



# 45 McLaren Street North Sydney

---

STAKEHOLDER ENGAGEMENT REPORT  
OCTOBER 13, 2020

---

**45 McLaren Pty Limited (“Podia”)**

# Table of Contents

1.0	Introduction .....	3
2.0	Engagement Activities Summary .....	5
3.0	Community Engagement Timeline .....	7
4.0	Community Engagement Activities .....	8
4.1	Project Engagement Website .....	8
4.2	Online Survey .....	9
4.3	DL Flyer Drop.....	10
4.4	Establishment of Additional Feedback/Contact Loops.....	11
4.4.1	Community 1300 Number.....	11
4.4.2	Community Email .....	11
4.5	Community Information Session .....	11
4.5.1	COVID-19 considerations .....	11
4.5.2	Overview .....	11
4.5.3	Findings from Information Session.....	12
5.0	Record of Stakeholder Interactions.....	15
6.0	Appendices.....	18

---

## 1.0 Introduction

Australian developer Podia is currently undertaking a series of studies to inform a Planning Proposal to redevelop 45 McLaren Street, North Sydney (the Project).

As part of this process, Podia engaged Polymer Studios (Polymer) to undertake a comprehensive public consultation process (Public Consultation). Polymer is a specialist communications and community engagement consultancy specialising in development. The consultancy has a demonstrated track record and experience undertaking effective and successful community engagement on similar residential projects around Sydney.

The Planning Proposal and submitted reference scheme has been prepared in support of the site's redevelopment from a four–five storey residential flat building to a mixed-use development, with a maximum height of 61m (15 storeys) and an FSR of 7.5:1. This is commensurate with the existing and desired future character of the Ward Street Precinct and surrounds.

The Planning Proposal will enable the site to be redeveloped for retail and residential purposes, with a commercial/retail podium activating Harnett and McLaren Streets, and residential land uses fronting Walker Street and in the tower form above.

The proposed height, density and associated reference scheme have been designed to sit comfortably on the site, adjacent to the heritage-listed terraces and within the emerging context of North Sydney, whilst ensuring adequate solar protection to the future public realm within Ward Street.

It is envisaged that future development on the site would result in a carbon-neutral building, east-west through-site linkages and landscaped terracing.

In summary, this Planning Proposal seeks to amend the NSLEP 2013 as follows:

- Amend the maximum height of buildings to 61m
- Introduce a maximum floor space ratio of 7.5:1

From August to early October 2020, Podia undertook a public stakeholder engagement program with a variety of stakeholders that had potential interest in the project's planning process.

On 2 September 2020, Podia and the project team, including Bates Smart (project architect, Urbis (project planner) and Polymer, presented the project's planning and design principles to local community stakeholders in a Community Information

Session. Participants included both residents, property owners and local businesses / organisations.

Due to COVID-19 restrictions, which limited traditional face-to-face community engagement, the information session was held digitally via the 'Zoom' video conferencing platform. The information session gathered feedback from participants to inform the project's planning design and sought to clarify any concern about the project from the surrounding community.

Podia's engagement with the local community and neighbouring residents has also included several open feedback loops including a community 'hotline' and email through which the community has been able to contact the project team to obtain additional and more detailed information.

Additionally, Polymer also distributed DL flyers within a 500-metre radius of the subject site to notify the community of the upcoming information session, and undertook online surveys.

Podia's engagement approach is consistent with North Sydney Council's Community Engagement Policy June 2018 and Community Engagement Protocol August 2013.

The findings from the Public Consultation, meetings with North Sydney Council and various discussions with approvals authorities have informed the preparation of a Planning Proposal for the project and its associated supporting urban design, strategic planning and technical studies.

This report presents a summary of the findings from the Public Consultation.

---

## 2.0 Engagement Activities Summary

This table provides a summary of the key public consultation engagement activities that were undertaken between August 2020 and October 2020.

ITEM	NUMBER
DL flyer distribution	833
Boundary of letterbox drop	500m radius from 45 McLaren Street, along McLaren, Miller and Walker Streets
Attendees at online Community Information Session	18
Number of phone calls answered/received	15
Total number of surveys received	5
Length of time survey was available via community website	53 days
Number of interactions with Council	4

A summary of key considerations determined through the Public Consultation process and how the planning proposal addresses these is outlined below:

ITEM	CONSIDERATION	
Amenity	Desire for mature trees/landscaping, indoor/outdoor dining areas open throughout the day/week, and after-hours/at night	The proposal will include façade greening initiatives, a variety of verdant mature landscaping as well as food and beverage options that will activate the streetscape over the course of the day/evening.
Retail	Desire to see speciality/small format retail in project mix	The proposal's lower two levels are proposed to be retail and commercial spaces such as a small format supermarket, cafes, fitness and yoga studios, barbers, florists or drycleaners.

Views	Protection/enhancement of views	The proposal maintains view corridors along McLaren Street as well as views to the south-east towards the harbour.
Overshadowing/solar access	Potential overshadowing / impact upon solar access to adjoining existing residences and planned public open space	<b>The proposal's stepped design</b> has been purposefully undertaken to ensure solar access to the open space and adjacent residences is maintained.
Scale/height	Consideration of building heights	<b>The proposal's planned height</b> takes into account surrounding building height and is consistent with the Ward Street Masterplan planning principles.
Parking	Parking provisions for local residents and careful management of traffic and congestion	The proposal will include basement car parking, car sharing and provision for bike parking in order to minimise impact upon local street parking.
Sustainability	<b>Desire to see 'greater than average'</b> sustainability initiatives	The proposal is aiming to be one of the first carbon neutral/zero emission residential buildings in Australia and will include sustainability initiatives such as façade greening, energy generation on site, use of low carbon embed materials and onsite water retention.
Heritage	Direct proximity to heritage buildings on Walker Street and maintenance of public character	As a result of the Public Consultation, <b>Podia has increased the building's set back</b> to sit in line with the adjacent heritage properties at 146-150 Walker Street, North Sydney

### 3.0 Community Engagement Timeline



---

## 4.0 **Community Engagement Activities**

Targeted engagement with local area stakeholders and members of the surrounding community took place from late August 2020 to mid-September 2020 as part of the planning studies being undertaken for the Project's Planning Proposal. The engagement builds upon Council's **prior engagement** regarding the Ward Street Precinct Masterplan and sought to answer questions related to the Project's future form. The **approach to engagement is consistent with Council's Community Engagement Policy June 2018 and Community Engagement Protocol August 2013.**

A range of engagement activities were undertaken as follows:

### 4.1 **Project Engagement Website**

On August 21 2020, a community engagement website for the Project, [www.45mclaren.com.au](http://www.45mclaren.com.au), went live.

The website outlined the context for the Project; including explaining the planning principles (i.e. overshadowing, height transition, public domain etc.), providing answers to a range of FAQs, and an ability to access/register for the planned information session, facilitated via Zoom due to the ongoing COVID-19 pandemic.

The website also included a number of feedback loops and opportunities for the community to make further contact with the Project team for more details, including:

- 1300 number (1300 275 862)
- Project email ([hello@45mclaren.com.au](mailto:hello@45mclaren.com.au))
- Data capture form with an 'open comments' field
- Online survey (see below)

Refer [Appendix A](#) – Website Landing and About The Project Page.

## 4.2 Online Survey

An online survey was embedded into the Project's **community website** to obtain additional community feedback about the proposal. The survey went live concurrently with the website and remained live for the duration of the engagement program, approximately six (6) weeks.

A total of five (5) survey forms were received during the survey period. Whilst not representative of the entire community, most respondents indicated they were local residents. A top-line analysis of the survey responses has determined the following findings:

- *Consideration/Concern:* Respondents suggested that the community would like to see well designed open spaces, consideration to maintaining local character, in particular proximity to existing heritage buildings, careful management of traffic and congestion, consideration of view loss/obstruction from nearby buildings, consideration of building heights and parking provisions for local residents. Maintaining solar access to neighbouring properties was also a consideration, albeit of lower significance in the sample.
- *Amenity:* respondents indicated they would like to see mature trees/landscaping on the site, indoor/outdoor dining areas open throughout the day/week, including after-hours/at night, secure bike parking and car share spaces, as well as community gathering spaces.
- *Retail:* two respondents indicated they would like to see food and beverage as well as speciality retailers, such as barbers, florists or drycleaners, as well as a small format supermarket/grocer included in the Project's **retail mix**.

Refer [Appendix B](#) – Detailed Survey Submissions – for more detail.

### 4.3 DL Flyer Drop

Between 21 and 28 August 2020, a DL flyer drop was undertaken, inviting local stakeholders to the planned online Community Information Session.

Approximately 833 flyers were delivered to the blocks surrounding the 45 McLaren Street site, highlighted as follows:



Figure 1 – DL Flyer Drop Zone. Yellow indicates subject site

Refer [Appendix C](#) – DL Flyer Creative – for more detail.

## **4.4 Establishment of Additional Feedback/Contact Loops**

### **4.4.1 Community 1300 Number**

A community 1300 number (1300 275 862) was established for community members to make contact with the engagement team during business hours, allowing them to ask further questions regarding the Project proposal and/or seek assistance regarding the planned Community Information Session. Approximately 14 calls were received to the 1300 number over the duration of the engagement period.

### **4.4.2 Community Email**

A community email, linked to the Project website, was concurrently live for the duration of the engagement period. Approximately 15 emails were received and responded to accordingly.

## **4.5 Community Information Session**

### **4.5.1 COVID-19 considerations**

A decision was made early in the community engagement planning process that it was appropriate to hold a Community Information Session via Zoom (video conference) due to the public gathering restrictions implemented due to the COVID-19 pandemic.

Additionally, the Project team felt it would make attendees more comfortable to attend an online session rather than a traditional in-person, drop-in session due to the current pandemic and considering the presence of at-risk demographics in the surrounding community.

### **4.5.2 Overview**

On Wednesday September 2 2020, between 6:30 – 8:00pm, the Project team, with Polymer Director, Andrew Coward moderating, hosted a one hour Community Information Session online with relevant Project consultants - Guy Lake, Director at Bates Smart (project architect) and Stephen White, Director at Urbis (project planner) as well as Podia Director, Michael Grassi.

Residents and businesses were invited to attend the sessions via the aforementioned DL flyer drop (refer [Section 4.3](#)) which was distributed to the surrounding local area in the two (2) weeks prior to the session.

The purpose of the first Community Information Session was to discuss the context of the site and the design principles to be applied, as well as obtaining feedback from the local community on issues relating to the design principles to inform the ongoing design process and the development of both the proposed amendments to the LEP and DCP, and the reference designs.

Throughout the course of the session, attendees were invited to submit questions live via Zoom's digital Q&A platform. Residents were free to ask questions/make comment throughout the presentation. These questions were then answered at the end of the formal presentation. Residents were also invited to ask questions/address the panellists verbally, when the 'floor was opened', after the completion of the formal presentation.

Podia will be utilising community feedback to further inform the development of the design options for the site.

Refer [Appendix D](#) for more detail, including:

- Information session presentation
- Information session photos

#### **4.5.3 Findings from Information Session**

- *Views:* One participant asked how the Project would protect/enhance views from further up Walker Street. The Project team advised the building would maintain view corridors along McLaren Street as well as views to the South East (looking down towards the city/harbour, subject to future development).
- *Project mix/inclusions:* Participants were interested in what the Project will include at completion, such as convenience retail, amenity, gyms and commercial spaces. The Project team advised the podium and lower two levels of the project is proposed to include retail and commercial spaces such as small format/convenience amenity such as supermarkets, cafes, fitness and yoga studios, whilst 1, 2 and 3-bedroom residential apartments will be located above the podium.
- *Overshadowing:* One participant asked about the potential overshadowing/impact upon solar access to the adjoining existing residences and planned public open space provided as part of the Ward Street

Masterplan. The Project team noted the building's stepped design was purposefully undertaken to ensure solar access to the open space and adjacent residences was maintained.

- *Scale/building height/number of storeys*: several participants asked about the Project's height, the number of storeys it would likely be and its RL. One participant also noted the New South Wales government's vision for reduced tower heights and dwelling numbers, according to the finalised 2036 plan and sought clarification if the Project team had taken this into account. The Project team confirmed approximate RL measurements and likely number of levels and participants appeared satisfied.
- *Sustainability*: Several questions were asked about the Project's planned sustainability initiatives and unique target of being one of the first carbon neutral/zero emission residential buildings in Australia. One participant noted that sole provision of "solar amenity was not enough these days" whilst another sought clarification around the provision of greenspace on the Project's rooftop and façade. The planned sustainability initiatives were communicated to participants who seemed generally positive. The Project team advised it was investigating methods to create one of Australia's first carbon neutral buildings such as façade greening, generating energy on site, using low carbon embedded materials and onsite water retention.
- *Design*: The overall perception was that the design was sound and would provide sound visual amenity for the area. One comment was made that the design was "reasonable".
- *Parking*: One participant asked about the parking plans for the Project. The Project team advised car parking will be in the basement and vehicular access will be off Walker Street.
- *Neighbouring Development Sites*: Several participants had questions concerning adjoining project sites, including the East Walker Street proposal (173-179 Walker Street and 11-17 Hampden Street) and 41 McLaren Street proposal. Clarification was provided around these projects' current status. Concern from the community is that the area surrounding the site will become "a mess" from construction of adjacent sites and the Sydney Metro during 2023/2024. The Project team advised they were fully aware of plans for neighbouring projects, however were not objecting to them, as they were far

advanced into the planning pathway, and in one instance, had already achieved gateway determination.

At the end of the information session, participants generally expressed satisfaction with the proposal once they had viewed the plans and had their questions answered. Participants were also pleased about the engagement process and for the opportunity to provide feedback on the proposal. Indeed, a comment was made that the “plan does look reasonable and will enhance the area.”

## 5.0 Record of Stakeholder Interactions

The following table records the Project team's interactions with various community members and stakeholders over the engagement period.

NO.	DATE	STAKEHOLDER(S)	ACTIVITY	NOTES
1.	20/3/2020	Council - Joseph Hill, Director, City Strategy Division, Marcelo Occhiuzzi, Manager Strategic Planning,	Informal video conference	Meeting with Council and Podia's Michael Grassi, Bates Smart's Guy Lake and Urbis' Stephen White. Meeting to introduce Podia and its vision for the site with Council, along with Bates Smart's high-level site analysis and opportunities study. Council was receptive and provided high-level commentary on the design, which then informed the proposed reference design scheme presented at the formal Pre-Application Meeting.
2.	10/8/2020	Council - Marcelo Occhiuzzi, Neal McCarry, Emma Booth, Nigel Riley, Geoff Mossemeneear,	Formal Pre-Application Meeting.  Formal video conference	Meeting with Council and Michael Grassi, Podia, Belinda Aspinall, Podia, Stephen White, Urbis and Guy Lake, Bates Smart for formal presentation of the proposed reference design scheme for their consideration and commentary. The meeting gave the project team the opportunity to clarify planning issues and processes which could then further inform the proposed reference design scheme in preparation for lodgement of the Planning Proposal.
3.	24/8/2020	45 McLaren St business owner	In-person discussion	Discussion with café owner on McLaren Street regarding proposal. Stakeholder was supportive of proposal.
4.	24/8/2020	231 Miller St business owner	In-person discussion	Discussion with restaurant owner at 231 Miller Street regarding proposal.
5.	24/8/2020	78/231 Miller St resident	In-person discussion	Discussion with resident of 231 Miller Street regarding proposal.
6.	24/8/2020	138 Walker St building manager	Phone and in-person discussion	Discussion with building manager of 138 Walker St, strata committee –committee subsequently emailed.
7.	25/8/2020	Resident	Phone call	Discussion about proposal and request for information on the engagement session, and request to register on their behalf.

8.	25/8/2020	Resident/ Business owner	Phone call	Discussion about proposal – stakeholder did not object to proposal.
9.	26/8/2020	Council	Phone call/email	Discussion and follow-up email with Council offering a meeting with Stanton Precinct Committee outside of recurring meetings, currently cancelled due to COVID-19.
10.	26/8/2020	Resident	Email	Email to resident confirming their registration for information session.
11.	27/8/2020	229 Miller St Resident	Email	Phone call and voicemail left plus follow-up email to resident answering inbound questions received via email.
12.	28/8/2020	229 Miller St Resident	Phone call	Phone discussion with resident regarding proposal/engagement session and offer for separate meeting with Strata Committee outside of planned information session.
13.	28/8/2020	Walker St Resident	Phone call	Phone discussion with resident regarding proposal. Resident did not object to proposal and noted intended 'green' building was desired.
14.	28/8/2020	221 Miller St building manager/ concierge	In-person discussion	Discussion with building manager of 221 Miller St, offering a meeting with strata committee – committee subsequently emailed.
15.	29/8/2020	Local resident	Phone call	Discussion about proposal – stakeholder did not object to proposal.
16.	2/9/2020	Local resident	Phone call	Discussion about proposal – stakeholder did not object to proposal.
17.	2/9/2020	Residents x2	Phone calls	Two phone calls with residents about the evening's information session.
18.	2/9/2020	Local resident	Email	Email to resident confirming their registration for information session.
19.	2/9/2020	Executive from Wenona School	Email	Email to executive assistant of Wenona School confirming registration for information session.

20.	2/9/2020	Last minute registrants	Email	Email to last minute registrants of information session x2.
21.	2/9/2020	Registrant having technical difficulties	Email/phone s calls – multiple	Assistance to registrant having technical difficulties accessing Zoom on night of information session.
22.	3/9/2020	Council	Email	Receipt of email from Council confirming Stanton Precinct Committee does not require a meeting – Stanton Precinct Committee members aware of Zoom information session.
23.	8/9/2020	Registered attendees	Email	Podia emailed attendees of information session to thank them for attending.
24.	8/9/2020	Registered attendees who did not attend engagement session	Email	Podia emailed registrants of information session who did not attend (x7 registrants) to offer them an opportunity for additional separate meeting.
25.	8/9/2020	Local resident	Email	Podia emailed a video recording of the information session to a local resident who had technical issues accessing the Zoom meeting on the night. In addition, an offer to meet separately was extended.
26.	8/9/2020	Local resident	Email	Podia emailed a video recording of the information session to a local resident and her partner who could not attend the information session.
27.	9/9/2020	138 Walker St building manager	Phone call	Follow-up phone call with building manager of 138 Walker St – Strata Committee confirmed they do not require a meeting with Podia.
28.	10/9/2020	Executive from Wenona School	Phone call and follow-up email	Discussion with Senior Executive at Wenona School regarding proposal and adjacent development/ proposals.
29.	11/9/2020	221 Miller Street building manager/ concierge	In-person meeting/ follow-up phone call	Follow-up discussion in person with building manager of 221 Miller Street, regarding offer to meet strata committee of building.

## 6.0 Appendices

### Appendix A – [Project Website](#) – Home Page

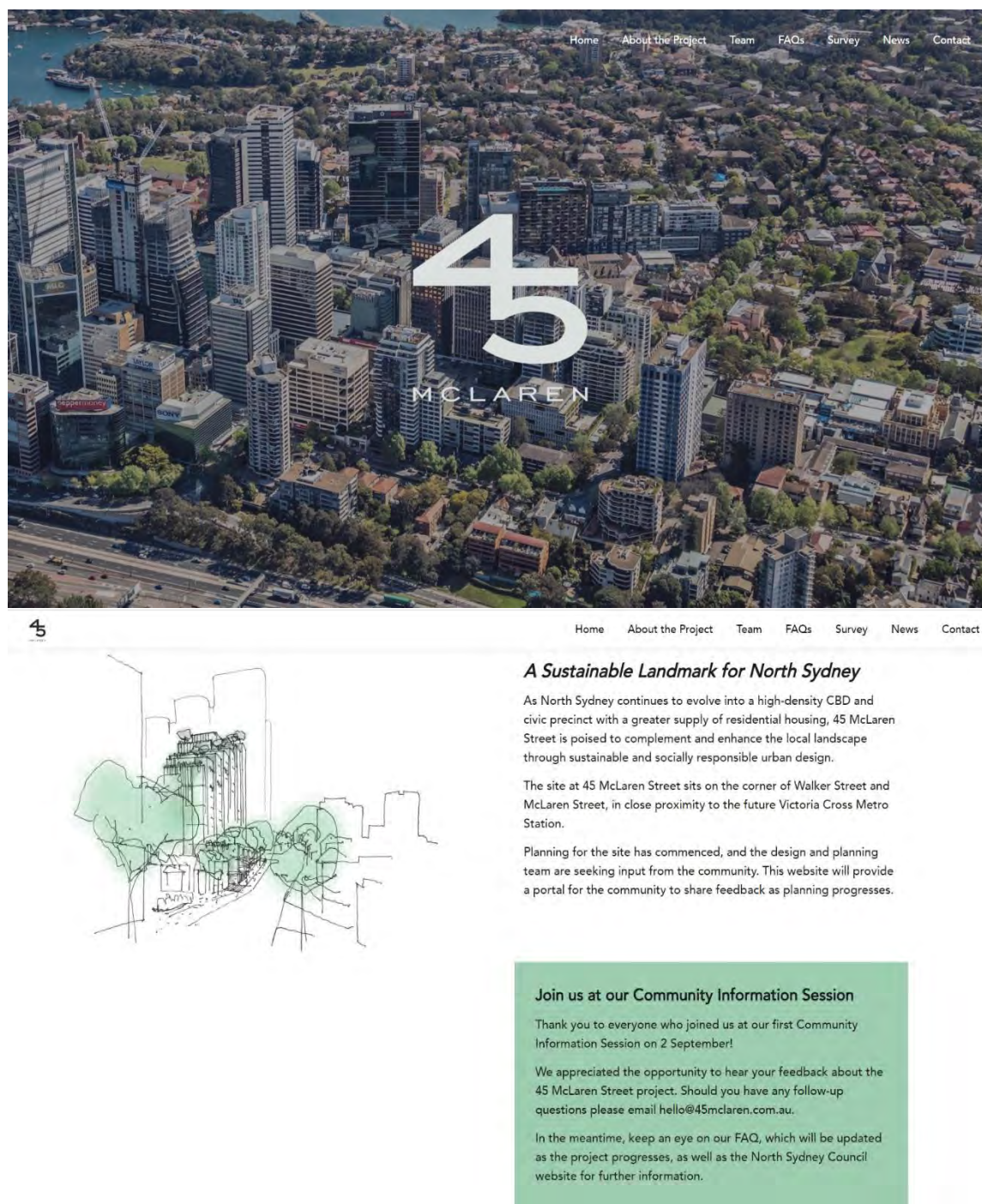


Figure 1 – Website - home page images

## ABOUT THE PROJECT



The development of 45 McLaren Street is an owner-led initiative, with apartment owners in the existing residential building on site joining together to sell the property for development purposes. This owners group conducted a competitive tender process, which resulted in Podia being selected as the preferred developer for the site.

Located in the transition between North Sydney's high density CBD and its Civic Precinct, the site at 45 McLaren Street is perfectly positioned to 'bridge the gap' between the suburb's commercial buildings and residential neighbourhoods, through a considered combination of boutique residences, and activated retail spaces.

45 McLaren Street will offer substantial local amenity and make a strong contribution to the public ground plane through an active podium area and engaging street frontages. In addition, the project will upgrade and activate Harnett Street and will improve public access through pedestrian-friendly laneways between the future Victoria Cross Metro Station and the proposed Ward Street Precinct.

### SITE CONTEXT

45 McLaren Street is positioned on the corner of Walker Street and McLaren Street, and a 150m walk from the northern entry to the future Victoria Cross Metro Station.

The site sits within the Ward Street Masterplan ("WSMP") which is a strategic urban planning initiative led by North Sydney Council which defines the urban design and planning principles to guide the revitalisation of the northern end of the North Sydney CBD.

The final WSMP did not specifically provide uplift for 45 McLaren Street, however Council's resolution recommended that a landowner initiated Planning Proposal for the site may identify how any future redevelopment will:-

1. Minimise solar reductions upon new public domain as identified in the Masterplan.
2. Minimise solar and privacy impacts upon existing residential development.
3. Provide for a commercial component to any redevelopment.
4. Identify significant public benefits that will arise from the development of the site with particular regard to the objectives of the Masterplan.

The Place Principles of the WSMP and the principles provided in Council's resolution will continue to guide the built form modelling of 45 McLaren Street. A team of specialists with a long history of design and urban planning experience in North Sydney have been engaged to guide the built form modelling on the site. This will continually be developed and progressed in response to Council and community feedback.

Figure 2 – Website - About Us images

## Appendix B – Survey Submissions

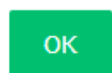
### 45 McLaren Street

#### Community Survey

All responses will be treated confidentially and will remain anonymous.

Please complete all questions.

To sign up for updates about 45 McLaren Street, please visit [www.45mclaren.com.au](http://www.45mclaren.com.au).



*Figure 3 – Survey sample*

All responses received to the 45 McLaren Street survey are included below.

#1

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, August 18, 2020 11:12:59 AM  
**Last Modified:** Tuesday, August 18, 2020 11:13:55 AM  
**Time Spent:** 00:00:56  
**IP Address:** 101.179.204.109

## Page 1: Community Survey

**Q1** Respondent skipped this question

What is the postcode of your home address?

**Q2** Respondent skipped this question

What best describes your interest in the future of 45 McLaren Street?(please select only one option)

**Q3** Respondent skipped this question

Have you read the project information and FAQs on the website 45mclaren.com.au?

**Q4** Respondent skipped this question

If you answered 'Yes' to Q3, can you indicate whether you feel mostly supportive of the planning principles being proposed for the project?

**Q5** Respondent skipped this question

If you answered 'No' to Q4, what are you most concerned about in relation to the proposed project planning principles? (please select all that apply)

**Q6** Secure bike parking and car share spaces,

What public amenity would you like to see incorporated into the proposed project at 45 McLaren Street? Mature trees/landscaping on site

**Q7** Food & beverage (e.g. café, takeaway, restaurant, bar),

What type of retail options would you like to see included in 45 McLaren Street? Speciality retail (e.g. barber, hairdresser, florist, shoe repair, dry cleaner)

**Q8** Yes

Would you like there to be more shopping and entertainment in North Sydney after working hours?

**Q9****Yes**

45 McLaren Street is a two-minute walk from the future Victoria Cross Metro Station, and 10 minutes from rail and bus services at North Sydney Station. If you were a resident, do you believe that this convenient proximity to public transport would mean you didn't need to own a car?

---

**Q10****Yes**

Are you happy with the current traffic and pedestrian connectivity along McLaren, Walker and Harnett Streets?

---

**Q11****Yes**

Would you consider living in an apartment in the future 45 McLaren Street?

---

**Q12****Within walking distance to work**

If you answered yes to Q11, please tick the single most important reason for this answer:

---

**Q13****3 Bedroom**

If you answered yes to Q11, what type of apartment would you consider living in?

---

#2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, August 23, 2020 1:31:18 PM  
**Last Modified:** Sunday, August 23, 2020 1:33:36 PM  
**Time Spent:** 00:02:17  
**IP Address:** 1.143.88.38

## Page 1: Community Survey

**Q1**

What is the postcode of your home address?

2060

**Q2****I own property in the area**

What best describes your interest in the future of 45 McLaren Street?(please select only one option)

**Q3****Yes**

Have you read the project information and FAQs on the website 45mclaren.com.au?

**Q4****No**

If you answered 'Yes' to Q3, can you indicate whether you feel mostly supportive of the planning principles being proposed for the project?

**Q5**

If you answered 'No' to Q4, what are you most concerned about in relation to the proposed project planning principles? (please select all that apply)

**Density of development,**  
**View loss/obstruction,**  
**Solar access to neighbouring properties,**  
**Traffic and congestion,**  
**Provision of retail spaces**

**Q6**

What public amenity would you like to see incorporated into the proposed project at 45 McLaren Street?

Other (please specify):  
Peace and quiet for surrounding residents.

**Q7**

What type of retail options would you like to see included in 45 McLaren Street?

Other (please specify):  
None - we are well served in all of the above in North Sydney

**Q8****No**

Would you like there to be more shopping and entertainment in North Sydney after working hours?

---

**Q9****No**

45 McLaren Street is a two-minute walk from the future Victoria Cross Metro Station, and 10 minutes from rail and bus services at North Sydney Station. If you were a resident, do you believe that this convenient proximity to public transport would mean you didn't need to own a car?

---

**Q10****Yes**

Are you happy with the current traffic and pedestrian connectivity along McLaren, Walker and Harnett Streets?

---

**Q11****No**

Would you consider living in an apartment in the future 45 McLaren Street?

---

**Q12****Respondent skipped this question**

If you answered yes to Q11, please tick the single most important reason for this answer:

---

**Q13****Respondent skipped this question**

If you answered yes to Q11, what type of apartment would you consider living in?

---

#3

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, August 28, 2020 4:22:18 PM  
**Last Modified:** Friday, August 28, 2020 4:25:35 PM  
**Time Spent:** 00:03:16  
**IP Address:** 14.202.18.137

## Page 1: Community Survey

## Q1

What is the postcode of your home address?

2060

## Q2

I am a local resident

What best describes your interest in the future of 45 McLaren Street?(please select only one option)

## Q3

No

Have you read the project information and FAQs on the website 45mclaren.com.au?

## Q4

No

If you answered 'Yes' to Q3, can you indicate whether you feel mostly supportive of the planning principles being proposed for the project?

## Q5

Density of development,  
 View loss/obstruction,  
 Environmental and sustainability considerations,  
 Proximity to heritage buildings

If you answered 'No' to Q4, what are you most concerned about in relation to the proposed project planning principles? (please select all that apply)

## Q6

Mature trees/landscaping on site,  
 Indoor / outdoor dining areas open during the day, in the evenings and on weekends

What public amenity would you like to see incorporated into the proposed project at 45 McLaren Street?

## Q7

Food & beverage (e.g. café, takeaway, restaurant, bar),  
 Small format supermarket or local grocer

What type of retail options would you like to see included in 45 McLaren Street?

**Q8****Yes**

Would you like there to be more shopping and entertainment in North Sydney after working hours?

---

**Q9****No**

45 McLaren Street is a two-minute walk from the future Victoria Cross Metro Station, and 10 minutes from rail and bus services at North Sydney Station. If you were a resident, do you believe that this convenient proximity to public transport would mean you didn't need to own a car?

---

**Q10****Yes**

Are you happy with the current traffic and pedestrian connectivity along McLaren, Walker and Harnett Streets?

---

**Q11****No**

Would you consider living in an apartment in the future 45 McLaren Street?

---

**Q12**

Other (please specify):  
Not applicable

If you answered yes to Q11, please tick the single most important reason for this answer:

---

**Q13****Respondent skipped this question**

If you answered yes to Q11, what type of apartment would you consider living in?

---

#4

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, September 03, 2020 10:44:25 AM  
**Last Modified:** Thursday, September 03, 2020 10:46:00 AM  
**Time Spent:** 00:01:34  
**IP Address:** 101.114.209.238

## Page 1: Community Survey

## Q1

What is the postcode of your home address?

2060

## Q2

I am a local resident

What best describes your interest in the future of 45 McLaren Street?(please select only one option)

## Q3

Yes

Have you read the project information and FAQs on the website 45mclaren.com.au?

## Q4

No

If you answered 'Yes' to Q3, can you indicate whether you feel mostly supportive of the planning principles being proposed for the project?

## Q5

Density of development,  
Traffic and congestion,  
Proximity to heritage buildings

If you answered 'No' to Q4, what are you most concerned about in relation to the proposed project planning principles? (please select all that apply)

## Q6

Mature trees/landscaping on site,  
Community gathering area/s e.g. paved zones with seating, lighting and complementary landscaping

What public amenity would you like to see incorporated into the proposed project at 45 McLaren Street?

## Q7

Other (please specify):  
None

What type of retail options would you like to see included in 45 McLaren Street?

**Q8****No**

Would you like there to be more shopping and entertainment in North Sydney after working hours?

---

**Q9****No**

45 McLaren Street is a two-minute walk from the future Victoria Cross Metro Station, and 10 minutes from rail and bus services at North Sydney Station. If you were a resident, do you believe that this convenient proximity to public transport would mean you didn't need to own a car?

---

**Q10****No**

Are you happy with the current traffic and pedestrian connectivity along McLaren, Walker and Harnett Streets?

---

**Q11****No**

Would you consider living in an apartment in the future 45 McLaren Street?

---

**Q12****Respondent skipped this question**

If you answered yes to Q11, please tick the single most important reason for this answer:

---

**Q13****Respondent skipped this question**

If you answered yes to Q11, what type of apartment would you consider living in?

---

#5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, September 06, 2020 1:17:13 PM  
**Last Modified:** Sunday, September 06, 2020 1:19:58 PM  
**Time Spent:** 00:02:44  
**IP Address:** 101.191.141.81

---

## Page 1: Community Survey

**Q1**

What is the postcode of your home address?

2060

**Q2****I am a local resident**

What best describes your interest in the future of 45 McLaren Street?(please select only one option)

**Q3****Yes**

Have you read the project information and FAQs on the website 45mclaren.com.au?

**Q4****No**

If you answered 'Yes' to Q3, can you indicate whether you feel mostly supportive of the planning principles being proposed for the project?

**Q5**

If you answered 'No' to Q4, what are you most concerned about in relation to the proposed project planning principles? (please select all that apply)

**Density of development,**  
**View loss/obstruction,**  
**Solar access to neighbouring properties,**  
**Overshadowing of public spaces,**  
**Traffic and congestion,**  
**Maintaining character of the area,**  
**Proximity to heritage buildings**

**Q6**

What public amenity would you like to see incorporated into the proposed project at 45 McLaren Street?

**Other (please specify):**  
Stay as is

**Q7**

What type of retail options would you like to see included in 45 McLaren Street?

Other (please specify):

None

**Q8**

Would you like there to be more shopping and entertainment in North Sydney after working hours?

No

**Q9**

45 McLaren Street is a two-minute walk from the future Victoria Cross Metro Station, and 10 minutes from rail and bus services at North Sydney Station. If you were a resident, do you believe that this convenient proximity to public transport would mean you didn't need to own a car?

No

**Q10**

Are you happy with the current traffic and pedestrian connectivity along McLaren, Walker and Harnett Streets?

No

**Q11**

Would you consider living in an apartment in the future 45 McLaren Street?

No

**Q12**

If you answered yes to Q11, please tick the single most important reason for this answer:

Other (please specify):


Overdevelopment

**Q13**

If you answered yes to Q11, what type of apartment would you consider living in?

Respondent skipped this question

## Appendix C – DL Flyer Creative



**45**  
MCLAREN

A Planning Proposal led by Australian developer, Podia, in conjunction with architects, Bates Smart, and town planners, Urbis is currently being prepared for the redevelopment of 45 McLaren Street, North Sydney.

The community is now being invited to share their feedback on the proposal at a community information session. This will provide an opportunity to hear more about the proposal, meet representatives of the project team and to ask questions.

Due to COVID-19 restrictions on public gatherings, this session will be held in an online environment via Zoom.

As such, members of the community who wish to join the session should register their interest via the project's community engagement website, [45mclaren.com.au](http://45mclaren.com.au).

**Community Information Session**

**Date:** Wednesday, 2 September 2020  
**Time:** 6.30pm – 7.30pm  
**Location:** Zoom Video Conference (register via [45mclaren.com.au](http://45mclaren.com.au))

**Where can I find more information?**

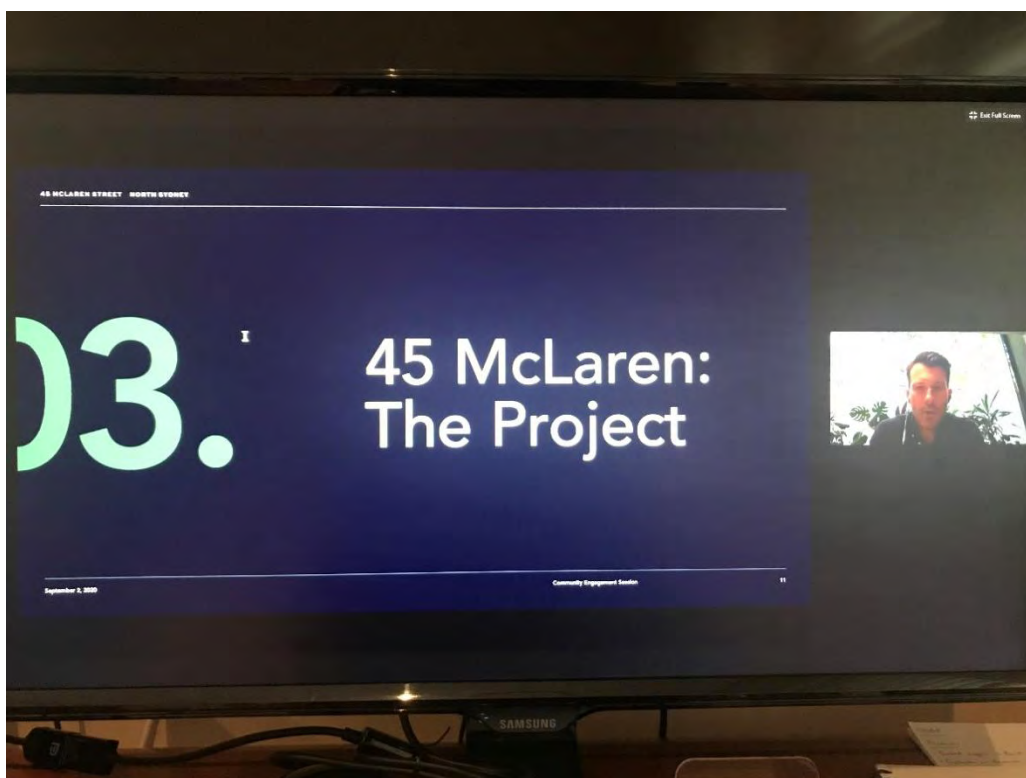
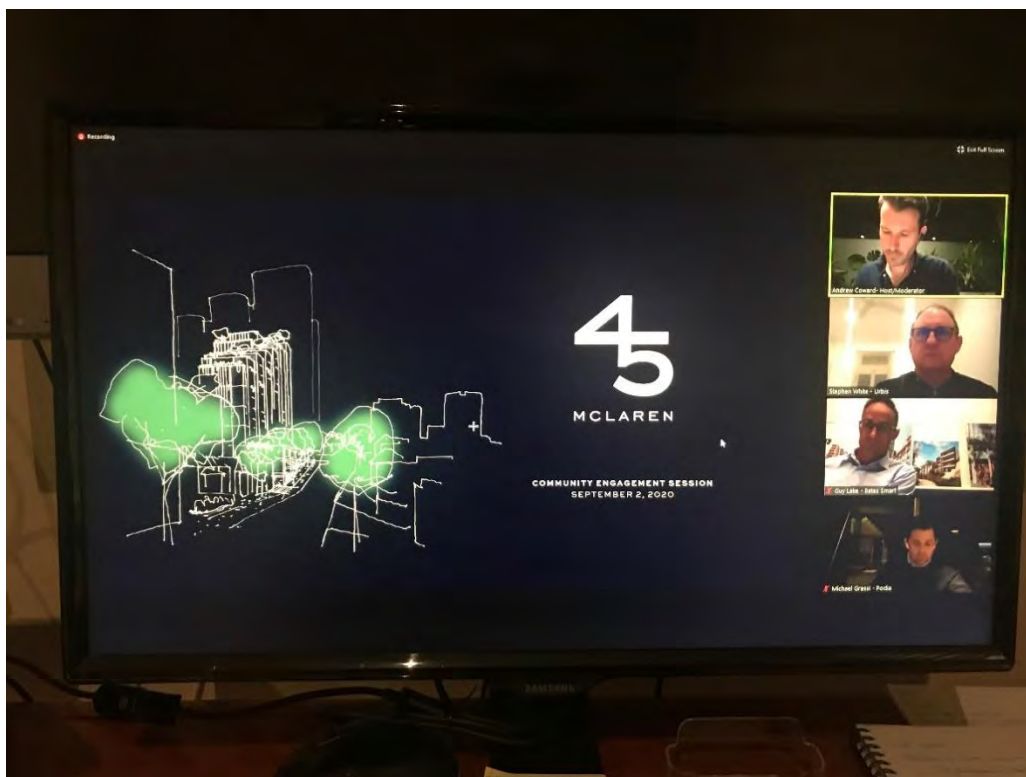
If you would like to know more, please visit the project's community engagement website, [45mclaren.com.au](http://45mclaren.com.au).

Alternatively, you may wish to contact the project's community engagement team via phone on 1300 275 862, or by emailing [hello@45mclaren.com.au](mailto:hello@45mclaren.com.au).



Figure 4 – DL Flyer creative

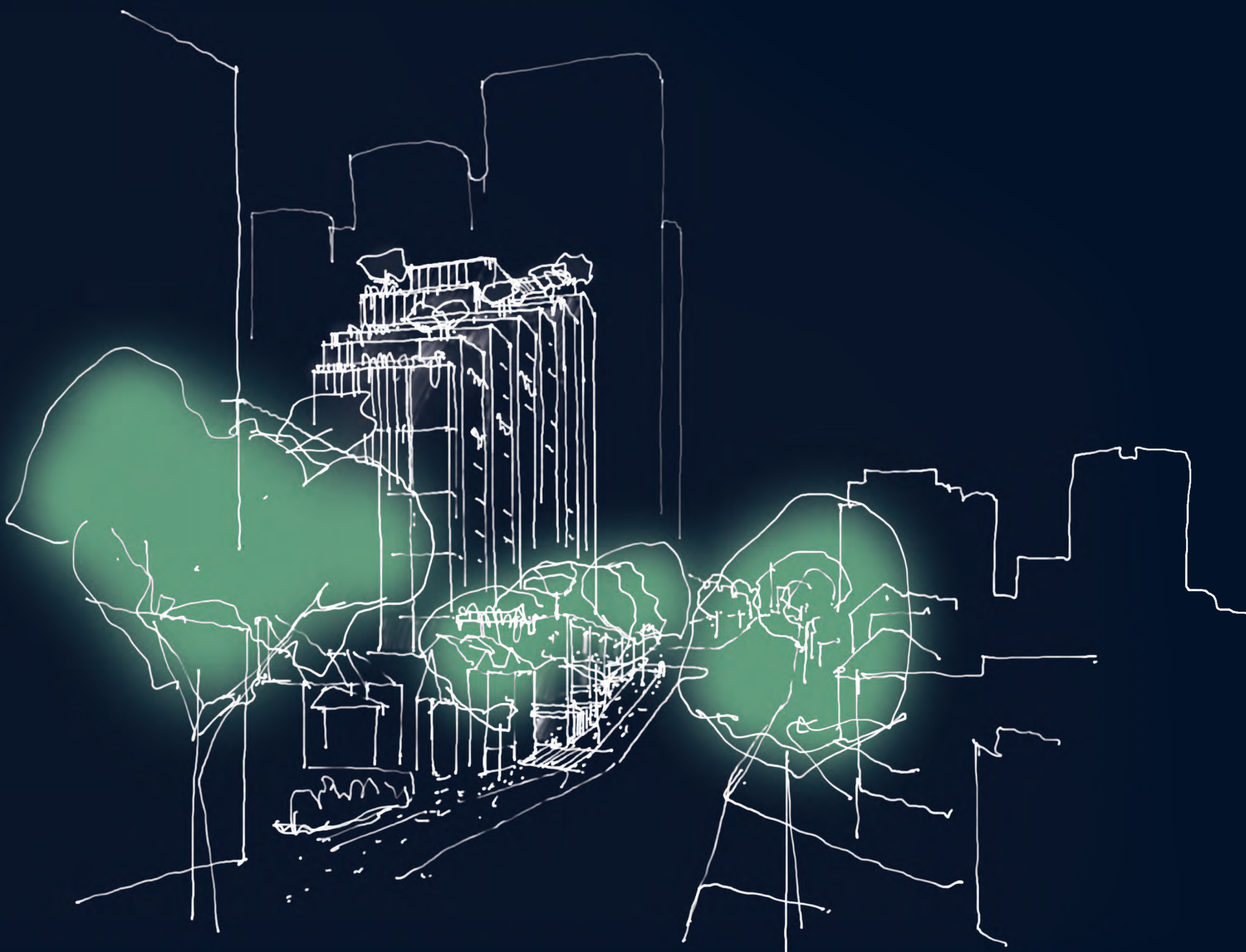
## Appendix D – Information Session Photos + Presentation



Figures 5 + 6 – Digital engagement session

## Information Session Presentation

The full presentation from the 45 McLaren Street Community Engagement Session, held on September 2 2020 from 6:30 – 7.30pm is included below.



# 45

MCLAREN

COMMUNITY ENGAGEMENT SESSION  
SEPTEMBER 2, 2020

# Welcome

- Introductions
- Agenda
- Protocols

01.

# The Team

## Developer

# podia

Podia is a multi-faceted, Australian-owned property development business that is focussed on creating places that deliver outstanding value to clients, partners, customers and the community.

Podia specialises in the development of residential, commercial, hospitality and retail spaces, and has significant Sydney-based project planning, design and delivery experience, with an exemplary track record in North Sydney.



Project Team Introduction



45 McLaren Street Project Team



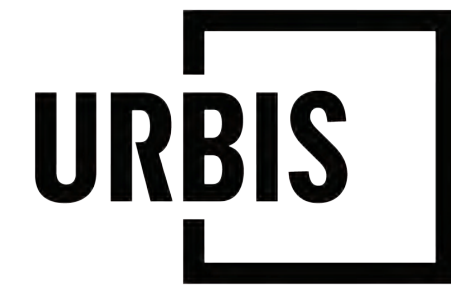
## Project Architect

# BATESSMART™

**Bates Smart** is a multidisciplinary firm delivering architecture, interior design, urban spaces and strategic services across Australia. Our integrated design approach has helped us set and reinforce high livability standards over the course of our 165-year history. The end result is beautiful buildings, interiors and places that improve the urban fabric and positively shape the ways people work, meet, live, learn and heal.



## Town Planner



**Urbis** is a creative community of practice experts, working collaboratively to deliver fresh thinking, independent advice and guidance that shapes the cities and communities of Australia for a better future.

Backed by real, evidence-based solutions, Urbis works with developers, property owners, investors, private firms, NGOs, community groups, industry associations and all levels of government, with the company specialising in the areas of planning, design, policy, heritage, valuations, transactions, economics and research.



02.

# North Sydney in Context

# Ward Street Masterplan - North Sydney CBD Vision



# Ward Street Masterplan - Final Plan



Proposed green 'pocket park'



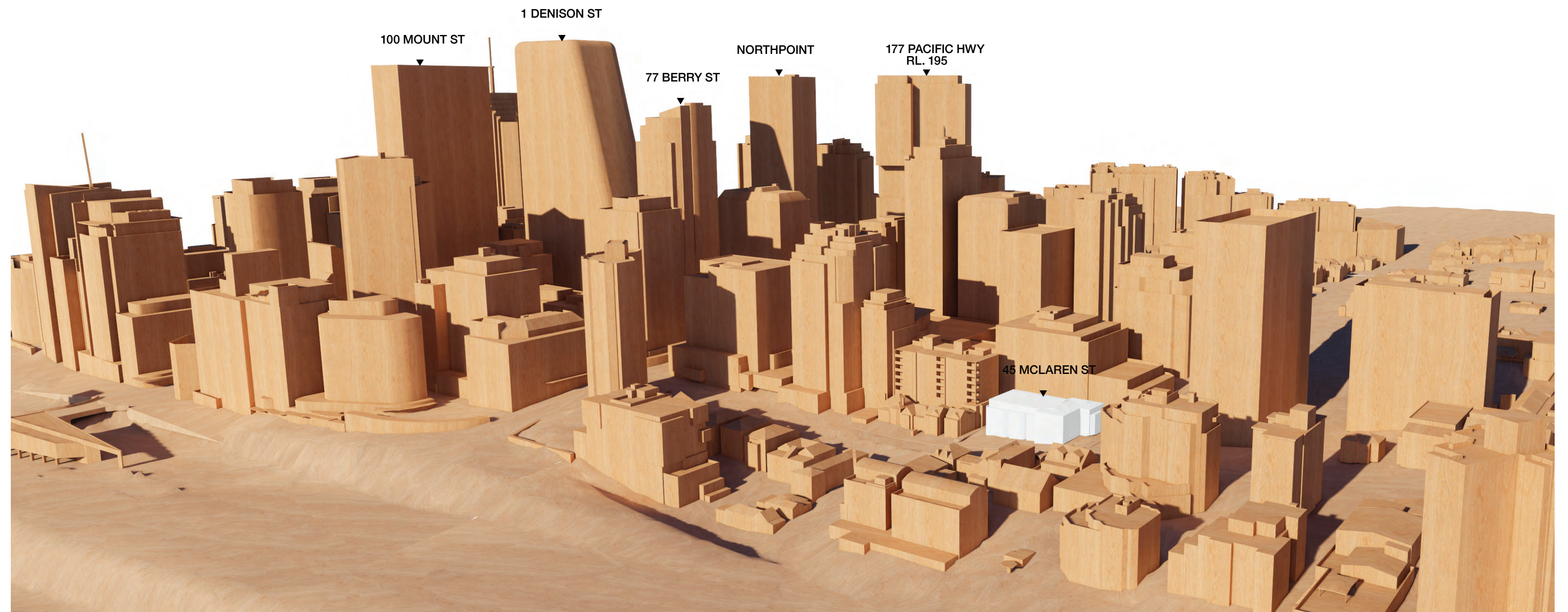
Proposed central plaza



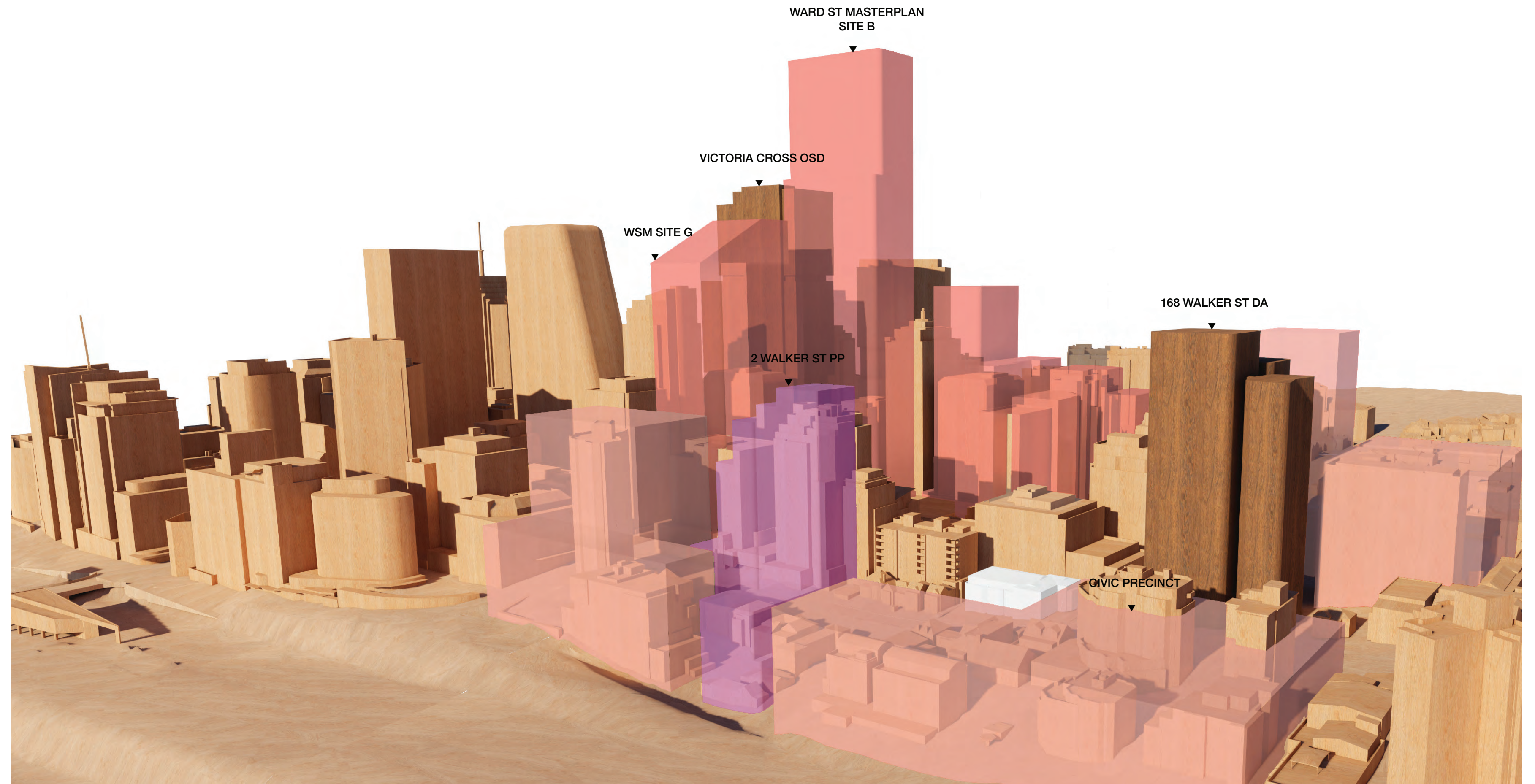
Proposed pedestrianised Ward Street



# Existing Context



# Future Context



03.

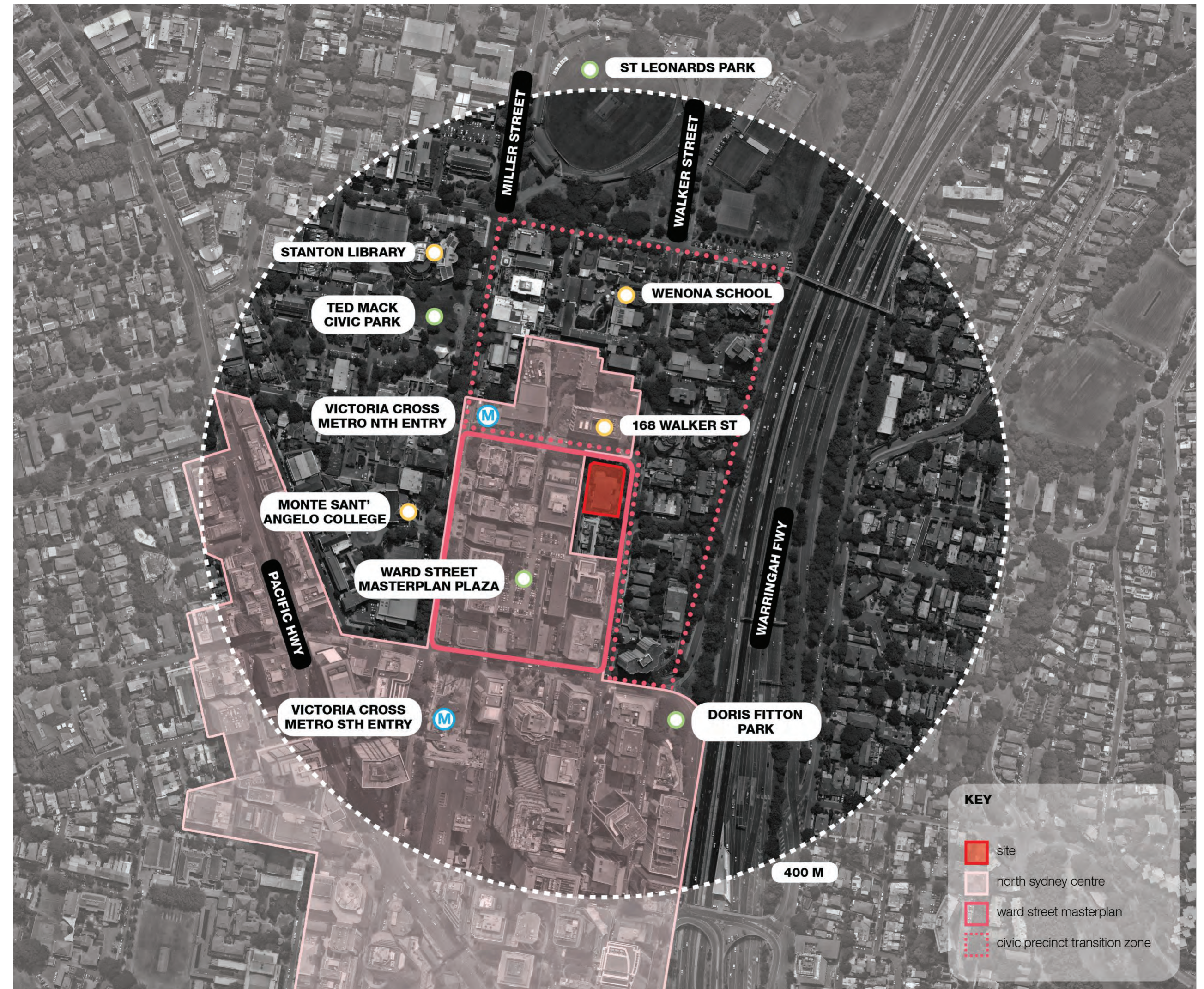
# 45 McLaren: The Project

# Project Context

The site is located on the corner of Walker Street and McLaren Street in North Sydney, the transition point between North Sydney CBD and the North Sydney Civic Precinct.

The site is less than 200m from the new Victoria Cross Metro North Entry.

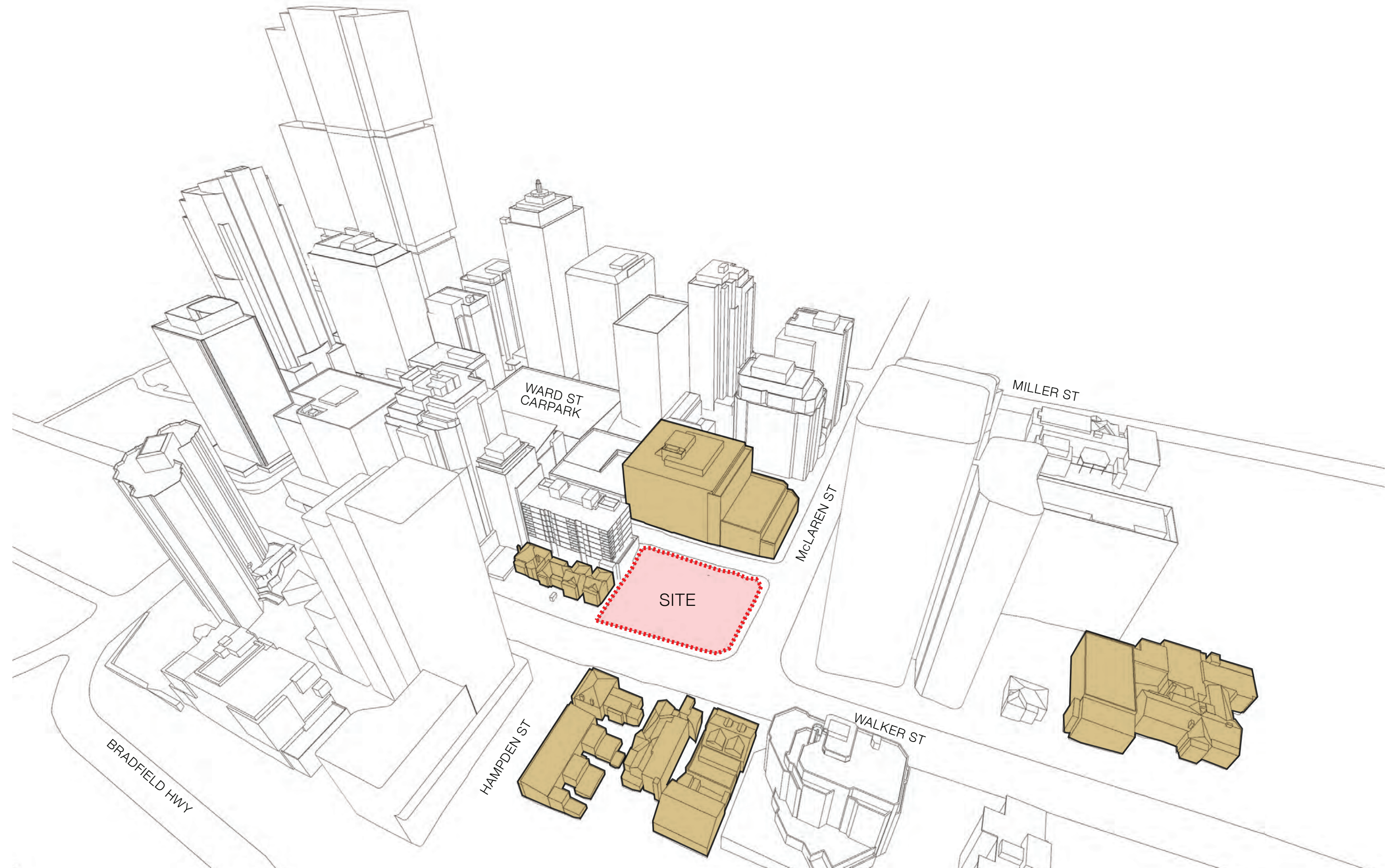
The site has frontages to Walker, McLaren, and Harnett streets, with a pedestrian through-site link to the south of the site, that connects Walker and Harnett streets.



# Project Context

## Heritage Context

Directly south and east of the site are a row of heritage listed two-storey terraces. To the east, is the heritage-listed Harry Seidler commercial building.



# Project Context

## Walker Street

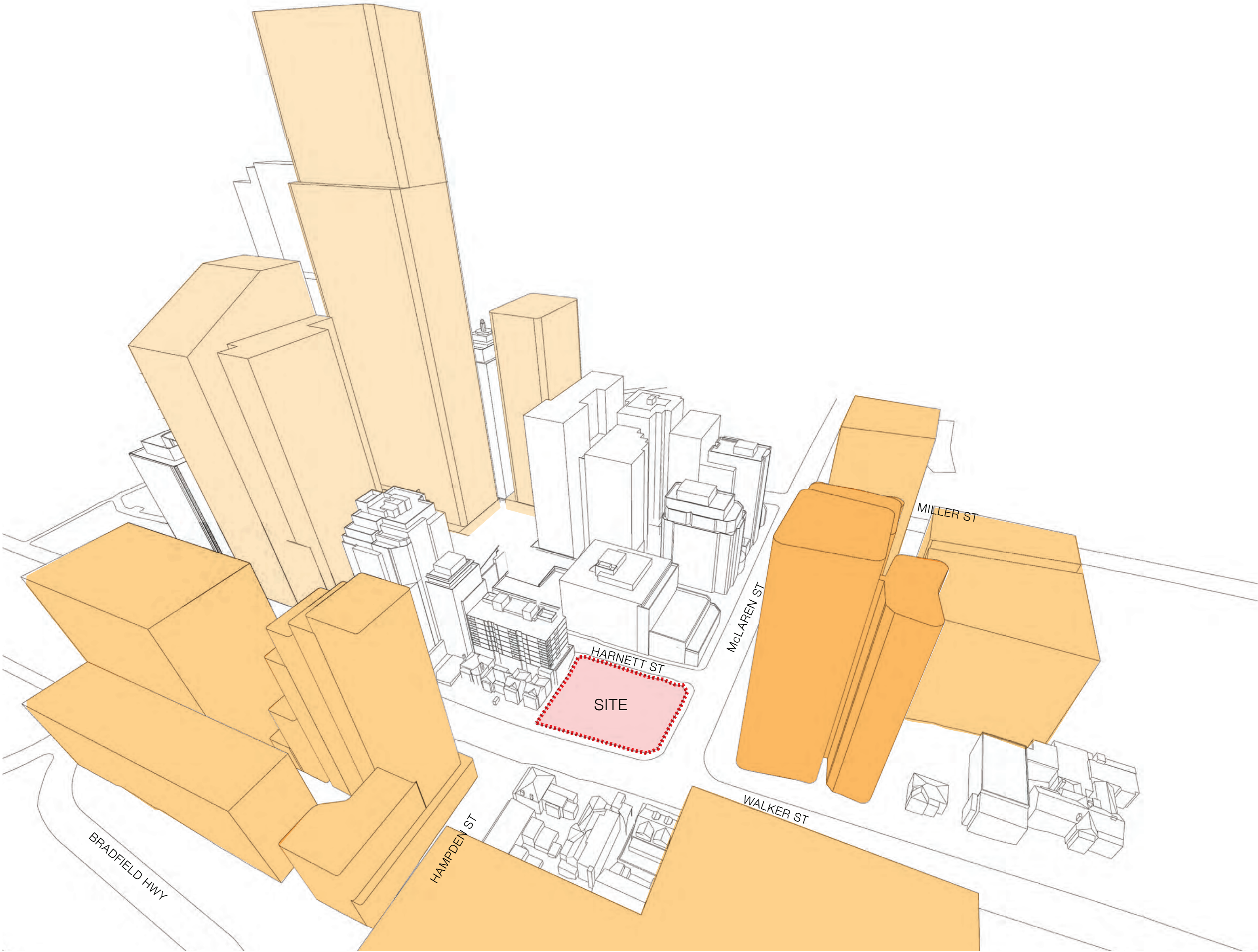
Low-scale heritage terraces with a landscaped setback



# Project Context

## Future Context

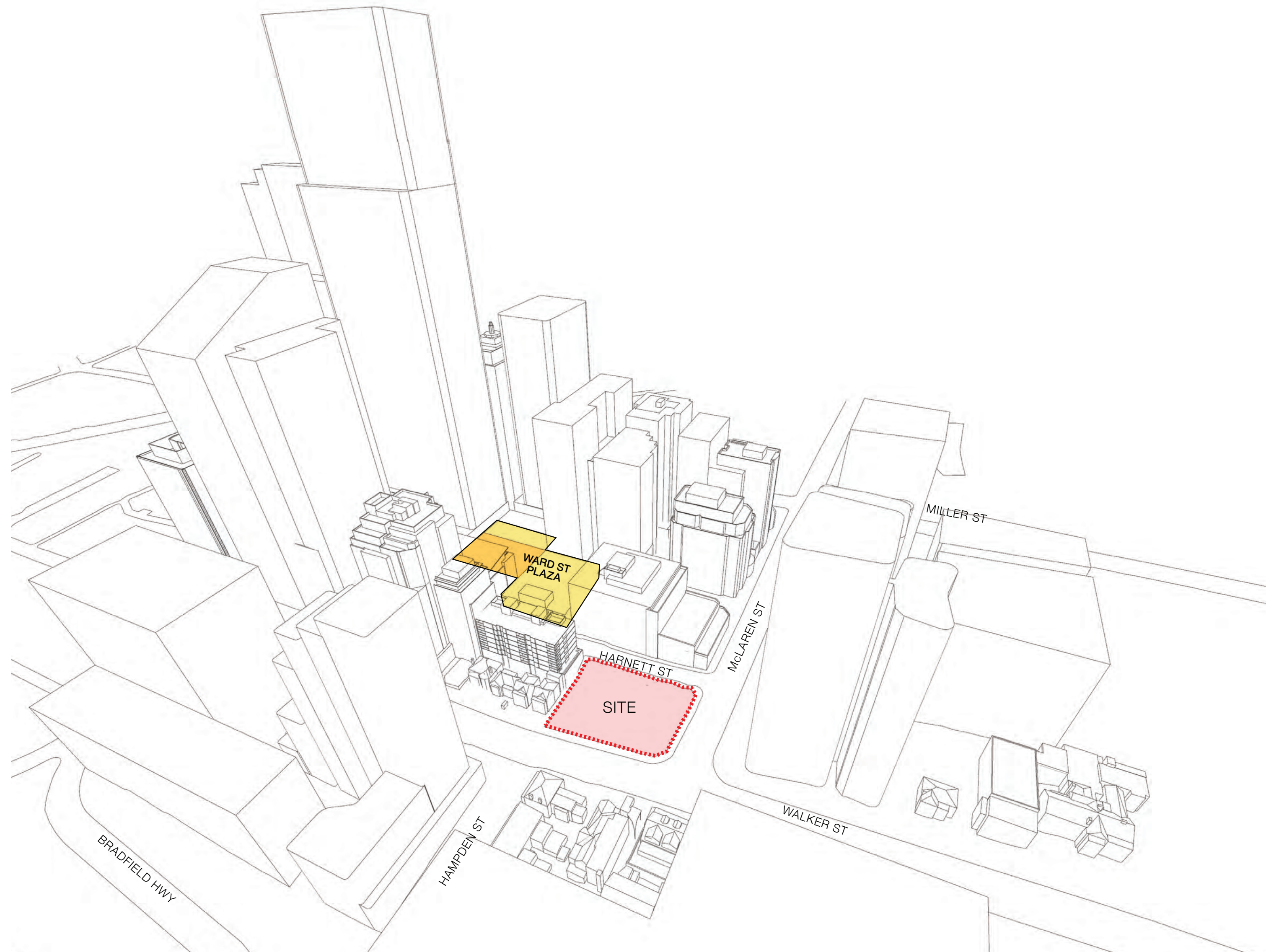
- 168 Walker Street
- Ward Street Masterplan
- Civic Precinct

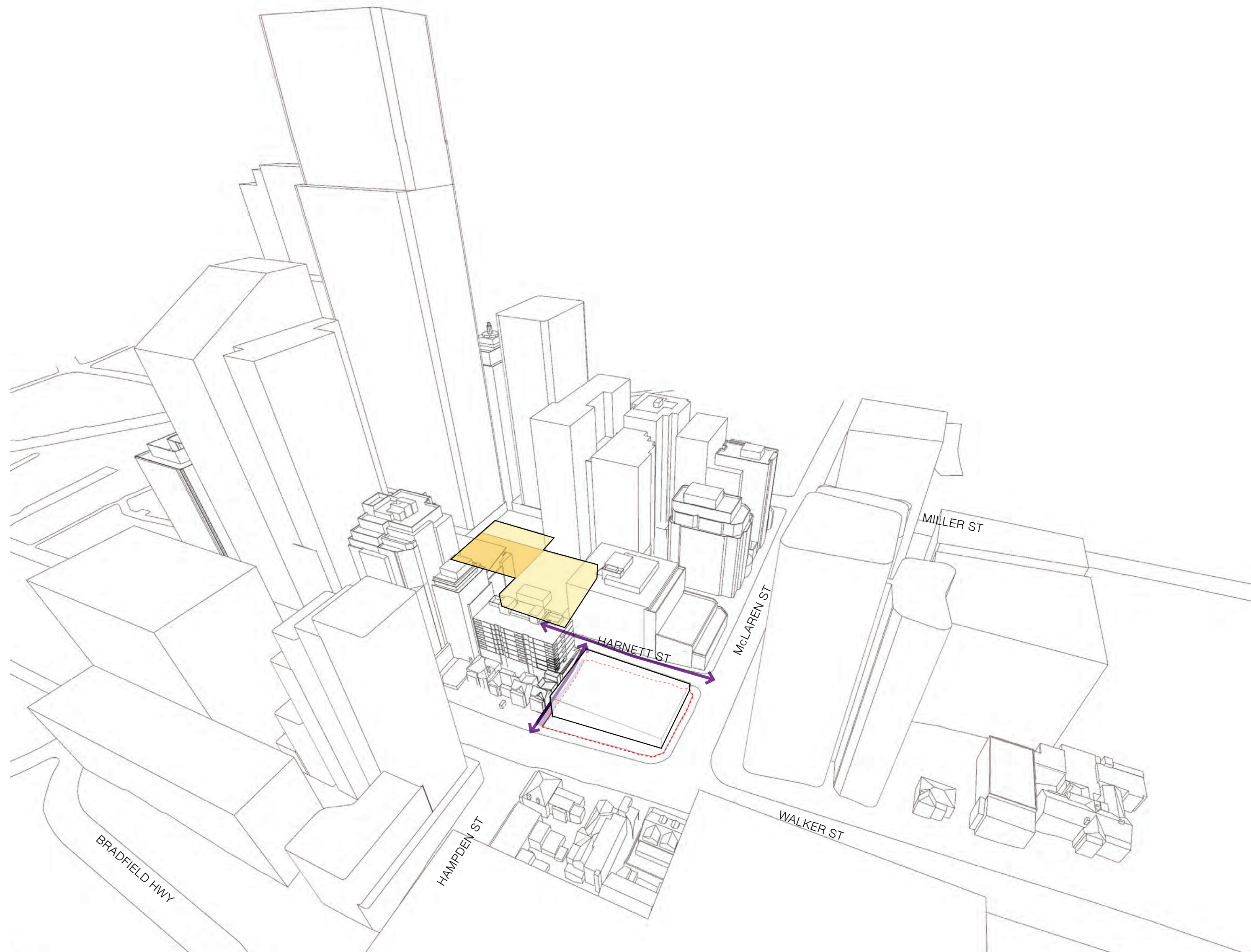


# Project Context

## Ward Street Plaza

The Public Domain Design for the Ward Street Masterplan incorporates the Ward Street Plaza, as well as a pocket park immediately north of the Plaza.

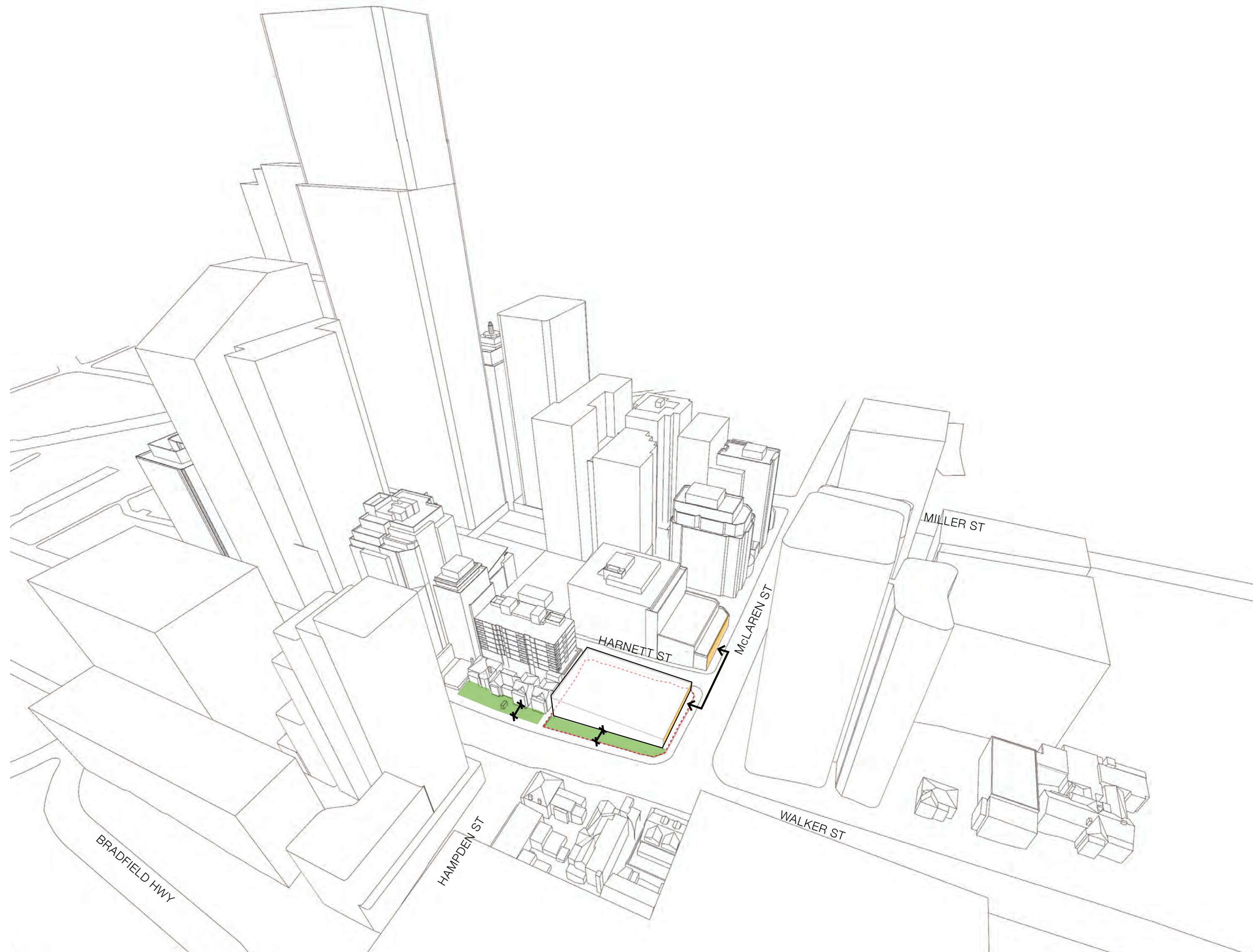




# Design Strategy

## 1. Enhancing the Through-Site Link

The podium has been set back along the southern boundary in order to provide a more generous through-site link that connects Walker Street to Harnett Street. Doubling its original width, this enhances the pedestrianisation around the site and further promotes activation of the Ward Street Plaza.



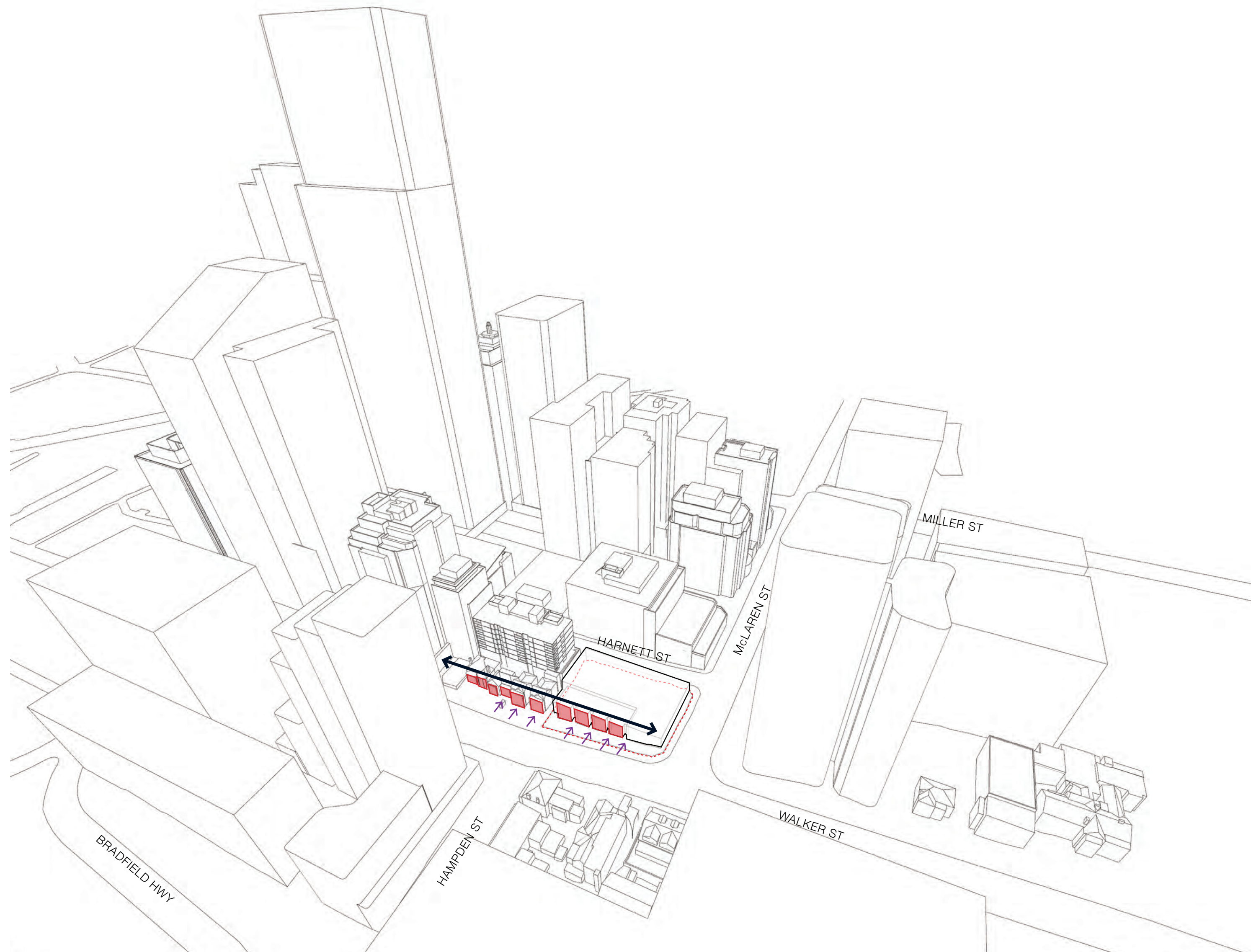
# Design Strategy

## 2. Podium & Landscape Setback

The podium setbacks have been sculpted to provide a thoughtful urban response to its adjacent context.

The podium fronting Walker Street has been setback to align with the heritage terraces south of the site. In front of the podium is soft landscaping, which is in keeping with the neighbouring property.

The podium massing further aligns with 41 McLaren Street, immediately west of the site.



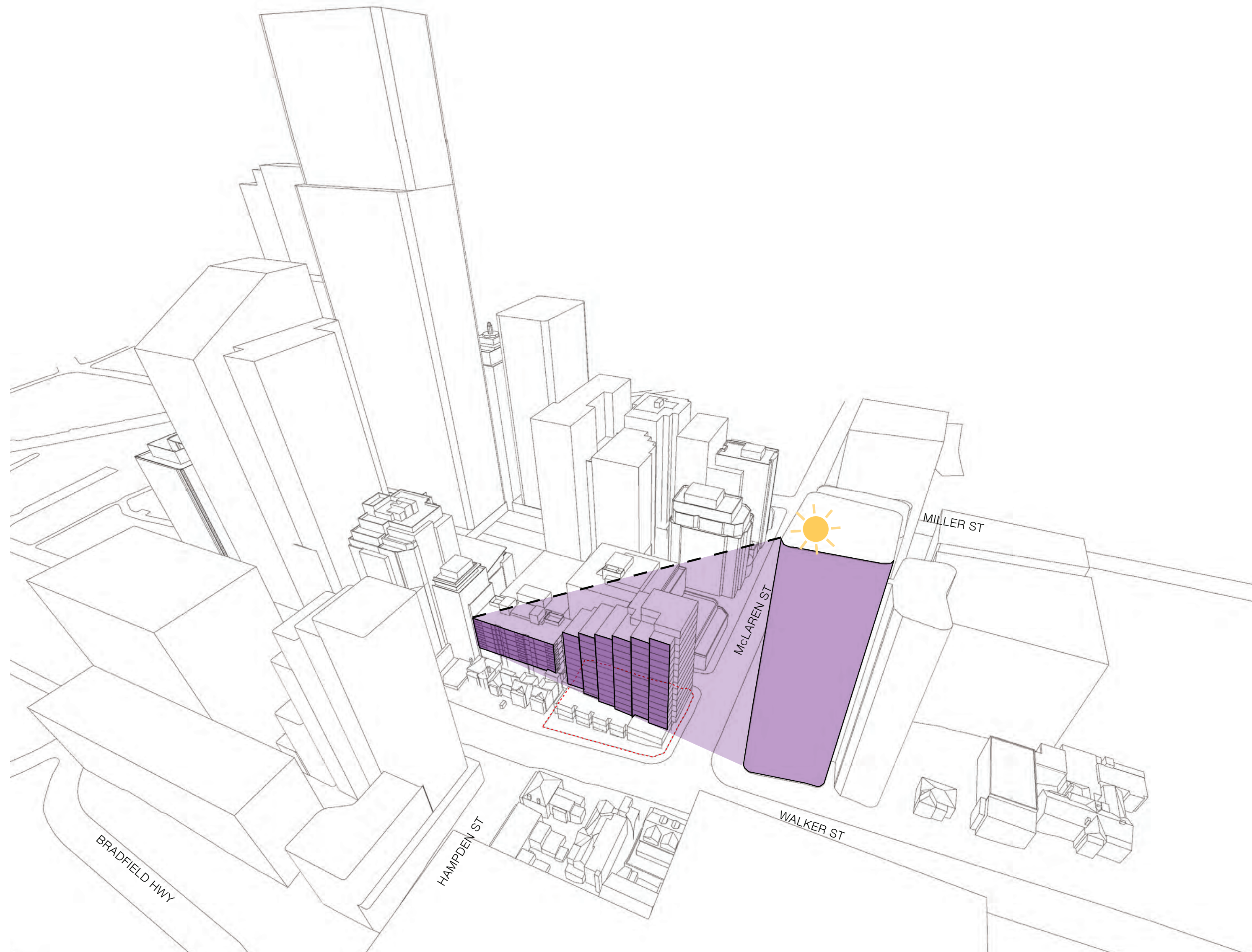
# Design Strategy

## 3. Podium & Heritage: Height / Design / Access

The height of the podium has been thoughtfully considered to align with the heritage terraces to the south.

The proposal sculpts individual 2-storey terraces fronting Walker Street, as a modern interpretation of the heritage context.

Further, these terraces can be directly accessed from Walker Street similar to the surrounding heritage context.

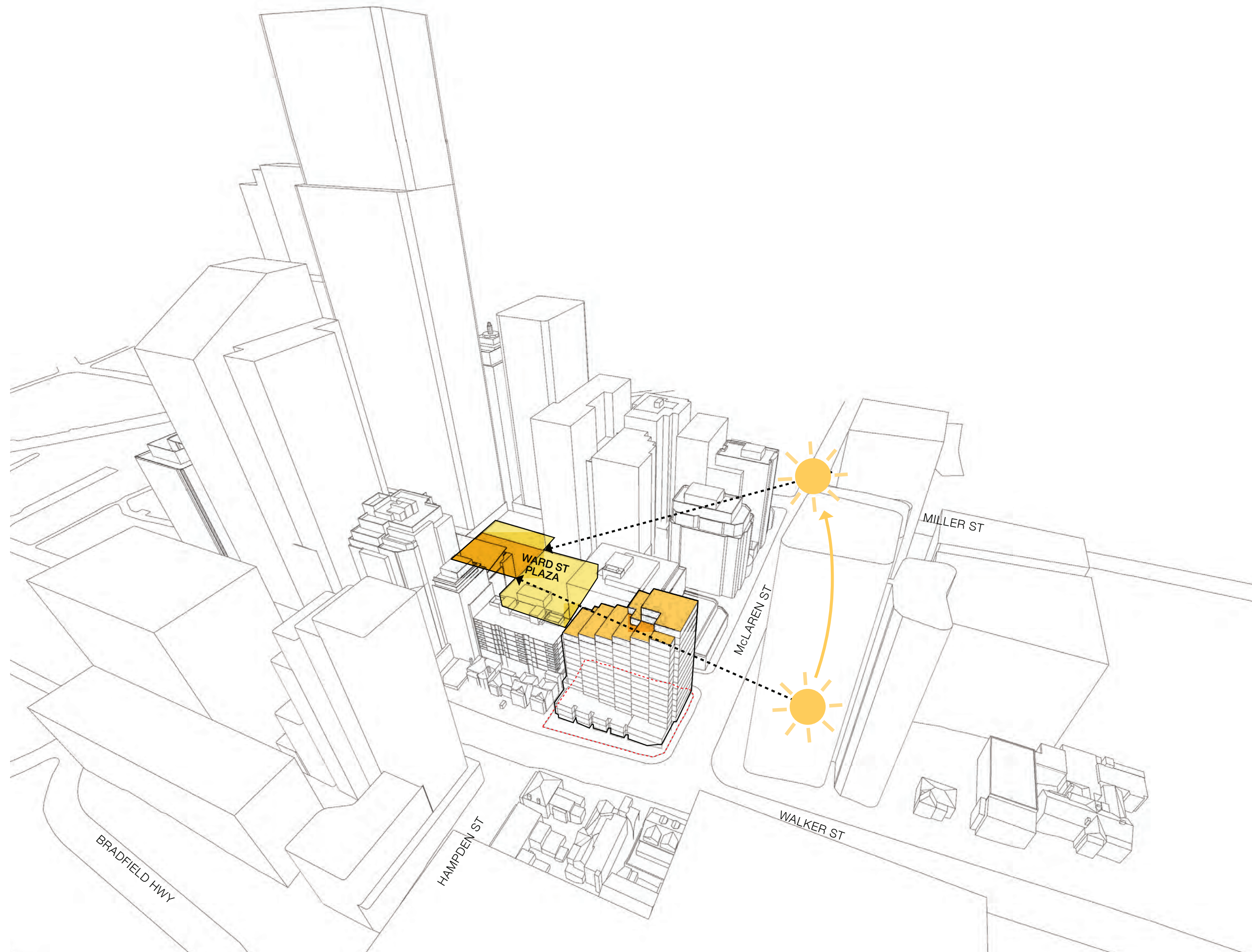


# Design Strategy

## 4. Tower Stepping: Transition & Solar

The tower steps to transition between the setback to 150 Walker Street Apartments and the residential tower to 168 Walker Street

Doing so maintains solar access to 150 Walker Street whilst providing solar access to the proposed building

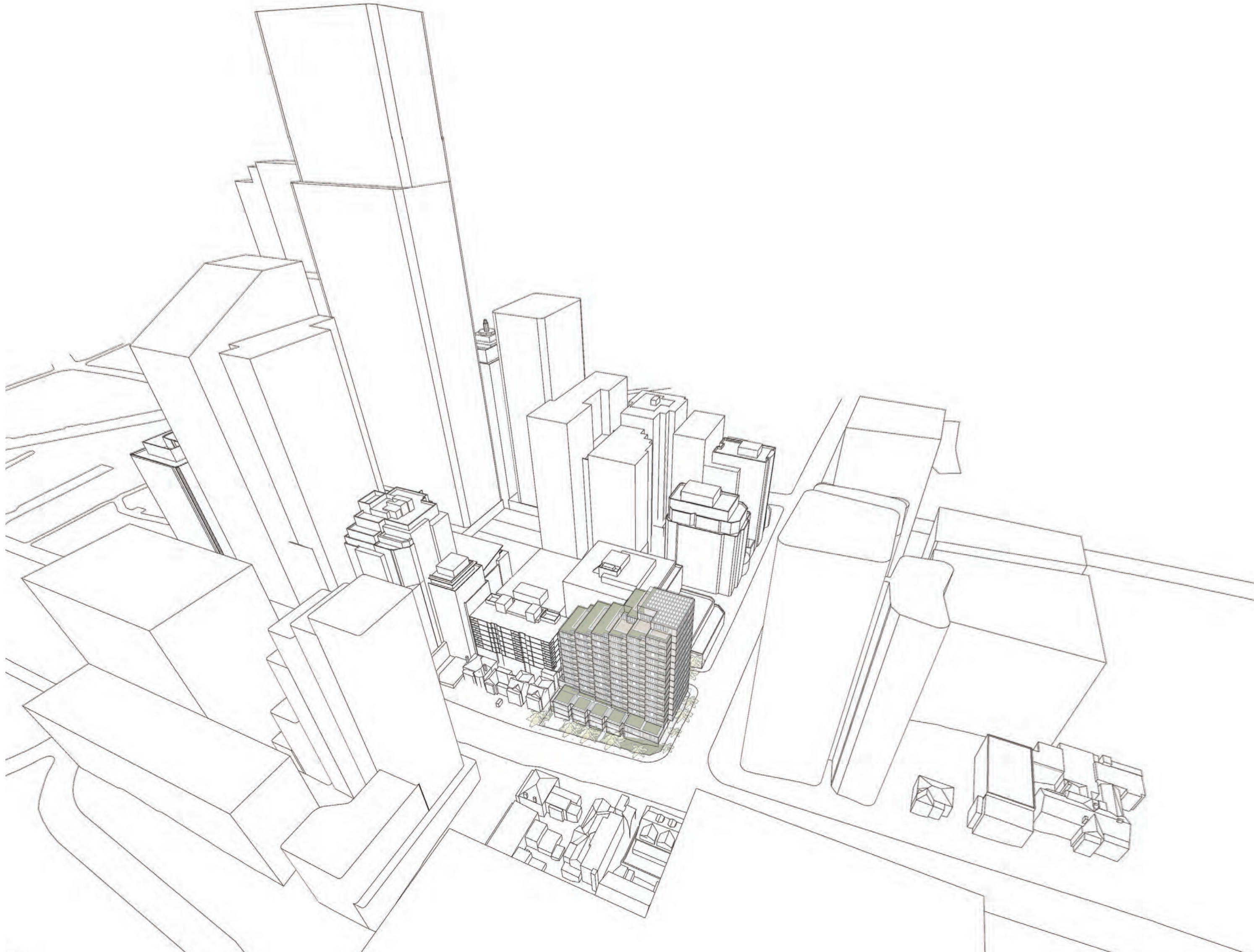


# Design Strategy

## 5. Rooftop Stepping: Solar Amenity to Plaza

The stepped rooftop massing seeks to maintain good solar access to the Central Plaza, which is in line with the strategies of the Ward Street Masterplan.

# Indicative Design



04.

# Next Steps

# Timeline

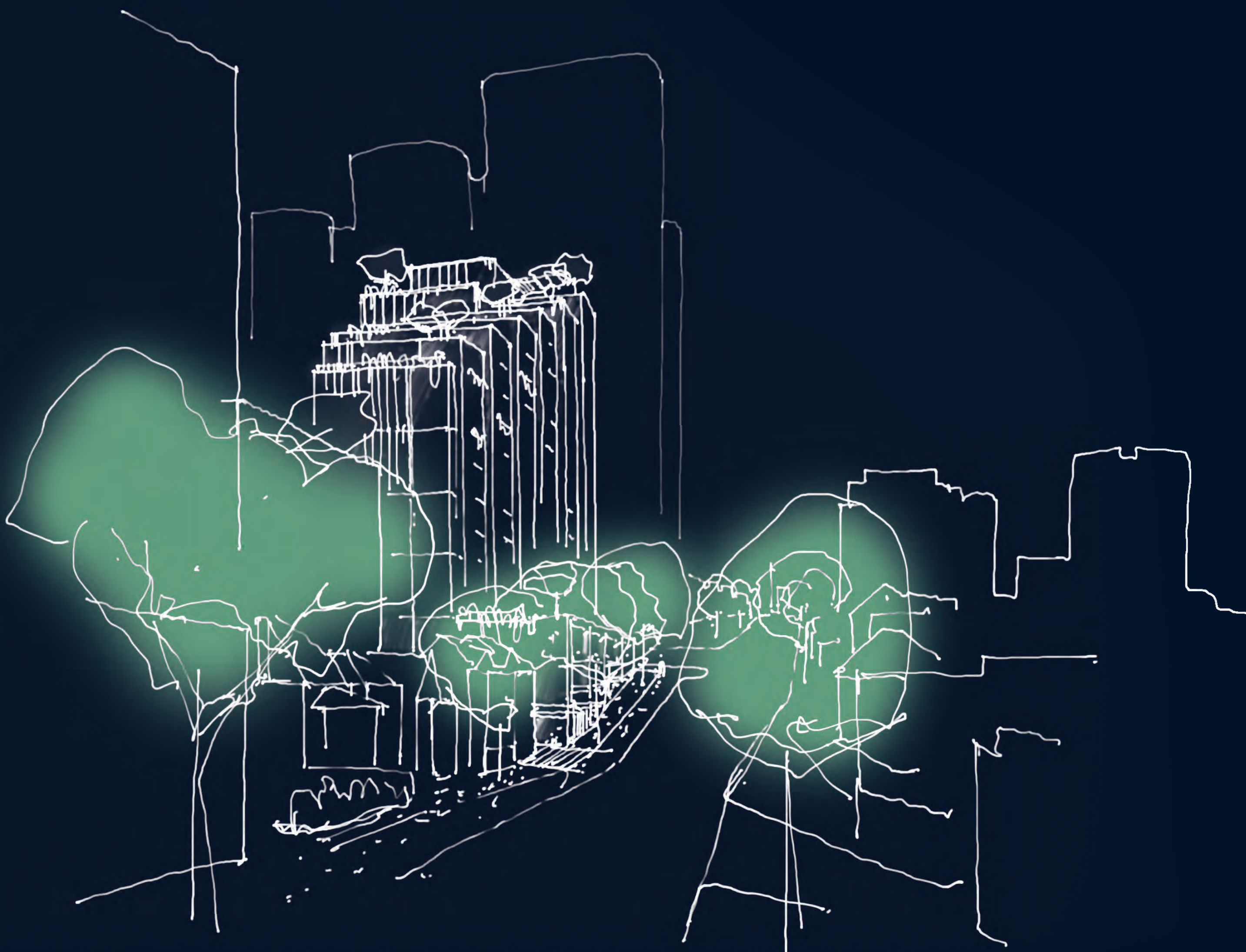


05.

Q&A

# Thank you for Attending

If you would like further information please email  
**hello@45mclaren.com.au**  
Or call **1300 275 862** during business hours.



# 45

MCLAREN

COMMUNITY ENGAGEMENT SESSION  
SEPTEMBER 2, 2020