

45 McLAREN STREET, NORTH SYDNEY

PLANNING PROPOSAL
8TH NOVEMBER 2021

podia BATESSMART URBIS

CLIENT

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ATF AIDOP No 4 Unit Trust

podia

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OVERVIEW

This design report has been prepared by Bates Smart on behalf of Podia and forms part of the planning proposal for the site at 45 McLaren Street, North Sydney.

This report outlines the planning and massing strategy for a new mixed-use building at the corner of Walker and McLaren Street in the fringe of the North Sydney CBD. It includes an introduction to the site and its context and a summary and analysis of the local strategic planning framework. The planning proposal provides a number of public benefits and is grounded in carefully curated place pillars. Design principles have been developed to ensure a well-considered and suitable design concept for the site.

Also summarised is the evolution of the design since the lodgement of the original planning proposal in October 2020. This report presents an account of the formal feedback provided by council staff and includes a detailed analysis of how the revised design addresses each of the specific issues raised, including consistency with relevant policy or strategic documents.

SUMMARY OF AMENDED PROPOSAL

The amended design maintains the original vision for a high quality, sustainable, mixed use development underpinned by a careful contextual response and commitment to delivering great housing.

Key elements of the proposal retained include:

- non-residential uses at lower levels, excluding the Walker Street frontage
- low-scale ‘terrace’ houses along Walker Street, reflecting the scale, heritage datum and use of the heritage properties to the south
- stepped massing to transition the scale between CBD and North Sydney periphery
- generous landscape terraces to the podium and tower
- stepped form to allow retention of solar access to the Ward Street Plaza’s Central Square from 9am at any time of the year.

SUMMARY OF DESIGN CHANGES

A detailed account of the design changes to address Council’s feedback is included in Section 9.0 of this report.

Addressing Council’s feedback has resulted in a number of significant changes, including:

- reduction in overall maximum building height from RL118.7 to RL113.8
- the stepped form of 12-16 storeys (stepping south to north) adjusted to 10-14 storeys - reduction of 2 storeys
- reduction in FSR from 7.5:1 to 6.25:1
- increased building separation to the south boundary and Harnett Street
- simplified building form to provide orthogonal frontage to Walker Street, consistent with the prevailing streetwall
- introduction of a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with council feedback and the DCP provisions

CONCLUSION

The amended proposal provides a high quality design response that addresses the unique site constraints and broader objectives of the Ward Street Precinct Masterplan.

The design amendments addressing Council’s feedback ensure that the development affords excellent amenity within the public domain, for adjoining properties, and for future residents.

The amended proposal revitalises the site from an existing, outdated building in a state of despair, into a modern, well designed mixed-use development that provides significant community benefit through the provision of infrastructure contributions, affordable housing and increased permeability through the creation of an improved through site link. Further, the amended proposal provides ground floor activation and increased street surveillance, a variety of employment uses, together with a mixture of apartment types above podium level, all within 100 metres from major State Transport rail infrastructure.

Overall, the proposal is in keeping with the significant transformation occurring around the site and ensures that the renewal of this area occurs in step with the demands of a growing CBD.

VISION

Our vision is for a sustainable, mixed-use building that celebrates the site's location at the transition between North Sydney's dense and thriving CBD and North Sydney's Civic Precinct.

Our massing approach proposes a series of stepped and staggered landscaped terraces, which transition between the low-mid scale residences located south of the site, to the tall residential towers directly north of the site.

The design intends to complement and enhance the Ward Street Precinct through building articulation and amenity. Its stepped and staggered massing provides solar access to the Ward Street Plaza during the key daytime hours, and the residential apartments directly south of the site.

The podium design complements the site's lower-scale density, fine-grain heritage and leafy character along Walker Street, as well as the mixed-use character along McLaren Street.

Importantly, the the ground plane urban design provides much needed activation and positive place making initiatives that will activate McLaren, Walker and Harnett Streets as well as the through site link between Walker and Harnett Streets.

The proposal also further enhances the pedestrian permeability from Harnett Street through to Walker Street on the southern side of the building.



168 Walker Street
(Under Construction)

STRATEGIC MERIT

The Amended Planning Proposal’s strategic merit is as follows.

1.

Consistent with the **Greater Sydney Region Plan and North District Plan** which seeks to intensify housing and employment around significant transport infrastructure and in proximity to employment nodes, capitalising on the State government’s investment – The site is located 100m from the new Victoria Cross Metro station and 600m from North Sydney Train Station.
2.

Consistent with the **North Sydney Local Strategic Planning Statement** for locating residential development at the periphery of the North Sydney CBD. Residential density in this location will active the CBD and supports the attainment of an 18-hour economy and a 30 minute city, as outlined within the **North District Plan**.
3.

Assists Council in achieving the **housing targets** mandated by the **Greater Sydney Commission**. Council is required to demonstrate how it can achieve 3,000 – 3,500 dwellings for the period 2021/22 – 2025/26. Council’s analysis currently shows 2,835 dwellings for this period.
4.

Achieves an appropriate built form and scale that reflects the vision for **North Sydney** and the **Ward Street Precinct** which is expressed by local planning policy, precinct planning and the existing and emerging scale of development on adjacent and surrounding lands.
5.

Rezoning the site to **B4 Mixed Use** is consistent with the zoning of all other land within the Ward Street Precinct, demonstrating consistency with the strategic intent for this Precinct, which is undergoing a period of transformation and urban renewal.
6.

Increases the development capability of the site and **activates the north-eastern corner of the Precinct**, with 82 new dwellings and 2,091m² of commercial GFA. The site is strategically located 100m from the Victoria Metro Station and 600m from the North Sydney Train Station and in close walking distance to schools, open space and employment opportunities.

SITE SPECIFIC MERIT

Ward Street Precinct Masterplan and Council Resolution: The Ward Street Precinct Masterplan was endorsed by North Sydney Council on 24th June 2019. At the time of the endorsement council resolved that...

despite the preferred Masterplan option, a landowner initiated Planning Proposal may be considered from 45 McLaren Street and may identify how any future redevelopment will:

- I. *Minimise solar reductions upon new public domain as identified in the Masterplan.*
- II. *Minimise solar and privacy impacts upon existing residential development.*
- III. *Provide for a commercial component to any redevelopment.*
- IV. *Identifies significant public benefits that will arise from the development of the site with particular regard to the objectives of the Masterplan.*

The Amended Planning Proposal has been prepared to address the the above key criteria, in addition to a number of recommendations provided by Council. Together, this advice has shaped and guided the urban design outcome for the site.

- 1. **Height:**
Utilising the building heights established within the Ward Street Precinct Masterplan, the approved development to the north and the existing heritage buildings and residential tower to the south, the built form provides for a transition from west to east and north to south. The proposed heights have been designed to have stepped transition, falling away to the south.
- 2. **Density:**
The built form has a modest FSR of 6.25:1, providing an appropriate mixed-use outcome within a fine grain built form, that sits comfortably within the existing and future context of the immediate locality.
- 3. **Residential Amenity:**
Solar Access: The building envelope has been designed to ensure that there is no additional overshadowing to the Ward Street Plaza’s Central Square beyond 9am at any time of the year. Sculpting of the built form also retains solar access to the residential properties at 150 Walker Street.

Privacy: The site’s triple frontage provides substantial separation distance between the site and those properties to the north and east. The south-western façade has been recessed to achieve compliant separation distances to the west. The apartments within the lower southern portion are setback 4.5m from the boundary and have been designed to orientate to the east & west, limiting any direct overlooking.

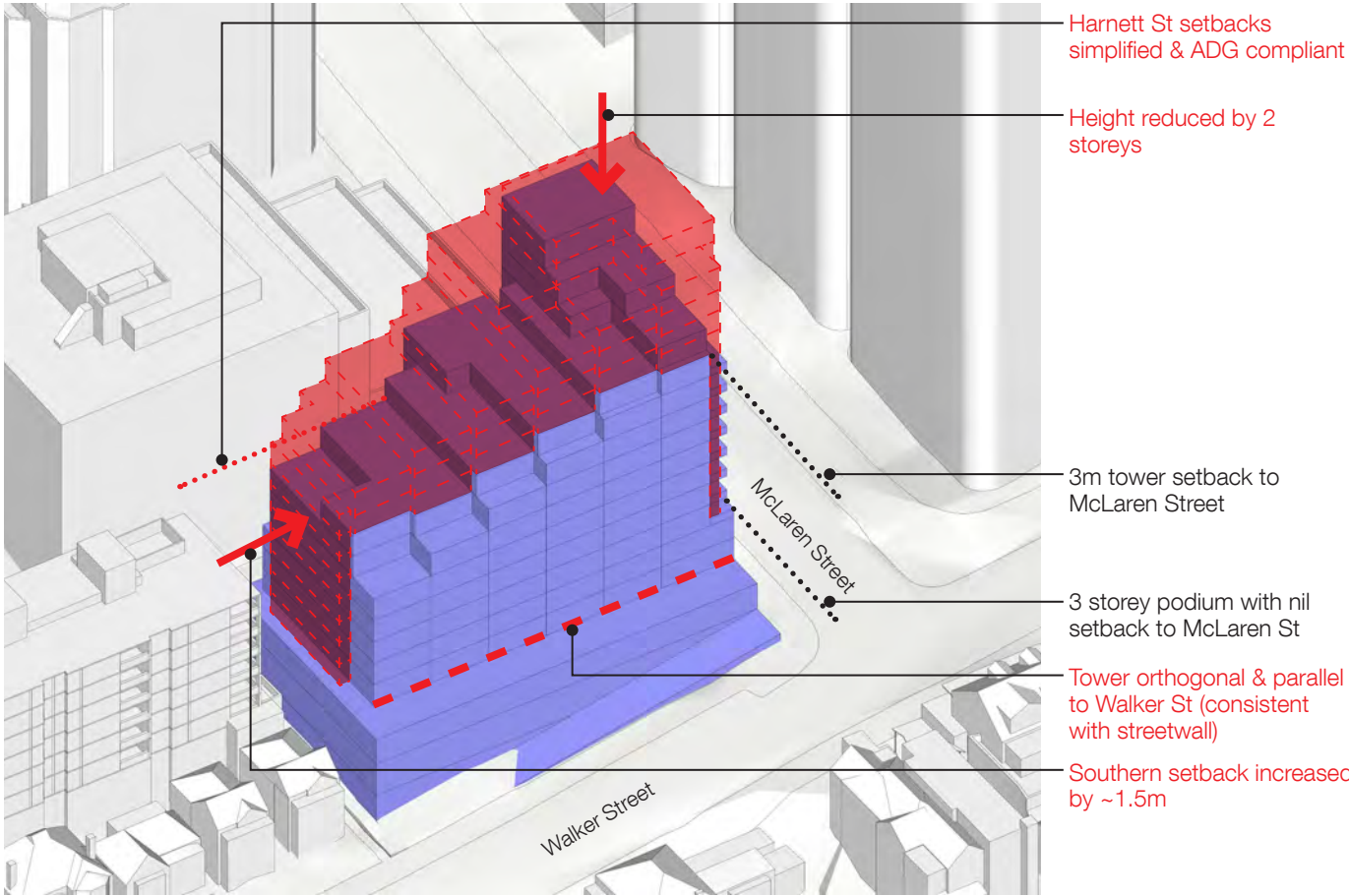
View Impact: The modest scale and stepped nature of the built form, retains view corridors through the south of the site. Any views from the north would likely be impacted by taller buildings further south of the site.

- 4. **Heritage:**
The inclusion of a 2-3 storey street wall height responds to the sties substantially varied topography and is consistent with the datum and the street setbacks of the heritage terraces to the south. Fine grain architectural design will be developed at the DA stage to ensure that the use of materials and finishes are complementary to these heritage items.
- 5. **Landscape Terracing:**
The stepping of the built form allows for cascading landscaping to form a green roof and substantial planter boxes to be

staggered across the building façade and within the site setbacks. Key corner locations will be designed with green walls, creating a living, breathing building façade.

- 6. **Streetscape Activation:**
Active frontages and passive surveillance are provided along all site frontages. McLaren Street & Harnett Street is activated by retail and recreational (indoor) uses with residential uses providing passive surveillance of Walker Street.
- 7. **Public Domain Improvements:**
Pedestrian connectivity will be enhanced through the expansion (from 1.5m to 3m) of the existing through-site link connecting Walker Street and Harnett Street, improving, and promoting pedestrianisation around the site and activating Ward Street Plaza. Public domain improvements also include pedestrian upgrades to the street frontages and upgrade of Harnett Street.
- 8. **Affordable Housing:**
The Planning Proposal contributes to the provision of affordable housing, with 5% of the residential uplift dedicated via a VPA.

DEVELOPMENT SUMMARY



	ORIGINAL PLANNING PROPOSAL	AMENDED PLANNING PROPOSAL
Total Floor Space		
Site Area	1,792sqm	1,792sqm
Residential GFA	11,083sqm	9,109sqm
Retail/Comm GFA	2,168sqm	2,091sqm
Total GFA	13,251sqm	11,200sqm
FSR	7.5:1	6.25:1
Maximum Height	RL 118.7 (54.8m)	RL 113.8 (48.7m)
Storeys	12 @ south boundary & 16 @ north boundary	10 @ south boundary & 14 @ north boundary
Residential Mix		
One Bedroom	17	25
Two Bedroom	65	38
Three Bedroom	18	17
Penthouses/Four Bedroom	-	2
Total Dwellings	100	82
Parking		
Car Spaces	169	70-80
Motorcycle Spaces	-	7-8

DEVELOPMENT SUMMARY



ORIGINAL PLANNING PROPOSAL



AMENDED PLANNING PROPOSAL



1.0 INTRODUCTION

SITE & CONTEXT

SITE

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

It is 100m from the Victoria Cross Metro north entry, less than 400m from the Victoria Cross Metro south entry, and is directly opposite the recently D.A. approved residential tower, 168 Walker Street.

The site is located within the 'North Sydney Centre', a major commercial centre, as defined by the North Sydney LEP 2013. The site is also located within the Ward Street Precinct, which forms a vital part of the North Sydney Central Business District (CBD) and is anticipated by Council to undergo significant transformation.

The site is well connected to Central Sydney via the existing North Sydney Train station, and buses primarily servicing inter-regional journeys.

Contained on the site is an outdated 1960s building that offers no obvious public benefit.



CONTEXT

The Site is located within North Sydney Centre, approximately three (3) kilometres to the north of the Sydney CBD. It is recognised as an important commercial office precinct and is Sydney's third largest commercial floor space market with a growing mixed use and residential periphery.

North Sydney is identified as part of the Harbour CBD which is a Strategic Centre within the Greater Sydney Regional Plan, A Metropolis of Three Cities. North Sydney also forms part of the Eastern Economic Corridor, from Macquarie Park to Sydney Airport, which provides for one third of Greater Sydney jobs.

The Site is well serviced by public transport via North Sydney Train station, and a number of buses that primarily service inter-regional journeys towards the Northern Beaches, Chatswood and Lane Cove, and toward Central Sydney and Botany.

Once completed, the future Victoria Cross Metro station will have its northern access located at the intersection of McLaren Street and Miller Street approximately 50-60m metres west of the Site. The Sydney Metro will improve connectivity from Rouse Hill through Macquarie Park and Chatswood (to the site at North Sydney) under Sydney Harbour through new CBD stations and south west to Bankstown and beyond to the planned Western Sydney Airport.



BACKGROUND & PREVIOUS PLANNING PROPOSAL

ORIGINAL PLANNING PROPOSAL

After 3 years of ongoing liaison with Council, on 22 October 2020, Urbis on behalf of 45 McLaren Pty Ltd (the Proponent) lodged a Planning Proposal to North Sydney Council. The Planning Proposal sought to amend the North Sydney LEP 2012 by way of the following:

- Amend the maximum height of buildings standard to 61m;
- Introduce a maximum floor space ratio standard of 7.5:1; and
- Include an additional clause in Schedule 1 Additional Permitted Uses to include commercial premises and recreational facilities (indoor) as development that is permitted with consent.

Council’s preliminary assessment of the Planning Proposal concluded that they were unable to support the Planning Proposal, until the following recommendations had been resolved and / or considered:

- That the site be rezoned from R4 High Density Residential to B4 Mixed Use;
- That the entirety of the podium level contain non-residential uses;
- That a minimum non-residential floorspace ratio control be incorporated;
- That the concept proposal be revised to ensure that there is no nett additional overshadowing of the future public squares at any time of the day year-round;

- That a more appropriate height (8-13 storeys) be provided to enable a suitable transition north to south and east to west;
- That the southern and western boundaries comply with ADG;
- That the whole-of-building setback to McLaren Street be increased;
- That the tower setback to Walker Street be regularised to align parallel with Walker Street; and
- That the Public Benefit offer be revised.

AMENDED PLANNING PROPOSAL

This Planning Proposal and the urban design and built form outcome have been amended since lodgement of the Original Planning Proposal in October 2020.

Responding to Council’s ongoing advice, the key features of this amended Planning Proposal include:

- Delivery of a mixed-use development outcome, with non-residential uses at the podium level, excluding the ‘terrace’ houses fronting Walker Street;
- A reduction in building height from 12-16 storeys to 10-14 storeys, improving the transition and scale between the southern residential building and the tower to the north;
- A reduction in FSR of 7.5:1 to 6.25:1;
- No overshadowing to the Ward Street Plaza’s Central Square after 9am at any time of the year.
- Increased building separation to the south resulting in improved amenity for the residents and greater spatial separation and visual sight lines from Harnett Street through to Walker Street;
- Increased setbacks along with south-western façade, improving separation distances to 41 McLaren Street;
- Provision of a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with council feedback and the DCP provisions

- Regularisation of the setback to Walker Street, consistent with the prevailing Walker Street wall alignment;
- The delivery of an exemplary ecologically sustainable mixed use building by delivering 5 Green Star and a WELL v2 Silver Rating;
- Retention of the generous landscape terraces and fine grain, articulated nature of the built form; and
- Public domain improvements and a new through-site link, tying in this key corner site with the transformation of the Ward Street Precinct, fulfilling Council’s vision to activate the Precinct and create a safe, comfortable and legible pedestrian network.

The intended development outcome will be achieved by amending the North Sydney LEP 2012 by way of the following:

- Rezoning the site from R4 High Density Residential to B4 Mixed Use;
- Introducing a maximum floor space ratio of 6.25:1;
- Introducing a minimum non-residential floor space ratio of 1:1; and
- Insert an additional subclause under Clause 6.12A Residential flat buildings in Zone B4 Mixed Use, to permit residential flat buildings at the ground floor level of Walker Street.

PLANNING HISTORY OF THE SITE

The following is an overview of the four-year planning process for the site, which began with owner-initiated discussion in 2017, when the Ward Street Precinct Masterplan (WSPMP) was being prepared.

2017

ENGAGEMENT WITH COUNCIL (MAR 2017 – APR 2019)

Engagement with North Sydney Council as part of the WSPMP, with multiple submissions prepared demonstrating that a 25 storey would cast no additional overshadowing to the Ward Street Plaza between 10:30am – 2:00pm mid-winter.

This was consistent with Council’s policy position for solar retention, at that time.

COUNCIL’S RESOLUTION OF THE WSPM (JUN 2019)

On 24 June 2019, North Sydney Council resolved to adopt Option 2 of the Ward Street Precinct Masterplan, stating that:

“despite the preferred Masterplan option, a landowner initiated Planning Proposal may be considered from 45 McLaren Street and 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.”*

INFORMAL PRE-LODGEMENT MEETING (MAR 2020)

An informal pre-lodgement meeting was held to discuss the planning proposal.

High level support was provided at the meeting, but Council emphasised the need to “minimise solar reductions” to the new Plaza.

PRE-LODGEMENT MEETING (AUG 2020)

On 10 August 2020, a formal pre-lodgement meeting was held with North Sydney Council.

Concern was raised over the proposed shared commercial and residential floorplate and the **tower setback** in relation to the residential flat building at the rear of 150 Walker Street.

Council stated that there was a “strong preference for no additional overshadowing of the proposed open space identified in the Ward Street Precinct Masterplan year-round.” advised for **no additional overshadowing** on the proposed open space identified in the Ward Street Precinct Masterplan year-round.

PLANNING HISTORY OF THE SITE

2021

PLANNING PROPOSAL LODGED (OCT 2020)

On 22 October 2020, Urbis on behalf of 45 McLaren Pty Ltd lodged a Planning Proposal with North Sydney Council seeking to amend the North Sydney LEP 2012 to:

- Amend the maximum height of buildings standard to 61m;
- Introduce a maximum floor space ratio standard of 7.5:1; and
- Amend Schedule 1 Additional Permitted Uses to include commercial premises and recreational facilities (indoor) as development that is permitted with consent.

POST-LODGE MENT MEETING (NOV 2020)

On 24 November 2020, a post-lodgement meeting was held with North Sydney Council, who gave the following recommendations:

That the site be **rezoned** from R4 High Density Residential to B4 Mixed Use;

- That the entirety of the podium level contain non-residential uses;
- That a minimum **non-residential floorspace ratio control** be incorporated;
- That the concept proposal be revised to ensure that there is **no nett additional overshadowing** of the future public squares at any time of the day year-round;
- That a more appropriate height be provided to enable a suitable transition north to south and east to west;
- That the whole-of-building setback to McLaren Street be increased; and
- That the tower setback to Walker Street be regularised to align parallel with Walker Street.

SCHEME REDUCED (FEB 2021)

On 24 February 2021, Podia reduced the design scheme in response to Council’s recommendations. The new scheme comprised the following changes:

- Rezoning the site from R4 to B4;
- Include a notation within Schedule 1 to permit residential land uses along Walker Street;
- Reducing the height by 2 storeys from RL 118.7 to RL 113.8;
- Reducing overall FSR from 7.5:1 to 7:1;
- **No nett increase in overshadowing during the average winter and only very minor overshadowing to the Central Square;**
- Simplifying the Walker Street tower form envelope; and
- Amended parking and basement layout.

POST-LODGE MENT ADVICE ISSUED (MAR 2021)

On 5 March 2021, North Sydney Council issued post-lodgement advice to the Proponent, which included the following:

- **ensure any increase in additional overshadowing to the future northern square is minimised to the greatest extent possible;**
- Clauses 4.4A and 6.12A be amended to permit residential uses at the ground floor on the site;
- The upper level setback to the southern boundary be increased from 3m to a minimum of 4.5m;
- A minimum 3m setback above a 3 storey street podium;
- The proposed incorporation of an FSR for the site be revised; and
- A minimum non-residential floor space ratio in the order of 1.2:1.

AMENDED PLANNING PROPOSAL (JUN 2021)

Feedback on the Amended Planning Proposal as submitted in June 2021 included the following:

- ensure no overshadowing to the Central Square of the future Ward Street Plaza from 9am at any time of the year
- introduce a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with the DCP provisions



2.0 SITE ANALYSIS

SITE

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

It is 100m from the Victoria Cross Metro north entry, less than 400m from the Victoria Cross Metro south entry, and is directly opposite the recently D.A. approved residential tower, 168 Walker Street.

KEY

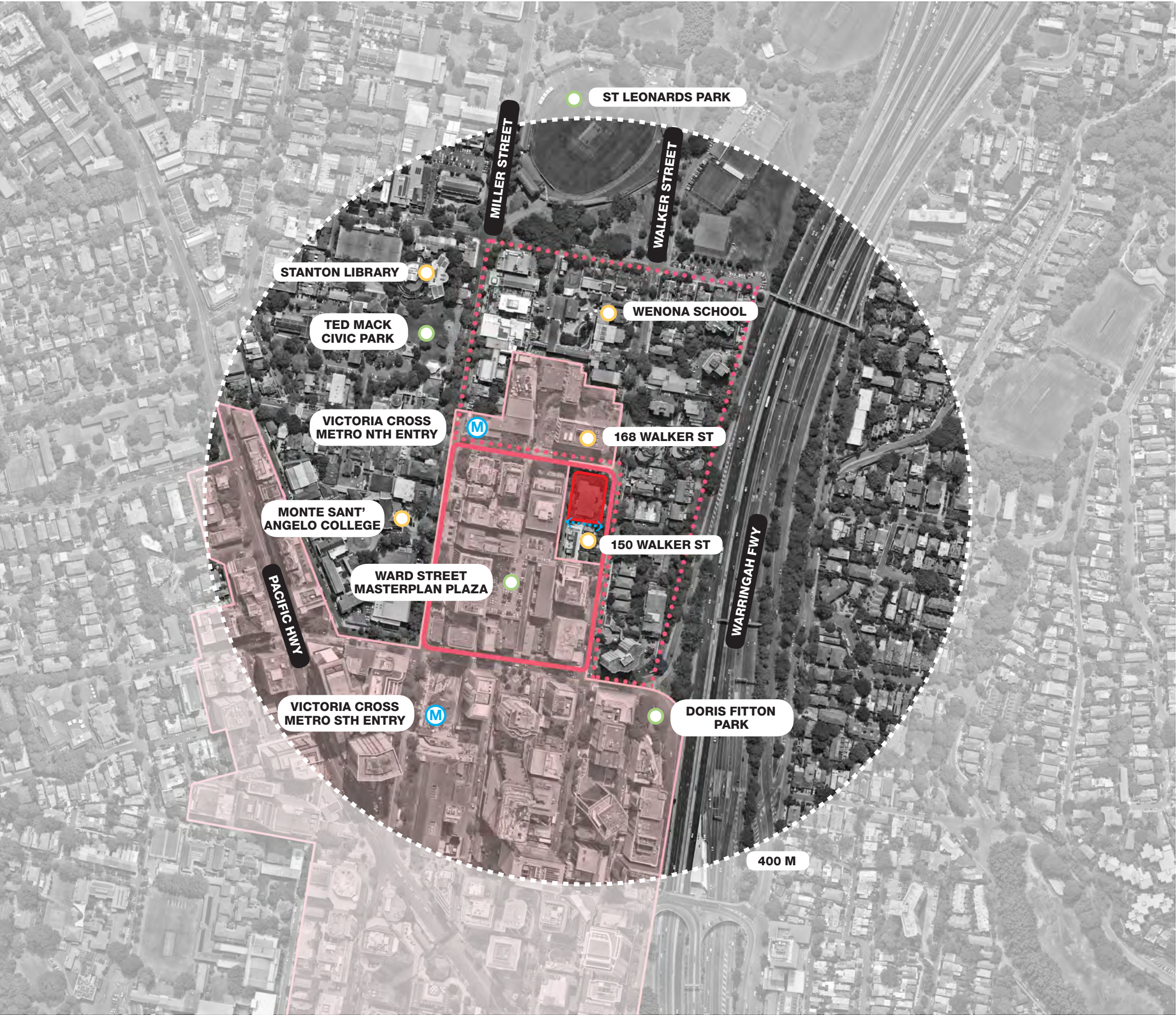
site

north sydney centre

ward street masterplan

civic precinct transition zone

through-site link



SITE



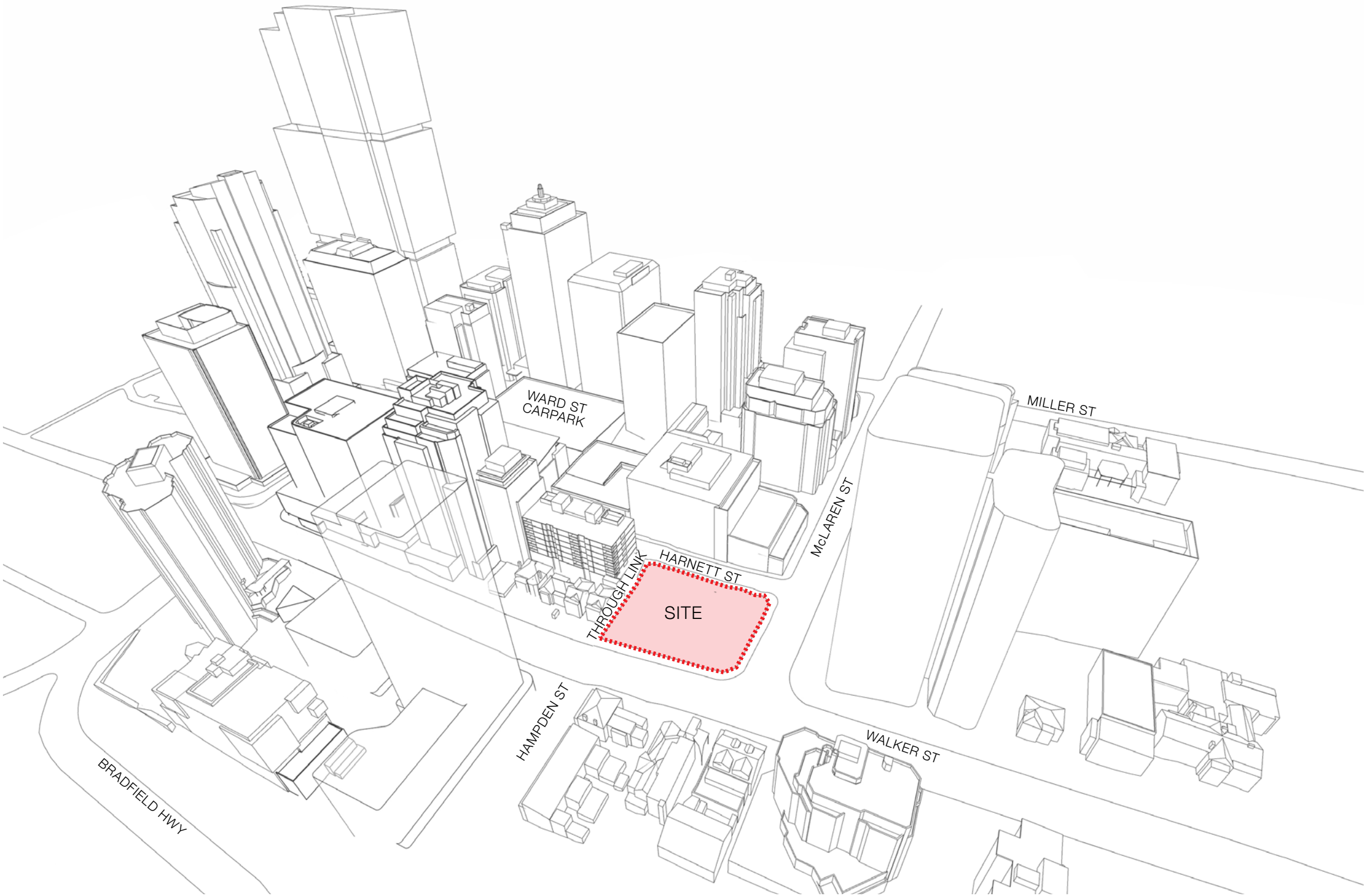
KEY

- 1. Walker Street looking north
- 2. 45 McLaren Street eastern frontage and steep topography
- 3. Southern through-site link between 45 McLaren Street and 150 Walker Street
- 4. 150 Walker Street heritage buildings
- 5. Heritage facade of 150 Walker Street along the through-site link
- 6. Through-site link from Harnett Street
- 7. 168 Walker Street approved D.A.
- 8. Victoria Cross Metro OSD approved D.A.
- 9. Corner of McLaren Street and Walker Street
- 10. View of Harnett Street looking south
- 11. Victoria Cross Metro Northern Entry, corner of McLaren Street and Miller Street



SITE LOCATION

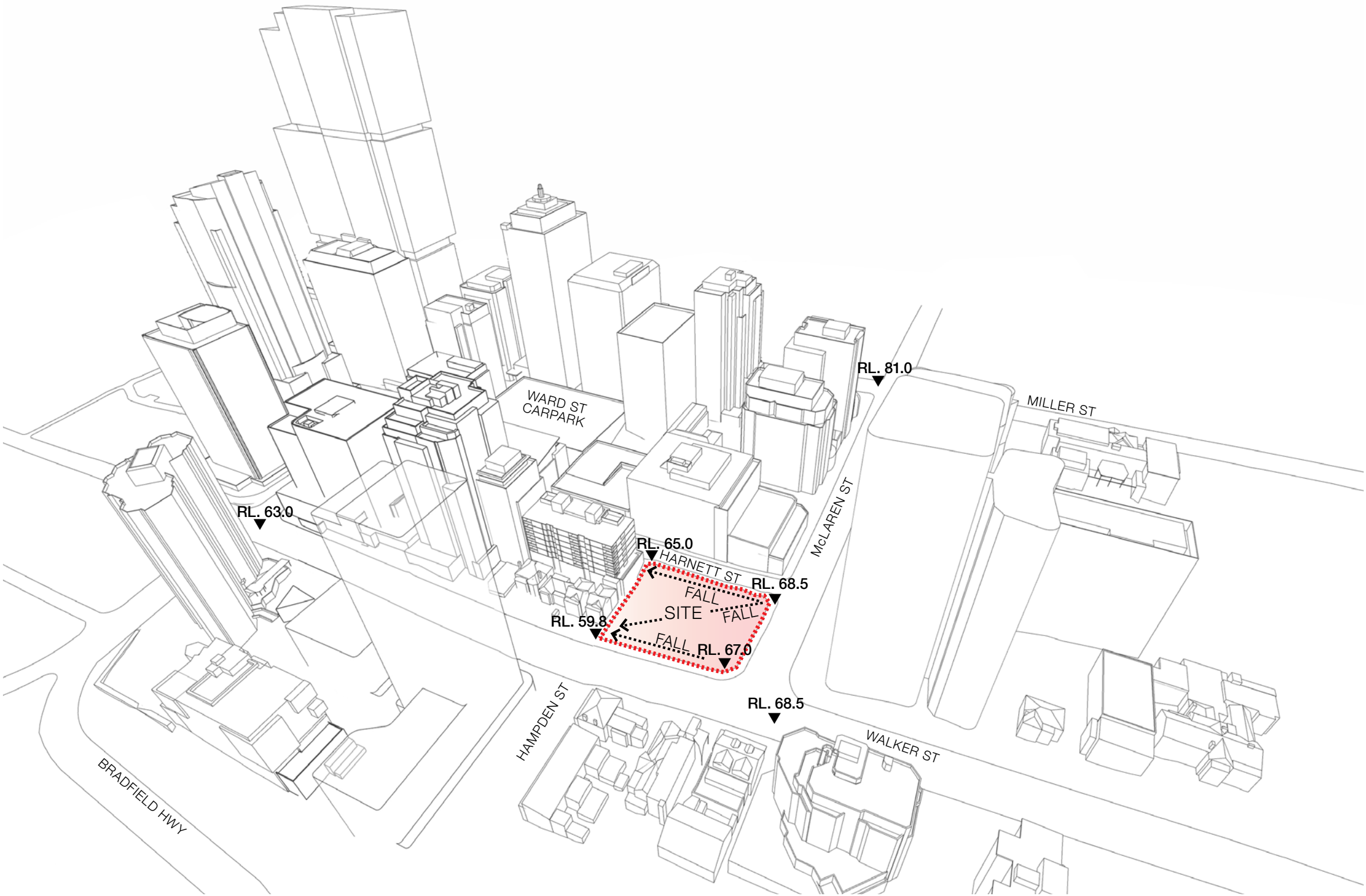
The site is located on the corner of Walker Street and McLaren Street in North Sydney, the transition point between North Sydney CBD, the Ward Street Masterplan and the North Sydney Civic Precinct. The site has frontages to Walker, McLaren, and Harnett streets, with a pedestrian through-site link to the south of the site, that connects Walker and Harnett streets.



SITE TOPOGRAPHY

The site has a 9m fall towards the southeast, from a high point on McLaren Street in the northwest of RL68.5, to a low point on southeast frontage of Walker Street of RL59.8.

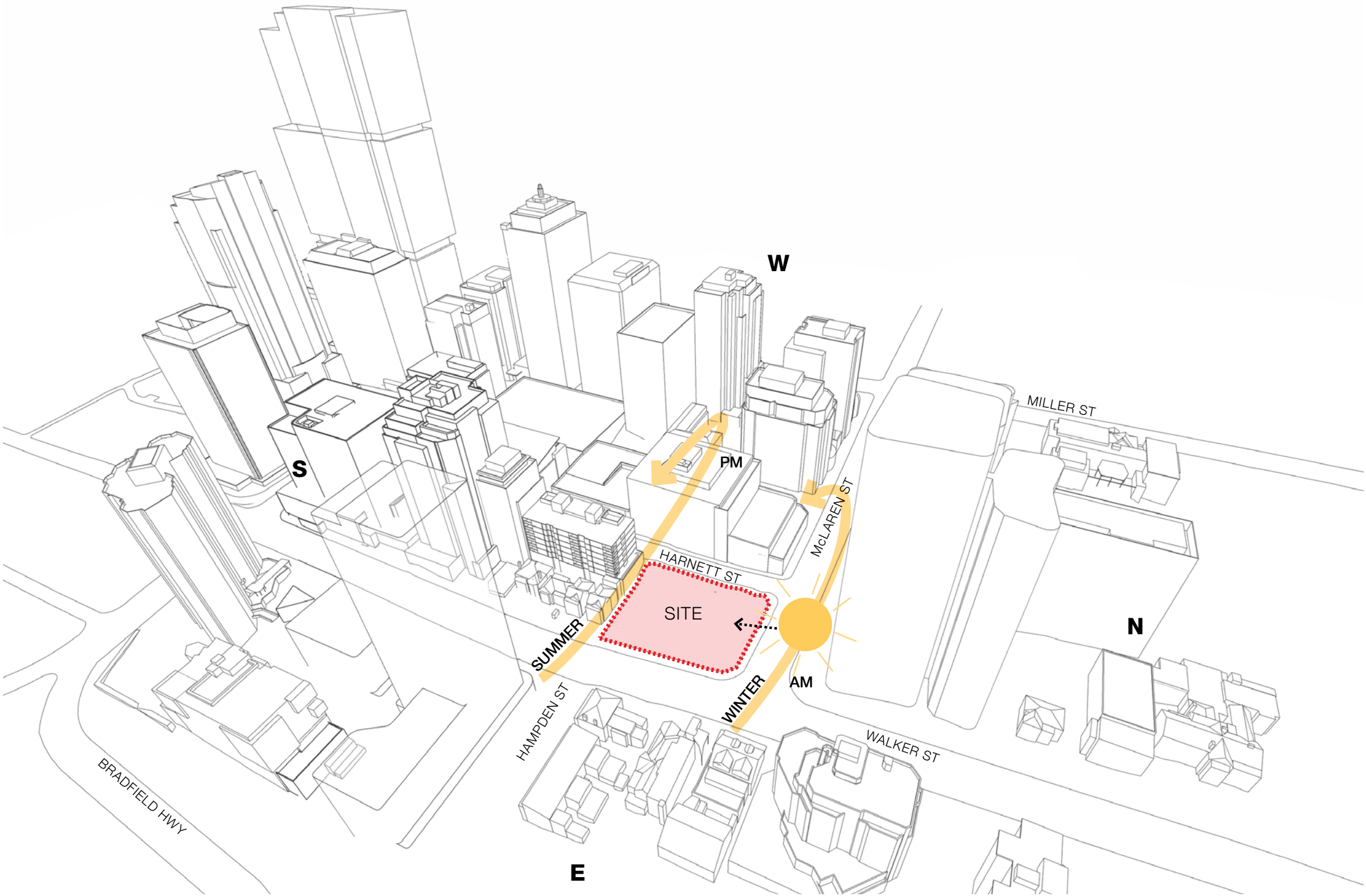
Along the frontage of Walker street, the site has a 7m fall towards the south, whilst the frontage along Harnett Street has a 3.5m fall towards the south.



SITE SOLAR

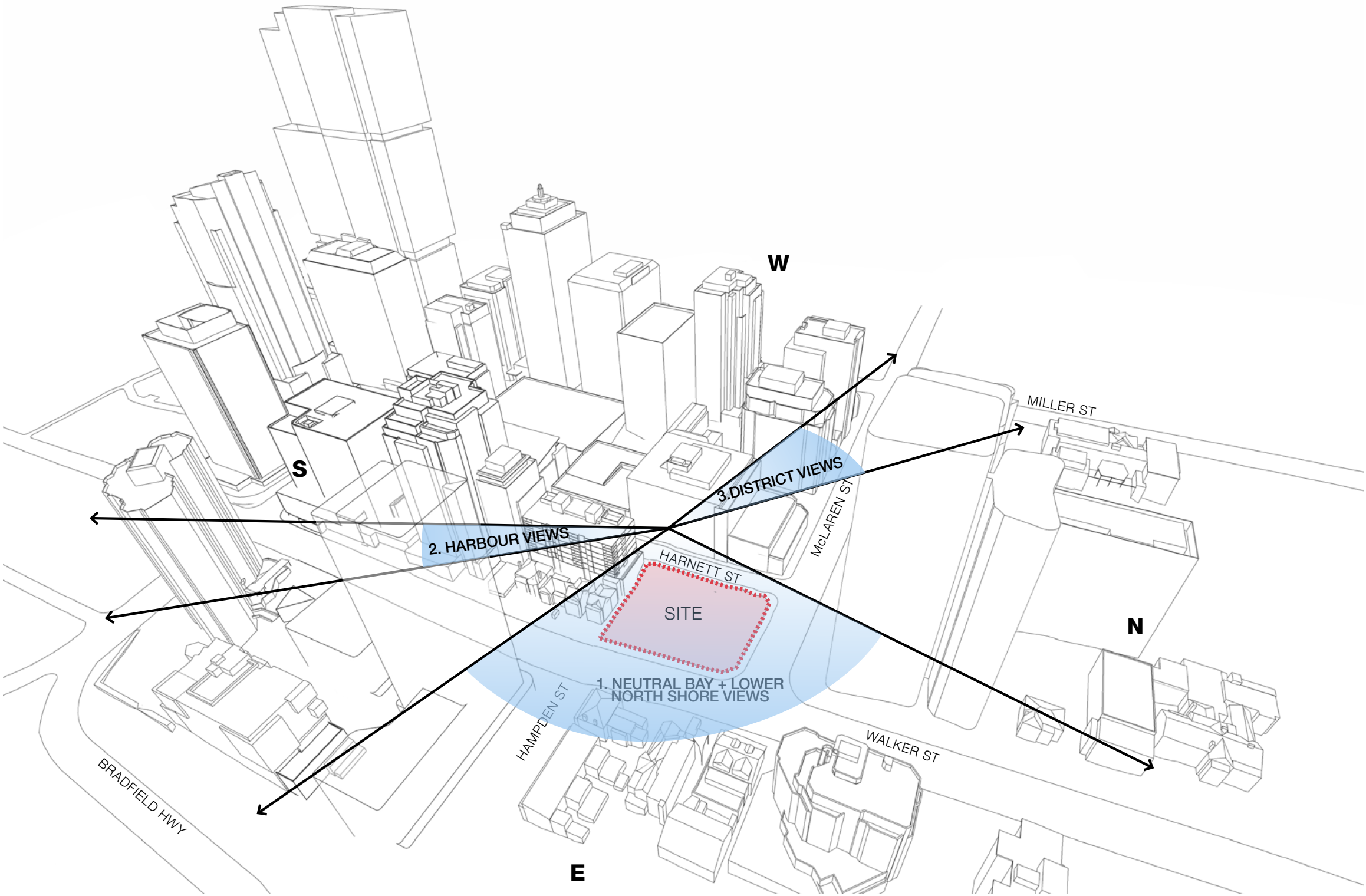
The site is predominantly east-west facing. To the south and east of the site are two-storey heritage buildings. These low-scale volumes provide opportunity for solar access into the site.

Solar access is limited to the north and west of the site, which is prohibited by a mid-rise tower on the west, and a DA approved tall tower to the north.



SITE VIEWS

To the east and north-east of the site are views to the lower North Shore and Neutral Bay areas. To the southwest are views towards the Sydney Harbour. Views to the northwest have district views of the North Sydney Civic Precinct.

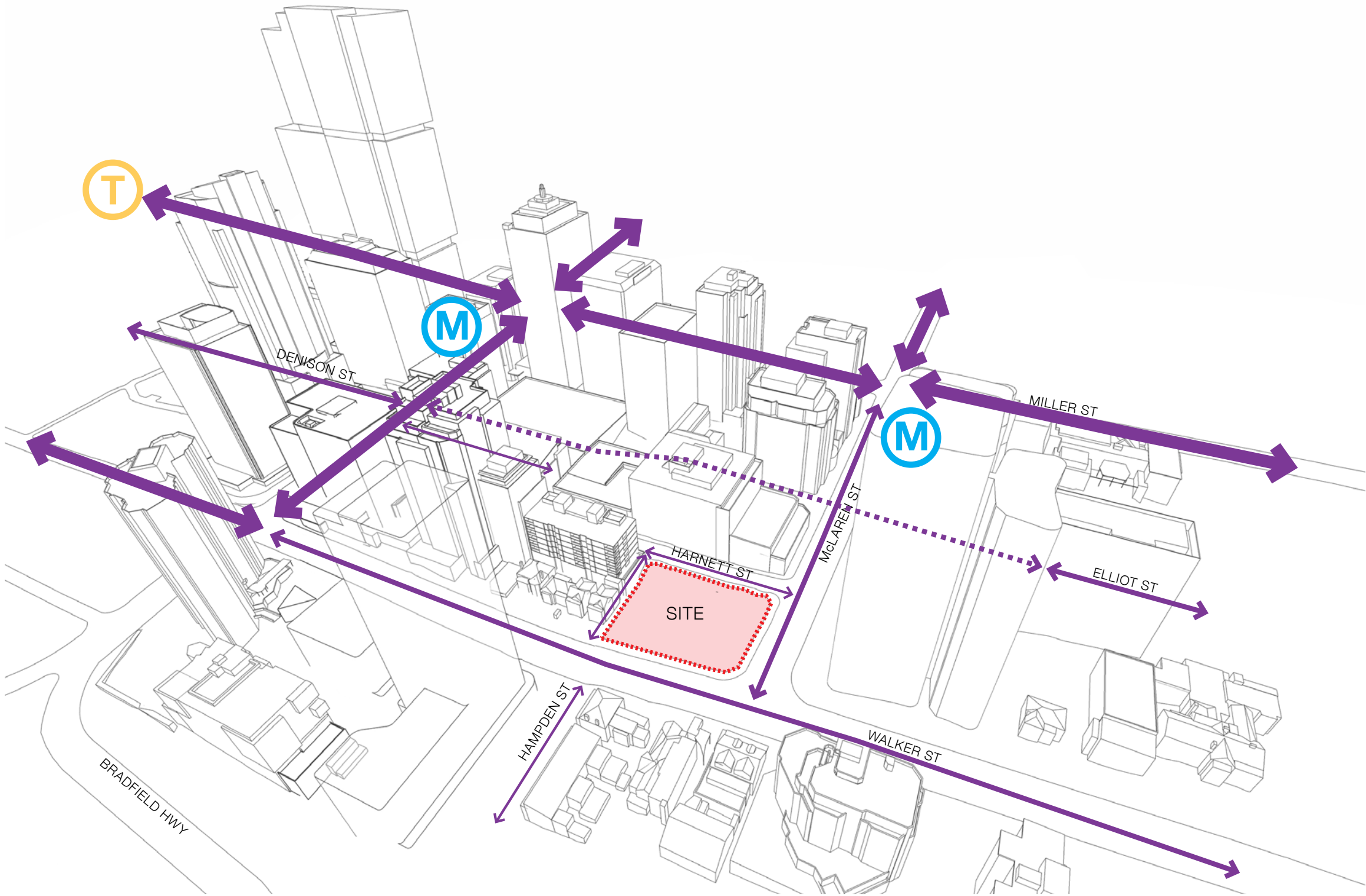


SITE PEDESTRIAN MOVEMENT

The predominant pedestrian movement in North Sydney is north-south along Miller Street. This is representative of the movements to & from the North Sydney Train Station, the Victoria Cross Metro and the buses that travel along Miller Street.

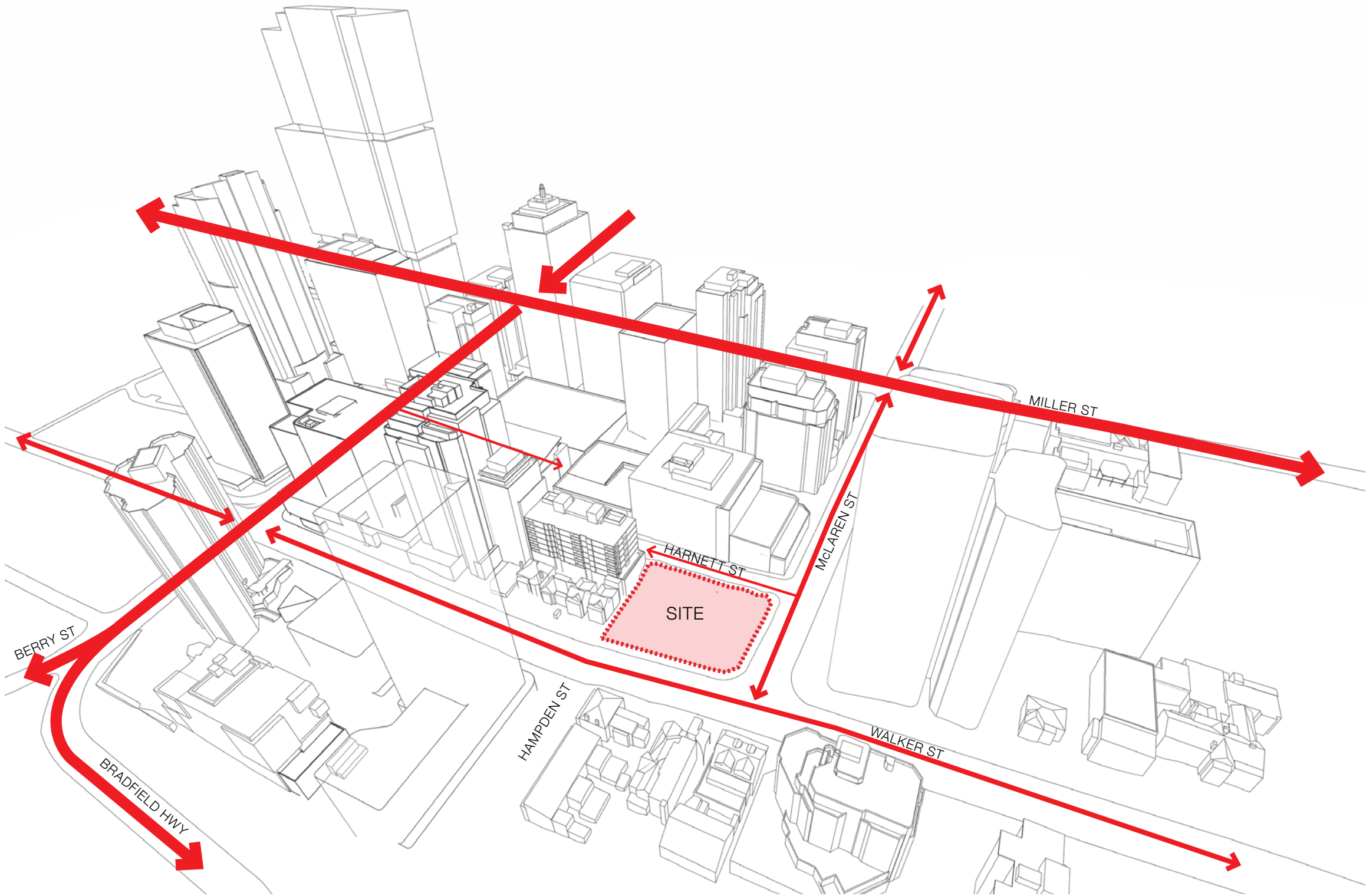
Parallel to this is a proposed through-site link as part of North Sydney's future vision, connecting Elliot and Denison Street to the Metro portals

The site is 100m from the northern access point of the Victoria Cross Metro located on the corner of McLaren and Miller streets, which is a 1minute walking distance. It is a 6minute walking distance, or 400m, from the southern access point of the Victoria Cross Metro.



SITE VEHICULAR MOVEMENT

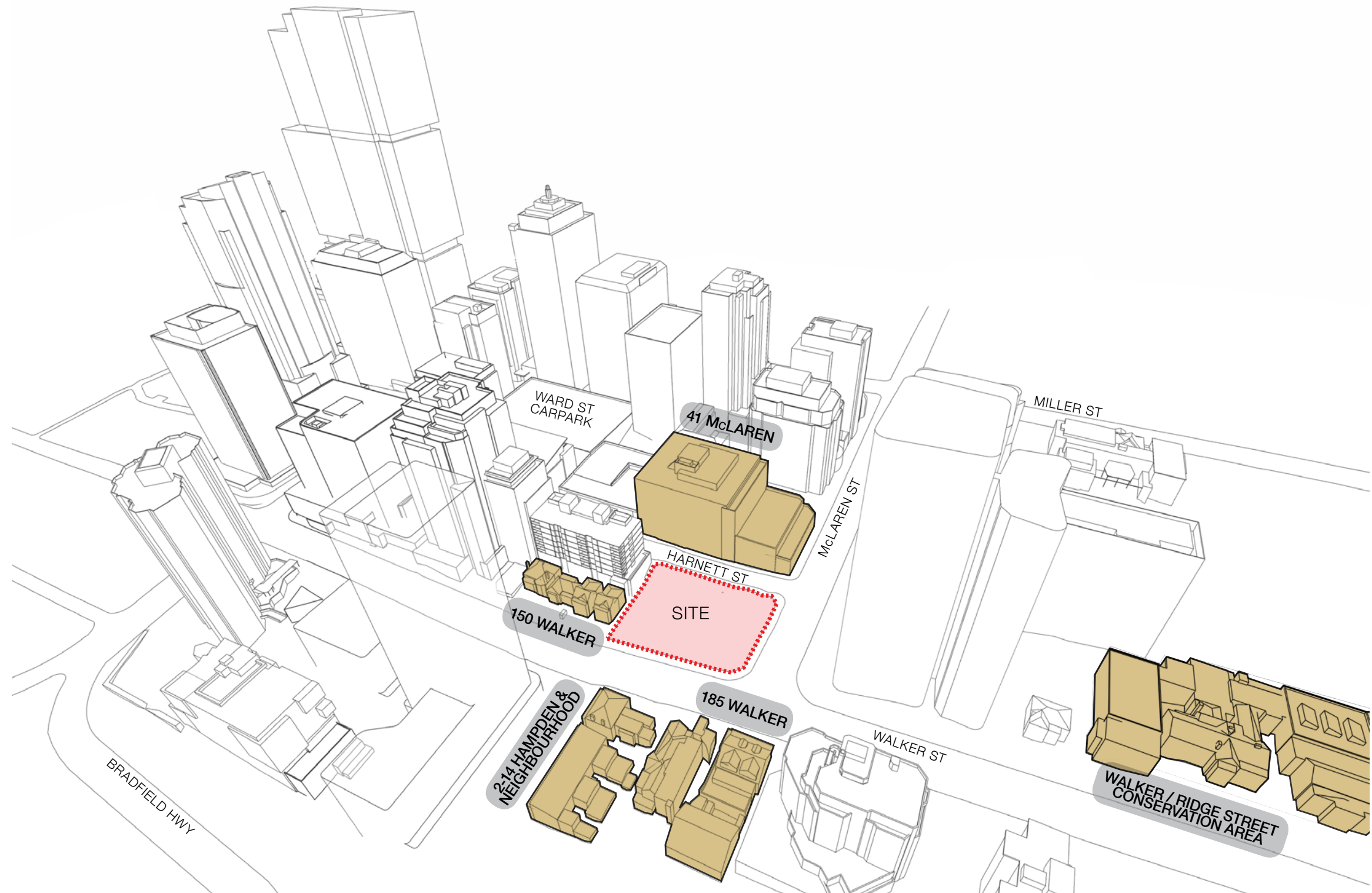
Miller Street is the primary north-south vehicular street through North Sydney that connects Blues Point Road in the south, to Crows Nest in the north. Berry Street heading east is the primary feeder route to access the M2 Freeway. Walker and McLaren streets feed off these two primary streets.



SITE HERITAGE

There are a number of locally-listed heritage buildings surrounding the site. To the south is 150 Walker Street, consisting of elevated 2-storey individual terraces with outdoor balconies to both levels, and direct street access with generous landscaping. Similarly, east of the site are elevated 2-storey terraces with shared walls, balconies to both levels, and stair access directly from Hampden Street. 185 Walker street, which is to the north-east of the site, consists of individual heritage buildings with a 2-3 storey scale. To the west is 41 McLaren Street, a commercial building by Harry Seidler, with rooftop terraces that step down towards McLaren Street.

Further north of the site is the locally-listed Walker / Ridge street conservation area and the state-listed St Leonards Park.



SITE HERITAGE



- KEY**
- 1. 150 Walker street terraces
 - 2. 2-4 Hampden street
 - 3. 6-14 Hampden street
 - 4. 41 McLaren street
 - 5. 185 Walker street
 - 6. 185 Walker street
 - 7. Walker / Ridge st conservation area / 207 Walker street
 - 8. Walker / Ridge st conservation area / Wenona School
 - 9. Walker / Ridge st conservation area / 85 Ridge street

SITE TOWER SETBACKS

There is a consistent tower street alignment running close to the site boundaries along McLaren Street.

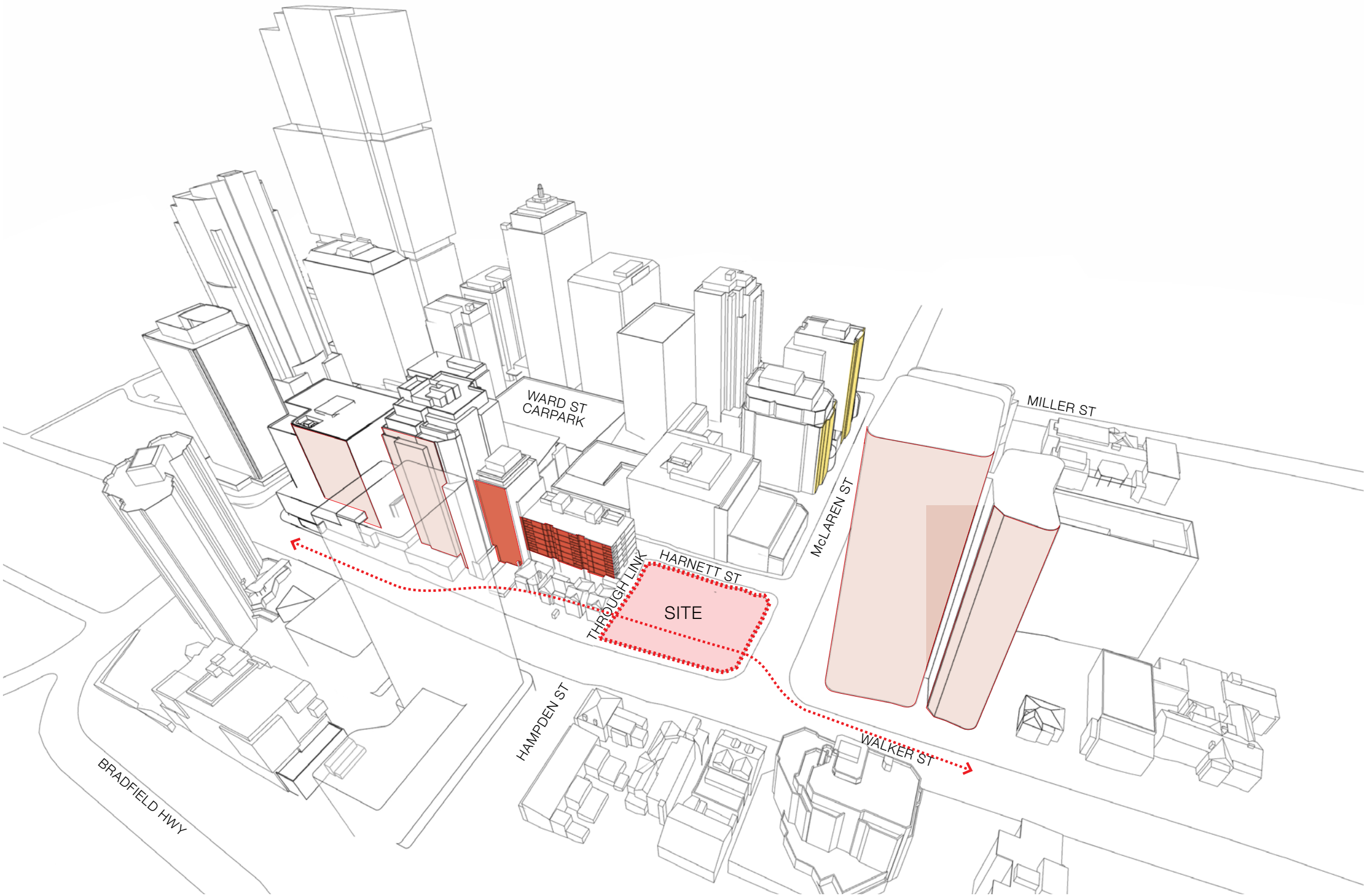
Walker Street on the other hand, consists of varied street setbacks ranging from 5m to 20m.

45 McLaren Street is a site that transitions between the setbacks of 150 Walker Street and 168 Walker Street.

McLaren Street does not exhibit a consistent building alignment, however the two towers along McLaren Street (237 Miller Street and 39 McLaren Street) exhibit minimal street setbacks and a ‘tower to ground’ language.

KEY

- 0m setback
- 5m setback
- 15m setback
- 20m setback

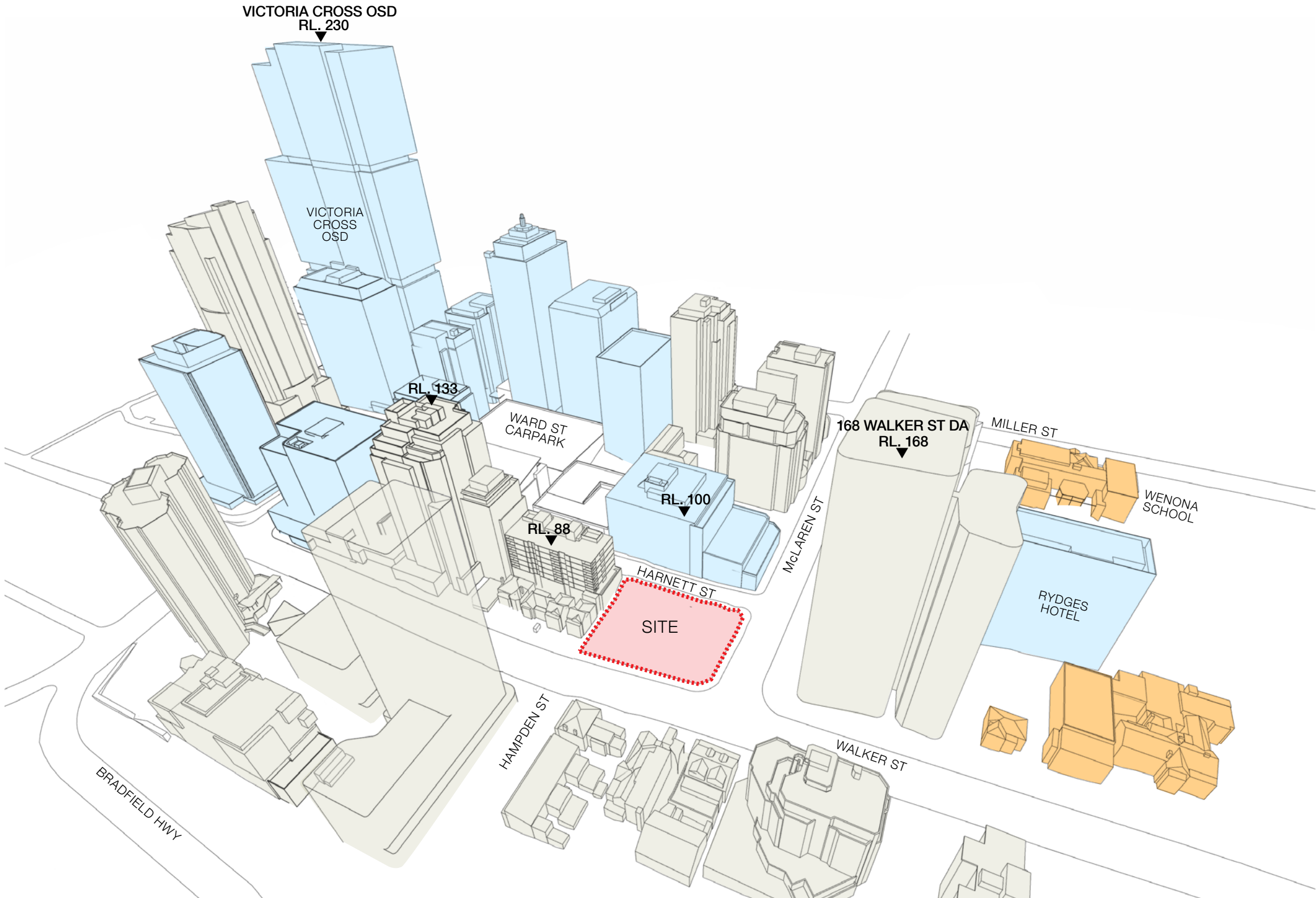


SITE CURRENT CONTEXT/ BUILDING USE

North Sydney CBD, located south-west of the site has a current context of commercial buildings of varied heights. The building heights and usage transition between commercial and residential as it tapers away from the Commercial Core, where in close proximity to the site are a cluster of low to mid-rise residential uses. However, north of the site is a recently approved residential tower at RL168. Further north of this is Wenona School, which consists of a cluster of low to mid-rise buildings.

KEY

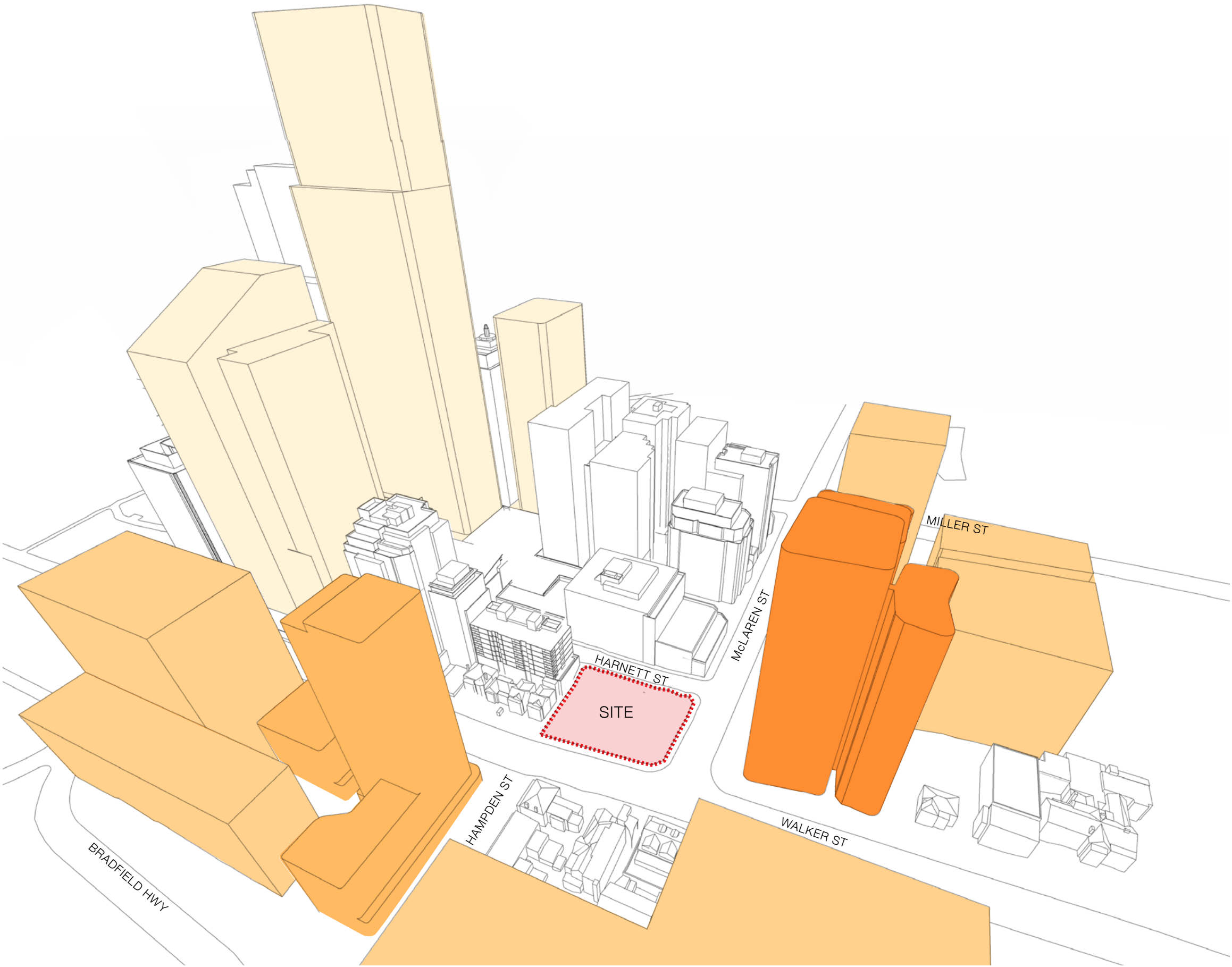
- commercial / retail
- residential
- educational



SITE FUTURE CONTEXT

North Sydney is seeking to undertake significant uplift, with a future cluster of high-rise towers developing around the Victoria Cross OSD, known as the Ward Street Masterplan, and along the fringe of North Sydney CBD, known as the Civic Precinct Study. There is also a recently approved residential tower north of the site, known as 168 Walker Street, and a post gateway planning proposal southeast of the site, known as 173-179 Walker Street and 11-17 Hampden Street.

- KEY**
- ward street masterplan
 - civic precinct study
 - planning proposal - post gateway
 - approved DA



SITE FUTURE CONTEXT UPLIFT

A. 45 McLaren Street

Site Area = 1,792m²
Distance to Metro = ~100m
No increase to GFA allowed
No increase to Height allowed

B. 41 McLaren Street

Site Area = 2,359m²
Distance to Metro = ~75m
No increase to GFA allowed
No increase to Height allowed

C. 168 Walker Street

Site Area = 4,898m²
Distance to Metro = ~100m
Proposed GFA = 52,454m²
Proposed Height = RL167.5 (30 Storeys)

D. 229 Miller Street

Site Area = 1,089m²
Distance to Metro = ~120m
GFA = 8,593m²
Height = RL136.92 (19 Storeys)

E. 221 Miller Street

Site Area = 2,457m²
Distance to Metro = ~120m
GFA = 19,628m²
Height = RL146.7 (23 Storeys)

F. 213 Miller Street

Site Area = 1,600m²
Distance to Metro = ~150m
Potential GFA = 23,400m²
Potential Height = RL180 (28 Storeys)

G. 201 Miller St & 56-66 Berry St

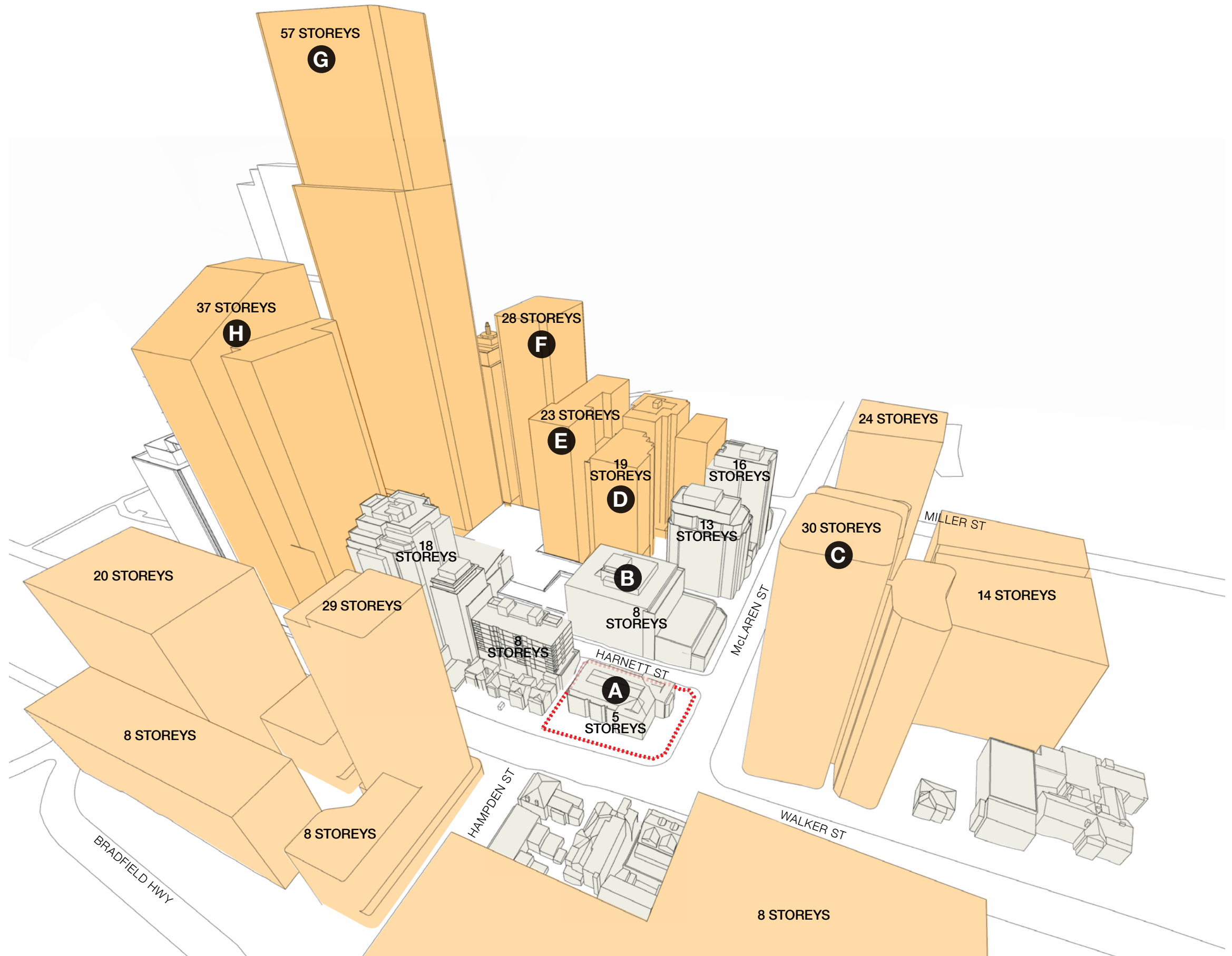
Site Area = 4,315m²
Distance to Metro = <100m
Potential GFA = 96,000m²
Potential Height = RL285 (57 Storeys)

H. 76 Berry Street

Site Area = 3,553m²
Distance to Metro = ~100m
Potential GFA = 66,326m²
Potential Height = RL209 (37 Storeys)

KEY

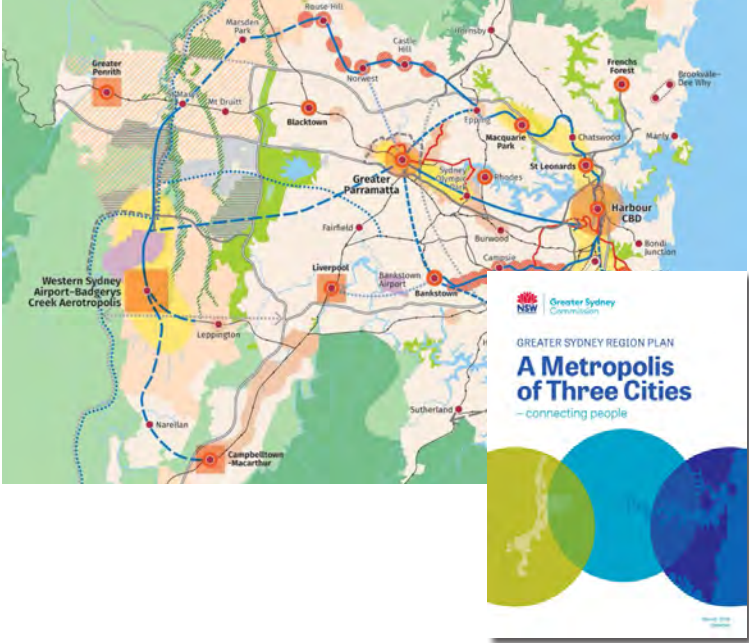
- allowed uplift in GFA and height (within ward st masterplan)
- allowed uplift in GFA and height (within civic precinct study)
- no change allowed





3.0 PLANNING ANALYSIS & STRATEGIC FRAMEWORK

STATE STRATEGIC PLANNING FRAMEWORK & LOCAL PLANNING STRATEGIES



GREATER SYDNEY REGION PLAN

GREATER SYDNEY REGION PLAN - A METROPOLIS OF THREE CITIES (GREATER SYDNEY COMMISSION, 2018)

The Greater Sydney Region Plan, released in March 2018, provides a 40-year vision of Sydney where people will live within 30 minutes of jobs, education and health facilities, services and great places. The vision seeks to meet the needs of a growing and changing population by transforming Greater Sydney into a metropolis of three cities - the Western Parkland City, the Central River City and the Eastern Harbour City.

The Site is located in North Sydney in the Eastern Harbour City. Growth in the Eastern Harbour City will bring more urban renewal and infill development with an increased need for infrastructure and services, open spaces and public spaces.

The Site is also situated in the Harbour CBD, which is a combination of Sydney CBD, North Sydney CBD, Barangaroo, Darling Harbour, Pyrmont, The Bays Precinct, Camperdown-Ultimo health and education precinct, Redfern to Eveleigh, part of Surry Hills and Sydney East.



NORTH DISTRICT PLAN

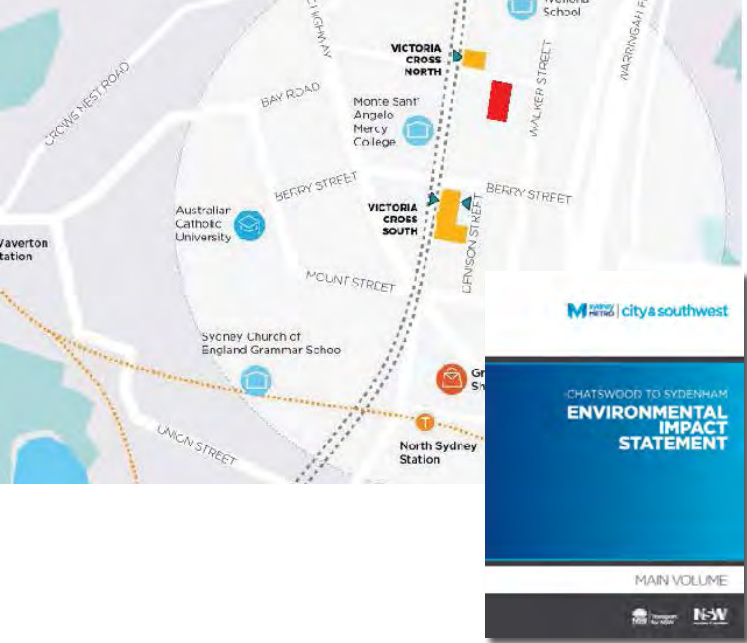
OUR GREATER SYDNEY 2056 NORTH DISTRICT PLAN (GREATER SYDNEY COMMISSION, 2018)

The North District Plan, released by the Greater Sydney Commission in March 2018, provides regional strategic planning for the North District. The vision is to provide ‘quicker and easier access to a wider range of jobs, housing types and activities.’

The population in the North District is projected to increase by an additional 196,350 people and an additional 92,000 houses over the next 20 years.

Key priorities relevant to the Site are:

- Delivering housing within a walkable distance of strategic centres, but not at the expense of ongoing operation and expansion of commercial and retail activities
- Strengthening the commercial core of North Sydney while providing great places that meet the needs of a culturally rich and diverse resident population
- Improve transport connectivity to North Sydney to bolster growth



SYDNEY METRO

VICTORIA CROSS METRO ANALYSIS ENTRY POINTS (ARCHITECTUS)

Sydney Metro is Australia’s biggest public transport project. The next stages of the Project will extend metro train services from Sydney’s Northwest, through Chatswood and North Sydney (Victoria Cross), under Sydney Harbour and the Sydney CBD, to Waterloo in Sydney’s inner south, before connecting to Sydenham and onwards to Bankstown.

The Site will benefit from access to the Victoria Cross Metro Station via the pedestrian plaza opening to Miller, Denison and Berry Streets, and via the proposed northern services building on McLaren Street.

The EIS for Sydney Metro noted that new development near metro stations should be maximised.



WARD STREET PRECINCT MASTERPLAN

STAGE 2 WARD STREET PRECINCT MASTERPLAN (NORTH SYDNEY COUNCIL, 2019)

Finalised in June 2019, the Ward Street Precinct Masterplan looks to improve public domain and amenity within North Sydney CBD. The Master Plan proposes renewal of the Council-owned land including the Ward Street and Harnett Street carpark to become an appealing, vibrant precinct that significantly increases employment capacity, anticipated pedestrian activities and community facilities.

Key priorities relevant to the study area are:

- Integrate development with the metro
- Complete the pedestrian core
- Enhance the public space journey
- Establish a hub for public life
- Strengthen the commercial core



DRAFT NORTH SYDNEY LOCAL STRATEGIC PLANNING STATEMENT

URBAN FRAME - NORTH SYDNEY CBD PUBLIC DOMAIN STRATEGY (STAGE 1) (NORTH SYDNEY COUNCIL, 2019)

The Draft North Sydney Local Strategic Planning Statement, publicly exhibited in June 2019, sets out North Sydney Council’s land use vision, planning priorities and actions over the next 20 years. The key objectives aim to provide for the future direction for housing, employment, transport, recreation, environment and infrastructure for the North Sydney Local Government Area.

Key priorities relevant to the study area are:

- Reinforce North Sydney CBD with a strong north-south pedestrian focus
- Transform Ward Street Precinct to improve the public domain and better the capacity, role, function and attractiveness of the Precinct
- Restrict residential development opportunities to the mixed-use periphery to preserve a critical mass of employment in the North Sydney Centre
- Preserve, maintain and celebrate North Sydney’s history and heritage
- Strengthen the commercial core

EXISTING PLANNING CONTROLS

LAND ZONING

The site is zoned as High Density Residential (R4) under the North Sydney LEP 2013.

FLOOR SPACE RATIO

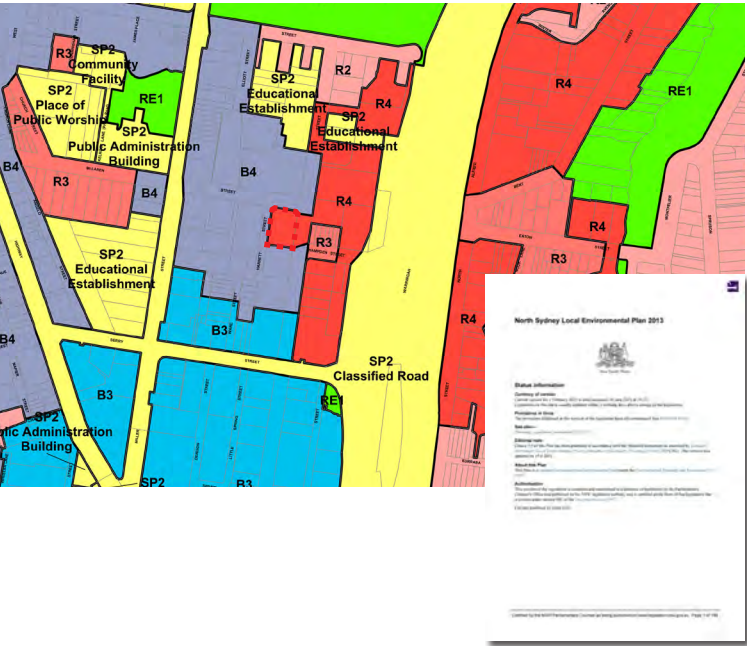
The site is not restricted by a maximum floor space ratio, based on the North Sydney LEP 2013.

HEIGHT OF BUILDINGS

The maximum building height is 12m.

HERITAGE

No part of the site is listed in the North Sydney LEP 2013 as a Heritage Item. However the lots directly south, east and west of the site are local-heritage listed.



LAND ZONING

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013



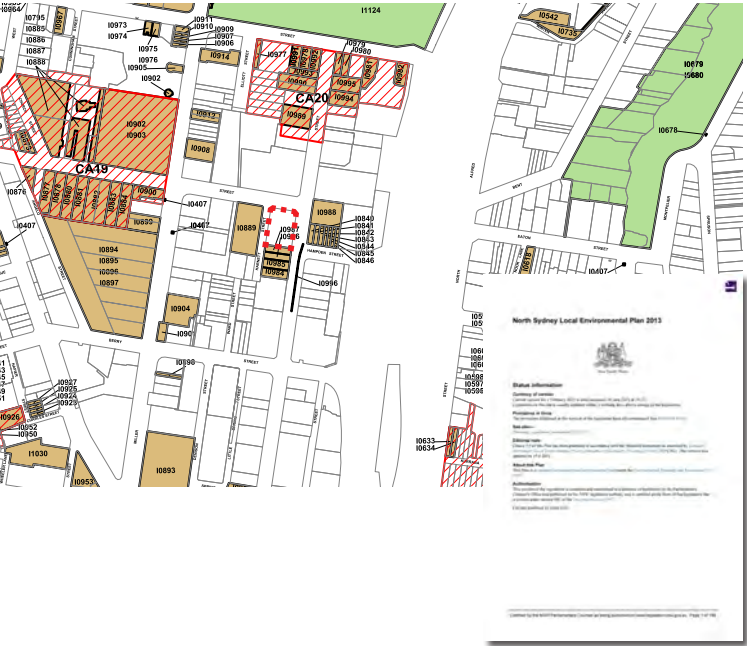
FLOOR SPACE RATIO

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013



HEIGHT OF BUILDINGS

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013



HERITAGE

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

Zone			
B1	Neighbourhood Centre	R4	High Density Residential
B3	Commercial Core	RE1	Public Recreation
B4	Mixed Use	RE2	Private Recreation
E2	Environmental Conservation	SP1	Special Activities
E4	Environmental Living	SP2	Infrastructure
I2	Light Industrial	UL	Unzoned Land
I4	Working Waterfront		
R2	Low Density Residential	Cadastre	
R3	Medium Density Residential		Cadastre 07/06/13 © North Sydney Council

Maximum Floor Space Ratio (n:1)	
N	1
N	3.5
X	4.27
Z	5.6
AA	6.6
FB	7
A	25.4

Maximum Building Height (m)		Maximum Building Height (RL m)	
A	1	T1	25
T	8.5	T2	26
K	10	U1	30
L	11	U2	33
M	12	V1	40
N	13	V2	42
O1	15	X	49
O2	16	Y	50
Q1	19.15	Z	56
Q2	20	AF	180
S	24		
			0 - 20
			21 - 40
			41 - 60
			61 - 80
			81 - 100
			101 - 120
			121 - 140
			141 - 160
			161 - 180
			181 - 200
			200 +

Heritage	
	Conservation Area - General
	Item - General
	Item - Landscape

RECENT DA'S & DEVELOPMENTS UNDER CONSTRUCTION



KEY PLAN

(Examples 1-5 all within ~100m to Site)



1. 50-52 MCLAREN STREET

15 storey aged care housing comprising:

- 24,350m² GFA

Status: Stage 1 DA approved in 2011, with demolition already commenced

The site is now part of the commercial site for Sydney Metro. Future built form is unknown



2. 168 WALKER STREET

30 storey mixed use development comprising:

- 441 apartments
- 361 car parking spaces
- 52,454m² GFA
- Max RL of 167.5

Status: DA approved in 2016



3. 227 MILLER STREET

29 storey mixed use development comprising:

- 79 apartments & 19 serviced apartments
- 90 car parking spaces
- Max RL of 142.9

Status: Completed in 2011

RECENT DA'S & DEVELOPMENTS UNDER CONSTRUCTION



4. 229 MILLER STREET

19 storey mixed use commercial and residential development comprising:

- 99 apartments
- 83 car parking spaces
- 580m² commercial floor space
- Ground floor retail supermarket

Status: Completed



5. 221 MILLER STREET

23 storey mixed use development comprising:

- 180 apartments & 105 services apartments
- 180 car parking spaces

Status: Completed



6. 189 MILLER STREET

42 storey over station development atop Victoria Cross Station comprising:

- 42 commercial office storeys
- 150 car parking spaces
- Max GFA of 60,000m²
- Max RL of 230.0

Status: Stage 1 DA approved in 2018, Stage 2 approved in 2020



7. 1 DENISON STREET

39 storey mixed use development comprising:

- 37 storeys commercial office space
- 2 storey lifestyle precinct
- 225 car parking spaces
- Max GFA of 60,000m²
- Max RL of 156.0

Status: Completed in 2020



4.0 WARD STREET PRECINCT MASTERPLAN



STRATEGIC FRAMEWORK SUMMARY

In 24 June 2019, Council resolved to endorse the Ward Street Master Plan. Whilst the Final WSMP did not provide uplift on the site, Council’s resolution recommended that:

“despite the preferred Masterplan option, a landowner initiated Planning Proposal may be considered from 45 McLaren Street and 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. identifies significant public benefits** that will arise from the development of the site with particular regard to the **objectives of the Masterplan.**”

The principles provided have guided the built form modelling presented within the Pre-DA package, whilst also incorporating the Place Principles from the WSMP and the objectives of the draft Civic Study.

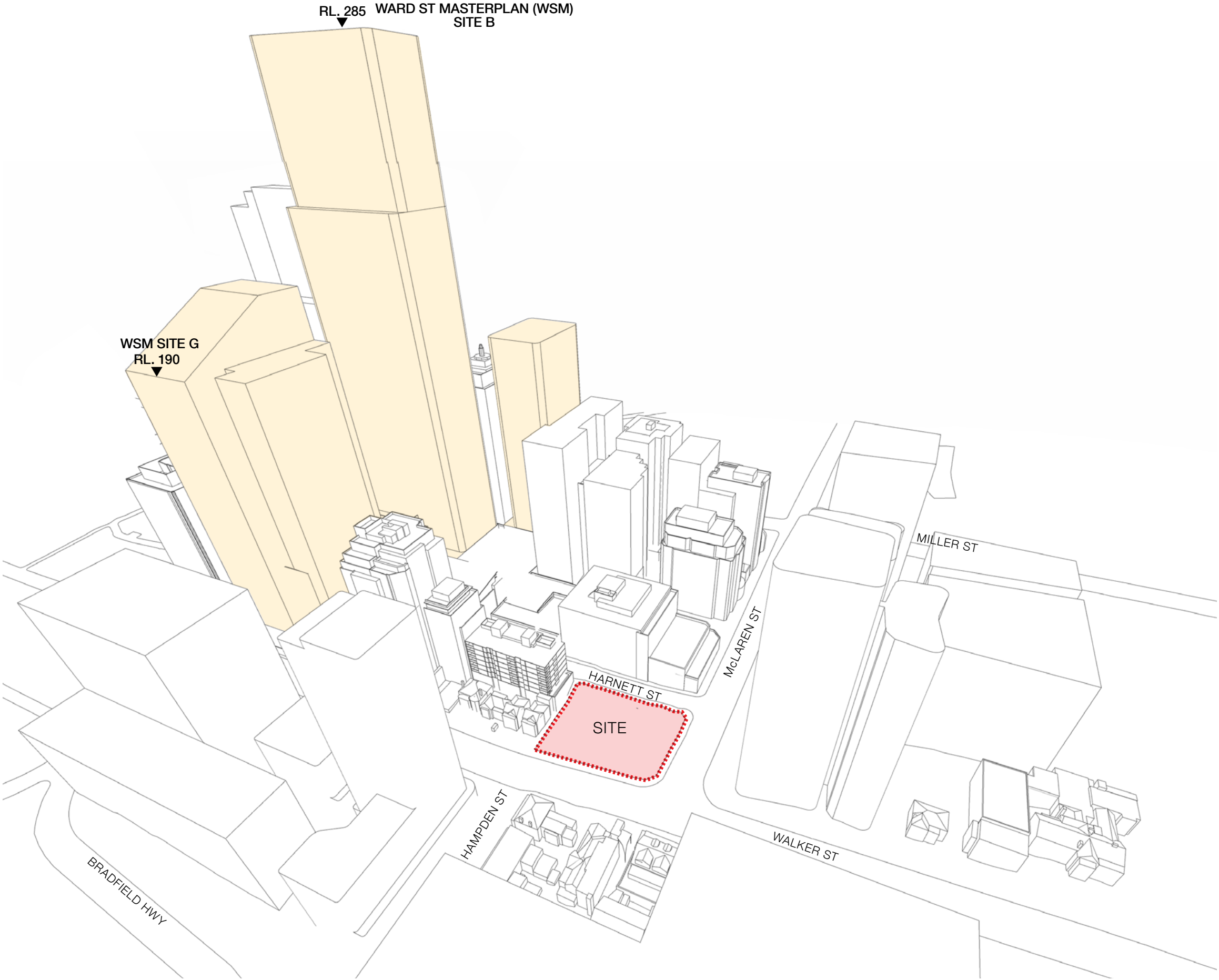
Specifically, the **conceptual building** envelope has been modelled to result in:

- 1. no additional overshadowing** to the central plaza
- 2. limited solar and privacy impacts to 150 Walker Street**
- 3. integration of a mix of residential and retail and/or commercial** uses
- 4. an activated and connected ground plane with retail interfaces** to McLaren Street and Walker Street
- 5. provision of an enhanced through-site link** connecting Walker Street to Harnett Street
- 6. a contextually responsive form** with a stepped rooftop and setbacks relating to neighbouring buildings
- 7. landscaped roof terraces and balconies**
- 8. a sustainable building delivering 5 Green Star and WELL v2 Silver ratings**

WARD STREET MASTERPLAN

BUILDING UPLIFT

The Ward Street Masterplan was developed based on an interactive design process with North Sydney. It sought to provide significant uplift in FSR and building height to strengthen the commercial centre created by the Victoria Cross Metro. It underwent several stages of development options.



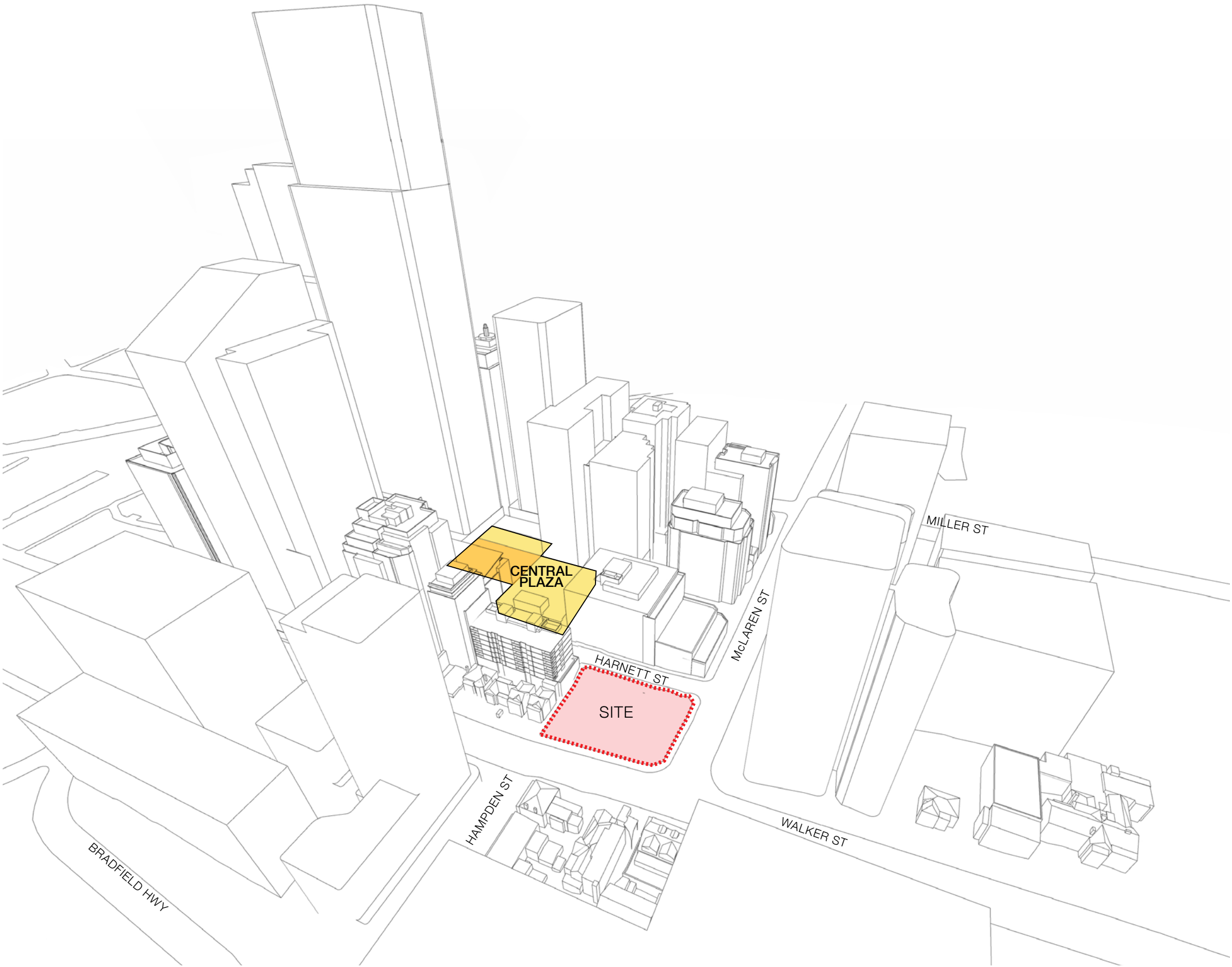
WARD STREET MASTERPLAN

WARD STREET PLAZA

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

SITE CONCEPT CONSIDERATION

The site aims to build on the strategy of strengthening the building uplift created by the Victoria Cross Metro through a mixed-use offering, whilst still providing good solar access to the centra plaza.



WARD STREET MASTERPLAN

OPTION 1

Option 1 proposed a mid-rise building on the site of 45 McLaren Street with an RL144, circa 16,750sqm of GFA and a proposed FSR of 9:1. It acknowledged that this site was suitable for hotel or residential floor space.

OPTION 2

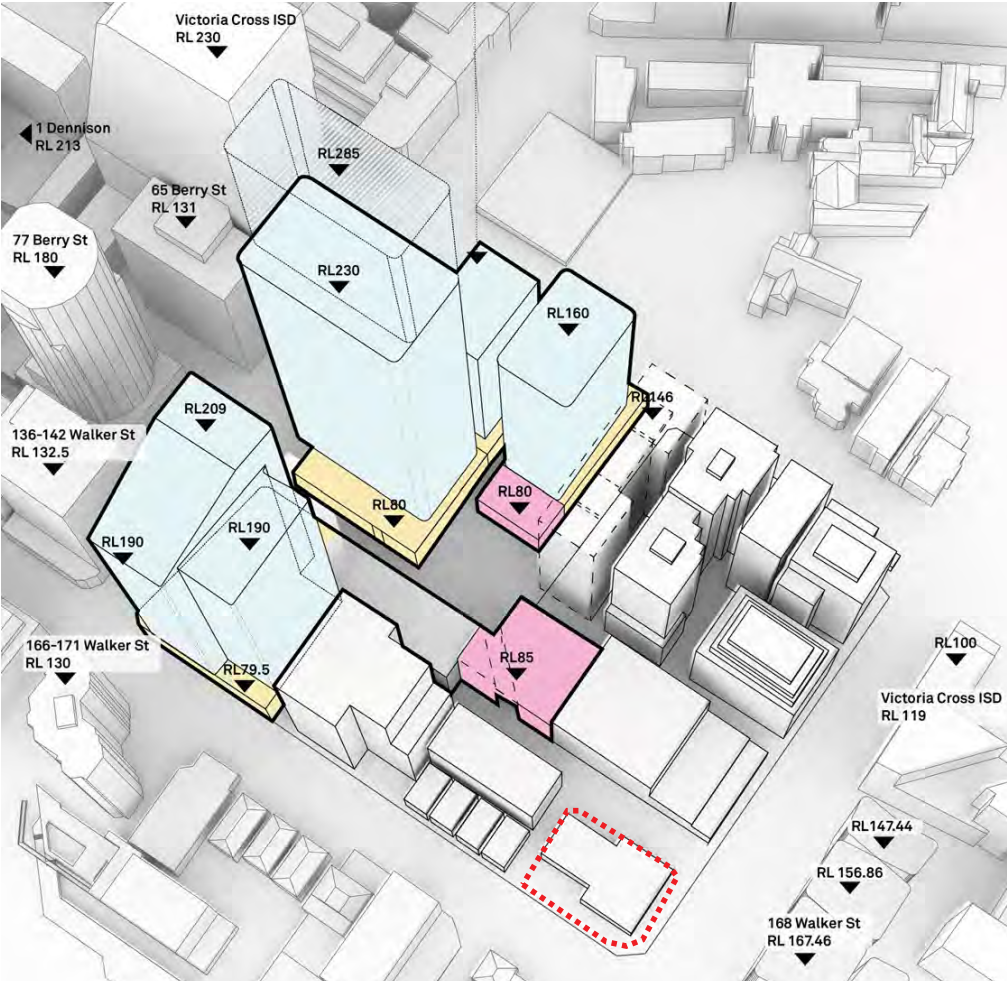
Option 2 omitted any additional building height to 45 McLaren Street. This reduced diversity of land use as compared to option 2 in order to provide solar access to the proposed central plaza in mid-winter.

FINAL MASTERPLAN

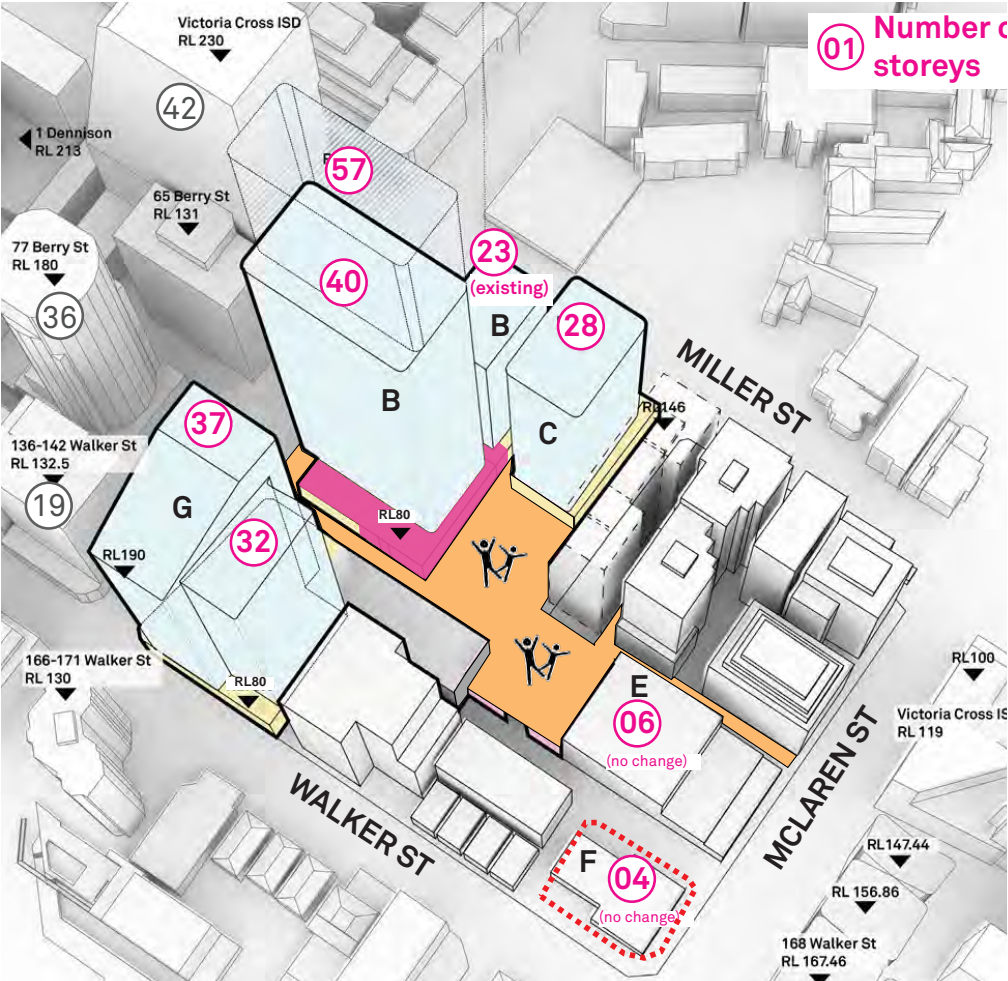
The final masterplan includes building heights that exceed the Victoria Cross OSD at RL285, and concentrates the building uplift on the southern portion of the Ward Street Masterplan, consequently reducing diversity in building height and land use. An additional pocket park was proposed north of the central plaza.



OPTION 1



OPTION 2



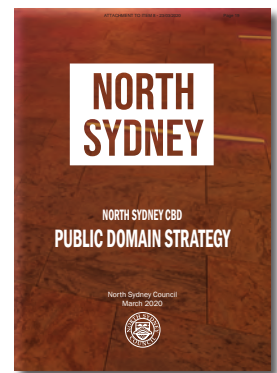
FINAL MASTERPLAN

SITE SOLAR CONSTRAINTS



SOLAR ACCESS

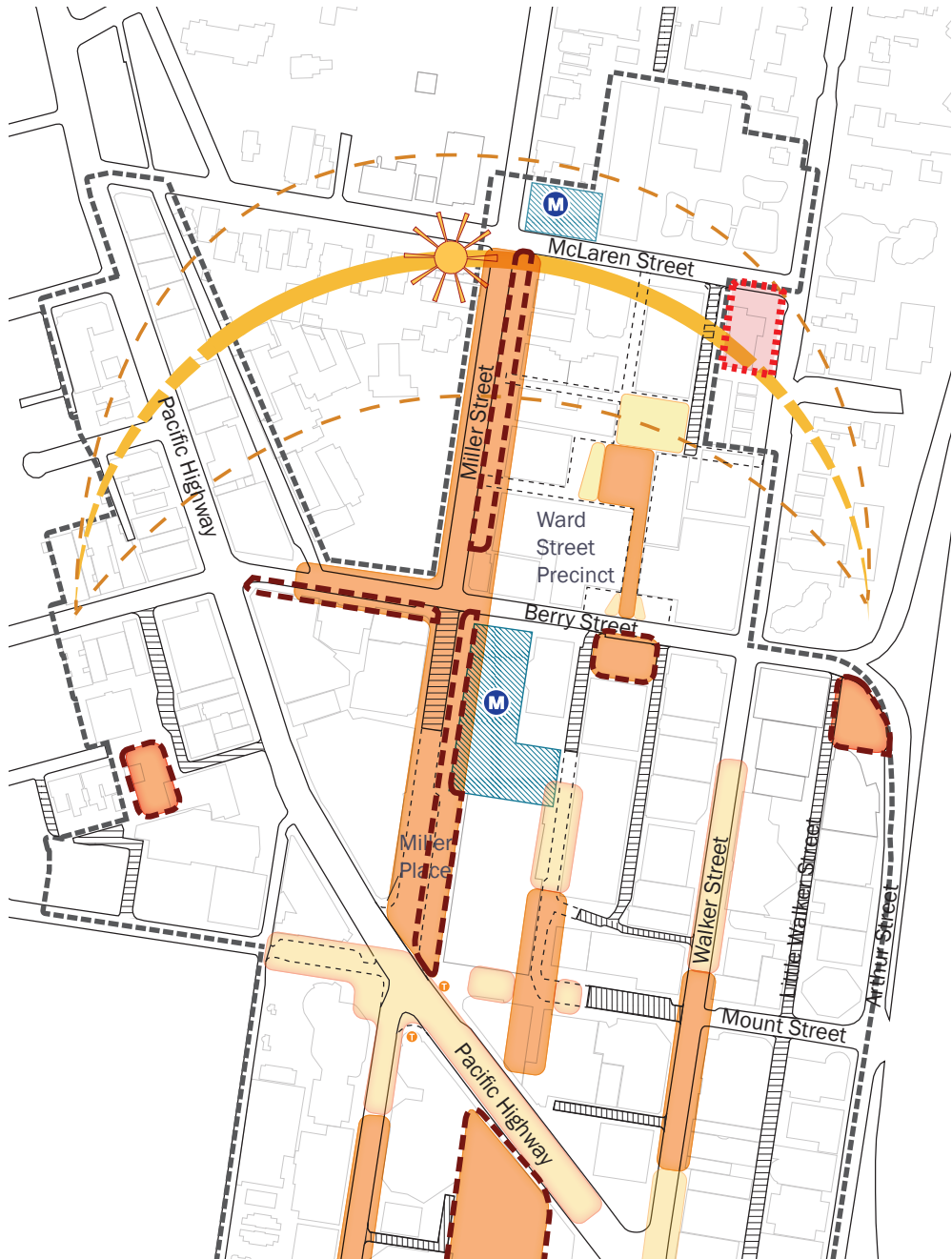
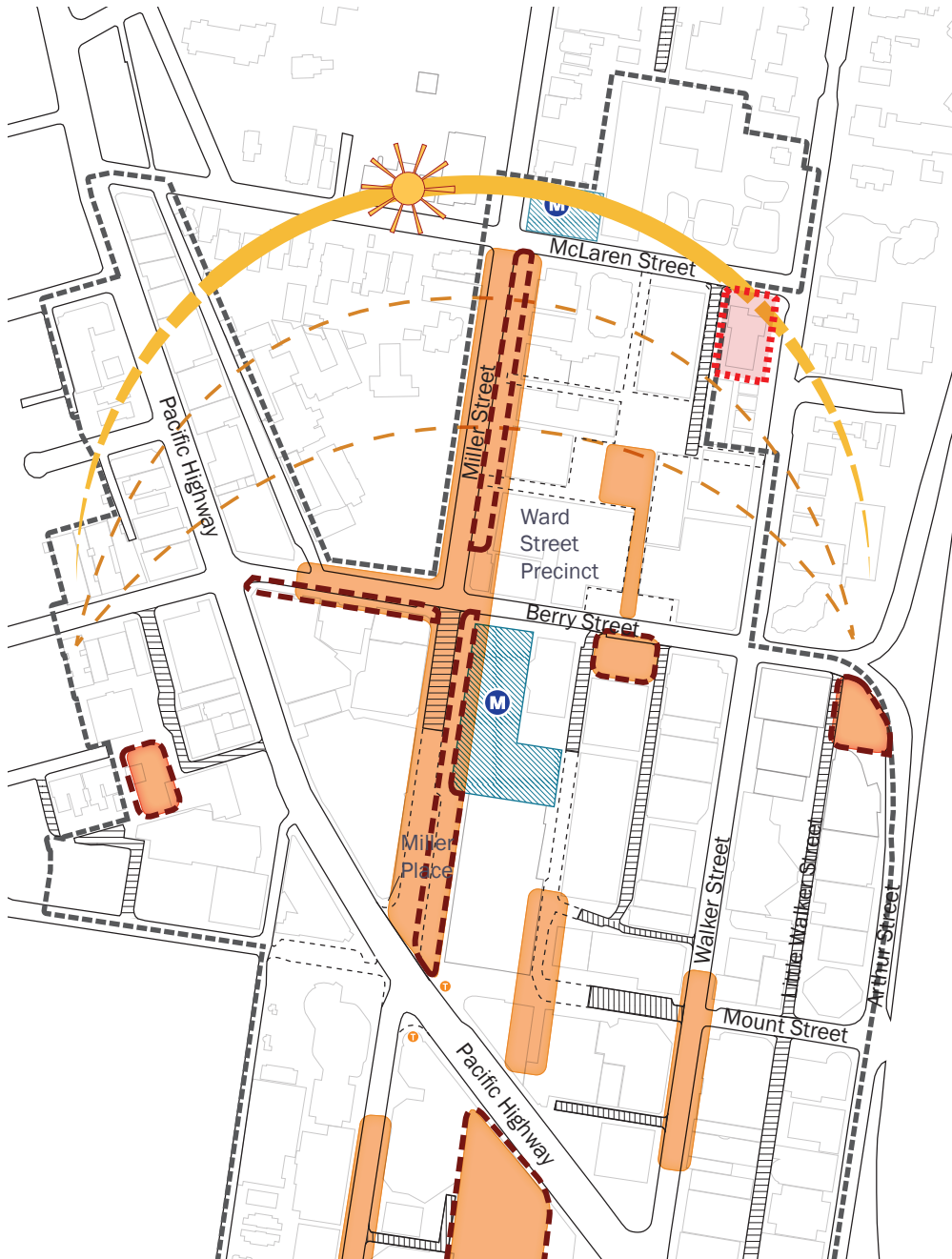
The North Sydney Public Domain Strategy, highlights public domain areas and the required solar access to these zones:

- good solar access in spring, autumn, and summer only for the pocket park
- good solar access all year-round to the central plaza



KEY

-  good solar access areas in spring, autumn and summer only
-  good solar access areas all year round



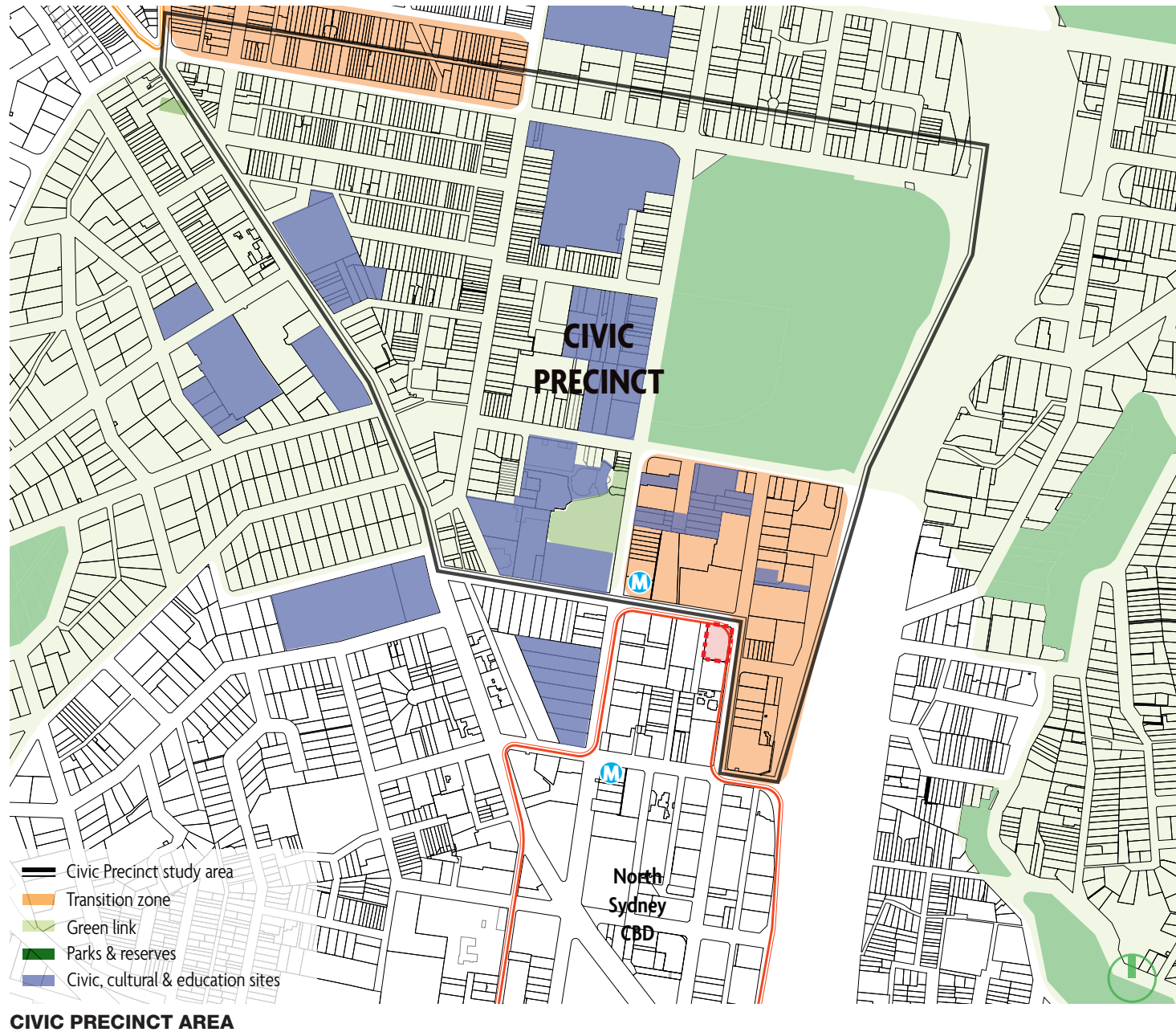
CIVIC PRECINCT STUDY

TRANSITIONAL BUILDING MASSING

The Civic Precinct is located north of the North Sydney CBD. Part of the study proposes that at the edges of the Civic Precinct are transitional zones between the CBD and the precinct, particularly along Walker and McLaren Streets. The site is located at the corner of these two streets.

These transitional zones seek to:

- provide a height transition between the commercial core (up to 40 storeys) and the lower conservation area
- protect the amenity and sunlight of existing and proposed public open spaces



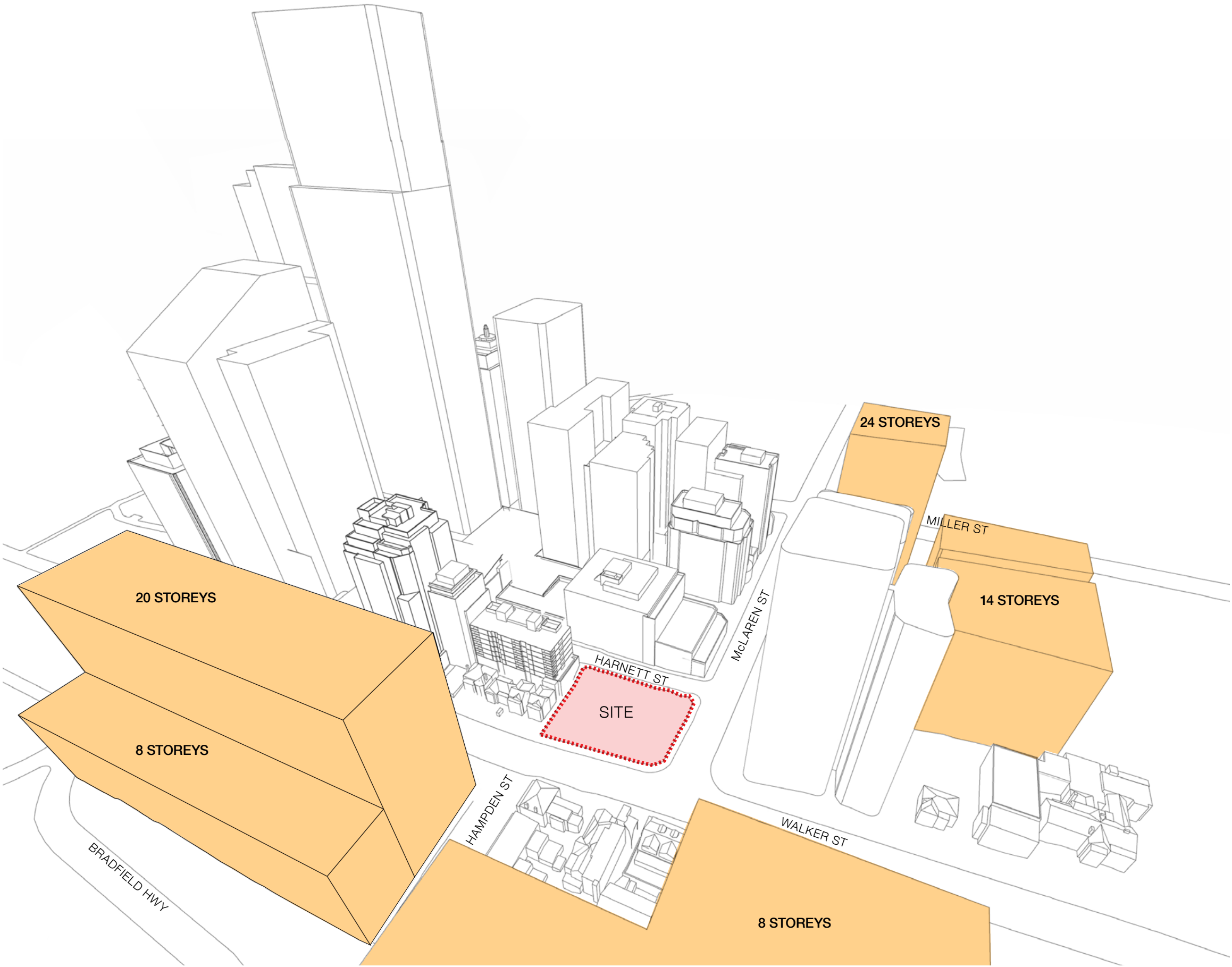
CIVIC PRECINCT STUDY

CIVIC PRECINCT IMPLEMENTATION

- increase the southern half of 52 McLaren Street
- maintain the current height to the northern half of 52-54 McLaren St
- re-zone the current R4 zone along the east side of Walker Street to B4 and B3 zones, except for heritage listed sites, and require mixed-use towers and mid-rise standalone commercial buildings
- increase the maximum height to 8-storeys to the area fronting the Freeway

SITE CONCEPT CONSIDERATION

The site, located at the junction of the main civic transition area, aims to build on the strategy of providing both a mixed-use building and a building that assists in the transition in height between the CBD and the Civic Precinct.



EXISTING CONTEXT



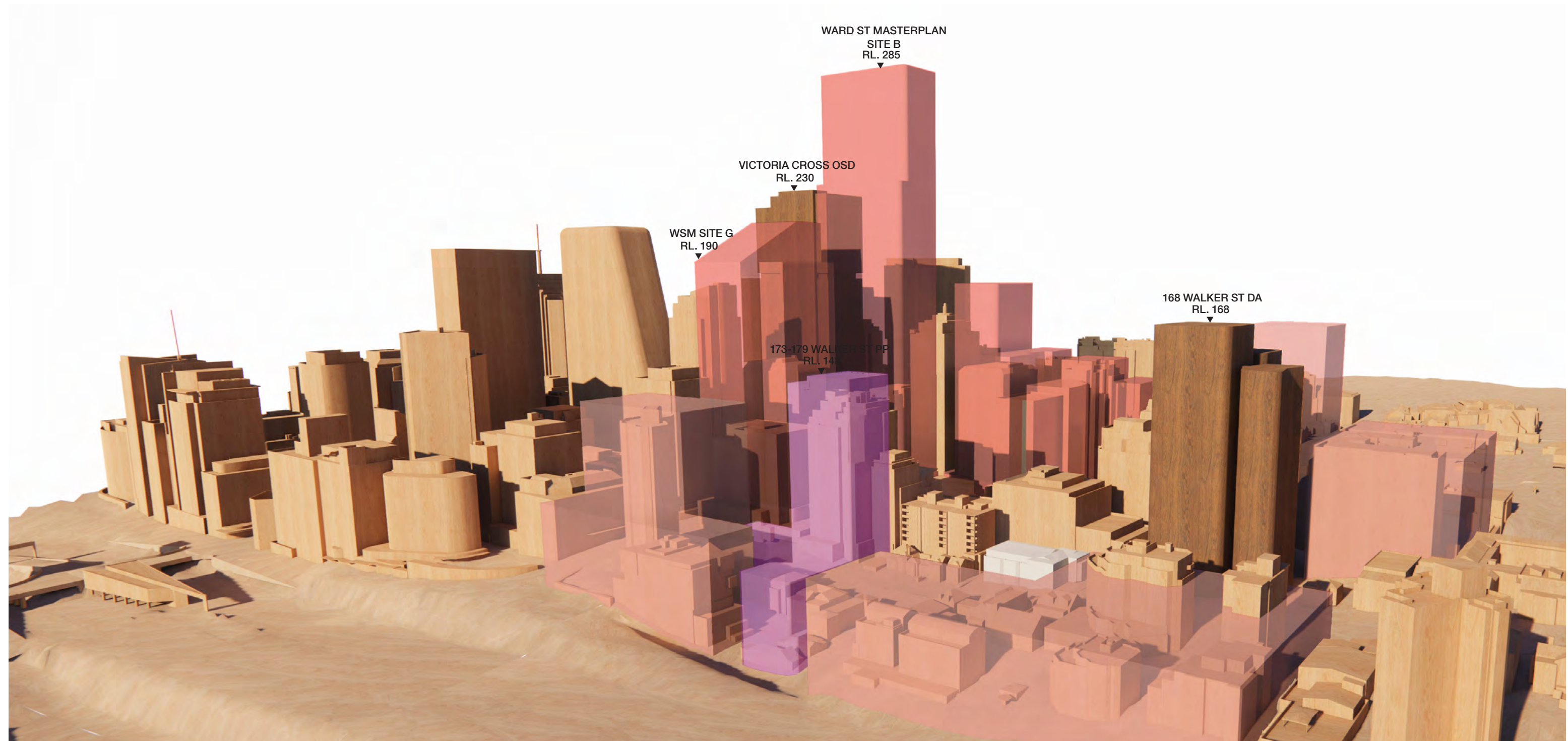
KEY

site - current massing

existing context

FUTURE CONTEXT

- KEY**
- site - current massing
 - existing context
 - approved DA
 - ward street masterplan
 - civic precinct study
 - planning proposal - post gateway



It is logical on both massing and urban design grounds to have a taller building on the site.



5.0 PLACE PILLARS & PUBLIC BENEFIT

PLACE PILLARS



A CONNECTED PRECINCT

An enhanced through-site link to provide better access to nearby public spaces and promote greater permeability through the Ward Street Precinct.



ACTIVATED STREET & GROUND PLANE

Retail tenancies and food and beverage uses to activate the ground plane on all sides and promote a vibrant and diverse place experience.



ICONIC DESTINATION

Creating a strong identity through unique architecture to mark the arrival into the Ward Street Precinct from the north-east and provide a retail destination for residents and visitors alike.



MIXED USE DEVELOPMENT

Offering a diverse range of residential apartments types to cater for different ways of living, complemented by a variety of retail tenancies on the podium levels.



LANDSCAPED TERRACE LIVING

Access to a landscaped balcony or terrace from every apartment. A stepped, landscape terraced roof form maximises solar access and, visual and physical connections to nature.

PUBLIC BENEFIT

The objectives of the Amended Planning Proposal and the key public benefit outcomes sought to be delivered for the site include:

1.

a **sustainable, mixed-use building** that celebrates the site's location at the transition between North Sydney's high-density CBD and North Sydney's Civic Precinct.
2.

a built form that responds to the emerging context defined by the place principles of the WSPM through building articulation and amenity. The massing approach proposes a series of **stepped and staggered landscapes rooftops**, which transition between the low-mid scale residences to the south of the site and the tall residential towers to the north. The **podium complements** the site's **lower-scale density, fine-grained heritage and leafy character** along Walker Street.
3.

a proposal that seeks to enhance the pedestrian core defined within the WSPM via a **through-site linkage** which connects pedestrians from the eastern side of Walker Street to the new central plaza and through to Miller Street.
4.

a proposal that enhances the public space journey through **maximising the active retail frontages and improving pedestrian permeability** which promotes a walkable, vibrant and connected centre, as well as increased security surveillance after hours.
5.

a proposal that strengthens the commercial centre of North Sydney through the **provision of non-residential uses** at the podium level which provides for an activated podium and supports employment.
6.

a proposal that seeks to deliver on the natural development potential of the site which will **facilitate the delivery of additional jobs and housing growth** on the edge of the North Sydney CBD and a short walk from the new Victoria Cross Metro Station.
7.

a proposal that provides 5% **affordable key worker housing** in a central and strategic location.
8.

delivery of an exemplary ecologically sustainable mixed-use building by delivering **5 Green Star and a WELL v2 Silver Rating**.
9.

a monetary contribution for **community infrastructure and public domain** upgrades within the Ward Street Precinct

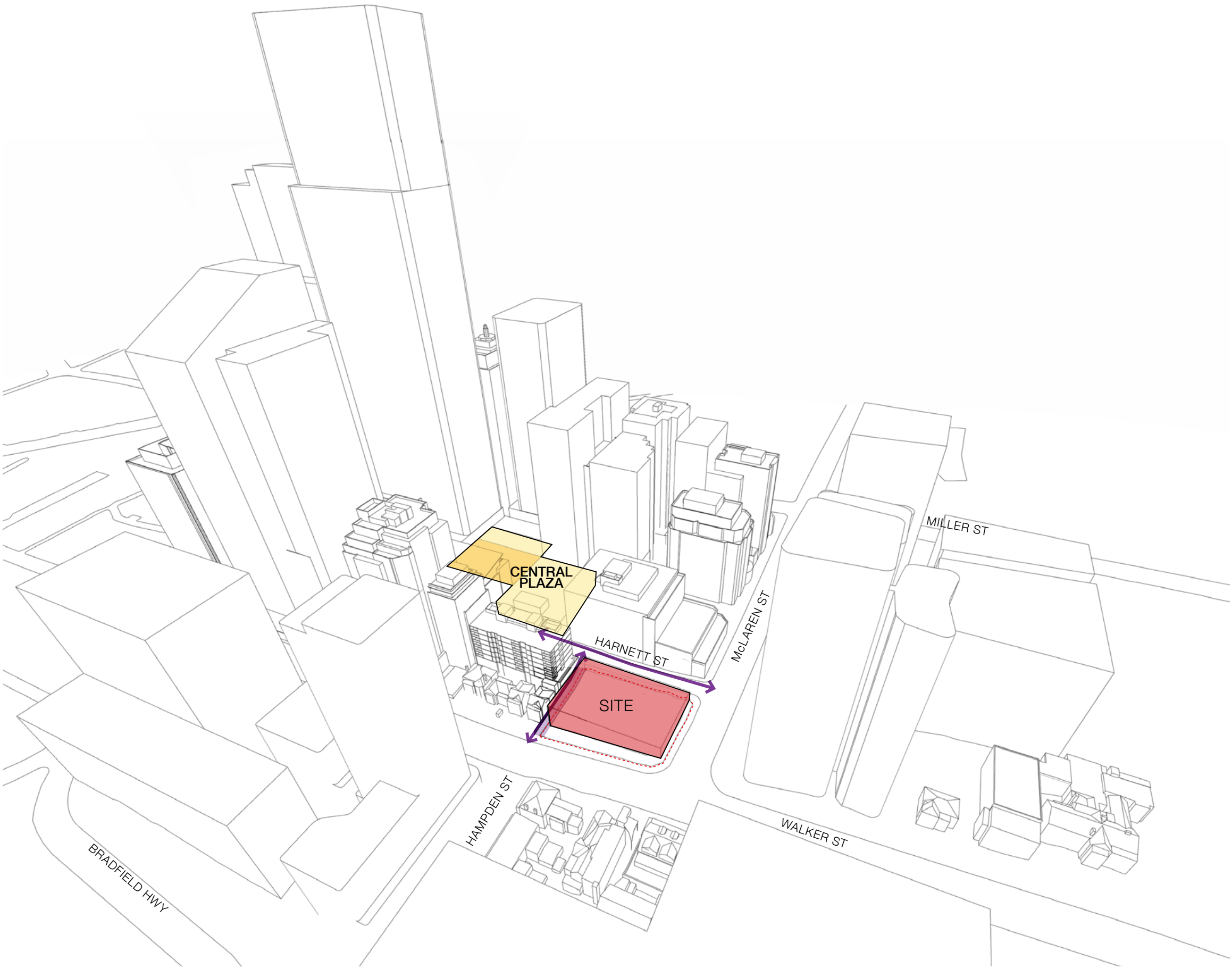




6.0 DESIGN PRINCIPLES

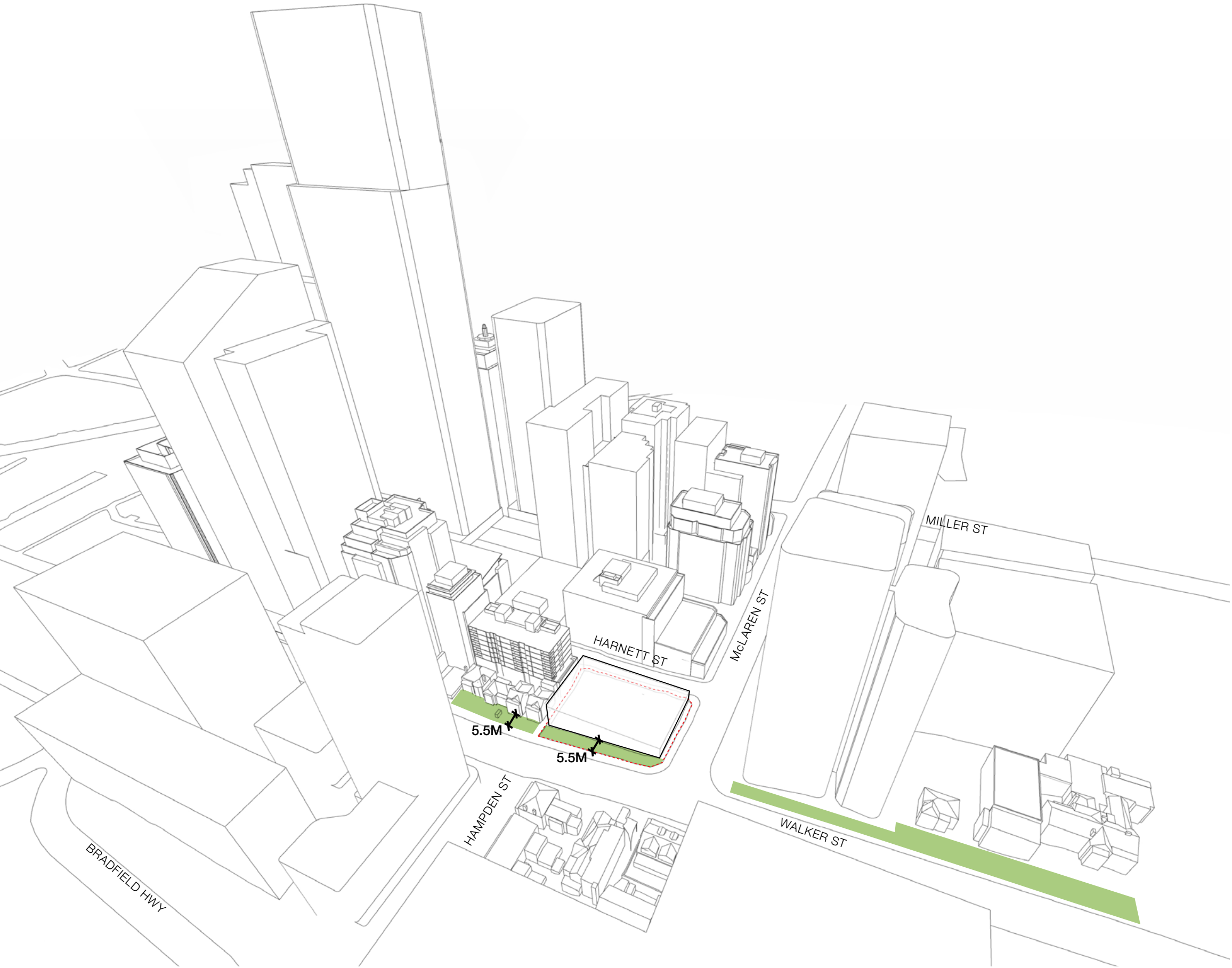
ENHANCING THE THROUGH-SITE LINK

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. At approximately double its existing width, the 3m wide link enhances the pedestrianisation around the site and further promotes activation of the Ward Street Plaza.



STREET ALIGNMENTS AND SETBACKS

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 and the leafy character of the surrounding context.

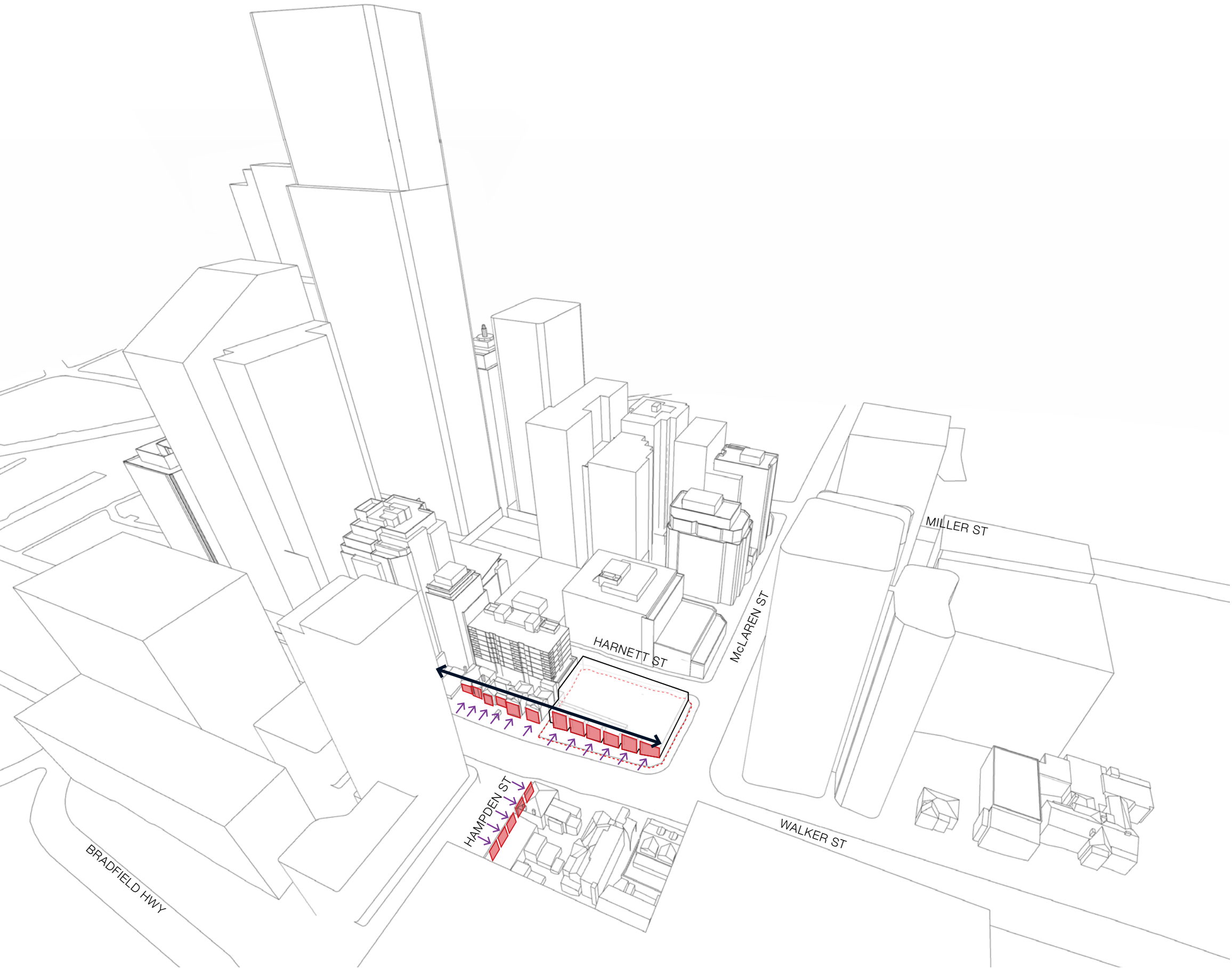


RESIDENTIAL PODIUM

By providing residential terraces along Walker Street, it enhances the heritage / residential context immediately south and east of the site.

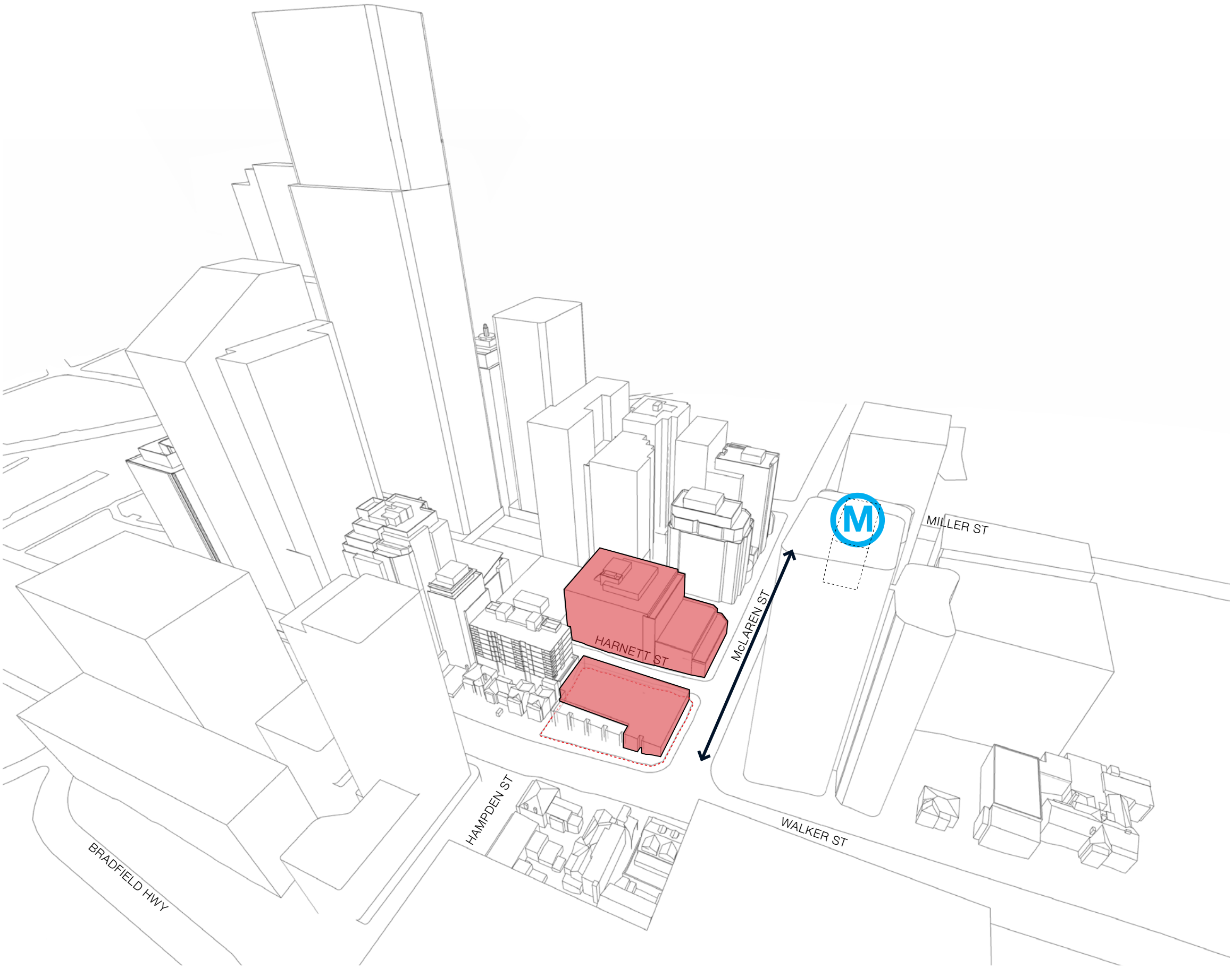
The height, scale and modulation of the podium has been sculpted to provide a thoughtful urban response to the adjacent heritage context.

Similarly to the heritage buildings, the proposal sculpts individual 2-3-storey terraces fronting Walker Street, with outdoor balconies and direct street access, as a modern interpretation of the heritage context.



RETAIL PODIUM

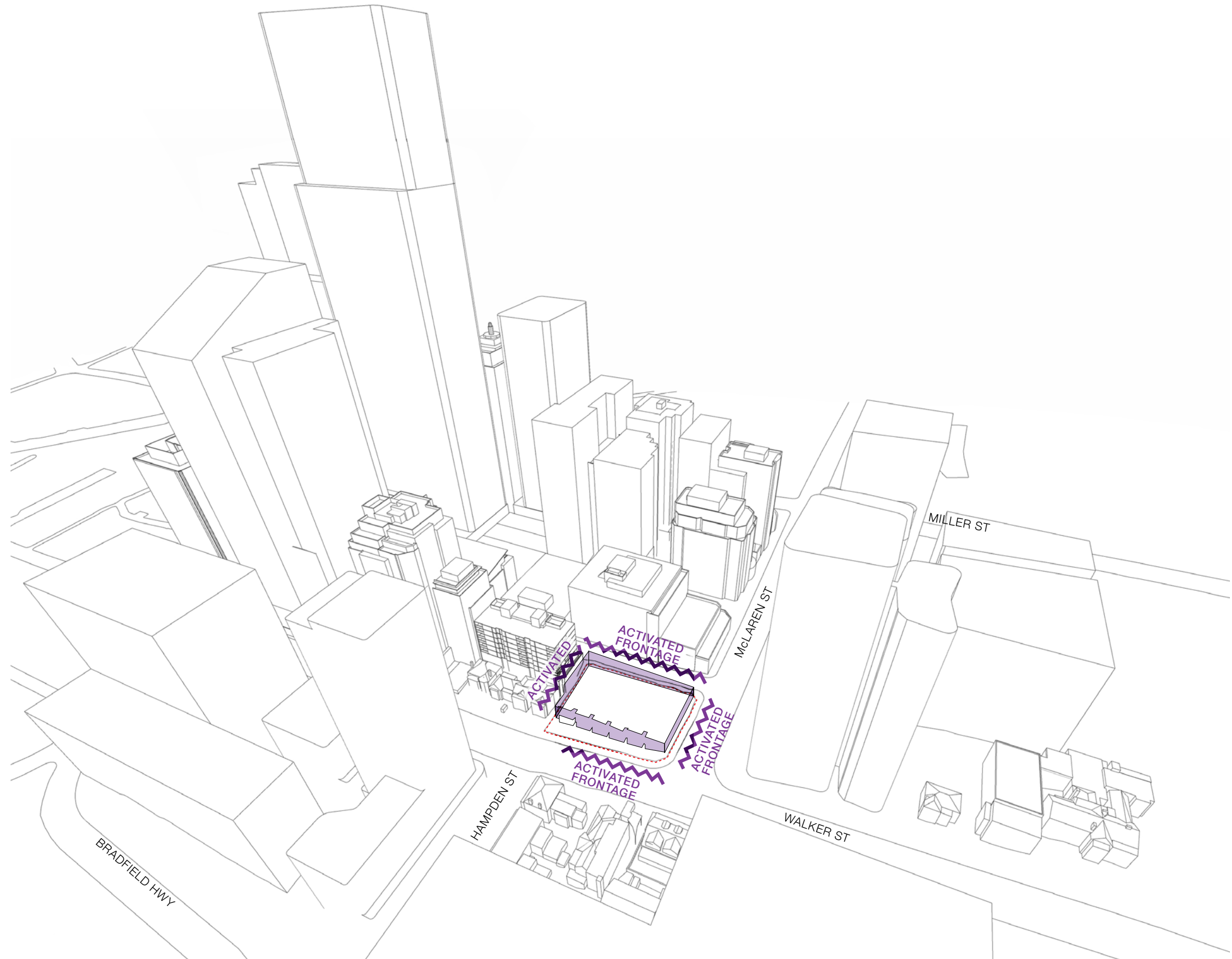
The retail offering along McLaren and Harnett Streets responds to the heritage / commercial context immediately west of the site. The location of retail is also in keeping with the more public presence of McLaren Street / Victoria Cross Metro North.



ACTIVATION & INTERFACE

The podium provides an active frontage and/or passive surveillance along all four boundaries of the site.

- McLaren Street is activated by retail spaces and the residential lobby
- The raised residential terraces along Walker Street provides both activation and passive surveillance
- Three levels of retail spaces front the widened pedestrian through-site link, providing passive surveillance
- Entry into the retail spaces has been provided along both McLaren Street and the southwest corner of Harnett Street, with the retail offering providing passive surveillance as the site slopes upwards towards McLaren Street

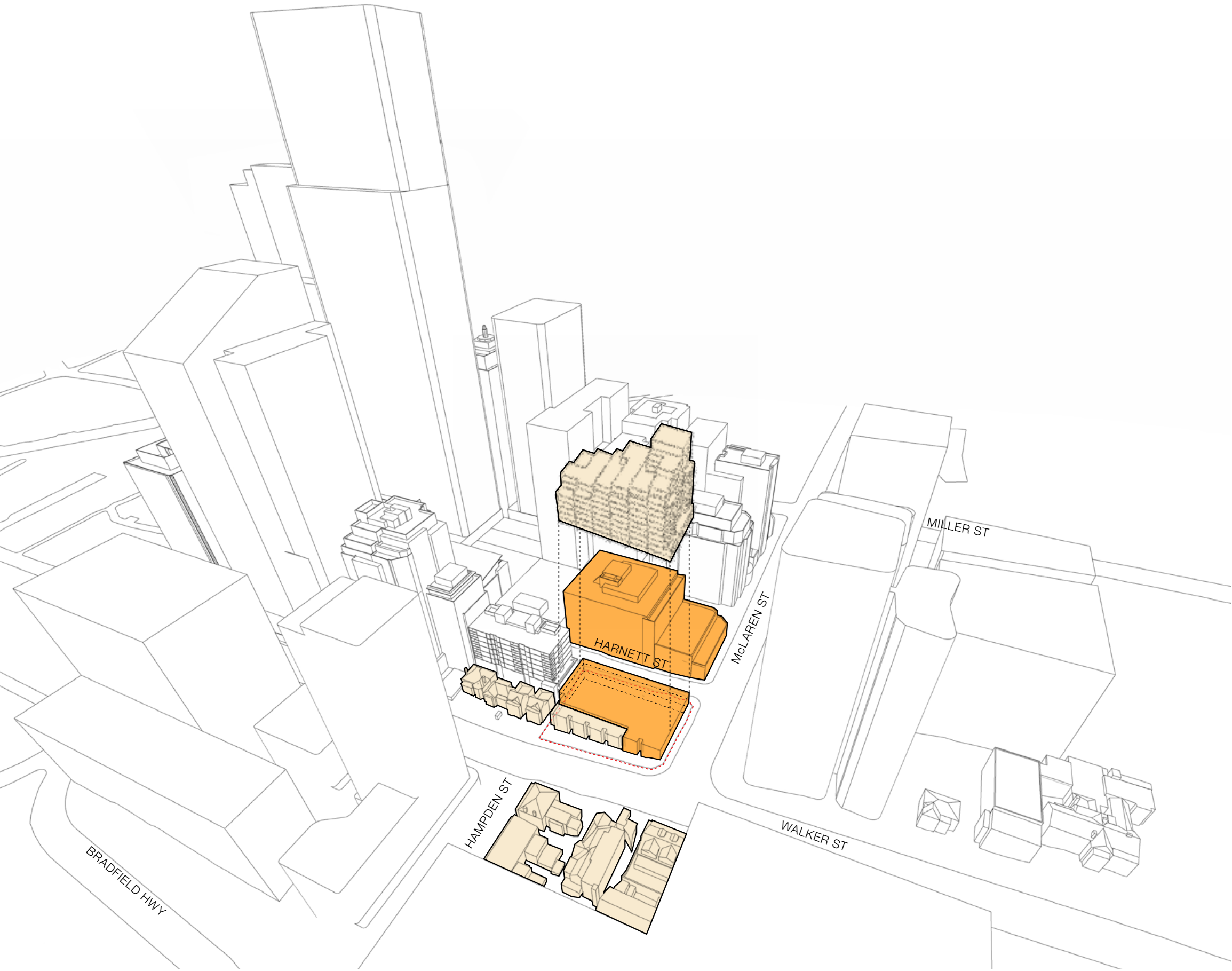


MIXED-USE PRECINCT

The proposal offers a mix of retail and residential uses. As a direct response to its surrounding context, the podium consists of residential terraces along Walker Street, and retail along McLaren Street.

The mid-rise tower to the building is set back from the podium, and is dedicated for residential use.

The proposal is then in-keeping with the objectives of the Ward Street masterplan.



KEY

- residential
- retail / commercial

TOWER SETBACK

STEPPING & ALIGNMENTS

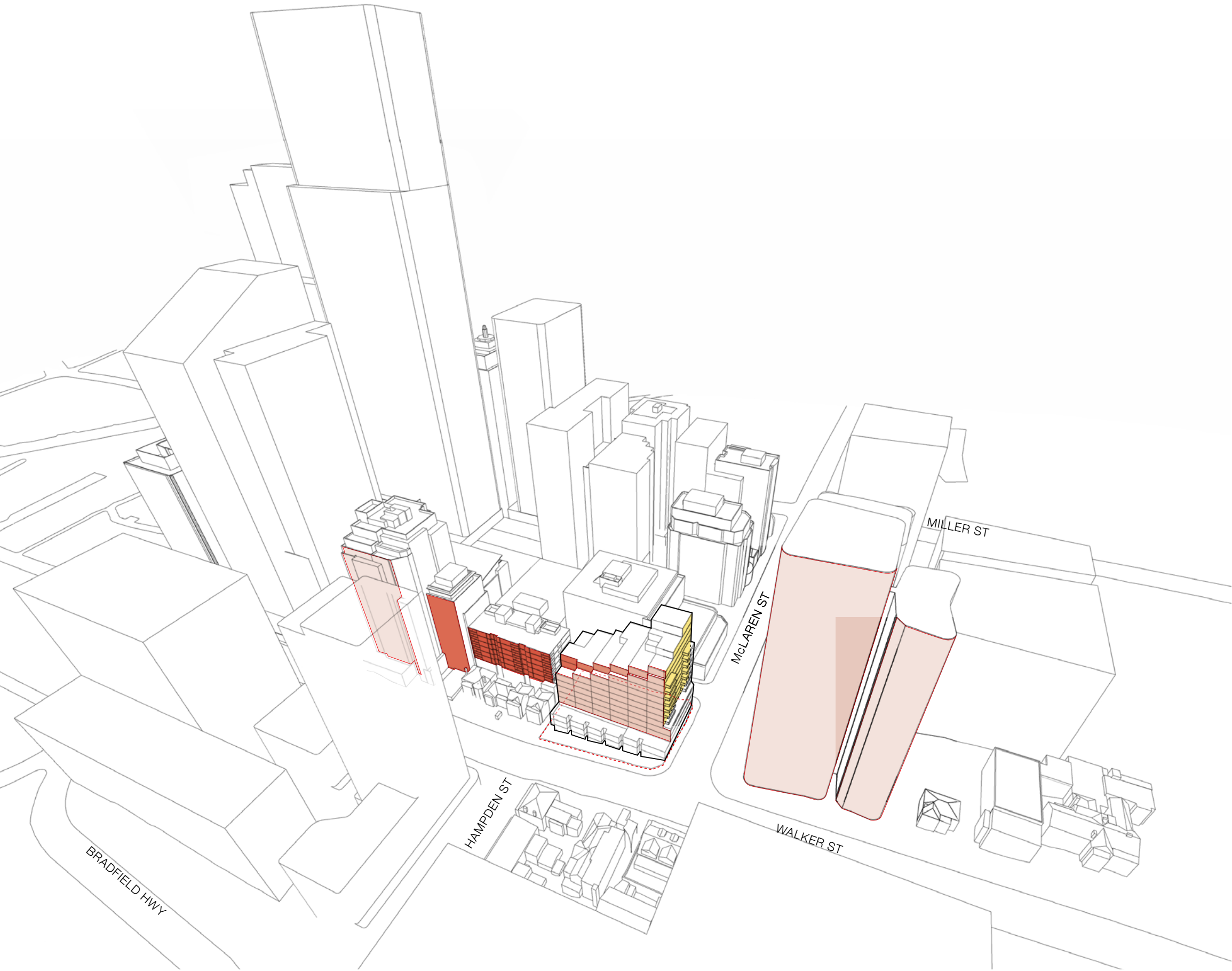
In reference to the series of stepped vertical massing arrangements that occur south of the site, with no consistent tower setback, the upper levels of the proposal provide a stepped transition between 168 Walker Street and 150 Walker Street apartments, which is set back 5m and 20m respectively.

MCLAREN STREET SETBACK

The proposal has a 3 storey podium with nil setback and 3m setback to upper levels in accordance with council feedback and the DCP provisions.

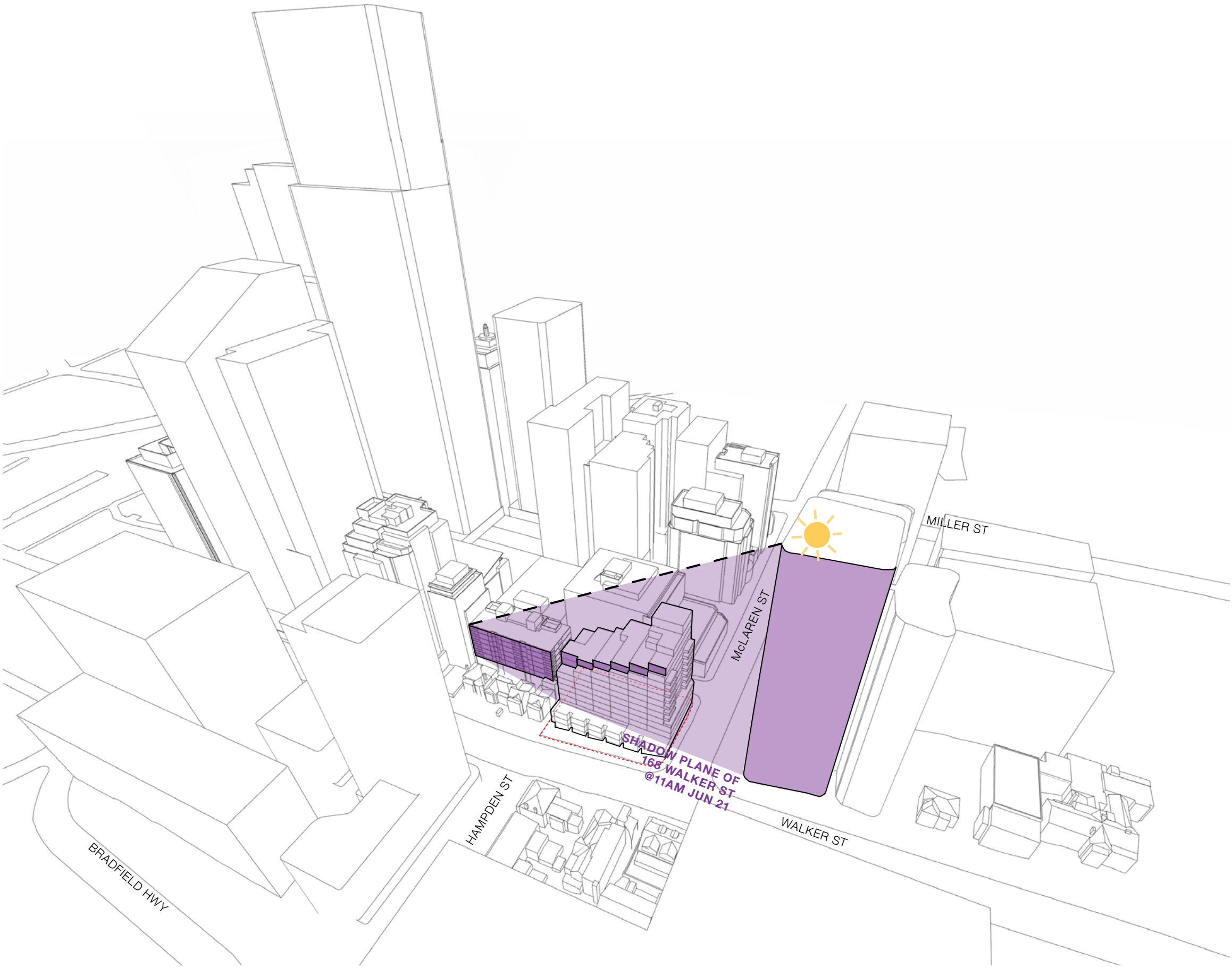
KEY

- 3m setback
- 5m setback
- 10m setback
- 15m setback
- 20m setback



TOWER STEPPING SOLAR ACCESS

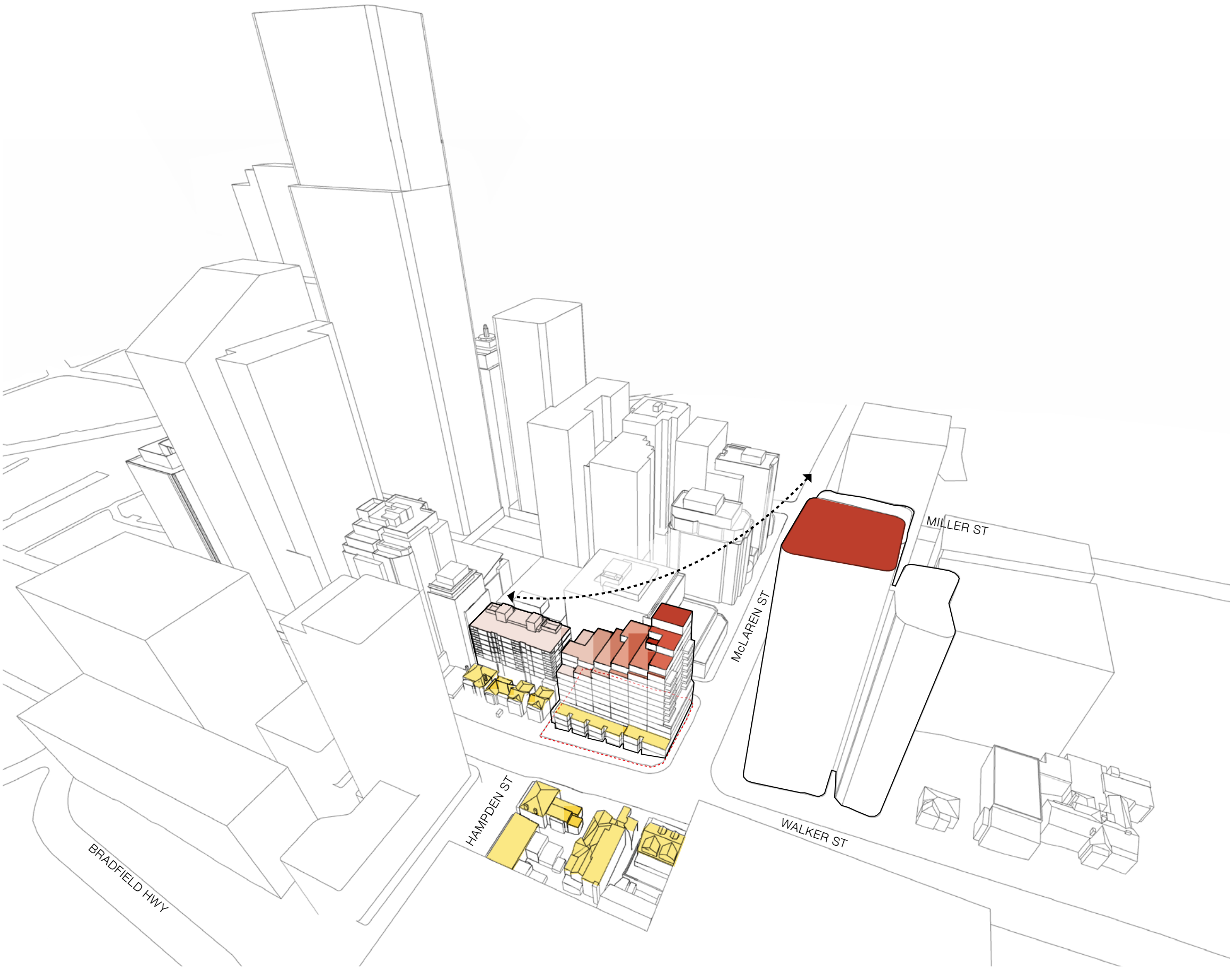
The upper levels of the tower step to meet the solar plane created by 168 Walker Street. This provides a massing transition between 150 Walker Street apartments and the residential tower to 168 Walker Street. This has been undertaken to maintain solar access to the neighbouring property, 150 Walker Street.



BUILDING HEIGHT TRANSITION & DATUM

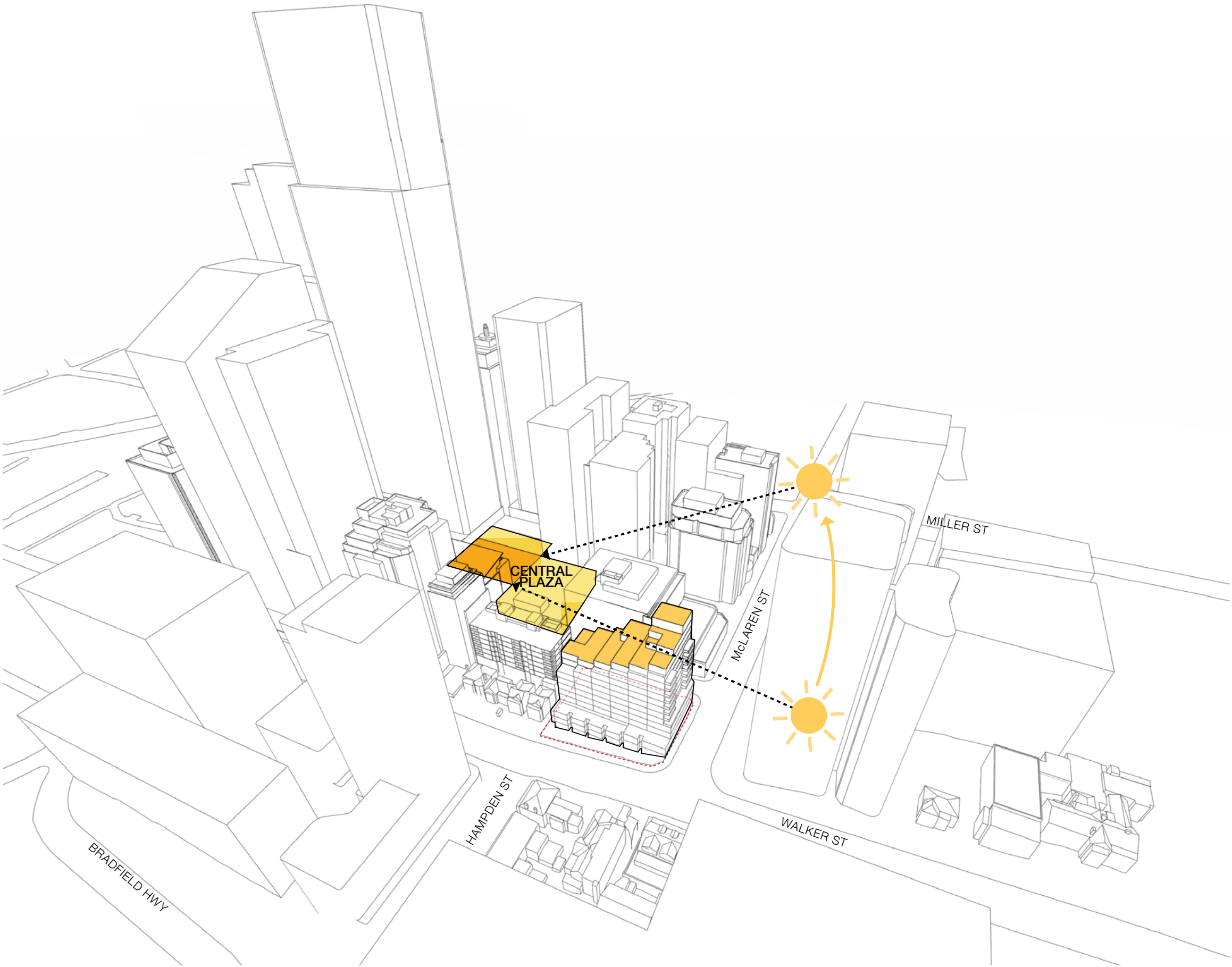
The proposal provides a transition in tower heights from the D.A. approved 28 storey tall tower at 168 Walker Street, located at the corner of Walker Street and McLaren Street, and the residential apartments located at the rear of 150 Walker Street.

The podium further provides a consistent low-scale datum, which is consistent with the heritage buildings located south and east of the site.



ROOFTOP STEPPING

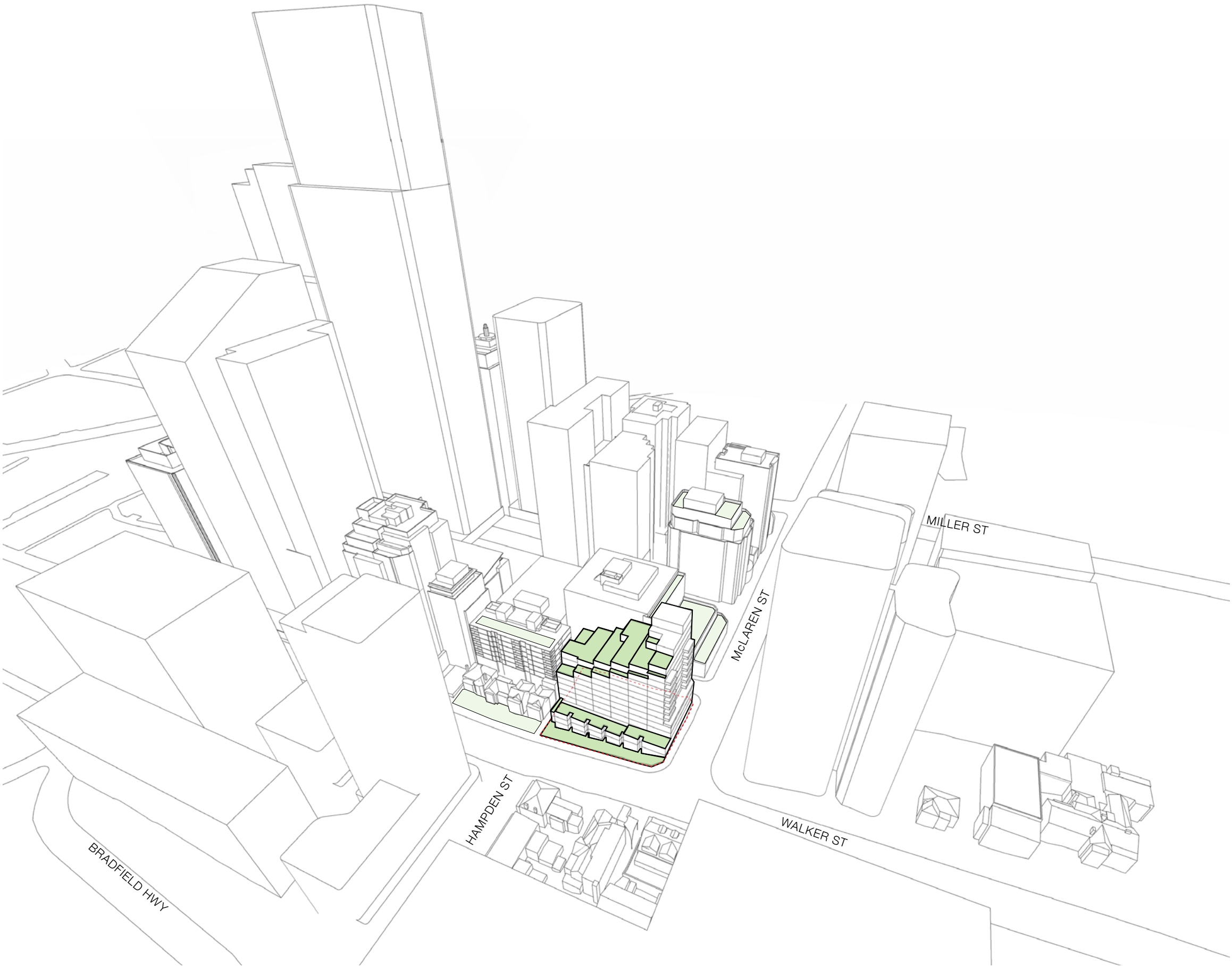
The stepped rooftop massing seeks to maintain good solar access to the Ward Street Plaza, which is in line with the strategies of the Ward Street Masterplan, including maintaining solar access to the Central Square from 9am throughout the year.



LANDSCAPE TERRACING

The design provides an abundance of landscaping opportunities throughout the site.

- The podium has been set back along Walker Street, creating a green leafy strip
- The residential building is set back from the podium, which provides the opportunity for landscaped rooftops above the podium terraces
- The stepped and staggered rooftops to the top of the building further enables a series of private and communal landscaped terraces



57 STOREYS

37 STOREYS

28 STOREYS

23 STOREYS

19 STOREYS

16 STOREYS

13 STOREYS

18 STOREYS

20 STOREYS

29 STOREYS

8 STOREYS

10-14 STOREYS

30 STOREYS

24 STOREYS

14 STOREYS

8 STOREYS

8 STOREYS

8 STOREYS

BRADFIELD HWY

HAMPDEN ST

McLAREN ST

WALKER ST

MILLER ST

ESD PRINCIPLES

BUILT FORM



CONTEXT
Shaped to mediate urban scales responding to the city built form



ORIENTATION & POSITION
Designed to increase daylight to surroundings and limit overshadowing



GEOMETRY
Designed to optimise orientation and reduced heat load to west, maximise north and east aspect



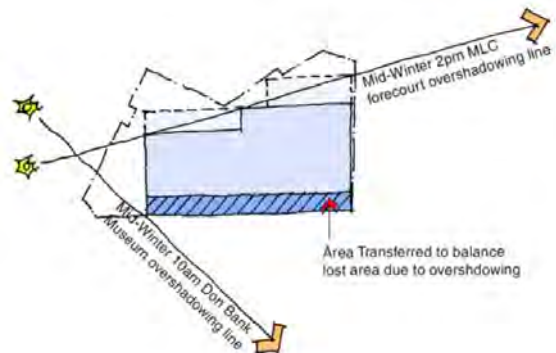
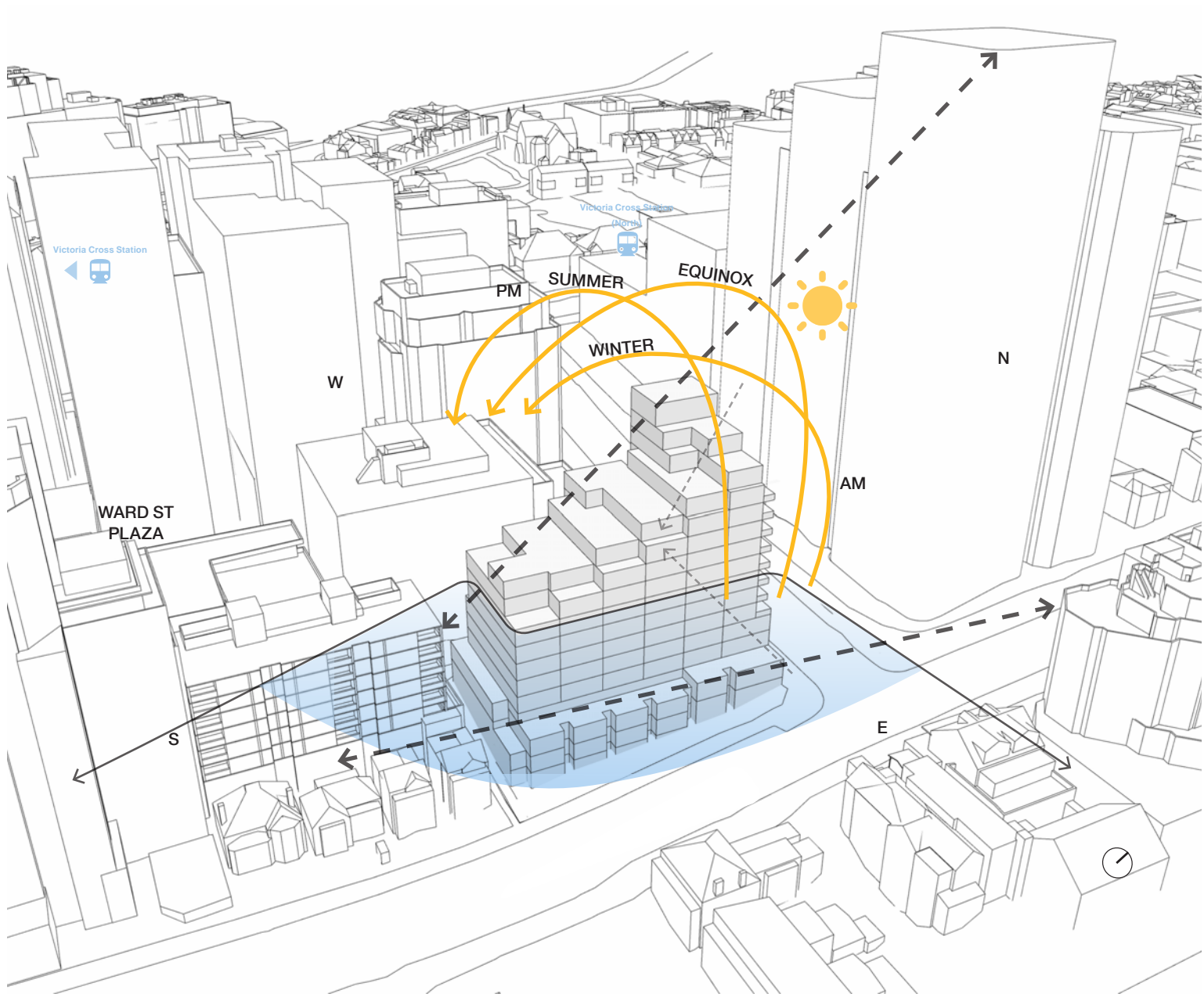
EQUITY
Design of building massing to maximise solar access to adjacent developments and the public



VIEWS
maximise daylighting hours and views received by building users. Privacy can be addressed by the generous spacing of building blocks and far ranging views.



SOLAR ACCESS
Maximisation of solar access through considered building orientation



ESD PRINCIPLES

PASSIVE DESIGN



DAYLIGHT

Optimising daylighting levels for healthy internal environments and enhanced indoor-outdoor connections.



URBAN WATER MANAGEMENT

Stormwater management system on site that captures surface water for re-use in irrigation and heat rejection (commercial areas)



RAINWATER COLLECTION AND REUSE

Capture the flow of rainwater from roof gutters to a rainwater storage tank and subsequent treatment and reuse.



AIR & NATURAL VENTILATION

Maximise natural & cross-ventilation opportunities. Optimising ventilation opportunities for healthy internal environments and enhanced indoor-outdoor connection



GREEN SPACE

Insulated Green Roof reducing Heat Gain and the Urban Heat Island Effect, and promotes biophilic response for health and well-being



COMMUNAL SPACE

Balconies & wintergardens create buffer zones



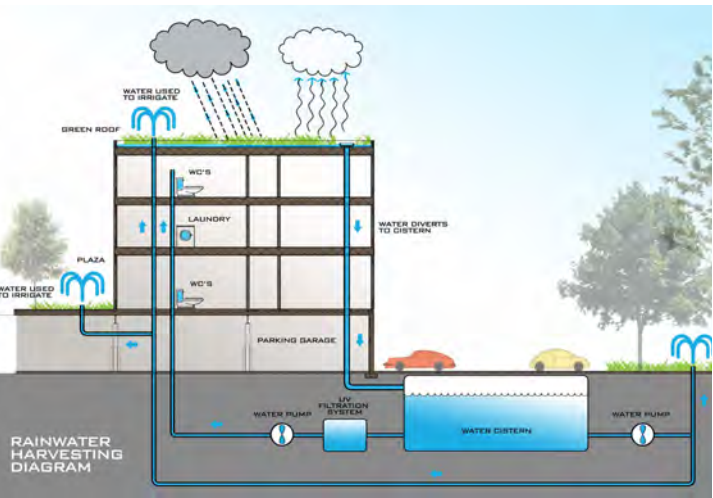
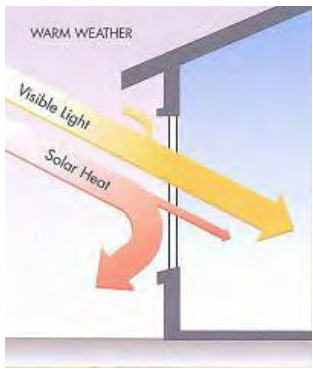
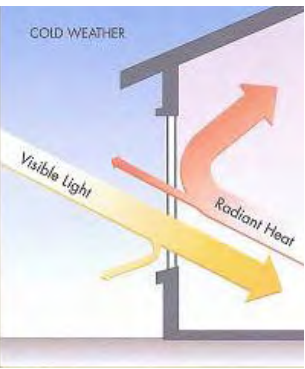
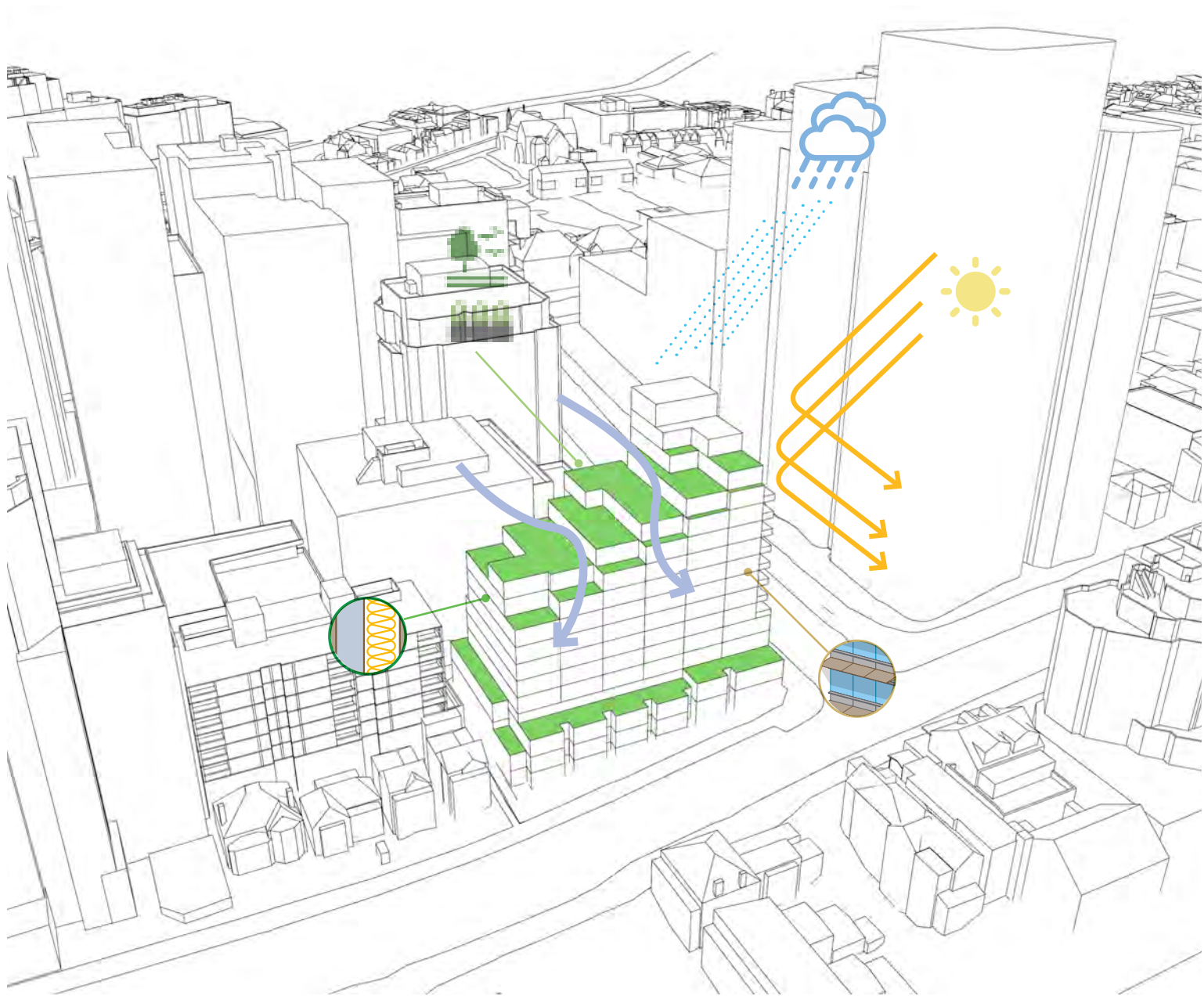
HIGH PERFORMANCE BUILDING ENVELOPE

Designing high performance, well-insulated and thermally broken building envelopes. Balance between glazing to achieve daylight and views and solidity to improve thermal performance



AIR TIGHT FACADES

Design uses Passive House principles - build tight, ventilate right. The design will be detailed to be well insulated, thermally broken and well sealed.



ESD PRINCIPLES OPTIMISATION



CLIMATE POSITIVE APPROACH

All electric systems (remove all fossil fuel usage) and onsite renewable energy generation & procurement. Residual Energy offset. An embedded network with obligation for renewable energy.



- On-site renewable distribution Implementation
1. improve energy efficiency through design - reduce energy consumption/ optimise/ produce
 2. procure Renewable Energy
 3. purchase offsets



SOLAR GENERATOR

Use of smart embedded network linking Photovoltaic cells embedded onto roofs generating energy where roof space is not being used for gardens



EFFICIENT FIXTURES & SYSTEMS

Use of efficient fixtures to minimise potable water use



HIGH PERFORMANCE HVAC

High level of BMS control maximising energy saving with optimised thermal zoning with temperature control, efficient lighting design, mixed mode air handling, High energy efficient low temperature VAV Systems and water+ energy metering.



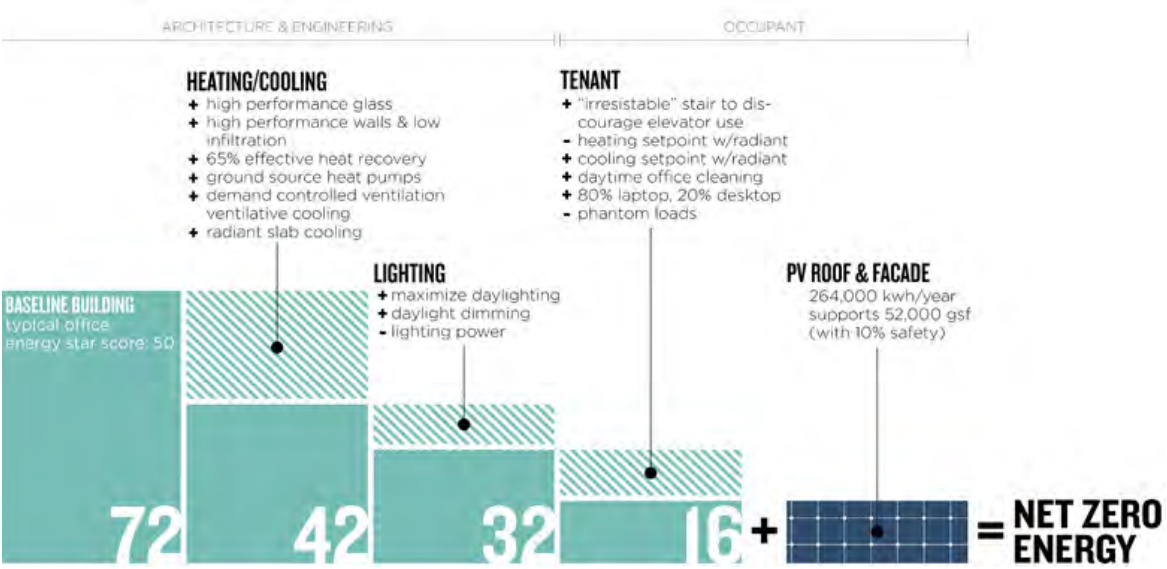
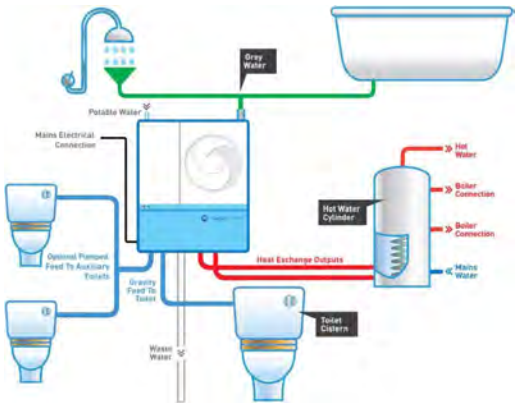
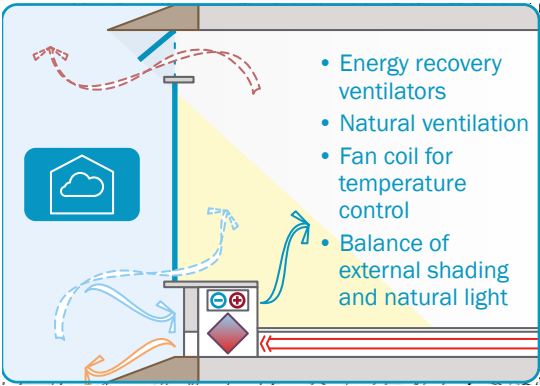
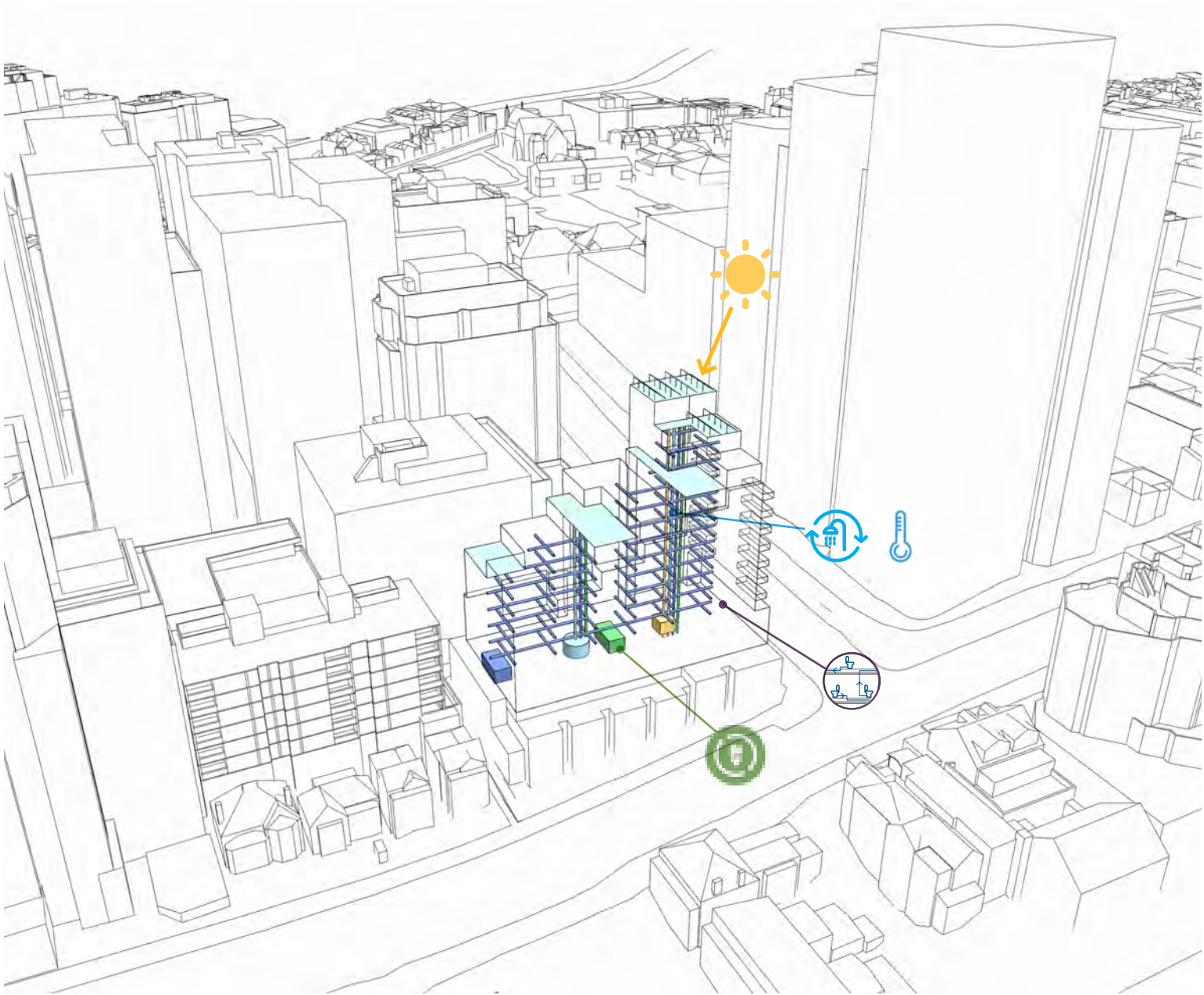
SMART ENERGY USE

Thermal storage to maximise reuse of waste heat; Induction appliances; Heat pumps for Domestic Hot Water & Space Heating. Battery storage as part of embedded network. Car Stacker with power source for charging electric vehicles.



GREEN STAR & WELL

Delivery of an exemplary ecologically sustainable mixed use building by delivering 5 star Green Star Design and As built v 1.3 baseline, and WELL v2 Silver Certification Rating



ESD PRINCIPLES

EMBODIED CARBON



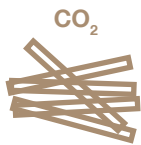
SOURCING & CHOOSING MATERIALS

Selection of low embodied carbon materials an construction methods Incorporating place-based solutions that contribute to the expansion of a regional economy rooted in sustainable practices, products, and services



RECYCLED MATERIALS

Circular economy
Low embodied energy and high recycled content



EMBODIED CARBON

Selection of low embodied carbon materials with consideration for material durability and ongoing maintenance schedules



OPERATIONAL WASTE & MATERIALS MANAGEMENT



LOW EMBODIED CARBON STRUCTURES

Certified timber products
Low embodied energy and high recycled content.
Low-carbon concrete



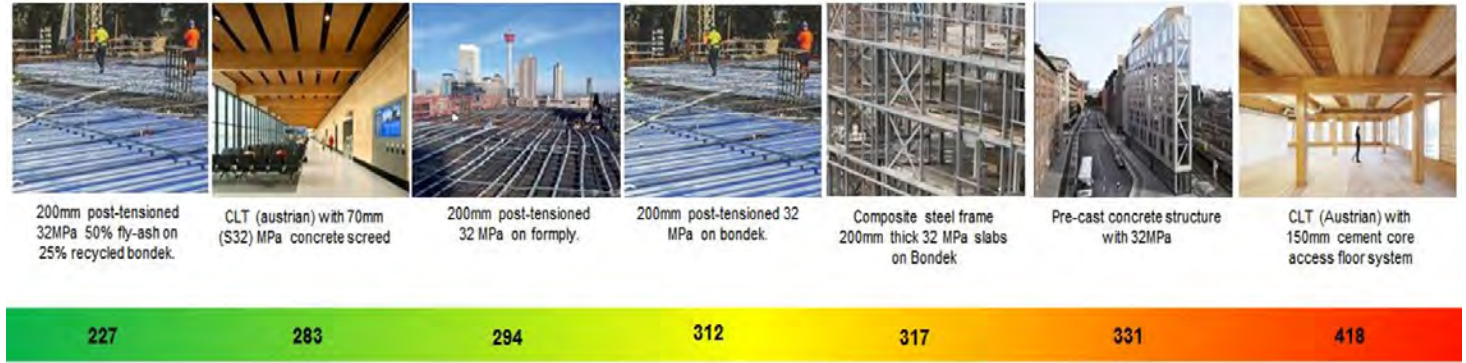
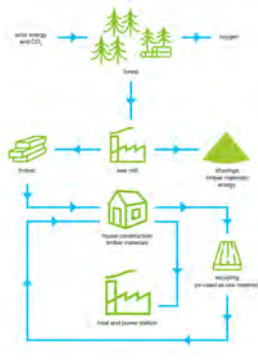
RESPONSIBLE INDUSTRY

Utilising third-party certification standards providing information on material content, sustainable resource extraction and fair labor practices



MATERIAL DURABILITY AND MAINTENANCE

Durable finishes with Low VOC and formaldehyde finishes &Ozone depletion free refrigerants GECA certified internal finishes



Embodied Carbon (kg CO2 / m2 NFA)



7.0 DESIGN CONCEPT

SITE PLAN

In keeping with North Sydney's approach of providing transitional massing along the fringes of the CBD and providing solar access to existing and proposed public spaces, the site proposes:

- a low-scale retail and residential podium that aligns and responds to the adjacent buildings
- a series of stepped and staggered landscaped terraces to the residential building that transitions from the low-scale buildings to the south, and the high-rise tower to the north.
- podium setback to the south of the site to widen and enhance the pedestrian through-site link
- Walker Street setback to align with the heritage terraces south of the site



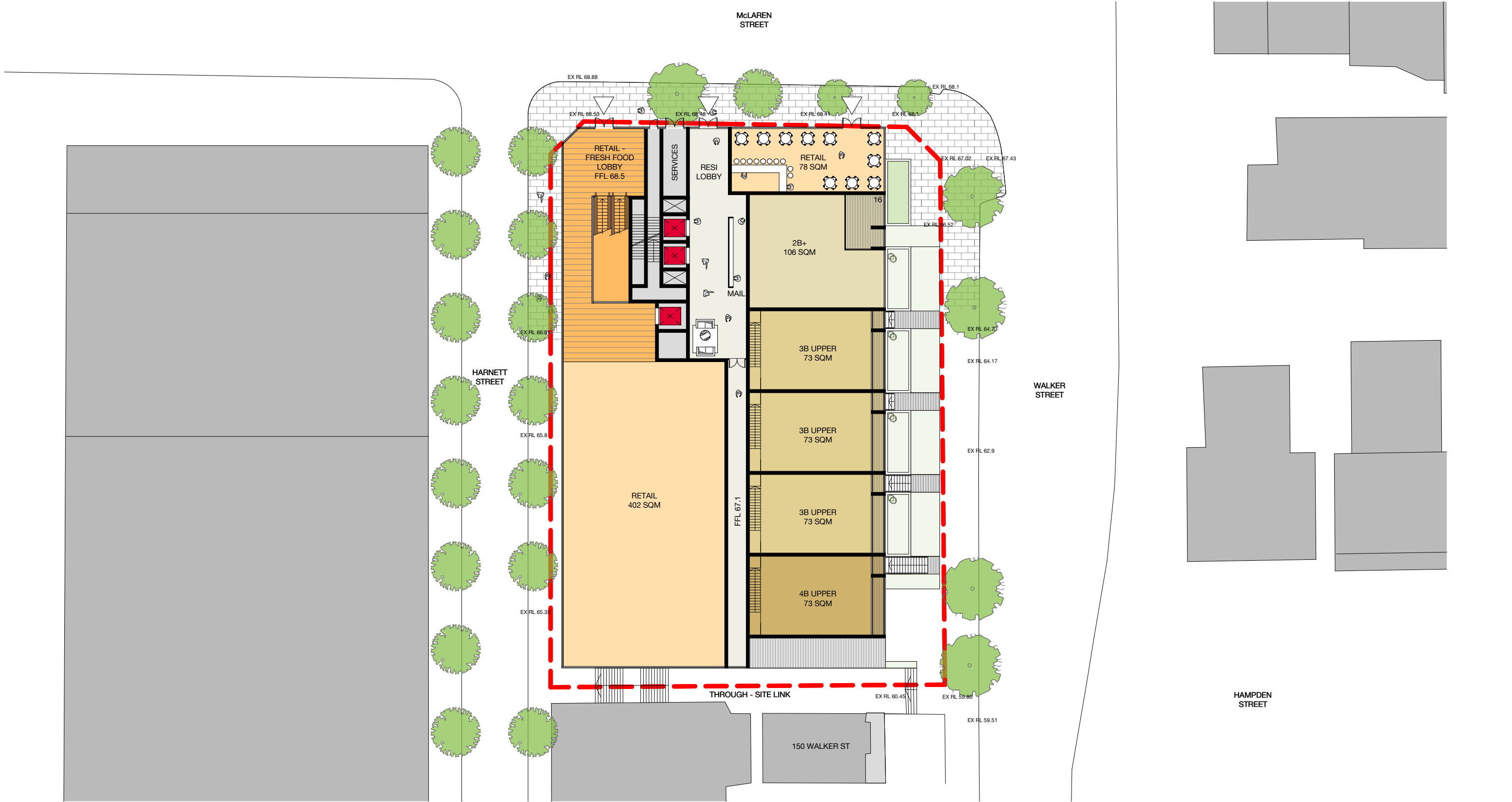
UPPER GROUND

Fronting McLaren Street, the indicative scheme provides an activated street frontage. This consists of entry into the fresh-food retail located along the north-west corner, followed by the residential lobby, and a cafe/dining offering.

As the site falls towards the south, individually expressed residential terraces with winter gardens are elevated off Walker Street, simultaneously providing both residential privacy and street surveillance. These can be accessed directly off the street, or from the McLaren Street residential lobby.

The southern elevation is set back 1.5m from the boundary, providing a wider pedestrian through-site link towards Harnett Street and the Ward Street Central Plaza.

To the west is an elevated retail offering that is set back 12m from 41 McLaren Street.



GROUND

The ground level consists of the lower half of the residential terraces fronting Walker Street, and a retail fresh-food offering, with access from:

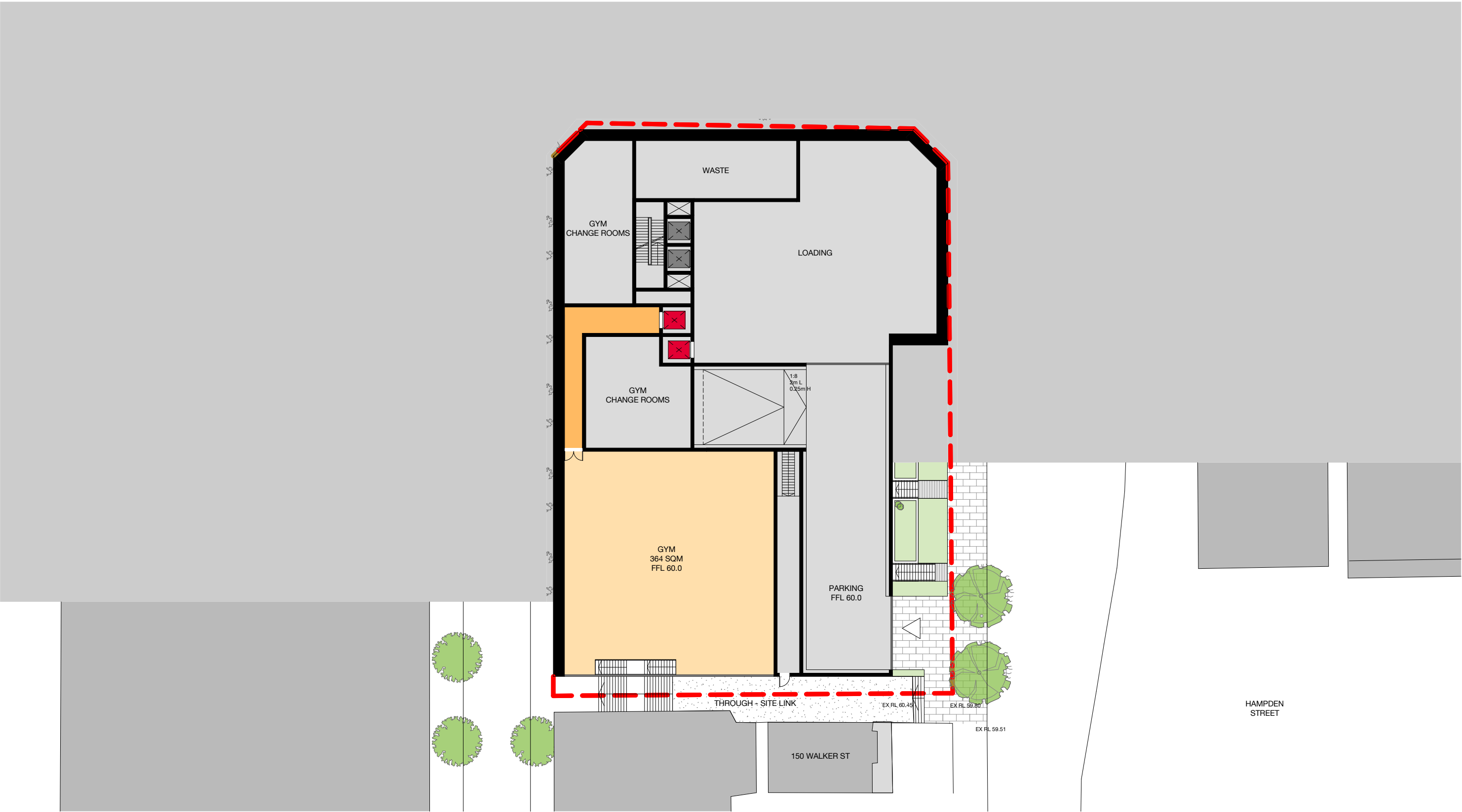
- McLaren Street via the escalators and retail lift
- Harnett Street, which also provides stair access to the gym, located on the level below



LOWER GROUND

The southern half of the site proposes gym facilities, and widens the pedestrian through-site link with a 1.5m setback along the southern boundary. The gym receives natural daylight from the south and is accessed either from Harnett Street via stairs on the southwest corner, or from McLaren Street via the retail lift.

The northern half of the site, being underground, consists of the loading dock and carpark ramp to the basement levels below. These are accessed from the southeast corner of the site.



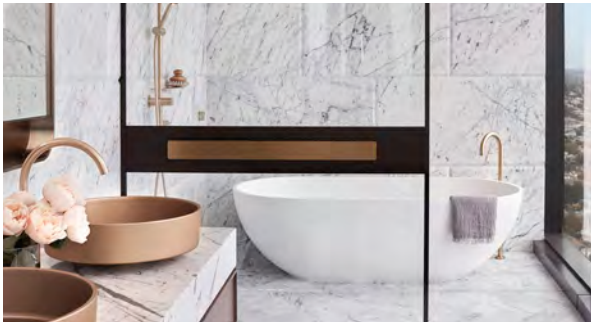
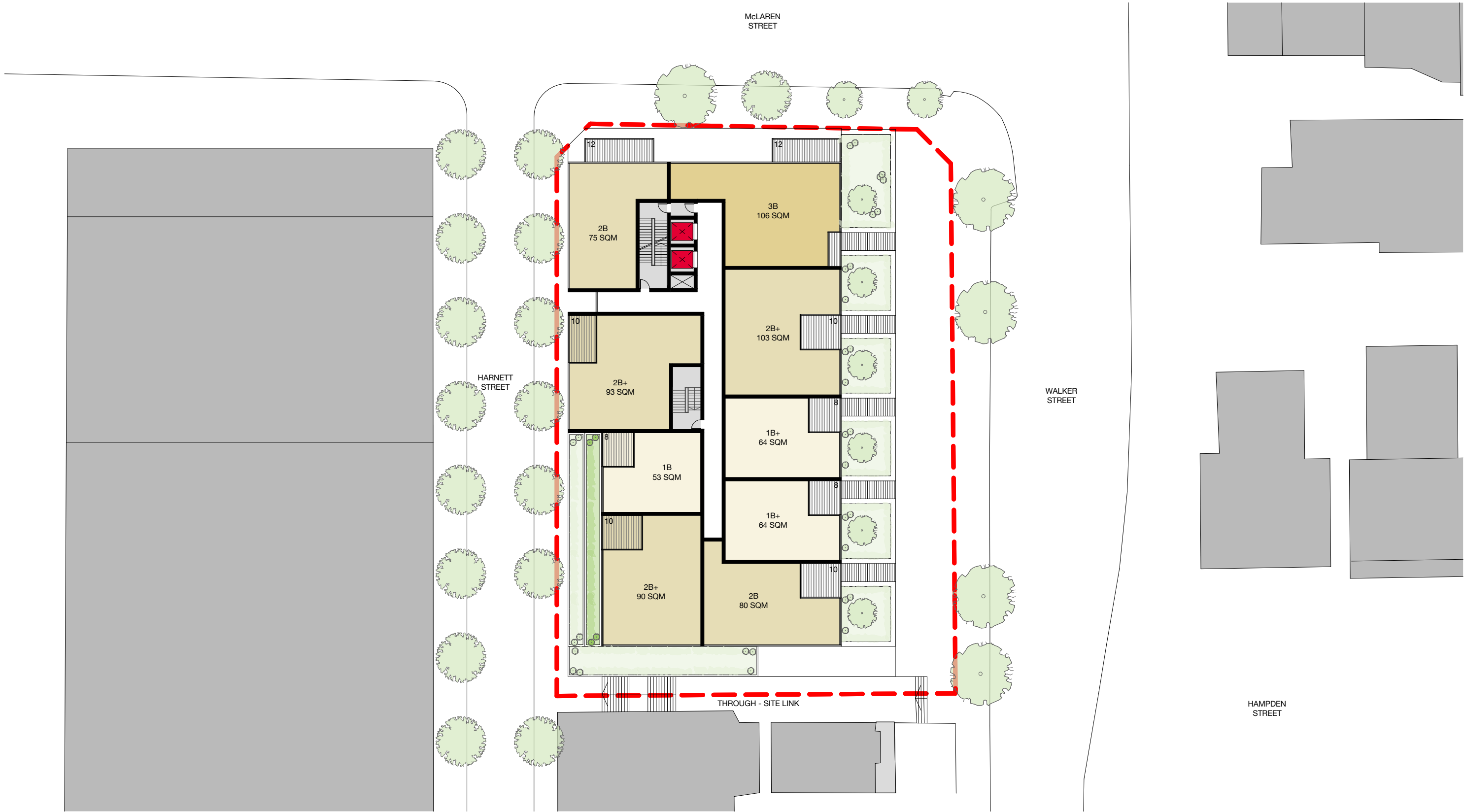
TYPICAL RESIDENTIAL FLOOR

The typical residential level proposes the following building alignments and setbacks:

- 12m setback to 41 McLaren Street, along the northern half of the site. The setback then increases for the southwest portion of the site to provide views to the future Ward Street Central Plaza
- 3m setback to McLaren Street with balconies projecting forward of this setback
- 4.5m setback along the southern boundary
- Levels 06 to 12 - staggered apartments on the east to maintain solar access south of the site

The core is located on the northern half of the site, to cater for the building's stepped massing. Natural light is provided into the lobby from the west.

The typical residential floorplate consists of 9 apartments per floor, with a mix of winter gardens, recessed and projecting balconies. The majority of apartments are located on the east to maximise both solar amenity and views.

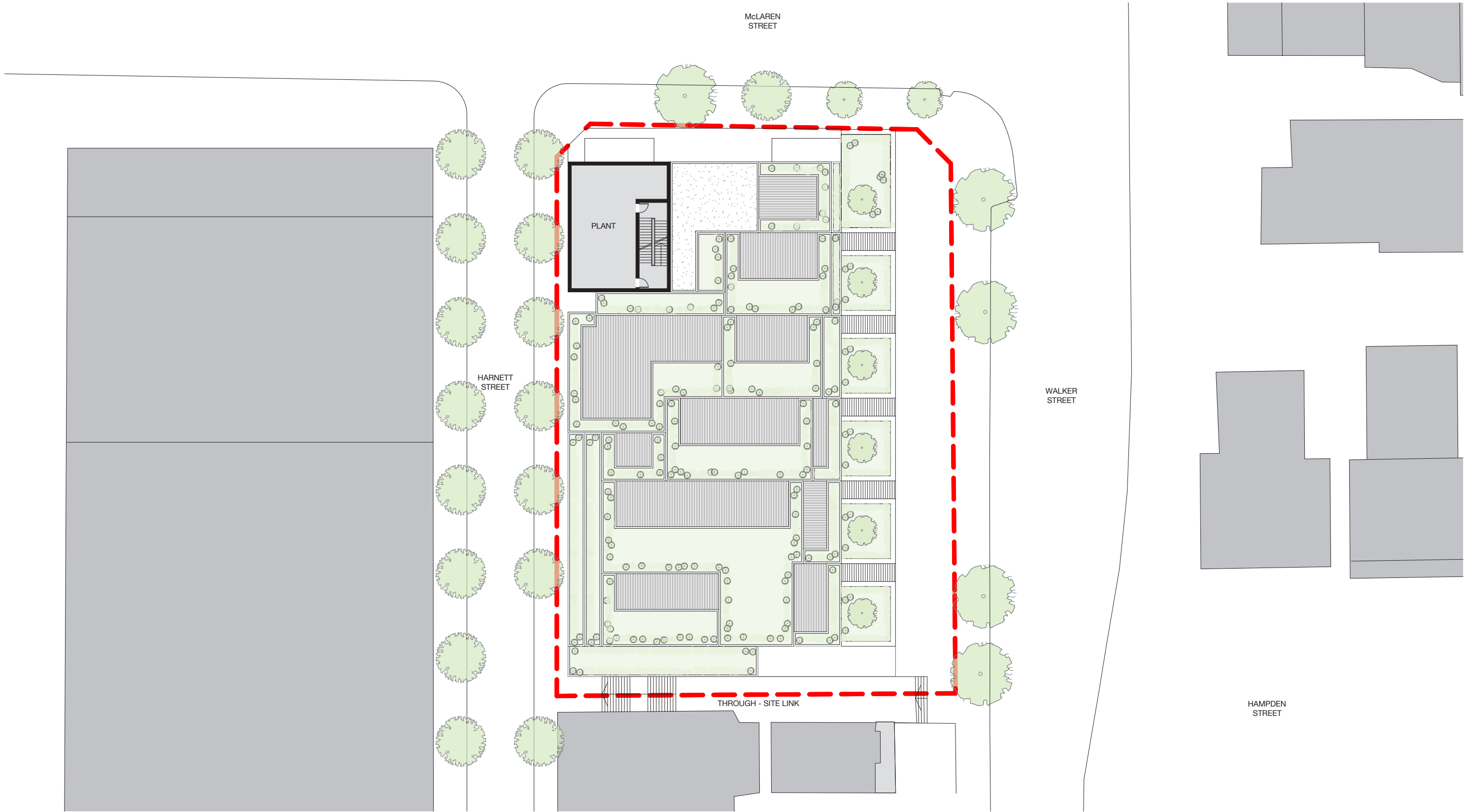


ROOFTOP TERRACES

The proposal consists of a series of rooftop landscape terraces that cater for private residential use on Levels 06-12, and communal use on Level 10.

The rooftop terraces allow solar access to be maintained to the Central Square of the future Ward Street Plaza from 9am throughout the year, and step away from the low-mid scale buildings of 150 Walker Street.

Level 11 and 12 contains a two-storey penthouse apartment.



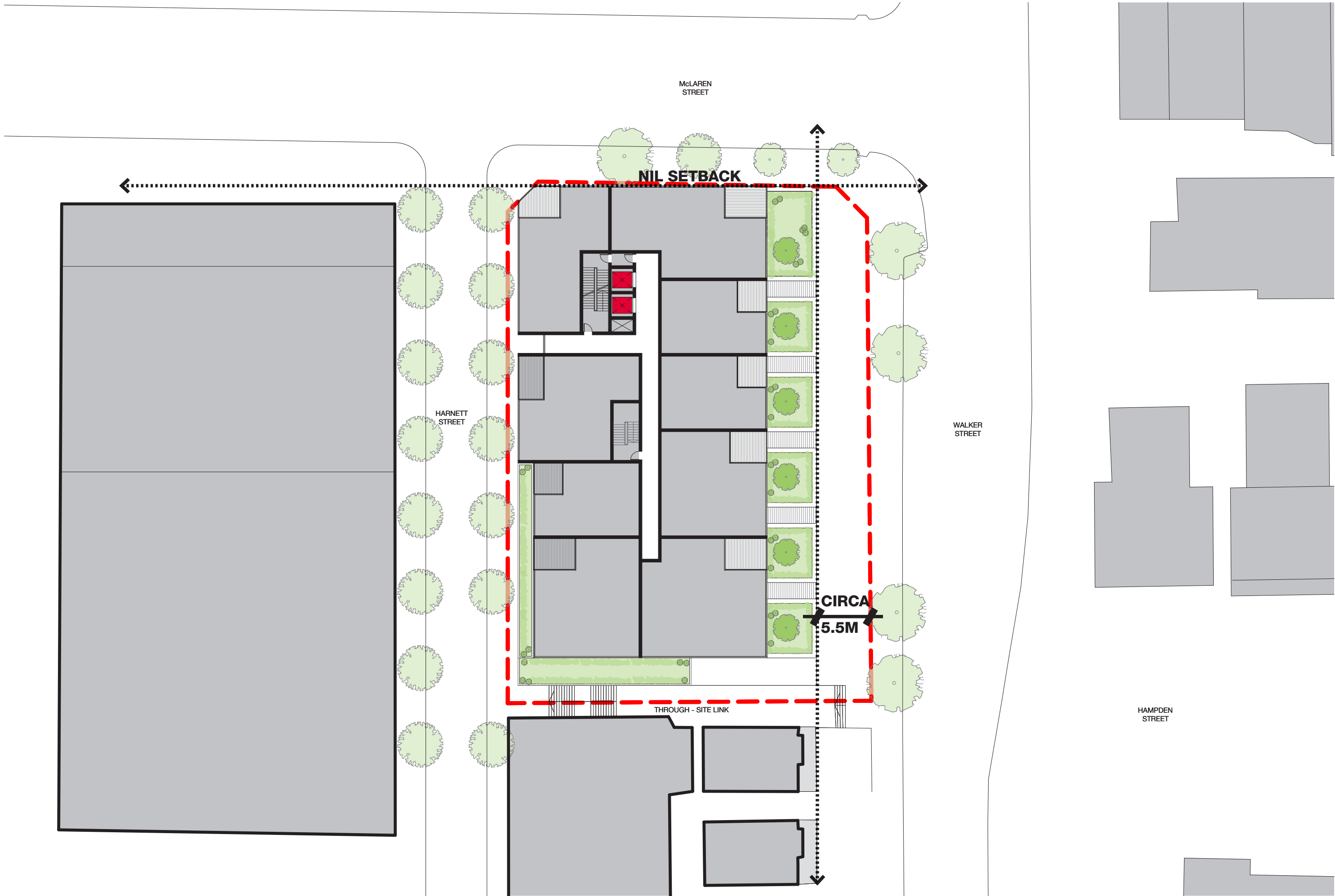
AERIAL



PODIUM SETBACK

Along McLaren Street, the indicative scheme has a 3-storey podium with nil setback in accordance with council feedback and DCP provisions.

Along Walker Street, the podium is set back 5.5m from the eastern boundary to align with the heritage buildings of 150 Walker Street.





168 Walker Street
(Under Construction)

PODIUM HEIGHT & MODULATION

Responding to the heritage context, the proposal consists of 2-3 storey terraces that are in-keeping with the datum created by the adjacent heritage terraces.

The 6m modules of the proposed terraces, which are both elevated and have direct street access further relates to the surrounding heritage context.

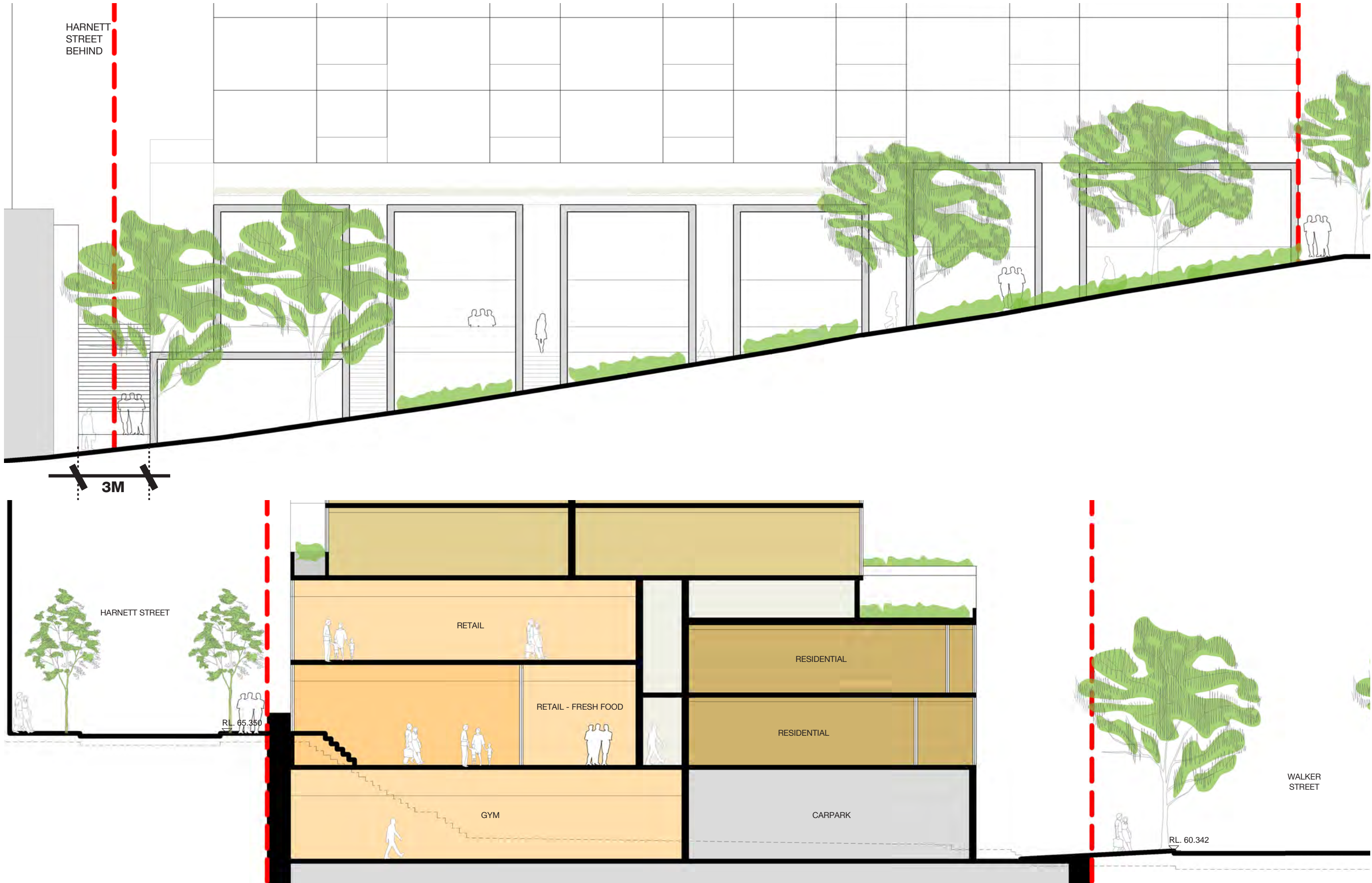




THROUGH-LINK WIDENED & ACTIVATED

The through-site link has been widened to double its original width, providing a more generous pedestrian connection between Walker and Harnett Streets.

The three levels of retail along the southern end of the site further provides passive activation and surveillance along the through-site link.





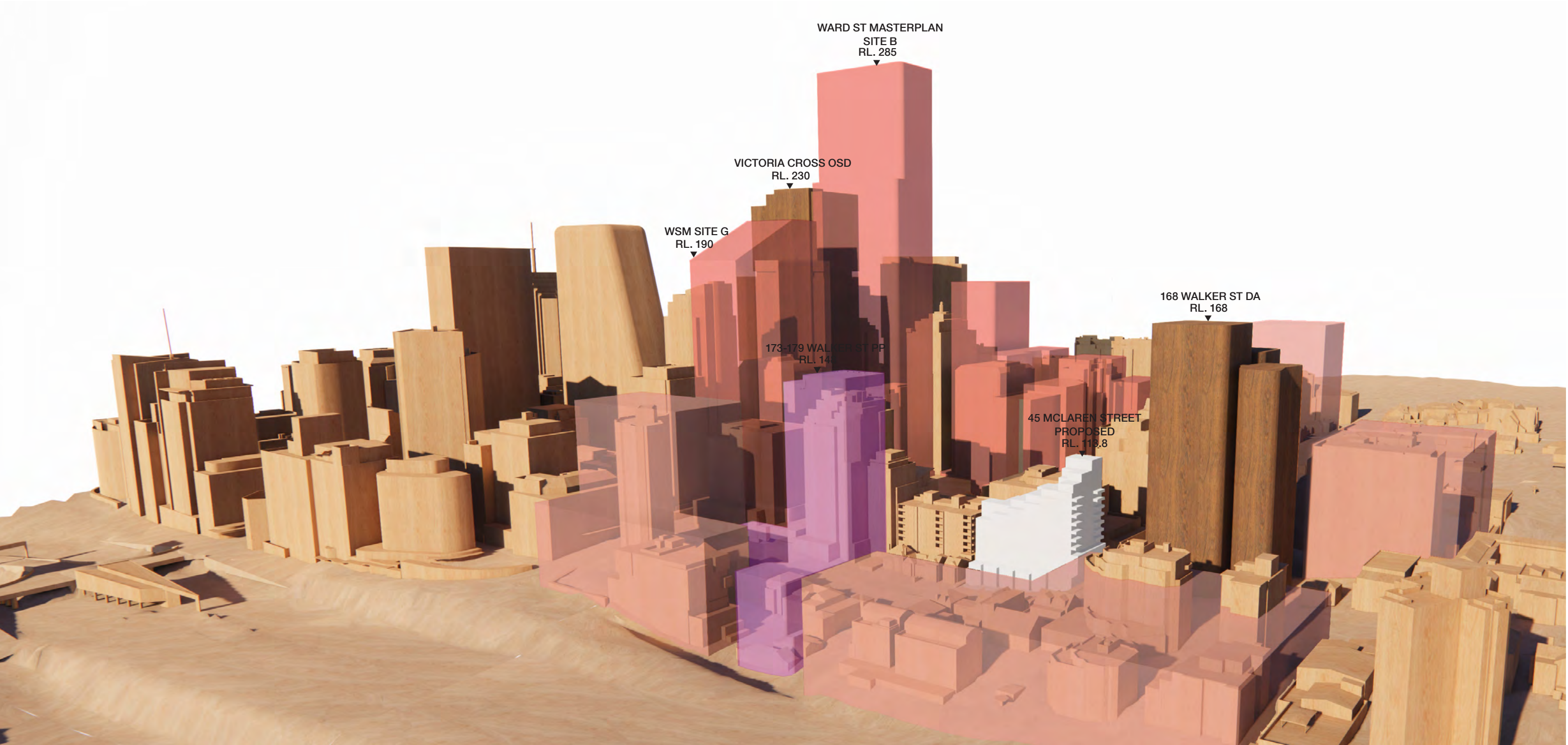


8.0 CONSISTENCY TEST



PROPOSED CONTEXT

- KEY**
- site - proposed massing
 - existing context
 - approved DA
 - ward street masterplan
 - civic precinct study
 - planning proposal - post gateway



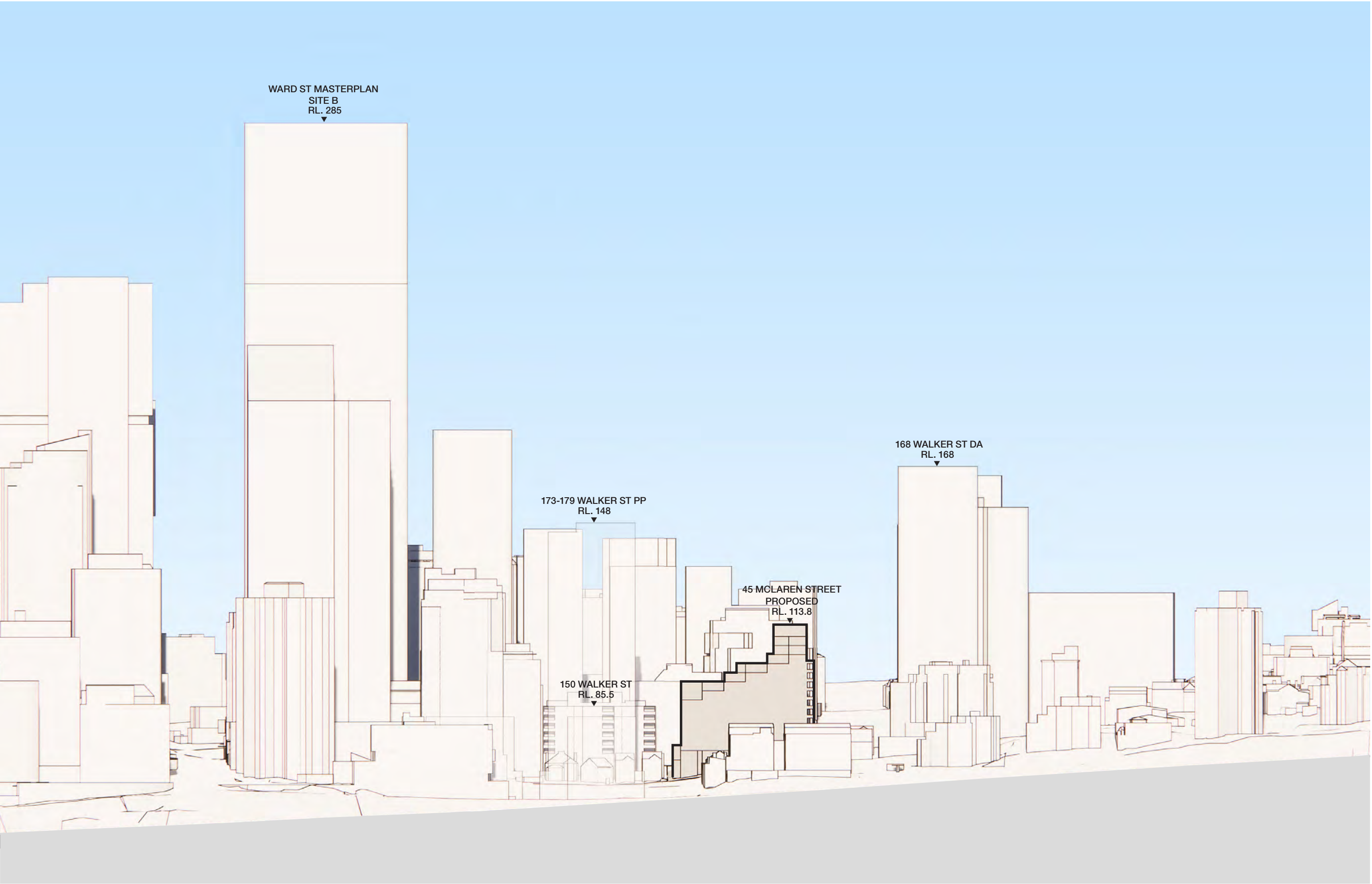
It is logical on both massing and urban design grounds to have a taller building on the site.

PROPOSED CONTEXT

The height of the proposal is consistent with its surrounding context and fits within the boader Ward Street Masterplan Precinct.

The building massing addresses the need to maintain solar access to the Central Square of the future Ward Street Plaza from 9am throughout the year, whilst creating a transition in height between the tower at 168 Walker Street and the residential apartments at 150 Walker Street.

A detailed consistency test of the planning proposal follows.



CONSISTENCY WITH WARD STREET MASTERPLAN

The central objective of the WSMP is to maximise the direct public benefit in the form of public open space and community facilities whilst delivering on the North District’s Plan (NDP) ambitious job targets.

The planning proposal (PP) incorporates 2.5 levels of commercial/retail floor space and the provision of an enhanced through-site link and active frontages, which is consistent with this objective.

The PP is consistent with the following Place Principles of the Final WSMP:

- 1. integration with the metro: built form that responds to the emerging context whilst providing increased density to take advantage of existing and planned infrastructure
- 2. complete the pedestrian core: enhanced through-site linkage which connects pedestrians from the eastern side of Walker Street to the new central plaza and through to Miller Street

- 3. enhance the public space journey: through the provision of active retail frontage and improved pedestrian link which supports a walkable, vibrant and connected centre
- 4. strengthen the commercial centre: new commercial/retail floor space providing for active ground floor commercial/retail uses to further support employment and the night-time vibrancy of the centre.

The composition of land uses is consistent with WSMP Option 1, being a retail podium with residential tower above.

The conceptual building envelope includes a low-rise tower and a mid-rise tower which is consistent with the intended development potential for the site. The additional stepped building height is capable of being accommodated within the solar access plane.

central objectives

✓

maximise direct public benefit through public open space and community facilities

2.5 levels of commercial/retail floor space and the provision of an enhanced through-site link and active frontages

✓

deliver North District’s Plan (NDP) job targets

2.5 levels of commercial/retail floor space and the provision of an enhanced through-site link and active frontages

WSMP option 1

✓

land composition

retail podium with residential tower above

✓

building envelope & development potential

conceptual building envelope includes a low-rise tower and a mid-rise tower. The additional stepped building height is capable of being accommodated with the solar access plane

place principles

✓

integration with metro

provide increased density as a response to existing and planned infrastructure

✓

complete the pedestrian core

enhanced through-site linkage which connects pedestrians from the eastern side of Walker Street to the new central plaza and through to Miller Street

✓

enhance the public space journey

provision of active retail frontage and improved pedestrian link which supports a walkable, vibrant and connected centre

✓

strengthen the commercial centre

new commercial/retail floor space providing for active ground floor commercial/retail uses to further support employment and the night-time vibrancy of the centre

CONSISTENCY WITH THE DRAFT CIVIC PRECINCT STUDY

Whilst the site sits outside of the Study boundary, the site interfaces with land included in the study boundary and hence the concept has had consideration of the draft Study and its desired urban outcomes

The Stage 2 Consultation for the Civic Study identified the site as being suitable for high-rise (14+ storeys)

The study identifies 9 key actions. The PP concept scheme is consistent with the following key actions:

1. create more jobs and housing opportunities near the Metro
2. support small to medium sized business growth
3. preserve heritage; add value
4. identify access and active transport network improvements

The building envelope responds to the general design principles and design guidelines for significant sites of which the site is situated between (Metro Sites and East Walker Street) as follows:

1. provides a transition in building heights from the 24 storey Metro site and the 28 storeys at the corner of Walker Street and McLaren Street to the low scale heritage properties on the eastern side of Walker Street.
2. addresses the 2 storey wall height to the east of Walker Street and north of McLaren Street
3. protects the amenity and sunlight of existing and proposed public open spaces through a stepped and sculptured building envelope
4. facilitate the delivery of additional jobs and housing growth on the edge of the CBD in a short walk to the new metro station
5. activates the through-site link to improve the pedestrian experience and safety in and around the Ward Street precinct.
6. does not allow any overshadowing to Doris Fitton Park
7. adopts view sharing principles for new developments
8. respects the heritage items in regard to bulk, scale and aesthetics

key actions



create more jobs and housing opportunities near the Metro



support small to medium sized business growth



preserve heritage



identify access and active transport network improvements



provide a transition in building height

building height transition from the 24 storey Metro site and the 28 storeys at the corner of Walker Street and McLaren Street to the low scale heritage properties on the eastern side of Waler Street



address the 2 storey wall height

addressed to the east of Walker Street and north of McLaren Street



protect amenity & sunlight

existing and proposed public open spaces protected through a stepped and sculptured building envelope



facilitate additional jobs & housing growth

proposed mixed-use building on the edge of the CBD in a short walk to the new metro station

design principles & guidelines



improve pedestrian amenity

activate the through-site link to improve pedestrian experience and safety in and around the Ward Street precinct



no overshadowing to Doris Fitton Park



view sharing for new developments



respect heritage items

bulk, scale, aesthetics

CONSISTENCY WITH 10 AUGUST PRE-LODGEEMENT MINUTES

The proposed design seeks to address the advice received from the Pre-Lodgement Meeting Minutes with North Sydney Council.

council feedback & design response



*heritage consideration:
lower scale, leafy character of Walker Street*

residential 2-3storey terraces along Walker Street. Podium aligns with heritage terraces, with landscaping, inkeeping with the street



*heritage consideration:
mixed-use character of McLaren Street*

proposal mixed-use offering of retail and residential uses as a direct response to its surrounding heritage context



*heritage consideration:
podium massing & setback set by heritage buildings*

Walker Street podium setback to align with heritage terraces to the south. McLaren Street podium setback to align with 41 McLaren Street



*heritage consideration:
scale / fine-grain nature / articulation / modulation of 150 Walker, and response to heritage items to east & west of site*



community consultation

undertook community consultation/ engagement sessions including (1) Flyer Drop & Website LIVE, (2) Stake Holder One-on-One session, and (3) Community Engagement Virtual Session, which received positive feedback and support of the project.



public benefits

providing a sustainable building, with the pedestrian through-site link widened to enhance the east-west connection towards the Ward Street Masterplan



mixed-use precinct and response to a shared retail/ residential use to the podium

podium design responds to the residential character of Walker Street vs. the mixed-use character of McLaren Street



maximising engaging / active frontages along Walker Street

Raised residential terraces with street access, providing both activation and passive surveillance. A retail tenancy is provided on the corner of Walker/McLaren



Walker vs. Harnett Street site access study

report undertakes comparison between a traditional site access along Walker Street, vs. car-lift site access along Harnett Street



cycling and end-of-trip facilities

provided in the basement, with access from both McLaren Street and the through-site link



solar access

solar access provided to the Central Square of the future Ward Street Plaza that aligns with the goals of the North Sydney CBD Public Domain Strategy



tower sculpting

transitional stepping of tower (1) is in keeping with the series of stepped vertical massing that occurs along Walker Street, (2) maintains solar access to 150 Walker Street, and (3) provides solar access to the proposal



9.0 RESPONSES TO COUNCIL FEEDBACK

SUMMARY

OVERVIEW

This section of the report summarises the evolution of the design since the lodgement of the original planning proposal in October 2020. It presents an account of the formal feedback provided by council staff and includes a detailed analysis of how the revised design addresses each of the specific issues raised, including consistency with relevant policy or strategic documents.

SUMMARY OF AMENDED PROPOSAL

The amended design maintains the original vision for a high quality, sustainable, mixed use development underpinned by a careful contextual response and commitment to delivering great housing.

Key elements of the proposal retained include:

- non-residential uses at lower levels, excluding the Walker Street frontage
- low-scale ‘terrace’ houses along Walker Street, reflecting the scale, heritage datum and use of the heritage properties to the south
- stepped massing to transition the scale between CBD and North Sydney periphery
- generous landscape terraces to the podium and tower
- stepped form to allow retention of solar access to the Ward Street Plaza’s Central Square from 9am at any time of the year

SUMMARY OF DESIGN CHANGES

Addressing Council’s feedback has resulted in a number of significant changes, including:

- reduction in overall maximum building height from RL118.7 to RL113.8
- the stepped form of 12-16 storeys (stepping south to north) adjusted to 10-14 storeys - reduction of 2 storeys
- reduction in FSR from 7.5:1 to 6.25:1
- increased building separation to the south boundary and Harnett Street
- simplified building form to provide orthogonal frontage to Walker Street, consistent with the prevailing streetwall
- introduction of a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with council feedback and the DCP provisions

CONCLUSION

The amended proposal provides a high quality design response that addresses the unique site constraints and broader objectives of the Ward Street Precinct Masterplan.

The design amendments addressing Council’s feedback ensure that the development affords excellent amenity within the public domain, for adjoining properties, and for future residents.

RESPONSES TO COUNCIL FEEDBACK

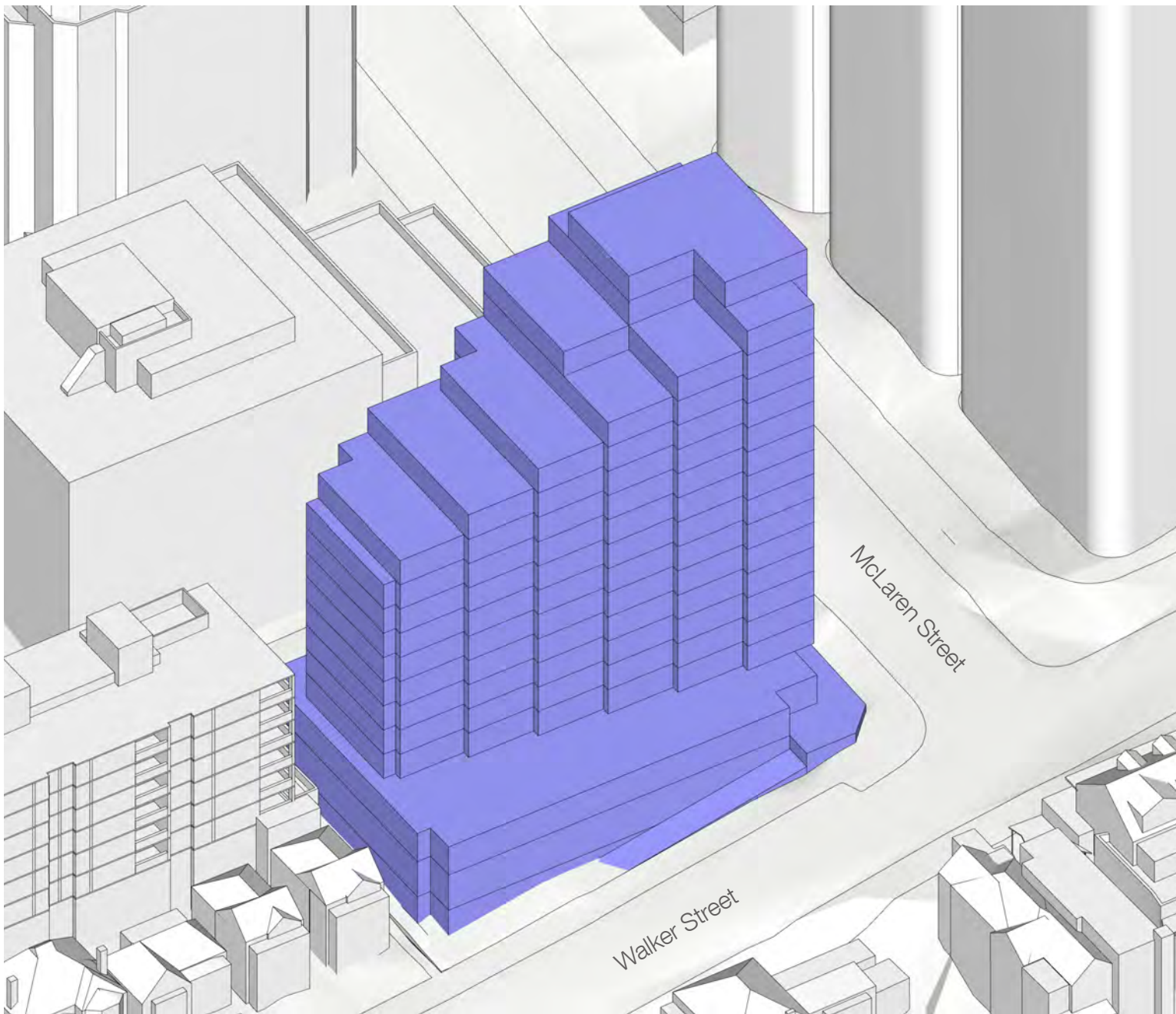
SOLAR ACCESS TO CENTRAL PLAZA	MCLAREN STREET SETBACK	WALKER STREET SETBACK	HARNETT STREET SETBACK	SOUTH SETBACK
Original Planning Proposal: <ul style="list-style-type: none">- Maximum building height of RL118.7- Stepped building form of 12-16 storeys (stepping south to north)	Original Planning Proposal: <ul style="list-style-type: none">- Setback corner balconies- Central articulation zone of ~17m (excluding balconies)	Original Planning Proposal: <ul style="list-style-type: none">- Staggered tower setbacks to Walker Street (increasing north to south to transition between tower at 168 Walker Street and residential apartments at 150 Walker Street)	Original Planning Proposal: <ul style="list-style-type: none">- Staggered tower setbacks to southern portion of Harnett Street facade (increasing north to south)	Original Planning Proposal: <ul style="list-style-type: none">- Tower setback ~3m from southern boundary
Council's Requested Amendments: <p>Height Reduction - “to avoid overshadowing to the main plaza”</p>	Council’s Requested Amendments: <p>North Setback - Introduce a 3-storey podium with nil setback and 3m tower setback to McLaren Street</p>	Council’s Requested Amendments: <p>Walker Street Alignment - “parallel to the alignment of Walker Street”</p>	Council’s Requested Amendments: <p>Harnett Street Setback - “address ADG separation requirements”</p>	Council’s Requested Amendments: <p>South Setback - “address ADG separation requirements”</p>
Amended Planning Proposal Response: <ul style="list-style-type: none">- Height reduced by 2 storeys- Stepped form to allow retention of solar access to the Ward Street Plaza’s Central Square from 9am at any time of the year	Amended Planning Proposal Response: <ul style="list-style-type: none">- Massing revised to introduce a 3-storey podium with nil setback and 3m tower setback to McLaren Street	Amended Planning Proposal Response: <ul style="list-style-type: none">- Tower massing revised to create orthogonal street wall parallel to Walker Street- Upper levels setback to maintain solar access to residential apartments at 150 Walker Street	Amended Planning Proposal Response: <ul style="list-style-type: none">- Tower massing revised to simplify building setbacks along southern portion of Harnett Street facade. Including;- 6m setback from Harnett Street centreline up to Upper Ground Level- 7.5m setback from Harnett Street centreline from Level 01-03- 9m setback from Harnett Street centreline from Level 04-09	Amended Planning Proposal Response: <ul style="list-style-type: none">- Tower setback increased to ~4.5m from southern boundary

AMENDMENTS

ORIGINAL PLANNING PROPOSAL

KEY

Original PP Massing



Aerial view from South-East

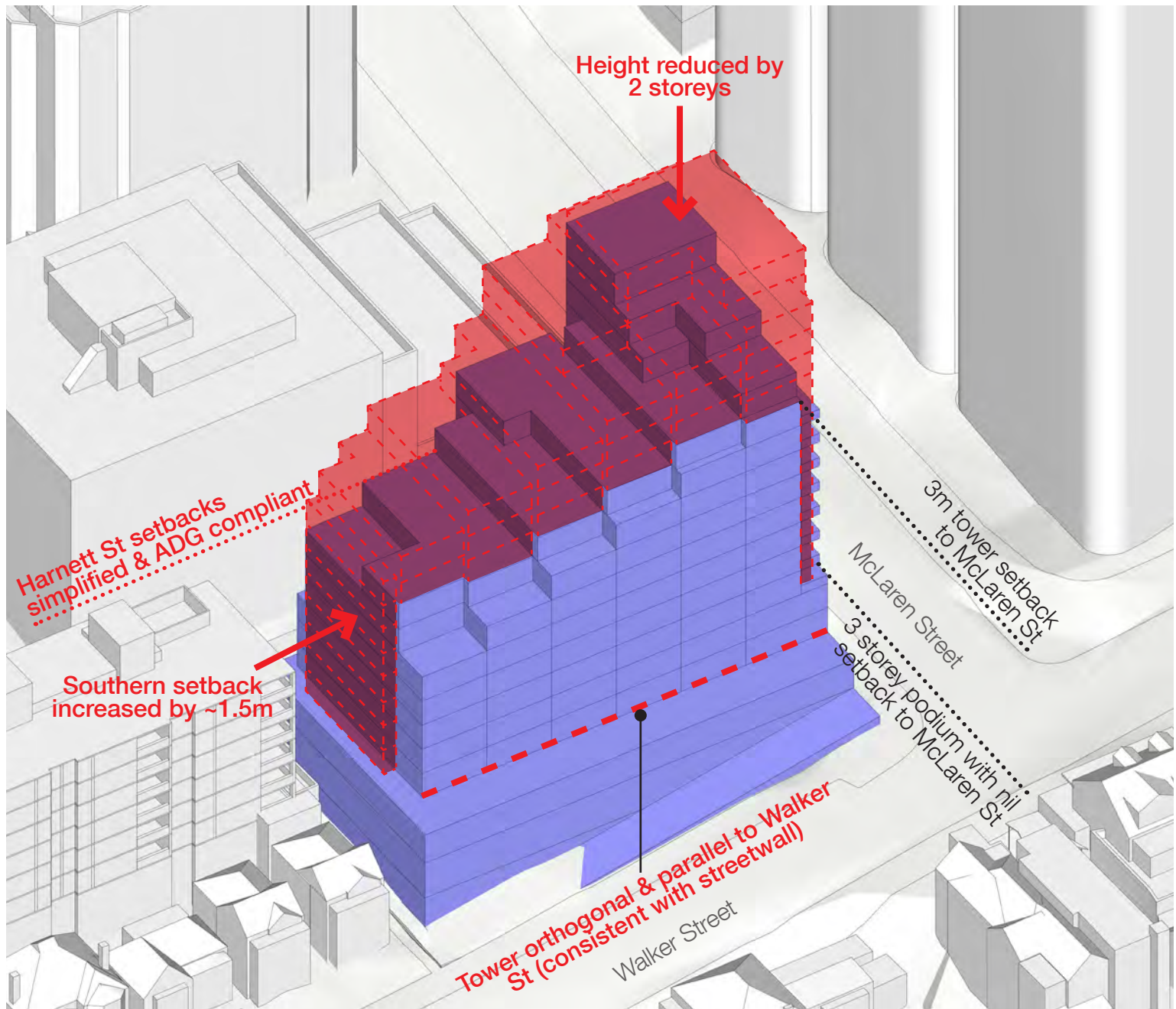
AMENDED PLANNING PROPOSAL

KEY

Amended PP Massing

Original PP Massing

Design Change



Aerial view from South-East

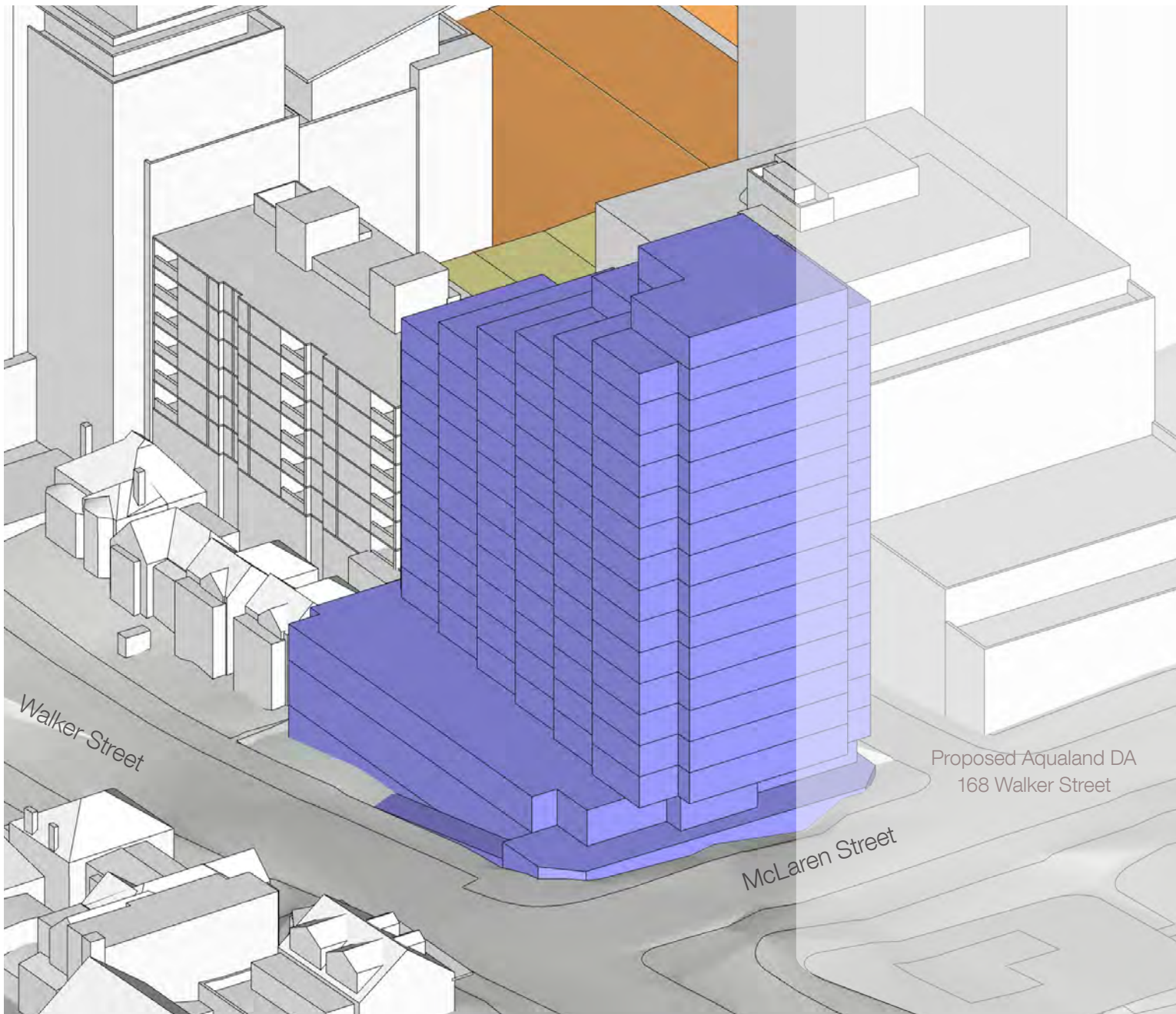
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AMENDMENTS

ORIGINAL PLANNING PROPOSAL

KEY

Original PP Massing



Aerial view from North-East

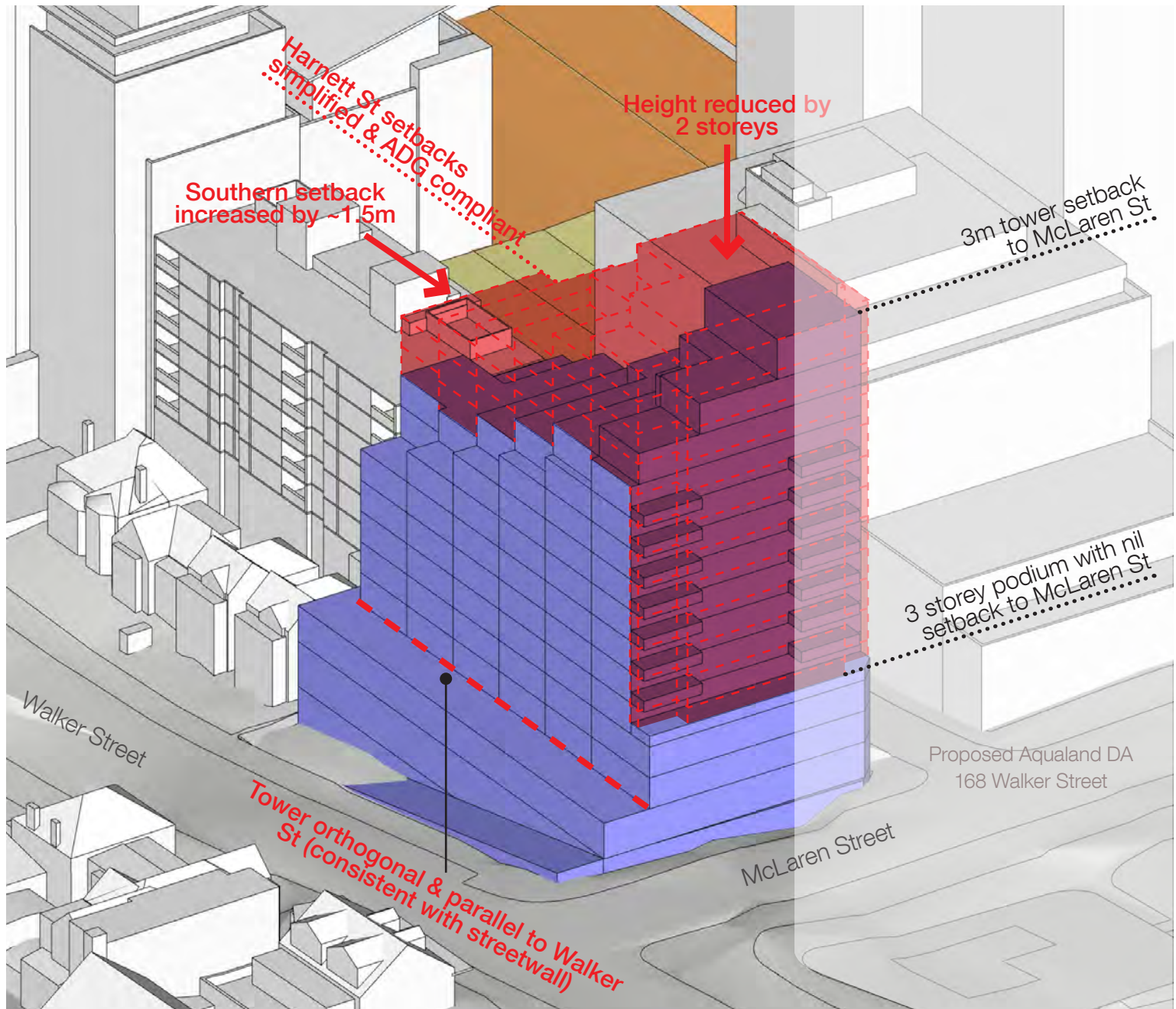
AMENDED PLANNING PROPOSAL

KEY

Amended PP Massing

Original PP Massing

Design Change



Aerial view from North-East

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SOLAR ACCESS

OVERVIEW

The subject site at 45 McLaren Street is located north-east of the proposed future Civic Square identified in the Ward Street Precinct Masterplan (2019) and subsequent North Sydney Public Domain Strategy (2020).

Those documents identify the importance of good solar access to the new public domain and the need for future developents to avoid detrimental overshadowing.

The Ward Street Precinct Masterplan (2019) deferred rezoning of 45 McLaren Street. However, Council's resolution regarding the Masterplan (24 June 2019) noted that "a landowner initiated Planning Proposal may be considered from 45 McLaren Street and may identify how any future redevelopment will: "Minimise solar reductions upon new public domain as identified in the Masterplan"

The design approach for 45 McLaren Street commenced with a commitment to adhering to this objective whilst providing a development commensurate with its urban locality.

POLICY BACKGROUND

North Sydney Council's Public Domain Strategy (PDS) identifies a future Civic Square within the Ward St Precinct (south-west of 45 McLaren Street) and defines two distinct solar conditions for the Square, characterising the main Civic Square (Central Square) as subject to 'good solar access all year round' and the Green Square in the north as 'good solar access in spring, autumn & summer only'.

The North Sydney LEP includes Special Areas designtated as areas to protect solar amenity from 12-2pm. The PDS notes that new open areas including in the strategy will be studied further to consider their potential (inclusion as Special Areas).

No other metrics or performance criteria relating to the expected solar access or permissible overshadowing are included in the PDS. The Strategy does not define dates, times or durations for which solar access should be preserved.

STATUS OF CIVIC SQUARE

Civic Square does not yet exist. It will be a new public space built as part of the redevelopment of a number of assets including an existing multi-deck carpark. Detailed information, including regarding levels, was not available at the commencement of the design process. Concept designs have not been provided by Council.

The 45 McLaren Street Original Planning Proposal design (Oct 2020) assumed a flat plaza at RL74.0. Massing was stepped to ensure good solar access to the future Civic Square at that level.

During post-lodgement discussions, Council advised (Jan 2021) that whilst "still somewhat preliminary" a design level of RL69.45 should be assumed. Subsequent analysis indicated that the relatively minor overshadowing at RL74 was significantly exacerbated at the lower level.

Further revisions to the design, including the Amended Planning Proposal design, have adopted RL69.45 as the assumed Civic Square level.

PERFORMANCE CRITERIA

There does not appear to be any formalised performance criteria regarding the required solar access - or by extension permissible overshadowing - of the future Civic Square. Whilst the objective to achieve ‘good solar access’ has been consistently asserted, neither the Council Motion, Pre-lodgment advice, most recent Council feedback, nor the Public Domain Strategy, definitively prohibit any shadow impact resulting from 45 McLaren Street.

Nothwithstanding this ambiguity, the design approach has consistently sought to align with the general objective of maintaining good solar access to the public domain, as well as the recognition within the Public Domain Strategy that the two parts of the Square are subject to different conditions and enjoy different opportunities for solar access across the course of the year.

COUNCIL FEEDBACK

Pre-lodgement advice from Council staff (10th August 2020) noted "Council reiterates its strong preference for no additional overshadowing on the proposed open space identified in the Ward Street Precinct Masterplan all year-round".

Post-lodgement advice from Council (24 Nov 2020, 12 Jan 2021) noted that ther should be "no additional overshadowing of hte future public squares at ANY time of the day year round."

Subsequent feedback (5th March 2021) noted "the concept proposal must be revised to ensure that any increase in additional overshadowing of to the northern square is minimised to the greatest extent possible."

Final feedback from council on the amended planning proposal submitted in June 2021 stated that solar access to the Central Square of the future Ward Street Plaza should be maintained from 9am at any time of the year.

SUMMARY

The Amended PP design has undergone a significant reduction in height and further modelling of the form, ensuring solar access to the Central Square is maintained from 9am throughout the year, and that there is minimal overshadowing of the Green Square between 9am-10.08am on the Winter Solstice. Full solar access is maintained to both areas of the square for the balance of the year.

A detailed explanation of the evolution of the design, shadow analysis and resultant solar access follows.

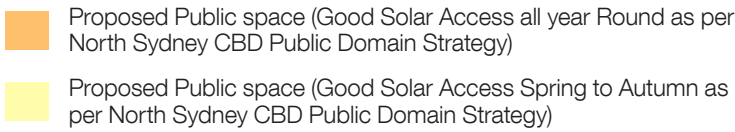
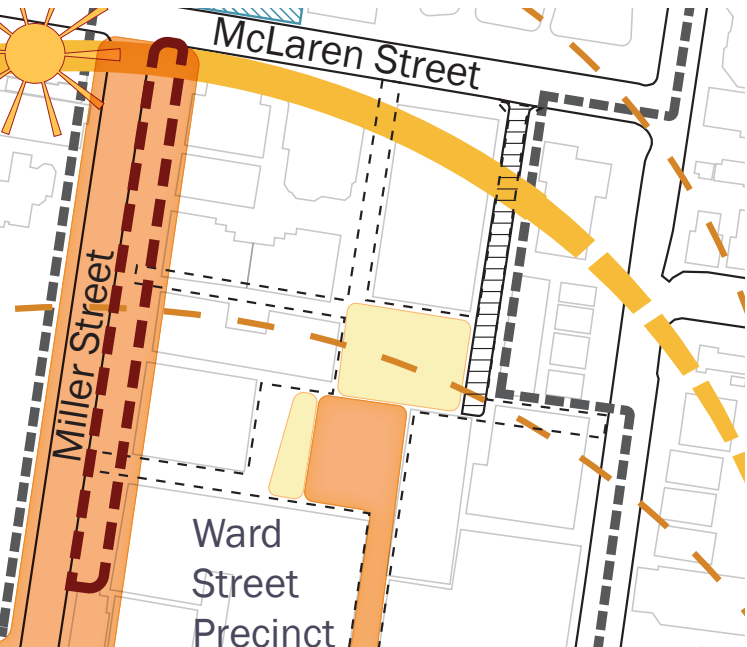
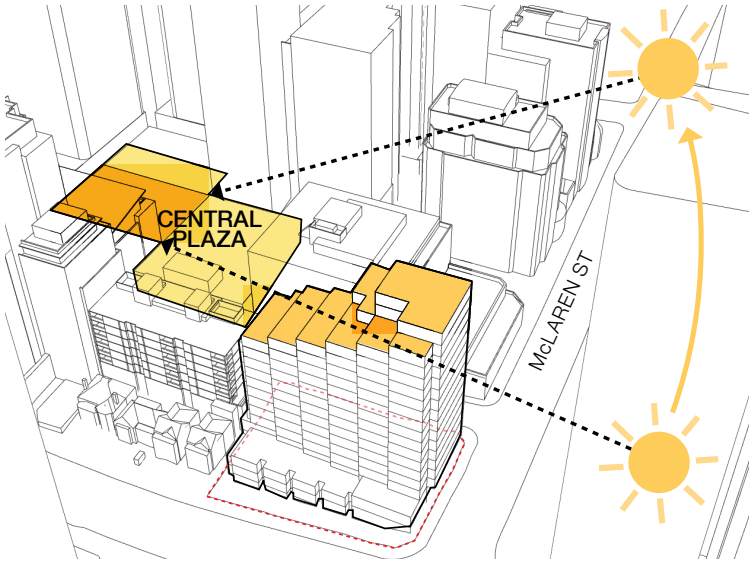


Figure: North Sydney Public Domain Strategy, 2020, p22



SOLAR ACCESS DESIGN EVOLUTION

Note: In order to show a clear comparison of all proposals against the same conditions, all diagrams show the Civic Square at RL 69.45, as directed by council to be the latest plaza level assumption (Email, 12th Jan 2021).

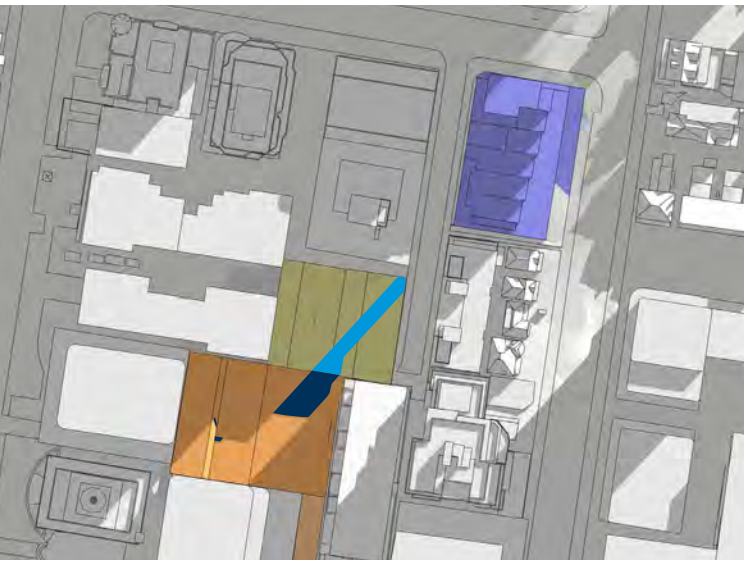


Original Planning Proposal Principle



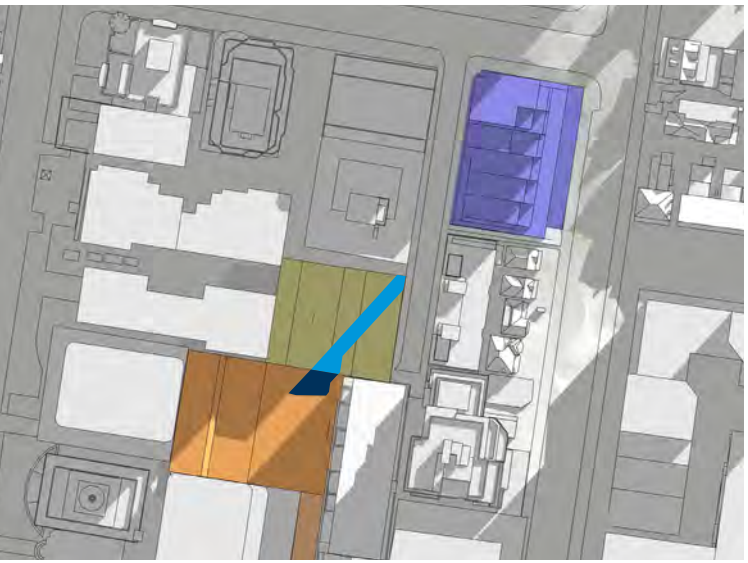
ORIGINAL PLANNING PROPOSAL (PP)
(OCT 2020)

Stepped tower to allow sun to Civic Square.
Central Square: Minor overshadowing 9am-9:53am Winter only. (max 329m²)
Green Square: Minor shadow impact, 9am-10:17am Winter only. Good solar access Spring to Autumn.



REVISION 1
(DEC 2020)

Building height reduced by one storey.
Central Square: Minor overshadowing 9am-9:53am Winter only. (max 160m²)
Green Square: Minor shadow impact, 9am-10:15am Winter only. Good solar access Spring to Autumn.



REVISION 2
(FEB 2021)

Building height reduced by two storeys.
Central Square: Minor overshadowing 9am-9:53am Winter only. (max 82m²)
Green Square: Minor shadow impact, 9am-10:15am Winter only. Good solar access Spring to Autumn.



AMENDED PLANNING PROPOSAL
(NOV 2021)

Building height reduced by two storeys.
Central Square: No overshadowing from 9am at any time of the year
Green Square: Minor shadow impact, 9am-10:08am Winter only. Good solar access Spring to Autumn.

KEY

Proposed Amended Massing (excludes landscaping)

Additional Overshadowing by original massing (to Entire Plaza)

Additional Overshadowing by amended massing (to Central Square)

Additional Overshadowing by amended massing (to Green Square)

Proposed Public space (Good Solar Access all year Round as per North Sydney CBD Public Domain Strategy)

Proposed Public space (Good Solar Access Spring to Autumn as per North Sydney CBD Public Domain Strategy)

Summary
The significant reduction in height and further modelling of the form ensures no overshadowing of the Central Square from 9am at any time of the year, and minimal overshadowing of the Green Square between 9am-10:08am on the Winter Solstice.

SOLAR ACCESS ANALYSIS

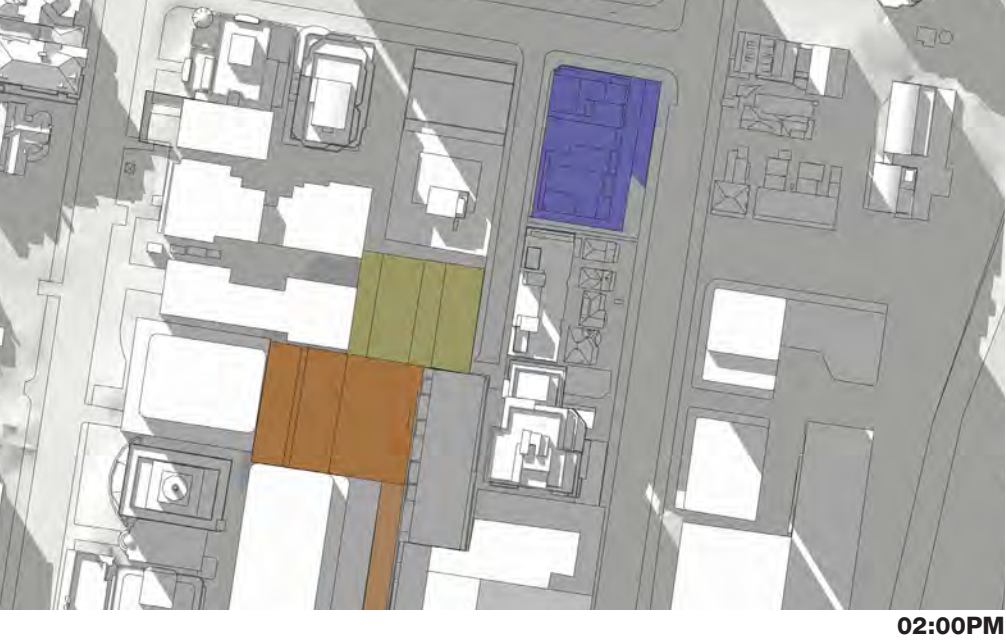
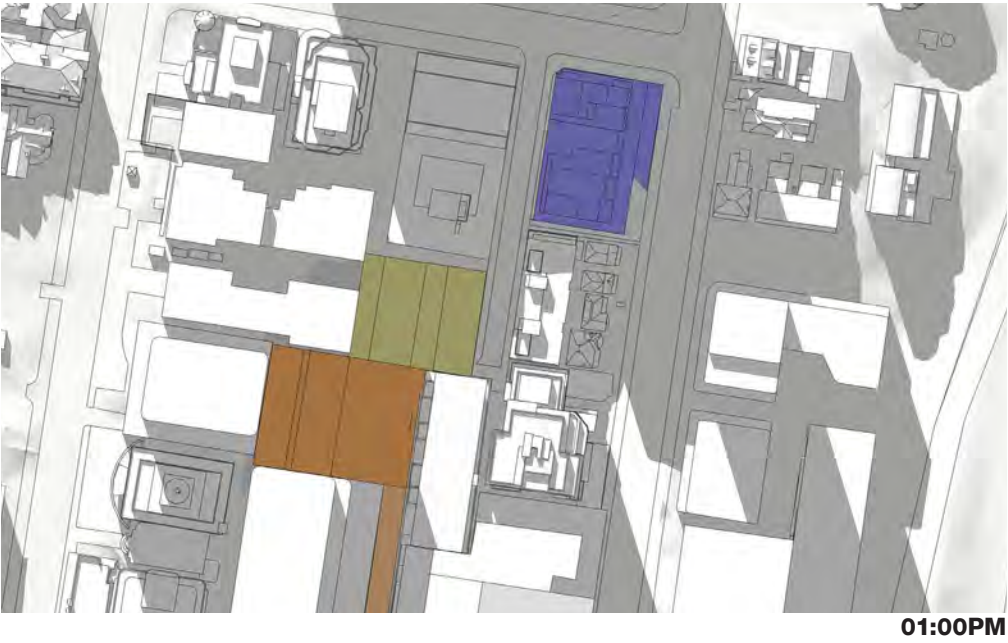
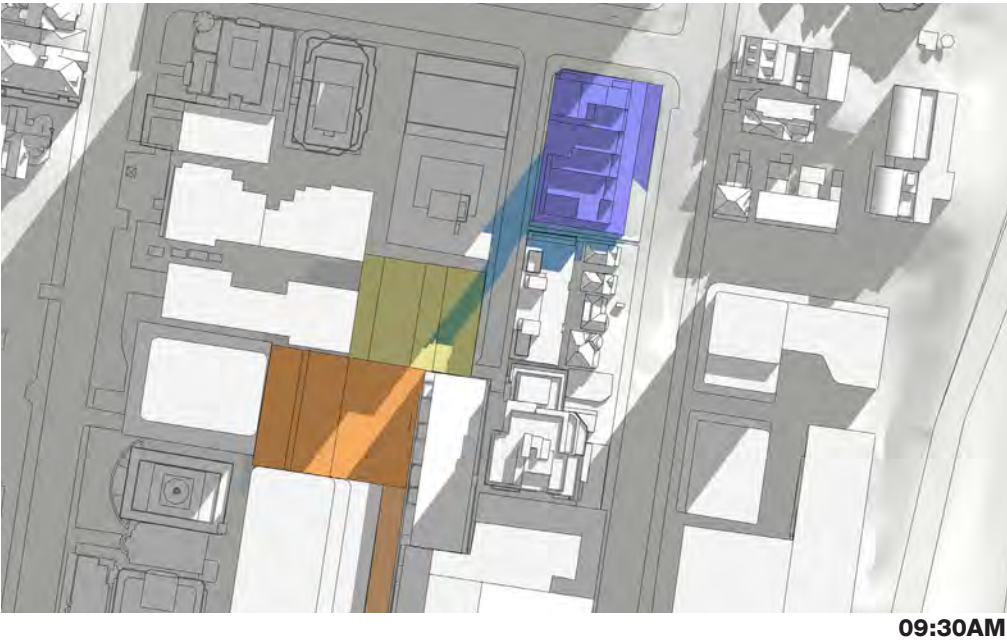
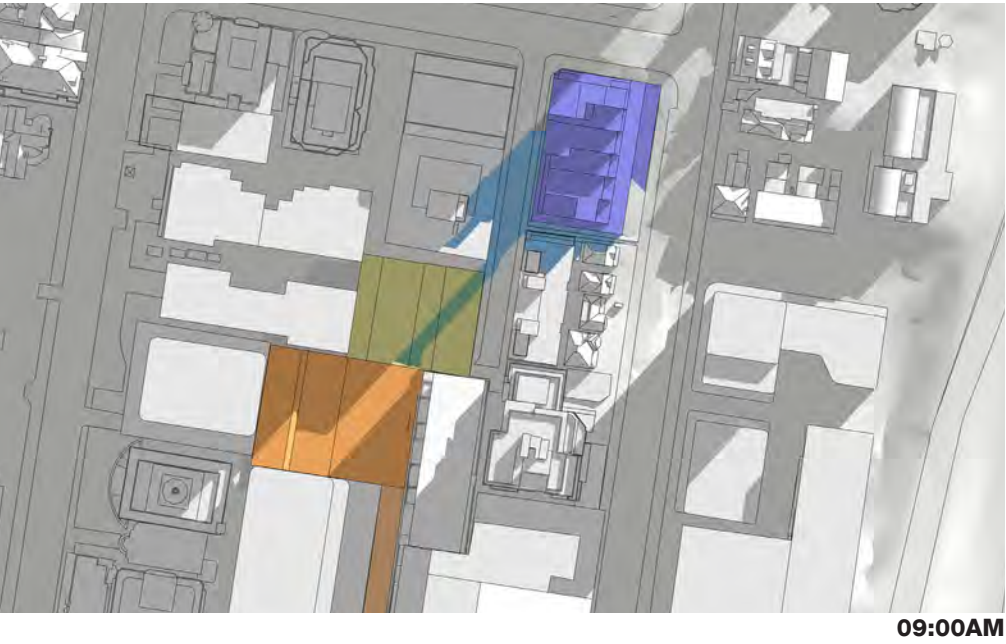
WINTER SOLSTICE 21 JUNE

As demonstrated through the following shadow diagrams, the building seeks to provide good solar amenity to the public spaces proposed in the Ward Street Masterplan.

Central Square (highlighted in orange) has no additional overshadowing from 9am.

Green Square (highlighted in yellow) is partially overshadowed by the proposal between 9.00am-10.08am on the winter solstice, the lowest sun angle throughout the year. With the proposal causing 180sqm of additional overshadowing at 9.00am, 148sqm at 9.30am and 20sqm at 10.00am, and 0sqm of additional overshadowing from 10.08am.

- KEY**
- Proposed Amended Massing (excludes landscaping)
 - Current overshadowing (including D.A. approved 168 Walker Street)
 - Additional Overshadowing by proposed amended massing at 45 McLaren Street
 - Proposed Public space (Good Solar Access all year Round as per North Sydney CBD Public Domain Strategy)
 - Proposed Public space (Good Solar Access Spring to Autumn as per North Sydney CBD Public Domain Strategy)

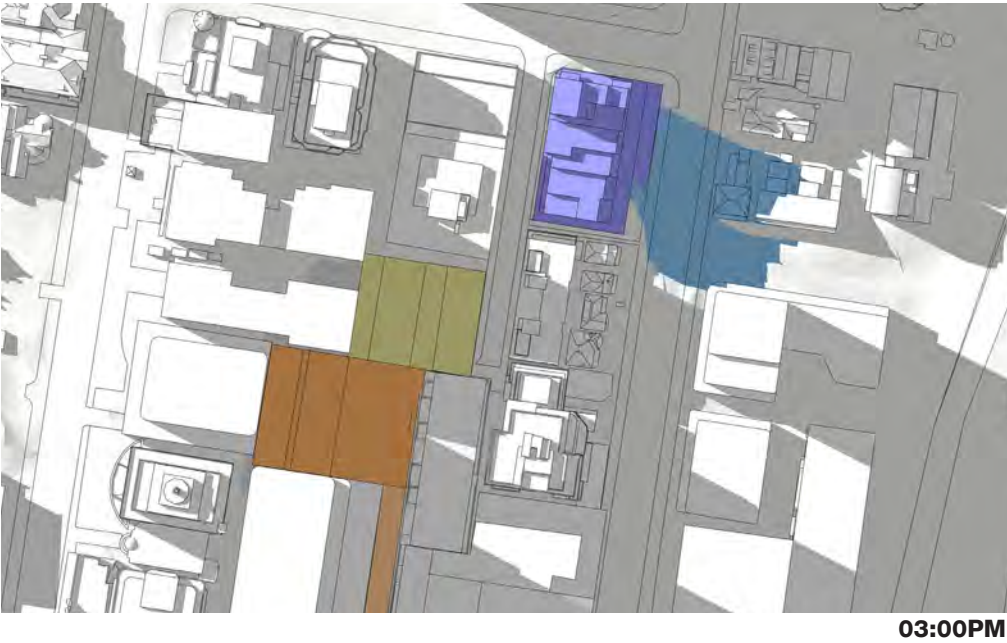
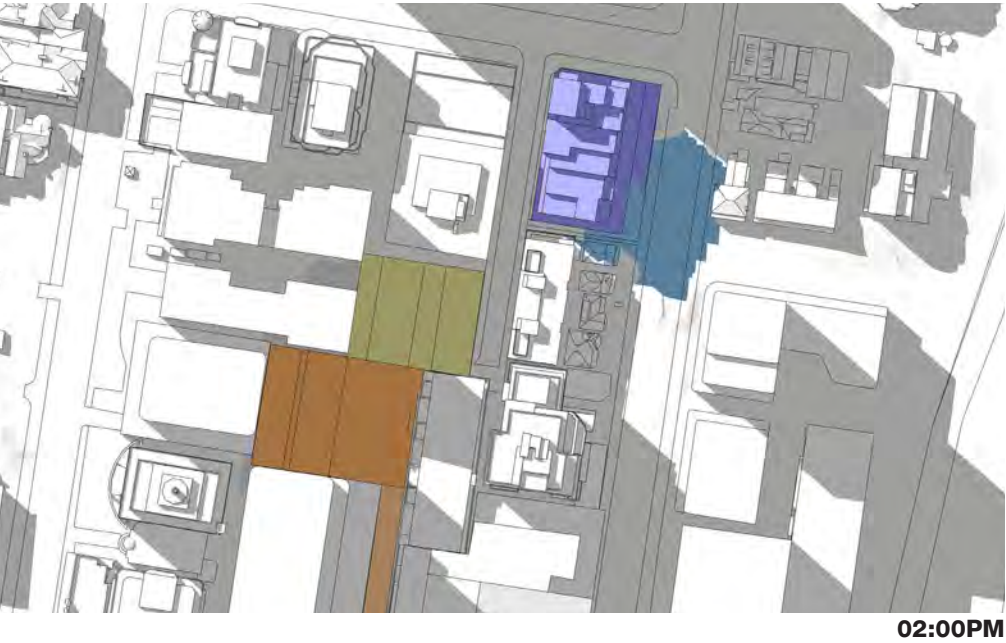
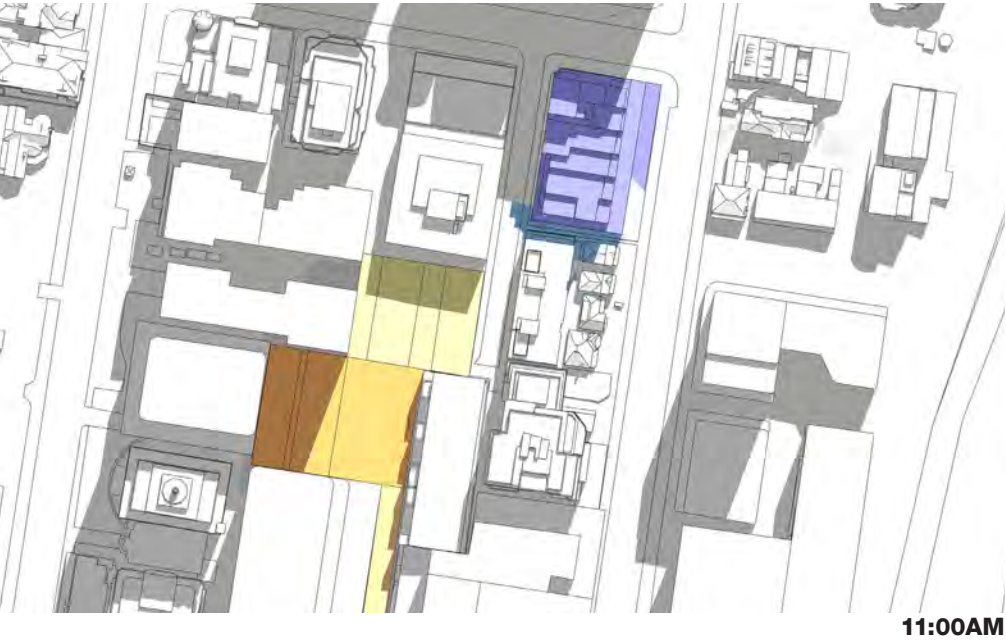


SOLAR ACCESS ANALYSIS

SPRING EQUINOX 21 SEPTEMBER

During Spring, the proposal results in no additional overshadowing to both the Central Square and Green Square areas of the Ward Street plaza.

- KEY**
- Proposed Amended Massing (excludes landscaping)
 - Current overshadowing (including D.A. approved 168 Walker Street)
 - Additional Overshadowing by proposed amended massing at 45 McLaren Street
 - Proposed Public space (Good Solar Access all year Round as per North Sydney CBD Public Domain Strategy)
 - Proposed Public space (Good Solar Access Spring to Autumn as per North Sydney CBD Public Domain Strategy)



MCLAREN STREET SETBACK






COUNCIL'S REQUESTED AMENDMENTS

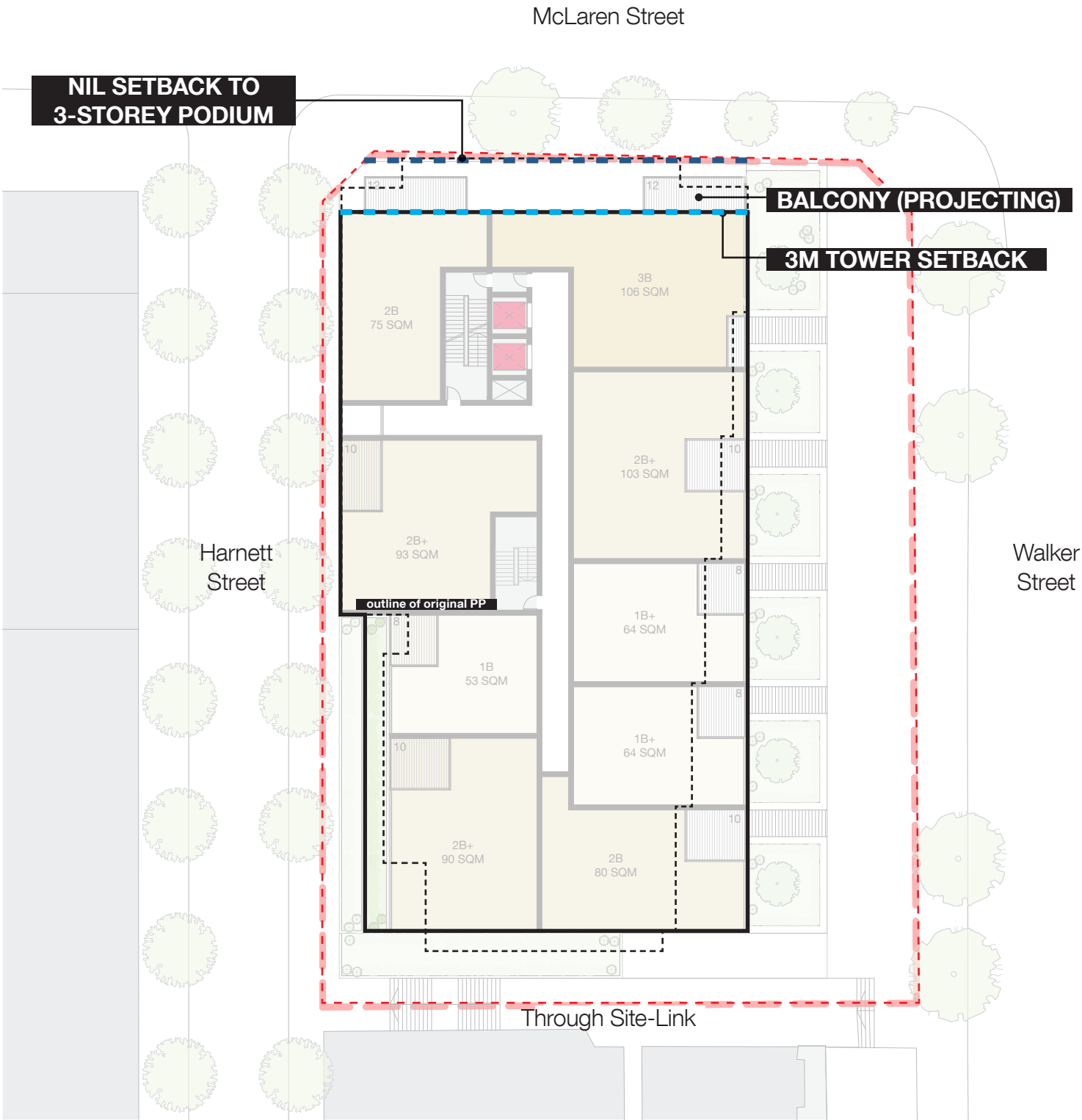
North Setback - introduce a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with the DCP provisions

AMENDED PLANNING PROPOSAL RESPONSE

Massing revised to introduce a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with council feedback and the DCP provisions. Balconies project beyond this 3m setback.

KEY

-  Site - 45 McLaren Street
-  Outline of Original Planning Proposal
-  Outline of Amended Planning Proposal
-  Nil podium setback (3-storeys)
-  3m tower setback



Level 04-05 plan shown

WALKER STREET SETBACK

COUNCIL’S REQUESTED AMENDMENTS

(as per letter dated 24 November 2020)

Walker Street Alignment - “parallel to the alignment of Walker Street”

That the concept proposal be revised to:

(e) regularise the tower setback such that it is parallel to the alignment of Walker Street

AMENDED PLANNING PROPOSAL RESPONSE

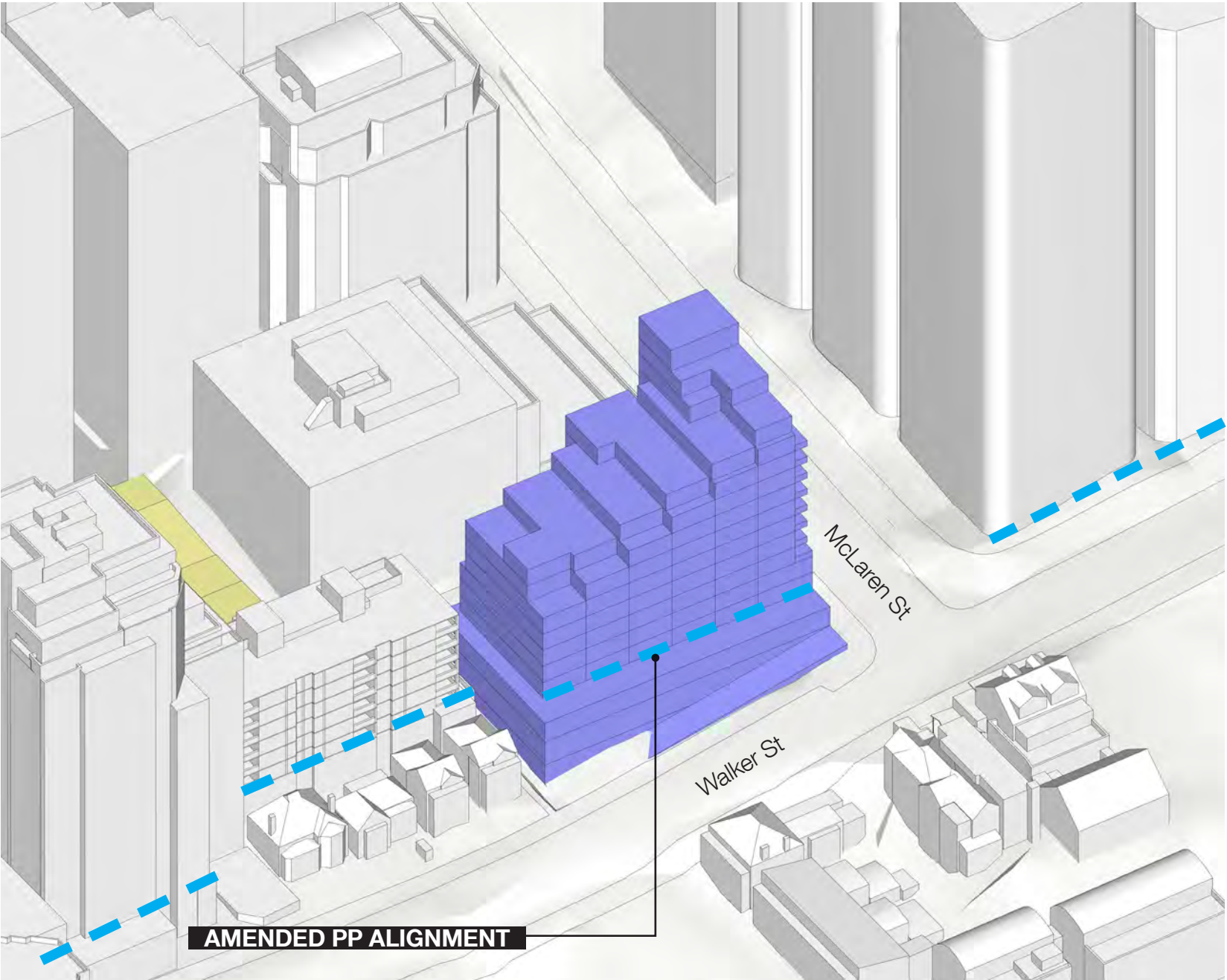
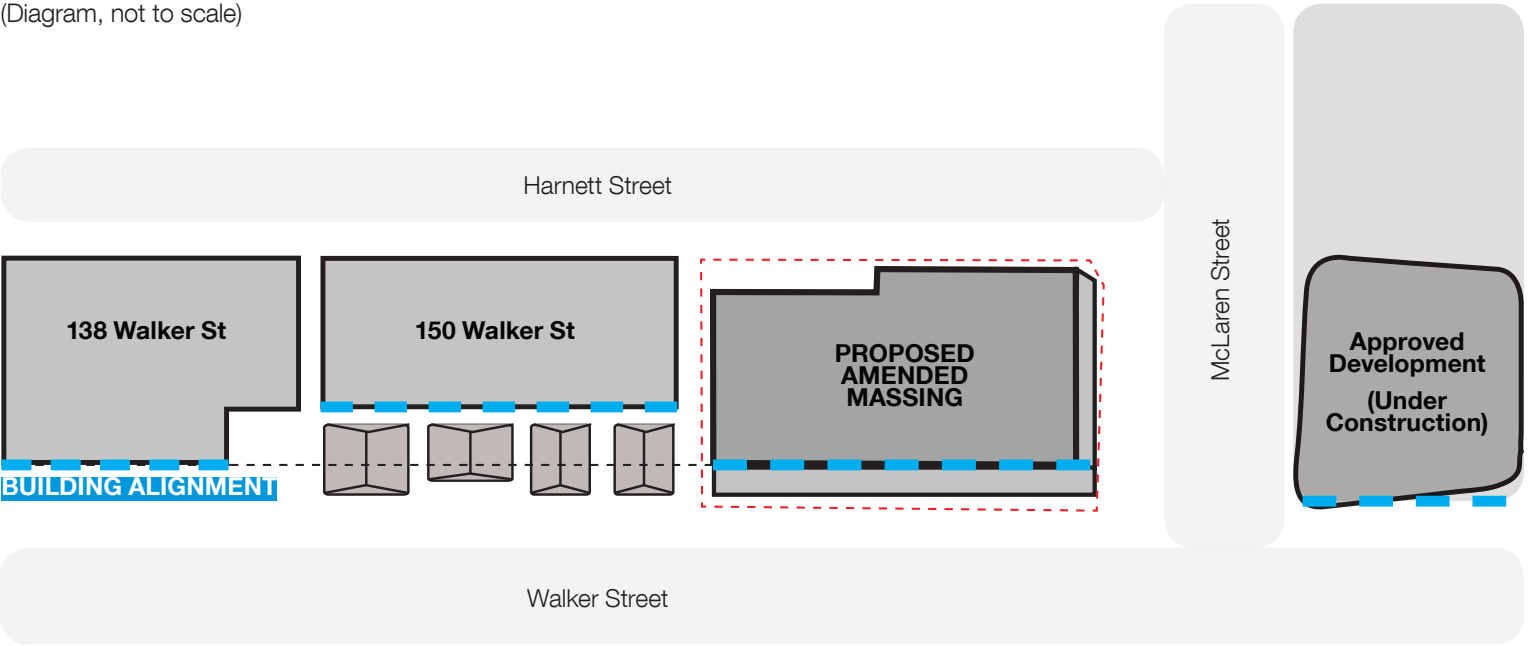
Main tower form realigned to be parallel to Walker Street and relate to prevailing street wall.

Upper levels of tower stepped in plan and elevation in repsonse to form and to maintain good solar access to 150 Walker Street

KEY

- Site - 45 McLaren Street
- Building alignment
- Amended PP tower envelope

(Diagram, not to scale)



KEY

- Amended PP Massing
- Building alignment

HARNETT STREET SETBACK

COUNCIL’S REQUESTED AMENDMENTS

(as per letter dated 24 November 2020)

Harnett Street Setback - “address ADG separation requirements”

That the concept proposal be revised to:
(c) ensure that it is appropriately setback from the southern and western boundaries consistent with the minimum requirements set by the Apartment Design Guide to ensure adequate amenity to adjoining properties and internally within the development;

AMENDED PLANNING PROPOSAL RESPONSE

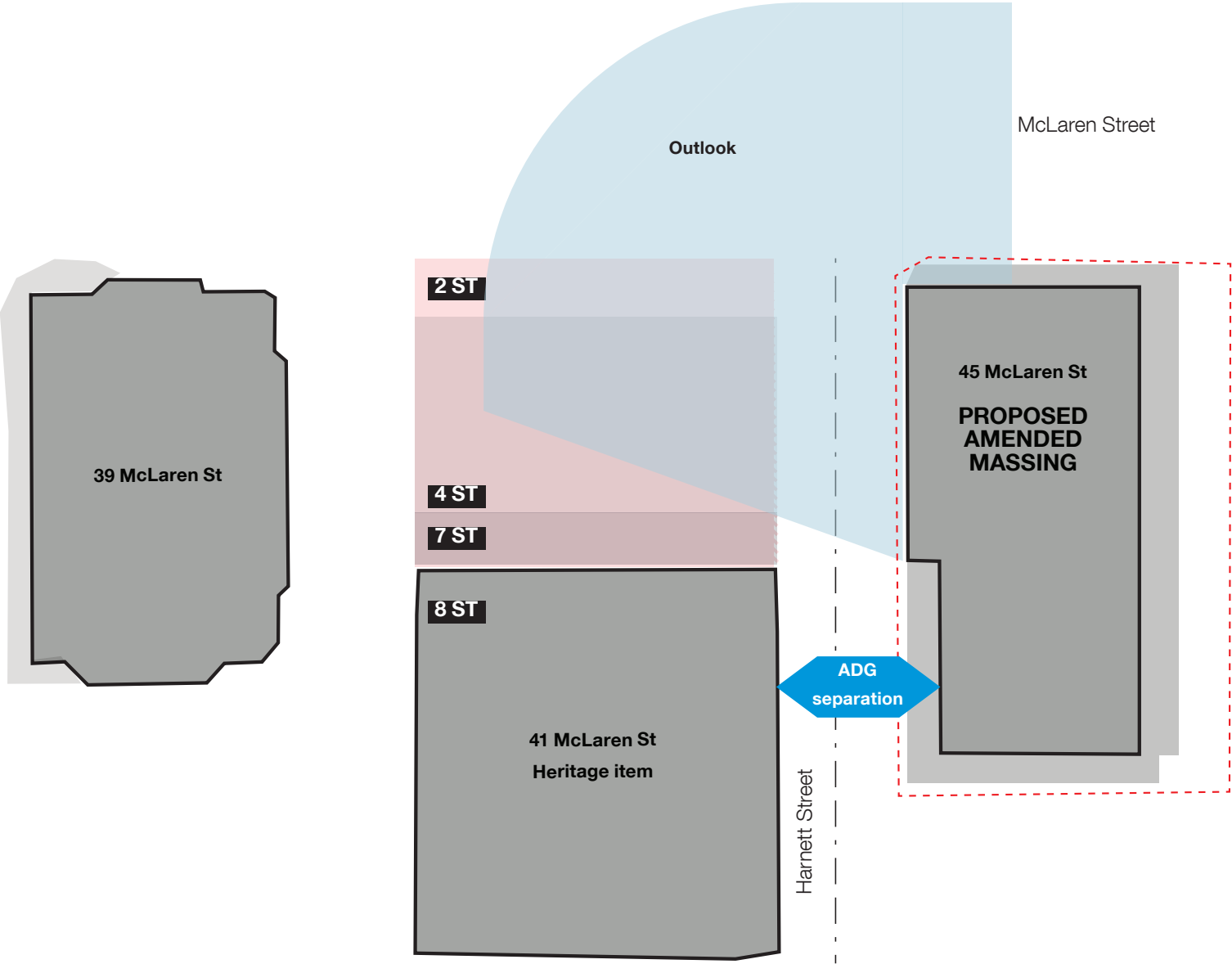
The approach to building separation, ADG compliance, and ensuring high levels of residential amenity includes the following strategies:

- Tailored response that recognises the importance of heritage listed built fabric at 41 McLaren Street including the stepped form and integral facade screening
- Setbacks to the proposed development at 45 McLaren St respond to the different scale of 41 McLaren St
- ADG compliant setbacks are provided to the southern portion adjacent the 8 storey component range
- A reduced setback is provided to the northern portion adjacent the lowscale section of the heritage building.
- Apartments within the reduced setback zone (2 per floor) benefit from outlook over the adjacent building as well as oblique views along Harnett Street to the north and south. Both are corner units providing dual aspect.



41 McLaren Street

/ Heritage listed commercial property with low-scale to north (2-4 storey) and 7-8-storey portion to south.
/ Includes substantial integrated privacy screening along Harnett Streetconsidered an intrinsic part of its heritage value.



HARNETT STREET SETBACK

COUNCIL’S REQUESTED AMENDMENTS

(as per letter dated 24 November 2020)

Harnett Street Setback - “address ADG separation requirements”

*That the concept proposal be revised to:
(c) ensure that it is appropriately setback from the southern and western boundaries consistent with the minimum requirements set by the Apartment Design Guide to ensure adequate amenity to adjoining properties and internally within the development;*

AMENDED PLANNING PROPOSAL RESPONSE

Heritage listed commercial property at 41 McLaren with low-scale to north and 8-storey portion to south. Includes substantial privacy screening considered an intrinsic part of its heritage value.

Revised massing has resulted in significant height reduction, with majority of the development adjacent 41 McLaren Street limited to 8 storeys with ADG compliant setbacks.

12m minimum separation between low-scale portion of 41 McLaren Street and northern portion of proposed development, consistent with ADG requirements for development of that scale.

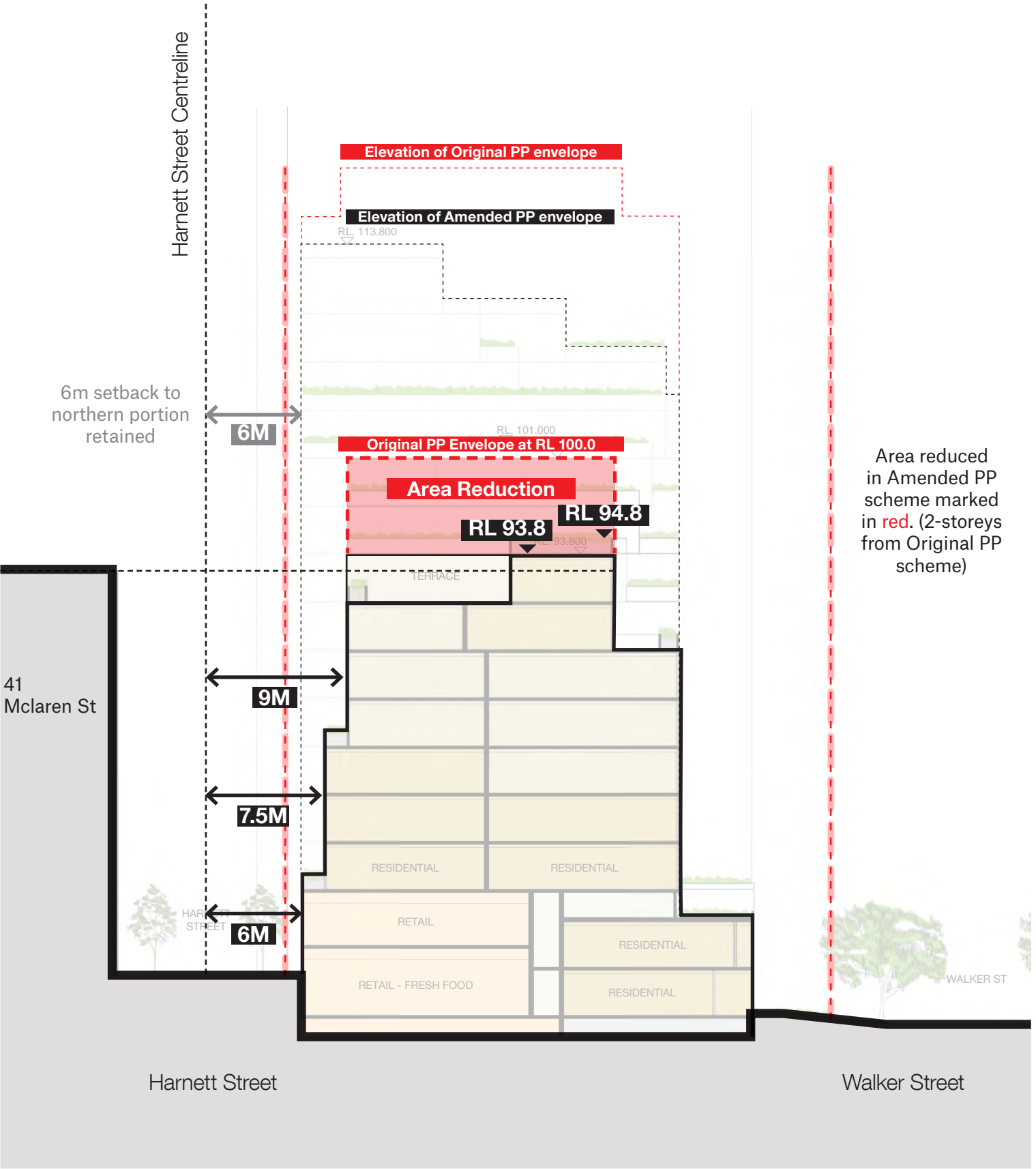


Five to eight storeys (approximately 25m):

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

KEY

- Elevation of Original PP Envelope
- Elevation of Amended PP Envelope
- Outline of Amended Planning Proposal
- Area reduced in Amended Planning Proposal



HARNETT STREET SETBACK

COUNCIL’S REQUESTED AMENDMENTS

(as per letter dated 24 November 2020)

Harnett Street Setback - “address ADG separation requirements”

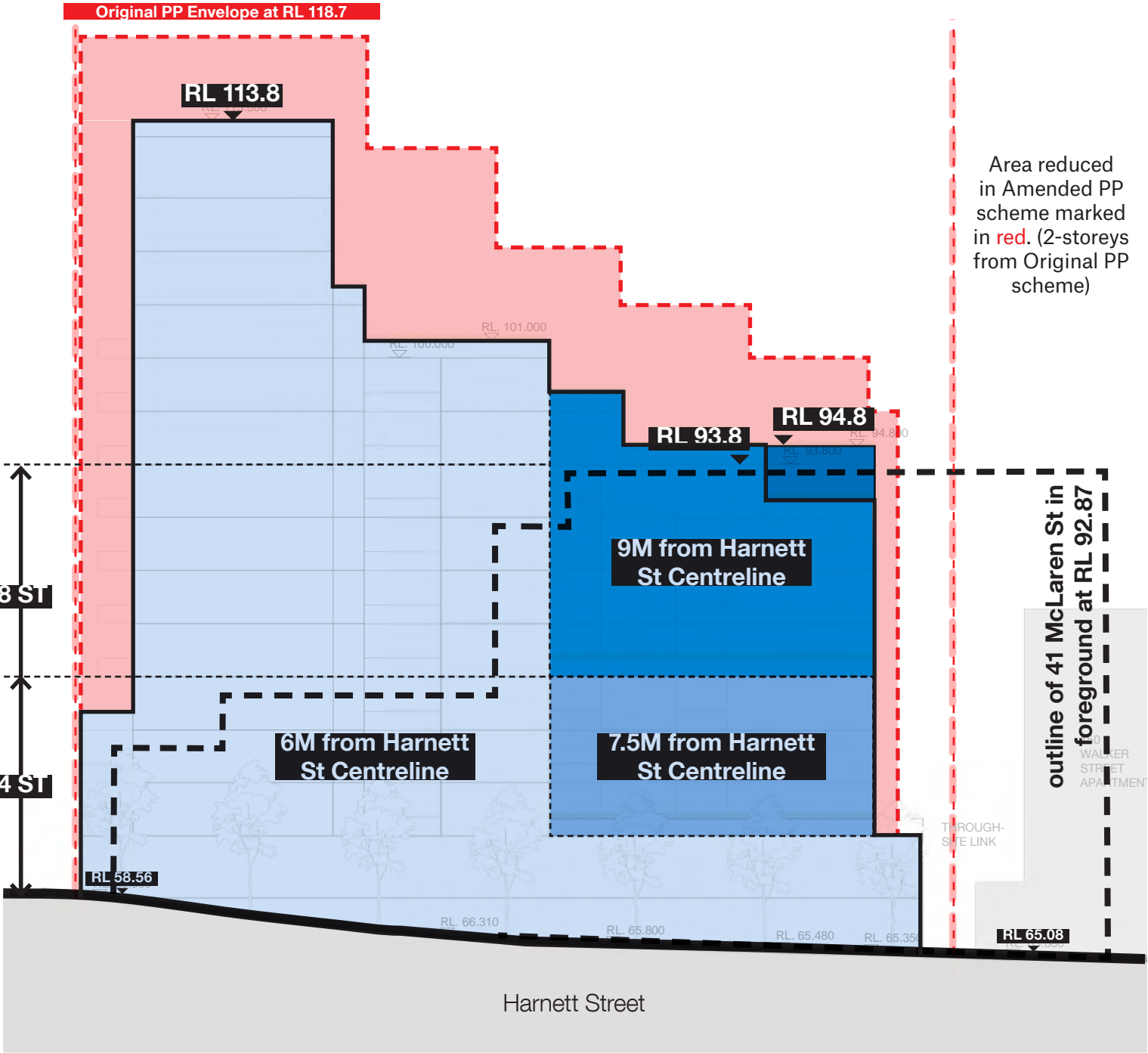
That the concept proposal be revised to:
(c) ensure that it is appropriately setback from the southern and western boundaries consistent with the minimum requirements set by the Apartment Design Guide to ensure adequate amenity to adjoining properties and internally within the development;

AMENDED PLANNING PROPOSAL RESPONSE

Summary of setbacks to western facade of proposed development

KEY

- Amended PP 6m from Harnett Street Centreline
- Amended PP 7.5m from Harnett Street Centreline
- Amended PP 9m from Harnett Street Centreline
- 41 McLaren Street
- Area reduced in Amended Planning Proposal



SOUTH SETBACK

COUNCIL’S REQUESTED AMENDMENTS
(as per letter dated 24 November 2020)

South Setback - “address ADG separation requirements”

That the concept proposal be revised to:
(c) ensure that it is appropriately setback from the southern and western boundaries consistent with the minimum requirements set by the Apartment Design Guide to ensure adequate amenity to adjoining properties and internally within the development

AMENDED PLANNING PROPOSAL RESPONSE

Tower setback to southern boundary increased from ~3m to ~4.5m.

Apartments can be configured such that windows to the south facade are not required to achieve ADG compliant dwellings.

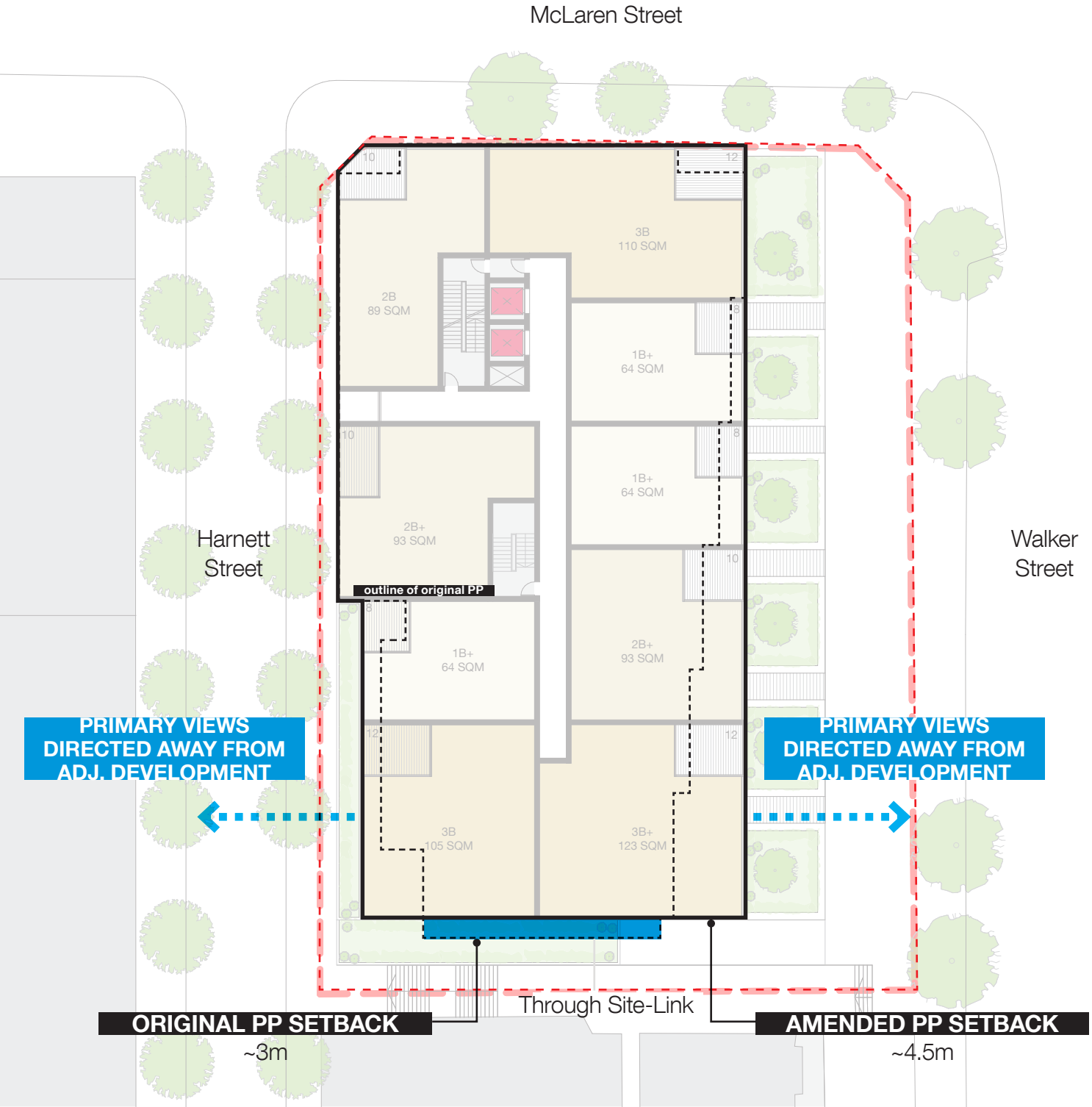
- KEY
- Site - 45 McLaren Street

Outline of Original Planning Proposal

Outline of Amended Planning Proposal

Area of floorplate removed due to increased setback

Primary view direction



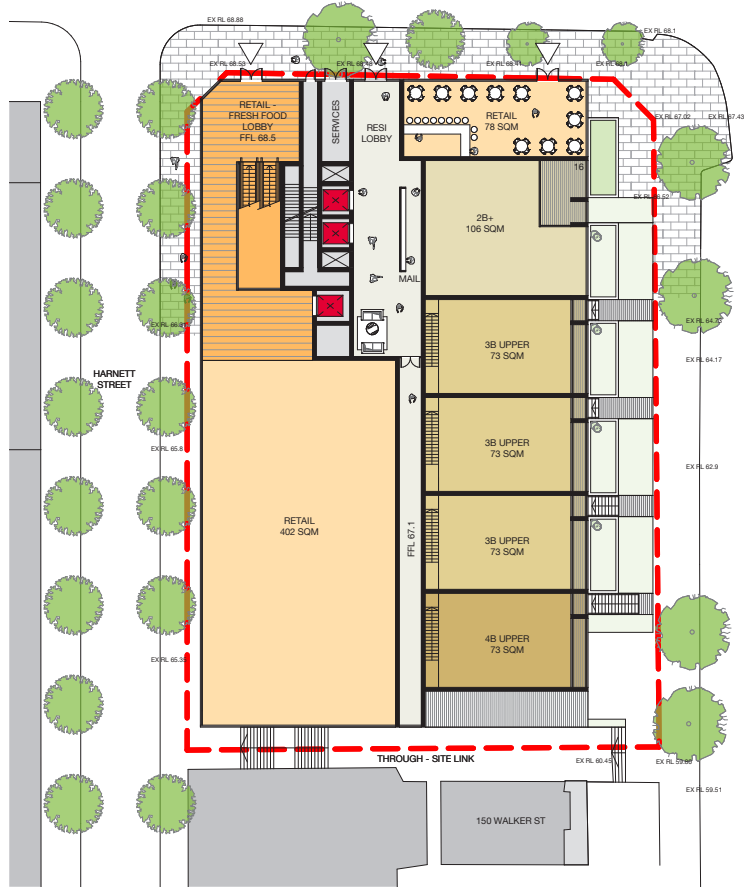
Level 01-02 plan shown

SITE ACCESS STUDY COMPARISON

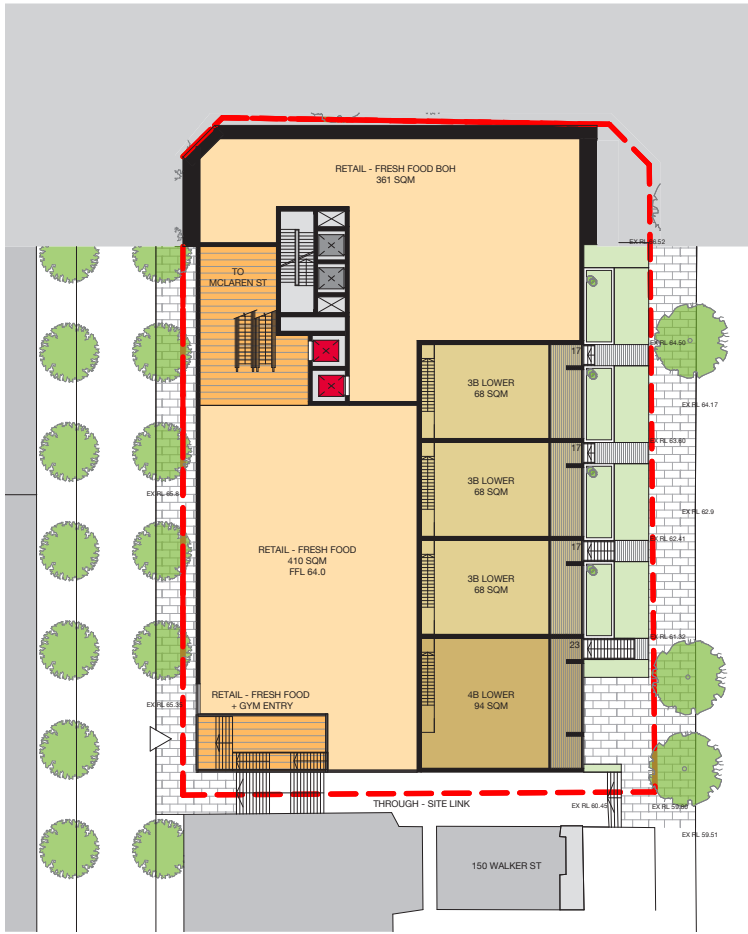
The following investigates the suitability of site access / carpark facilities when accessed from Walker Street versus Harnett Street based on the following criteria:

- response to heritage
- vehicular access & residential amenity
- provision for parking to fresh food retail
- active street frontage / safety
- access into retail spaces
- daylight to retail space

WALKER ST SITE ACCESS



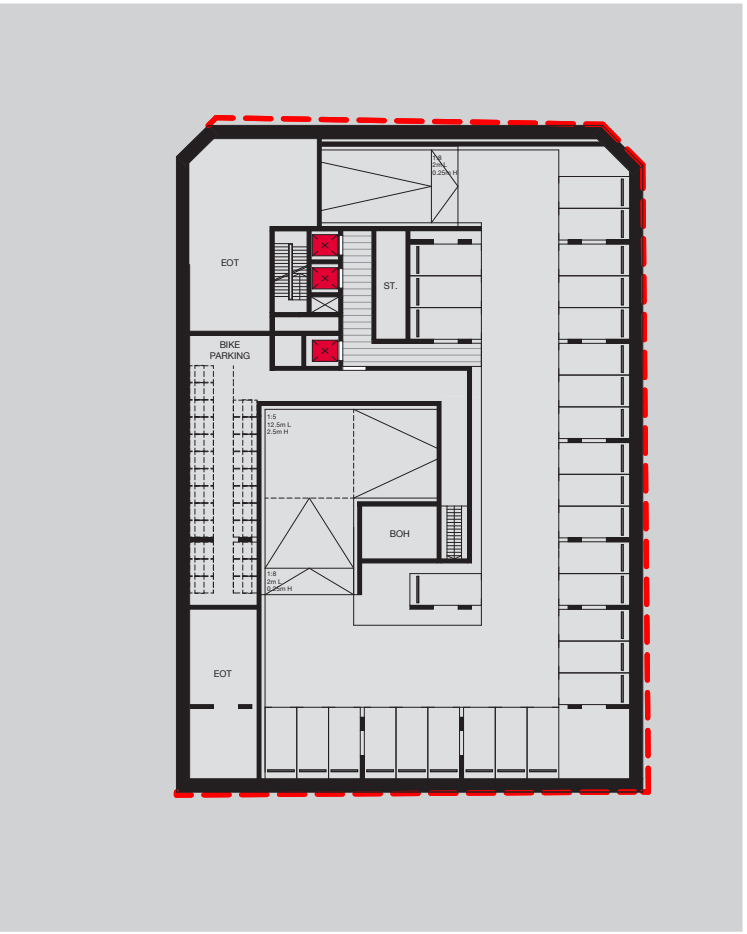
L00 UPPER / WALKER



L00 / WALKER



L00 LOWER / WALKER

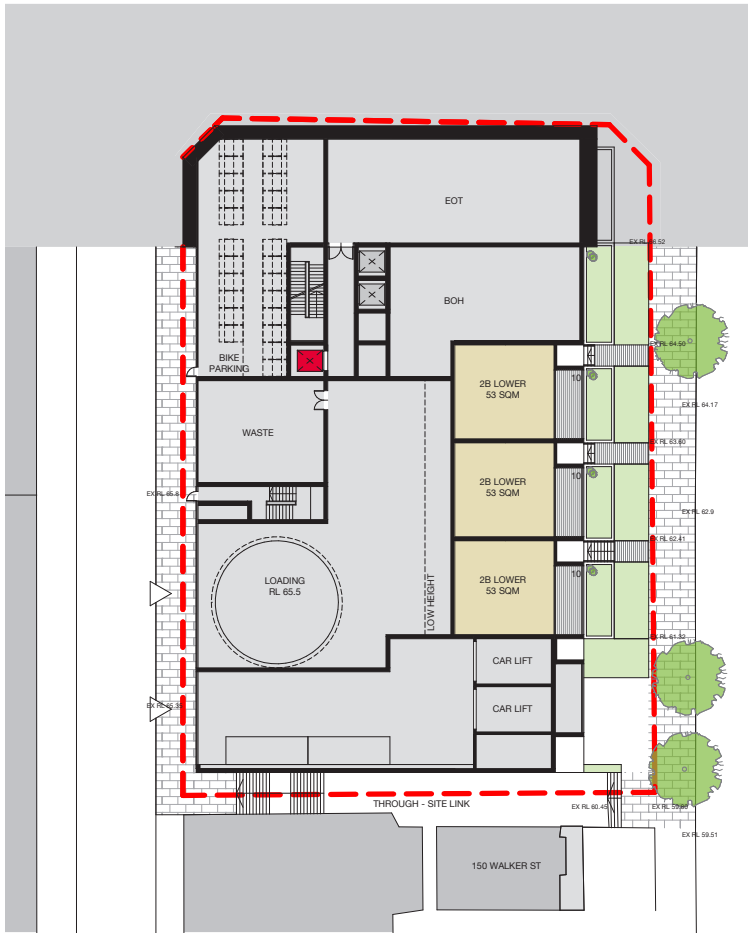


BASEMENT 01 / WALKER

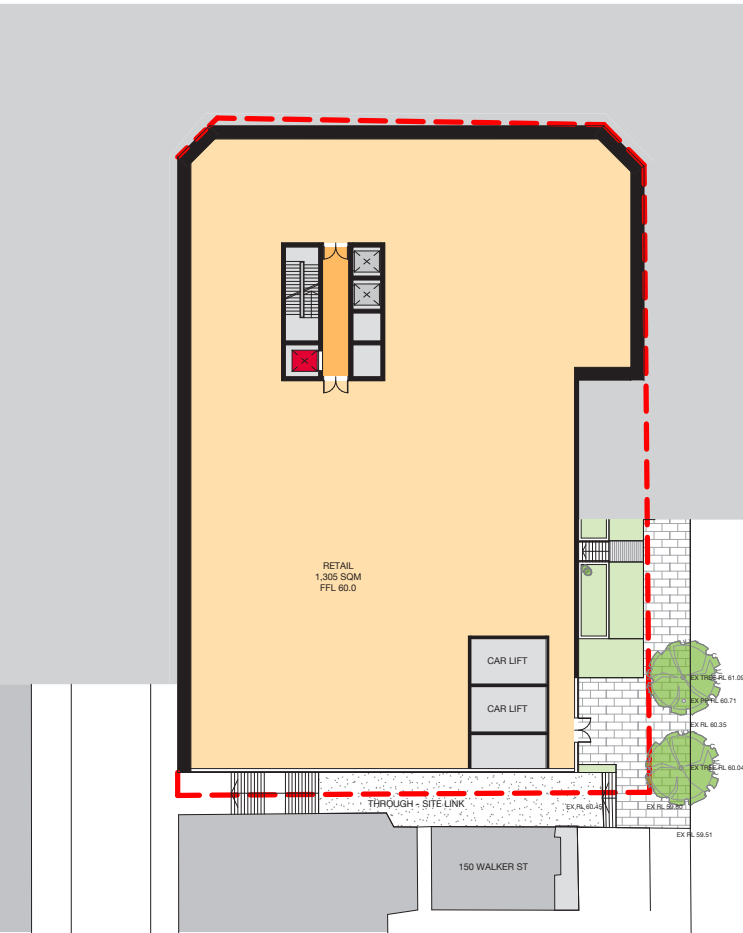
HARNETT ST SITE ACCESS



L00 UPPER / HARNETT



L00 / HARNETT



L00 LOWER / HARNETT



BASEMENT 01 / HARNETT

SITE ACCESS STUDY COMPARISON

	WALKER ST. SITE ACCESS	HARNETT ST. SITE ACCESS
total retail GFA	✓ 2,091 sqm	✗ 1,600 sqmm (-612)
response to heritage	✓ residential terrace adjacent to 150 walker terraces	✗ car lift / inactive facade adjacent to 150 walker terrace
vehicular access / residential amenity	✓ traditional ramp	✗ car lift
provision for parking to fresh food retail	✓ traditional ramp = retail parking	✗ car lift = no retail parking
active street frontage / safety	✓ Walker ✓ McLaren ✓ Harnett ✓ Through link (lower ground) ✓ Through link (ground) ✓ Through link (upper ground)	✓ Walker ✓ McLaren ✗ Harnett ✓ Through link (lower ground) ✗ Through link (ground) ✗ Through link (upper ground)
access into retail spaces	✓ McLaren ✓ Harnett	✓ McLaren ✗ compromised access at Walker
daylight to retail space	✓ daylight from McLaren / Harnett / through-site link	✗ majority of retail is subterranean
✓ ✗	+13 -0	+4 -9
TOTAL	+13	-5

VIEW COMPARISON

AERIAL



EXISTING



ORIGINAL PLANNING PROPOSAL



AMENDED PLANNING PROPOSAL

VIEW COMPARISON

WALKER STREET

LOOKING NORTH



EXISTING



ORIGINAL PLANNING PROPOSAL



AMENDED PLANNING PROPOSAL

VIEW COMPARISON

WALKER STREET



EXISTING



ORIGINAL PLANNING PROPOSAL



AMENDED PLANNING PROPOSAL



**10.0
ADG COMPLIANCE**

ADG COMPLIANCE

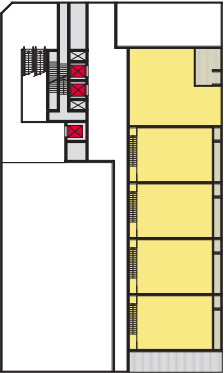
SOLAR ACCESS

A total of 61% of dwellings receive 2 hours solar access to living rooms and balconies between 9am and 3pm on June 21st.

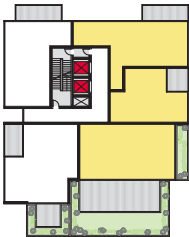
CROSS VENTILATION

To improve residential amenity, the scheme has been designed to maximise the number of dwellings which are naturally cross-ventilated. A total of 60% of dwellings in the first nine storeys of the building have more than one aspect and are therefore deemed to be naturally cross-ventilated.

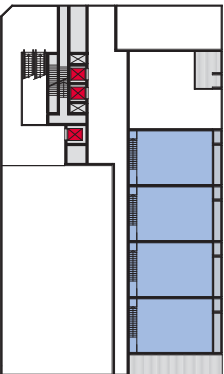
Apartment Mix		ADG compliance	
Level		Solar	Cross-Vent
Level 13			
Level 12		1	
Level 11		1	
Level 10		1	
Level 09		3	
Level 08		4	
Level 07		5	6
Level 06		5	5
Level 05		5	5
Level 04		5	5
Level 03		5	5
Level 02		5	5
Level 01		5	5
Upper Ground		5	4
Ground		0	0
Lower Ground			
Total #		50	40
		total apts	total apts in first 9 storeys (lower G to L07)
		82	67
Total %		61%	60%



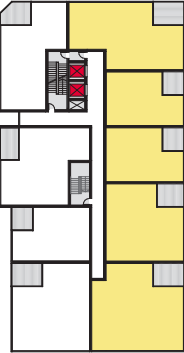
LEVEL 00 UPPER
5 of 5



LEVEL 09
3 of 5



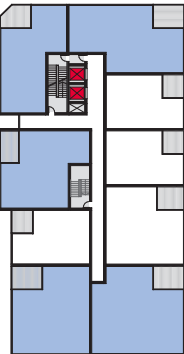
LEVEL 00 UPPER
4 of 5



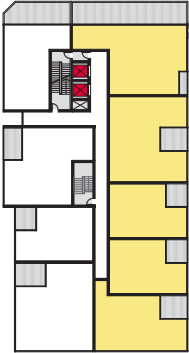
LEVEL 01-02
5 of 9



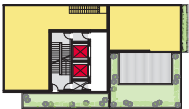
LEVEL 10
1 of 2



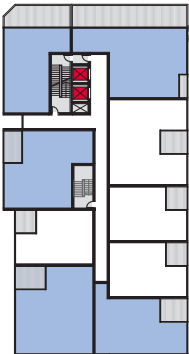
LEVEL 01-02
5 of 9



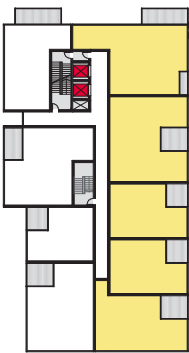
LEVEL 03
5 of 9



LEVEL 11
1 of 2



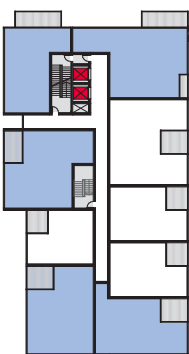
LEVEL 03
5 of 9



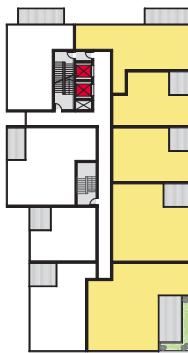
LEVEL 04-05
5 of 9



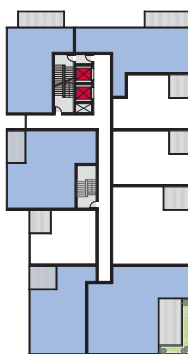
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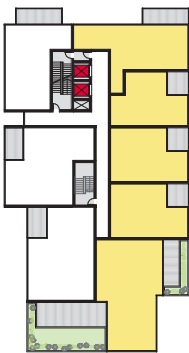
LEVEL 04-05
5 of 9



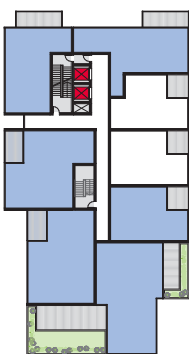
LEVEL 06
5 of 9



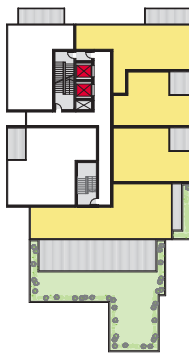
LEVEL 06
5 of 9



LEVEL 07
5 of 8



LEVEL 07
6 of 8



LEVEL 08
4 of 6

AREA SCHEDULE

The adjacent area schedule indicates the floor by floor Gross Floor Area (GFA) for the proposed envelope and apartment mix.

TOTAL FLOOR SPACE

Site Area	1,792 sqm
Residential GFA	9,109 sqm
Retail / Comm GFA	2,091 sqm
Total GFA	11,200 sqm
FSR	6.25 :1
Maximum Height	48.7 m
Storeys	14 storeys @ north boundary
Storeys	10 storeys @ south boundary

RESIDENTIAL MIX

Dwellings	82 units
Comprising	25 one bedroom apartments
	38 two bedroom apartments
	17 three bedroom apartments
	2 penthouses/four bedroom

PARKING

70-80 car spaces
7-8 motorcycle spaces

GFA DEFINITION

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, including:

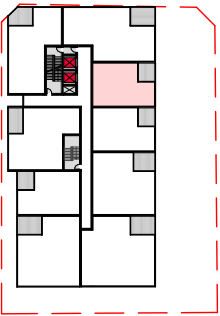
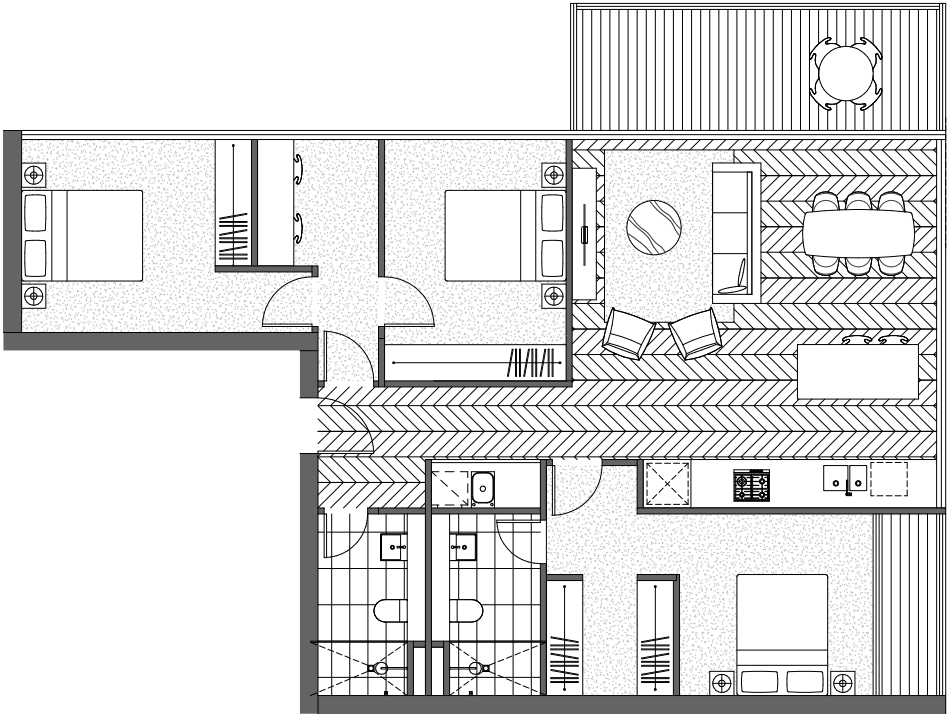
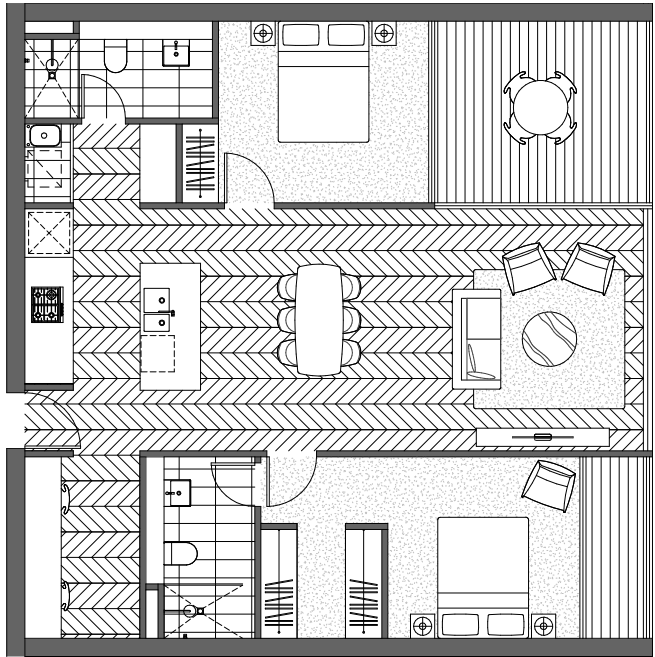
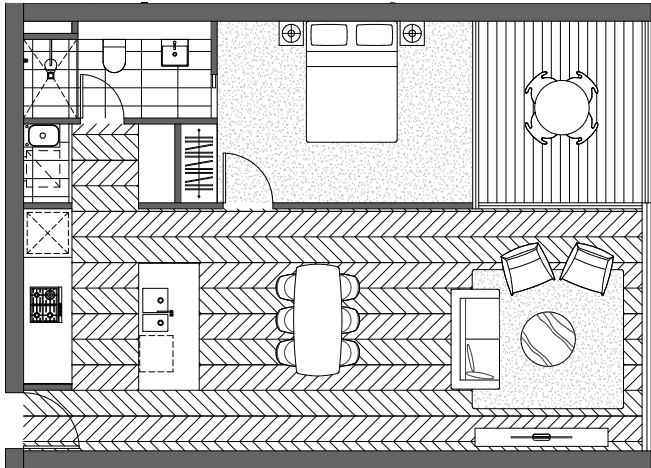
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, excluding:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Area Schedule						
Level	Function	RL	Height	Residential GFA (sqm)	Retail / Commercial GFA (sqm)	Combined GFA (sqm)
Roof		113.8				
Level 13	Plant	109.3	4.5			
Level 12	Resi / Terrace	106.2	3.1	112		112
Level 11	Resi / Terrace	103.1	3.1	165		165
Level 10	Resi / Terrace	100.0	3.1	266		266
Level 09	Resi / Terrace	96.9	3.1	454		454
Level 08	Resi / Terrace	93.8	3.1	560		560
Level 07	Resi / Terrace	90.7	3.1	755		755
Level 06	Resi / Terrace	87.6	3.1	849		849
Level 05	Residential	84.5	3.1	865		865
Level 04	Residential	81.4	3.1	865		865
Level 03	Residential	78.3	3.1	894		894
Level 02	Residential	75.2	3.1	943		943
Level 01	Residential	72.1	3.1	943		943
Upper Ground	Retail / Residential	68.5	3.6	630	602	1232
Ground	Retail / Residential	64	4.5	396	897	1293
Lower Ground	Retail / Loading	60	4	40	592	632
Basement 01	Car Parking	57	3	372		372
Basement 02	Car Parking	54	3			
Basement 03	Car Parking	51	3			
Total				9,109	2,091	11,200

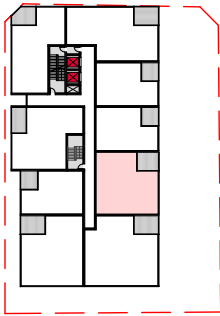
Apartment Mix								
Level	1B	1B+	2B	2B+	3B	3B+	PH/4B	Total
Level 13								
Level 12							1	1
Level 11	0	1	0	0	0	0	0	1
Level 10	0	0	0	1	0	1	0	2
Level 09	0	1	3	1	0	0	0	5
Level 08	0	2	2	1	1	0	0	6
Level 07	0	3	2	2	1	0	0	8
Level 06	1	2	3	2	1	0	0	9
Level 05	1	2	2	3	1	0	0	9
Level 04	1	2	2	3	1	0	0	9
Level 03	0	3	2	2	2	0	0	9
Level 02	0	3	1	2	2	1	0	9
Level 01	0	3	1	2	2	1	0	9
Upper Ground	0	0	0	1	3	0	1	5
Ground								
Lower Ground								
Sub Total	3	22	18	20	14	3	2	82
Total	25		38		17		2	82

TYPICAL APARTMENT LAYOUTS

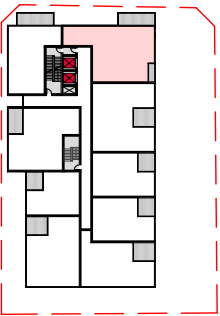
The typical apartment layouts provide open-plan outboard living, and efficient apartment planning.



1 BED EAST
Orientation: East
Internal area: 64sqm
Balcony area: 8sqm
Total area: 72sqm



2 BED EAST
Orientation: East
Internal area: 93sqm
Balcony area: 10sqm
Total area: 103sqm



3 BED EAST
Orientation: East
Internal area: 106sqm
Balcony area: 12sqm
Total area: 118sqm



11.0 ARCHITECTURAL SET

ARCHITECTURAL
SET
AMENDED PP

DRAWING SET
45 McLAREN STREET, NORTH SYDNEY

November 2021

Drawing No.	Drawing	Scale
A00.000	Cover Sheet	
A01.001	Site Plan	1:500 @ A1
A01.002	Setback Plan	1:200 @ A1
A02.B01	Basement 01	1:200 @ A1
A02.B02	Basement 02-03	1:200 @ A1
A02.00L	Level 00 Lower	1:200 @ A1
A02.00M	Level 00	1:200 @ A1
A02.00U	Level 00 Upper	1:200 @ A1
A02.001	Level 01 - 02	1:200 @ A1
A02.003	Level 03	1:200 at A1
A02.004	Level 04 - 05	1:200 @ A1
A02.006	Level 06	1:200 @ A1
A02.007	Level 07	1:200 @ A1
A02.008	Level 08	1:200 @ A1
A02.009	Level 09	1:200 @ A1
A02.010	Level 10	1:200 @ A1
A02.011	Level 11	1:200 @ A1
A02.012	Level 12	1:200 @ A1
A02.013	Level 13	
A09.001	Walker Street Elevation	1:200 @ A1
A09.002	Harnett Street Elevation	1:200 @ A1
A10.001	Section AA	1:200 @ A1
A10.002	Section BB	1:200 @ A1
A10.101	Street Section Walker	1:100 @ A1
A10.102	Street Section Harnett	1:100 @ A1
A10.103	Street Section East-West	1:100 @ A1



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5	05.11.21	Issue for Information	MD	MD
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3	16.06.21	Issue for Information	MD	MD
2	07.09.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400 45 McLaren Street

A01 Site Plan



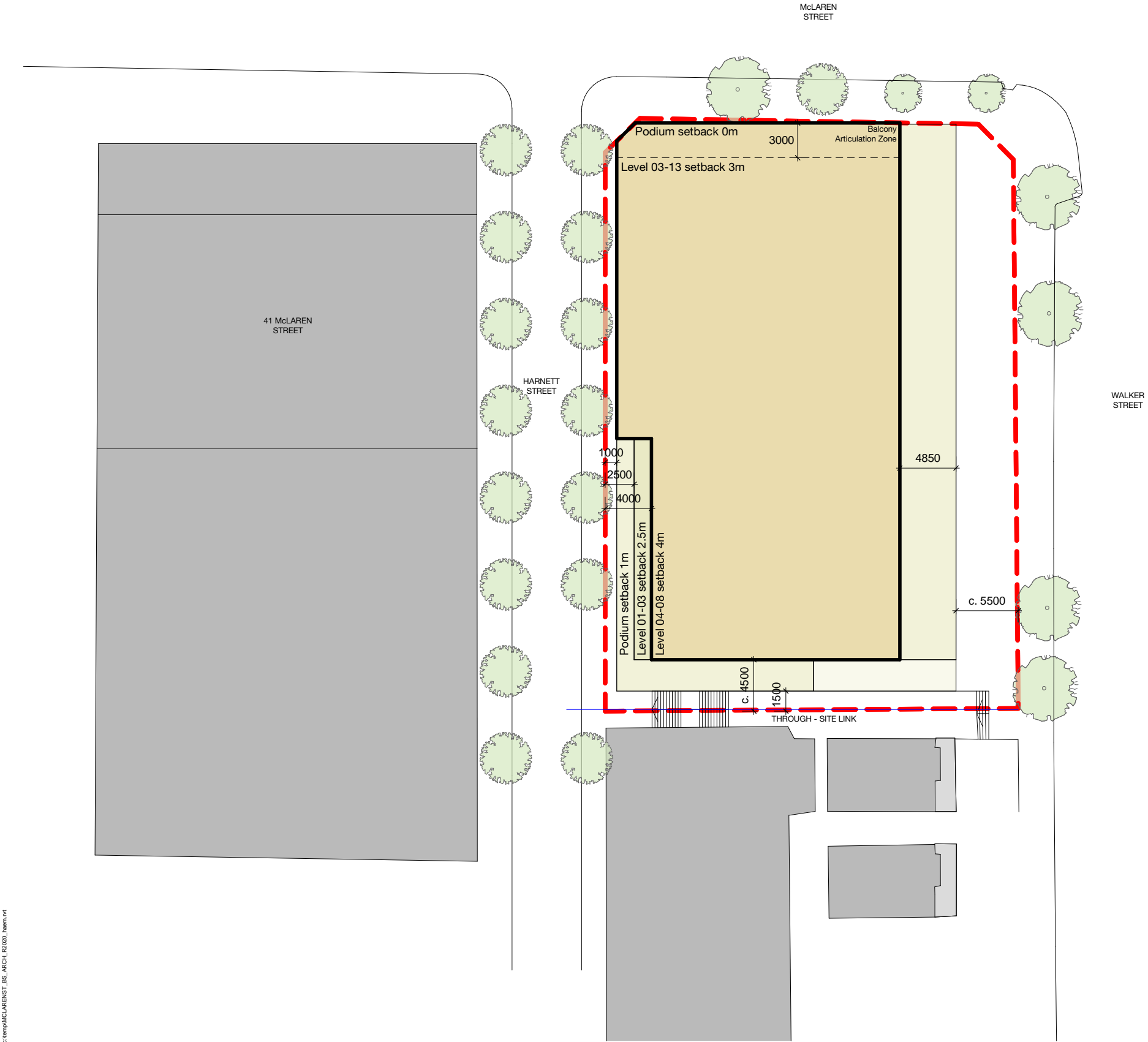
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Drawing no.	Revision		
A01.001	6		

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1	22.06.21	Issue for Information	MD	MD
0	09.06.21	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Setback Plan



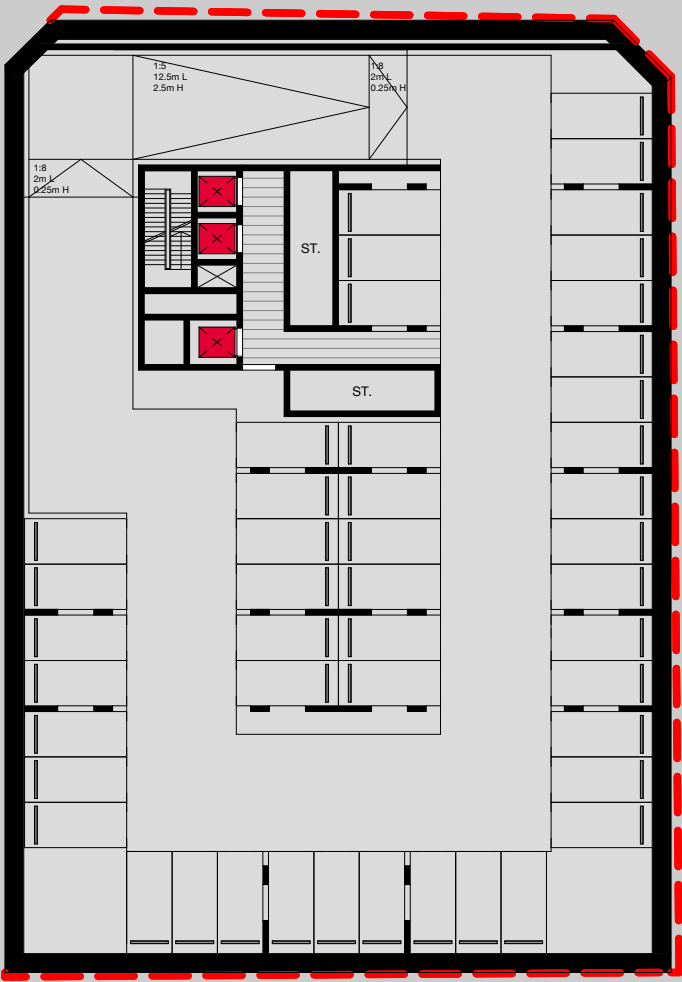
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A01.002	3		

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1	08.06.21	Issue for Information	MD	MD
0	07.05.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Basement 02-03



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	26/10/2021 5:00:55 PM		
BIM	MCLARENST_BS_ARCH_R2020		

A02.B02

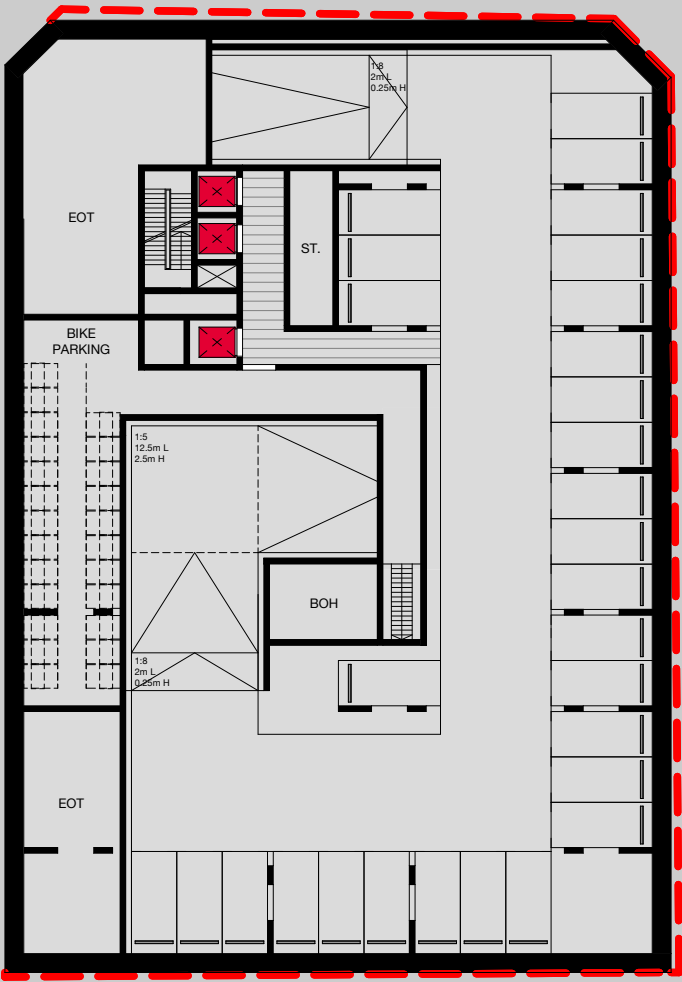
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1	19.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A02
Basement 01



Status	Planning Proposal		
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Project No.	S12400		
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Drawing no.	Revision		

A02.B01

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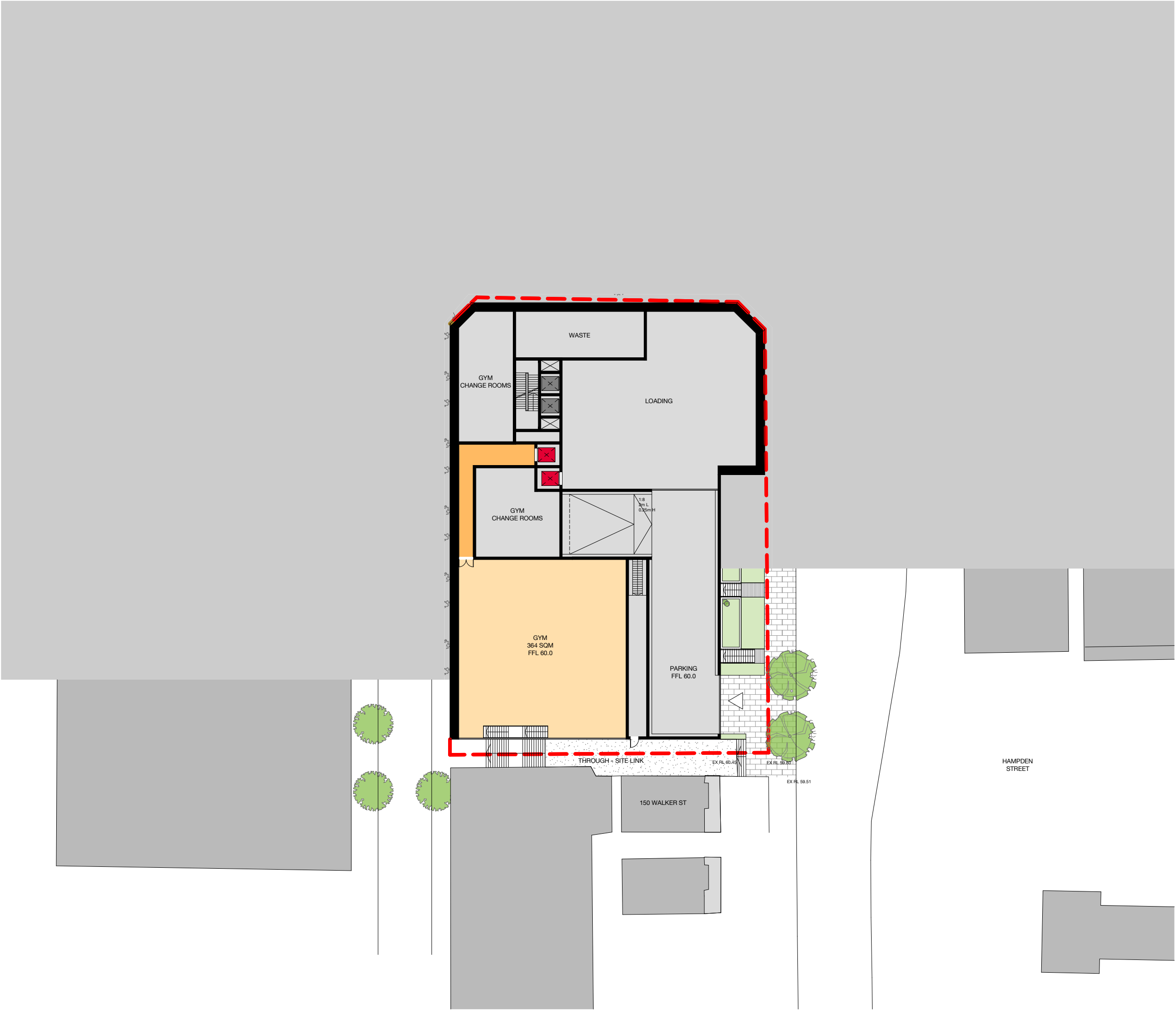
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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A02
Level 00 Lower



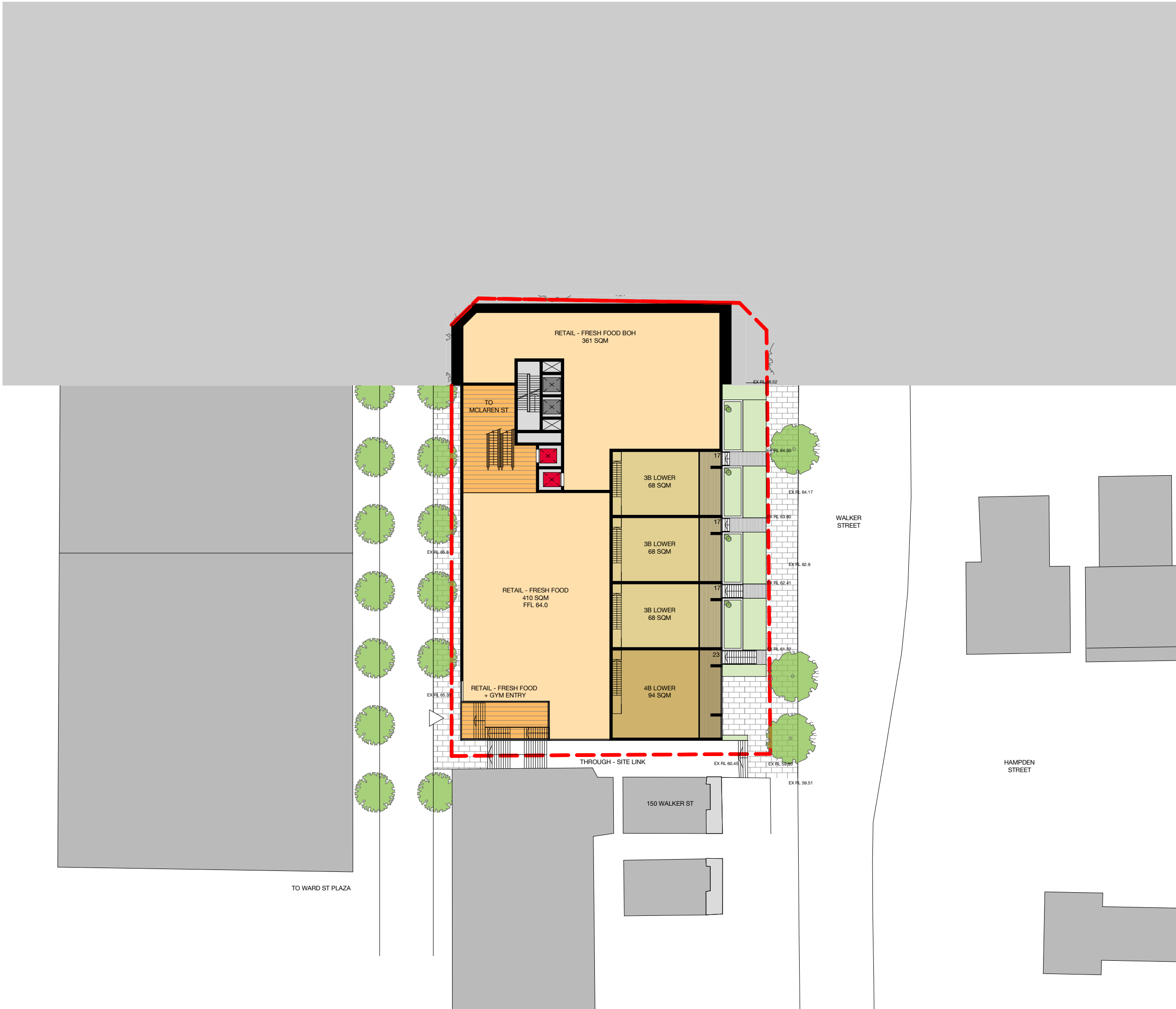
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Drawing no.	Revision		
A02.00L	6		

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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A02
Level 00



Status	Planning Proposal		
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Drawn	ELH	Checked	MD
Project No.	S12400		
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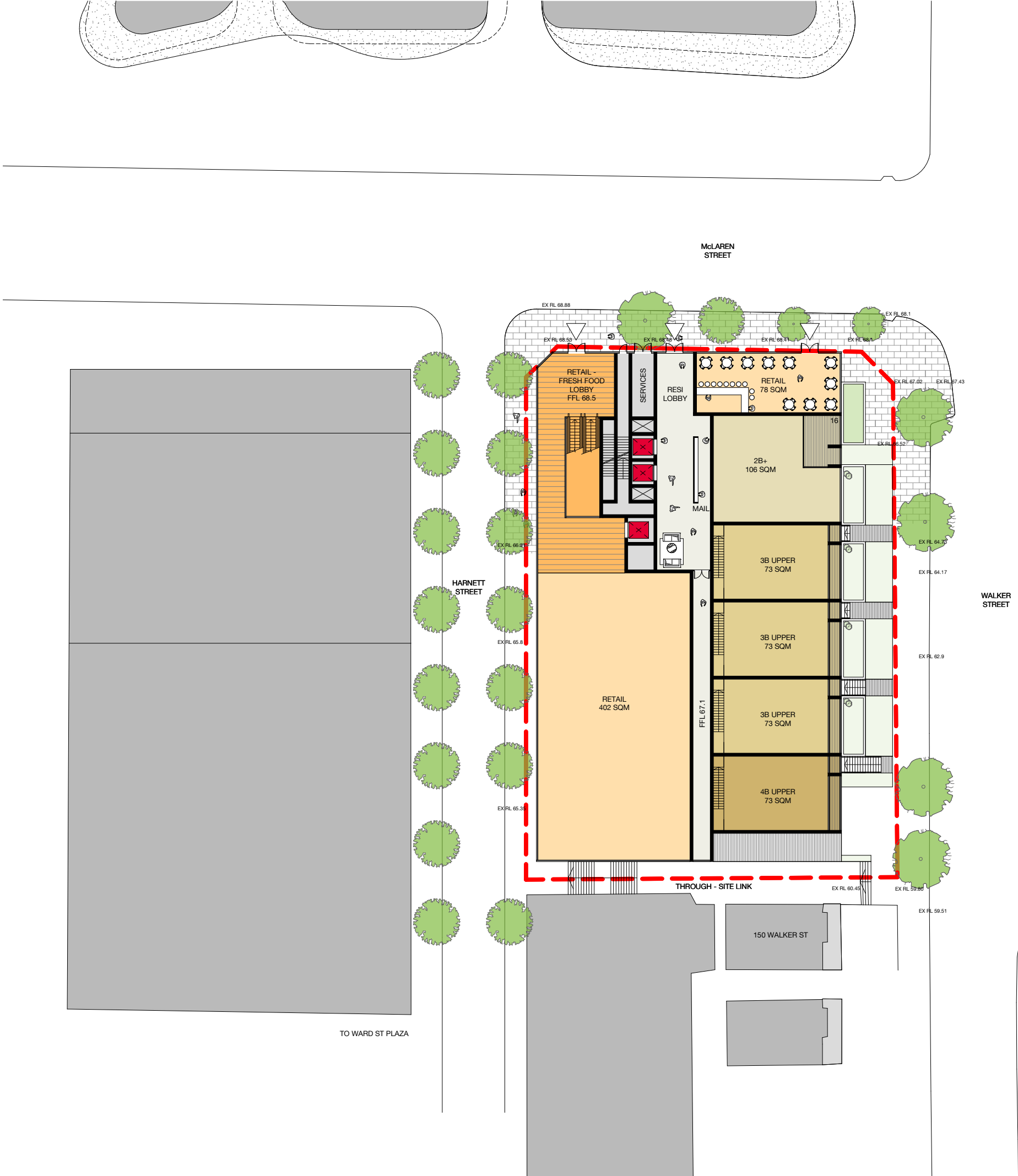
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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A02
Level 00 Upper



Status	Planning Proposal		
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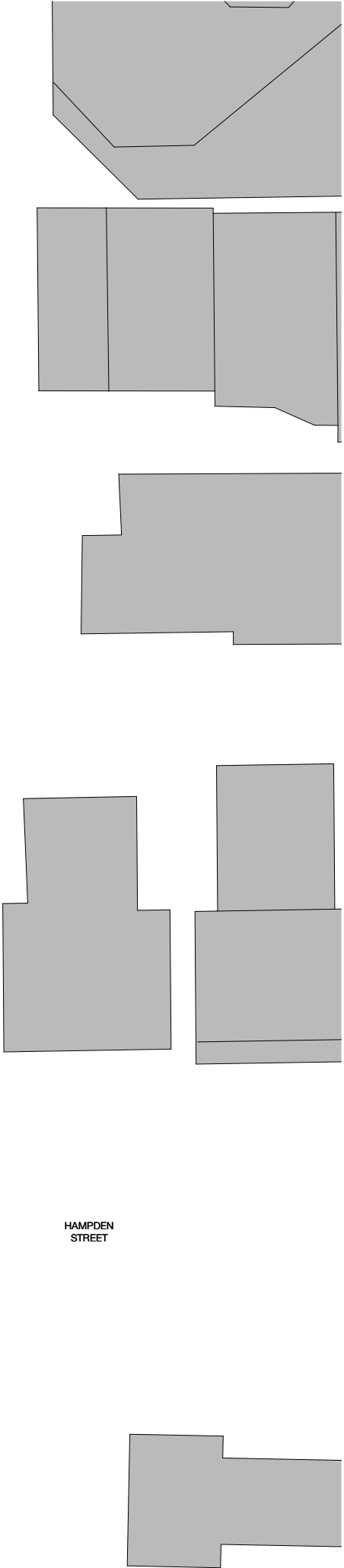
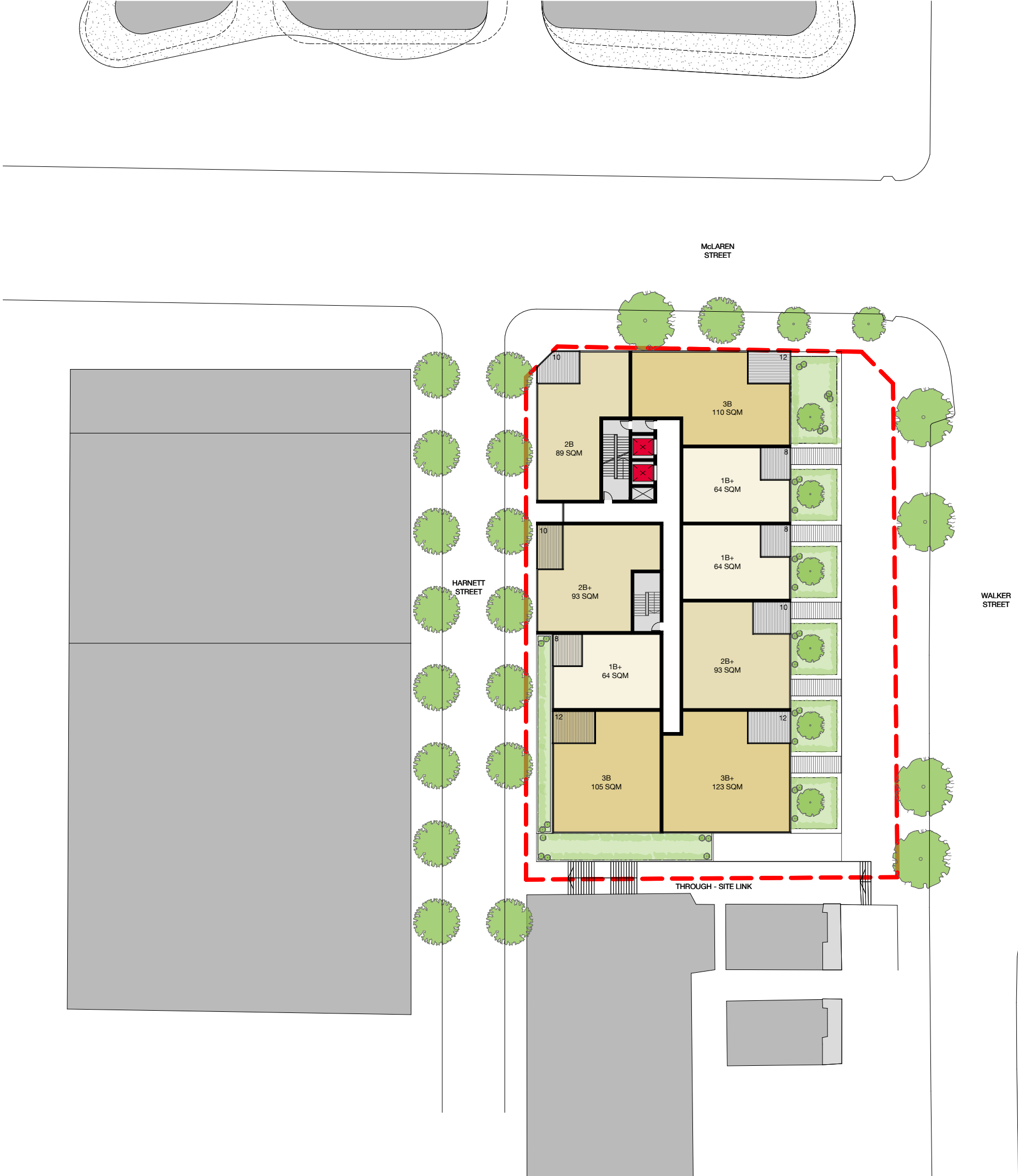
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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 01 - 02



Status	Planning Proposal		
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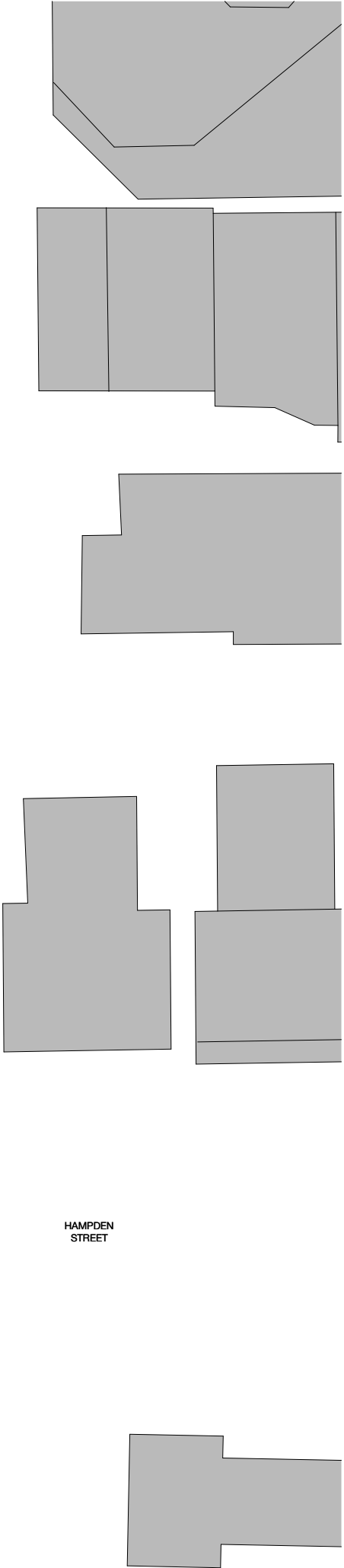
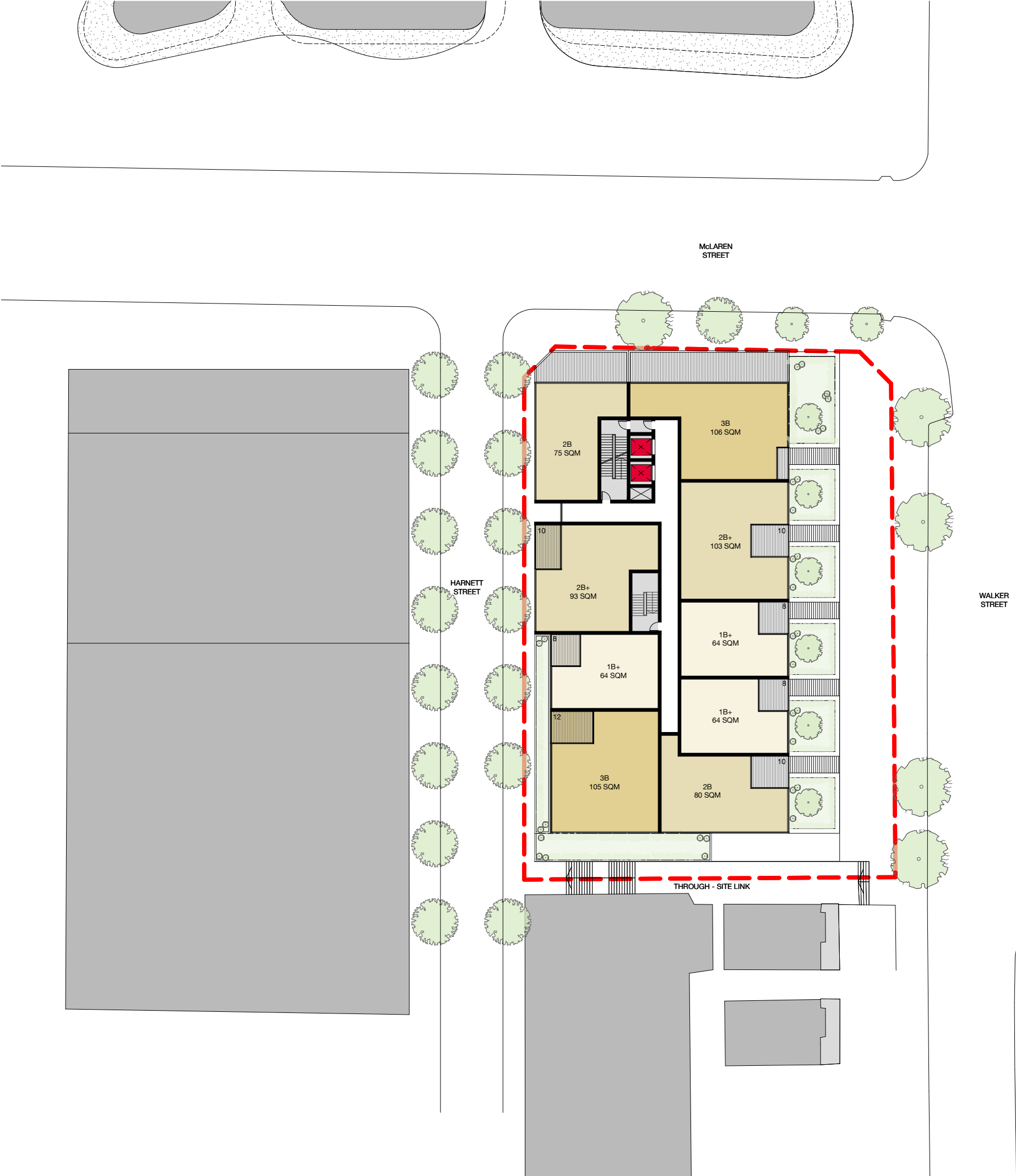
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0	05.11.21	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 03



Status	Planning Proposal		
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Project No.	S12400		
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Drawing no.	Revision		
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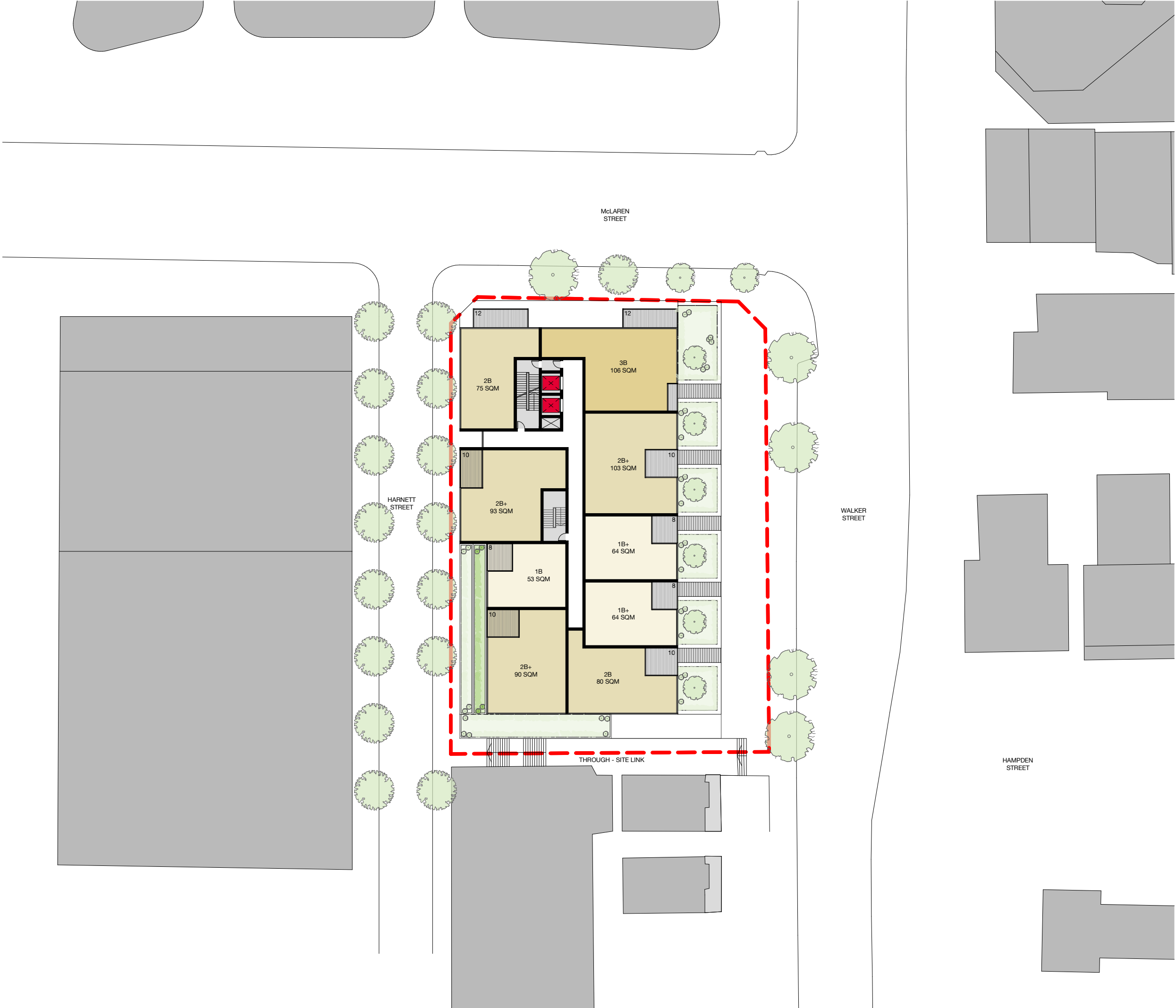
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1	05.11.21	Issue for Information	MD	MD
0	06.06.21	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 04 - 05



Status	Planning Proposal		
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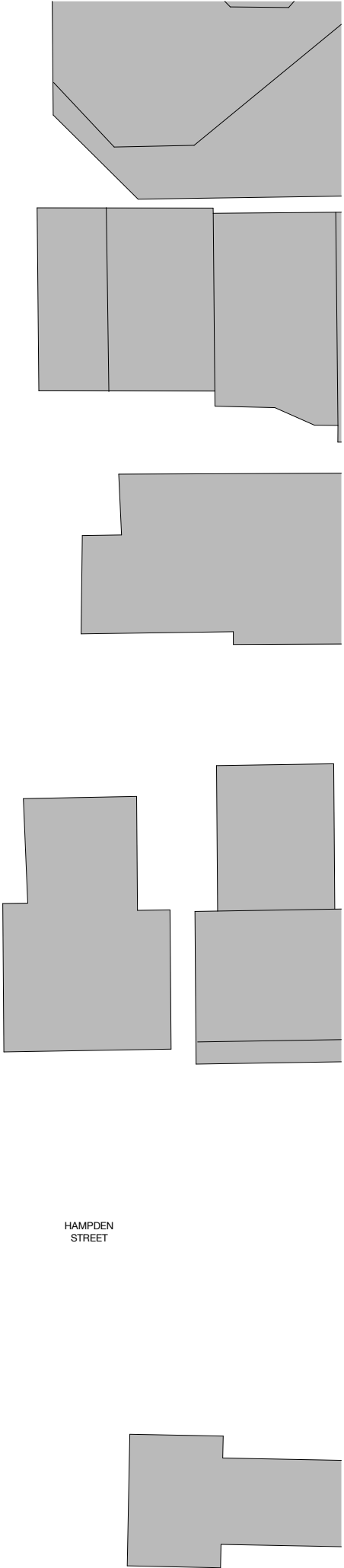
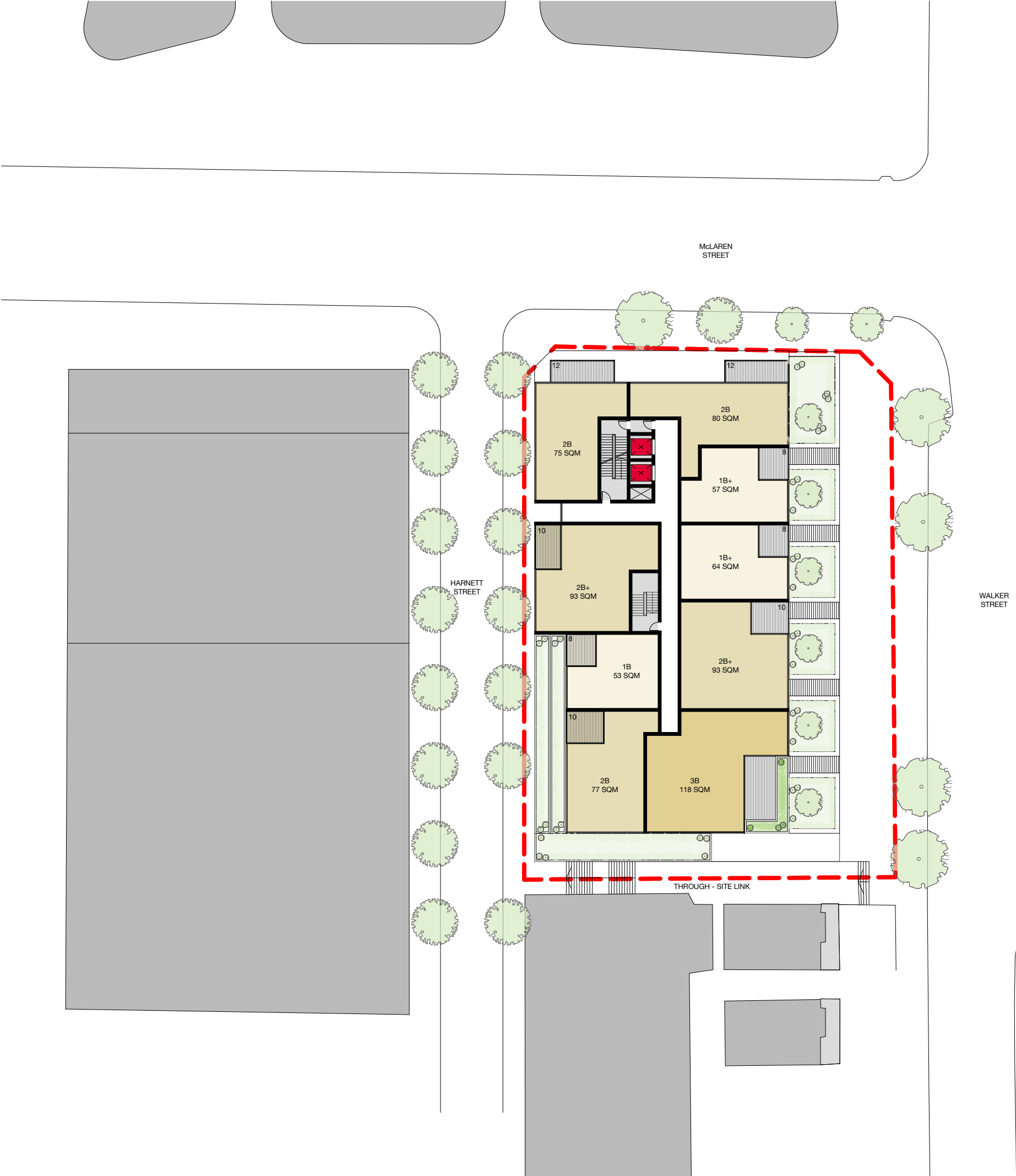
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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 06



Status	Planning Proposal		
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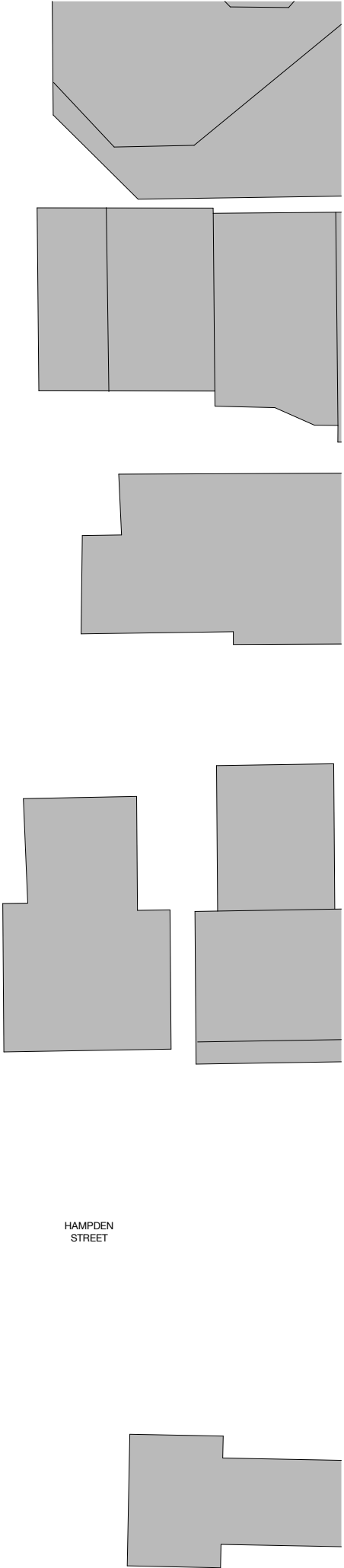
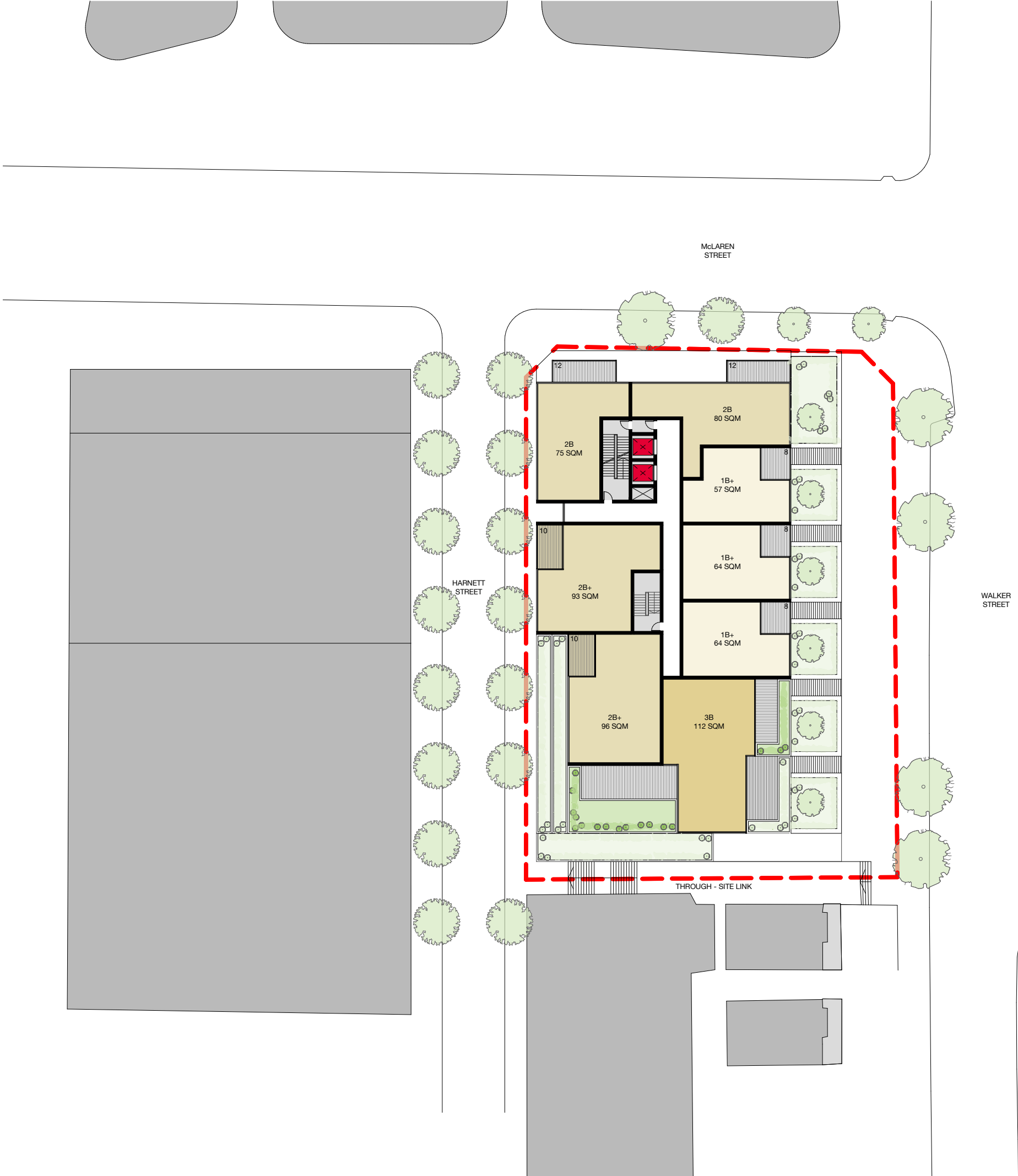
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5	08.11.21	Issue for Information	MD	MD
4	05.11.21	Issue for Information	MD	MD
3	08.06.21	Issue for Information	MD	MD
2	07.09.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 07



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:48:25 PM		
BIM	MCLARENST_BS_ARCH_R2020		
Drawing no.	Revision		
A02.007	5		

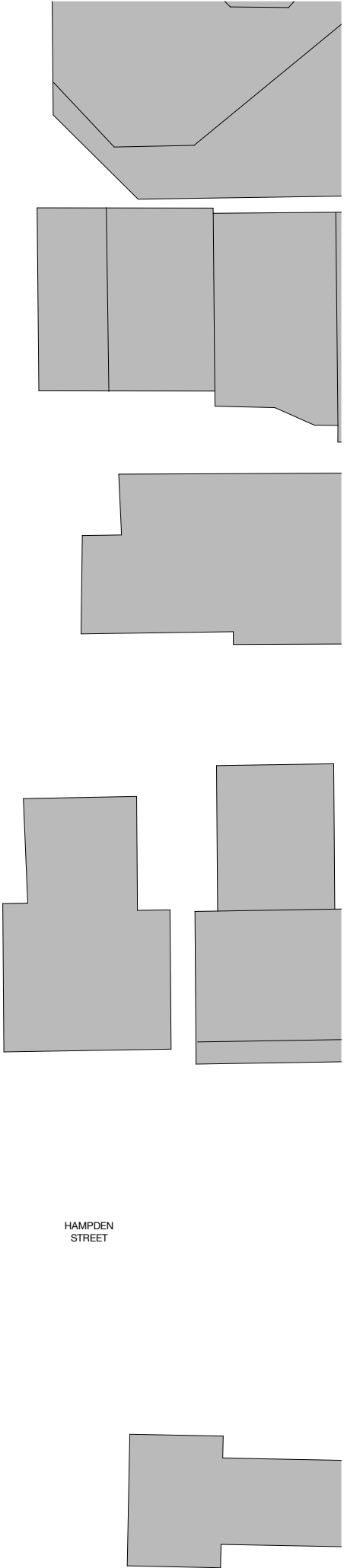
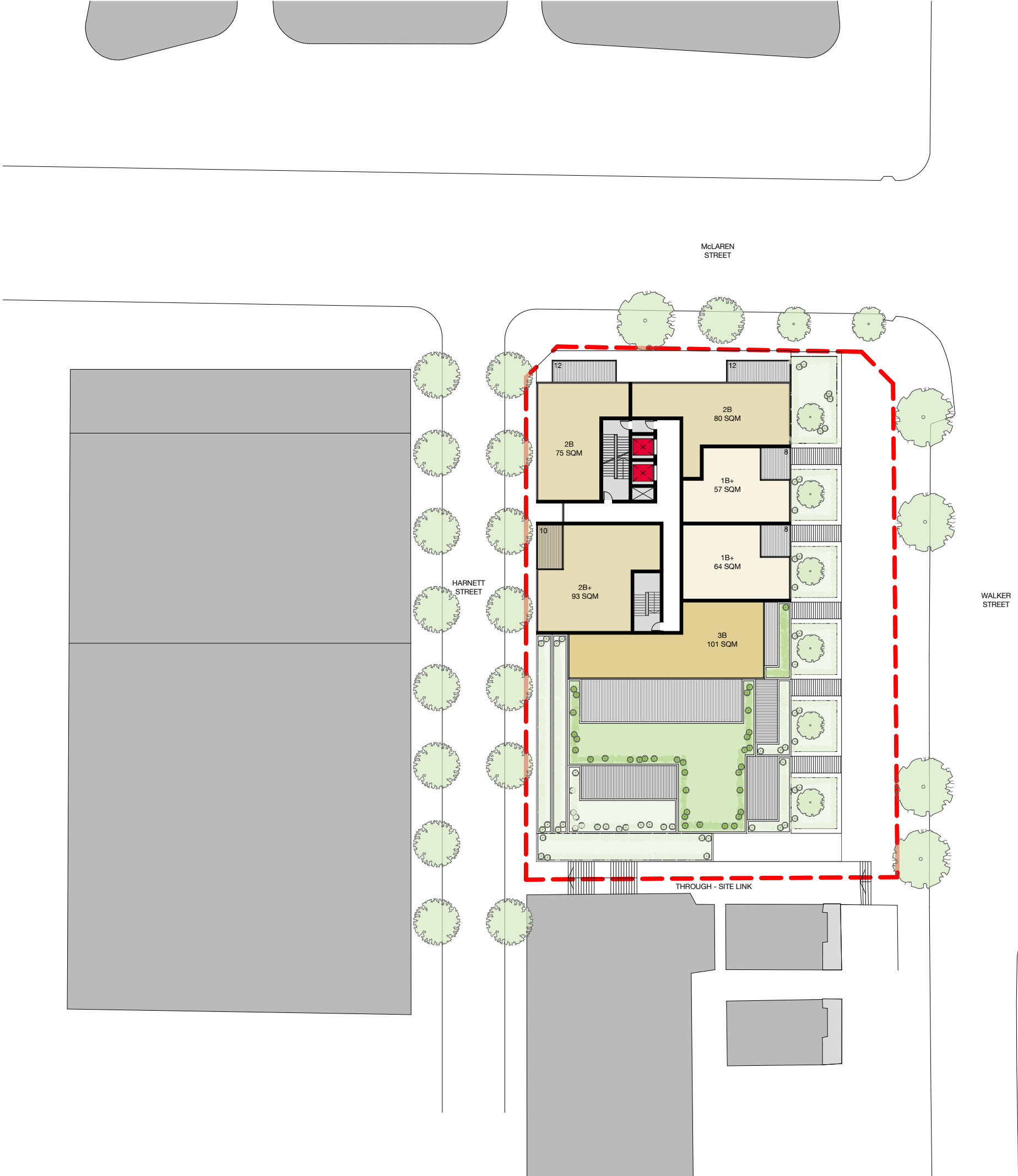
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1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 08



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
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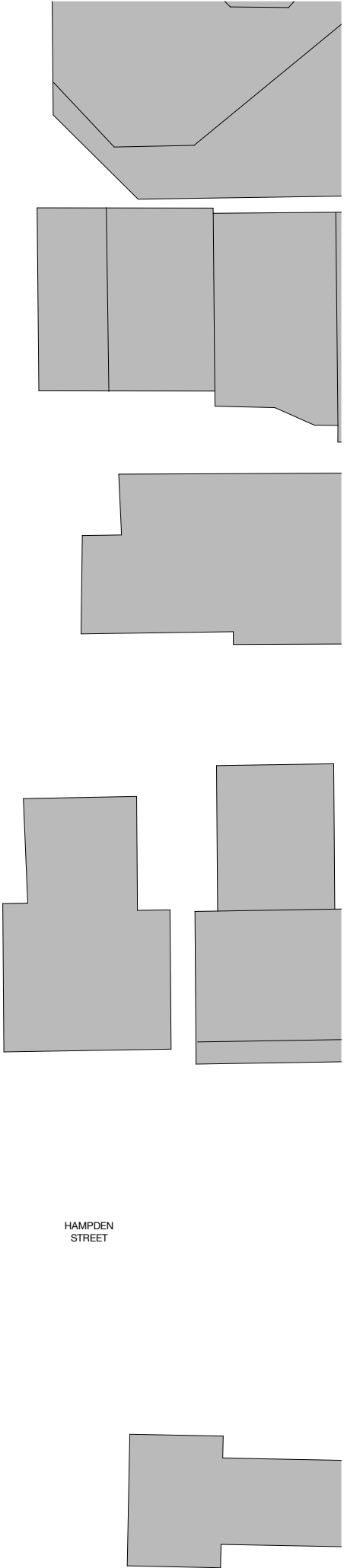
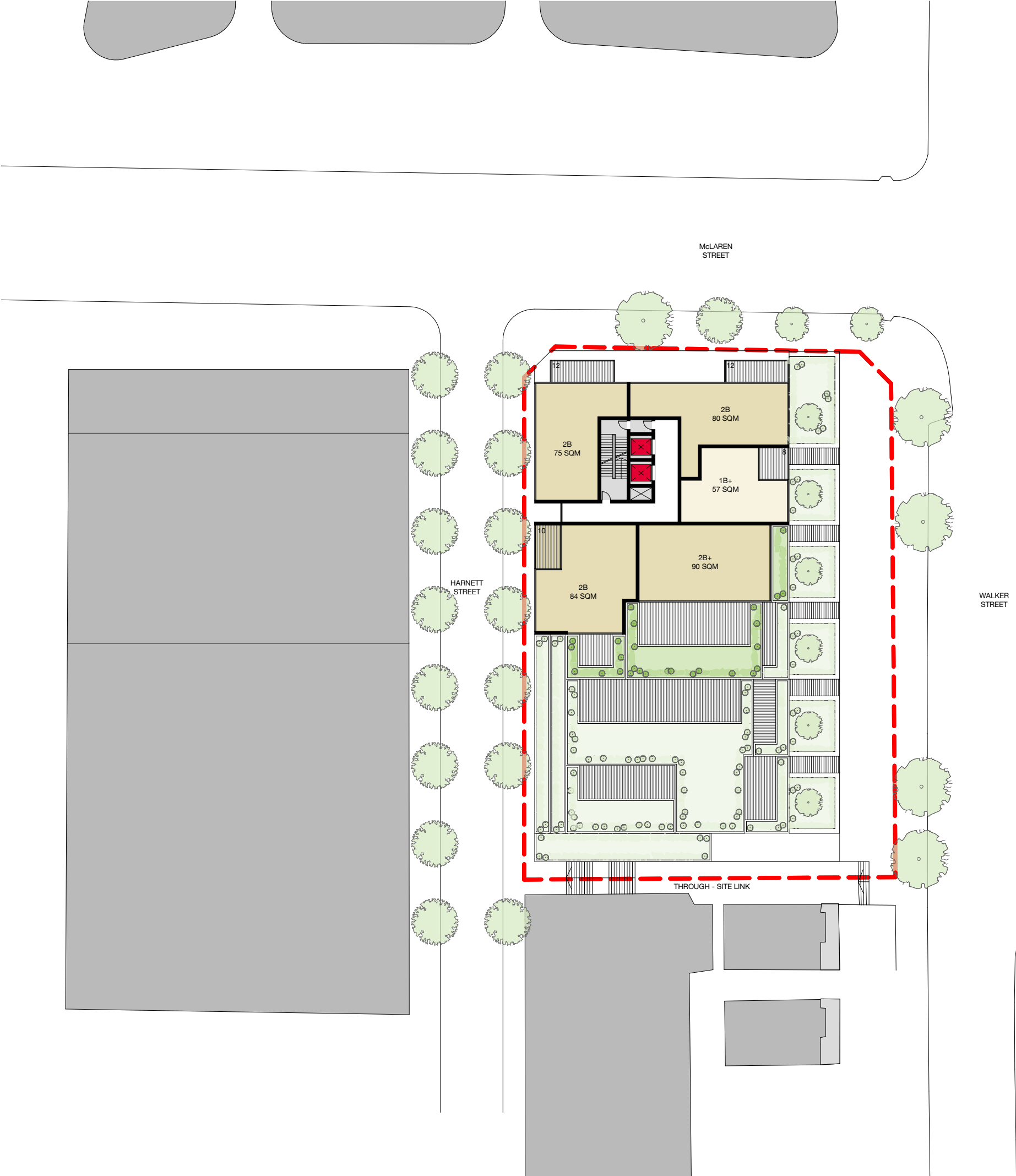
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1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 09



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
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A02.009	6		

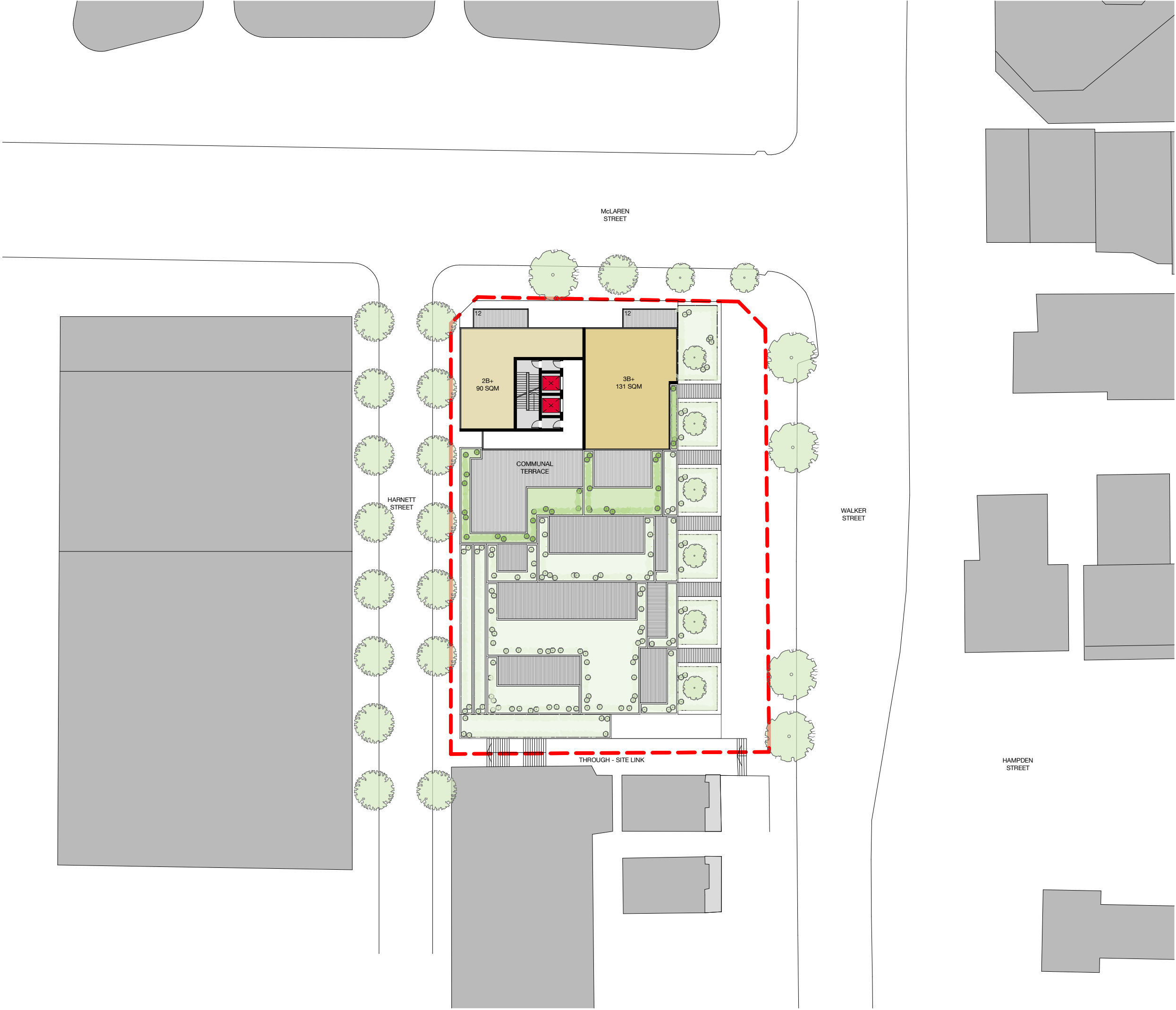
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1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 10



Status	Planning Proposal		
Scale	1:200 @ A1		
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Project No.	S12400		
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Drawing no.	A02.010		Revision
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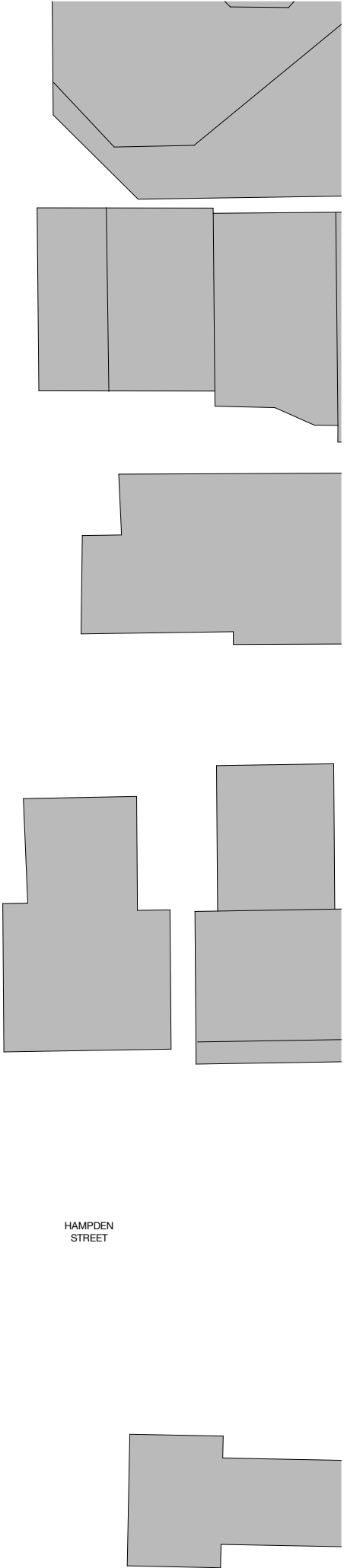
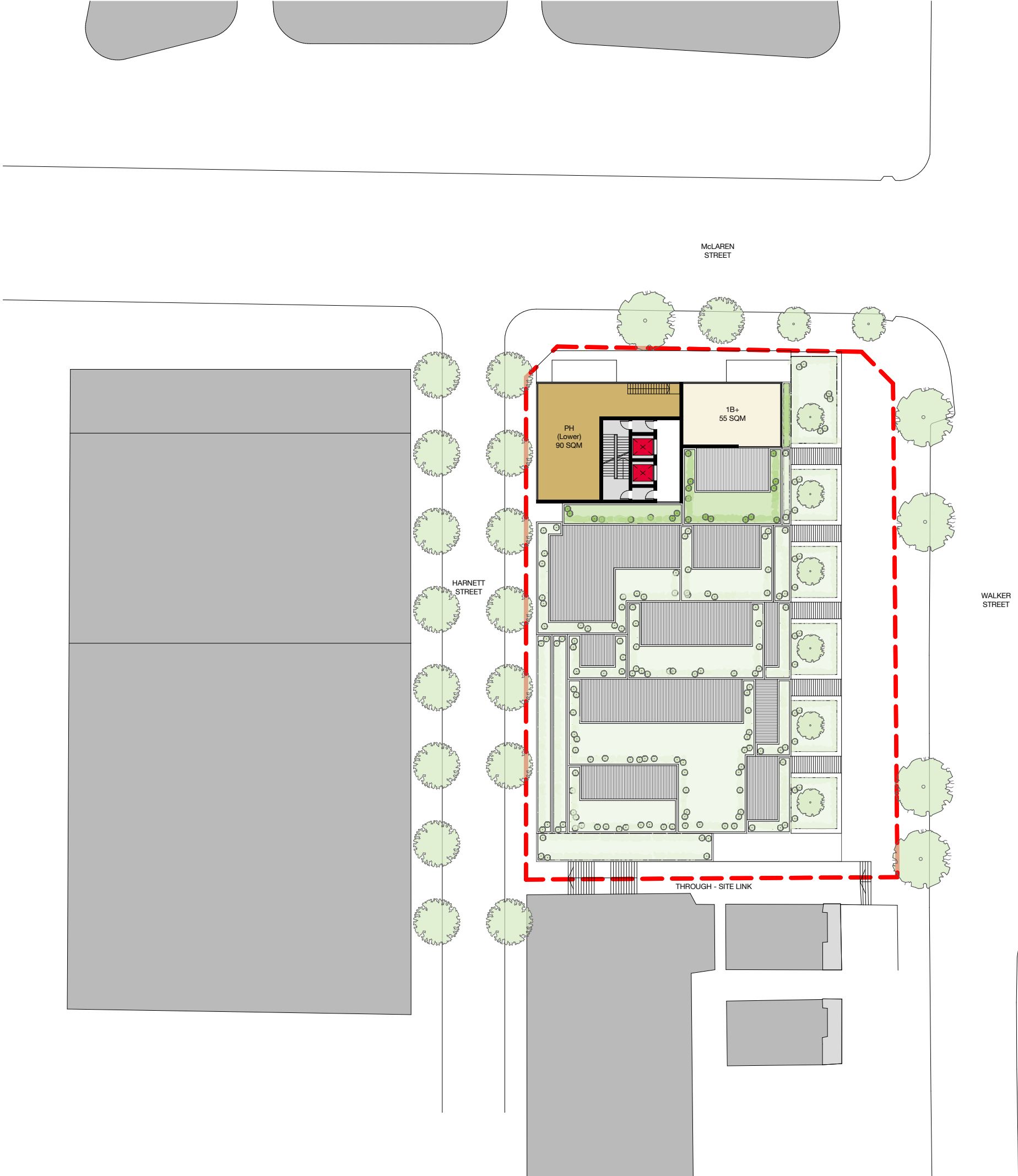
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1	21.08.20	Issue for Information	MD	MD
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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 11



Status	Planning Proposal		
Scale	1:200 @ A1		
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Project No.	S12400		
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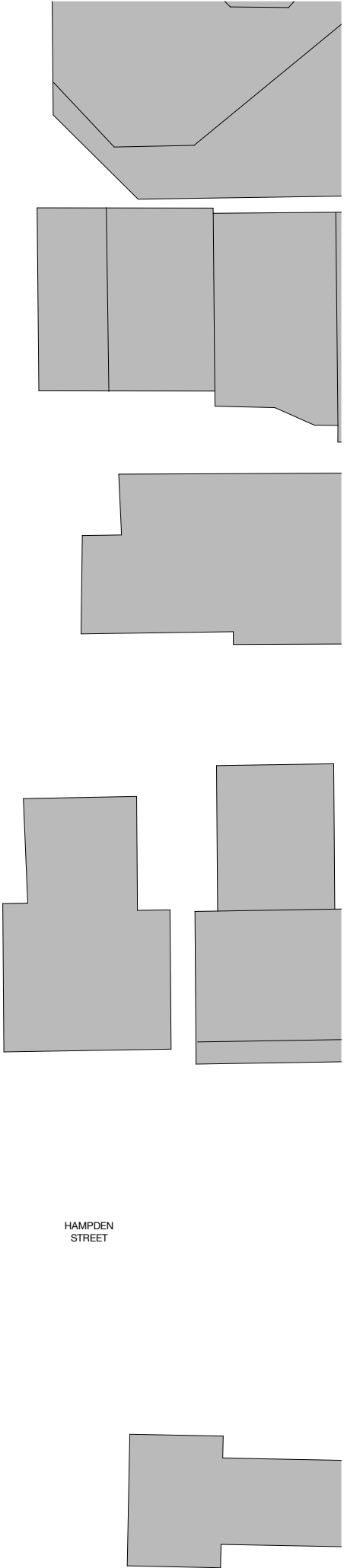
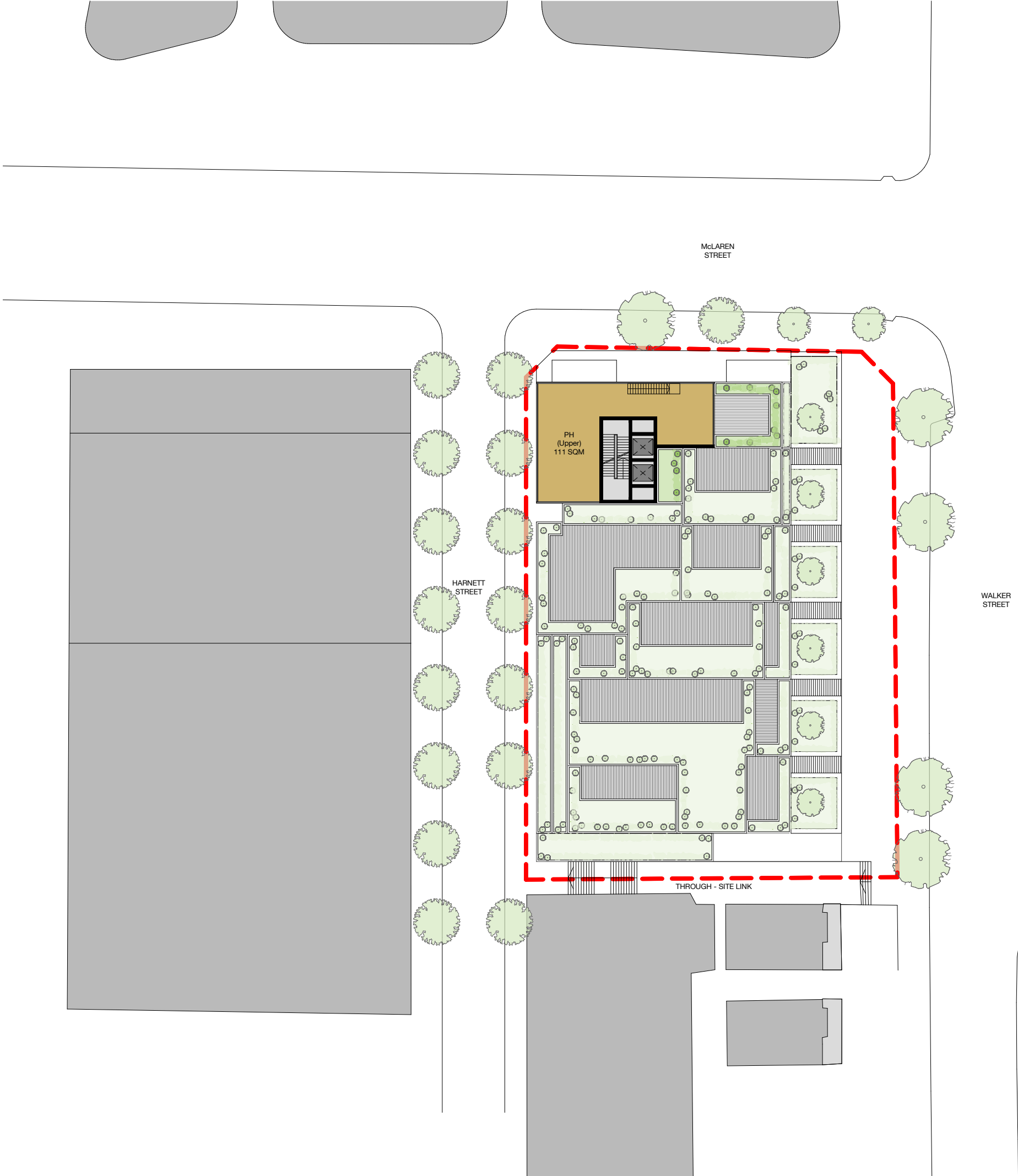
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0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 12



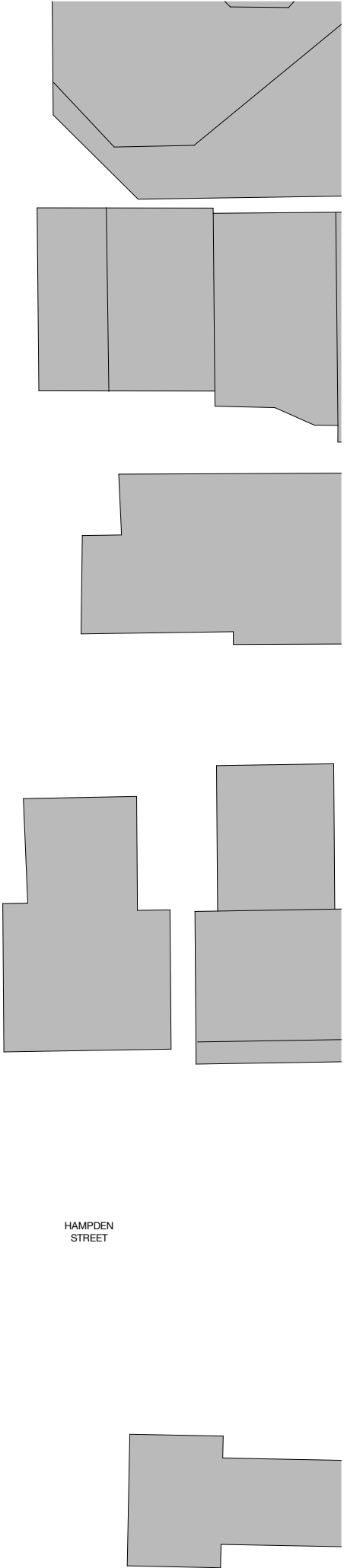
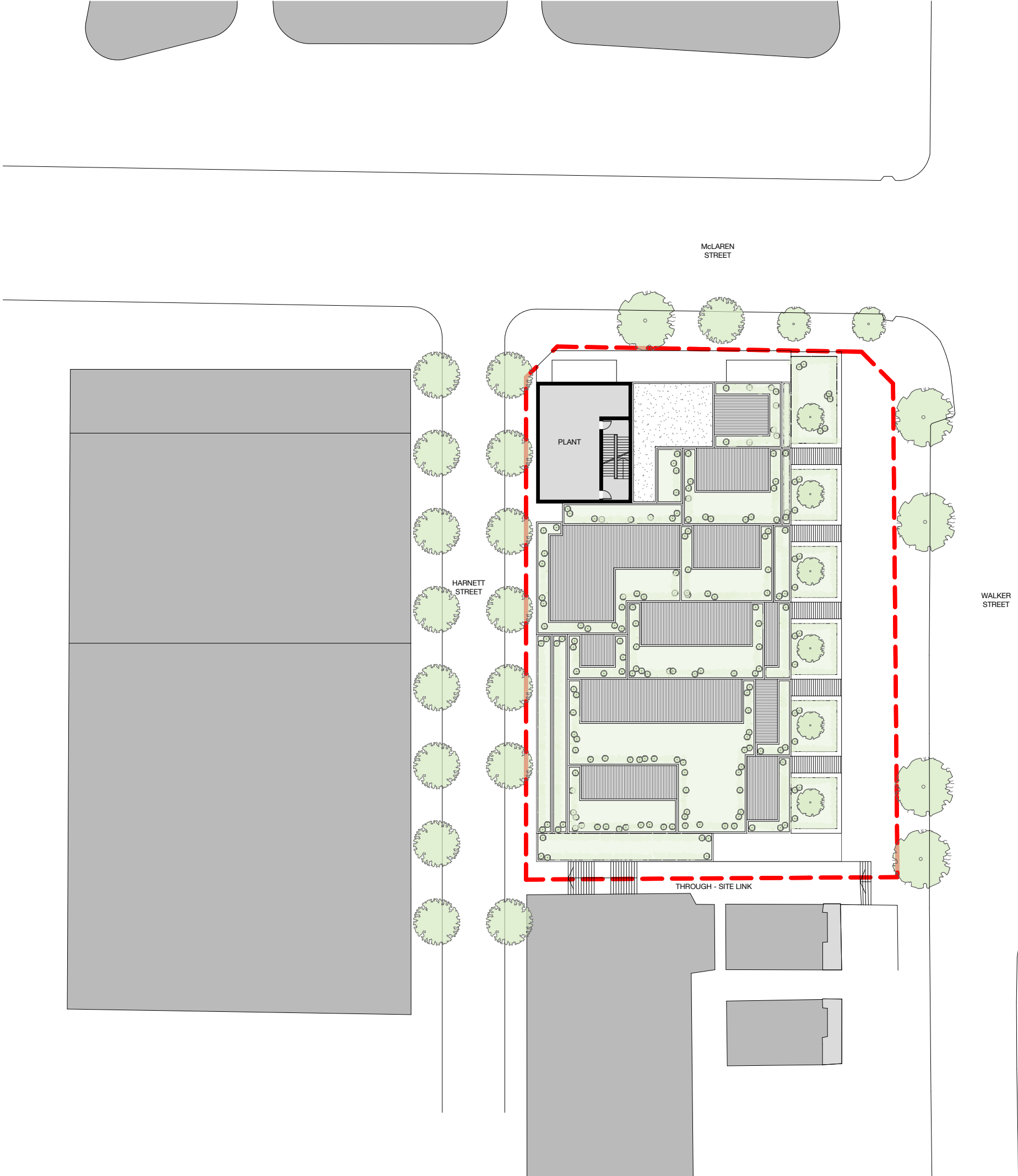
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Drawing no.	Revision		
A02.012	6		

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1	22.06.21	Issue for Information	MD	MD
0	08.06.21	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Level 13



Status	Planning Proposal		
Scale			
Drawn	ELH	Checked	MD
Project No.	S12400		
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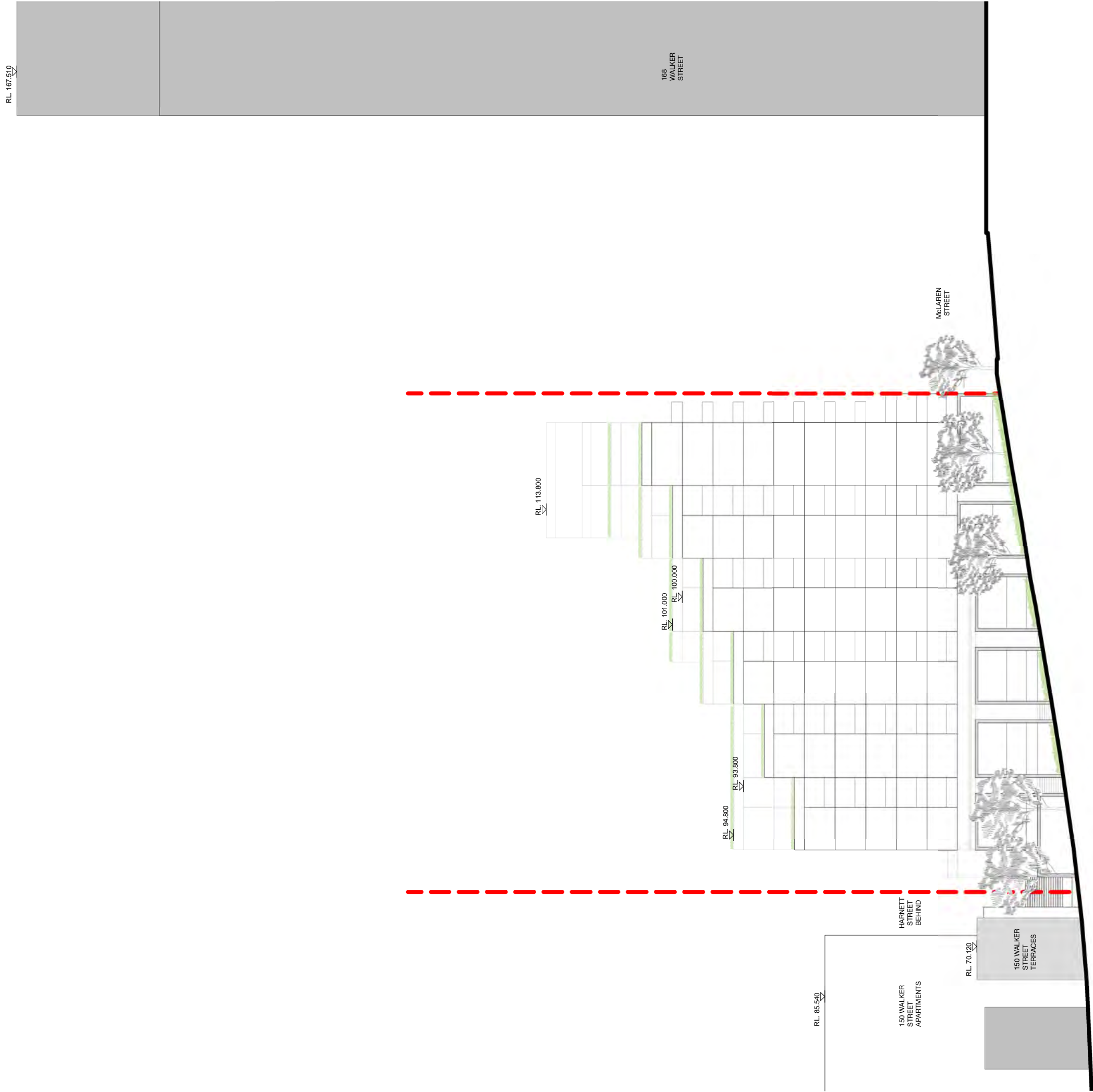
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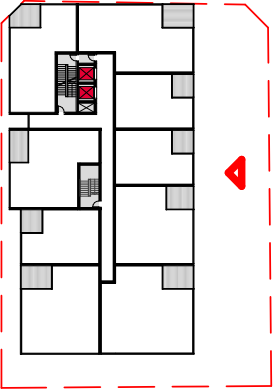


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0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A09
Walker Street Elevation

Status	Planning Proposal		
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Project No.	S12400		
Plot Date	5/11/2021 5:53:01 PM		
BIM	MCLARENST_BS_ARCH_R2020		
Drawing no.	Revision		
A09.001	7		

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RL 167.510



150
WALKER
STREET
APARTMENTS

MCLAREN
STREET

150
WALKER
STREET
APARTMENTS

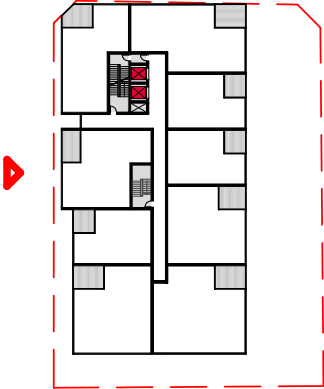
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1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Hamett Street Elevation

Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
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Drawing no.	Revision
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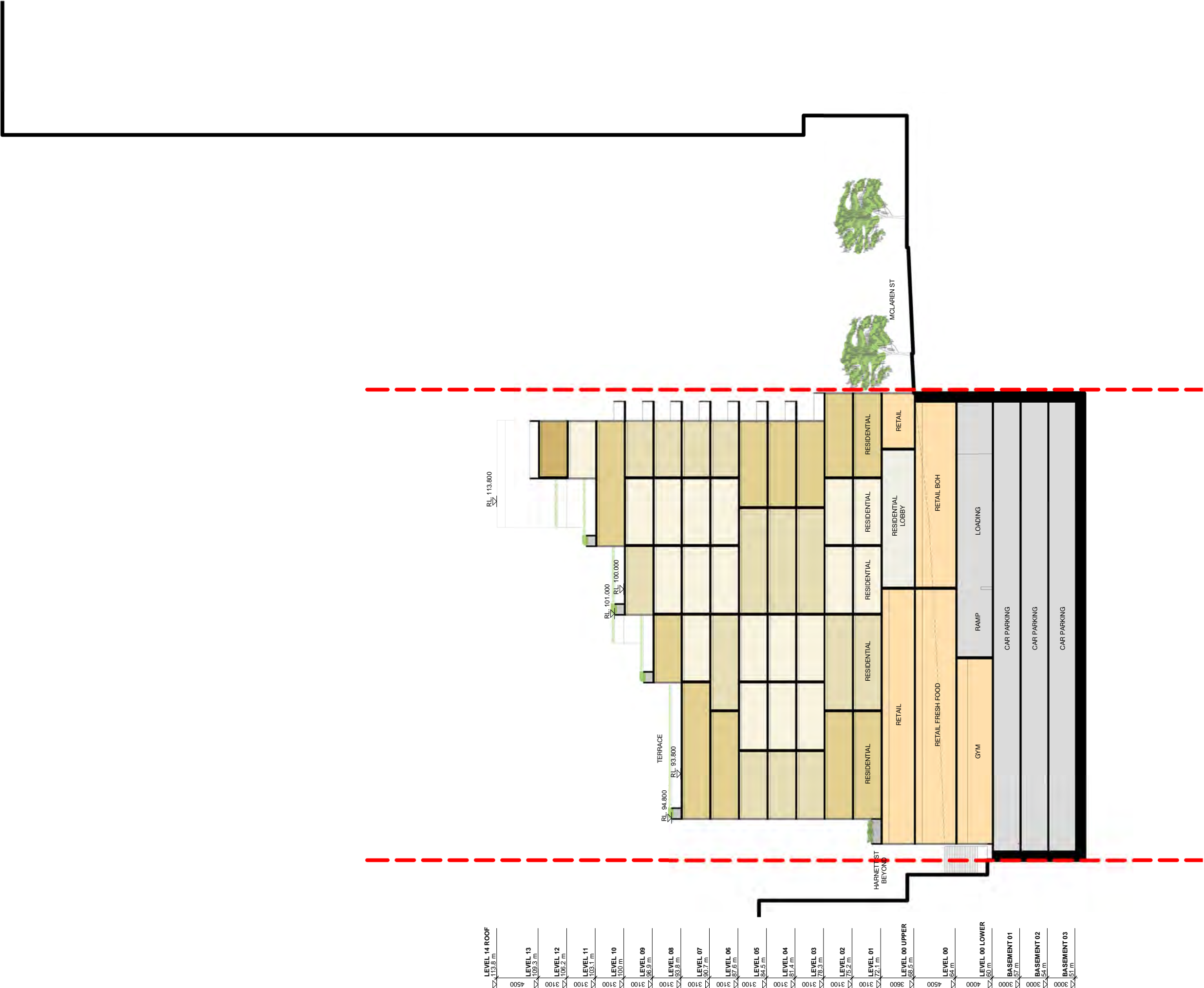
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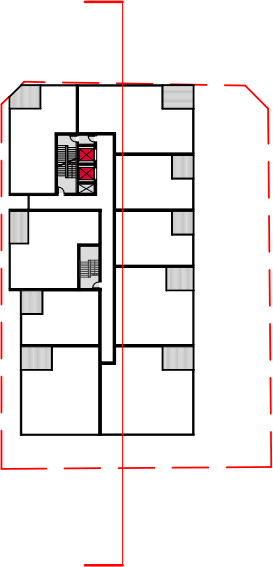
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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A10
Section AA

Status	Planning Proposal		
Scale	1:200 @ A1		
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Project No.	S12400		
Plot Date	5/11/2021 5:53:05 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no.	Revision
A10.001	7

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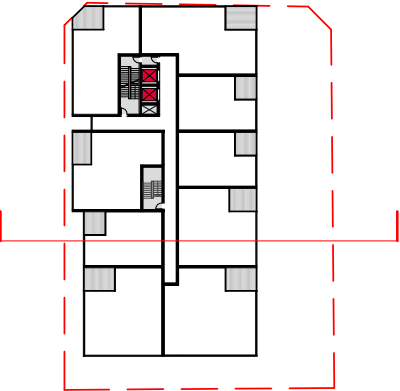


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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A10
Section BB

Status	Planning Proposal		
Scale	1:200 @ A1		
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Project No.	S12400		
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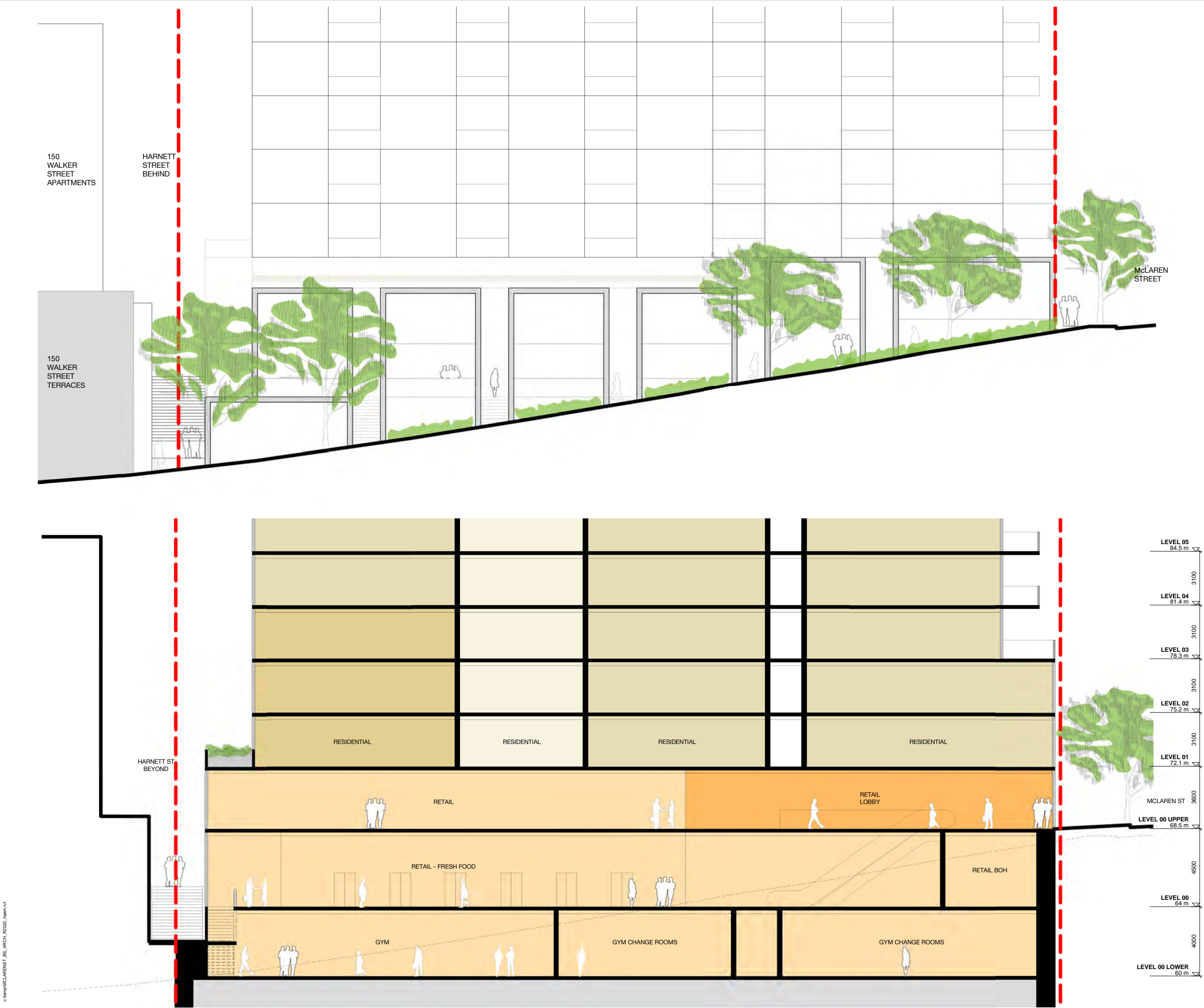
Drawing no.	Revision
A10.002	6

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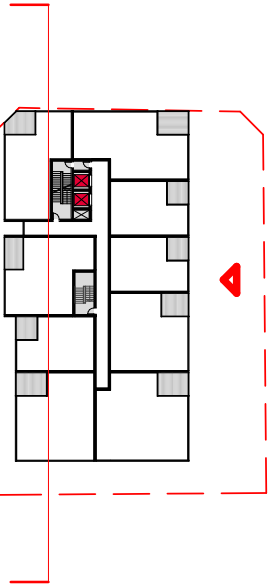


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Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A10
Street Section Walker

Status	Planning Proposal		
Scale	1:100 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:53:11 PM		
BIM	MCLARENST_BS_ARCH_R2020		
Drawing no.	A10.101		Revision
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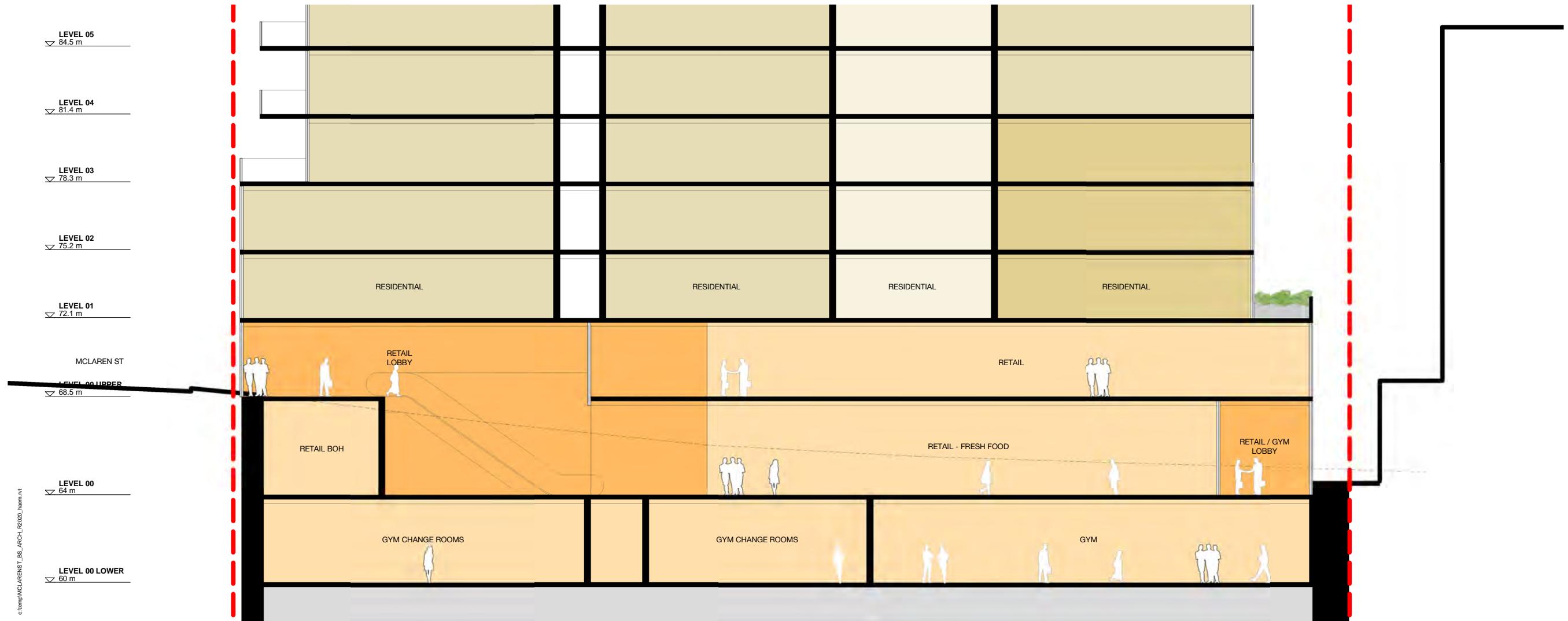
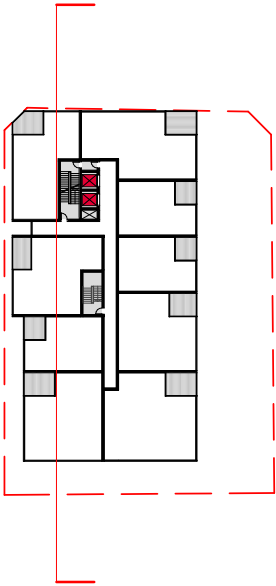


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0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

Street Section Harnett

Status	Planning Proposal		
Scale	1:100 @ A1		
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Project No.	S12400		
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Drawing no.	Revision		
A10.102	5		

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ARCHITECTURAL SET AMENDED PP

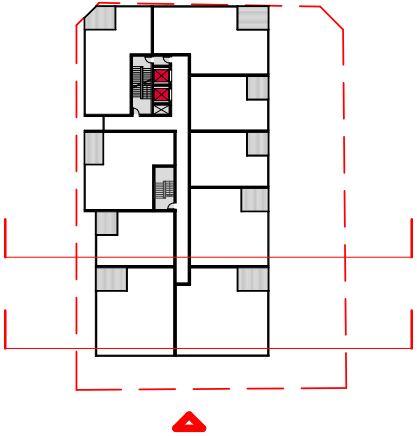


Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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6	08.11.21	Issue for Information	MD	MD
5	05.11.21	Issue for Information	MD	MD
4	16.08.21	Issue for Information	MD	MD
3	07.09.20	Issue for Information	MD	MD
2	27.08.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD
Rev	Date	Description	Initial	Checked

S12400
45 McLaren Street

A10
Street Section East-West

Status	Planning Proposal		
Scale	1:100 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:53:17 PM		
BIM	MCLARENST_BS_ARCH_R2020		
Drawing no.	A10.103		Revision
			6

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