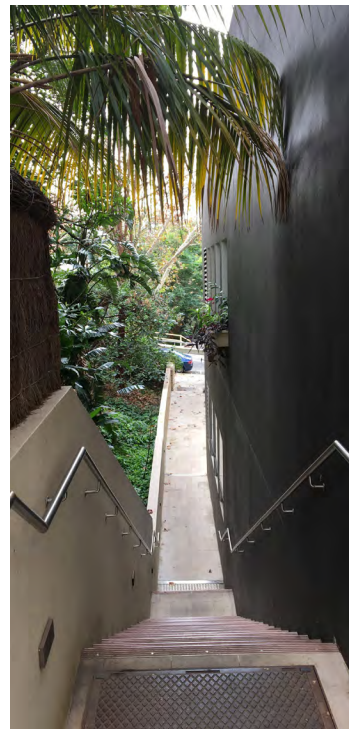


# THROUGH-LINK WIDENED & ACTIVATED

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.



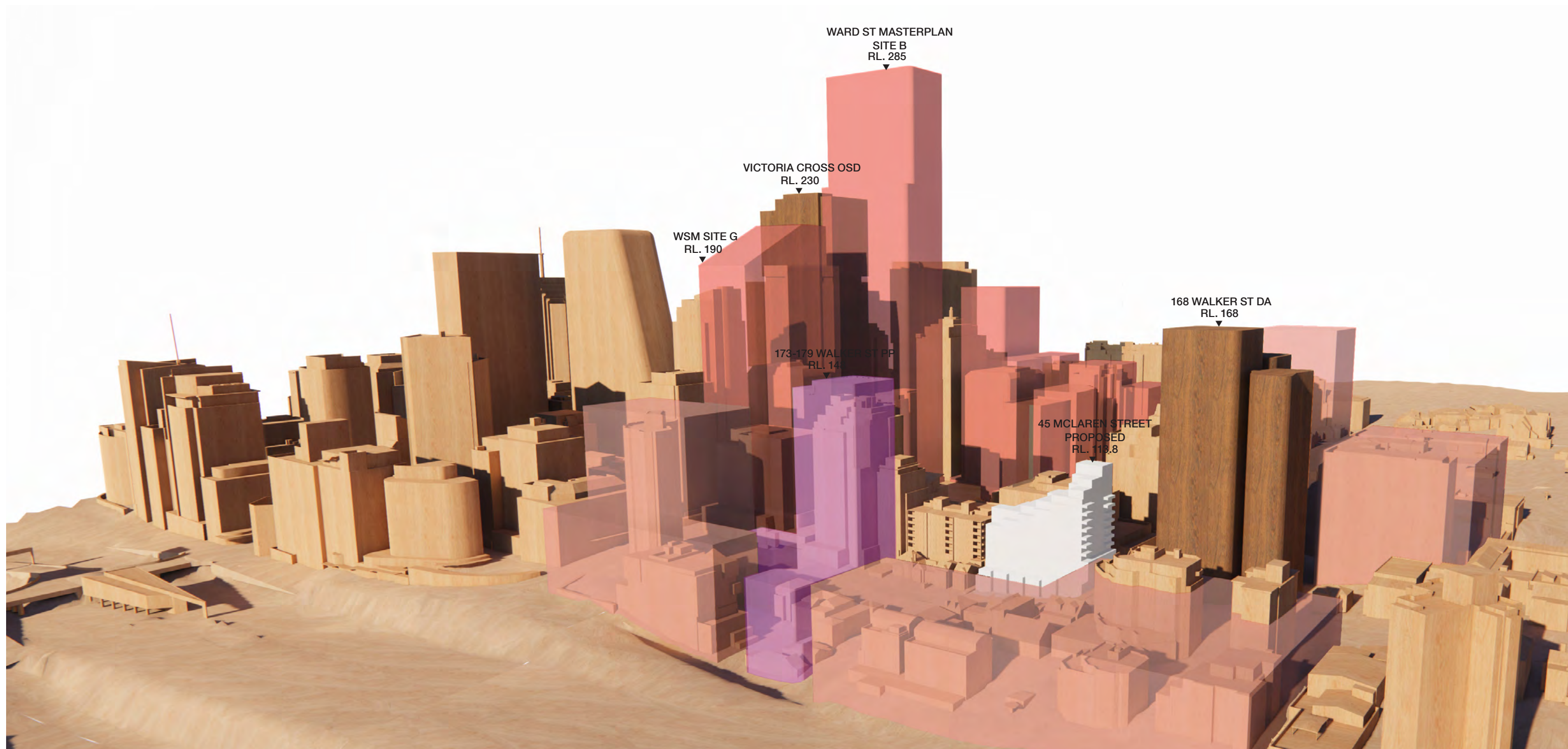




**8.0**  
**CONSISTENCY TEST**



# PROPOSED CONTEXT



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

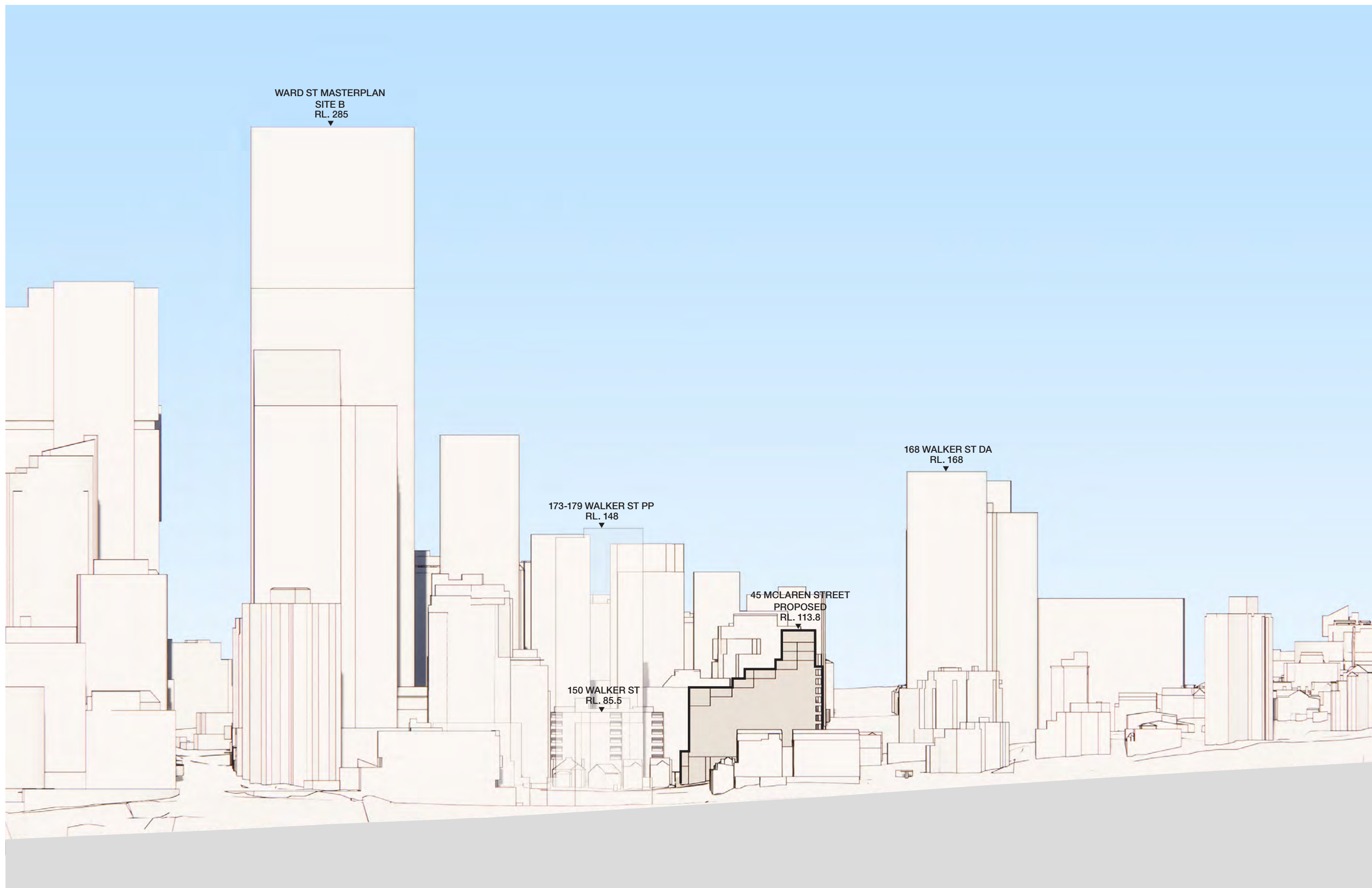
It is logical on both massing and urban design grounds to have a taller building on the site.

# 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.

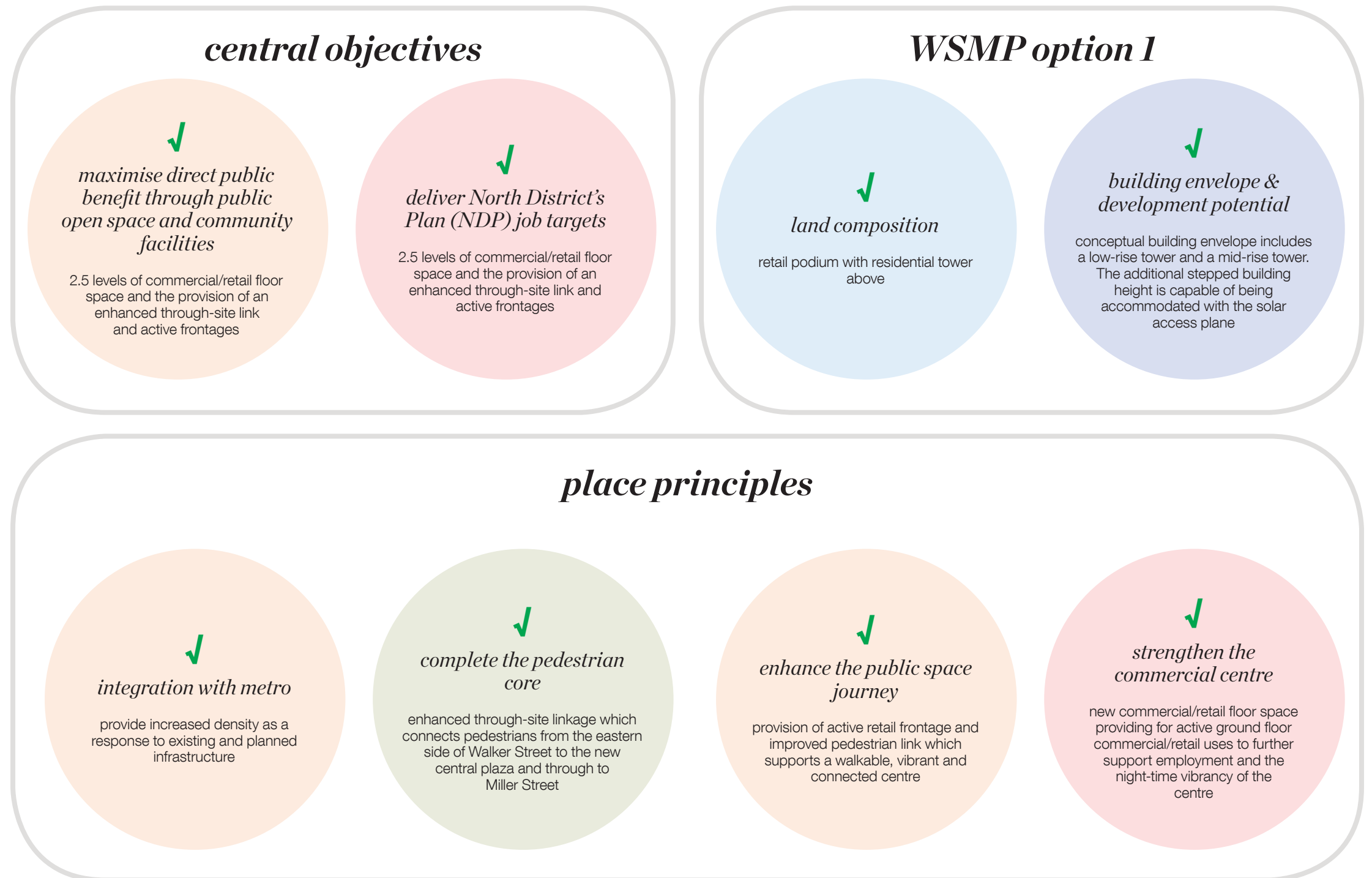
The PP is consistent with the following Place Principles of the Final WSMP:

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.



# 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)

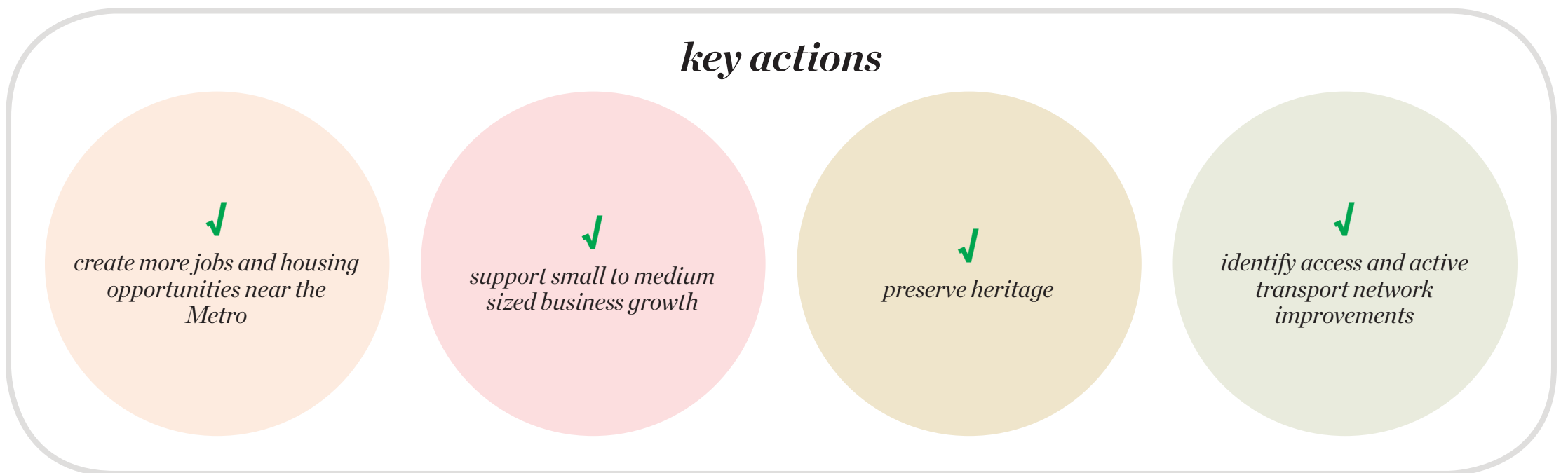
The study identifies 9 key actions. The PP concept scheme is consistent with the following key actions:

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

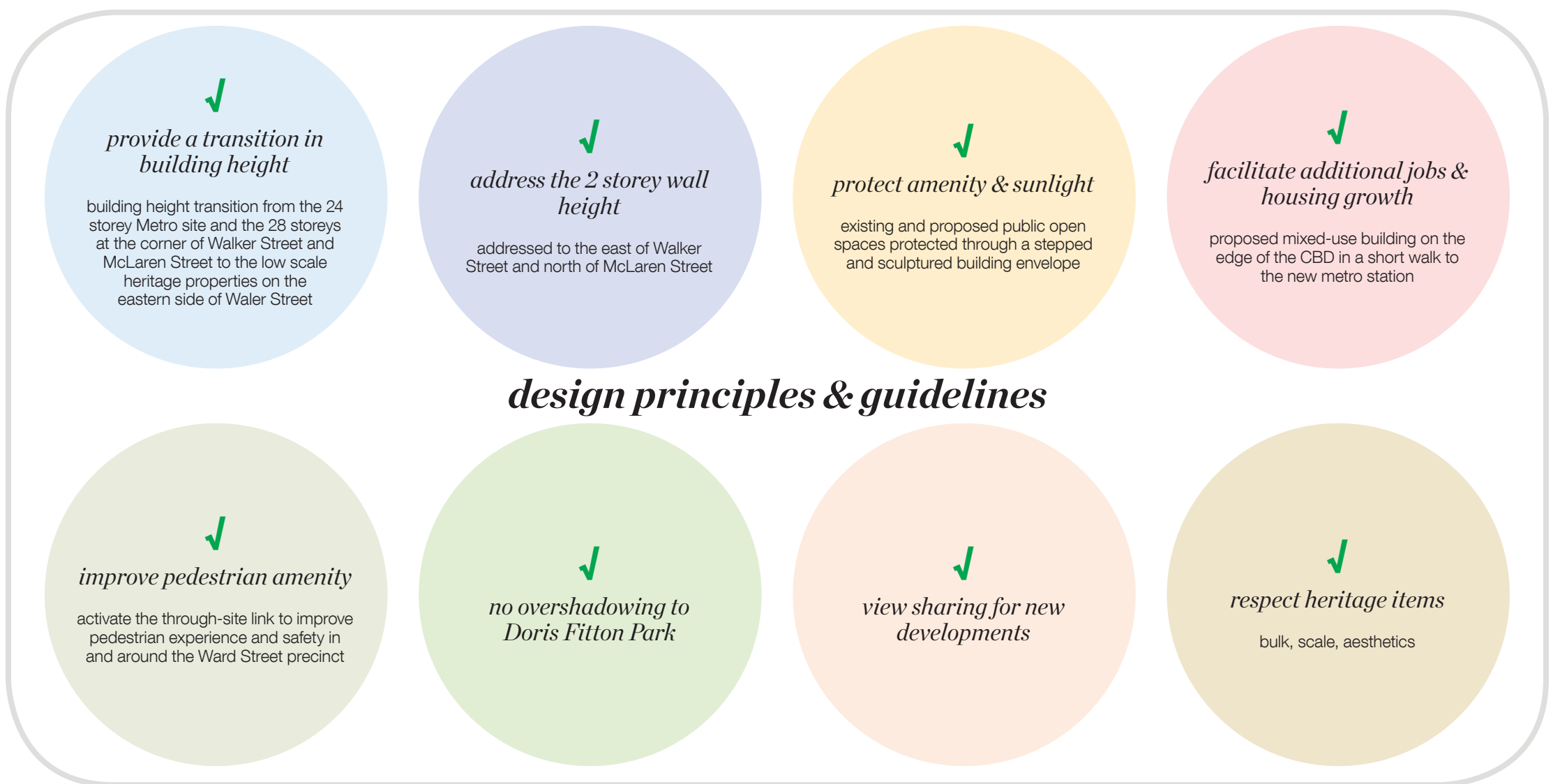
The building envelope responds to the general design principles and design guidelines for significant sites of which the site is situated between (Metro Sites and East Walker Street) as follows:

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



## design principles & guidelines



# CONSISTENCY WITH 10 AUGUST PRE-LODGEMENT 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

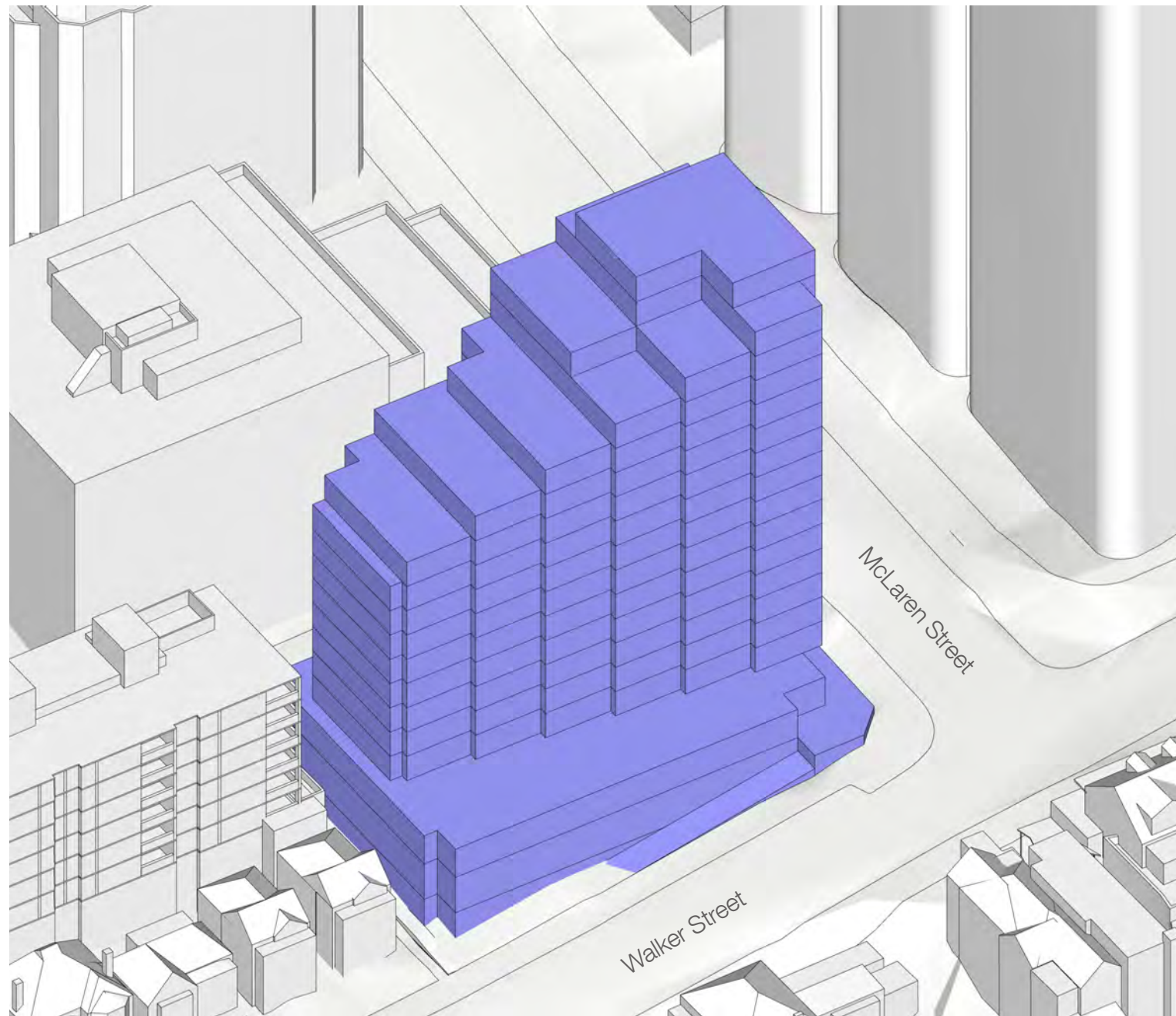
SOLAR ACCESS TO CENTRAL PLAZA	MCLAREN STREET SETBACK	WALKER STREET SETBACK	HARNETT STREET SETBACK	SOUTH SETBACK
<p><b>Original Planning Proposal:</b></p> <ul style="list-style-type: none"> <li>- Maximum building height of RL118.7</li> <li>- Stepped building form of 12-16 storeys (stepping south to north)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

# AMENDMENTS

## ORIGINAL PLANNING PROPOSAL

**KEY**  
■ Original PP Massing

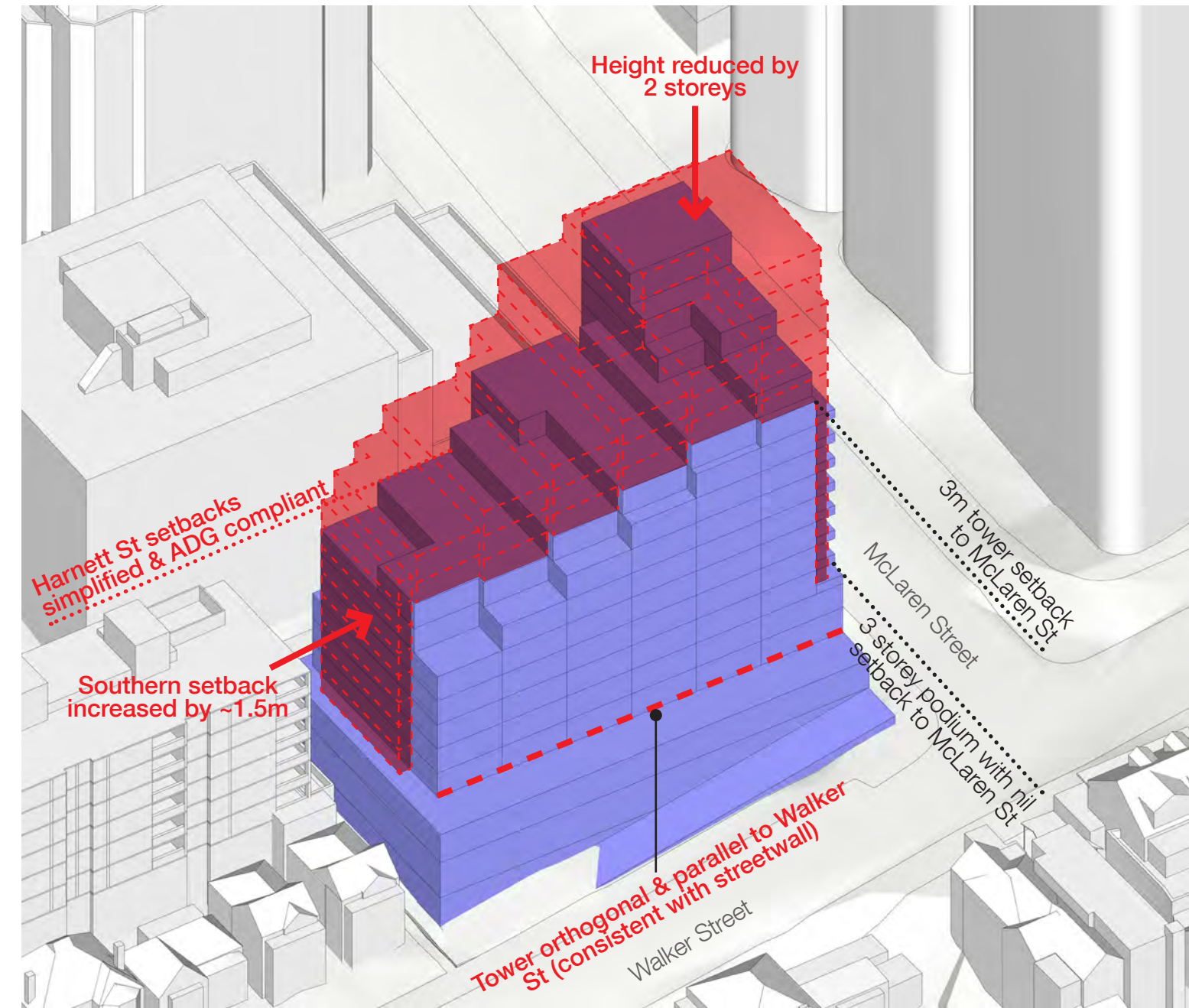
- reduction in overall maximum building height from RL118.7 to RL113.8
- the stepped form of 12-16 storeys (stepping south to north) adjusted to 10-14 storeys - reduction of 2 storeys
- reduction in FSR from 7.5:1 to 6.25:1
- increased building separation to the south boundary and Harnett Street
- simplified 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



Aerial view from South-East

## AMENDED PLANNING PROPOSAL

**KEY**  
■ Amended PP Massing  
■ Original PP Massing  
— Design Change



Aerial view from South-East

# AMENDMENTS

## ORIGINAL PLANNING PROPOSAL

### KEY

Original PP Massing

## AMENDED PLANNING PROPOSAL

### KEY

Amended PP Massing

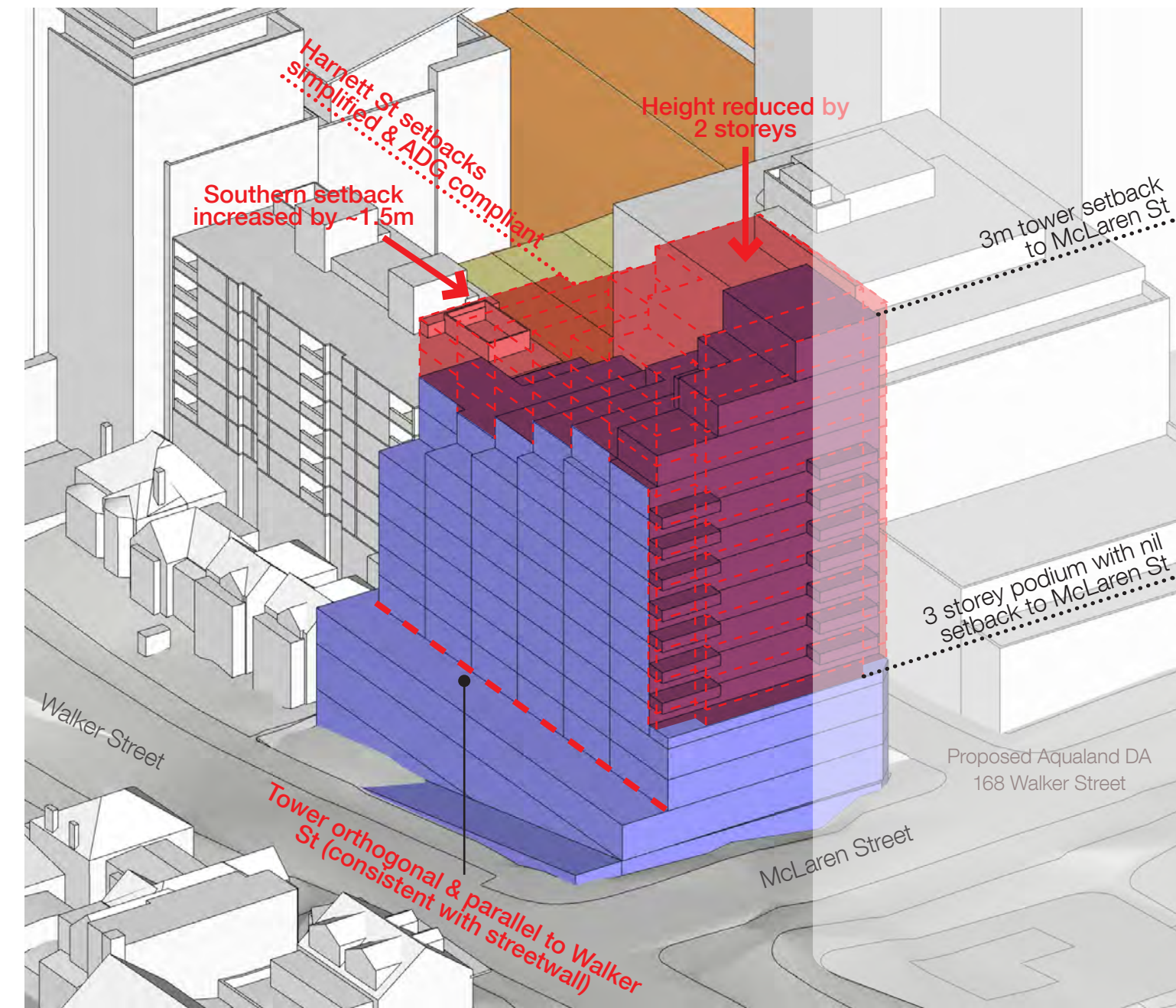
Original PP Massing

Design Change

- 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



Aerial view from North-East



Aerial view from North-East

# 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 developments 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 designated 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.

Notwithstanding 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 there should be "no additional overshadowing of the future public squares at ANY time of the day year round."

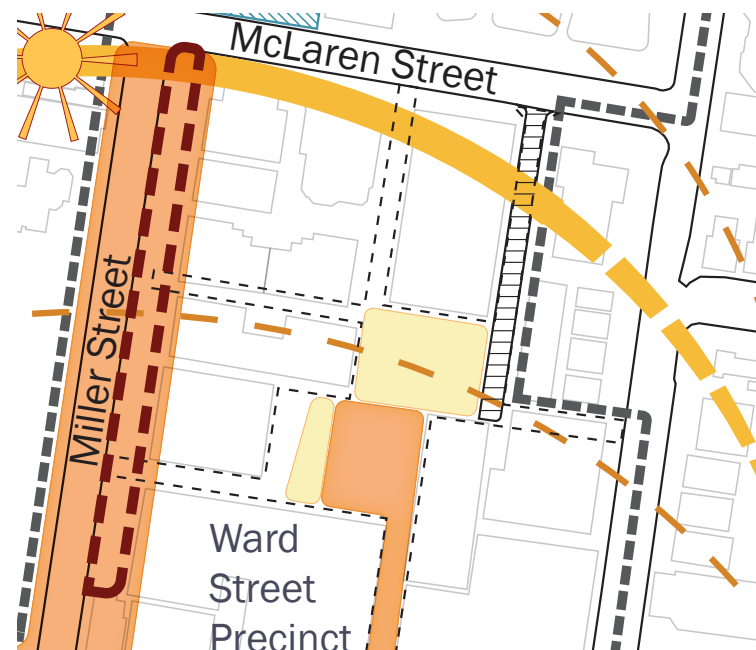
Subsequent feedback (5th March 2021) noted "the concept proposal must be revised to ensure that any increase in additional overshadowing of to the northern square is minimised to the greatest extent possible."

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.

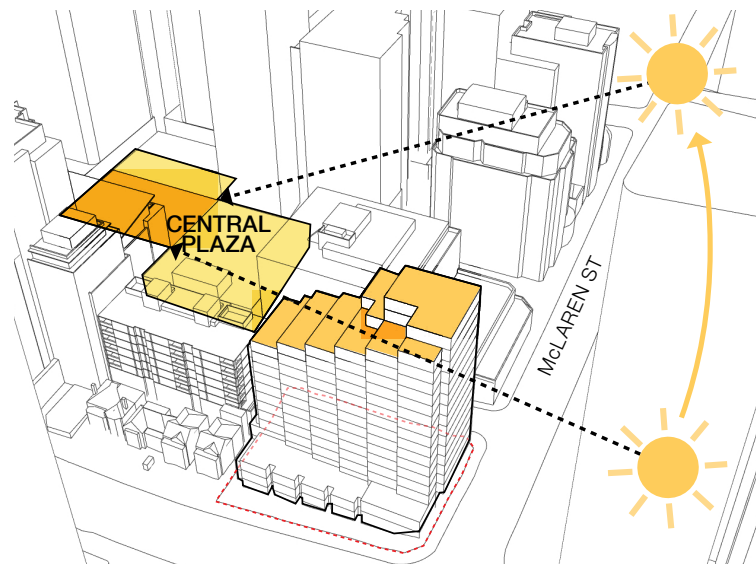


Proposed Public space (Good Solar Access all year Round as per North Sydney CBD Public Domain Strategy)  
 Proposed Public space (Good Solar Access Spring to Autumn as per North Sydney CBD Public Domain Strategy)

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 329m<sup>2</sup>)

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 160m<sup>2</sup>)

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 82m<sup>2</sup>)

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

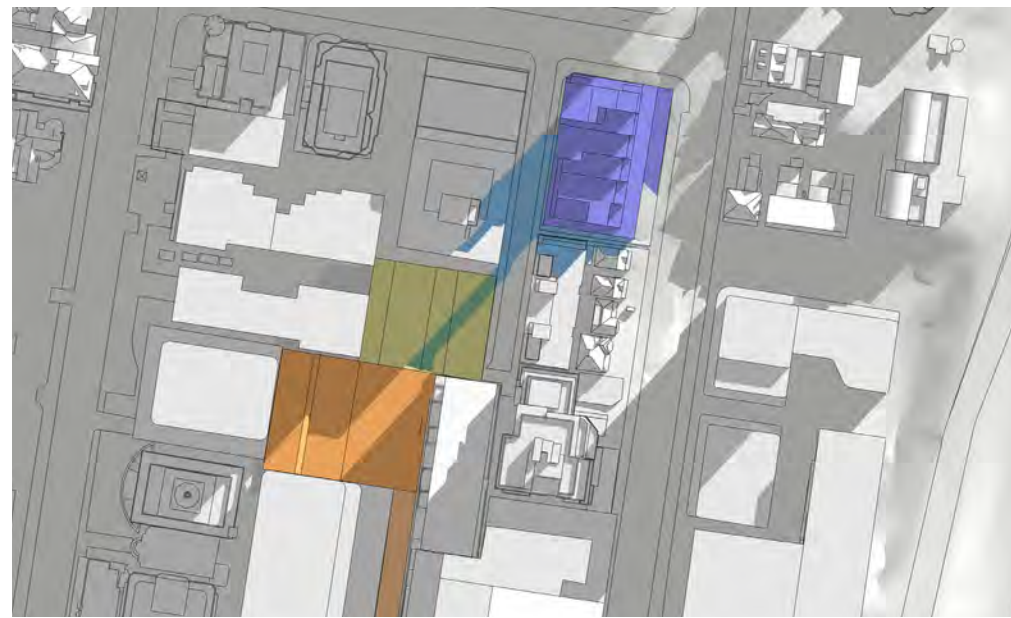
## WINTER SOLSTICE 21 JUNE

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.

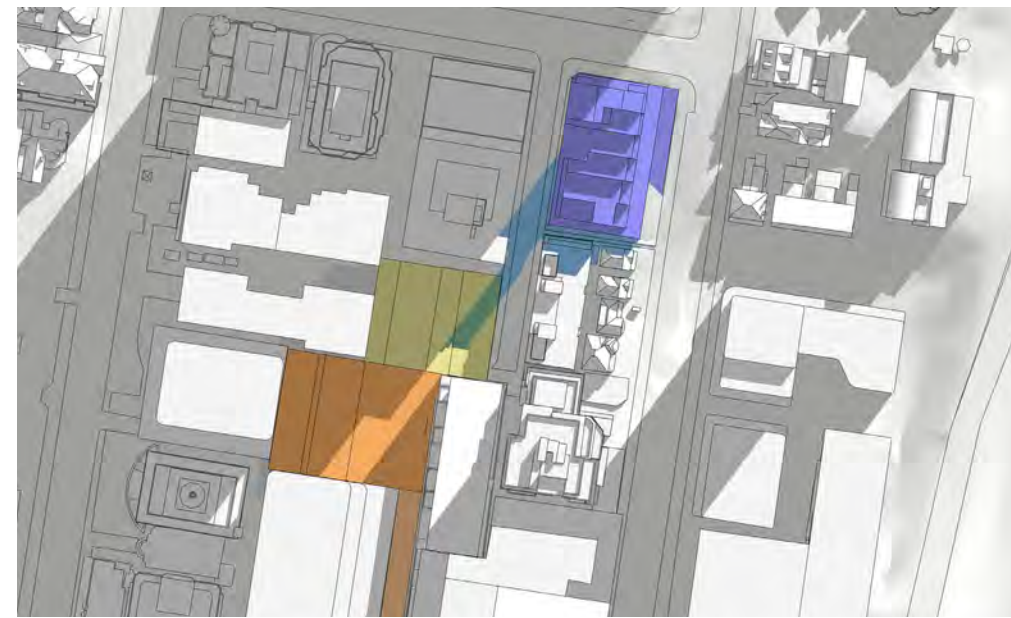
Central Square (highlighted in orange) has no additional overshadowing from 9am.

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)



09:00AM



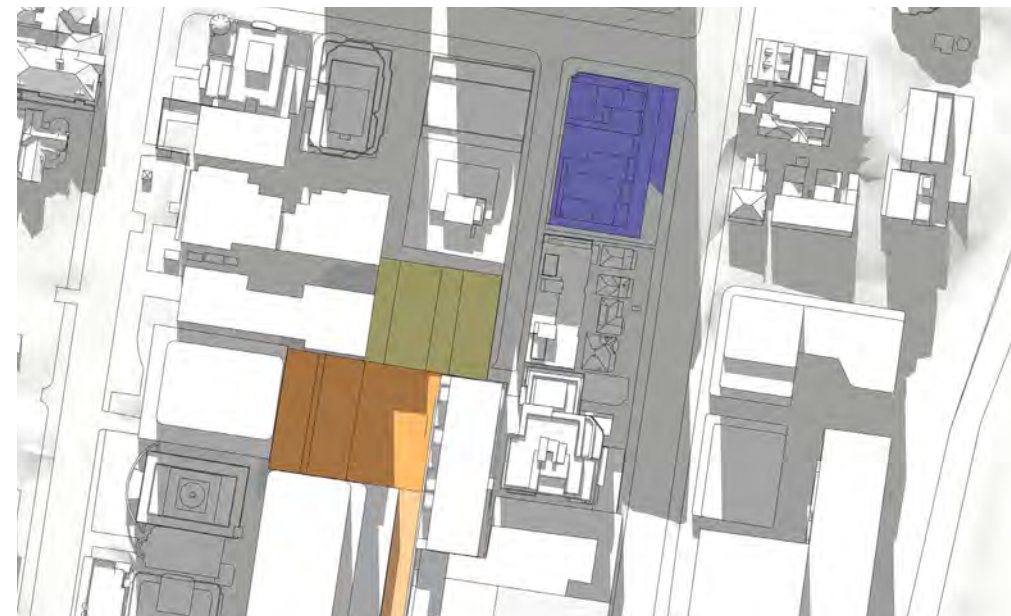
09:30AM



10:00AM



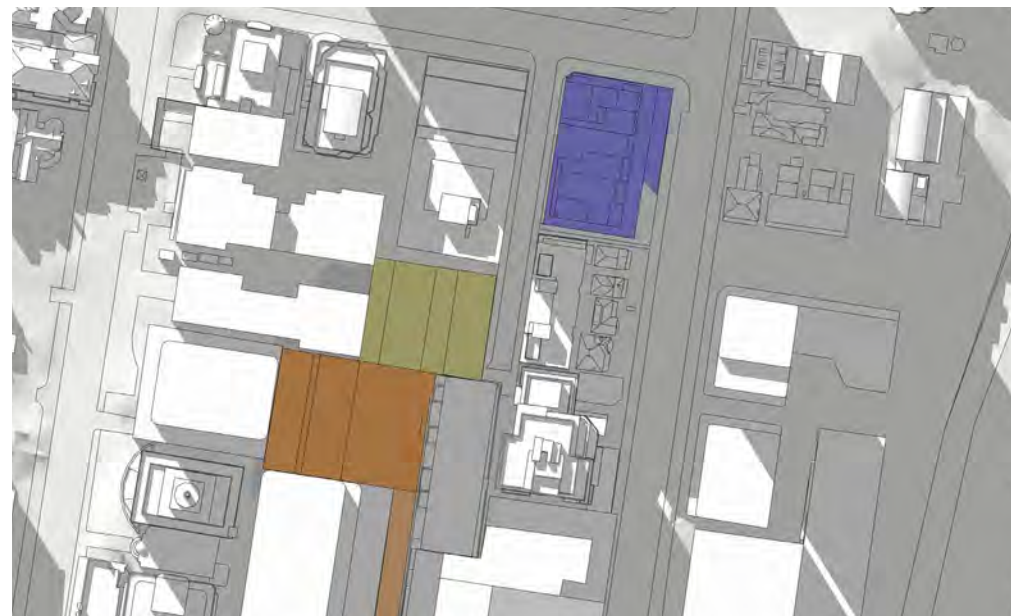
11:00AM



12:00PM



01:00PM



02:00PM



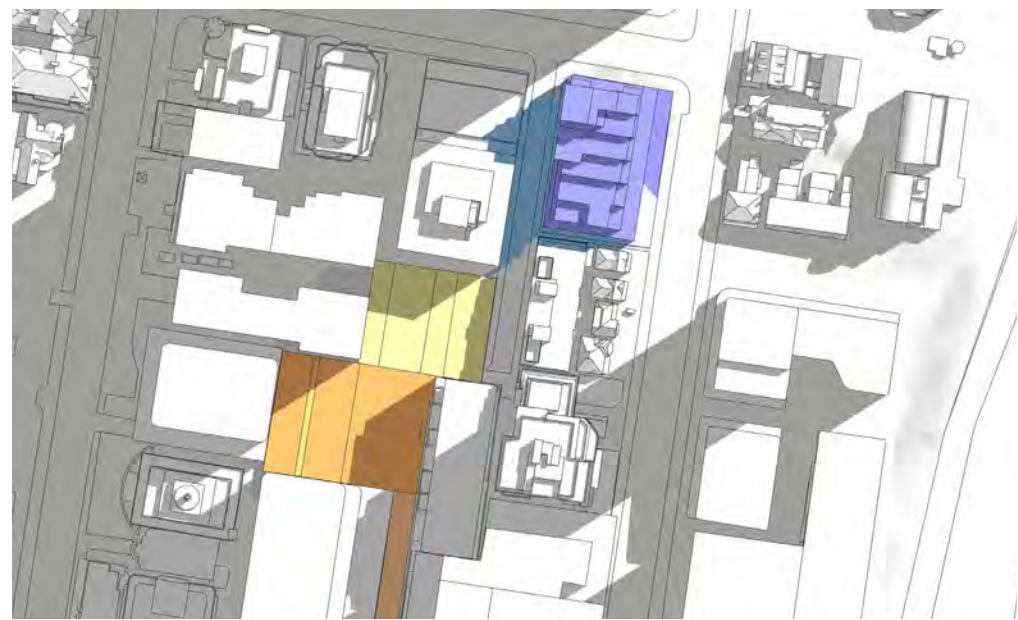
03:00PM



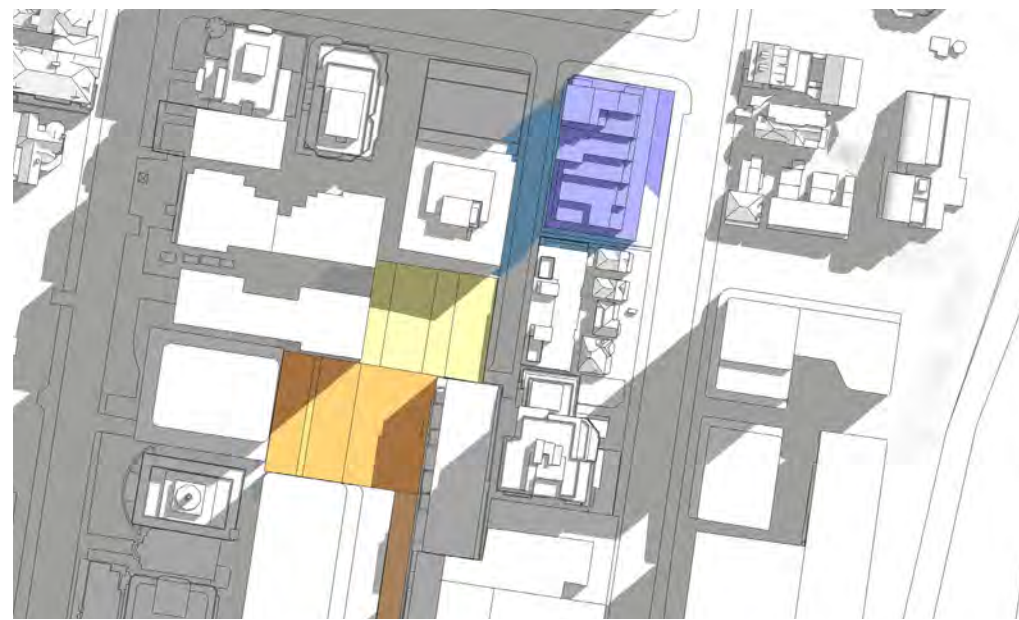
# SOLAR ACCESS ANALYSIS

## SPRING EQUINOX 21 SEPTEMBER

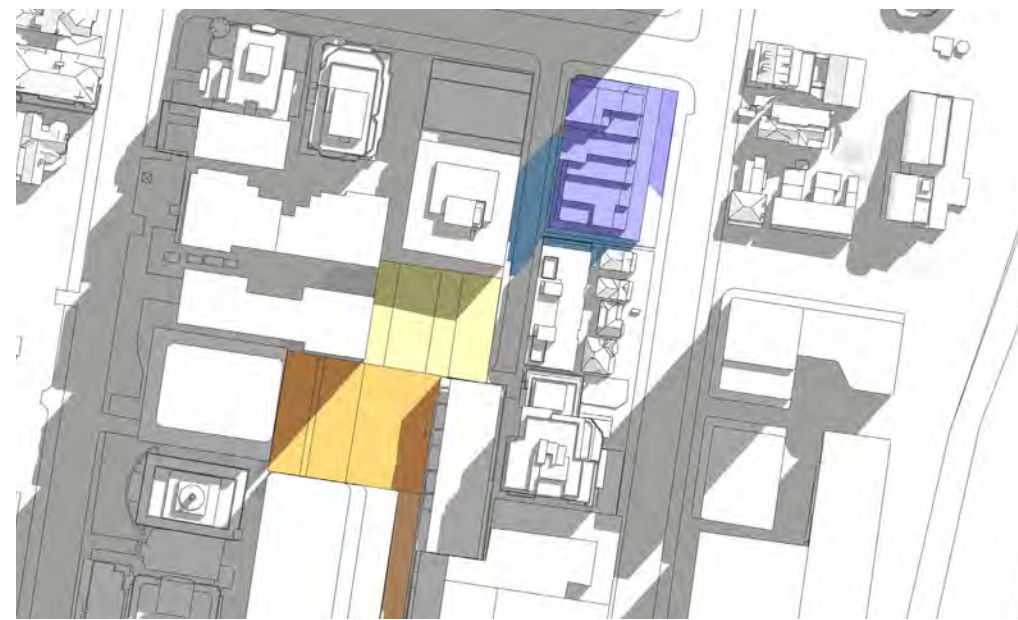
During Spring, the proposal results in no additional overshadowing to both the Central Square and Green Square areas of the Ward Street plaza.



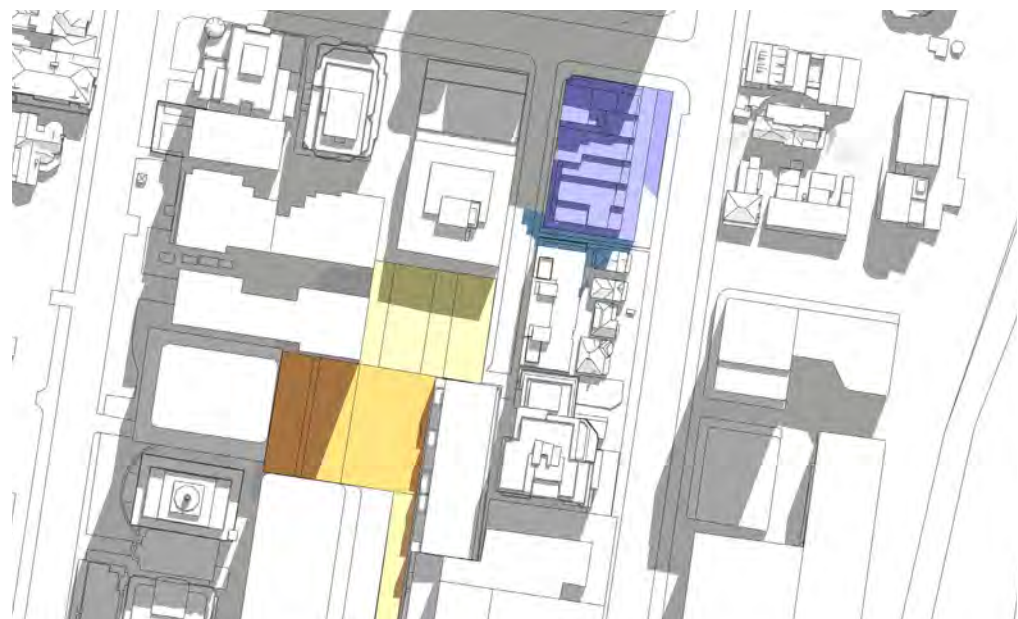
09:00AM



09:30AM



10:00AM



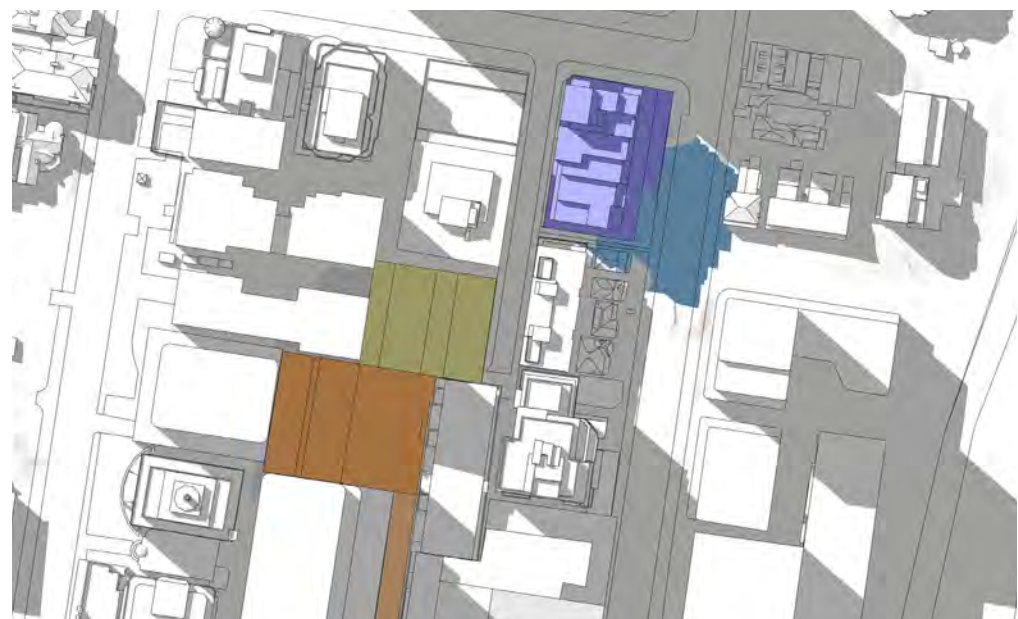
11:00AM



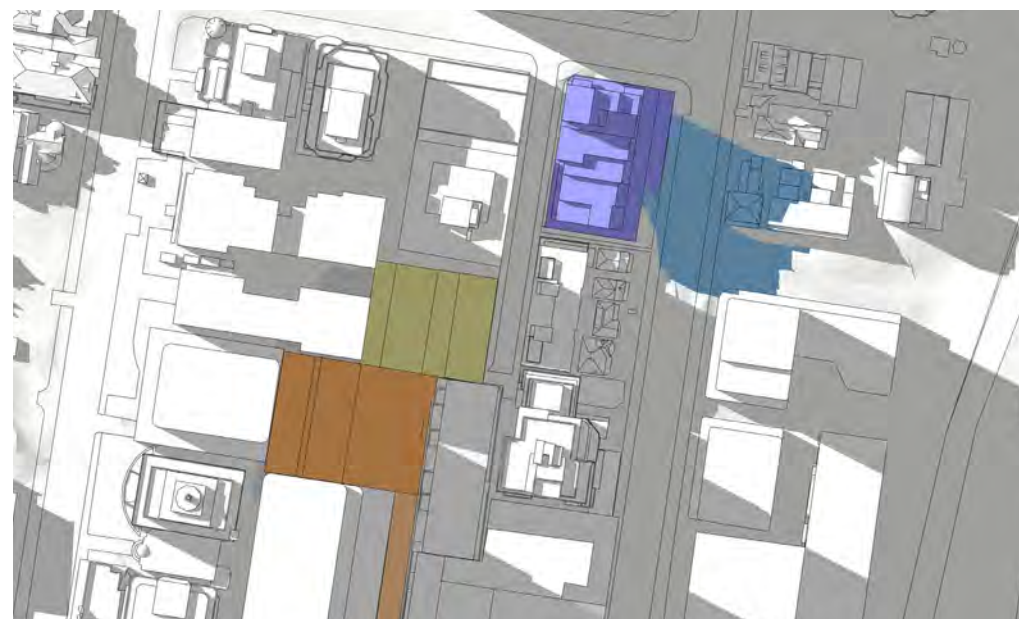
12:00PM



01:00PM



02:00PM



03:00PM

### 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

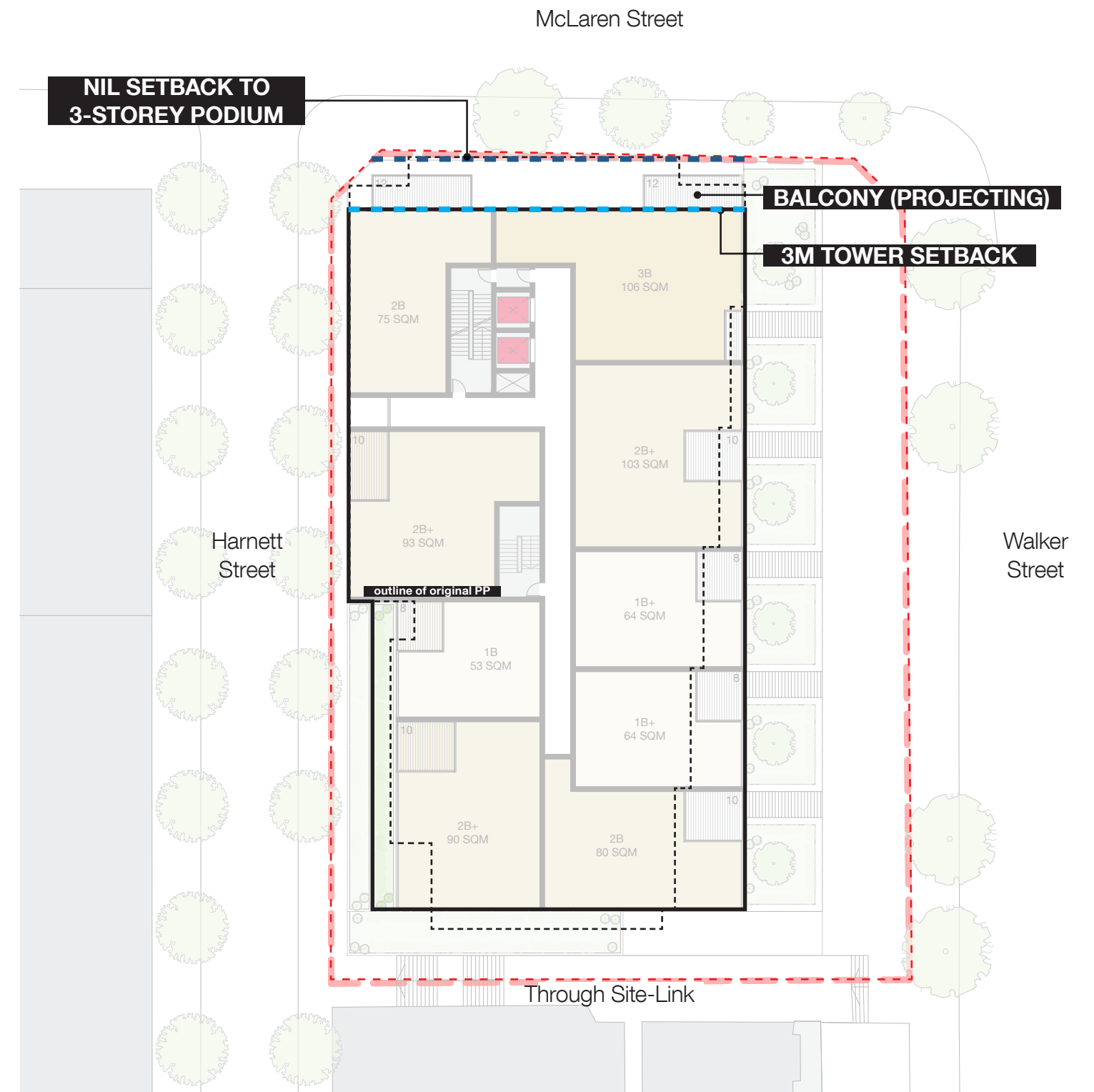
**North Setback - introduce a 3-storey podium with nil setback and 3m tower setback to McLaren Street in accordance with the DCP provisions**

## 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 response to form and to maintain good solar access to 150 Walker Street

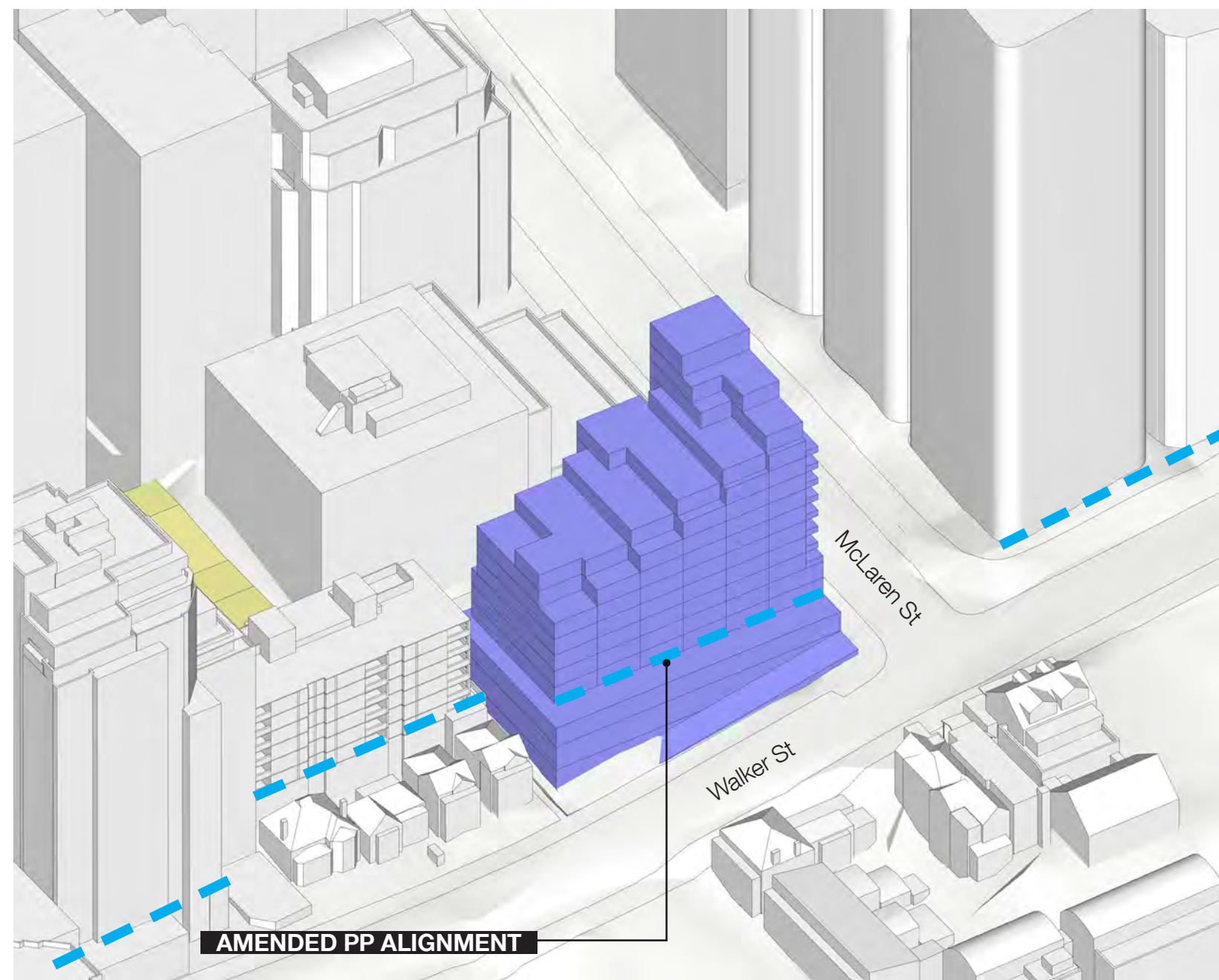
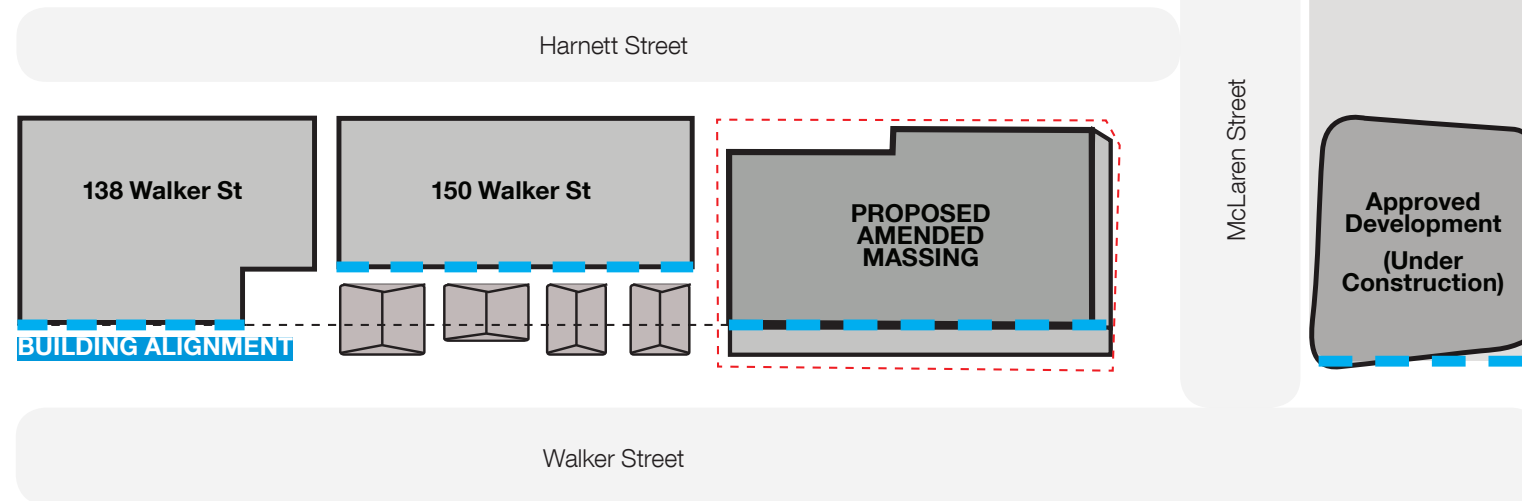
(Diagram, not to scale)

### KEY

 Site - 45 McLaren Street

 Building alignment

 Amended PP tower envelope



### 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:

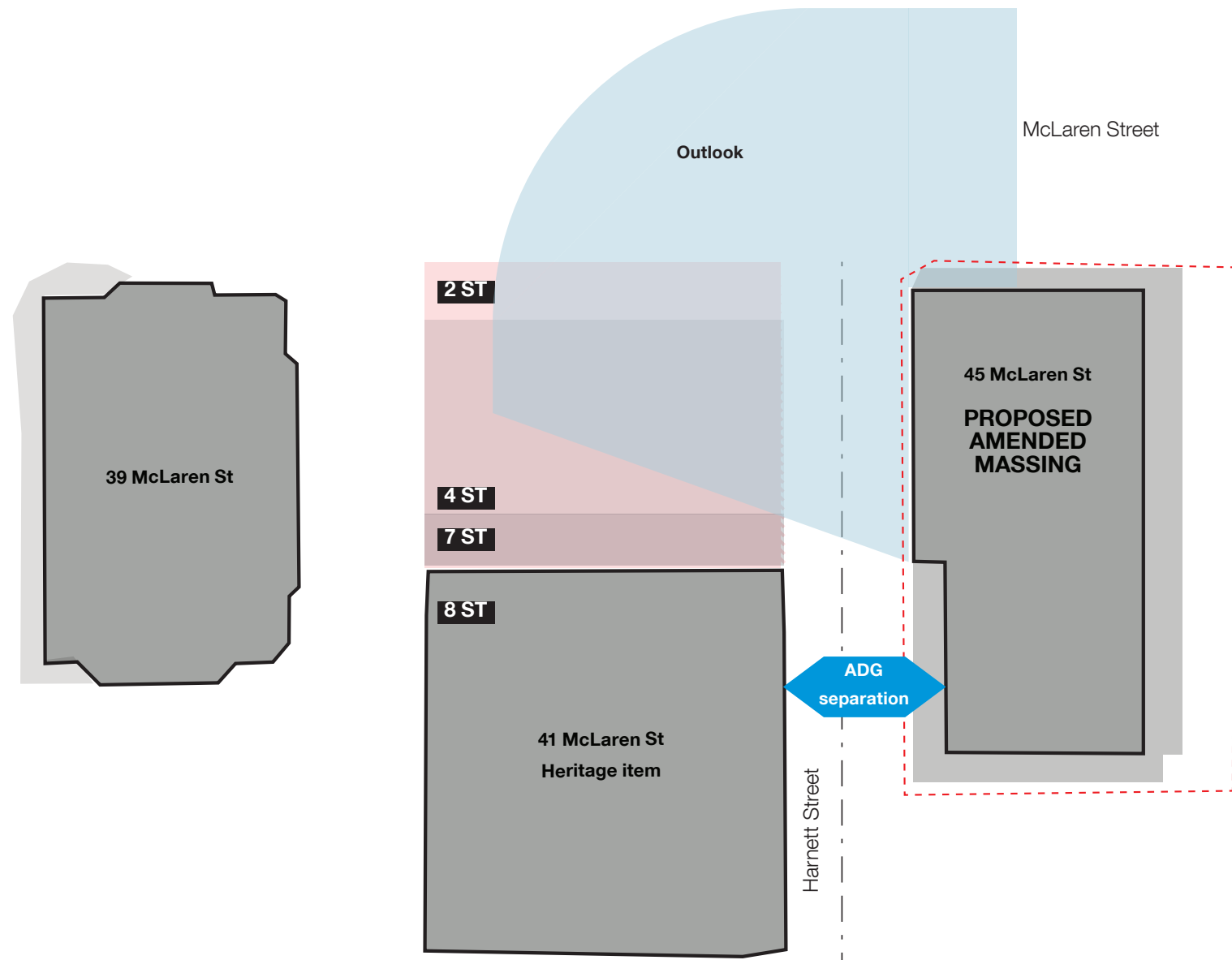
- Tailored response that recognises the importance of heritage listed built fabric at 41 McLaren Street including the stepped form and integral facade screening
- Setbacks to the proposed development at 45 McLaren St respond to the different scale of 41 McLaren St
- ADG compliant setbacks are provided 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 Street considered 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"

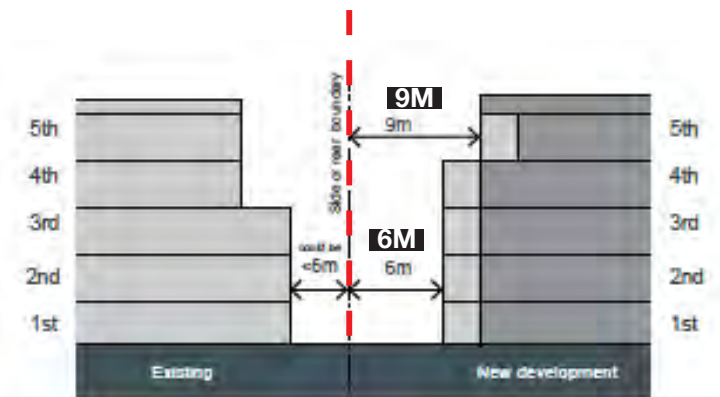
That the concept proposal be revised to:  
 (c) ensure that it is appropriately setback from the southern and western boundaries consistent with the minimum requirements set by the Apartment Design Guide to ensure adequate amenity to adjoining properties and internally within the development;

## 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.

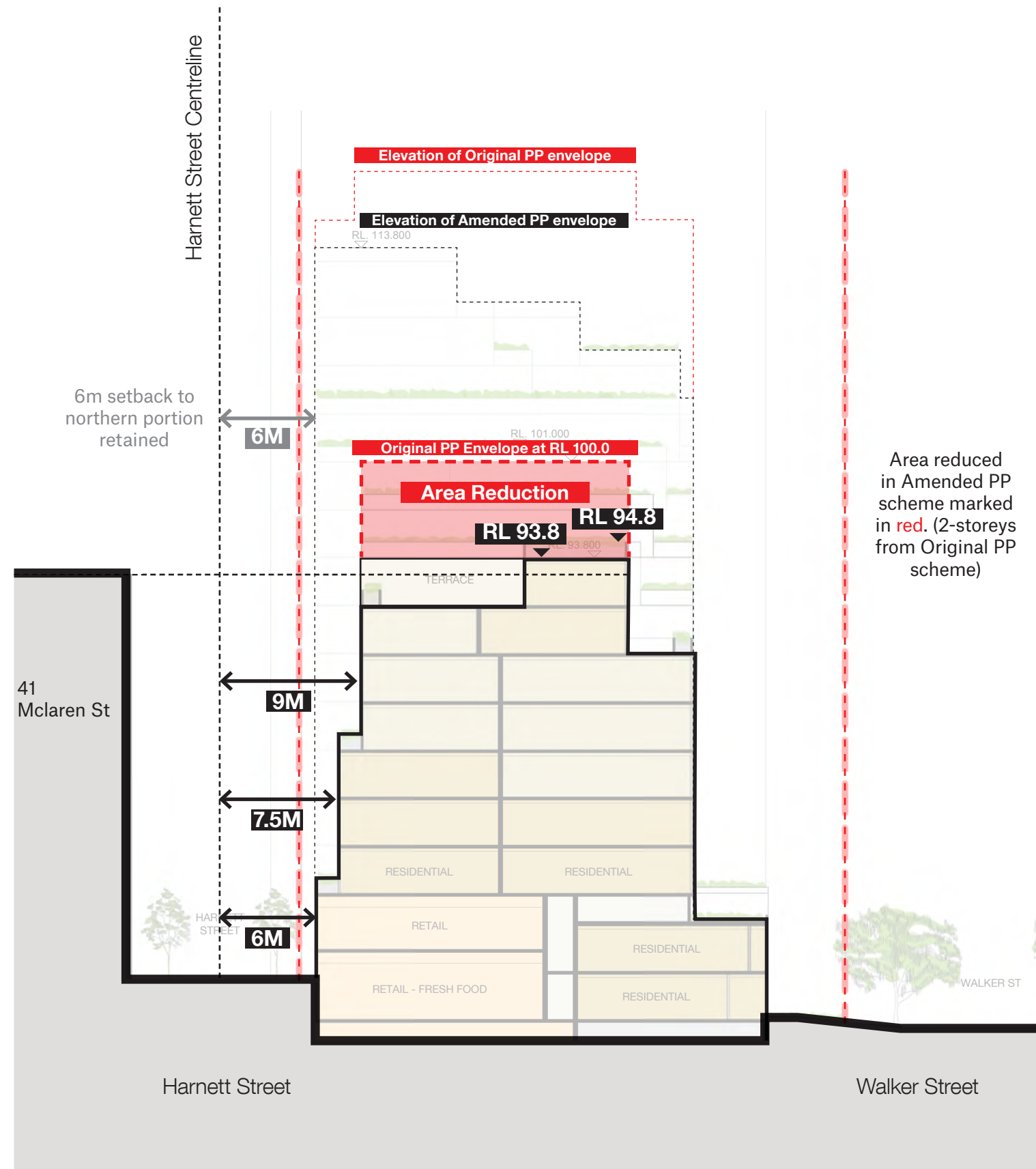
Revised massing has resulted in significant height reduction, with majority of the development adjacent 41 McLaren Street limited to 8 storeys with ADG compliant setbacks.

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"

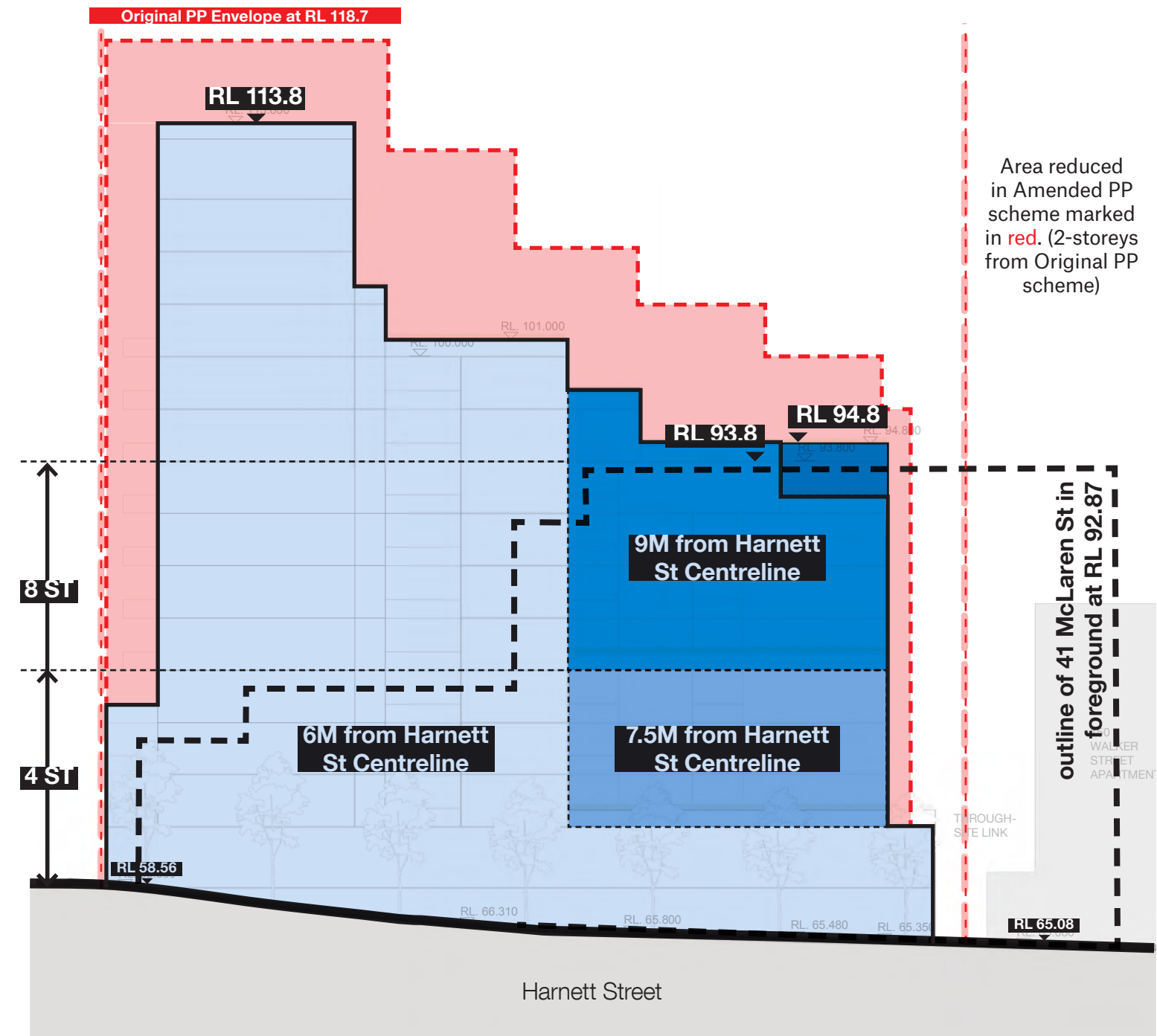
That the concept proposal be revised to:  
(c) ensure that it is appropriately setback from the southern and western boundaries consistent with the minimum requirements set by the Apartment Design Guide to ensure adequate amenity to adjoining properties and internally within the development;

## 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

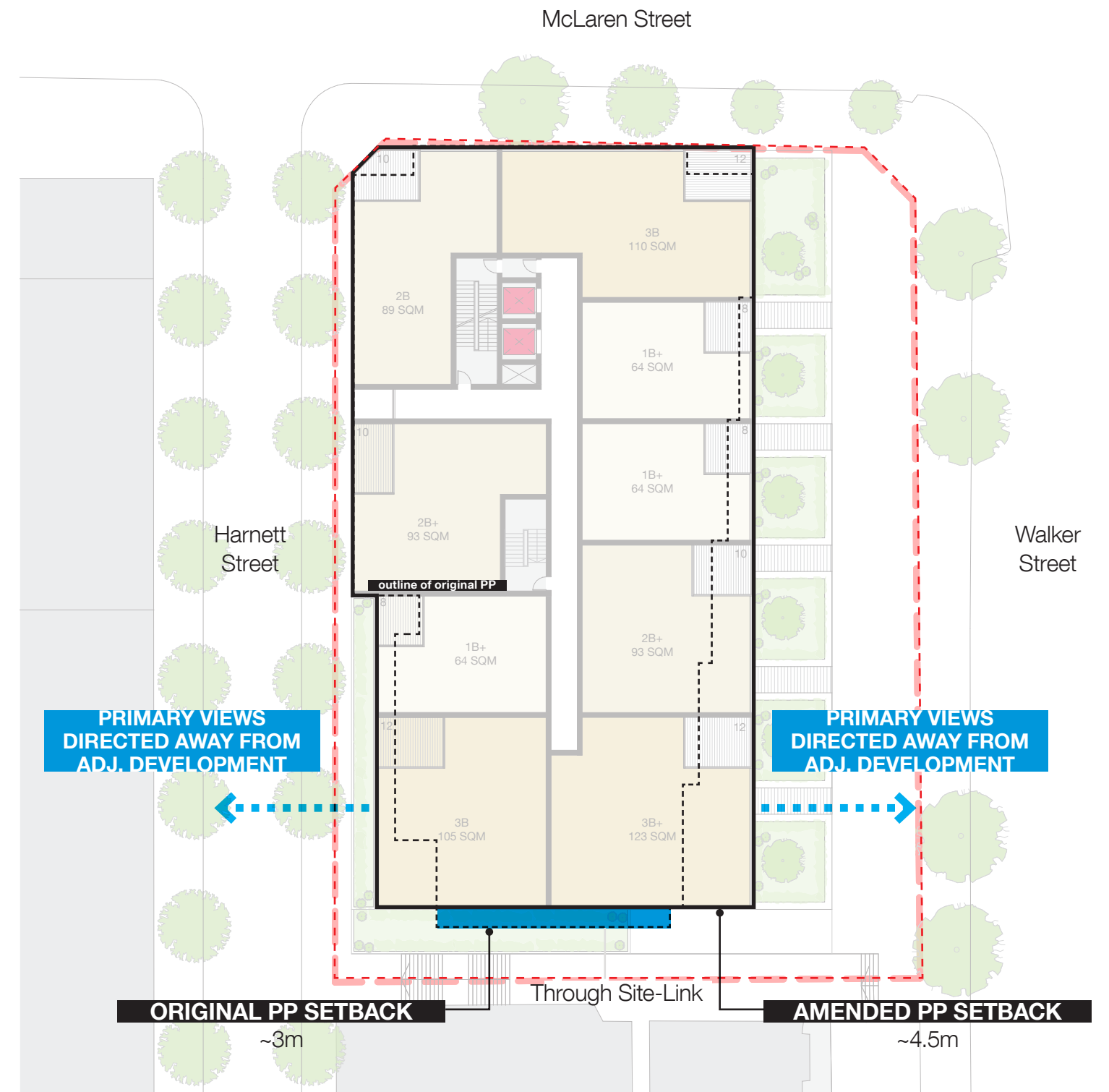
## AMENDED PLANNING PROPOSAL RESPONSE

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



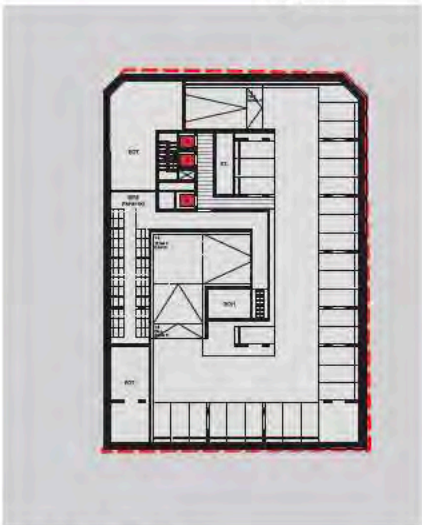
L00 UPPER / WALKER



L00 / WALKER



L00 LOWER / WALKER



BASEMENT 01 / WALKER

## HARNETT ST SITE ACCESS



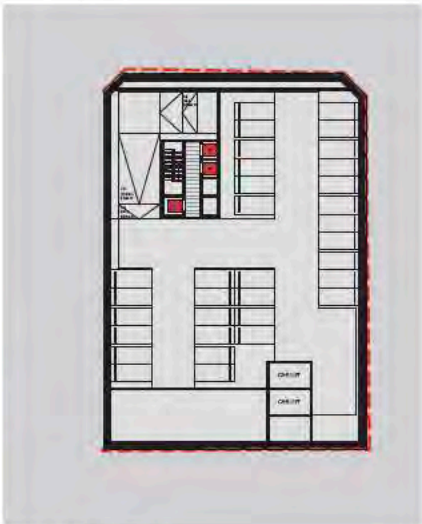
L00 UPPER / HARNETT



L00 / HARNETT



L00 LOWER / HARNETT



BASEMENT 01 / HARNETT



# SITE ACCESS STUDY COMPARISON

	<b>WALKER ST. SITE ACCESS</b>	<b>HARNETT ST. SITE ACCESS</b>
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	<ul style="list-style-type: none"> <li>✓ Walker</li> <li>✓ McLaren</li> <li>✓ Harnett</li> <li>✓ Through link (lower ground)</li> <li>✓ Through link (ground)</li> <li>✓ Through link (upper ground)</li> </ul>	<ul style="list-style-type: none"> <li>✓ Walker</li> <li>✓ McLaren</li> <li>✗ Harnett</li> <li>✓ Through link (lower ground)</li> <li>✗ Through link (ground)</li> <li>✗ Through link (upper ground)</li> </ul>
access into retail spaces	<ul style="list-style-type: none"> <li>✓ McLaren</li> <li>✓ Harnett</li> </ul>	<ul style="list-style-type: none"> <li>✓ McLaren</li> <li>✗ compromised access at Walker</li> </ul>
daylight to retail space	✓ daylight from McLaren / Harnett / through-site link	✗ majority of retail is subterranean
✓ ✗	<b>+13</b> <b>-0</b>	<b>+4</b> <b>-9</b>
<b>TOTAL</b>	<b>+13</b>	<b>-5</b>

# 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

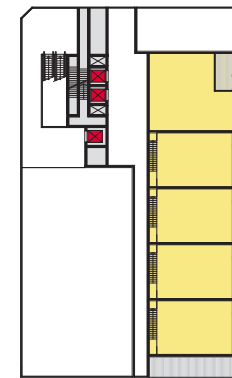
## SOLAR ACCESS

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

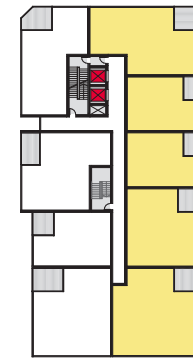
## CROSS VENTILATION

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.

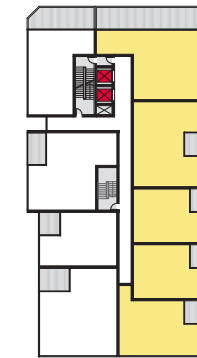
Apartment Mix		ADG compliance	
Level	Solar	Cross-Vent	
Level 13			
Level 12	1		
Level 11	1		
Level 10	1		
Level 09	3		
Level 08	4		
Level 07	5	6	
Level 06	5	5	
Level 05	5	5	
Level 04	5	5	
Level 03	5	5	
Level 02	5	5	
Level 01	5	5	
Upper Ground	5	4	
Ground	0	0	
Lower Ground			
<b>Total #</b>	<b>50</b>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



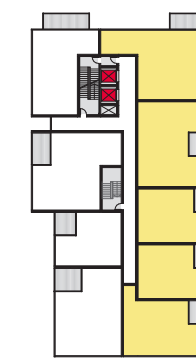
**LEVEL 00 UPPER**  
5 of 5



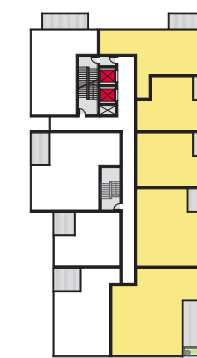
**LEVEL 01-02**  
5 of 9



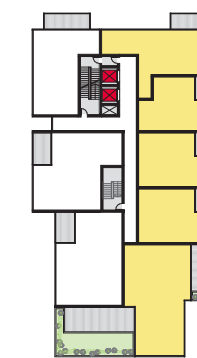
**LEVEL 03**  
5 of 9



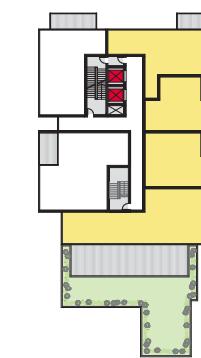
**LEVEL 04-05**  
5 of 9



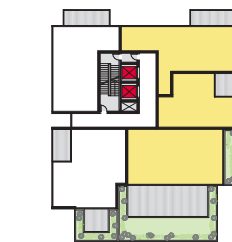
**LEVEL 06**  
5 of 9



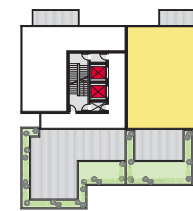
**LEVEL 07**  
5 of 8



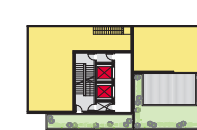
**LEVEL 08**  
4 of 6



**LEVEL 09**  
3 of 5



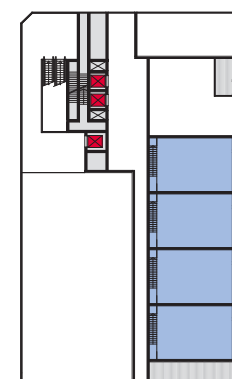
**LEVEL 10**  
1 of 2



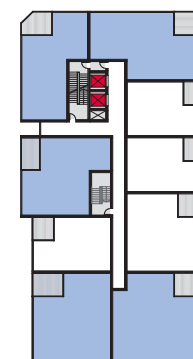
**LEVEL 11**  
1 of 2



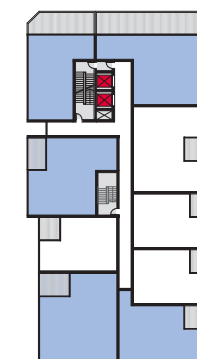
**LEVEL 12**  
1 of 2



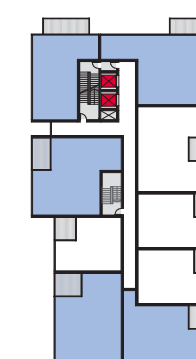
**LEVEL 00 UPPER**  
4 of 5



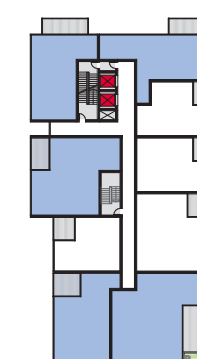
**LEVEL 01-02**  
5 of 9



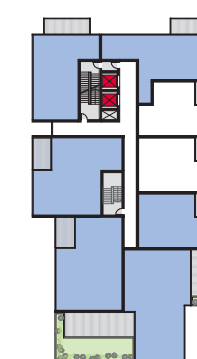
**LEVEL 03**  
5 of 9



**LEVEL 04-05**  
5 of 9



**LEVEL 06**  
5 of 9



**LEVEL 07**  
6 of 8

# 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:

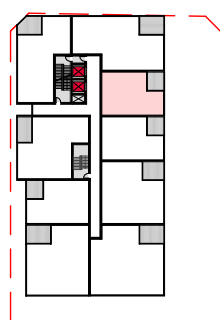
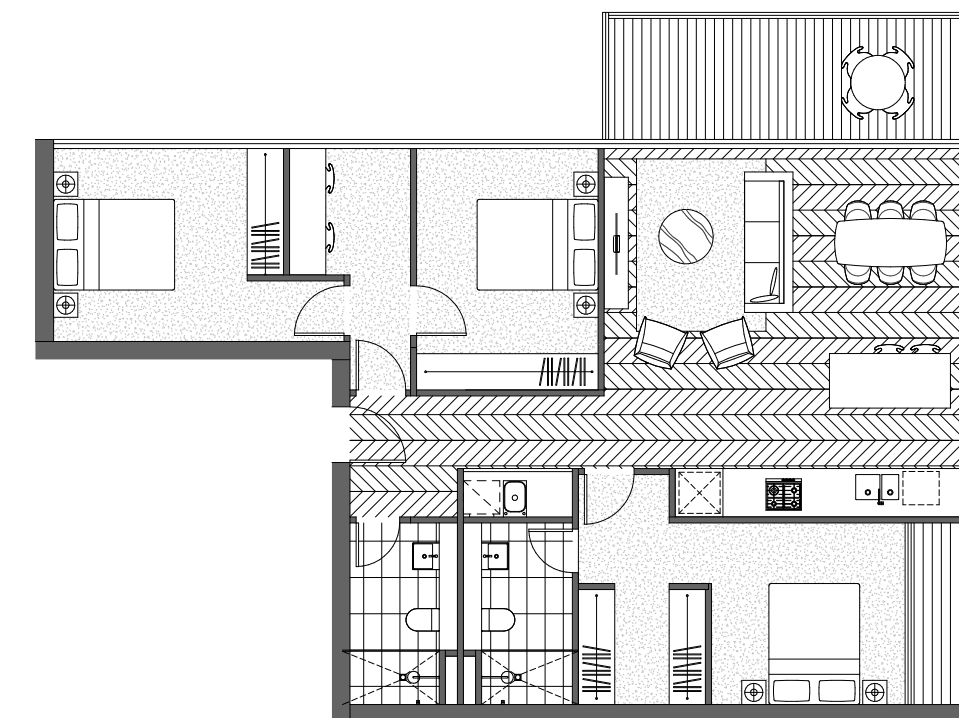
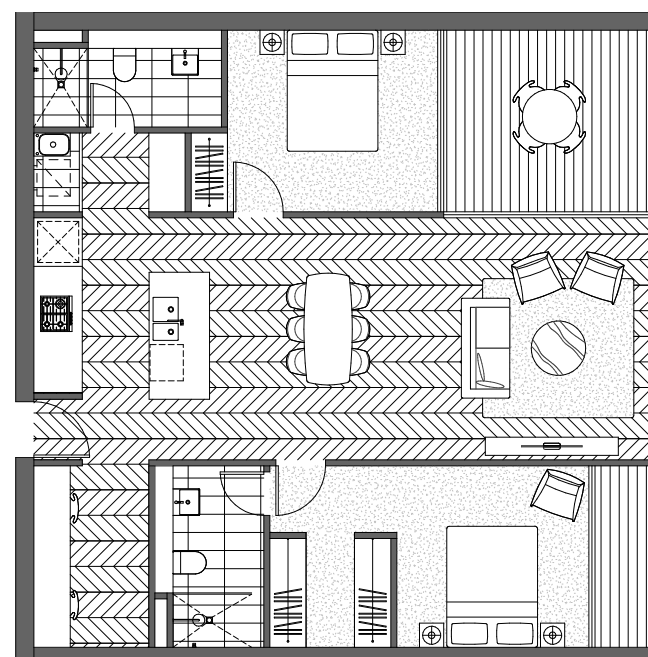
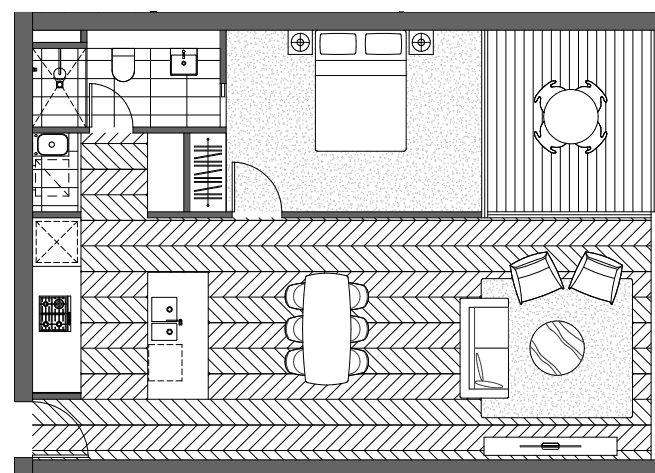
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, excluding:
  - (d) any area for common vertical circulation, such as lifts and stairs, and
  - (e) any basement:
    - (i) storage, and
    - (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			
<b>Total</b>			<b>62.8</b>	<b>9,109</b>	<b>2,091</b>	<b>11,200</b>

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								
<b>Sub Total</b>	<b>3</b>	<b>22</b>	<b>18</b>	<b>20</b>	<b>14</b>	<b>3</b>	<b>2</b>	<b>82</b>
<b>Total</b>	<b>25</b>		<b>38</b>		<b>17</b>		<b>2</b>	<b>82</b>

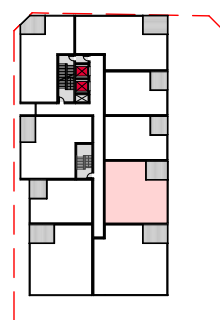
# TYPICAL APARTMENT LAYOUTS

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



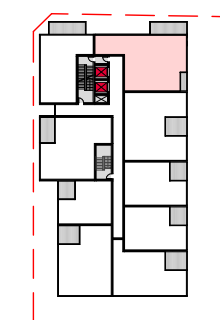
## 1 BED EAST

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





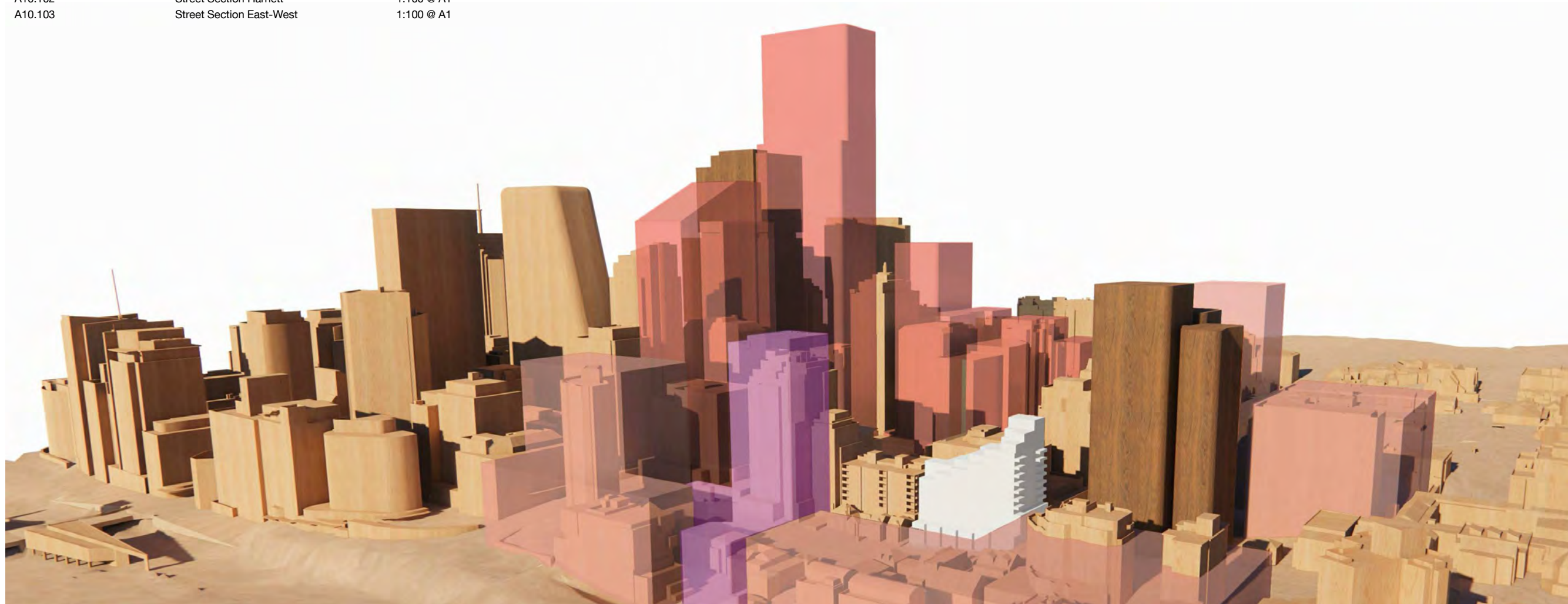
# 11.0 ARCHITECTURAL SET

# 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 @ 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	1:200 @ A1
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



**BATESSMART**

\$12400 45 McLAREN STREET, NORTH SYDNEY

# 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.  
All drawings may not be reproduced or distributed without prior permission from the architect.

0



c:\temp\MCLARENST\_BS\_ARCH\_R2020\_nam.mxd

Rev	Date	Description	Initial	Checked
6	08.11.21	Issue for Information	MD	MD
5	05.11.21	Issue for Information	MD	MD
4	22.06.21	Issue for Information	MD	MD
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

### S12400 45 McLaren Street

#### A01 Site Plan



Status	Planning Proposal		
Scale	1:500 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:56:57 PM		
BIM	MCLARENST_BS_ARCH_R2020		

### A01.001 6

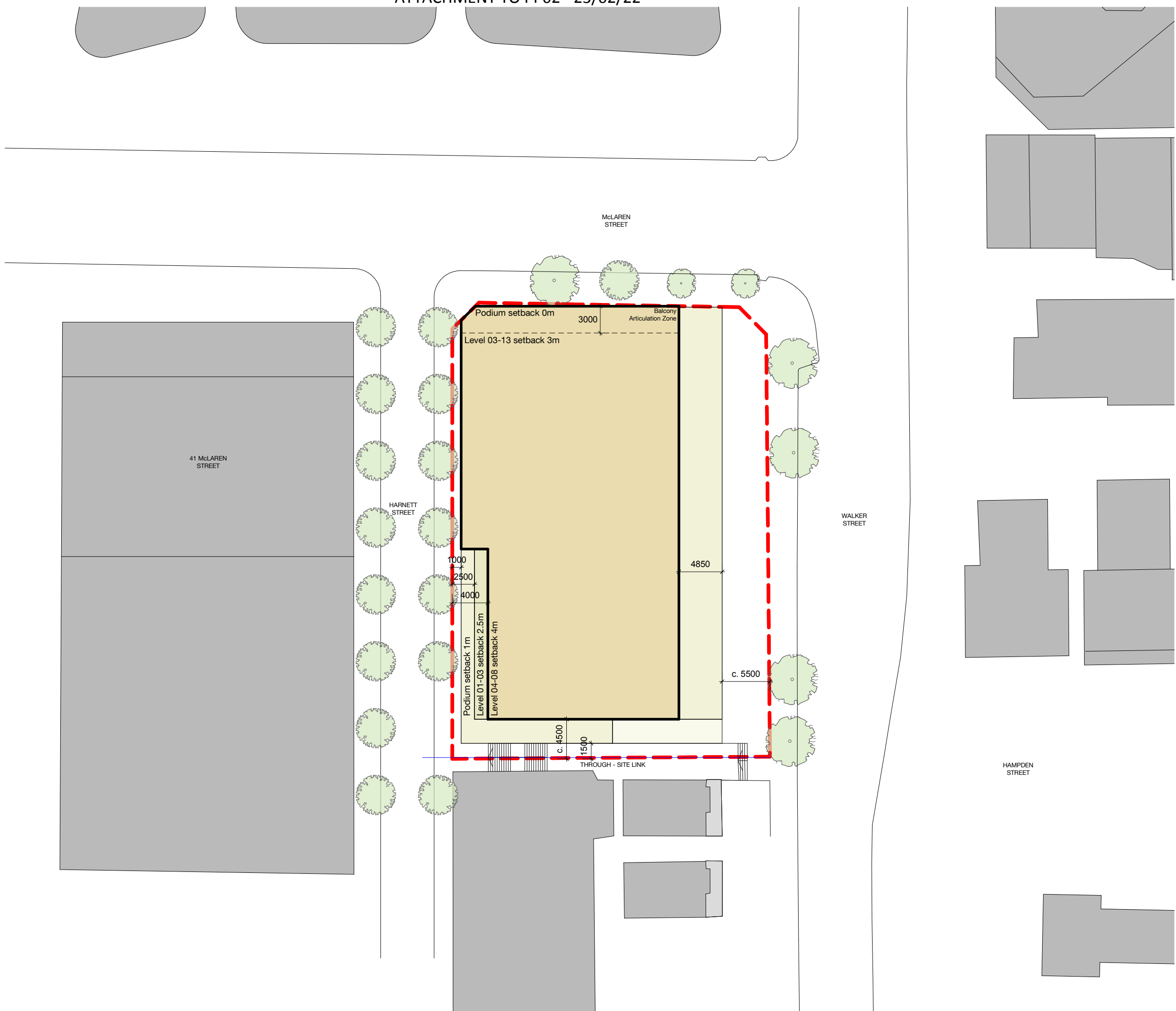
**Melbourne** 1 Nicholson Street  
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Bates Smart Pty Ltd ABN 70 004 999 400

# 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.  
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Rev	Date	Description	Initial	Checked
3	08.11.21	Issue for Information	MD	MD
2	05.11.21	Issue for Information	MD	MD
1	22.08.21	Issue for Information	MD	MD
0	09.08.21	Issue for Information	MD	MD

S12400  
45 McLaren Street

Setback Plan



Status	Planning Proposal			
Scale	1:200 @ A1			
Drawn	ELH	Checked	MD	
Project No.	S12400			
Plot Date	5/11/2021 5:46:14 PM			
BIM	MCLARENST_BS_ARCH_R2020			

Drawing no.	A01.002	Revision	3
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email mel@batesmart.com.au  
http://www.batesmart.com.au

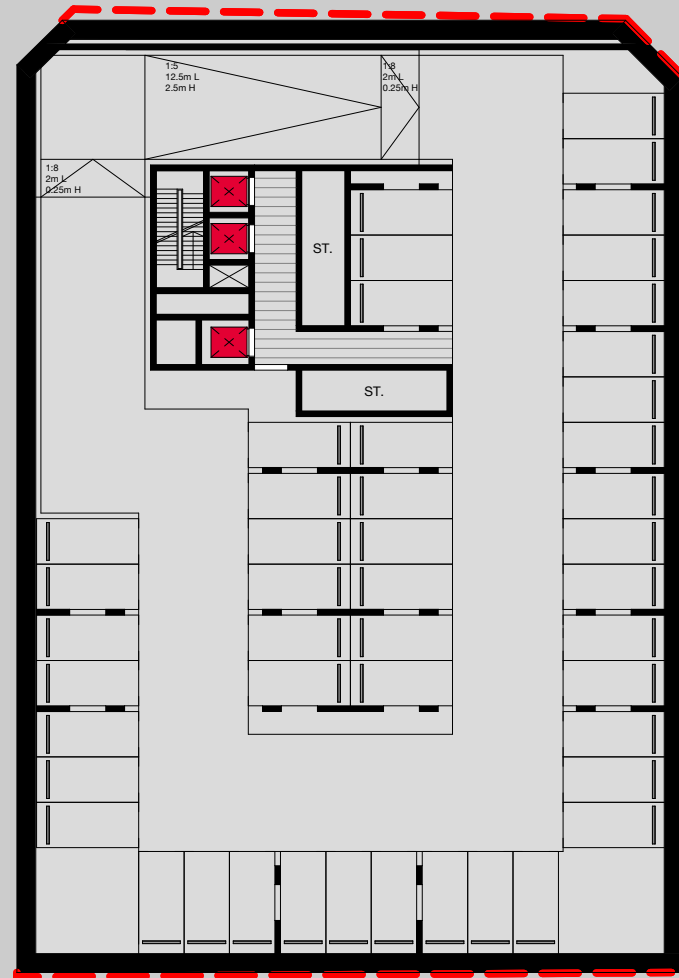
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# ARCHITECTURAL SET AMENDED PP



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Rev	Date	Description	Initial	Checked
2	05.11.21	Issue for Information	MD	MD
1	08.06.21	Issue for Information	MD	MD
0	07.09.20	Issue for Information	MD	MD

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			

Drawing no.	Revision
A02.B02	2

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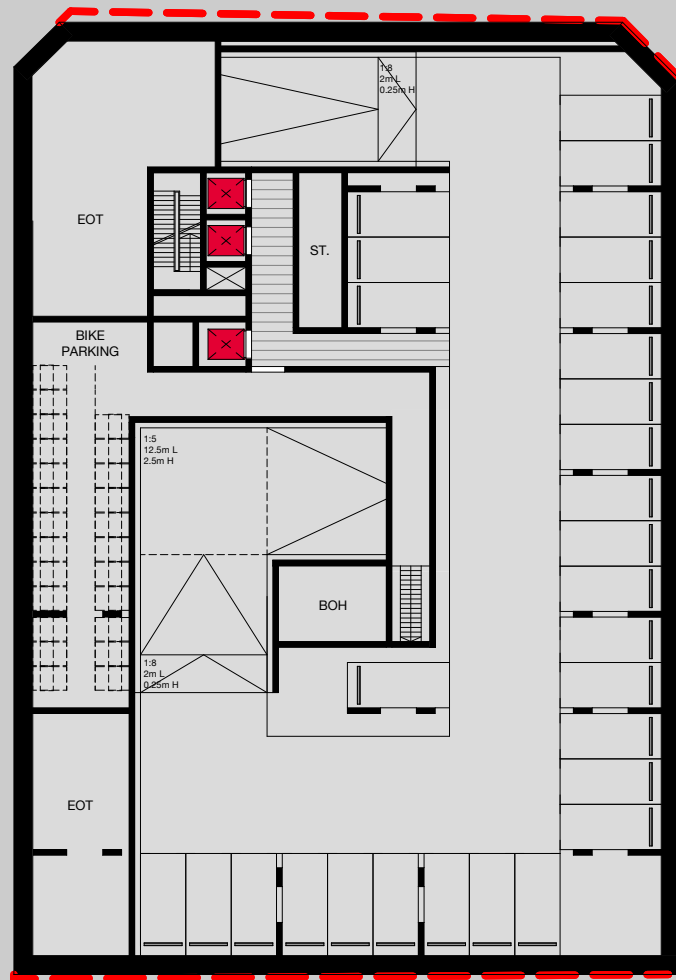
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Rev	Date	Description	Initial	Checked
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3	07.09.20	Issue for Information	MD	MD
2	21.08.20	Issue for Information	MD	MD
1	19.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

A02  
Basement 01



Status	Planning Proposal			
Scale	1:200 @ A1			
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Project No.	S12400			
Plot Date	16/06/2021 8:55:53 AM			
BIM	MCLARENST_BS_ARCH_R2020			

Drawing no.	Revision
A02.B01	4

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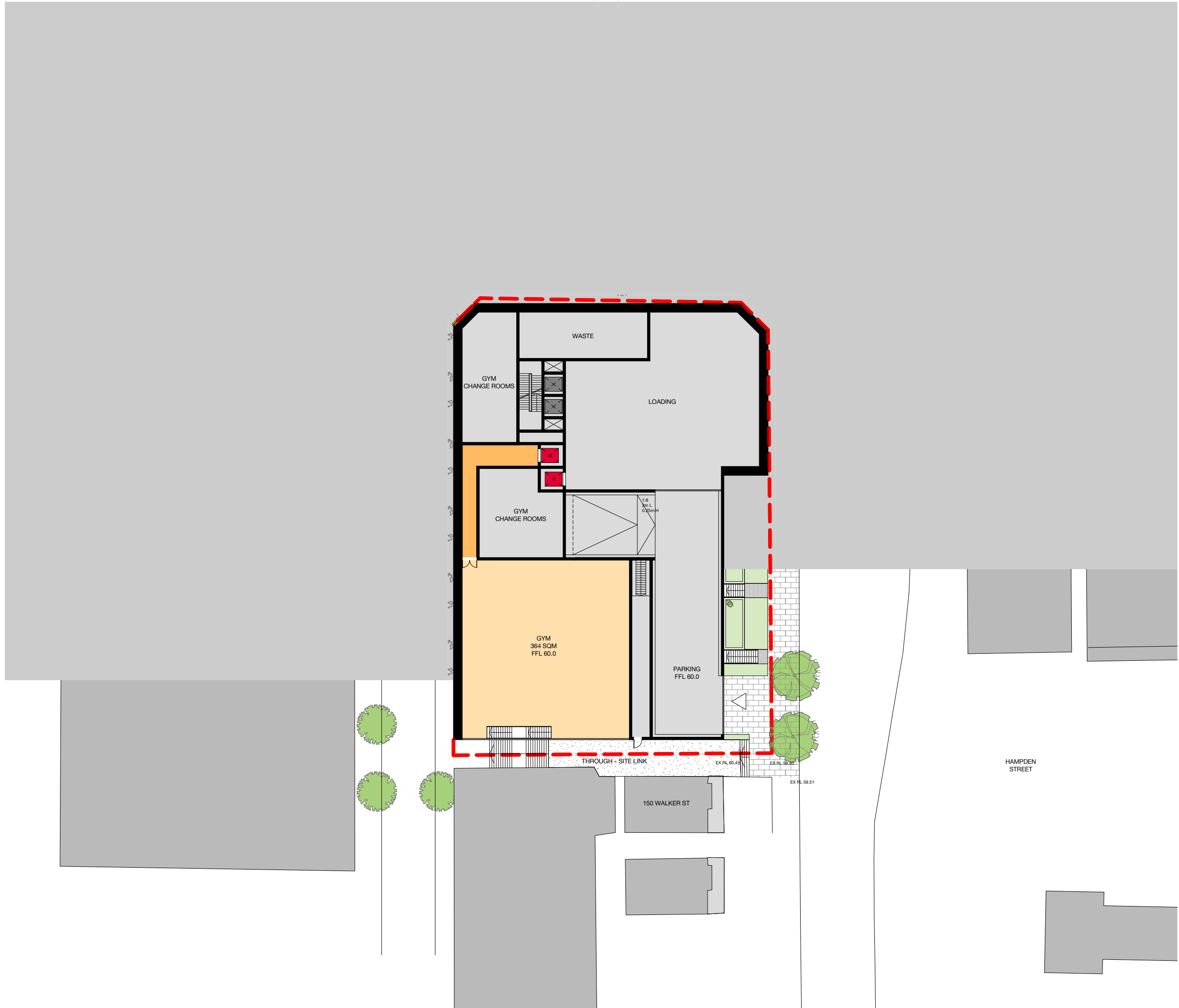
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# ARCHITECTURAL SET AMENDED PP

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Rev	Date	Description	Initial	Checked
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2	21.08.20	Issue for Information	MD	MD
1	19.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

A02  
Level 00 Lower



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:48:34 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no.	Revision
<b>A02.00L</b>	<b>6</b>

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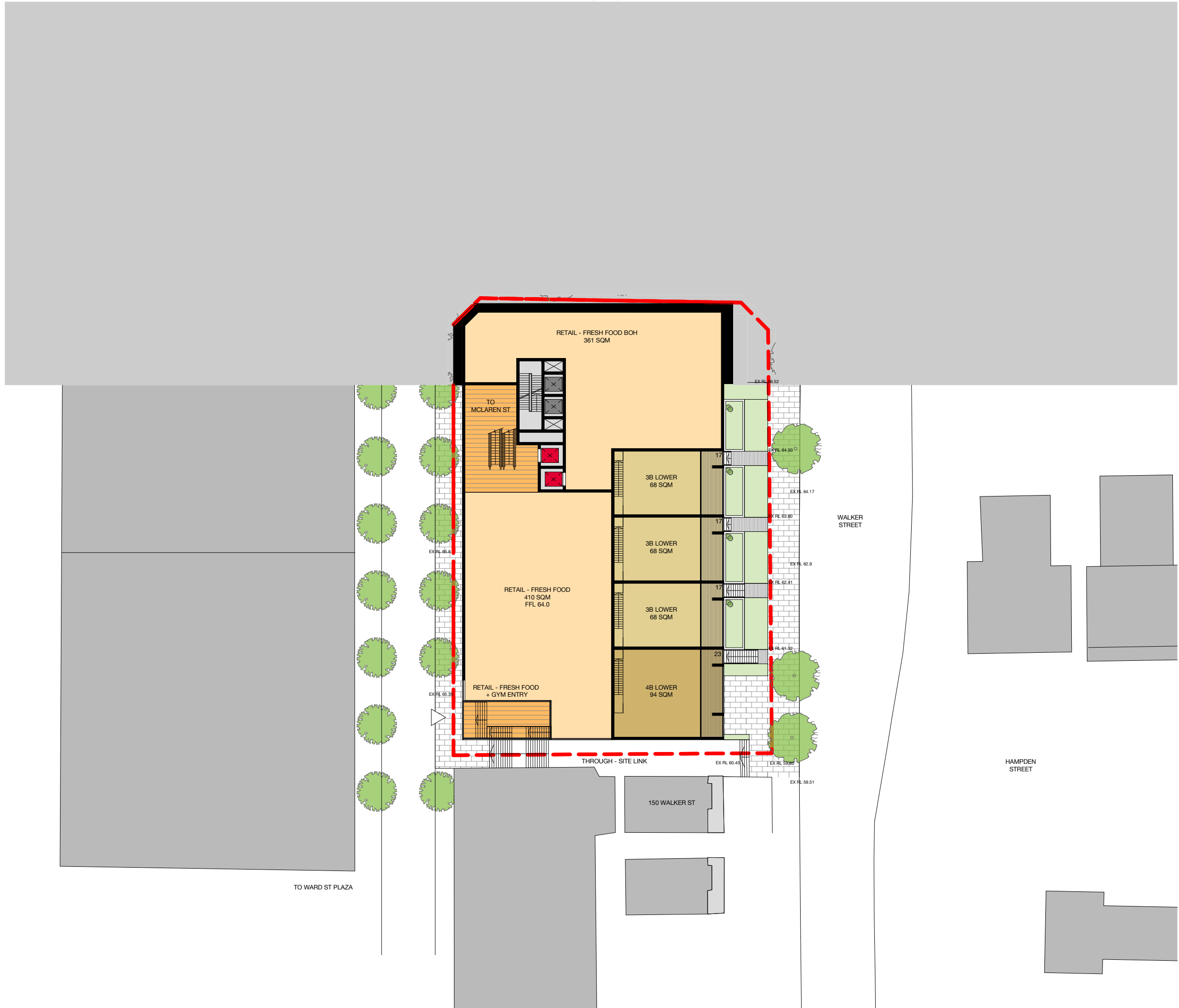
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Rev	Date	Description	Initial	Checked
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2	21.08.20	Issue for Information	MD	MD
1	19.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

A02  
Level 00



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:48:36 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A02.00M** Revision **6**

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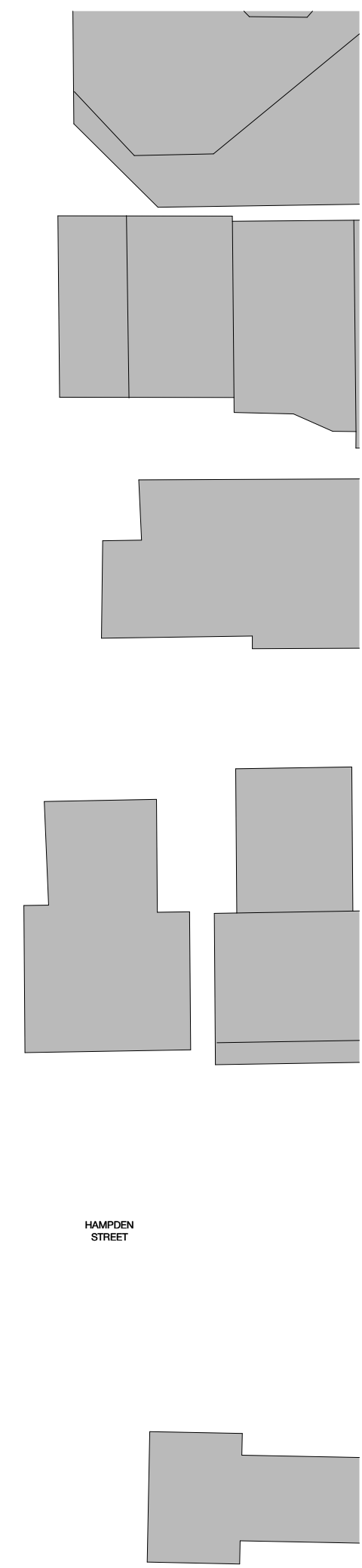
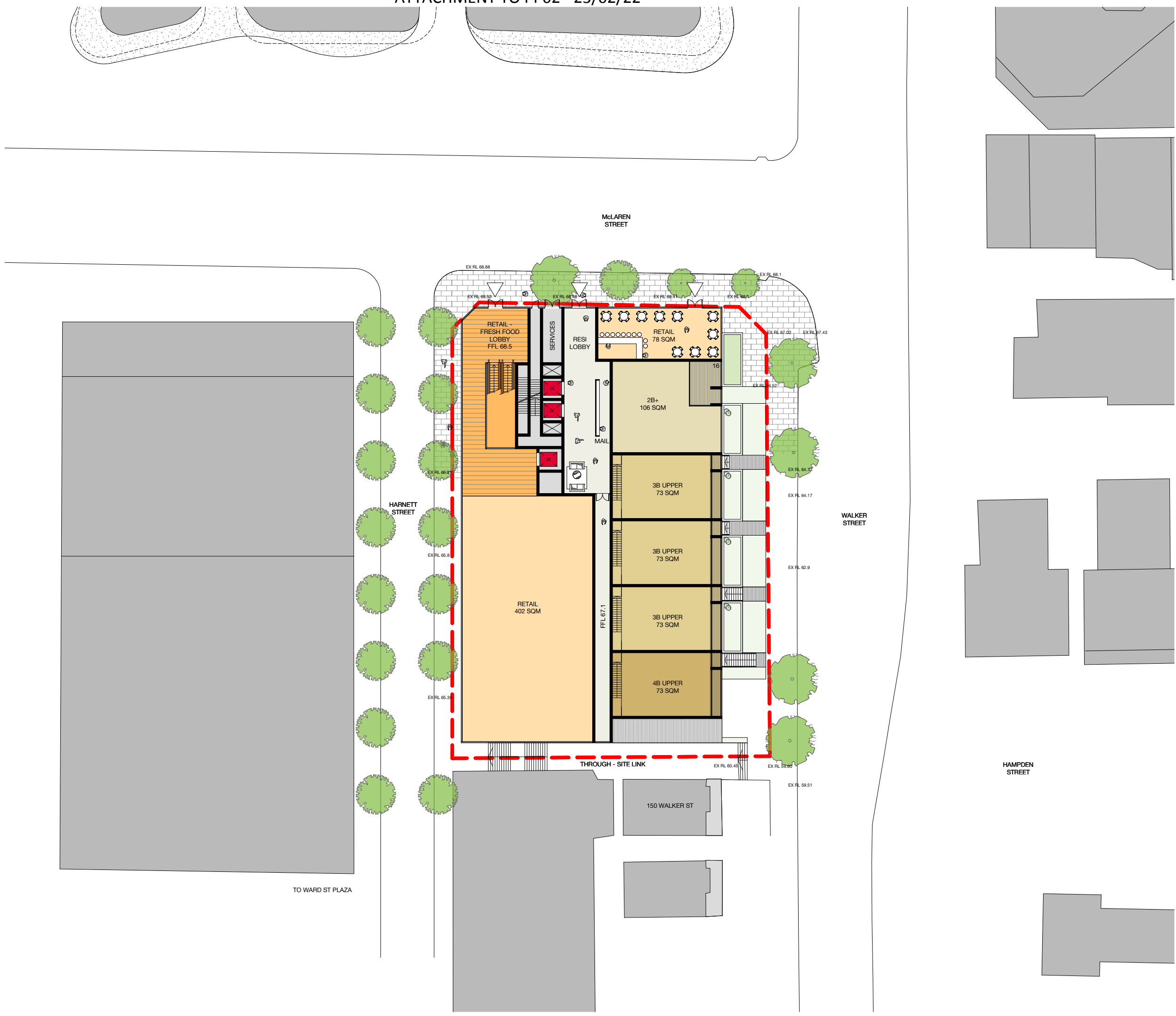


# ARCHITECTURAL SET

## AMENDED PP

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Rev	Date	Description	Initial	Checked
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2	21.08.20	Issue for Information	MD	MD
1	19.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

A02  
Level 00 Upper



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:49:38 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A02.00U** Revision **6**

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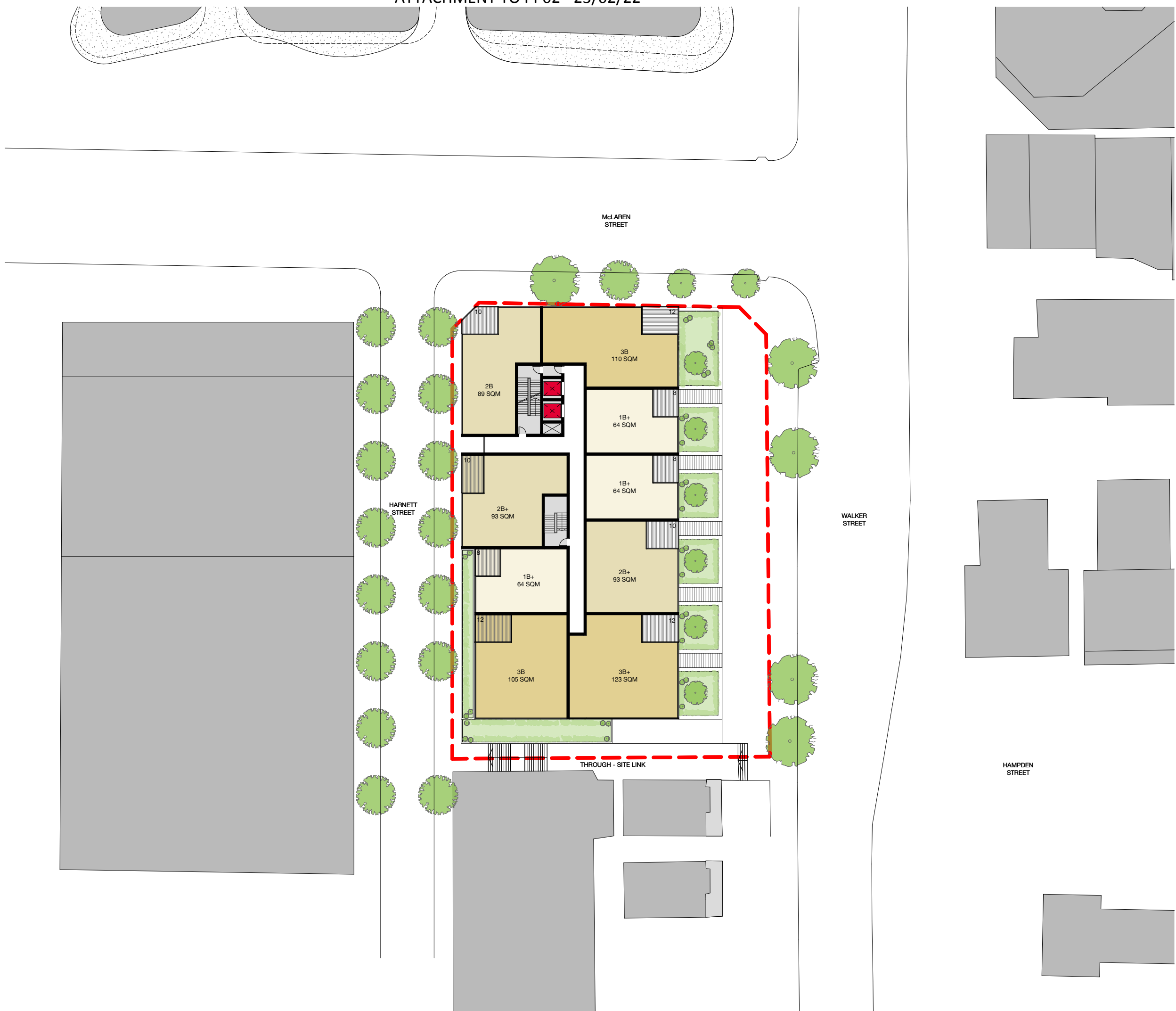
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# ARCHITECTURAL SET

## AMENDED PP



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Rev	Date	Description	Initial	Checked
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2	21.08.20	Issue for Information	MD	MD
1	19.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

Level 01 - 02



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:46:44 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A02.001** Revision **6**

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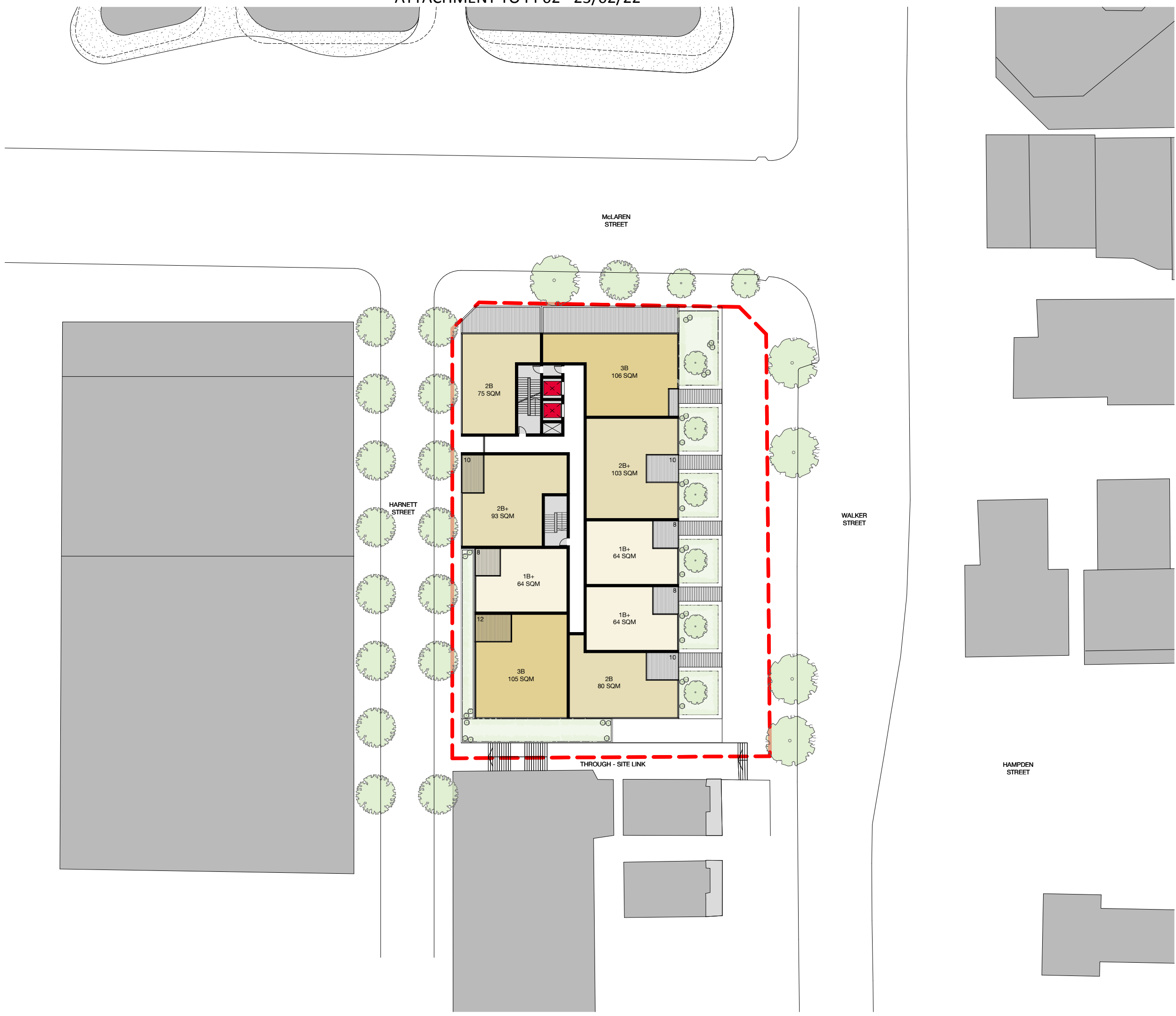
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# ARCHITECTURAL SET

## AMENDED PP

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Rev	Date	Description	Initial	Checked
1	08.11.21	Issue for Information	MD	MD
0	05.11.21	Issue for Information	MD	MD

S12400  
45 McLaren Street

Level 03



Status	Planning Proposal			
Scale	1:200 at A1			
Drawn	ELH	Checked	MD	
Project No.	S12400			
Plot Date	5/11/2021 5:47:16 PM			
BIM	MCLARENST_BS_ARCH_R2020			

Drawing no.	A02.003	Revision	1
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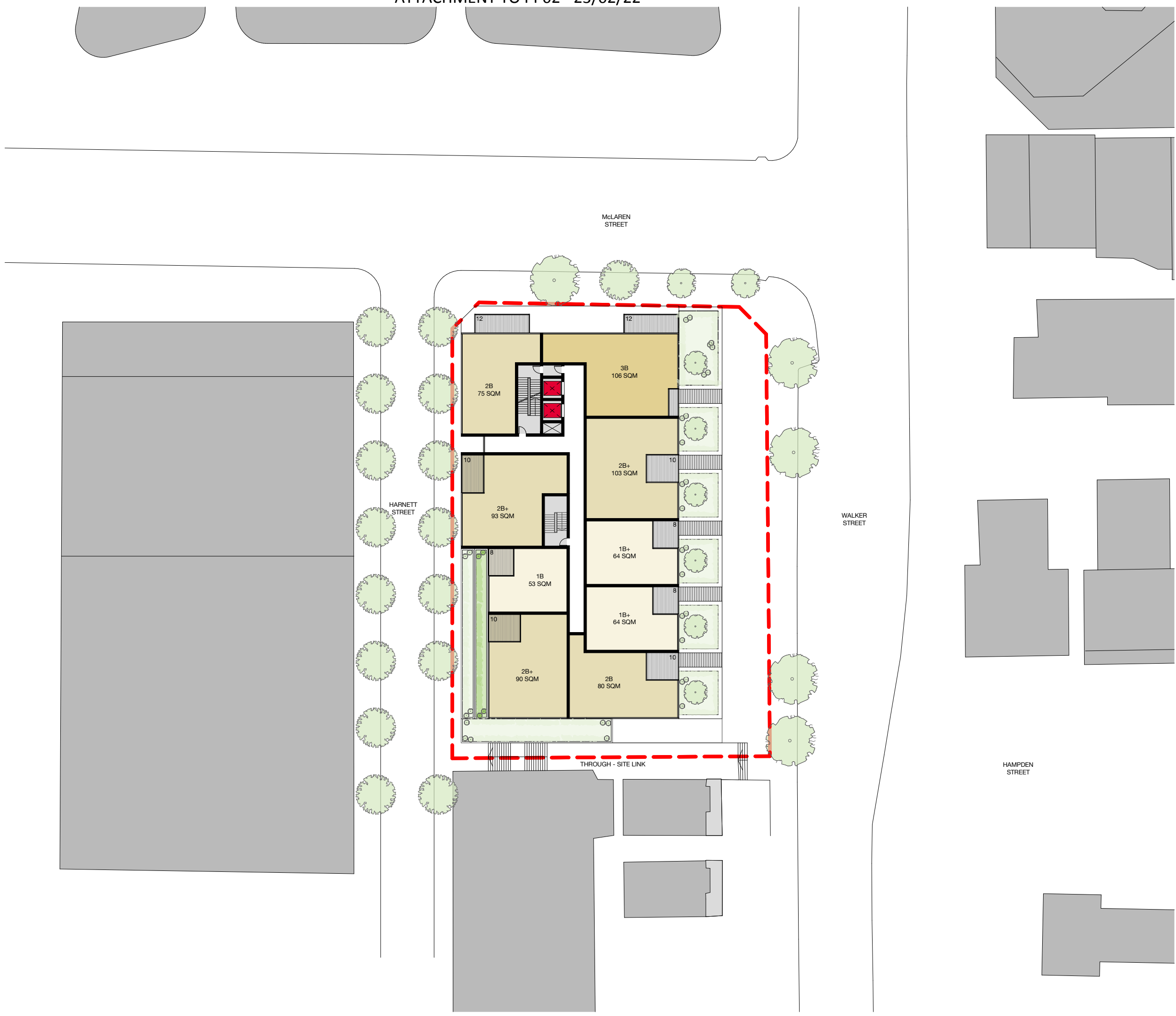
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# ARCHITECTURAL SET AMENDED PP

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Rev	Date	Description	Initial	Checked
2	08.11.21	Issue for Information	MD	MD
1	05.11.21	Issue for Information	MD	MD
0	09.08.21	Issue for Information	MD	MD

S12400  
45 McLaren Street

Level 04 - 05



Status	Planning Proposal			
Scale	1:200 @ A1			
Drawn	ELH	Checked	MD	
Project No.	S12400			
Plot Date	5/11/2021 5:47:36 PM			
BIM	MCLARENST_BS_ARCH_R2020			

Drawing no. **A02.004** Revision **2**

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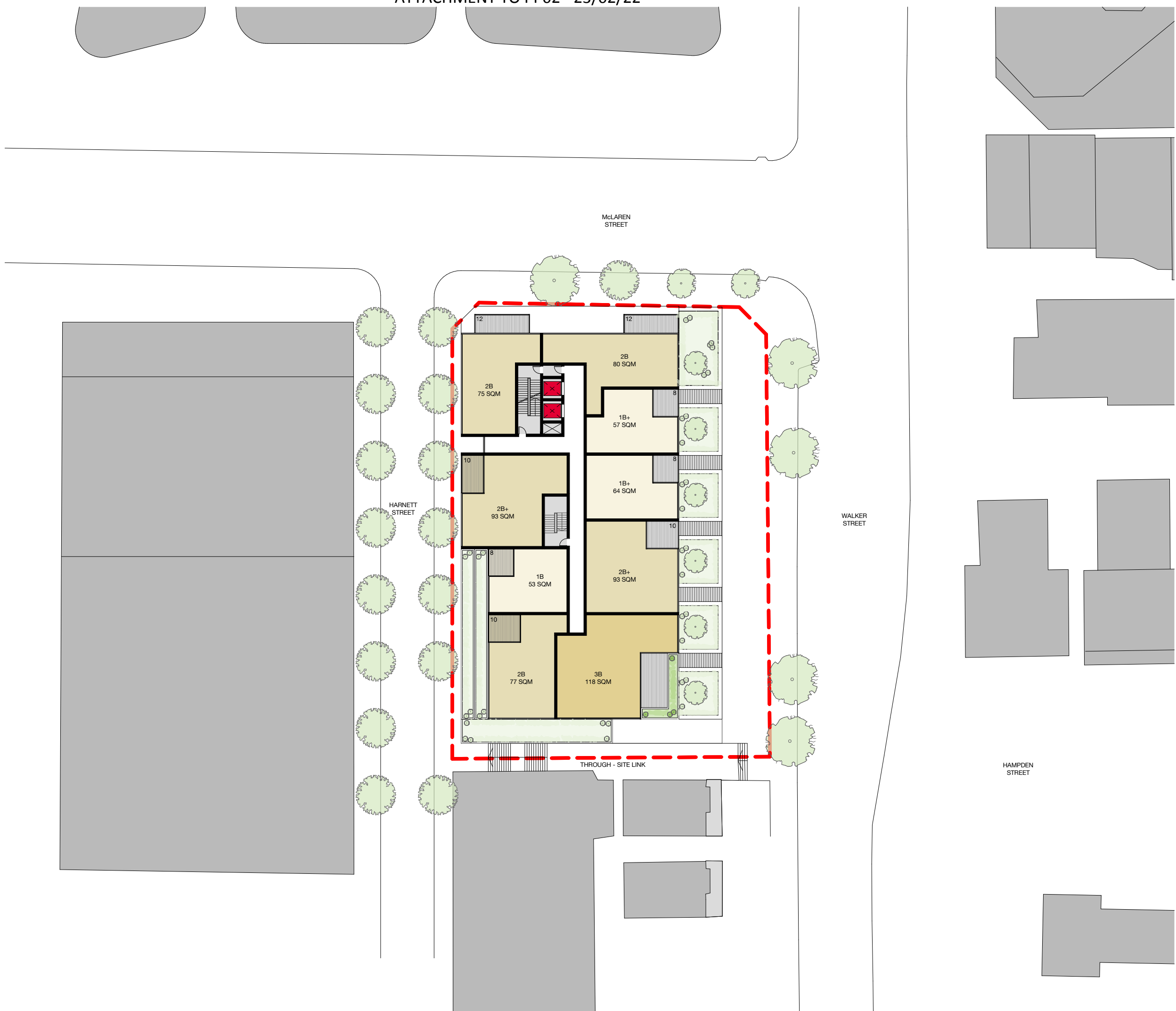
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# ARCHITECTURAL SET AMENDED PP

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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

S12400  
45 McLaren Street

Level 06



Status	Planning Proposal		
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Drawn	ELH	Checked	MD
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BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A02.006** Revision **5**

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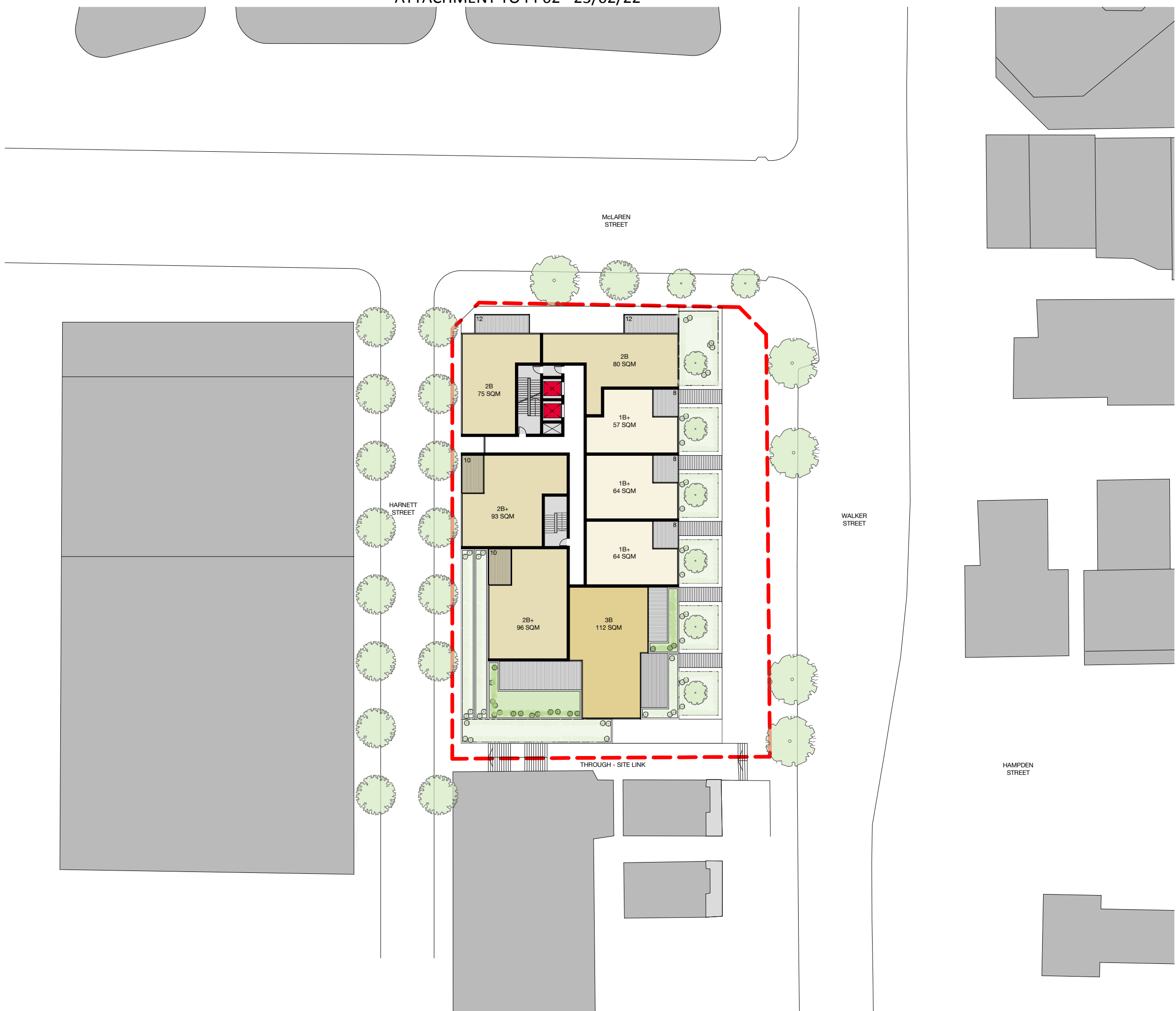
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# ARCHITECTURAL SET

## AMENDED PP

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Rev	Date	Description	Initial	Checked
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2	07.09.20	Issue for Information	MD	MD
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0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

Level 07

Status	Planning Proposal		
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BIM	MCLARENST_SS_ARCH_R2020		

Drawing no. **A02.007** Revision **5**

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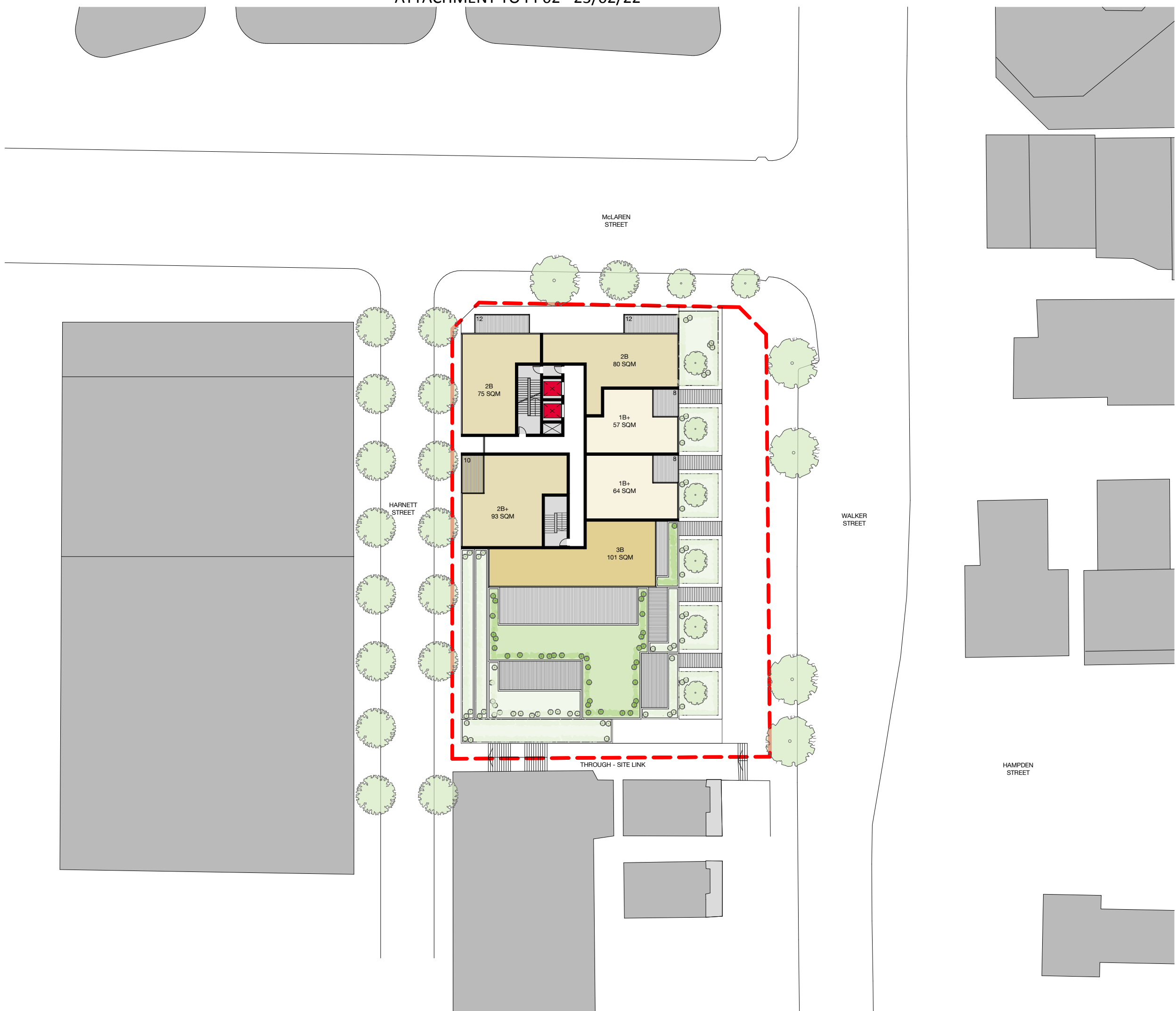
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# ARCHITECTURAL SET

## AMENDED PP

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Rev	Date	Description	Initial	Checked
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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

S12400  
45 McLaren Street

Level 08



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
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Drawing no. **A02.008** Revision **6**

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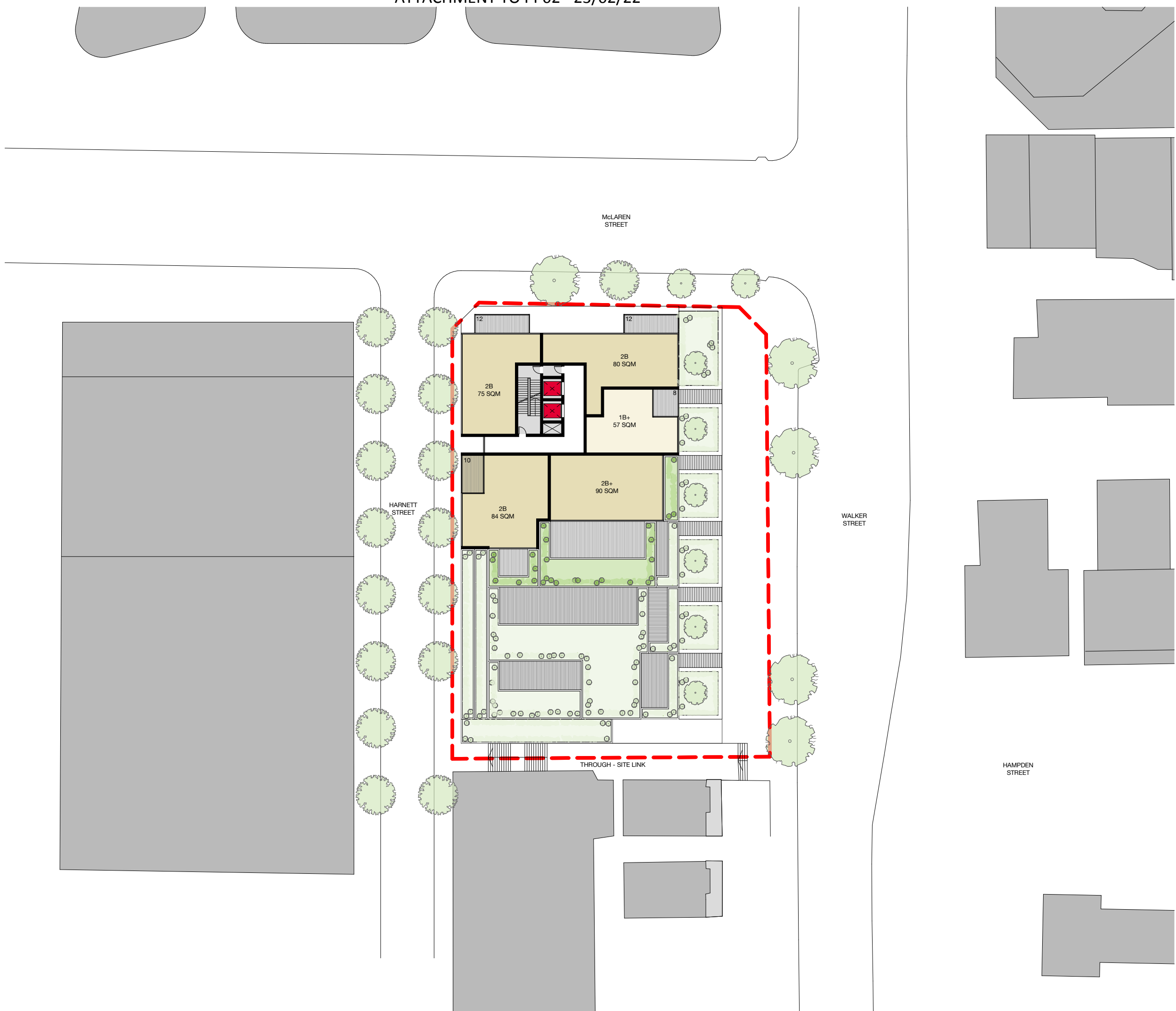
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# ARCHITECTURAL SET

## AMENDED PP

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Rev	Date	Description	Initial	Checked
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2	07.09.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
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S12400  
45 McLaren Street

Level 09



Status	Planning Proposal		
Scale	1:200 @ A1		
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Plot Date	5/11/2021 5:48:32 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A02.009** Revision **6**

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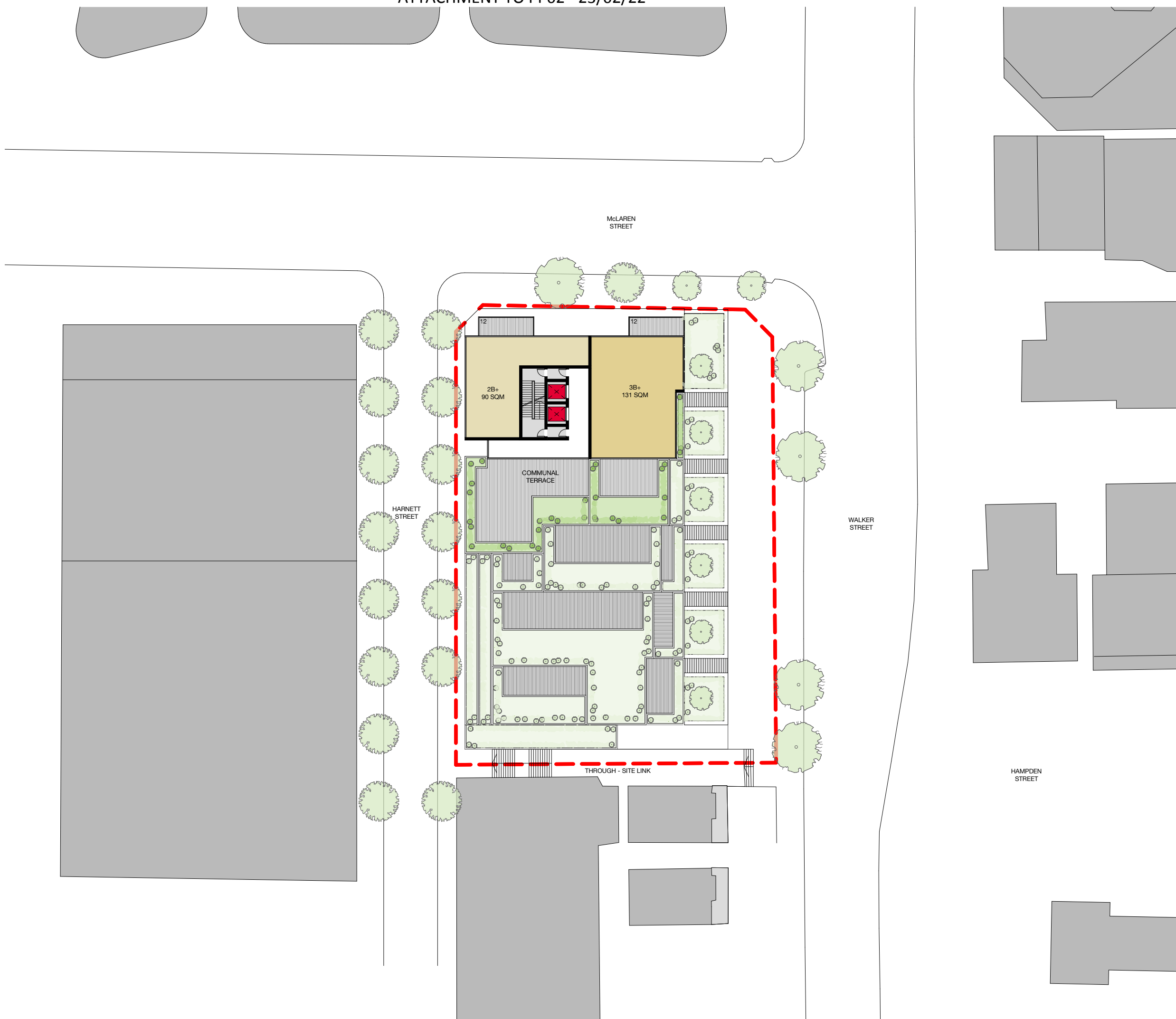
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# ARCHITECTURAL SET AMENDED PP

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Rev	Date	Description	Initial	Checked
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5	22.06.21	Issue for Information	MD	MD
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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

S12400  
45 McLaren Street

Level 10



Status	Planning Proposal		
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Drawn	ELH	Checked	MD
Project No.	S12400		
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BIM	MCLARENST_SS_ARCH_R2020		

Drawing no.	Revision
<b>A02.010</b>	<b>7</b>

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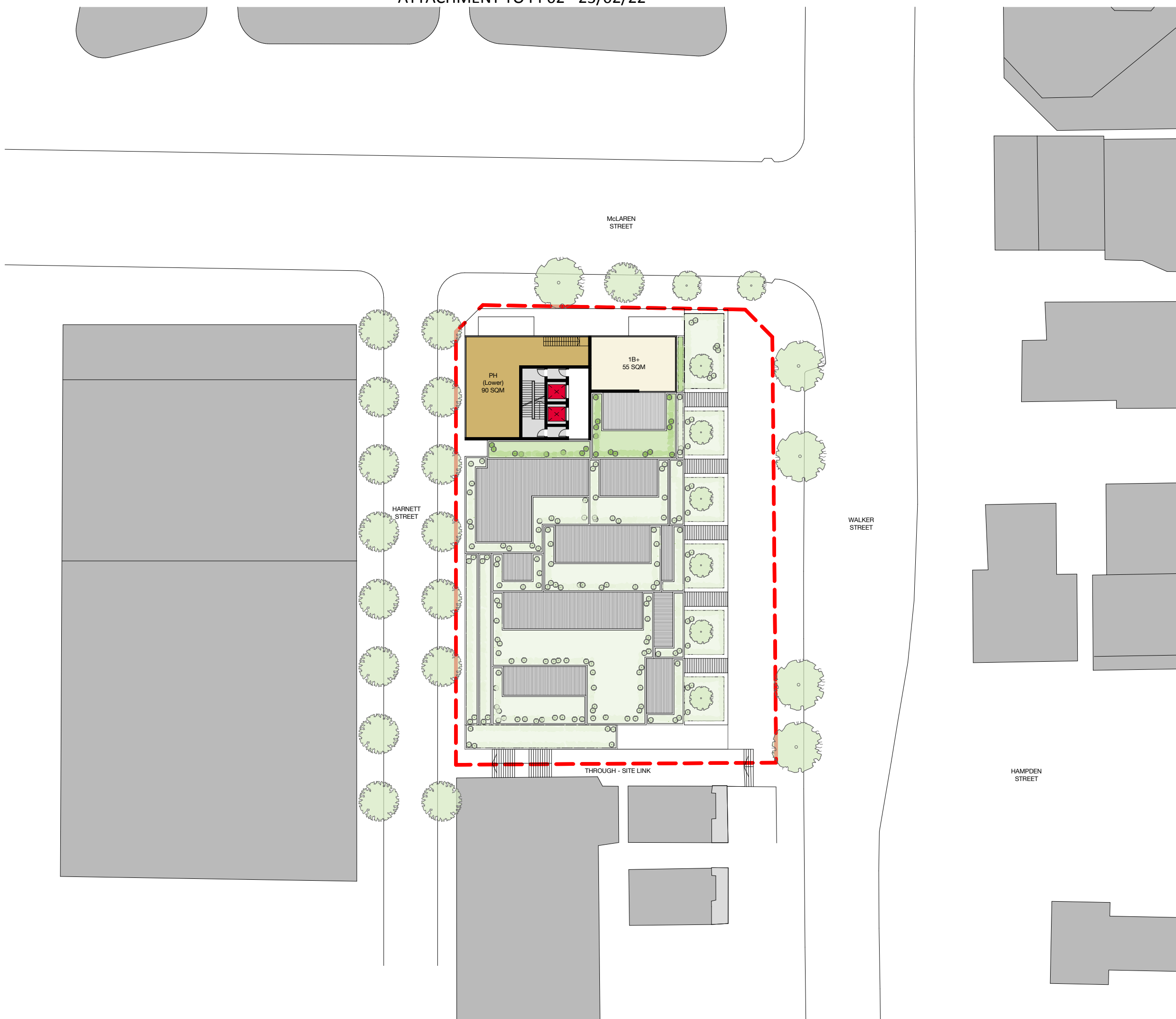
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# ARCHITECTURAL SET AMENDED PP

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Rev	Date	Description	Initial	Checked
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S12400  
45 McLaren Street

Level 11



Status	Planning Proposal		
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BIM	MCLARENST_SS_ARCH_R2020		

Drawing no.	Revision
<b>A02.011</b>	<b>6</b>

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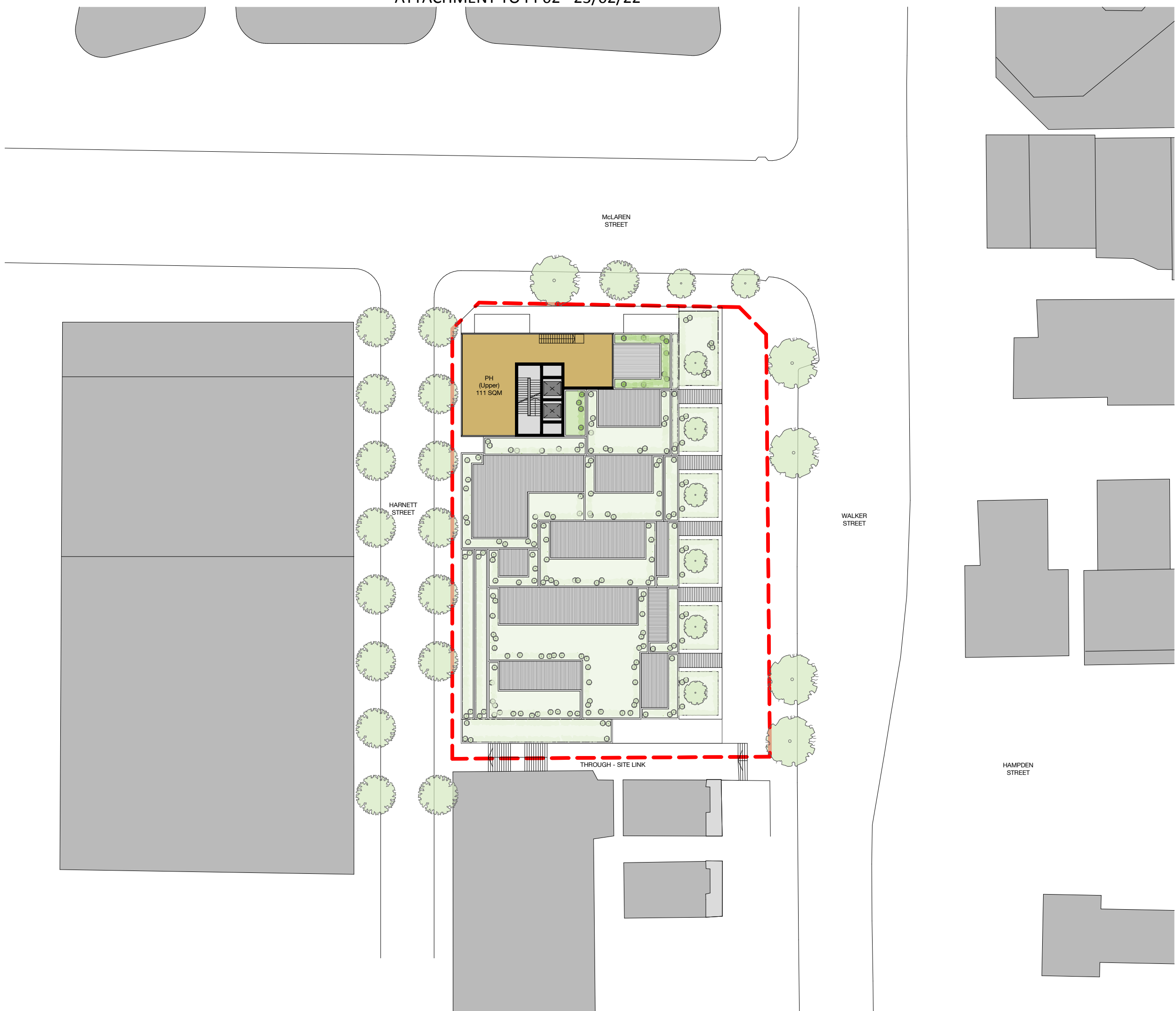
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# ARCHITECTURAL SET AMENDED PP

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Rev	Date	Description	Initial	Checked
6	08.11.21	Issue for Information	MD	MD
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4	22.06.21	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

S12400  
45 McLaren Street

Level 12



Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:52:02 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A02.012** Revision **6**

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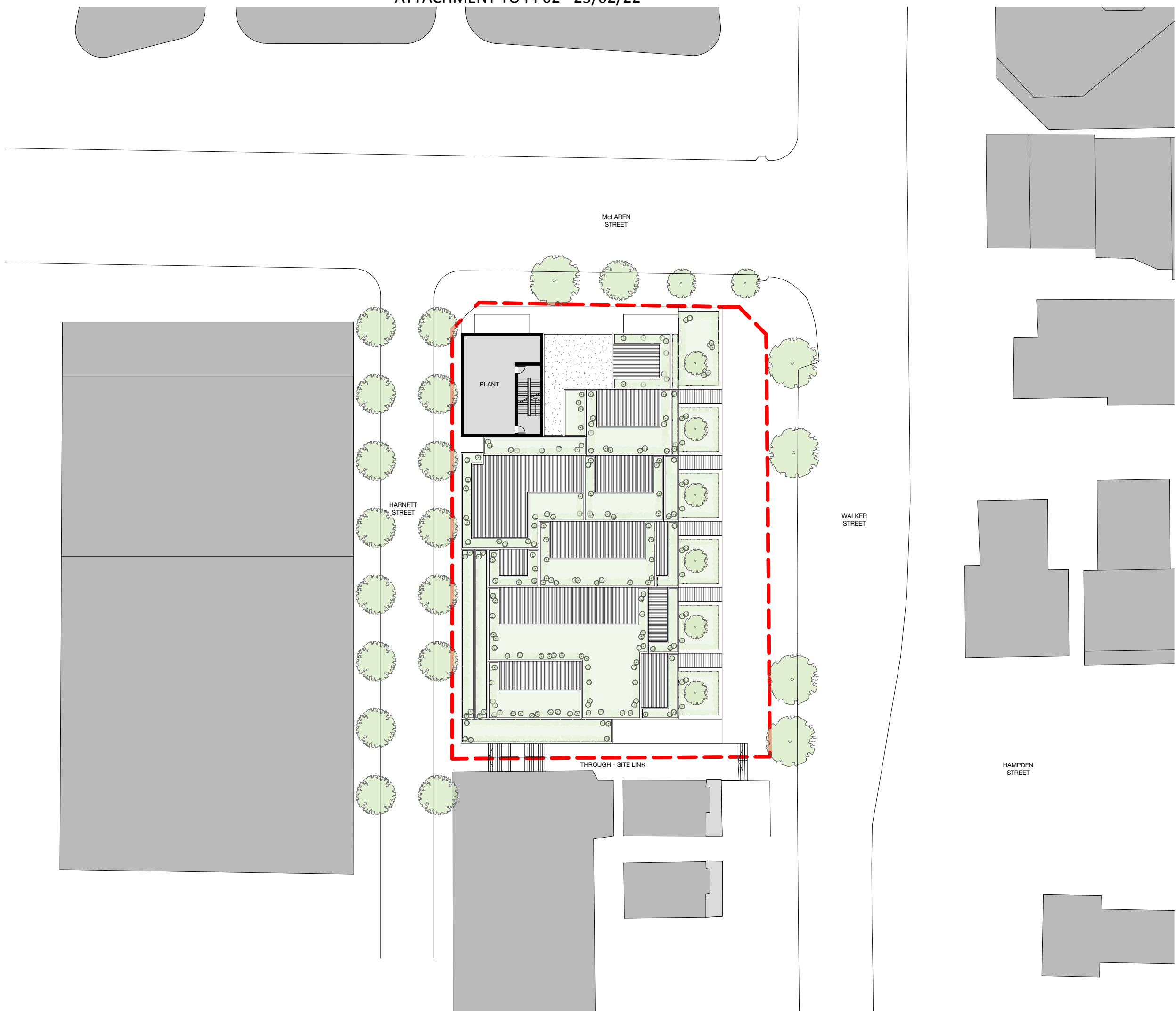
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Rev	Date	Description	Initial	Checked
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2	05.11.21	Issue for Information	MD	MD
1	22.06.21	Issue for Information	MD	MD
0	09.06.21	Issue for Information	MD	MD

S12400  
45 McLaren Street

Level 13



Status	Planning Proposal		
Scale			
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:52:54 PM		
BIM	MCLARENST_BS_ARCH_R2020		
Drawing no.	Revision		

A02.013 3

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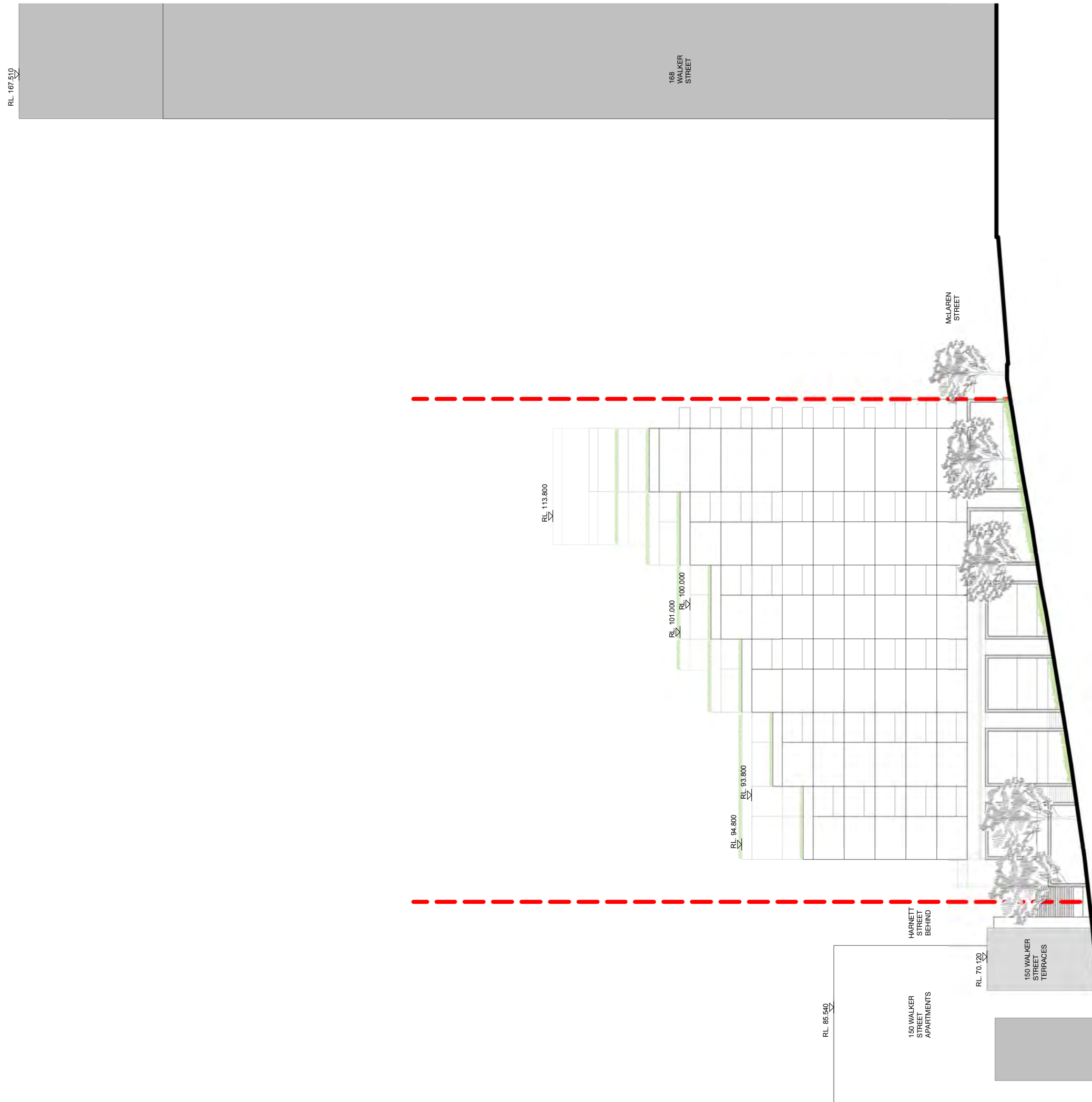
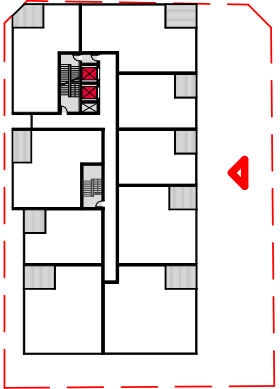
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2	07.09.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

A09  
Walker Street Elevation

Status	Planning Proposal			
Scale	1:200 @ A1			
Drawn	ELH	Checked	MD	
Project No.	S12400			
Plot Date	5/11/2021 5:53:01 PM			
BIM	MCLARENST_BS_ARCH_R2020			
Drawing no.	A09.001		Revision 7	

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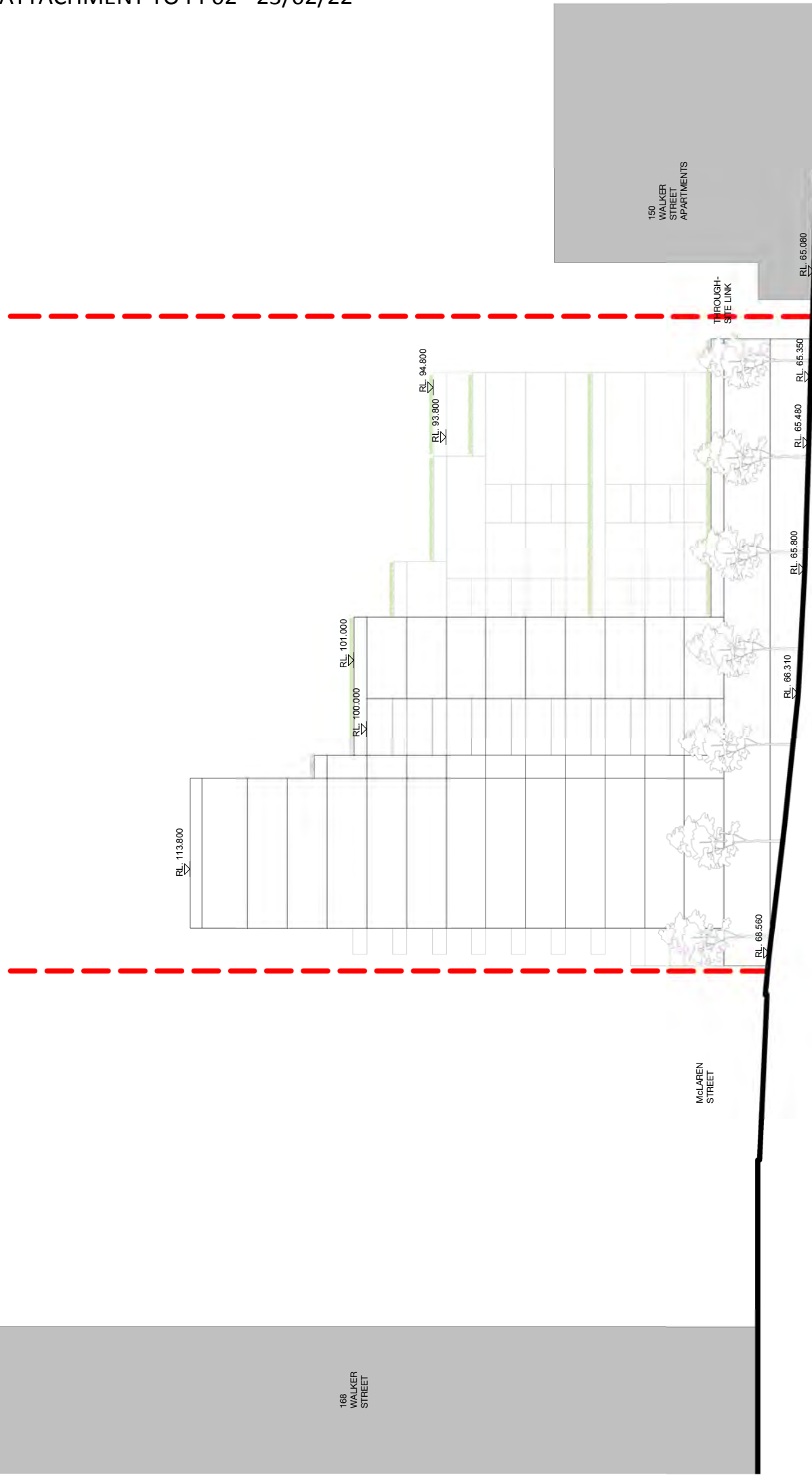
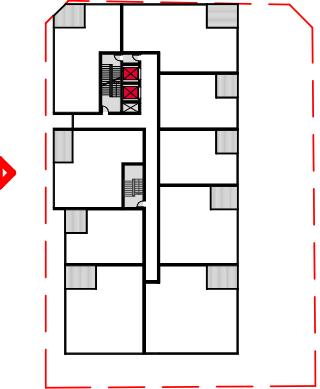
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# ARCHITECTURAL SET AMENDED PP

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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

S12400  
45 McLaren Street

Hamett Street Elevation

Status	Planning Proposal		
Scale	1:200 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:53:03 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no.	Revision
A09.002	6

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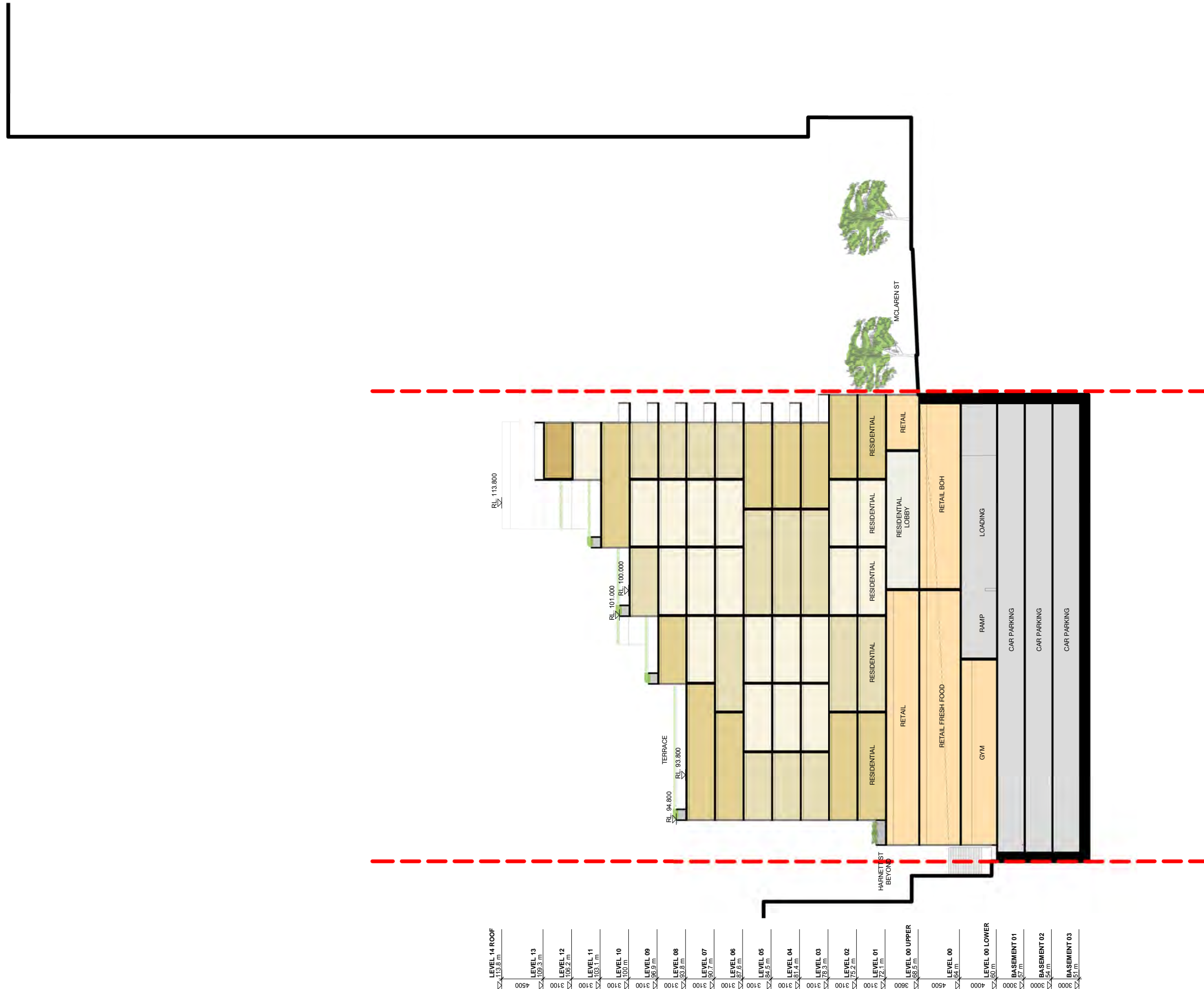
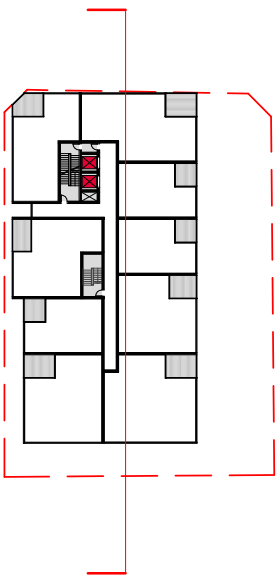
RL 167.510

168 WALKER STREET

# ARCHITECTURAL SET AMENDED PP

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S12400  
45 McLaren Street  
A10  
Section AA

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

Drawing no. **A10.001** Revision **7**

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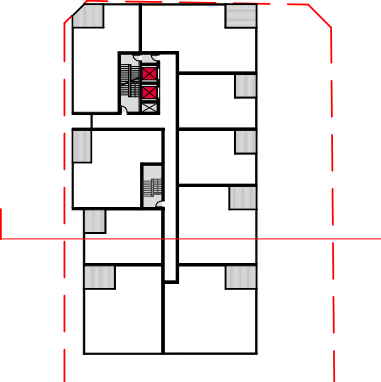
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1	21.08.20	Issue for Information	MD	MD
0	19.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street  
A10  
Section BB

Status	Planning Proposal
Scale	1:200 @ A1
Drawn	ELH
Checked	MD
Project No.	S12400
Plot Date	5/11/2021 5:53:08 PM
BIM	MCLARENST_BS_ARCH_R2020

Drawing no. **A10.002** Revision **6**

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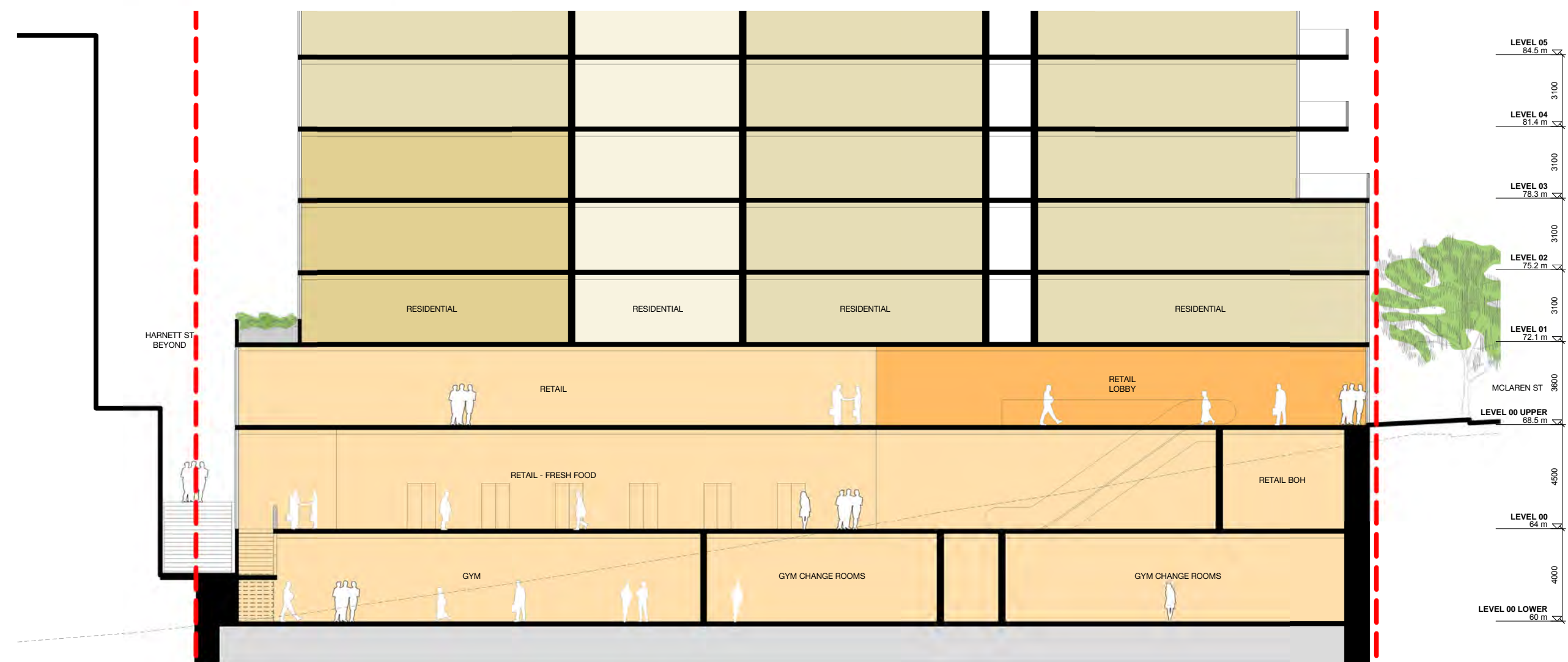
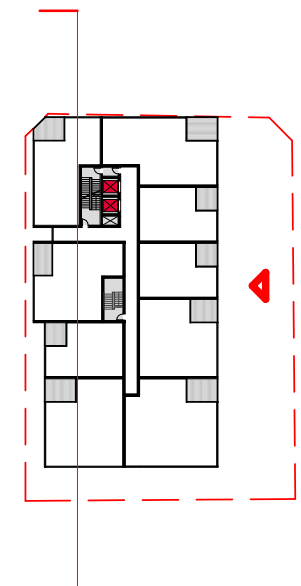
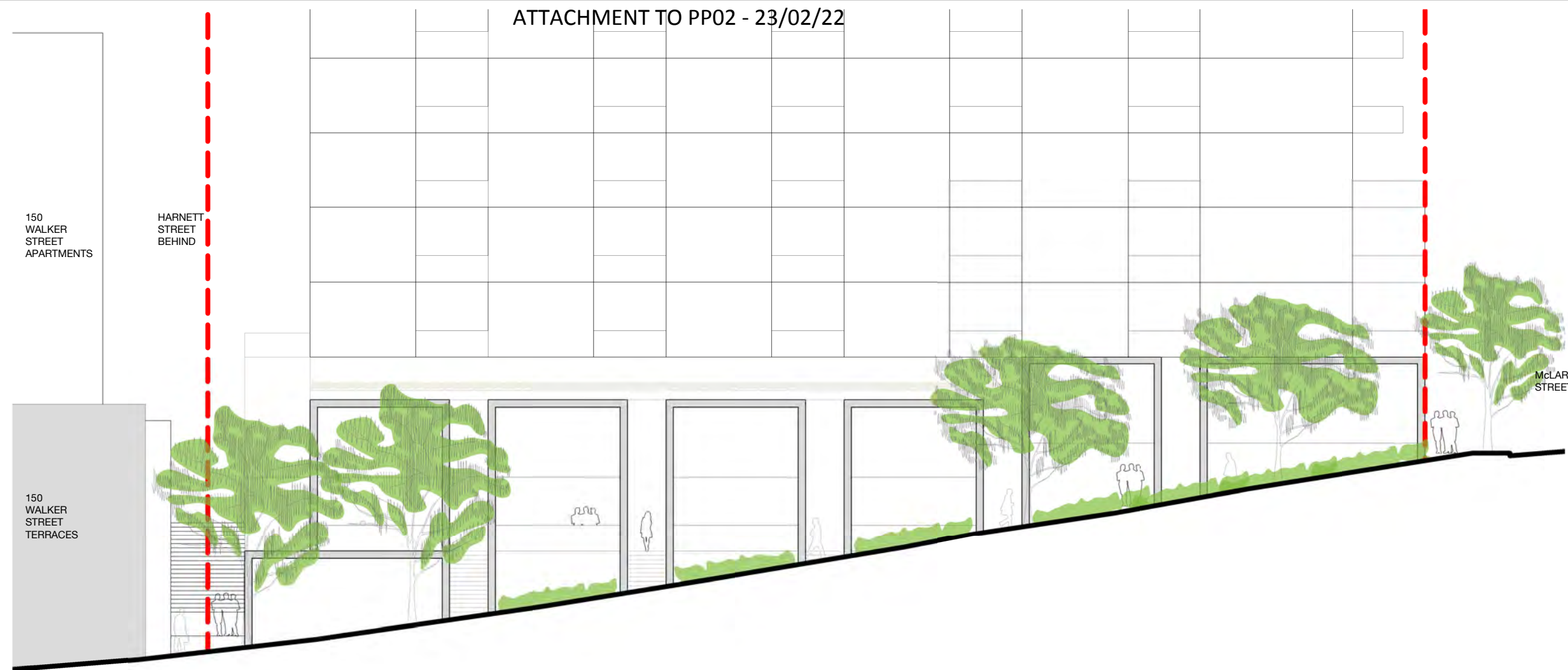
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2	27.08.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
0	19.08.20	Issue for Information	MD	MD

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.	Revision
<b>A10.101</b>	<b>6</b>

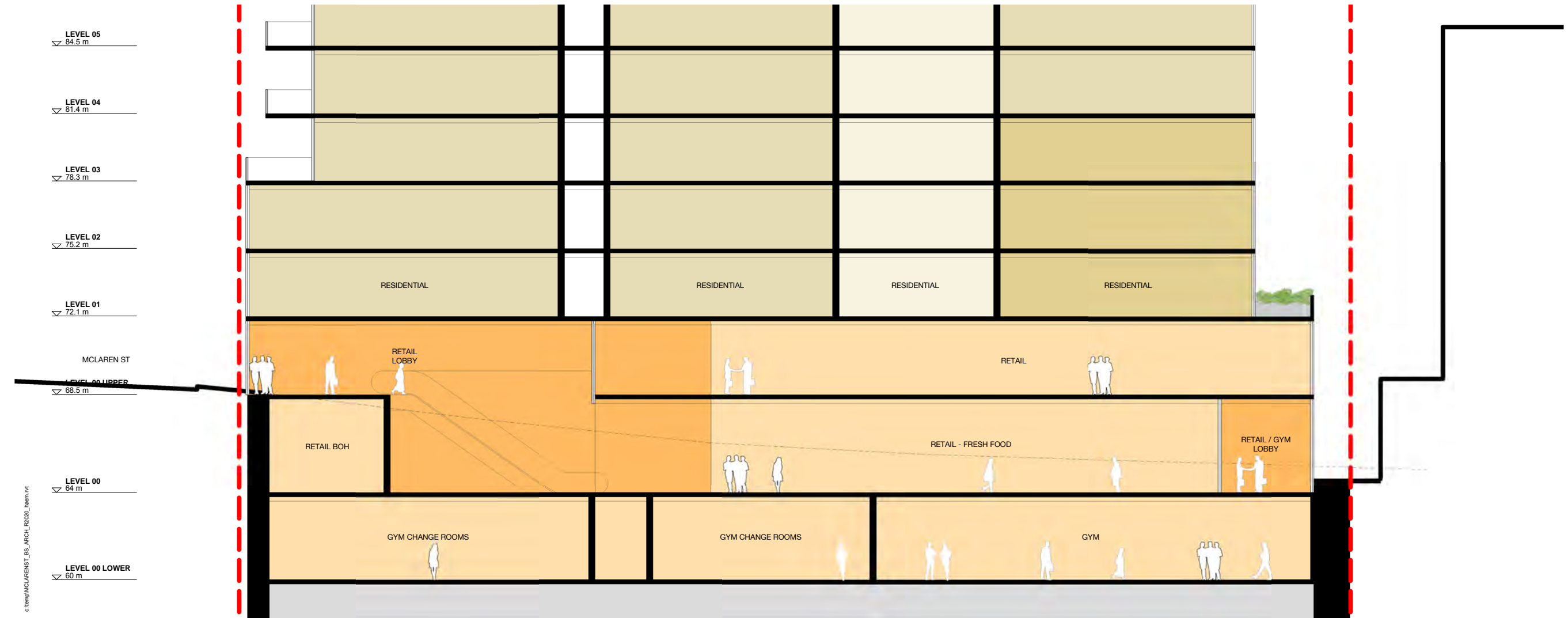
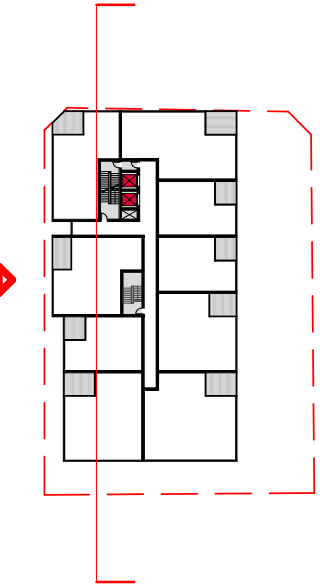
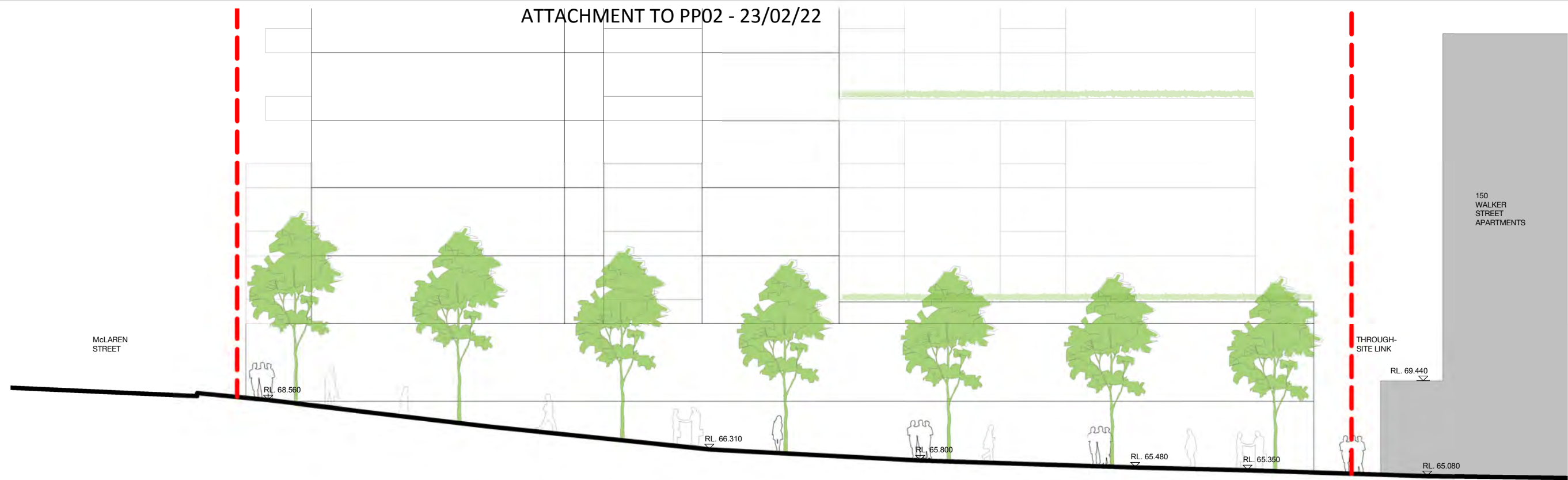
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2	07.09.20	Issue for Information	MD	MD
1	21.08.20	Issue for Information	MD	MD
0	10.08.20	Issue for Information	MD	MD

S12400  
45 McLaren Street

Street Section Hamnett

Status	Planning Proposal		
Scale	1:100 @ A1		
Drawn	ELH	Checked	MD
Project No.	S12400		
Plot Date	5/11/2021 5:53:14 PM		
BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A10.102** Revision **5**

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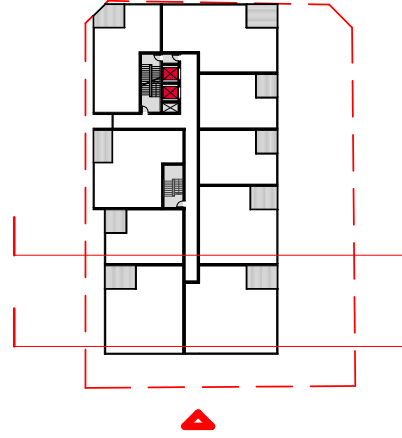
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# ARCHITECTURAL SET

## AMENDED PP



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4	18.06.21	Issue for Information	MD	MD
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S12400  
45 McLaren Street  
A10  
Street Section East-West

Status	Planning Proposal		
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Project No.	S12400		
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BIM	MCLARENST_BS_ARCH_R2020		

Drawing no. **A10.103** Revision **6**

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**BATES**SMART™



8 November 2021

**North Sydney Council**  
200 Miller Street  
North Sydney NSW 2000

**Attention:** The General Manager  
**By:** Email

Dear Sir,

**LETTER OF OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT – PLANNING PROPOSAL FOR 45 McLAREN ST NORTH SYDNEY.**

We write on behalf of 45 McLaren Pty Limited (the **Developer**), a wholly controlled subsidiary of the Podia Group in relation to 45 McLaren St, North Sydney (**the site**).

We have submitted a Planning Proposal which seeks an amendment to the *North Sydney Local Environmental Plan 2013 (NSLEP 2013)* to achieve enhanced urban design, architectural and sustainable outcomes for the site and the broader precinct.

This is a Letter of Offer to enter into a Voluntary Planning Agreement (**VPA**) under Section 7.4(1)(a) and (b) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) that the Developer would be willing to enter into with North Sydney Council in accordance with its Voluntary Planning Agreement Policy (June 2018).

Set out below is our vision for the site, the details of the Planning Proposal and the general terms on which a VPA would be prepared. We are submitting this Letter of Offer for Council's consideration prior to the drafting of the VPA. Our intention is that any draft VPA would be prepared and exhibited concurrently with the Planning Proposal, following the Gateway Determination.

**Our Vision.**

Our vision is for a regenerative and sustainable urban place.

A place that meaningfully and materially addresses the pressing environmental, social and economic challenges facing our city, our nation and our species.

A place that sets North Sydney on a new trajectory towards long term sustainability.  
A place that moves beyond business-as-usual by implementing innovative initiatives in the built form and in building systems to accelerate the transition to zero-carbon buildings in our cities.

*Our vision is for a sustainable, mixed-use building exhibiting exemplary architectural design that celebrates the site's location at the intersection between North Sydney's CBD and North Sydney's Civic Precinct.*

In addition to our sustainability aspirations, we are equally focused on delivering an enhanced public amenity, strong and considered connections to the low scale and fine-grained heritage buildings adjacent to the site, an abundance of landscape opportunities through the podium, terraces and rooftops, as well as delivering on the place principles of the Ward Street Precinct Masterplan (**WSPM**).



## Development Overview.

In accordance with the NSLEP 2013, the site is currently zoned R4 High Density Residential and has a maximum permissible building height of 12m. No floor space ratio (**FSR**) controls apply to the site and the site does not contain any items of European, Indigenous or environmental heritage.

The Planning Proposal seeks to amend the NSLEP 2013, by way of the following:

- Rezone the site from R4 High Density Residential to B4 Mixed Use;
- Amend the maximum height of buildings to include a split height of RL103 and RL115;
- Introduce a maximum floor space ratio of 6.25:1;
- Introduce a minimum non-residential floor space ratio of 1:1;
- Insert the following subclause (6A) after subclause 4.4A(6):  
Despite subclause (5), an active street frontage is not required for any part of a building facing Walker Street, erected on land at 45 McLaren Street, North Sydney, being SP 14598.
- Insert the following subclause (4) after subclause 6.12A(3):  
 Despite subclause (3)(b), development consent may be granted for the purpose of a residential flat building for that part of the building at the ground floor level that faces Walker Street, on land at 45 McLaren Street, North Sydney being SP 14598.

The Planning Proposal is accompanied by a comprehensive Urban Design investigation and indicative concept plan prepared by Bates Smart. Additionally, supporting technical studies are included in the submission which provide further guidance with respect to the anticipated development outcome for the site.

The indicative concept plan provides for 82 residential apartments and 2,091sqm of non-residential gross-floor area (**GFA**). The concept proposal also allows for basement parking for 70-80 cars.

## Development Objectives.

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

- 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.
- 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.
- 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.
- 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.
- a proposal that strengthens the commercial centre of North Sydney through the provision of the new commercial/retail floor space which provides for an activated podium and supports employment.
- 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.

- a proposal that provides affordable key worker housing in a central and strategic location.

### Voluntary Planning Agreement Offer.

In accordance with North Sydney Council's Voluntary Planning Agreement Policy (25 June 2018), we are pleased to submit an offer that provides material public benefit and monetary contribution to facilitate the delivery of public benefits in exchange for the planning controls uplift associated with the Planning Proposal.

Following submission of this Letter of Offer to Council, and subject to Council's agreement, we propose to prepare and submit for Council's consideration a draft VPA. It is proposed that the VPA will provide for:

a) Monetary Contribution for Community Infrastructure :

A monetary contribution for community infrastructure works is proposed on the basis of a rate per additional dwelling approved in a Development Consent at 45 McLaren Street, North Sydney. A rate of **\$17,500** per additional dwelling (excluding any apartments allocated for Affordable Housing) is proposed for the purpose of carrying out community infrastructure and public domain upgrades within the Ward Street Precinct.

This amount will be paid prior to issue of occupation certificate and in addition to whatever the normal amount of local infrastructure contributions is payable under section 7.11 or 7.12 of the EP&A Act.

If any special infrastructure contribution is required to be paid to the NSW Government under the terms of a development consent (or a separate planning agreement with the state government) the monetary contribution required under the planning agreement will be reduced proportionately.

**Working Example of Calculation Method** (For methodology purposes only. Not indicative of value):

Step 1: Number of dwellings approved in Development Consent for subject site:	say 80 dwellings in the Development Consent.
Step 2: Number of Existing Dwellings:	18 dwellings
Step 3: Number of Additional Dwellings:	62 dwellings
Step 4: Rate / Additional Dwelling:	\$17,500
<b>Step 5: Monetary Contribution Value:</b>	<b>\$1,085,000</b>

b) Through-Site Link (Works in Kind and Contribution of Land):

We propose to carry out the works to upgrade and widen the through-site pedestrian linkage between Walker Street and Harnett Street on the southern boundary of the site. The cost estimate for the proposed works to through-site link is **\$650,000**.

The pedestrian link is proposed to be widened by approximately 2m using land within the site. We propose to dedicate 57m<sup>2</sup> of land from the site area to Council for the purpose of the upgraded pedestrian link following construction of the nominated works. The value of the site area for



dedication has been estimated on comparable land values and equates to **\$3.5 million**.

c) Public Domain (footpath, curb and gutter) upgrade works (Works in Kind):

We propose to carry out upgrade works to approximately 127m of footpaths, curbs, gutters and improved landscaping around the site Walker St, McLaren St, and Harnett St.

The cost estimate for the proposed works is **\$585,000**.

**Summary of Example Voluntary Planning Agreement Offer.**

The table below provides a summary of our proposed contributions and value which reflect a total VPA offer of **\$5.82 million**.

Description of Developer's Contribution	Estimated Value
a) Monetary Contribution – Community Infrastructure	\$1,085,000
b) Through-Site Link:	
• Works in Kind	\$650,000
• Contribution Land	\$3,500,000
c) Public Domain Works	\$585,000
<b>Total Estimated Contributions</b>	<b>\$5,820,000</b>

The delivery of the material public benefit items would be provided before the issue of any occupation certification on the site. The value of the contribution and material public benefit offering is based on the development proposed under the submitted planning proposal. In the event of changes to the proposed built form controls as part of the Planning Proposal, we reserve the right to adjust the VPA offer. Furthermore, we reserve the right to adjust the VPA offer based on the market conditions prior to the exhibition of any draft VPA.

**Parties to the VPA.**

The parties to the VPA will be 45 McLaren Pty Limited as the Developer and the Council.

**Land to which the VPA applies.**

The VPA will apply to the site, being land described as Lot 1-18 in Strata Plan 14598.

**Timing of the obligations.**

The VPA will be entered into prior to the publication of the environmental planning instrument giving effect to the planning proposal.

The obligation to provide the contributions under the VPA must be satisfied prior to the issue of an occupation certificate for any building erected on the site in accordance with any future development consent for the erection of a mixed-use development incorporating residential, retail and commercial uses on the site.



**Enforcement of the VPA.**

The Developer does not propose to lodge monetary security in relation to the above obligations. This is because the VPA will provide for the enforcement of the agreement by a suitable means in the following ways:

- The Developer will arrange for the registration of the VPA on the title of the site. This means that the agreement will be binding on, and enforceable against, the Developer of the site from time to time as if each Developer for the time being had entered into the agreement (section 93H(3) of the *Environmental Planning and Assessment Act 1979*).
- Prior to registration, the Developer will not be able to assign or novate its rights under the agreement, or transfer its interest in the site, without Council's consent. The Council's consent may not be unreasonably withheld, but consent may be withheld if the Developer is in breach of the agreement. The restriction will not prevent the use of the land as security for the purpose of finance.
- It is proposed that an occupation certificate will not be able to be issued if:
  - the necessary construction required by the VPA has not been completed; and/or
  - the relevant easement-in-gross has not been imposed (section 6.10 of the *Environmental Planning and Assessment Act 1979*).

**Dispute resolution.**

The VPA will contain a mechanism for the resolution of disputes by way of mediation.

**Formal document.**

A VPA will need to be prepared in accordance with this offer. It should be expected that this document will contain reasonable safeguards to protect the Developer's interests and those of the Council that are not expressly referenced in this letter. Ultimately, any agreement will be dependent on the finalisation of this document in a form that is satisfactory to both the Developer and the Council.

**Costs of negotiating and exhibiting the VPA.**

The Developer is prepared to pay the Council's reasonable costs of negotiating and exhibiting the VPA.

**Next steps.**

This Letter of Offer is submitted to Council for your consideration. We would welcome the opportunity to meet with Council to discuss this proposal after which time, we would proceed with drafting the VPA.

The VPA would operate when the amendments to the Local Environment Plan and Development Control Plan take effect.

Yours faithfully,

**Michael Grassi**

Director, Podia Developments Pty Ltd

On behalf of 45 McLaren Pty Limited