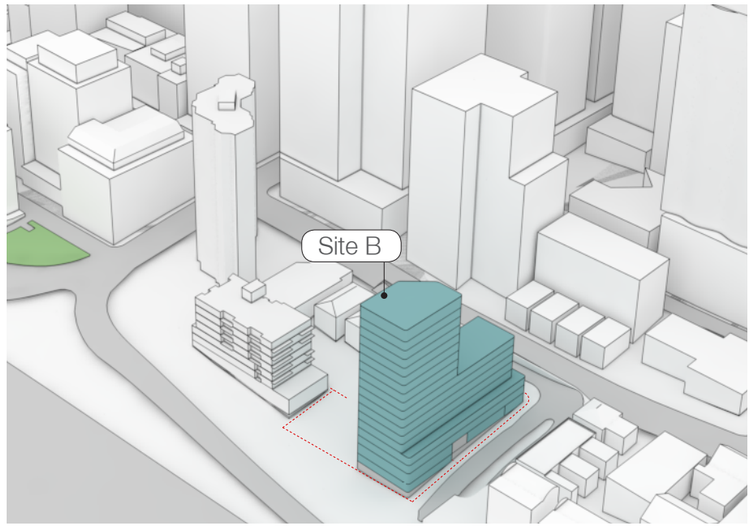
- 1,610m² — Site Area
- 9,779m² — Residential GFA
- 6.07:1 — FSR

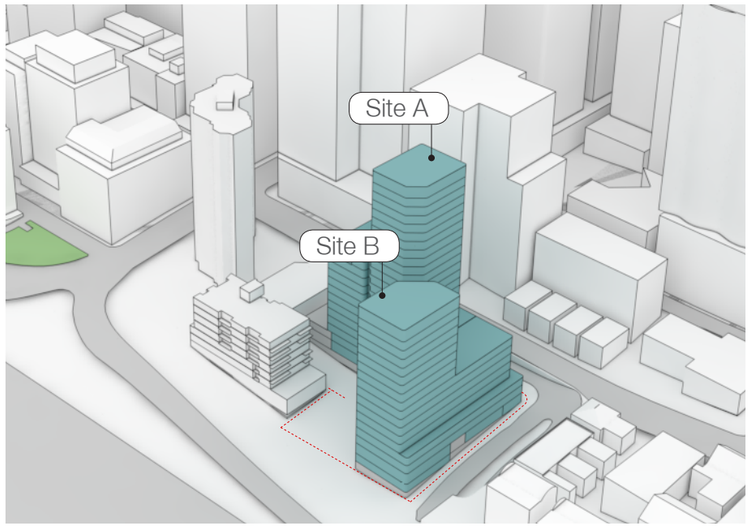


6.2 Built form staging

There are three configurations of development staging that could take place within the proposed envelope of the Reference Scheme. This series of diagrams highlights the various options that are possible, due to the nature of the entire area not yet being consolidated, with some parts of the subject site developed before others.

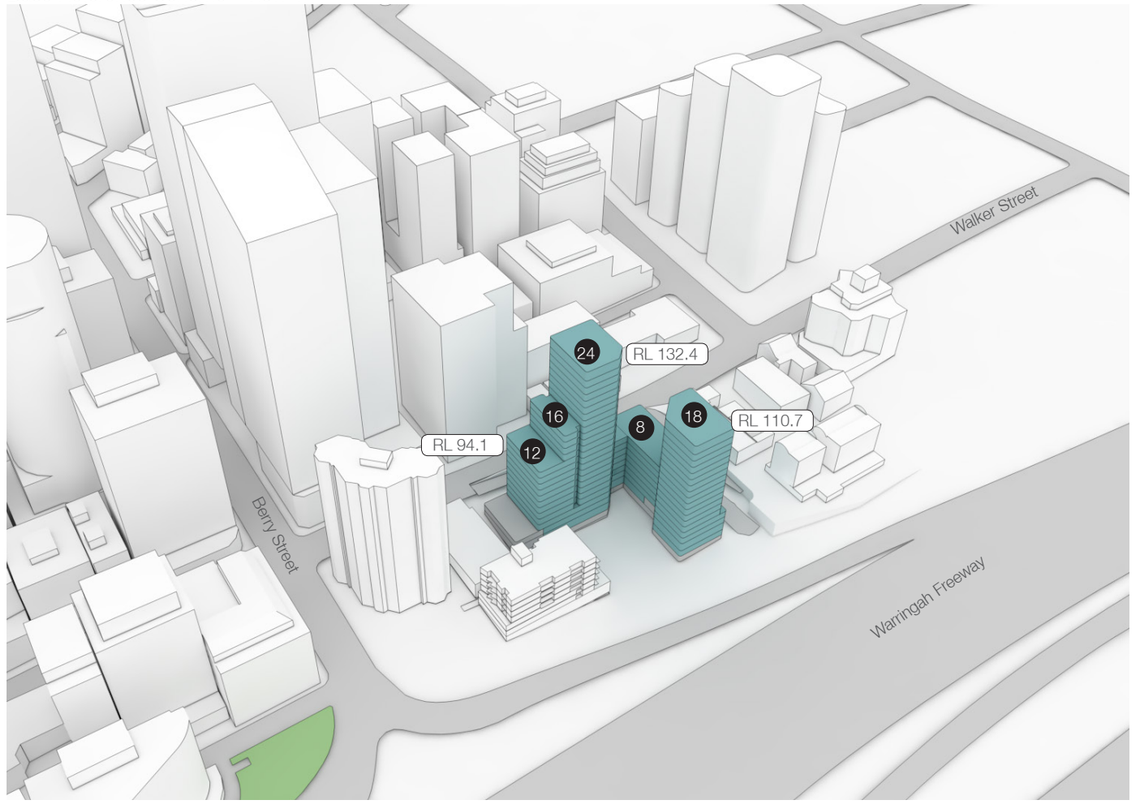




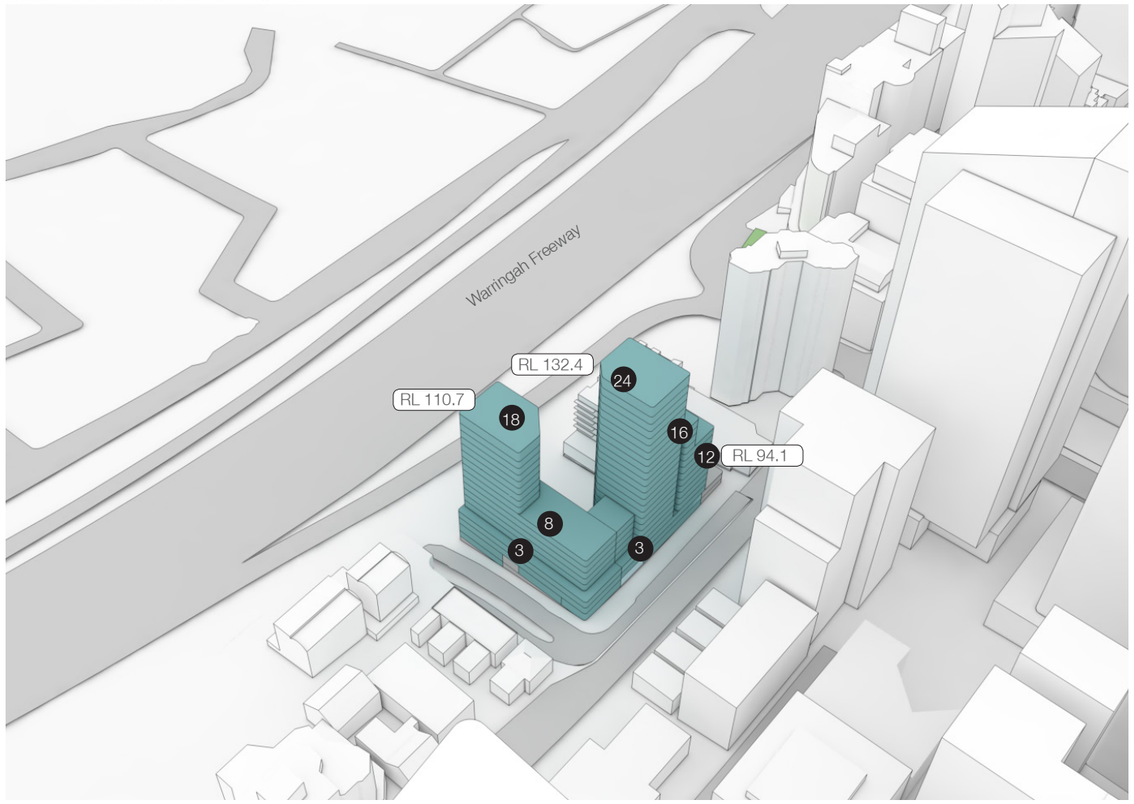


6.3 Concept massing

Base Reference Scheme - View 1



Base Reference Scheme - View 2



Panel Recommendations	
Incorporation of properties on Hampden Street	●
Consolidation with properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
Provision of well connected open space	●

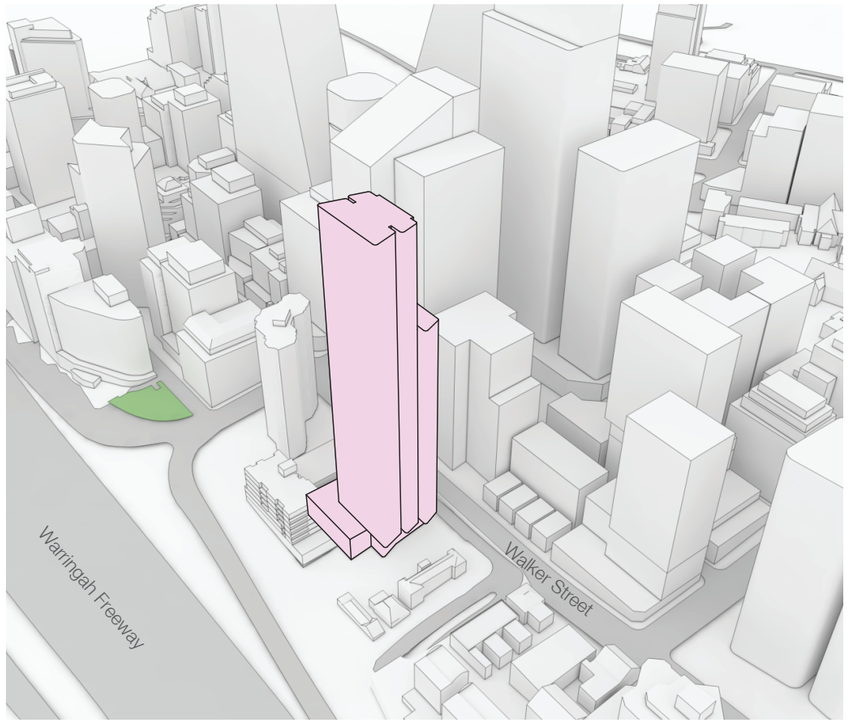
Council Design Recommendations	
No overshadowing of Doris Fitton Park	●
Height transition	●
Street wall	●

Community concerns/feedback	
Transparency over the design scheme and urban outcome	●
View sharing	●
Design that respect all the heritage listed properties in proximity with the site	●
Attractive architecture and built form	●
Height control and transition adequately managed	●
Retain of existing street and parking conditions on both Walker St and Hampden St	●
Concern over traffic congestion	●
Community garden on Hampden Street retained and enhance	●
Landscape design to beautify the street	●

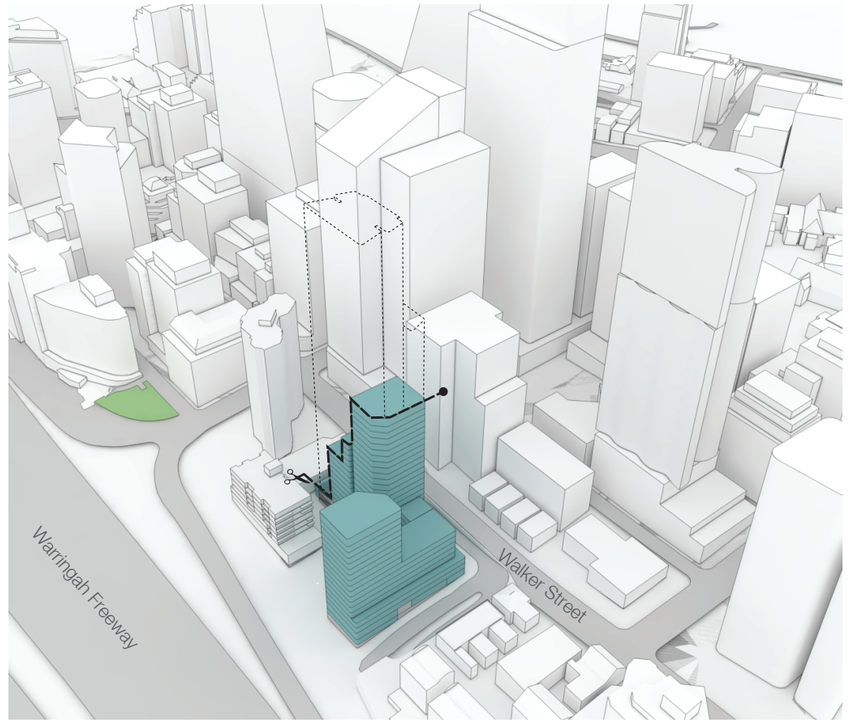
6.4 Comparison to former planning proposal

The Reference Scheme represents a considerable reduction the building height from the earlier Planning Proposal submission.

This proposed height is well aligned with the Council and Sydney North Planning Panel's recommendations. The revised height was presented at the community engagement sessions with a favourable response from the community.

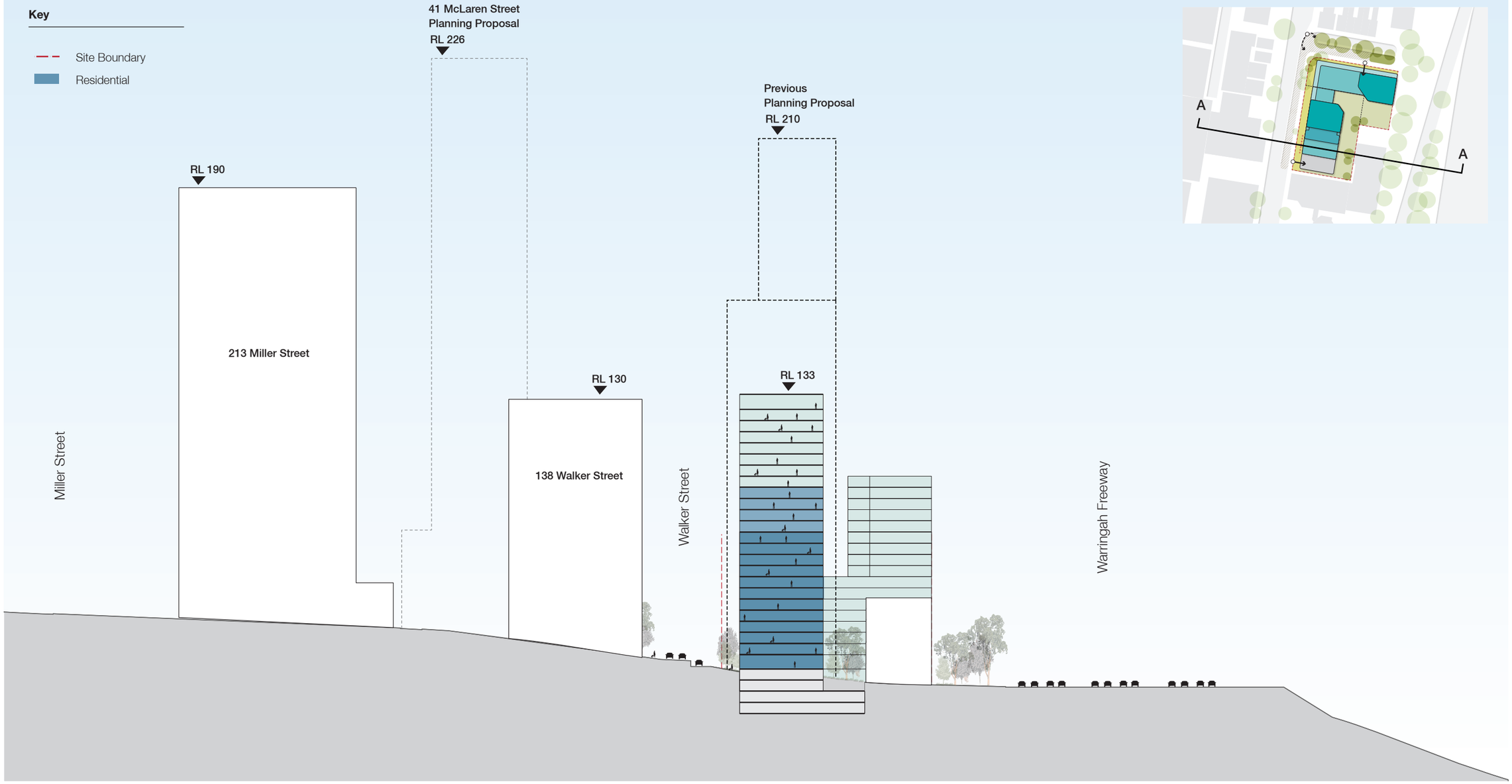


Previous planning proposal for Subject Site



Proposed development envelope demonstrating difference in scale.

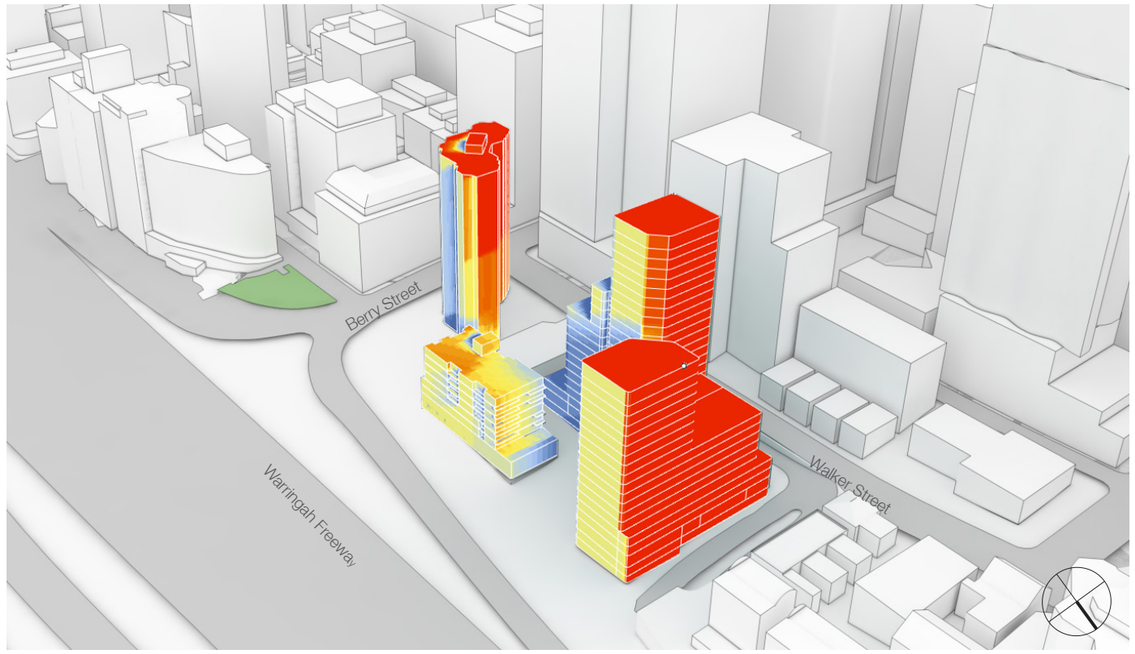
6.5 Site elevation one

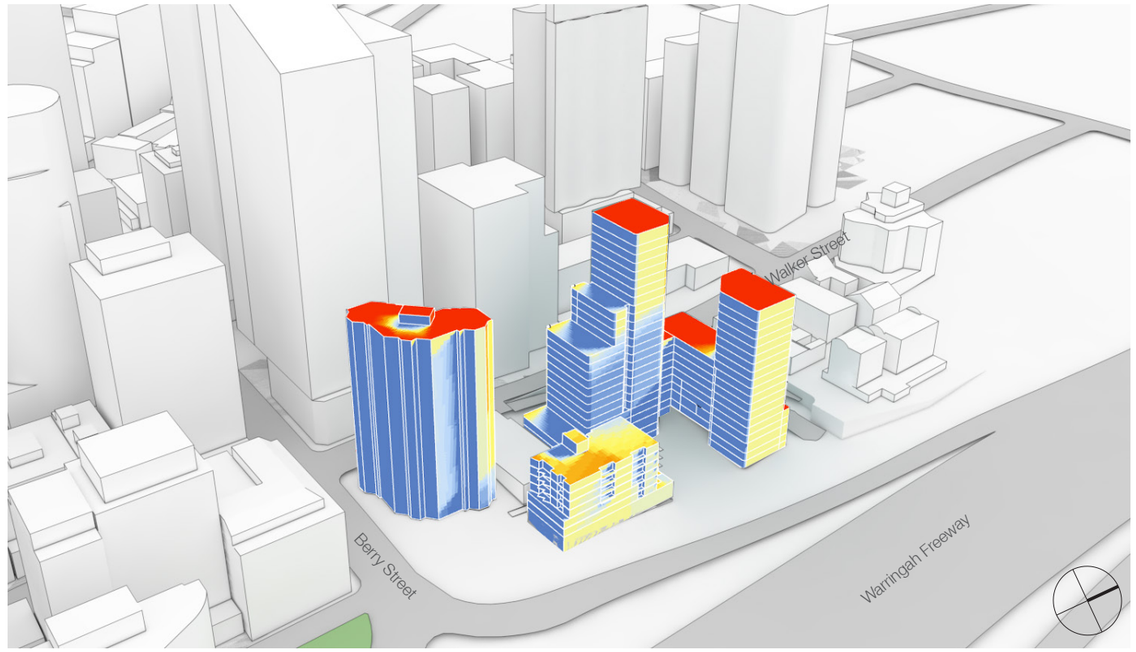


Reference Scheme

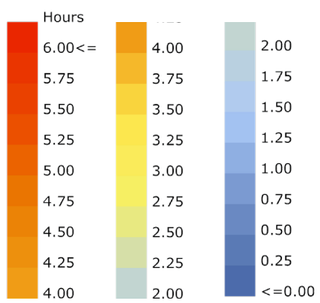


6.7 Solar insolation





Solar impact from the proposed built form has minimal impacts to both the northern facade of 88 Berry Street and Century Plaza.

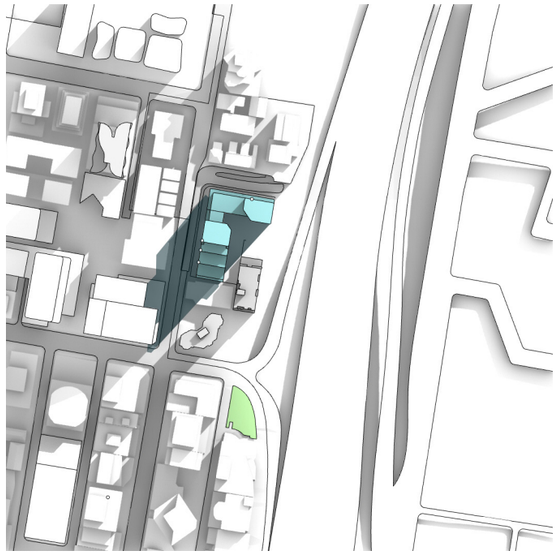


Shadow analysis undertaken for 171 Walker and 88 Berry identify development under the proposed planning controls is capable of achieving ADG compliance. Note: This analysis is not typically required at the pre-Gateway Determination stage. ADG requirements will continue to apply and will have to be addressed at a DA stage.

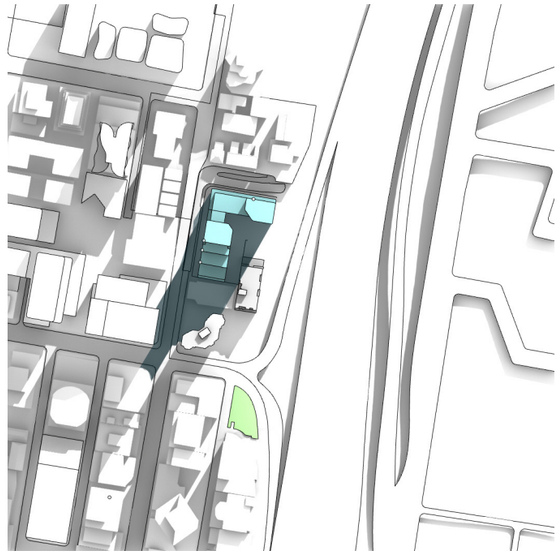
6.8 Shadow diagrams

The diagrams show the impact of the Reference Scheme shadow in the surrounding area. There is no increase in overshadowing impact to any existing or proposed open space on the 21st June (winter solstice).

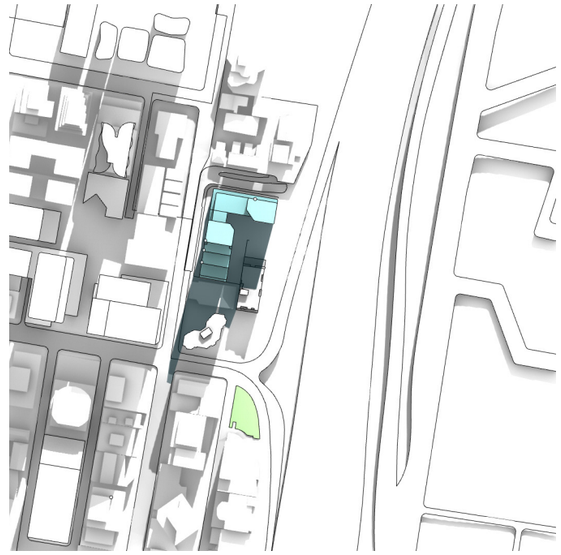
The shadow analysis reflects the proposed envelope within the context of existing and proposed buildings in the local area, such as the Ward Street Precinct Masterplan, as well as PPs, and DAs approved and under consideration.



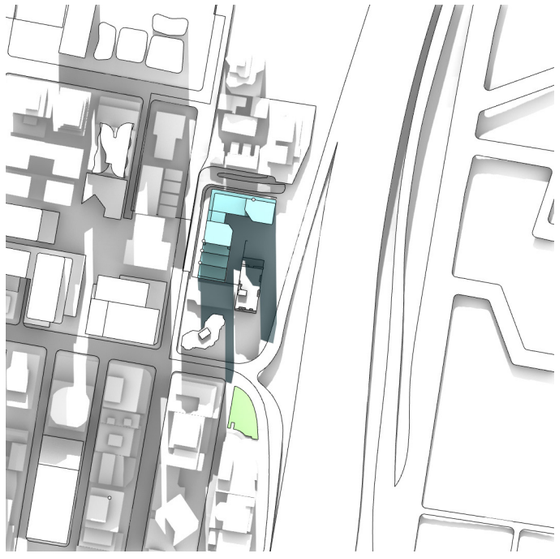
9am



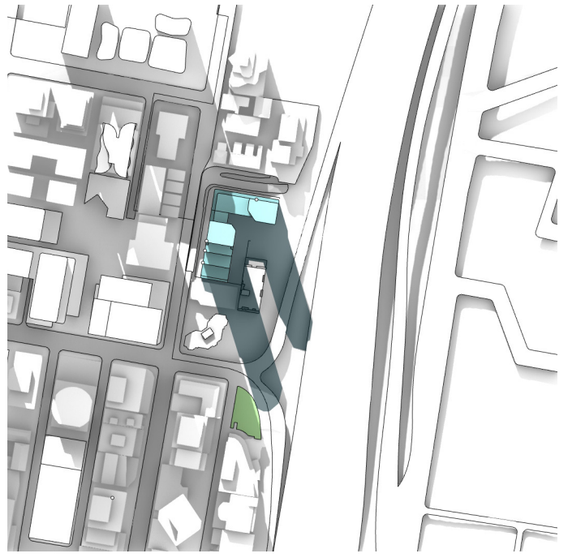
10am



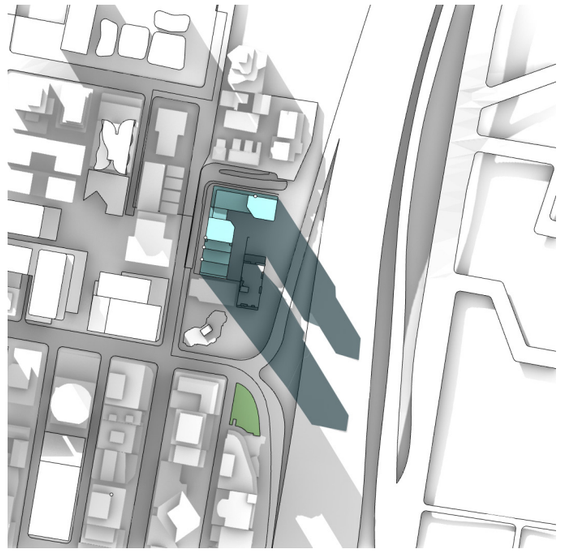
11am



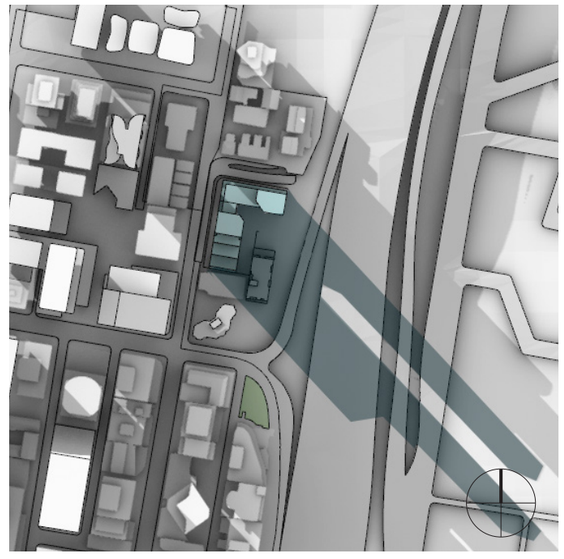
12 noon



1pm



2pm



3pm

6.9 Solar access priorities

A major parameter for the formulation of built form options revolves around solar access to surrounding open spaces and residential zones.

A solar access study to each of the priority zones shows that the site has the potential to impact on Doris Fitton Park, Anderson Park and the residential zone east of the Warringah Freeway. This has been integral to the design process, and there is consequently an added clause to the proposed LEP amendment and North Sydney DCP ensuring that the solar amenity of Doris Fitton Park is protected and as a consequence there are no long evening shadows that impact upon Anderson Park. In the diagram adjacent is the extent to overshadowing of the 12 noon sun and 3pm on the 21st of June (winter solstice).

There are no open spaces affected by the site that are not already overshadowed by existing and proposed buildings within the Ward Street Precinct Masterplan.



6.10 View analysis

The potential obstruction to views from existing apartment buildings was a significant concern raised by the local community during. A view assessment was undertaken by SJB to understand the extent of the impact.

The adjacent images shows the potential obstruction to views from four vantage points. The impact is minimal due to a concerted design effort to minimise the bulk of the tower and ensure that view sharing is preserved.

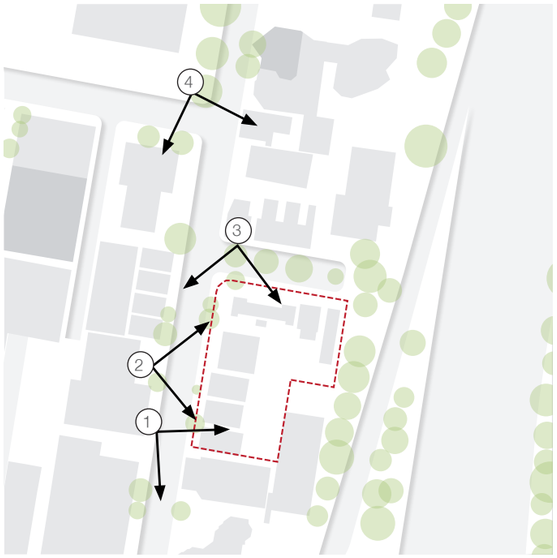
1. View from 138 Walker Street, roof top 128.0 RL



2. View from 138 Walker Street, Unit 1516 88.00 RL



Visual assessment locations



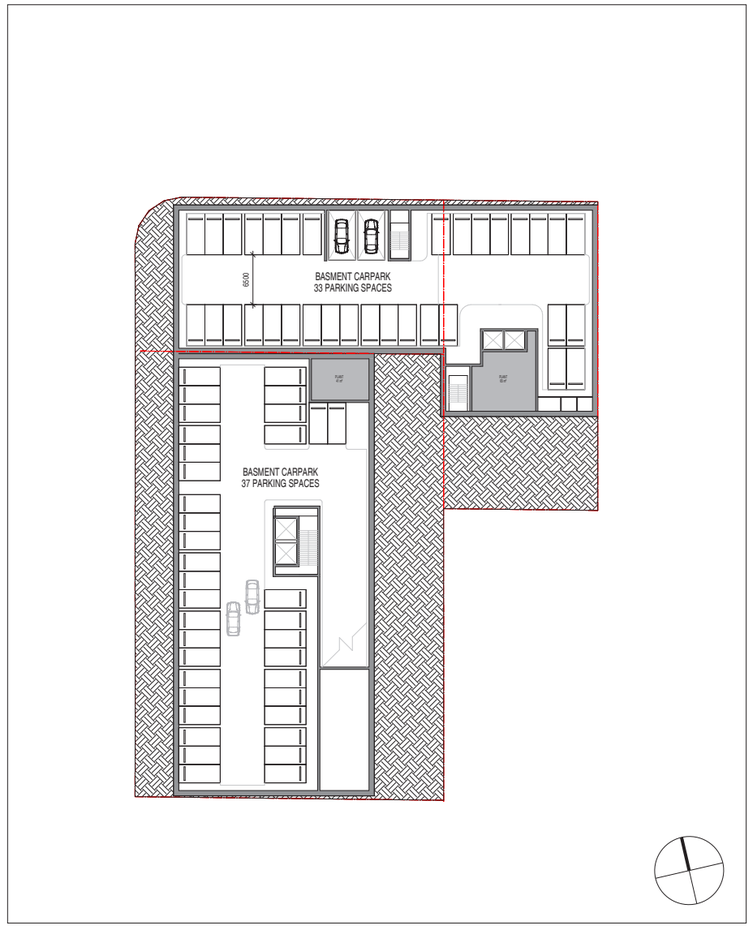
3. View from 2 Hampden Street, Terrace 1st floor 61.57 RL



4. View from 168 MacLaren Street 119.0 RL



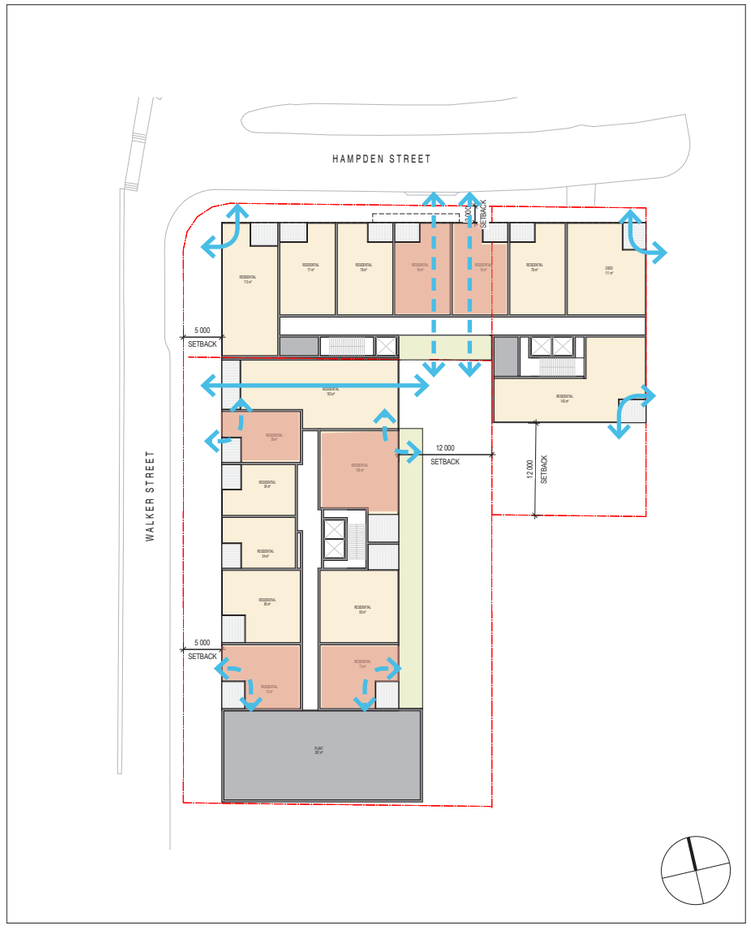
6.11 Envelope test fit (Basement - L2)



Basement



Ground Floor

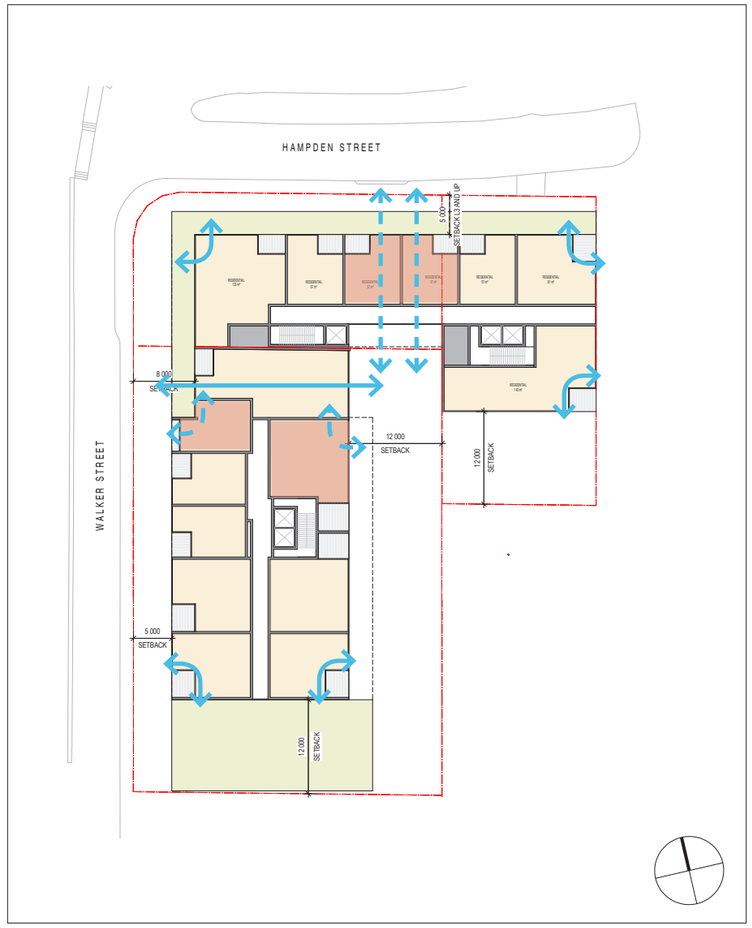


Levels 1 and 2

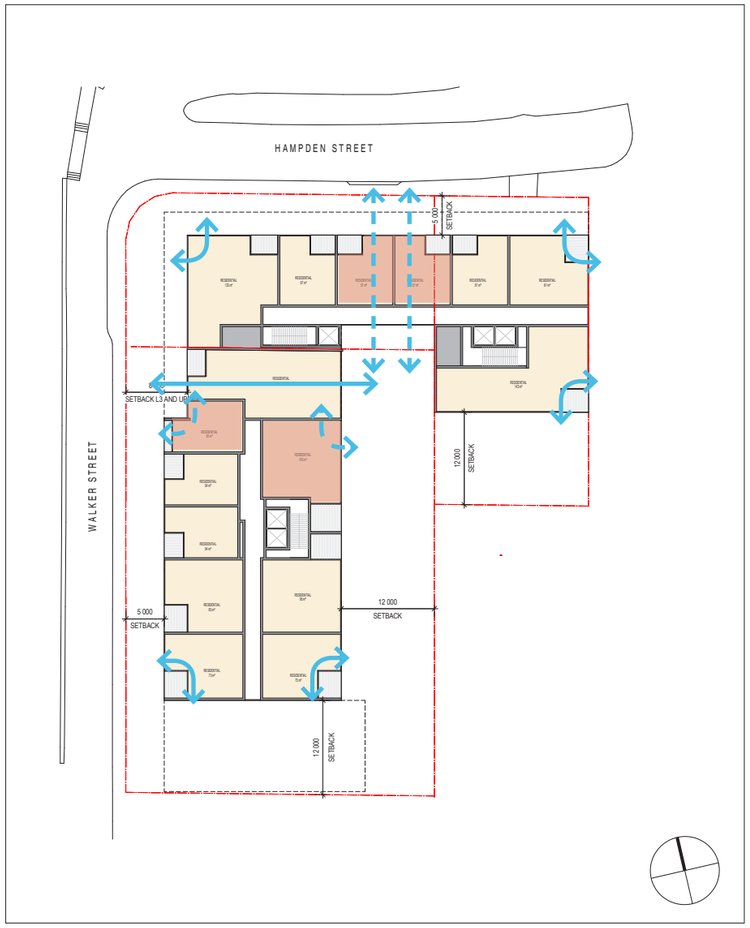
Key

- Site Boundary
- Cross Ventilation
- Cross Ventilation can be achieved with alteration
- Apartments which can be altered

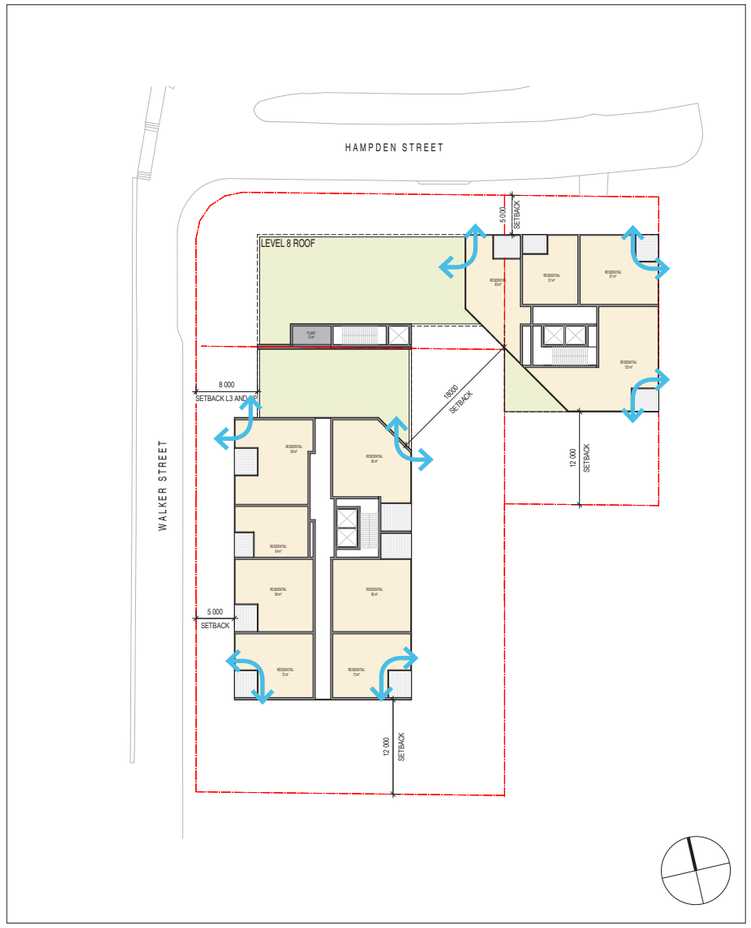
6.12 Envelope test fit (L3-12)



Level 3



Levels 4 to 8

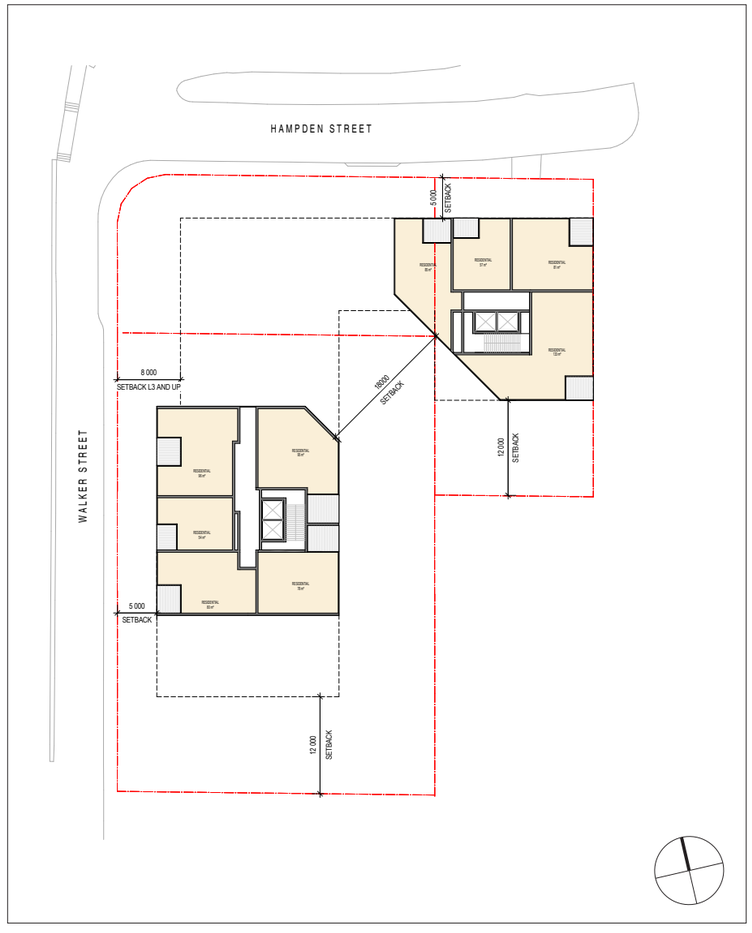


Levels 9 to 12

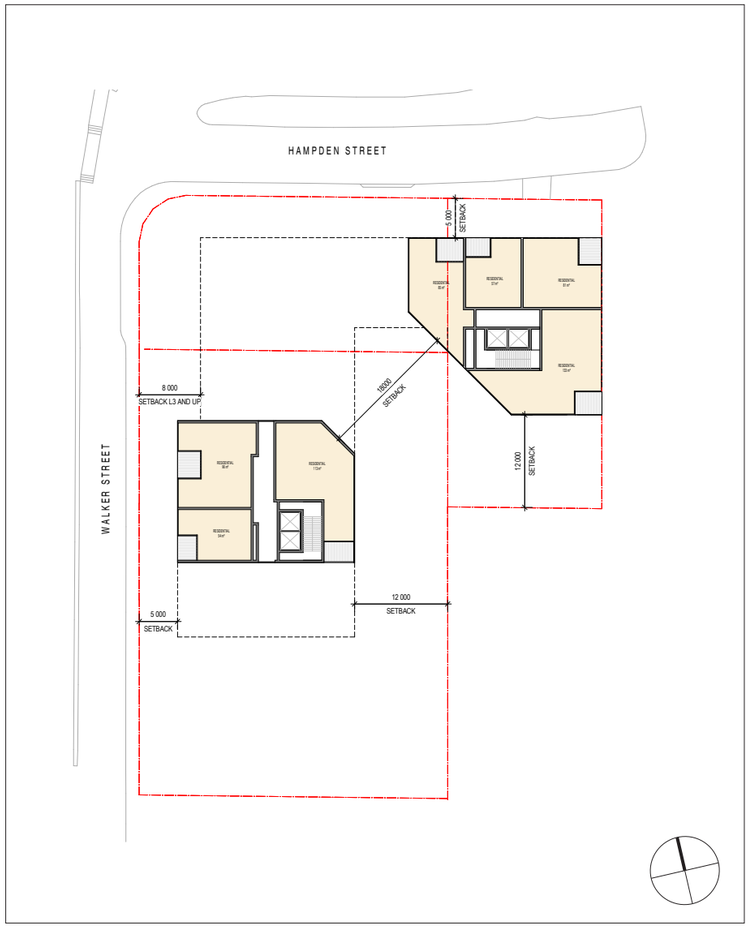
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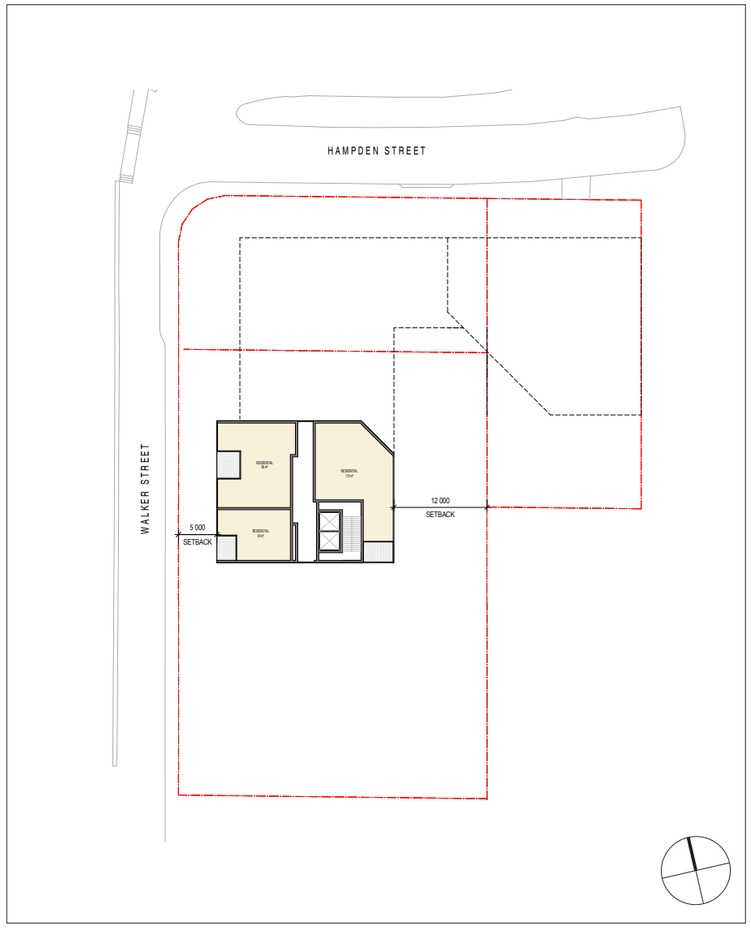
6.13 Envelope test fit (L13-L24)



Levels 13 to 16



Levels 17 to 18



Levels 19 to 24

Special Provision Reference Scheme

7

The Special Provision Reference Scheme is a representation of the envelope based on the proposed DCP and LEP amendments, and what built form outcomes can be achieved. This scheme assumes that the Walker Street and Hampden Street properties are amalgamated. The special provision applied to this scheme allows for an increase in height and FSR to create an incentive to amalgamate. There are several potential schemes provided to ensure certainty around built form quality and place outcomes, whilst maintaining flexibility on amalgamation and deliverability.

Special Provision Reference Scheme

7.1 Concept design

The special provision reference scheme is a consolidated development which amalgamates 173-179 Walker Street with 11-17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. A tower is proposed along Walker Street, on the properties of 173-179 Walker Street and 11 Hampden Street. The development does not have any additional overshadowing of Doris Fitton Park.

East Walker Street Precinct Yield:

3,949m² — Site Area

27,044m² — Residential GFA

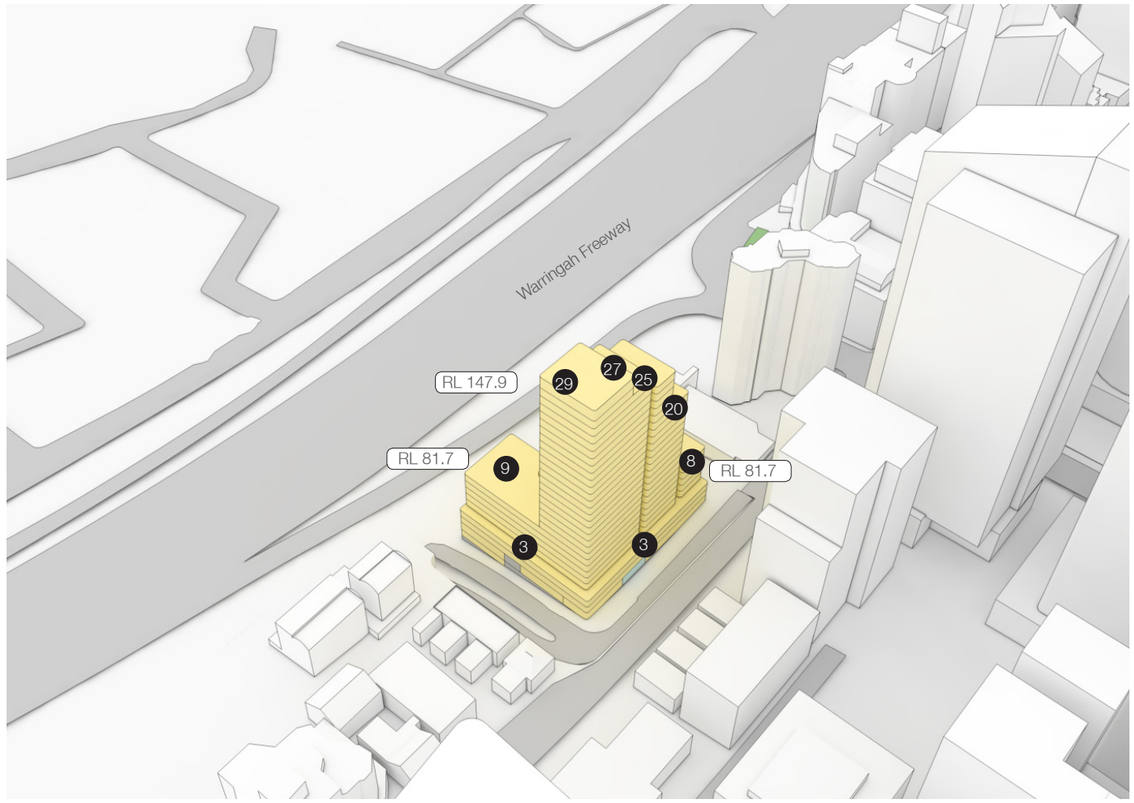
80m² — Non-Residential GFA

6.86:1 — FSR

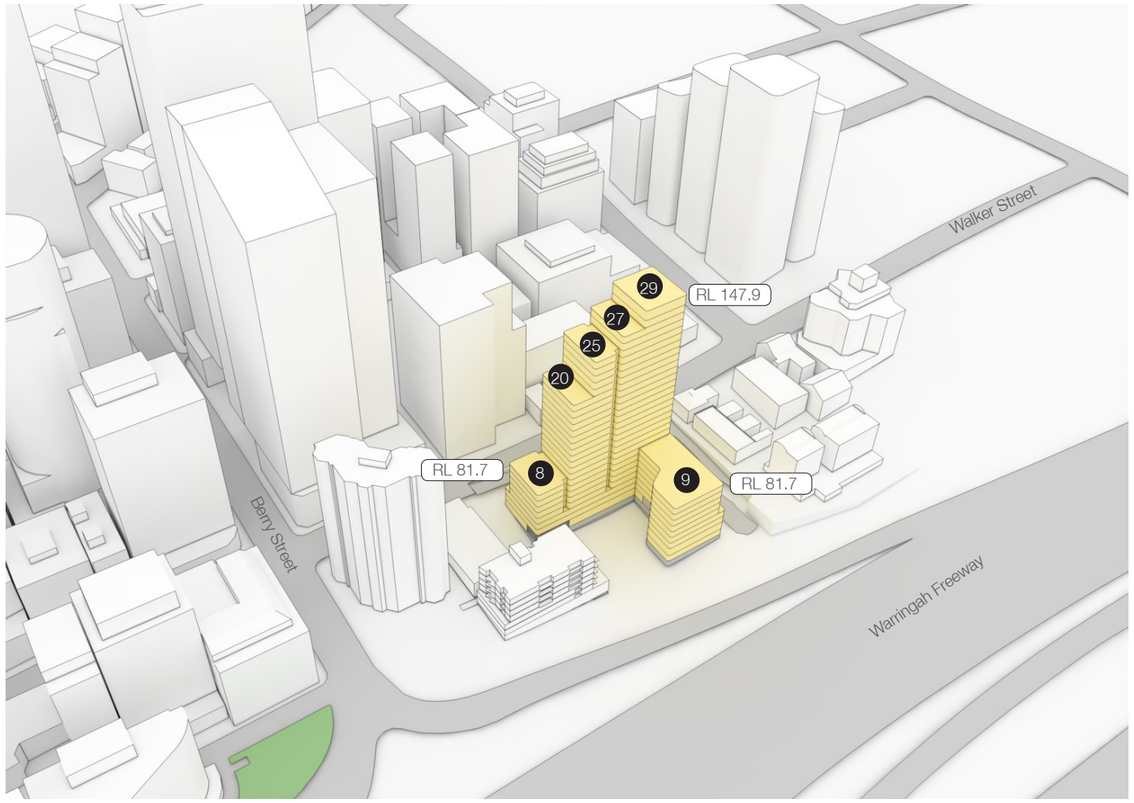


7.2 Concept massing

Concept Design 2 - View 1



Concept Design 2 - View 2



Panel Recommendations	
Incorporation of properties on Hampden Street	●
Consolidation with properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
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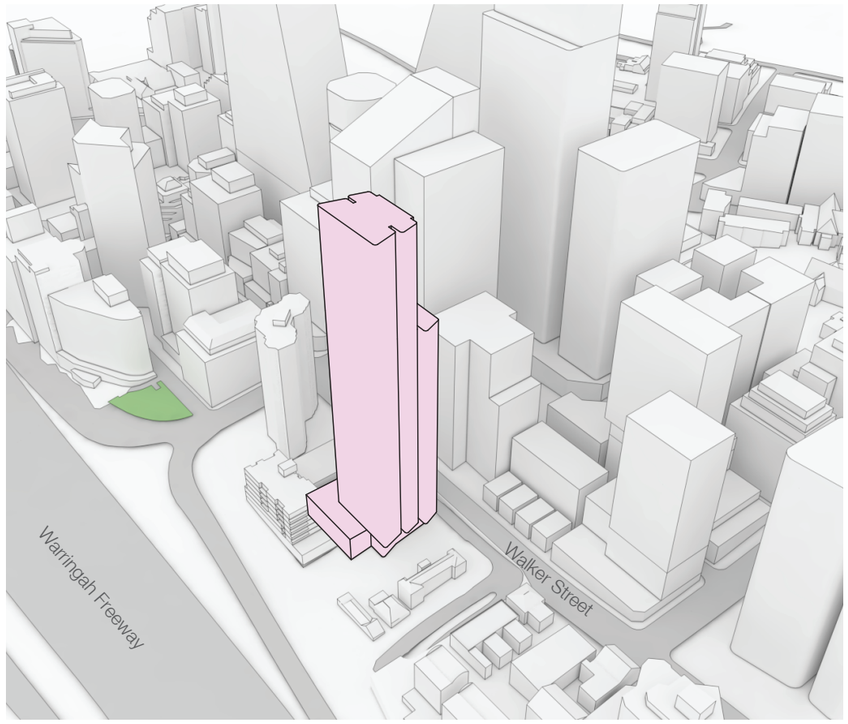
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Height transition	●
Street wall	●

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Transparency over the design scheme and urban outcome	●
View sharing	●
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Attractive architecture and built form	●
Height control and transition adequately managed	●
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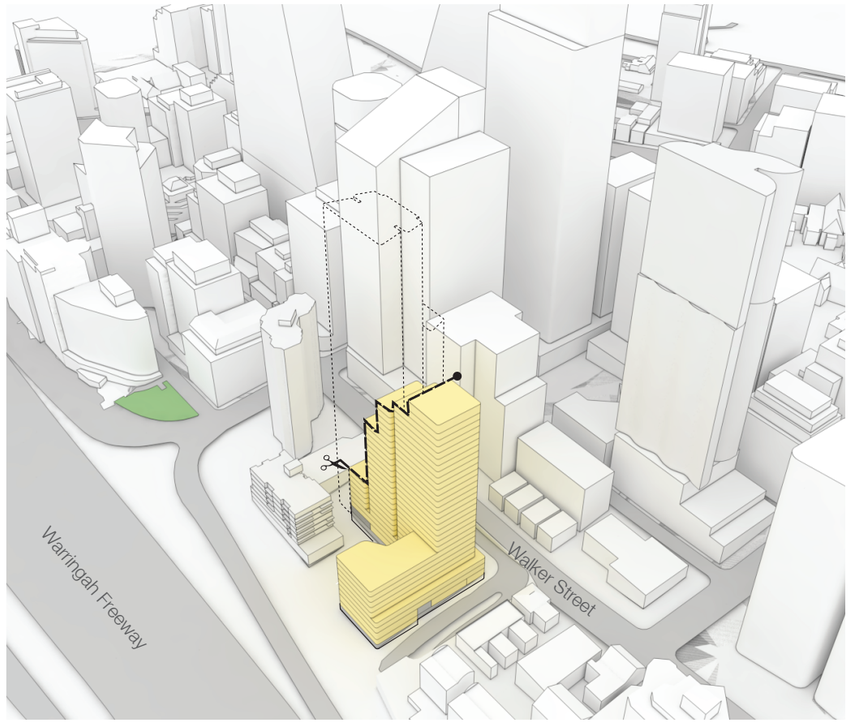
7.3 Comparison to former planning proposal

The Special Provision Reference Scheme represents a considerable reduction the building height from the earlier Planning Proposal submission.

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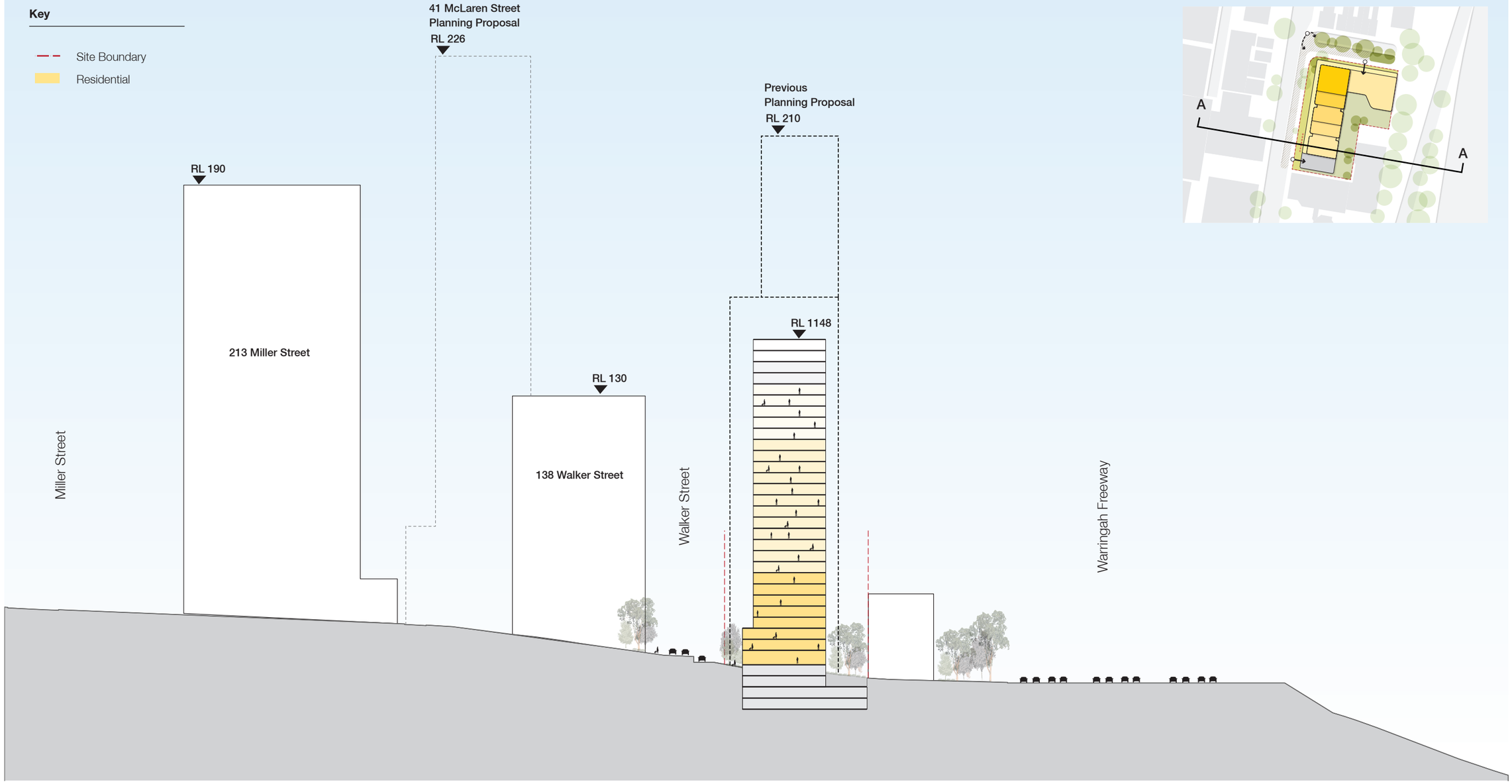


Previous planning proposal for Subject Site



Proposed development envelope demonstrating difference in scale.

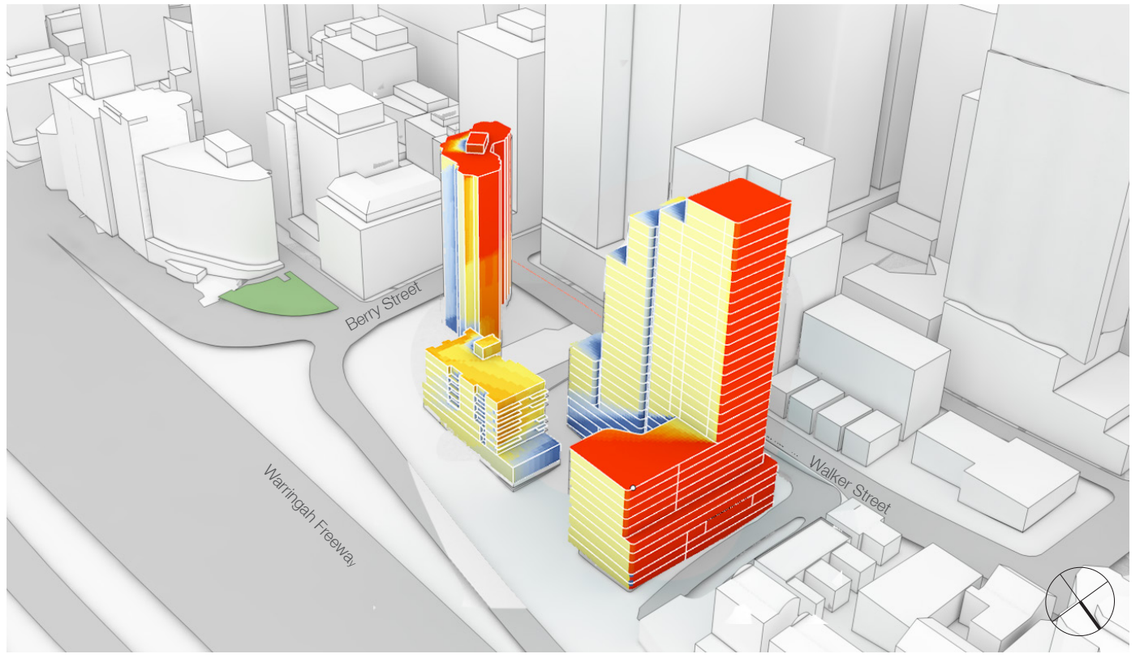
7.4 Cross Sections

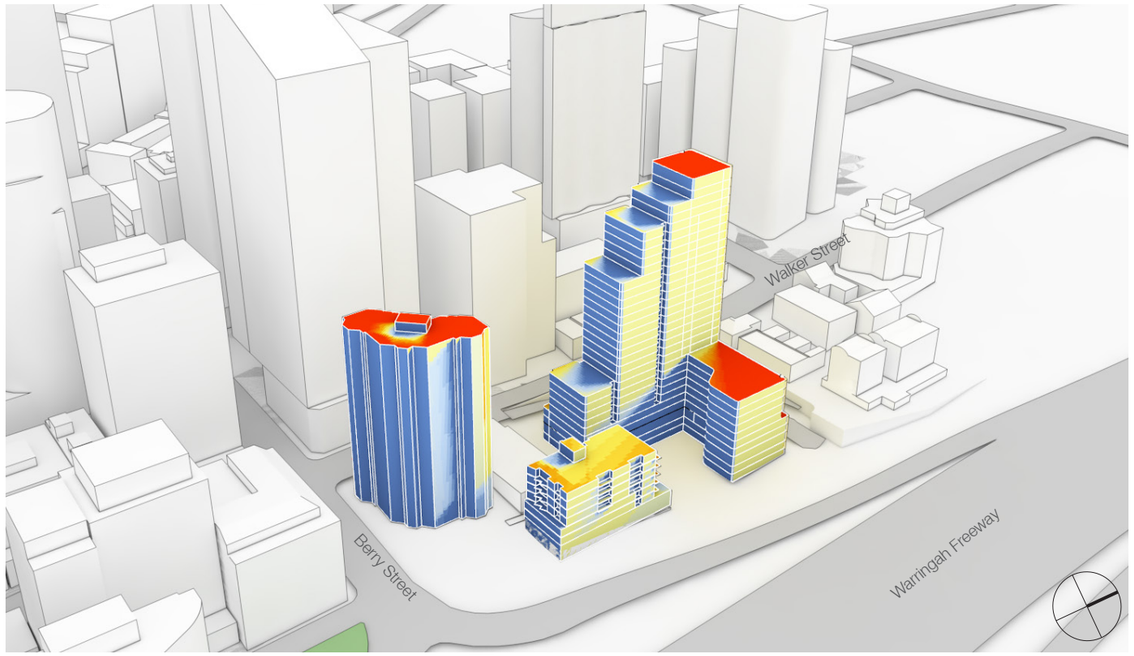


Special Provision Reference Scheme

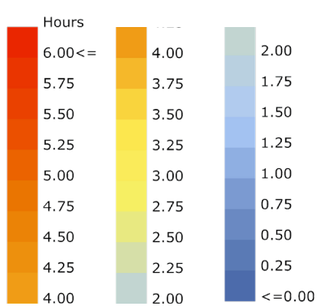


7.5 Concept design solar insolation





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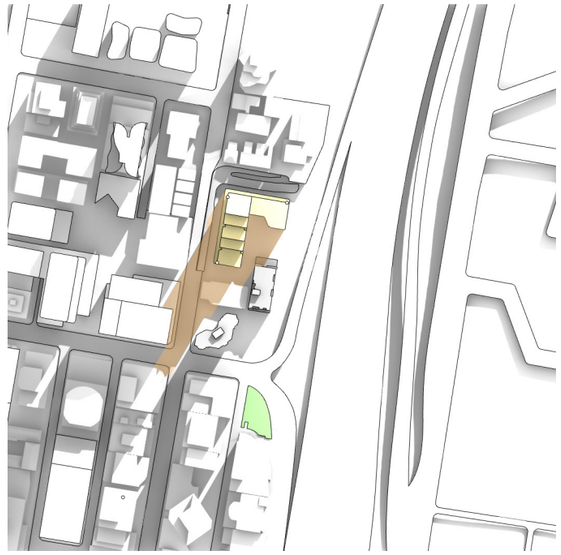
7.6 Shadow diagrams

The diagrams show the impact of special provision reference scheme shadow in the surrounding area. There is no overshadowing impact to any existing or proposed open space on the 21st June (winter solstice).

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9am



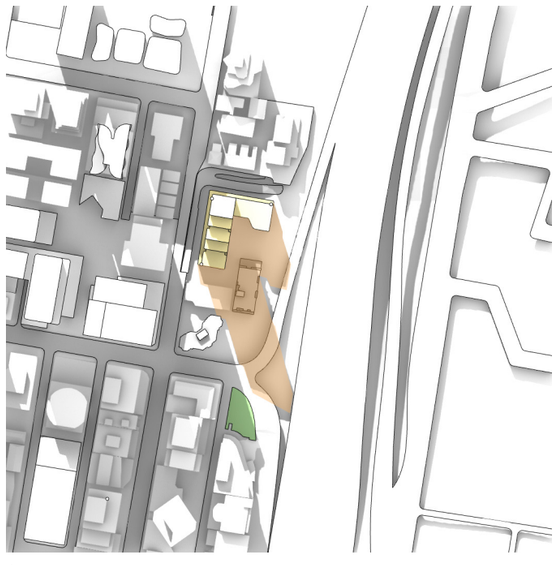
10am



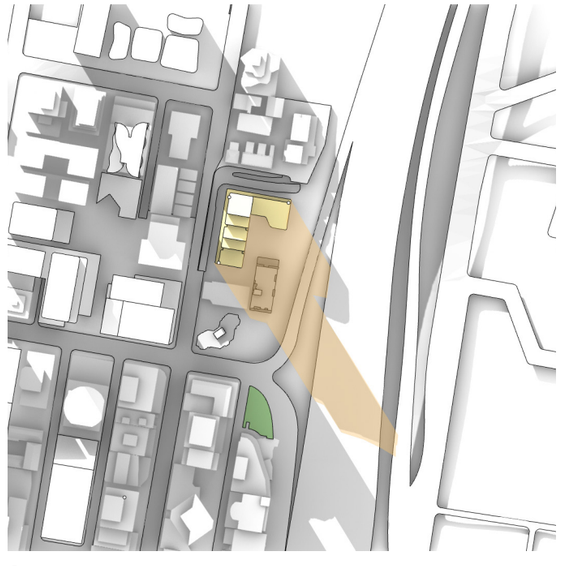
11am



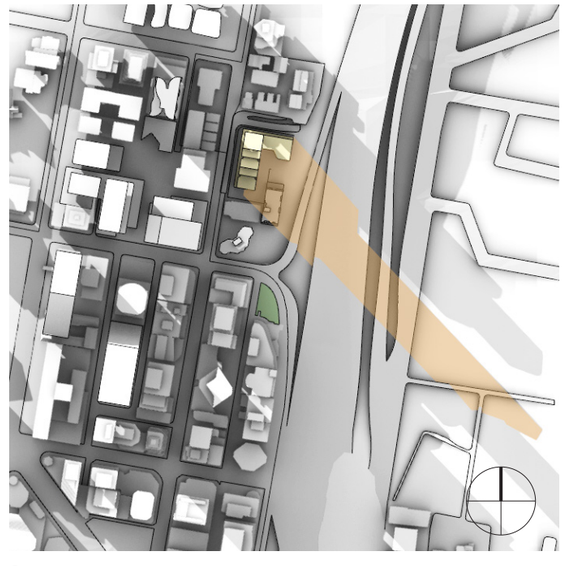
12 noon



1pm



2pm



3pm

7.7 Solar access priorities

A major parameter for the formulation of built form options revolves around solar access to surrounding open spaces and residential zones.

A solar access study to each of the priority zones shows that the site has the potential to impact on Doris Fitton Park, Anderson Park and the residential zone east of the Warringah Freeway. This has been integral to the design process, and there is consequently an added clause to the proposed LEP amendment and North Sydney DCP ensuring that the solar amenity of Doris Fitton Park is protected and as a consequence there are no long evening shadows that impact upon Anderson Park. In the diagram adjacent is the extent to overshadowing of the 12 noon sun and 3pm on the 21st of June (winter solstice).

There are no open spaces affected by the site that are not already overshadowed by existing and proposed buildings within the Ward Street Precinct Masterplan.



7.8 Views analysis

The potential obstruction to views from existing apartment buildings was a significant concern raised by the local community during. A view assessment was undertaken by SJB to understand the extent of the impact.

The adjacent images shows the potential obstruction to views from four vantage points. The impact is minimal due to a concerted design effort to minimise the bulk of the tower and ensure that view sharing is preserved.

1. View from 138 Walker Street, roof top 128.0 RL



2. View from 138 Walker Street, Unit 1516 88.00 RL



Visual assessment locations



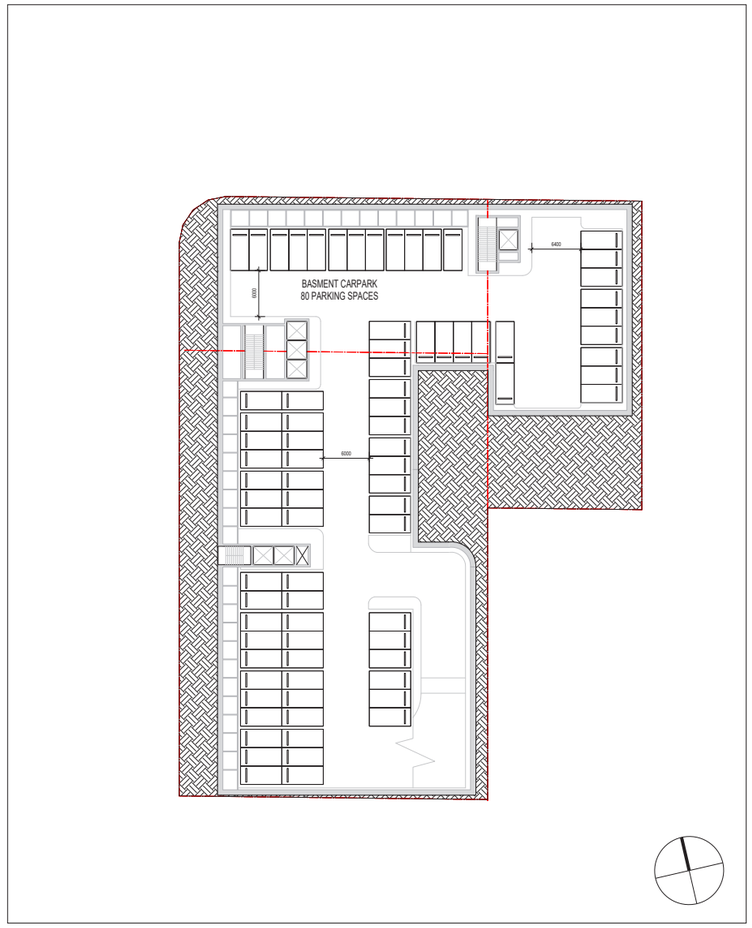
3. View from 2 Hampden Street, Terrace 1st floor 61.57 RL



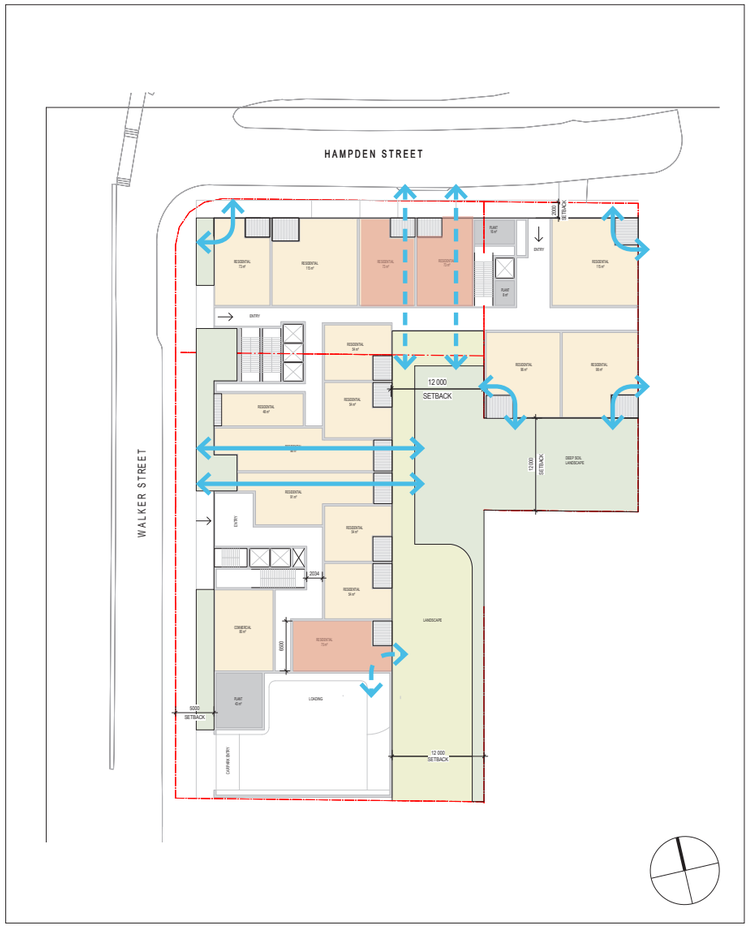
4. View from 168 MacLaren Street 119.0 RL



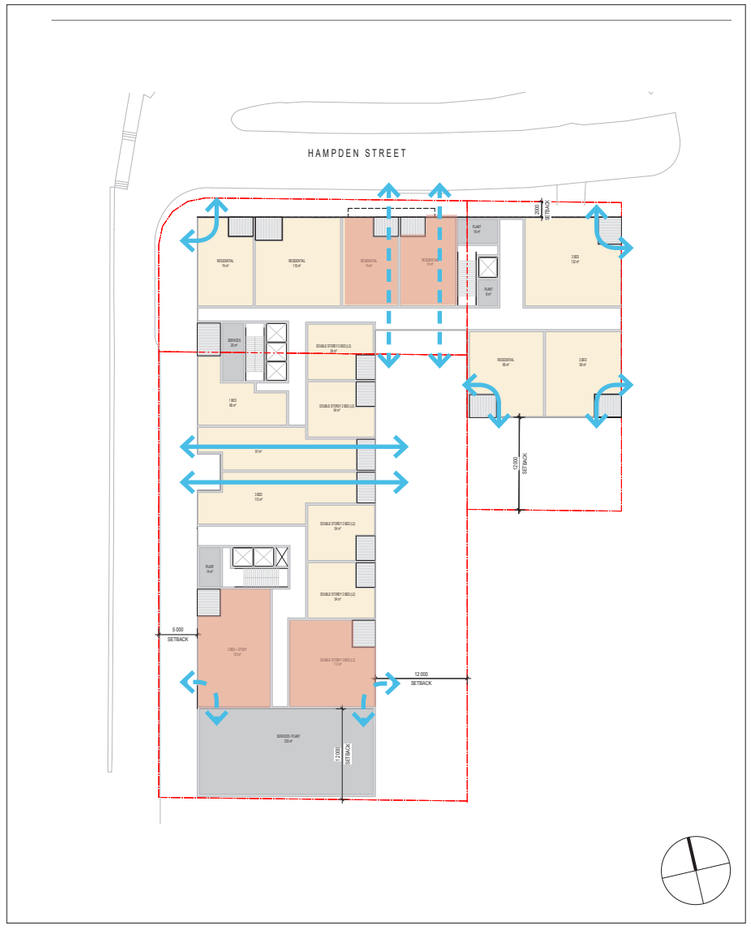
7.9 Envelope test fit (basement to level 2)



Basement (typical)



Ground floor

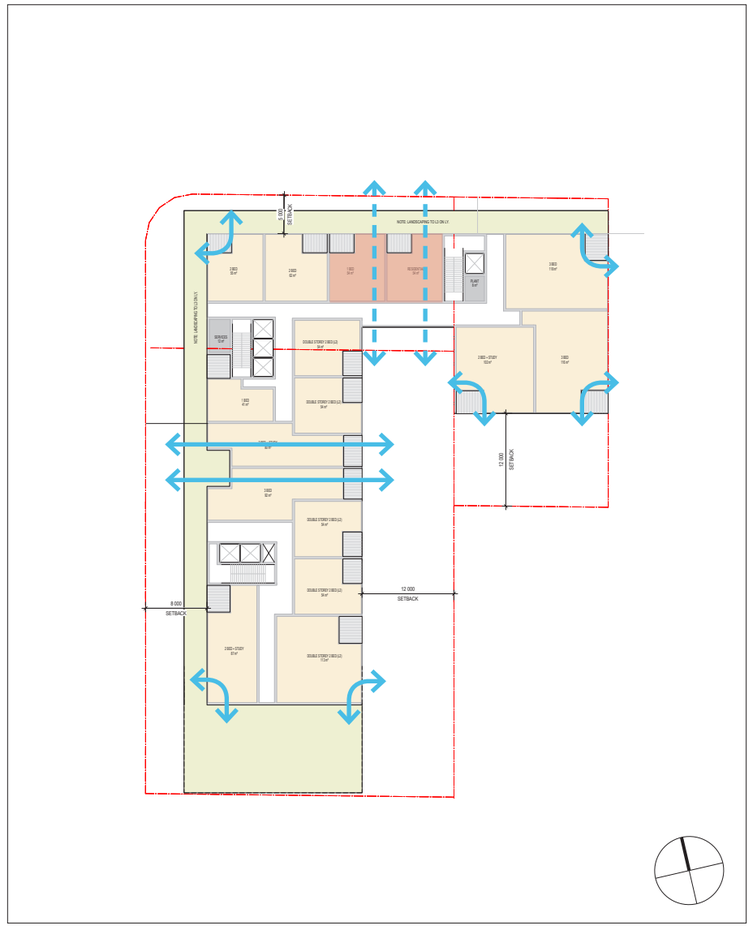


Levels 1 to 2

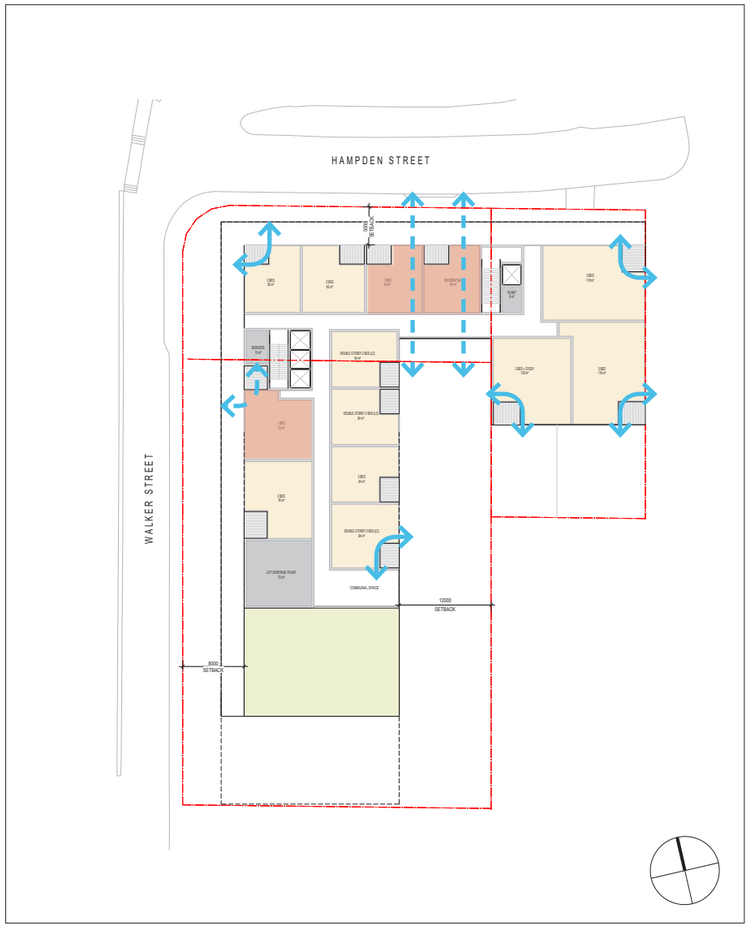
Key

- Site Boundary
- Cross Ventilation
- Cross Ventilation can be achieved with alteration
- Apartments which can be altered

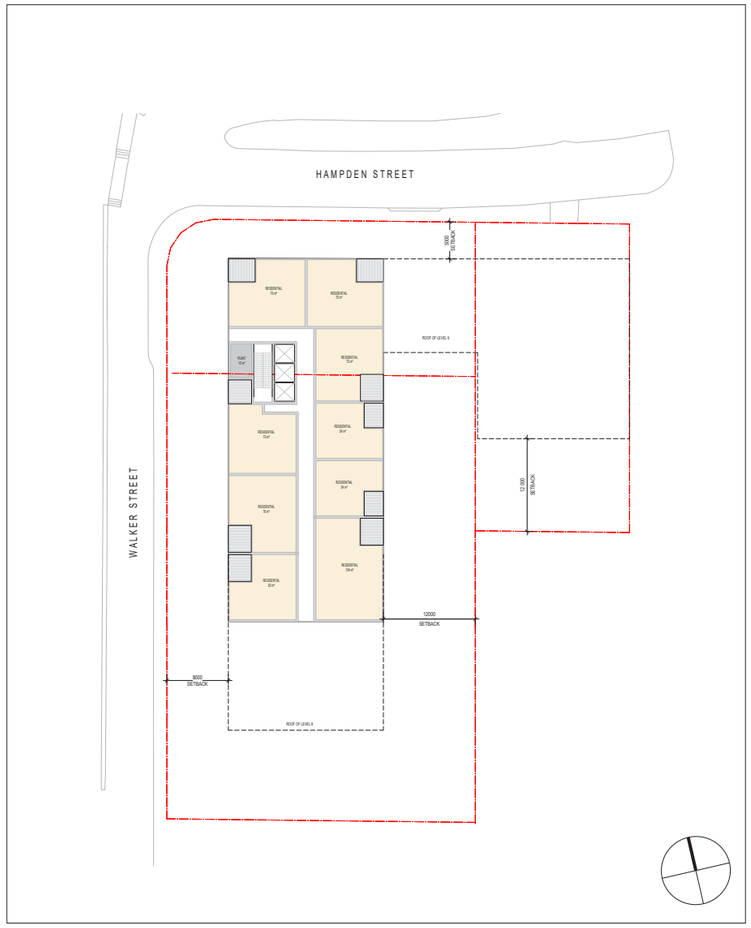
7.10 Envelope test fit (levels 3 - 20)



Levels 3 to 8



Level 9

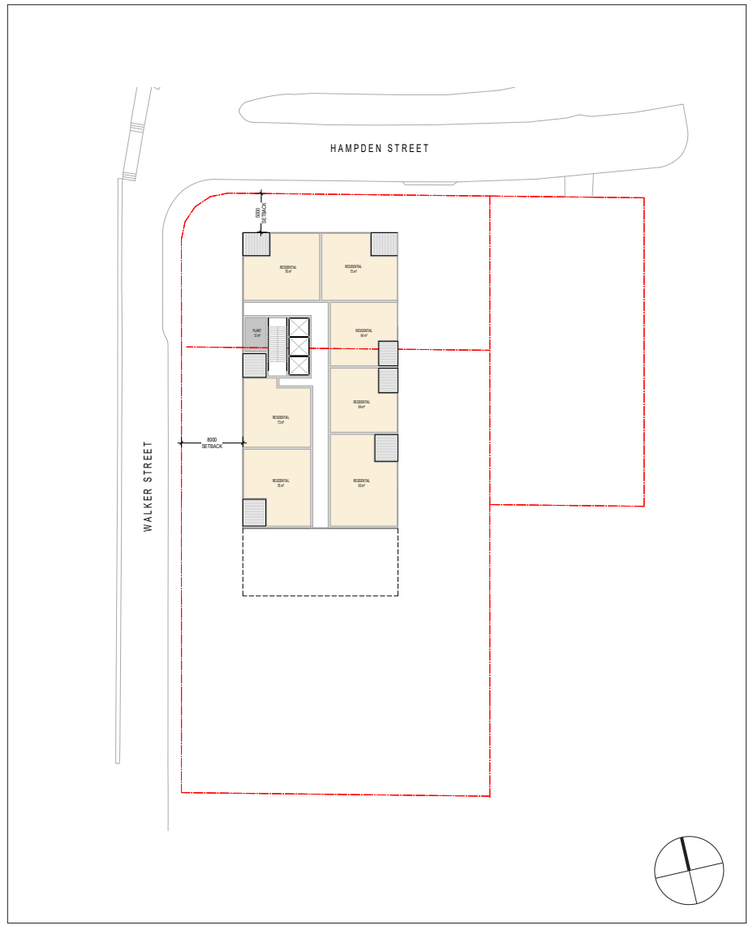


Levels 10 to 20

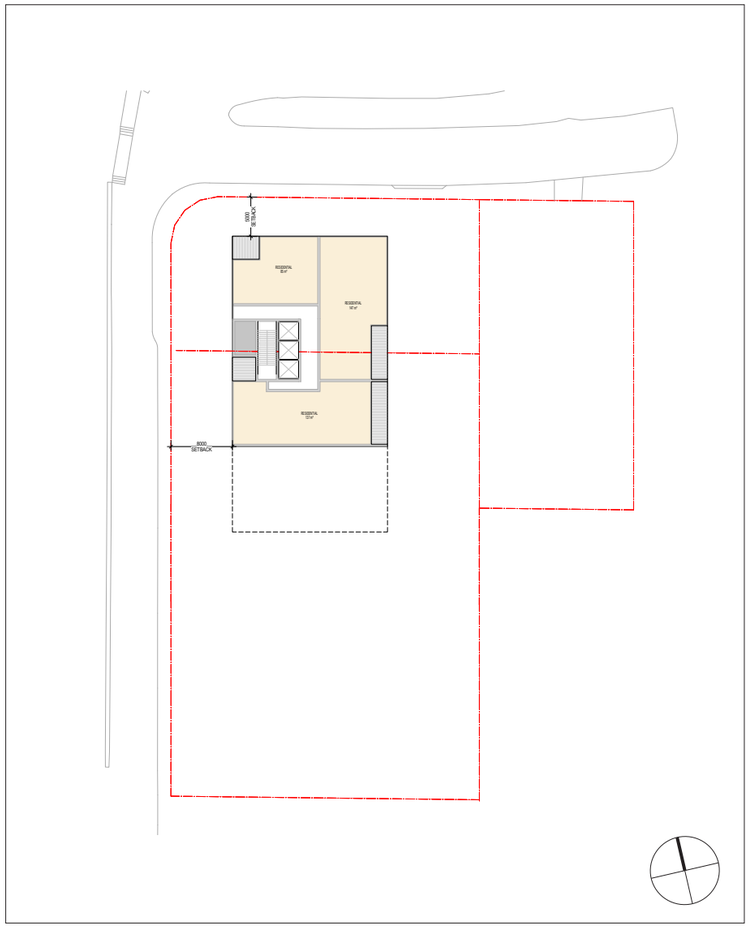
Key

- Site Boundary
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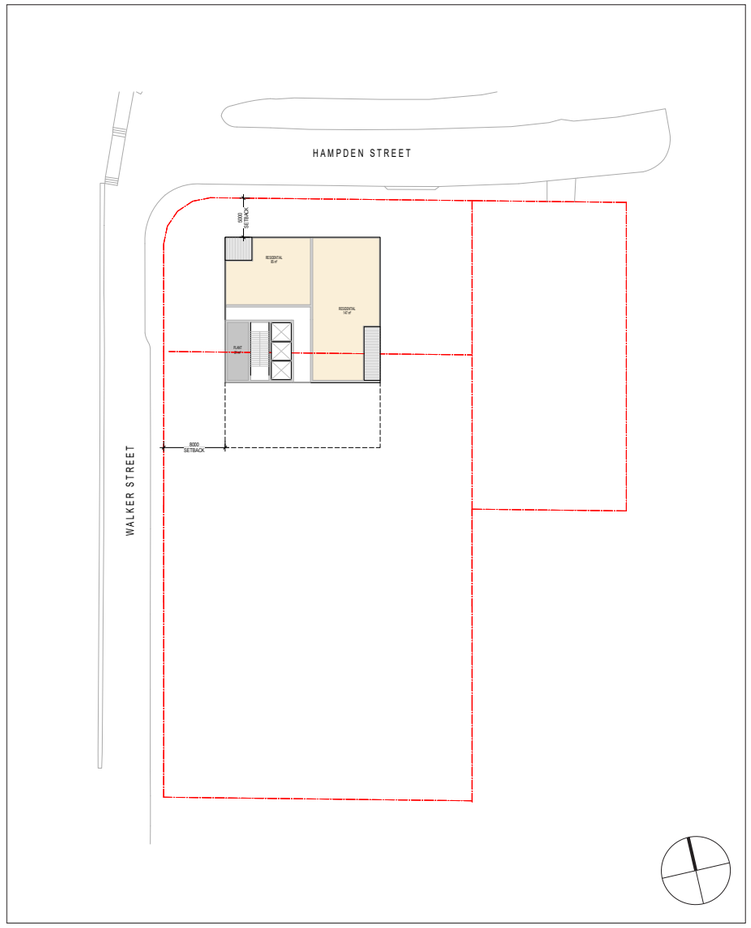
7.11 Envelope test fit (levels 21 - 29)



Levels 21 to 25



Levels 26 to 27



Levels 28 to 29

Appendix 1:
Separate Land Holdings Study

8

This scheme is a additional representation of the envelope based on the proposed DCP and LEP amendments, and the built form outcomes that can be achieved. The Separate Land Holdings Study is based on an amalgamation pattern where all sites can be developed independently and it is possible that any of the sites is developed in isolation.

8.1 Concept plan

The Separate Land Holdings Study is a consolidated development which does not require the amalgamation of 11, 15 and 17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. A tower is proposed on the site of 173-179 Walker Street which does not have any additional overshadowing of Doris Fitton Park.

173-179 Walker Street Yield:

2,339m²	14,177m²	80m²
Site Area	Residential GFA	Non-Residential GFA

6.09:1

FSR

11 Hampden Street Yield:

800m²	3,204m²	4.00:1
Site Area	Residential GFA	FSR

15-17 Hampden Street Yield:

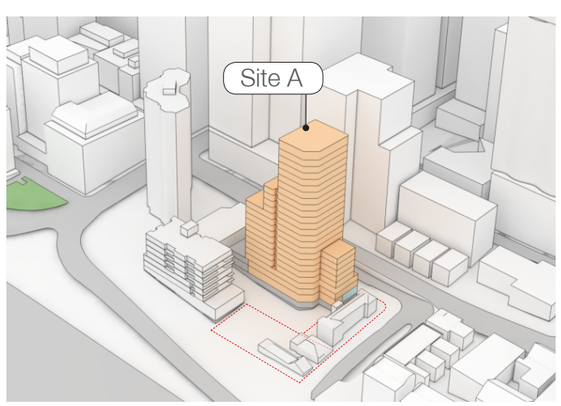
809m²	3,040m²	3.76:1
Site Area	Residential GFA	FSR

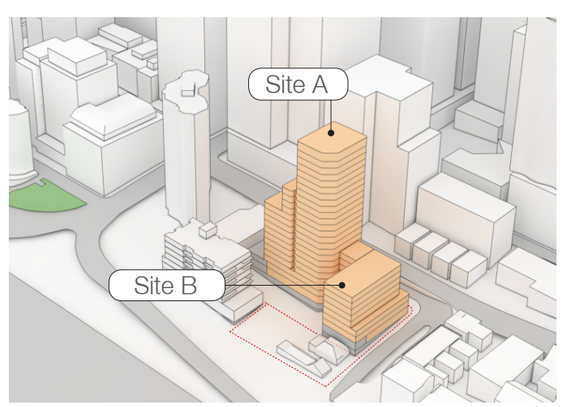


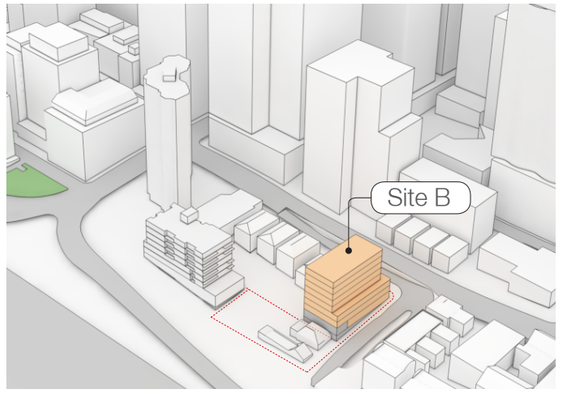
8.2 Built form staging

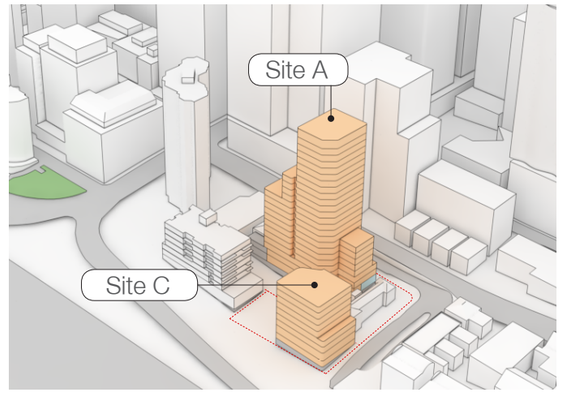
There are multiple configuration of development staging that could take place within the proposed envelope of the Alternate Reference Scheme. This series of diagrams highlights the various options that are possible, due to the nature of the entire area not yet being consolidated, with some parts of the subject site developed before others.

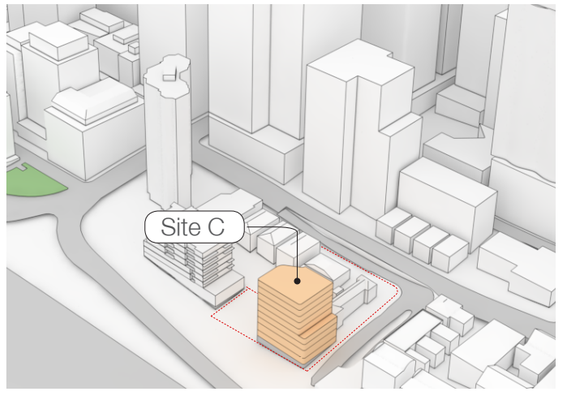


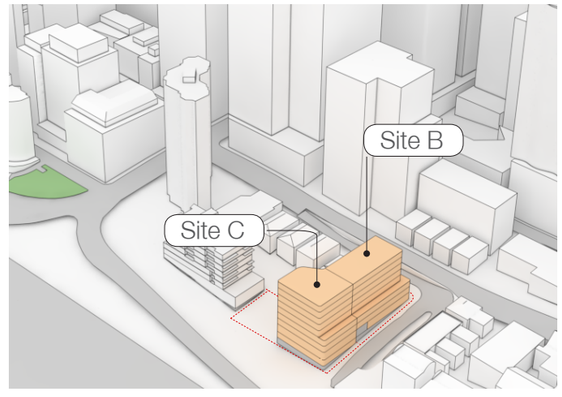










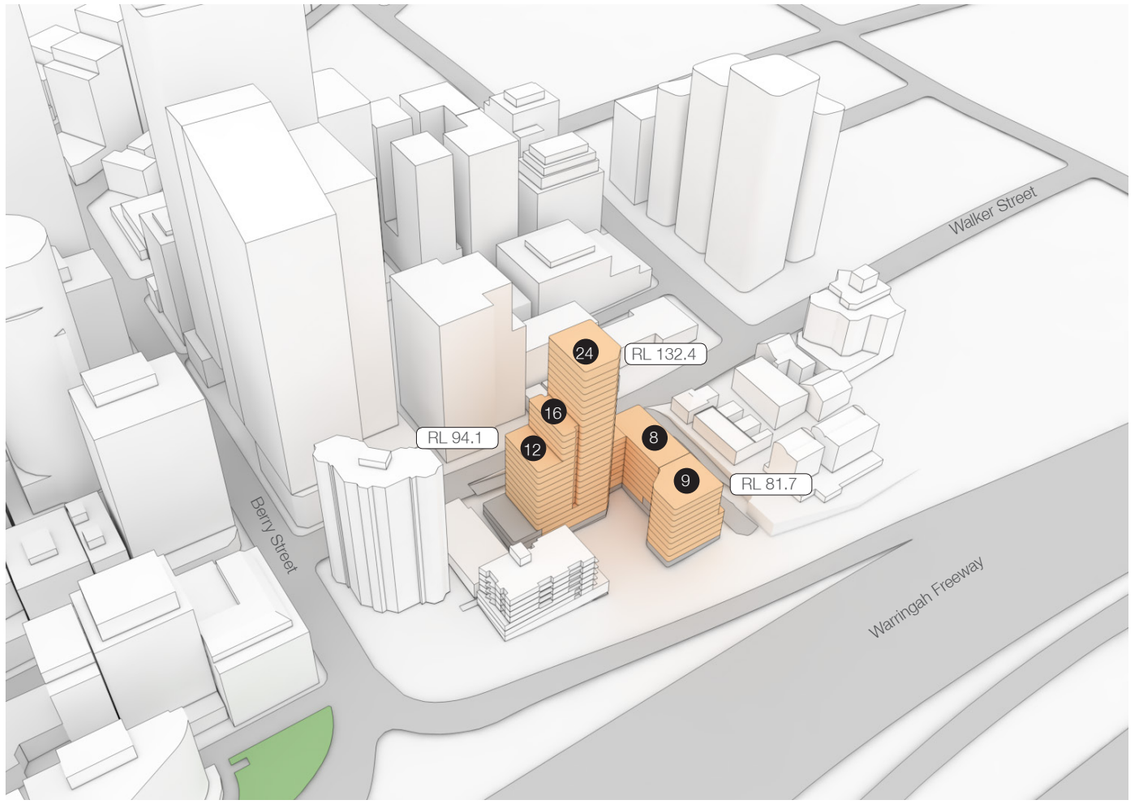


8.3 Massing diagrams

Concept Design 1 - View 1



Concept Design 1 - View 2



Panel Recommendations	
Incorporation of properties on Hampden Street	●
Consolidation with properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
Provision of well connected open space	●

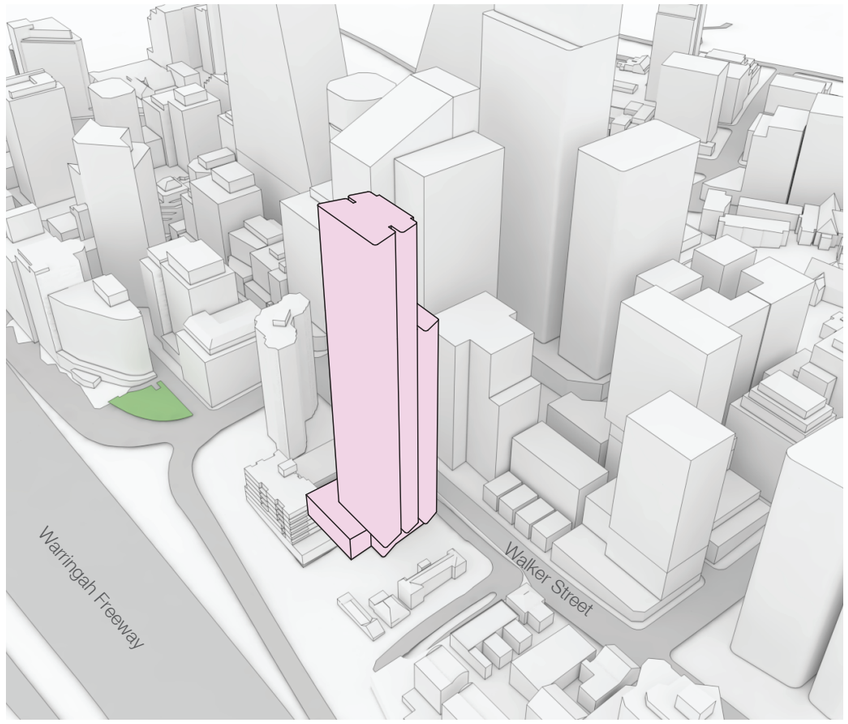
Council Design Recommendations	
No overshadowing of Doris Fitton Park	●
Height transition	●
Street wall	●

Community concerns/feedback	
Transparency over the design scheme and urban outcome	●
View sharing	●
Design that respect all the heritage listed properties in proximity with the site	●
Attractive architecture and built form	●
Height control and transition adequately managed	●
Retain of existing street and parking conditions on both Walker St and Hampden St	●
Concern over traffic congestion	●
Community garden on Hampden Street retained and enhance	●
Landscape design to beautify the street	●

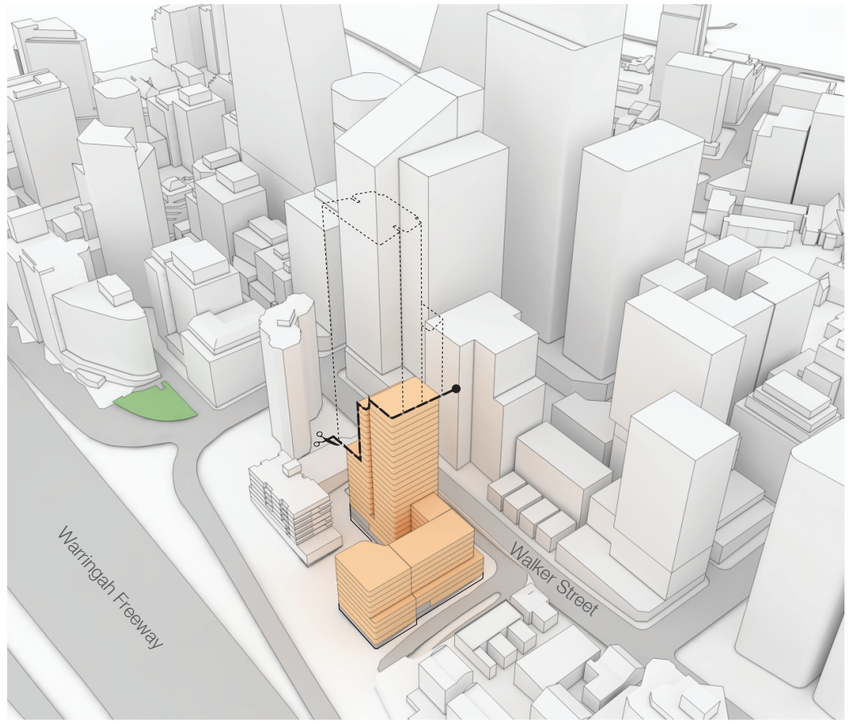
Separate Land Holdings Study

The Separate Land holding Study represents a considerable reduction the building height from the earlier Planning Proposal submission.

This proposed height is well aligned with the Council and Sydney North Planning Panel's recommendations. The revised height was presented at the community engagement sessions with a favourable response from the community.

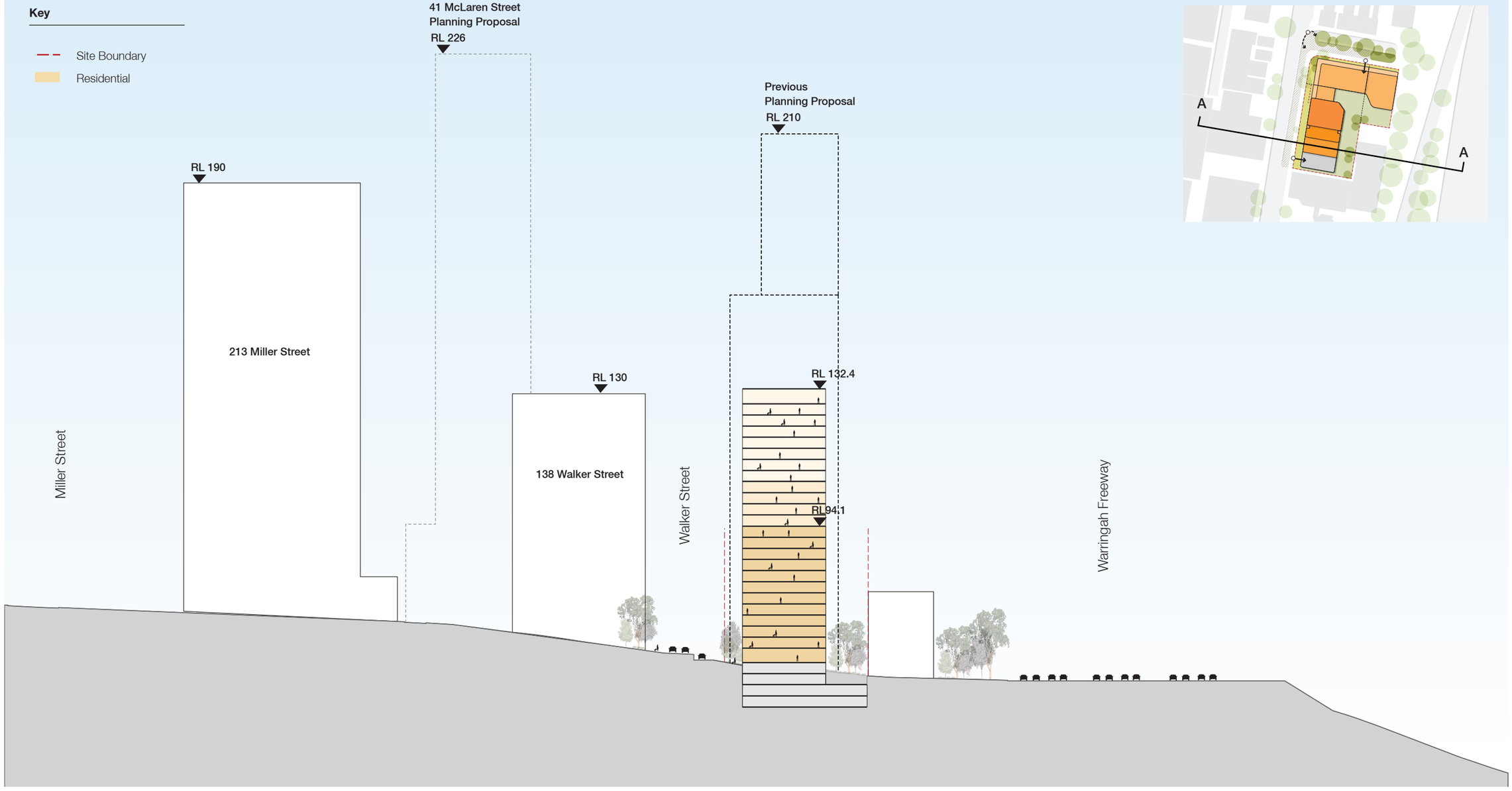


Previous planning proposal for Subject Site



Proposed development envelope demonstrating difference in scale.

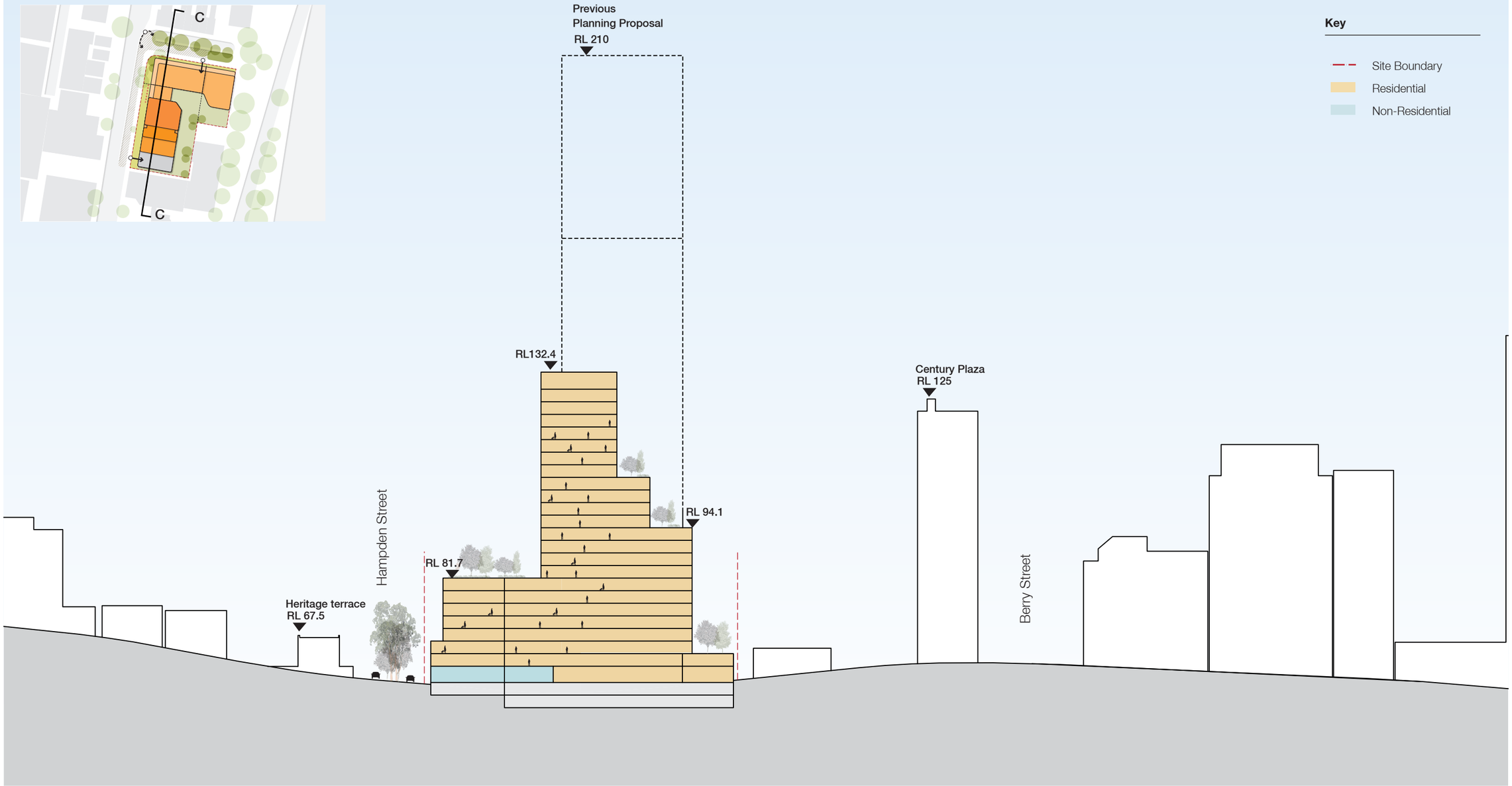
8.4 Reference scheme 1 - Section A



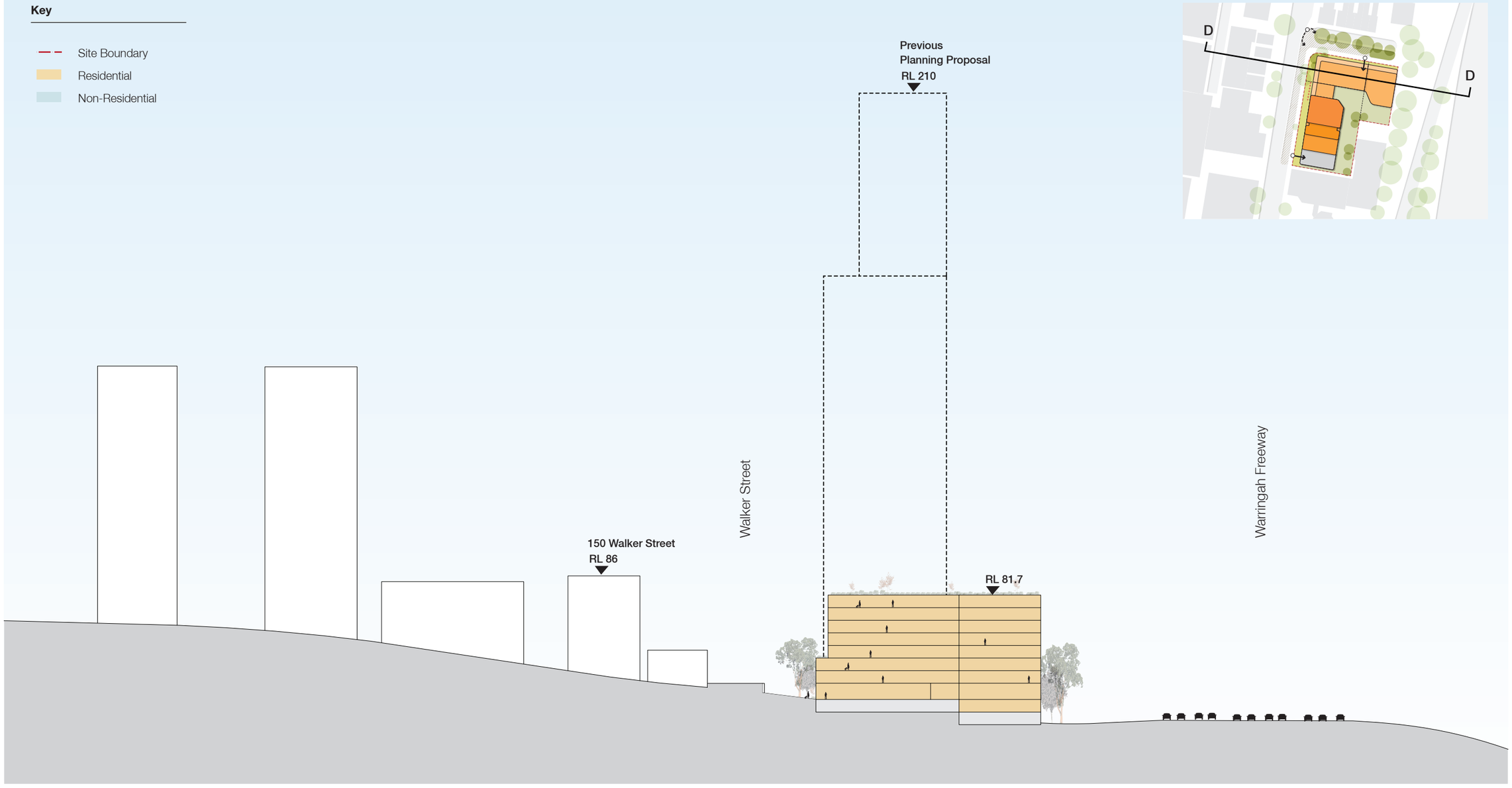
8.5 Site section one



8.6 Site section two



8.7 Site section three



8.8 Views analysis

The potential obstruction to views from existing apartment buildings was a significant concern raised by the local community during. A view assessment was undertaken by SJB to understand the extent of the impact.

The adjacent images shows the potential obstruction to views from four vantage points. The impact is minimal due to a concerted design effort to minimise the bulk of the tower and ensure that view sharing is preserved.

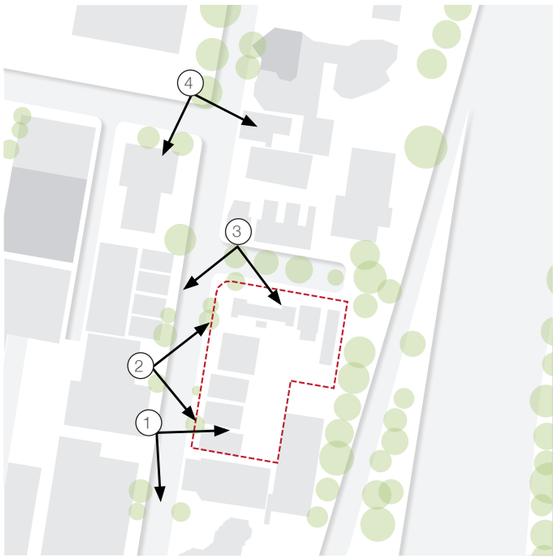
1. View from 138 Walker Street, roof top 128.0 RL



2. View from 138 Walker Street, Unit 1516 88.00 RL



Visual assessment locations



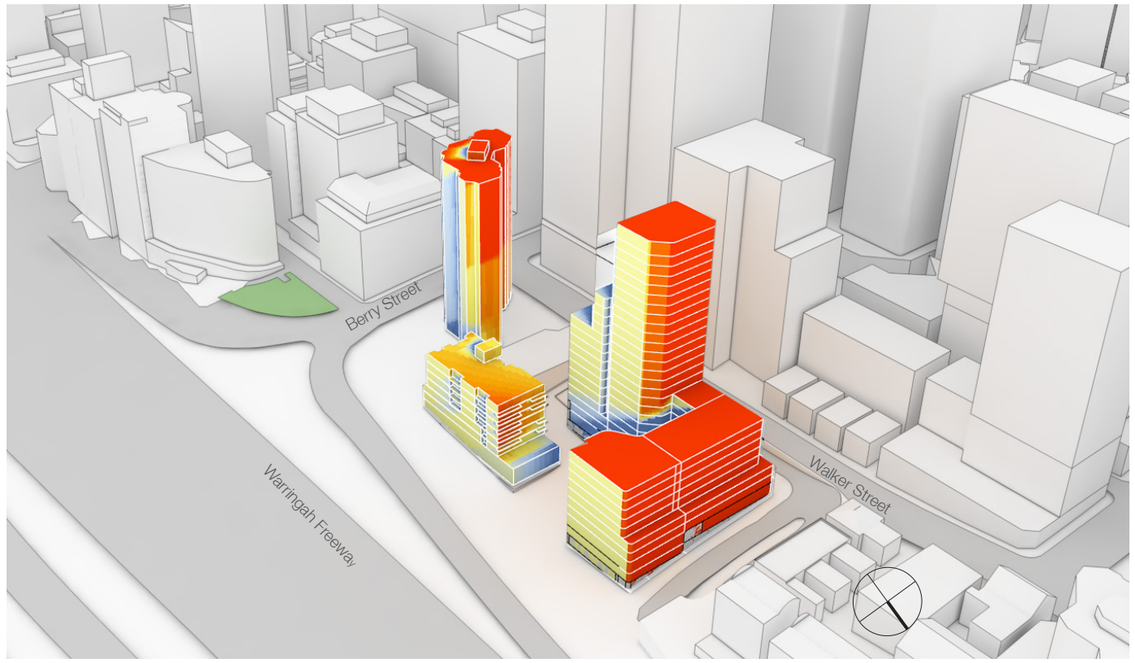
3. View from 2 Hampden Street, Terrace 1st floor 61.57 RL



4. View from 168 MacLaren Street 119.0 RL

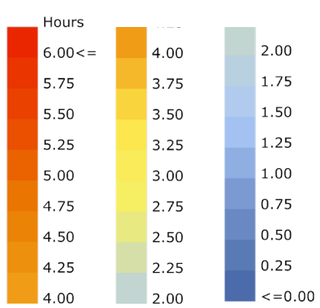


8.9 Solar insolation





Solar impact from the proposed built form has minimal impacts to both the northern facade of 88 Berry Street and Century Plaza.



Shadow analysis undertaken for 171 Walker and 88 Berry identify development under the proposed planning controls is capable of achieving ADG compliance. Note: This analysis is not typically required at the pre-Gateway Determination stage. ADG requirements will continue to apply and will have to be addressed at a DA stage.

8.10 Shadow diagrams

The diagrams show the impact of Separate Land Holdings Study shadow in the surrounding area. There is no overshadowing impact to any existing or proposed open space on the 21st June (winter solstice).

The shadow analysis reflects the proposed envelope within the context of existing and proposed buildings in the local area, such as the Ward Street Precinct Masterplan, as well as PPs, and DAs approved and under consideration.



9am



10am



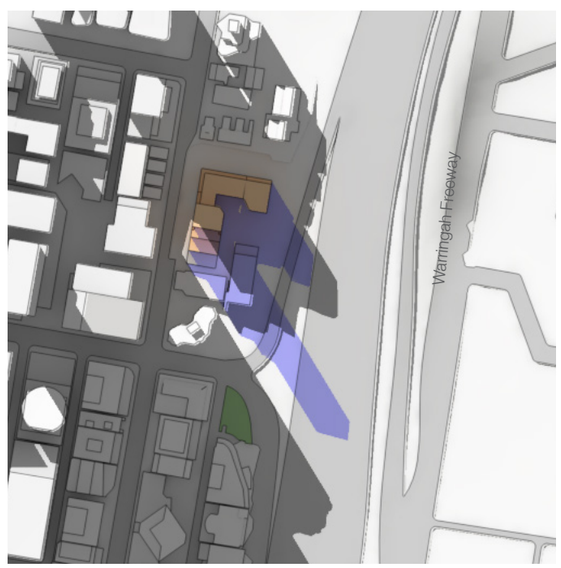
11am



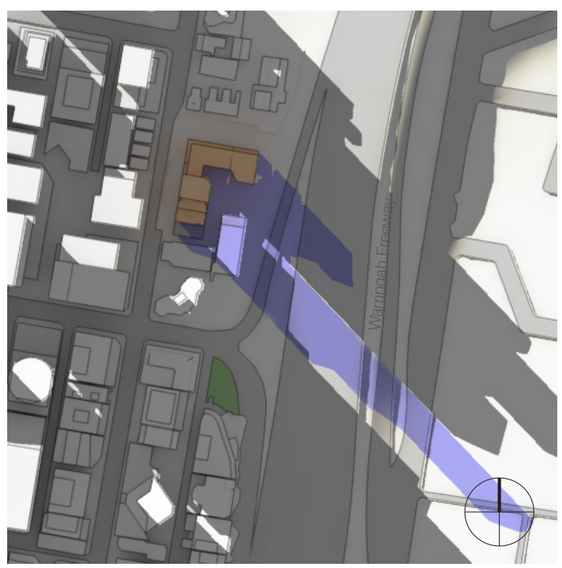
12 noon



1pm



2pm



3pm

8.11 Solar access priorities

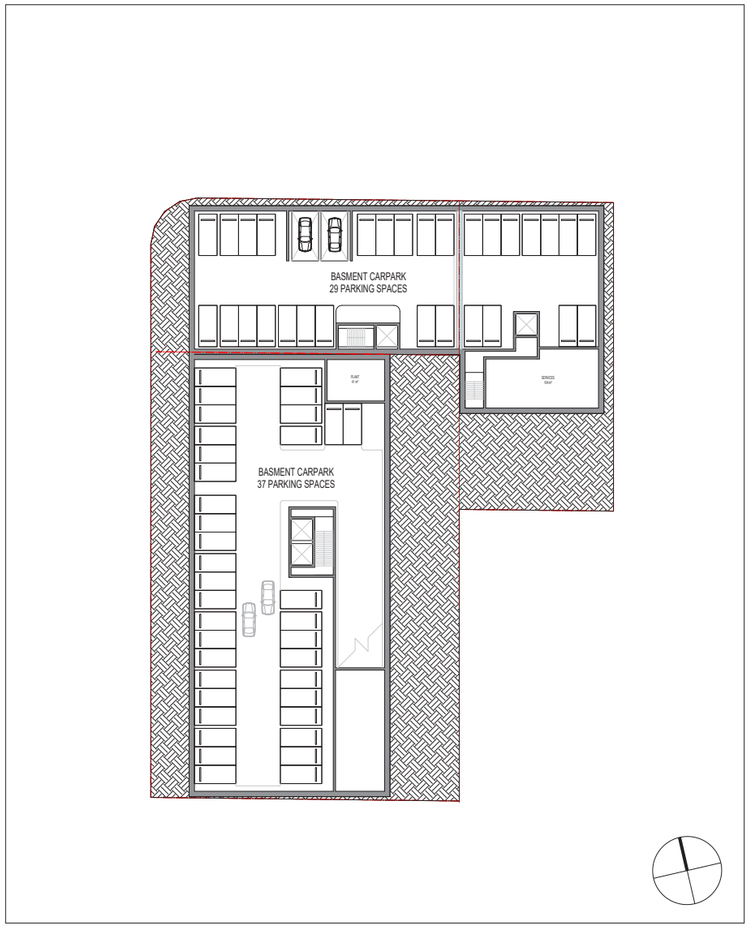
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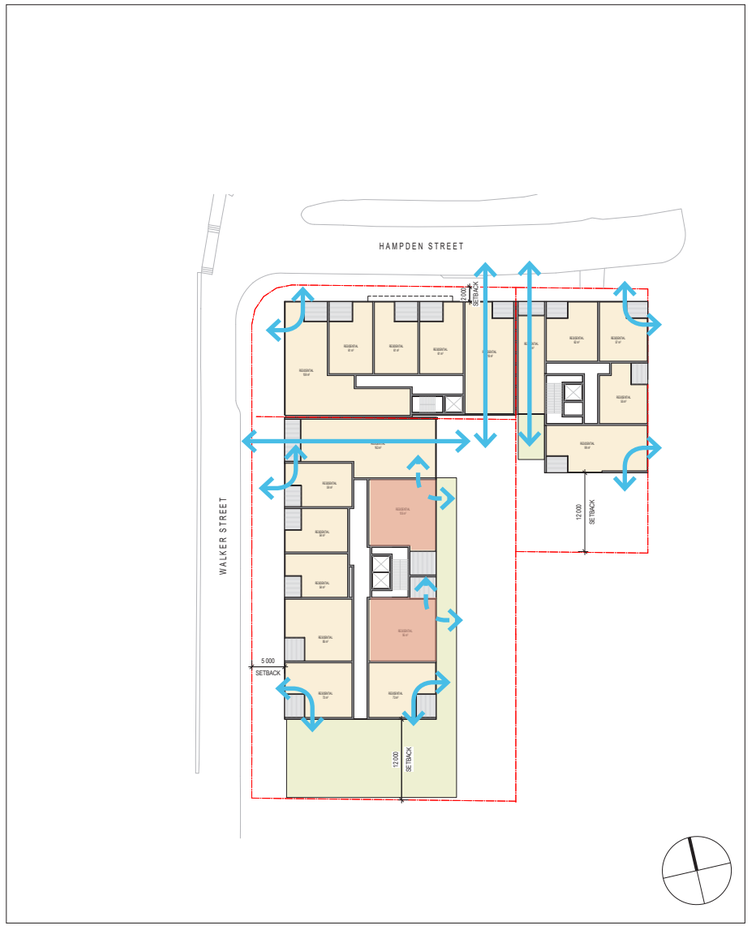
8.12 Envelope test fit (basement - level 2)



Basement (typical)



Ground floor

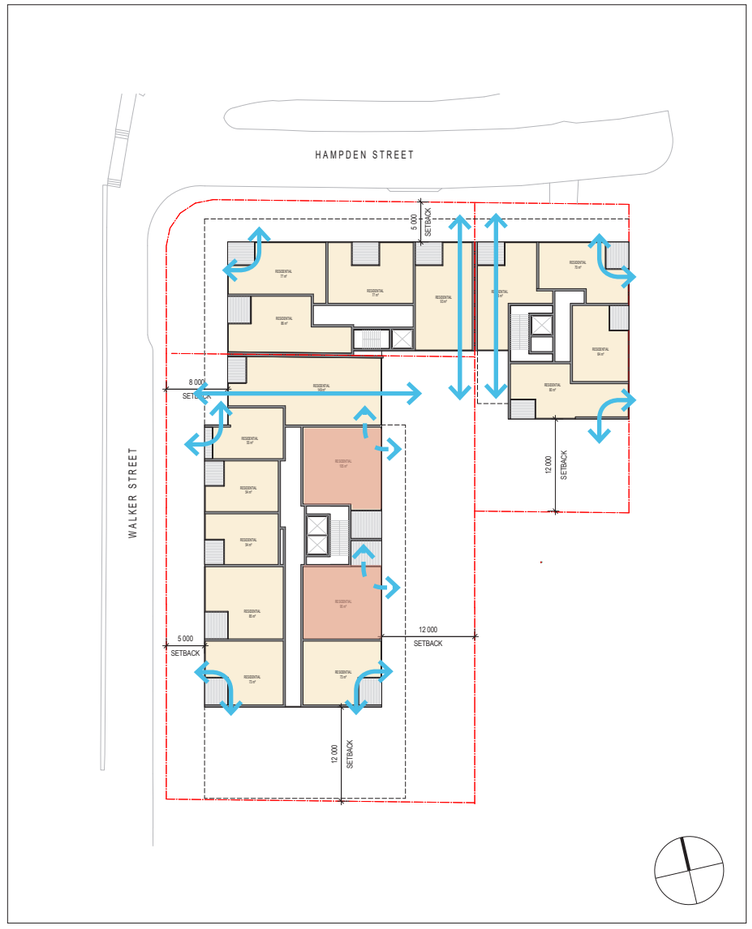


Levels 1 to 2

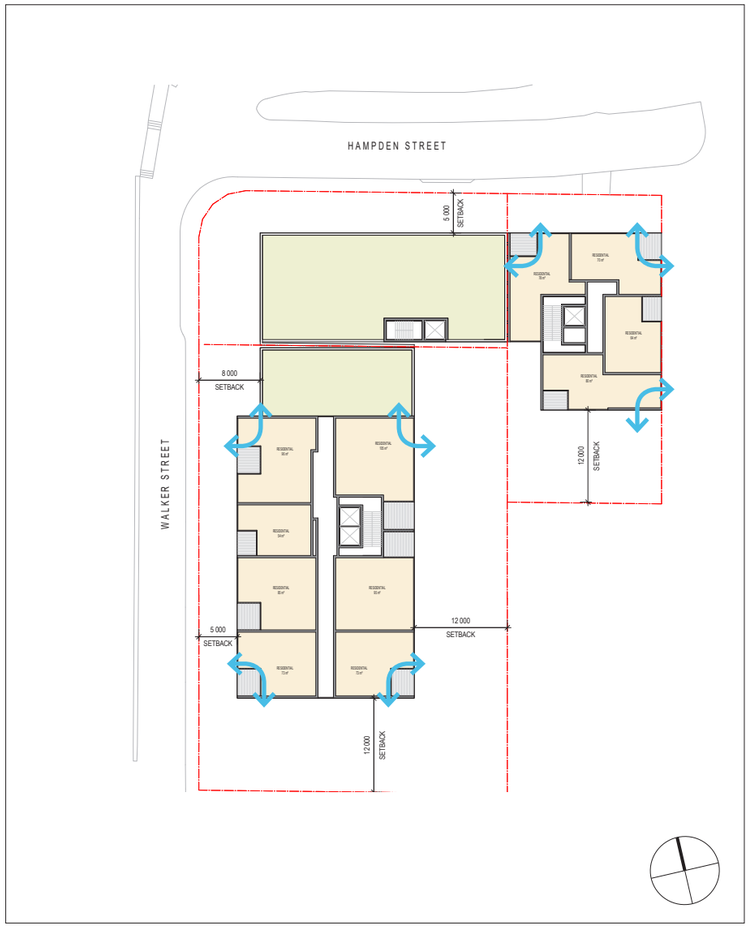
Key

- Site Boundary
- Cross Ventilation
- Cross Ventilation can be achieved with alteration
- Apartments which can be altered

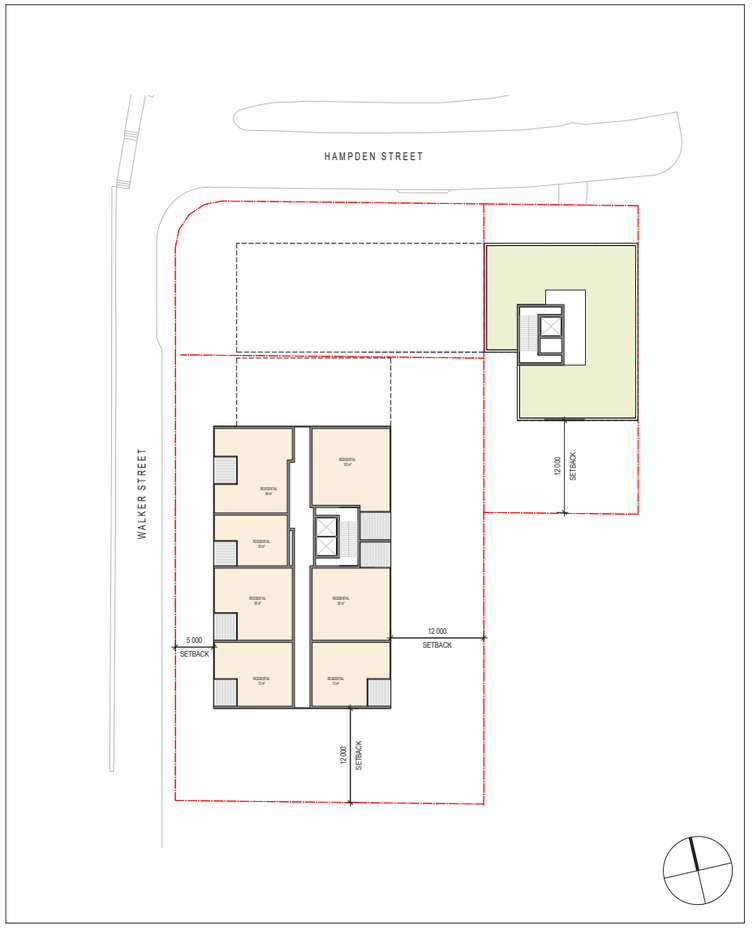
8.13 Envelope test fit (levels 3 to 11)



Levels 3 to 7



Level 8

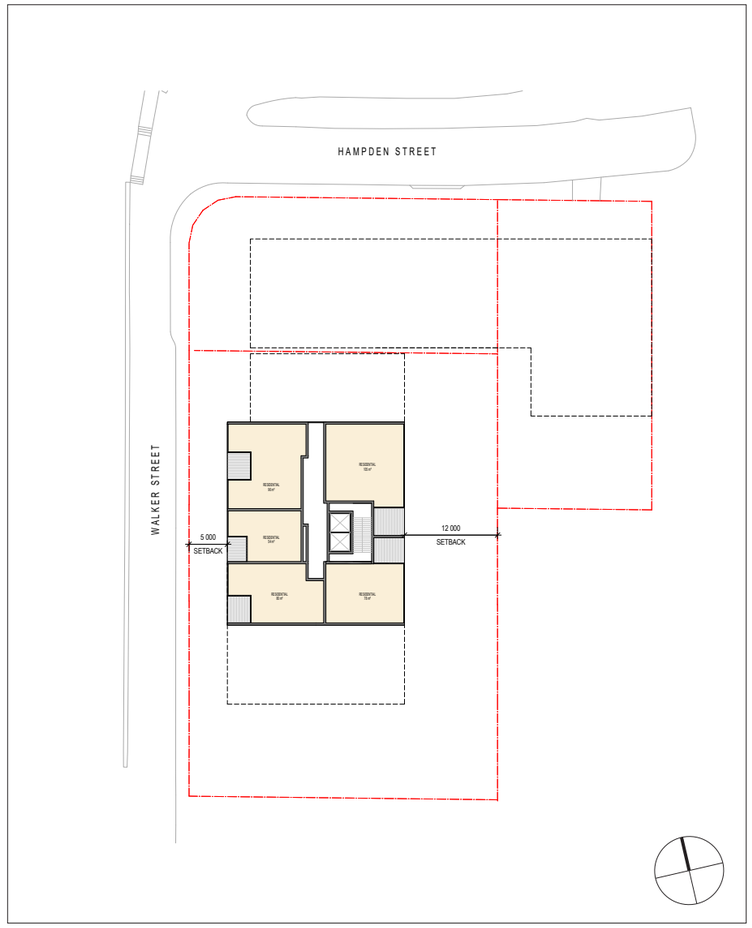


Levels 9 to 11

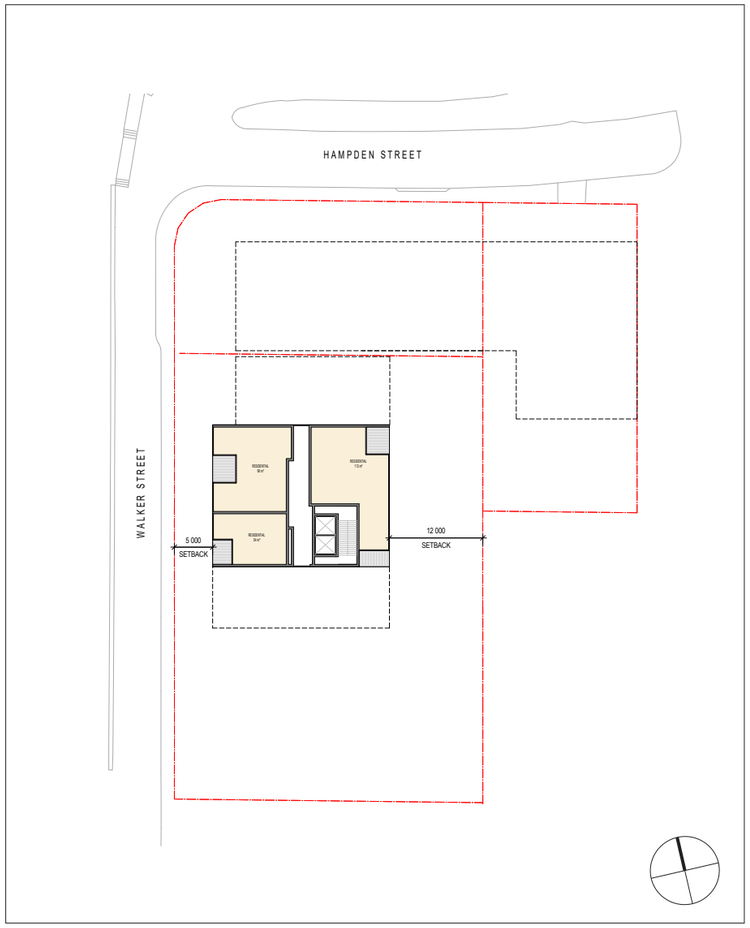
Key

- Site Boundary
- Cross Ventilation
- Cross Ventilation can be achieved with alteration
- Apartments which can be altered

8.14 Envelope test fit (levels 12 - 23)



Levels 12 to 15



Level 16 to 23

Appendix 2:

Ward Street Precinct Masterplan Report Extract

9

Key design principles from the Ward Street Precinct Masterplan undertaken by Hassell on behalf of North Sydney Council have informed the built form considerations of this proposal.

Architecture
Interior Design
Landscape Architecture
Planning
Urban Design

Australia
China
Hong Kong
Singapore
United Kingdom
United States of America

WARD STREET PRECINCT MASTERPLAN

MASTERPLAN REPORT FOR COUNCIL ENDORSEMENT



Prepared for North Sydney Council
27 June 2018

HASSELL

Front cover image:
Aerial View of Ward Street Precinct

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Ward Street Precinct Masterplan
Urban Design Report

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02 Executive Summary and Vision — Page 15

03 Strategic Context — Page 31

04 Site Analysis and Constraints Envelope — Page 37

05 Open Space Network — Page 61

06 Built Form Options — Page 89

07 Site Amalgamations and Test Fits — Page 113

A Appendix — Shadow Studies — Page 105

B Appendix — Workshop 2 open space options — Page 141

C Appendix — Workshop 5 built form options — Page 151

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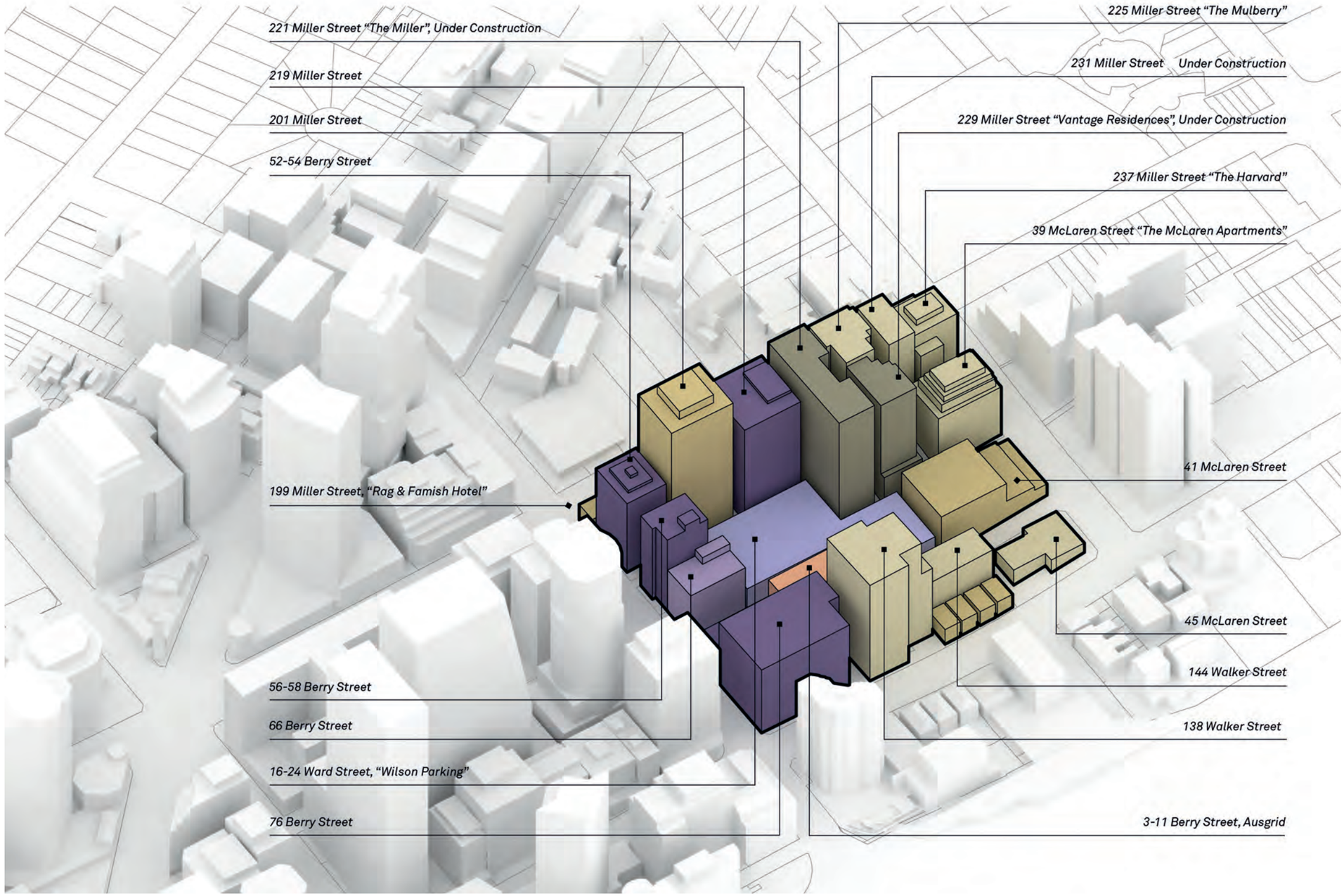
Site Analysis and Constraints Envelope

04

04 Site Analysis and Constraints Envelope

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.



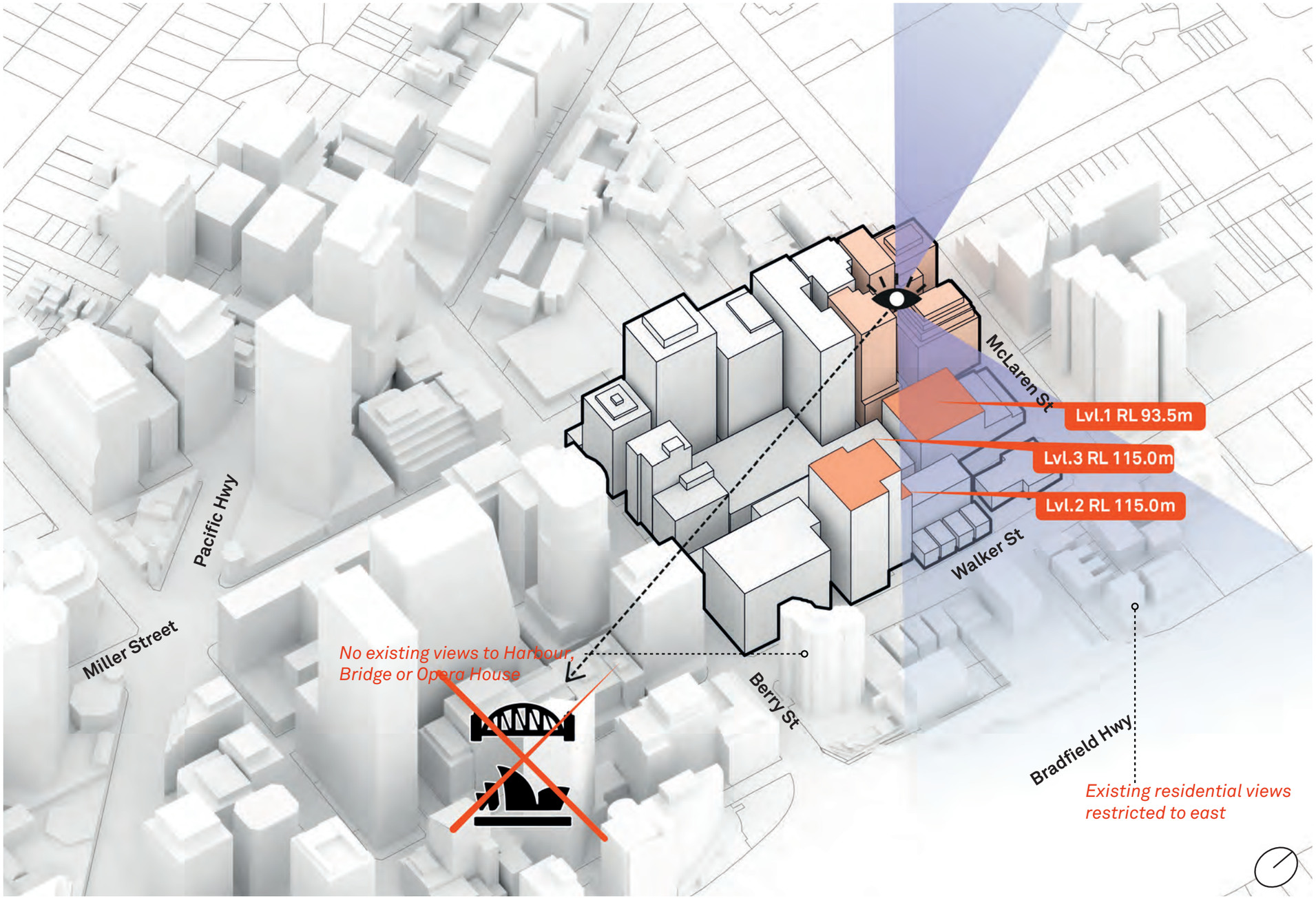
- Residential Strata Schemes
- General Protected Building (Heritage)
- Under Construction
- Carpark - Council Site
- Commercial Strata Scheme
- Single Ownership Building
- Ausgrid Buildings

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.

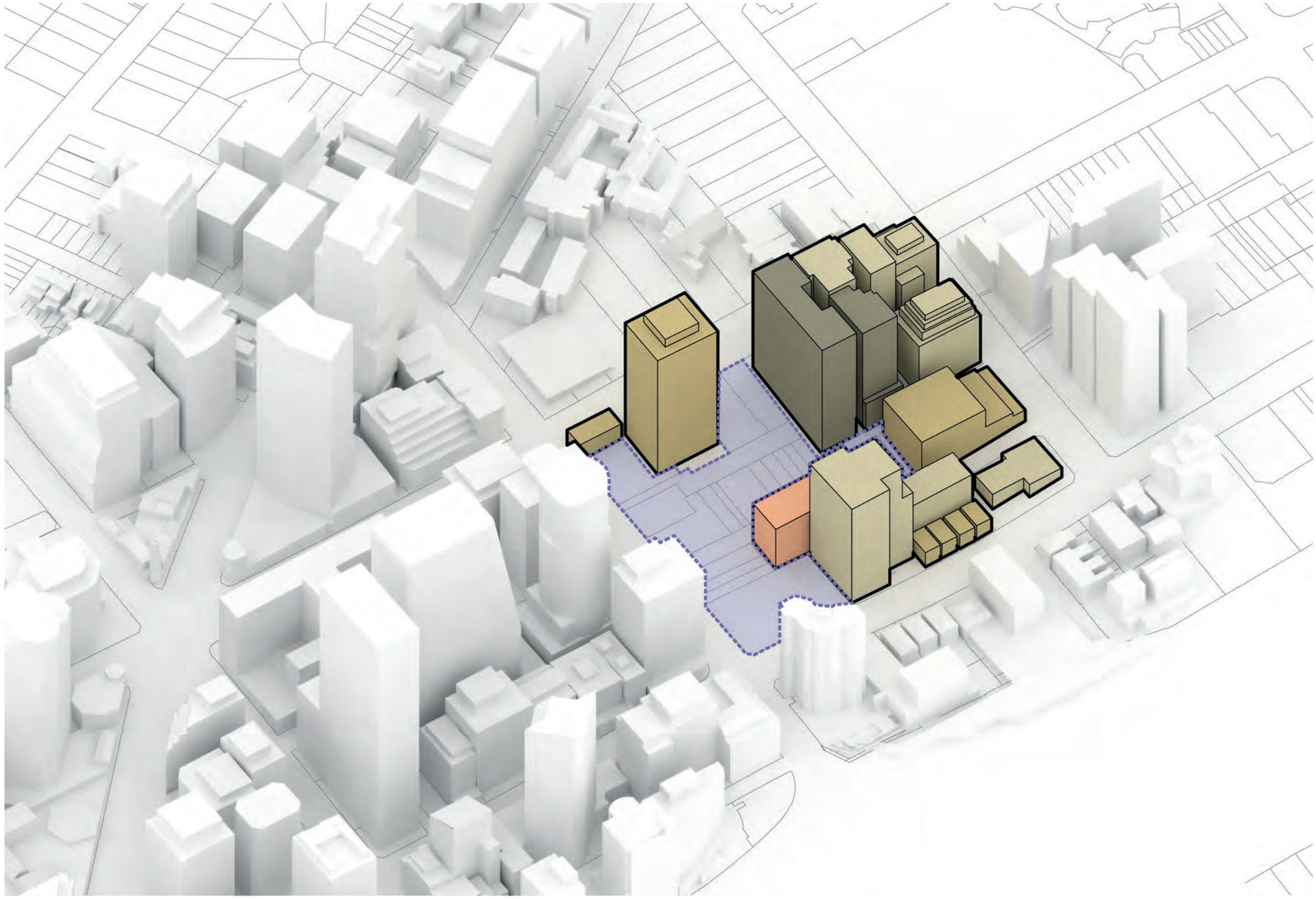
This allows for new development without compromising existing views of the Harbour Bridge or Opera House.



© 2018

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.



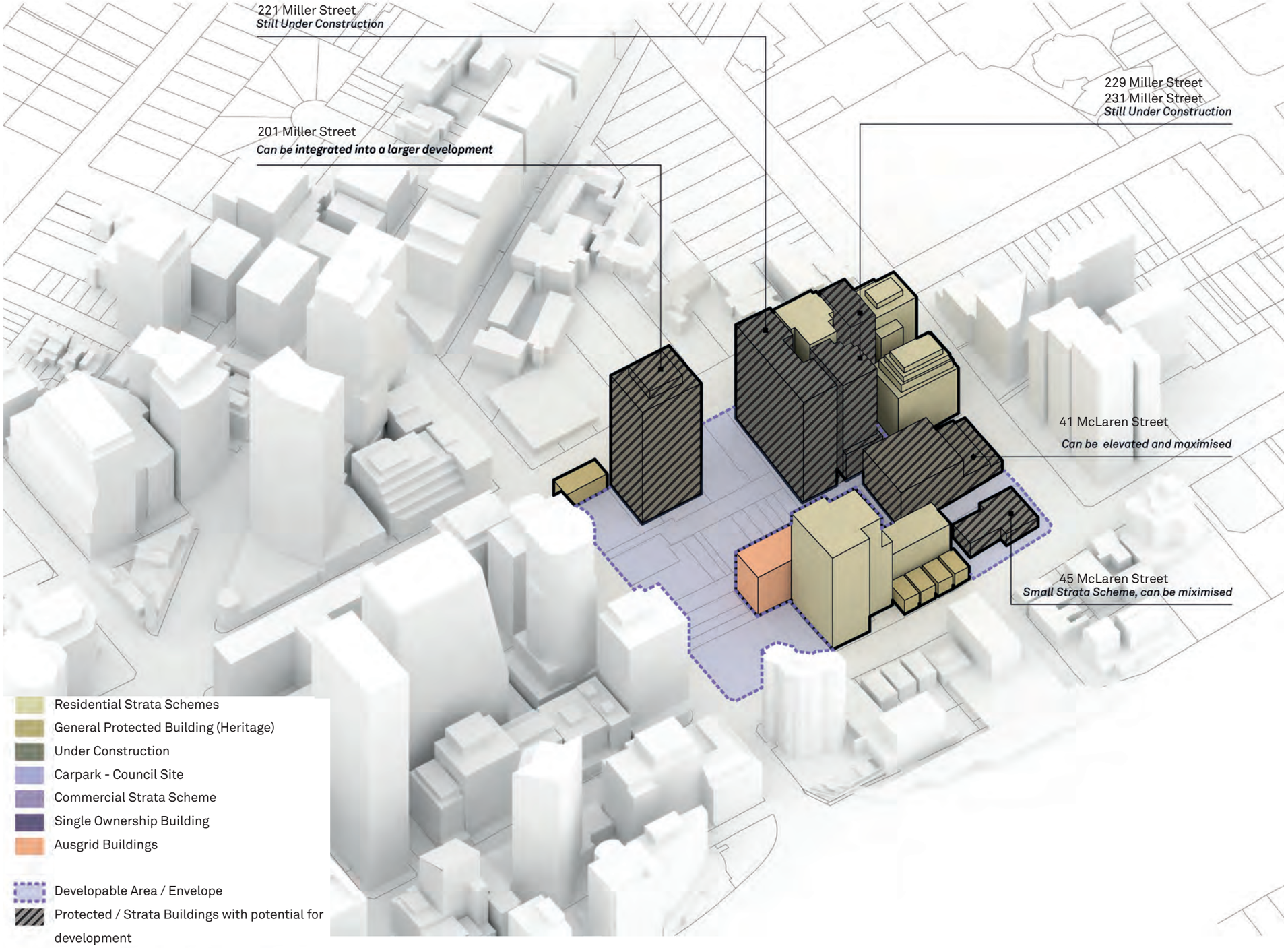
- Residential Strata Schemes
- General Protected Building (Heritage)
- Under Construction
- Carpark - Council Site
- Commercial Strata Scheme
- Single Ownership Building
- Ausgrid Buildings
- Developable Area / Envelope

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.

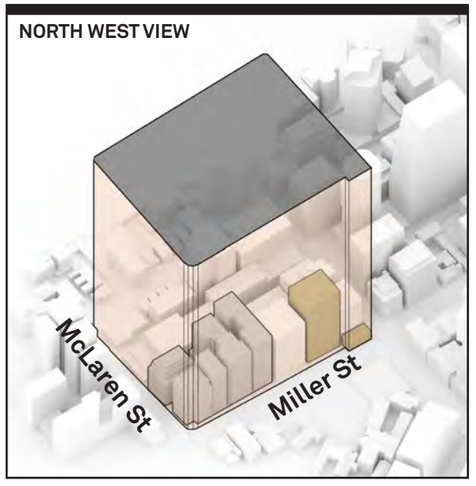


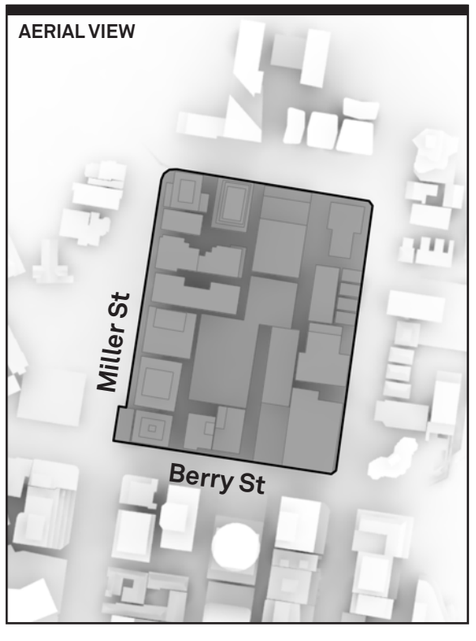
© 2018

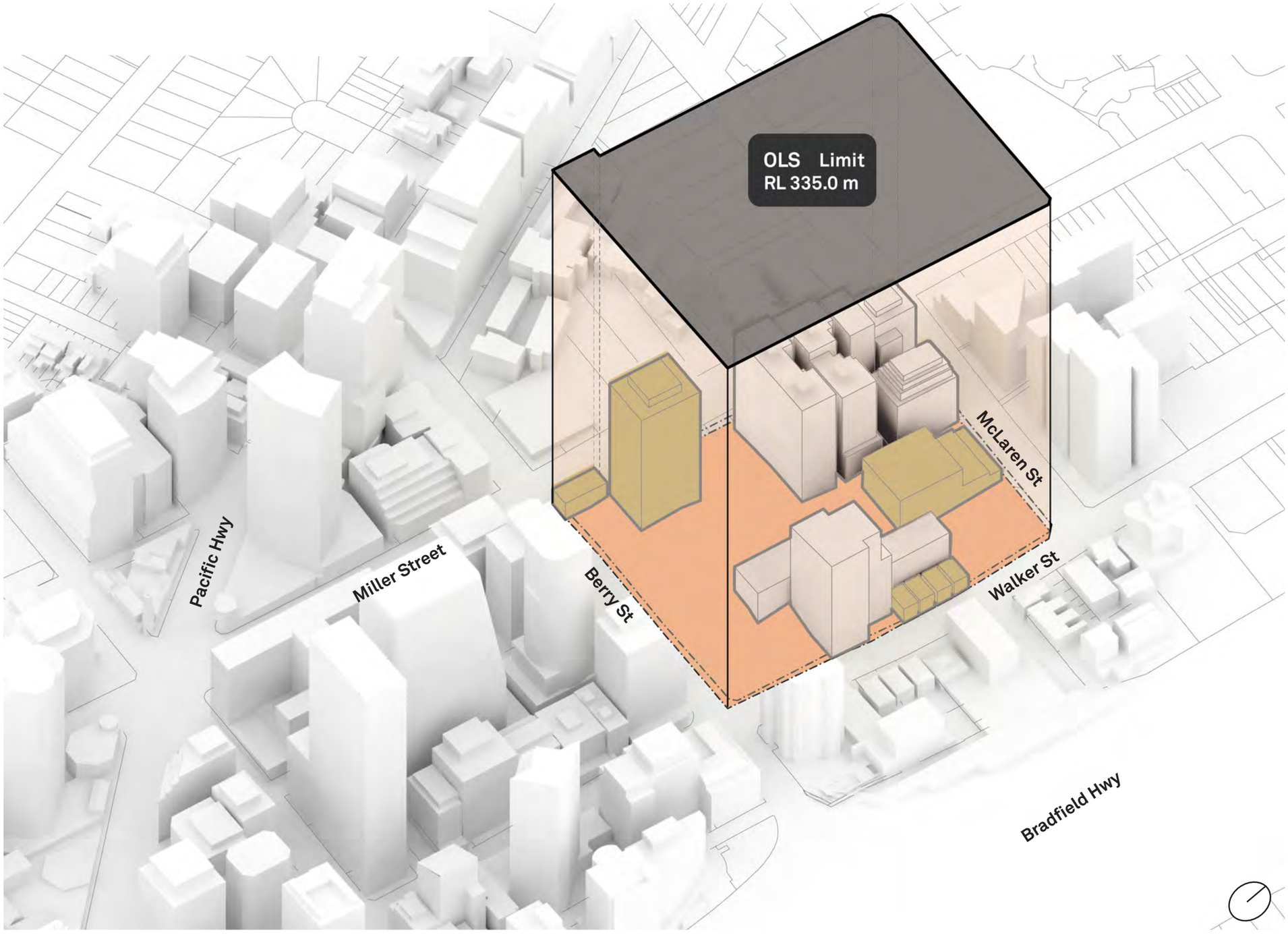
04 Site Analysis and Constraints Envelope

4.13 Maximum Potential Height

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



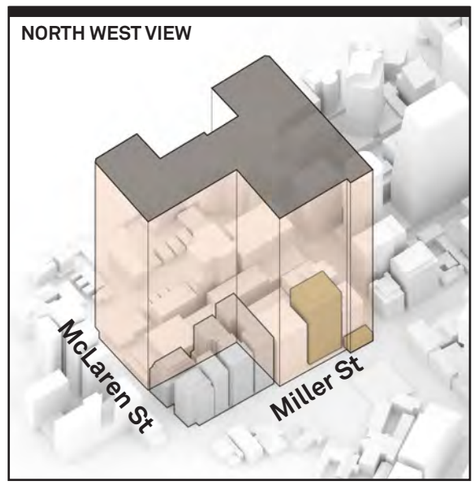




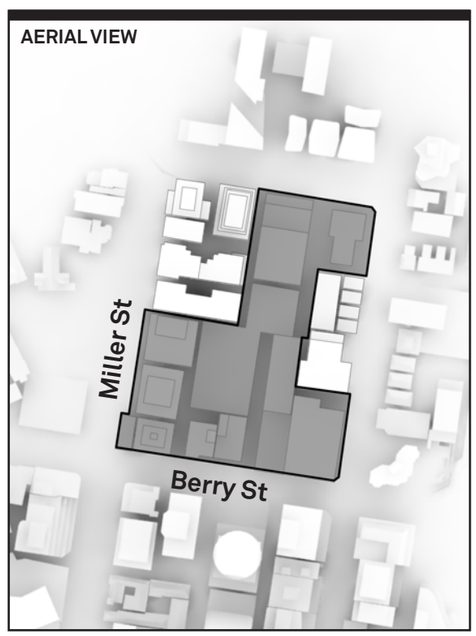
04 Site Analysis and Constraints Envelope

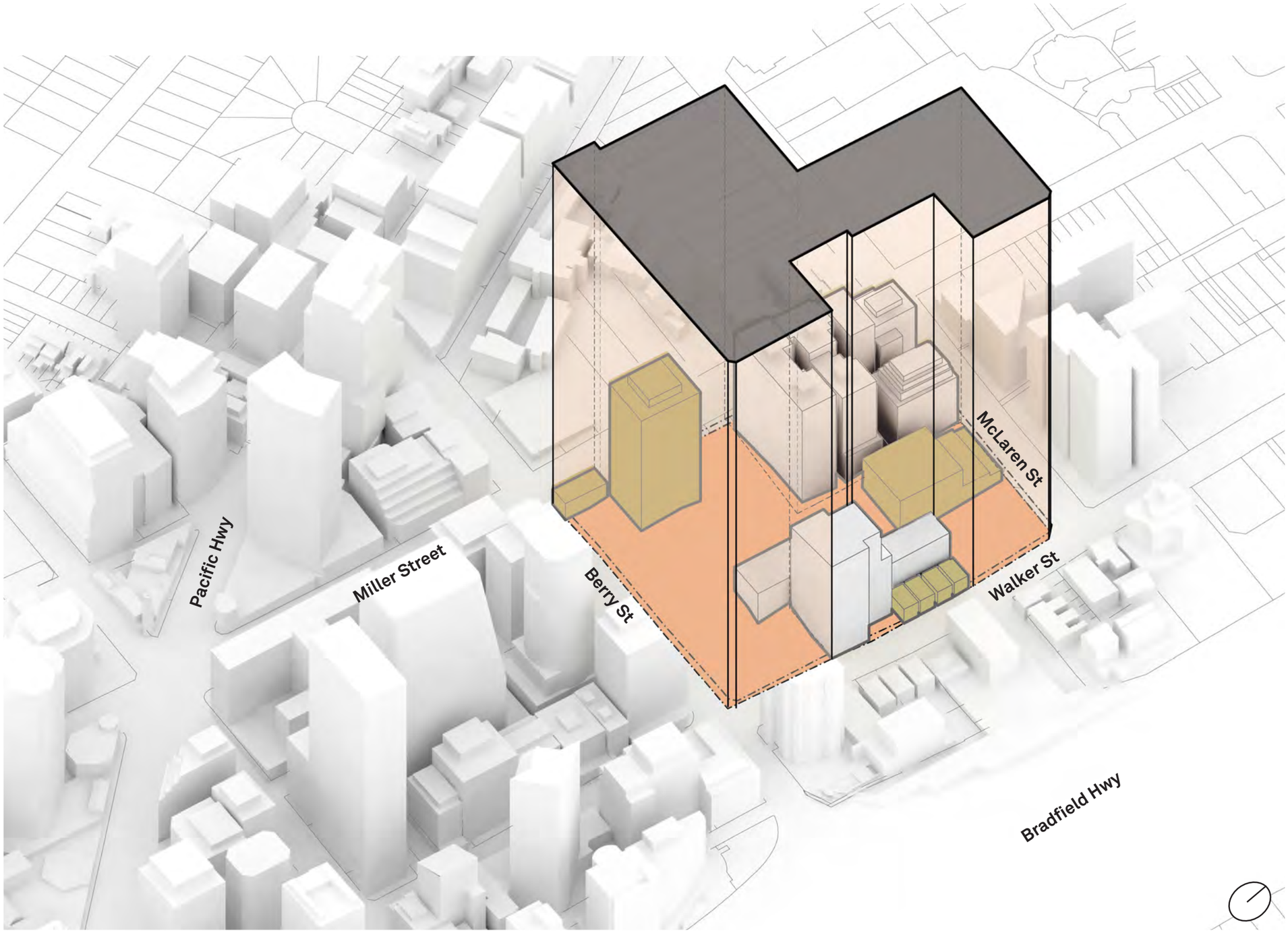
4.14 Sites that are unlikely to change removed

NORTH WEST VIEW



AERIAL VIEW



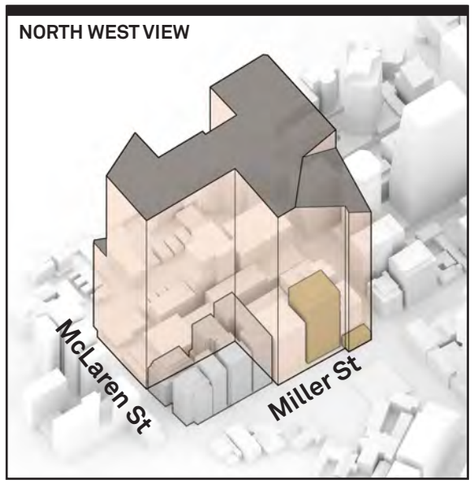


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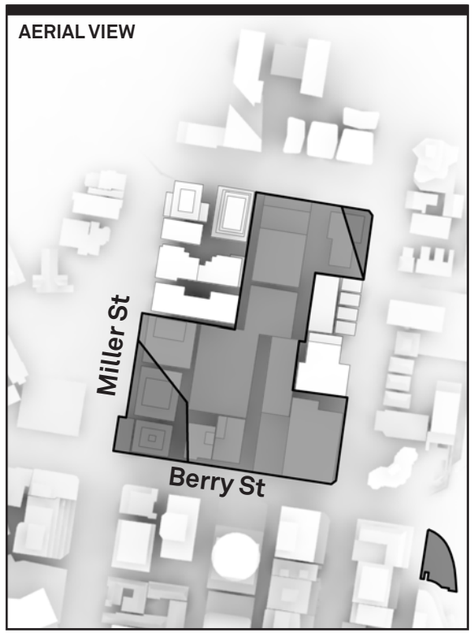
04 Site Analysis and Constraints Envelope

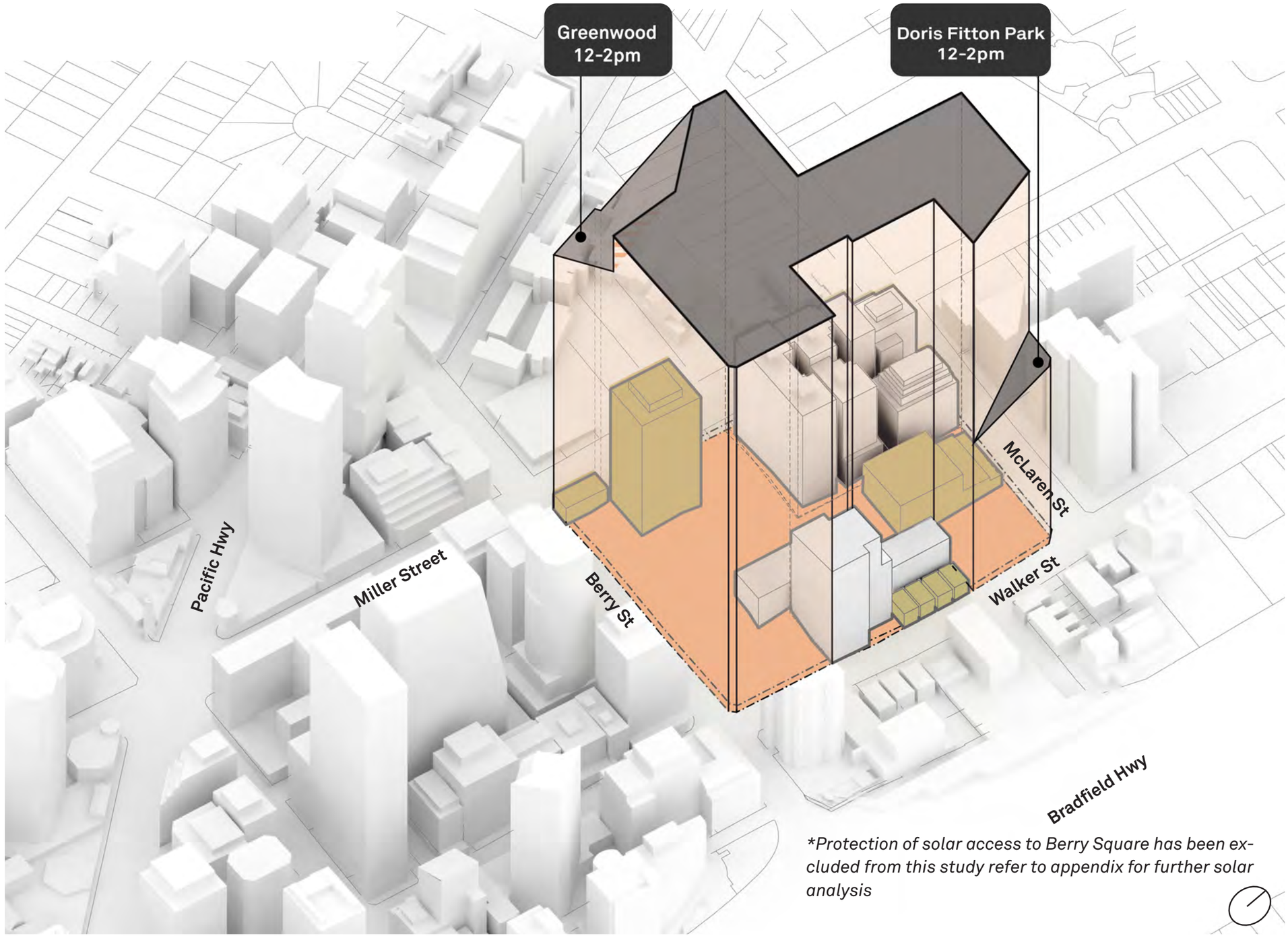
4.15 Protect LEP Special Area Solar Access

NORTH WEST VIEW



AERIAL VIEW

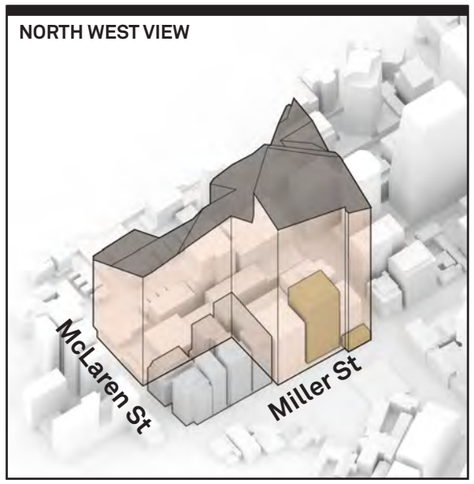




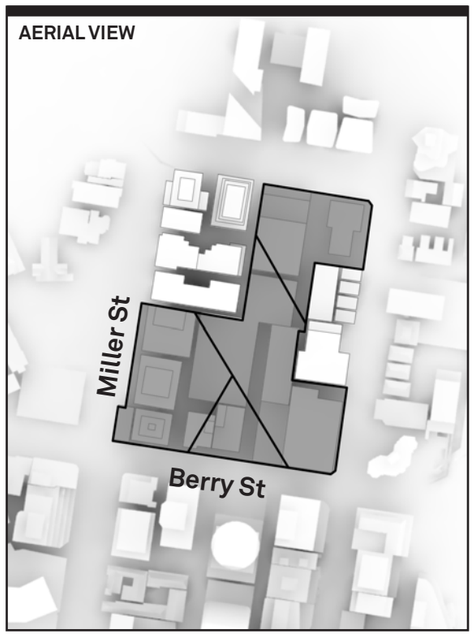
Protection of solar access to Berry Square has been excluded from this study refer to appendix for further solar analysis

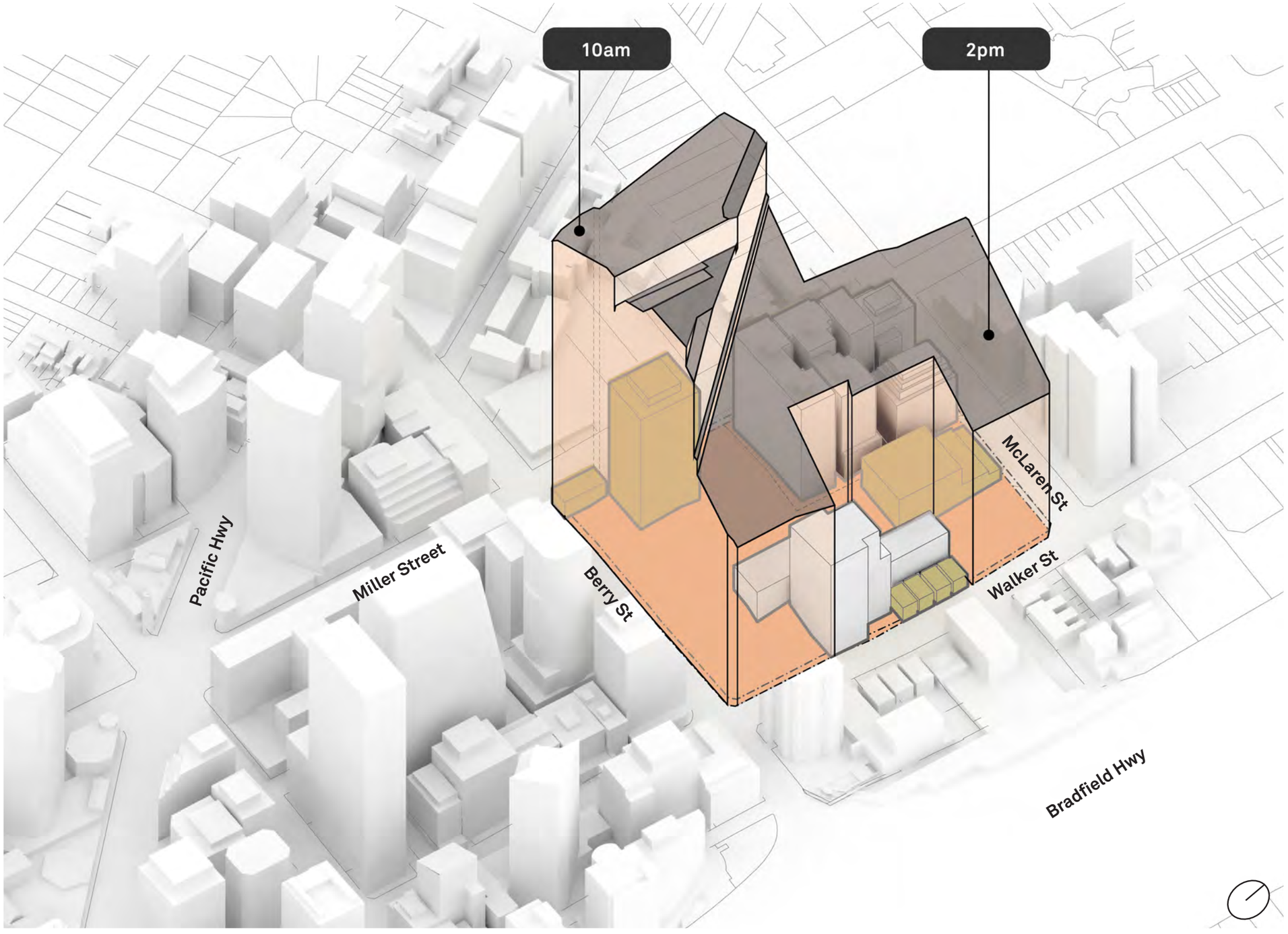
4.16 Protect Solar Access to Non-CBD Residential Properties

NORTH WEST VIEW



AERIAL VIEW





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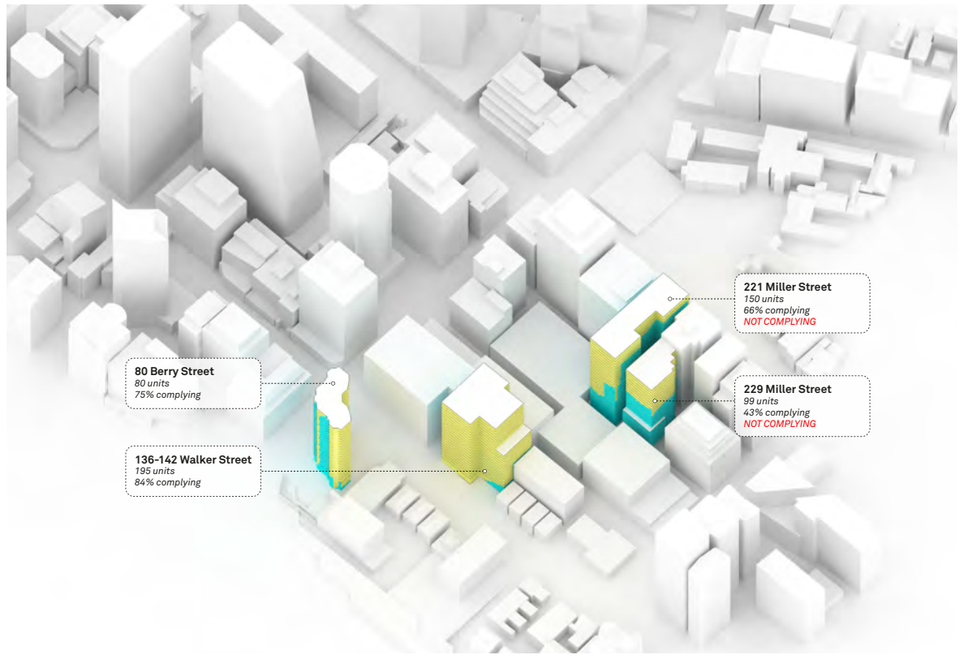
4.17 SEPP 65 Solar Access Provisions and Implications for Ward Street Precinct

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.



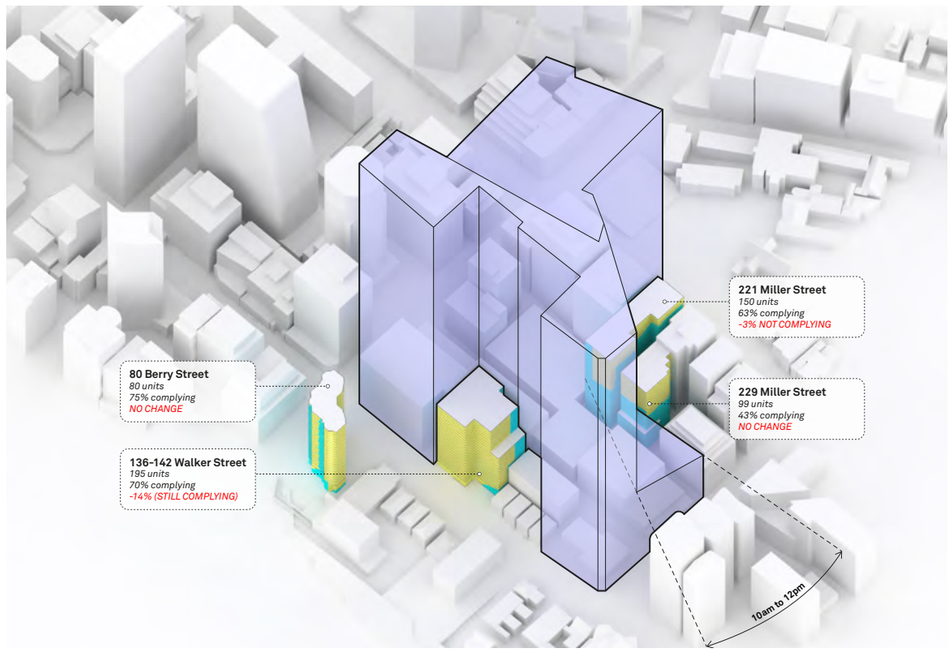




Figure_1.12 229 Miller Street — Approved Plans

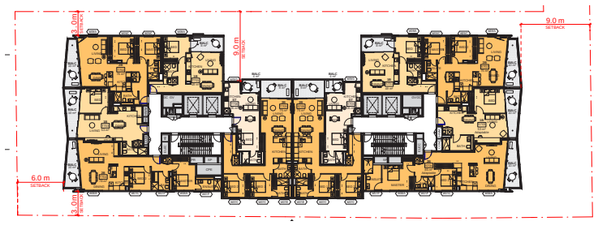


Figure_1.13 221 Miller Street — Approved Plans



Figure_1.14 136-142 Miller Street — Approved Plans

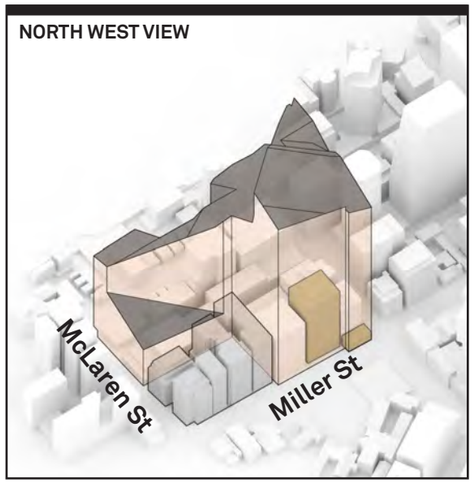


Figure_1.15 80 Berry Street

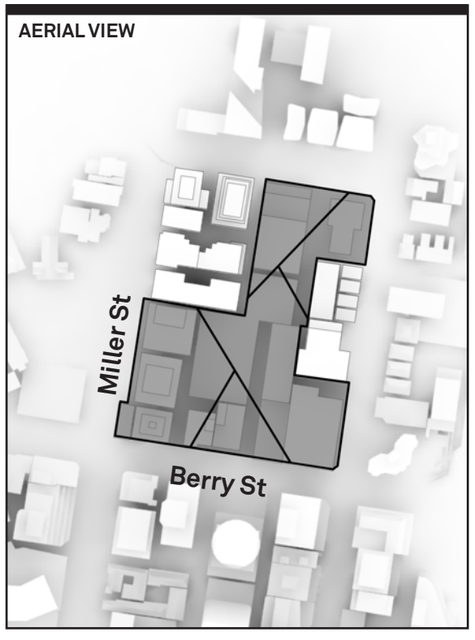
04 Site Analysis and Constraints Envelope

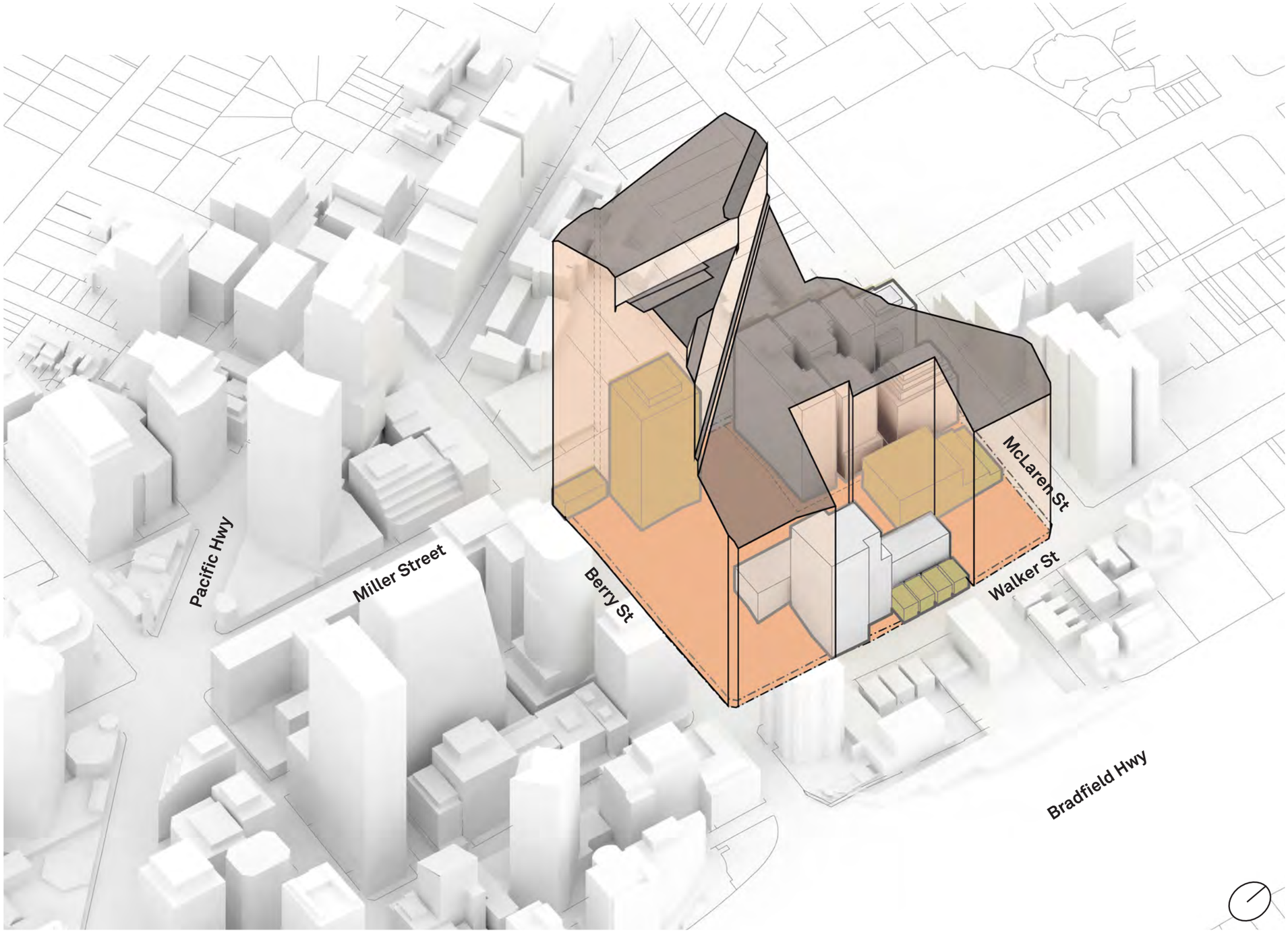
4.18 Protect Solar Access to Residential Properties within and Adjacent to Masterplan Area

NORTH WEST VIEW



AERIAL VIEW



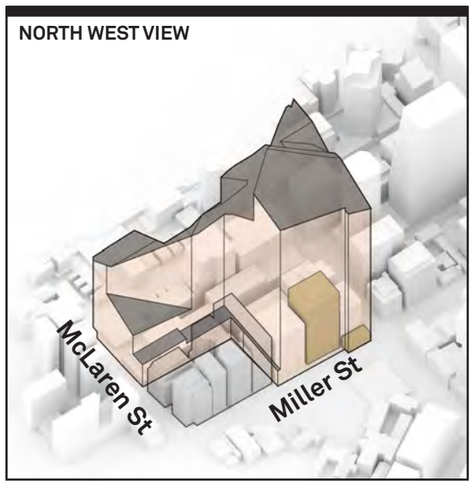


© 2018

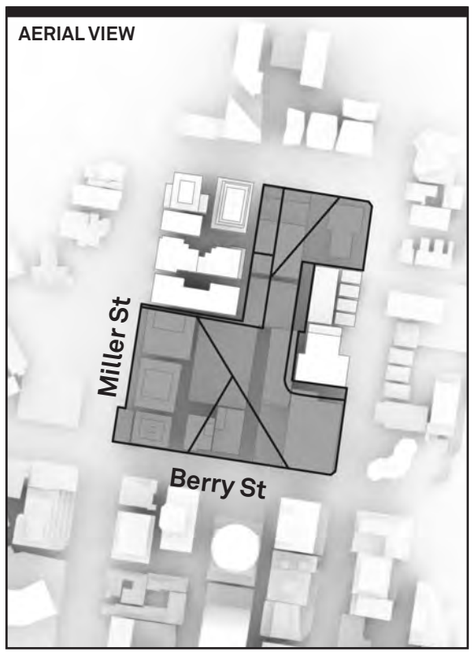
04 Site Analysis and Constraints Envelope

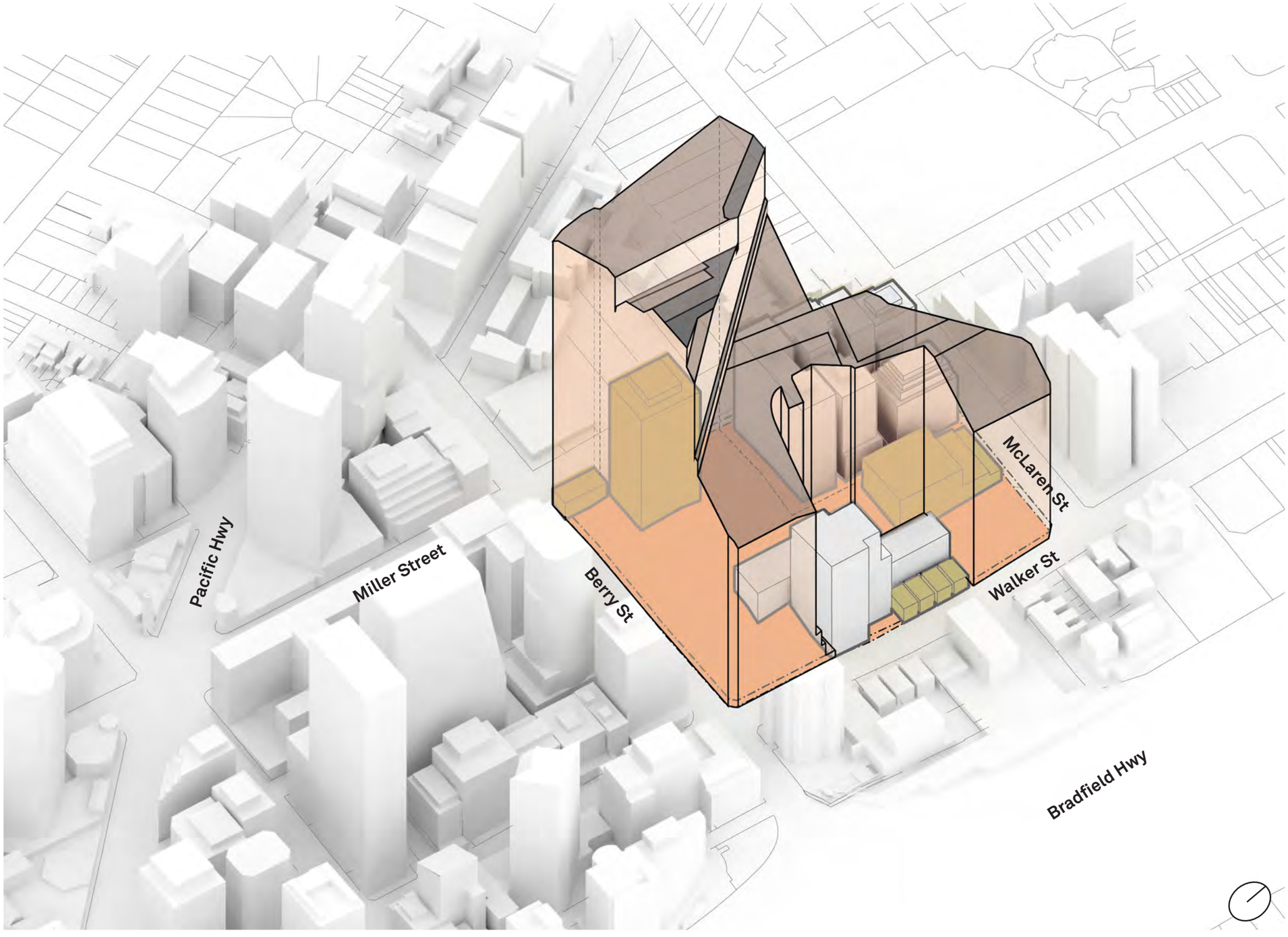
4.19 Provide Building SEPP 65 separation to residential properties within masterplan area

NORTH WEST VIEW



AERIAL VIEW





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:

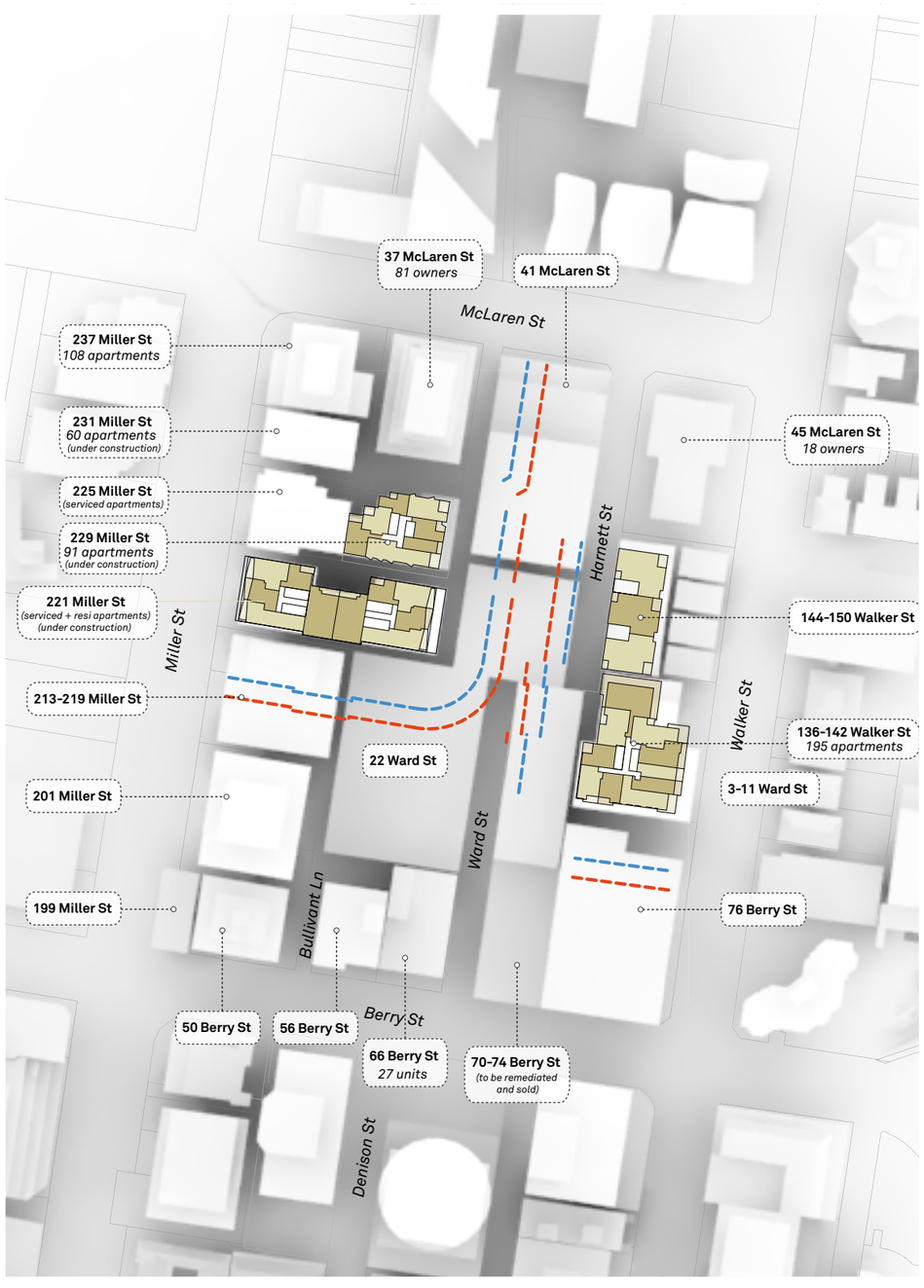
Design Criteria

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**		

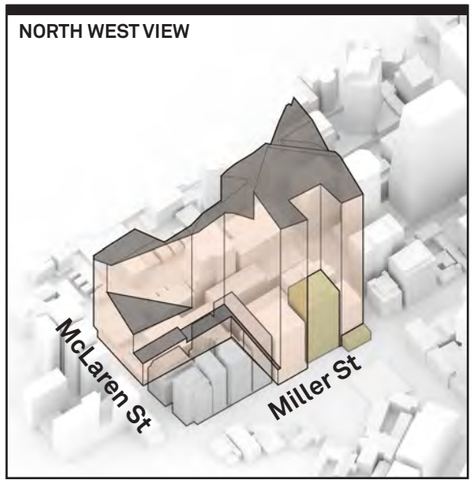
Analysis of building setback restrictions on land adjacent to 41 McLaren Street if submitted planning proposal design is approved

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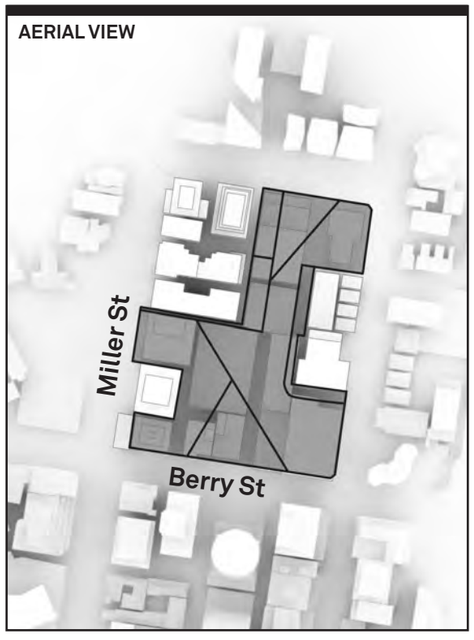
04 Site Analysis and Constraints Envelope

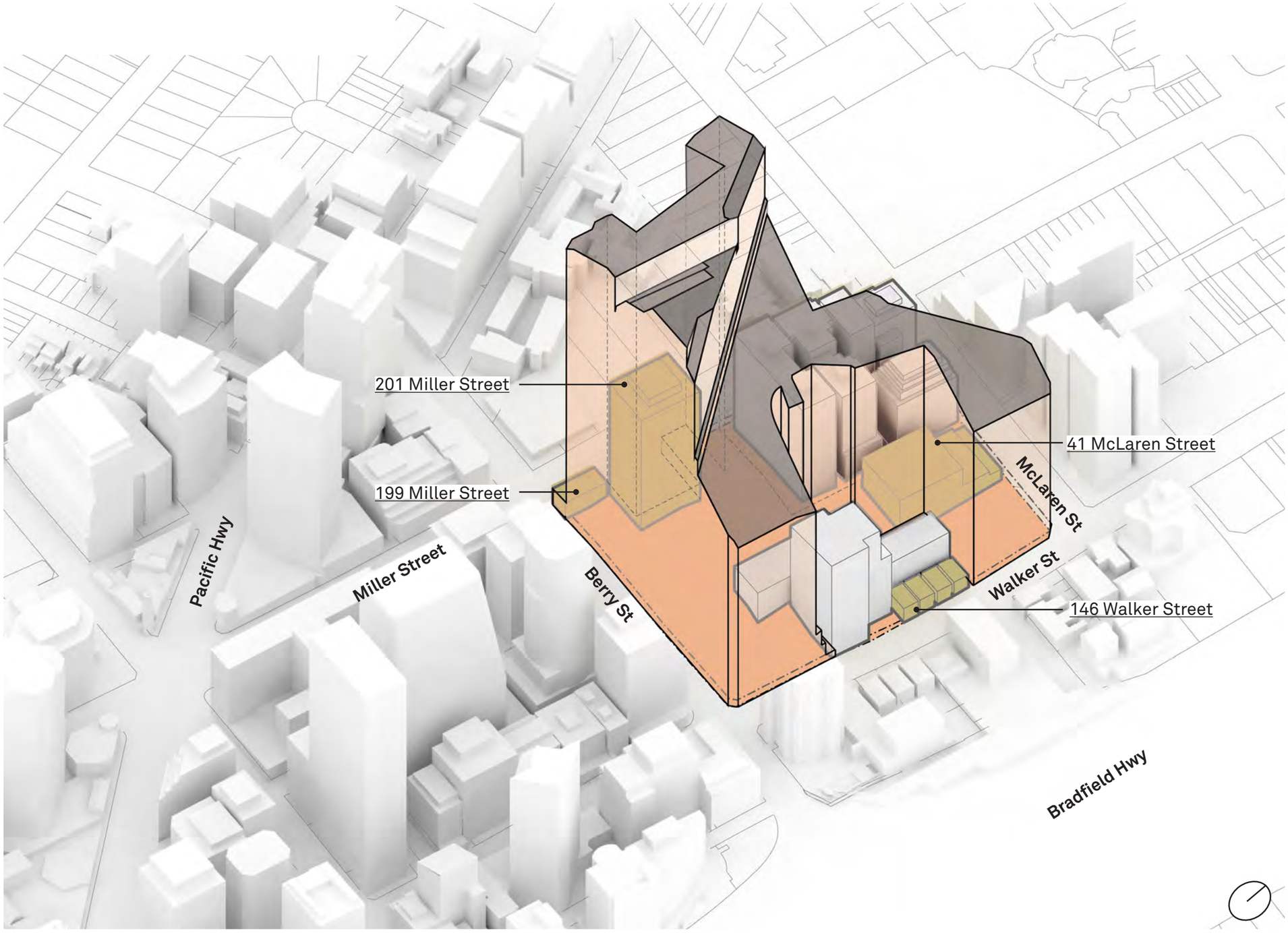
4.21 Integrate Heritage

NORTH WEST VIEW



AERIAL VIEW



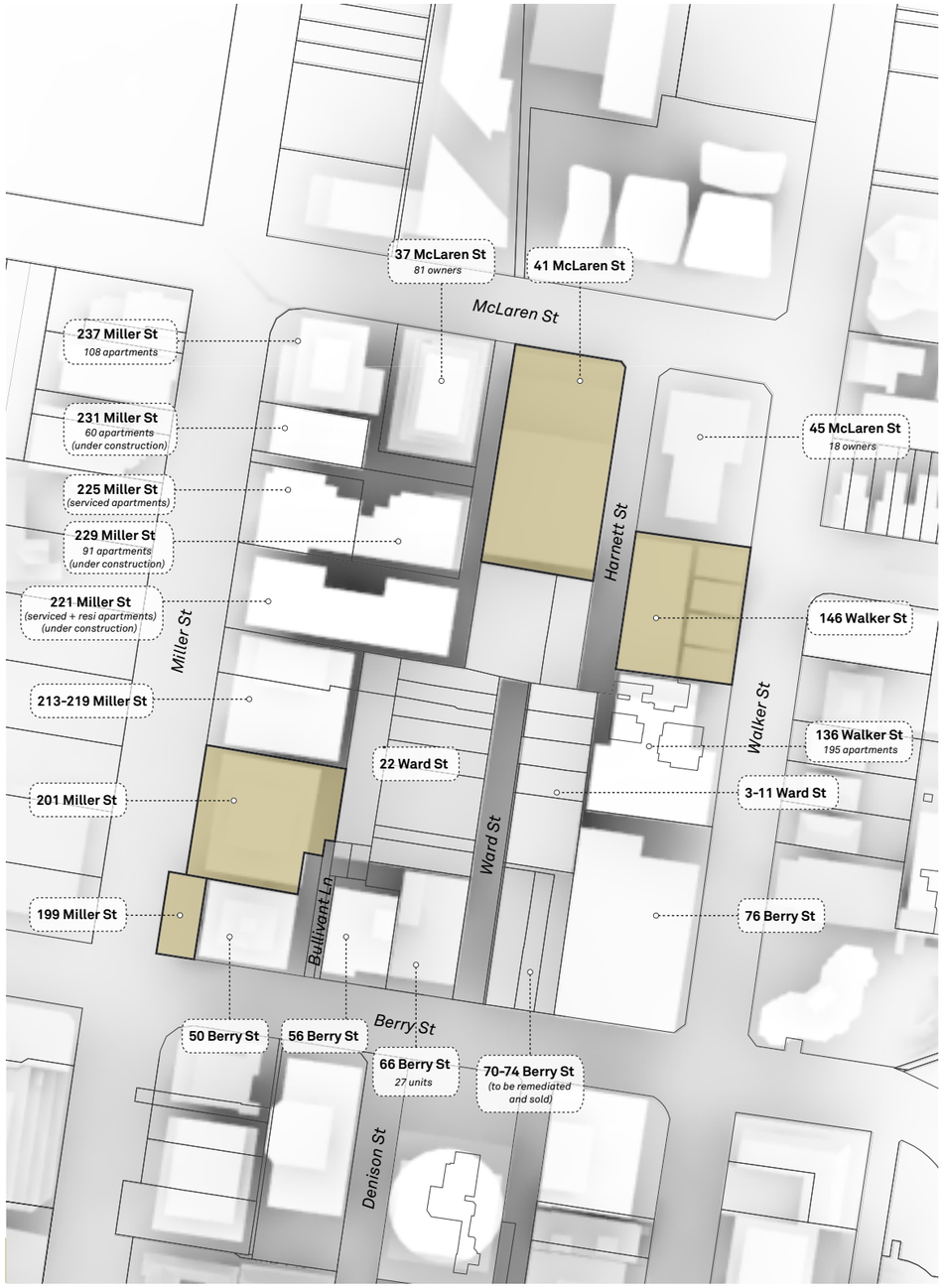


04 Site Analysis and Constraints Envelope

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



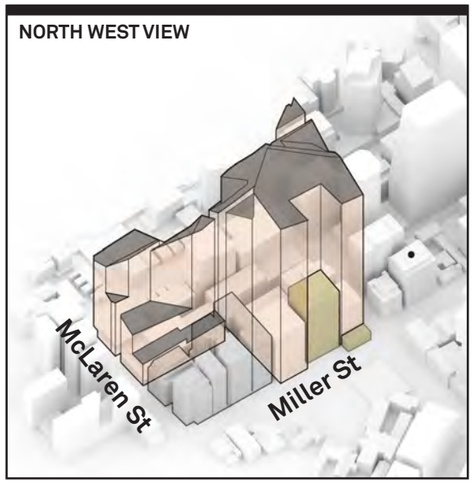
201 Miller Street

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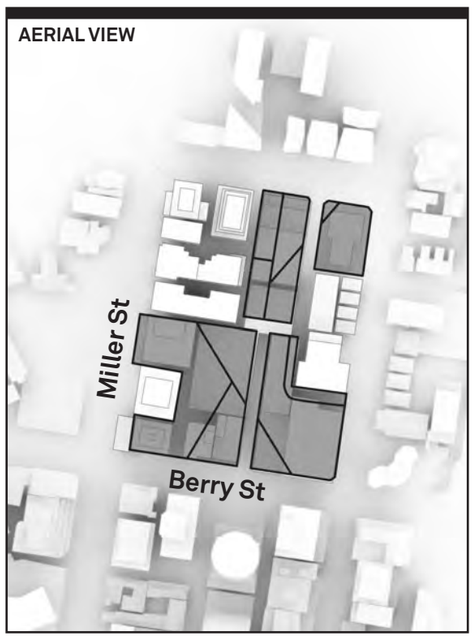
Built Form Options

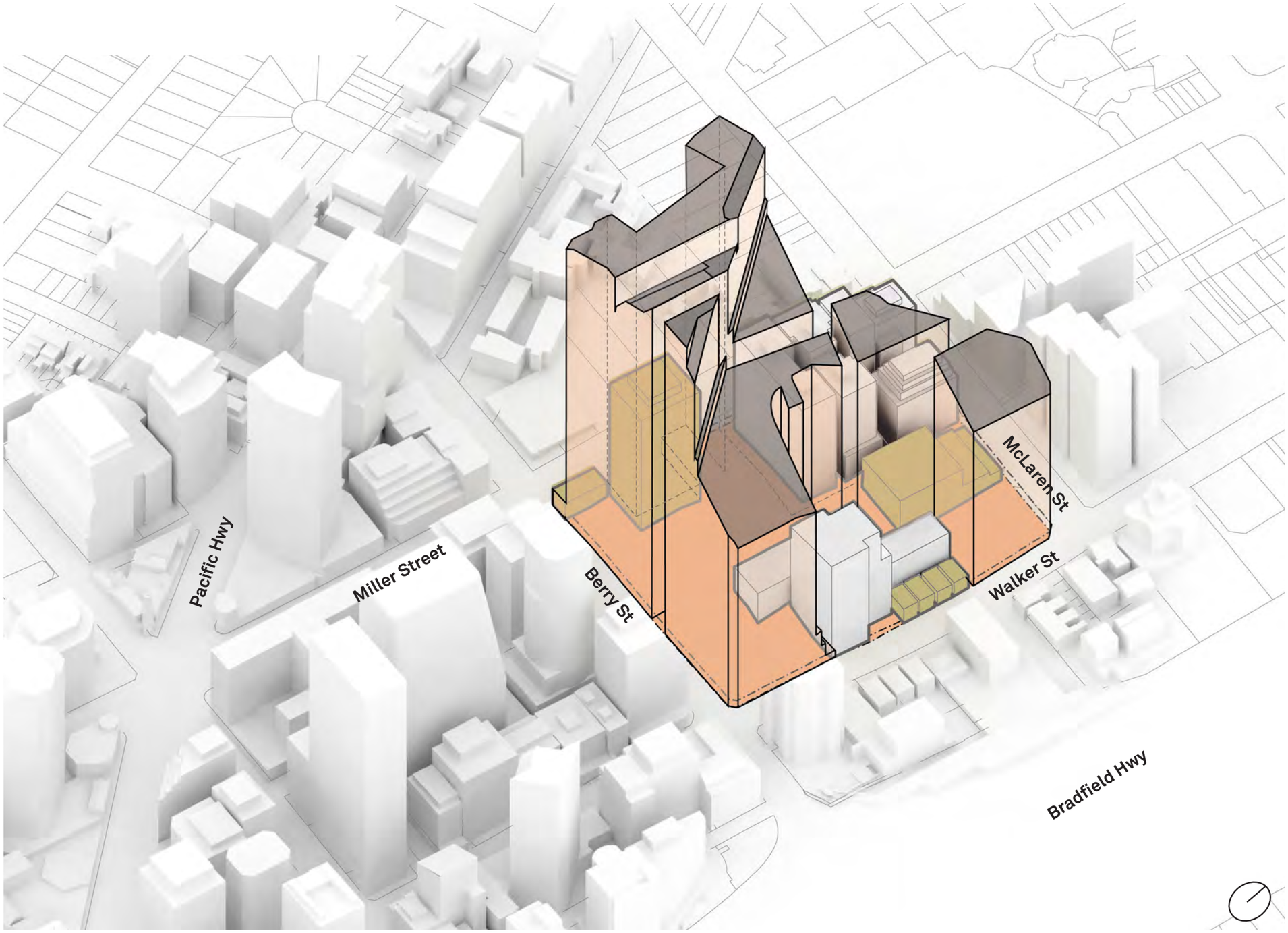
6.1 Connect the Street Network

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':

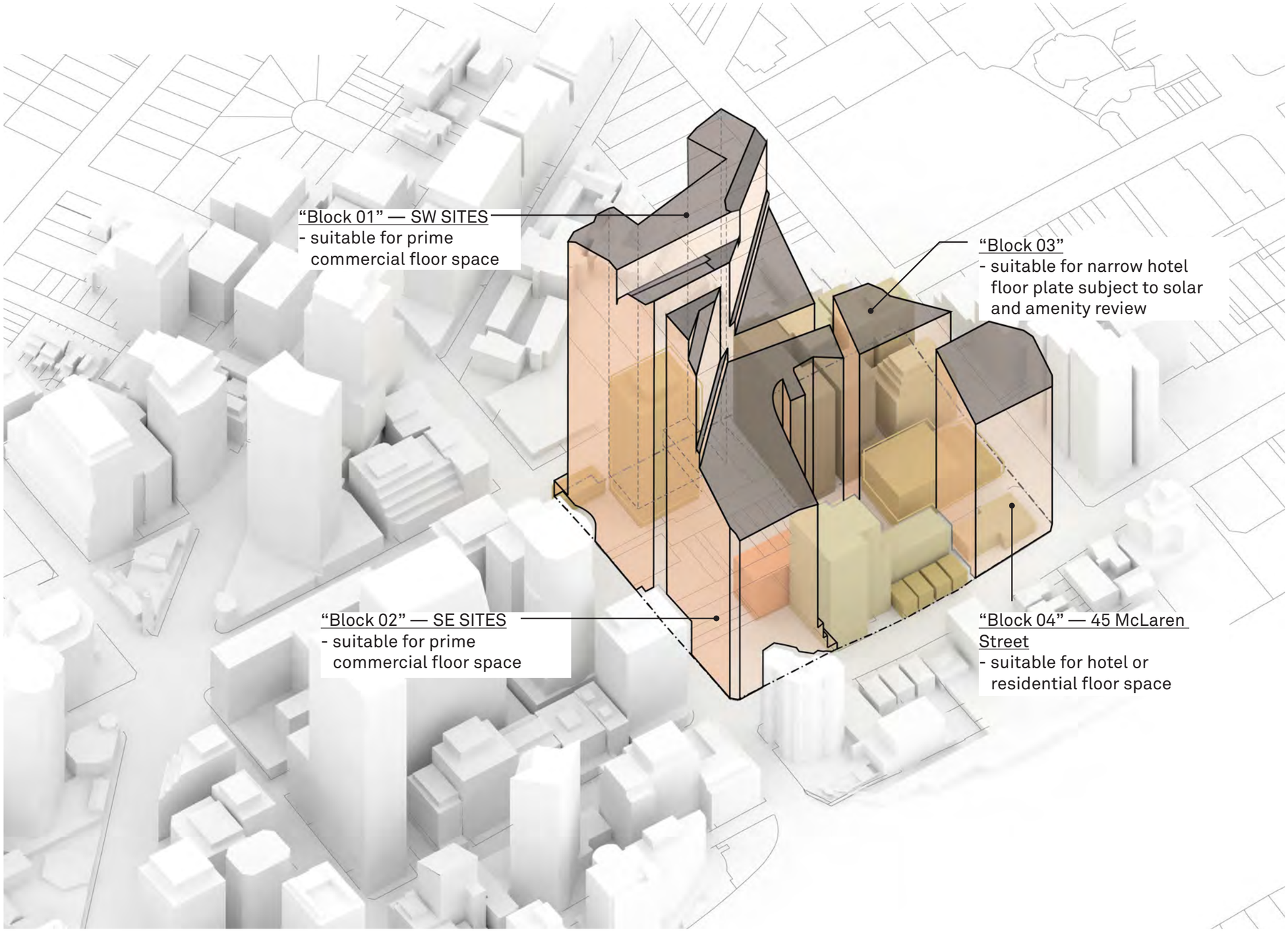
Block 1 _the consolidation of SW Corner sites incorporating 201-213 Miller Street and 52-66 Miller Street have the capacity for premium commercial floor plates

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.

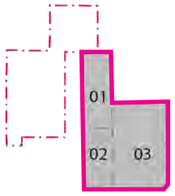


Block 01 - SW Sites



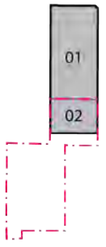
Site	Address	Owner	Area
01	213 Miller Street	NMBE Pty Ltd	1,600.0 m²
02	201 Miller Street	Dexus	1,635.5 m²
03	50 Berry Street	Pro Bang & Lecmo	930.0 m²
04	22 Ward Street (part)	North Sydney Council	2,653.0 m²
05	Bullivant Lane	North Sydney Council	188.0 m²
06	56 Berry Street	Dexus	636.0 m²
07	66 Berry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

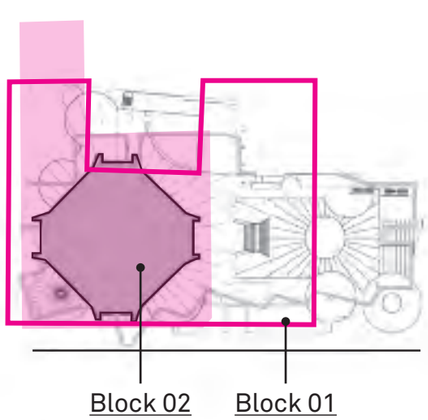


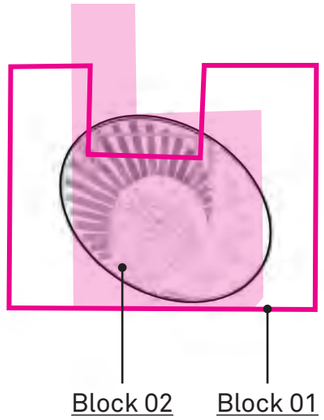
Site	Address	Owner	Area
01	41 McLaren Street	Erolcene & Claijade	2,368.0 m²
02	Harnett Street Carpark	North Sydney Council	1,185.0 m²
BLOCK 03 TOTAL			**3,553.0 m²**

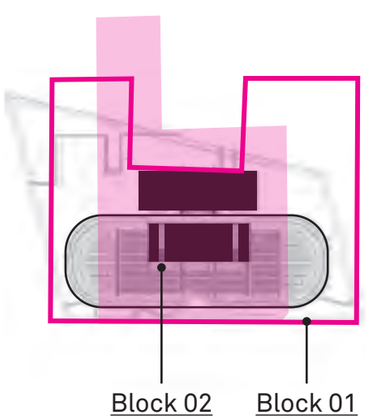
Block 04
- 45 McLaren Street

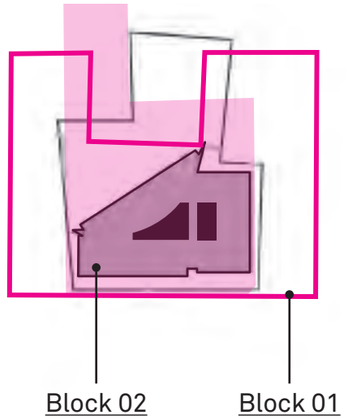


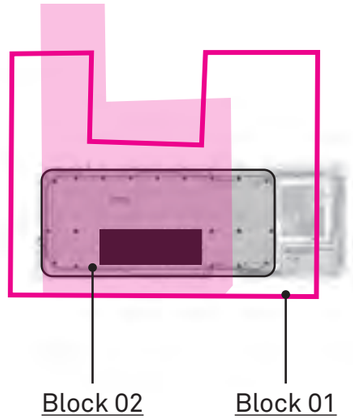
Site	Address	Owner	Area
01	45 McLaren Street	SP14598	1,792.0 m²
BLOCK 04 TOTAL			**1,792.0 m²**





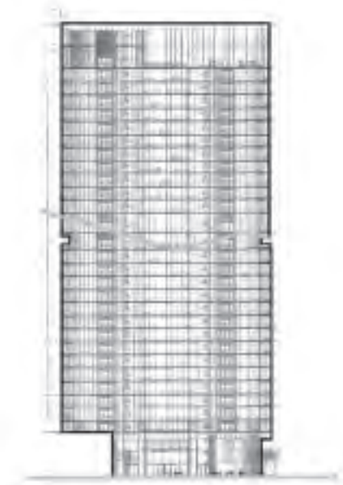








MLC CENTRE
NLA = 68,409 m²
Floor plate = 1,200 m² (average)



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

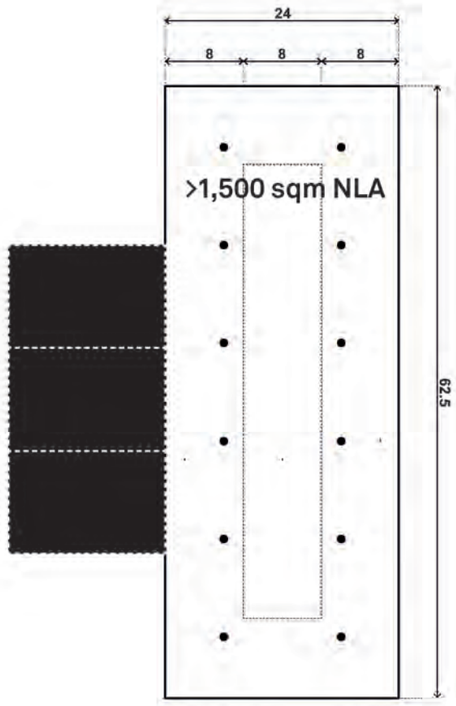
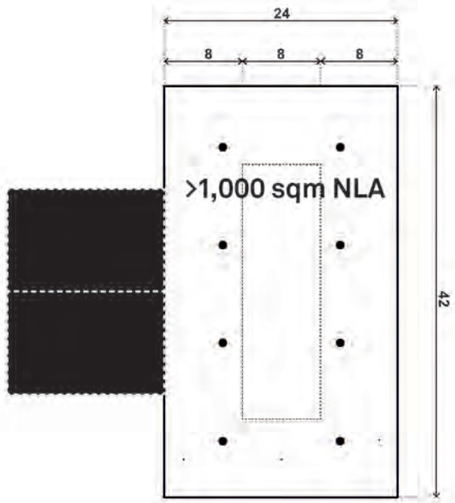
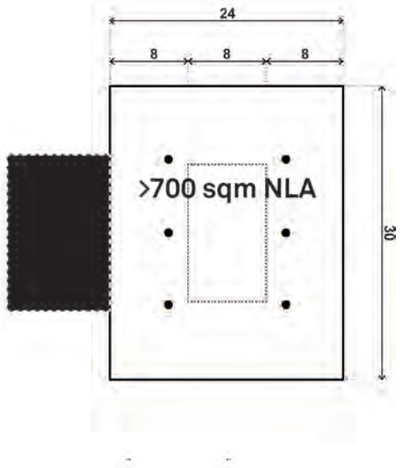
The Property Council of Australia's guide for Office Building Quality 2012 is the industry standard for assessment of the quality of new and existing office buildings.

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

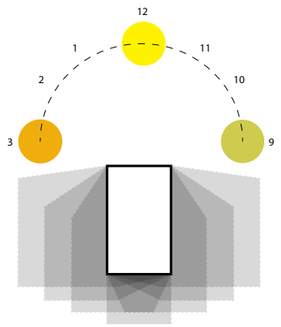
The guide notes that it is voluntary and is not a rating tool and the PCA does not publicly classify building quality or provide advice on the use of the tool in individual circumstances.

	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

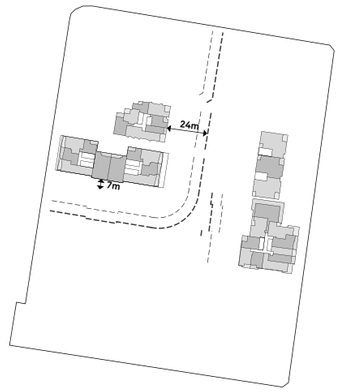
In developing the masterplan, the following criteria were defined as important for any future building within the masterplan precinct and based upon prior reporting, consideration of council aspirations and the PCA Guide to Office Building Quality.

Overshadowing



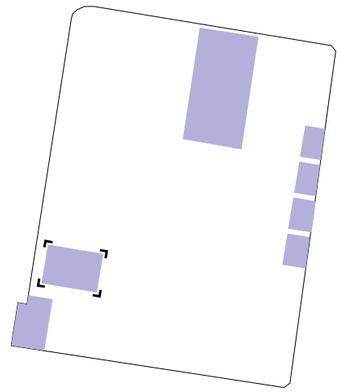
_Developing a maximum theoretical constraints envelope that considers overshadowing to “special areas” and neighbouring residential

Separation



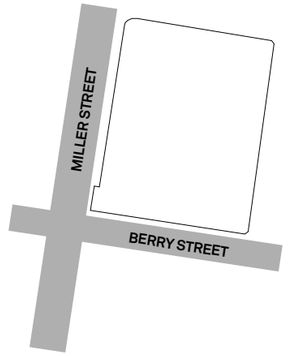
_Considering appropriate separation to existing residential and commercial developments to achieve adequate privacy, amenity and to minimise impacts of tower crowding

Heritage Impact



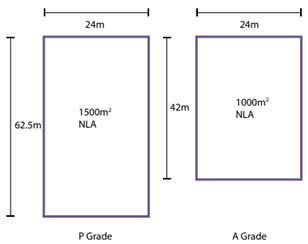
_Respecting existing heritage including opportunities for potential integration or adaptive reuse

Address



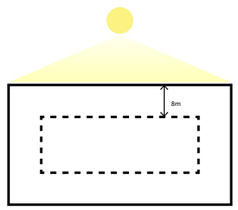
_Recognising Miller Street followed by Berry Street as the primary addresses for commercial uses

Area



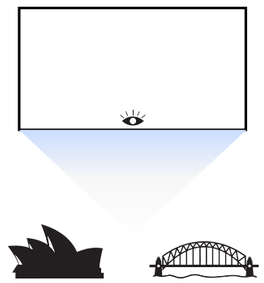
_Achieving appropriately sized commercial floor plates to facilitate potential premium and A-grade office space

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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Amalgamation and Test Fit

07

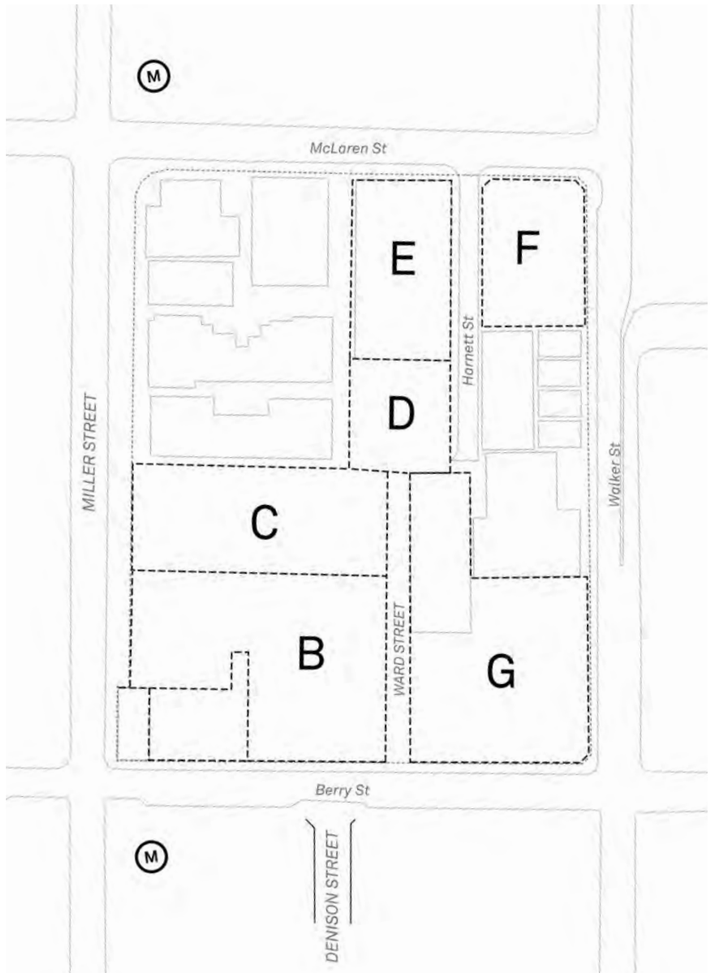
Option 01

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

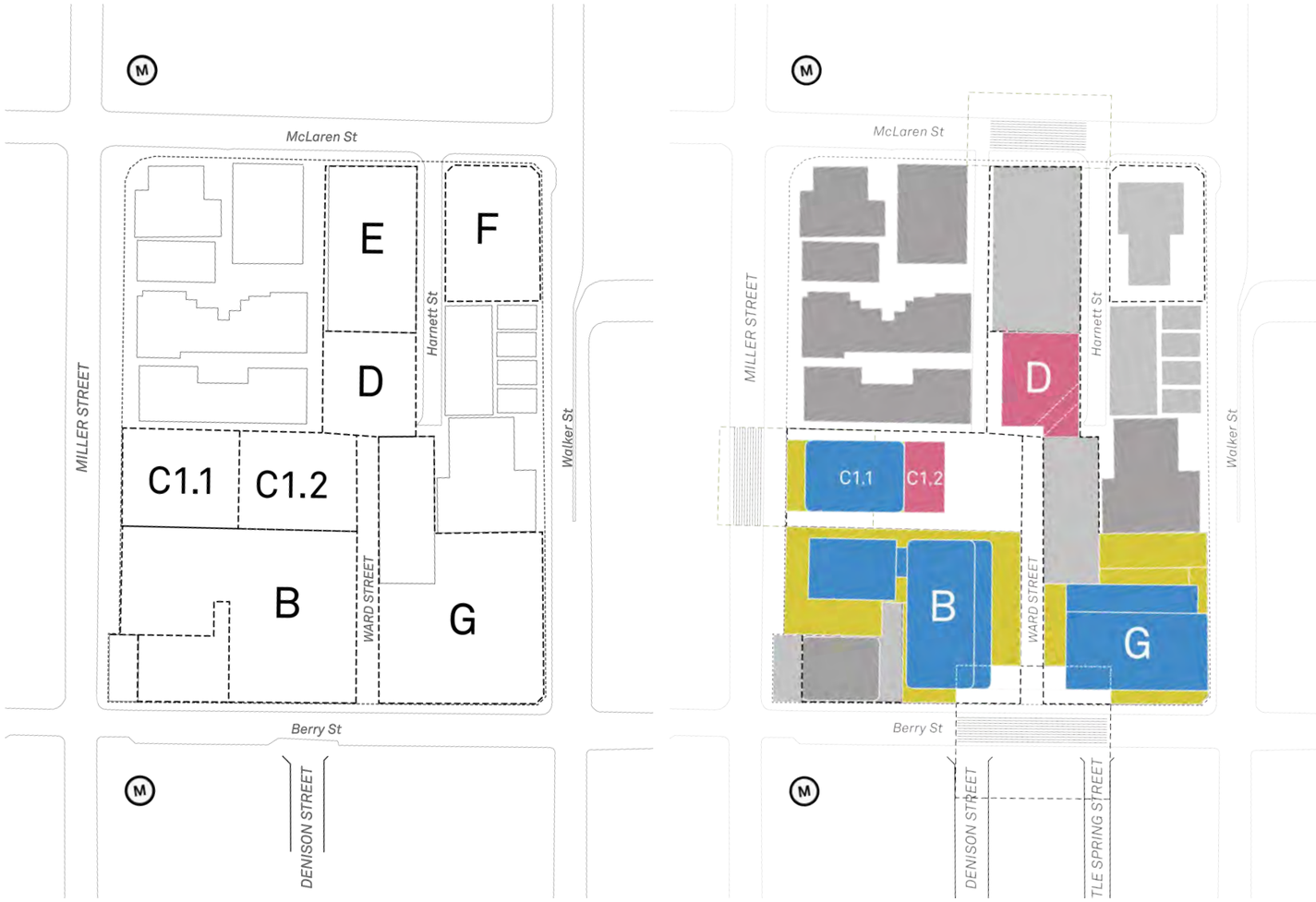
Option 02

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



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Option 01

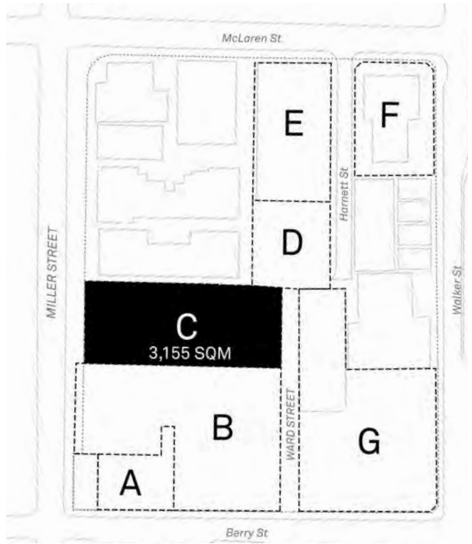
7.5 Site C Overview — Option 01

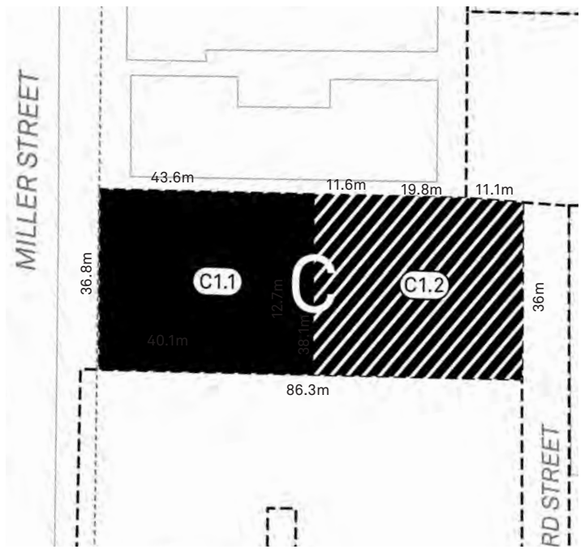
Site C is a small site with an existing 1970's era commercial building.

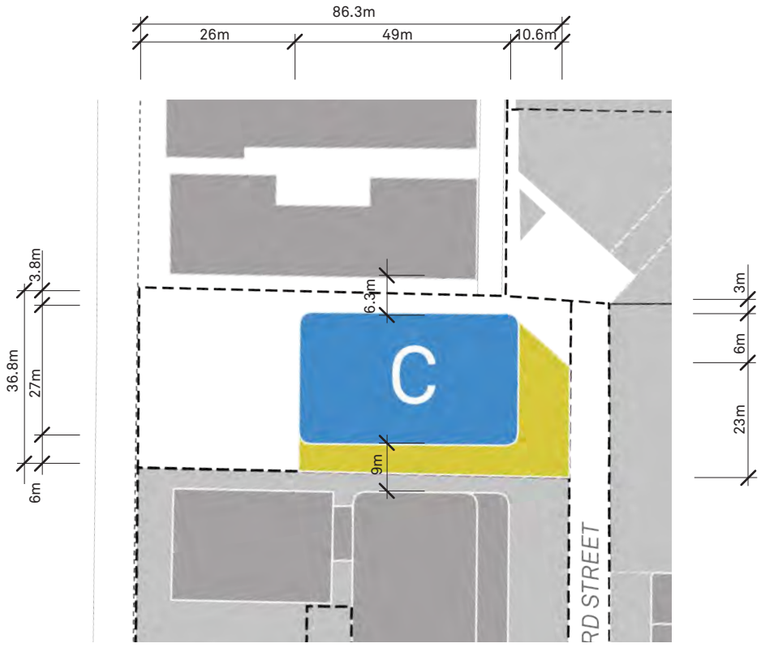
Option 1 requires a land swap and reconfiguration of boundaries with Council's carpark site. In order to enable an A-Grade commercial envelope and public realm which achieves direct solar access from midday through the year.

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

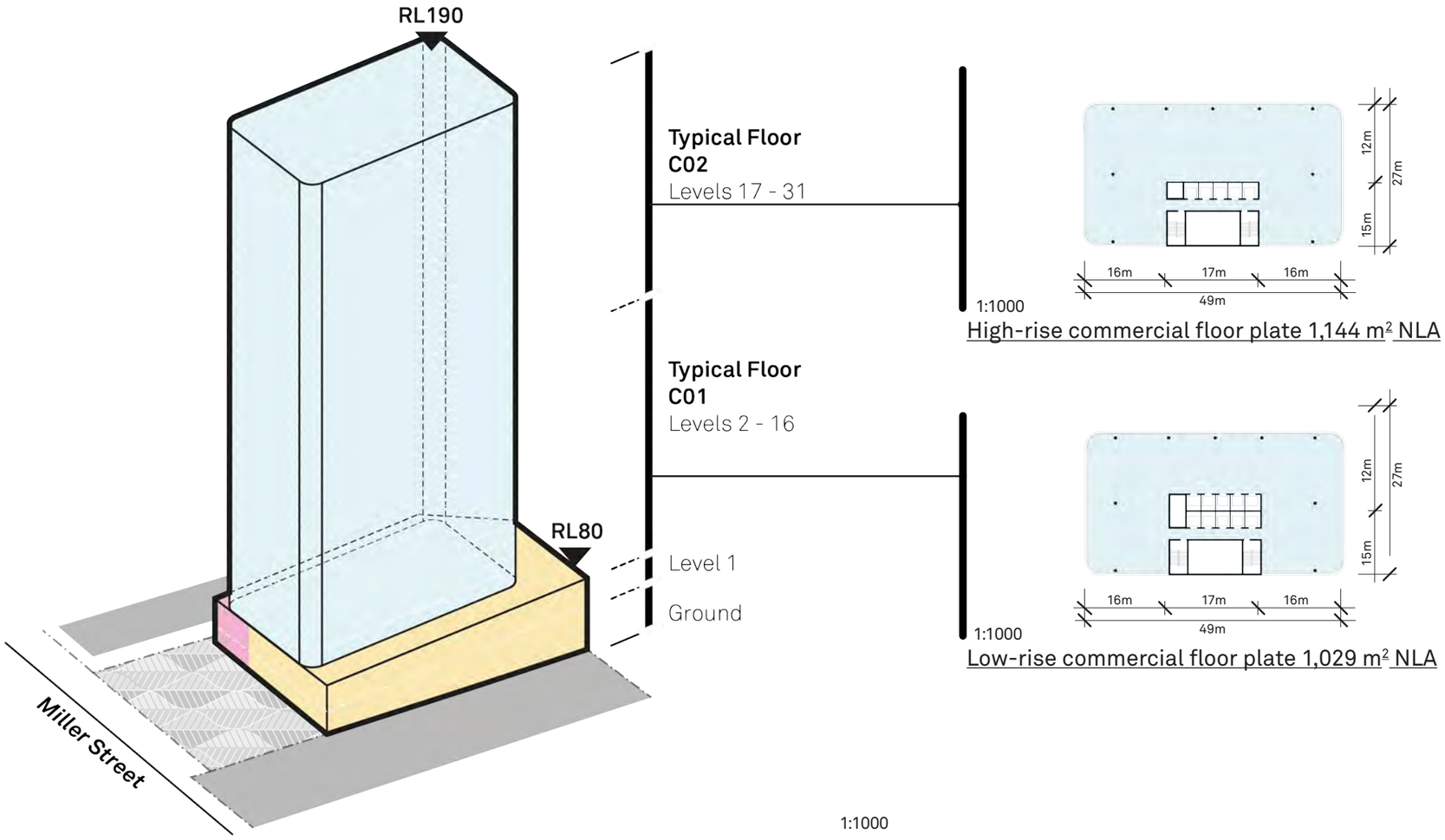
Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
C1	G	Retail/ community	1,885 m²	1	1,885 m²	943 m²	850 m²
	L1	Retail/ Community	1,885 m²	1	1,885 m²	1,696 m²	1,526 m²
	2-16	Commercial	1,271 m²	15	19,065 m²	17,158 m²	15,440 m²
	17-31	Commercial	1,271 m²	16	20,336 m²	18,300 m²	16,470 m²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



1:1000

High-rise commercial floor plate 1,144 m² NLA

1:1000

Low-rise commercial floor plate 1,029 m² NLA

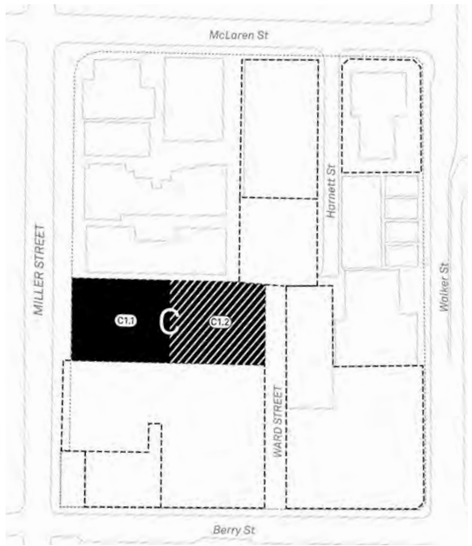
© 2018

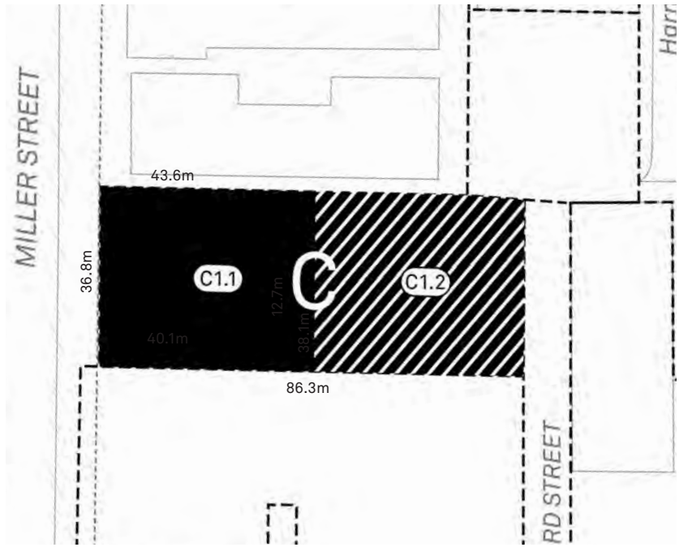
Option 02

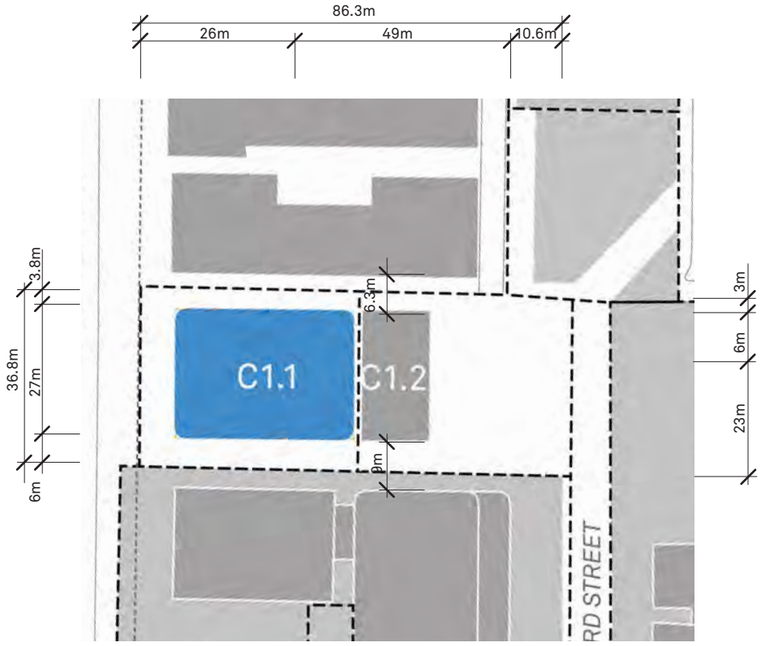
7.7 Site C Overview — Options 02

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**

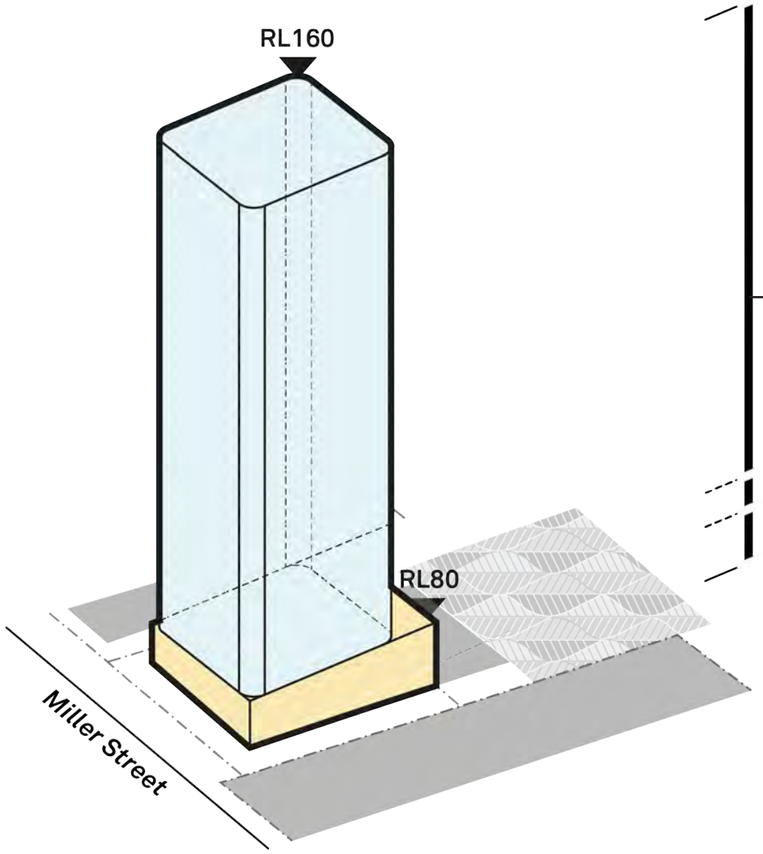
Yield and Uses

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

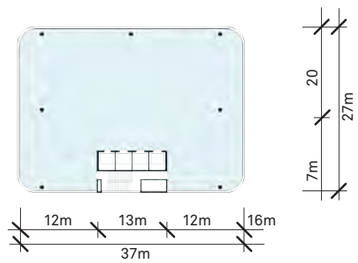


Typical Floor
C03
Levels 2 - 20

Level 1

Ground

1:1000



Commercial floor plate 800 m² NLA

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Option 01

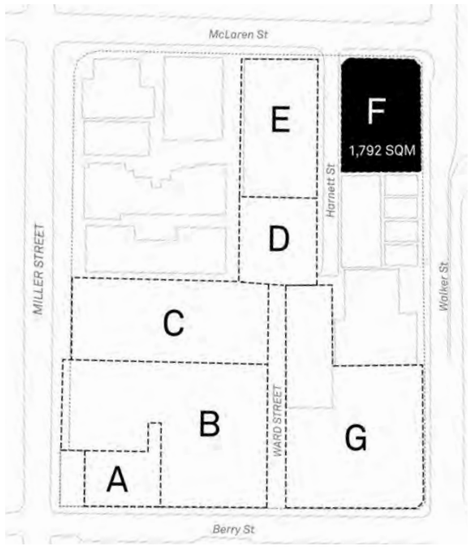
7.13 Site F Overview — Option 1

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

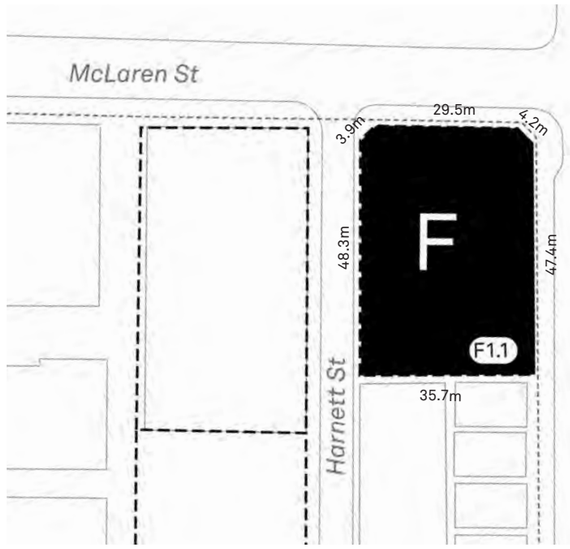
Due to its location, requirement to interface with the existing heritage buildings to the south and adjacent uses, the site has capacity for a small envelope suitable to residential of a scale comparable to 168 Walker Street.

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.

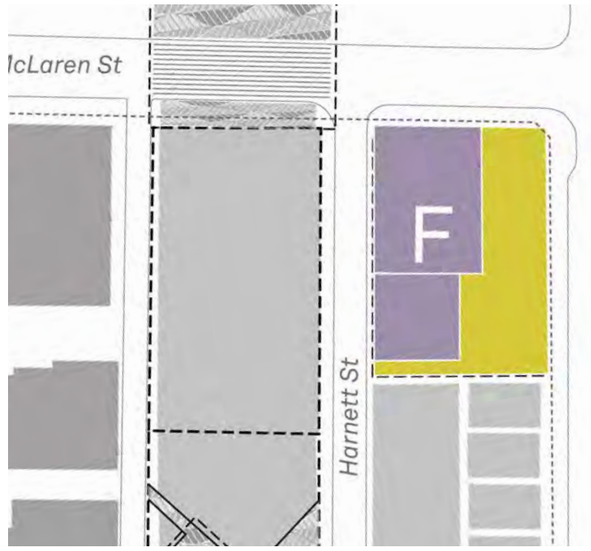


Site Location Plan



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**



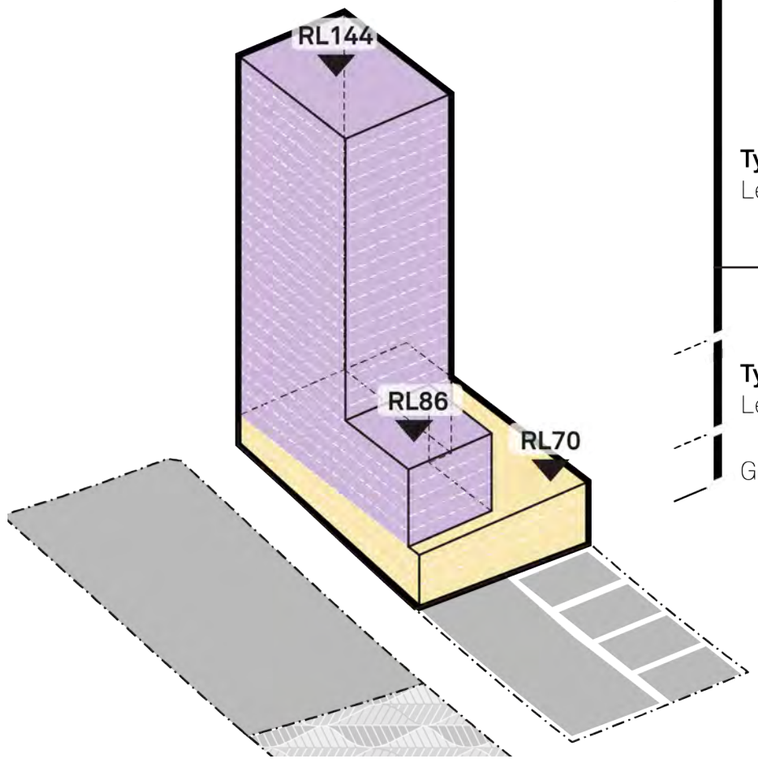
Yield and Uses

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

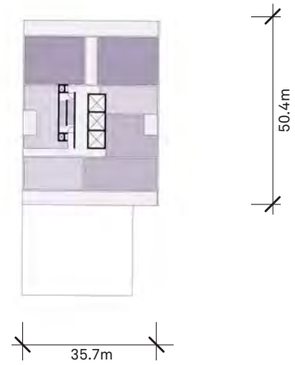
7.14 Site F — Residential Test Fit



Typical Floor F02
Levels 7 - 25

Typical Floor F01
Levels 2 - 6

Ground



1:1000

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

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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	

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	

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	

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

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

Scenario 1 — Retain street network



B — Towers to Berry

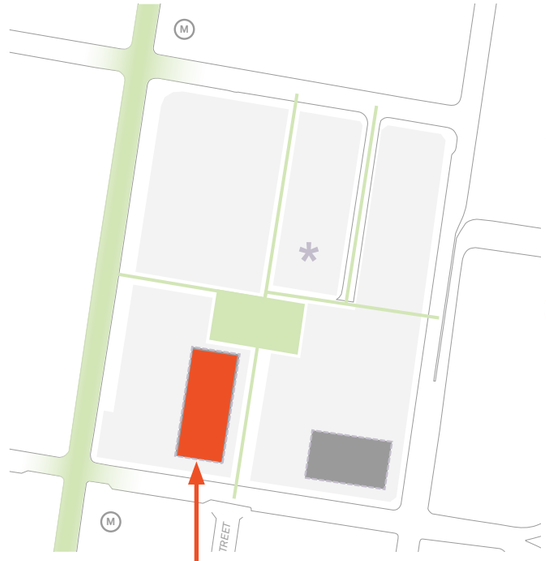
x5
x7
x0

BUILT FORM CRITERIA	
Overshadowing	
Separation	
Heritage Impact	
Address	
Area	
Daylight	
Views	

OPEN SPACE CRITERIA	
Solar Access	
Connection	
Size	
Character	
Activation	

Scenario 2 — Realign Ward Street

DISCONTINUED — WIDTH OF ENVELOPE TOO SMALL FOR COMMERCIAL



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	

WIDTH OF ENVELOPE TOO SMALL FOR COMMERCIAL

Miller and Central Square

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

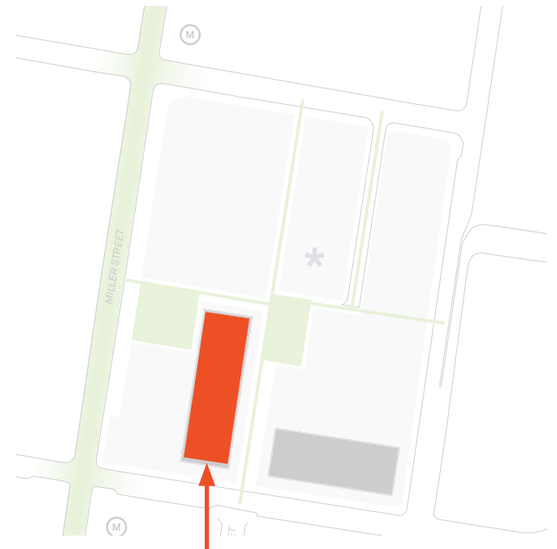


B — Towers to Berry

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	

WIDTH OF ENVELOPE TOO SMALL FOR COMMERCIAL

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