

Environmental Assessment Report Project Application

88 Walker Street and 77-81 Berry Street, North Sydney
Construction of a Commercial Tower and Hotel Building

Submitted to
Department of Planning
On Behalf of Eastmark Holdings Pty Ltd

April 2009 ■ 08510

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Philip Chun Building Code Consulting

Statement of Validity

Environmental Assessment

This Environmental Assessment has been prepared and submitted under Part 3A of the *Environmental Planning and Assessment Act 1979* (as amended) by:

Environmental Assessment prepared by

Name	Jennie Masson
Position	Principal Planner
Qualifications	BPlan MPlA
Company	JBA Urban Planning
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Project Application
Applicant name	Eastmark Holdings Pty Ltd
Address	5 Rogers Avenue, Haberfield NSW 2045
Land to be developed	88 Walker Street and 77 – 81 Berry Street, North Sydney
Proposed development	Construction of a commercial tower and hotel building

Environmental Assessment	An Environmental Assessment (EA) is attached
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Certificate

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature

Name	Jennie Masson
Date	29 May 2009

Executive Summary

Purpose of this Report

This submission to the Department of Planning comprises an Environmental Assessment for a Project Application under Part 3A of the Environmental Planning and Assessment Act (EP&A Act). It relates to the development of a commercial tower and hotel building in the North Sydney CBD.

A request for consideration of the proposal under Part 3A was made to the Department on 14 November 2008. The Director General's Requirements were provided to the Proponent, Eastmark Holdings Pty Ltd, on 27 January 2009.

This submission is in accordance with the Department's guidelines for applications lodged under Part 3A, and addresses the issues raised in the Director General's Requirements.

The Site

The site comprises two lots, 77 – 81 Berry Street and 88 Walker Street which are owned by Eastmark Holdings Pty Ltd. Works are also proposed on parts of Denison, Spring and Little Spring Streets which are owned by North Sydney Council.

A detailed site analysis is provided at **Section 2** of this report.

Overview of Project

The following works are proposed:

- Demolition of all existing buildings and structures on the site, including the pedestrian bridge which links to the adjacent Tower Square;
- Excavation of a 4 level basement at 77-81 Berry Street (accommodating 226 cars both tenant use and public parking) and a 2 level basement at 88 Walker Street and a connective service tunnel under Little Spring Street;
- Construction of a 37 storey retail / commercial building comprising 60,630m² GFA on 77 – 81 Berry Street and a 33 storey, 200 bedroom hotel (12,995m² GFA) with conference, restaurant and bar facilities on 88 Walker Street;
- Construction of a pedestrian bridge linking between 88 Walker Street and 77 – 81 Berry Street over Little Spring Street;
- Construction of a new road through 77 – 81 Berry Street, partial closure of Denison Street and reconfiguration of the southern end of Little Spring Street;
- Construction of the surrounding public domain, including a new pedestrian plaza area in Denison Street; and
- All site service and utility upgrades and augmentation.

It is also proposed that a Voluntary Planning Agreement be executed between Council and the Proponent that will cover:

- North Sydney Rail Station Upgrade Contributions;
- Section 94 Contributions;
- Public domain works;
- Transfer of ownership of land between Council and the Proponent;
- Lease in perpetuity in favour of Eastmark Holdings Pty Ltd for the underground tunnel and pedestrian sky bridge connections; and
- Ongoing operation and management of the public carpark.

A detailed description of the different elements of the proposal is given at **Section 4** of the report.

Strategic Planning Context

The following strategic documents apply to the proposal:

- NSW State Plan;
- Sydney Metropolitan Strategy;
- Draft Inner North Subregional Strategy;
- North Sydney Council – 2020 Vision Strategic Plan;
- Draft Local Strategy; and
- North Sydney Public Domain Strategy.

The proposed development fulfils the objectives of these strategic documents as outlined in **Section 5.2** of the report.

Statutory Planning Context

The following statutory plans apply to the proposal:

- State Environmental Planning Policy 55 – Contaminated Land (SEPP 55);
- State Environmental Planning Policy (Infrastructure) 2007;
- North Sydney Local Environmental Plan 1989 (NS LEP 1989) – applies Berry Street lot only;
- North Sydney Local Environmental Plan 2001 (NS LEP 2001) – applies to Walker Street lot only;
- Draft North Sydney Local Environmental Plan 2001 Amendment No 28 (Draft LEP 2001 Amendment 28) – applies to both lots; and
- North Sydney Development Control Plan 2002 (DCP 2002).

The proposal is generally consistent with the following controls as outlined in **Section 5.3** of the report and the Tables of Compliance at **Appendix M**:

- Land use zoning (LEP 1989 and LEP 2001);
- Public domain design;
- ESD, including water recycling and waste minimisation;
- Tenant parking provision;
- Building separation distances;
- Accessibility;
- Crime Prevention Through Environmental Design;
- Protection of public views;
- Overshadowing;
- Utilities;
- Construction Management;
- Waste Management;
- Acoustic amenity;
- Reflectivity; and
- Community Involvement.

Variations are proposed to the following controls:

- maximum FSR control contained in NS LEP 1989 for the Berry Street lot;
- draft maximum height controls for both buildings contained with the Draft NS LEP 2001 Amendment No. 28; and
- ground level and above podium setbacks North Sydney DCP 2002.

Despite the variations, a better built form outcome and significant public benefits result from the above variations as discussed in **Sections 5.3 and 5.5** of the report.

Built Form

The proposed building envelopes are considered to provide an appropriate urban design outcome as they:

- are generally consistent with the Council's future desired character of the North Sydney CBD as outlined in Draft North Sydney LEP 2001 (Amendment No. 28);
- provide a transition of building heights in the North Sydney CBD, creating an 'arc effect';
- are suitably articulated so as to provide a varied form and massing;
- provide A-grade commercial floorplates and high quality hotel rooms;
- provided generous setbacks at the ground level resulting in public domain improvements; and
- positively contribute to the skyline of the North Sydney CBD.

Public Domain

The proposed development will result in significant public domain improvements, the most significant of these being the provision of a new public plaza in Denison Street that will result in a continuous link of open space through the North Sydney CBD. The reconfiguration of the surrounding laneway network which is required to create the new plaza will also have the added benefit of removing a number of pedestrian / car conflict points which currently exist.

The proposal will also provide a new through site link from Little Spring Street to Denison Street which will be open 24 hours a day to pedestrians and cars as opposed to the existing situation where the pedestrian link is only available during the opening hours of the Berry Square Retail development.

In addition to the above, the proposed design includes additional setbacks at the ground levels which will result in significant increases in the widths of the surrounding footpaths. This will make the surrounding laneway network more pleasant and safe for pedestrians.

Ecologically Sustainable Development (ESD)

The proponent is targeting the following ESD ratings for the proposal:

- 5-Star Green Star (Office Design V3) rating (commercial building);
- 5-Star NABERS rating (commercial building); and
- 4-Star NABERS rating (hotel building).

In order to achieve these targets the proposal includes many ESD features including:

- Blackwater treatment plant for reuse in cooling towers, toilet flushing and landscape irrigation;
- High performance external glazing and external shading;
- Energy efficient air-conditioning systems, including a hybrid system with active chilled beams and low temperate VAV;
- Combined services for the commercial and hotel buildings; and
- Comprehensive pre-commissioning, commissioning and quality monitoring of the building services installations.

Residential Amenity of Surrounding Dwellings

An assessment of potential impacts on surrounding dwellings has found that:

- The proposed development will not generate any adverse overshadowing of a residential property outside of the North Sydney CBD between the hours of 9am and 3pm;
- The proposed development provides a 24 metre separation distance between the southern façade of the Beau Monde building and the northern façade of the proposed commercial building and as such should not impact on the privacy of the residents within the Beau Monde building; and
- The proposed development will have an impact on the private views obtained from some of the dwellings with a southerly outlook.

With regard to the loss of private views, a detailed view impact analysis (Section 5.9 of the report) has been undertaken which finds that the view loss impacts will occur regardless of what occurs on the development site due to the height of the building envelopes which are proposed on sites along Mount Street and Walker Street under the draft NS LEP 2001 Amendment No. 28.

The analysis also assesses the impacts associated with the proposed non-compliance with the draft maximum height controls as proposed under Draft NS LEP 2001 (Amendment 28) and finds that the additional height:

- does not result in any significant view loss compared to that which would result from a complying development under the Draft North Sydney LEP 2001 (Amendment 28) maximum height controls;
- allows for greater setbacks to be achieved at the ground level, thereby significantly improving the public domain for the residents, workers and visitors to the North Sydney CBD; and
- allows for greater setbacks from the Beau Monde building (an increase from 18m to 24m) which increases the amenity of all the residents with a southerly outlook (73 units) rather than protecting the outlook of the topmost units in the building.

Vehicular Access, Parking and Loading

An assessment of the traffic elements of the proposed development has found that the proposed development:

- will not generate a level of vehicular movements that will result in any adverse operational impacts on the surrounding road network or traffic signalisation;
- provides a suitable level of servicing and loading spaces for the needs of the proposed development;
- provides suitable access for service vehicles so as to allow servicing and waste collection to occur within the basement of the building;

- has been designed so as to comply with the relevant Australian Standards for basement layout and access;
- provides a suitable number of parking spaces for the mobility impaired; and
- provides a suitable level of bicycle parking.

A commercial tenant parking rate of 1 space per 400m² is proposed which is consistent with the maximum parking control for this type of use in the North Sydney CBD. 32 hotel spaces are proposed on Basement Level 2 which will operate on a valet basis and will be made available to hotel guests and patrons only.

The proposal also includes the provision of 42 public parking spaces on the site that will be managed by the Council. It is intended that these will be short stay spaces that will be available to clients and customers of the development and the surrounding commercial businesses and retail premises.

Equitable Access

The proposed development will be designed to comply with AS1428 and the DDA. Equitable access will be provided to all public areas of the development, accessible parking will be provided in the basement of the commercial building and accessible hotel accommodation will be provided on a range of levels of the hotel.

Crime Prevention Through Environmental Design

A review of the proposed development has found that the design incorporates and complies with the main principles of Crime Prevention through Environmental Design.

Noise and Lighting Impacts

An acoustic assessment has been undertaken to determine existing noise levels and to set noise emission targets for the proposed development. In order to ensure that these targets are achieved, an acoustic engineer will oversee the plant selection of both buildings and will advise any acoustic attenuation required to achieve the external noise goals established. Refer to **Section 5.11** of the report for a summary of the acoustic issues associated with the development and **Appendix P** for a copy of the Acoustic Assessment.

External lighting of the site will be designed and installed in accordance with *AS4282: 1997 Control of the Obstructive Effects of Outdoor Lighting*.

Construction Impacts and Staging

A preliminary Construction and Environmental Management Plan (CEMP) has been prepared that outlines the mitigative measures that will be implemented during the demolition, excavation and construction phases to address the issues of:

- OH&S;
- Soil and water management;
- Construction traffic management;
- Air quality;
- Protection of heritage items;
- Handling of hazardous materials; and
- Waste management.

A detailed CEMP will be prepared by the building contractor once appointed and prior to issue of a Construction Certificate.

Wind and Reflectivity Impacts

- The following wind mitigation measures are proposed so as to provide a suitable environment at the ground level and on the roof terraces:
- A strategic layout of densely foliating trees for the ground level and Restaurant Level areas within and around the development site;
- The addition of wind deflectors/awnings 1 level high above the street level at the northern and southern aspects of the new laneway within the podium of development; and
- 1.2m high impermeable balustrades along the perimeter of the two terrace areas on the top of the commercial podium.

As assessment of the proposed development has found that the proposed façade treatment will not result in any glare which would adversely affect drivers or pedestrians in the surrounding streets of the development. In order to ensure that no adverse glare impacts are caused to the occupants of surrounding buildings the glazing installed will not have a normal specular reflectivity of more than 20%.

Drainage / Flooding

An existing stormwater culvert runs through the site. Prior to demolition of the existing buildings this will be relocated in the surrounding laneway network. There is scope to improve drainage by way of:

- Adjusting the pavement / footpath levels and drainage at the intersection of Denison and Spring Streets by removing the current traffic calming device; and
- Installation of additional drainage pits in the road network to reduce the risk of blockage occurring.

These options will be investigated during the detailed design of the services and Denison Plaza. The final design will ensure that the existing drainage characteristics will either be designed to the same standards or improved so to ensure that the potential for flooding is reduced or is no worse than the existing situation.

Heritage Impacts

An heritage impact assessment of the proposed development has found that:

- The proposed development will provide a suitable interface between the new hotel lobby and the adjacent Firehouse Hotel; and
- The construction of the new buildings will not generate any adverse impact on principal views towards the MLC Centre.

As such the proposed development is not considered to generate any adverse heritage impacts.

Contamination

A Phase 1 environmental assessment has found that the site is unlikely to contain contaminated soils. Notwithstanding this, soils will be tested prior to transportation off the site to confirm the quality of the soil.

Hazardous materials have been found within the existing buildings on the site. These will be removed and a clearance certificate obtained from an occupational hygienist prior to demolition of the existing buildings.

Public Consultation

Public information sessions were held on 25 and 26 March 2009 to advise surrounding owners and occupants of the main elements of the proposal. A summary of the key issues raised at those sessions is included at **Appendix B**.

Public Benefit

The proposed development will result in the following key benefits:

- Provision of a new plaza in Denison Street which will be of a high level of amenity due to the significant amount of solar access it will receive and the uses which will activate the edge of the space;
- A new through site link which will be accessible to the public 24 hours a day, as opposed to the existing situation where the link is only available during the Berry Square Retail opening hours;
- An improved pedestrian environment in the surrounding laneway network through the activation of the ground level and widening of existing footpaths;
- Rejuvenation of two existing buildings in the heart of the North Sydney CBD which will be of high architectural merit and a positive contribution to the regional views of the CBD;
- Provision of net increase of approximately 57,000m² of commercial GFA in the North Sydney CBD, providing 3,500 new jobs and reinforcing the North Sydney CBD as a significant commercial core in the Sydney Metropolitan area;
- Provision of 200 new hotel rooms in the North Sydney CBD aimed primarily to support the operation of businesses in the CBD;
- Increased passenger base for public transport in North Sydney, approximately 95% of new employees are expected to use the facilities; and
- Introduction of significant ESD initiatives, including a blackwater treatment plant, which will significantly reduce the amount of energy and potable water that new buildings of this size would otherwise use.

Conclusion

The proposed development will significantly rejuvenate the heart of the North Sydney CBD and provide many significant public benefits. In light of this, the application is recommended for approval.

1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act). This EAR seeks to fulfil the Environmental Assessment Requirements issued by the Director General for the preparation of a Project Application for the redevelopment of approximately 3,749m² of land in the North Sydney Central Business District (CBD).

Specifically this application seeks consent for:

- Demolition of all existing buildings and structures on the site, including the pedestrian bridge which links to the adjacent Tower Square;
- Excavation of a 4 level basement at 77-81 Berry Street (accommodating 226 cars both tenant use and public parking) and a 2 level basement at 88 Walker Street and a connective service tunnel under Little Spring Street;
- Construction of a 37 storey retail / commercial building comprising 60,630m² GFA on 77 – 81 Berry Street and a 33 storey, 200 bedroom hotel (12,995m² GFA) with conference, restaurant and bar facilities on 88 Walker Street;
- Construction of a pedestrian bridge linking between 88 Walker Street and 77 – 81 Berry Street over Little Spring Street;
- Construction of a new road through 77 – 81 Berry Street, partial closure of Denison Street and reconfiguration of the southern end of Little Spring Street;
- Construction of the surrounding public domain, including a new pedestrian plaza area in Denison Street; and
- All site service and utility upgrades and augmentation.

The report has been prepared by JBA Urban Planning Consultants Pty Ltd, for the proponent, Eastmark Holdings Pty Ltd and is based on information provided by Rice Daubney Architects and supporting technical documents provided by the expert consultant team.

This EAR describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements under Part 3A of the EP&A Act. It should be read in conjunction with the information contained within and appended to this report.

Architectural drawings showing the proposed development are located at **Appendix A**.

1.1 Project Team

An expert project team has been formed to deliver the project and includes:

Proponent	Eastmark Holdings Pty Ltd
Architecture and Urban Design	Rice Daubney
Architects/Landscape	Oculus Landscape Architects
Urban Planning	JBA Urban Planning Consultants
Community Consultation	Kathy Jones and Associates
Surveyors	Frank M. Mason & Co.

Quantity Surveyors	Rider Levett Bucknell
Water and Flooding Engineers	Aurecon (formerly Connell Wagner)
Utilities and Services	Aurecon (formerly Connell Wagner)
Contamination	Hyder Consulting
Sustainable Strategy Design	Cundall
Traffic and Transport	Halcrow MWT
Heritage	NBRS + Partners
Legal	Blake Dawson & Herbert Geer
Solar Study	PSN Matter
Preliminary Construction Management	Brookfield Multiplex
Acoustic	Aurecon (formerly Connell Wagner)
BCA	Philip Chun & Associates
Structural Assessment	Taylor Thomson Whitting
Accessibility	Philip Chun & Associates

1.2 Pre-submission Consultation

During the preparation of the Environmental Assessment Report the design team met with several authorities to discuss the proposal. A summary of these meetings is provided below:

- Briefing of North Sydney Council Officers – 3 February, 16 March & 26 March 2009
- Briefing of North Sydney Design Excellence Panel – 17 February 2009
- Briefing of North Sydney Councillors and General Manager – 25 February 2009
- Briefing of Department of Planning Staff – 18 March 2009
- Meeting with Roads and Traffic Authority – 19 February 2009
- Meeting with Energy Australia – 16 February 2009
- Meeting with NSW Fire Brigade – 18 February 2009

Minutes of the above meetings are included at **Appendix B**.

In addition to the above meetings several public information sessions, facilitated by Kathy Jones and Associates, were held on 25th and 26th March 2009. A report summarising the public consultation sessions is provided at **Appendix B**. The key issues raised at these sessions related to:

- Views and height;
- Amenity impacts;
- Traffic impacts;
- Ground plan improvements;
- Expectations at purchase, loss of value and request for compensation; and
- Construction impacts.

2.0 Site Analysis

The following section provides a written description of the site and its context. A site analysis summary has been prepared by Rice Daubney and is included at **Appendix C**.

2.1 Site Location and Context

The site comprises two parcels of land known as 77 – 81 Berry Street (to be referred to hereafter as the Berry Street lot) and 88 Walker Street (the Walker Street lot). The site is located within the heart of the North Sydney CBD as shown in **Figures 1** and **2** below. North Sydney train station is located approximately 350 metres south of the site. The Warringah Freeway is 200m east of the site.



Figure 1 – Location Plan



Figure 2 – Aerial photo showing the sites location in the North Sydney CBD

Source: Rice Daubney

2.2 Site Description

The site is legally described as stratum lots 2, 3 and 4 of DP1078998 (77-81 Berry Street) and Lot 1 DP 832416 (88 Walker Street). All sites are owned by Eastmark Holdings Pty Ltd. A survey plan showing the location of these lots and their dimensions is included at **Appendix D**.

The proposal also involves works on parts of Little Spring Street, Spring Street and Denison Street, all of which are owned by North Sydney Council.

The Berry Street lot has an area of 3,142m² and is bounded by Little Spring Street to the east, Spring Street to the south, Denison Street to the west and the Beau Monde residential and commercial building to the north. The lot is approximately 35m wide (east to west) and 90m long (north to south)

The Berry Street lot falls across a significant slope. From the south east to the north west corner of the lot, the ground levels vary from 54.3m RL up to 60.92m RL respectively (6.5m height difference). There is also a 3.1m level change from the intersection of Little Spring and Spring Streets (RL54.3m) up to the intersection of Spring and Denison Streets (RL57.4m).

88 Walker Street has an area of 607m² and is bounded by Walker Street to the east, Little Spring to the west and existing commercial / retail buildings to the north and south. The lot falls 2m from the west (RL54.2m) to the east (RL52.3m).

The survey plan at **Appendix D** shows the existing site levels.

2.3 Existing Development

77 - 81 Berry Street

The Berry Street lot is occupied by a 3 storey retail building known as 'Berry Square Retail' (formerly 'North Sydney Shopping World'). Berry Square Retail comprises 2 levels of retail and one level of basement car parking accommodating 117 cars (see **Figures 3 to 5**). The elevations of the building are generally blank and inactivated with the exception of the lower ground level of the southern façade facing Spring Street.

Berry Square Retail comprises 8,200m² of retail GFA and includes a range of specialty retail stores and popular food court. It also provides a large format Office Works retail space at the northern end of the centre.

A pedestrian sky bridge connects Berry Square Retail, at the upper level, to the Tower Square development located on the western side of Denison Street (see **Figure 6**). A north south through site link runs internally through the building connecting the retail in Berry Square Retail with the ground level of the Beau Monde building and the Berry Square open space plaza fronting Berry Street.



Figure 3 – Berry Square Retail as viewed from Spring Street



Figure 4 – Berry Square Retail as viewed from Little Spring Street



Figure 5 – Berry Square Retail as viewed from Denison Street



Figure 6 – Pedestrian bridge linking 77 Berry Street with Tower Square

88 Walker Street

88 Walker Street is occupied by a 8 storey commercial building (3,000m²), including two levels of above ground parking accommodating 22 cars (see **Figures 7 and 8**). The ground level of the building is occupied by an art supplies store. An outdoor terrace area is located on the third floor of the building. The entrance to the above ground parking and an electricity substation are located at the rear of the building's ground floor.



Figure 7 – 88 Walker Street, viewed from Walker Street



Figure 8 – 88 Walker Street, viewed from Little Spring Street

2.4 On-street Parking, Access and Loading

Access to both lots are accessed via existing driveways on Little Spring Street. The parking and loading dock at 77 Berry Street are accessed via two driveways on the western side of Little Spring Street (**Figure 9**). Loading occurs within an alcove just off the street.

88 Walker Street has one vehicular driveway which leads up to the above ground parking (**Figure 10**). Loading occurs onsite.

Within Little Spring Street there are 10 service and parking entries on the eastern side of the street which service the buildings that front Walker Street.

On Spring Street there are 3 vehicular driveways serving the buildings that front Mount Street

On Denison Street there are 5 vehicular crossings serving parking and loading docks of the buildings fronting Miller Street. **Figure 11** shows the location of the vehicular crossovers in the surrounding laneway network.

Figure 11 also shows the number of on-street parking / drop off spaces available in the surrounding laneways to the site. In summary these are:

- 13 parking spaces, 1 loading space and 9 drop off spaces on Little Spring Street;
- 0 spaces on Spring Street; and
- 24 spaces on Denison Street.



Figure 9 – Entrance to Berry Square Retail (77 Berry Street) basement carparking and loading dock



Figure 10 – Entrances to 88 Walker Street basement carpark

PARKING ACCESS & STREET PARKING

- No Spaces Car parking spaces
- No Spaces 5 minute 'drop-off' spaces
- No Spaces Motorcycle spaces
- No Spaces Loading only during office hours
- P Enclosed multi storey public parking
- P Enclosed multi storey public & private parking
- ➔ Car Park entry / exit
- ➔ Loading dock entry / exit
- ➔ Car Park & Loading dock entry / exit

BUILDING NAMES & PARKING SPACES

- 1** 124 Walker Street
80 Spaces
- 2** 122 Walker Street
18 Spaces
- 3** Arney Vane House
42 Spaces
- 4** 110 Walker St.
80 Spaces (public & private)
- 5** 94-102 Walker St.
150 Spaces (public)
- 6** 88-92 Walker St.
- 7** Fire House
0 Spaces
- 8** 100 Mount St.
17 Spaces
- 9** 86-96 Mount St.
62 Spaces
- 10** 76-84 Mount St.
- 11** MLC Building
- 12** Tower Sq.
- 13** The Denison
253 Spaces (public & private)
- 14** Beau Monde
299 Spaces
- 15** Berry Sq. Shopping area
117 Spaces (public & private)
- 16** 51 Mount St.
0 Spaces
- 17** 67-69 Mount St.
0 Spaces
- 18** 73-79 Mount St. (Elizabeth Place)
- 19** Barclays Building
- 20** Global Centre
60 Spaces (public & private)
- 21** Shipping Newspapers Building



Figure 11 – Location of vehicular driveways and parking spaces in the surrounding laneway network

Source: Rice Daubney

2.5 Vegetation

Neither lot contains any existing vegetation. A London Plane tree is located within the footpath in front of the Walker Street building and another London Plane directly south of the Berry Street lot. These are shown in **Figures 12** and **13**. Trees have also recently been planted in blisters along Denison Street.



Figure 12 – Existing London Plane tree to the south of Berry Square Retail



Figure 13 – Existing London Plane tree in front of 88 Walker Street

2.6 Surrounding Development

This section provides a description of the surrounding development. **Figure 14** identifies and shows the location of the buildings described.

77 Berry Street

To the immediate north of the Berry Street lot is a mixed use tower known as Beau Monde (completed circa. 2004), accommodating 241 apartments over 30 storeys and 7 levels of commercial floor space (see **Figure 15**). Typically the mid level residential floorplates of the building contain a unit on each of the four corners of the building with a unit positioned in between. At the upper levels of the building the number of units per floor decreases such that most units have a dual aspect to the north or south and east or west. Immediately in front of the Beau Monde building is the Berry Square Plaza which is activated by ground level café and restaurant uses.

To the immediate west of the Berry Street lot is Tower Square. The development comprises basement parking with two levels of retail and commercial floor space above. Tower Square contains several cafes, restaurants and takeaway premises and as such is a popular place during lunch hours (**Figure 16**).

To the south west of the Berry Street lot is the heritage listed MLC Centre which is a commercial building comprising 14 storeys (**Figure 17**). MLC presents its front elevation to Miller Street but does contain some ground floor retail along its Denison Street frontage with a secondary lobby to its office tower adjacent to that retail. An outdoor seating area is also provided on the Denison Street frontage. The loading dock to the MLC is accessed via Denison Street.

To the south, east and north east of the Berry Street lot are mixed use commercial / retail buildings which generally front on to Mount and Walker Streets and present their rear/service elevations to the application site.

88 Walker Street

To the south of the Walker Street lot is the heritage listed Firehouse Hotel (listed for its façade to east and south only) which is currently used as a restaurant / bar (see **Figure 18**). To the north of the site is a 14 storey commercial building (**Figure 19**) and to the rear is Little Spring Street.

Further east of the Walker Street lot is the commercial tower located at 141 Walker Street which rises to a height of RL155.3m.

Other buildings of note in the North Sydney CBD are 101 Miller Street, the former Optus Tower (**Figure 20**), and the North Point Tower (**Figure 21**). 101 Miller Street is one of the tallest buildings in the CBD, rising to a height of RL184.4m. It is a commercial building which has recently been internally refurbished. The North Point tower at 100 Miller Street is another tall building in the CBD. It is also an office building which rises to a height of RL194.9m. Buildings in the North Sydney CBD over RL100 are shown in blue in **Figure 22**



Figure 14 – North Sydney CBD building identification plan



Figure 15 – Beau Monde
(77 Berry Street)



Figure 16 – Tower Square Development (Miller Street)



Figure 17 – MLC Centre (Miller Street) with 101 Miller Street in the background (former Optus Tower)



Figure 18 – The heritage listed Firehouse Hotel (86 Walker Street)



Figure 19 – Adjacent commercial building to the north (100 Walker Street)



Figure 20 – 101 Miller Street (former Optus Tower)



Figure 21 – North Point (100 Miller Street)

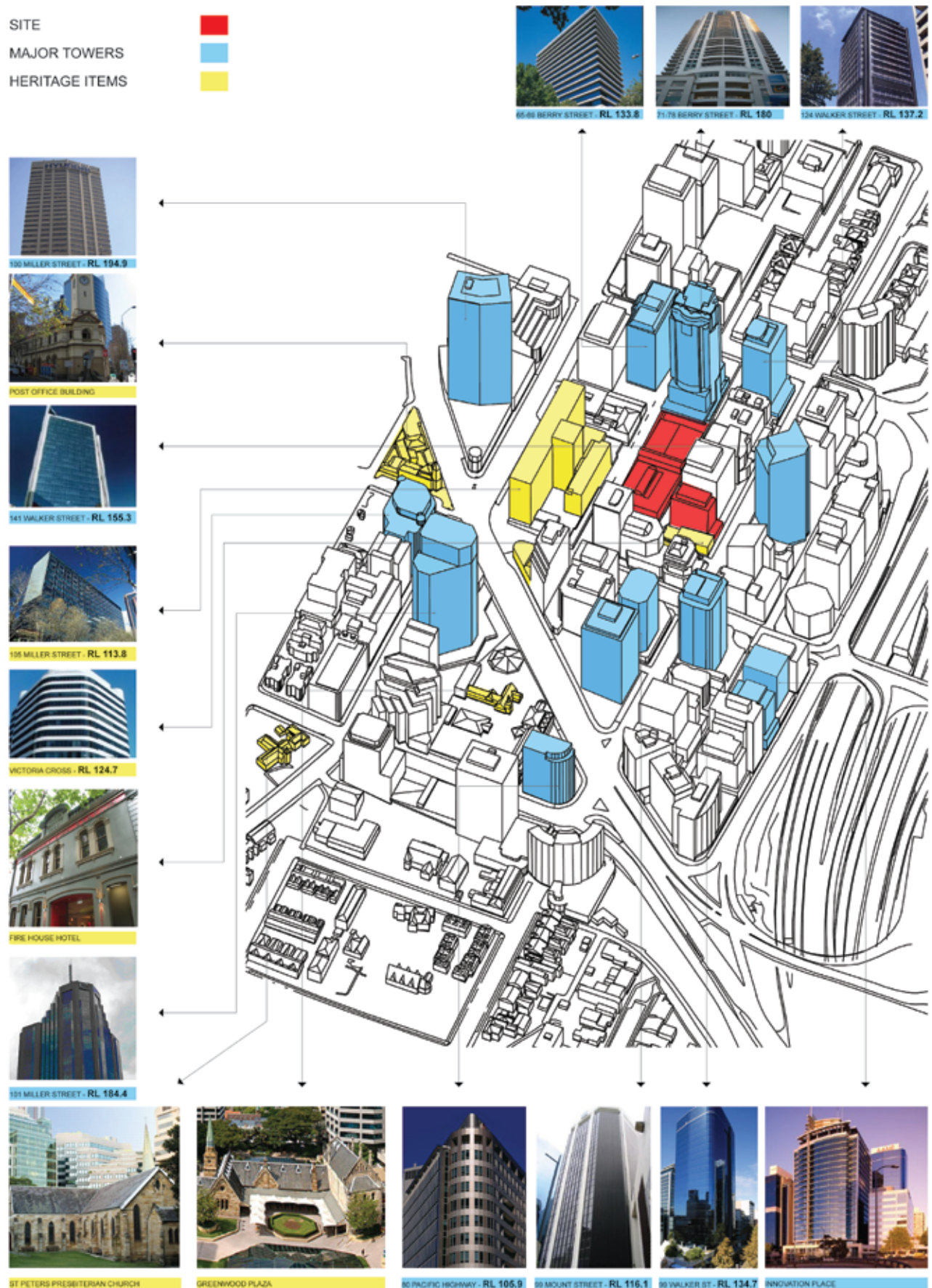


Figure 22 – Location of heritage items (yellow) and buildings over RL100m (blue) in the North Sydney CBD

Source: Rice Daubney

2.7 Heritage Items

As shown at **Figure 22**, the following heritage items are located in close proximity to the site:

- The Firehouse – 86 Walker Street (**Figure 18**)
 - Listed in North Sydney Local Environmental Plan 2001
 - Characteristics of the Victorian Italianate style, built in 1895 and operational as a Fire Station until 1945. Subsequently refurbished and retains little original fabric other than the façade and exterior walls.
- MLC Centre – Miller Street (**Figure 17**)
 - Listed in North Sydney Local Environmental Plan 2001
 - Post War International Style. First office block in North Sydney and the largest for a number of years. It utilised construction and structural techniques not previously used in Australia including curtain walling and modular units.

2.8 Surrounding Road Network

A diagram outlining the existing road hierarchy in the North Sydney CBD is provided at **Figure 23**. The laneway network is described further below.

Berry Street (**Figure 24**) is a sub-arterial road in North Sydney which links the Pacific Highway to the Warringah Freeway and carries a significant amount of traffic. Berry Street operates in one direction only from west to east. On street parking is available at certain times of the day.

Walker Street (see **Figure 25**) is a sub-arterial road which flows in two directions. It provides one of the major access routes to the Warringah Freeway via Berry Street and as such also carries a high level of traffic. In order to maintain a free flow of traffic no standing restrictions operate between the hours of 6am and 10am (morning peak) and 3pm to 7pm (evening peak) between the section of the Pacific Highway and Berry Streets.

Little Spring Street (**Figure 26**) is a one way (north-south) laneway which is accessed by a right-hand turn from Berry Street. It provides vehicular access and loading/servicing facilities for those properties fronting Walker Street. Access to both the Walker Street lot and Berry Street lot is obtained from this street.

Spring Street (**Figure 27**) is a one way laneway flowing from east to west. It provides vehicular access from Walker Street to Denison Street. Three vehicular entrances to the buildings fronting Mount Street are located on the southern side of the street. No on street parking is available.

Denison Street (**Figure 28**) runs between Mount Street and Berry Street. The section between Mount Street and Spring Street runs in a southerly direction only whilst the section between Spring Street and Berry Street runs in a northerly direction. A motorcycle parking area is provided on the section of Denison Street opposite the MLC Centre (**Figure 29**). Several vehicular access points and loading docks are located on either side of the northern section of the street.

There are 37 on street parking spaces in the surrounding laneway network (Little Spring, Spring and Denison Streets) and 17 vehicular cross overs which provide access to parking and servicing areas of the surrounding buildings.



Figure 23 – North Sydney CBD Road Hierarchy

Source: Rice Daubney



Figure 24 – Berry Street looking east



Figure 25 – Walker Street looking south



Figure 26 – Little Spring Street looking north



Figure 27 – Spring Street looking west



Figure 28 – Denison Street looking north



Figure 29 – Motorcycle parking on Denison Street

2.9 Public Open Space

Figure 30 shows the existing areas of public open space within the North Sydney CBD. An open space of significance to this proposal is the Mount Street Plaza which is located to the south-west of the site. Due to its east west orientation, much of Mount Street Plaza is overshadowed during the winter solstice. Another significant place of public open space is the plaza in front of Beau Monde. This space receives a significant amount of sunlight due to the low height of Tower Square.



Figure 30 – Public open space in the North Sydney CBD

Source: Rice Daubney

2.10 Pedestrian and Bicycle Facilities and Public Transport

Figure 31 shows the location of main pedestrian routes and public transport facilities in North Sydney. These are described further below.

Pedestrian

Pedestrian facilities between the site and North Sydney train station are of high quality except along the bottom section of Mount Street where the shared zone (**Figure 32**) is somewhat compromised by the number of cars. Footpaths within the surrounding laneway network are of poor quality, particularly along Little Spring Street where they are narrow and compromised by a significant number of vehicular driveways.

Bicycle

There are several cycle paths in North Sydney including on road marked lanes in both directions on Miller Street and an on road marked cycle lane in a northerly direction on the Pacific Highway. The local cycleway network in North Sydney connects with the path that is provided on the western side of the Harbour Bridge and also the cycle path which is provided along side the M2.

Rail

The proposed development is located approximately 350m (5 minute walk) north of North Sydney Railway Station. North Sydney Station is located on the North Shore Line which provides local rail services and onward connections for regional services. North Sydney station has recently been upgraded to provide disabled access to the platforms and also to increase the capacity of the ticket concourse.

Bus

The site is in close proximity to a number of bus services which travel to the Sydney CBD, greater north shore, northern beaches and western suburbs. A plan showing the location where the different bus services stop within the North Sydney CBD is provided in the traffic report at **Appendix E**.

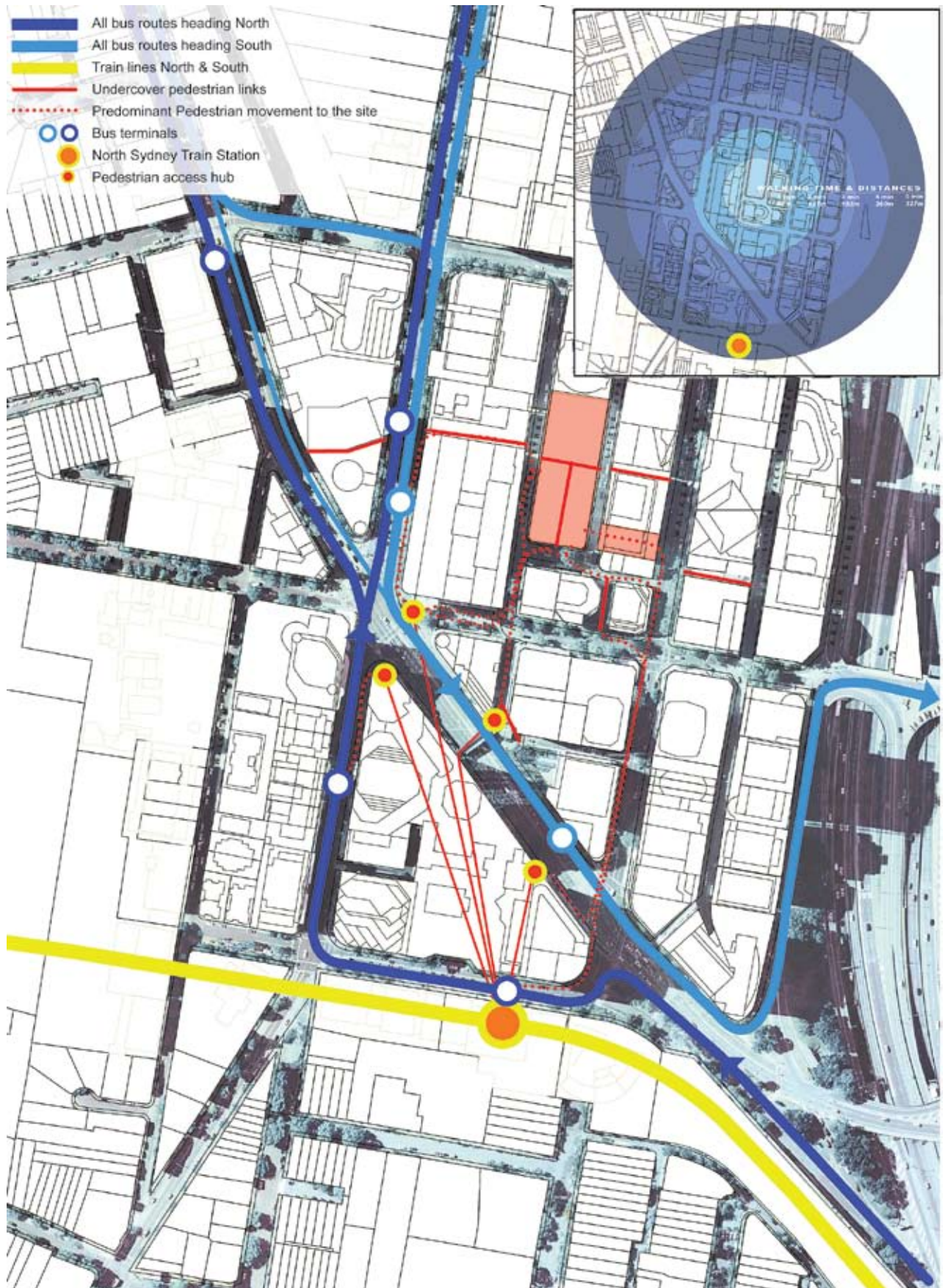


Figure 31 – Transport and pedestrian movement

Source: Rice Daubney



Figure 32 – Mount Street shared zone

2.11 Utilities and Services

Both sites are currently served by a full range of utilities and services. The location of the water, gas and sewer services are shown in **Figure 33**.

Of particular note is an existing stormwater culvert which runs through the Berry Street lot, across Little Spring Street and through the Walker Street lot as shown in **Figure 34** which will require relocation.

An electricity substation which serves the Beau Monde, Berry Square commercial and Berry Square retail is located on the Berry Street lot on the Little Spring Street side of the Berry Square Retail building. Another substation is also located at the rear of the Walker Street lot.



Source: Aurecon

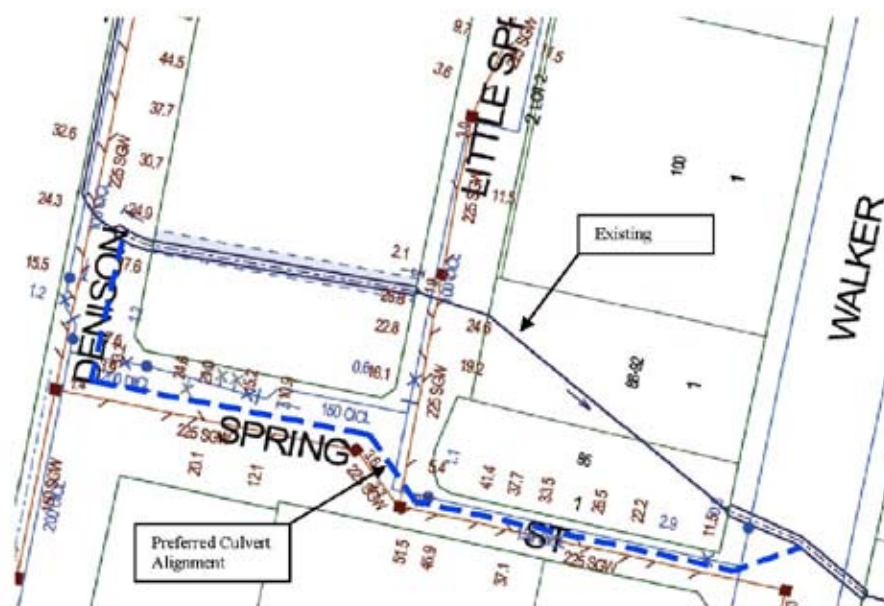


Figure 34 – Location of stormwater culvert

Source: Aurecon

2.12 Flooding

There are no known published records of any major flooding within the proposed development site. There are existing grated gully pits spaced along the surrounding laneway network which collect surface stormwater. If these stormwater pits block at the low points of the laneway network, Denison Street is likely to be inundated with water to approximately RL 57.4m (300mm depth) and Little Spring Street to approximately RL54.66 (560mm depth) before overflowing into Spring Street and then heading down to Walker Street. The existing driveway entrance, substation and corner shop entrance at the intersection of Little Spring and Spring Streets would be affected by this flooding.

Traffic calming devices (speed humps and raised pavement) constructed in Spring

Street currently partially block and prevent overland flood flows from Denison and Little Spring Streets proceeding to Walker Street.

2.13 Wind and Solar Conditions

The site is affected by three principal wind directions during different times of the year. These are:

- North-Easterly – prominent from October to March;
- Southerly – prominent from September to April; and
- Westerly – prominent from April to September.

Figure 35 shows the solar path across the North Sydney CBD. A study of the level of solar access penetrating the surrounding public domain demonstrates a high level of solar access to the southern part of Denison Street during lunchtime hours at all times of the year. Shadow diagrams demonstrating this are included at **Appendix F**.

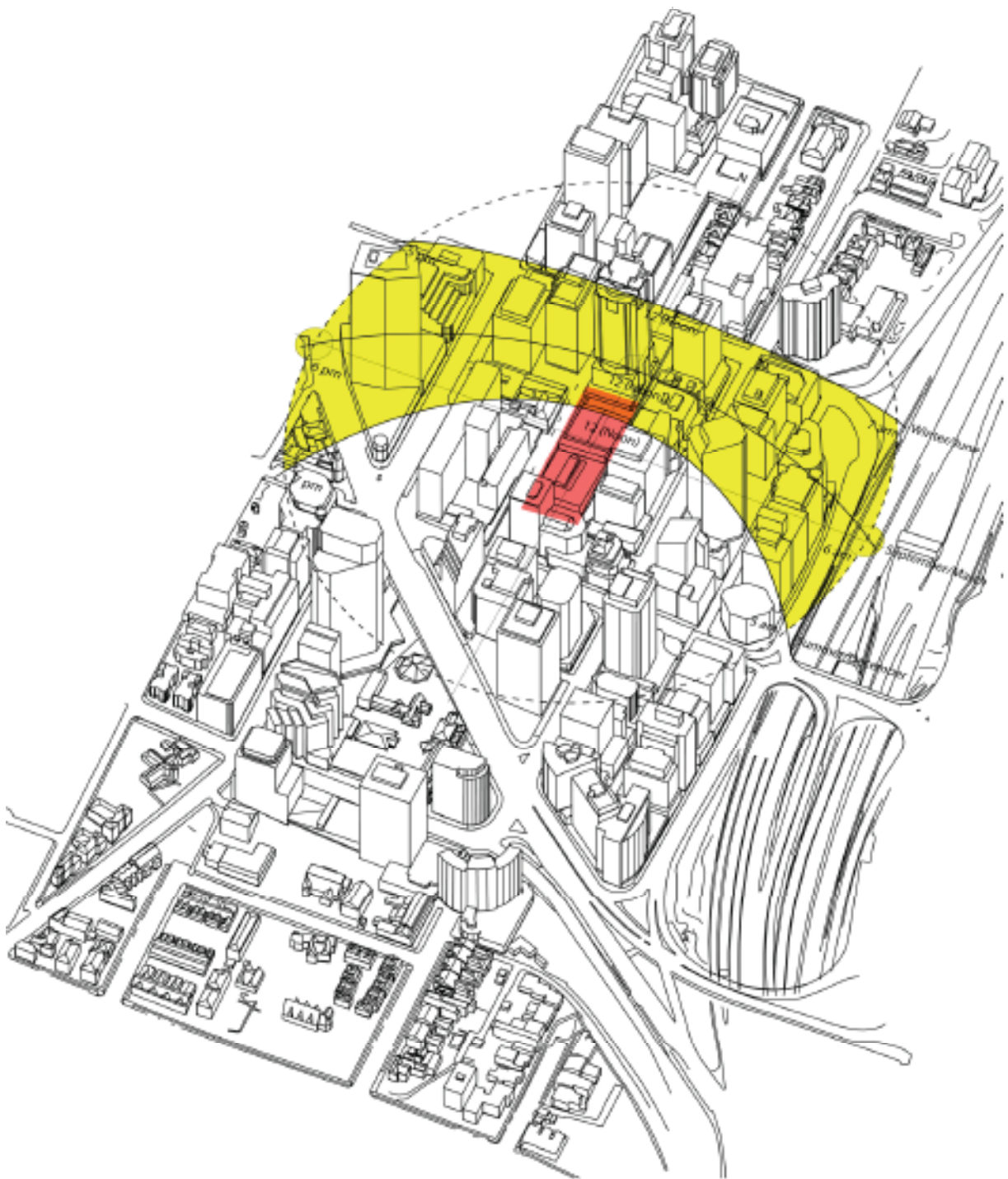


Figure 35 – Solar path over the North Sydney CBD

Source: Rice Daubney

2.14 Geology and Groundwater

A study of the geology of the sites revealed that it is located on the Mittagong Formation which is underlain by Hawkesbury Sandstone. It is also located on the Gynea soil landscape which is characterised by moderately deep earth sands. This soil type generally has low available water capacity and may be highly impermeable and highly acidic.

Previous ground water testing on a nearby site has shown that groundwater is not a significant resource in the immediate vicinity of the site.

2.15 Summary of Site Opportunities and Constraints

Considering the above analysis, the site presents the following opportunities:

- Central location in the North Sydney CBD;
- Close proximity to public transport and major arterial and sub-arterial roads;
- Large size of Berry Street lot;
- Low potential for groundwater contamination;
- No protected species or habitat;
- No existing heritage items on the site;
- Surrounding laneway network provides direct vehicular and pedestrian access to several boundaries of both lots;
- High level of solar access to Denison Street during lunchtime hours;
- Both lots are in single ownership; and
- High level of pedestrian connectivity through the laneways to surrounding street network.

The analysis has also presented the following constraints:

- Site varies significantly in levels;
- Close proximity of Beau Monde and view outlook of Beau Monde across the site;
- Berry Street lot does not have a formal street address;
- Narrow width of Walker Street lot;
- Close proximity of heritage items;
- Denison Street / Berry Street intersection at capacity;
- Existing stormwater culvert runs through the site;
- Walker Street clearway operating hours restricts vehicular drop off during peak hours; and
- Potential for localised flooding in parts of Denison and Little Spring Street.

3.0 Planning Framework and Context

3.1 Strategic Context

NSW State Plan

The NSW State Plan outlines a list of priorities which set a direction for Government action. Of relevance to this application are the following priorities

- Priority S6 – Increasing share of peak hour journeys on a safe and reliable public transport system:
 - Increase public transport share of trips made to and from the Sydney CBD to 75%.
 - Increase the journeys to work in the Sydney metropolitan region by public transport to 25% by 2016.
 - Consistently meet public transport reliability targets for all forms of public transport.
- Priority P1 – Increased business investment:
 - Increase business investment in NSW.
 - Increase tourism in NSW by 10 million visitor nights by 2016.

Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy 2005 provides direction for the growth of key centres within the Sydney Metropolitan area. The State Government estimates that the population of Sydney will increase by 1.1 million people from 2004 to 2031. In order to accommodate this growth, the strategy identifies 27 strategic centres which are to be rejuvenated to provide more localised shopping, jobs, business and civic activities. By 2031 these centres are targeted to accommodate an additional 236,000 jobs.

The strategy outlines that the North Sydney CBD will continue to be a 'harbour city' at the heart of "Global Sydney" which will be the focus for world class business, tourism, cultural, health, education and entertainment activities.

Draft Inner North Subregional Strategy

North Sydney CBD is located within the Inner North subregion. As a means of implementing the key directives of the Sydney Metropolitan Strategy in the Inner North subregion, the State Government released the Draft Inner North Subregional Strategy in 2008.

The draft Subregional Strategy nominates North Sydney as a "Global City" (**Figure 36**) which is described as *"the main focus for national and international business, professional services... and business activities. It is also a recreation and entertainment destination for the Sydney region and has national and international significance"*.

The draft Strategy nominates a 60,100 job capacity target for the Inner North Region for 2031. Of these new jobs, 15,000 (25%) are to be located in the North Sydney CBD.



Figure 36 – Extract from the Draft Inner North Sydney Subregional Strategy (2008)

North Sydney Council – 2020 Vision Strategic Plan

The 2020 Vision Strategic Plan was adopted by North Sydney Council in 2004. It outlines 10 key directions for the council and was updated in 2008 as a progress report. The Plan acknowledges that the vision generally reflects the directions defined in the Sydney Metropolitan Strategy, particularly in areas such as urban development, the natural environment, building community, economic growth and maintaining infrastructure.

- Of particular relevance to this application are the North Sydney CBD directives which are:
- Create a defined and unique character for our CBD;
- Nurture a healthy and diverse business community;
- Develop a clear focal point for the CBD;

- Acknowledge the CBD's role as a major employment centre within metropolitan Sydney
- Promote a balance of activities in, and uses of the CBD;
- Create an active, vibrant, welcoming and safe centre;
- Uphold our environmental responsibilities;
- Ensure that our decision-making in reference to the CBD respects the needs of surrounding residents and the natural environment;
- Innovation and quality in building design is promoted;
- A defined and unique character for our CBD is created;
- A healthy and diverse business community is nurtured in the CBD;
- A clear focal point for the CBD is developed;
- Partnerships are developed with our community, business and other organisations to promote a variety of social and cultural interaction;
- To ensure that the CBD is safe, welcoming and accessible; and
- Appropriate physical infrastructure and services are provided.

Draft Local Strategy

At its meeting 21 July 2008, Council resolved to place the draft Local Development Strategy on public exhibition concurrently with the draft Comprehensive LEP. The purpose of the strategy is to inform the content of the new comprehensive LEP by identifying appropriate planning policies to manage the future natural, cultural, economic and built environment of the North Sydney LGA.

The document is yet to be exhibited, however it is understood that the strategy seeks to reinforce the commercial core of the North Sydney CBD and its status in the 'Global City', improve development certainty in the North Sydney CBD and ensure that the floor space required to fund the North Sydney Station upgrade is achieved.

North Sydney Public Domain Strategy

The North Sydney Public Domain Strategy 2004 provides strategic direction for improvement to the public domain to correspond with planned commercial and residential growth in the North Sydney Centre. The strategy seeks to:

- Improve the pedestrian environment;
- Improve the safety of pedestrian thoroughfares;
- Protect and enhance existing public open space areas in the CBD and
- Co-ordinate urban elements in the CBD.

North Sydney Council has undertaken significant improvements to the North Sydney CBD recently, including the installation of new sandstone paving on footpaths aligning major streets in the CBD and the installation of new public art on the corner of Berry and Miller Streets.

3.2 Statutory Context

The following planning instruments apply to the site:

- State Environmental Planning Policy 55 – Contaminated Land (SEPP 55);
- State Environmental Planning Policy (Infrastructure) 2007;
- North Sydney Local Environmental Plan 1989 (LEP 1989) – applies Berry Street lot only;
- North Sydney Local Environmental Plan 2001 (LEP 2001) – applies to Walker Street lot only;
- Draft North Sydney Local Environmental Plan 2001 Amendment No 28 (Draft LEP 2001 Amendment 28) – applies to both lots; and
- North Sydney Development Control Plan 2002 (DCP 2002).

3.3 Key Planning Controls

Table 1 provides an overview of the key planning controls applying to the site.

Table 1 – Key Planning Controls

Instruments/ Guidelines	Standard/Development Control
LEP 1989 (77 Berry Street only)	
Zone	3(a) Commercial 'A'
FSR	3.28:1
Height	No height limit
LEP 2001 (88 Walker Street only)	
Zone	Commercial
FSR	No FSR limit
Height	Maximum RL195 and no net increase in overshadowing outside of the composite shadow area or any increase in overshadowing of a residential dwelling outside of the North Sydney CBD between the hours of 9am and 3pm which would affect the amenity of that dwelling
Draft LEP 2001 Amendment 28	
Zone	Commercial
FSR (see Figure 37)	Berry Street – 23:1 Walker Street – 25:1
Height (see Figure 38)	Berry Street – 111m and 94m Walker Street – 112m
Overshadowing	No increase in overshadowing between 12 noon and 2pm within public open space zone or within special areas or any increase in overshadowing of a residential dwelling outside of the North Sydney CBD between the hours of 9am and 3pm which would affect the amenity of that dwelling
DCP 2002	
Ground level setbacks	Walker Street – zero setback at ground floor level and adjacent to heritage items Little Spring Street – zero setback at ground floor and adjacent to heritage items Spring Street – zero setback at ground floor and adjacent to heritage items Denison Street – zero setback at ground floor and adjacent to heritage items

Instruments/ Guidelines	Standard/Development Control
Above podium setbacks	Walker Street – weighted average of 5m from the edge of the podium Little Spring Street – weighted average of 4m from the edge of the podium Spring Street – weighted average of 4m from the edge of the podium Denison Street – weighted average of 4m from the edge of the podium
Parking	1 space / 400m ² (commercial /retail use)
	1 space / 400m ² (supermarkets NS CBD)
	1 space / 50m ² (refreshment room)
	1 space / 5 units/rooms (hotel providing accommodation)
Motorcycle Parking	1 space / 10 cars or part thereof
Bicycle parking	1 bicycle locker / 600m ² GFA
	1 visitor bicycle parking / 2,500m ² GFA

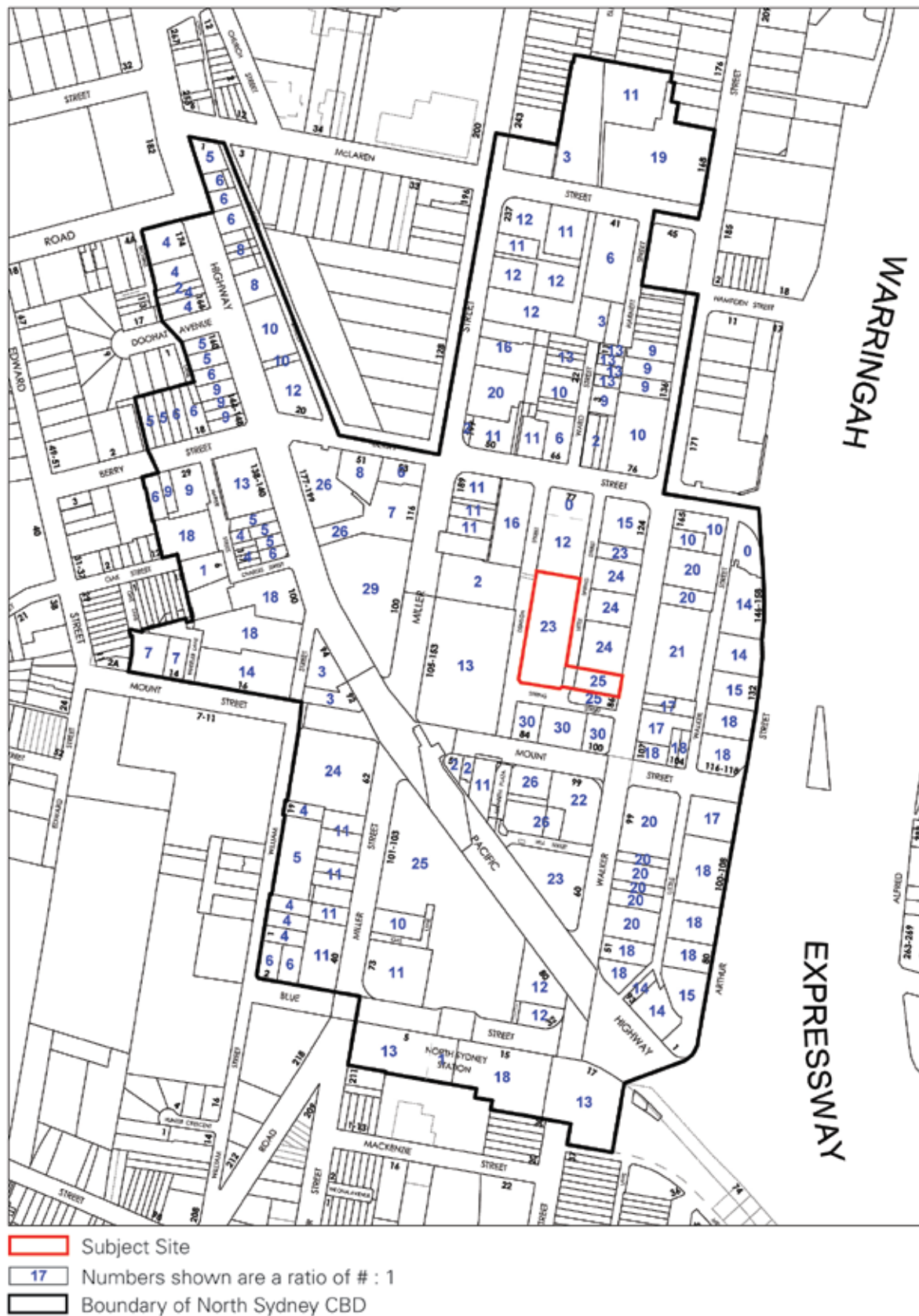


Figure 37 – NS Draft NS LEP 2001 Amendment 28 GFA Map

Source: North Sydney Council



Figure 38 - NS Draft NS LEP 2001 Amendment 28 Height Map

Source: North Sydney Council

4.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Architectural drawings prepared by Rice Daubney and Public Domain Plans prepared by Oculus Pty Ltd are included at **Appendices A** and **G** respectively. The development consists of the following elements:

- Demolition of all existing buildings and structures on the site, including the pedestrian bridge which links to the adjacent Tower Square;
- Excavation of a 4 level basement at 77-81 Berry Street (accommodating 226 cars both tenant use and public parking) and a 2 level basement at 88 Walker Street and a connective service tunnel under Little Spring Street;
- Construction of a 37 storey retail / commercial building comprising 60,630m² GFA on 77 – 81 Berry Street and a 33 storey, 200 bedroom hotel (12,995m² GFA) with conference, restaurant and bar facilities on 88 Walker Street;
- Construction of a pedestrian bridge linking between 88 Walker Street and 77 – 81 Berry Street over Little Spring Street;
- Construction of a new road through 77 – 81 Berry Street, partial closure of Denison Street and reconfiguration of the southern end of Little Spring Street;
- Construction of the surrounding public domain, including a new pedestrian plaza area in Denison Street; and
- All site service and utility upgrades and augmentation.

Photomontages of the proposed development are included at **Figures 39** to **42** below.



Figure 39 – Photomontage looking northwards across the new Denison Plaza

Source: Haycraft Duloy Pty Ltd



Figure 40 – Photomontage of proposed hotel building as viewed from Walker Street
Source: Haycraft Duloy Pty Ltd



Figure 41 – Photomontage of the proposed lobby entrance of the commercial building from Spring Street
Source: Haycraft Duloy Pty Ltd



Figure 42 – Photomontage of the proposed through site link (through 77 Berry Street)

Source: Haycraft Duloy Pty Ltd

4.1 Project Objectives

The following objectives have been established for the project.

Economic

- To provide high quality office space in the North Sydney CBD;
- To provide large commercial floor plates in the North Sydney CBD;
- To deliver a significant number of new jobs in the North Sydney CBD;
- To provide complementary retail for the proposed and surrounding commercial developments; and
- To provide new business hotel floorspace to support the commercial function of the North Sydney CBD.

Community

- To create a safer pedestrian environment within the heart of the North Sydney CBD;
- To provide new public plaza that is of high amenity during lunch time hours in particular; and
- To provide service and speciality retail facilities for use by the local community.

Environment / Sustainability

- To construct a building which relies heavily of passive environmental design elements;
- To provide buildings which incorporate ESD features that will reduce the use of water and energy;

- To incorporate ESD features into the public domain elements; and
- To encourage the use of public transport.

Urban Design

- To design a project which will have a significant urban renewal effect on the North Sydney CBD;
- To design building forms which reflect their function in their external expression;
- To create a building envelope which is complementary to the North Sydney CBD skyline embraces the basic CBD urban design principles; and
- To provide an appropriate and respectful treatment to the common boundary between the proposed hotel building and the Firehouse Hotel.

4.2 Land Use and Gross Floor Area

Table 2 presents a summary of the proposed GFA¹ by land use and **Table 3** presents a summary of the proposed GFA/FSR of each lot. The proposed development results in an overall GFA of 73,625m² with a maximum FSR of 19.3:1 on the Berry Street lot and 21.4:1 on the Walker Street lot (see **Table 3**).

Tables 4 and **5** provide a summary of the proposed land use on a floor by floor basis for the commercial building and hotel building respectively.

Within the podium of the commercial building will be a food court and specialty retail. A mini-major retail space is also proposed, which is of a similar size to that existing in Berry Square Retail. Along Denison Street will be retail spaces which are likely to be occupied by cafes and restaurants to activate the new plaza.

The commercial tower provides floorplates between 1,260m² and 1,940m² of GFA. The floorplates can be split into smaller tenancies or for larger companies wishing to occupy several floors, linkages between the floors can be created in the proposed wintergardens.

The proposed 200 room hotel will include conference, restaurant and bar facilities (at Levels 2, 3 and 4) that will be open to the general public. Each hotel room will be approximately 30m² and will accommodate a double bed and ensuite bathroom.

A separate application will be lodged for the fitout and operation of the hotel conference, restaurant and bar facilities including the use of the space for public entertainment purposes. Separate applications will also be submitted for the fitout of the commercial tenancies and retail spaces in the commercial building.

1 gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

- columns, fin walls, sun control devices, and any elements, projections or works outside the general line of the outer face of the external wall, and
- lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and
- car parking needed to meet any requirements of the Council and any internal access thereto and
- space for the loading and unloading of goods.

Table 2 – Proposal summary of GFA by Land Use

Use	GFA Proposed (m ²)
Commercial	57,265
Hotel	12,995
Retail	3,365
Total	73,625

Table 3 – Proposed Gross Floor Area and Floor Space Ratio

Site	Site Area (m ²)	Proposed GFA (m ²)	Proposed FSR
Berry Street	3,142	60,630	19.3:1
Walker Street	607	12,995	21.4:1
Total	3,749	73,625	

Table 4 – Commercial building landuse and GFA (77 Berry Street)

Level	Land Use	GFA (m ²)
Basement 5	Plant	
Basement 4	67 tenant parking spaces 11 motorcycle spaces	50
Basement 3	61 tenant parking spaces 11 motorcycle spaces	50
Basement 2	46 hotel parking spaces 10 tenant parking spaces 7 motorcycle spaces	290
Basement 1	42 public parking spaces 6 motorcycle spaces	70
Lower Ground Floor	14 service/loading spaces 120m ² retail	120
Ground Floor	1,480m ² retail Commercial lobby	2405
Upper Ground Floor	Food court	2395
Mezzanine	Meeting room Roof garden	750
Level 4	Plant	0
Level 5	Commercial office space	1905
Level 6	Commercial office space	1870
Level 7	Commercial office space	1905
Level 8	Commercial office space	1870
Level 9	Commercial office space	1910
Level 10	Commercial office space	1870
Level 11	Commercial office space	1870
Level 12	Commercial office space	1870
Level 13	Commercial office space	1870
Level 14	Commercial office space	1855
Level 15	Commercial office space	1900
Level 16	Commercial office space	1855
Level 17	Commercial office space	1930
Level 18	Commercial office space	1915
Level 19	Commercial office space	1885

Level	Land Use	GFA (m ²)
Level 20	Commercial office space	1885
Level 21	Commercial office space	1885
Level 22	Commercial office space	1920
Level 23	Commercial office space	1915
Level 24	Commercial office space	1925
Level 25	Commercial office space	1915
Level 26	Commercial office space	1890
Level 27	Commercial office space	1940
Level 28	Commercial office space	1905
Level 29	Commercial office space	1340
Level 30	Commercial office space	1260
Level 31	Commercial office space	1305
Level 32	Commercial office space	1260
Level 33	Commercial office space	1305
Level 34	Commercial office space	1260
Level 35	Commercial office space	1260
Level 36	Plant	N/A
Level 37	Lift motor room / cooling towers	N/A
Level 38	Roof	N/A

Table 5 - Hotel building landuse and GFA (88 Walker Street)

Level	Land Use	GFA (m ²)
Basement 2	Hotel storage & plant	140
Basement 1	Hotel storage Staff amenities	270
Ground Floor	Lobby/reception (public)	455
Mezzanine	Bridge link (public)	225
Conference Floor	Conference rooms	435
Restaurant Floor	Restaurant	455
Bar Level	Bar	410
Level 5	Plant	35
Level 6	Hotel administration	410
Levels 7 - 31	8 x hotel suites per level	405 per level
Level 32	Plant	35
Level 33	Roof and lift motor room	0

4.3 Building Height and Setbacks

The proposed maximum heights² of the two building are:

- 77 Berry Street – 143.7m, measured from the lowest part of the site at Little Spring Street (RL 55.25) up to the top of the façade screen (RL 198.95) and 105m measured from the lowest part (RL58.775m) of the northern podium element up to the top of the northern element of the tower (RL 163.775); and
- 88 Walker Street – 117.6m measured from Walker Street (RL 52.4) to top of Walker Street façade (RL 170).

Table 6 outlines the proposed setbacks of both buildings.

Table 6 – Proposed building setbacks

Street	Ground level setback	Above podium setback
Walker Street	Setback 450mm from the boundary alignment	5m
Little Spring Street (hotel)	3m	4m (from level 4 and above)
Little Spring Street (commercial)	0m – 5.9m	Weighted average 4m
Spring Street	12m	4m
Denison Street	0m - 3m	Weighted average 4m

4.4 Building Description

The proposed buildings are described individually below and in the design statement prepared by Rice Daubney at **Appendix H**. Photomontages of the proposed development are also included at **Appendix I**.

Commercial Building (77 Berry Street)

The podium of the commercial building is divided into two separate portions by the proposed through site link (road). The through site link will be open to the public and vehicles 24 hours a day. It will have a width of 12m and a height of 17.5m (4 storeys) and as such will appear as an open and inviting space.

The southern part of the podium of the commercial building rises 3 storeys (16.5 metres) and has been setback from the property boundary line on all 3 sides so as to improve the pedestrian environment at the ground level, thereby forming a 'reverse podium'. On Denison Street the setback is approximately 3m, on Spring Street the setback is 12m and on Little Spring Street the setback varies between 0.79m (core) to 5.1m. The setbacks are retained for the first two levels on the Denison Street elevation and first three levels on Spring Street elevation and then the levels of the podium above step back out to the boundary line so as to provide an overhang and weather protection for pedestrians.

The southern section of the podium will comprise the main commercial lobby with retail uses fronting on to Denison Plaza to activate the space. A grand staircase is proposed on the Spring Street elevation of the podium so that a sense of arrival is created for the commercial lobby. The southern podium will also contain the core for the commercial levels above. On top of the podium is commercial meeting room space which spills out on to a rooftop garden.

² **Building height** (or height of building) means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The northern part of the podium will form an extension of the existing Beau Monde podium and will contain a mini-major retail space, specialty retail and a food court. An outdoor seating area in a roof garden is provided on the top of the northern part of the podium which will be associated with the food court below. The podium is two storeys high and is built to the alignment of the existing Beau Monde podium. The existing through site connection to the Berry Square plaza is maintained through the new podium of the commercial building.

The tower element of the commercial building begins at Level 5. The tower is setback a weighted average of 4m on the Denison, Spring and Little Spring Street facades. Wintergardens will be provided randomly on the different levels of the building, providing break out or meeting room spaces. The wintergardens will project into the 4m setback zone as will the proposed shading elements on the façade, however these will not be within 1m of the property boundary. The width of the tower at its widest point is 30.45 (from side of core to opposite wall). The length of the tower ranges between 48.8m (at the high rise) and 72.3m (at the mid rise).

The northern façade of the commercial tower will be setback 24m from the southern edge of the façade of Beau Monde so as to provide privacy between the buildings and to be consistent with the provisions of Residential Flat Design Code (RFDC) (although it does not strictly apply to this development). The high rise component of the tower (above Level 28) is setback 46m from the façade of Beau Monde.

The treatment of the shading elements and varying height of the tower help to break up the massing of the building such that it appears as two elements adjacent to one another rather than a long single building (see **Figure 43**). The shading elements on the southern part of the building are vertically parallel against the façade and will range in height between 1.57m and 2.275m. As the shading elements progress northwards on the building façade they twist and turn so as to provide a horizontal shading element on the northern third of the façade. **Figures 44** and **45** demonstrate how the shading elements will be positioned on the western façade. The shading elements will wrap around the projecting wintergardens so as to provide 3-dimensional visual relief to the east and west facades.

No shading elements are proposed on the southern façade, rather this façade will read as a glass skin held between two perforated metal blades of the east and west shading screens.

The top of the tower is defined by two perforated blades that form the taller southern element of the building. The blades sail past the edge of the building hiding the top plant rooms and giving the building a unique marker element in the skyline of the North Sydney CBD.

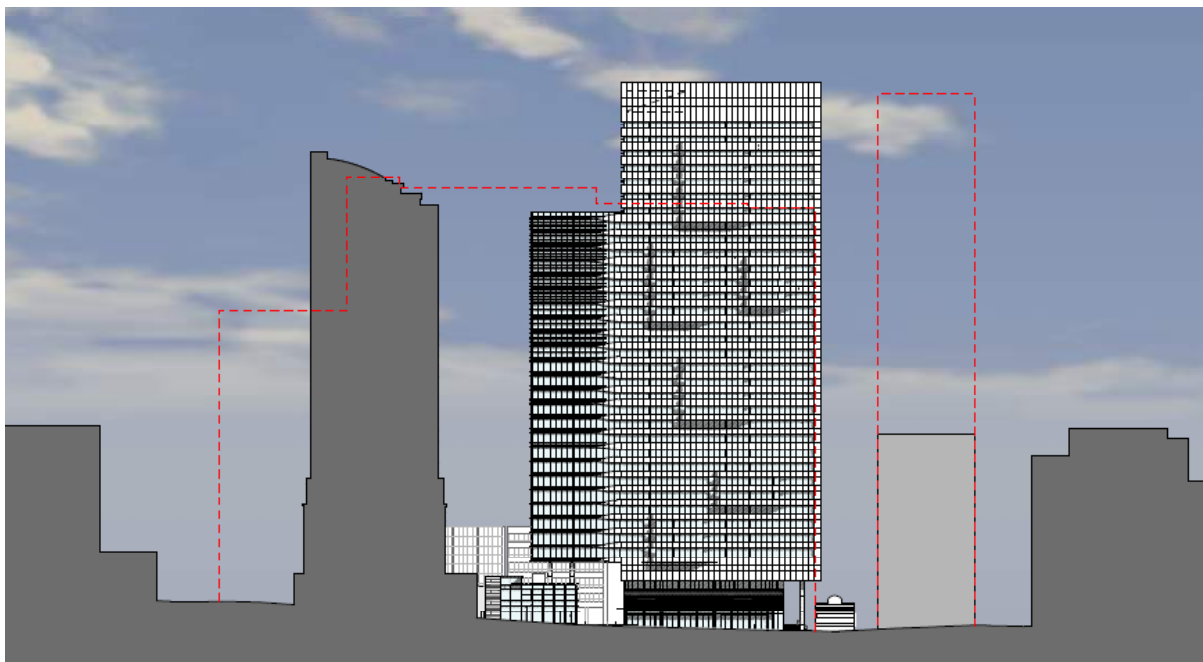


Figure 43 – Western elevation of the proposed commercial tower (draft LEP No 28 envelopes shown in red)

Source: Rice Daubney

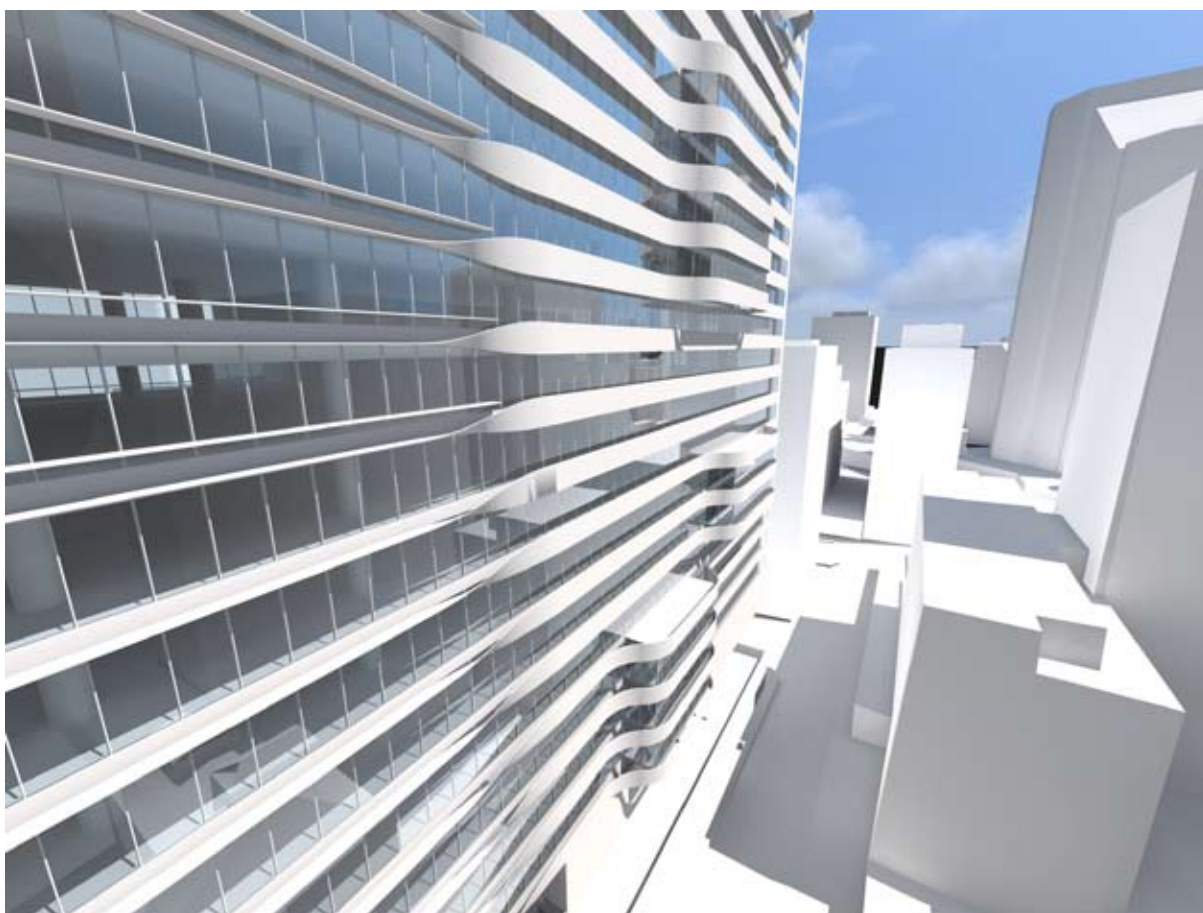


Figure 44 – Turning and twisting of shading elements on the western façade

Source: Rice Daubney

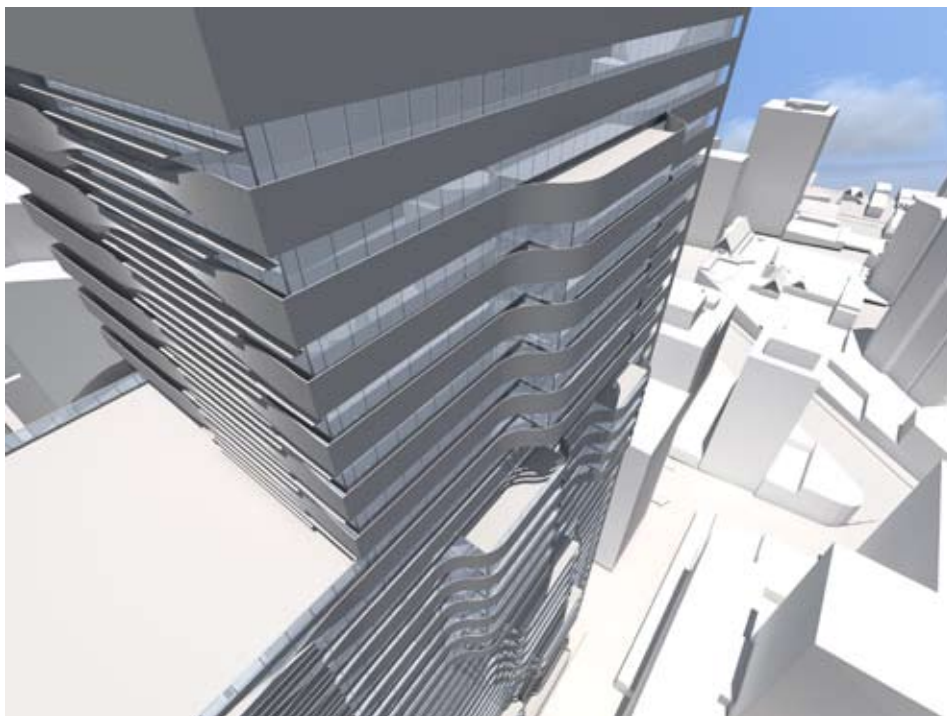


Figure 45 – Shading wrapping around winter gardens to give visual interest to the façade

Source: Rice Daubney

Hotel Building (88 Walker Street)

A glazed podium is proposed for the hotel building. A stone plinth picks the entry level as its datum and will express an alignment with the Firehouse Hotel. The glass façade of the podium will be separated and setback from the plinth by 450mm to give dominance to the Firehouse Hotel. The podium will rise to a height of 10m (3 storeys), consistent with the parapet of the adjoining Firehouse Hotel (See **Figure 40**).

In addition to the setback from the street, a space between the glass podium and the side elevation of the Firehouse Hotel is proposed. A glass display case will be placed in the setback space which will measure 1.3m across the face of Walker Street and 5m deep to the tower setback. It is intended that the space will reveal and display the side wall of the Firehouse Hotel with its sculptured parapet as an urban element on the street and will house an artwork (refer to art statement at **Appendix I**).

An awning which will project from the façade of the podium over the public footpath is proposed. The height of the awning aligns with the first floor cornice line of the Firehouse Hotel.

The ground and mezzanine level of the podium on the Little Spring Street facade have been setback 3.1m to 3.7m from the boundary line so as to provide room for the drop off zone for the hotel and to give some ground plane relief for pedestrians. The podium levels above the hotel lobby then project over the ground / mezzanine level setback so as to meet the property boundary line providing an undercroft area for the protection of hotel guests.

Above the podium the Walker Street façade of the tower has been setback 5m from the edge of the podium so as to be consistent with the existing planning controls and with other buildings in Walker Street.

The façade has been vertically articulated with different materials to break up the tower form. The northern half of the Walker Street façade appears as a more solid element finished in terracotta with windows punctuating the façade, while the southern half comprises mostly glazing (see **Figure 40**). This use of materials reflects the function of the northern part of the building which is predominantly services and core.

The façade of the Little Spring Street elevation of the tower then sets back 4m from the edge of the podium. It is treated the same as the eastern elevation of the building with more solid material (terracotta) on the northern half of the façade and glazing elements on the southern half.

The two side elevations of the tower are built to the property boundaries (200mm setback) and follow the same design philosophy as the front elevation, i.e. more solid materials on the northern elevation and a predominance of glazing on the southern elevation where the hotel rooms have their outlook. An interlayer of white strips will be inserted to the glazing on the southern façade so as to provide a degree of privacy for occupants of the hotel (see **Figure 46**).

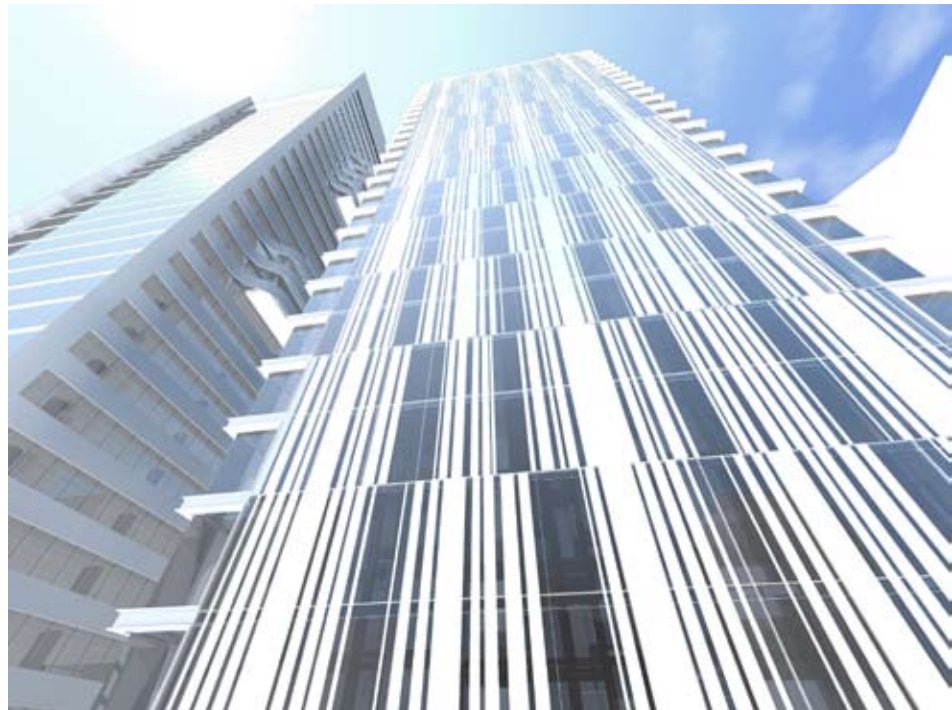


Figure 46 – Southern façade of the hotel

Source: Rice Daubney