

107 Mount Street North Sydney

Applicant: **essence**

Owner: Dynasty ABC
Investment Holdings Pty Ltd

Sydney North Panel Briefing
April 2022

BATESSMART™



Project History:

- August 2019: Proponent acquired site
- November 2020: Proponent held an internal design competition between two architects
- January 2021: Bates Smart selected to proceed as project architect
- August 2021: Pre-DA meeting held with North Sydney Council
- September 2021: Pre-lodgement meeting held with North Sydney Design Excellence Panel
- January 2022: DA lodged with Council
- March 2022: DA publicly exhibited
- April 2022: Panel briefing

The Site



The Site



1



2



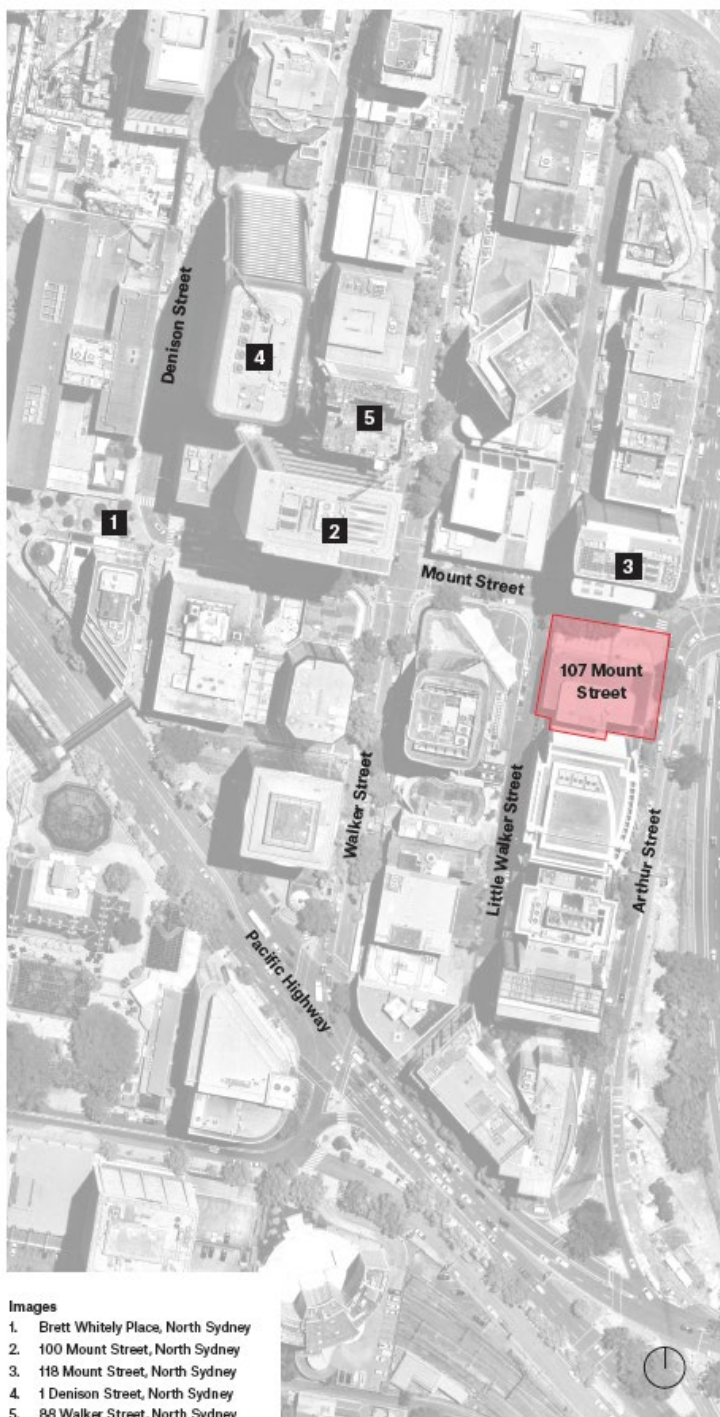
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5

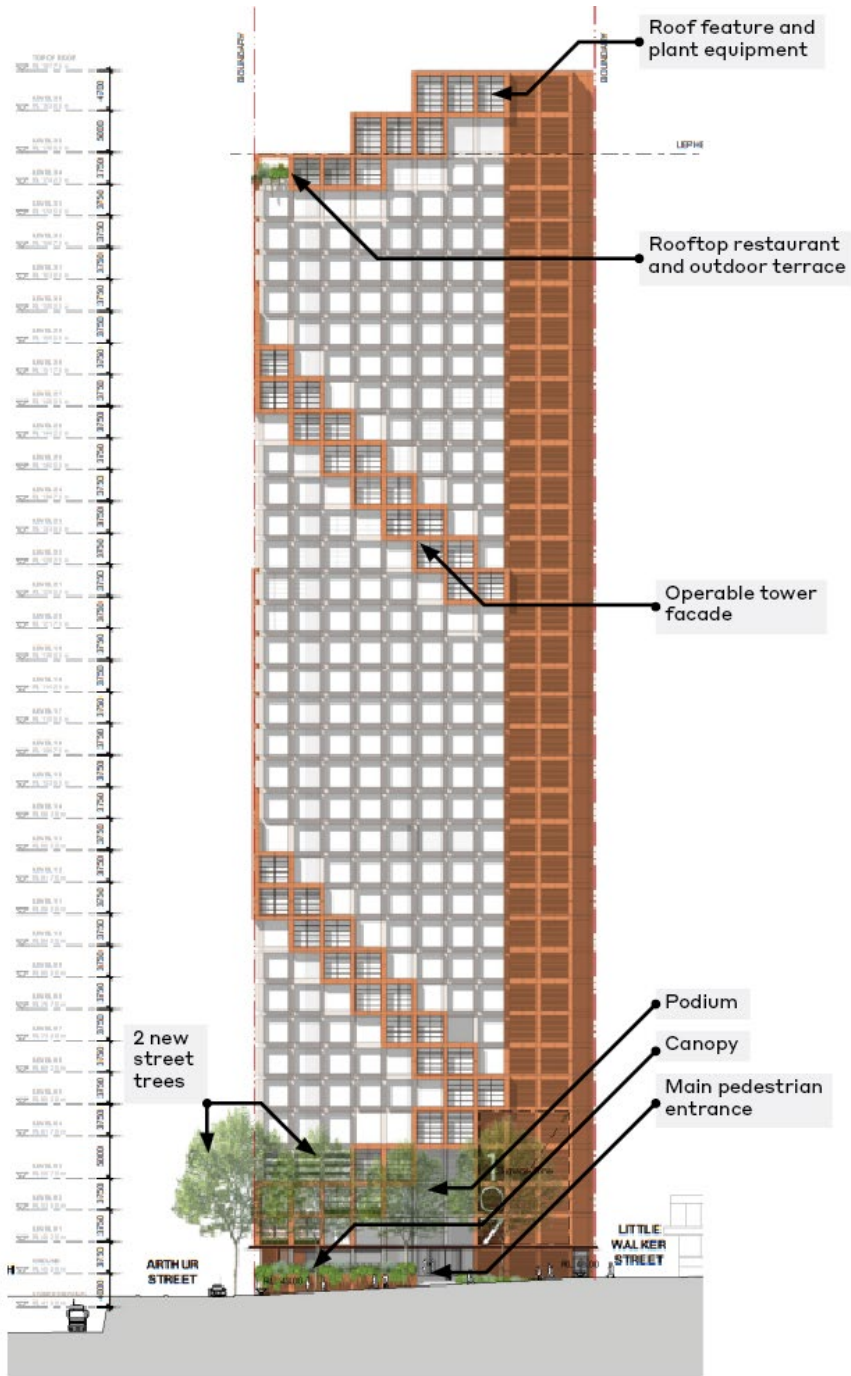


- Images
1. Brett Whitely Place, North Sydney
 2. 100 Mount Street, North Sydney
 3. 118 Mount Street, North Sydney
 4. 1 Denison Street, North Sydney
 5. 88 Walker Street, North Sydney



The Proposal



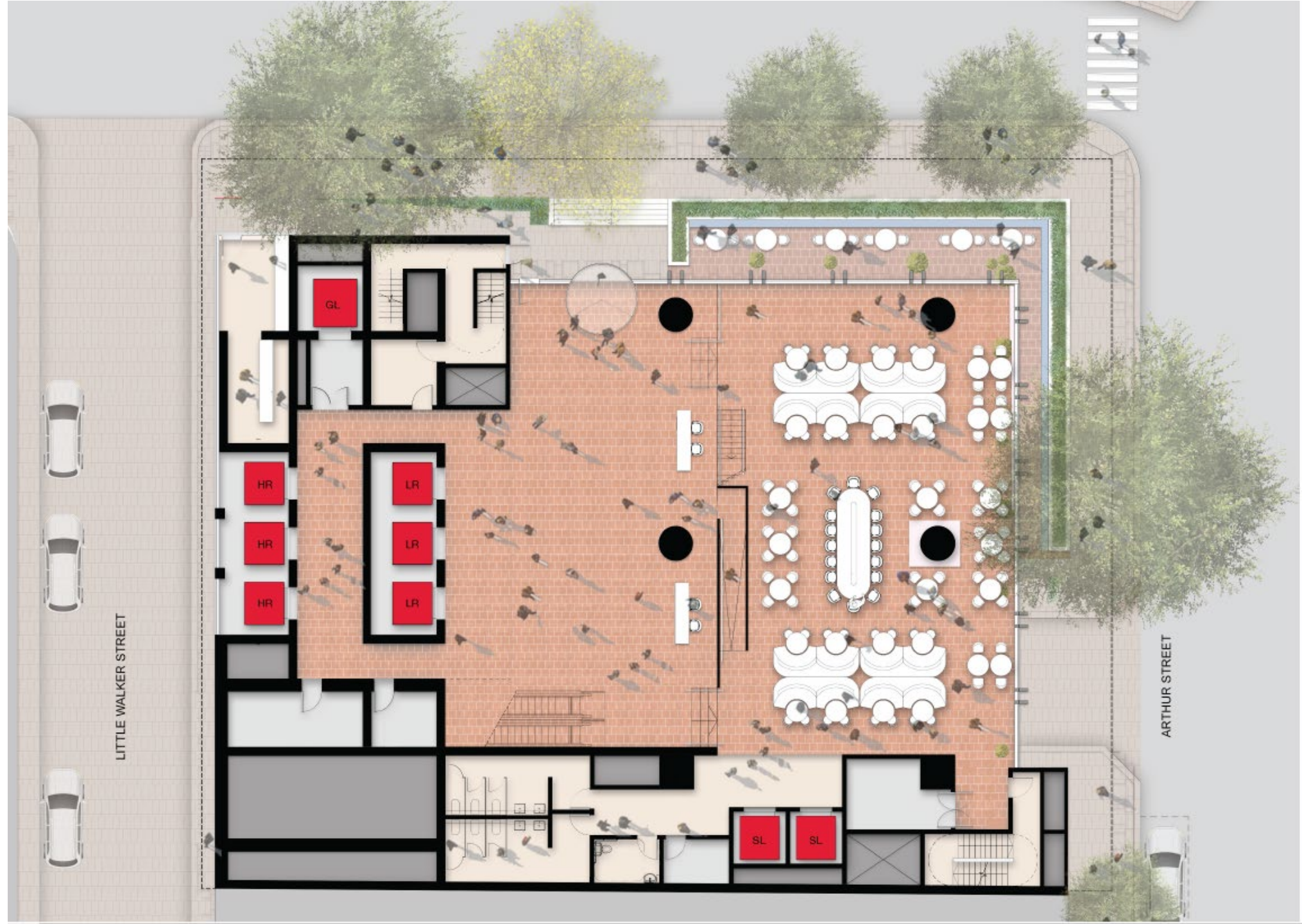


Proposal snapshot:

- Demolition of existing commercial office building.
- Excavation for 8 basement levels.
- Construction of a 37-storey commercial tower with a maximum height of RL 187.7m and 29,368m² of commercial GFA.
- Architectural roof feature above the LEP Height Limit of RL178 (no GFA).
- A 3-storey podium with lobby, café, restaurant and conference/wellbeing facilities.
- A restaurant tenancy with outdoor terrace on Level 34.
- 8 basement levels with 76 car parking spaces, 8 motorcycle spaces, 280 bicycle spaces and end of trip facilities.
- Vehicular access from Little Walker Street and service access from Arthur Street.
- 2 new street trees along Mount Street.
- Augmentation and diversion of underground Sydney Water stormwater culvert, enhanced stormwater capture and drainage system mitigating flood risk in Little Walker Street, and construction of a new electricity substation.

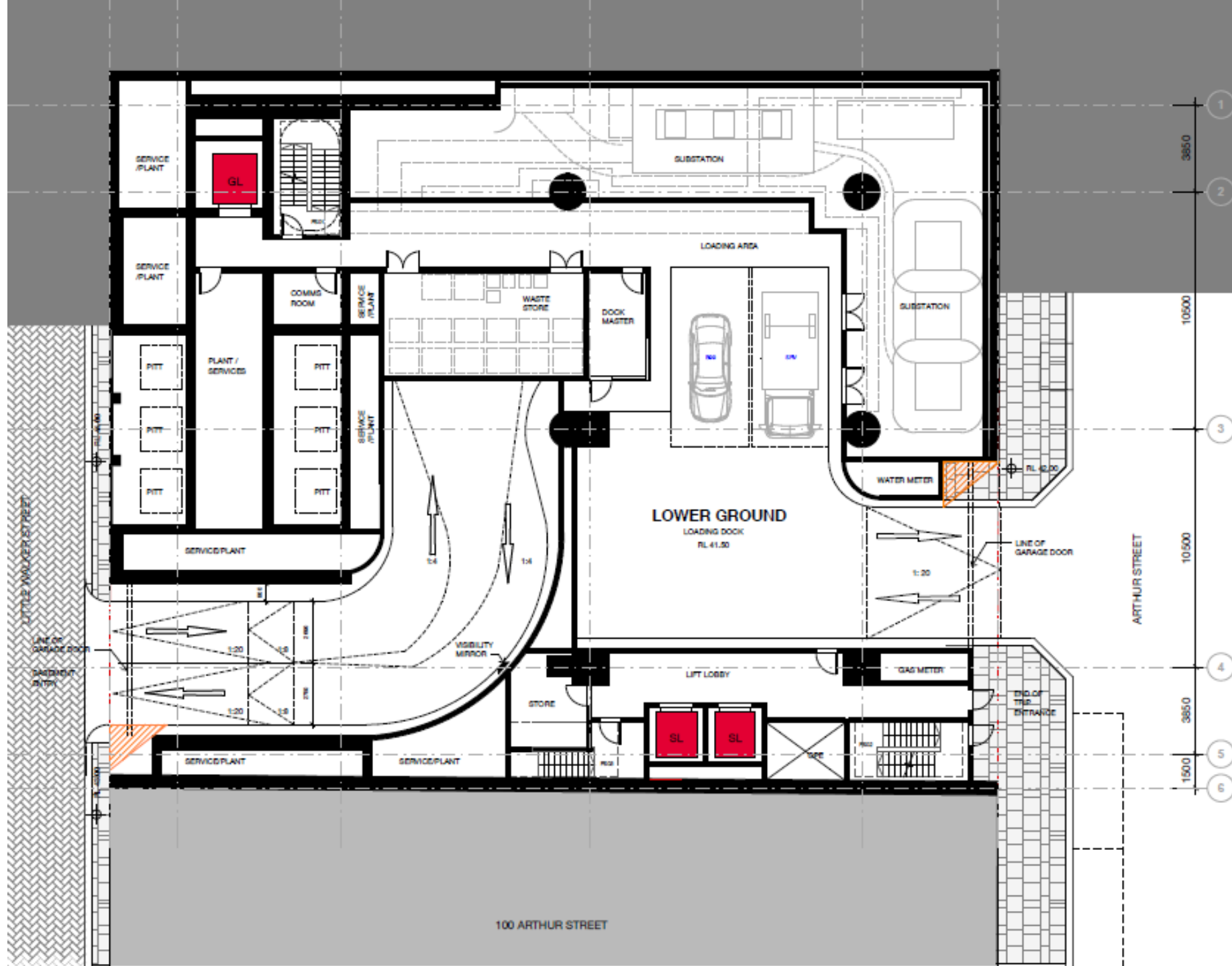
Ground Level

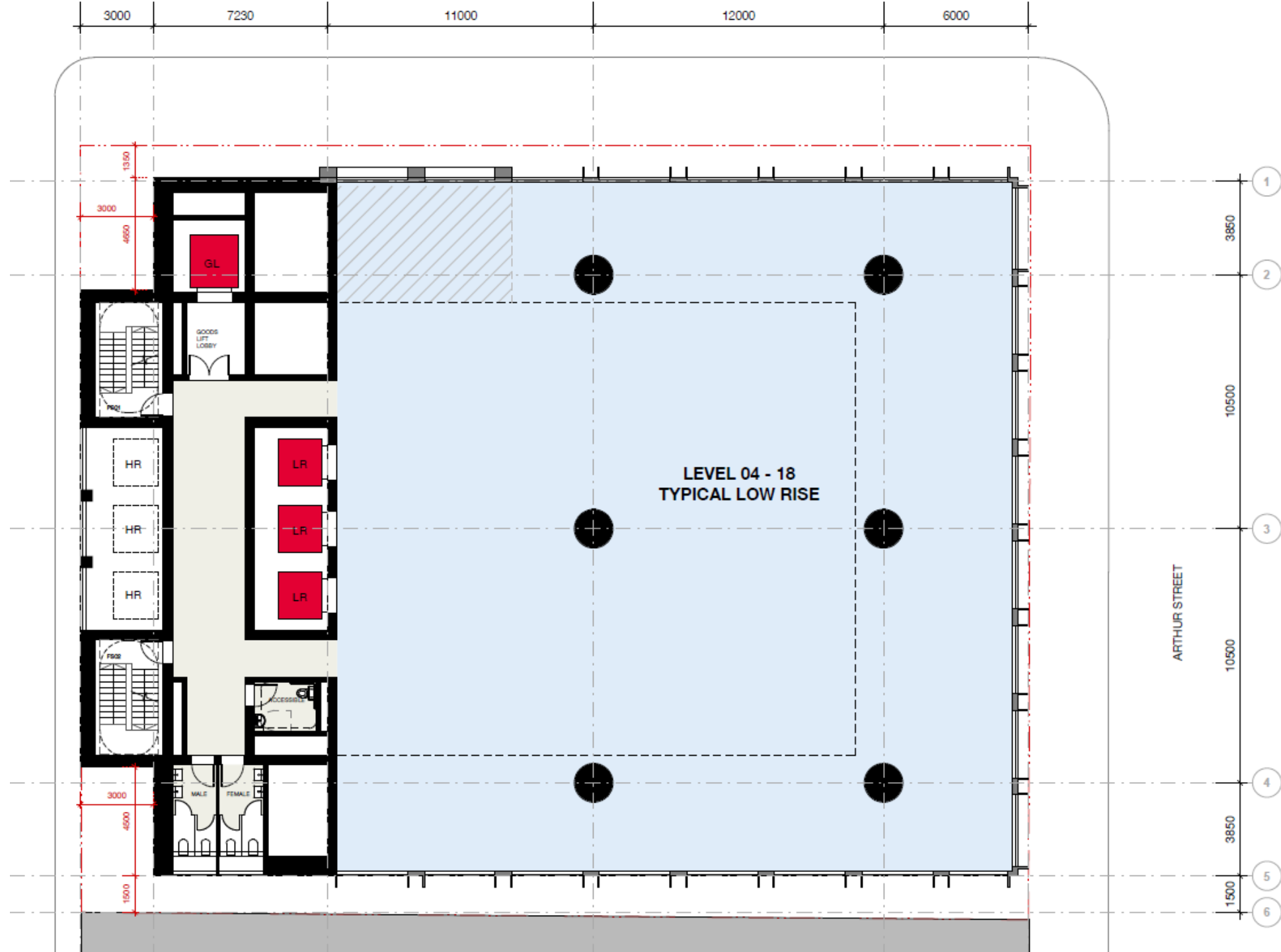
- Main lobby entrance
- Restaurant fronting Arthur Street
- Café on Little Walker corner



Lower Ground

- Vehicular access from Little Walker Street
- Service vehicle access from Arthur Street
- Substation



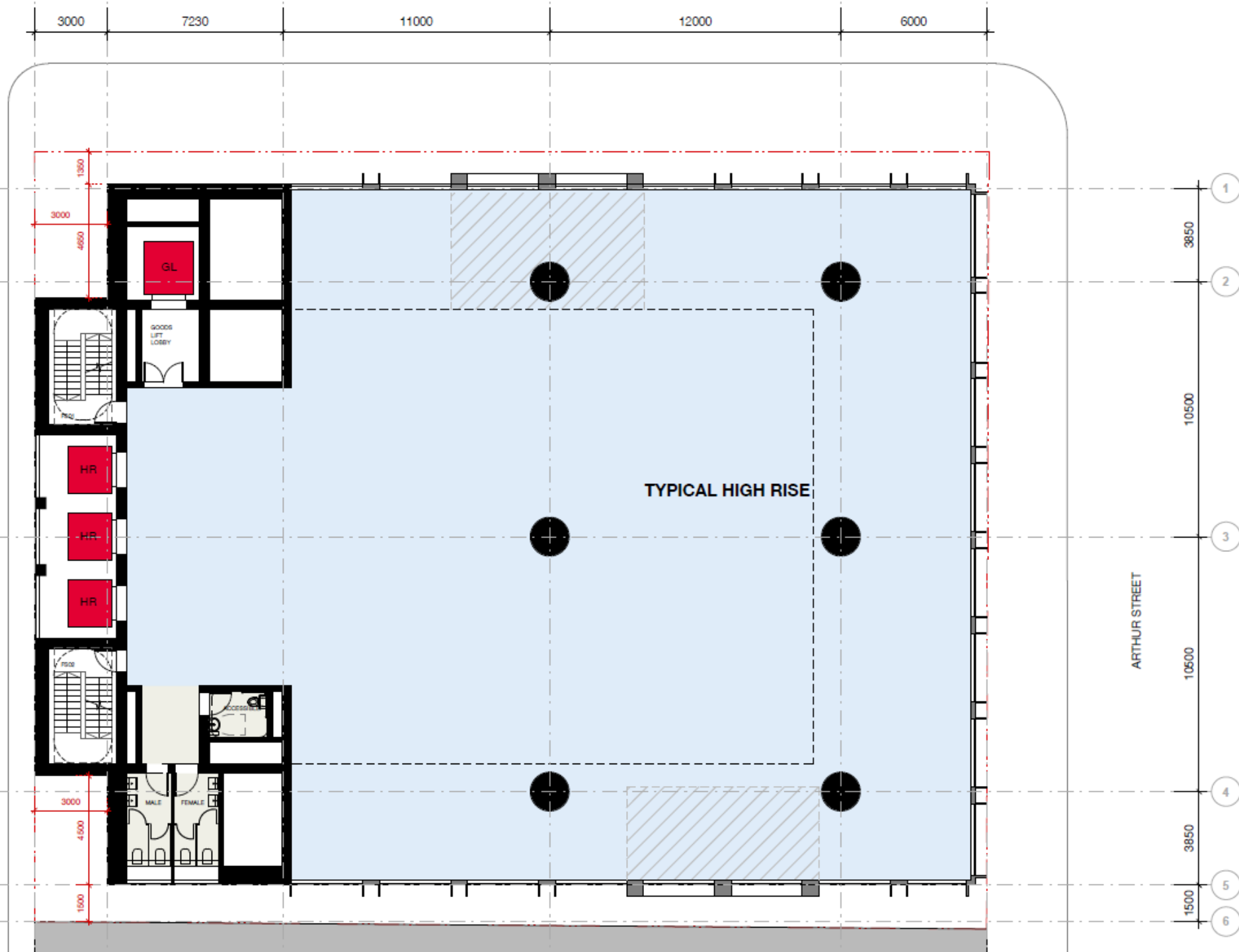


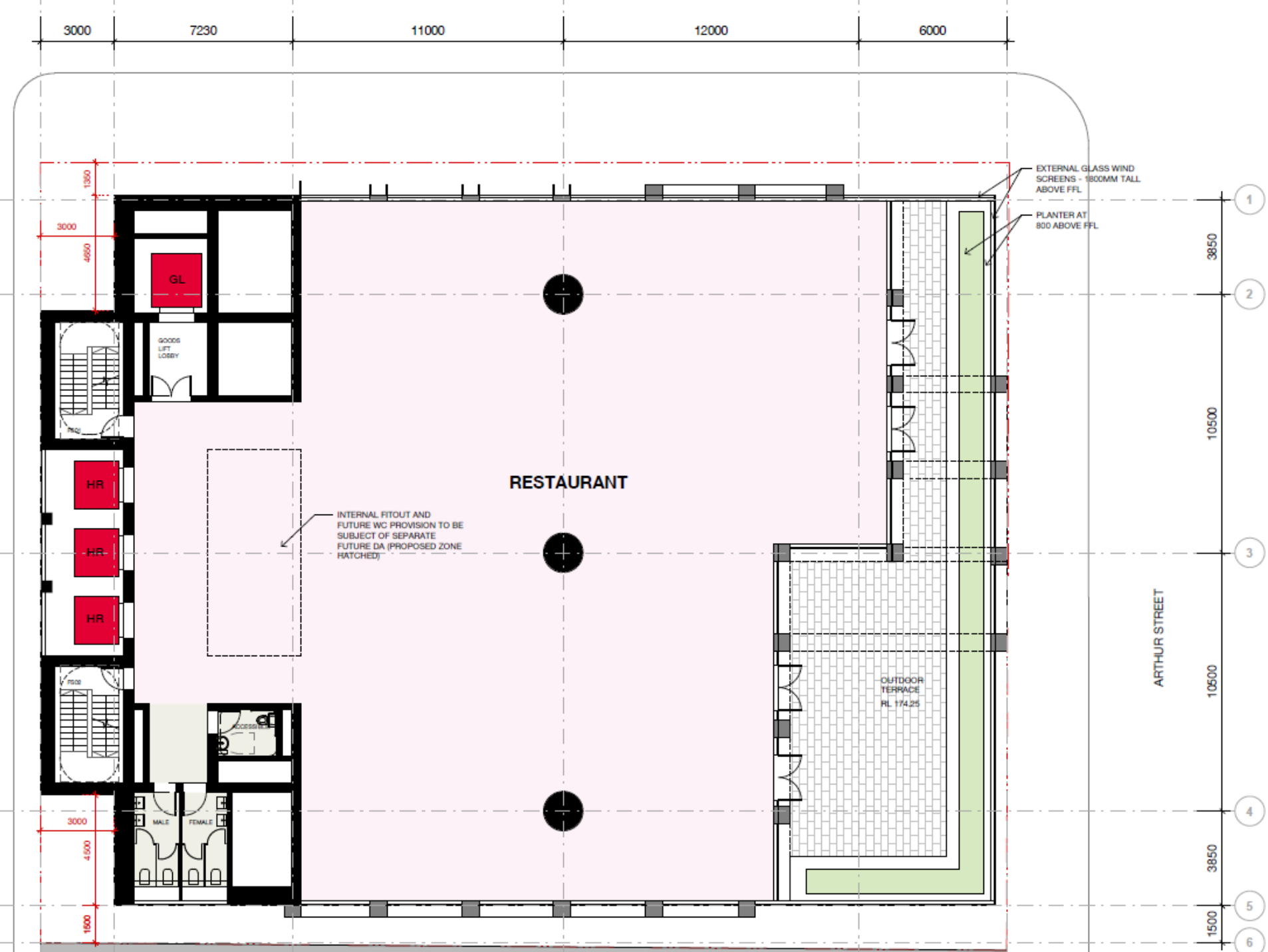
Typical Low Rise

- Office
- 882sqm GFA
- 824sqm NLA

Typical High Rise

- Office
- 916sqm GFA
- 880sqm NLA

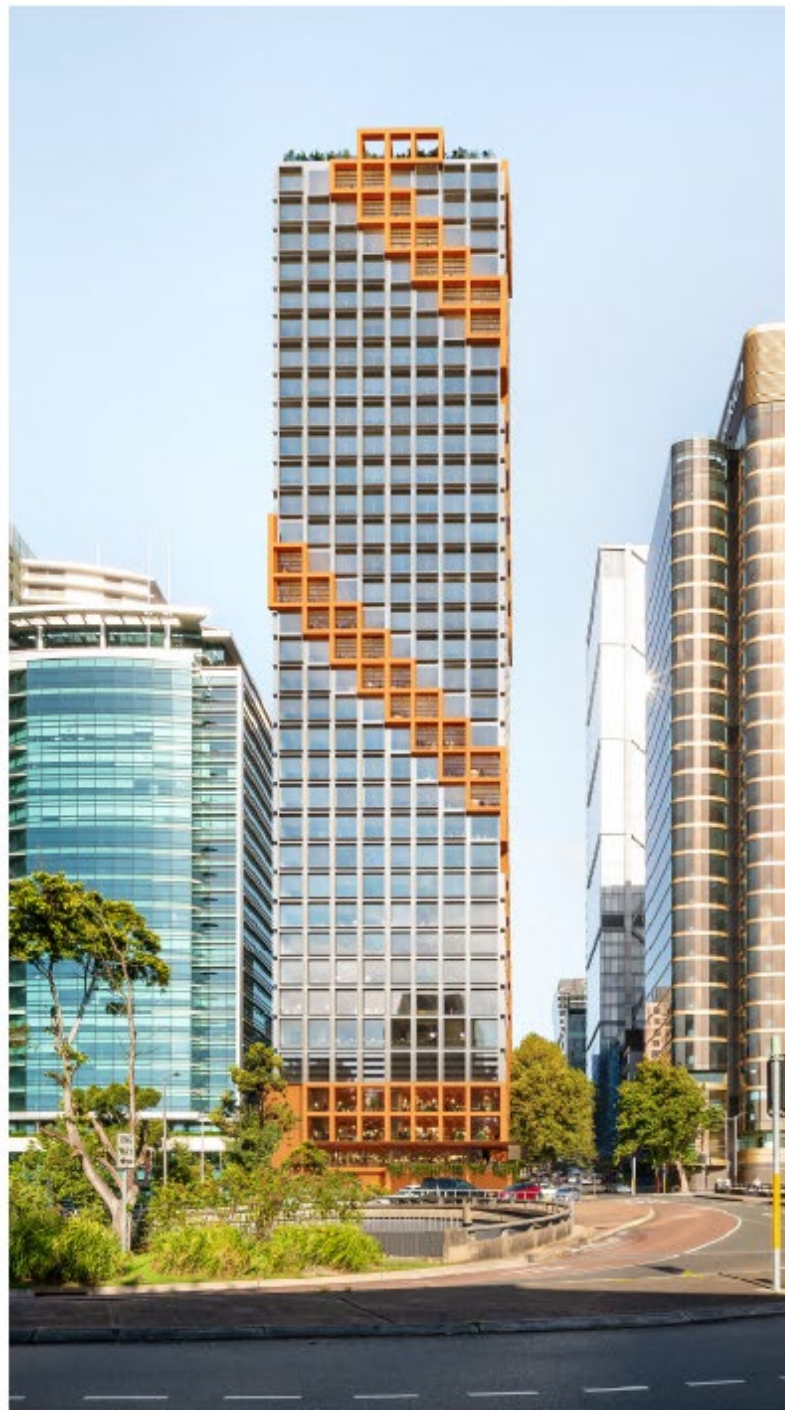




Level 34 Restaurant

- Public restaurant
- Outdoor Terrace

Materials and Finishes



01 TERRACOTTA PANEL

TOWER FACADE
WINTER GARDEN



05 GLASS FULL HEIGHT GLAZING

TOWER FACADE
PLANTROOM



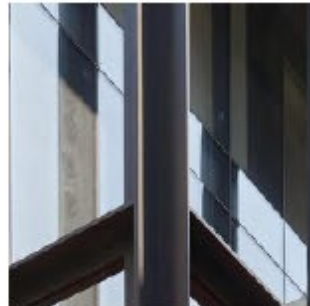
02 TERRACOTTA BAGUETTE

TOWER FACADE
BUILDING CORE



06 METAL 01 STEEL

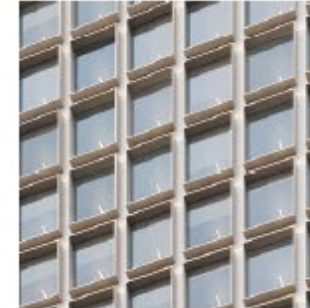
TOWER FACADE
WINDOW FRAME



03 GLASS GLAZING

High performance
double glazing,
neutral colour

TOWER FACADE
WINDOW



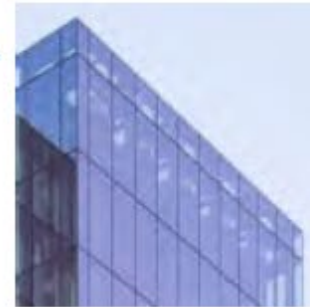
07 METAL 02 ALUMINIUM

TOWER FACADE
WINDOW FRAME /
PLANTROOM
LOUVRES



03 GLASS FULL HEIGHT GLAZING

TOWER FACADE
LIFT CORE



08 PLANTING

PODIUM PLANTERS
TOP LEVEL TERRACE

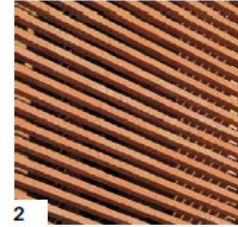


Arthur Street Elevation



Images

1. Terracotta Facade Panels
2. Terracotta Baguettes
3. Steel Framed Shopfront



Little Walker Street Elevation



Mount Street Elevation



Mount St

Cafe

Core

Basement Entry



View from corner of Mount and Little Walker Streets



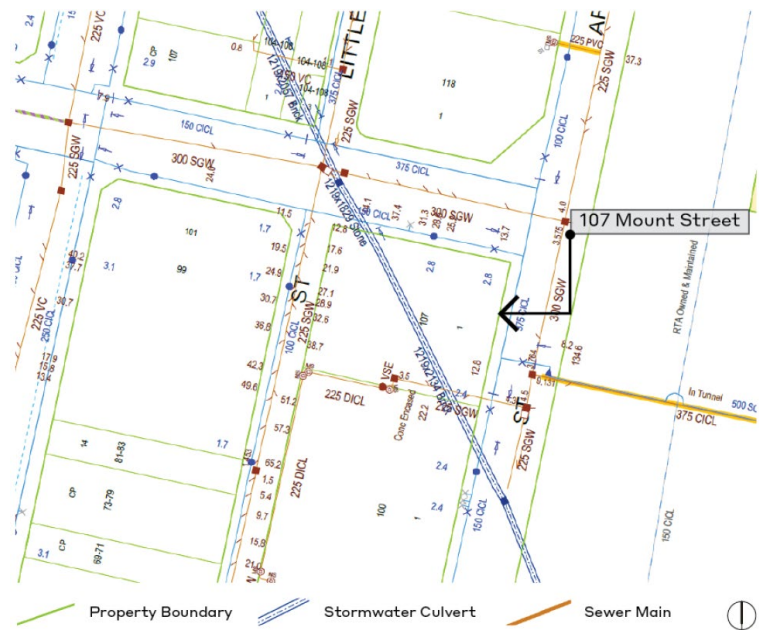
View from Mount Street and Warringah Freeway

Key assessment considerations

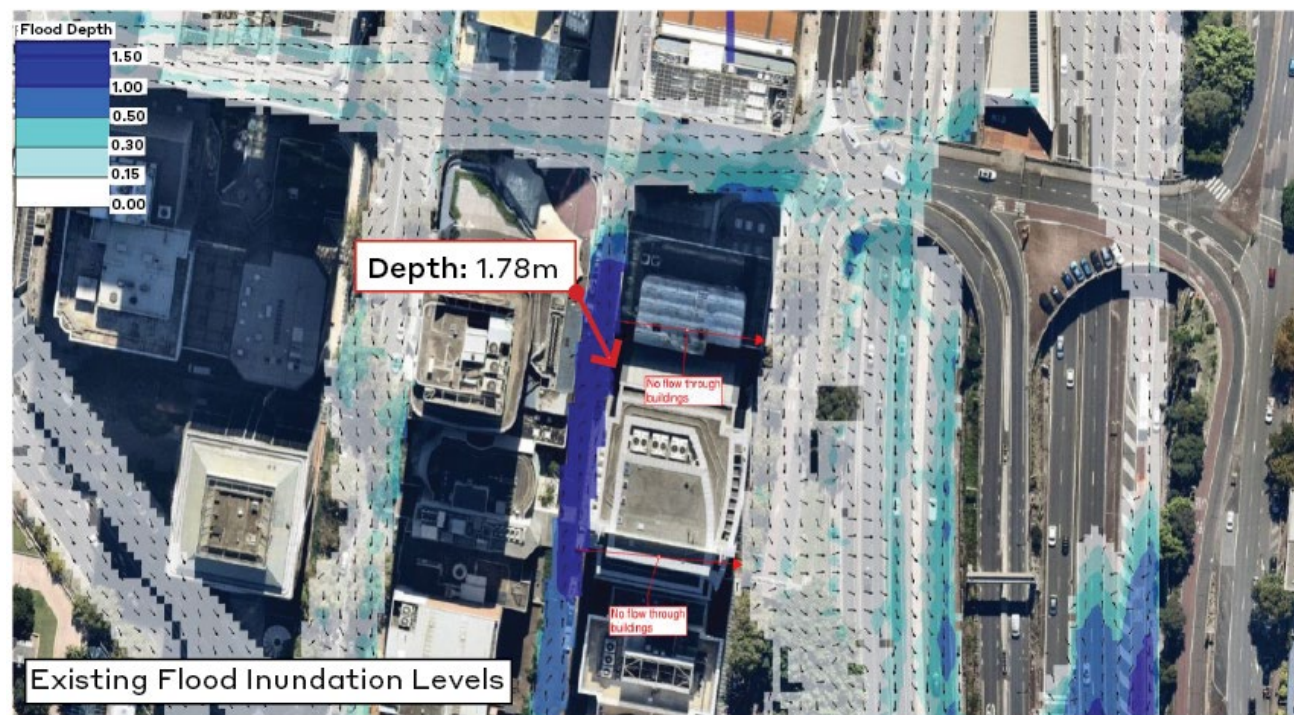
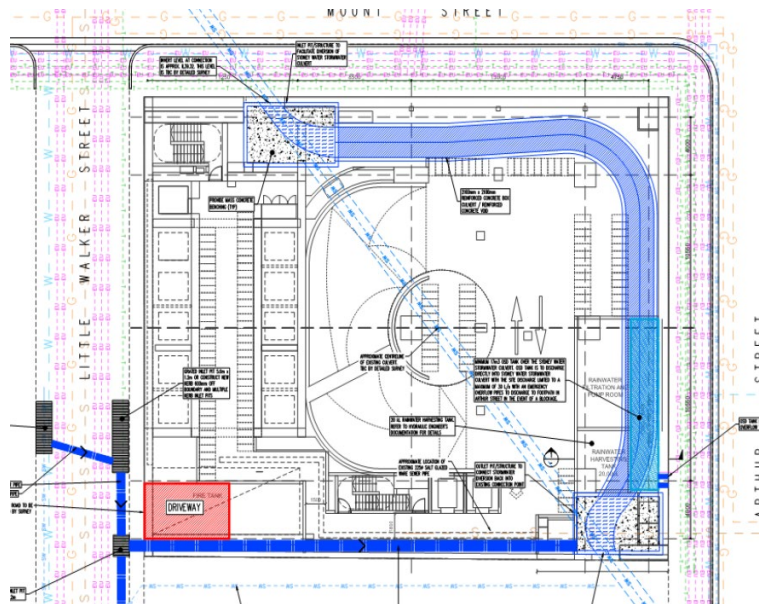


Stormwater and flooding

Existing

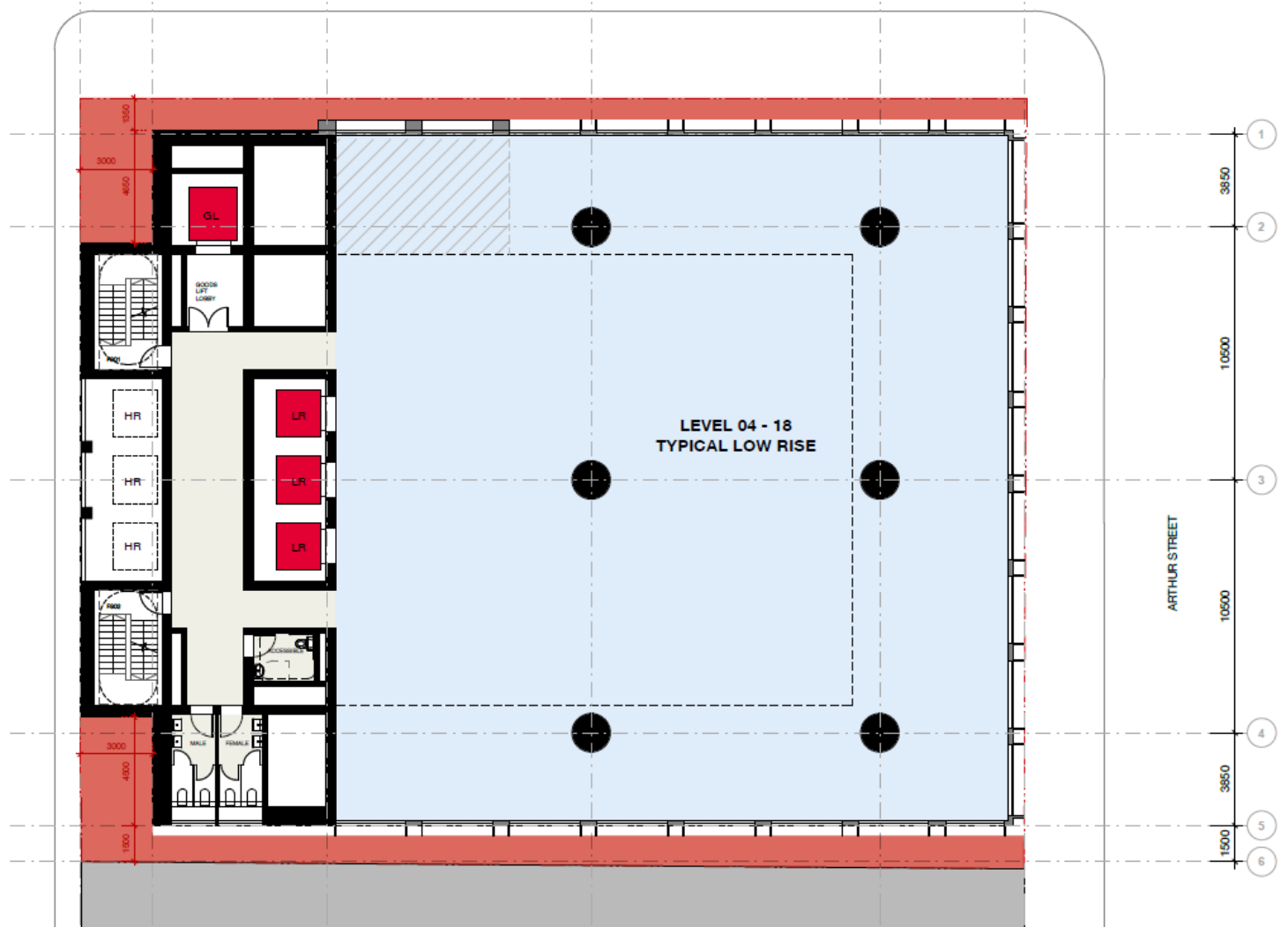


Proposed

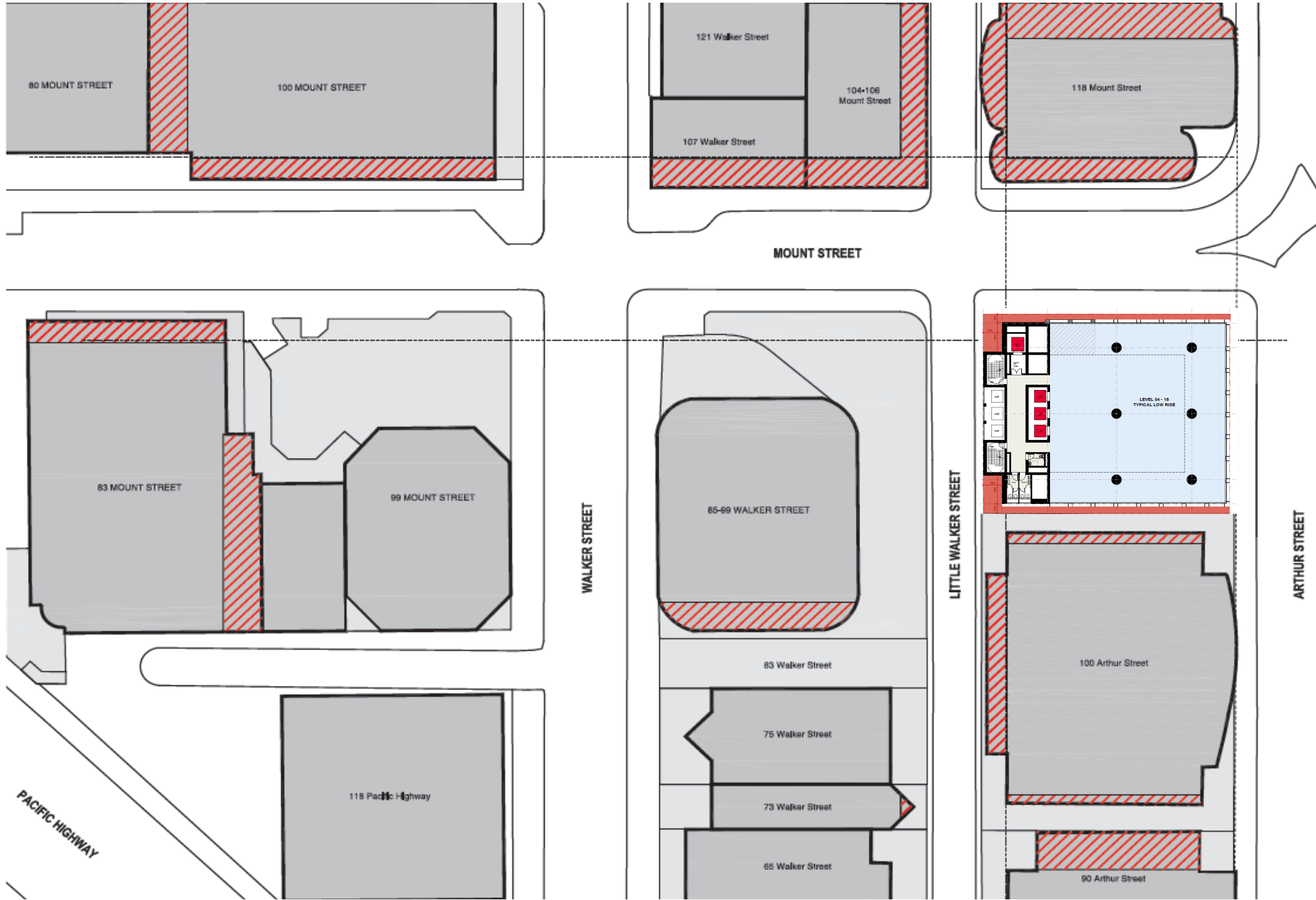


Tower Setbacks

- Mount Street: 1.35m - 4.5m.
- Arthur Street: Zero setback.
- Southern boundary: 1.5m - 4.5m.
- Little Walker Street: Zero - 3m.



Draft DCP and Context Setbacks



Overshadowing – Mid-Winter



9.00 AM



10.00 AM



11.00 AM



12.00 PM



1.00 PM








2.00 PM



3.00 PM

Legend

-  Proposed Building Shadows
-  LEP Envelope Shadows
-  Public Recreation Zones
-  Special Areas
-  107 Mount Street Location

Pedestrian Wind Environment

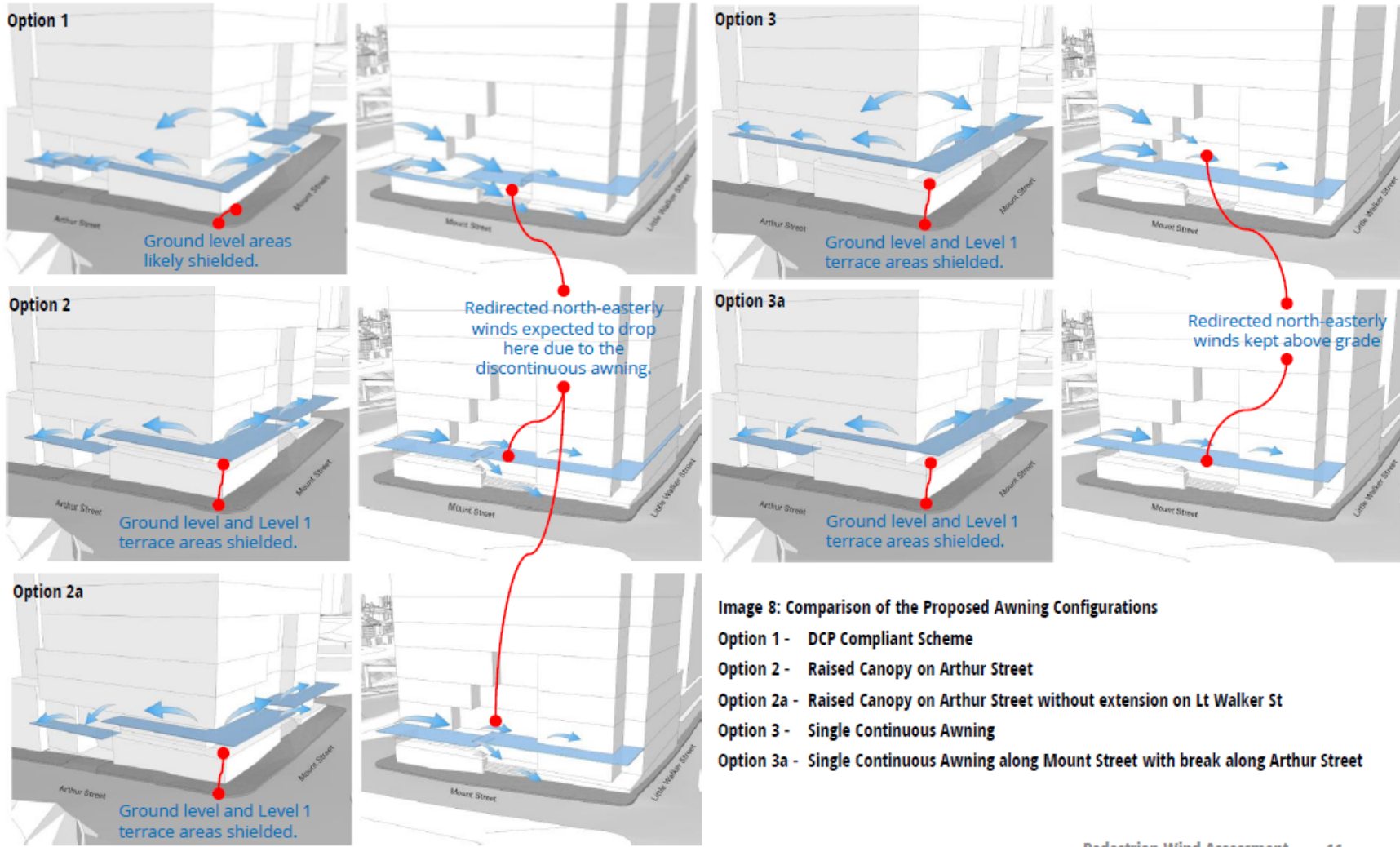


Image 8: Comparison of the Proposed Awning Configurations

- Option 1 - DCP Compliant Scheme
- Option 2 - Raised Canopy on Arthur Street
- Option 2a - Raised Canopy on Arthur Street without extension on Lt Walker St
- Option 3 - Single Continuous Awning
- Option 3a - Single Continuous Awning along Mount Street with break along Arthur Street

5.4 Proposed Mitigation Measures

Ground Level
To improve outdoor wind amenity around the site, it is recommended to retain the existing street vegetation around the site. Furthermore, incorporation of an awning structure along the Arthur Street and Mount Street frontage is also recommended. Following options for the awning design are considered as part of this assessment (also shown in Image 8):

Option 1. DCP Compliant Scheme:
The DCP compliant canopy is likely to protect ground level areas immediately at the corner of Mouth Street and Arthur Street. However, the positioning of the awning with a gap along Mount Street frontage would likely cause the winds to drop down on street level, leading to high wind activity on parts of Mount Street. Furthermore, the north-easterly and southerly sector winds will impact the amenity of the outdoor terrace space on Level 1.

Option 2. Raised Canopy Structure:
Option 2 would likely yield similar wind conditions to that of Option 1 with the awning break along Mount Street expected to redirect north-easterly sector winds to ground level. However, the wind conditions within the Level 1 terrace are expected to improve since southerly and north-easterly sector winds are expected to have a reduced impact.

Option 2a.
Option 2 but without awning along Little Walker Street. This configuration is likely to have a similar performance to Option 2. The awning extension along Little Walker Street is expected to have a minimal impact on the wind amenity due to the shielding provided by the neighbouring developments to westerly sector winds.

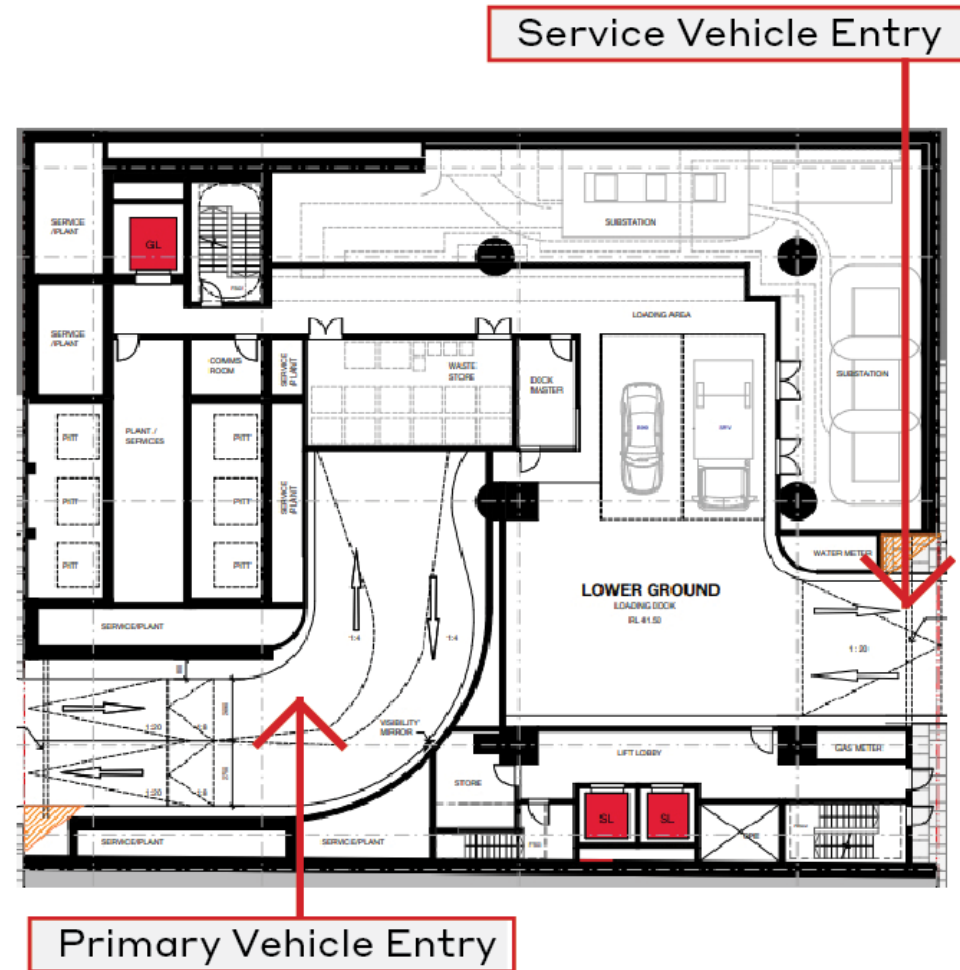
Option 3. Continuous Awning Structure:
Incorporating a raised continuous awning along Mount Street is expected to keep the north-easterly sector winds above street level. Furthermore, the wind amenity within the Level 1 terrace is also expected to improve with the southerly and north-easterly sector having reduced impact.

Option 3a.
Option 3 but with break in the awning along Arthur Street. This configuration is expected to yield similar wind conditions to Option 3. The break along Arthur Street is expected to not have a significant impact on wind conditions here due to the downward slope of the street.

Options 3 and 3a are likely the most ideal configurations from a wind comfort and safety perspective. Note that the awning should have a minimum depth of 3 m.

Vehicular Access, Loading and Servicing

- Basement vehicle access from Little Walker Street
- Service access from Arthur Street (TfNSW requirement)



Thank you.
Questions?

