



173-179 Walker Street Planning Proposal Council Meeting

173-179 Walker Street
North Sydney, NSW, 2060

Prepared for
Avenor

Issued
17 September 2018

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Introduction

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Aerial Context

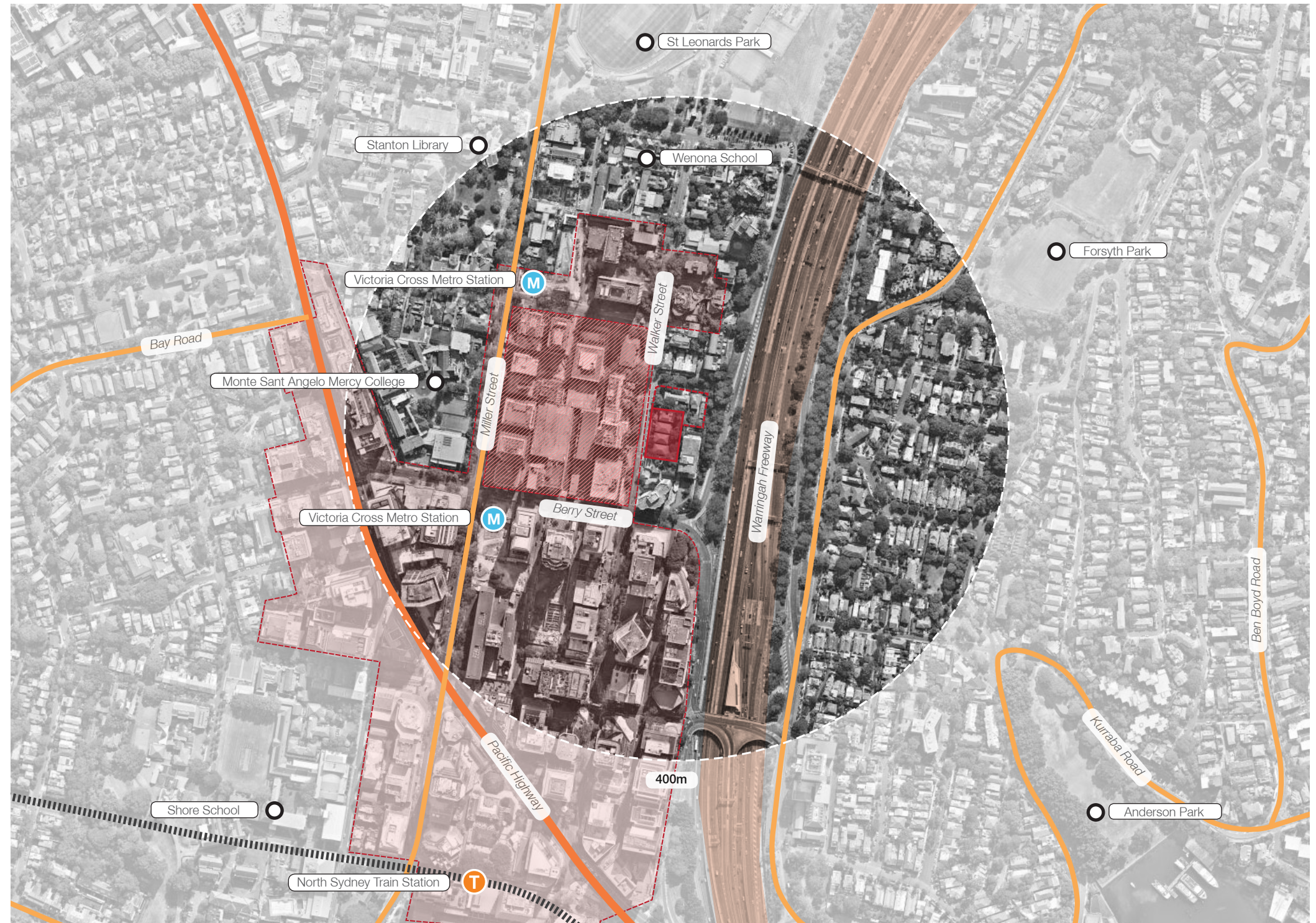
SJB have been appointed by Avenor to prepare a Concept and Built Form Testing Report for the sites at 173-179 Walker Street and the potential amalgamation of sites at 11-17 Hampden Street.

The purpose of the study is to support a Planning Proposal which takes into consideration the scale of development proposed by the Ward Street Precinct Masterplan and surrounding development in order to recommend amendments to North Sydney Council Local Environmental Plan 2013. It provides a detailed testing of the capacity of the site against the strategic objectives for the area, having regard to context, site opportunities, constraints and the future vision for North Sydney.

The subject site is located in North Sydney which is a major employment hub within the North District Plan by the Greater Sydney Commission. The site is located just outside the North Sydney Commercial Core and is currently zoned R4 High Density Residential with a maximum height of 12m.

The site is located adjacent to the Ward Street Precinct and was identified as a 'future development opportunity' within the North of Centre Plan, 2016, however in 2017 it was decided to be excluded from the Ward Street Precinct Masterplan and the study pursued separately by Council.

There is opportunity for the site to reflect and contribute to the character of the Precinct whilst maintaining a sensitive interface to the surrounding heritage items and consideration of overshadowing to open spaces and residential developments.



Introduction

North Sydney Skyline

The skyline of North Sydney is characterised by the numerous commercial towers within the CBD. The skyline is very prominent from the Warringah Freeway, of which the subject site is adjacent to.

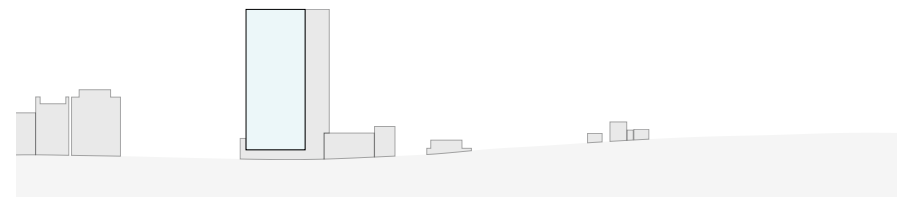
The following sections shows the scale of development which has been planned for the precinct and its height transition to existing development and to residential areas.

Height variations and towers are important elements of this context and they form the character of the North Sydney CBD. The site now sits at the edge of this context and has the opportunity to contribute and complement the future skyline.

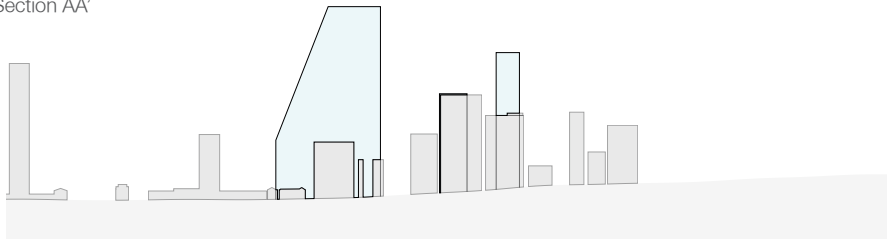


Key

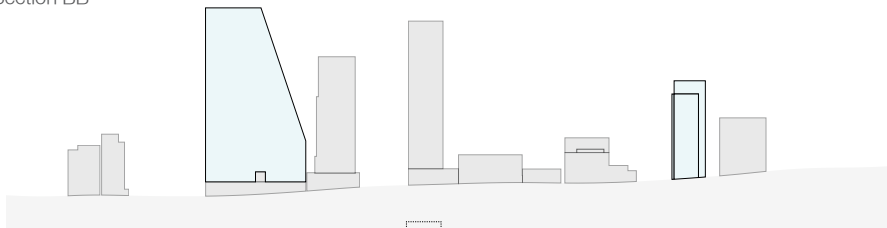
- Previous Scheme
- Option 1
- Option 2
- To be Approved
- Existing



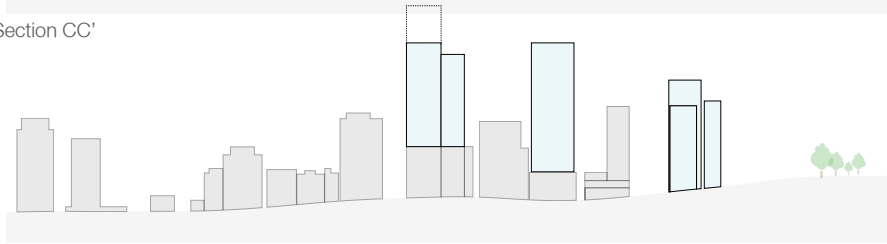
Section AA'



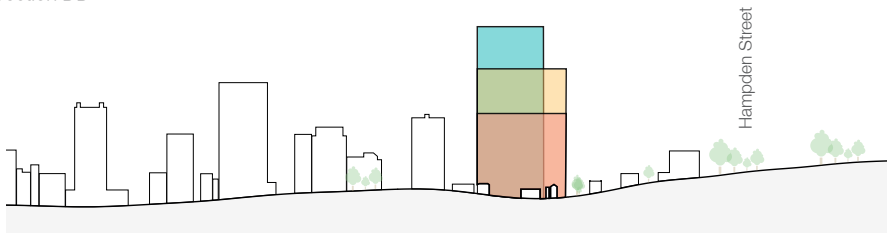
Section BB'



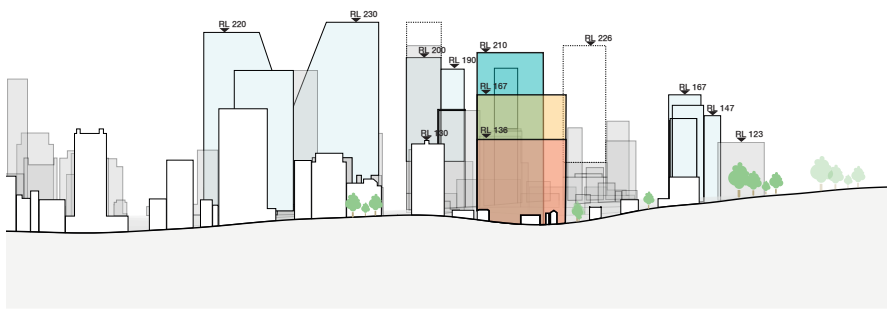
Section CC'



Section DD'



Section EE'



Introduction

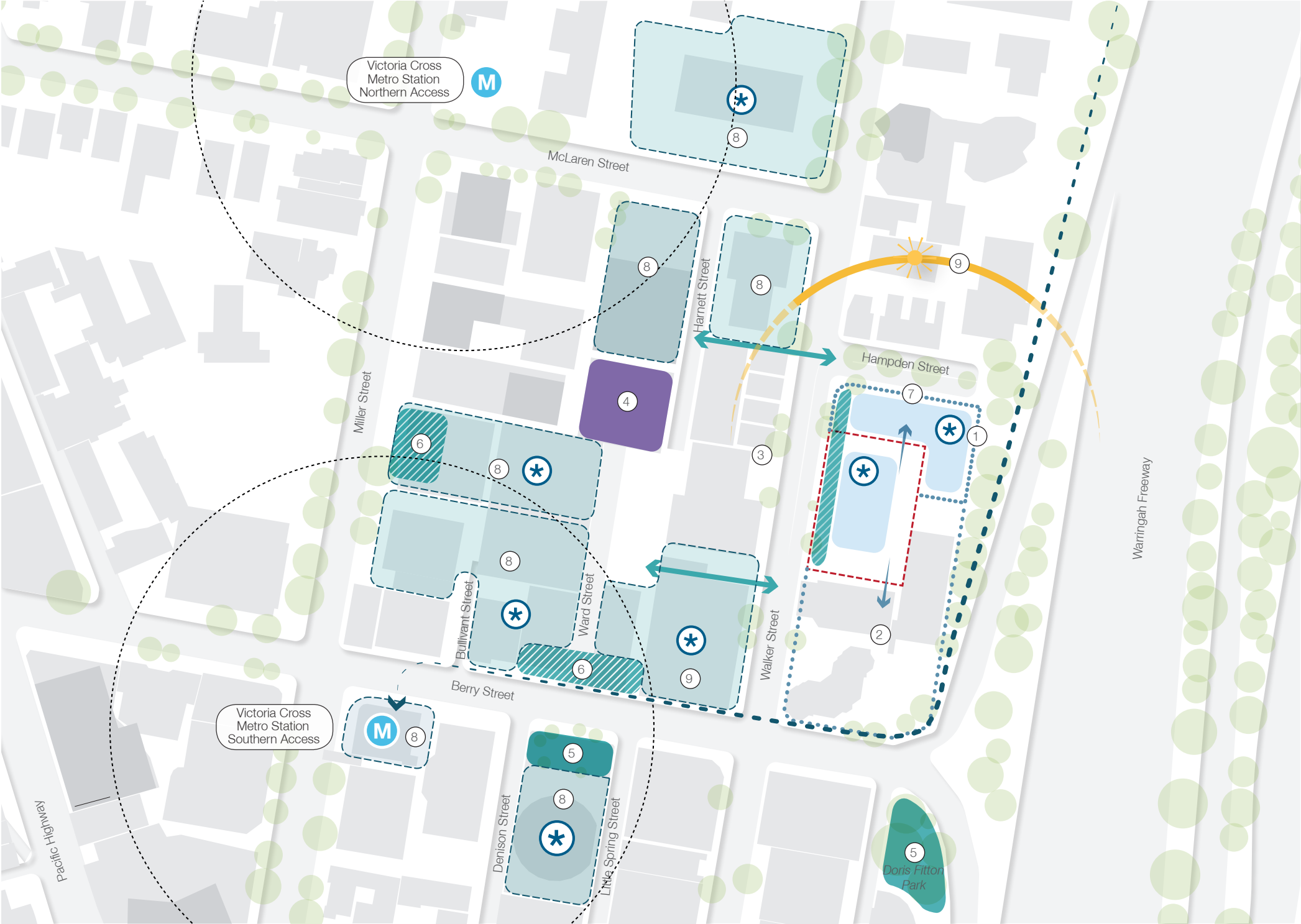
Opportunities

The following have been identified as key opportunities for the site:

- 1. Opportunity for site amalgamation with properties to the north along Hampden Street;
- 2. Consider the block in its entirety to allow for a cohesive masterplan in future;
- 3. Continuation of the pedestrian through-site link from the Ward Street Precinct Masterplan to create better east-west connections for pedestrians across Walker Street;
- 4. New community facility within the Ward Street Precinct Masterplan which will be easily accessible from the site;
- 5. Existing provision of open space at Doris Fitton Park and Berry Street;
- 6. New open space provided within the Ward Street Precinct Masterplan either along Miller Street or within the precinct, as well as an extension of Berry Square. In addition, the masterplan will accommodate a 18 hour economy with eat streets providing activity to the area;
- 7. Opportunity to provide a new open space along Walker Street;
- 8. There are numerous large development parcels within and surrounding the Ward Street Precinct Masterplan, with height concentrated to the south;
- 9. Heritage items to the north of the site along Hampden Street ensures that the site receives good solar access.

Key

- Project Boundary
- Connections
- Towers
- Open Spaces
- Community Building
- Shared Zone
- Metro Stations
- Built Form



Introduction

Constraints

The following have been identified as key constraints for the site:

- 1. 171 Walker Street and 88 Berry Street are both strata residential buildings which are unlikely to change in the near future;
- 2. Future development on site should allow for adequate building separation to 88 Berry Street to ensure privacy;
- 3. Berry Street provides access to and from Warringah Freeway and there is potential for road congestion during peak hours;
- 4. Future development should consider treatment to noise from Warringah Freeway;
- 5. Development along the street frontage of Walker Street and Hampden Street must be sensitive to low scale heritage items in close proximity to the site;
- 6. The topography of the site falls approximate 8.6m to the east;
- 7. Development on site should consider view sharing of buildings to the north of the site;
- 8. Height within the site should consider a transition down to the east from the north of the precinct from 168 Walker Street to the site;
- 9. Development should not create additional overshadowing to Doris Fitton Park and minimise overshadowing to the east of Warringah Freeway.

Key

Project Boundary

Recently Developed

Century Plaza

Views Over The Harbour

Source of Noise

Vehicular Movements

Barriers

Heights

Intersection

Topography

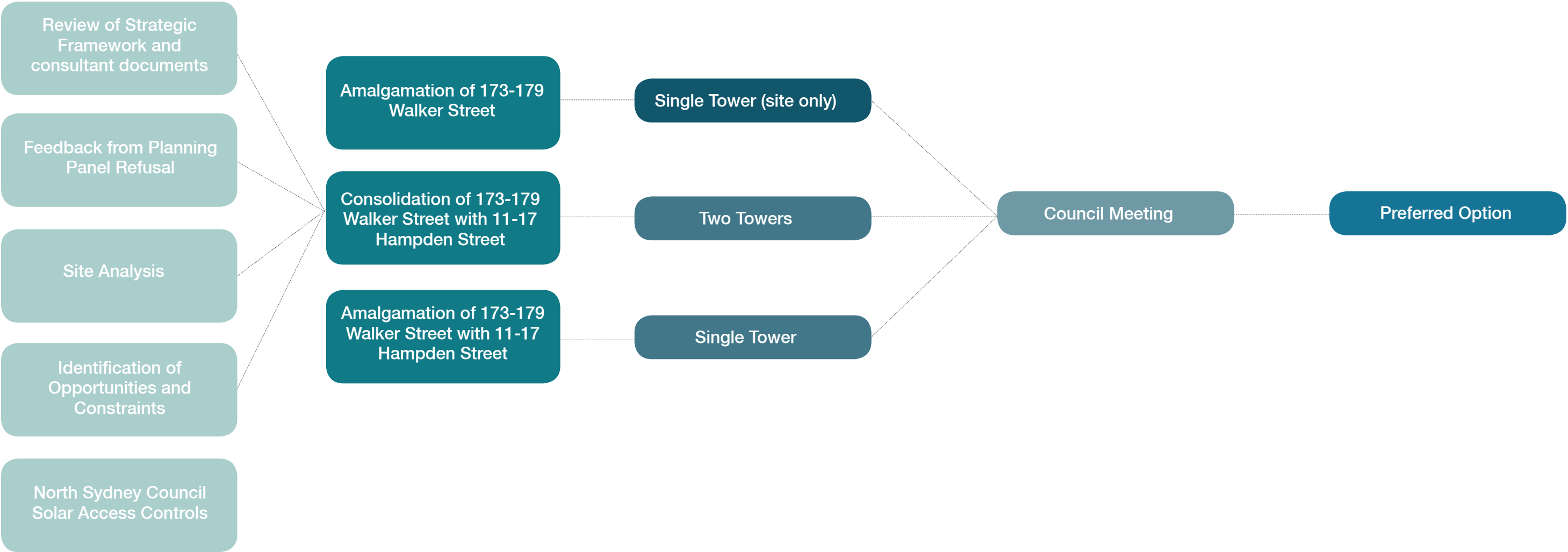
Heritage Items

Existing Open Space



Introduction

Design Process



Introduction

Amalgamation Pattern



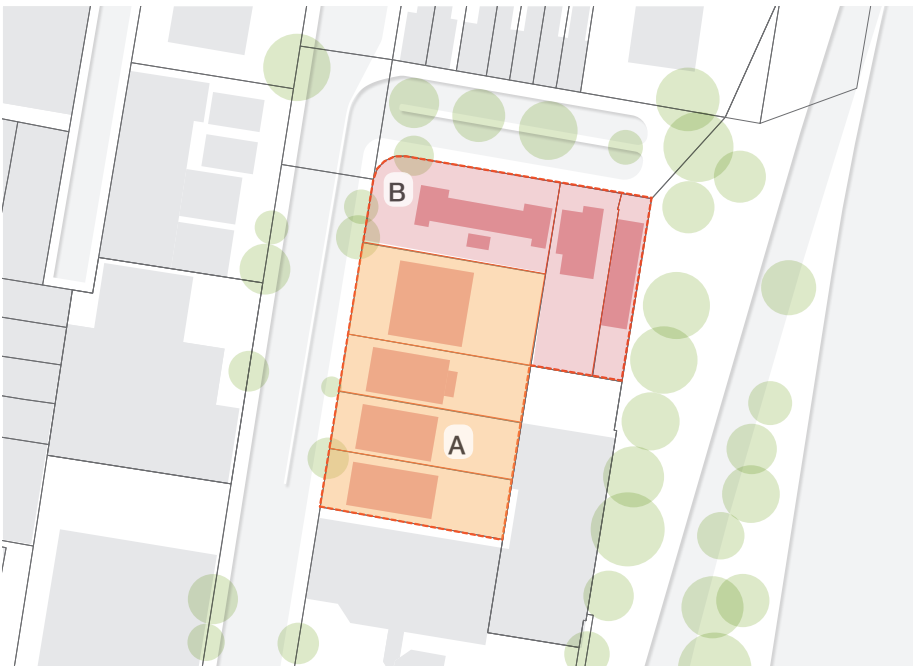
173-179 Walker Street

This site option retains the existing land ownership by Avenor, with the following properties amalgamated:

- 173 Walker Street
- 175 Walker Street
- 177 Walker Street
- 179 Walker Street



Site Area



173-179 Walker Street and 11-17 Hampden Street

Consolidated development under separate ownership

This options looks at a consolidated development between 173-179 Walker Street and 11-17 Hampden Street, which is under separate ownership and has a total site area of 3,952m² .

Site A includes the amalgamation of the following properties :

- 173 Walker Street
- 175 Walker Street
- 177 Walker Street
- 179 Walker Street

Site B includes the amalgamation of the following properties:

- 11 Hampden Street
- 15 Hampden Street
- 17 Hampden Street



Site Area A



Site Area B



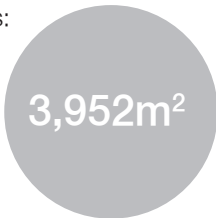
173-179 Walker Street and 11-17 Hampden Street

Amalgamated site with singular ownership

This site option amalgamates the properties at 173-179 Walker Street with 11-17 Hampden Street within a single ownership to create a total site area of 3,952m².

This option includes the amalgamation of the following properties:

- 173 Walker Street
- 175 Walker Street
- 177 Walker Street
- 179 Walker Street
- 11 Hampden Street
- 15 Hampden Street
- 17 Hampden Street



Site Area

Key

- Amalgamated Lots
- To be Demolished

Introduction

Key Parameters



View Sharing



Location of Open Space



Site Access



Solar Access to Open Spaces



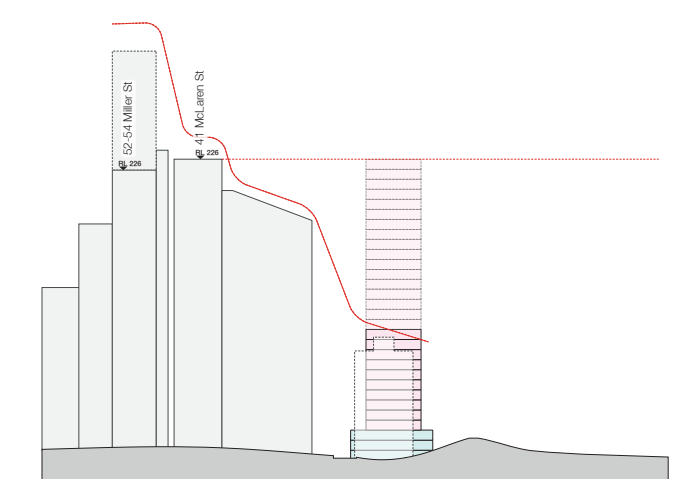
Setbacks



Podium and Active Frontage



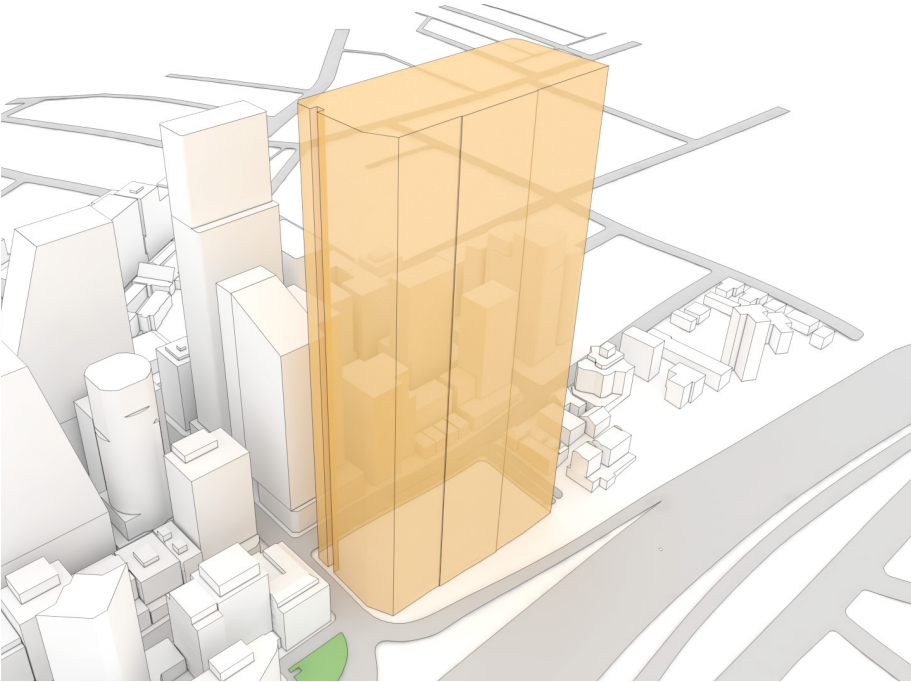
Solar Amenity



Height Transition

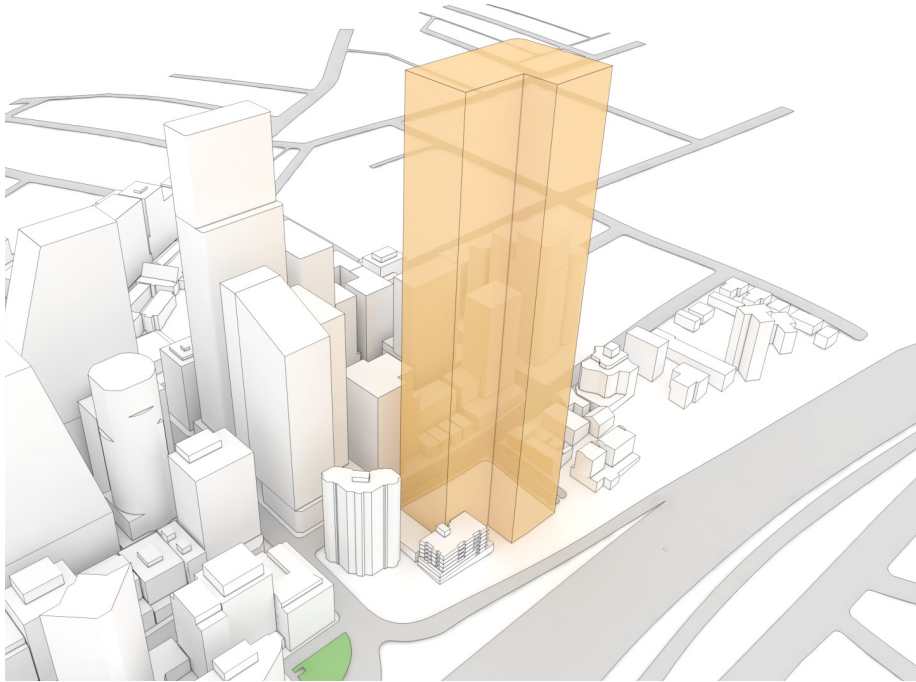
Introduction

Built Form Envelope



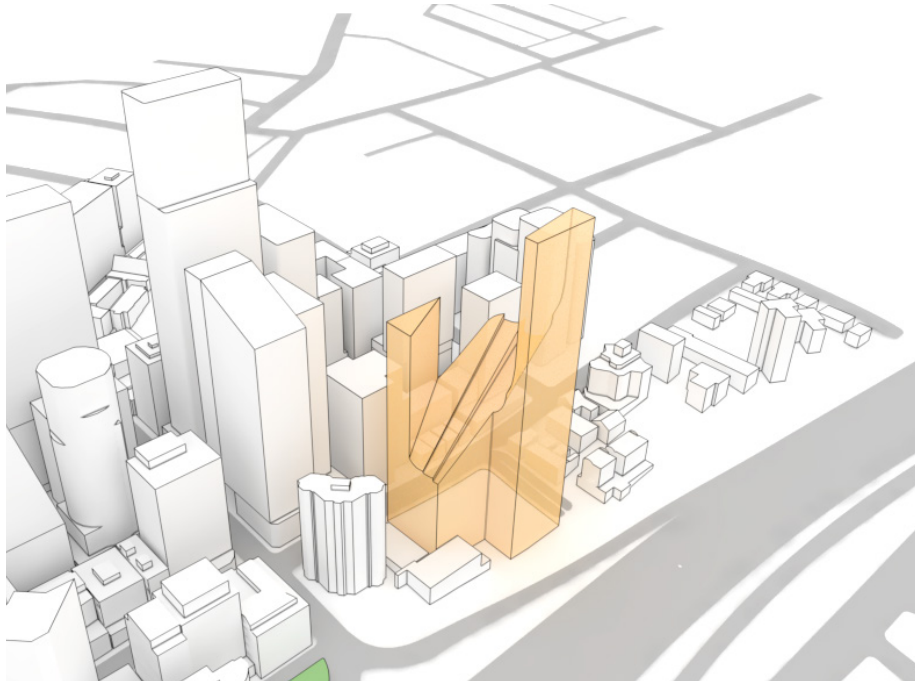
Maximum Potential Height (PANS-OPS)

The PANS-OPS limitation for the site is RL335 and development may not exceed this height.



Sites Unlikely to Change Removed

Century Plaza and 88 Berry Street have been removed due to its residential strata ownership and the recent age of construction.

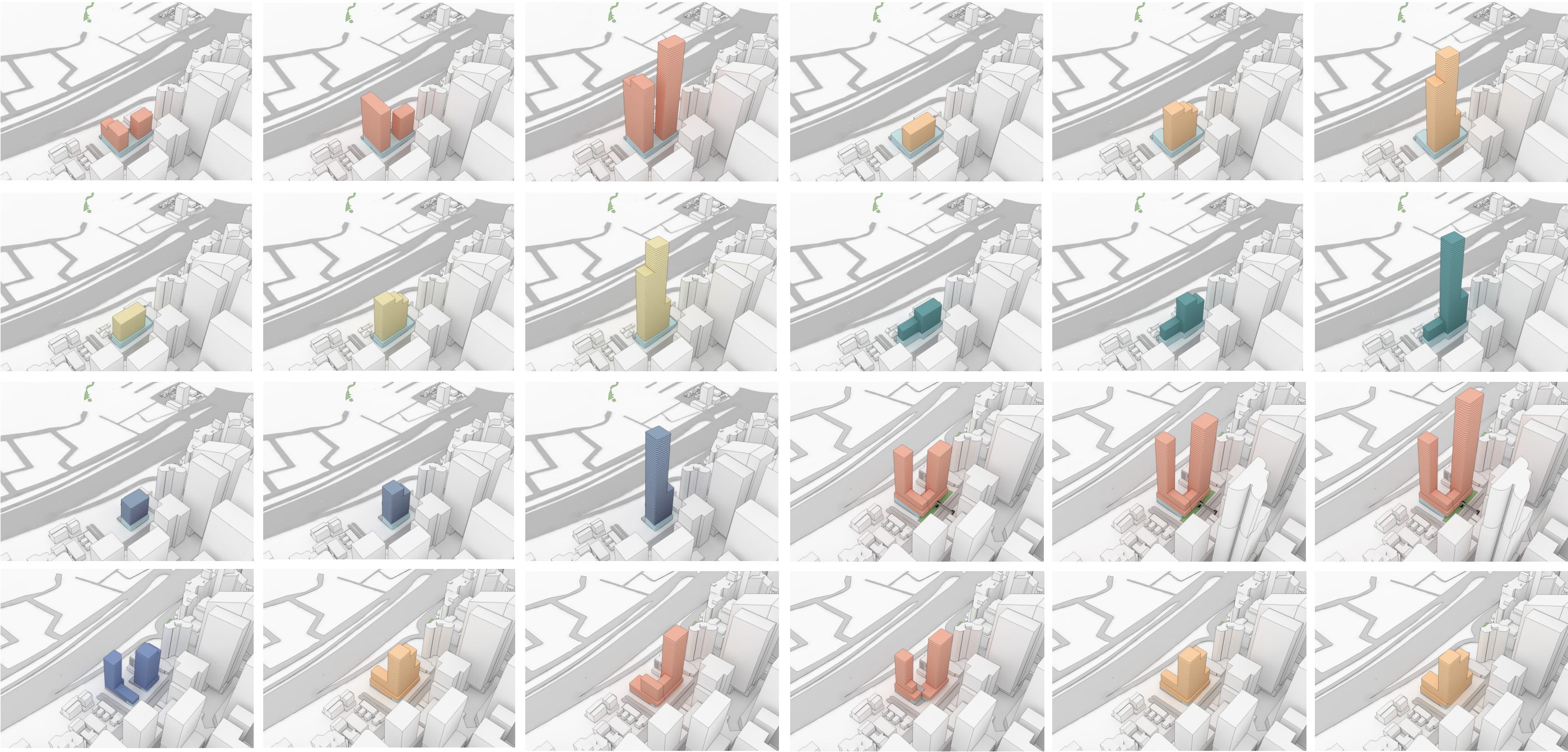


No Additional Overshadowing to Doris Fittion Park

This solar envelope ensures no additional overshadowing to Doris Fittion Park between 12-1pm where shadows cast from the site has a potential impact.

Introduction

Iterative Process



The principles and priorities as identified by the Planning Panel as well as feedback from the community and council have been adopted within built form testing for the site. Numerous iterations have been explored to test the potential of the site and assessed in a similar manner and criteria as the Ward Street Precinct Masterplan options.

Built Form Options

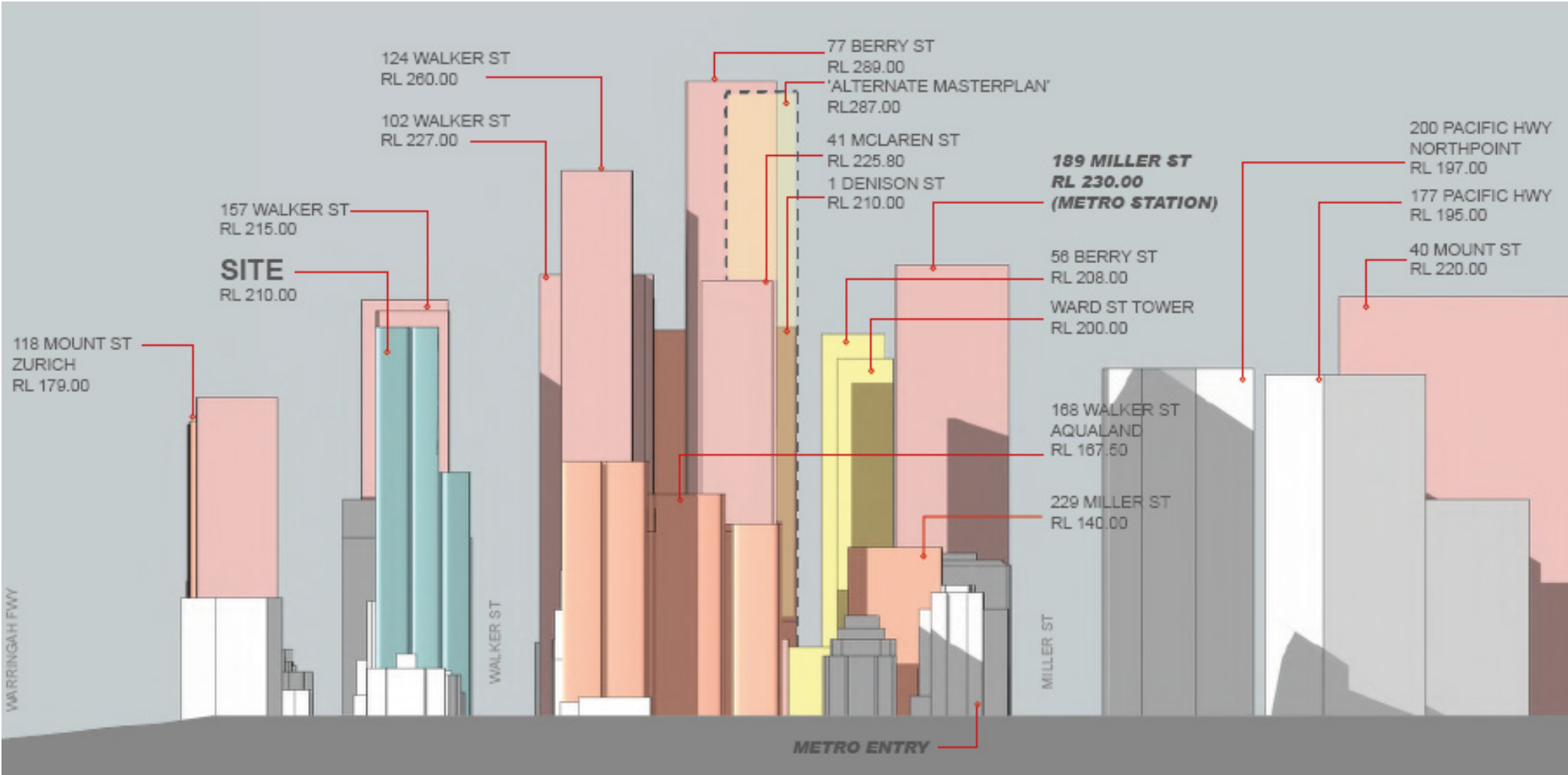
2

Previous Scheme

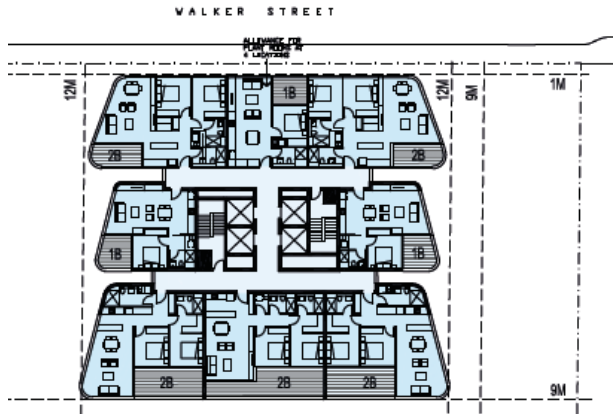
A planning proposal for 173-179 Walker Street, North Sydney was submitted in April 2018 to amend the NSLEP 2013 to a maximum height of RL210.

The proposal by Kann Finch was not supported by the Sydney North Planning Panel due to its height, lack of consolidation, overshadowing, access and traffic. The proposal however, was identified as having strategic merit. The following points are key factors to be considered between Avenor and Council:

1. The planning proposal should incorporate the current site and the adjacent properties on Hampden Street;
2. Consolidation of the site with the adjacent properties on Hampden Street;
3. The site is more suited to residential than commercial uses;
4. Height transition down to the east from 41 McLaren Street, as proposed, and 168 Walker Street;
5. Views from the west should be maximised through the site;
6. Vehicle and pedestrian access into and around the site should be further reviewed including consultation with RMS;
7. Public consultation should be undertaken prior to consideration of a further proposal;
8. Overshadowing east of the freeway should be minimised;
9. Any future proposal should include a draft DCP, and
10. Provision of well connected open space on the site.



Ground Floor Illustrated Plan



Typical Floor Plan



Built Form Options

Previous Scheme - Shadow Analysis



Previous Scheme - 9am



Previous Scheme - 10am



Previous Scheme - 11am



Previous Scheme - 12pm



Previous Scheme - 1pm



Previous Scheme - 2pm

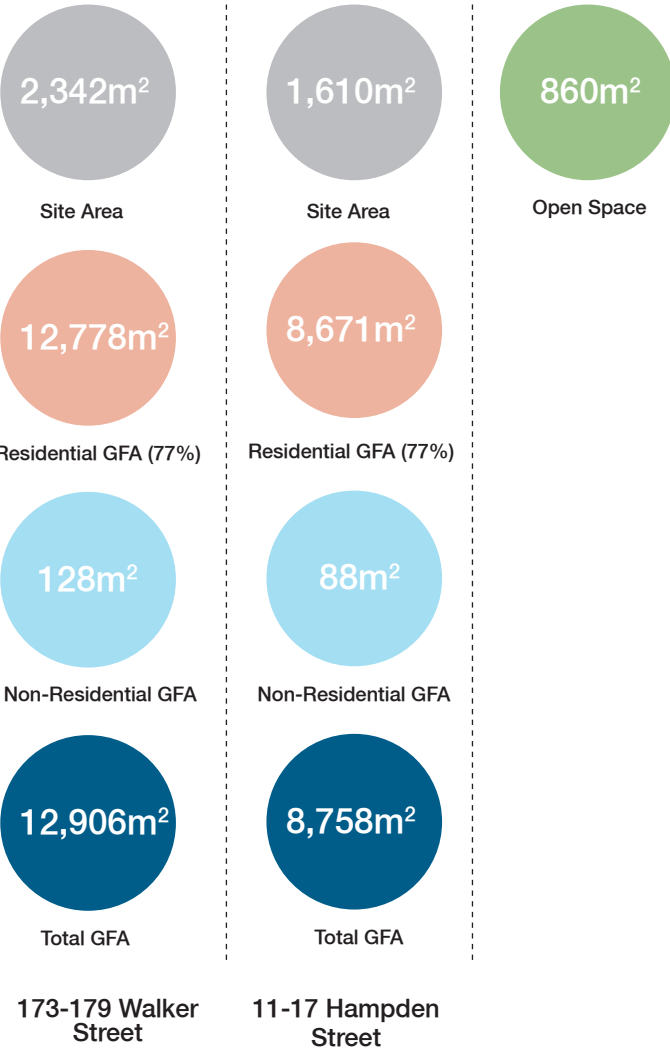


Previous Scheme - 3pm

Built Form Options

Option 1 - Plan

This option is a consolidated development between 173-179 Walker Street and 11-17 Hampden Street, however assumes separate site ownerships. A zero lot line boundary between the properties creates the impression of a singular building. A new park is proposed at the corner of Hampden and Walker Street. This option has additional overshadowing impacts on Doris Fitton Park.

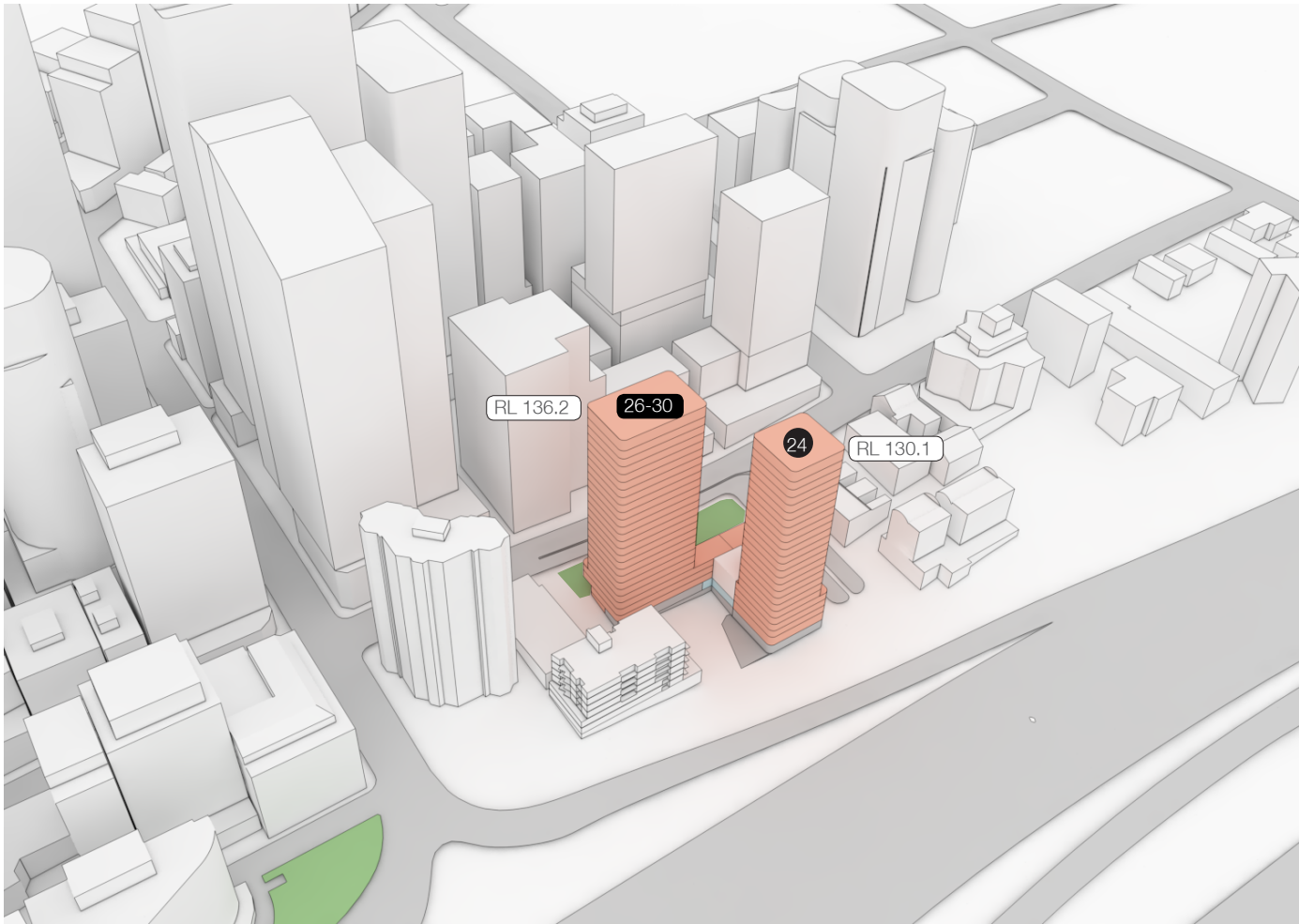


Built Form Options

Option 1 - Massing



Option 1 - View 1



Option 1 - View 2

Option Assessment	
Incorporation of properties on Hampden Street	●
Consolidation with properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
Provision of well connected open space	●

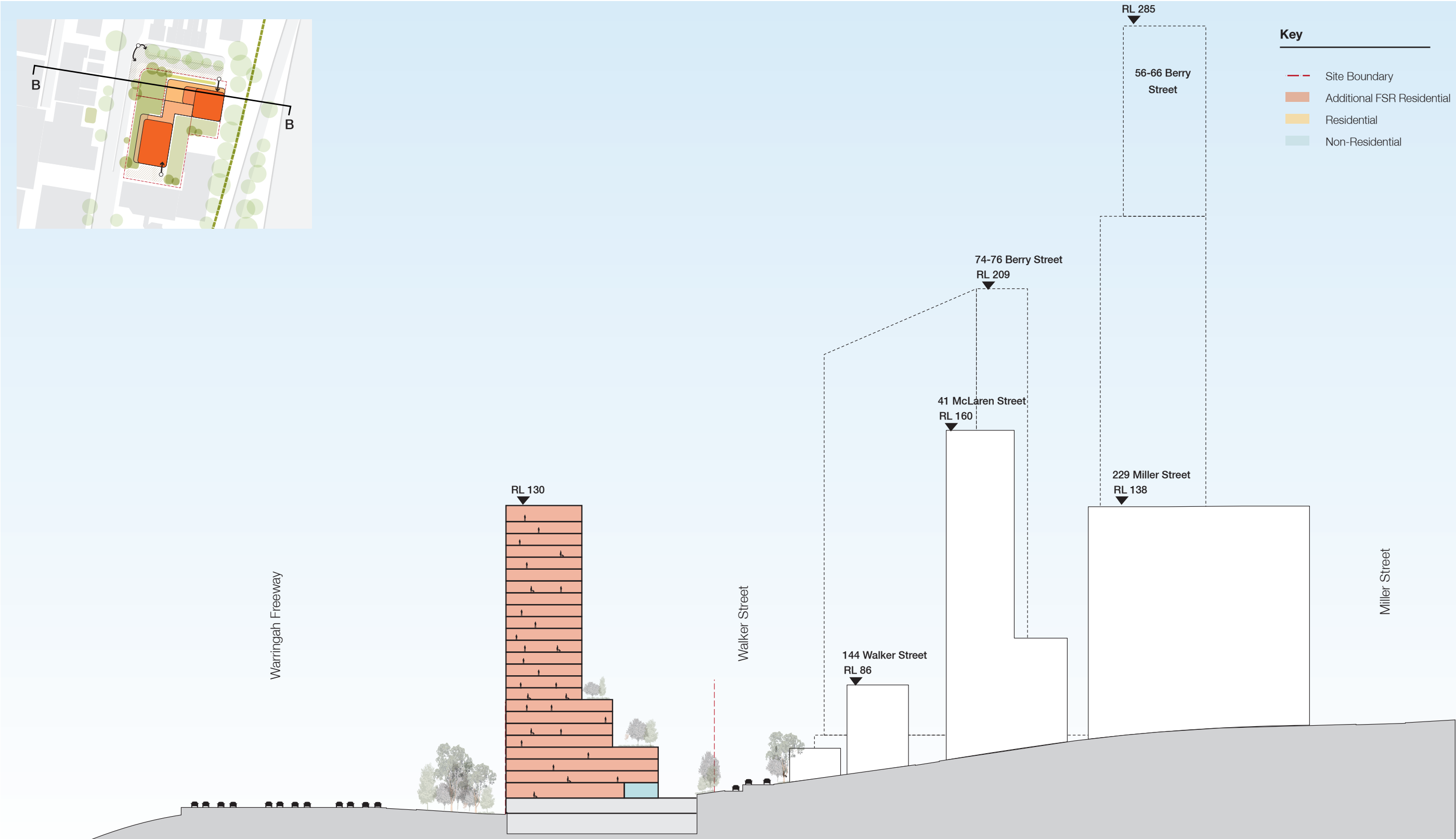
Built Form Options

Option 1 - Section A



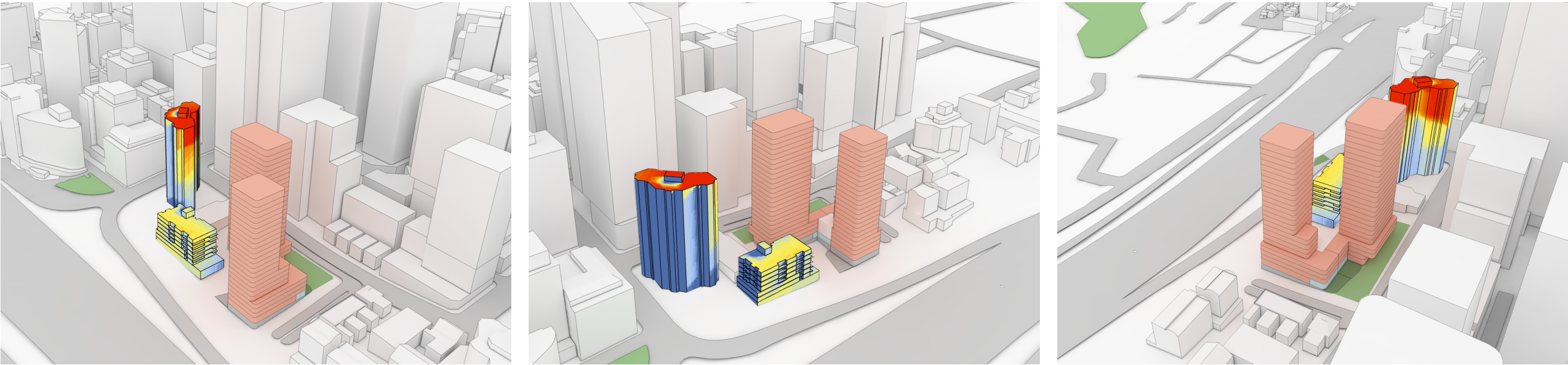
Built Form Options

Option 1 - Section B

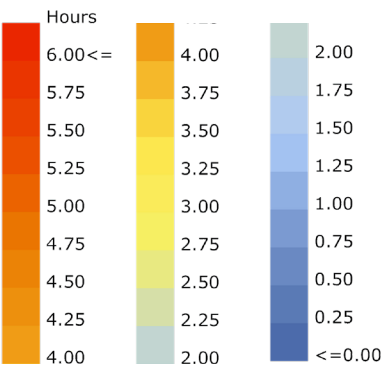


Built Form Options

Option 1 - Solar Insolation

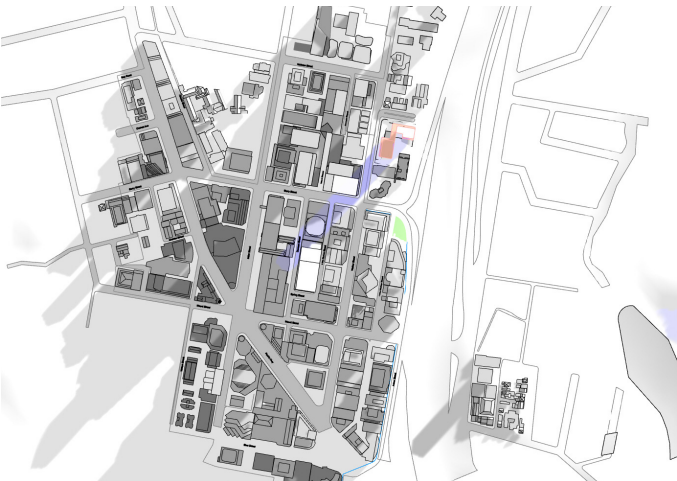


Solar impact from Option 1 has adverse solar impact to the northern facade on 88 Berry Street and minimal impact to Century Plaza.



Built Form Options

Option 1 - Shadow Analysis



Option 1 - 9am



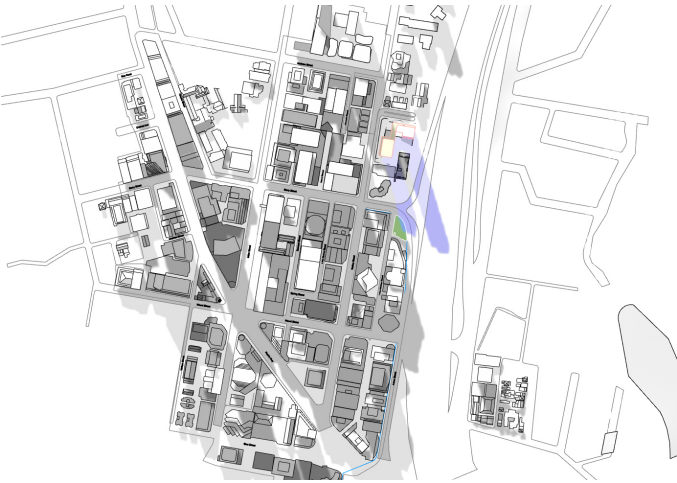
Option 1 - 10am



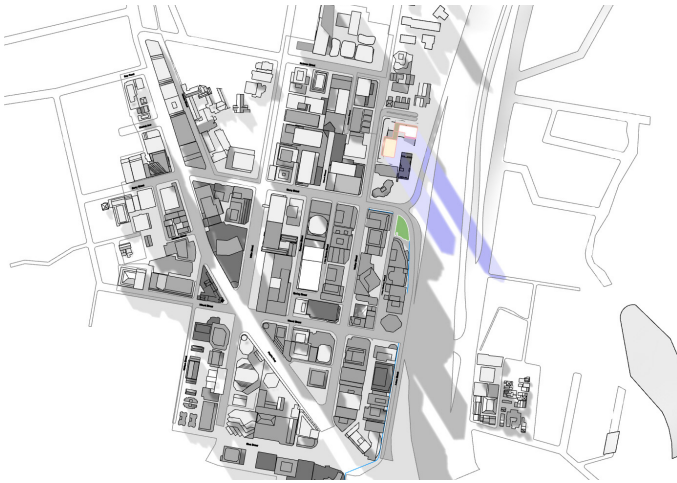
Option 1 - 11am



Option 1 - 12pm



Option 1 - 1pm



Option 1 - 2pm



Option 1 - 3pm

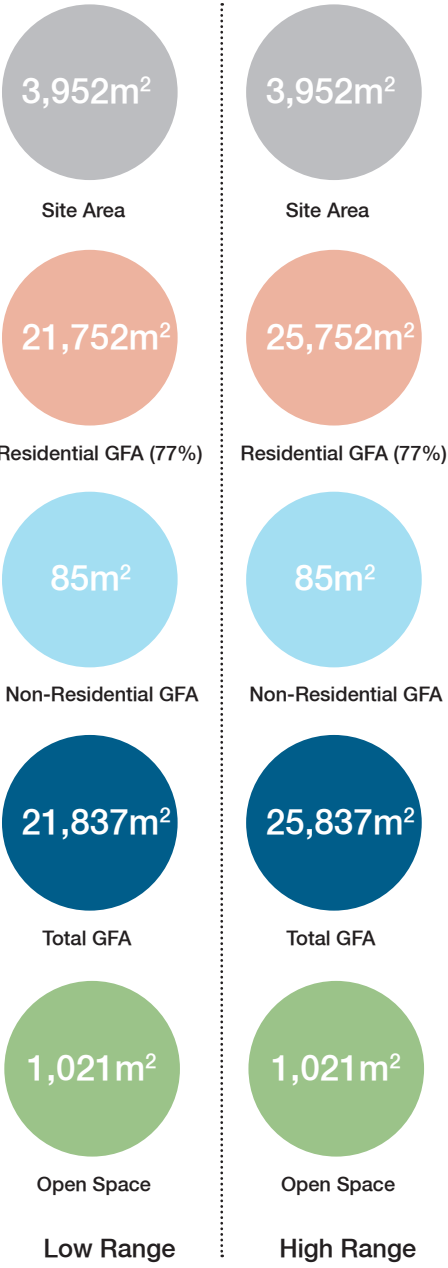
Key

 Proposed Shadow

Built Form Options

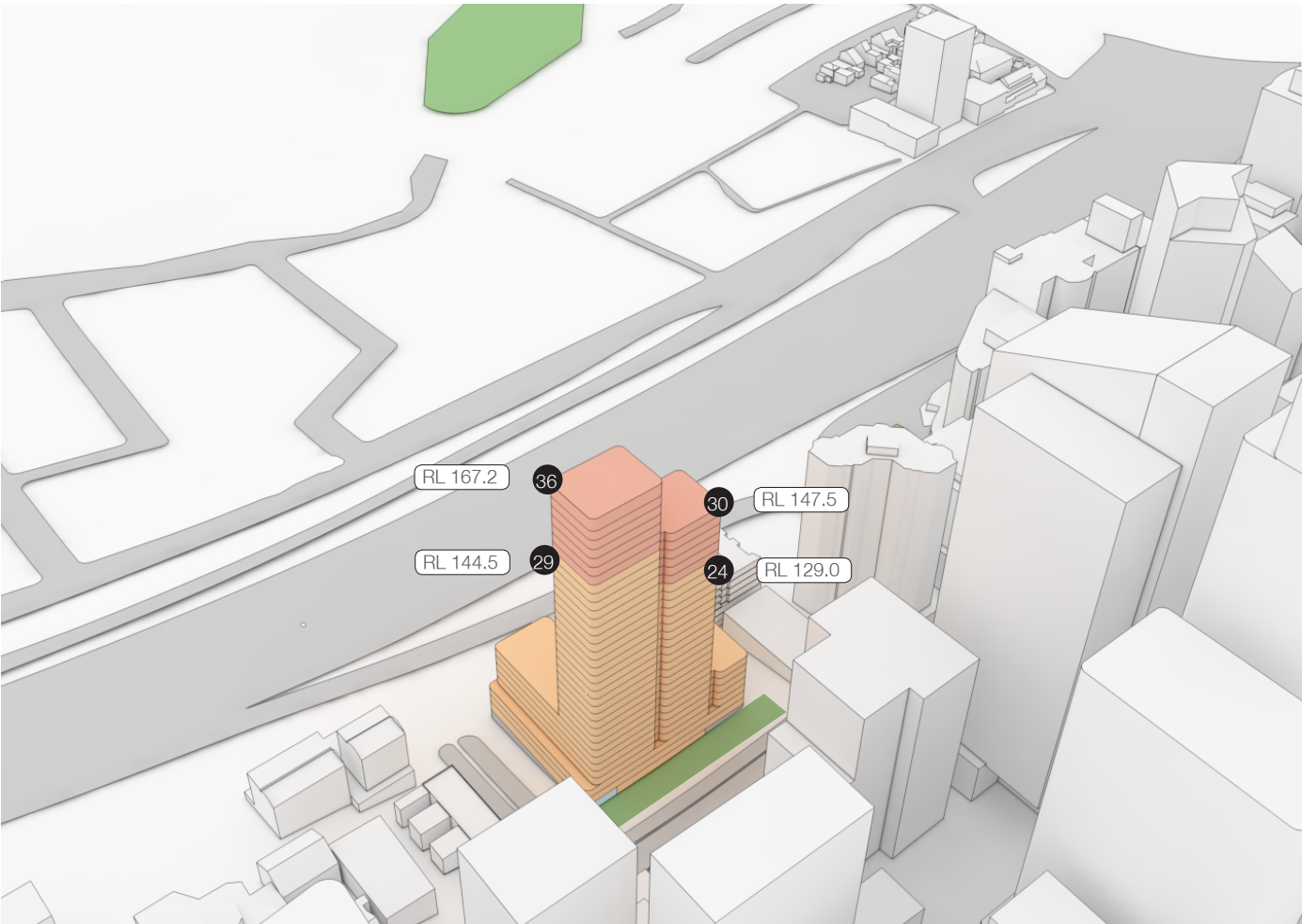
Option 2 - Plan

This option assumes a fully amalgamated site with a single tower at the corner of Walker and Hampden Street. Two development ranges have been tested, the Low Range does not have any additional overshadowing impacts to Doris Fitton Park, whereas the High Range has impact. A new linear park is proposed along Walker Street to provide street activation.

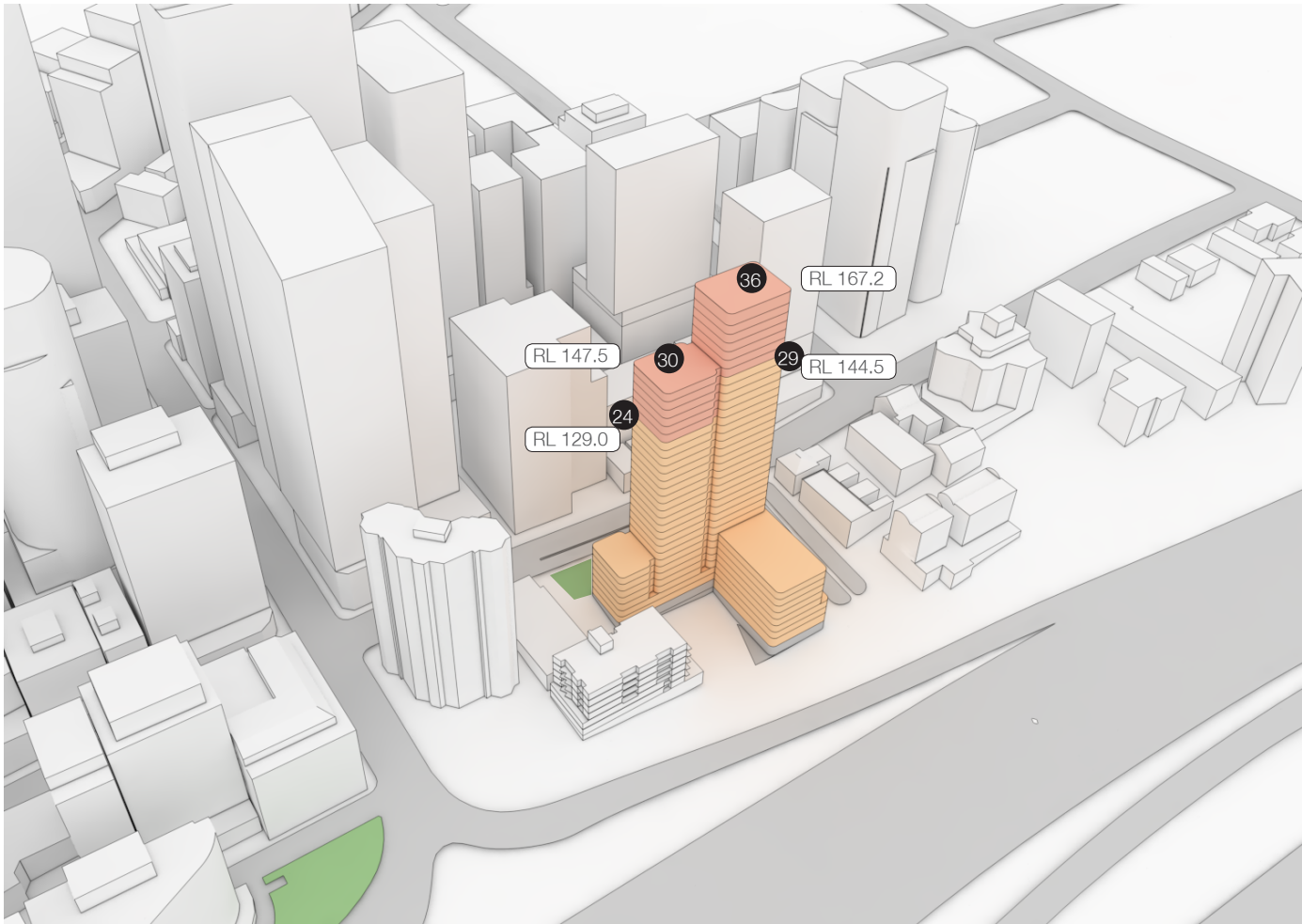


Built Form Options

Option 2 - Massing



Option 2 - View 1

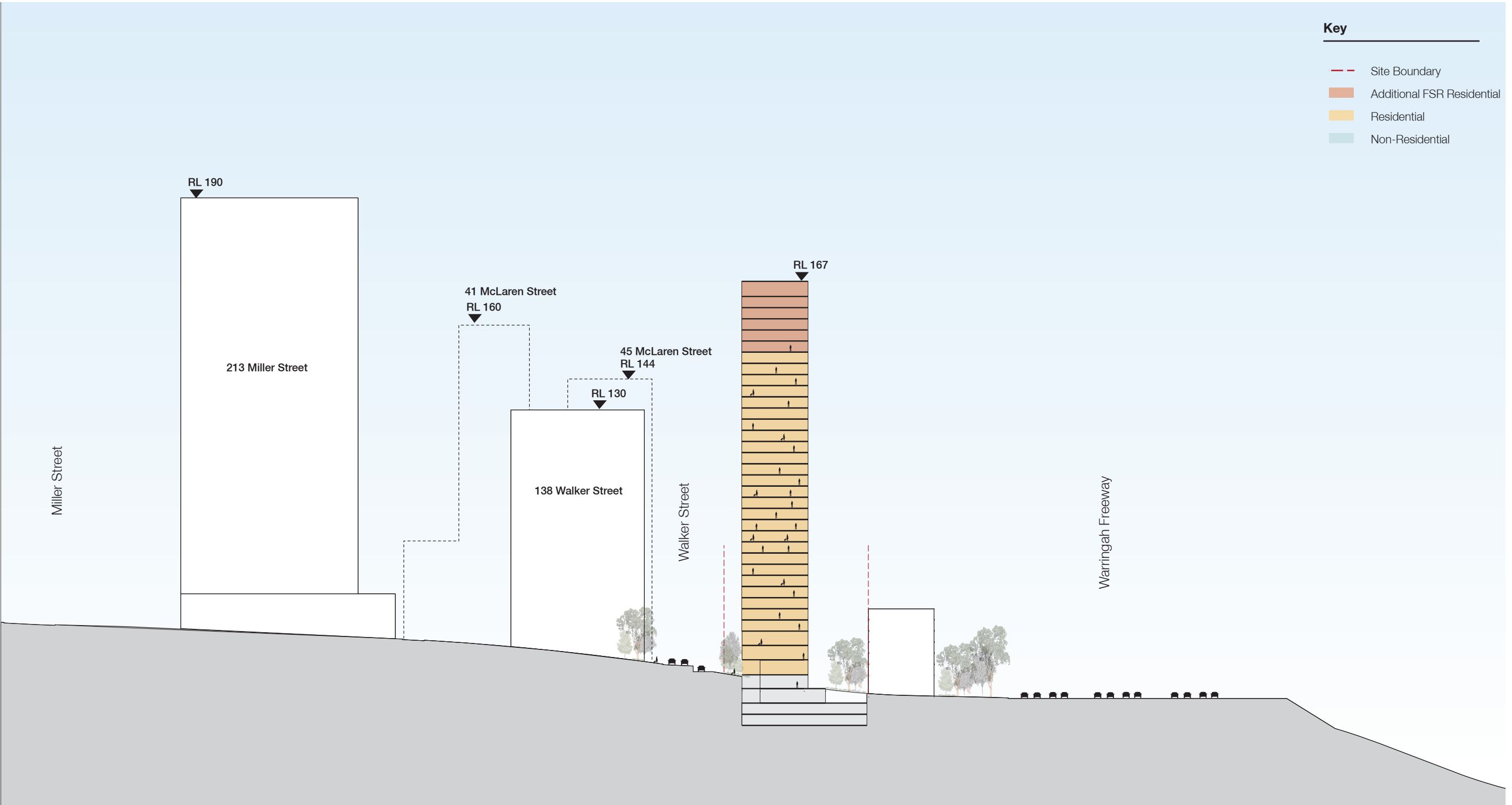
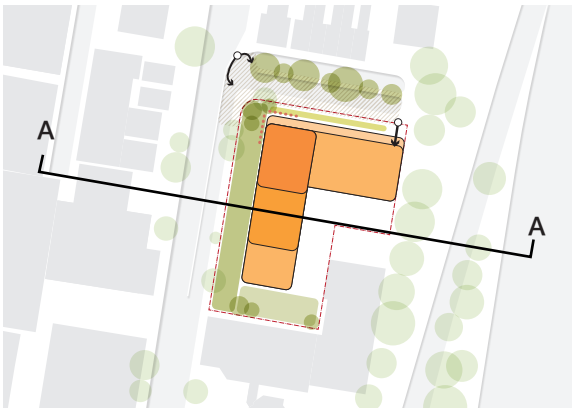


Option 2 - View 2

Option Assessment	
Incorporation of properties on Hampden Street	●
Consolidation with properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
Provision of well connected open space	●

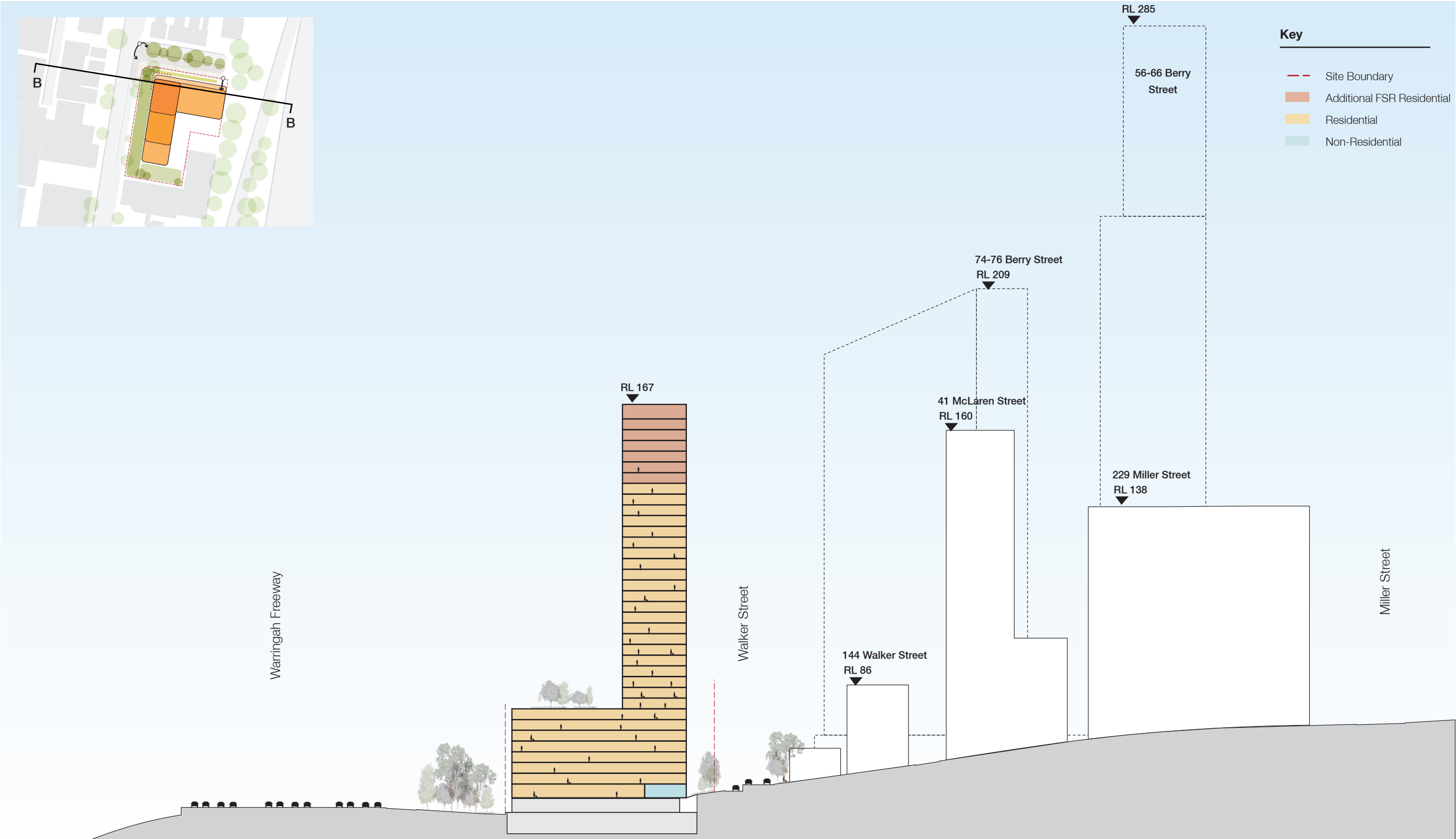
Built Form Options

Option 2 - Section A



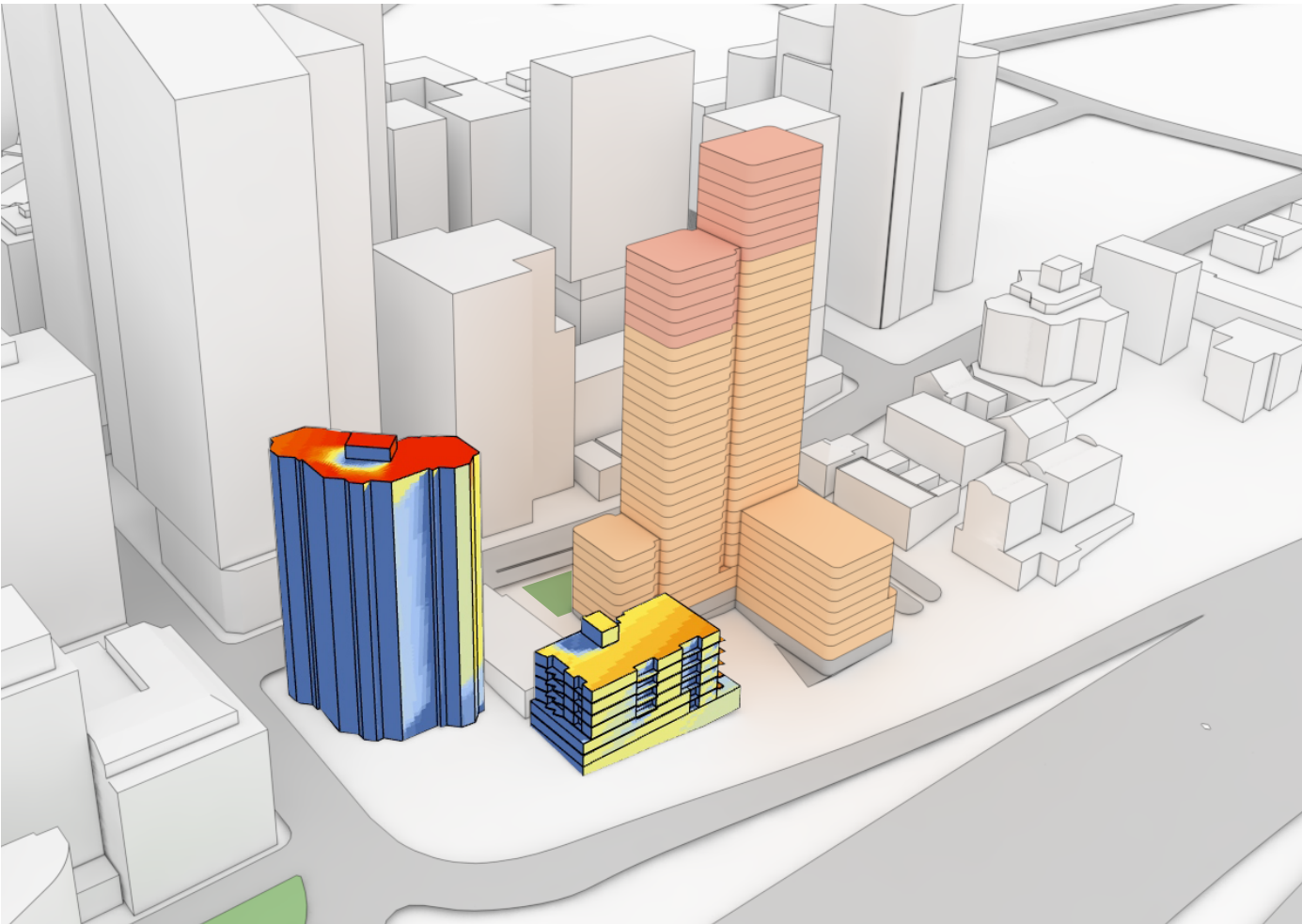
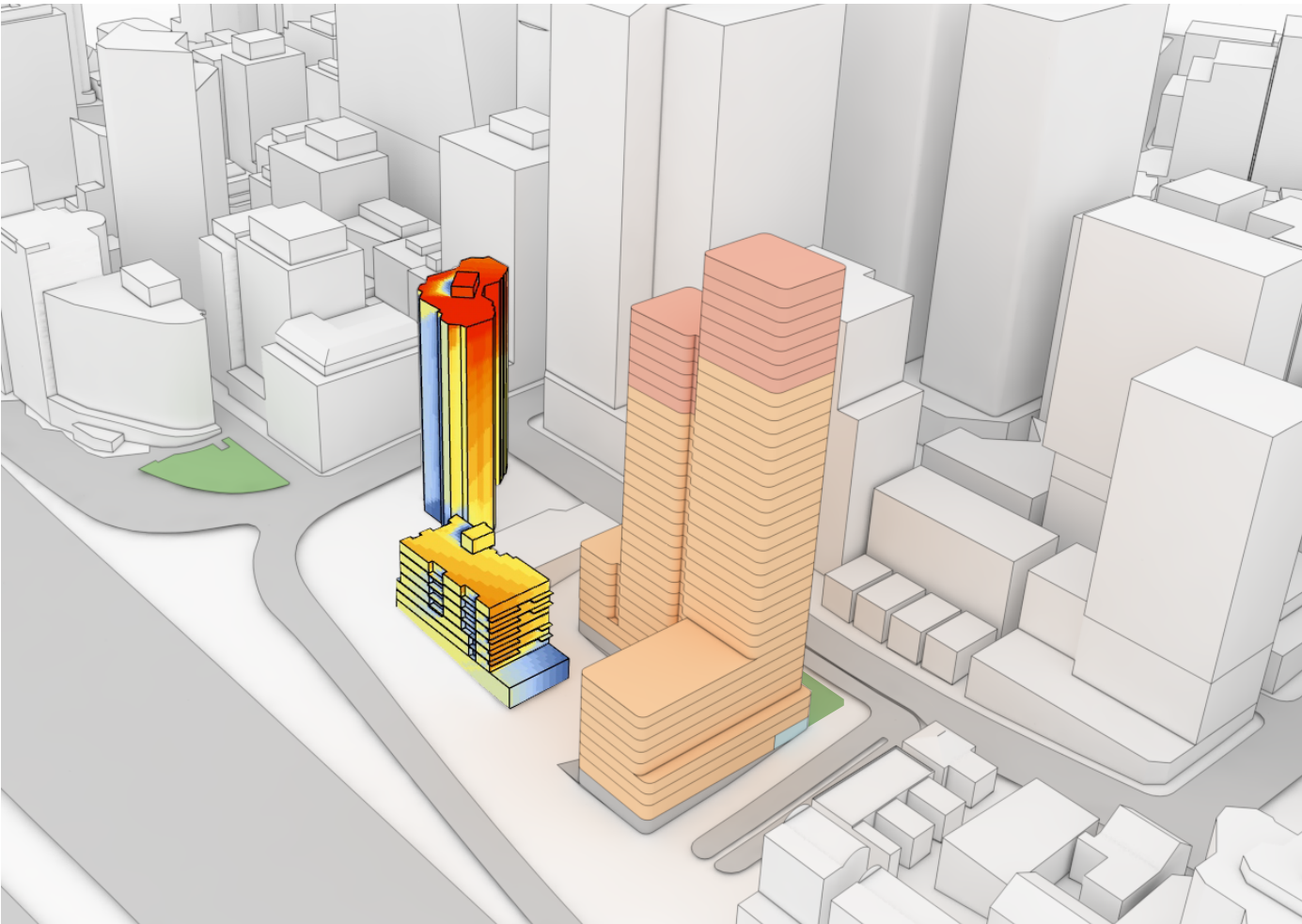
Built Form Options

Option 2 - Section B

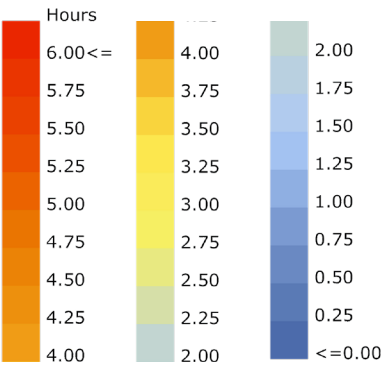


Built Form Options

Option 2 - Solar Insolation

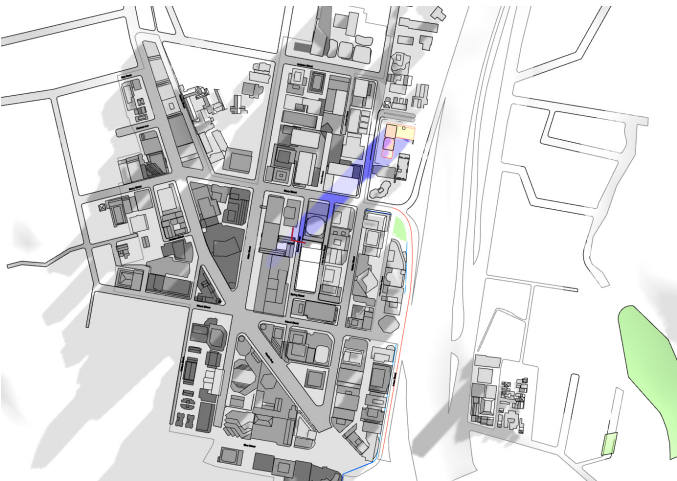


Solar impact from Option 2 has minimal impacts to both 88 Berry Street and Century Plaza.



Built Form Options

Option 2 - Shadow Analysis



Option 2 - 9am



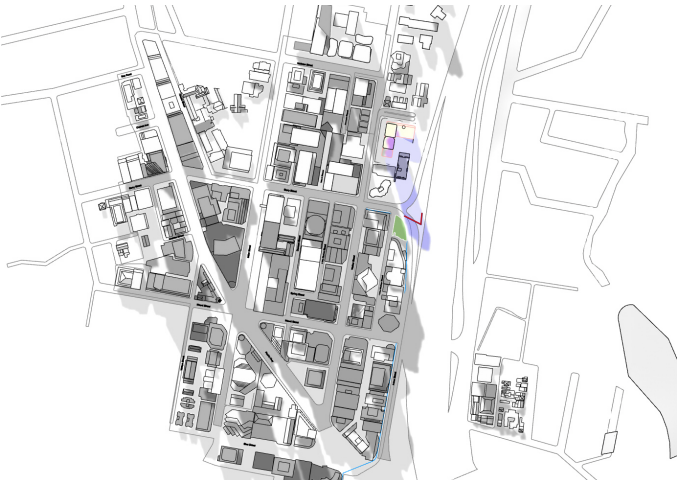
Option 2 - 10am



Option 2 - 11am



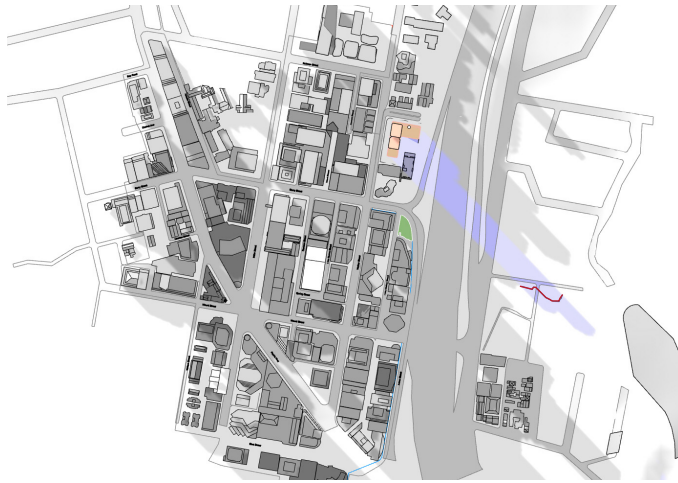
Option 2 - 12pm



Option 2 - 1pm



Option 2 - 2pm



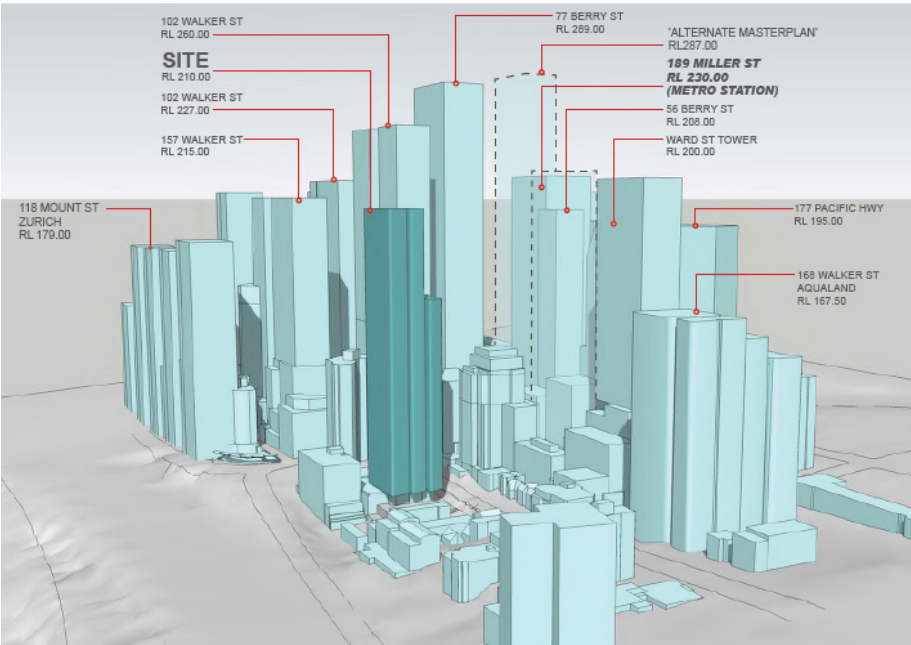
Option 2 - 3pm

Key

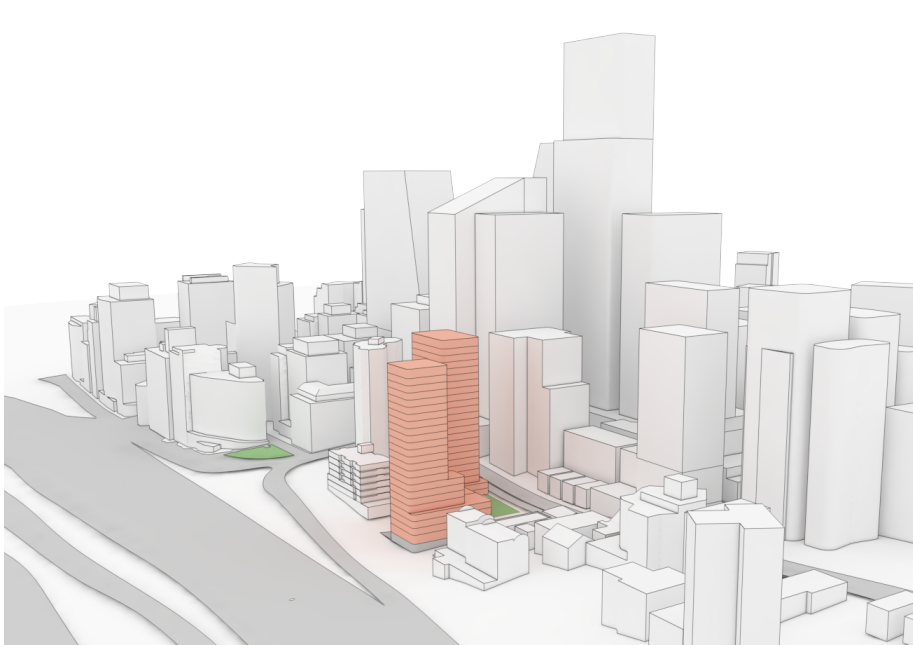
- Low Range Shadow Extent
- Proposed Shadow

Built Form Options

Options Summary

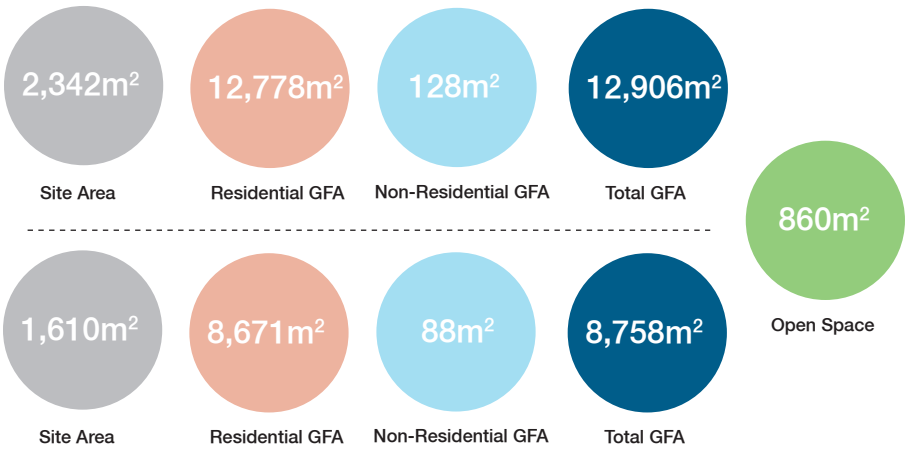


Previous Scheme

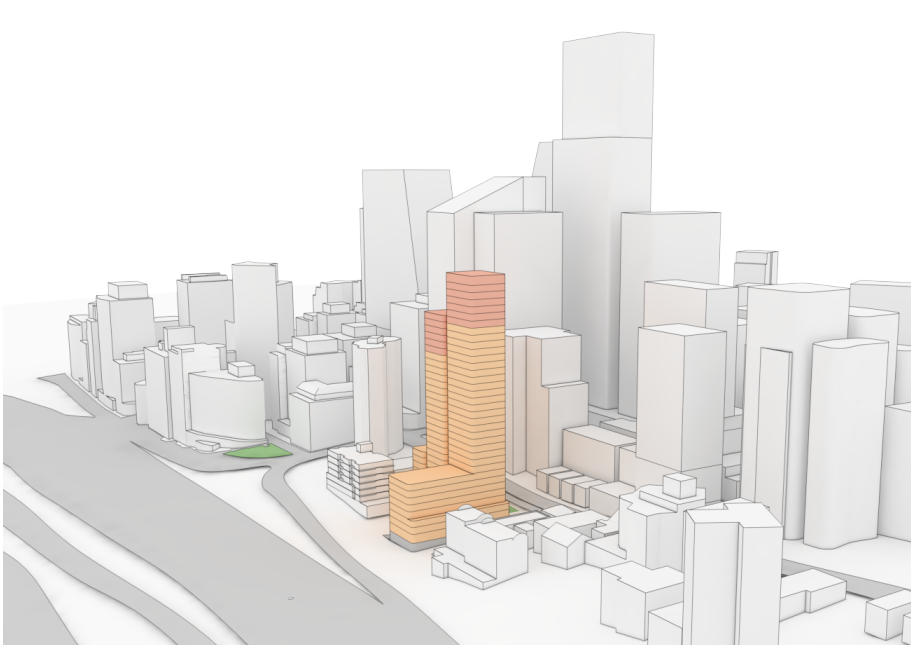


Option 1

173-179 Walker Street

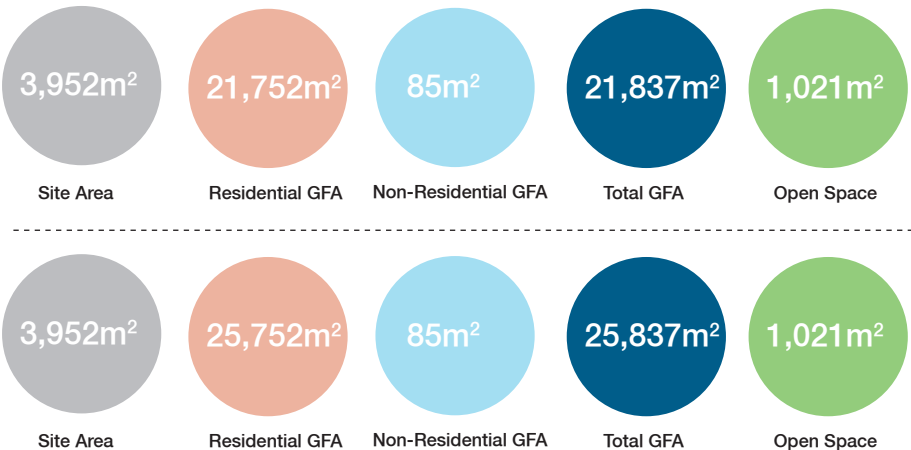


11-17 Hampden Street



Option 2

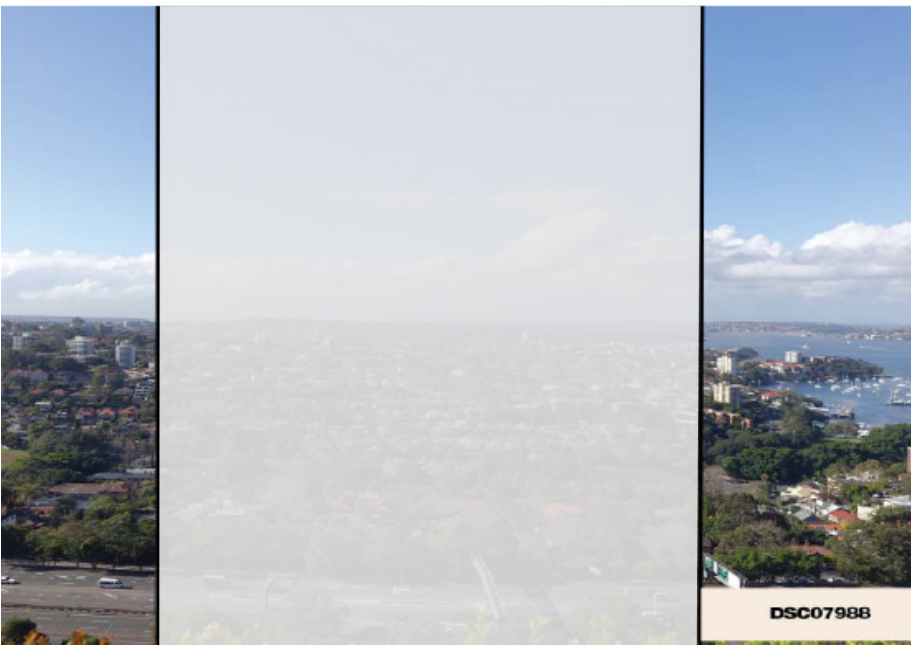
Low Range



High Range

Built Form Options

2.1 View Analysis - View North-East from Belvedere Rooftop



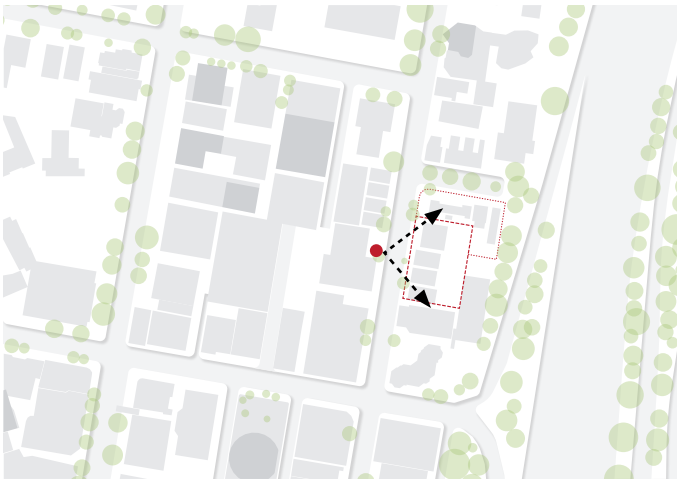
Previous Scheme - View north-east from Belvedere rooftop



Option 1 - View north-east from Belvedere rooftop



Option 2 - View north-east from Belvedere rooftop



View analysis study has been completed in the absence of a survey and is only an indicative representation.

Built Form Options

2.2 View Analysis - From 168 Walker Street RL131.6



Previous Scheme - View from 168 Walker Street RL 131.6

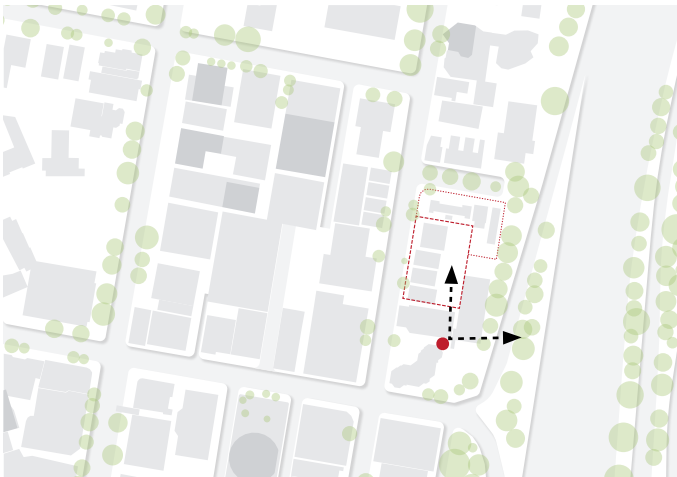


Option 1 - View from 168 Walker Street RL 131.6



Option 2 - View from 168 Walker Street RL 131.6

View analysis study has been completed in the absence of a survey and is only an indicative representation.



SJB Architects

sjb.com.au

We create spaces people love.
SJB is passionate about the
possibilities of architecture,
interiors, urban design
and planning.
Let's collaborate.

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