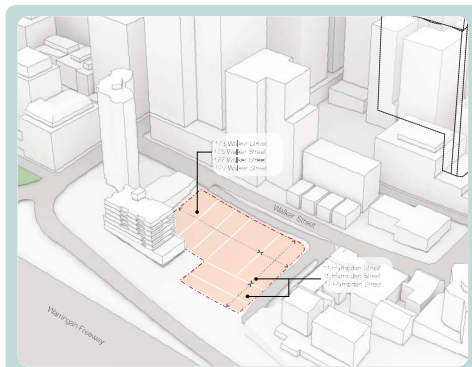


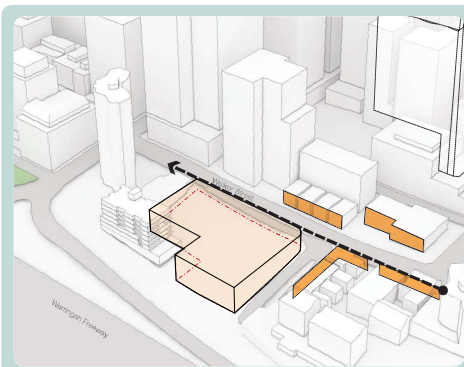
# 173-179 Walker Street & 11-17 Hampden Street Planning Proposal

## Design Process



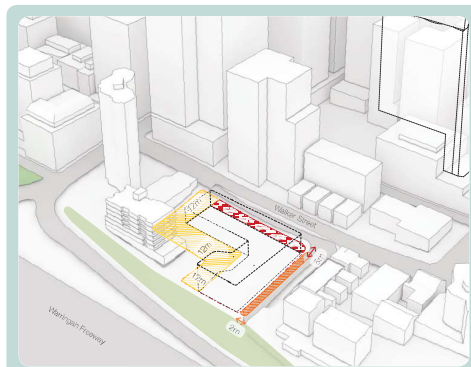
### Incorporation of all sites

The reduction of internal side setbacks enables a podium development to be achieved providing for a potential staged redevelopment and ensuring site isolation isprecedented. The concept design and ensuing reference schemes ensure that all lots are developable even if all sites cannot be acquired under single ownership.



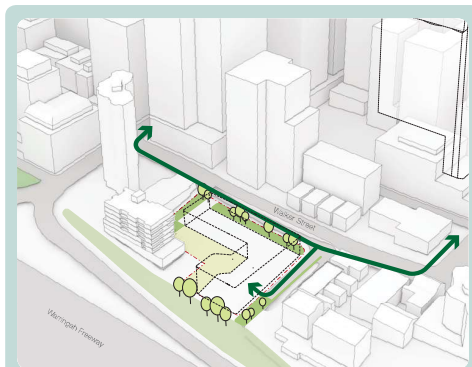
### Street wall

The street wall will mirror the adjacent buildings with a 3 storey street wall. Material choices and street grain will also compliment surrounding built form.



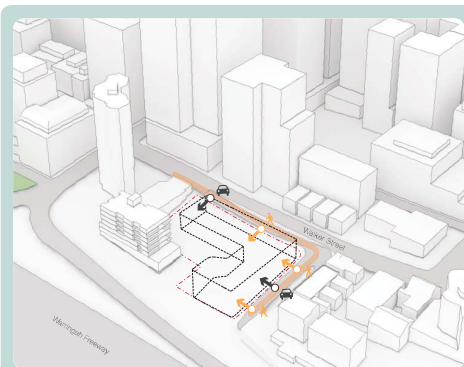
### Street setback

A five metre setbacks is provided on Walker Street and a two metre setback is provided on Hampden Street. The building envelope pulls 12m away from the site boundary of the 88 Berry Street building to ensure adequate building separation.



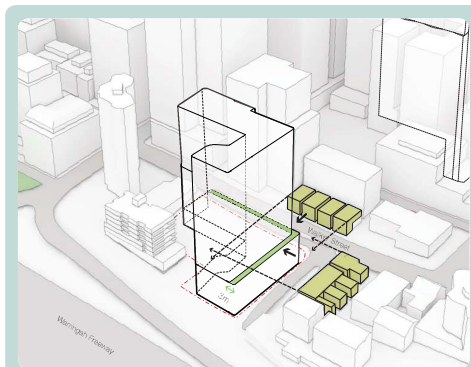
### Public domain

Landscaped setbacks on Walker Street will allow public to utilise the set back open space. The vehicle entry on Hampden Street lots is relocated further west, allowing the remaining road space to be converted into public open space.



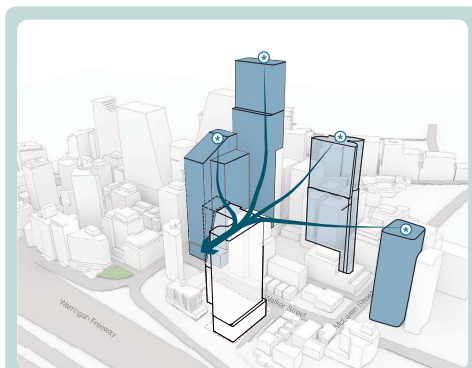
### Site access

Comprehensive traffic studies and engagement with RMS has resulted in the primary vehicular entry located at the south end of Walker Street, minimising traffic on the service road that fronts the subject site. The second entry is from Hampden Street. On street parking is maintained. There are three pedestrian access points in the proposed envelope.



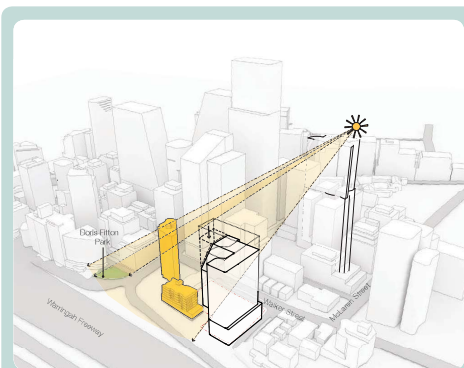
### Above podium setbacks and heritage response

An above podium setback of three metres above the street wall and material choices that compliment heritage context.



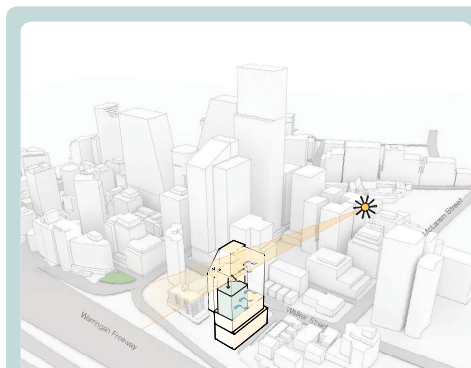
### Height Transition

A height transition down from RL168-225 of North Sydney CBD and the Walker Street Precinct Masterplan to RL148-133.



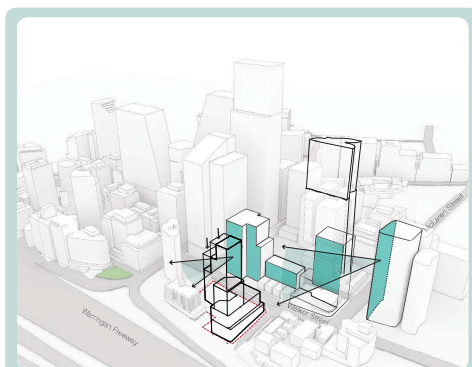
### Overshadowing

Building form that achieves solar access to Doris Fitten Park between 12pm and 2pm on the winter solstice. Adequate levels of sunlight are provided to neighbouring buildings by minimising the tower form and minimising height to the north of key neighbours.



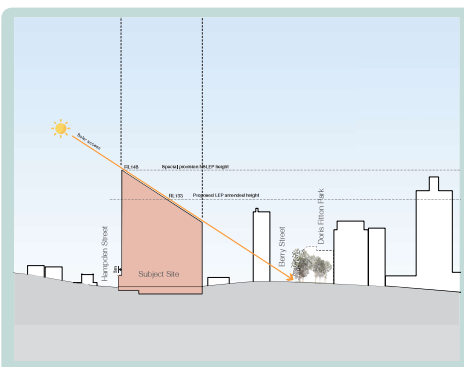
### Apartment Design Guidelines (ADG)

Three reference schemes demonstrate the ways and means of achieving compliance with solar access, cross ventilation and building separation.



### View sharing

A slender and stepped tower form that maintains viewlines to the south and east of the site.



### Amend the NSLEP 2013 Height of Buildings Map

provide a maximum building height of RL133

### Amend the NSLEP 2013 Floor Space Ratio Map

provide a maximum FSR of 6.1:1

### Front setbacks

- 5m to Walker Street
- 2m to Hampden Street

### Side setbacks

- Nil side setbacks, up to RL82



### Rear setbacks

- 12m for Walker Street properties
- 12m for Hampden Street properties

### Upper level Setbacks

- A 3m upper level podium setback

### Street wall height (podium)

- A street wall height of up to 3 storeys for the Hampden Street properties
- Nil street wall height for the Walker Street properties





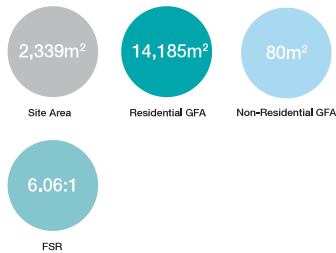
1. Future connection into existing stair with access to Hampden Street up to the Ward Street Precinct
2. Create a shared way along the lower portion of Walker and Hampden Street, to prioritise pedestrian movement and maximise amenity from the linear park
3. Upgraded streetscape treatment with landscaped setback, with retail frontage with terrace spill-out
4. Upper level terraces for residents to enjoy.
5. Proposed vehicle access into underground and on street parking opportunities
6. Connect to through site links proposed as part of Ward Street Masterplan
7. High amenity resident's garden
8. A new pocket park at end of Hampden Street providing local community benefit
9. Building entry and links to residents garden
10. Relationship to heritage buildings

- Key**
- Project Boundary
  - Retail activation
  - Pedestrian movement
  - Landscaped gardens
  - Landscaped setbacks
  - Heritage buildings
  - Shared street environment
  - Pedestrian access points
  - Vehicle Access Points

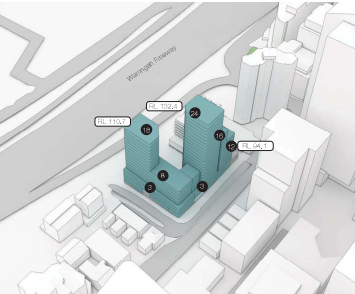


Reference Scheme

173-179 Walker Street Yield:



11-17 Hampden Street Yield:



Special Provision Reference Scheme

East Walker Street Precinct Yield:

