



STAGE 2 WARD STREET PRECINCT MASTERPLAN

JUNE 2019 - Finalised Masterplan



REFINING THE DRAFT MASTERPLAN

Council developed a draft Stage 1 Masterplan for the Precinct in 2016. Following the exhibition of the draft Masterplan in early 2017, the Stage 2 refinement process was undertaken.

The desire to further refine the masterplan originated out of the following:

1. INPUT FROM THE COMMUNITY

In response to the exhibition, 30 submissions were received from a variety of stakeholders which have been considered in the development of Stage 2.

2. CHANGES TO SYDNEY METRO PROJECT

Since the creation of the draft Masterplan, a new pedestrian portal for Victoria Cross Station has been approved by the NSW Government to the north of Ward Street Precinct, on the north-east corner of the Miller - McLaren Street intersection. This places the Precinct directly between Metro access points and further emphasises proximity movement.

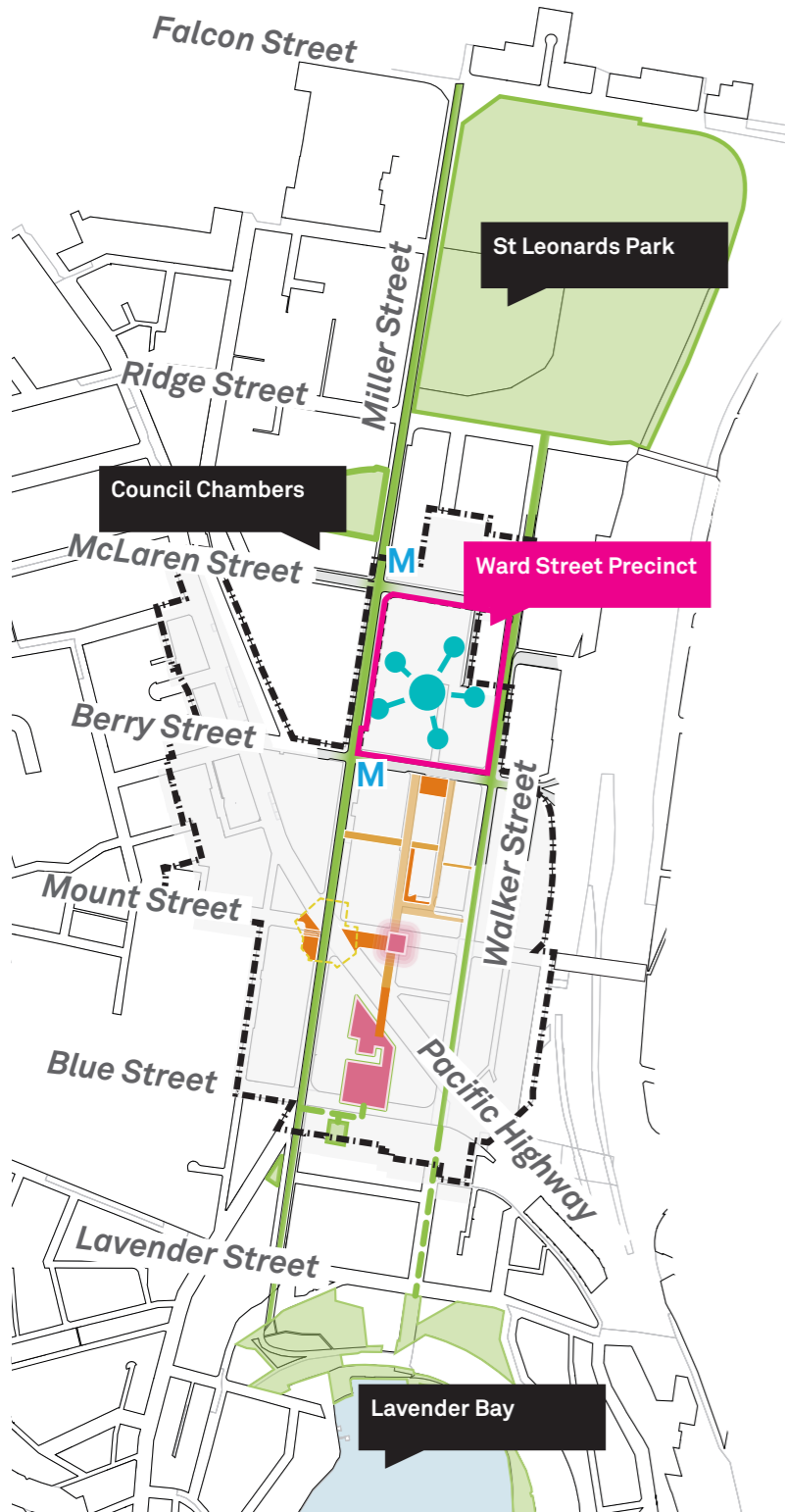
3. THE NORTH DISTRICT PLAN

The *North District Plan* provides the level of regional strategic planning that links the *North District Plan* and local planning at the Council level. The Plan identifies a job target for the North Sydney LGA, in the range of **15,600 – 21,100** additional jobs by 2036.

The draft Stage 1 Ward Street Precinct Masterplan was developed in the lead-up to the release of the Draft *North District Plan* and was therefore prepared without the benefit of the District Plan's directions and provisions.

4. NORTH SYDNEY CAPACITY AND LAND USE STUDY

The *Land Use and Capacity Study* identified sites within the North Sydney CBD that can accommodate commercial development uplift, based on shadow criteria. The study noted the Ward Street Precinct would be further investigated under the Masterplan exercise, which would apply a more detailed design testing methodology. This has now occurred.

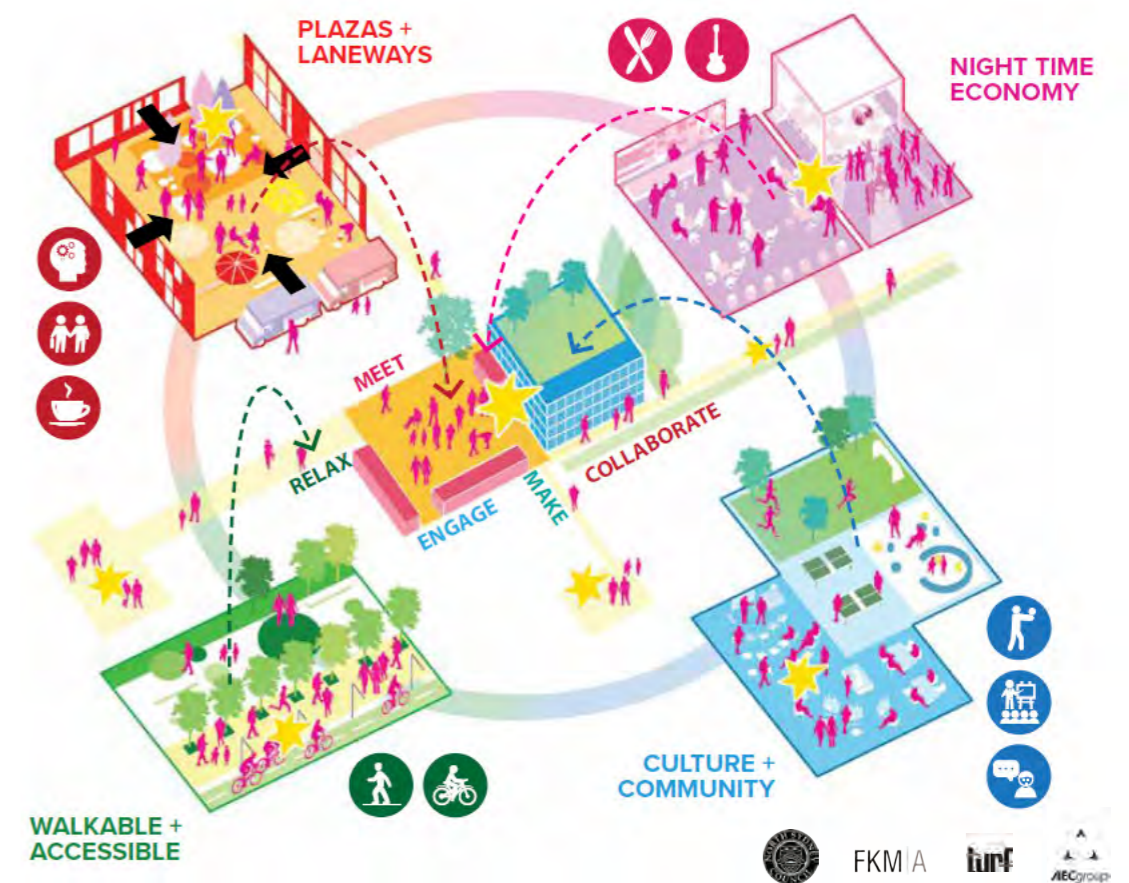


LOCATION DIAGRAM

PLACE PRINCIPLES

The Stage 2 Masterplan builds upon the Stage 1 work and has integrated and expanded upon the defined place principles:

1. INTEGRATE WITH THE METRO
2. COMPLETE THE PEDESTRIAN CORE
3. ENHANCE THE PUBLIC SPACE JOURNEY
4. ESTABLISH A HUB FOR PUBLIC LIFE
5. STRENGTHEN THE COMMERCIAL CENTRE



STAGE 1 PLACE PRINCIPLES

THE PRECINCT

The Ward Street Precinct is approximately 156m wide (east/west) and 202m long (north/south). Bounded by Miller, McLaren, Walker and Berry Streets in North Sydney it is approximately 3.2 ha in area and is comprised of 20 properties as follows:





Site No.	Address	Owner	Area
01	22 Ward Street	North Sydney Council	3,955 m ²
02	237 Miller Street	SP56005 (98 Lots)	1,401 m ²
03	39 McLaren Street	SP47495 (81 Lots)	1,207 m ²
04	41 McLaren Street	Erolcene & Claijade	2,368 m ²
05	45 McLaren Street	SP14598 (18 Lots)	1,792 m ²
06	231 Miller Street (under construction)	Platino	521 m ²
07	225 Miller Street	Meriton	887 m ²
08	229 Miller Street (under construction)	Platino	1,089 m ²
09	221 Miller Street (under construction)	Yuhu	2,457 m ²
10	213 Miller Street	NMBE Pty Ltd	1,600 m ²
11	201 Miller Street	DEXUS	1,636 m ²
12	199 Miller Street	GP Calligeros Pty Ltd.	299 m ²
13	50 Berry Street	Pro Bang & Lecmo	930 m ²
14	56 Berry Street	DEXUS	635 m ²
15	66 Berry Street	SP47529 (34 Lots)	876 m ²
16	70-74 Berry Street	Ausgrid	966 m ²
17	144-150 Walker Street	SP85010 (30 Lots)	1,535 m ²
18	138 Walker Street	SP89088 (195 Lots)	1,755 m ²
19	76 Berry Street	Local	2,587 m ²
20	3-11 Ward Street	Ausgrid	1,214 m ²
TOTAL AREA			31,956 m²



'FROM CAR PARK TO DESTINATION'

Hassell, 2018

Note: As identified in the Interim Submissions Report to Council (Dated 1 May 2017), the East Walker Street part of the precinct was excised from the Ward Street Precinct Masterplan project and will be separately pursued by council as part of the North CBD Precinct Planning Study.

-  Ward Street Precinct Masterplan Area
-  Site Boundaries (within Precinct)
-  Site owned by Council within Precinct
-  Street owned by Council within Precinct

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OVERALL NORTH SYDNEY CBD VISION



The Ward St Precinct is recognised as only a portion of the North Sydney CBD. Council is currently undertaking other important work that underlines a more holistic review of the CBD including the Public Domain Strategy, CBD Transport Masterplan and the North CBD Precinct Planning Study.

“ **URBANISM WORKS** when it creates a **journey** as desirable as the destination”

- Paul Goldberger



THE SUBMISSIONS

The draft Stage 2 Masterplan was placed on exhibition between 7 August and 8 October 2018.

The project was advertised on Council's website, social media platforms and in the Mosman Daily. Over 6,500 letters were sent to owners and occupiers in the vicinity of the Precinct. Information brochures were circulated and the Stanton Precinct Committee was addressed. A pop-up market stall was also held at the Northside Produce Markets where Council staff discussed the masterplan with the general public. Hard copies of the exhibition documentation were made available at the Stanton Library and Council's Customer Services Centre for the duration of the consultation.

SUBMISSION SUMMARY:

- 49 Submissions received
- Submissions were highly detailed and well considered
- Overwhelmingly positive
- Community submissions favoured option 02
- Stakeholder submissions not option specific (with a few exceptions)
- Allowed us to move forward with finalisation of an option

KEY SUBMISSION ISSUES:

- Residential amenity impacts including solar access, views and acoustic privacy
- Berry Square and Denison Street impacts
- Scale and density of development at northern end of Precinct
- Masterplan Option 01 vs Masterplan Option 02

*'We commend Council on this plan to extend the
CBD north and provide much needed open space'*



Submitter, October 2018



Illustration: Looking into Ward St from Berry Square

THE OPTIONS

The Stage 2 design process resulted in the development of two masterplan options for the Precinct based upon the location of optimum open space amenity that is available within the Precinct. The first option 'Miller Street Square' (01) and the second option 'Central Square' (02).

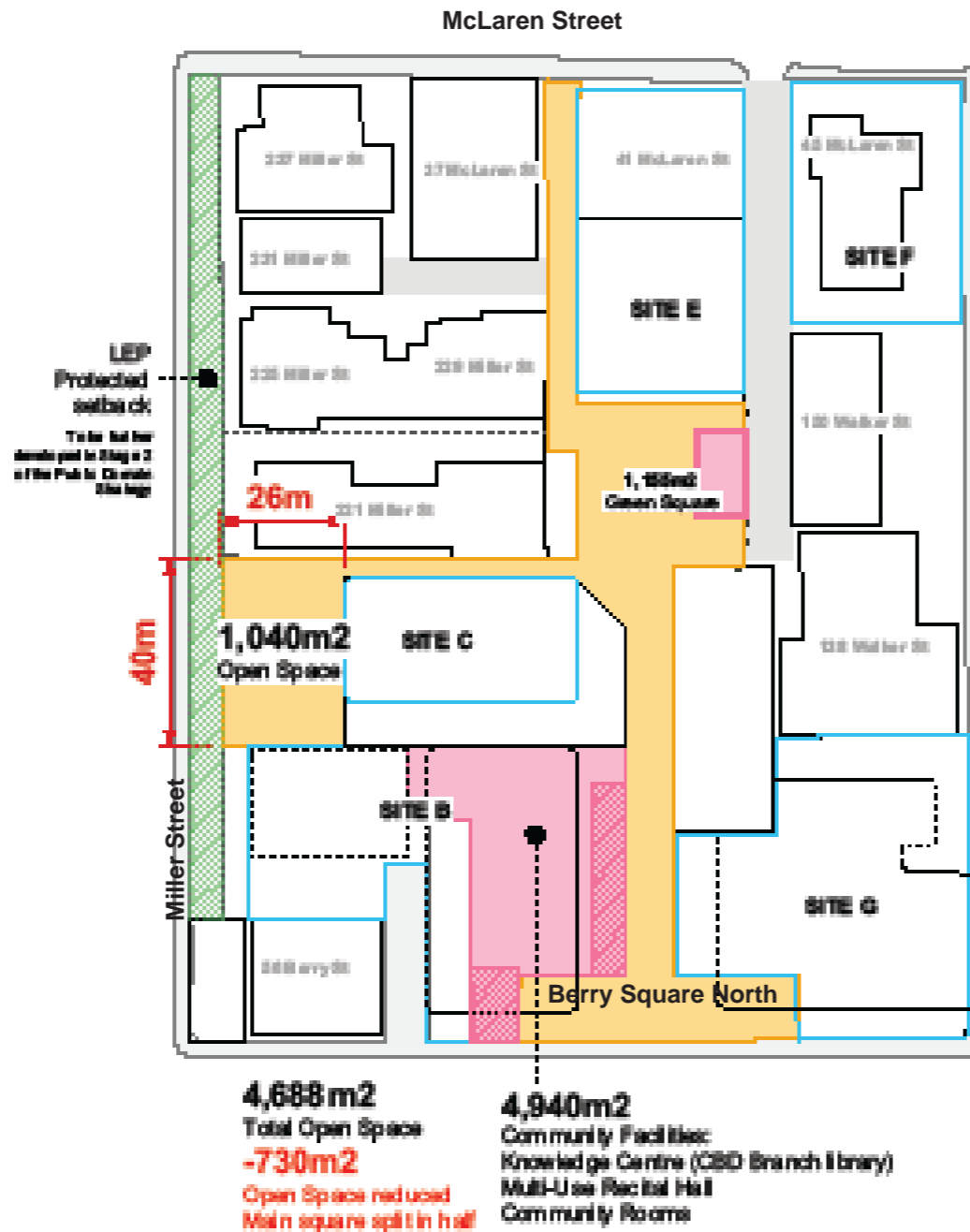
A critical difference between the two options was the location of the public square. Miller St Square, whilst receiving afternoon light, was smaller and cut off from the centre of the Precinct and had the potential to be impacted by the Public Domain Strategy development. 'Central Square' was generally more appealing to the community as it created a central Precinct to engage with that was wind protected and had a variety of consolidated community facilities. Importantly, the public space was also considerably larger and more functional.

Options analysis included a review of the location of community facilities and both options were analysed with community facilities located in a variety of locations. Final analysis included the relocation of community facilities into the podium of 'Site B' to create additional public space (as shown in the diagrams on this page).

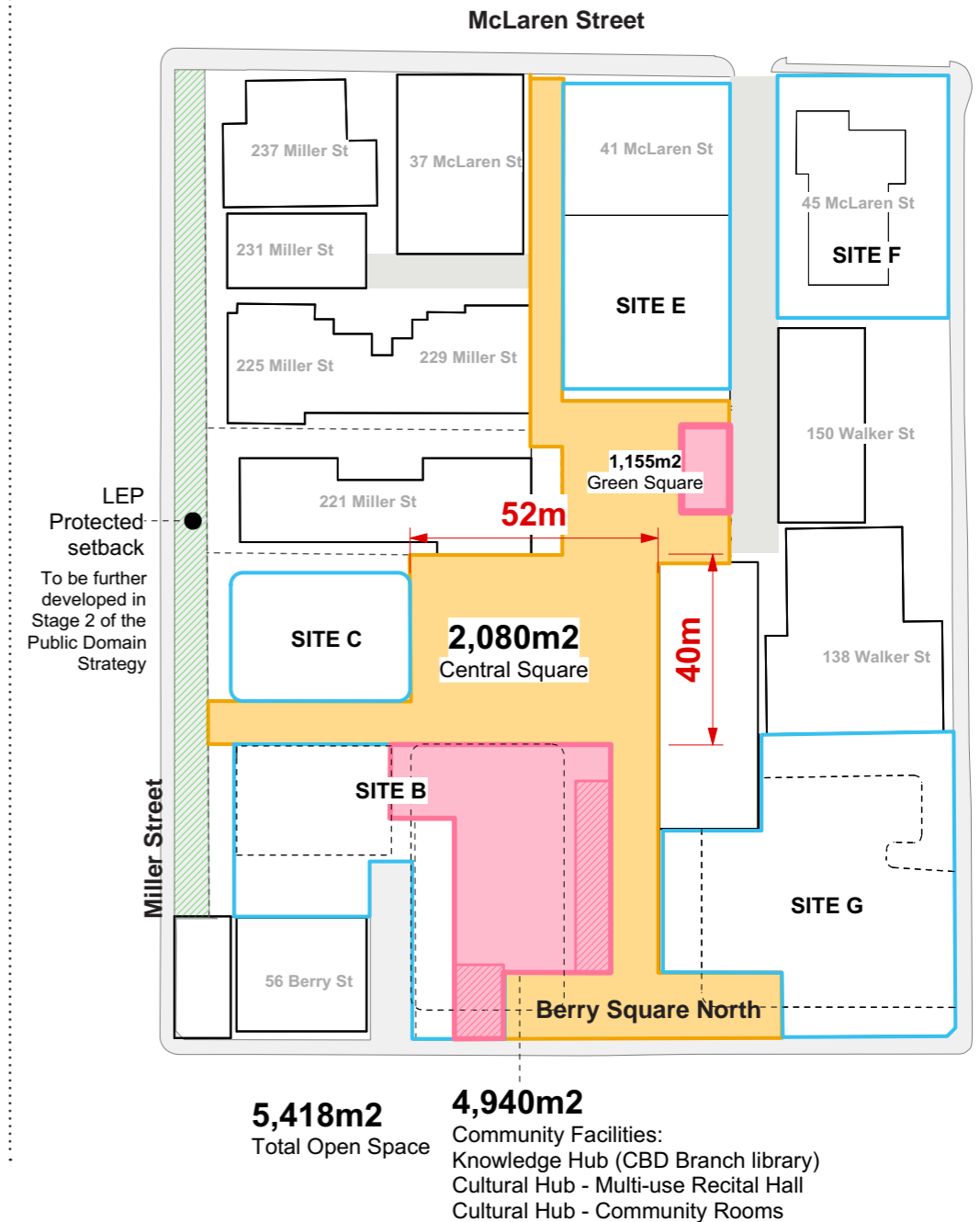
This additional open space will assist in addressing the shortfall of available public open space in the CBD as identified in the *Public Domain Strategy Stage 1 'Place Book'* (2018).

OPEN SPACE COMPARISON

OPTION 01* 'Miller St Square'



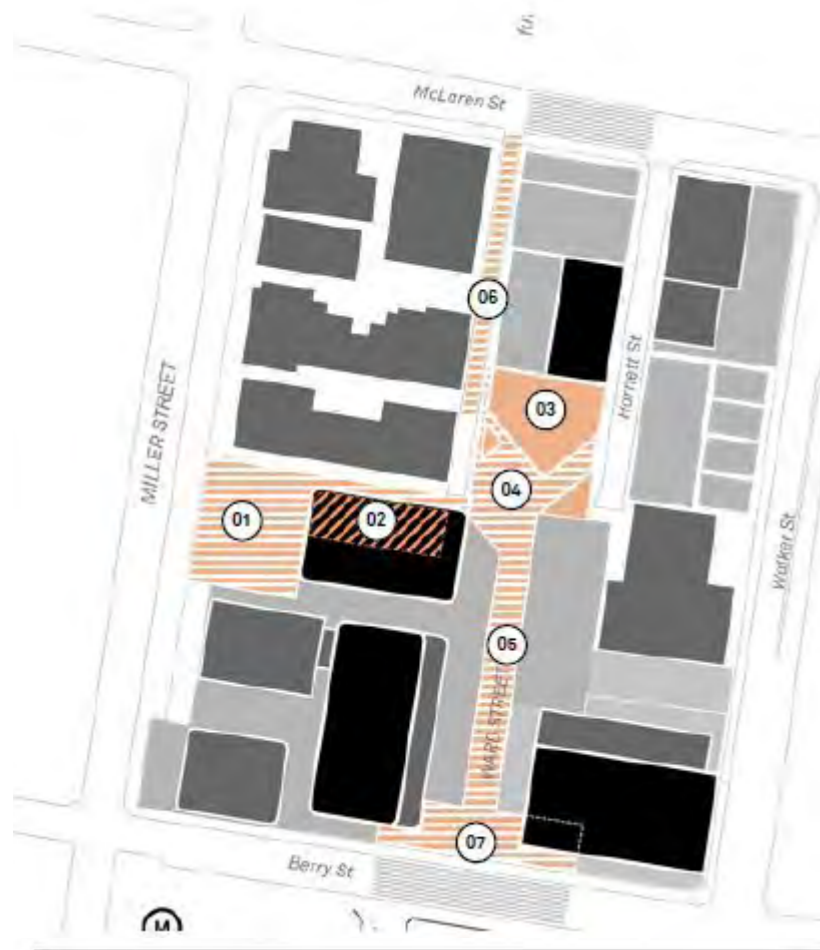
OPTION 02* 'Central Square'



* Both options were adjusted and compared with community facilities located in stand alone buildings versus located in proposed building podiums. The final masterplan including the relocation of community facilities into Site B's podium to free up more council land for open space use.

COMMUNITY SPACES

Option 01



01: Miller Street Square + Pedestrian Lane	1,450 sqm
02: Branch Library	1,200 sqm
03: Cultural Centre	3,740 sqm
04: Central Square	530 sqm
05: Pedestrianised Street	750 sqm
06: Pedestrianised ROW	460 sqm
07: Berry Square	790 sqm
TOTAL:	8,920 sqm

Option 02



01: Branch Library	1,200 sqm
02: Cultural Centre	3,740 sqm
03: Central Square	1,200 sqm
04: Pedestrianised Street	510 sqm
05: Pedestrianised ROW	460 sqm
06: Berry Square	790 sqm
TOTAL:	7,900 sqm

Final Masterplan

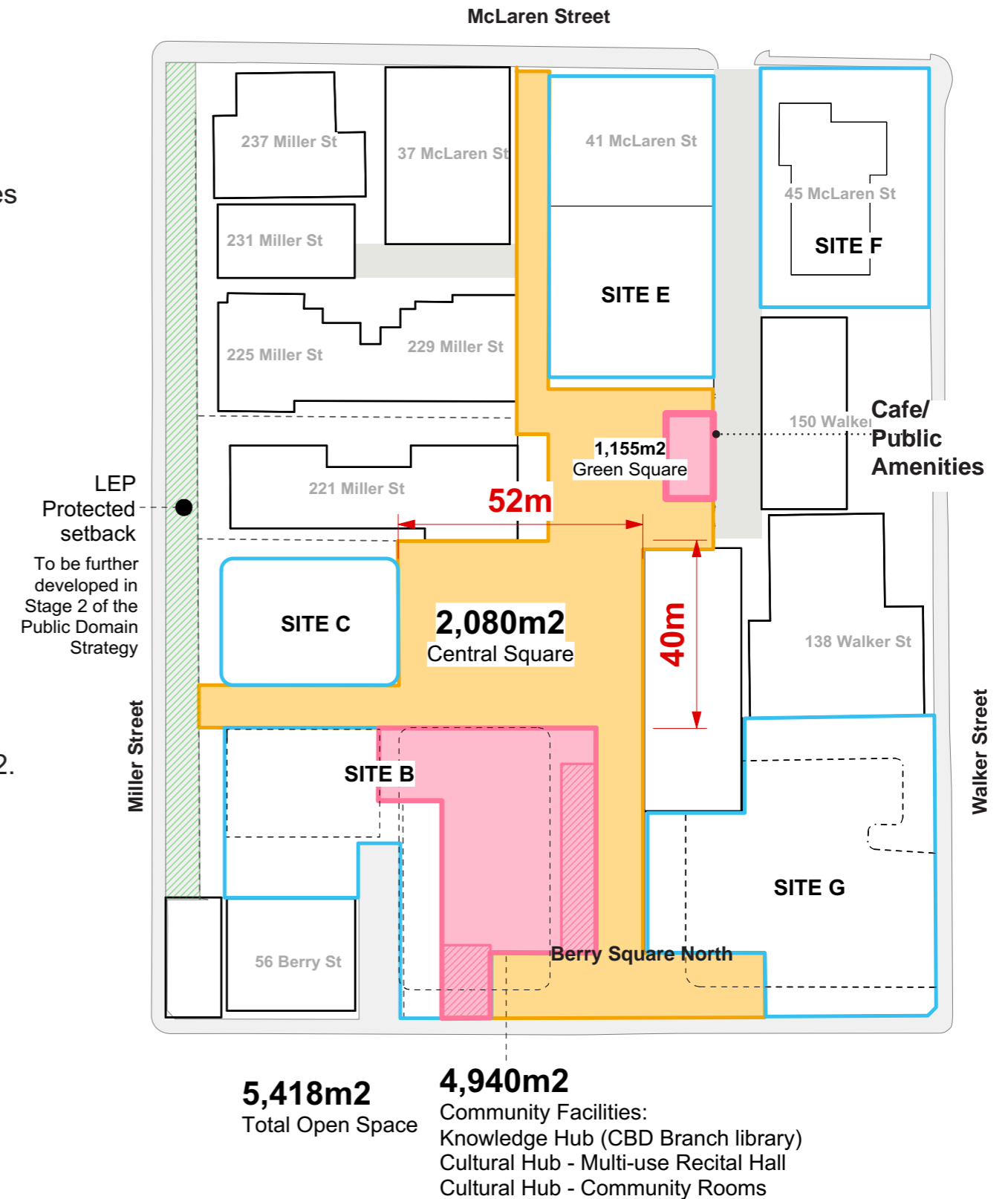


01: Knowledge Hub	1,200 sqm
02: Cultural Hub	3,740 sqm
03: Central Square	2,080 sqm
04: Green Square	1,155 sqm
04: Pedestrianised Street	510 sqm
05: Pedestrianised ROW	460 sqm
06: Berry Square	820 sqm (correction)
07: Eats Laneway	384 sqm
TOTAL:	10,349 sqm

THE DETAILS

The final Ward Street Precinct Masterplan includes the following:

- Builds on Masterplan Option 02.
- 2,449 m² of additional public open space (from Option 02) with public sanitary facilities provided. Total open space throughout Precinct: 5,418m² (includes laneways).
- Knowledge Hub and Cultural Hub to move into podium of Site B.
- New café & public sanitary facility attached to new 'pocket park' to service events at Central Square and provide green space in the centre of the city.
- Expansion of Eat Street to include link from Miller St down into Central Square on south side of Site C.
- No uplift on 41 McLaren Street (Site E) and 45 McLaren Street (Site F) due to adverse impacts to public spaces and adjoining residential areas.
- Site C to gain an additional 5,800sqm² in GFA and revised from 20 storeys to 28 storeys (no adverse impacts on Berry Street and Miller St special areas, public spaces and adjoining residential areas). Total GFA from 17,600m² to 23,400m².
- Minor adjustment to Site G: G1.1, airspace over 3-11 Ward Street, removed from proposed site amalgamation. No further changes proposed to Site G.
- No changes to the Proposed Berry St North Square.
- Potential future link connecting Central Square and the new Metro station.
- Car park rates for the Precinct to remain as per North Sydney's existing CBD DCP controls (1 space per 400sqm GFA).



THE GROUND PLANE



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 plaza 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.

THE CENTRAL SQUARE

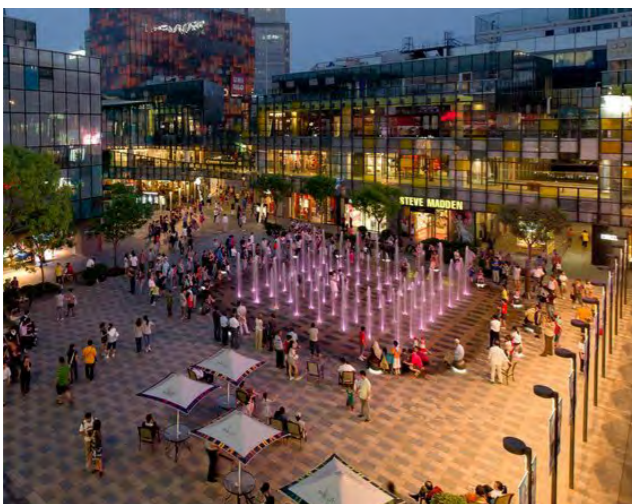
Area: 2,080m²

By focusing the open space in the centre of the Precinct, the square will have a highly adaptable and consolidated footprint ideal for events and activities. It will also form the breakout space for other community events being held in the Knowledge Hub and Cultural Hub.

Detailed design is expected to take place in the next stage to ensure a high-quality urban design and architectural outcome that is consistent with Council's strategic and community goals.

The square will be designed in such a way as to:

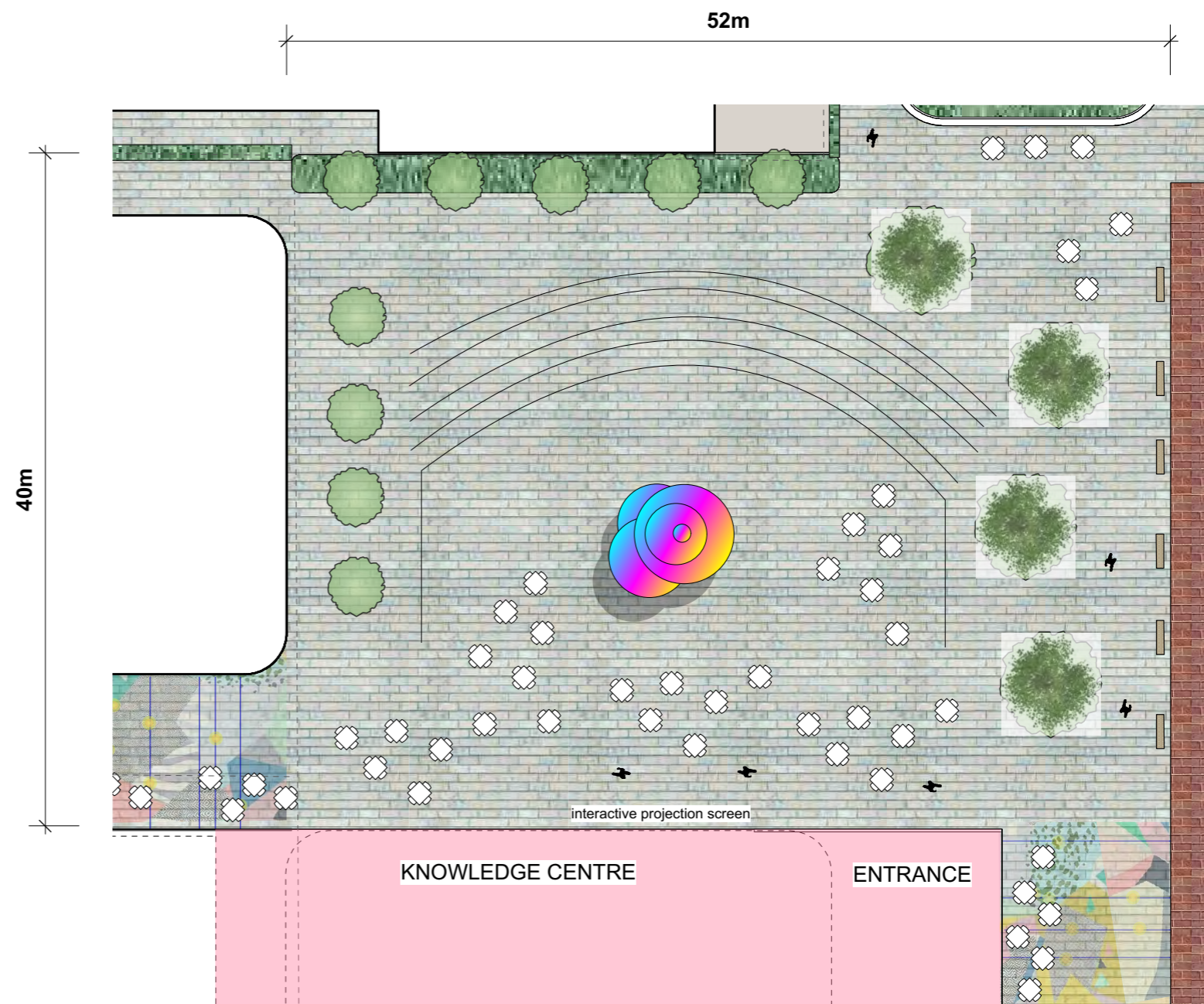
- Maximise flexibility of uses
- Maximise solar access
- Create interest with unique place-making features
- Engaging with residents, students, workers and visitors



The look and feel of the proposed central plaza where a range of events could be hosted throughout the year.



Supporting diversity and activity



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

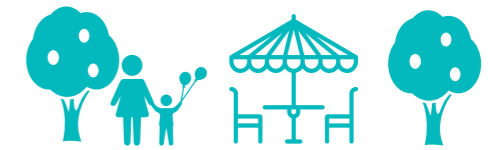
7_ FINAL WARD STREET MASTERPLAN

THE GREEN SQUARE

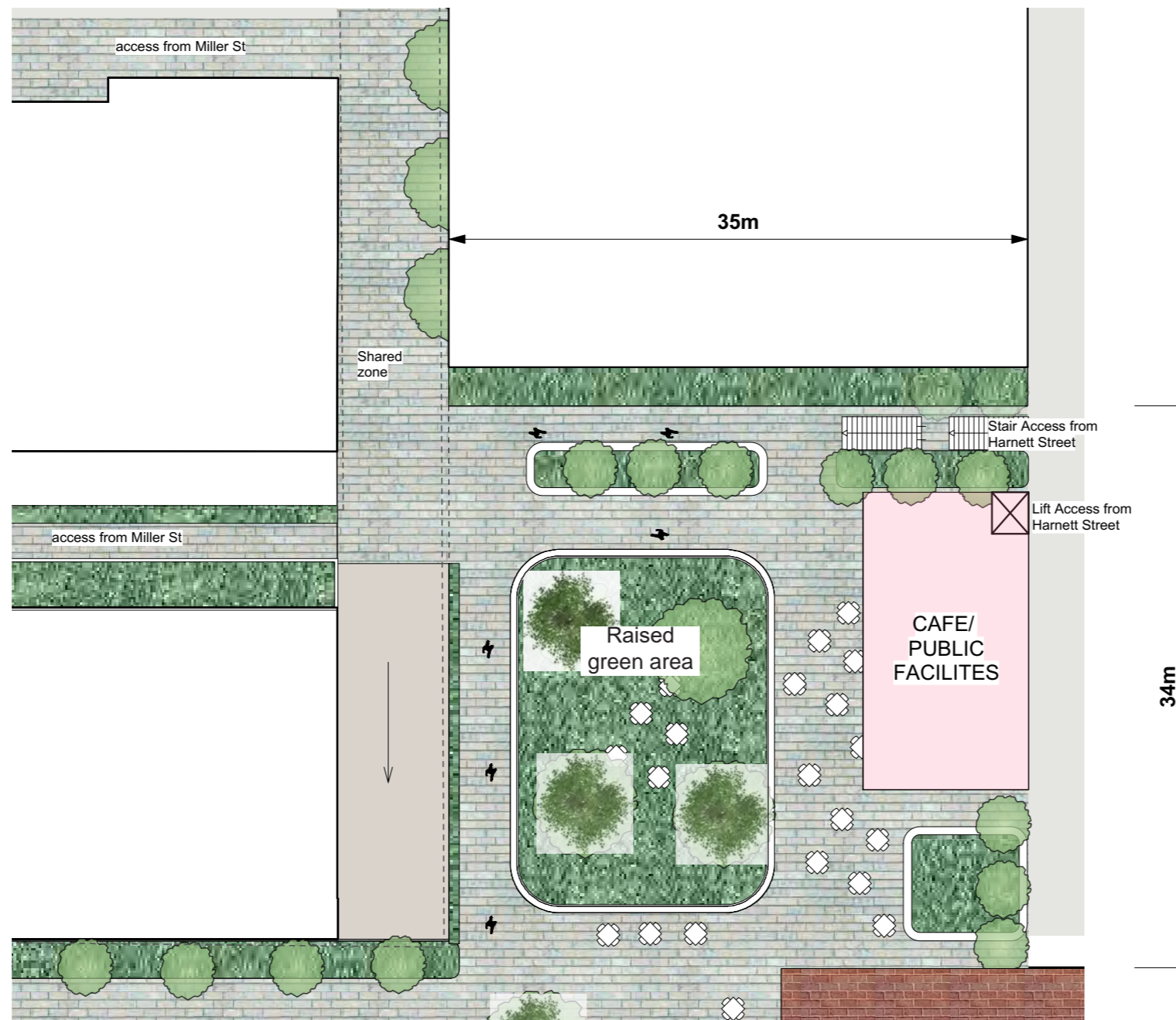
Area: 1,155m²

The relocation of the Cultural Hub into the podium of Site B allows the open space above Harnett Street to be transformed into an urban green 'pocket park' that is of reasonable size and amenity that could be further activated with a café and public facilities. A green space that is both peaceful, protected and in the core of the CBD laneway network. It will allow residents and workers to engage in low-intensity open space activities.

Detailed design is expected to take place in the next stage to ensure a high-quality urban design and architectural outcome that is consistent with Council's strategic and community goals.



Green, protected and peaceful



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



WARD STREET KNOWLEDGE HUBFloor space: 1,200m²

A modern annex to the Stanton Library focusing on technology and community facilities rather than books.

The Stanton Library Masterplan (2016) highlighted the requirement for a CBD Branch Annex that will meet the needs of the growing North Sydney work-force.

The Knowledge Hub would cater for a wide range of events and purposes: from small group classes in designated meeting spaces to workshops on the latest digital technology. With other rooms such as: Music rooms, reading rooms, kids space, computer lab with free wifi throughout the hub.



Innovative Technology | Flexible Spaces



**Australians visited their libraries
113 million times in 2017.**

**+ 1.1 million additional registered
users from 2016 to 2017**

**Patrons visited the Stanton
Library 488,000 times in 2018.**

‘Libraries have become people’s second living rooms.’

Sue McKerracher, Australian Library and information Association

7_ FINAL WARD STREET MASTERPLAN

WARD STREET CULTURAL HUB

Floor space: 3,740m²

Gallery and performance spaces were identified as a priority requirement for the CBD and surrounding areas in the 'Cultural and Strategic Plan' 2015-17.

A purpose-built facility contained in the 'heart of the Precinct' will create a cultural destination that will be supported and mutually reinforced by the Knowledge Hub and newly formed 'eat street' along the pedestrianised Ward St. A multi-faceted destination experience that will be active in the daytime, evenings and weekends.

A mixed-use facility that can accommodate such uses as:

- Gallery spaces
- Artists studios
- Retail and Dining
- Makers spaces
- Roof top terraces
- Live performances

Precedent for multi-use hall:

Leighton Hall, UNSW John Niland Scientia Building
Seating up to 520 in theatre style or 800 people standing



Community Engaged | Cultural Destination

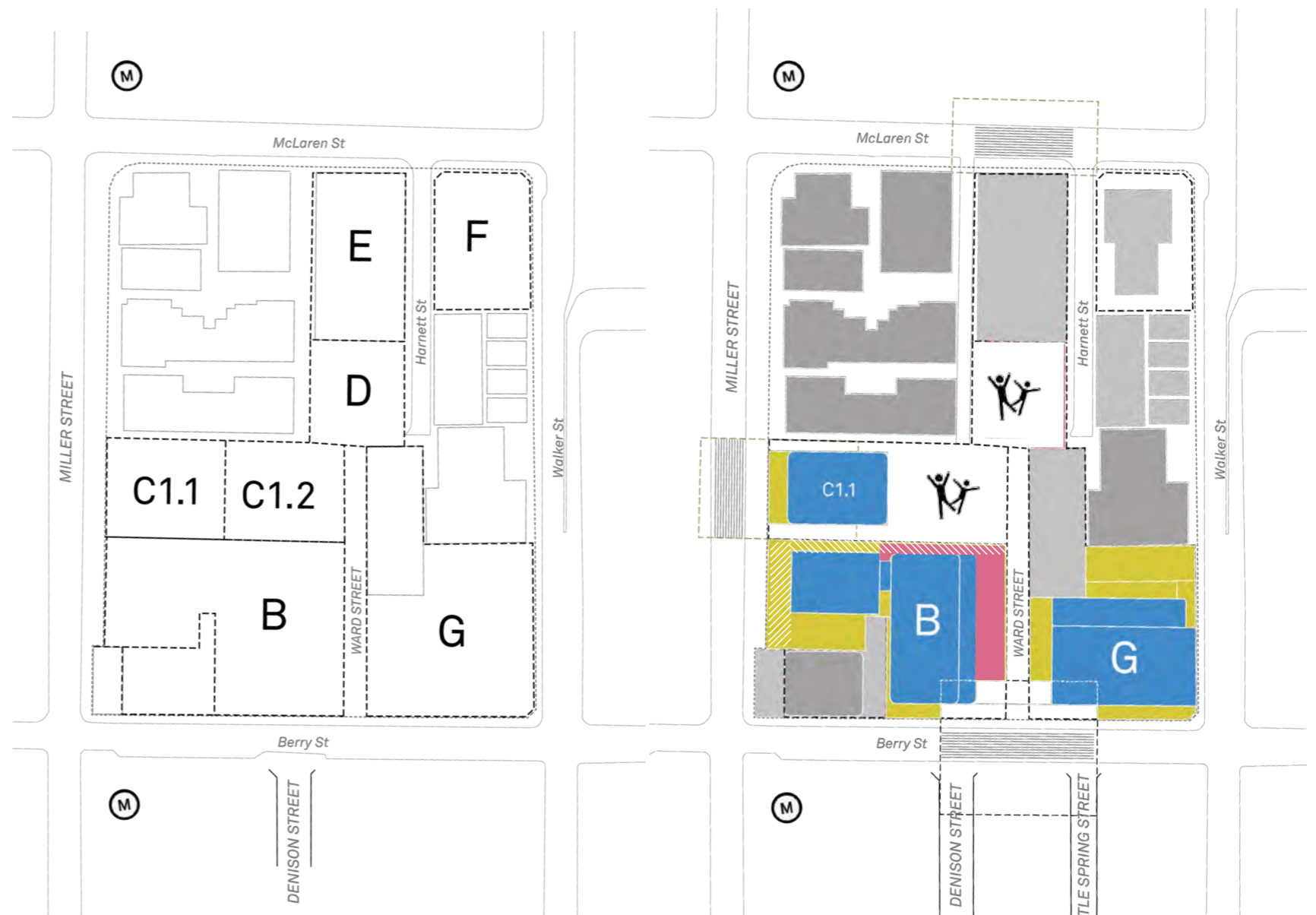


FINAL LOT AMALGAMATION AND USES

The layout, design and built form identified in the final masterplan has been influenced by the following principles:

- Maximising new open space and public facilities opportunities
- Maximising solar access into new public spaces
- Maximising 'A' Grade employment floor space at the door step of Metro
- Reinforcing the city's emerging laneway network.

Site	Existing Sites	Use	Potential GFA
Site A	50 Berry Street	(no change)	(no change)
Site B	Miller Street Setback 201 Miller Street 56 Berry Street 66 Berry Street 1,167.6sqm of Council Land	Premium Grade commercial tower Retail, Knowledge Hub & Cultural Hub in podium	77,300-96,424 m ²
Site C1.1	213 Miller Street	Retail podium B-Grade commercial tower	23,400 m ²
Site D, C1.2,	2,712sqm of Council Land 949sqm Ward St Ward St	Open Space for recreation (excludes council land on Harnett St - Future carpark entry)	3,661 m ²
Site E	41 McLaren St	(no change)	(no change)
Site F	45 McLaren Street	(no change)	(no change)
Site G	76 Berry Street Ausgrid Land	Retail podium Premium Grade commercial tower	66,326 m ²
TOTAL			170,987 - 189,811 m²



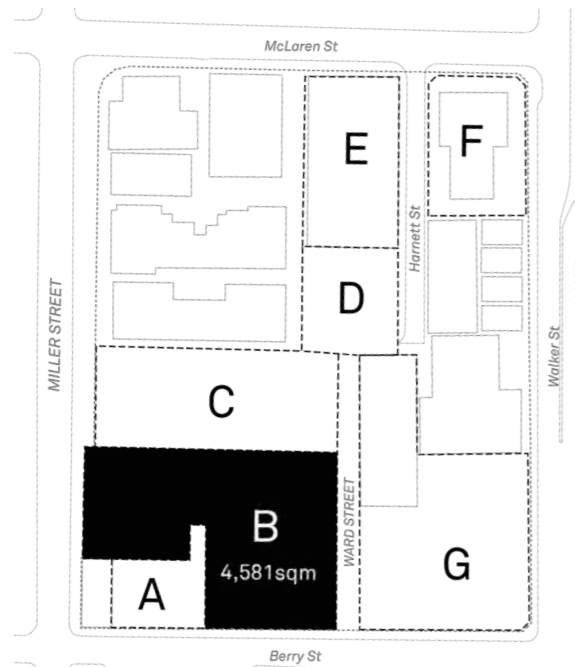
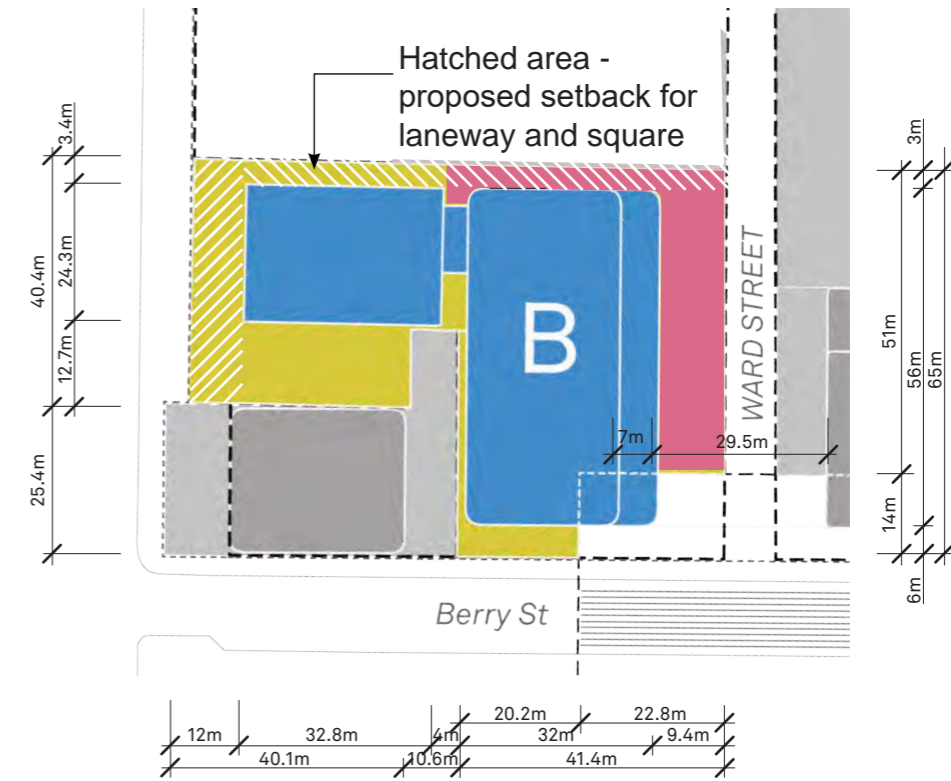
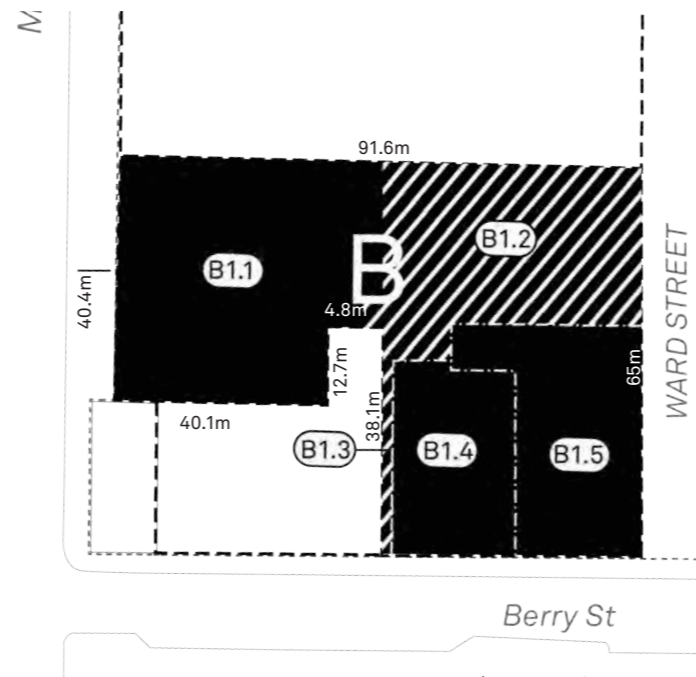
8_ FINAL MASTERPLAN BUILDING ENVELOPES

SITE B OVERVIEW

Site B has the capacity to provide a 'Premium-grade' commercial building with a mixed-use podium with retail and community facilities. Nominated building setbacks to be used for retail activation and rooftop areas to be used for external usable space for community facilities.

The 'Knowledge Hub' to face onto Central Square to activate the square with accessible entrances to both the Cultural Hub and Knowledge Hub from Berry Street and Central Square.

Floor space above 230RL could be utilised for hotel use to leverage exceptional views back to Sydney Harbour Bridge, Sydney Opera House and the Sydney CBD.



Site Location Plan

Ownership and Amalgamation

Site (part)	Address	Owner	Area
B1.1	201 Miller Street	Dexus	1,635.5 m ²
B1.2	22 Ward St	North Sydney Council	1,098.0 m ²
B1.3	Bullivant Lane (part)	North Sydney Council	69.6 m ²
B1.4	56 Berry Street	Dexus	636.0 m ²
B1.5	66 Berry Street	SP47529	875.9 m ²
SITE B TOTAL			4,315.0 m²

Yield and Uses

Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
B1.1	G	Retail	1,865 m ²	1	1,865 m ²	933 m ²	840 m ²
	L1-22	Commercial	766 m ²	22	16,852 m ²	15,554 m ²	13,684 m ²
B1.2	G	Retail/Community Use	2,472 m ²	1	2,472 m ²	1,236 m ²	1,110 m ²
	L1	Retail/Community Use	2,472 m ²	1	2,472 m ²	1,730 m ²	1,550 m ²
	L2	Commercial/Community Use	2,472 m ²	1	2,472 m ²	1,730 m ²	1,550 m ²
	L3R (rooftop)	Community Use	500 m ²	1	500 m ²	500 m ²	500 m ²
	L3-21	Commercial	1,860 m ²	19	35,340 m ²	24,738 m ²	23,436 m ²
	L22-40	Commercial	1,860 m ²	19	35,340 m ²	31,806 m ²	28,500 m ²
	L41-57	Commercial	1,250 m ²	17	21,250 m ²	19,125 m ²	17,213 m ²
SITE B TOTAL					117,451 m²	96,424 m²	87,511 m²

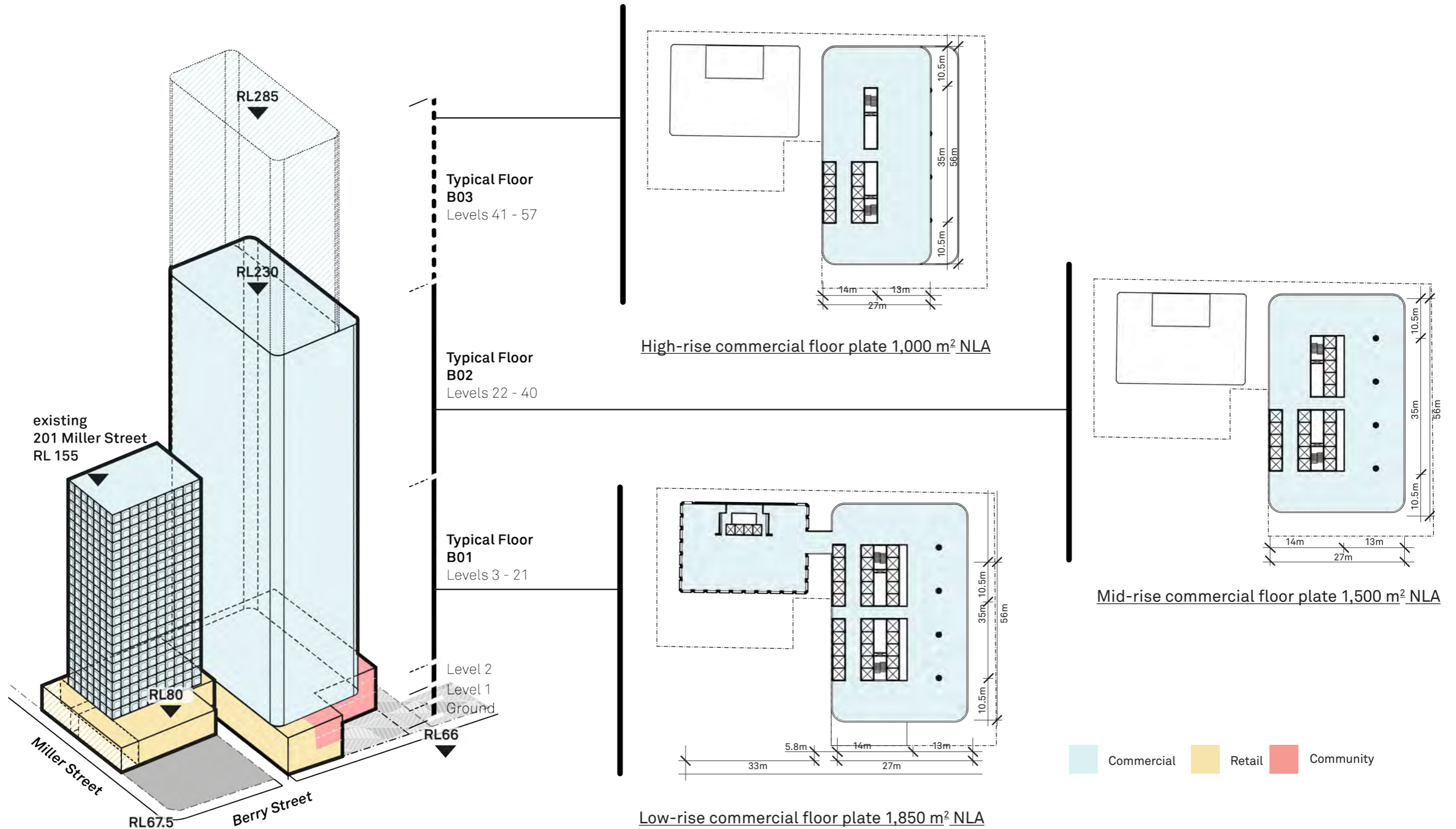
SITE AREA

4,315 m²

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FINAL MASTERPLAN BUILDING ENVELOPES

SITE B OVERVIEW



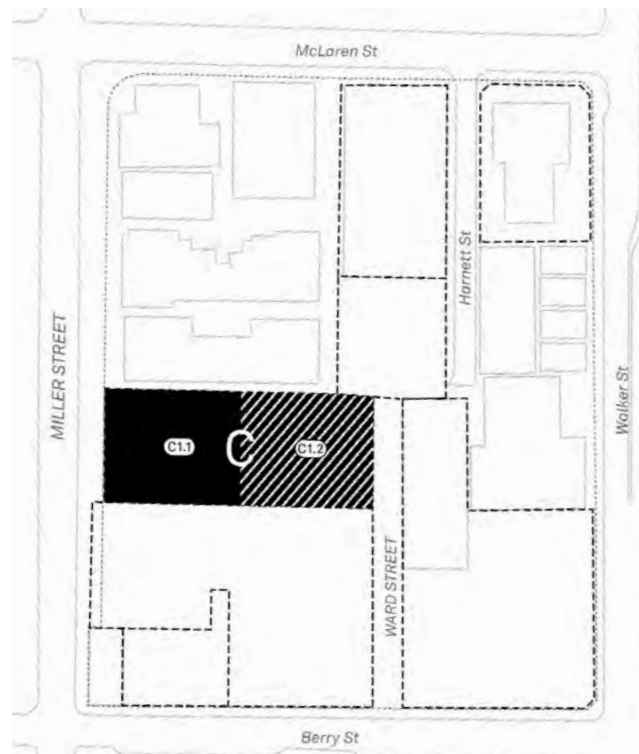
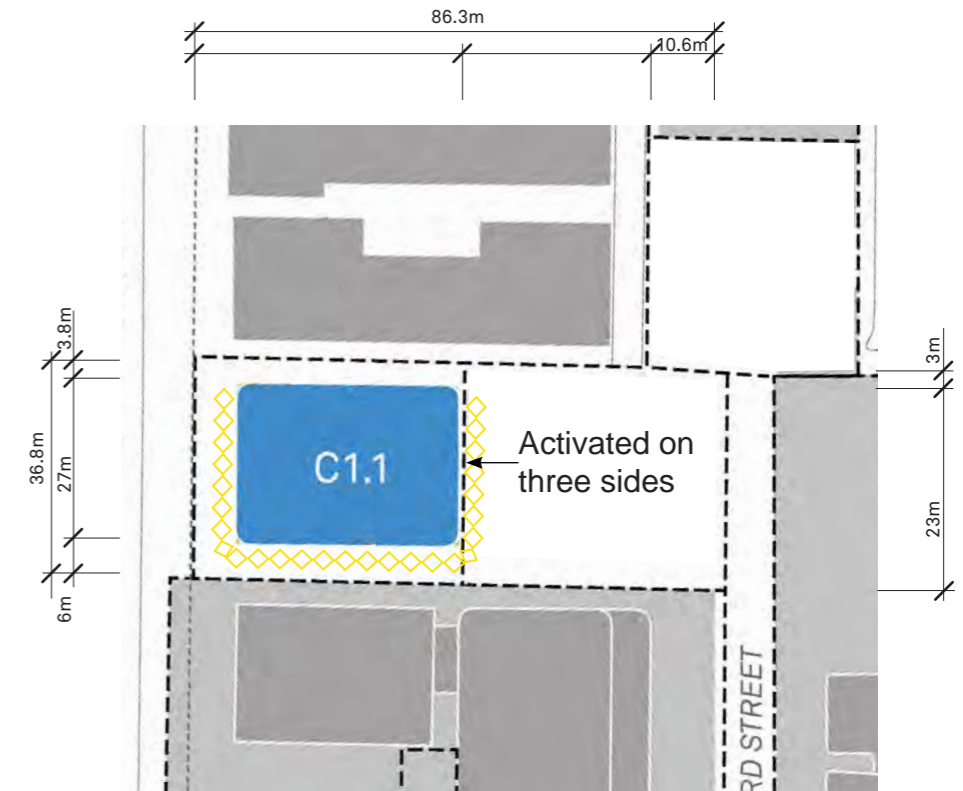
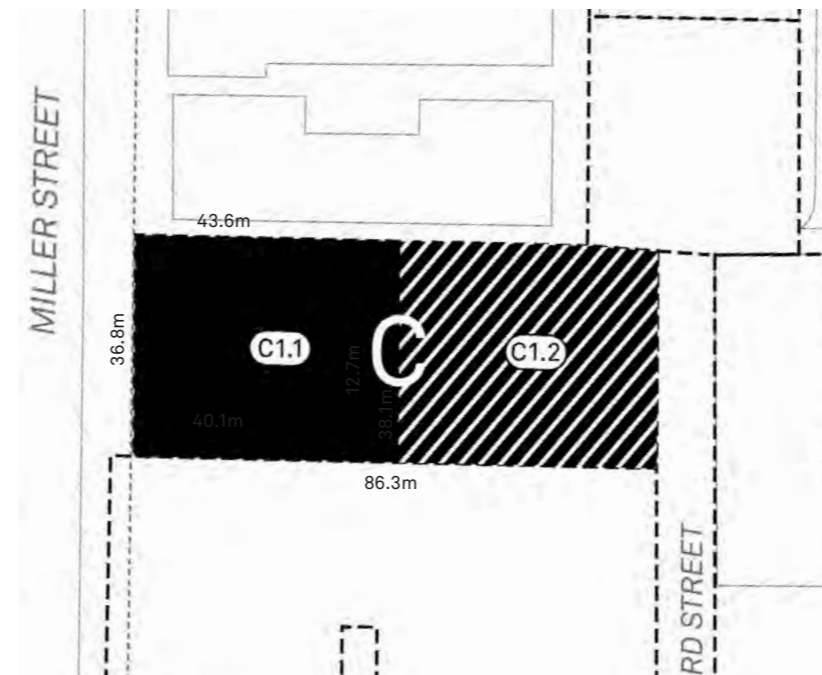
8_ FINAL MASTERPLAN BUILDING ENVELOPES

SITE C1.1 OVERVIEW

Site C1.1 is a small site with an existing 1970's era commercial building.

The masterplan maintains the existing site ownership and provides a 'B-Grade' commercial office that will be activated on three sides with the introduction of an additional laneway along the south boundary between Site C and Site B linking Miller Street and the new Central Square and community facilities.

During post-exhibition analysis, an additional height (20 metres) was found to be an acceptable adjustment to the overall building envelope taking the RL from 160 to 180.



Site Location Plan

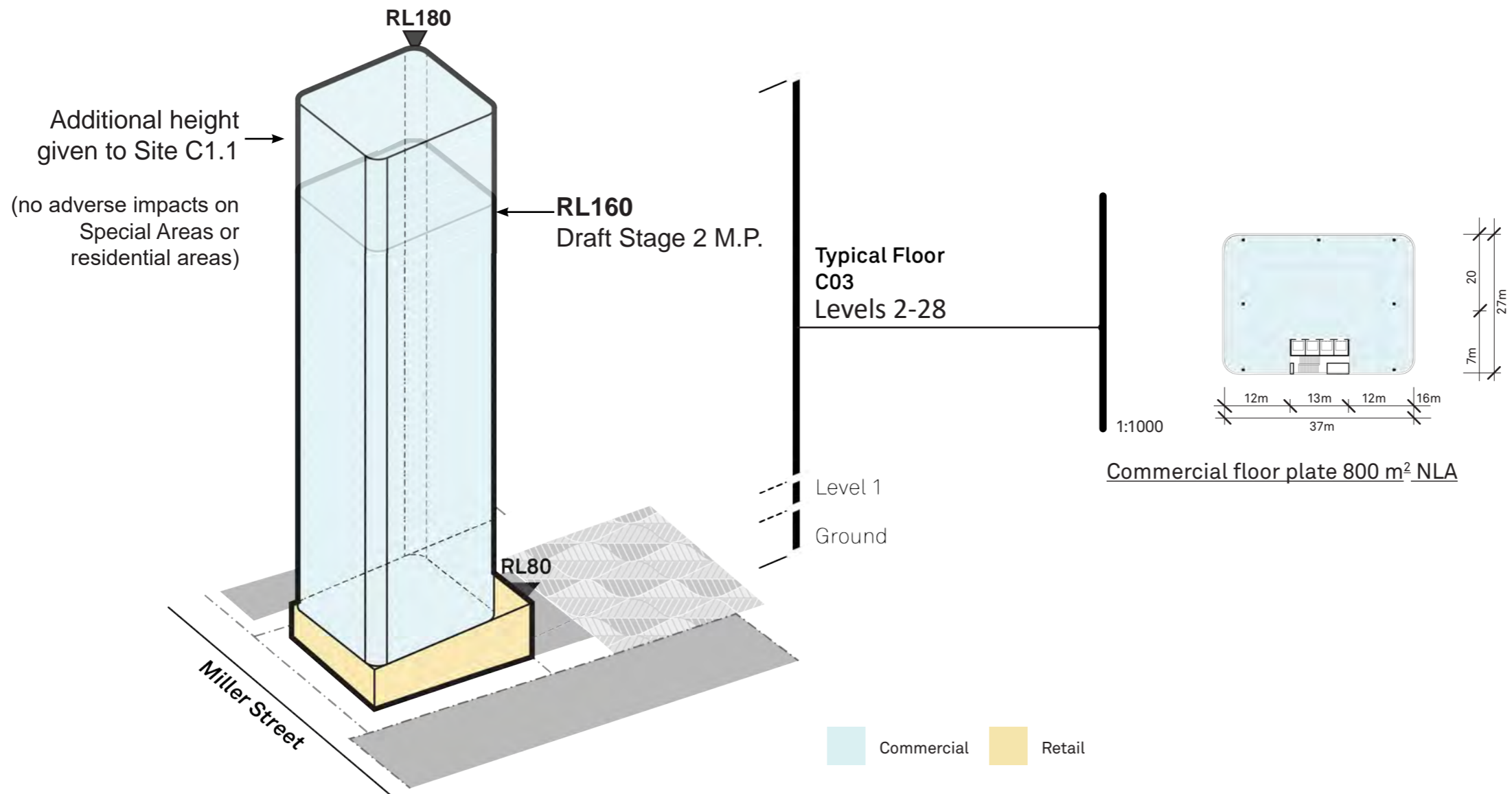
Ownership and Amalgamation

Site (part)	Address	Owner	Area
C1.1	213 Miller Street	NMBE Pty Ltd	1,600.0 m ²
SITE C1.1 TOTAL			1,600.0 m²

Yield and Uses

Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
C1.1	G	Retail	1,000 m ²	1	1,000 m ²	500 m ²	450 m ²
	L1	Retail	1,000 m ²	1	1,000 m ²	900 m ²	810 m ²
	2-26	Commercial	1,000 m ²	26	26,000 m ²	22,000 m ²	20,800 m ²
SITE C 1.1 TOTAL					26,000 m²	23,400 m²	22,060 m²
SITE AREA						1,600 m²	
FSR						15:1	

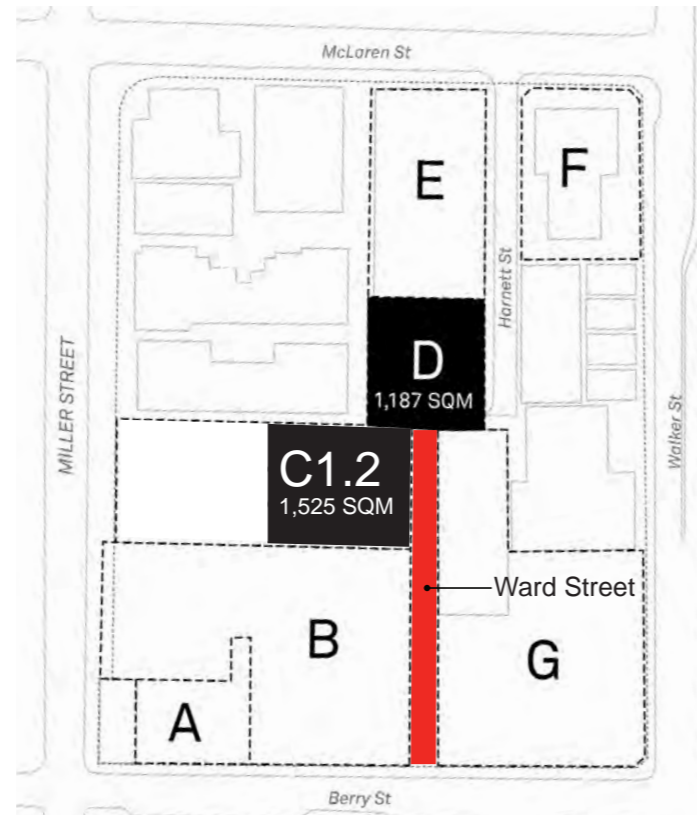
SITE C1.1 OVERVIEW



SITE C1.2, SITE D & WARD ST OVERVIEW

The masterplan maintains Council ownership over the existing Harnett Street Carpark and 50% of the Ward St Carpark leaving council with 70% ownership of the total Council land holding.

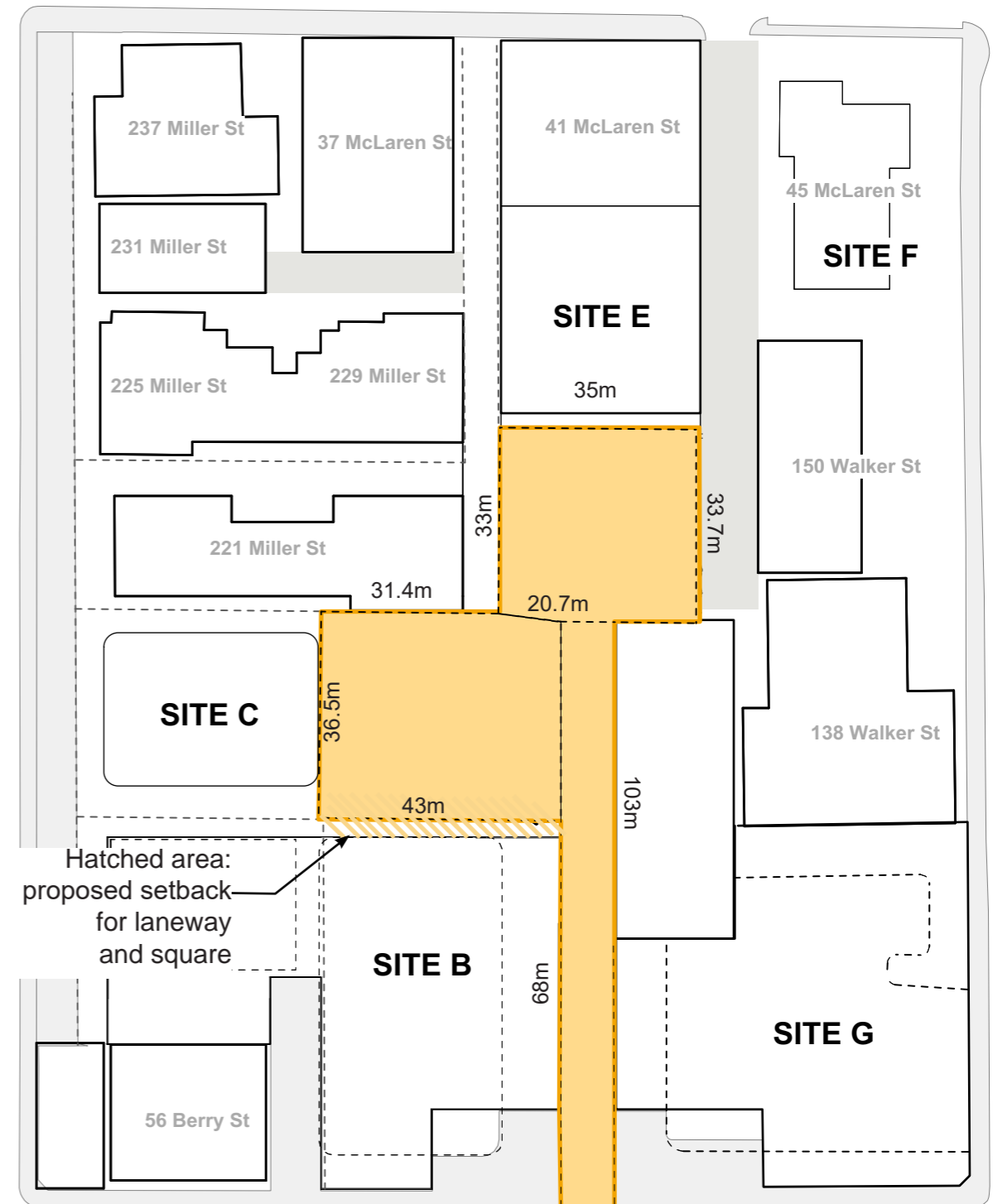
It will provide a new green square, central square and pedestrianised eat street along Ward St.



Site Location Plan

Ownership and Amalgamation

Site (part)	Address	Owner	Area
C1.2	Ward Street Carpark	North Sydney Council	1,525m ²
D	Harnett Street Carpark	North Sydney Council	1,187.0 m ²
Ward St	Ward Street	North Sydney Council	949 m ²
SITE TOTAL			3,661 m²



Hatched area:
proposed setback
for laneway
and square

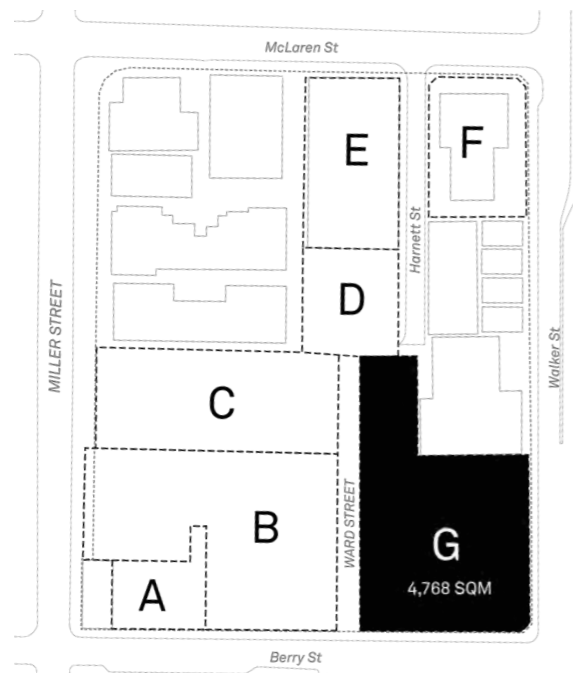
8_ FINAL MASTERPLAN BUILDING ENVELOPES

SITE G OVERVIEW

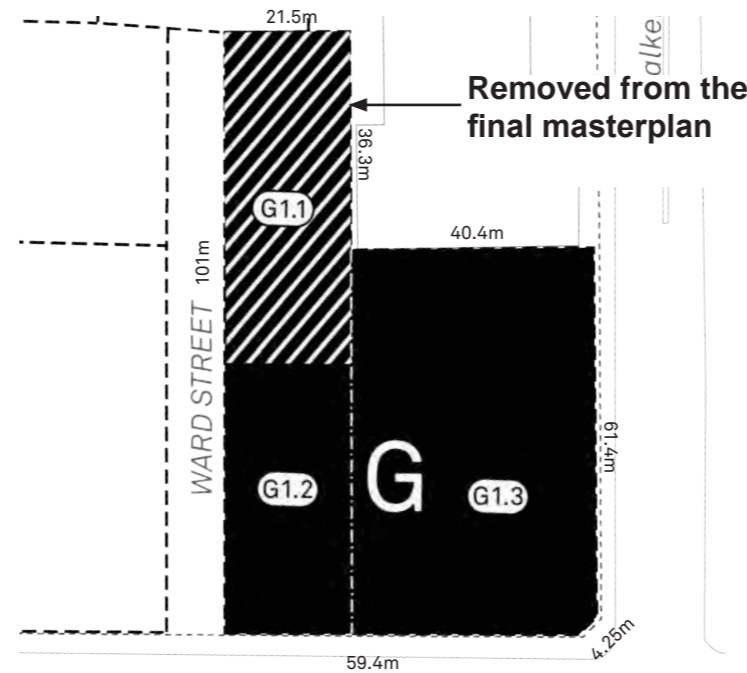
Site G is an amalgamation of the decommissioned substation at 74 Berry Street and the existing commercial tower at 76 Berry Street. The site has the capacity to provide a 'Premium-grade' commercial floor plate.

The amalgamation of sites G1.2 and G1.3 is important to achieve the North Berry Square outcome and provide an engaging ground plane at Ward & Berry Street.

Note: Site G1.1 has been removed from the proposed amalgamation of Site G due to operational concerns raised by Ausgrid during the exhibition process.



Site Location Plan



Ownership and Amalgamation

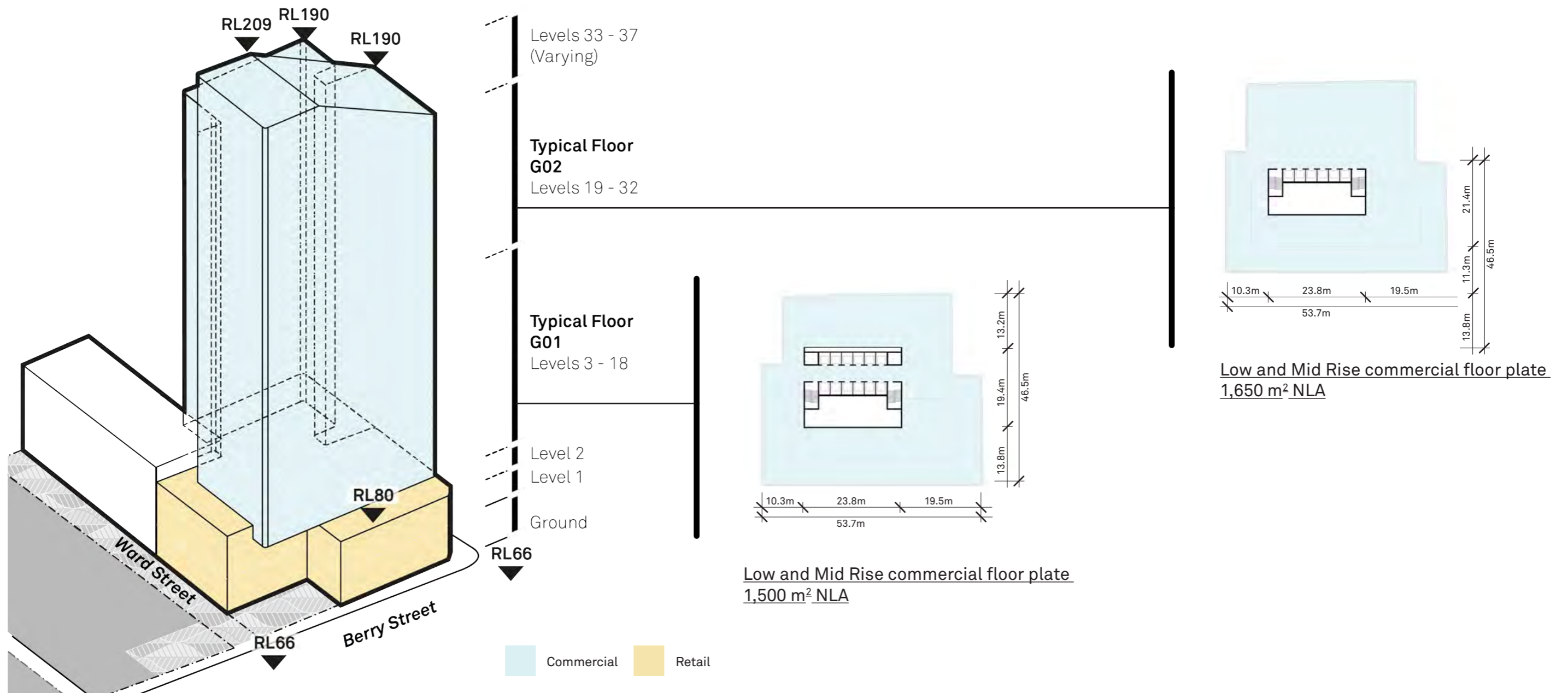
Site (part)	Address	Owner	Area
G1.1	REMOVED	-	-
G1.2	74 Berry Street	Ausgrid	966.0 m ²
G1.3	76 Berry Street	Local Government Super	2,587.0 m ²
SITE G TOTAL			3,553.0 m²

Yield and Uses

Building	Level	Use	Envelope area per floor	No. Floors	BEA	GFA	NLA
G1	G	Retail	3,203 m ²	1	3,203 m ²	1,600 m ²	1,440 m ²
	L1	Retail	3,203 m ²	1	3,203 m ²	2,560 m ²	2,300 m ²
	L2-32	Commercial	2,200 m ²	31	68,200 m ²	57,600 m ²	51,840 m ²
	33	Commercial	1,256 m ²	1	1,256 m ²	1,130 m ²	1,017 m ²
	34	Commercial	1,256 m ²	1	1,256 m ²	1,130 m ²	1,017 m ²
	35	Commercial	1,057 m ²	1	1,057 m ²	951 m ²	856 m ²
	36	Commercial	855 m ²	1	855 m ²	770 m ²	693 m ²
	37	Commercial	650 m ²	1	650 m ²	585 m ²	526 m ²
SITE B TOTAL					81,880 m²	66,326 m²	59,689 m²

SITE AREA 3,553 m²
FSR 18.7 :1

SITE G OVERVIEW



CAR PARKING OVERVIEW

The loading and parking strategy is critical to ensuring that a car free pedestrian Precinct can be achieved.

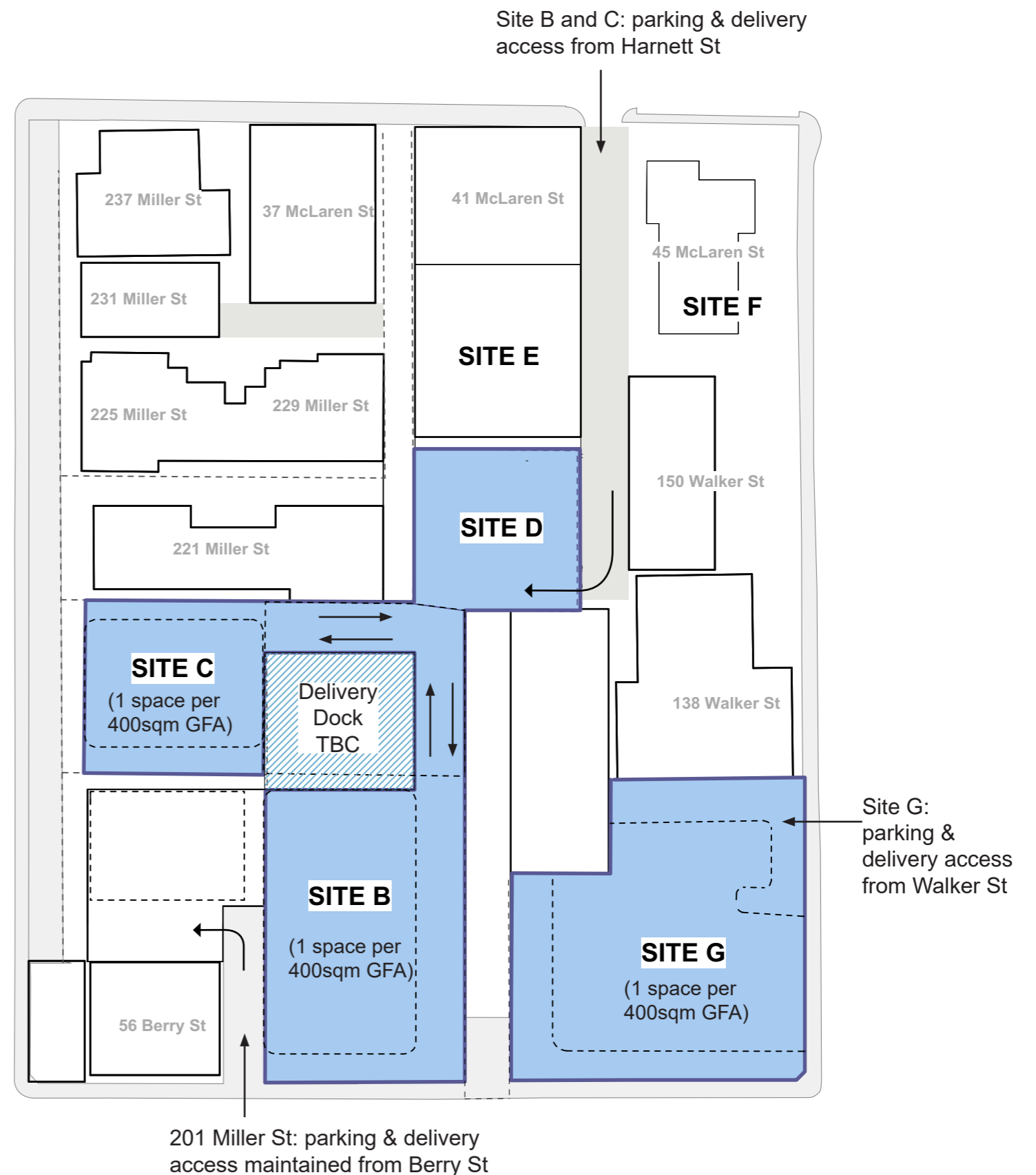
The existing Harnett Street Carpark (Site D) will provide access to the basement areas of Sites B and Site C (subject to electrical easement investigations). This will enable loading and parking to occur below the pedestrian Precinct of Ward Street and the Central Square and reduce traffic load on Berry Street.

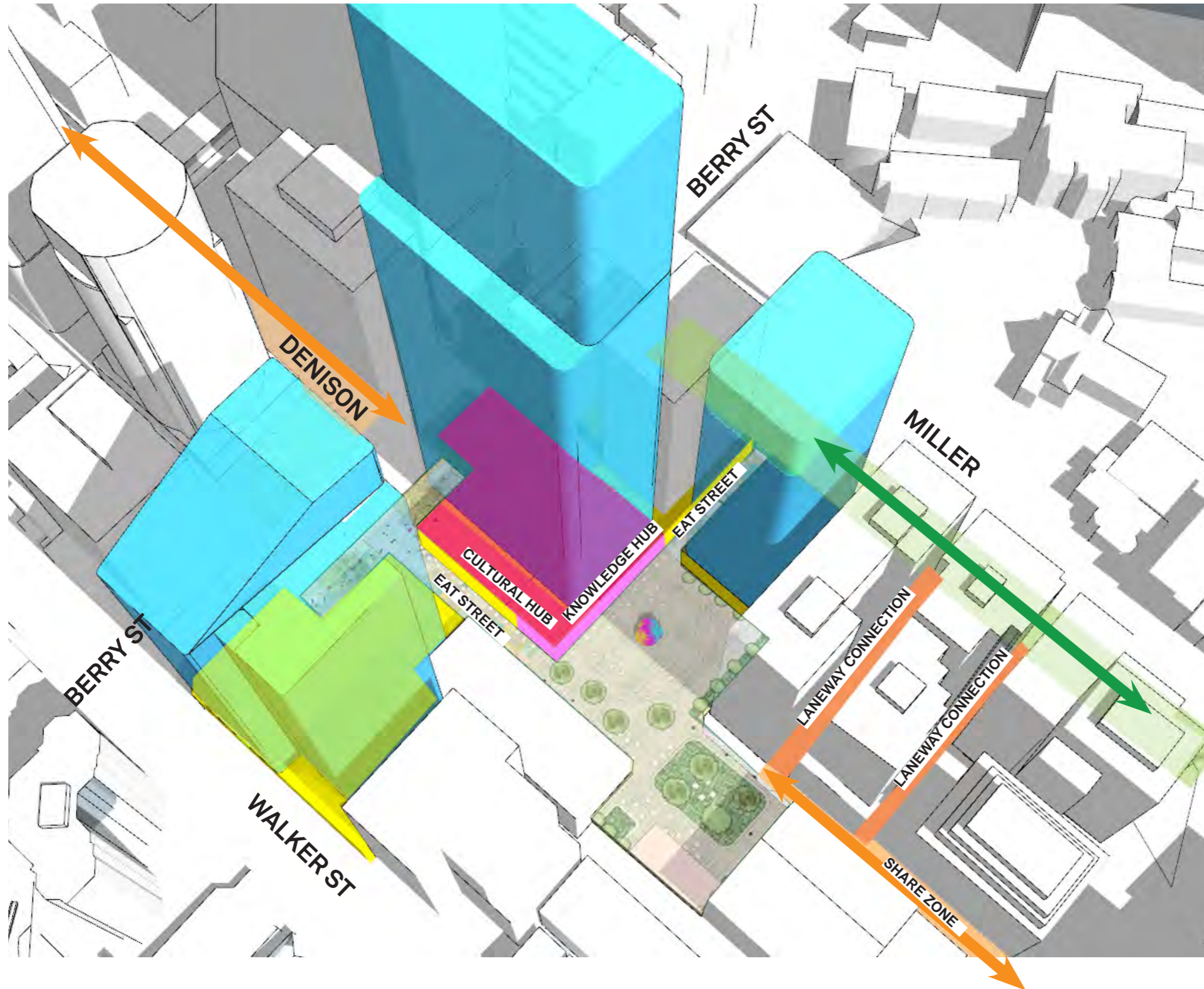
CAR PARKING RATES

The design testing exercise for Stage 2 considered comparative maximum parking provisions and a more restrictive amendment to the parking rate per square metre of gross floor area was recommended to ensure no additional traffic is created. However the final masterplan, as documented, still delivers less parking within the Precinct than the current level of parking thus no increase in car parking and traffic beyond existing levels is expected. Therefore, no specific adjustment of the existing North Sydney DCP parking rate for the Precinct is required.

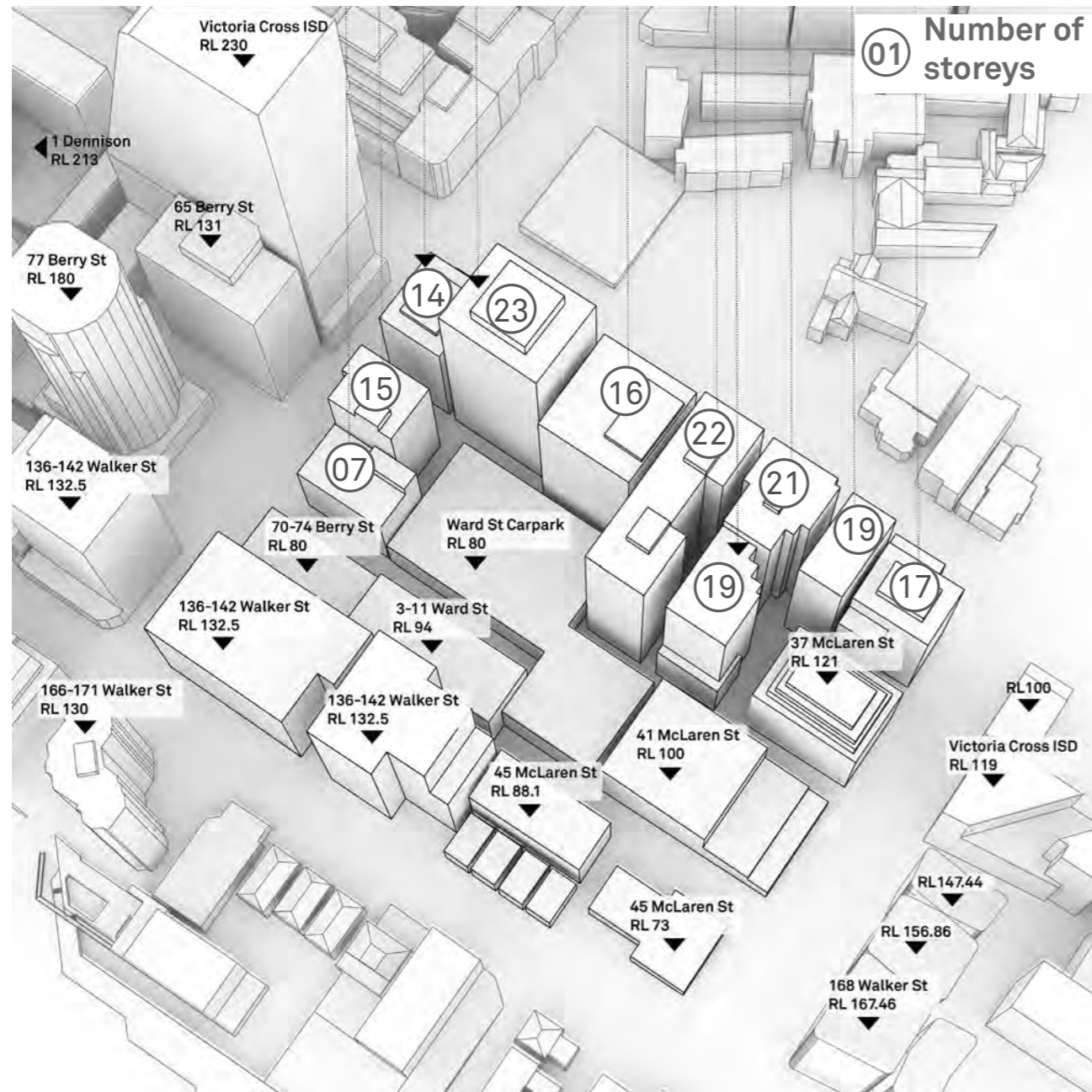
DELIVERIES AND FREIGHT ACCESS

Provision will be made to provide for safe and accessible loading and unloading of goods and materials. Ideally, these will be consolidated and on-site where possible.

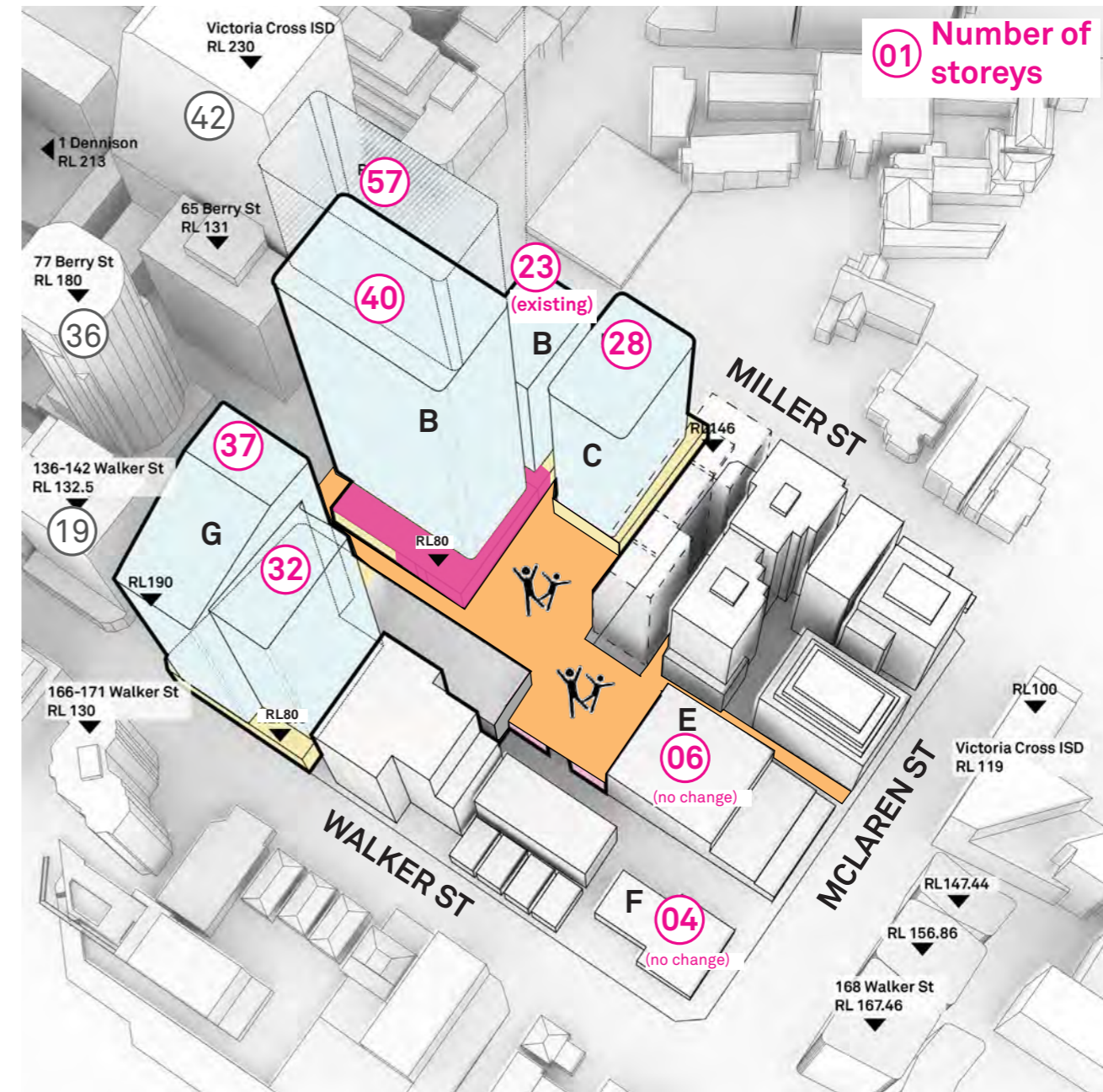




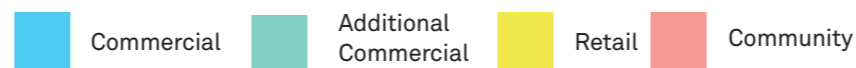
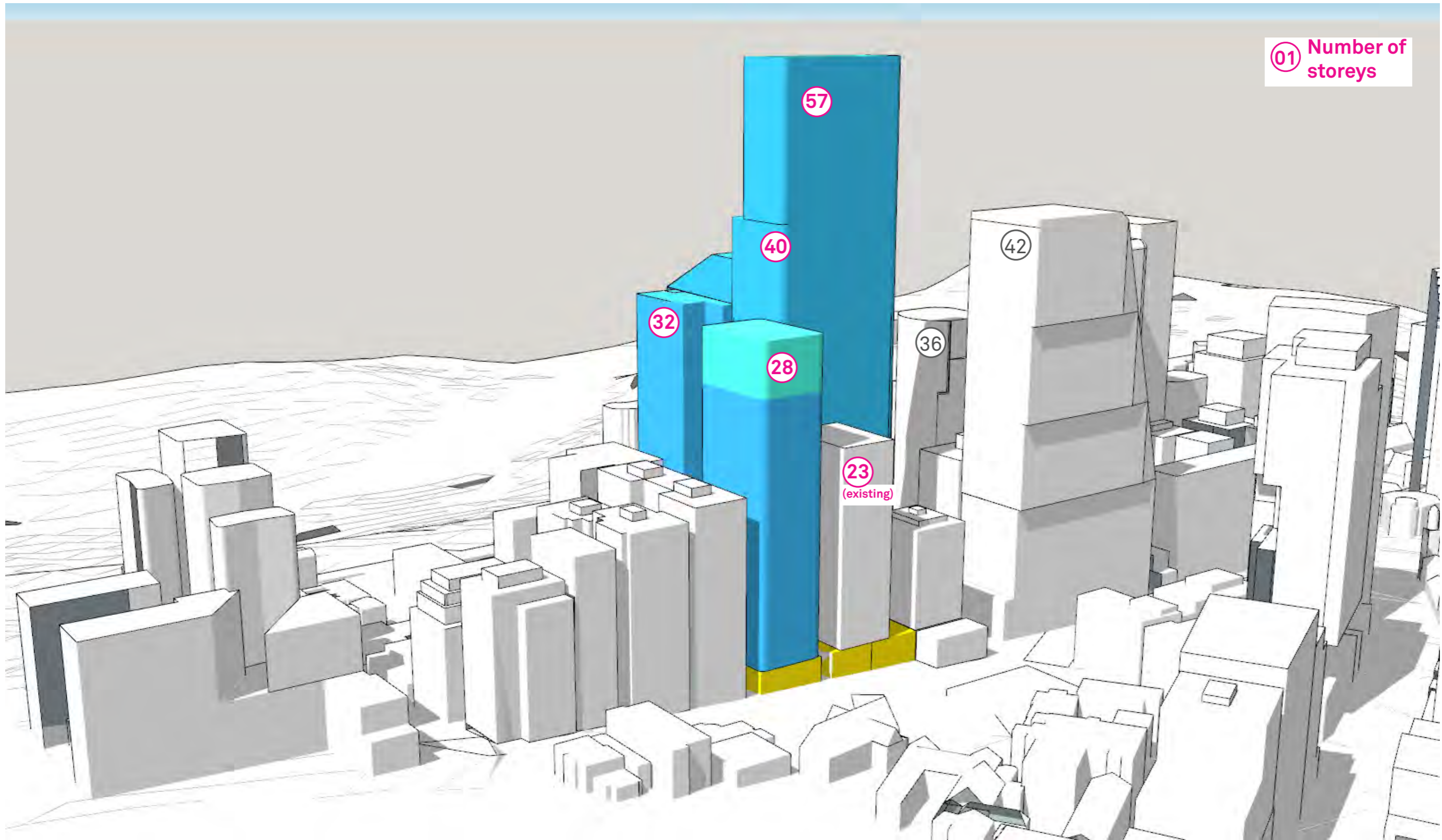
Existing

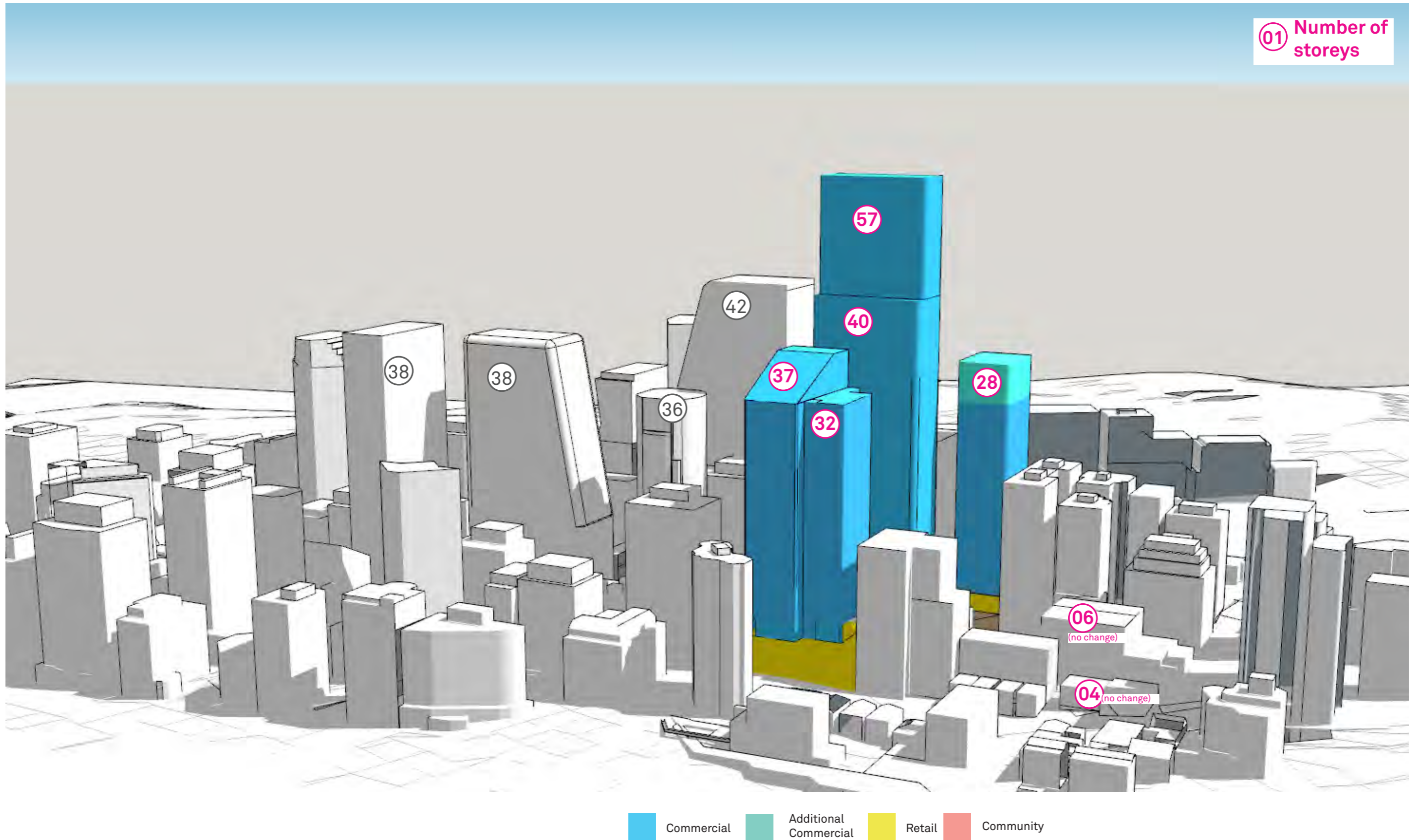


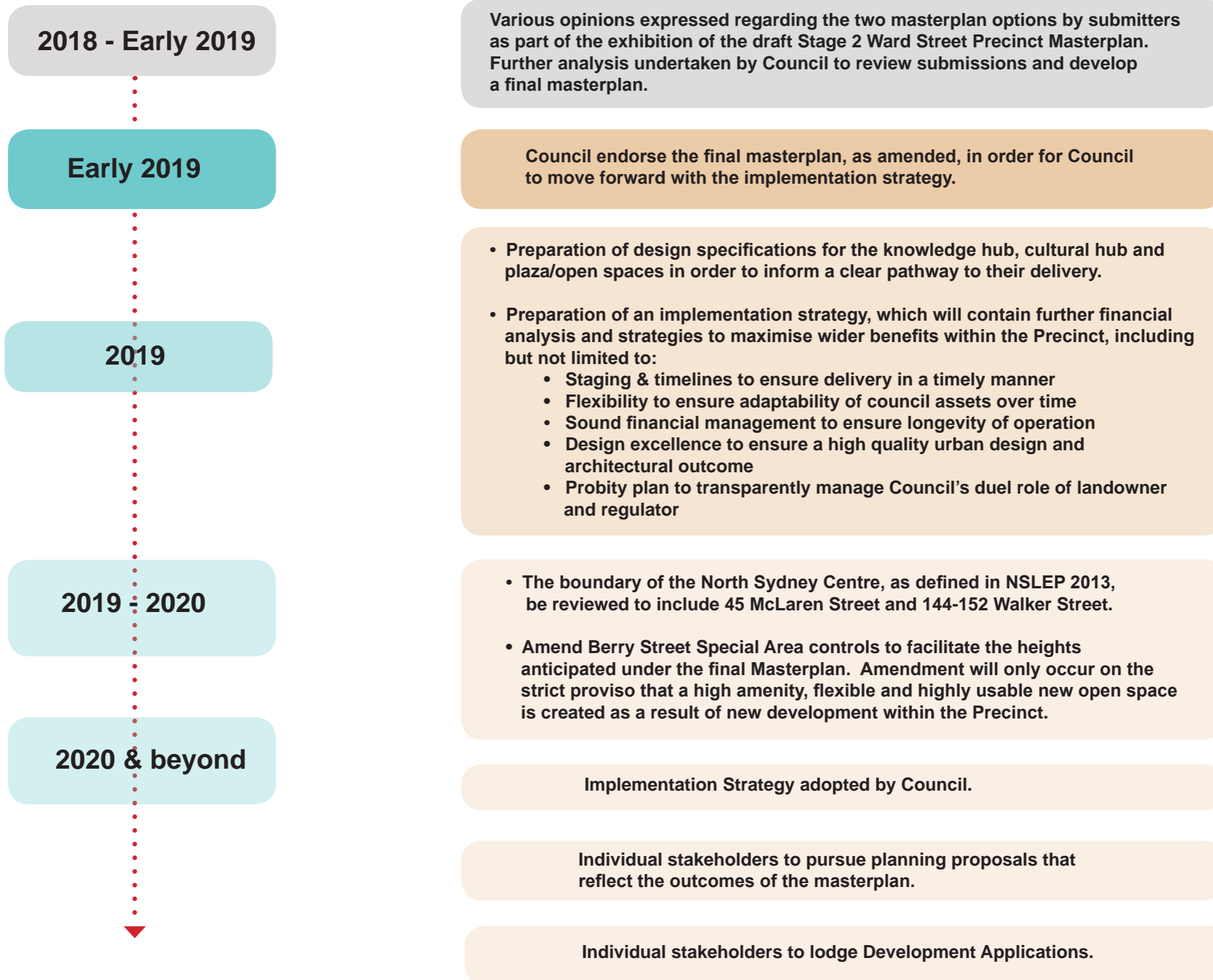
Proposed



Community
 Commercial
 Retail
 Open Space









**STAGE 2 WARD STREET PRECINCT MASTERPLAN
2019**