

41 McLaren Street, North Sydney

Heritage Impact Assessment

Report prepared for Erolcene Pty Ltd and Claijade Pty Ltd

August 2017



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Report Register


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Contents	Page
1.0 Introduction	1
1.1 Scope of Report	1
1.2 The Site	1
1.3 Heritage Status	1
1.3.1 Background	1
1.3.2 Heritage Items in the Vicinity	2
1.4 Methodology and Terminology	2
1.5 Authorship and Acknowledgements	2
1.6 Acknowledgments	2
1.7 Endnotes	6
2.0 Assessment of Significance	7
2.1 Assessment against Standard Criteria	7
2.2 Statement of Significance	7
3.0 Proposed Works, Conservation and Mitigation Measures and Assessment of Heritage Impacts	9
3.1 Introduction	9
3.1.1 Relationship to Heritage Assessment	9
3.1.2 Approach	10
3.2 Proposed Development	10
3.2.1 Documentation	10
3.2.2 Redevelopment Requirements	11
3.2.3 Conservation Works	11
3.2.4 Mitigation Measures	12
3.3 Heritage Impacts	12
3.3.1 Summary Impact Assessment in accordance with NSW Heritage Manual Guidelines	12
3.3.2 Compliance with Heritage Objectives of North Sydney LEP 2013	17
3.4 Conclusions	18
4.0 Appendices	21
Appendix A	
<i>Drawing Register for Proposed Development, 41 McLaren Street, North Sydney (Harry Seidler and Associates, August 2017)</i>	
Appendix B	
<i>Architectural Design Statement, 41 McLaren Street, North Sydney (Harry Seidler and Associates, August 2017)</i>	
Appendix C	
<i>Structure and Heritage—Summary of structural methodology report written by Harry Seidler and Associates (August 2017) based on the proposed structural approach and works provided by TTW, Engineers.</i>	

1.0 Introduction

1.1 Scope of Report

This Heritage Impact Assessment (HIA) of Simsmetal House, 41 McLaren Street, North Sydney, has been prepared by GML Heritage Pty Ltd (GML) for the owners of the site, Erolcene Pty Ltd and Claijade Pty Ltd, to accompany a Development Application (DA) to North Sydney Council for works to the site. The report:

- identifies and assesses potential heritage impacts arising from the proposed development, as set out in the accompanying documentation; and
- identifies measures made and/or recommended to mitigate potential adverse heritage impacts related to the proposed development.

The HIA has been prepared within the context of the Heritage Assessment (HA) previously prepared by GML Heritage for the owners of the site and should be read in conjunction with this supporting material which:

- identifies and evaluates the heritage significance of the place and the components and attributes that contribute to its heritage values;
- identifies relevant heritage-related issues to inform development options as part of the design process; and
- provides a framework for the recommendations to mitigate potential adverse heritage impacts, as identified and assessed in this HIA.

It should, however, be noted that some of the buildings in the immediate vicinity of the subject site have been demolished since the preparation of the HA report and commencement of new development. The character and location of these new developments, however, has not fundamentally changed the conclusions and recommendations of the HA regarding the site's relationship to its changing context.

Simsmetal House was designed in 1971 by the architect Harry Seidler and is one of a handful of small office developments he worked on in this decade, until larger multistorey commercial and institutional projects occupied more of his output.

The site is currently identified as an item of environmental heritage significance by North Sydney Council in its Local Environmental Plan 2013.

1.2 The Site

The location and site layout of Simsmetal House, 41 McLaren Street, North Sydney, is shown in Figures 1.1 to 1.3.

1.3 Heritage Status

1.3.1 Background

The subject site, identified as Simsmetal House in its heritage inventory, is listed as a local heritage item on the *North Sydney Local Environmental Plan 2013* (LEP 2013). The State Heritage Inventory (SHI)

listing for Simsmetal House (included as Appendix A to this report) includes the following Statement of Significance:

A good example of a five storey, concrete framed office building in the Twentieth Century International style with strong horizontality in its elevations. An example of the work of the prominent Sydney architect, Harry Seidler. An office building of distinction which by its strong horizontality and the integration of much planting, is pleasant and attractive not only as streetscape as spatially as well.

A more detailed investigation and assessment of the heritage significance of the place is included in Section 2.0 of this report and is taken from the accompanying Heritage Assessment by GML Heritage (April 2017).

1.3.2 Heritage Items in the Vicinity

The location of Simsmetal House in relation to adjacent heritage items—including individual sites and a Conservation Area (CA 19)—is shown in Figure 1.4.

1.4 Methodology and Terminology

The approach, methodology, assessment procedures, criteria and recommendations of the report have been prepared in accordance with current best practice methodology, requirements and standards. The site analysis and assessment of significance uses methodology and terminology consistent with the *NSW Heritage Manual* guidelines, including particularly 'Assessing Heritage Significance'¹ and the guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).²

The assessment of heritage impacts (Section 5) uses the approach and terminology of the 'Statements of Heritage Impact' guidelines from the *NSW Heritage Manual*.³

1.5 Authorship and Acknowledgements

This report has been prepared by Jyoti Somerville, Associate.

1.6 Acknowledgments

The assistance of the following people with the preparation of this report is gratefully acknowledged:

- Michael Harrison, Architectus Pty Ltd; and
- John Curro, Harry Seidler and Associates, Architects.

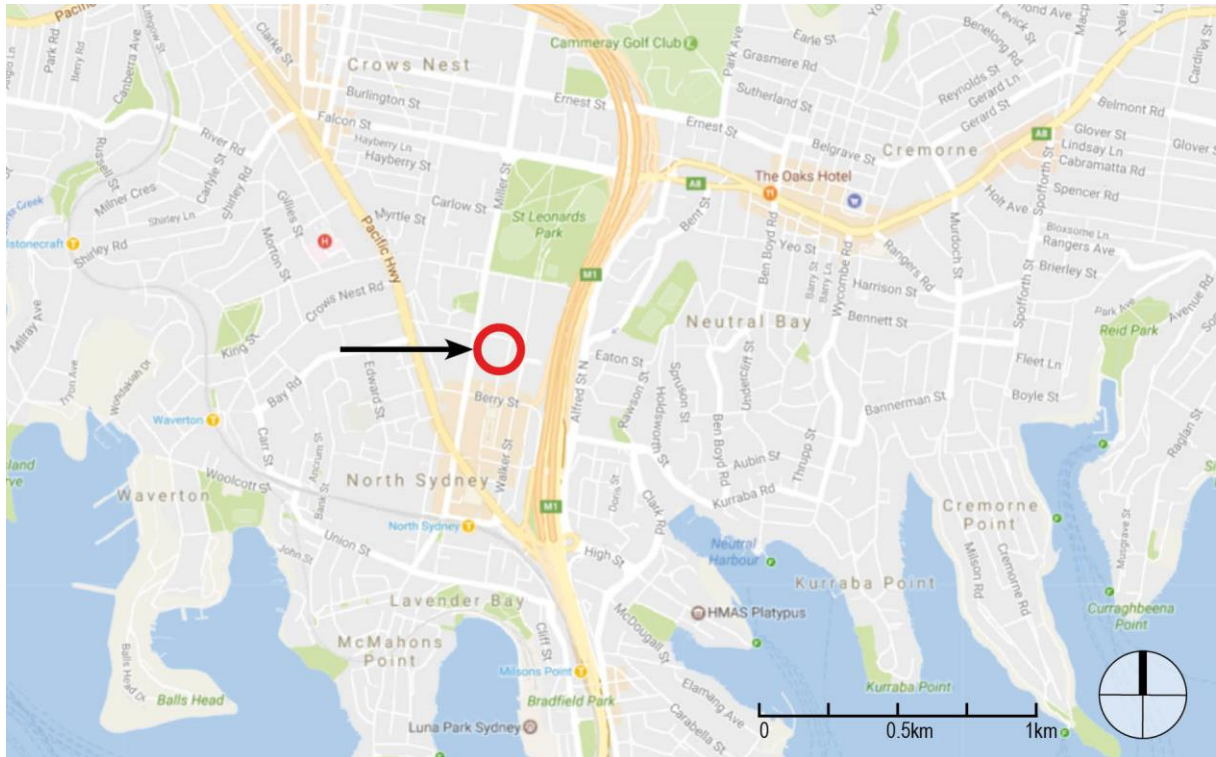


Figure 1.1 Map showing the location of 41 McLaren Street, North Sydney. (Source: Google Earth with GML additions, 2017)



Figure 1.2 Site plan showing the layout of 41 McLaren Street (bounded by the red outline) and the staggered massing of the blocks comprising Simsmetal House, the associated rooftop terraces and plant-room on the southernmost roof. (Source: SIX Maps with GML additions, 2017)

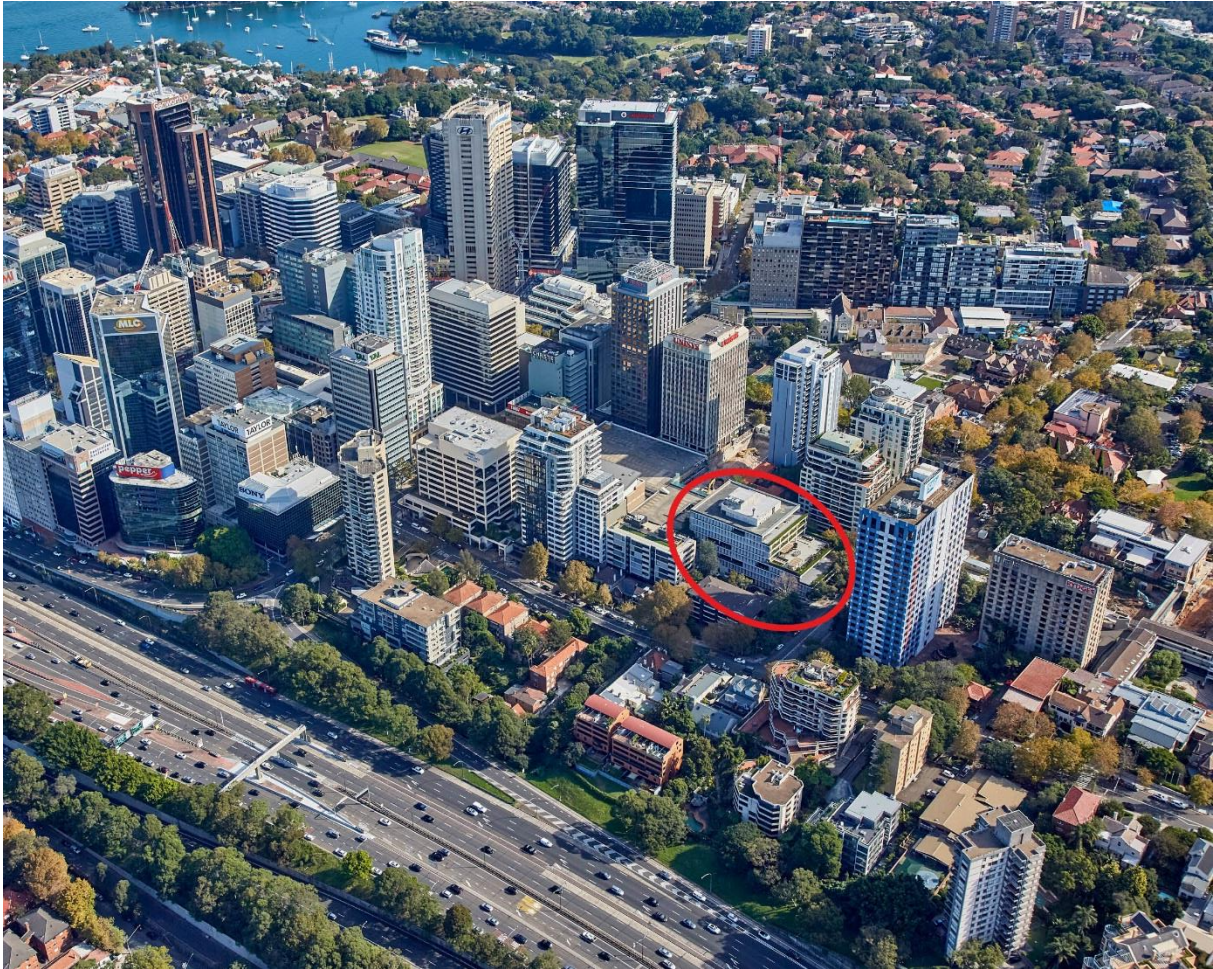


Figure 1.3 Oblique aerial view of 41 McLaren Street (circled in red) and its setting—including Council’s multistorey car park (to the south), adjoining modern apartment towers fronting McLaren Street (to the northwest), the Northside Gardens towers (on the opposite side of McLaren Street) and various multi-storey apartment blocks between Harnett and Walker Streets (to the east). The cleared site to the southwest of Simsmetal House (formerly the 1968 Sabemo building) is currently being developed for new high-rise tower development as is the site of the former Vista del Mar (on the site immediately north of the former Sabemo building). (Source: <www.skyviewaerialphotography.com.au> with GML addition, 2017)

1.7 Endnotes

- ¹ NSW Heritage Office 2002, 'Preparation of Conservation Management Plans', a *NSW Heritage Manual* update, Department of Urban Affairs and Planning, Sydney.
- ² Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.
- ³ 'Statements of Heritage Impact', *NSW Heritage Manual*, Department of Urban Affairs and Planning, Sydney.

2.0 Assessment of Significance

2.1 Assessment against Standard Criteria

The assessment of the heritage significance of Simsmetal House, 41 McLaren Street, North Sydney, set out in the accompanying Heritage Assessment (HA), is based on the standard heritage significance criteria and gradings identified in the NSW Heritage Office publication 'Assessing Heritage Significance', 2001.

The historical background and review of physical fabric in Sections 2.0 and 3.0 of the HA provide the background and supporting information for the assessment.

The comparative significance of the site in different contexts has also been assessed, using relevant categories and issues identified in the standard criteria (Section 4.2 of the HA) to inform the Statement of Significance.

The Statement of Significance (below) provides a summary account of the nature and degree of significance of the place to supplement and expand on the Statement of Significance in North Sydney Council's current heritage listing for the site (included in Section 1.3).

2.2 Statement of Significance

Simsmetal House is significant because of its close association with the work of Harry Seidler, an outstanding Australian architect of the postwar period, and is an important example of his smaller scale commercial office buildings at a time when the larger, iconic developments that established his national and international reputation were establishing themselves as the major focus of the practice. It is one of a relatively small group of low-scale commercial office buildings that feature in published records of Seidler's completed architectural projects and survive today in readily recognisable form.

The building's association with Harry Seidler is demonstrated by its ready recognition as one of the architect's works, incorporating key components and attributes—form, massing, materiality and façade treatment—characteristic of his design approach and aesthetic sensibility, with the incorporation of sun-shading devices on the major façades representing a high degree of creative achievement, as noted by both contemporary and subsequent reviews.

The building also demonstrates Seidler's response to the imperatives of a more budget-conscious project brief, providing high quality design with a simpler repertoire of forms and construction details, and experimenting with standard, 'off-the-shelf' building components and materials (with mixed results as to their long-term quality, performance and condition). This approach, used more frequently in his early residential work as part of his desire to make progressive design available to people of average means, undoubtedly contrasted with many of his contemporary and later projects but maintained his fundamental belief in the importance of good 'Modern design'.

The aesthetic distinctiveness of the site is also due, in large measure, to the low scale of the northern three-storey block with its roof terraces fronting McLaren Street and the accompanying terrace and planter box planting 'greening' the front of the building. This component of the building represents both a sympathetic streetscape component—compatible with human scale—and an historic remnant of a time when this area of North Sydney was a less densely developed commercial centre.

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More generally, the site development provides evidence of the mid to late twentieth-century expansion of North Sydney as a major commercial and business hub and Sydney's second CBD, including the replacement and consolidation of previous residential sites and the burgeoning of modern office blocks from the late 1960s.

The site also reflects many aspects of the changing planning and regulatory environment for development throughout North Sydney over the latter half of the twentieth century, ranging from its own original site-specific controls (on height, density and setback) through to the present diversity of use/function, density and character within its immediate and wider settings as changing economic, social and development pressures have been reflected in the built environment.

3.0 Proposed Works, Conservation and Mitigation Measures and Assessment of Heritage Impacts

3.1 Introduction

3.1.1 Relationship to Heritage Assessment

This section identifies and assesses the impacts of the proposed development at 41 McLaren Street, North Sydney, on the heritage significance of the place. It takes as its starting point the accompanying Heritage Assessment (HA) of April 2017 by GML Heritage (GML) which:

- acknowledges the site's statutory heritage listing and related controls under the North Sydney LEP 2013 and provides an assessment of the nature and degree of significance, including identification of significant components and attributes;
- identifies key issues with the condition and long-term viability of significant features and fabric of the building; and
- describes and evaluates the extent to which the historic and contemporary role of 41 McLaren Street as a notable, investment-grade commercial property in the heart of North Sydney—an area now in the process of rapid and dramatic physical and social change—is currently threatened by economic and development pressures, as well as the ongoing challenges of new functions, technologies and statutory controls. Even since the preparation of the initial HA, buildings which were part of the immediate setting of the site, including the 1968 Sabemo building fronting Miller Street, have been demolished and construction has commenced on new taller, largely residential tower developments, which now dominate its neighbourhood.

Retention and meaningful conservation of the site within these contexts presents a range of financial, technical, functional and architectural/aesthetic challenges, the most significant being the need for considerable additional development to support works to, and the continued financial viability of, this commercial building. As summarised in the conclusions to the HA (Section 5), the options for retaining the listed building on the site essentially include:

- retaining and interpreting the role of the site as an item of heritage significance to North Sydney with the addition of appropriate new development that would adequately fund high quality conservation works and an adequate return on investment to ensure future viability; or
- effectively losing the building's significant values through ongoing deterioration of fabric and/or inappropriate development because of inadequate understanding, financial investment and/or conservation action to implement appropriate 'whole of site' development.

Given the objective of the current proposal to 'retain and interpret the role of the site as an item of heritage significance to North Sydney':

- key **conservation objectives** have been incorporated into the proposal, as shown in the documentation and discussed in Sections 3.1.2 Approach and 3.2.3 Conservation Works, below; and
- principles and objectives for **adaptation/change and additional development** have been identified and implemented to ensure sympathetic change and mitigate potential impacts.

In addition, the proposed development has sought to exploit its proximity to the planned new transport hub and Ward Street precinct, including potential through-site connection from McLaren Street to the CBD, which would enhance both the functional and physical landmark qualities of the existing site.

The need for sufficient additional development of the site to achieve appropriate long-term conservation outcomes, as proposed in the current development proposal, is acknowledged and supported.

3.1.2 Approach

Assessing and mitigating potential impacts to the heritage values of 41 McLaren Street, as part of the design development stage of the DA project, was of crucial importance to the successful resolution of key components of the project. This process included GML working with the client and project architects, Harry Seidler and Associates (HS&A), to identify and resolve potential heritage impacts as part of the design process.

Of particular importance was establishing a meaningful relationship between any proposed changes—including new building components—and the principal architectural elements and characteristics of the existing site that reflect original concepts or intentions (functional, aesthetic, structural, etc) and contribute to the heritage values of the site. The design development process also included consideration of the immediate and wider setting of the site, including potential impacts on heritage items in the vicinity.

In this context, the existing building's historic and architectural links with the work of the architect Harry Seidler—and the key components of this building that embodied his design approach and aesthetic in the early 1970s—provided the essential linchpin for the development proposal. Both conservation works and the design of new development were shaped by this approach:

- working to conserve the significant character and fabric of the original building; while
- adding a new element that respected the integrity, materiality and aesthetic character of the original with adapted modern design forms developed by the same architectural practice, in accordance with Burra Charter principles.

3.2 Proposed Development

3.2.1 Documentation

The list of DA documentation to which this HIA applies—including architectural plans, elevations, sections and three-dimensional images of the proposed works to both the retained building (the current Simsmetal House) and proposed new tower above—is summarised in the drawing register prepared by HS&A (August 2017) included as Appendix A.

The accompanying Architectural Statement by HS&A—which sets out further detail on the design development process and measures/options developed to ensure an effective and meaningful relationship between conservation, development and contextual/civic objectives for the site—is included as Appendix B and should be read in conjunction with this HIA. This document provides the essential summary of the proposed works for this report, particularly as they relate to existing components/features of the site, as well as key design principles underlying the development of the architectural form, construction and detailing.

3.2.2 Redevelopment Requirements

Among the client's objectives for the proposed redevelopment, those of key relevance to this HIA include:

- realisation of the economic/financial value/potential of the site within its key North Sydney location, currently greatly underdeveloped;
- effective solution of the increasing problems with, and costs for, repairing and upgrading deteriorated components and fabric which include important external and structural elements and elements of significance;
- the need to fund the necessary upgrading of facilities and technological infrastructure to attract appropriate tenants to a desirable location as well as achieve adequate financial returns on investment; and
- increasing the site's re-engagement with the city centre functionally, visually and as a civic entity with unique heritage, architectural and streetscape attributes.

3.2.3 Conservation Works

As the accompanying DA documentation demonstrates, a range of measures have been implemented to **conserve** significant building components and attributes (identified in the accompanying HA) and mitigate potential adverse impacts. Key examples included the following:

- Retention and conservation of the **three-storey front block with terraced roofs** for appropriate functions—including particularly community functions which could exploit the open areas facing north—to maintain these significant functional, architectural and streetscape components.
- Removal of **intrusive/unsympathetic alterations** to external areas (including balustrades, landscaping structures, modern planter boxes, etc) and replacement with fewer, more appropriately detailed components based on original form and layout.
- Adaptation and upgrading of the original **green landscaping** components on the north and west site frontages (including terraces and planter boxes) in a manner sympathetic to the significant original character and the new role/functions of the site.
- Retention and reconstruction/adaptation of the original **covered colonnade** as the primary pedestrian entry point and thoroughfare for the site, providing protected and secure access to waiting areas, lift lobbies (etc) serving separate occupancies of the building, as originally.
- Conservation of **access to entry lobbies and/or other ground floor tenancies** opening off the covered (western) colonnade and reinstating the original consistency of glazed shopfront alignment, materials and detailing. Public amenities (eg community centre) and/or commercial facilities such as cafés could be integrated into the lower levels of the building to support use and pedestrian movement.
- Retention and appropriate reconstruction/adaptation of the **vertical sun-shading blades** on the east and west elevations, reinstating elements with complementary form, size/massing, visual character and detailing. Adaptation of materials and construction may be considered.

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- Retention of the inset horizontal terraces that punctuate the regular layout of the sun-shade blades with asymmetrically placed voids—a principle that is also repeated in the façade treatment of the proposed residential tower.

3.2.4 Mitigation Measures

Key mitigation measures integrated into the design approach to remove and/or reduce potential impacts on the heritage values of the site and/or heritage items in the vicinity include the following:

- Setting the proposed **new/additional development** back from the street frontage and well above the front three-storey block, to minimise its scale/impact in streetscape views and allow clear reading of this as a separate element (from the north, northeast and northwest) in views along McLaren Street. Providing separate lift access to the new development from a lobby in the rear (five-storey) wing, as originally.
- Establishing **consistent architectural principles** for new elements, adaptation works and materials/finishes to ensure a sympathetic relationship between new and existing components of the site and its setting, and minimise visual and physical impacts.
- At the same time, ensuring a **distinctive and contemporary new component** of the site—through form, siting/placement and aesthetic character—appropriate to the architectural origins and significance of the original structure.
- **Removing intrusive elements** and unsympathetic additions/changes to the original building to eliminate adverse impacts on streetscapes and significant views as well as the original character of the 1970s building.
- Replacing/upgrading **standard building components** (concrete slabs and columns, brick walls, metal-framed window assemblies) where these have deteriorated and/or are no longer fit for purpose. New, high quality modern equivalents should be selected appropriately matching original materials/products and maintaining similar visual materiality.

3.3 Heritage Impacts

3.3.1 Summary Impact Assessment in accordance with NSW Heritage Manual Guidelines

This section summarises heritage impacts arising from the proposed development in accordance with the *NSW Heritage Manual* guidelines for 'Statements of Heritage Impact', relating to:

- partial demolition (including internal elements);
- change of use;
- major additions;
- new services; and
- views and items in the vicinity.

This section should also be read in conjunction with the summary report 'Structure and Heritage' (by HS&A) included as Appendix C to this report which identifies:

- the **extent of the proposed works** and relevant **areas/elements impacted upon** under the categories identified by the *NSW Heritage Manual* guidelines (ie partial demolition, major additions, etc); and
- the **structural methodology** developed in conjunction with the consultant engineers (TTW) to appropriately **conserve the significant components of the structure and external framing/façades** of the existing building (as identified in the accompanying HA).

Table 3.1 Partial Demolition.

Questions to be Answered in a Statement of Heritage Impact	Responses
<i>Is the demolition essential for the heritage item to function?</i>	<ul style="list-style-type: none"> • Demolition/removal of damaged components and fabric is necessary to make good structural problems, remove causes of deterioration and replace deteriorated fabric for existing and/or new functions. • Demolition of interior structure and spaces is essential to accommodate new development required to allow retention and conservation of the original building and appropriate functions for the site. This includes provision of a new structural grid and framing throughout the building, upgrading basement parking areas and replacing services.
<i>Are significant features of the item affected by the demolition?</i>	<ul style="list-style-type: none"> • The significant external features of the building (including concrete framing, infill brickwork to walls and planters, sun-screen blades, external windows and doors as identified in HA) will be conserved as part of the works—including retention in situ where possible and/or repair/reconstruction where required (because of deterioration, etc) to match original form/configuration, visual character and materials/detailing (etc), as appropriate to their significance. • In some situations, original external features (eg steel framed doors and windows) have previously been replaced due to failure of fabric/detailing/performance. In these situations, removal and replacement with an appropriate modern equivalent of the original—with improved environmental performance—would also reinstate the intended uniformity and architectural quality of the original while maintaining the significant façade character—with set-back, dark glazing behind the exposed concrete framing—as originally. • In the few instances that components which contribute to overall significance are affected—eg the ground floor colonnade columns and small staircase between the ground and first floors of the main north office—the proposed replacement elements will adapt the original form/function in a manner that contributes positively to the site. Most of the interior components, features and fabric to be demolished are of little or no significance, are later replacements (fittings and finishes, shopfront windows and ground floor lobbies, etc) and/or associated with services that need to be upgraded (internal services and lift motor room on the roof).

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Questions to be Answered in a Statement of Heritage Impact	Responses
<i>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</i>	<ul style="list-style-type: none"> The resolution to partially demolish has developed directly from the objective of providing the most effective, long-term solution for meaningful conservation of the heritage significance of the subject building. The proposed works are based on clear identification of significance, key contributory components and the options available for sympathetic use and conservation. The proposed partial demolition and redevelopment has been assessed as the most sympathetic option, providing funds for the works needed for essential and high quality conservation and long-term protection of the item with the context of high land values and high-rise development. The demolition works include removal and/or alteration of intrusive elements which will lessen adverse impacts. In many situations, the proposed works, eg adaptation of the west colonnade to two storeys with aesthetically distinctive new framing and artwork, will be a positive addition to the heritage significance of the site. The demolition allows the retention of the existing structure as a discrete aesthetic form and streetscape component with clear separation from the new development set back above the roof line. The new development sympathetically relates to the existing 1970s building using a similar repertoire of materials and forms developed by Harry Seidler in his subsequent works.
<i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i>	<ul style="list-style-type: none"> Demolition of deteriorated interior elements and fabric will not detract from significance as they make no contribution to the heritage values of the place and/or have previously been altered. Where areas of deteriorated fabric area proposed for demolition, they are generally beyond reasonable repair (eg deflection of internal slabs).

Table 3.2 Change of Use.

Questions to be Answered in a Statement of Heritage Impact	Response
<i>Has the advice of a heritage consultant or structural engineer been sought ... and implemented?</i>	<ul style="list-style-type: none"> Specialist heritage advice has been sought and implemented, including preparation of a Heritage Assessment with background analysis, Statement of Significance and recommendations for conservation works/options. Heritage input has also been provided as part of the design development.
<i>Does the existing use contribute to the significance of the heritage item?</i>	<ul style="list-style-type: none"> The contribution of the original/existing use of the building to its significance is relatively modest, but this will be essentially retained as part of the proposed development.
<i>Why does the use need to be changed?</i>	<ul style="list-style-type: none"> The proposed addition of residential accommodation—on top of the retained original commercial/office functions—responds to current development trends for this area. In the current economic and land use environment for this part of North Sydney, the addition of residential development to the site as proposed provides the means of funding both the immediate repair requirements and longer term sustainability of the site.
<i>What changes to the site and fabric are required as a result of the change of use?</i>	<ul style="list-style-type: none"> The main changes to the site and fabric include the addition of a new tower element set above and back from the front elevation and open terraces of the existing building and removal/rebuilding of the internal structure and fabric below the proposed addition.

Table 3.3 Major Additions.

Questions to be Answered in a Statement of Heritage Impact	Response
<i>How is the impact of the addition on the heritage significance of the item to be minimised?</i>	<ul style="list-style-type: none"> • By incorporating appropriate setbacks from the main streetscape elevations, allowing conservation of the set-back terraces and distinctive aesthetic character of the significant original elevations of the building as a discrete entity. • By providing a clear visual and physical separation between the new tower element and the retained original building as a discrete podium.
<i>Can the additional area be located within an existing structure? If not, why not?</i>	<ul style="list-style-type: none"> • The extent of new development required cannot be accommodated within the existing structure. • The proposal to physically and visually separate the new development from the existing building allows a more appropriate conservation outcome, with the significant external form, components and architectural character of the original structure retained.
<i>Will the additions tend to visually dominate the heritage item?</i>	<ul style="list-style-type: none"> • The proposed addition will be large and visually dominant in distant and skyline views. It will, however, not visually overwhelm or obscure significant existing views of the subject building from the public domain to the north, northeast and northwest (as recorded in original iconic photographs) because of appropriate form, design, location/siting (etc) measures which underpin the scheme. (Refer to discussion re. 'sympathetic design' below.)
<i>Are the additions sited on any known or potentially significant archaeological deposits?</i>	<ul style="list-style-type: none"> • The additions are sited above an existing building with an existing excavated basement into bedrock—so will not impact on any known or potential archaeological deposits.

Questions to be Answered in a Statement of Heritage Impact	Response
<p><i>Are the additions sympathetic to the heritage item? In what way (eg form, design)?</i></p>	<ul style="list-style-type: none"> • The form, siting and design of the proposed addition have been specifically designed to be sympathetic to the heritage item: <ul style="list-style-type: none"> – the original building is retained as the podium element, visually and physically separated from the tower on all four elevations; – at streetscape level, the retained and repaired façades dominate views from the immediate setting of the site because the significant setbacks to the tower (on all sides) give visual prominence to the strongly ‘blocky’ form of the original; – the narrow and curved form of the tower and its placement on the podium minimise its visual massing; and – the slender curved forms of the new tower contrast with the base to emphasise the difference in age and use, but the materiality and repertoire of building forms and detailing are linked historically and aesthetically as part of the evolving design work of HS&A. • The additional development conserves and positively exploits key components and attributes of the existing building: <ul style="list-style-type: none"> – the ground floor level covered colonnade will be adapted to enhance its visual and physical attributes, including demarcation of the site entry, providing a high quality, covered entry to the new residential tower via existing ground floor lobby and lift areas and potential future through-site access from McLaren Street to the CBD/transport hub; – the upgrading and adaptation of the ground floor colonnade will include reinstatement of an adapted form of the original wave-form decorative finish together with a major artwork incorporated into the building works, thus continuing the notable association of Seidler’s work—and the original 41 Simsmetal House—with significant artwork for public appreciation. – the stepped north facing terraces will be conserved and landscaped with sympathetic new planting that interprets the original design intentions in a new way—and this will be followed and adapted in the new rooftop landscaping for the tower; and – key components of the original layout and functional arrangement related to significant exterior façades and components—including access to facilities and upper floors via glazed lobbies off the western colonnade, vehicular access to basement carparking from Harnett Street and views from perimeter windows—are conserved and enhanced.

Table 3.4 New Services.

Questions to be Answered in a Statement of Heritage Impact	Response
<p><i>How has the impact of the new services on the heritage significance of the item been minimised?</i></p>	<ul style="list-style-type: none"> • The provision of new, upgraded services will not impact adversely on the significance of the item as the existing systems: <ul style="list-style-type: none"> – were standard components of the 1970s without technical or historic significance; – many services have since been replaced/upgraded and/or no longer meet current standards for required functions; and – intrusive changes and alterations have compromised both the efficient functioning and aesthetic/architectural values of the place which are of greater significance.

Questions to be Answered in a Statement of Heritage Impact	Response
<i>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</i>	<ul style="list-style-type: none"> No existing services are of heritage significance.
<i>Are any known or potential archaeological deposits affected by the proposed new services?</i>	<ul style="list-style-type: none"> No. As noted previously the existing building excavated basement into bedrock, so will not impact on any known or potential archaeological deposits.

Table 3.5 Views and Items in the Vicinity.

Questions to be Answered in a Statement of Heritage Impact	Response
<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	<ul style="list-style-type: none"> The new development will have little detrimental impact on significant views to and from the heritage item, particularly in relationship to the increasing number of surrounding tower block developments that have been (or are in the process of being) erected around the site. Given the size and number of new tower developments to the west, southeast, southwest and northwest that increasingly surround the original low rise form of Simsmetal House (the heritage item), it is visually overwhelmed to the point where its original local landmark role has been significantly compromised. In this context, the proposed new tower addition will help the site reinstate significant streetscape attributes of the existing building by: <ul style="list-style-type: none"> providing a high-quality 'bookmark' above the retained structure which maintains and develops the characteristic materiality and aesthetic distinction of the HS&A aesthetic of the original; retaining and upgrading the streetscape façades to remain predominant in views from the immediate setting of the site, particularly along McLaren Street; incorporating appropriate setbacks from the main streetscape elevations, allowing conservation of the setback terraces and distinctive aesthetic character of the significant original elevations of the building as a discrete entity; and retaining, upgrading and functionally reactivating key components and spaces including the ground floor colonnade, terraces and vehicular and pedestrian access.
<i>Does the new development affect heritage items in the vicinity of the site?</i>	<ul style="list-style-type: none"> The proposed development will not affect identified heritage items in the vicinity: <ul style="list-style-type: none"> As Figure 1.3 demonstrates, heritage items in the vicinity of the site (Figure 1.4, which has been annotated to conform to site evidence in Figure 1.3) are all effectively separated from the subject site by taller and denser development. The retention and upgrading of the existing building as the podium for a new slim tower block will not add to changes in building massing or façade character at streetscape level. The new tower development is set within a setting of surrounding existing and proposed tall towers. Measures to mitigate potential impacts have been addressed above and in the section on Major Additions.

3.3.2 Compliance with Heritage Objectives of North Sydney LEP 2013

The DA proposal is assessed to be consistent with the relevant heritage objectives under Clause 5.10 Heritage Conservation of the North Sydney LEP 2013 which include:

(a) to conserve the environmental heritage of North Sydney, (and)

GML Heritage

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

The DA proposal has been developed within a framework informed by an appropriately structured and detailed Heritage Assessment of the site, which includes:

- a Statement of Significance based on documentary and physical research;
- identification of key components and attributes contributing to the nature and degree of significance of the place;
- opportunities and constraints facing future care and management; and
- recommendations for measures to conserve, repair/upgrade and support the ongoing maintenance of the heritage values, character and fabric of the place.

The proposal has also been assessed within this Heritage Impact Assessment (HIA) to identify the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item, including its setting and heritage items in the vicinity.

3.4 Conclusions

As this HIA has demonstrated, given the nature and degree of the heritage significance of 41 McLaren Street and the various physical, financial, technical, functional and contextual challenges it currently faces, the site has a demonstrated need for sufficient additional development to achieve appropriate long-term conservation outcomes, as proposed in the current development proposal.

In addition, with the proposed new transport hub and possibilities for development of the Ward Street precinct, there is a rare opportunity for the current site to be developed in a manner that includes connection through to the CBD to provide benefits for the place, including the following:

- Enhancing the landmark qualities and recognition of the heritage item via proposed physical conservation and interpretation works, upgraded use and active connections to major surrounding thoroughfares and a high-quality addition with historic and architectural links to the original that respects and retains its significant components and character.
- Provision of additional commercial and residential accommodation to support the appropriate repair and long-term viability of the significant features and fabric of the site.
- Improved civic–functional relationships between the site (as well as the increasing number of neighbouring developments to the north, northeast and northwest) and CBD with an activated and attractive pedestrian through-link providing access to various commercial/community functions and services en route.

More generally, the **exceptional architectural quality** of the proposed development, and its **sympathetic understanding of the design principles, aesthetic and evolution** of Harry Seidler's work, reflects the unique role that the project architects, Harry Seidler and Associates, bring to this submission. In this context, retention and development of this historic and architectural link between the original and future buildings throughout the development of the proposal has enhanced its identified significance and should remain of fundamental importance.

Overall, the proposed development of 41 McLaren Street represents an appropriate solution for the meaningful conservation and long-term maintenance/protection of the subject site by:

- retaining and appropriately conserving the key components, fabric and aesthetic values of the original Simsmetal House building and its relationship to its immediate setting, particularly the overall form, massing, detailing and materiality of the external envelope and façades;
- supporting appropriate and adequately funded conservation works by providing additional development compatible with the social/functional character of the setting while maintaining the commercial functions, layout and access patterns of the original structure; and
- providing North Sydney with a new tower development of high architectural quality serving as a potential future landmark and linked aesthetically with the architectural design work of the original architectural firm, Harry Seidler and Associates.

4.0 Appendices

Appendix A

Drawing Register for Proposed Development, 41 McLaren Street, North Sydney (Harry Seidler and Associates, August 2017)

Appendix B

Architectural Design Statement, 41 McLaren Street, North Sydney (Harry Seidler and Associates, August 2017)

Appendix C

Structure and Heritage—Summary of structural methodology report written by Harry Seidler and Associates (August 2017) based on the proposed structural approach and works provided by TTW, Engineers.

Appendix A

Drawing Register for Proposed Development, 41 McLaren Street, North Sydney (Harry Seidler and Associates, August 2017)

Drawing	Issue	Title
001	B	Location Plan
002	B	Site Plan
003	B	Ground Level Landscape Plan
010	B	Carpark Plan B1-B1A
011	B	Carpark Plan B2-B2A
012	B	Carpark Plan B3-B3A
013	B	Carpark Plan B4-B4A
014	B	Carpark Plan B5-B5A
015	B	Carpark Plan B6
020	B	Podium Plan Ground Floor
021	B	Podium Plan Level 1
022	B	Podium Plan Level 2
023	B	Podium Plan Level 3
024	B	Podium Plan Levels 4+5
025	B	Podium Plan Level 6
026	B	Podium Plan Level 7
027	B	Podium Plan Level 8
030	B	Residential Tower Plan L9-10-11
031	B	Residential Tower Plan L12+13
032	B	Residential Tower Plan L14+15
033	B	Residential Tower Plan L16+17
034	B	Residential Tower Plan L18+19
035	B	Residential Tower Plan L20 +21
036	B	Residential Tower Plan L22-25+26
037	B	Residential Tower Plan L27+28
038	B	Residential Tower Plan L29+30
039	B	Residential Tower Plan L31+32
040	B	Residential Tower Plan L33+34
041	B	Residential Tower Plan L35+36
042	B	Residential Tower Plan L37-42+43
043	B	Residential Tower Plan L44+45
044	B	Residential Tower Plan L46+Roof Plan
100	B	Sections A+B
101	B	Elevations North+East
102	B	Elevations South+West
110	B	Detail Facade Section

Drawing	Issue	Title
200	B	Podium Existing Plan L_B3+B4
201	B	Podium Existing Plan L_A1-B1+B2
202	B	Podium Existing Plan L_G
203	B	Podium Existing Plan L_1
204	B	Podium Existing Plan L_2
205	B	Podium Existing Plan L_3
206	B	Podium Existing Plan L_4+5
207	B	Podium Existing Plan L_6
208	B	Podium Existing Plan Roof
209	B	Podium Existing Plan LMR
210	B	Podium Existing Elevation East
211	B	Podium Existing Elevation West
212	B	Podium Existing Elevation North
213	B	Podium Existing Elevation South
214	B	Podium Existing Section A-A
215	B	Podium Existing Section B-B
216	B	Podium Existing Section C-C
220	B	Alteration & Demolition Plan B3+B4
221	B	Alteration & Demolition Plan A1-B1+B2
222	B	Alteration & Demolition Plan Ground Level
223	B	Alteration & Demolition Plan Level 1
224	B	Alteration & Demolition Plan Level 2
225	B	Alteration & Demolition Plan Level 3
226	B	Alteration & Demolition Plan Levels 4+5
227	B	Alteration & Demolition Plan Level 6
228	B	Alteration & Demolition Plan Roof Level
229	B	Alteration & Demolition Plan LMR Level
230	B	Alteration & Demolition East Elevation
231	B	Alteration & Demolition West Elevation
232	B	Alteration & Demolition North Elevation
233	B	Alteration & Demolition South Elevation
234	B	Alteration & Demolition Section A-A
235	B	Alteration & Demolition Section B-B
300	B	Shadow Diagrams Equinoxes March 21
301	B	Shadow Diagrams Mid Winter June 21
302	B	Shadow Diagrams Equinoxes Sept 21

Appendix B

Architectural Design Statement, 41 McLaren Street, North Sydney (Harry Seidler and Associates, August 2017)



ARCHITECTURAL DESIGN STATEMENT
For Erolcene Pty Ltd and Claijade Pty Ltd

Forty One McLaren Street North Sydney

HARRY SEIDLER & ASSOCIATES



Document Information

Project: 41 McLaren Street North Sydney
Project Number: HSA1603
Report Number: 1603-01/JC
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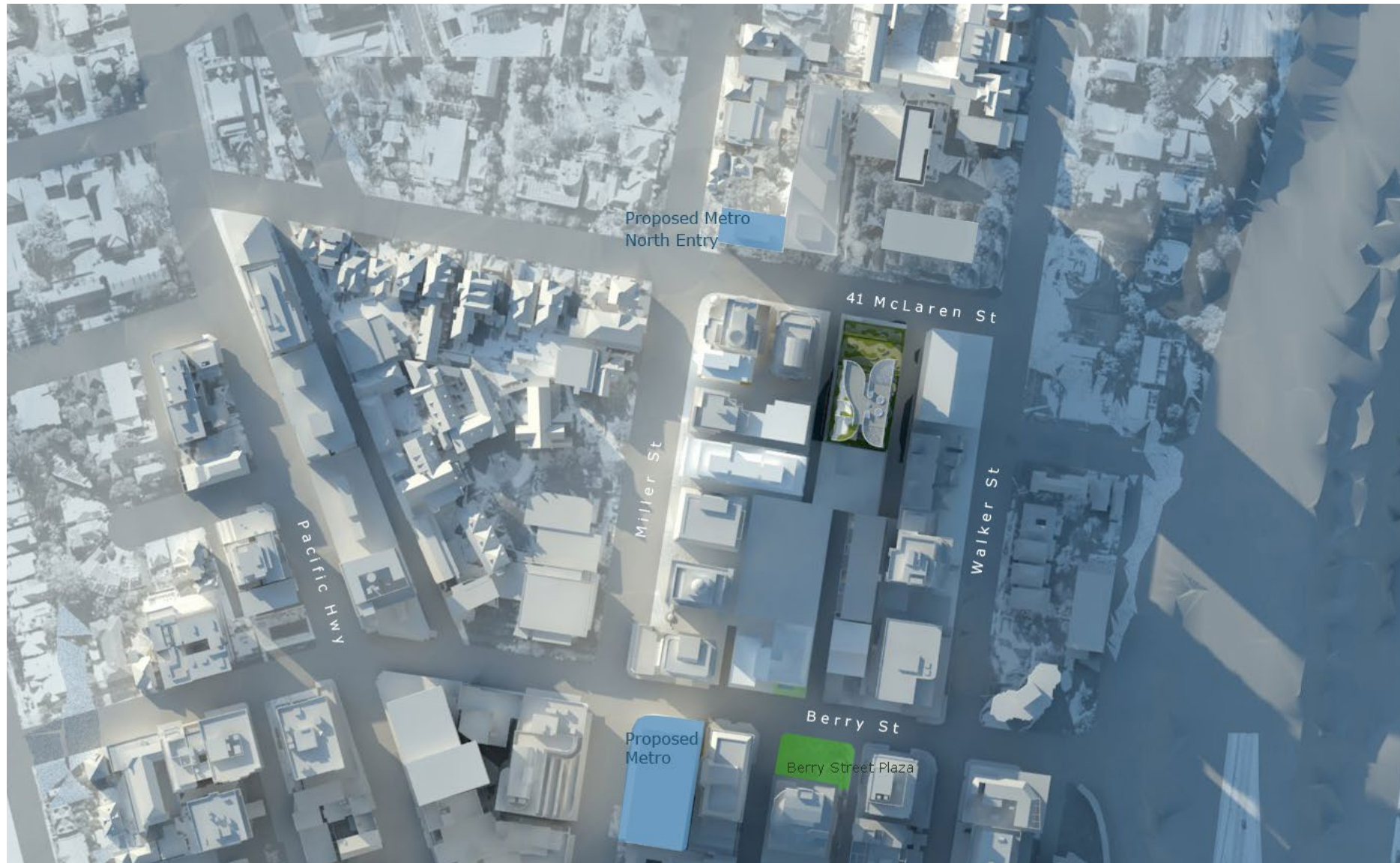
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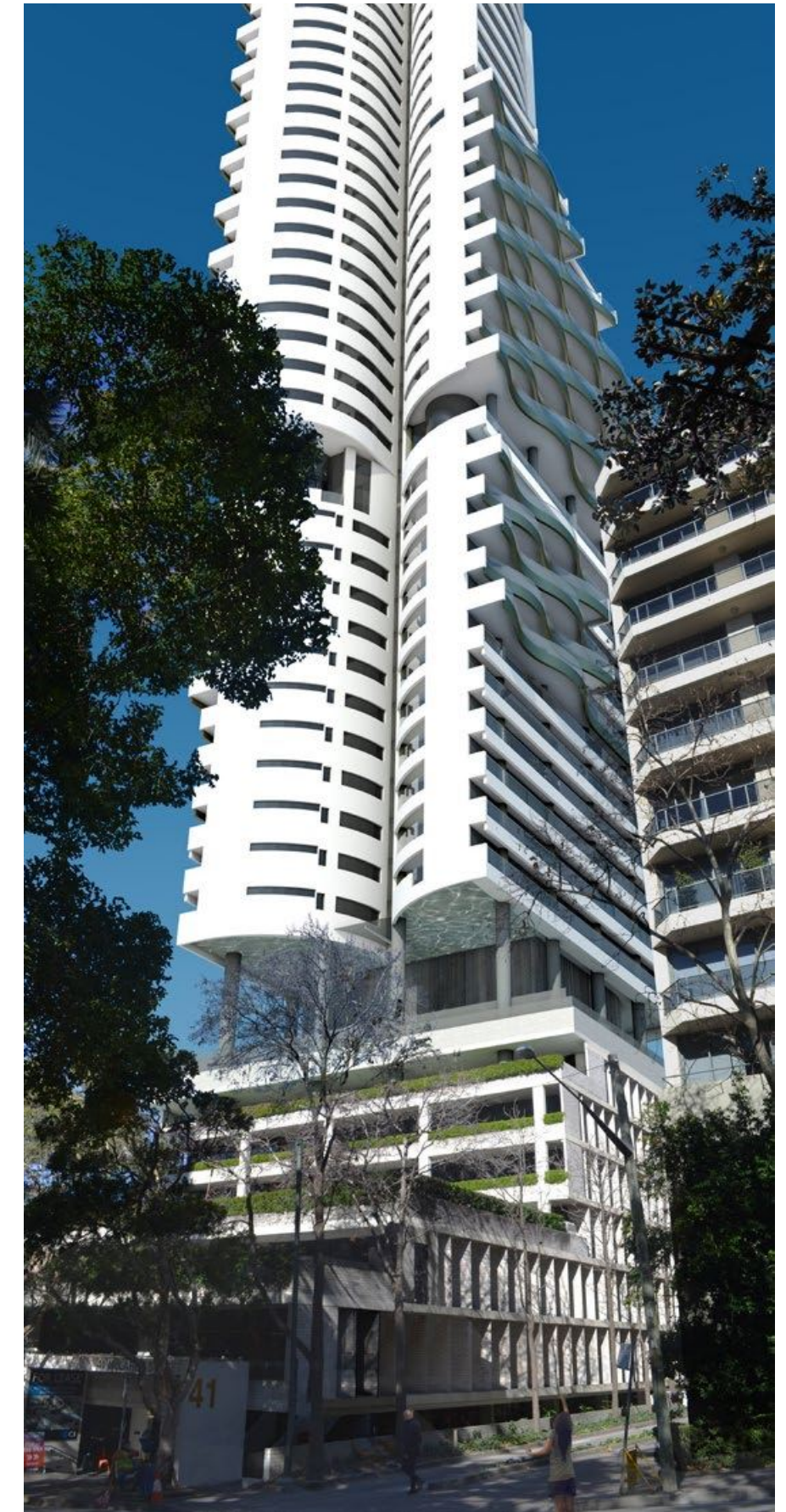
Contents

<i>Introduction</i>	5
<i>Podium</i>	6
<i>Residential Tower</i>	8
<i>Apartments</i>	11
<i>Tower Facade and Materials</i>	11
<i>Structure and Heritage</i>	13
<i>Conclusion</i>	15
<i>SEPP 65 Design Quality Compliance</i>	16
<i>Samples of proposed materials</i>	20
<i>Area and Unit Schedule</i>	21





Existing Podium and New Tower - McLaren Street



INTRODUCTION

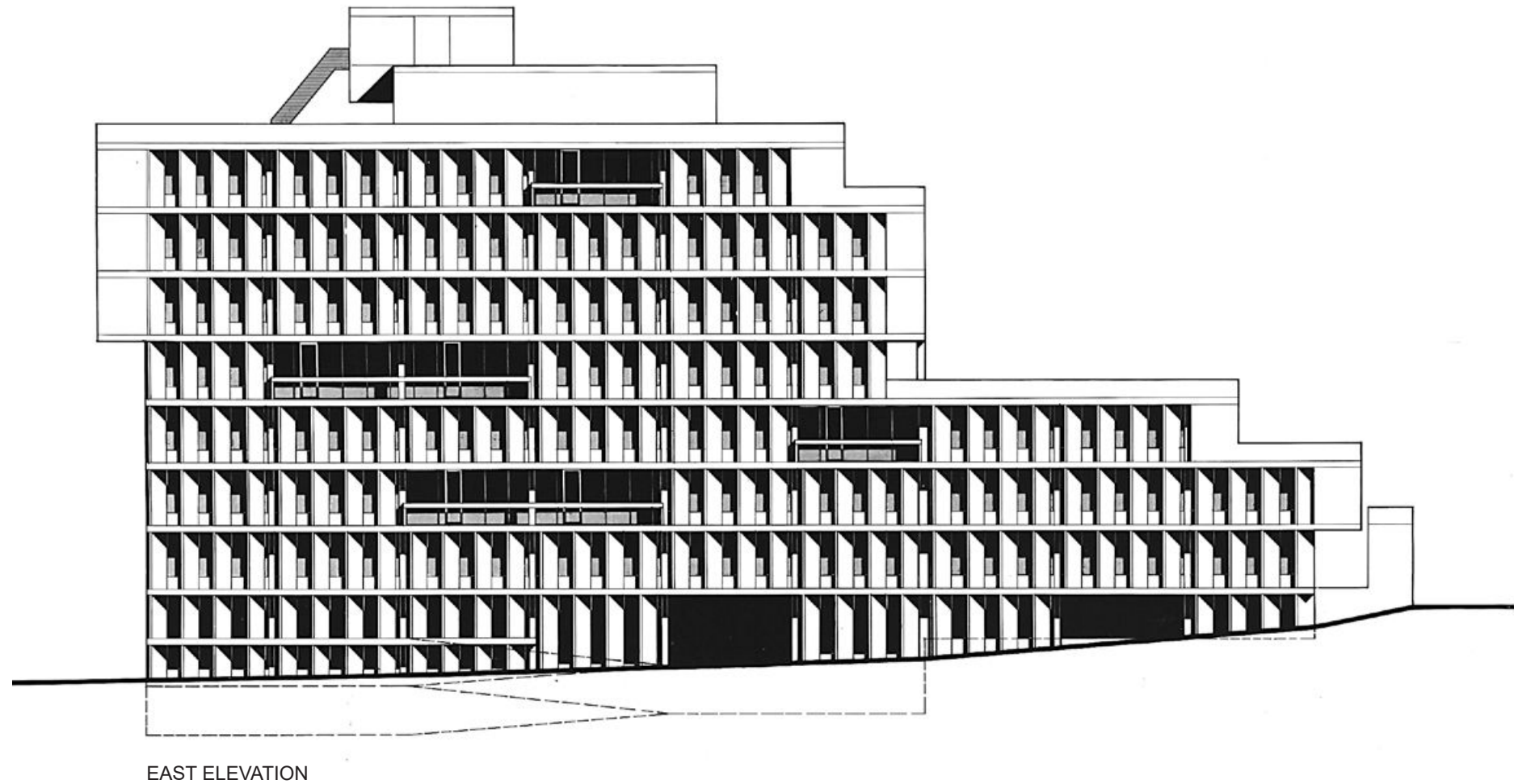
The site is situated on the southern side of McLaren Street between Miller Street and Walker Street near the northern edge of the North Sydney CBD. Therefore, ideally located for the proposed mix use development comprising commercial and residential components.

Further, with the proposed Victoria Cross Metro station to be located at the south-east corner of Miller Street and Berry Street, a secondary entrance at the corner of Miller Street and McLaren Street, and the master-planning envisaged for the Ward Street precinct, 41 McLaren Street is ideally situated presenting the owners, Erolcene Pty Ltd and Claijade Pty Ltd, with an opportunity site suitable for significant development and contribution of a landmark tower for the NSCBD precinct.

A modest seven to eight storey office building designed by Harry Seidler was completed in 1972 and still occupies the site. Locally heritage listed by North Sydney Council as a significant example of the work of Harry Seidler and representative of the early growth of the NSCBD the building remains substantially intact. Also refer GML heritage statement.

Essentially the owners propose to retain the existing commercial building, as a podium mostly containing offices, over which a premium quality residential tower will be constructed to contribute to the growing fabric of North Sydney promoting a 24/7 vibrant centre. To do so, a new core will be built through the centre of the podium to suit the residential tower, new carpark basements will be excavated beneath the podium with a new inner column grid, judiciously located, extending up through the podium supporting the perimeter of the tower. Significant features of the heritage building are to be enhanced as a base to the tower which is intended to hover above the podium by way of a substantial break that contains landscaped recreational spaces and a pool deck for the residents.

In accordance with the principles of the Burra Charter the design of the tower is proposed to appear distinct from the heritage podium yet be sympathetic in character. It is intended that the tower expresses a development of the architectural design of Harry Seidler from the early rectilinear buildings (displayed in the heritage listed podium) through to the introduction of simple, pure curved geometric forms and later still to his use of more complex curvilinear forms and counter-forms.



PODIUM

The scale and character of the existing building with stepped landscaped terraces provides a special, well scaled, urban streetscape unique to this site and is intended to be retained and enhanced with the new work. In particular, the sundrenched terraces fronting McLaren Street will be utilised for both community and private active functions for the tenants and residents of the development.

The new residential tower is proposed to be well set back from McLaren Street to maintain the streetscape character at pedestrian level. A significant separation is also applied between the roof of the commercial podium and the residential tower to further reinforce the scale of the podium and allow the tower to hover above, disappearing into the skyline above the pedestrian field of vision.

The expression of the east and west facades is also considered significant, comprising deep concrete overhangs with angled brick sun-blades. And on the east face with shifting inset horizontal terraces that punctuate the sun-blade rhythm, typical of many Seidler buildings, adding interest and variation. While the east façade sun-blade treatment still assists with sun control the west face may be given further consideration given substantial buildings that have since been built now protect the glazing and diminish daylight access to this elevation.

The sun-blades to the carpark entry level on Harnett Street will be removed and replaced with a treatment of bronze ribbed metal and louvres to integrate the plethora of services cupboards, plantrooms and egresses form the façade. Sun-blades at ground level on the west face, southern end, will also be removed to enhance the two storey throughlink described hereinafter.

A secondary lift core, to distinctly serve the commercial floors of the podium will be introduced to the rear southern elevation which will otherwise be maintained with overhanging upper terraces.

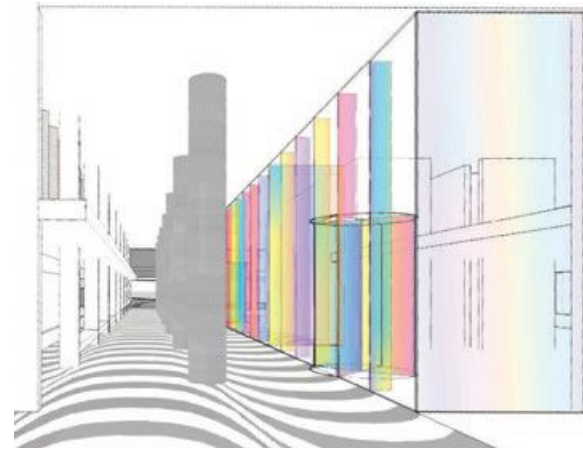
High glazing treatment to this façade will ultimately contribute to the activation of the public realm envisaged in the Ward Street masterplan with the ultimate removal of the council carpark site.

While the podium will substantially be used for offices, commercial functions, such as café/restaurant/bar facilities, will occupy and activate the frontages. An opportunity also exists for the introduction of community functions.



Max Dupain ca 1971



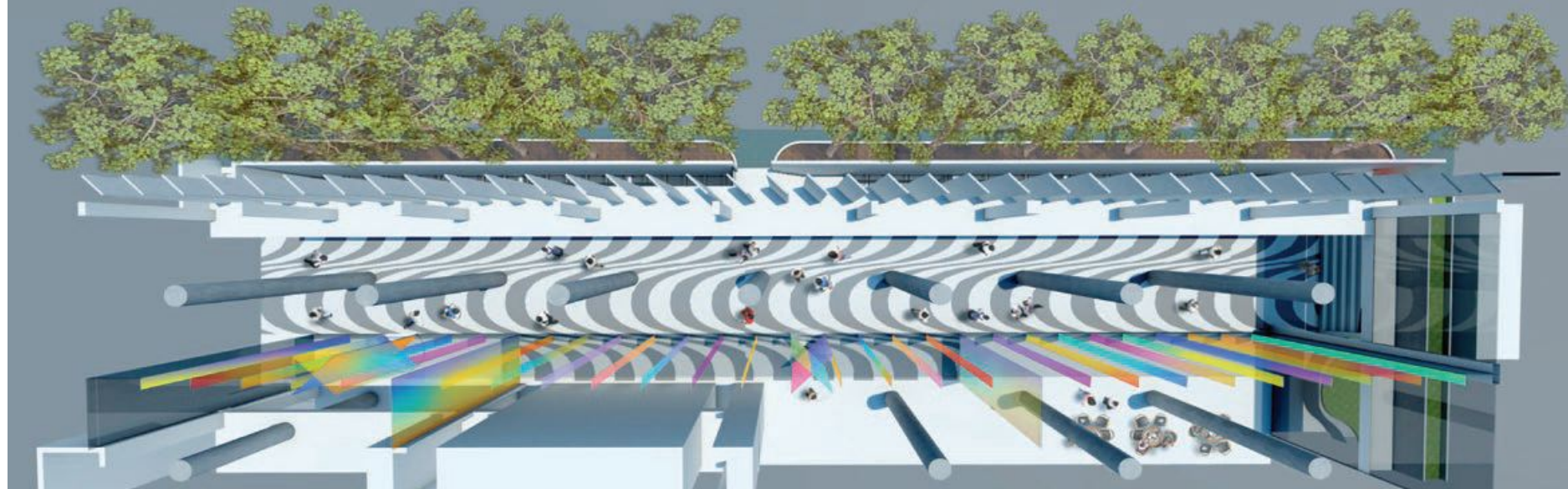


Robert Owen



Max Dupain ca 1971

THROUGH LINK



The existing under-croft entry along the west side of the podium is proposed to be extended to the southern end to enhance a through-link to the Ward Street Precinct public realm and onward to the Metro station with the ultimate removal of the council carpark site. Together with the shared access way to the west it is recognised as an important pedestrian ant track from the north and builds upon the objectives of the precinct master-planning.

Further, it is proposed to expand this through-link vertically to two storeys in height to enhance the scale commensurate with the new entry functions of the residential lobby, the commercial lobbies and food and beverage offerings which activate the under-croft and McLaren Street. The original character of this entry with an artwork and unique wavy paving is intended to be reintroduced to the design.

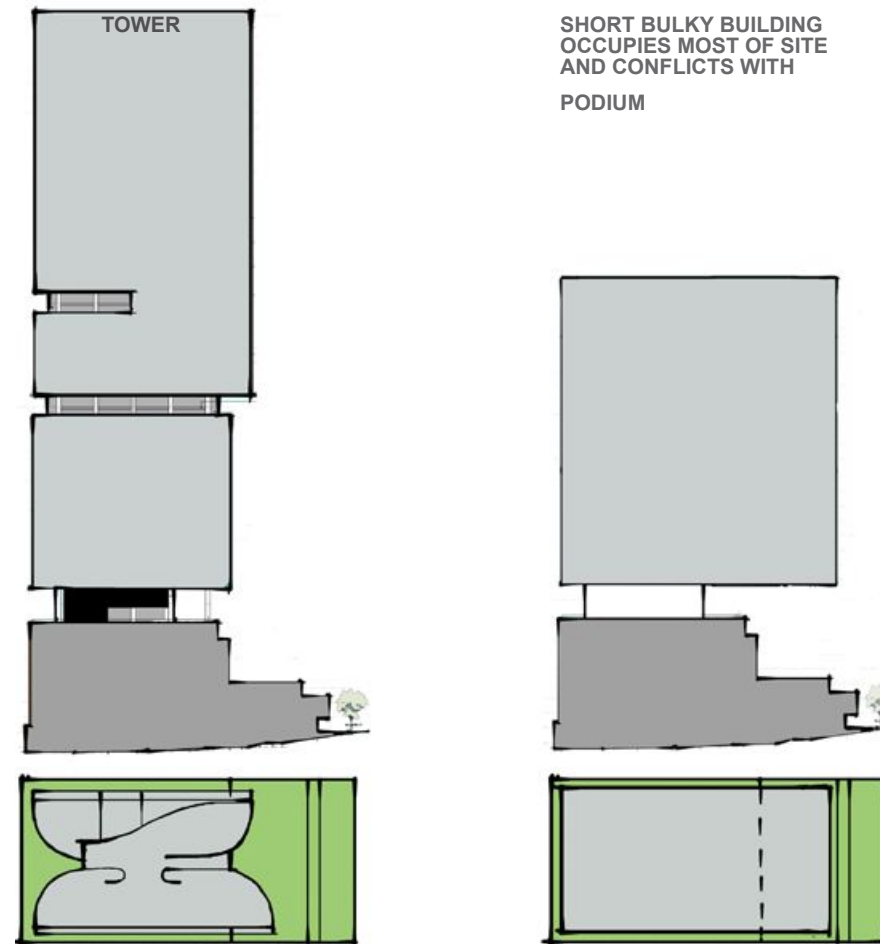
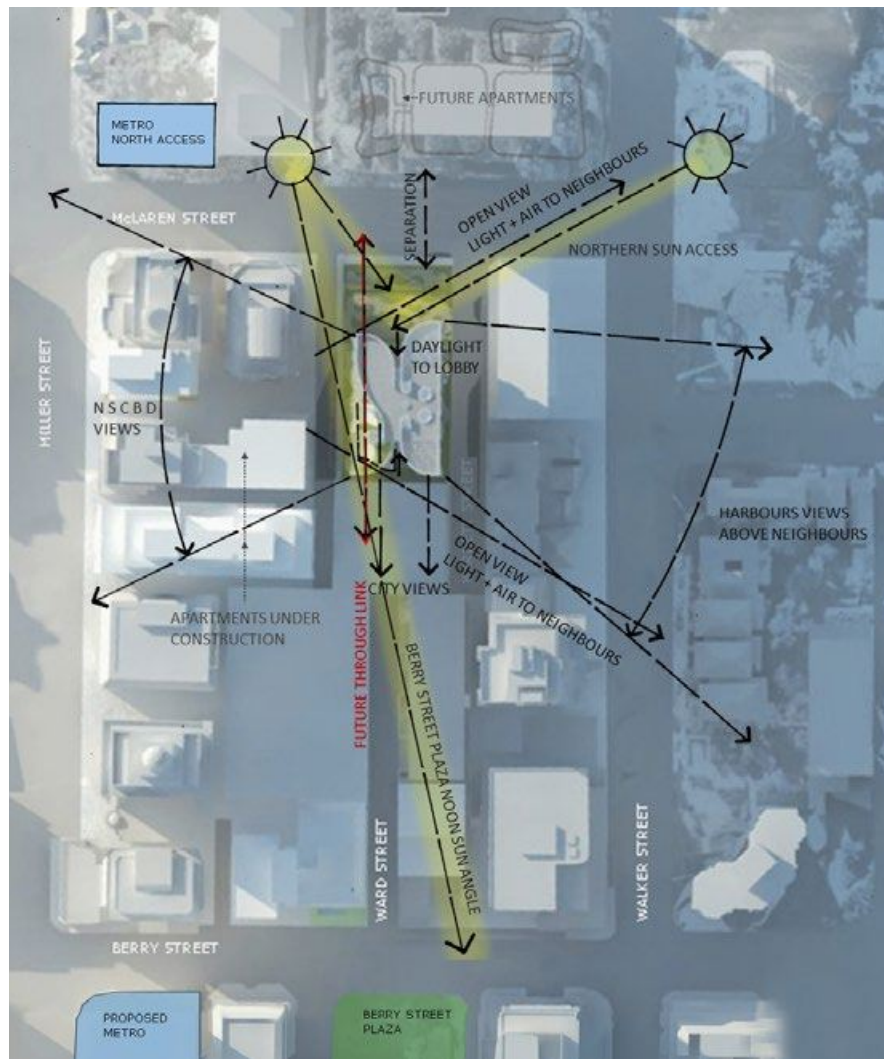
The distinctive wavy paving may well inform an extension of the throughlink into the public realm envisaged for the future Ward Street Precinct. A feature artwork is also proposed to adorn the throughlink with a colourful rhythmic treatment to the glazing structure as designed by internationally renowned Australian Artist Robert Owen, as included in this submission.

The terraces to the podium are proposed to be re-landscaped to enrich them with planting in accordance with the original concept. A proposal by Spackman Mossop Michaels which explores the complementary work of landscape architect Burle Marx, a Seidler contemporary, is also included in this submission. Similar treatment is proposed for the landscaping to the McLaren Street frontage with space for café and public seating. On grade accessibility is also achieved via this area to the principle entrances to avoid the adjacent stepped portal.

As noted previously the podium rooftop will become a recreation level for the residents of the tower and will comprise internal facilities; such as gym, sauna and steam room, changerooms, kitchenette, meeting and function spaces; and externally, planted gardens and terrace space including a north facing 25m lap pool which is proposed to be on grade with the lift lobby. Again, refer to the landscape proposal. Plantrooms above this level will provide much of the infrastructure for the podium and together with the recreation space form the segregation described earlier between the tower and the podium.

The McLaren Street and Harnett Street frontage is proposed to be paved with the same material as per the public domain for this area. With the removal of the sun-blades to the carpark entry level along Harnett Street, as previously described, a more generous pedestrian footpath will result.





RESIDENTIAL TOWER

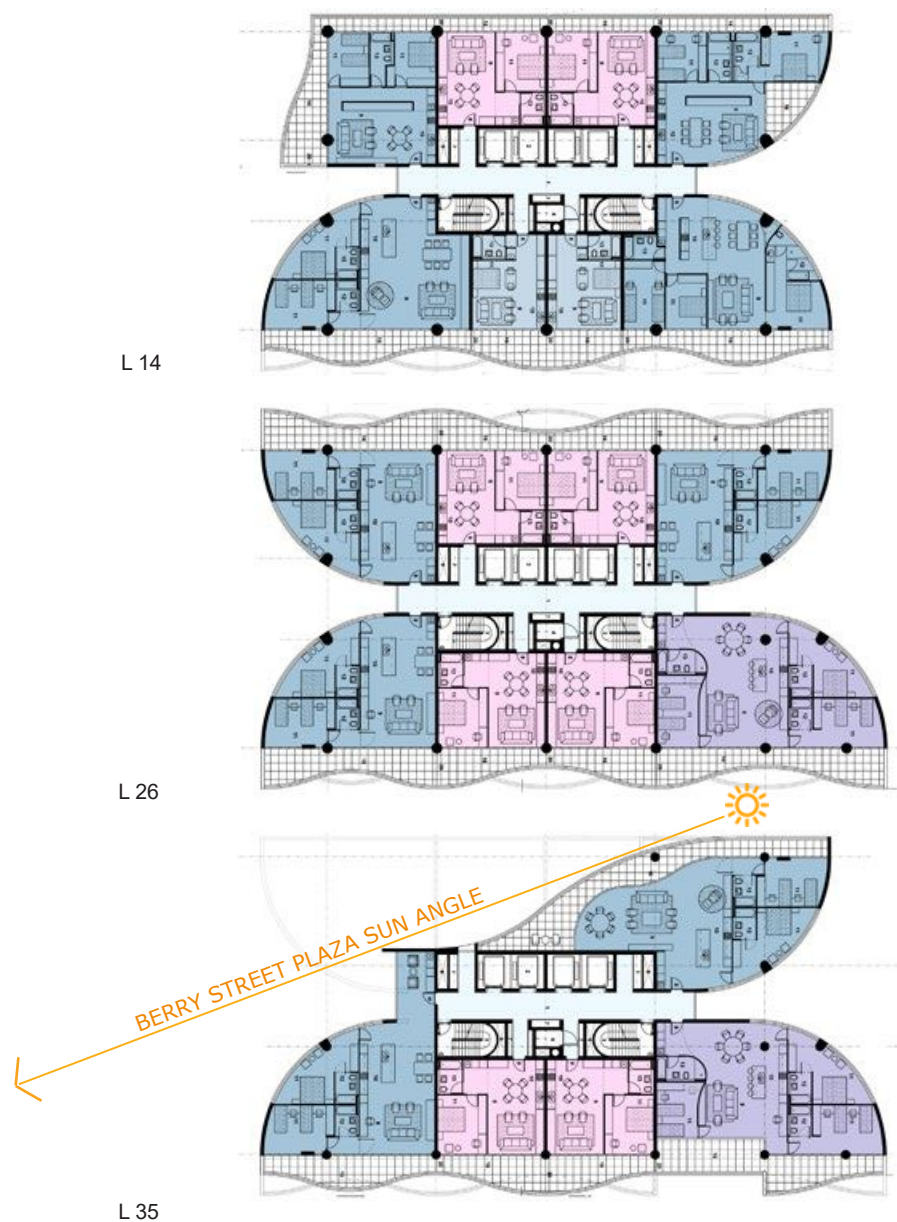
As noted above, a premium grade residential tower is proposed to float over the podium with a substantial gap to the podium roof. With the first residential floor starting some ten storeys above the ground, thirty-eight floors are proposed for the tower which will enjoy harbour views predominantly to the south east and at high level to the south towards the bridge and Sydney CBD taking advantage of North Sydney's elevation. Two storey penthouses crown the tower along with a part level plantroom and one full level plantroom.

A tall slender structure comprising two narrow wings with curved ends returning to a naturally lit central core lift lobby is proposed for the tower. The slim proportion utilises the long sides of the site to maximise exposure and ensures suitable separation and amenity to surrounding sites, fast moving slender shadows and shallow apartments with good outlook and access to air, daylight and sunshine. The curved re-entrant ends to the wings allow opportunities for cross ventilation, cross views and extended sun access to apartments that would otherwise have more restricted outlook and exposure.

The tall slender form of the tower allows a suitable apartment population on a significant site without the bulk of a short broad building that would otherwise occupy the majority of the site with little separation from neighbours, little respect for their outlook and for the heritage podium below and resulting in deep narrow apartments. Effectively the proposed tower occupies only about one third of the site area.

The tower is set back from McLaren Street as noted previously, planned and positioned to afford existing and approved apartments, located at low level to the west, broad angled views and access to sunlight past the proposed tower. Visual separation is considered to these facing apartment buildings by mostly locating primary balconies to the north and south ends of this wing housing two-bedroom apartments, or limiting balconies to one-bedroom facing apartments and utilising frosted glass balustrades. Otherwise open balconies and terraces are proposed to take advantage of the harbour views, particularly to the east facade. To reinforce the character of the podium, with inset terraces interrupting the rhythm of sun-blades, the waving balcony façade is modulated with the insertion of two storey apartment floors, punctuations and other variations to the balcony geometry informed by the apartment typology.





The counter curved wavy balconies provide variation to the depth of the terraces so more generous seating zones are available, also allowing greater degrees of sun penetration in some portions than others, both on the balcony or within the apartment, where the balcony above recedes. At the same time carefully tuned downturns balance the desire for open sky views, against limiting the sun exposure in summer to the eastern and western facades. The lower winter sun streams further under the downturns to warm and brighten the apartments.

While the top two thirds of the tower will receive ample sunshine, in the lower third of the tower winter sun is accessed to the north east and north west, either side of the proposed bulky residential tower opposite, on the corner of McLaren Street and Walker Street. This sun access to 41 McLaren Street and surrounding sites is further reinforced by a substantial setback to McLaren Street which is proposed also to respect the scale and stepping terraces of the heritage listed podium frontage below as noted previously.



To avoid further overshadowing to the nearby Berry Street Plaza, the west wing of the tower is stepped above L29 to account for the vertical winter sun angle at 12 noon. This stepping form of the tower's west wing recalls the opposing stepping to the heritage podium terraces below. The floors above these terraces are scalloped back in plan to also respect the sun orientation towards Berry Street Plaza at this time. This curved form provides further modulation and interest to the tower façade and overall form. These features also help limit the lunchtime overshadowing to the public realm envisaged for the Ward Street Precinct and affords greater building setback towards the denser commercial centre towards the south-west.



A horizontal two-storey apartment break located about one third up the residential tower modulates the tower into well-proportioned parts which mediate the change in scale from the existing podium. While only seven storeys high and stepping at the front, the podium, is quite substantial in mass, enough to visually support the tall slender tower above. This horizontal break also relates to the height of the existing apartments to the west of the site, setting a level above which the façade treatment can change due to improved outlook. Similar breaks or variations to the façade provide the modulation noted above and culminate in variations at the top of the building with single storey sub-penthouses, topped by two storey penthouses and a solid plantroom band extruding the building form against the sky in typical Seidler fashion.

Overall, despite its proposed height with the new tower, 41 McLaren Street will nestle into a NSCBD that will inevitably grow with the new Metro service and need for greater residential and commercial density. A scale and form that will sit comfortably within its location, yet be distinctive in the emerging skyline.



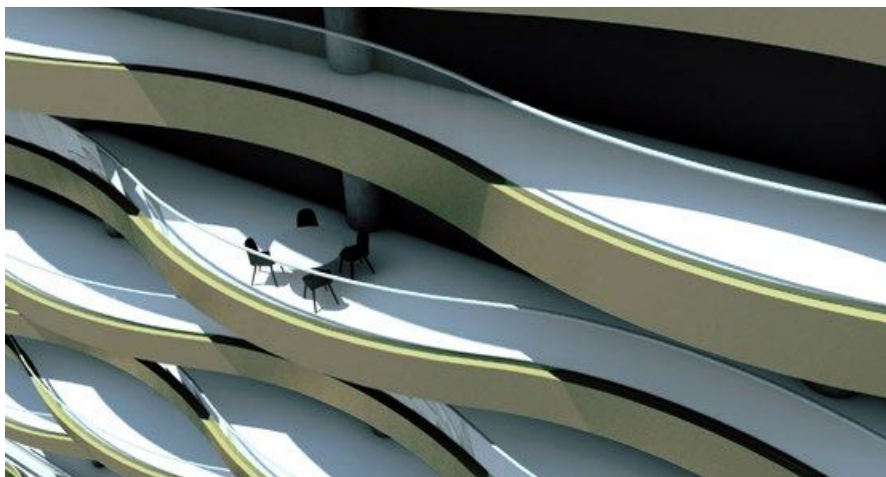
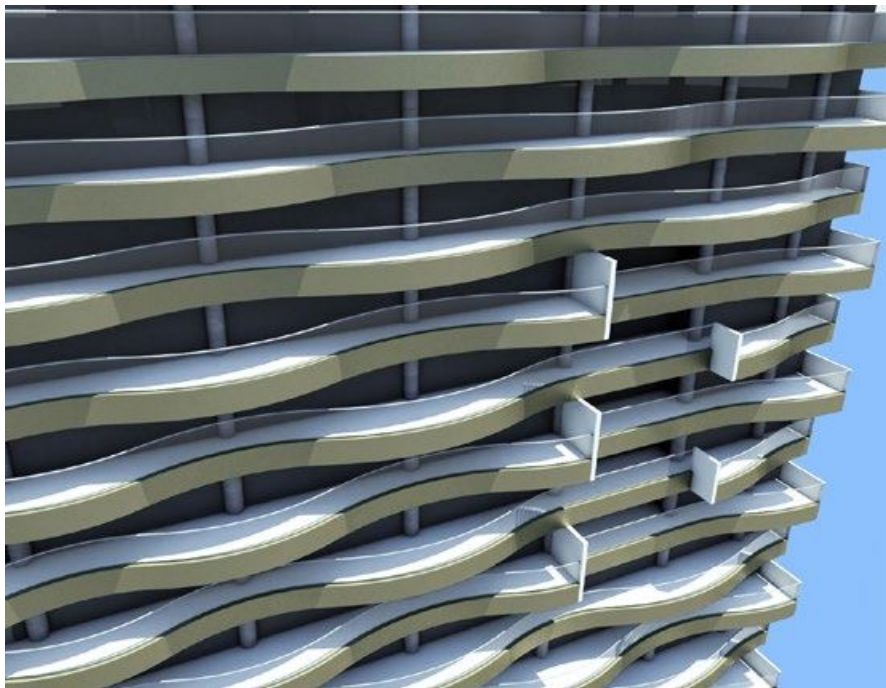
View from Falcon Street



McLaren Street View



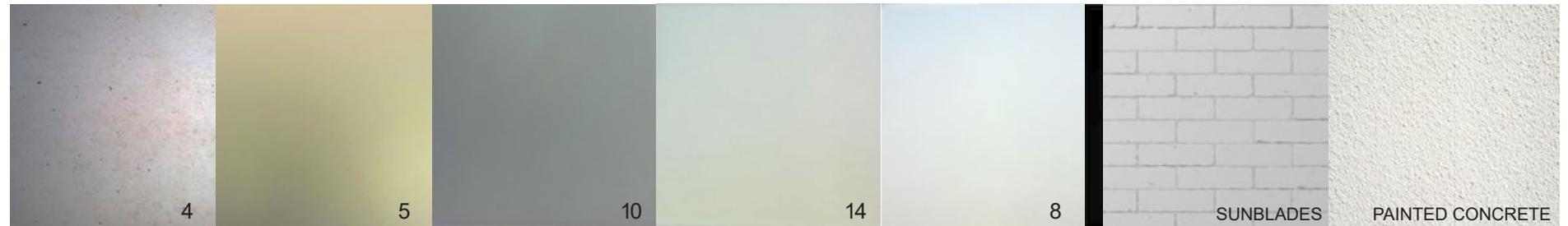
View from Alfred Street North



APARTMENTS

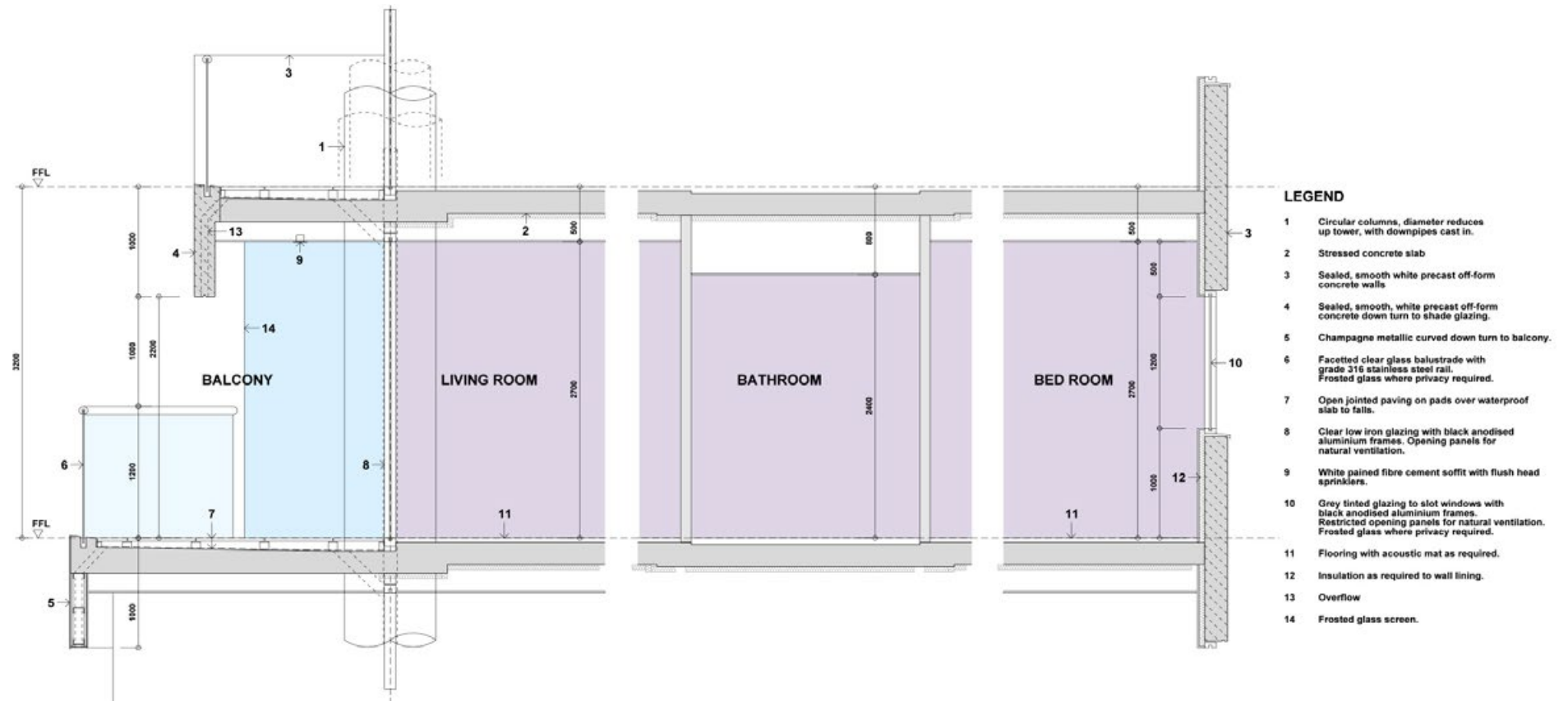
With a 3.2m floor to floor height proposed, a 2.7m height to the living spaces is expected with the management of services. A level floor throughout each apartment, free of steps or kerbs or ramps, is intended from outdoor terraces to living spaces through to bedrooms and even bathrooms. Bathroom are proposed to have a minimum of 2.4m ceiling heights below the necessary infrastructure. Together, with column free interiors, this allows for any apartment to be capable of universal status.

A variety of studio, one bedroom, two bedroom, three bedroom and 4 bedroom sub/penthouse apartments are proposed with variations in size and layout to the larger apartments. At least four out of a maximum of eight apartments (or a minimum of four to five apartments) on each floor are capable of having natural cross ventilation given the planning of the floors in two wings. While most apartments have access to generous balconies from multiple living spaces, as well as access to the landscaped recreation level, many also have enlarged terrace options to enhance their outdoor enjoyment in good weather.



NEW MATERIALS

EXISTING MATERIALS



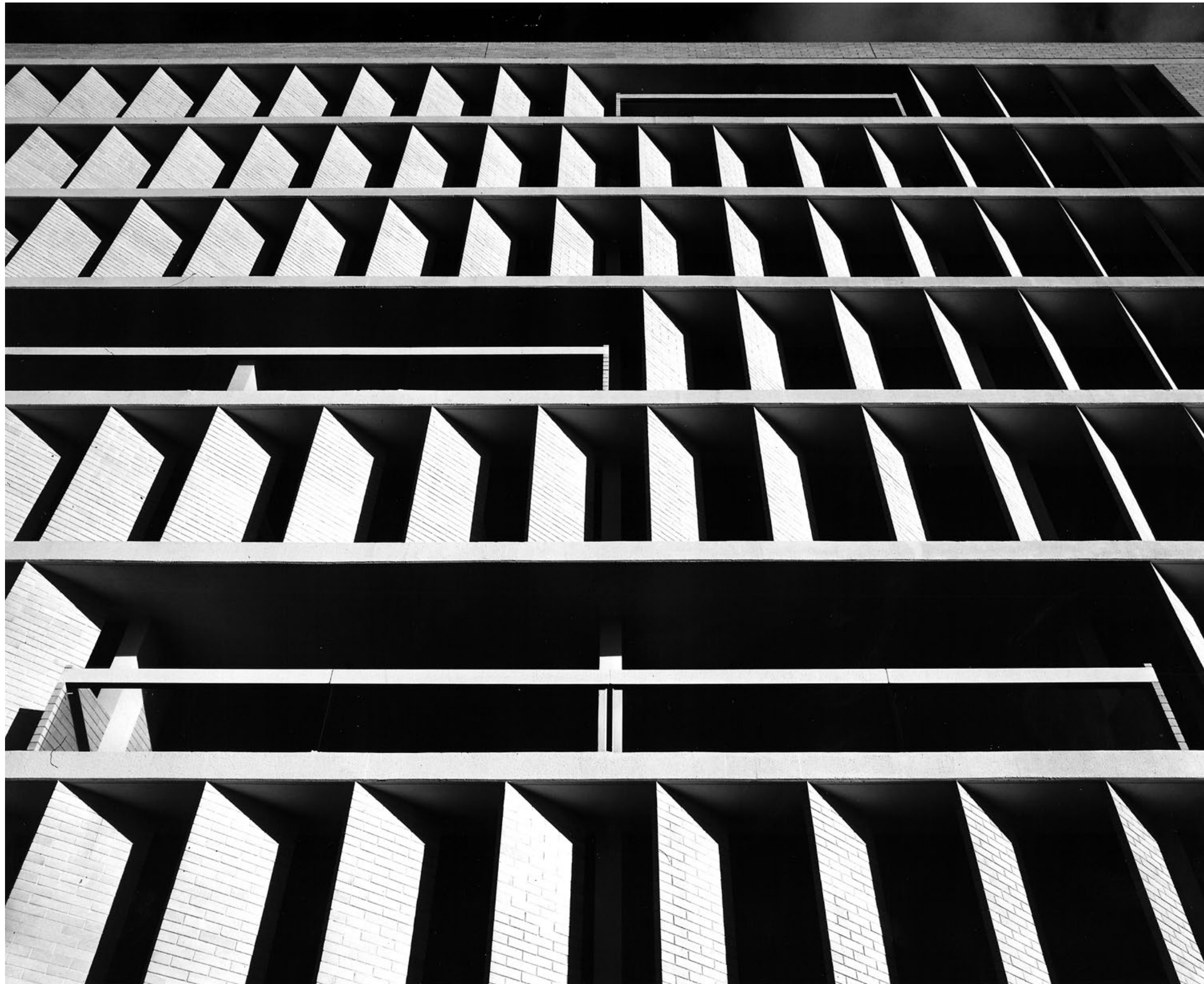
TOWER FAÇADE & MATERIALS

The tower is intended to be clad with sealed white off-form smooth concrete, preferably precast to allow for a higher quality of finish, particularly to curved walls, and allow a more systematised construction. This finish will harmonise with the existing Seidler podium, being constructed of similar appearing materials, but will evoke a more refined distinctive appearance. The off-form finish will also avoid the need for ongoing repainting.

Grey tinted glass to the slot windows to the cured end walls will provide contrasting slot punctuations and afford some privacy to bedroom areas during the day. Opposing apartment windows will utilise frosted glass to ensure the necessary privacy at all times. Otherwise clear glass is proposed for the balcony recessed glazing, to enhance outlook during daylight and night-time hours, which is protected by their overhang and downturns. All glazing framework will be black anodised, like the podium, to negate its appearance. Glazing will maximise openings to afford natural ventilation.

Straight balcony fronts will typically match the tower wall cladding, to hold the horizontal plate form of the podium, while curved balcony fronts will be further modulated with champagne metallic downturns. The west scalloped upper wing also recalls the horizontal plates with its gently curving faced expressing the sun angle for Berry Street Plaza. Both curved and straight balconies will have clear glass balustrades, faceted to the curved balconies, with a stainless-steel tubular railing. Frosted balustrade glazing is proposed for narrow balconies facing west to adjacent neighbours for enhanced privacy. Similarly, frosted laminated glass screens are proposed to balconies between apartments to provide privacy and acoustic attenuation without diminishing daylight access.

An enclosed plantroom structure crowns the building by extruding the plan form to the roof parapet as Seidler would typically do to reinforce the shape of the building against the sky. Simple circular forms are recalled with judiciously located services opening, and larger openings for condenser units shielded with roof blades to complete the appearance of the equally important fifth façade. Light gravel is proposed for reducing heat gain.



Max Dupain ca 1971



Max Dupain ca1971

STRUCTURE AND HERITAGE

A structural methodology has been developed by engineers TTW to retain the significant structure of the heritage listed podium primarily as follows:

- The stepped and terraced building structure fronting McLaren Street which provides a well scaled urban street character.
- The east and west facades, consisting of deep concrete overhangs with angled brick sun-blades to protect inset glazing and brick infill walls and balustrades.
- The shifting inset horizontal terraces that punctuate the sun-blade rhythm of the eastern façade typical of many Seidler Buildings.

The core of the existing building will be replaced with a new core that supports the functional and structural requirements of the new residential tower hovering above the podium. Existing surrounding floor slabs, which are badly deflecting will also be replaced up to the depth of the façade structure being retained. Ultimately, the remaining structure and the new construction will become contiguous.

A new column grid will replace the existing grid that surrounds the core within the new slab structure. This will not only support the edges of the new residential tower above but also provide appropriate grid for the underground carparking required.

Existing, inadequate basement parking and infrastructure will be demolished and replaced with new basement levels of carparking, loading, garbage storage and services infrastructure. Basement excavation will proceed in two stages following the demolition of the core to the existing podium. The first, removing the bulk of excavation material and the second, more detailed excavation in the vicinity of the existing perimeter columns which are proposed to be propped with steel strutting.

The outer depth of the façade to both eastern and western flanks will utilise an internal temporary steel propping structure to brace the significant facades during construction. The existing façade columns will land on a transfer structure at ground level, meet the new column grid, and to allow the detailed basement excavation to proceed.

The single storey under-croft will be extended upward to form a two-storey public throughlink by locally removing the level one slab above and stiffening the perimeter columns. The southern sun-blades to ground level will be removed to enhance the throughlink while the level one sun-blades will form a frieze to allow daylight to penetrate. The western sun-blades on Harnett Street to the proposed existing carpark demolition will be removed and replaced with dark bronze coloured metal cladding to sheathe the new infrastructure functions now located along this secondary street resulting in a widened footpath.

The aged and inadequate plantroom structure atop the existing podium building will be replaced with a new recreation roof area for the residents and include internal facilities, a landscaped garden terrace and outdoor pool. While raised above the existing deck the pool will be on grade with the internal facilities and lift lobby providing residual depth for the garden planting. The first residential tower floor will float some ten meters above the roof allowing a strong demarcation and segregation of the new with the existing heritage podium. The residential tower is also well set back from McLaren Street to reinforce the well scaled and terraced podium.

For the residential tower, stressed concrete slabs spanning from core to façade columns will allow for maximum flexibility within the apartments. Additionally, darker coloured columns remain setback from the overhanging floors and balconies negating their impact on the heritage podium and development as a whole.



CONCLUSION

Overall, a vibrant, mixed use premium quality development is proposed for 41 McLaren Street that will contribute to, and encourage a vibrant centre beyond the 6pm office curfew. The heritage significant podium with its pedestrian scaled urban streetscape is to be retained and adapted to suit the range of new and existing community and commercial functions, while a proposed premium residential tower provides a landmark for North Sydney and contributes to the necessary uplift required to a key developing centre ready to take advantage of the benefits of the new Metro public transport system.

North Sydney, blessed with its high elevation, should no longer be considered an inferior centre to the Sydney CBD but an expansion of it, one that includes the dramatic harbour, looks back towards the Sydney CBD skyline and has the harbour bridge linking the two together.



STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The proposed Development is considered to be consistent with the nine design principles of SEPP 65 and the objectives of the ADG.

An assessment of the proposal against the key principles is tabled below.

Principle	Compliance	Comment
<p>Principle 1: Context and neighbourhood character Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	✓	<p>Given the North Sydney central business district context for the proposed residential apartments the tower form fits with the surrounding built character and density.</p> <p>The proposed State Government Metro station to be located nearby will continue to engender change and densification desired for a developing CBD which has already commenced.</p> <p>The existing heritage listed building will be enhanced with greater permeability and activity and provide a commercial podium to the new residential tower creating an appropriate mixed development to encourage the emergence of a 24/7 vibrant centre.</p>
<p>Principle 2: Built form and scale Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	✓	<p>A slender tower form while appropriate for the NSCBD in height, is also respectful of the neighbouring buildings by its careful siting on the lot, plan form, and setbacks to the long side boundaries and particularly to McLaren Street to allow ample northerly sun access. The tower form affords tenants an expansive harbour or city outlook and enhanced amenity.</p> <p>The tower form is modulated over its height to express the local influences such as minimising overshadowing to public spaces, as Berry Street Plaza, and articulated to express the proportions and stepped character of the podium.</p> <p>The tower is segregated from the podium to articulate the heritage listed building, providing a roof garden and recreation amenity for residents. The podium maintains the well scaled urban form at street level and reinforces the public domain access as noted in principle 1 above.</p>

STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The proposed Development is considered to be consistent with the nine design principles of SEPP 65 and the objectives of the ADG.
An assessment of the proposal against the key principles is tabled below.

<p>Principle 3: Density Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>✓</p>	<p>The CBD location, proposed Metro station and desired increase in quality commercial and residential stock to accommodate projected population growth indicates an appropriate density is proposed commensurate with other similarly developing centres.</p>
<p>Principle 4: Sustainability Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>✓</p>	<p>The slenderness and siting of the tower results in a smaller number of apartments per floor with good access to light, air and sunshine as well as natural ventilation, all contributing to sustainable outcomes. A lower but broader building would compromise such amenity for the residents as well as that of neighbouring residents by reductions in setbacks.</p> <p>Daylight access to the tower lift lobby also contributes to reduced energy demands. For a more comprehensive commentary on sustainability refer to W&G ESD report.</p> <p>The existing podium with inset glazing and sun-shades set the standard for good passive thermal design proposed for the tower with balcony overhangs protecting larger areas of glazing that enhance views.</p>
<p>Principle 5: Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long-term management.</p>	<p>✓</p>	<p>By retaining the heritage listed podium the unique landscape of the precinct is substantially maintained. The terraced McLaren Street building frontage with existing mature street planting and proposed planting informed by the original architectural philosophy provides a well scaled urban landscaped character to this precinct. One that is proposed to be further enhanced by the Ward Street precinct masterplan being developed by NSC.</p> <p>This setback further reinforces the access to northern sunshine and daylight, and together with the enhancement of the proposed throughlink with activation, artwork and reintroduction of the original wavy paving establishes a special micro-climate for social interaction which defines an equitable public realm.</p>

STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

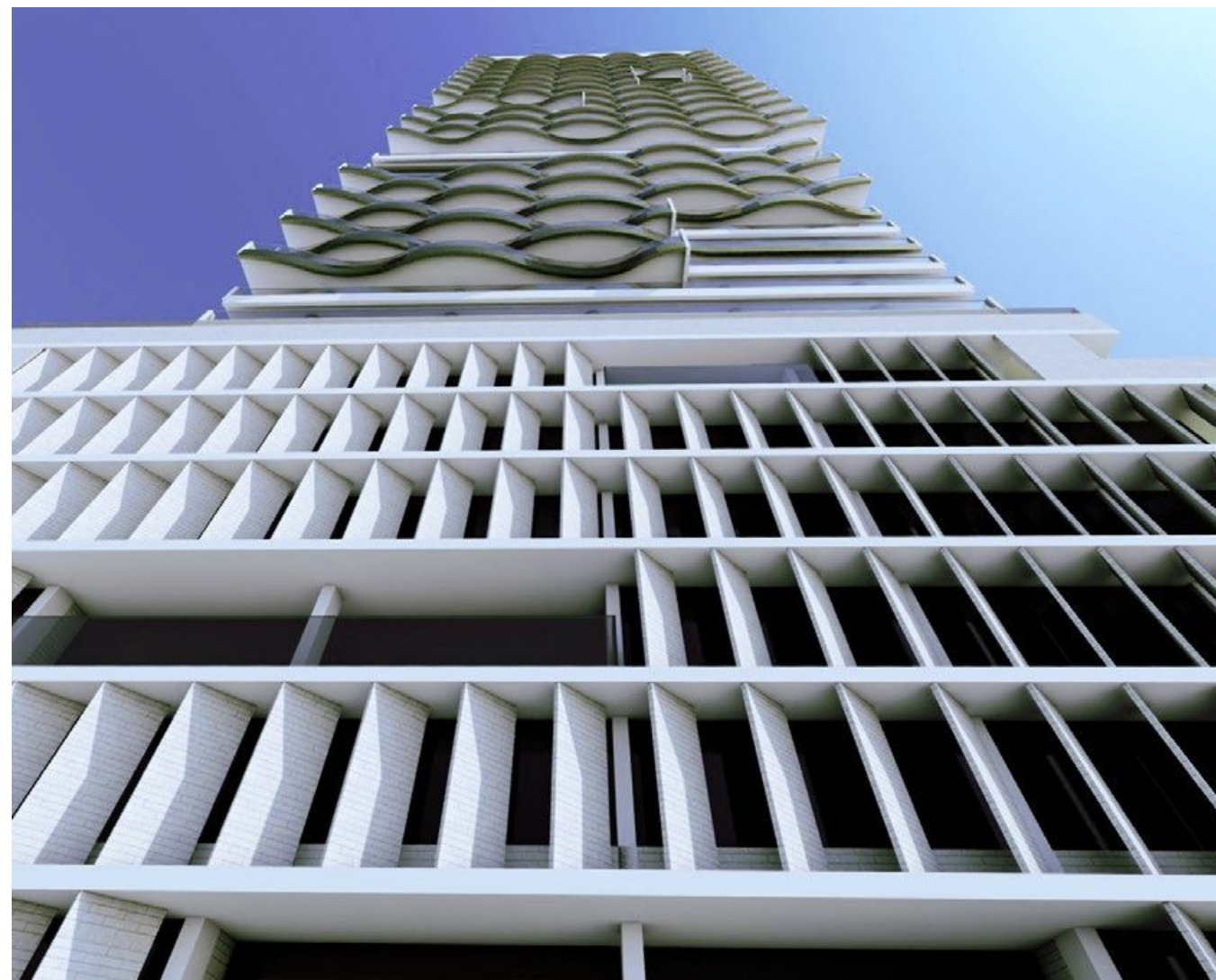
The proposed Development is considered to be consistent with the nine design principles of SEPP 65 and the objectives of the ADG. An assessment of the proposal against the key principles is tabled below.

<p>Principle 6: Amenity Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>✓</p>	<p>As noted above the slender building form results in a smaller number of shallow apartments per floor with good access to light, air and sunshine as well as natural ventilation and enhanced outlook promoting a positive living environment which will contribute to the well-being of the residents. The resultant setbacks also minimise any diminution of their neighbours’ amenity.</p> <p>Appropriately sized and planned apartments improve the amenities noted above as well as providing a good balance of indoor and outdoor space, adequate storage (both within the apartment and at carpark level), privacy, efficient layouts and good accessibility.</p>
<p>Principle 7: Safety Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>✓</p>	<p>An enhanced public throughlink at entry level which will ultimately connect to the Metro station sets up a well-used public realm offering safe passive surveillance to all entries into the building.</p> <p>Bright open simple volume lift lobbies and entries (which will also have security cameras) also promote public and resident safety. Connections are clearly defined and direct to these well used thoroughfares. A concierge is proposed for the residential tower.</p>
<p>Principle 8: Housing diversity and social interaction Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>✓</p>	<p>A diverse range of apartment types and sizes are proposed. Flexibility is also built in with structure free apartment planning.</p> <p>Easily accessible, flexible and varied communal spaces are included for residents such as, gardens and pool terrace spaces to the recreation podium roof level adjoining internal facilities such as meeting rooms, gym, steam and sauna, kitchenette, change and toilet amenities; and lounge, game and library to the residential lobby mezzanine.</p> <p>Café, restaurant and bar facilities are encouraged to the public realm as they now exist.</p>

STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The proposed Development is considered to be consistent with the nine design principles of SEPP 65 and the objectives of the ADG.
An assessment of the proposal against the key principles is tabled below.

<p>Principle 9: Aesthetics Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>✓</p>	<p>A well-proportioned and scaled slender tower with a high degree of modulation and variation to the form and materiality is proposed as a feature that responds to the context, as noted above, and also to the heritage podium over which it sits. The new architecture is respectful of the existing Seidler podium, yet expressive of its time.</p> <p>The tower form is also expressive of its structure and apartment typography and layout.</p> <p>The tower form will nestle into the emerging skyline that is North Sydney, now and in the future.</p>
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SAMPLES OF PROPOSED MATERIALS

New

- 1. White off-form concrete façade
- 2. Champagne metallic downturn to wavy balconies
- 3. Grey tinted glass to slot windows
- 4. Frosted glass for privacy
- 5. Clear glass to recessed balcony and balcony balustrades

Existing

- 6. Black framing to glazing
- 7. Brick sun-blades and walls
- 8. White painted off-form concrete



NEW MATERIALS

EXISTING MATERIALS

FUNCTION	LEVEL	GFA m ²	NLA m ²	TERRACE/BALCONY m ²	NUMBER OF APARTMENTS	STUDIO	1 BED	2 BED	3 BED	4 BED	COMMENTS
HERITAGE PODIUM											
Commercial	G	1,191	664								Includes residential lobby - 372 m ² & commercial lobby 146 m ² & commercial area - 664 m ² NLA
Office & Commercial	1	941	773	104							Includes residential mezzanine - 142 m ² , office - 440 m ² & commercial 333 m ²
Office	2	1,536	1,410	259							
Office	3	1,057	931	581							
Office	4	1,073	947	98							
Office	5	1,073	947	98							
Office	6	928	802	242							
Residential recreation & plantroom	7	221		488							Residential recreation - 278 m ² garden, 120 m ² pool, total 886 m ² outdoor space.
Plantroom	8	-	-								
PODIUM SUB-TOTAL	G - L8	8,020	6,474	1,870							Terrace area includes 1,382 m ² commercial & 400 m ² residential
RESIDENTIAL TOWER											
			APARTMENT TOTAL AREA PER FLOOR	TOTAL TERRACE PER BALCONY PER FLOOR REFER PLANS							
Apartments	9	678	574	142	8	2	2	4	-	-	1# 2B with study
	10	678	574	142	8	2	2	4	-	-	1# 2B with study
	11	683	579	158	8	2	2	4	-	-	1# 2B with study
	12	683	579	155	8	2	2	4	-	-	1# 2B with study
	13	683	579	158	8	2	2	4	-	-	1# 2B with study
	14	689	584	157	8	2	2	3	1	-	
	15	689	584	189	8	2	2	3	1	-	
	16	689	584	175	8	2	2	3	1	-	
	17	629	530	173	7	2	1	3	1	-	Heat exchanger. Plantroom replaces 1# 1B
	18	684	579	172	8	2	2	3	1	-	
	19	684	579	175	8	2	2	3	1	-	
	20	540	445	306	4	-	-	-	-	4	{ L20 + L21 sub-level penthouses over 2 levels
	21	418	328	-							
	22	763	655	188	8	-	4	3	1	-	Transfer structure to 3B
	23	763	655	183	8	-	4	3	1	-	Transfer structure to 3B
	24	763	655	188	8	-	4	3	1	-	Transfer structure to 3B
	25	763	655	183	8	-	4	3	1	-	Transfer structure to 3B
	26	765	660	190	8	-	4	3	1	-	
	27	722	619	210	7	-	3	2	1	1	{ 4B over 2-storeys sub-level penthouse
	28	690	589	144	6	-	3	2	1	-	
	29	653	554	279	6	-	2	3	1	-	West wing stepped terrace
	30	659	559	160	7	-	4	2	1	-	West wing stepped terrace
	31	587	500	207	5	-	2	1	2	-	West wing stepped terrace
	32	584	495	145	6	-	3	2	1	-	West wing stepped terrace
	33	527	441	179	5	-	2	2	1	-	West wing stepped terrace
	34	527	441	124	5	-	2	2	1	-	West wing stepped terrace
	35	559	480	143	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	36	559	480	147	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	37	569	489	145	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	38	569	489	140	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	39	569	489	145	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	40	569	489	140	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	41	569	489	145	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	42	569	489	140	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	43	473	399	235	3	-	-	1	2	-	2# 3B sub-penthouses - single storey.
	44	456	381	257	3	-	-	-	2	1	{ L44 + L45 penthouse over 2 levels.
	45	248	246								
	46	-									Plantroom
	Roof	-									Roof
RESIDENTIAL TOWER SUB-TOTAL		22,902	19,496	6,207	224	22	78	86	32	6	10% studio; 35% 1B; 38% 2B; 17% 3B/4B
TOTAL		30,922									FSR 13.1:1

CARPARK	CARS	ACCESSIBLE CAR BAYS INCLUDED IN CAR NUMBERS	MOTORCYCLES	VISITORS' BICYCLES	TENANT BICYCLES	COMMENTS
Ground						
B1 Commercial	22	(6)	6	24	54*	Loading dock level * Commercial Tenant Bicycles
B2 Residential Visitors	22	(6)	-			Accessible bays included in car tally
B2 Residential	3	-	-	9		
B2 A Residential	19	-	18	11		
B3 Residential	44	(8)	-			Accessible bays included in car tally
B4 Residential	42	(8)	-			Accessible bays included in car tally
B5 Residential	44	(8)	-			Accessible bays included in car tally
B6 Residential	23	(8)	-			Accessible bays included in car tally
TOTAL RESIDENTIAL	175	(32)	18	44**	54*	Accessible bays included in car tally **24 Residential/20 Commercial Visitors' Bicycles * 54 Commercial Tenant Bicycles

Appendix C

Structure and Heritage—Summary of structural methodology report written by Harry Seidler and Associates (August 2017) based on the proposed structural approach and works provided by TTW, Engineers.

STRUCTURE AND HERITAGE

A structural methodology has been developed by engineers TTW to retain the significant structure of the heritage listed podium primarily as follows:

- The stepped and terraced building structure fronting McLaren Street which provides a well scaled urban street character.
- The east and west facades, consisting of deep concrete overhangs with angled brick sunblades to protect inset glazing and brick infill walls and balustrades.
- The shifting inset horizontal terraces that punctuate the sunblade rhythm of the eastern façade typical of many Seidler Buildings.

The core of the existing building will be replaced with a new core that supports the functional and structural requirements of the new residential tower hovering above the podium. Existing surrounding floor slabs, which are badly deflecting will also be replaced up to the depth of the façade structure being retained. Ultimately, the remaining structure and the new construction will become contiguous.

A new column grid will replace the existing grid that surrounds the core within the new slab structure. This will not only support the edges of the new residential tower above but also provide appropriate grid for the underground carparking required.

Existing, inadequate basement parking and infrastructure will be demolished and replaced with new basement levels of carparking, loading, garbage storage and services infrastructure. Basement excavation will proceed in two stages following the demolition of the core to the existing podium. The first removing the bulk of excavation material and the second, more detailed excavation in the vicinity of the existing perimeter columns which are proposed to be propped with steel strutting.

The outer depth of the façade to both eastern and western flanks will utilise an internal temporary steel propping structure to brace the significant facades during construction. The existing façade columns will land on a transfer structure at ground level, meet the new column grid, and to allow the detailed basement excavation to proceed.

The single storey undercroft will be extended upward to form a two storey public throughlink by removing the level one slab above and stiffening the perimeter columns. The southern sunblades to ground level will be removed to enhance the throughlink while the level one sunblades will form a frieze to allow daylight to penetrate. The western sunblades on Harnett Street to the proposed existing carpark demolition will be removed and replaced with dark bronze coloured metal cladding to sheathe the new infrastructure functions now located along this secondary street resulting in a widened footpath.

The aged and inadequate plantroom structure atop the existing podium building will be replaced with a new recreation roof area for the residents and include internal facilities, a landscaped garden terrace and outdoor pool. While raised above the existing deck the pool will be on grade with the internal facilities and lift lobby providing residual depth for the garden planting. The first residential tower floor will float some ten meters above the roof allowing a strong demarcation and segregation of the new with the existing heritage podium. The residential tower is also well set back from McLaren Street to reinforce the well scaled and terraced podium.

For the residential tower, stressed concrete slabs spanning from core to façade columns will allow for maximum flexibility within the apartments. Additionally, columns remain setback from the overhanging floors and balconies negating their impact on the heritage podium and development as a whole.