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.

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**
**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:

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Address</th>
<th>Owner</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>22 Ward Street</td>
<td>North Sydney Council</td>
<td>3,955 m²</td>
</tr>
<tr>
<td>02</td>
<td>237 Miller St.</td>
<td>SP56005 (98 Lots)</td>
<td>1,401 m²</td>
</tr>
<tr>
<td>03</td>
<td>39 McLaren St.</td>
<td>SP47495 (81 Lots)</td>
<td>1,207 m²</td>
</tr>
<tr>
<td>04</td>
<td>41 McLaren St.</td>
<td>Erolcane &amp; Clajjade</td>
<td>2,368 m²</td>
</tr>
<tr>
<td>05</td>
<td>45 McLaren St.</td>
<td>SP14598 (18 Lots)</td>
<td>1,792 m²</td>
</tr>
<tr>
<td>06</td>
<td>231 Miller St.</td>
<td>(under construction)</td>
<td>521 m²</td>
</tr>
<tr>
<td>07</td>
<td>225 Miller St.</td>
<td>Meriton</td>
<td>887 m²</td>
</tr>
<tr>
<td>08</td>
<td>229 Miller St.</td>
<td>(under construction)</td>
<td>1,089 m²</td>
</tr>
<tr>
<td>09</td>
<td>221 Miller St.</td>
<td>(under construction)</td>
<td>2,457 m²</td>
</tr>
<tr>
<td>10</td>
<td>213 Miller St.</td>
<td>NMBE Pty Ltd.</td>
<td>1,600 m²</td>
</tr>
<tr>
<td>11</td>
<td>201 Miller St.</td>
<td>DEXUS</td>
<td>1,636 m²</td>
</tr>
<tr>
<td>12</td>
<td>189 Miller St.</td>
<td>Callogeros Pty Ltd.</td>
<td>299 m²</td>
</tr>
<tr>
<td>13</td>
<td>50 Berry St.</td>
<td>Pro Bang &amp; Lecmo</td>
<td>930 m²</td>
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<tr>
<td>14</td>
<td>56 Berry St.</td>
<td>DEXUS</td>
<td>635 m²</td>
</tr>
<tr>
<td>15</td>
<td>66 Berry St.</td>
<td>SP47223 (34 Lots)</td>
<td>876 m²</td>
</tr>
<tr>
<td>16</td>
<td>70-74 Berry St.</td>
<td>Ausgrid</td>
<td>966 m²</td>
</tr>
<tr>
<td>17</td>
<td>14-150 Walker St</td>
<td>SP85010 (50 Lots)</td>
<td>1,535 m²</td>
</tr>
<tr>
<td>18</td>
<td>138 Walker St.</td>
<td>SP85008 (199 Lots)</td>
<td>1,795 m²</td>
</tr>
<tr>
<td>19</td>
<td>76 Berry St.</td>
<td>Local</td>
<td>2,587 m²</td>
</tr>
<tr>
<td>20</td>
<td>3-11 Ward St.</td>
<td>Ausgrid</td>
<td>1,214 m²</td>
</tr>
</tbody>
</table>

**TOTAL AREA**

31,956 m²
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

Illustration: Looking into Ward St from Berry Square
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).

* 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.
5. **MASTERPLAN FINALISATION**

**COMMUNITY SPACES**

### Option 01

- **01:** Miller Street Square 1,450 sqm
- **02:** Branch Library 1,200 sqm
- **03:** Cultural Centre 3,740 sqm
- **04:** Central Square 1,200 sqm
- **06:** Pedestrianised Street 760 sqm
- **07:** Berry Square 780 sqm
- **TOTAL:** 8,020 sqm

### Option 02

- **01:** Branch Library 1,200 sqm
- **02:** Cultural Centre 3,740 sqm
- **03:** Central Square 1,200 sqm
- **04:** Pedestrianised Street 610 sqm
- **05:** Pedestrianised ROW 480 sqm
- **06:** Berry Square 780 sqm
- **TOTAL:** 7,900 sqm

### Final Masterplan

- **01:** Knowledge Hub 1,200 sqm
- **02:** Cultural Hub 9,740 sqm
- **03:** Central Square 3,740 sqm
- **04:** Green Square 1,155 sqm
- **05:** Pedestrianised Street 510 sqm
- **06:** Berry Square 460 sqm
- **07:** Eats Laneway 820 sqm (correction)
- **TOTAL:** 10,349 sqm

---

**STAGE 2 WARD STREET PRECINCT MASTERPLAN**
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: 5,418 m² (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 5,800 sqm 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 17,600 m² to 23,400 m².
- 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 400 sqm GFA).
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.

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

**Area:** 1,155m²

*Green Square Plan: For illustrative purposes only - design to be developed in next stage.*
WARD STREET KNOWLEDGE HUB

Floor 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.

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
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
**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.

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

**TOTAL**  
170,987 - 189,811 m²
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 B OVERVIEW

- **Typical Floor B03**
  - Levels 41 - 57

- **Typical Floor B02**
  - Levels 22 - 40

- **Typical Floor B01**
  - Levels 3 - 21

- **Low-rise commercial floor plate 1,850 m² NLA**
- **Mid-rise commercial floor plate 1,500 m² NLA**
- **High-rise commercial floor plate 1,000 m² NLA**

Existing
- 201 Miller Street
- RL 155
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.

**Ownership and Amalgamation**

<table>
<thead>
<tr>
<th>Site (part)</th>
<th>Address</th>
<th>Owner</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1.1</td>
<td>213 Miller Street</td>
<td>NMBE Pty Ltd</td>
<td>1,600.0 m²</td>
</tr>
<tr>
<td>SITE C1.1 TOTAL</td>
<td></td>
<td></td>
<td>1,600.0 m²</td>
</tr>
</tbody>
</table>

**Yield and Uses**

<table>
<thead>
<tr>
<th>Building</th>
<th>Level</th>
<th>Use</th>
<th>Envelope per Floor</th>
<th>No. Floors</th>
<th>BEA</th>
<th>GFA</th>
<th>NLA</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1.1</td>
<td>D</td>
<td>Retail</td>
<td>1,000 m²</td>
<td>1</td>
<td>1,000 m²</td>
<td>500 m²</td>
<td>450 m²</td>
</tr>
<tr>
<td>L1</td>
<td>Retail</td>
<td>1,000 m²</td>
<td>1,000 m²</td>
<td>1</td>
<td>1,000 m²</td>
<td>900 m²</td>
<td>810 m²</td>
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<tr>
<td>2-26</td>
<td>Commercial</td>
<td>1,000 m²</td>
<td>26</td>
<td>26,000 m²</td>
<td>22,000 m²</td>
<td>20,800 m²</td>
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</tr>
<tr>
<td>SITE C1.1 TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>26,000 m²</td>
<td>23,400 m²</td>
<td>22,060 m²</td>
</tr>
<tr>
<td>SITE AREA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,600 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FSR</td>
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<td></td>
<td></td>
<td></td>
<td>15:1</td>
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</table>
SITE C1.1 OVERVIEW

Additional height given to Site C1.1
(no adverse impacts on Special Areas or residential areas)

Commercial floor plate 800 m² NLA

Levels 2-28

Draft Stage 2 M.P.

RL180

RL160

RL80

Commercial
Retail

1:1000

12m
13m
12m
16m

1:1000

37m

Level 1
Ground
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.

### Ownership and Amalgamation

<table>
<thead>
<tr>
<th>Site (part)</th>
<th>Address</th>
<th>Owner</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1.2</td>
<td>Ward St Carpark</td>
<td>North Sydney Council</td>
<td>1,525 m²</td>
</tr>
<tr>
<td>D</td>
<td>Harnett Street Carpark</td>
<td>North Sydney Council</td>
<td>1,187.0 m²</td>
</tr>
<tr>
<td>Ward St</td>
<td>Ward Street</td>
<td>North Sydney Council</td>
<td>949 m²</td>
</tr>
<tr>
<td>SITE TOTAL</td>
<td></td>
<td></td>
<td>3,661 m²</td>
</tr>
</tbody>
</table>

Hatched area: proposed setback for laneway and square
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.

Ownership and Amalgamation

<table>
<thead>
<tr>
<th>Site (part)</th>
<th>Address</th>
<th>Owner</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1.1</td>
<td>REMOVED</td>
<td>-</td>
<td>-</td>
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<tr>
<td>G1.2</td>
<td>74 Berry Street</td>
<td>Ausgrid</td>
<td>966.0 m²</td>
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<tr>
<td>G1.3</td>
<td>76 Berry Street</td>
<td>Local Government Super</td>
<td>2,587.0 m²</td>
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</table>

Total: 3,553.0 m²

Yield and Uses

<table>
<thead>
<tr>
<th>Building</th>
<th>Level</th>
<th>Use</th>
<th>Envelope Area</th>
<th>No. Floors</th>
<th>BEA</th>
<th>GFA</th>
<th>NLA</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1</td>
<td>G</td>
<td>Retail</td>
<td>3,203 m²</td>
<td>3,203 m²</td>
<td>1,600 m²</td>
<td>1,440 m²</td>
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</tr>
<tr>
<td>L1</td>
<td>Retail</td>
<td>3,203 m²</td>
<td>3,203 m²</td>
<td>2,560 m²</td>
<td>2,300 m²</td>
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<tr>
<td>L2-32</td>
<td>Commercial</td>
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<td>68,200 m²</td>
<td>57,600 m²</td>
<td>51,840 m²</td>
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<tr>
<td>33</td>
<td>Commercial</td>
<td>1,256 m²</td>
<td>1,256 m²</td>
<td>1,256 m²</td>
<td>1,017 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Commercial</td>
<td>1,256 m²</td>
<td>1,256 m²</td>
<td>1,256 m²</td>
<td>1,017 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Commercial</td>
<td>1,057 m²</td>
<td>1,057 m²</td>
<td>951 m²</td>
<td>856 m²</td>
<td></td>
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</tr>
<tr>
<td>36</td>
<td>Commercial</td>
<td>855 m²</td>
<td>855 m²</td>
<td>770 m²</td>
<td>693 m²</td>
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<tr>
<td>37</td>
<td>Commercial</td>
<td>650 m²</td>
<td>650 m²</td>
<td>585 m²</td>
<td>526 m²</td>
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<td></td>
</tr>
</tbody>
</table>

Total: 81,880 m² 66,326 m² 59,689 m²
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.
FINAL MASTERPLAN BUILT FORM

Existing

Proposed

Number of storeys

Community

Commercial

Retail

Open Space
FINAL MASTERPLAN BUILT FORM

Number of storeys:

- Existing: 23
- New: 32, 28, 40, 57, 42

Uses:

- Commercial
- Additional Commercial
- Retail
- Community
FINAL MASTERPLAN BUILT FORM

Number of storeys

Commercial
Additional Commercial
Retail
Community
Various opinions expressed regarding the two masterplan options by submitters as part of the exhibition of the draft Stage 2 Ward Street Precinct Masterplan. Further analysis undertaken by Council to review submissions and develop a final masterplan.

Council endorse the final masterplan, as amended, in order for Council to move forward with the implementation strategy.

- Preparation of design specifications for the knowledge hub, cultural hub and plaza/open spaces in order to inform a clear pathway to their delivery.
- Preparation of an implementation strategy, which will contain further financial analysis and strategies to maximise wider benefits within the Precinct, including but not limited to:
  - Staging & timelines to ensure delivery in a timely manner
  - Flexibility to ensure adaptability of council assets over time
  - Sound financial management to ensure longevity of operation
  - Design excellence to ensure a high quality urban design and architectural outcome
  - Probity plan to transparently manage Council’s duel role of landowner and regulator

- The boundary of the North Sydney Centre, as defined in NSLEP 2013, be reviewed to include 45 McLaren Street and 144-152 Walker Street.
- Amend Berry Street Special Area controls to facilitate the heights anticipated under the final Masterplan. Amendment will only occur on the strict proviso that a high amenity, flexible and highly usable new open space is created as a result of new development within the Precinct.


Individual stakeholders to pursue planning proposals that reflect the outcomes of the masterplan.

Individual stakeholders to lodge Development Applications.