



Gateway Determination Review - 41 McLaren Street, North Sydney

North Sydney Council Presentation - 10th April 2019



Key items for discussion:

- Ward St Masterplan - Stage 2
- Ward St Masterplan - North District Plan targets
- Ward St Masterplan - Finalisation
- CBD Public Domain Strategy
- Ward Street Masterplan - Community Benefits
- 41 McLaren Street - Assessment Analysis
- Council's recommendation

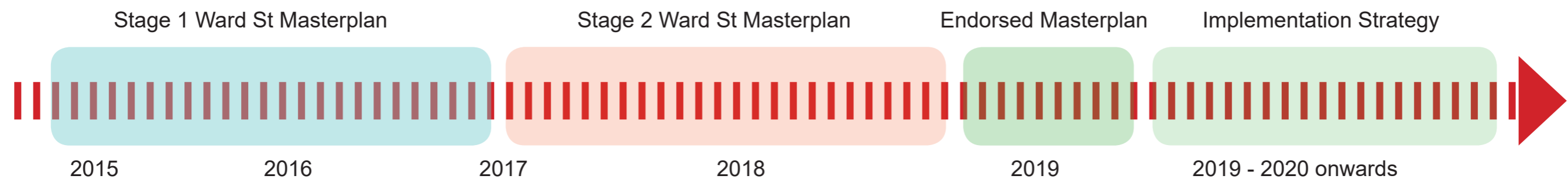
Ward Street Masterplan - Stage 2

Masterplan principles:

- Integrate with the Metro
- Extend the pedestrian core
- Enhance public space
- Establish a hub for public life
- Strengthen the Commercial Centre

Submissions summary:

- Highly detailed and well considered
- Overwhelmingly positive
- Community favoured Masterplan Option 02
- Concerns regarding scale and density of development at northern end of Precinct
- Allowed Council to move forward with finalisation of masterplan



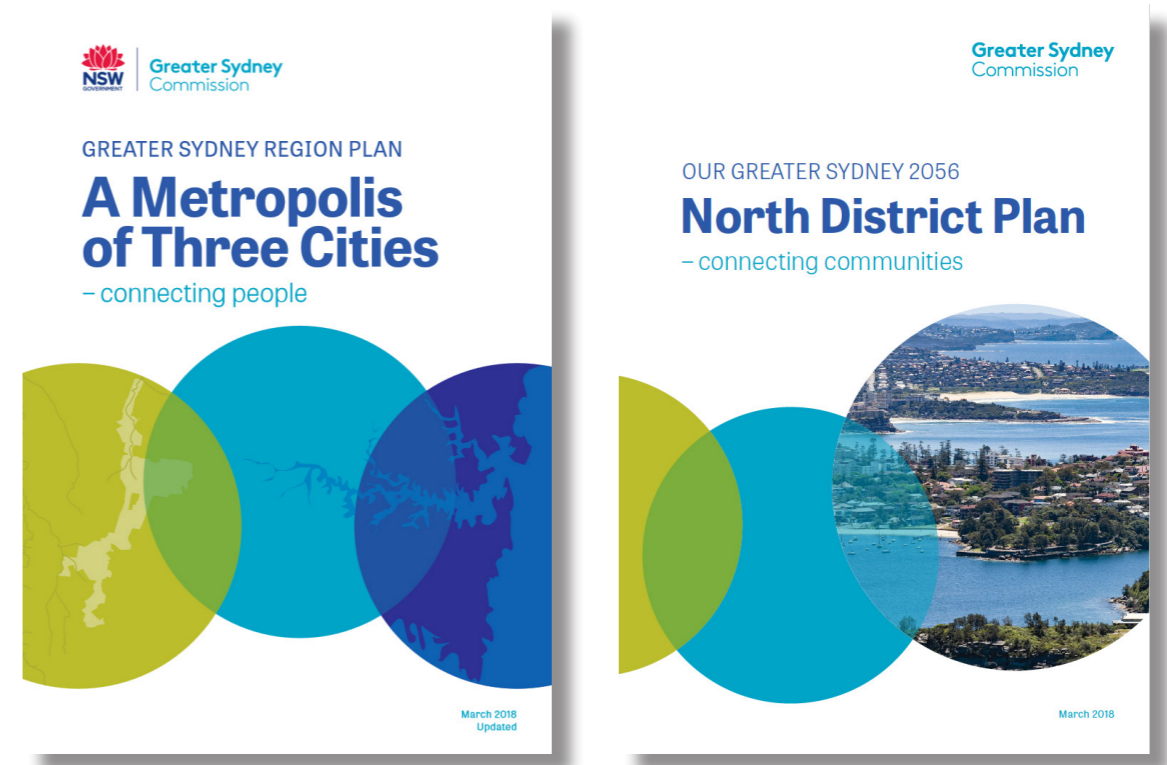
Ward St Masterplan - North District Plan targets

Commercial targets

- **North District Plan jobs target: 15,600–21,100 additional jobs by 2036**
- The Ward Street Precinct Masterplan will deliver between 4,600 and 5,500 additional jobs with additional commercial GFA estimated between 92,000-110,000sqm

Residential targets

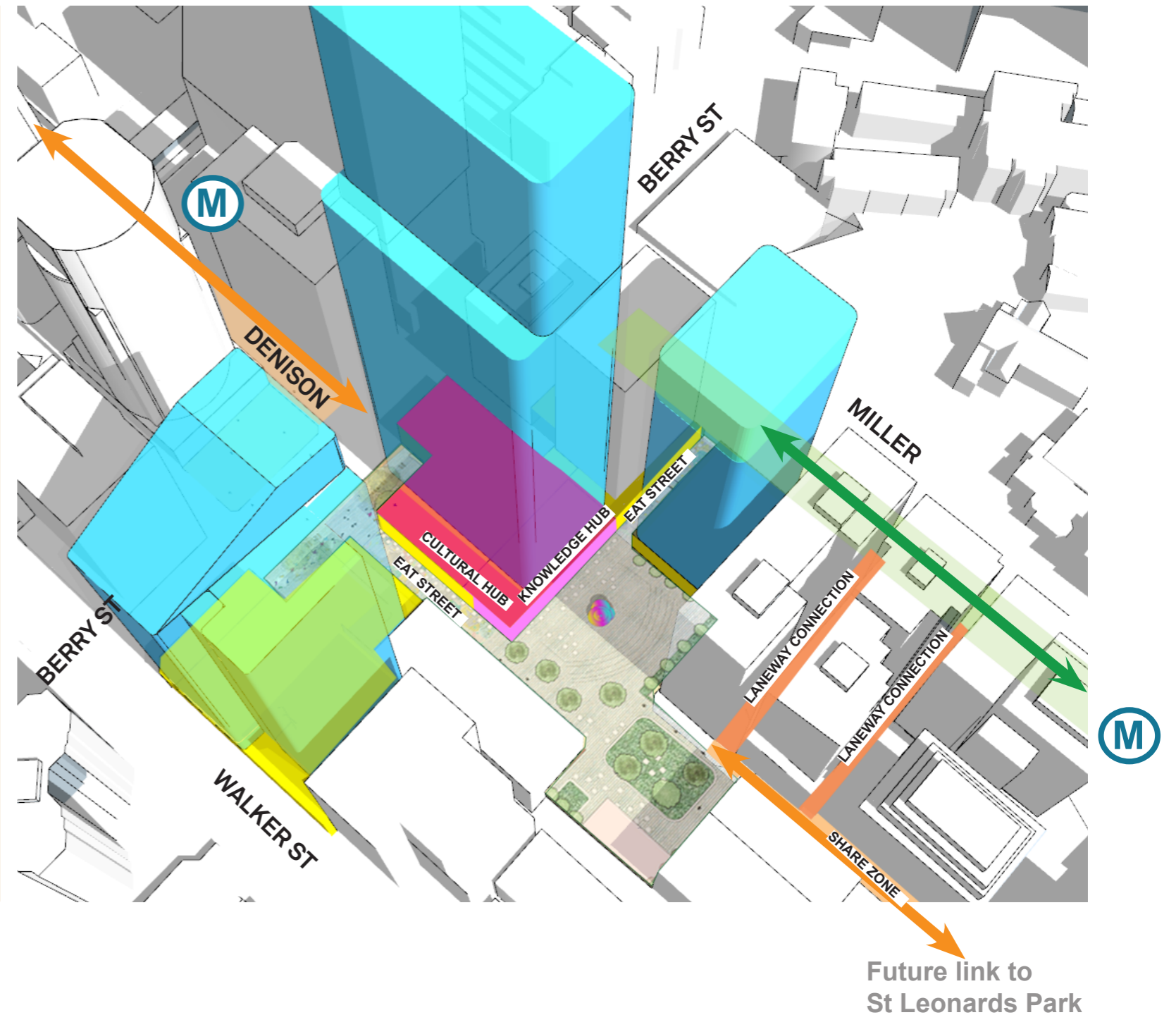
- **North District Plan dwellings target: 3,000 additional dwellings by 2021**
- GSC has confirmed that North Sydney LGA is on track to meet this target
- Ward Street Precinct already has a high density of housing to adequately contribute to street activation with over 933 existing dwellings
- Council has commenced preparation of a Local Housing Strategy to be completed in 2019



Ward Street Masterplan - Finalisation

Additional Masterplan key details:

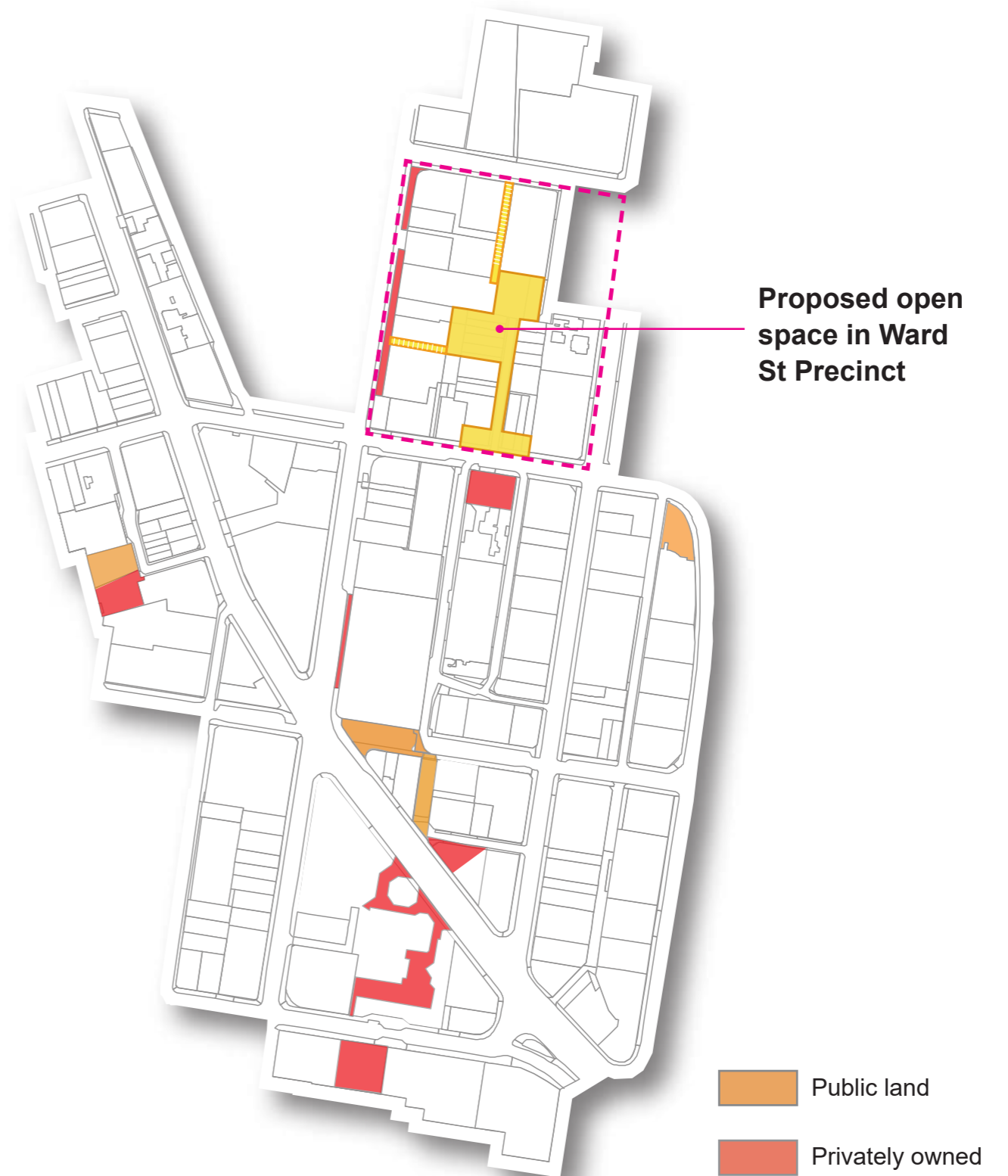
- Provides a highly flexible, large central square
- Delivers **5,418m2 of open space**
- **Open-sky** connection between Berry & McLaren St
- Provides two **Premium-Grade** Office towers
- New community spaces: **4,940m2 of GFA**
- Precinct activating 'Eat Street' laneways network
- No uplift proposed on 41 McLaren Street (Site E) and 45 McLaren Street (Site F) due to adverse impacts
- Responds to open space targets identified in Stage 1 of the CBD Public Domain Strategy



CBD Public Domain Strategy - Open Space Targets

Key points:

- **North District Plan Action 24 (F): Provide a variety of high quality civic and public spaces befitting a globally-orientated CBD**
- Stage 1 of the North Sydney CBD Public Domain Strategy identified a critical shortfall of open space within the CBD
- **16,000sqm** of additional public space is required to accommodate the expected **20,000** additional workers by 2036
- **Open Space within the Ward Street Precinct forms a vital part of the future planned open space network**



Existing accessible open space in North Sydney CBD

Ward Street Masterplan - Precinct Plan



Ground Floor Uses throughout Precinct (diagrammatic only)



The look and feel of the proposed green 'pocket park'



The look and feel of the proposed Central Square where a range of events could be hosted throughout the year



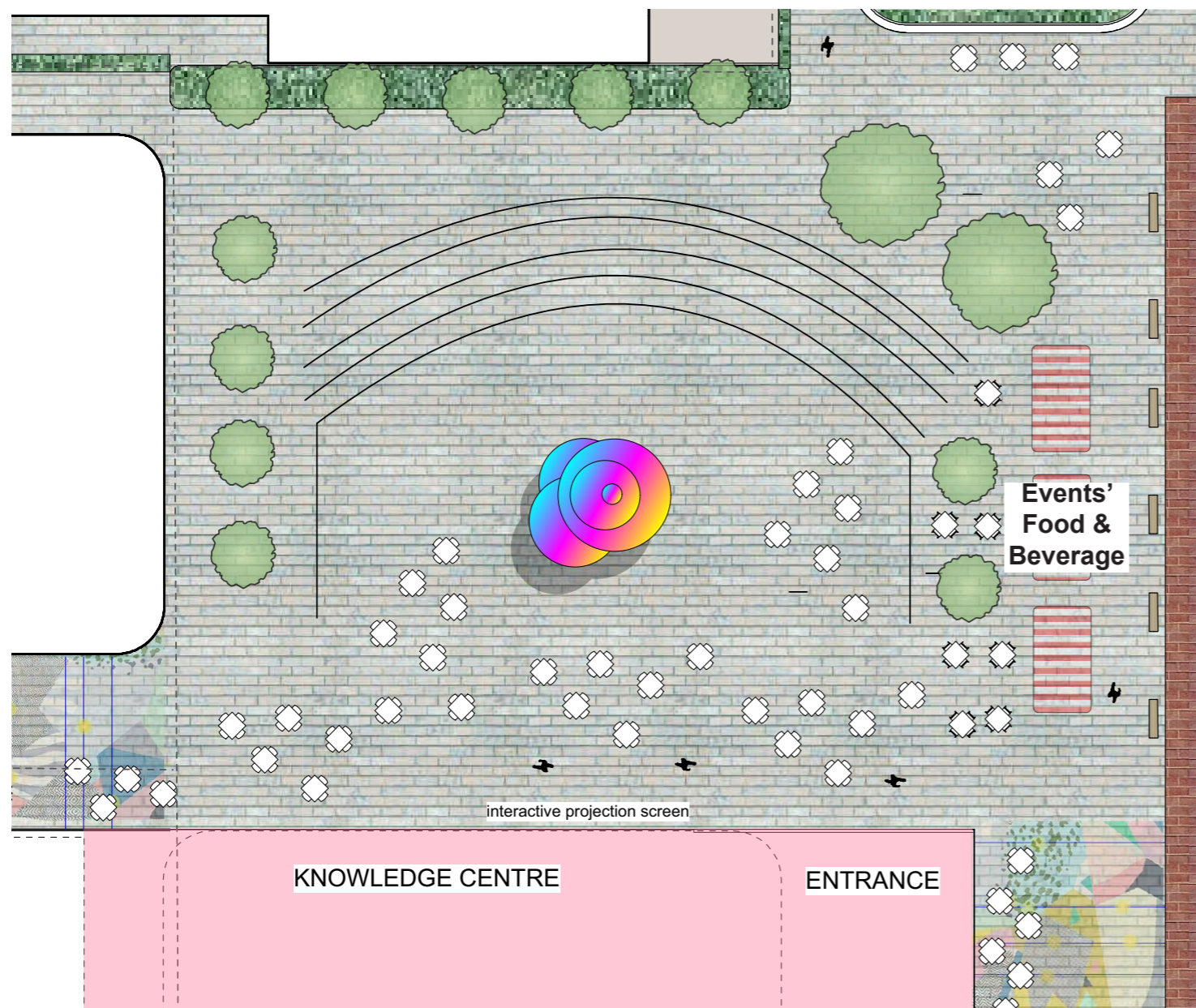
The look and feel of the proposed pedestrianised Ward Street offering a range of eateries and retail



Ward Street Masterplan - Central Square

Key features:

- Activated by Knowledge & Cultural Hubs
Eat Streets & Events programming
- Maximise solar access in the AM with
variety of specific tailored programming
- Maximise afternoon and evening use
with dynamic programming
- Unique 'place-making' features
encouraging tourism

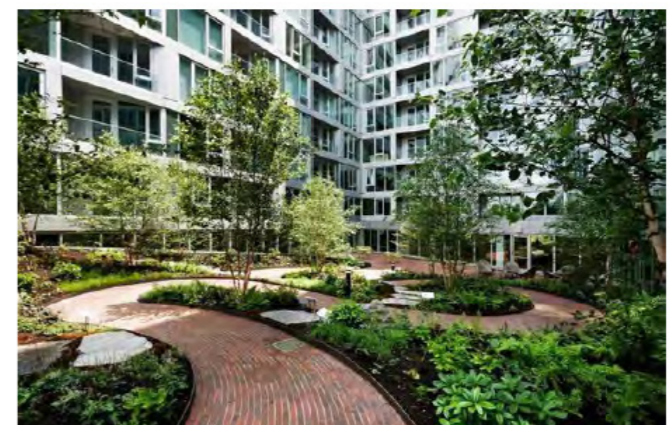
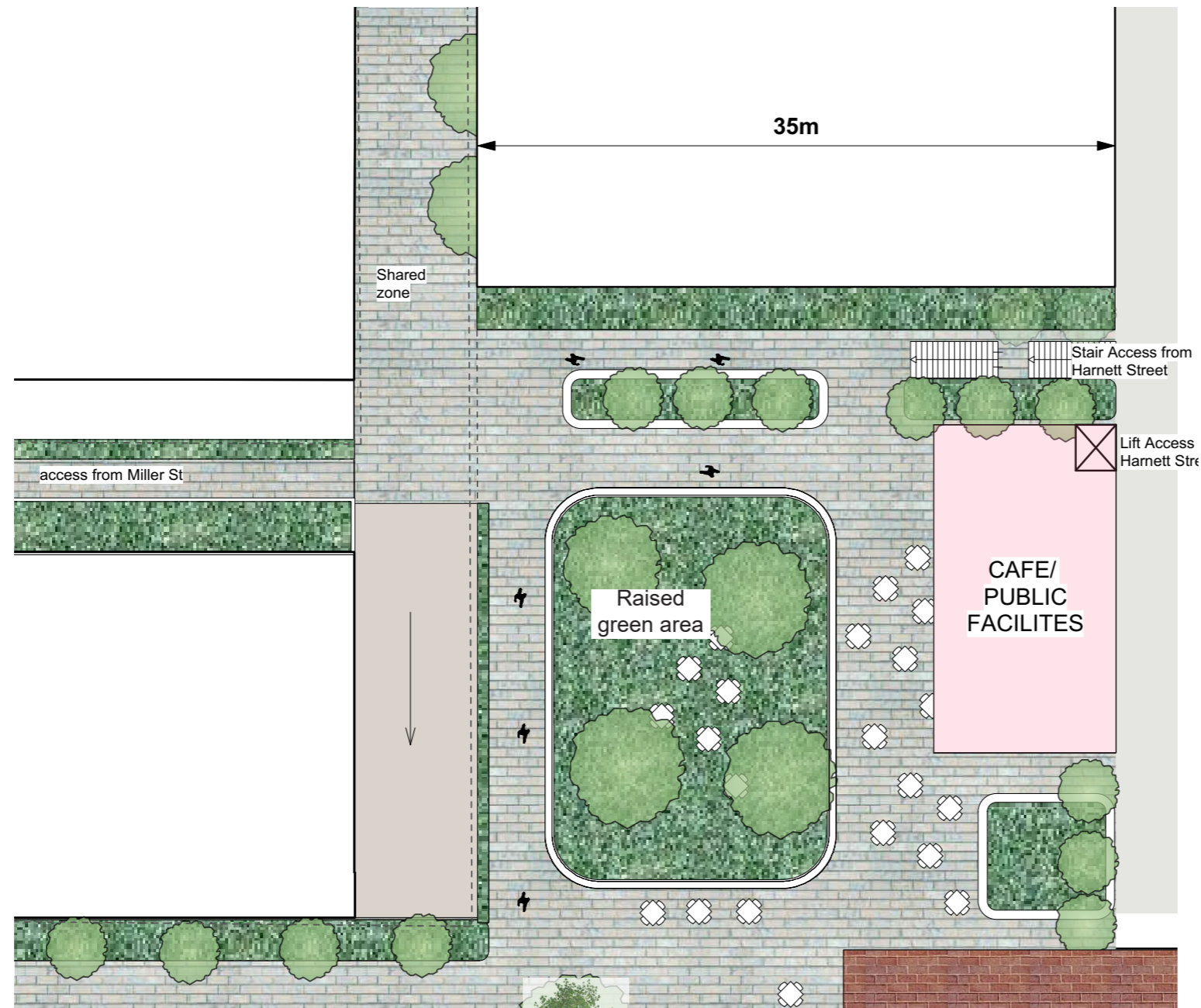


Central Square Plan: For illustrative purposes only - design to be developed in next stage.

Ward Street Masterplan - Green Square

Key features:

- Protected leafy 'pocket park' in the CBD
- Maximise solar access in the AM with variety of specific programming
- Maximise afternoon use with a focus on quiet reflective activities
- Provides break-out space for Central square



Green Square Plan: For illustrative purposes only - design to be developed in next stage.

Ward St Masterplan - Knowledge & Cultural Hubs

Key features:

- Approximately 4,940sqm of GFA
- Flexible outdoor space on the rooftop of the podium of Site B
- Knowledge Hub - modern spaces/ uses unachievable in the Stanton Library
- Cultural Hub - mixed-use facility with a performance space and community spaces



41 McLaren Street - Assessment Summary

- Undermines current strategic work being undertaken in the vicinity
- Adverse impacts on surrounding residential development and proposed public spaces
- It is contrary to objectives and actions under the relevant regional and district plans
- It is inconsistent with the desired outcomes of the Ward Street Masterplan
- Unclear public benefits vs anticipated uplift

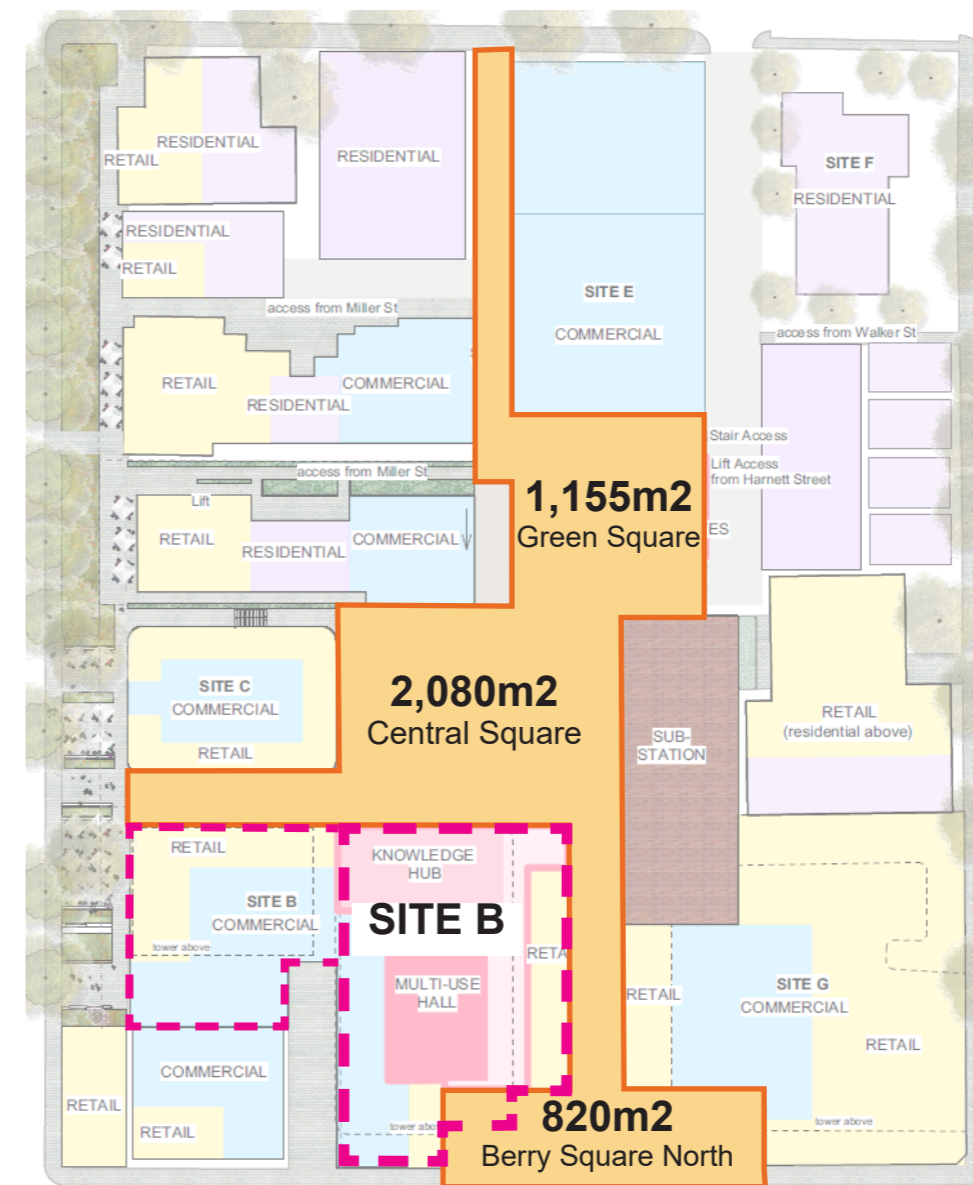
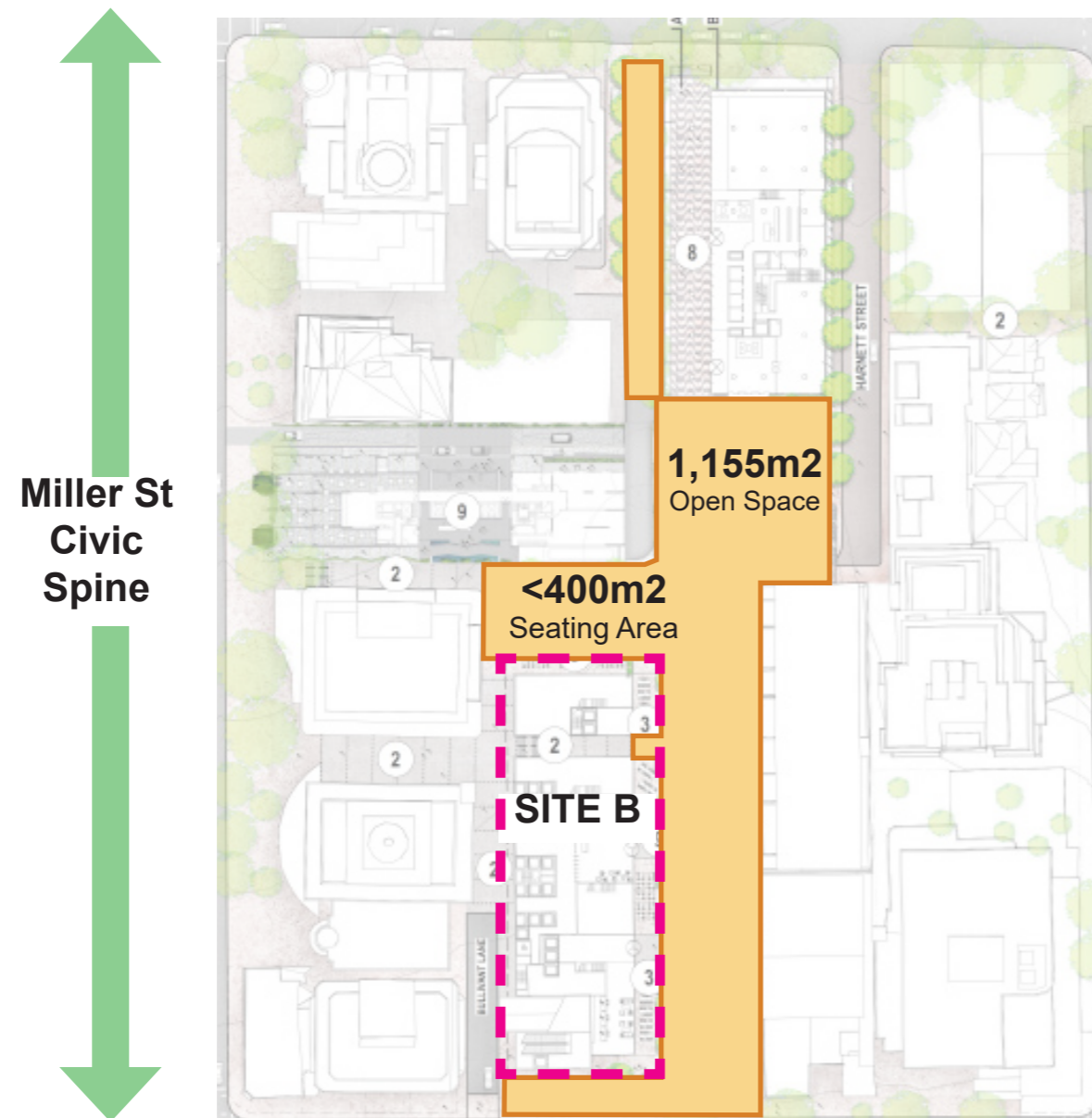
Alternative Masterplan | Ward St Masterplan Comparison

41 McLaren St - Alternative Masterplan

Site B GFA:	68,903sqm
Site B Floor-plate:	A-Grade
Community Facilities	5,730sqm
Open Space:	3,900sqm

Stage 2 Ward St Masterplan

79,937sqm (Total Precinct GFA: ~185,000sqm)
Premium-Grade
4,940sqm
5,418sqm



41 McLaren Street - Impact analysis

Central Square Impact of 41 McLaren PP



Note: Visual renders taken from south side of proposed Central Square facing north at 11.00am Spring Equinox

41 McLaren Street - Impact analysis

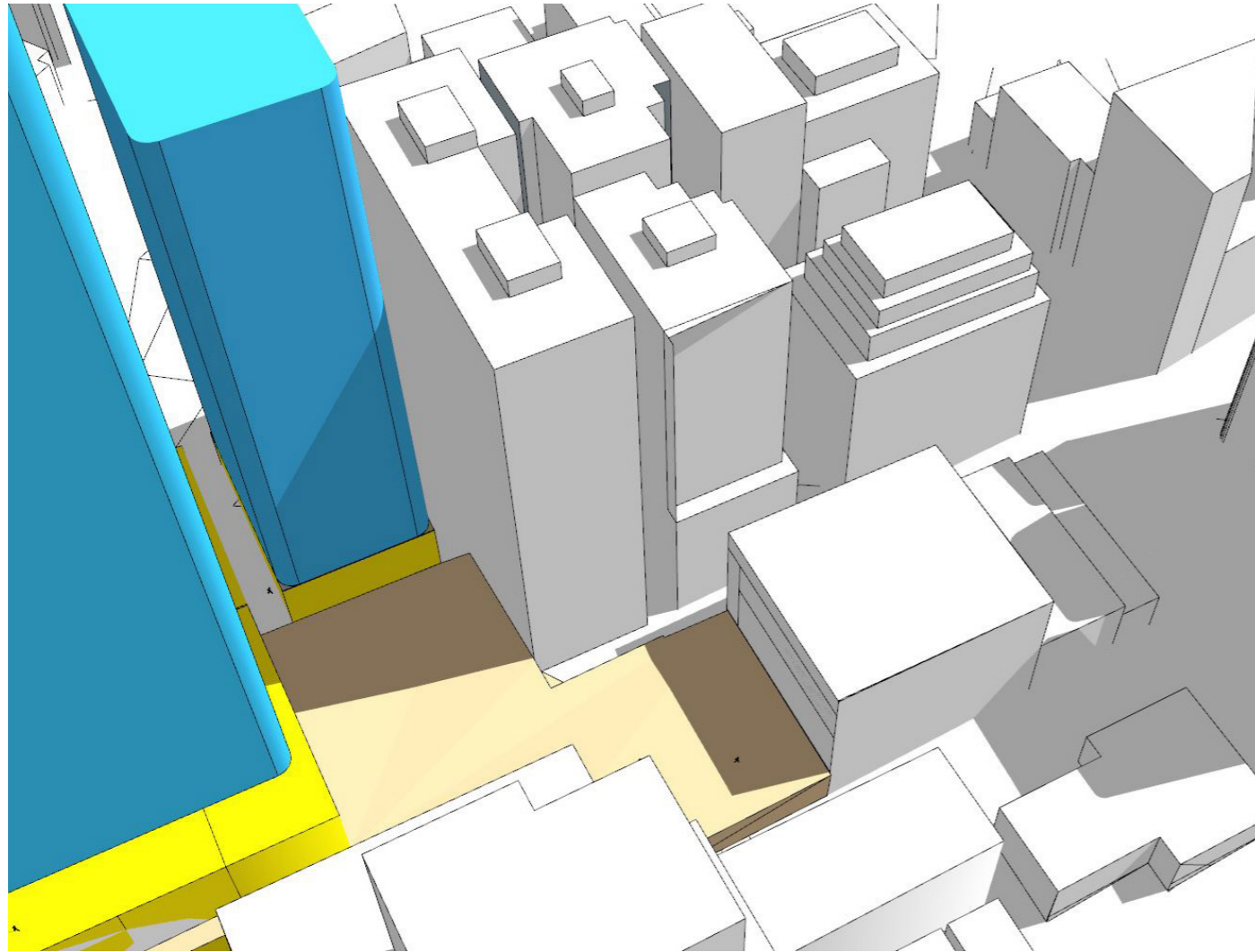
Pedestrianised Ward Street Impact of 41 McLaren PP



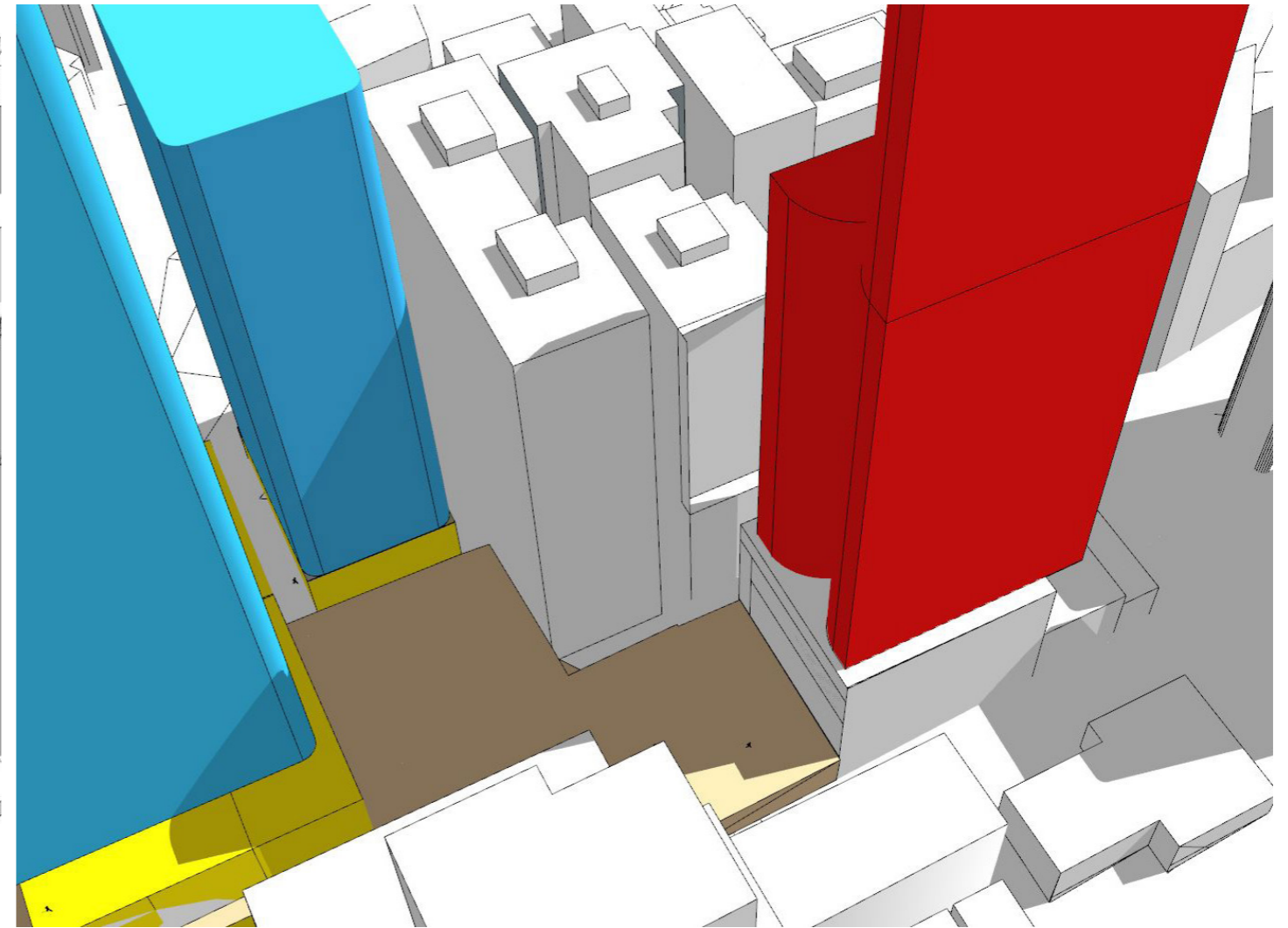
Note: Visual renders taken from proposed pedestrianised Ward St facing north at 11.30am Spring Equinox

41 McLaren Street - Impact analysis

Open Space Impact of 41 McLaren PP



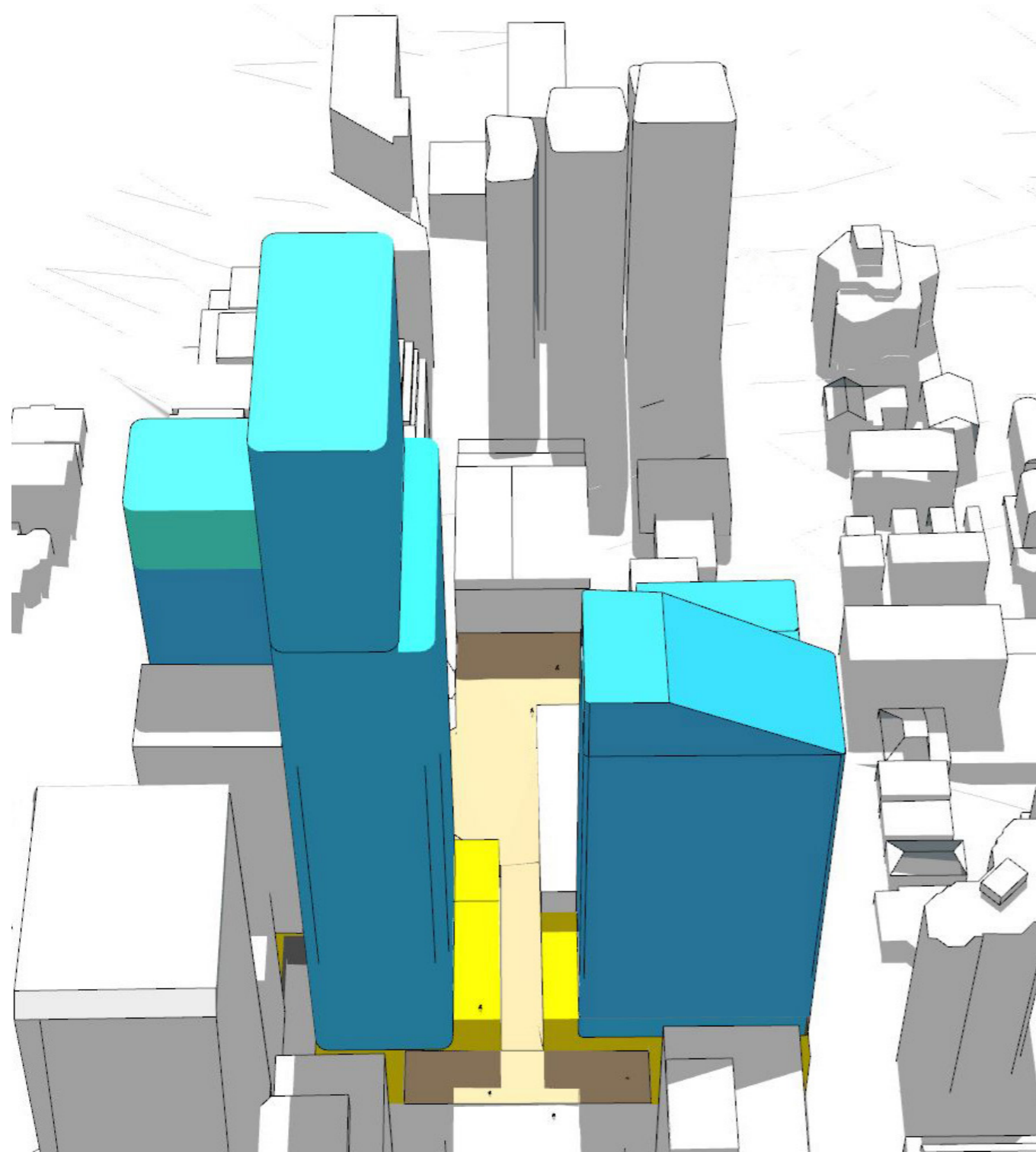
11am - Spring Equinox



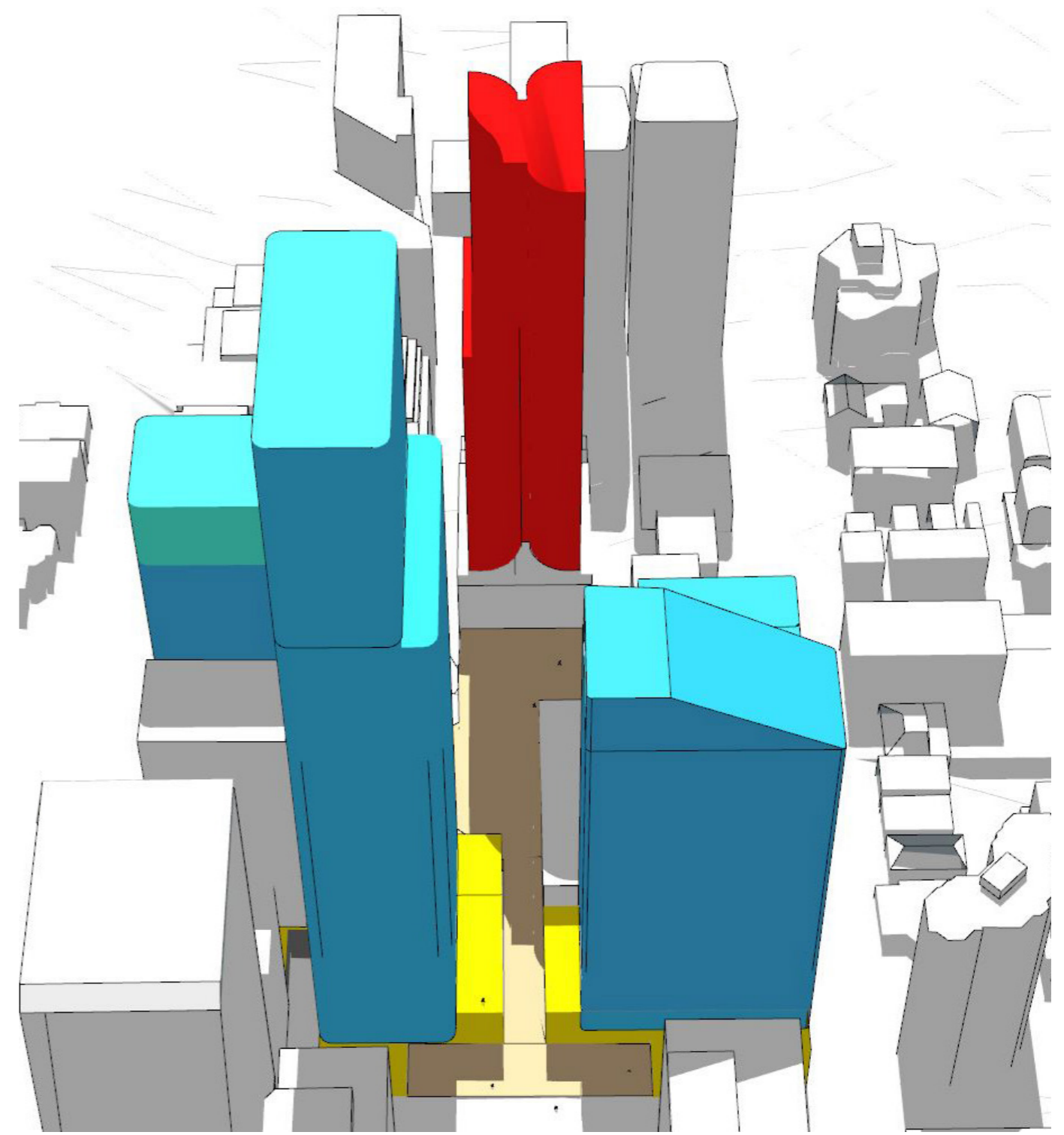
11am - Spring Equinox

41 McLaren Street - Impact analysis

Open Space Impact of 41 McLaren PP

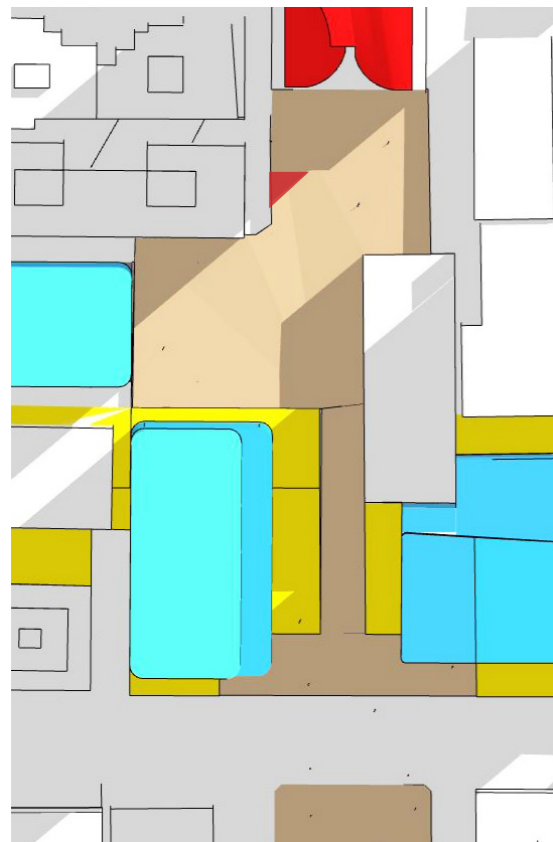


11.30am - Spring Equinox

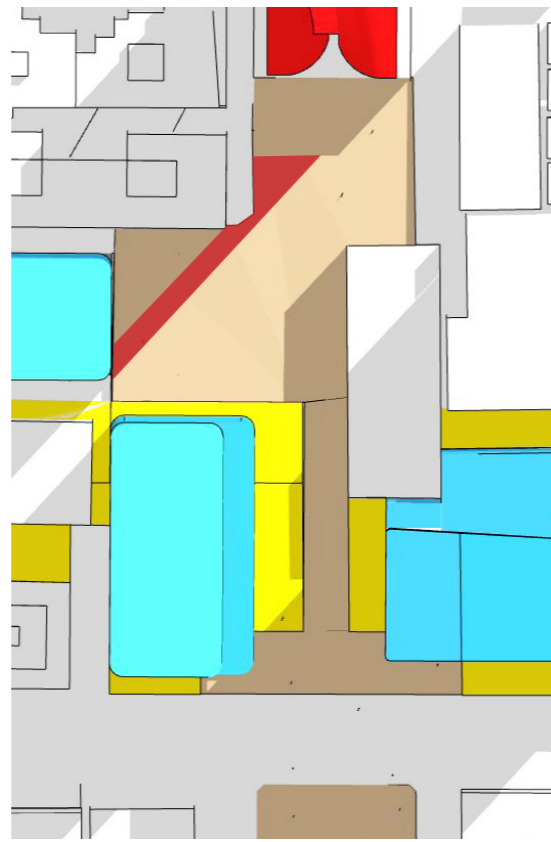


11.30am - Spring Equinox

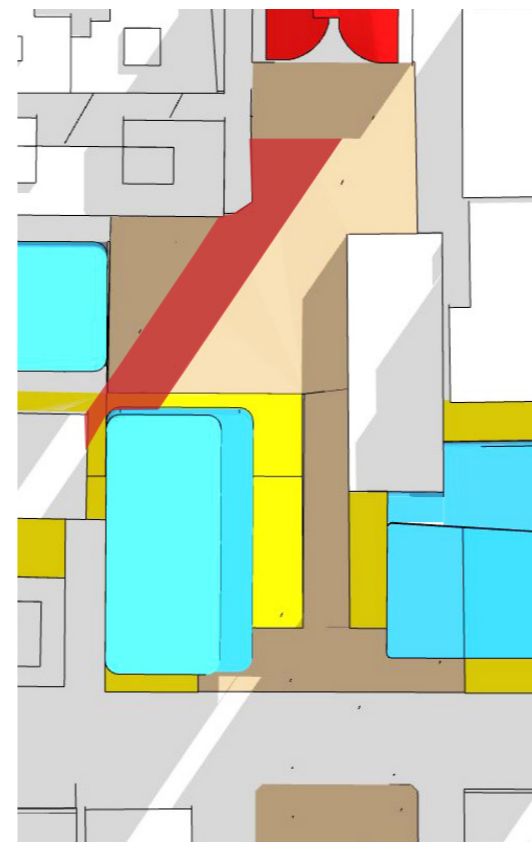
41 McLaren Street - Shadow analysis - AM September



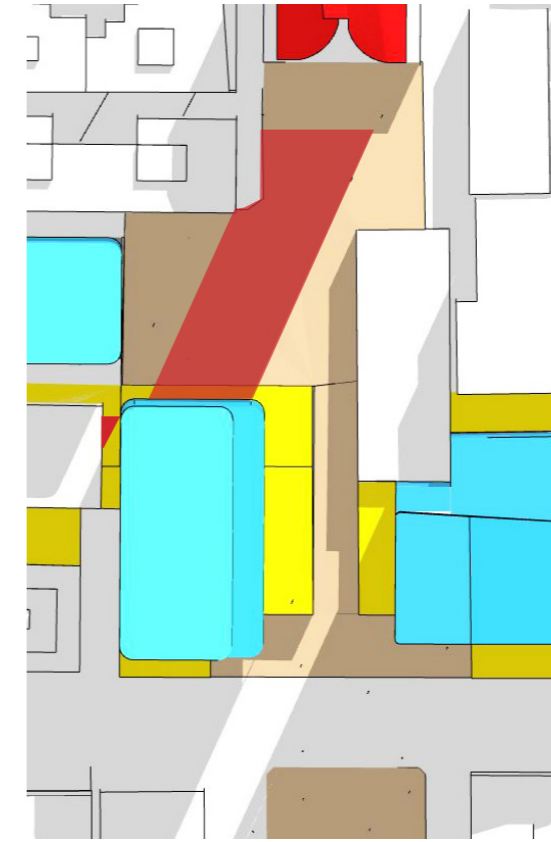
21 SEPT - 9.00AM



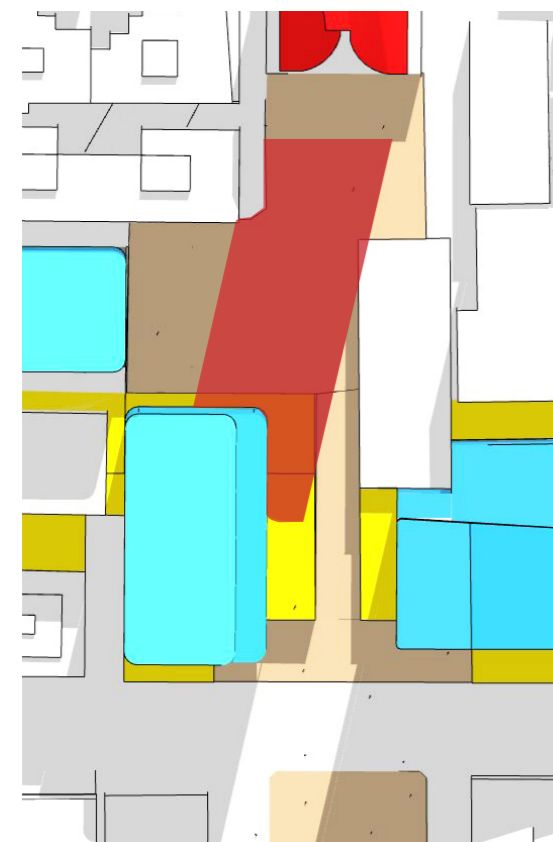
21 SEPT - 9.30AM



21 SEPT - 10.00AM



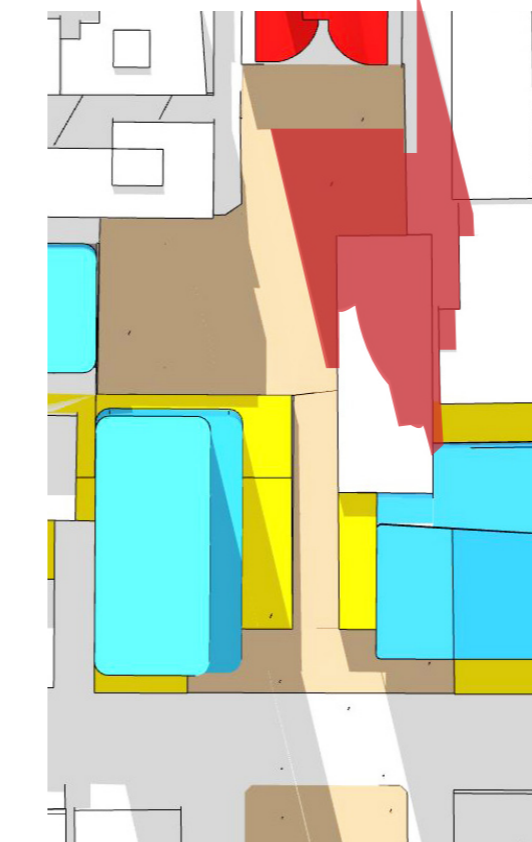
21 SEPT - 10.30AM



21 SEPT - 11.00AM




21 SEPT - 11.30AM



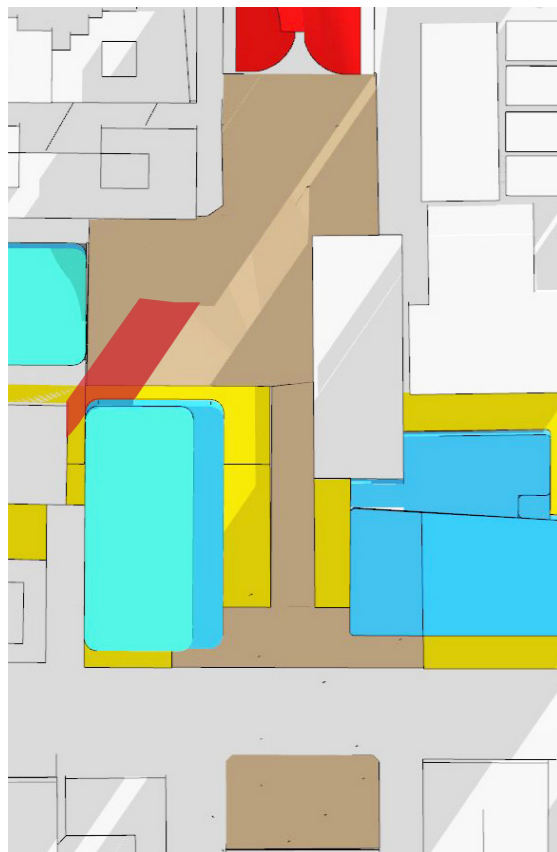
21 SEPT - 12.00PM

21 September - Spring Equinox

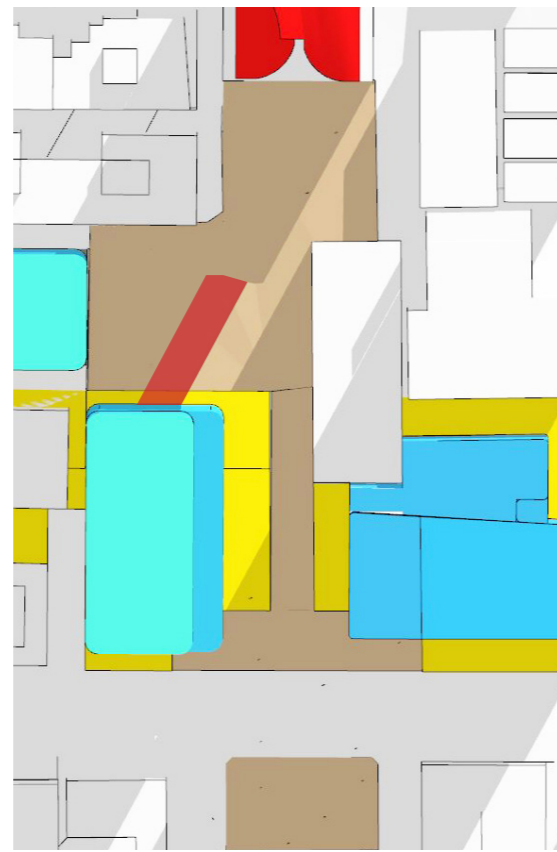
9am to 12pm

 Additional shadows created by 41 McLaren Street Planning Proposal

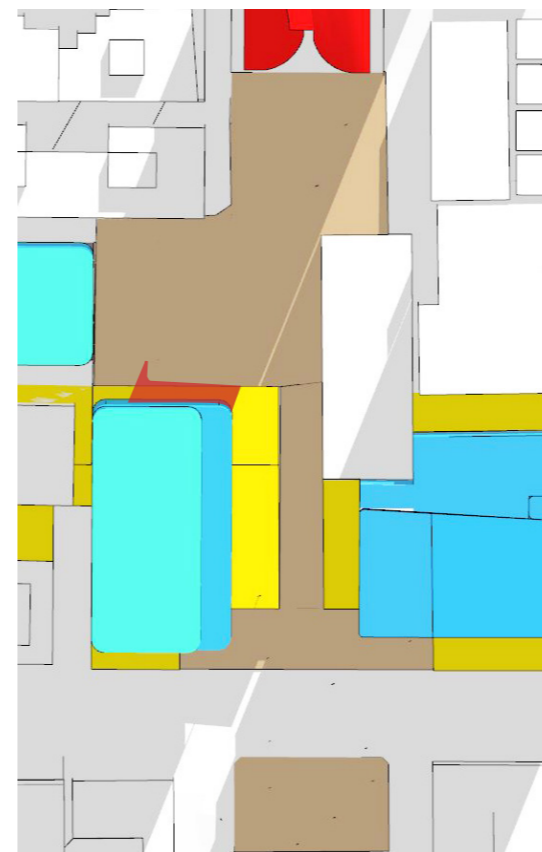
41 McLaren Street - Shadow analysis - AM June



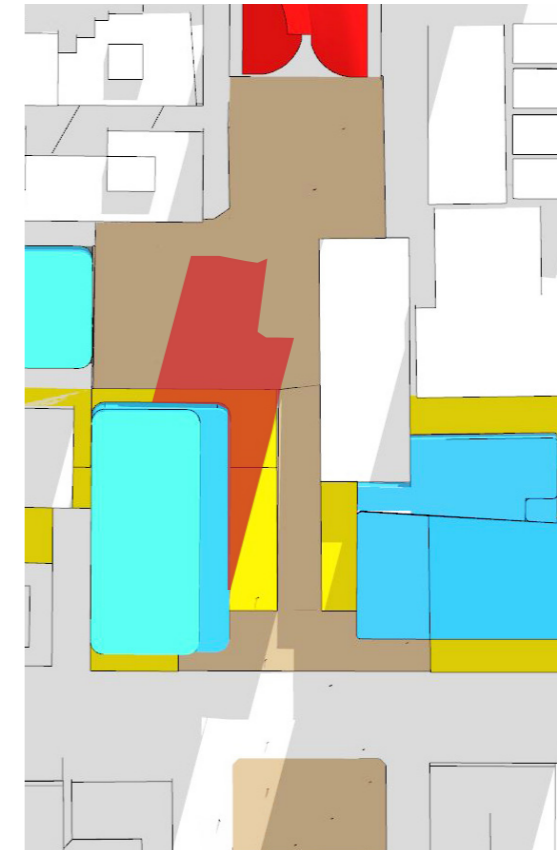
21 JUNE - 9.00AM



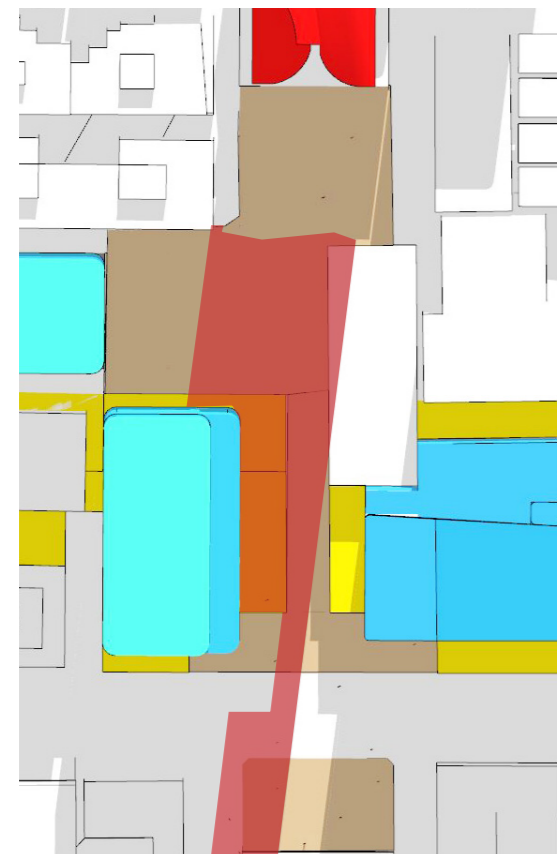
21 JUNE - 9.30AM



21 JUNE - 10.00AM



21 JUNE - 10.30AM



21 JUNE - 11.00AM




21 JUNE - 11.30AM



21 JUNE - 12.00PM

21 June - Winter Solstice

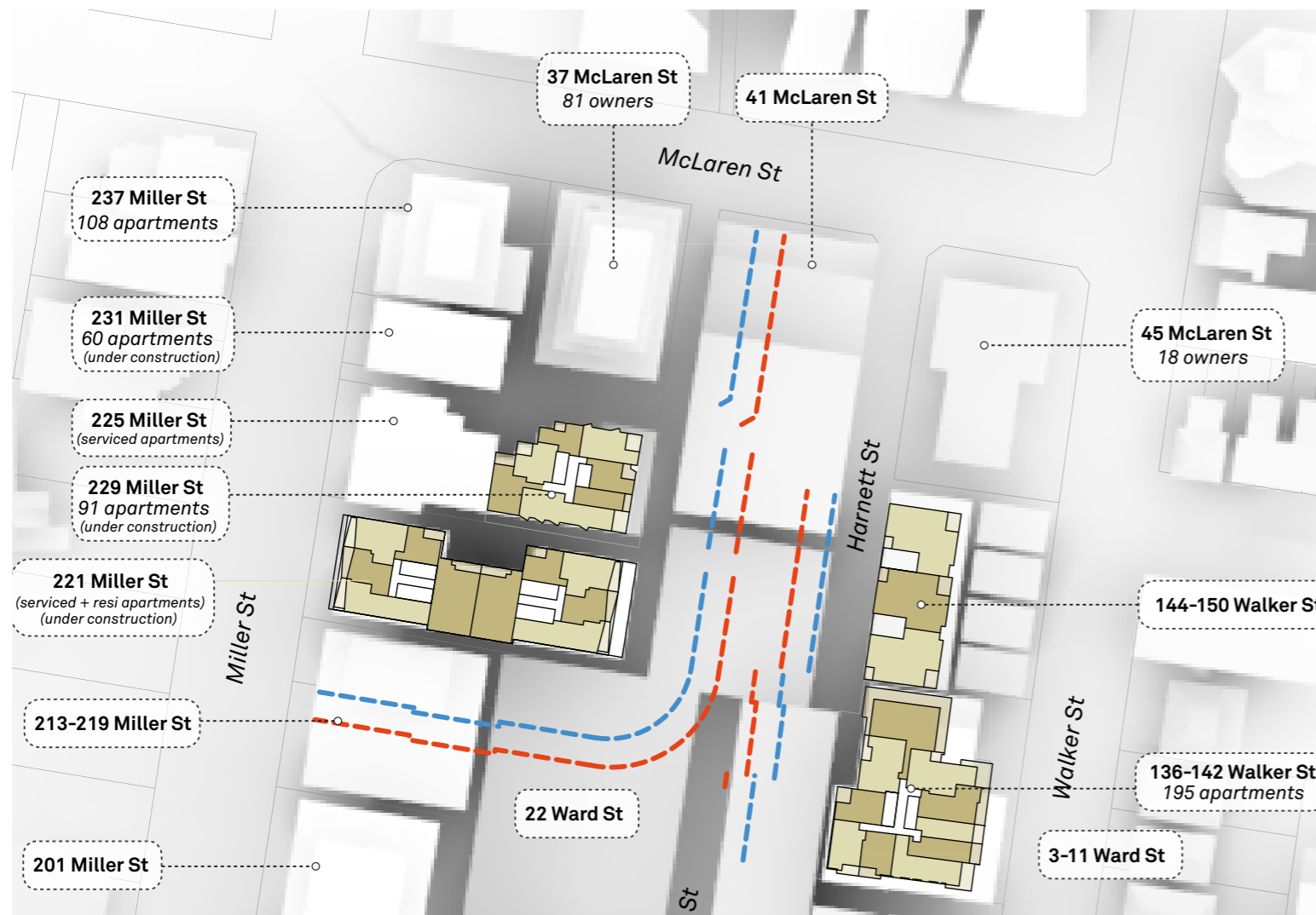
9am to 12pm

 Additional shadows created by 41 McLaren Street Planning Proposal

41 McLaren Street - SEPP 65 and LEP Analysis

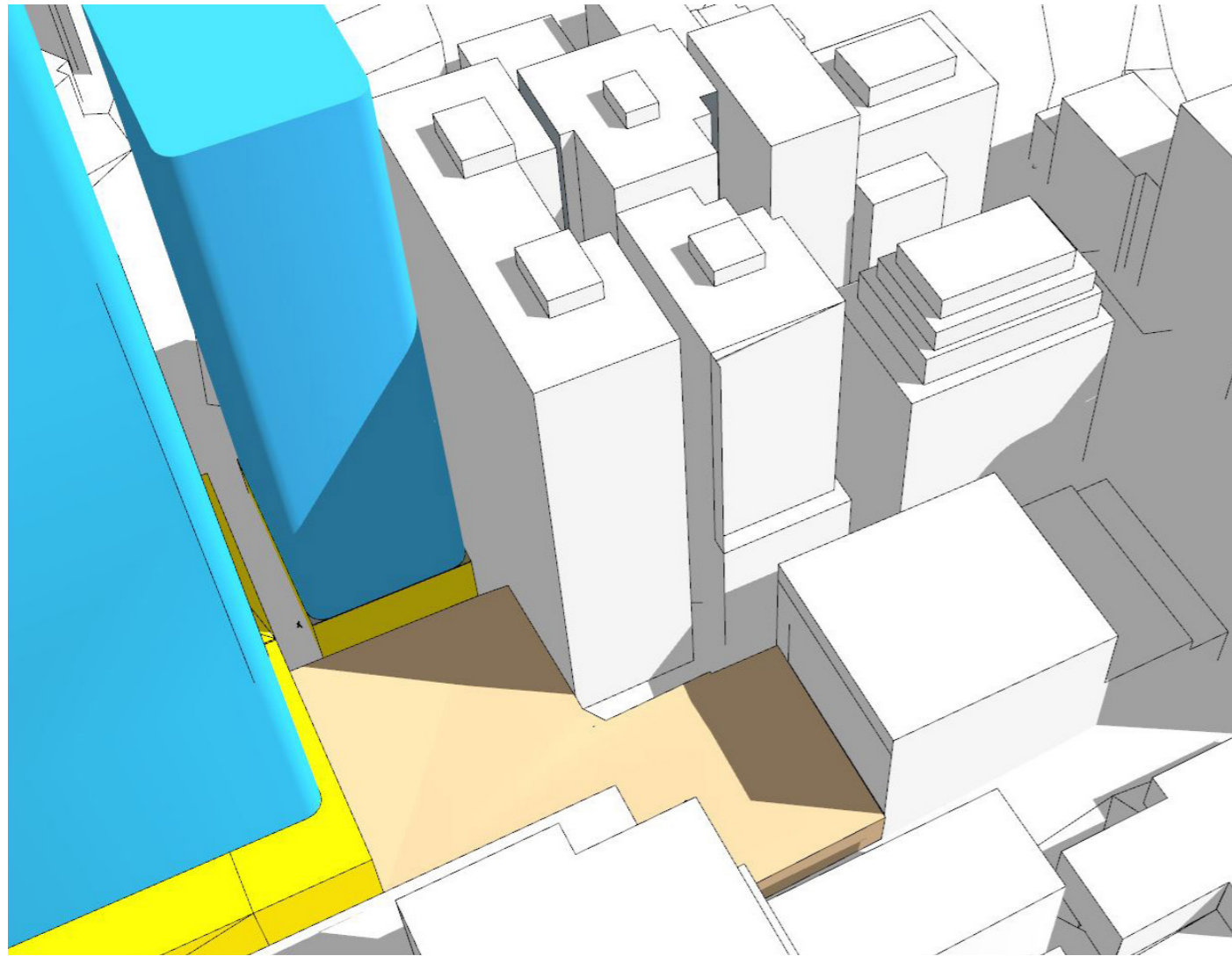
Analysis summary:

- SEPP 65 compliance:
 - East-west orientation of approved dwellings
 - Existing height limits
- Traffic issues
- Future commercial CBD development
- Option 01 of the Stage 2 Ward St Masterplan considered a more compliant building envelope

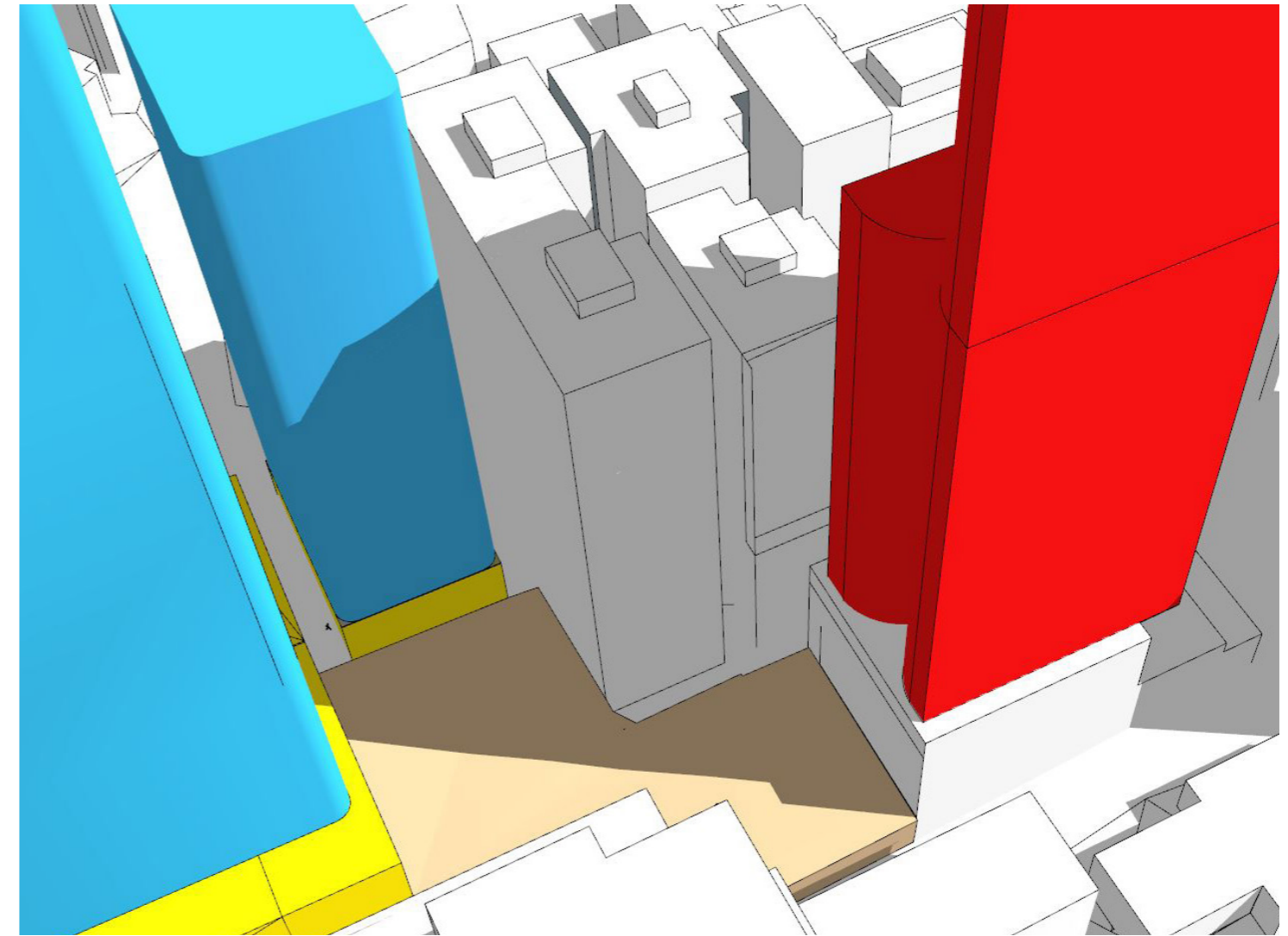


41 McLaren Street - Shadow analysis

Residential impacts of 41 McLaren PP



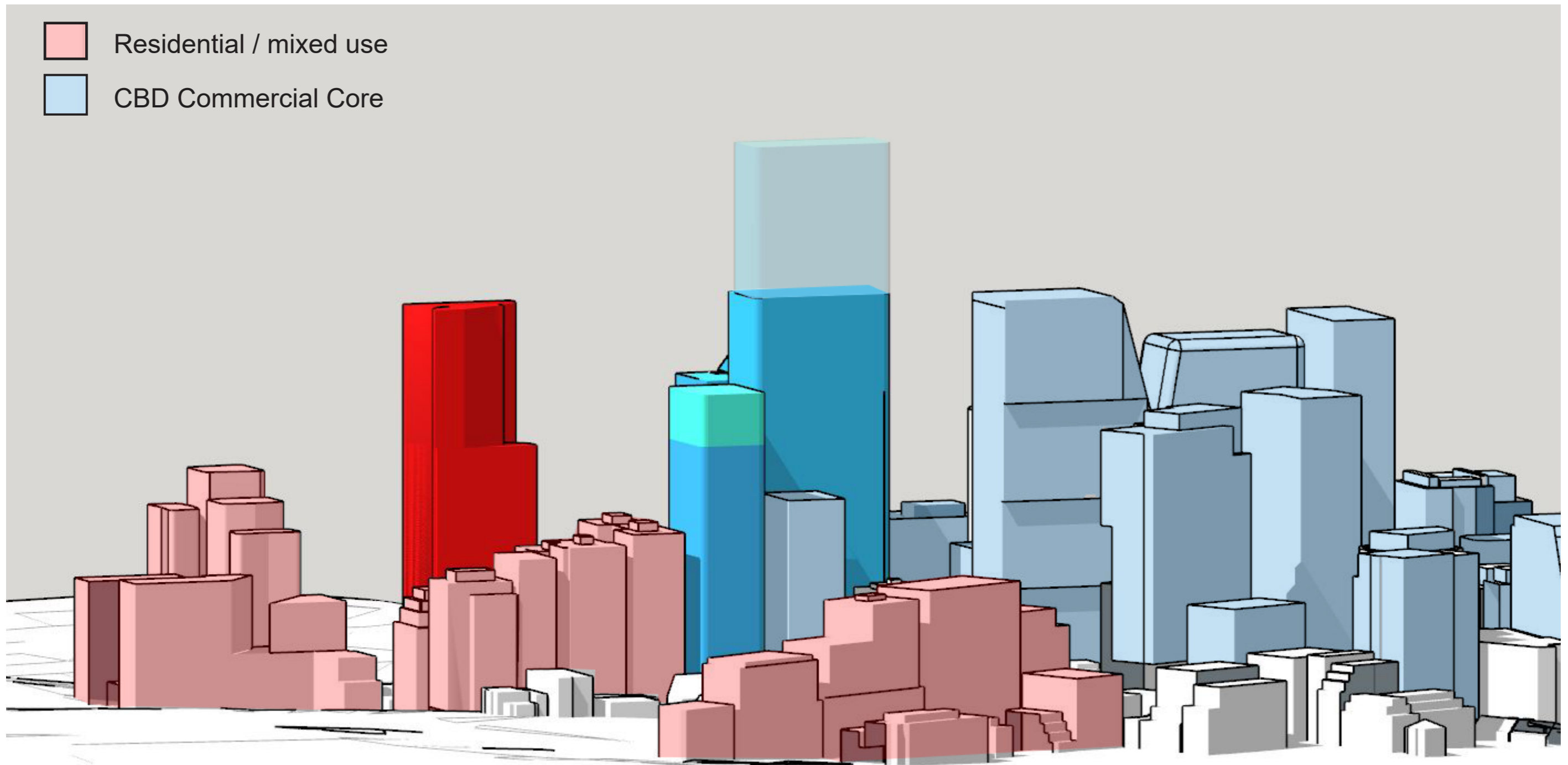
10am - Spring Equinox no uplift on 41 McLaren Street



10am - Spring Equinox with proposed envelope

41 McLaren Street - Building form analysis

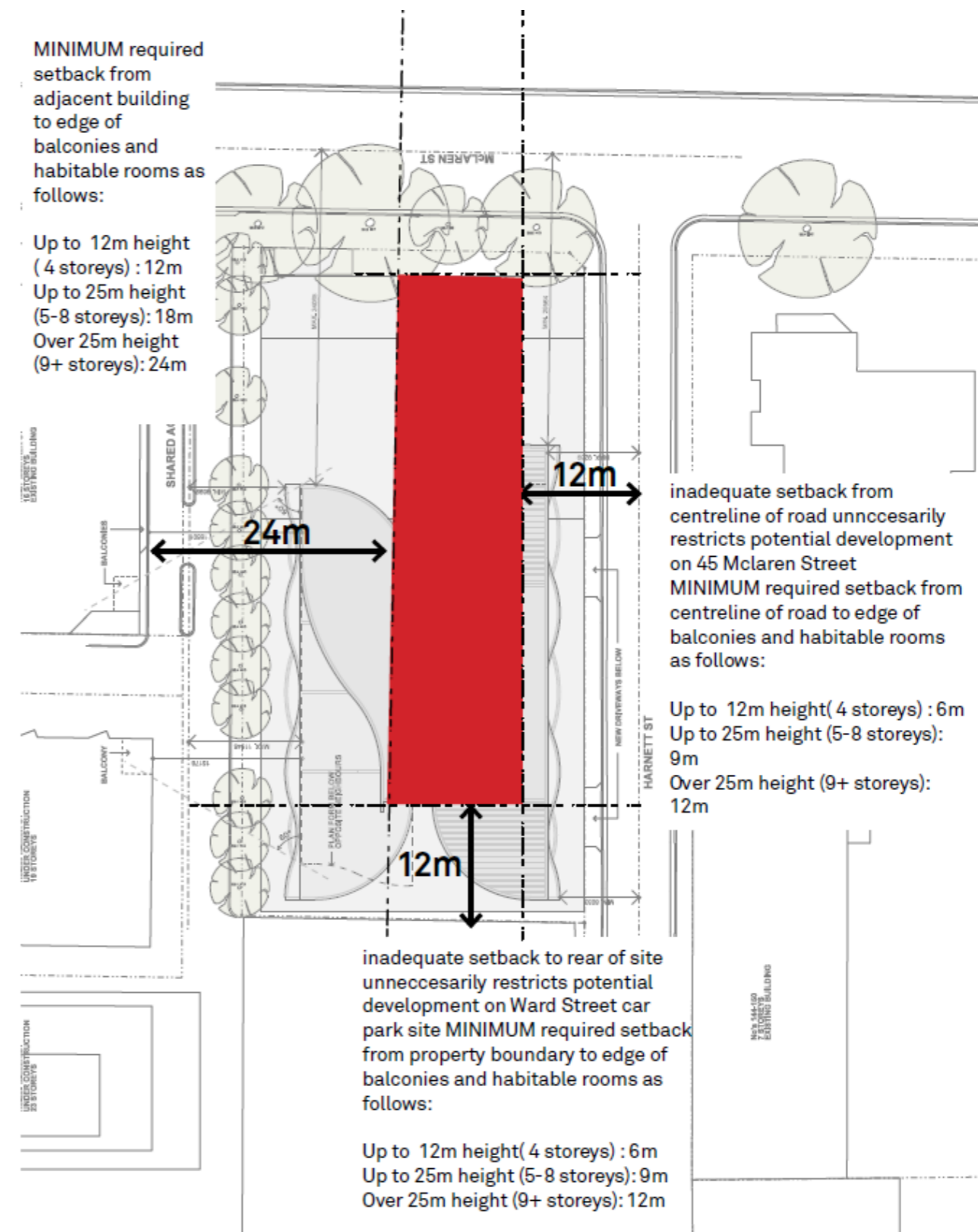
Building scale issues of 41 McLaren PP



41 McLaren Street - Gateway Determination by DPE

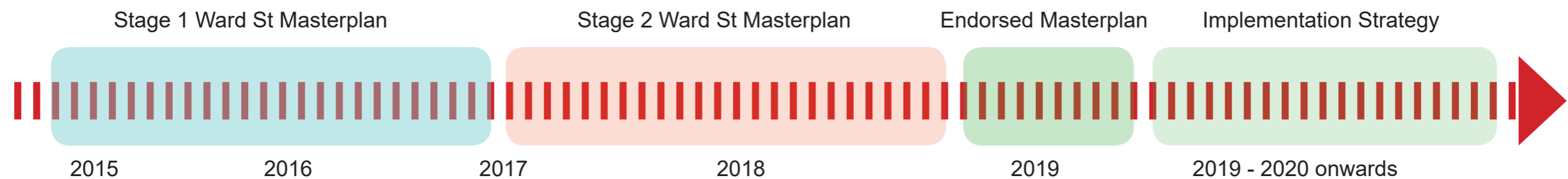
The conditions of the Gateway Determination seek to address residential amenity concerns and impact on proposed public spaces including: overshadowing, building separation, view loss etc.

However, there is serious concern for a more compliant design to meet these conditions.



Public Investment - Masterplan resolution

- Council has been tasked with delivering an excellent public benefit outcome with a critical public asset.
- Substantial public investment has been made into the development of a refined masterplan for the Precinct.
- This proposal disrupts and undermines the Council work currently being undertaken which has led to issues with process and finalisation of the masterplan.
- Due to the fundamental impact the proposal would have on public amenity and residential properties, Council would need to seriously consider the status of the masterplan if the Gateway Determination was to proceed.



Council's Recommendation

That the proposal not proceed to exhibition based on the following concerns:

- Ability of proposal to satisfactorily meet Conditions of Consent of the Gateway Determination
- Substantial impacts on proposed public spaces
- Critical short-fall of open space in the North Sydney CBD
- Substantial impacts on adjoining residential properties
- Undermines important local strategic planning
- Impedes finalisation of the Ward Street Masterplan

