



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.

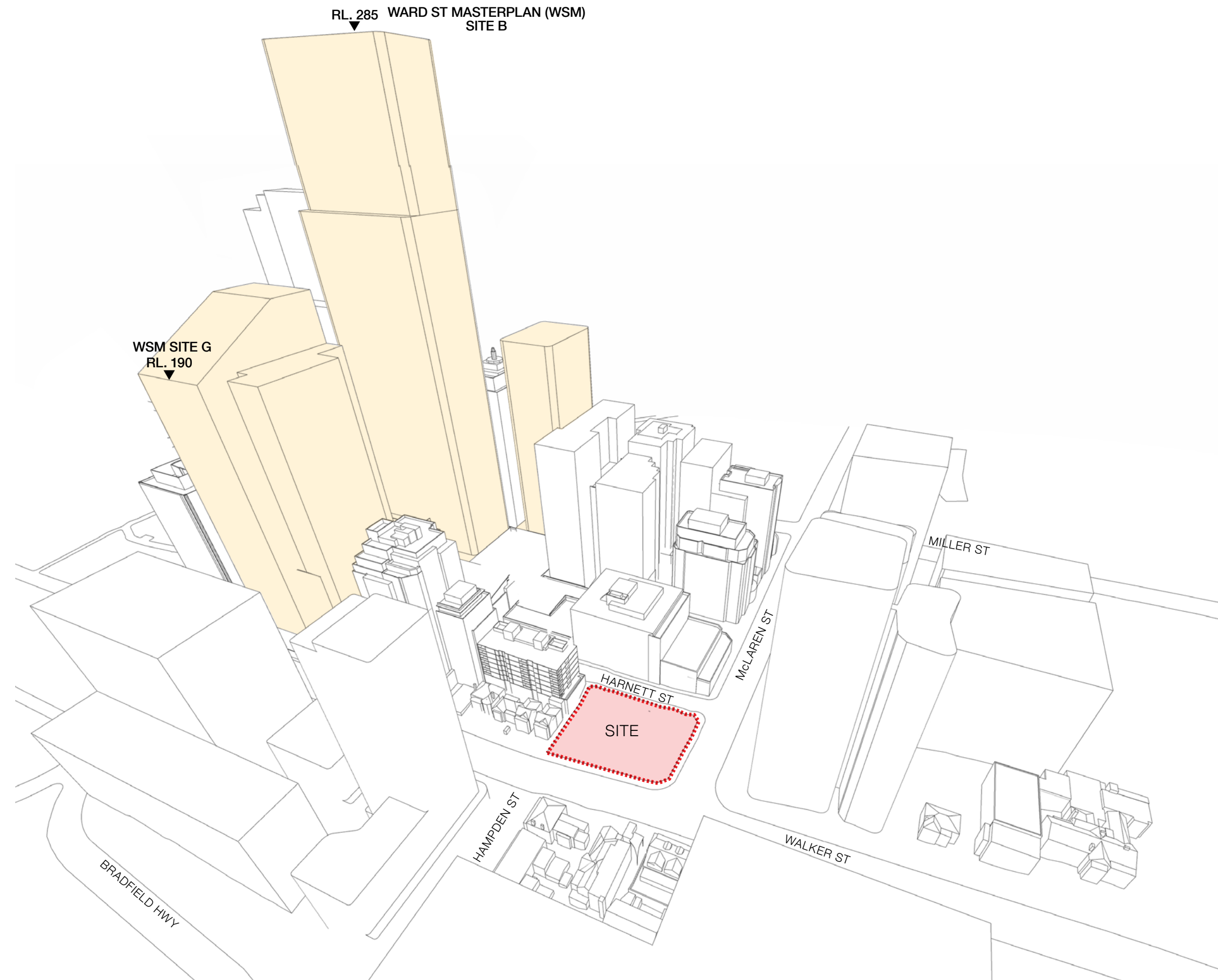
Specifically, the **conceptual building** envelope has been modelled to result in:

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.



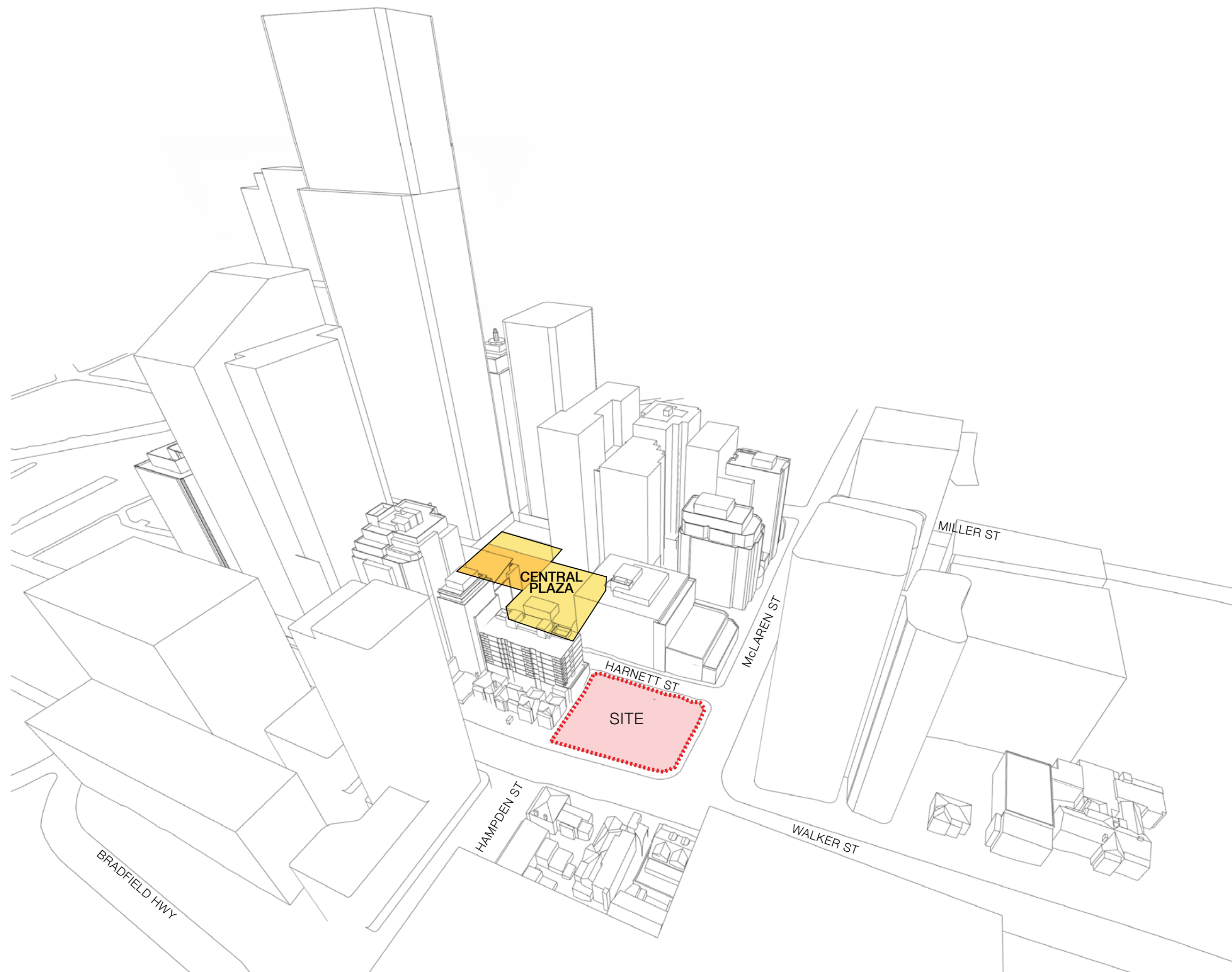
WARD STREET MASTERPLAN

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 central 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

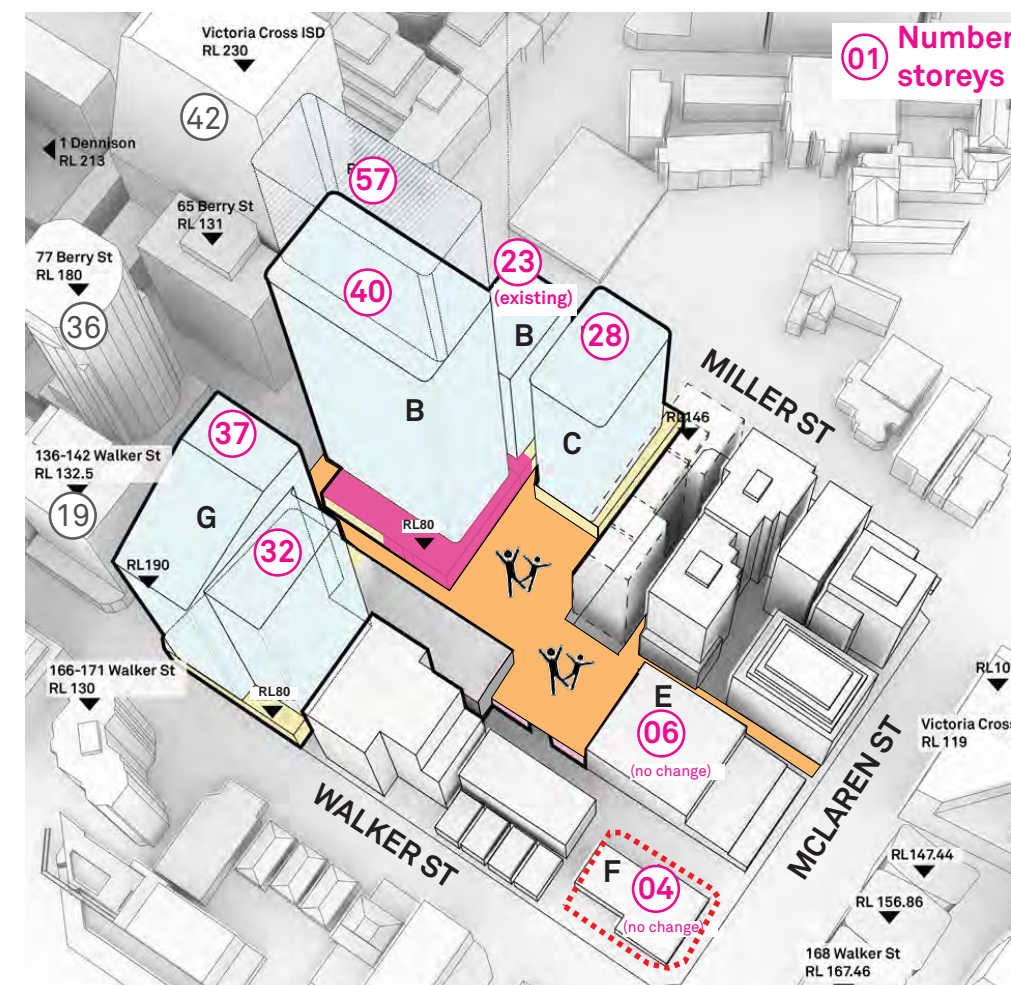
The final masterplan includes building heights that exceed the Victoria Cross OSD at RL285, and concentrates the building uplift on the southern portion of the Ward Street Masterplan, consequently reducing diversity in building height and land use. An additional pocket park was proposed north of the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



OPTION 1



OPTION 2



FINAL MASTERPLAN

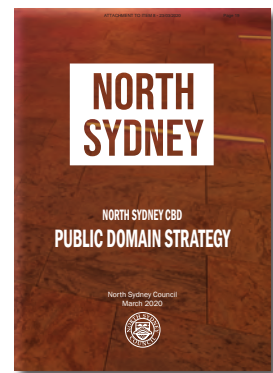
01 Number of storeys

SITE SOLAR CONSTRAINTS

SOLAR ACCESS

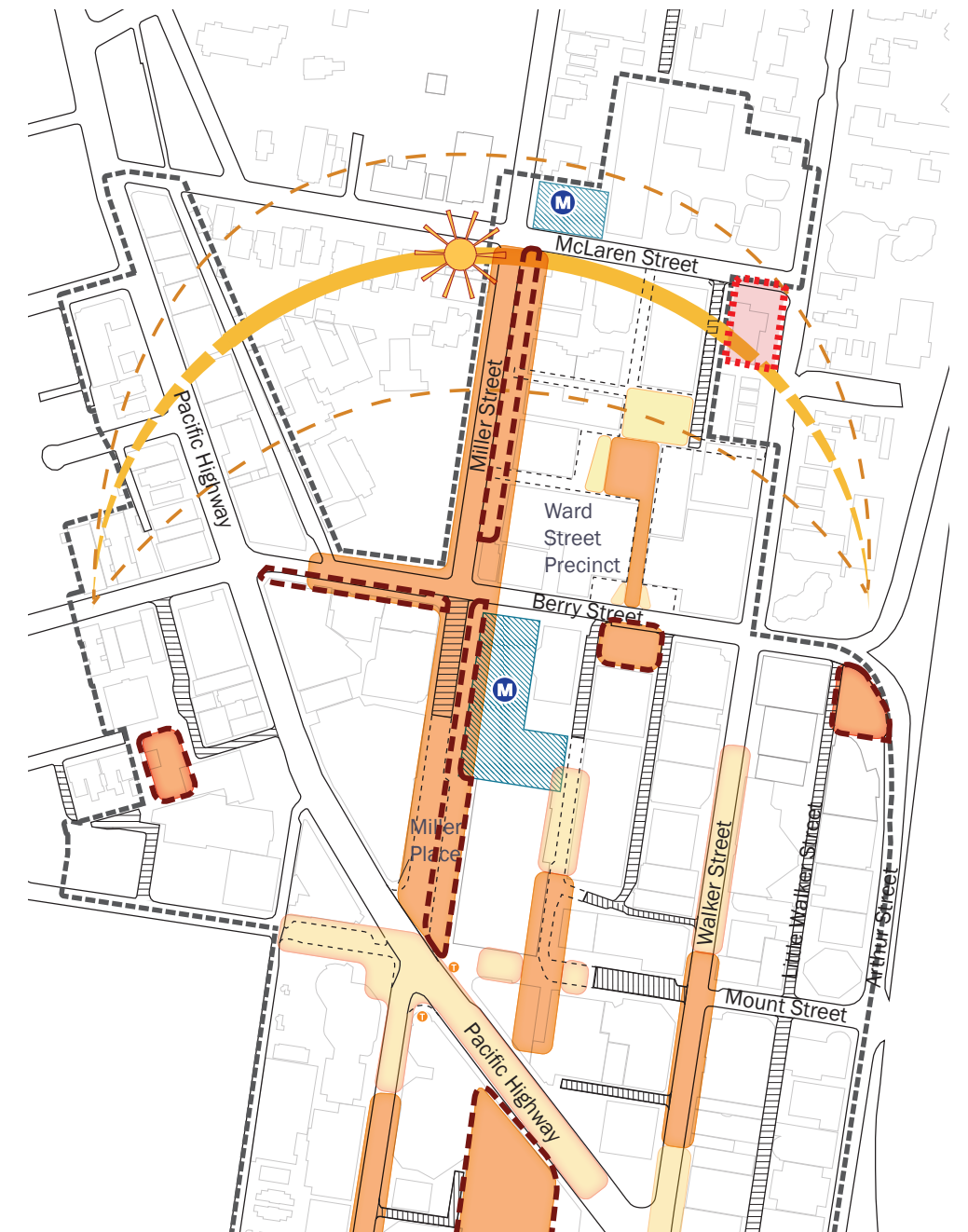
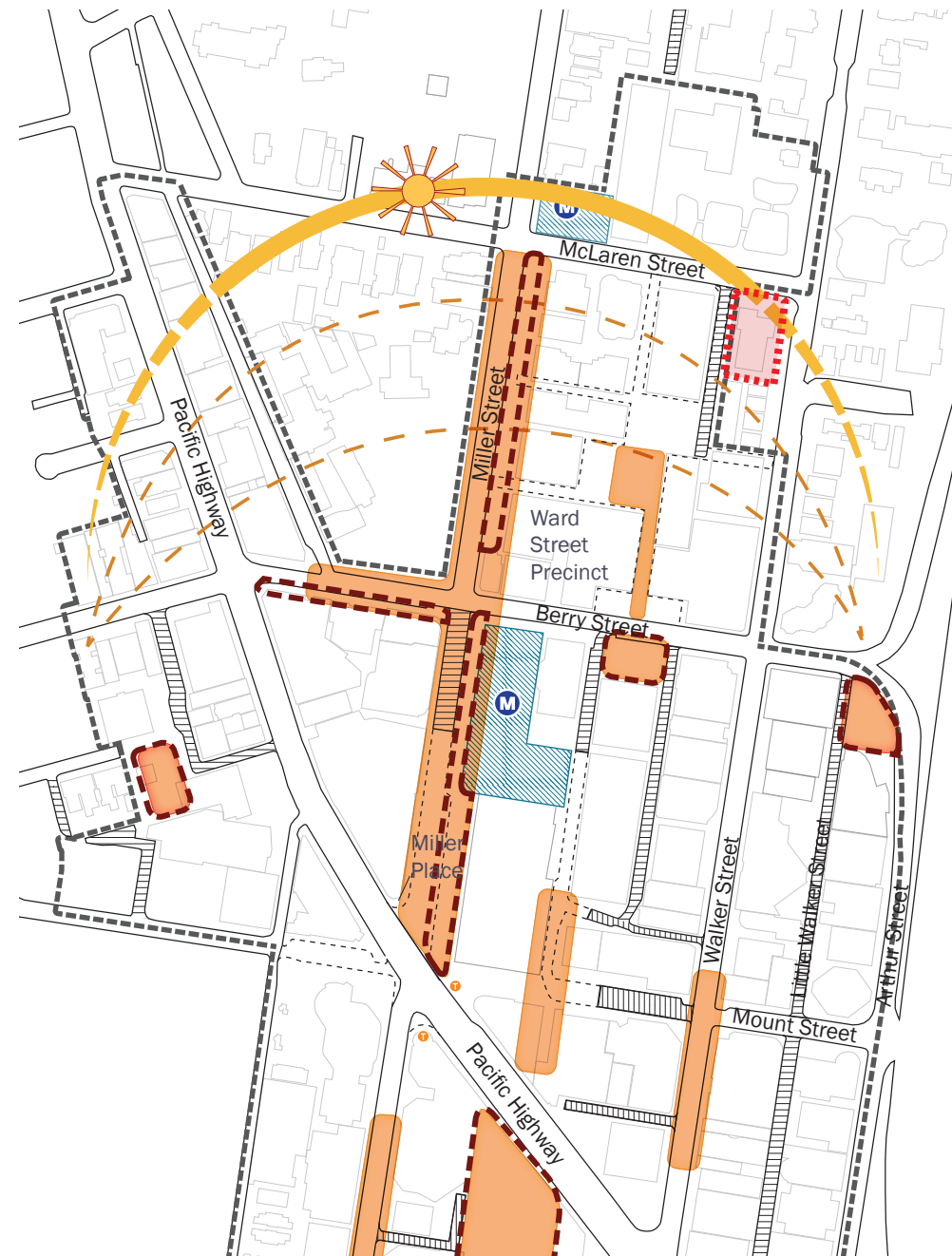
The North Sydney Public Domain Strategy, highlights public domain areas and the required solar access to these zones:

- 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



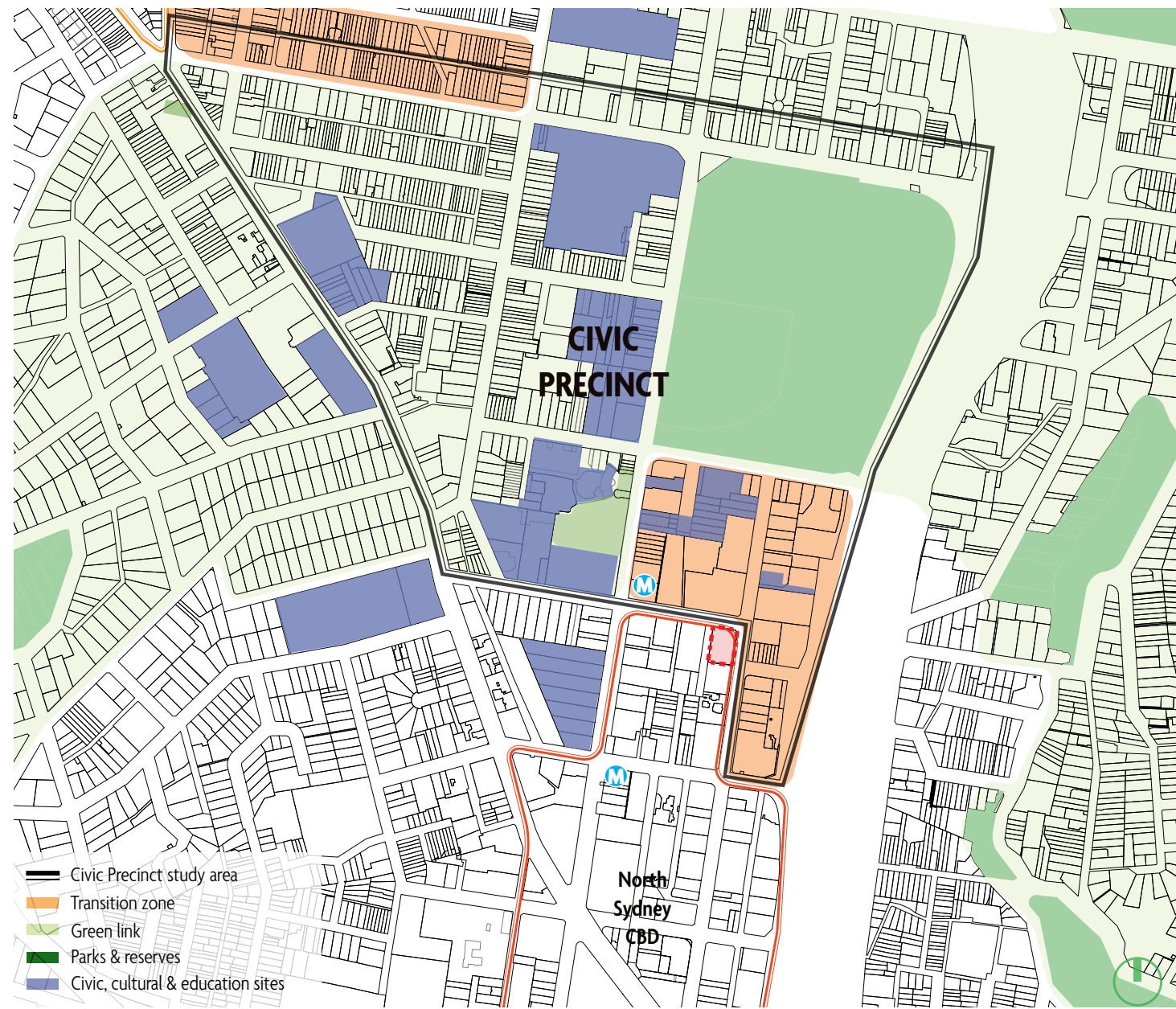
CIVIC PRECINCT STUDY

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 AREA



CIVIC PRECINCT TRANSITION ZONE - PROPOSED NUMBER OF STOREYS

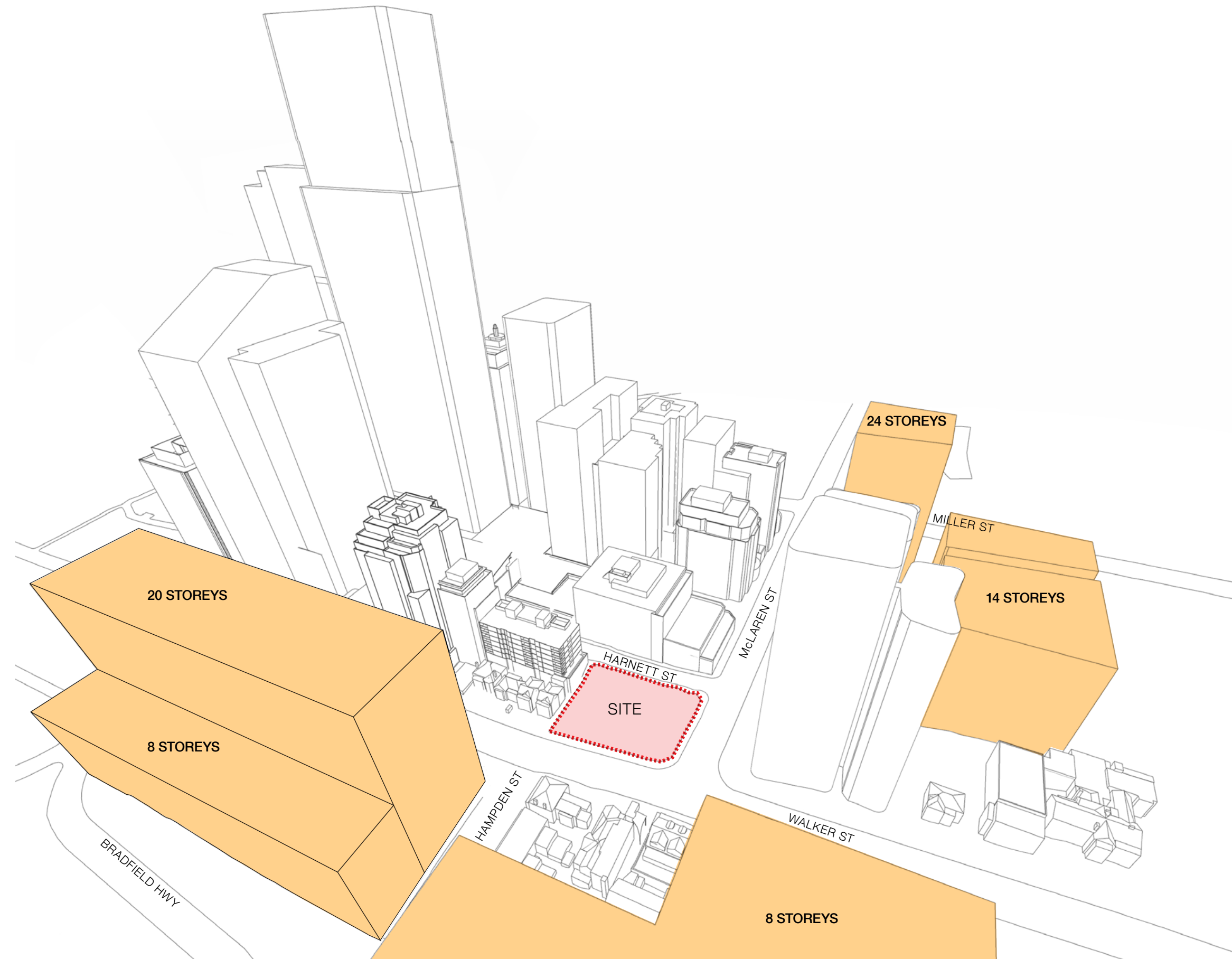
CIVIC PRECINCT STUDY

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.



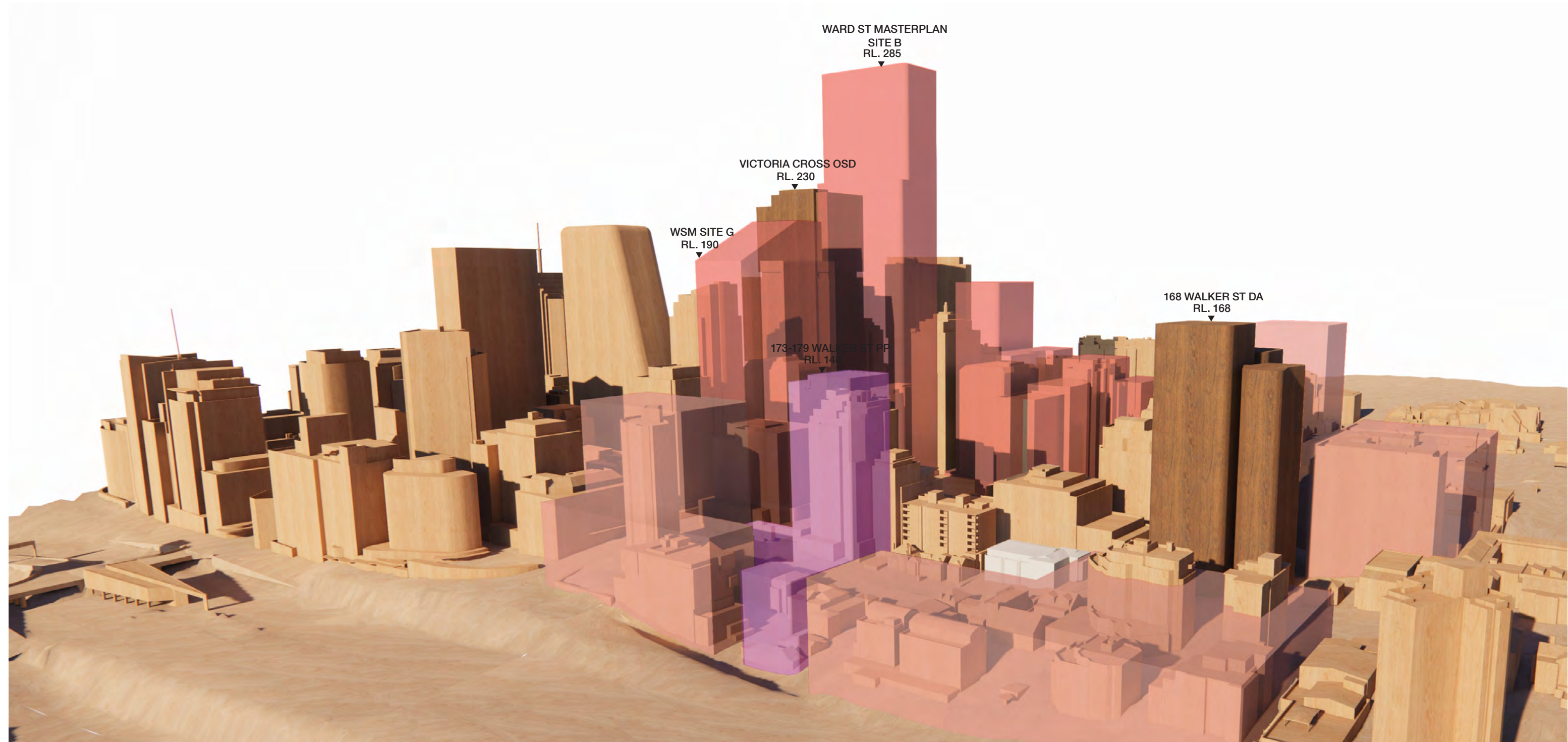
EXISTING CONTEXT



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

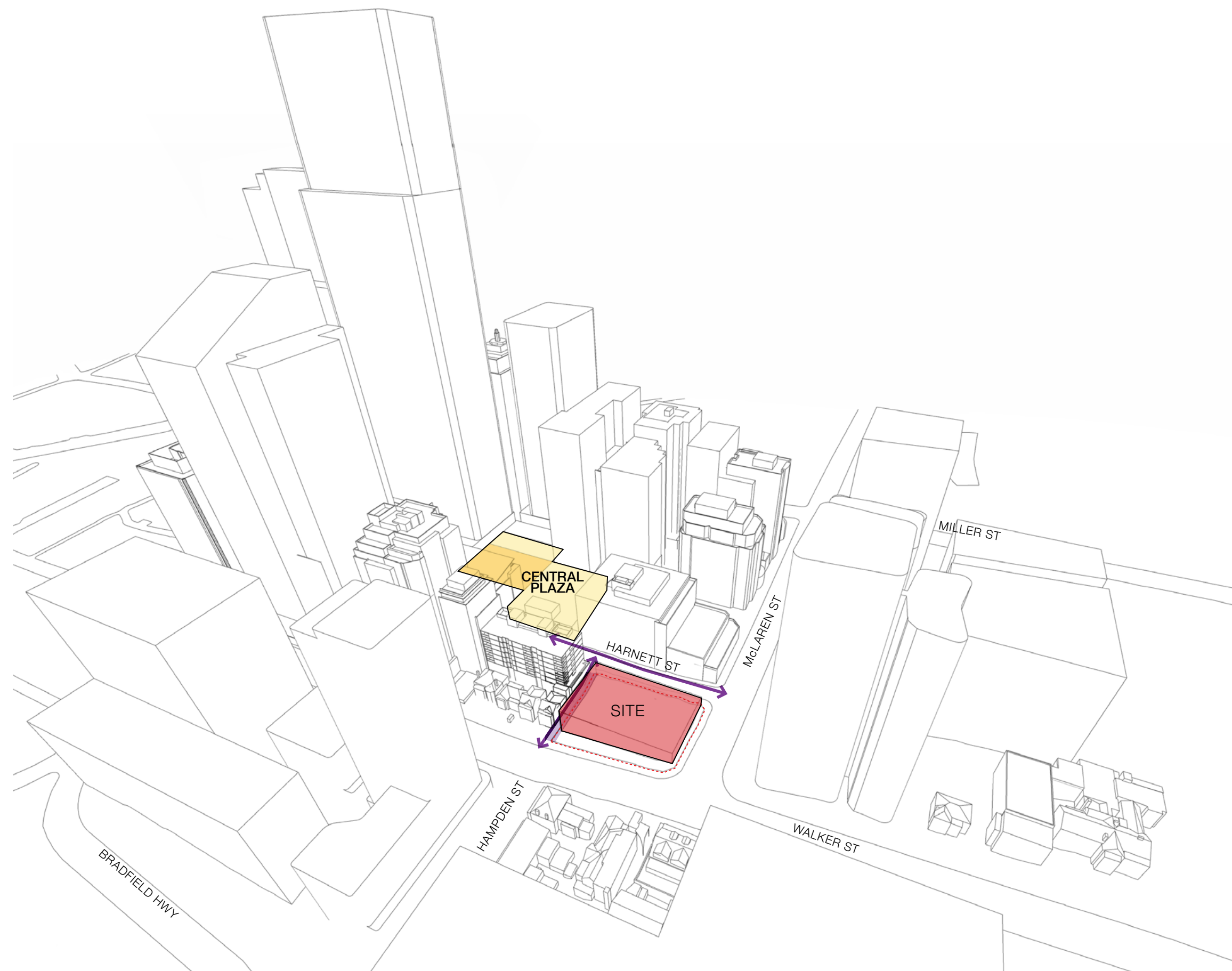




6.0 DESIGN PRINCIPLES

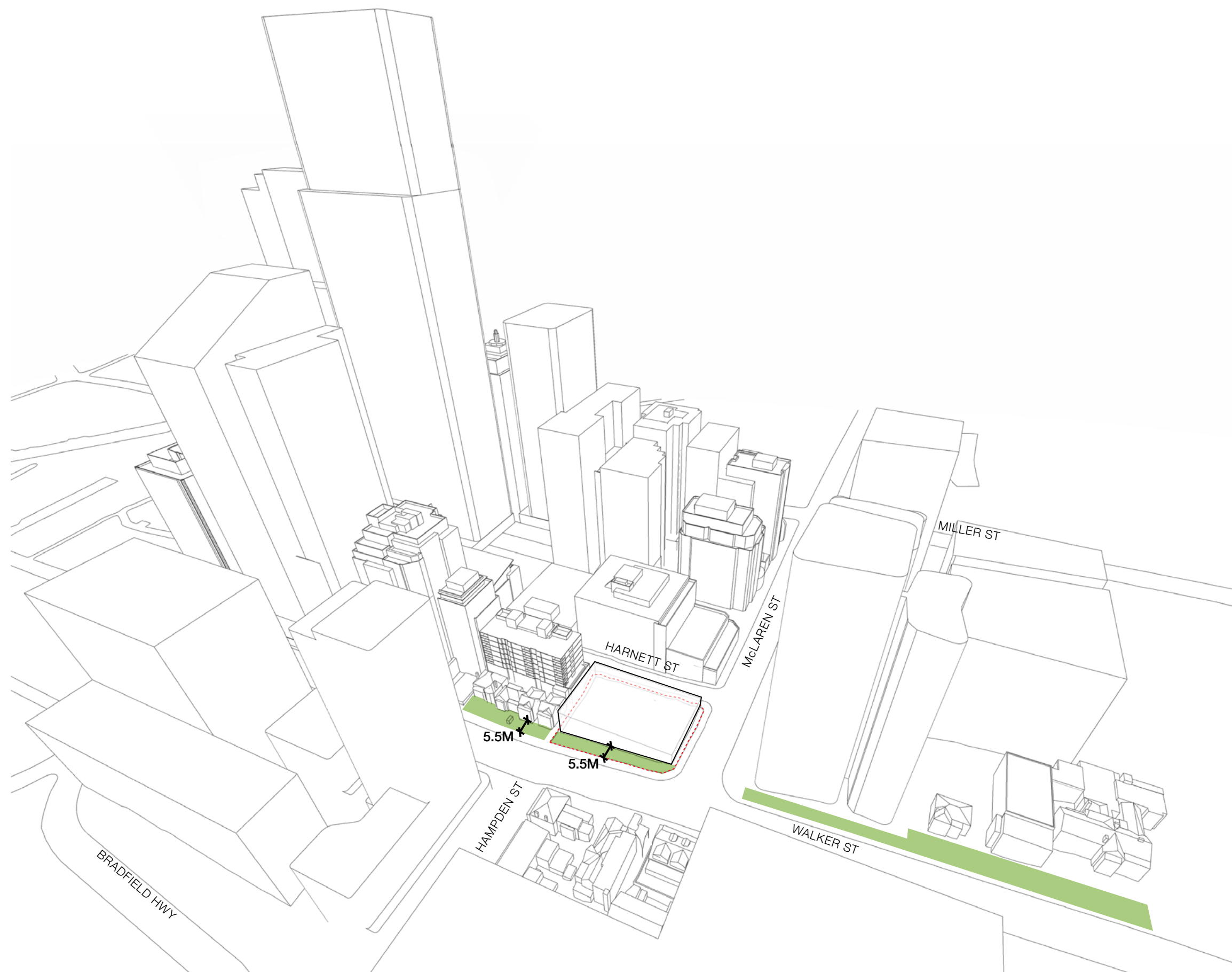
ENHANCING THE THROUGH-SITE LINK

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.

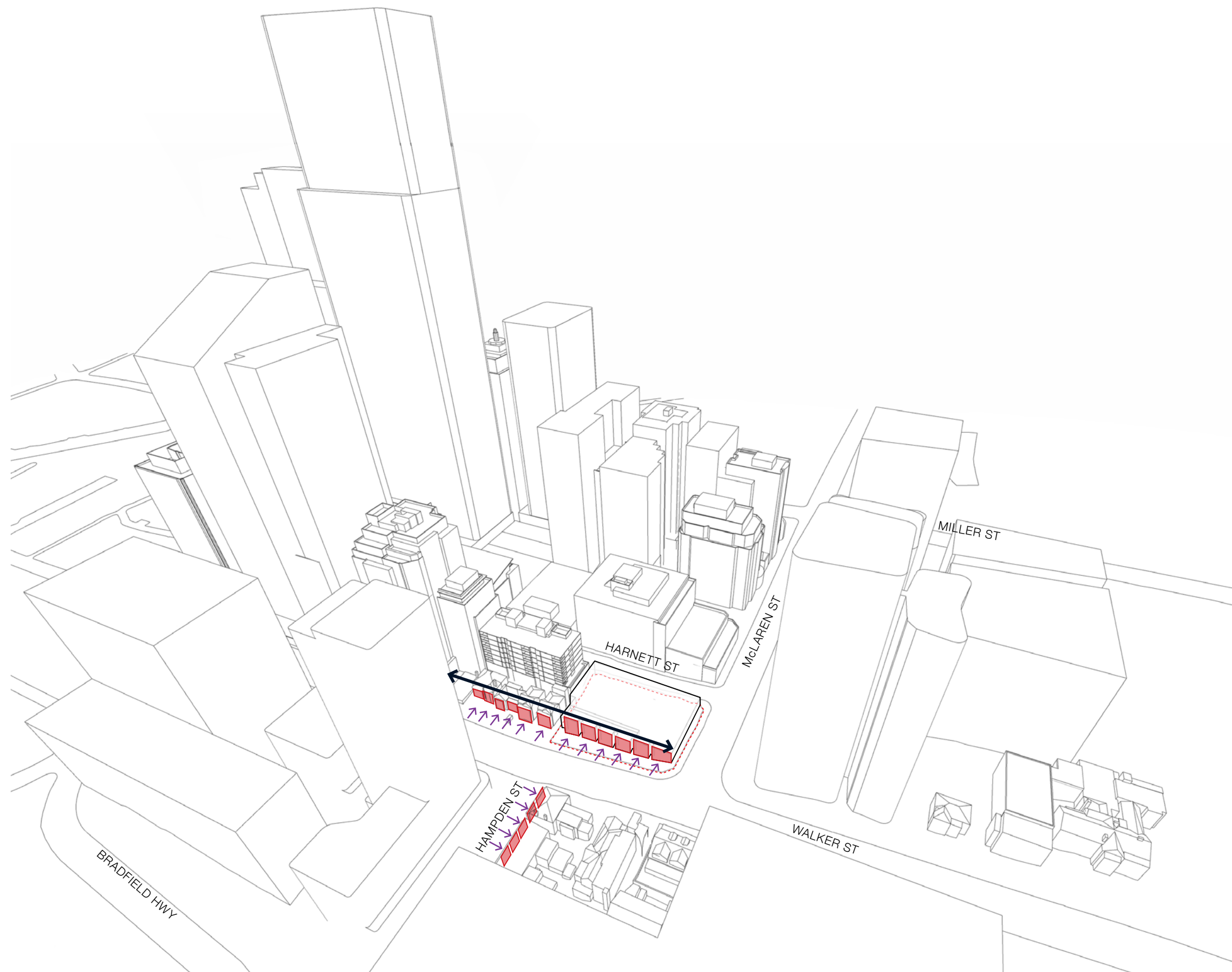


RESIDENTIAL PODIUM

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

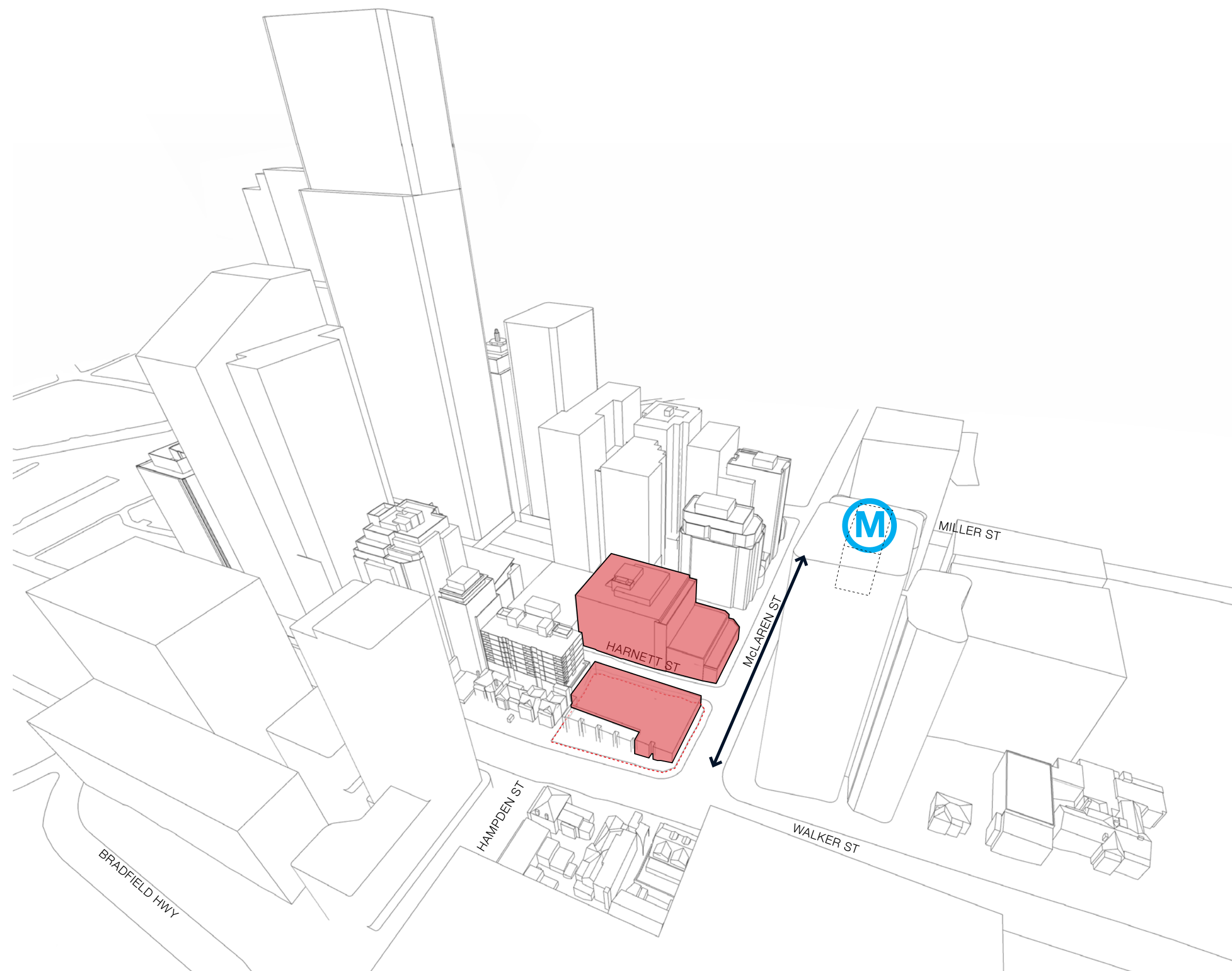
The height, scale and modulation of the podium has been sculpted to provide a thoughtful urban response to the adjacent heritage context.

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

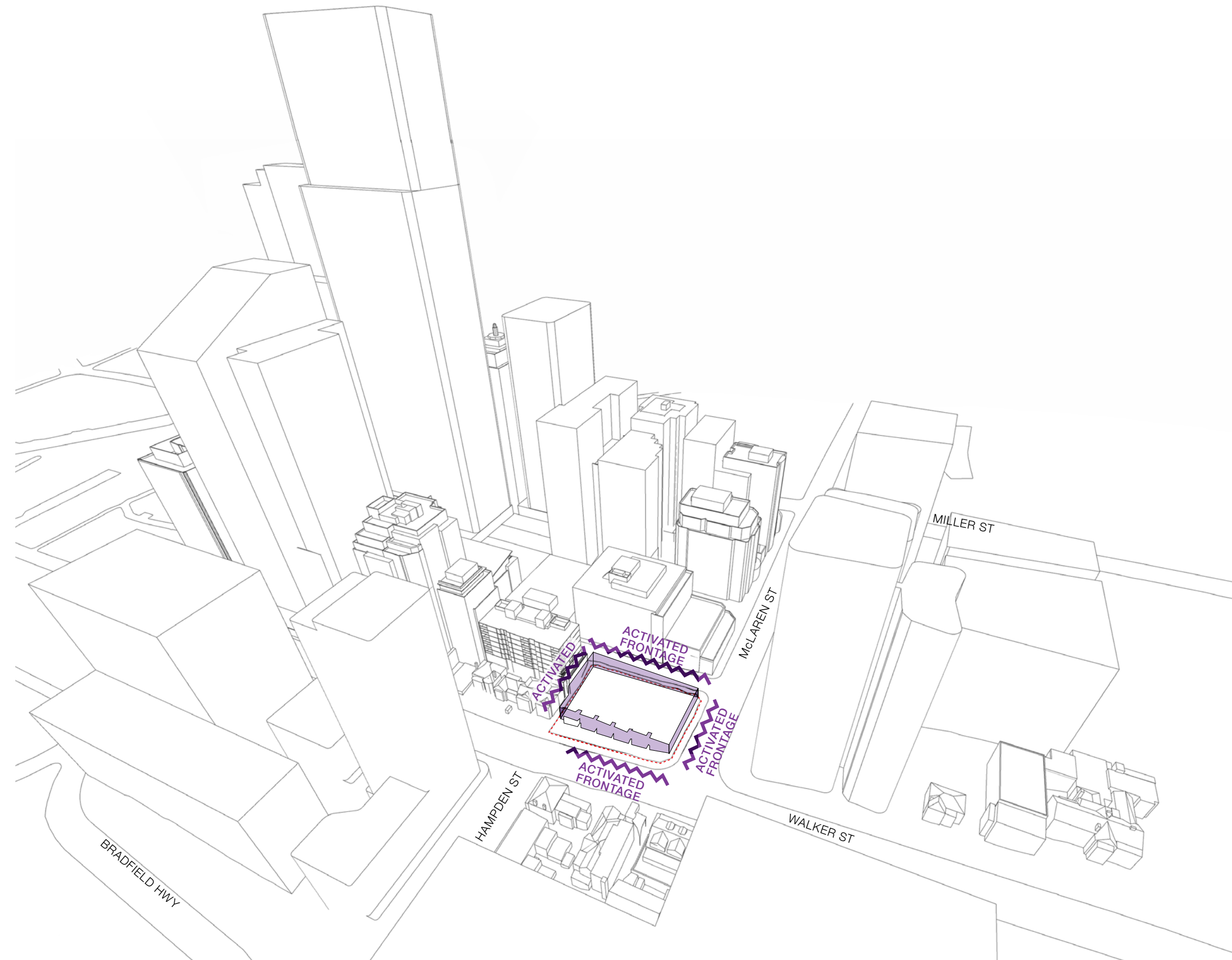
The retail offering along McLaren and Harnett Streets responds to the heritage / commercial context immediately west of the site. The location of retail is also in keeping with the more public presence of McLaren Street / Victoria Cross Metro North.



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

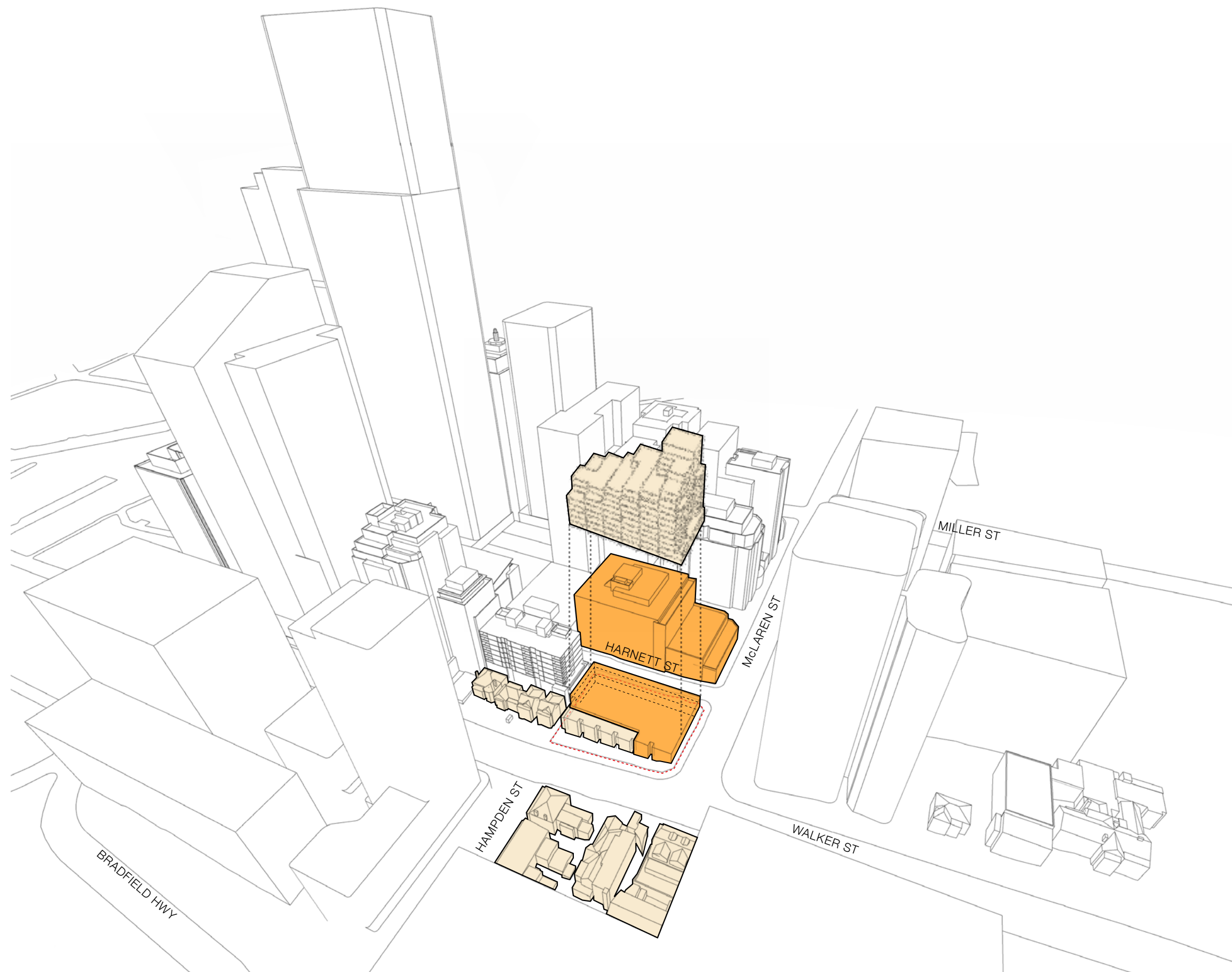


MIXED-USE PRECINCT

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

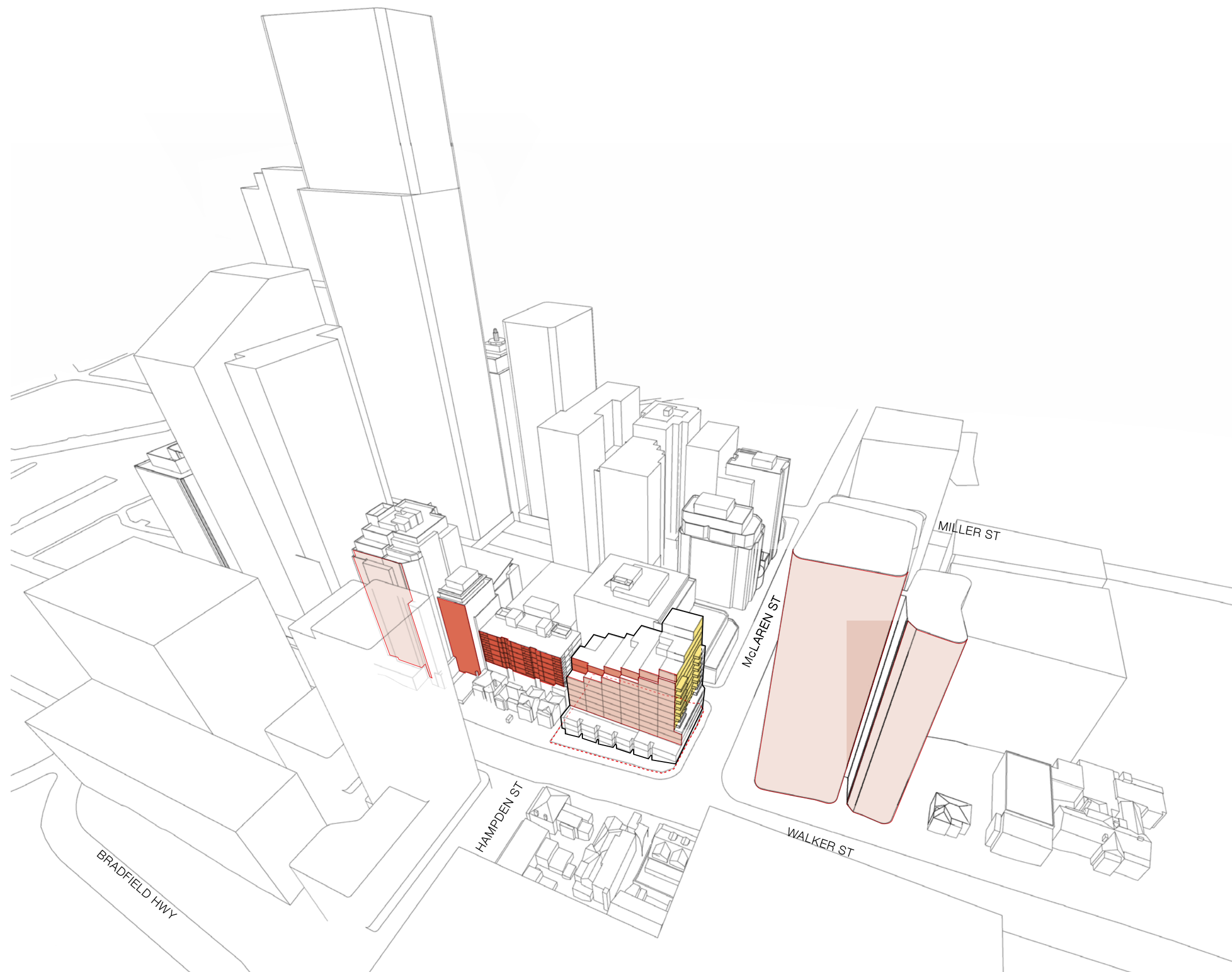
In reference to the series of stepped vertical massing arrangements that occur south of the site, with no consistent tower setback, the upper levels of the proposal provide a stepped transition between 168 Walker Street and 150 Walker Street apartments, which is set back 5m and 20m respectively.

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.

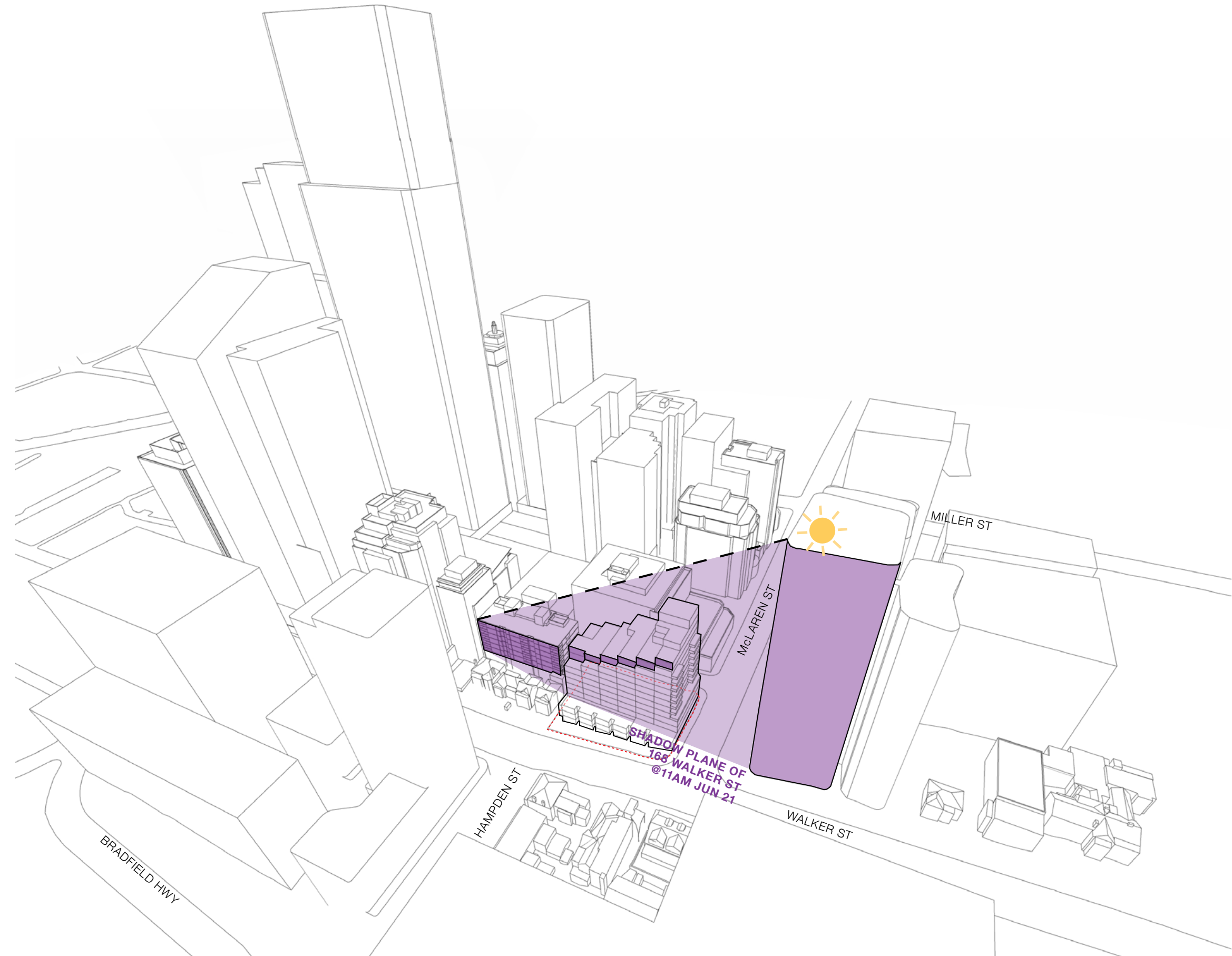
KEY

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



TOWER STEPPING SOLAR ACCESS

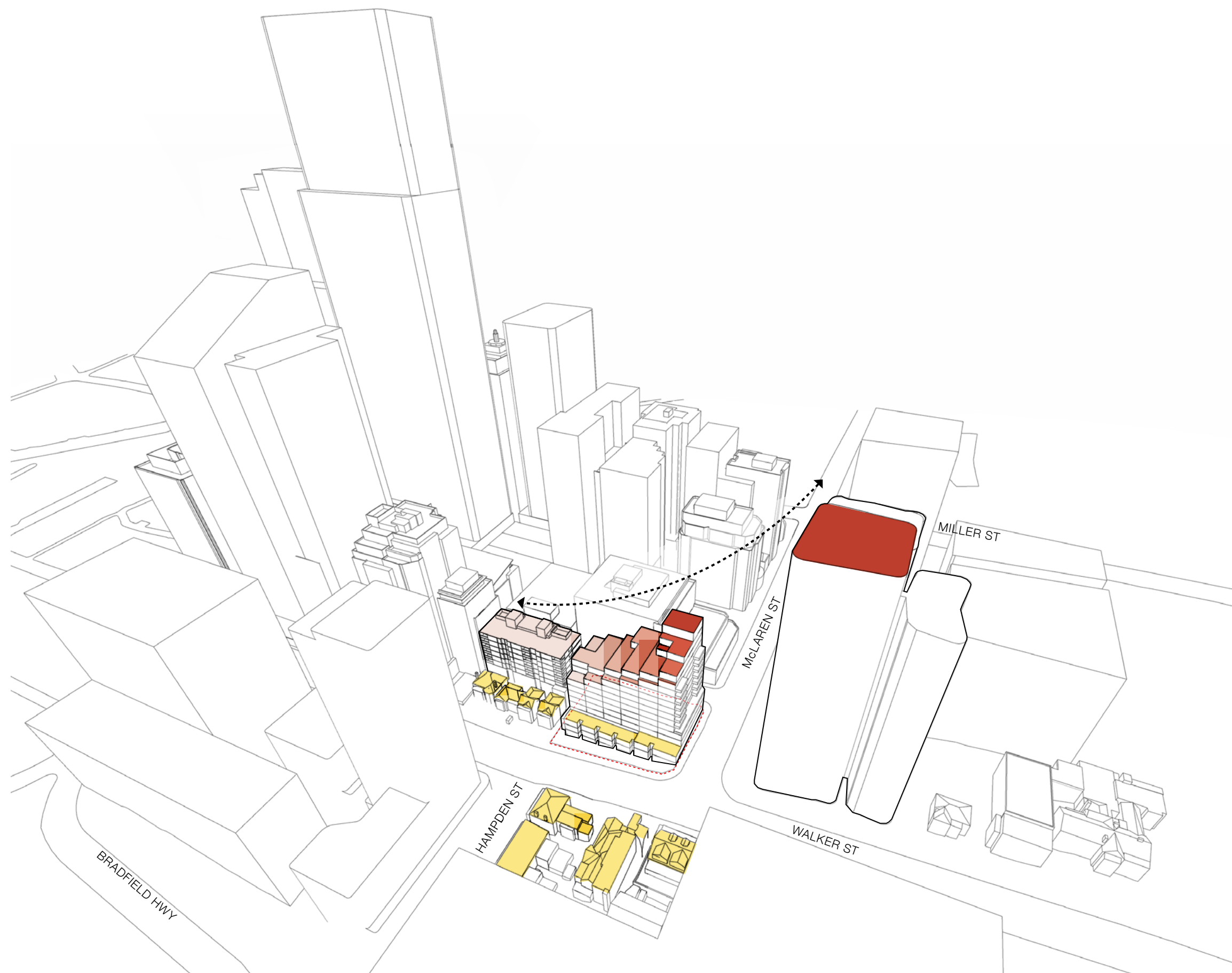
The upper levels of the tower step to meet the solar plane created by 168 Walker Street. This provides a massing transition between 150 Walker Street apartments and the residential tower to 168 Walker Street. This has been undertaken to maintain solar access to the neighbouring property, 150 Walker Street.



BUILDING HEIGHT TRANSITION & DATUM

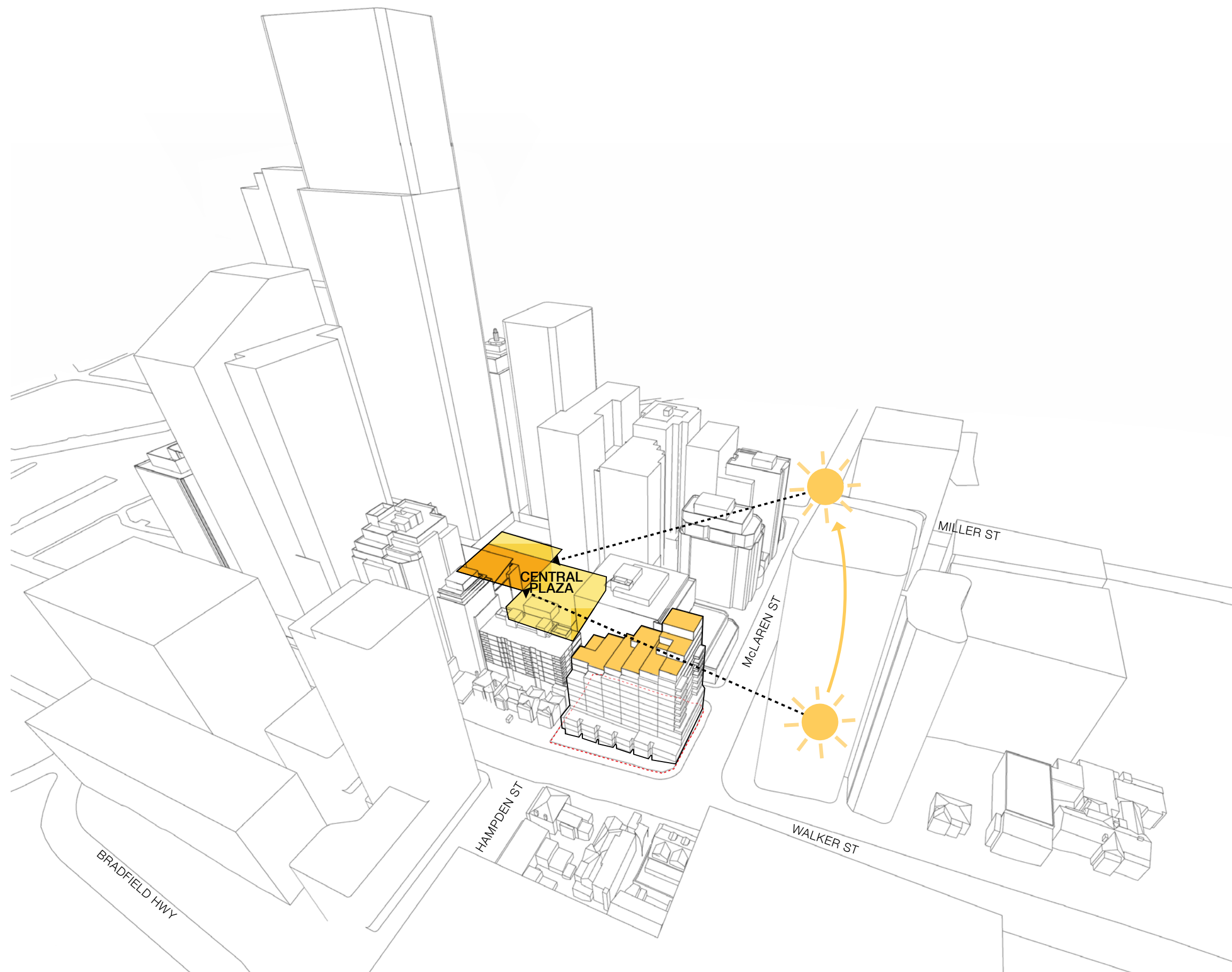
The proposal provides a transition in tower heights from the D.A. approved 28 storey tall tower at 168 Walker Street, located at the corner of Walker Street and McLaren Street, and the residential apartments located at the rear of 150 Walker Street.

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

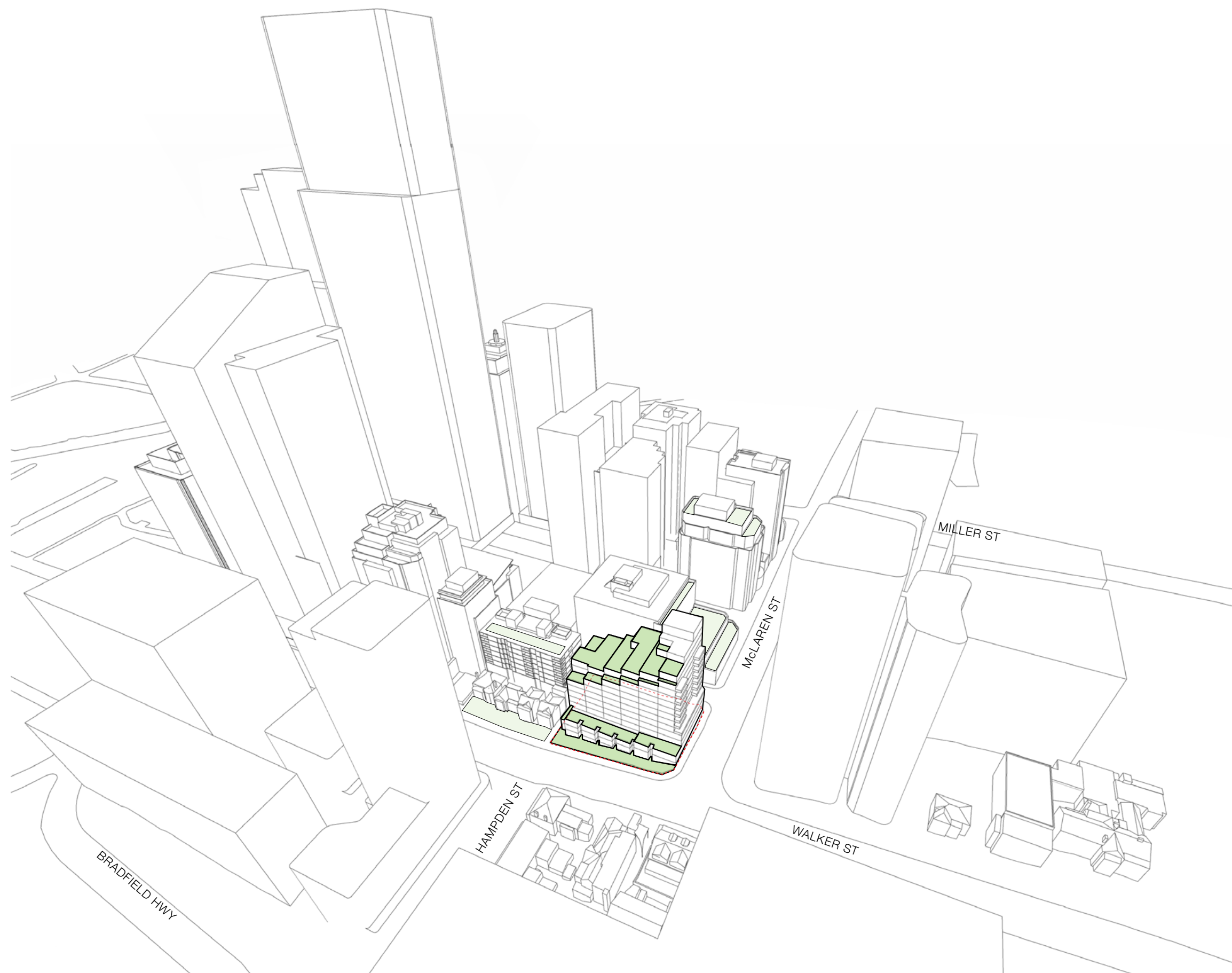
The stepped rooftop massing seeks to maintain good solar access to the Ward Street Plaza, which is in line with the strategies of the Ward Street Masterplan, including maintaining solar access to the Central Square from 9am throughout the year.



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



FUTURE CONTEXT



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

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



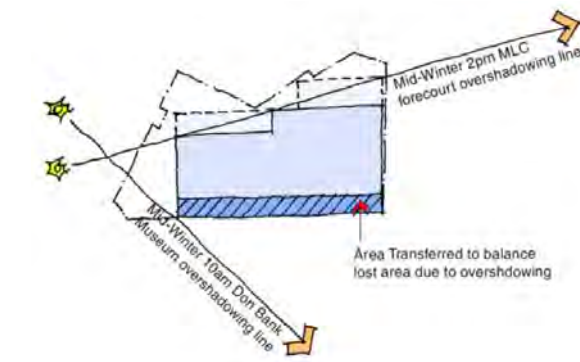
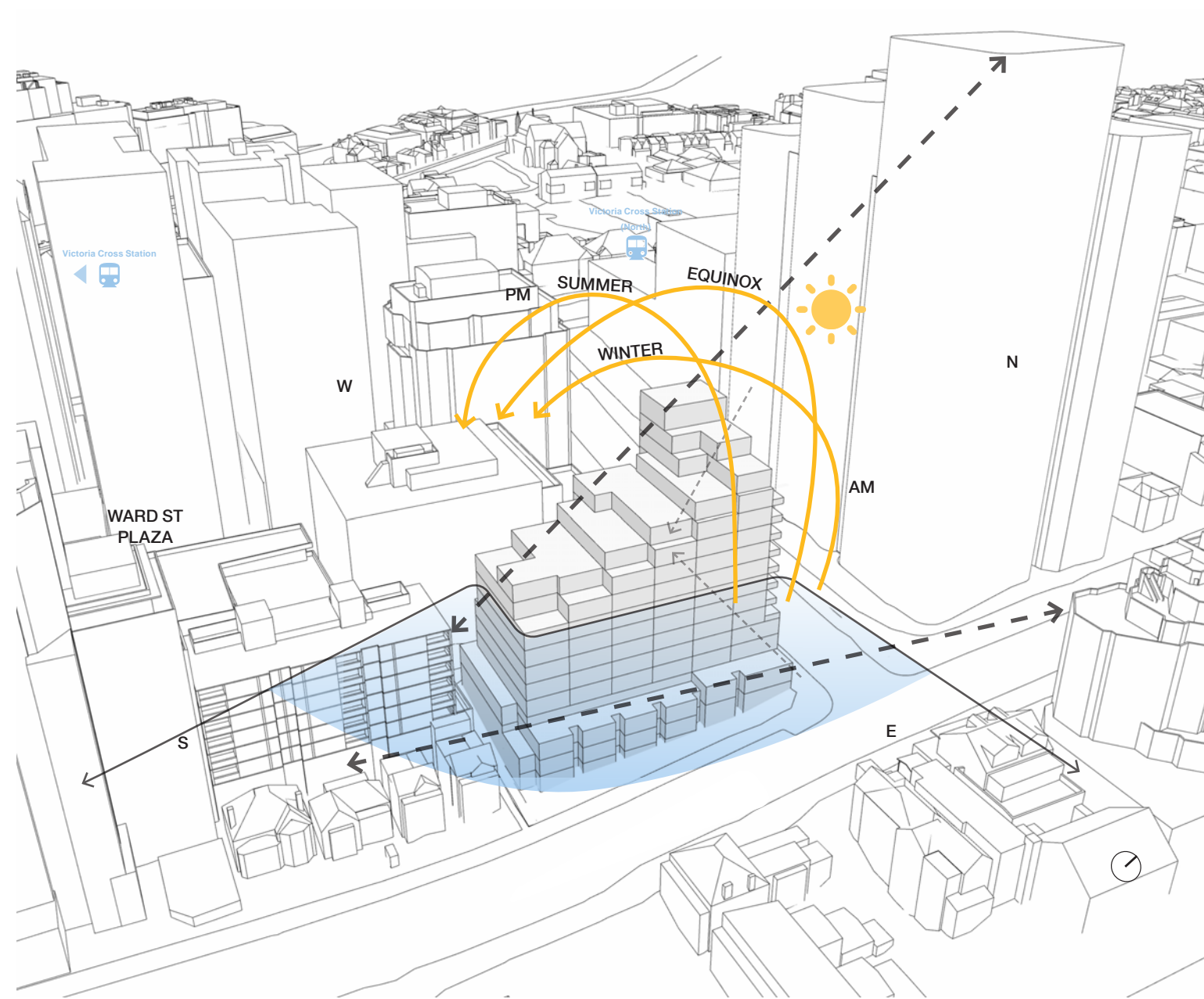
EQUITY
Design of building massing to maximise solar access to adjacent developments and the public



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



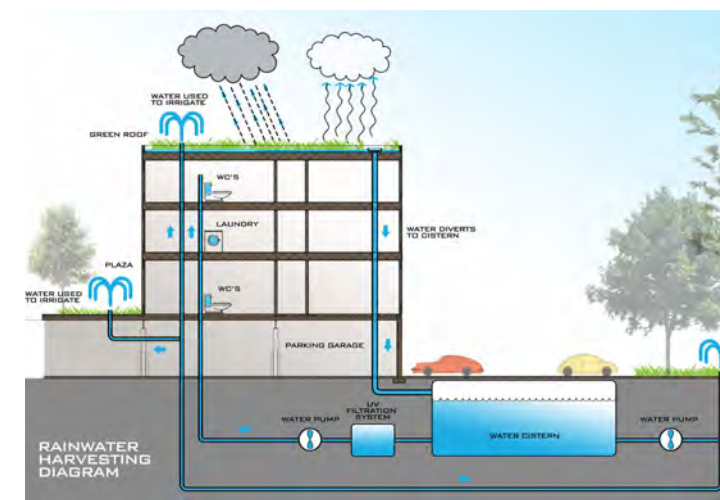
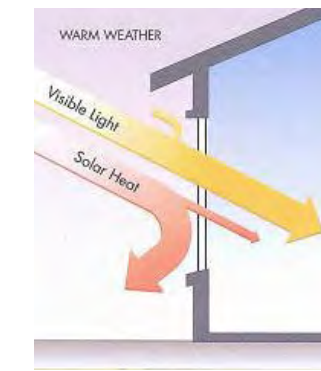
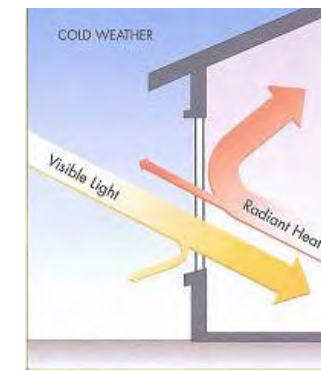
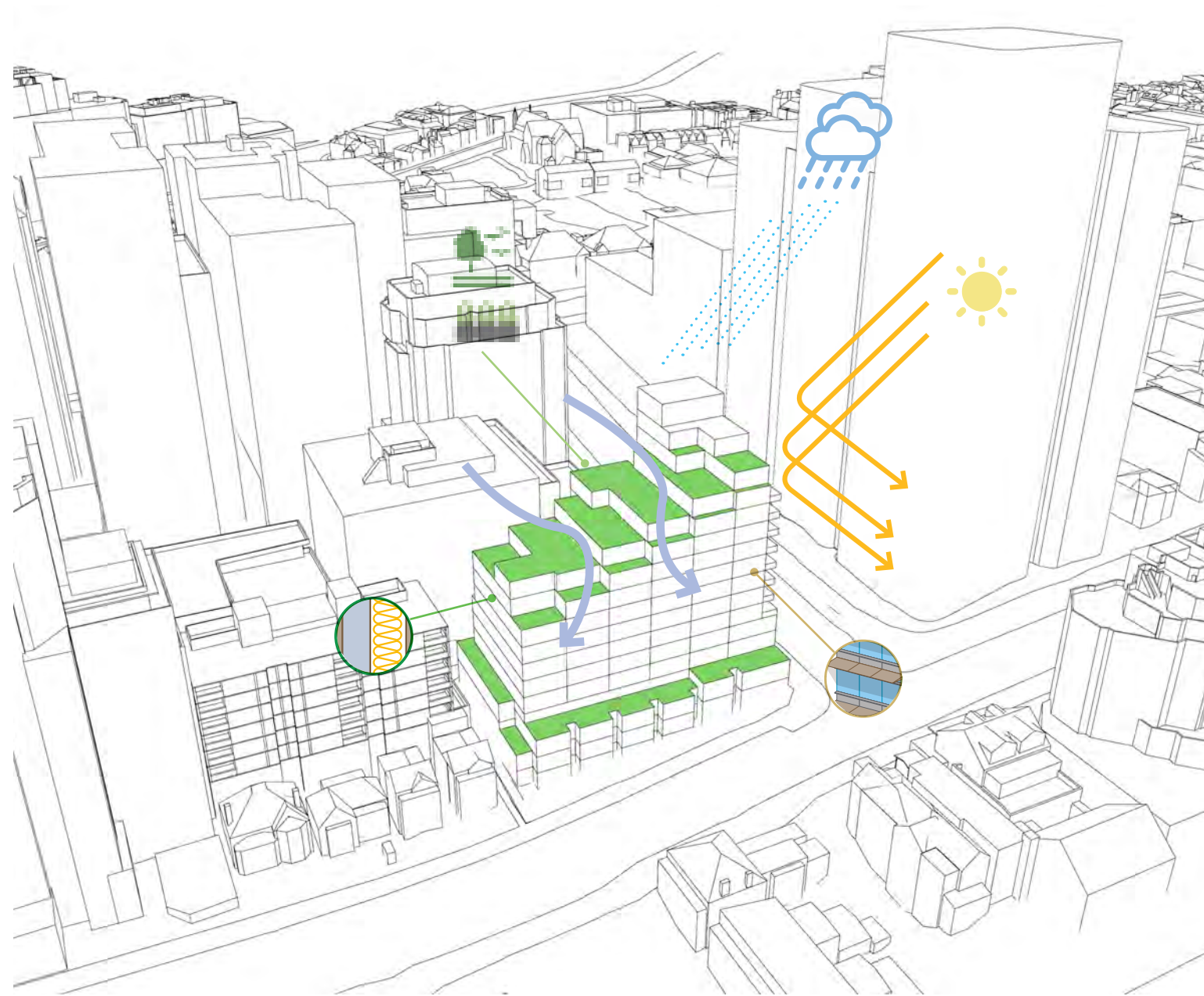
HIGH PERFORMANCE BUILDING ENVELOPE

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

EMBODIED CARBON



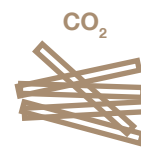
SOURCING & CHOOSING MATERIALS

Selection of low embodied carbon materials and 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



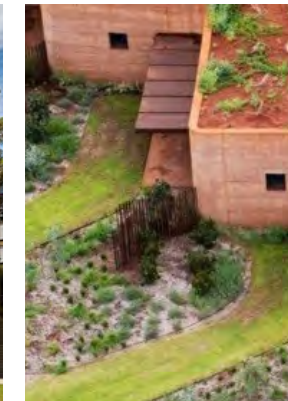
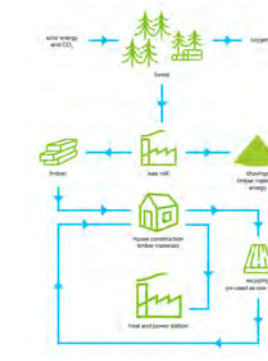
RESPONSIBLE INDUSTRY

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



200mm post-tensioned 32MPa 50% fly-ash on 25% recycled bondek.	CLT (austrian) with 70mm (S32) MPa concrete screed	200mm post-tensioned 32 MPa on formly.	200mm post-tensioned 32 MPa on bondek.	Composite steel frame 200mm thick 32 MPa slabs on Bondek	Pre-cast concrete structure with 32MPa	CLT (Austrian) with 150mm cement core access floor system
227	283	294	312	317	331	418

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



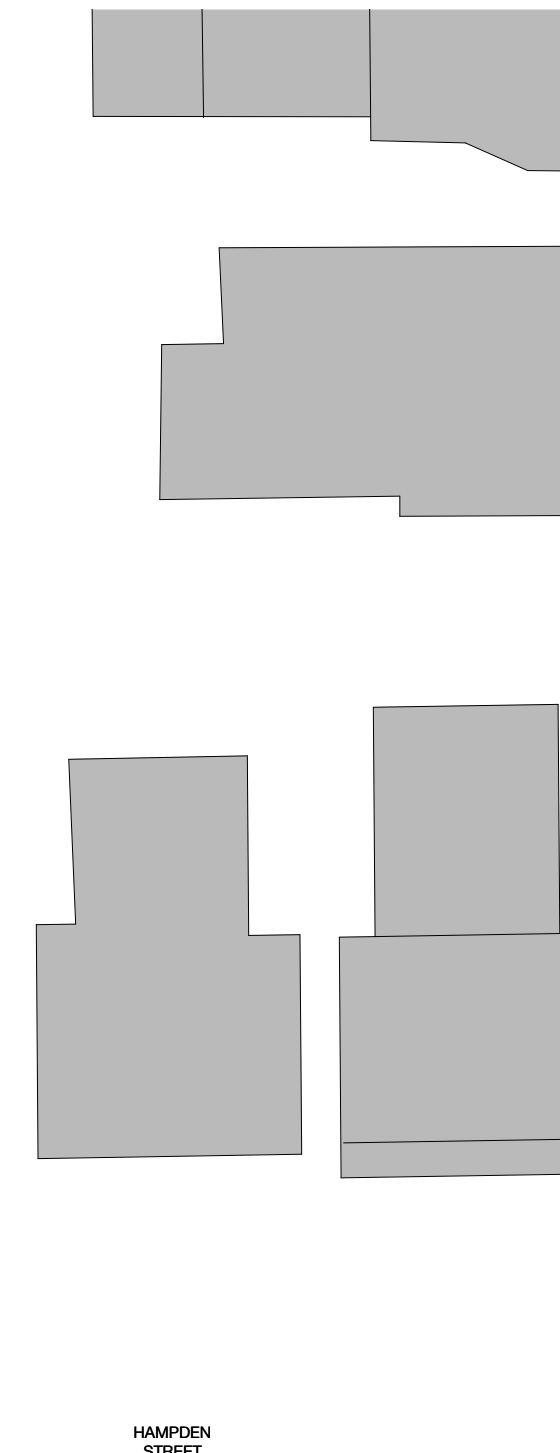
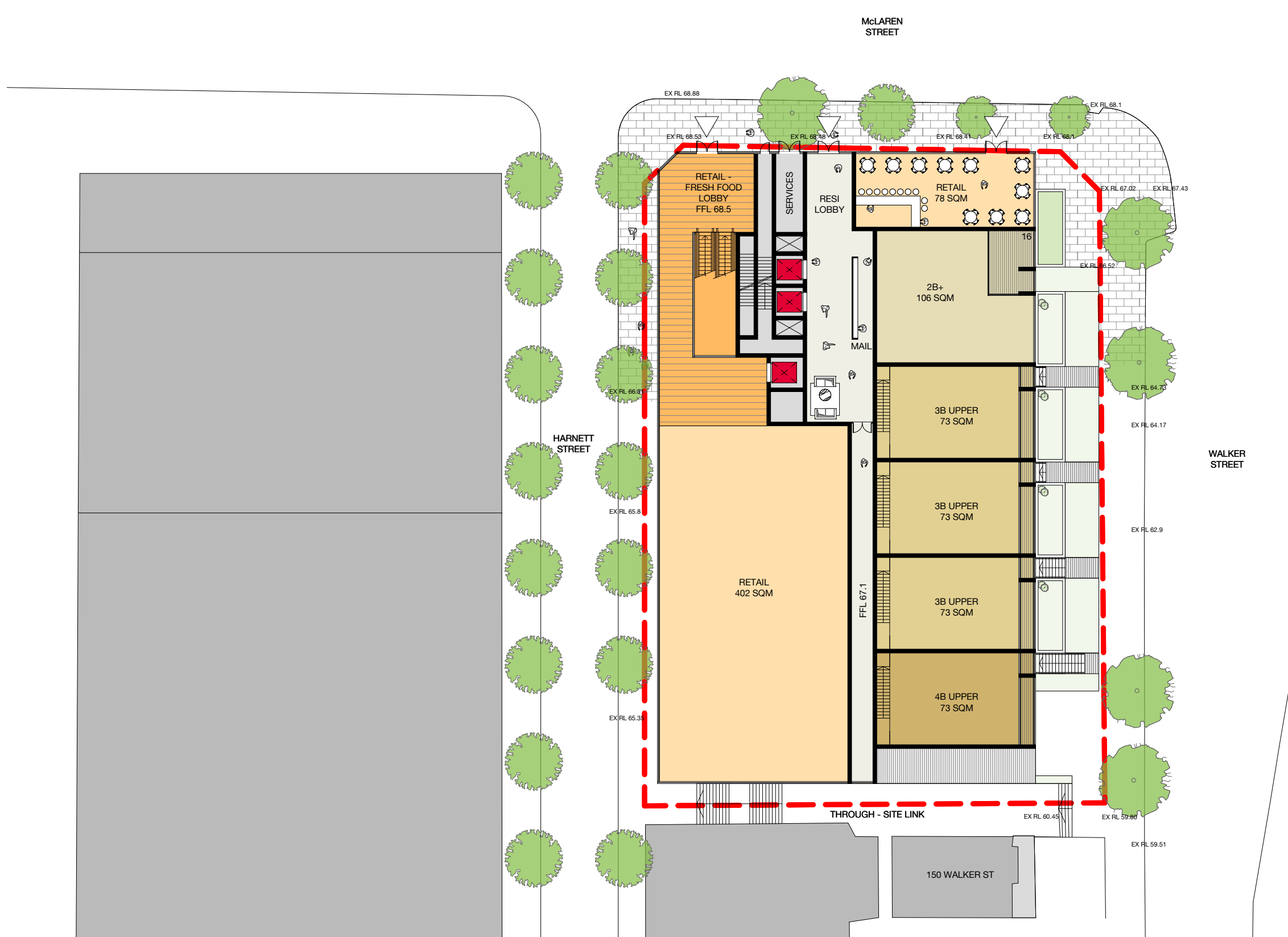
UPPER GROUND

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.

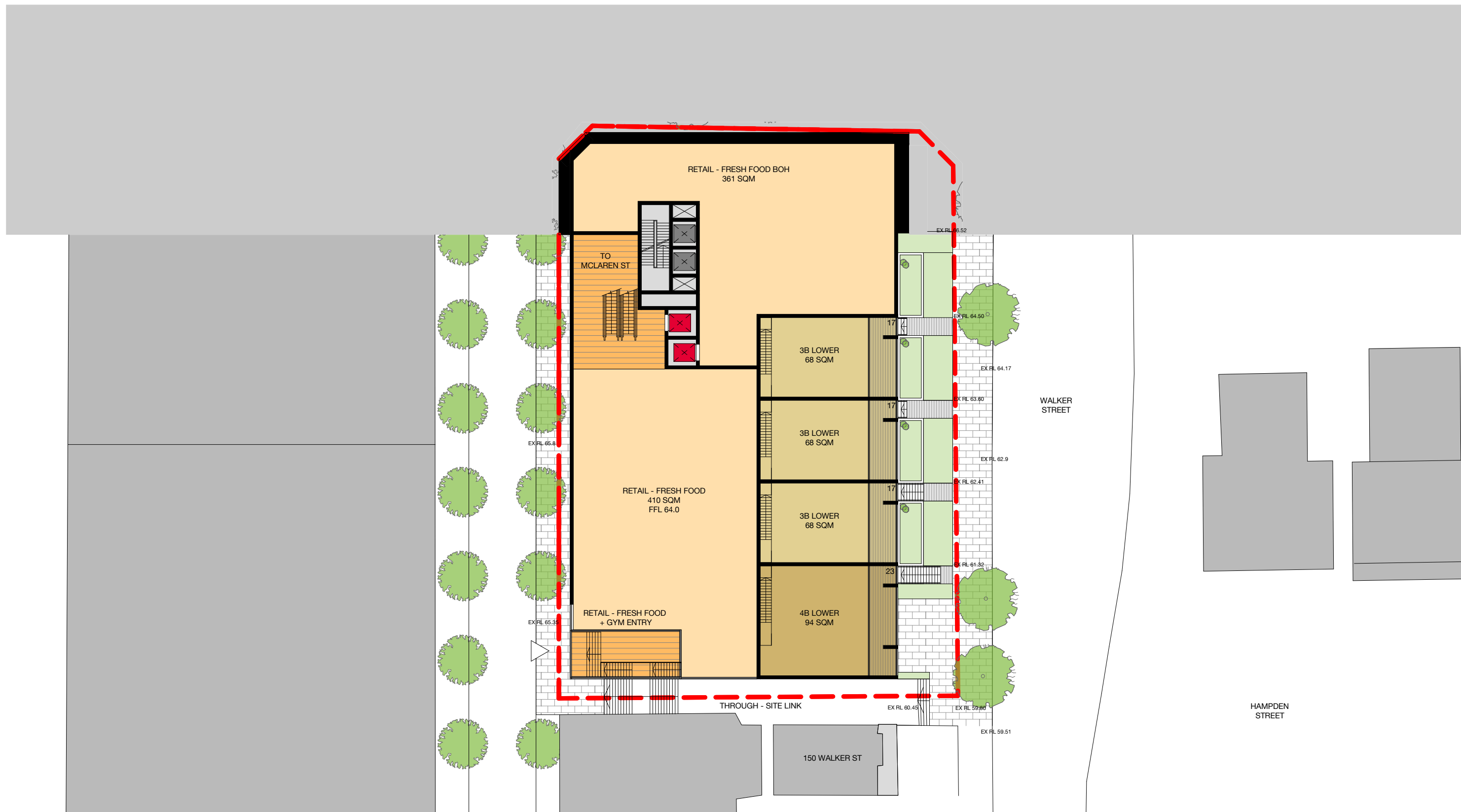
To the west is an elevated retail offering that is set back 12m from 41 McLaren Street.



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:

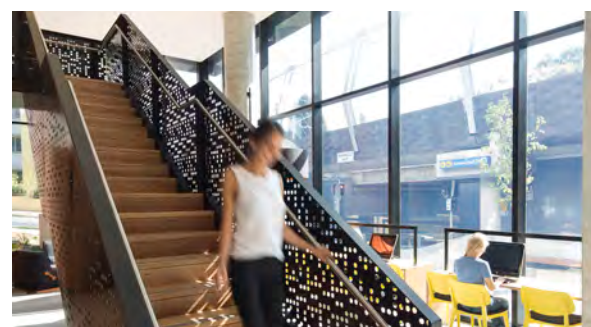
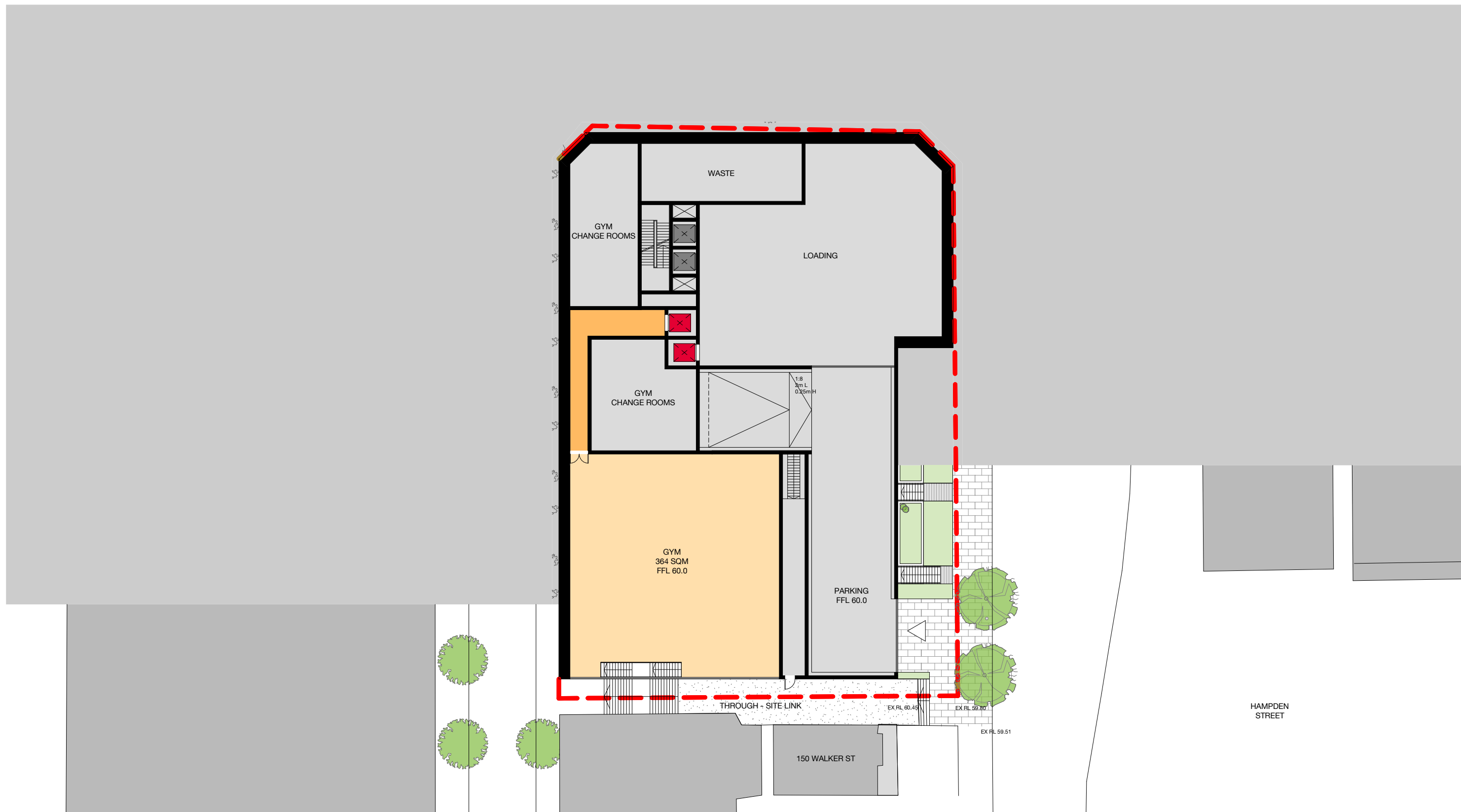
- McLaren Street via the escalators and retail lift
- Harnett Street, which also provides stair access to the gym, located on the level below



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.



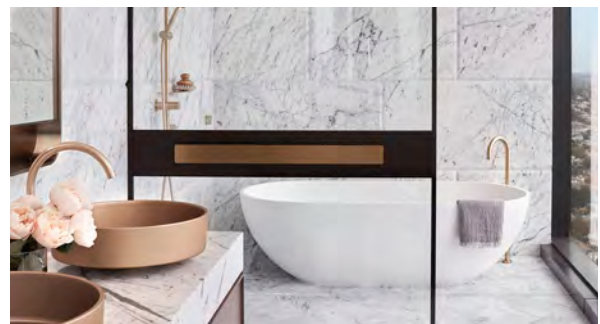
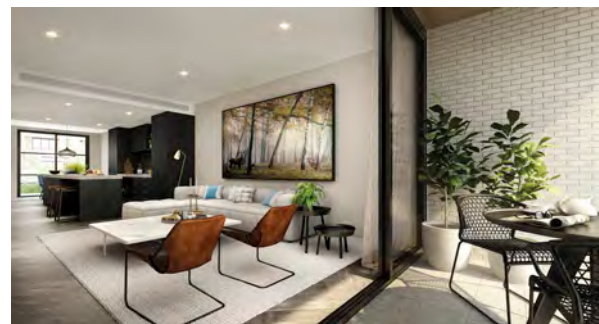
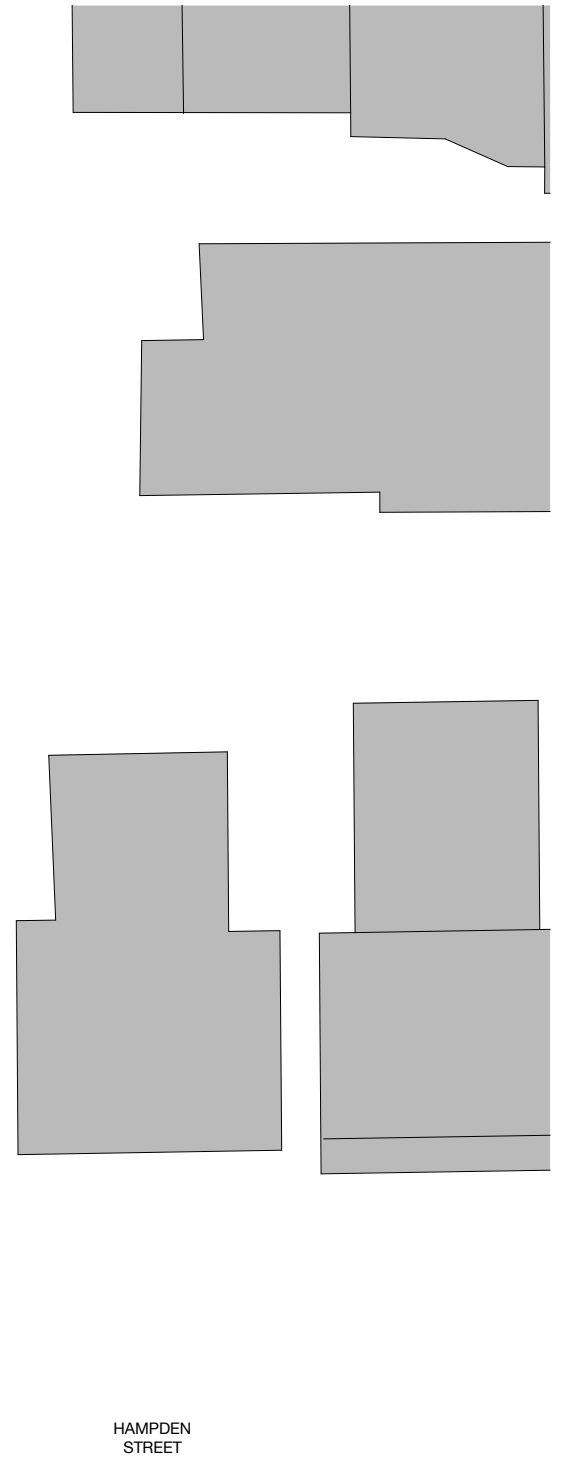
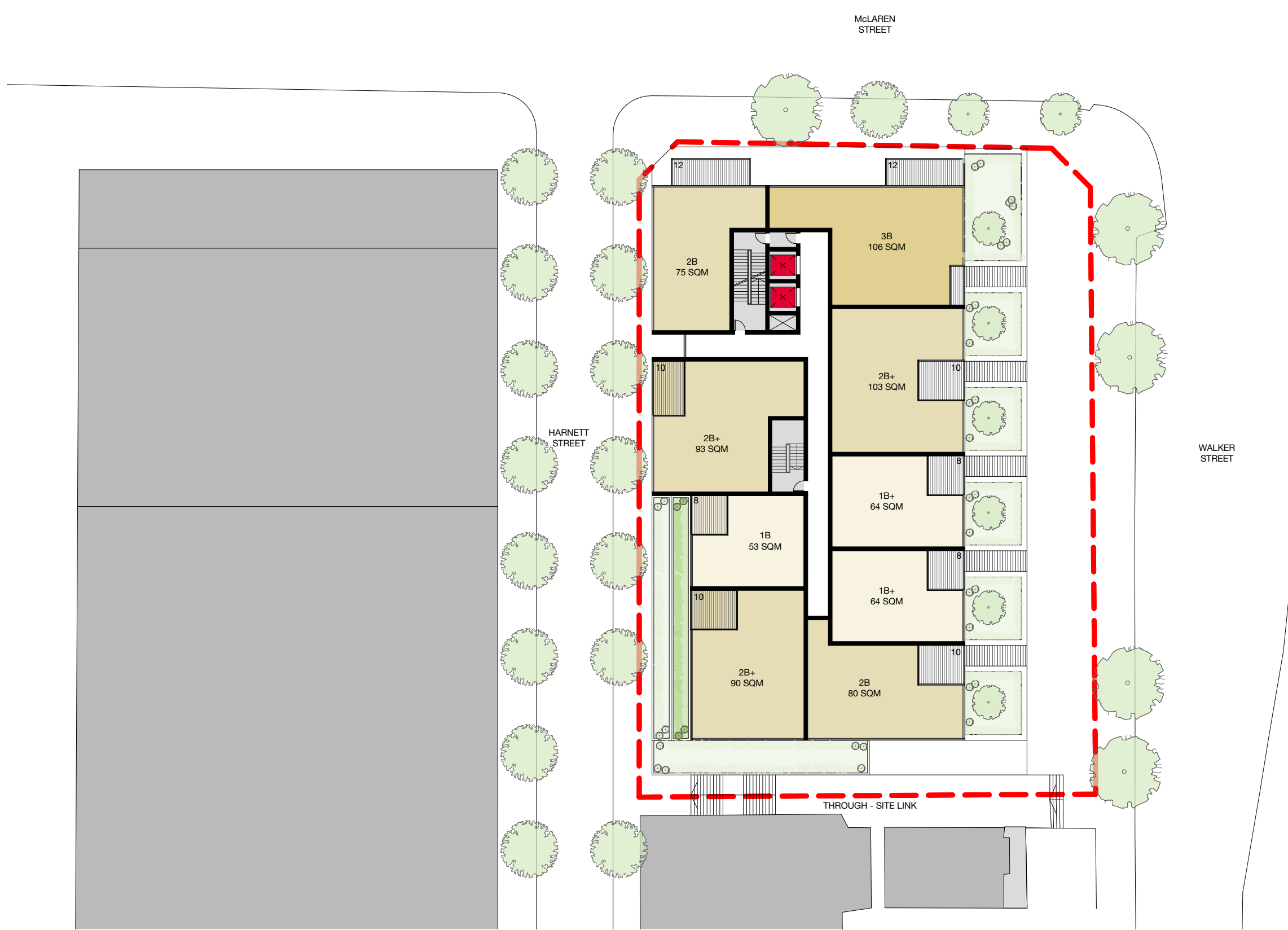
TYPICAL RESIDENTIAL FLOOR

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.

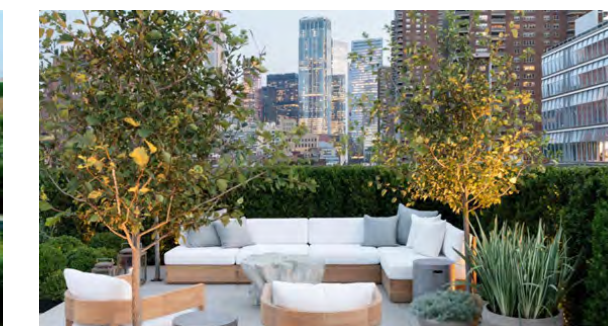
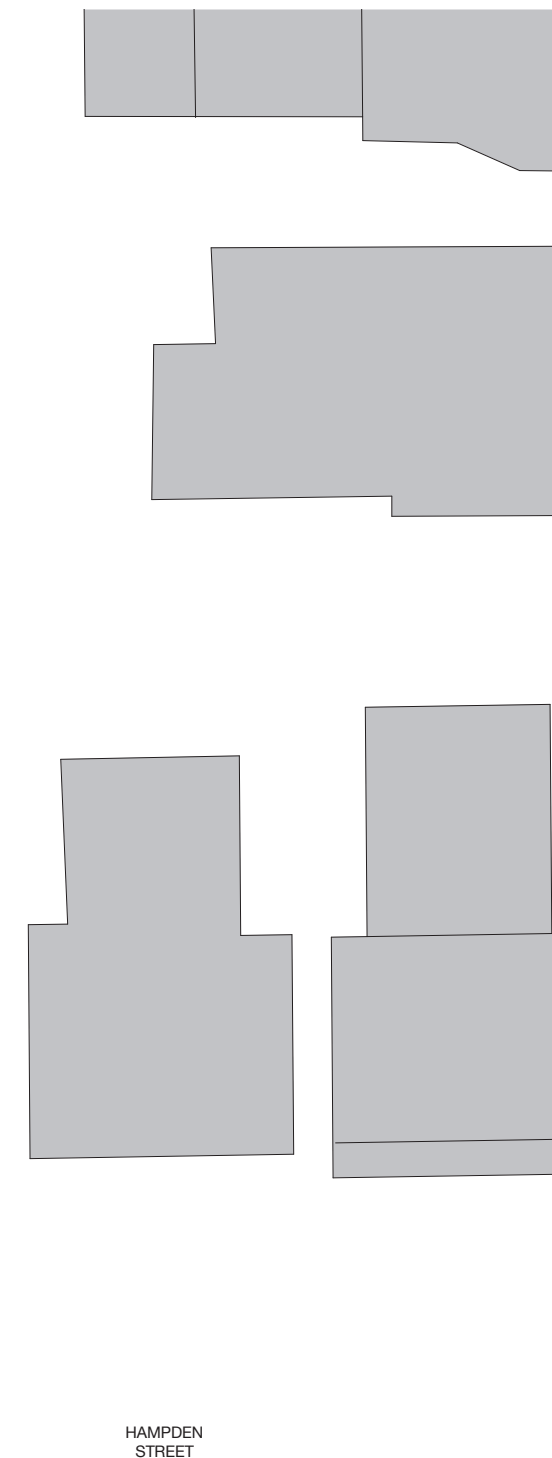
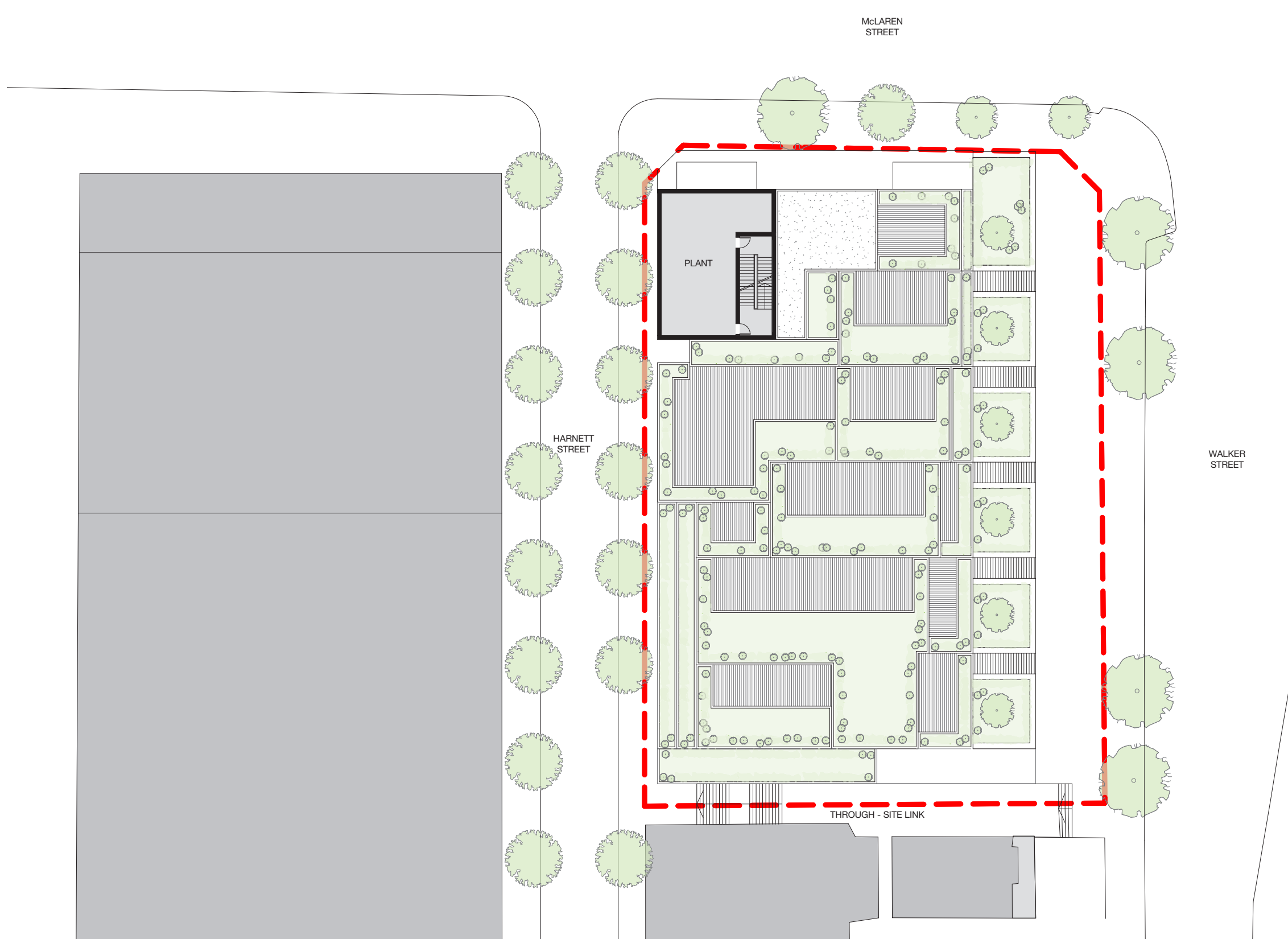


ROOFTOP TERRACES

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.



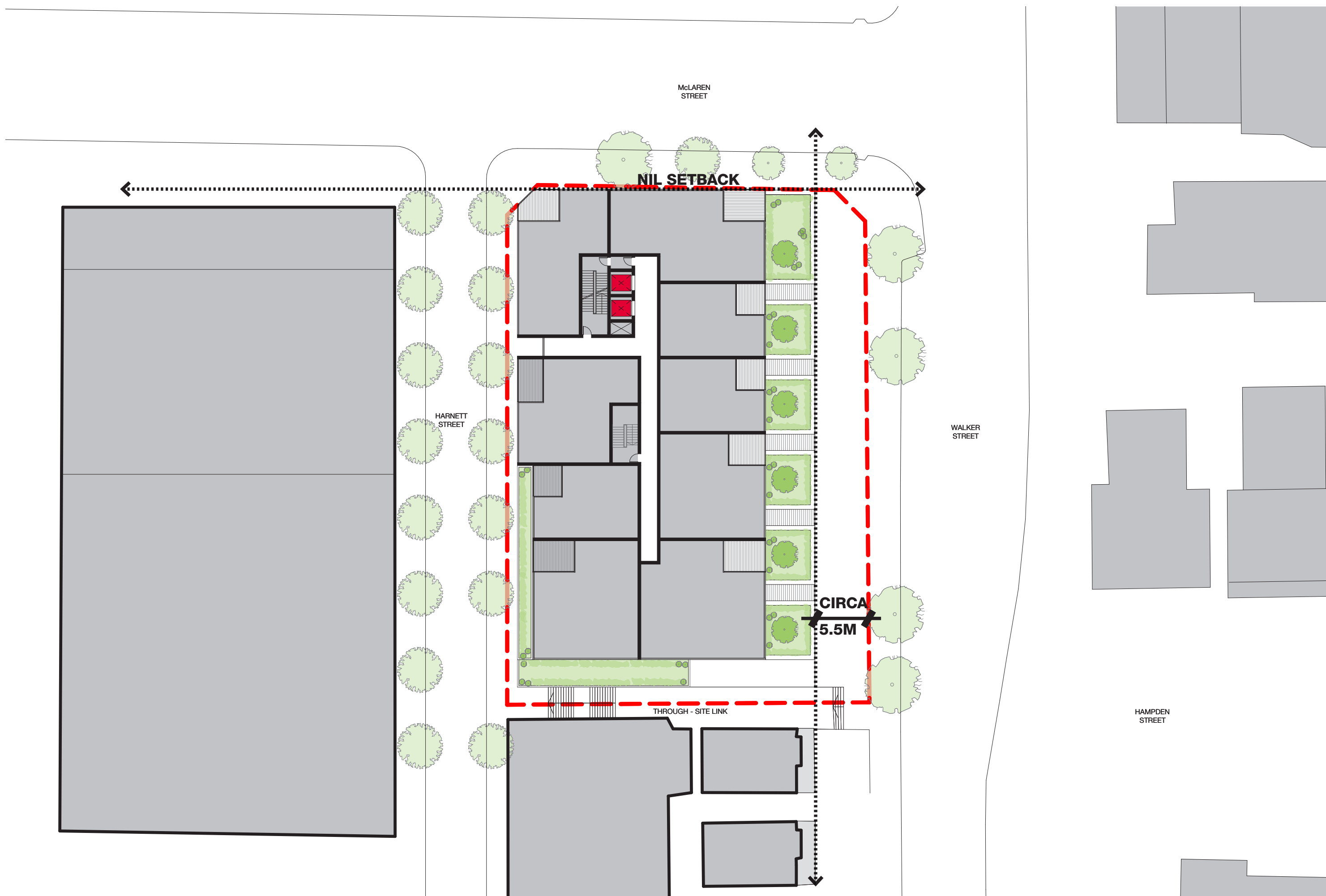
AERIAL



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.



