

# 173-179 Walker Street and 11-17 Hampden Street Planning Proposal Pre-Lodgement Package

173-179 Walker Street,  
11-17 Hampden Street,  
North Sydney, NSW, 2060

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**Prepared for**  
Avenor

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**Issued**  
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# Introduction

## 1.1 Aerial Context

SJB have been appointed by Avenor to prepare an urban design concept for the sites at 173-179 Walker Street and 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.

Key

Site Boundary

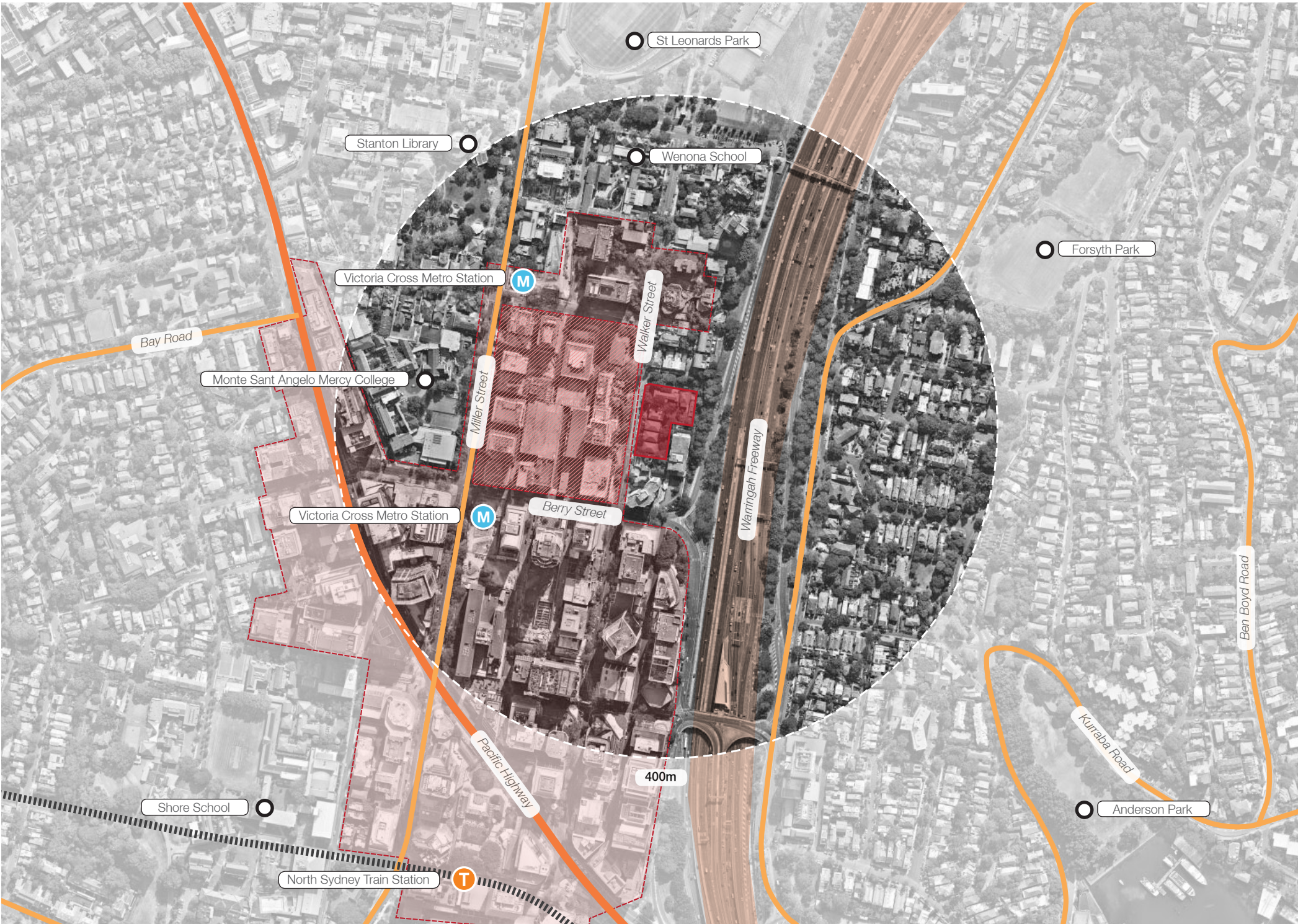
Ward Street Precinct Masterplan

North Sydney CBD Boundary

Victoria Cross Metro Station

Arterial Road

Secondary Road





Introduction

1.2 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.

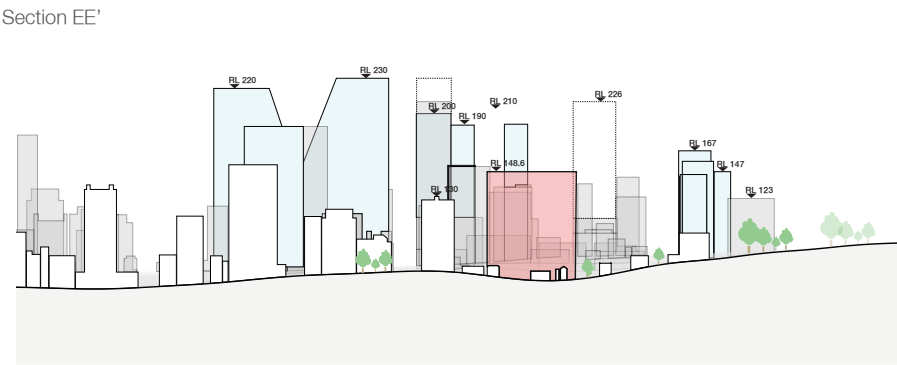
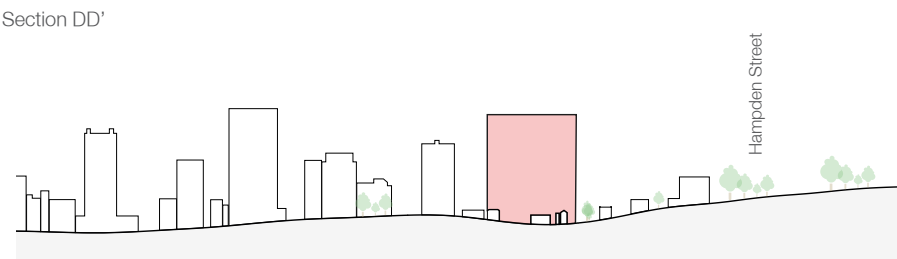
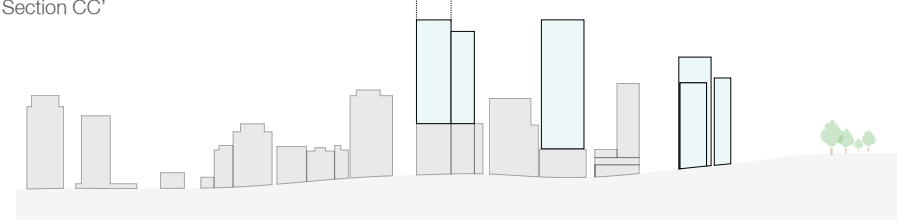
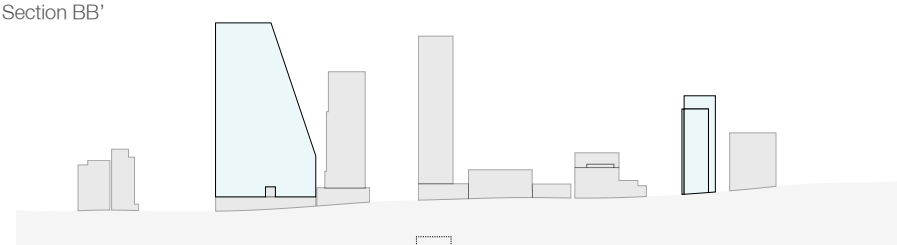
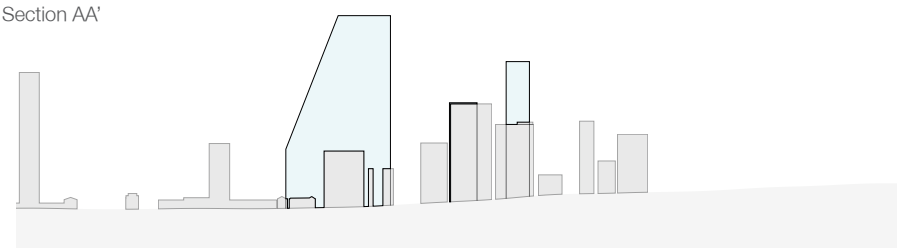
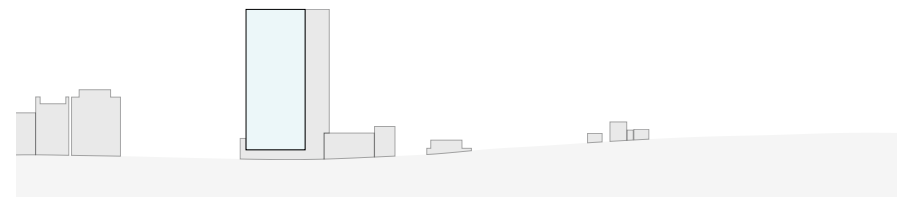
The following sections shows the scale of development which has been planned for the precinct and its height transition to existing development and to residential areas.

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**

- Proposed Envelope
- To be Approved
- Existing





Introduction

1.3 Public Domain and Pedestrian Connectivity

It is intended to strengthen East/West connections in North Sydney CBD. The Ward Street Precinct Masterplan is a key document in envisaging this goal. With possible connections through to East Walker Street this will provide a pedestrian focused journey to the Metro and into the Ward Street Precinct planned cultural hub.

Existing Conditions



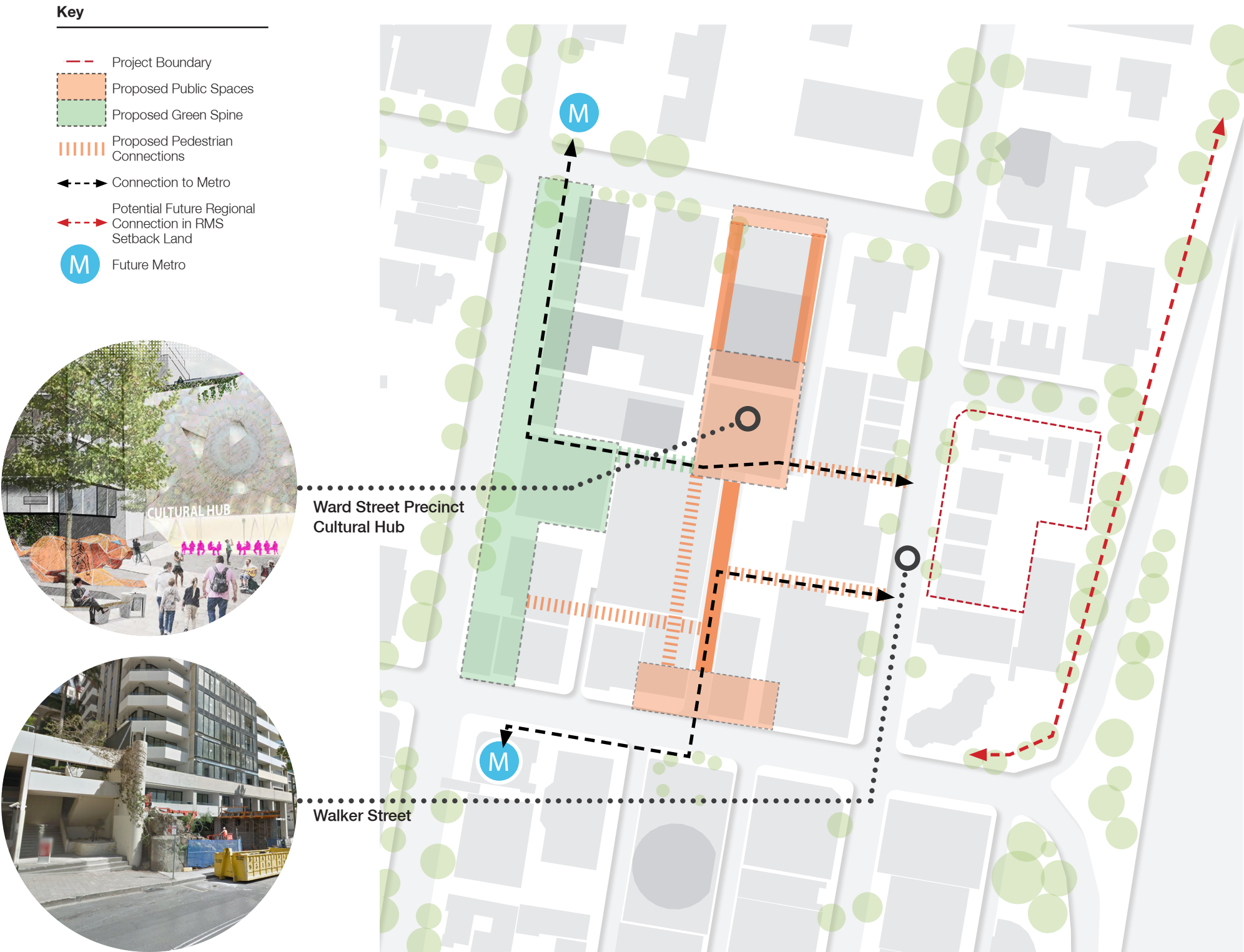
Berry and Walker Street Intersection  
Wide streets favouring cars



Heritage Stairs Along Walker Street  
Difficulty with pedestrian links, level changes and accessibility



Possible through-site link from Walker Street to Ward Street





Introduction

1.4 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;
- 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 Movement

Sensitive Edges

Height Transition

Intersection

Topography

Heritage Items

Existing Open Space

SJB

173-179 Walker Street and 11-17 Hampden Street Planning Proposal

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Introduction

1.5 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 and to the east of the site along the Warringah Freeway;
- 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.

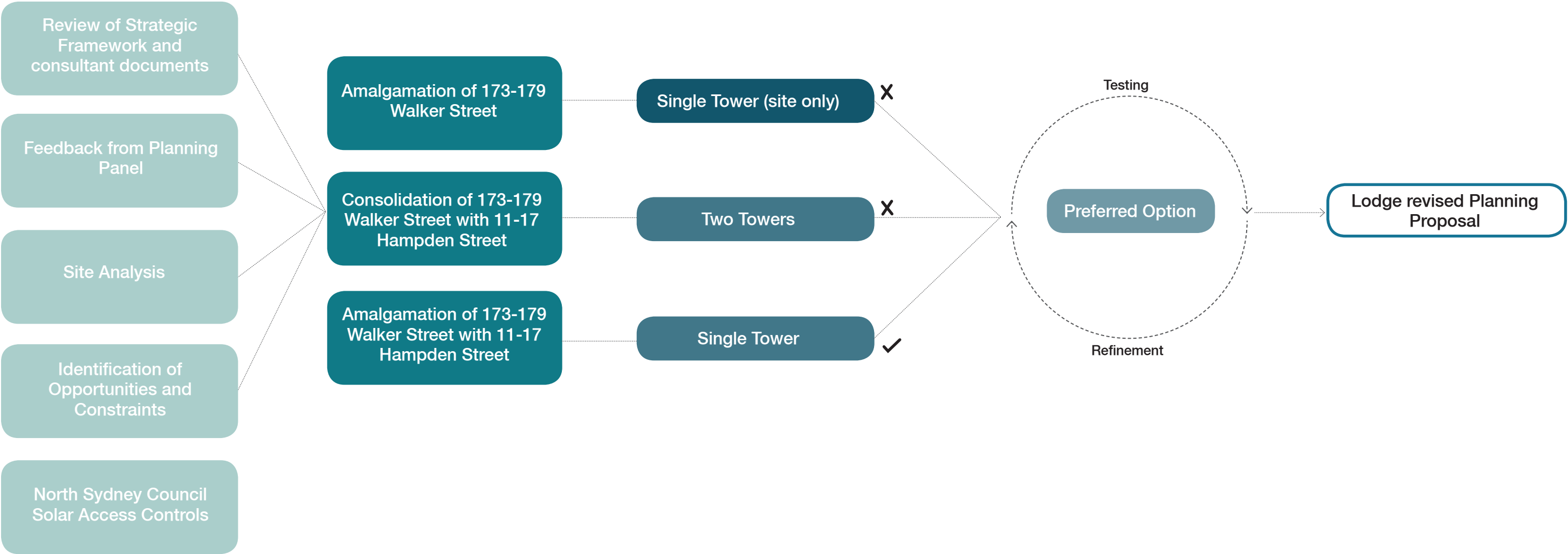
Key

- Project Boundary
- Connections
- Towers
- Open Spaces
- Community Building
- Proposed Open Space
- Metro Station
- Built Form





1.6 Design Process



Introduction

1.7 Amalgamation Pattern



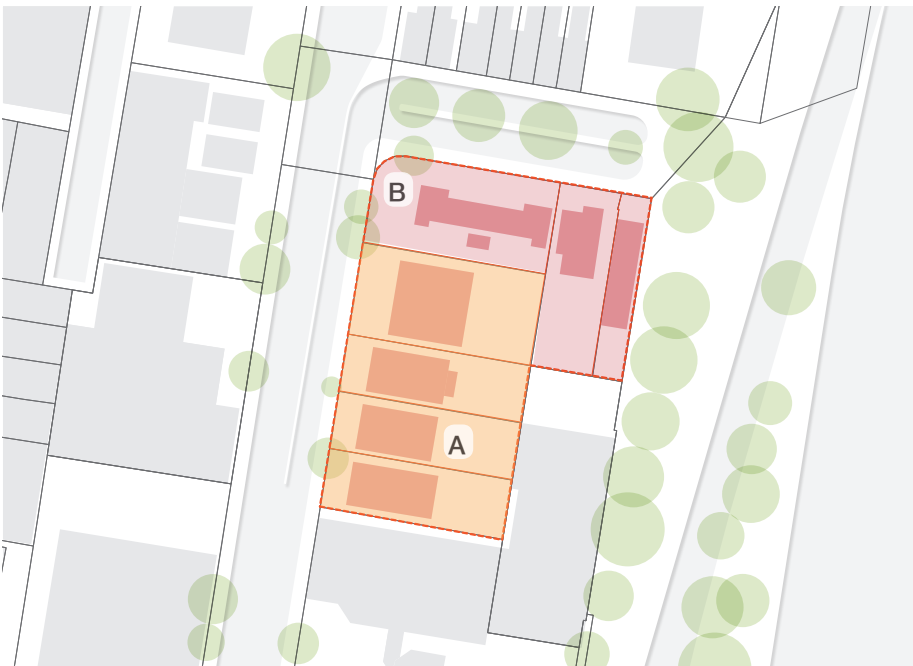
173-179 Walker Street

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

1.8 Key Parameters



View Sharing



Location of Open Space



Site Access



Solar Access to Open Spaces



Setbacks



Podium and Active Frontage



Solar Amenity

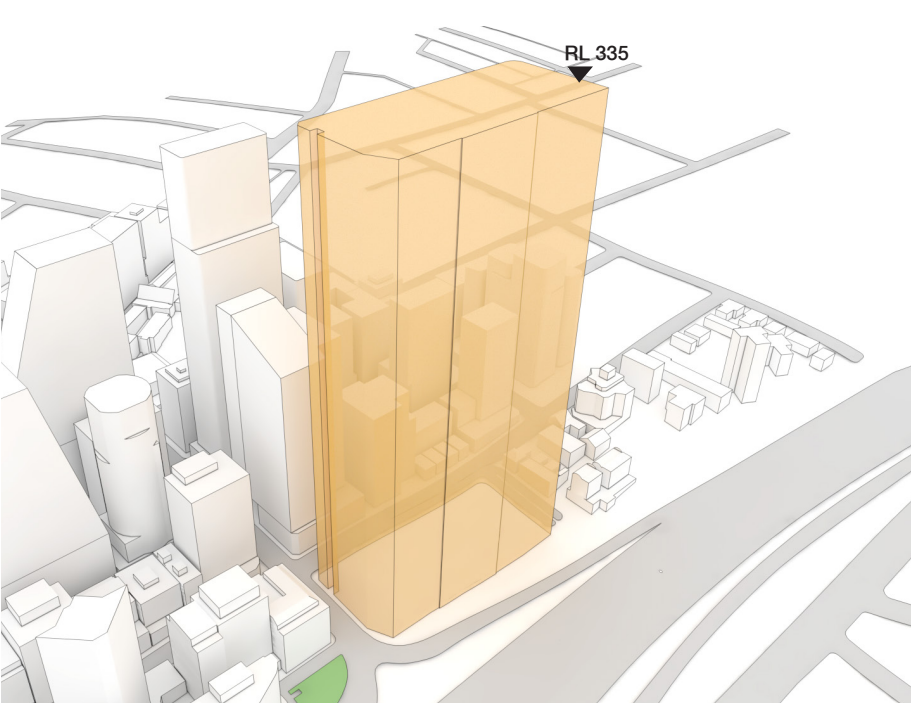


Height Transition



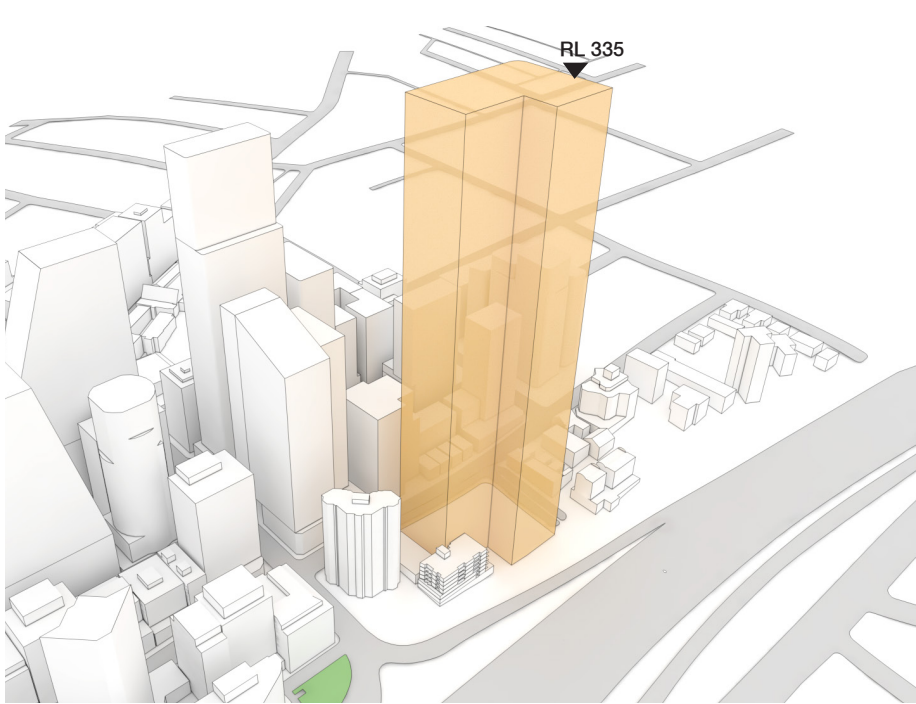
Introduction

1.9 Built Form Envelope



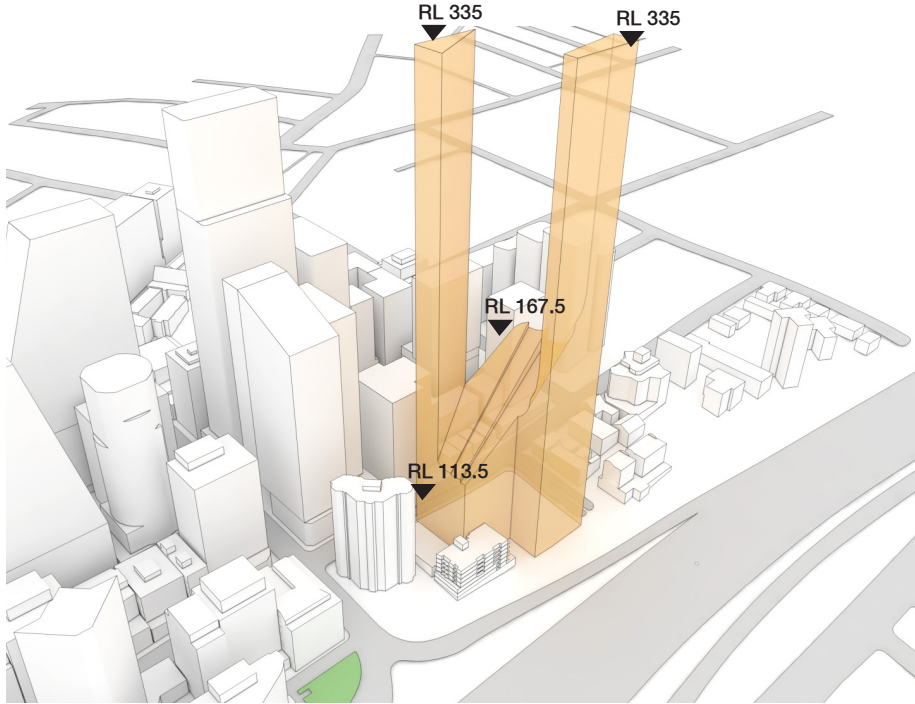
Maximum Potential Height (PANS-OPS)

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 Fitton Park

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

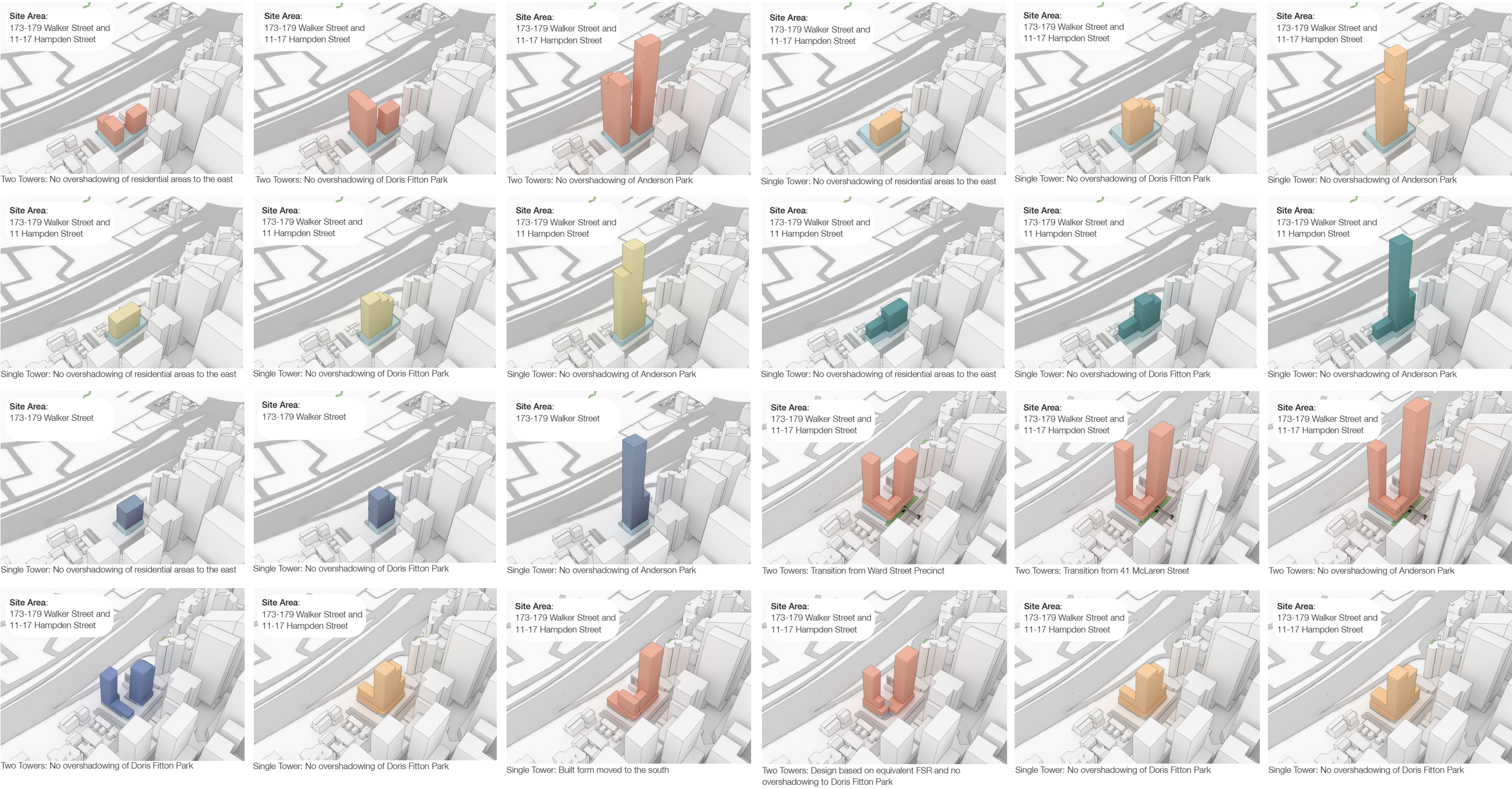
Key

 Built Form Envelope



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.



Introduction

1.10 Indicative LEP Height Amendment

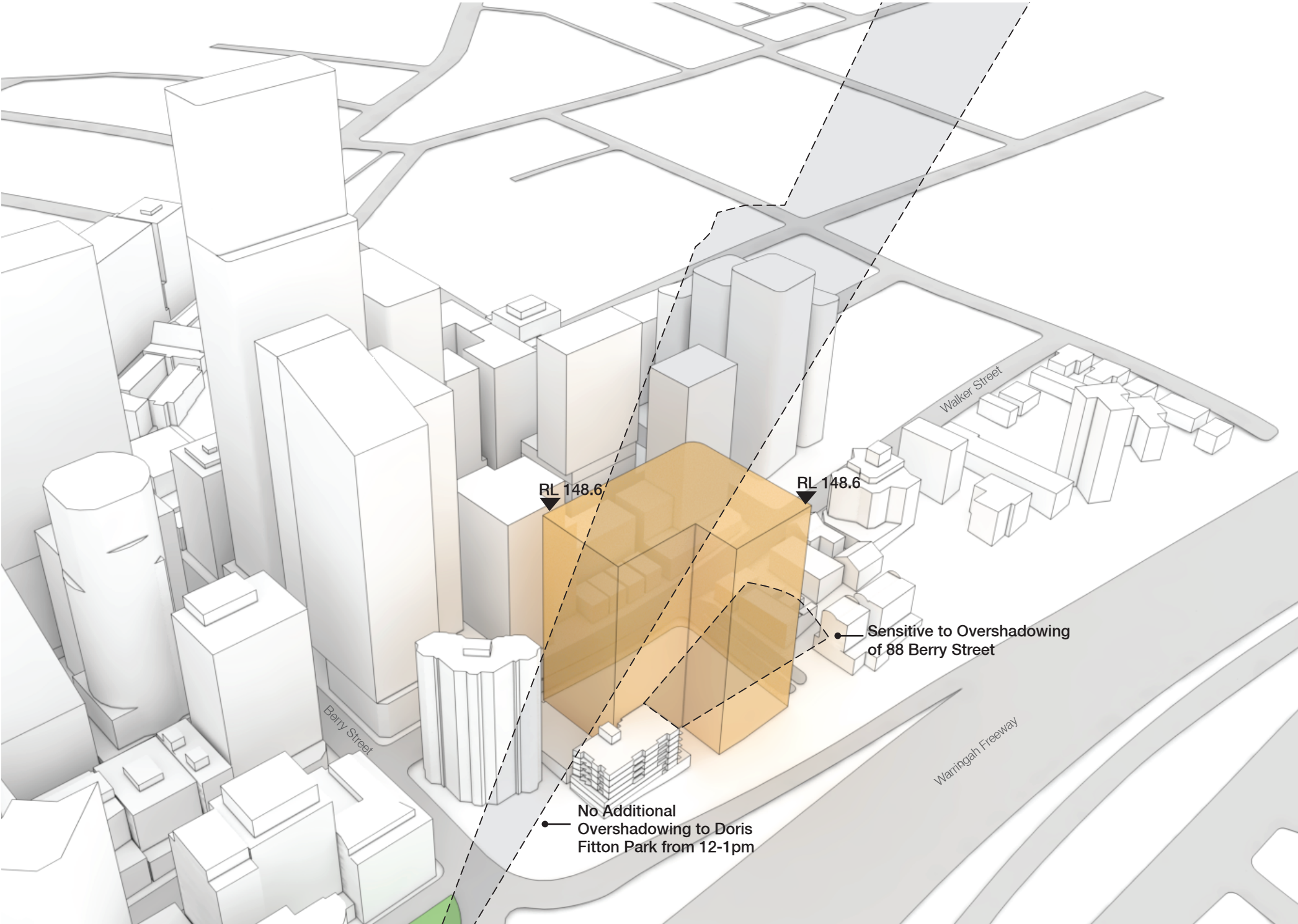
This envelope shows the proposed height control to RL 148.6 if applied to the North Sydney Local Environmental Plan 2013

The height control will include a clause within the LEP to ensure that there is no additional overshadowing to Doris Fitton Park between 12-1pm. An additional clause is also required to ensure that built form proposed is sensitive to solar access to the residential development at 88 Berry Street.

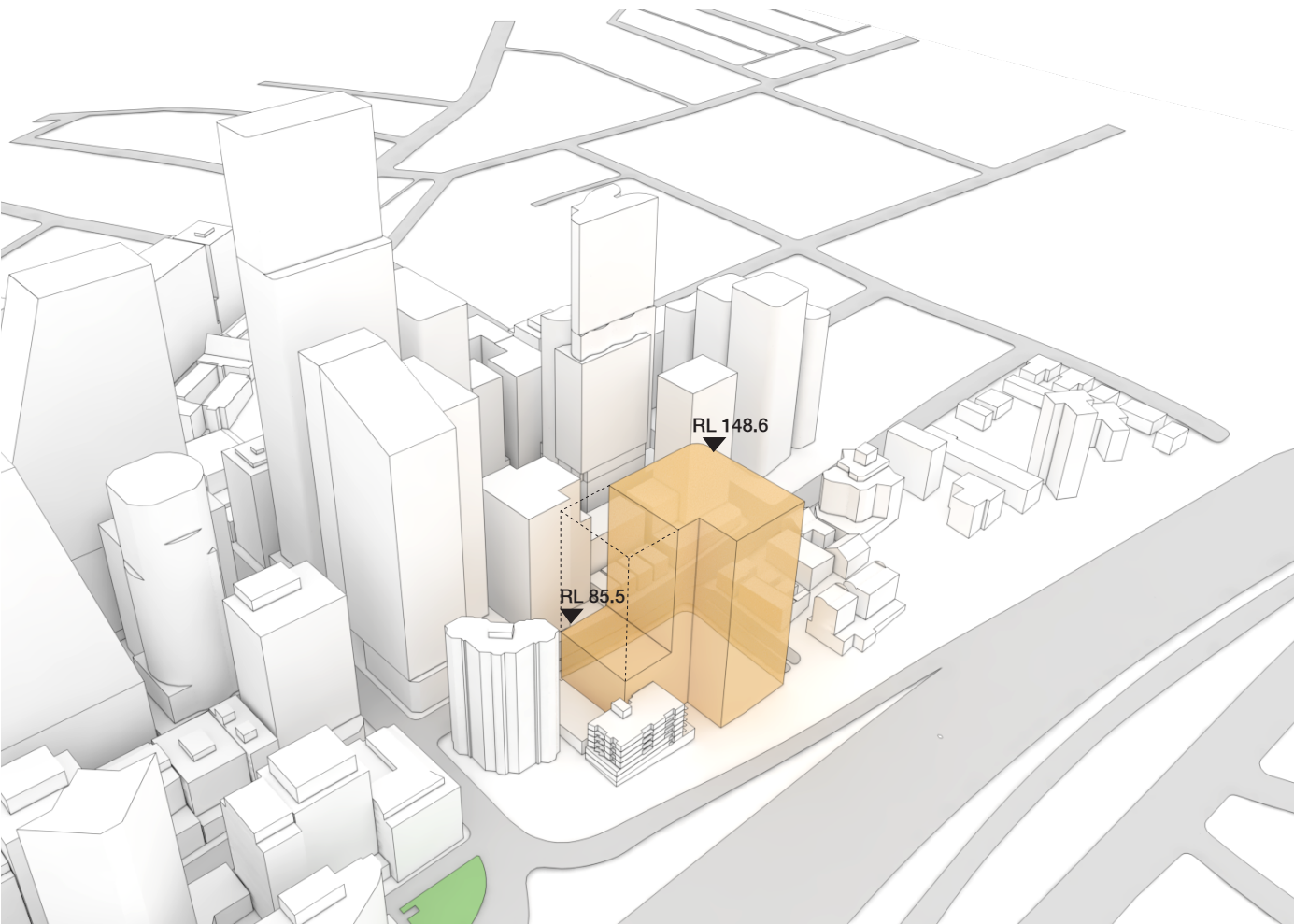
Key

Built Form Envelope

Solar Planes to Consider

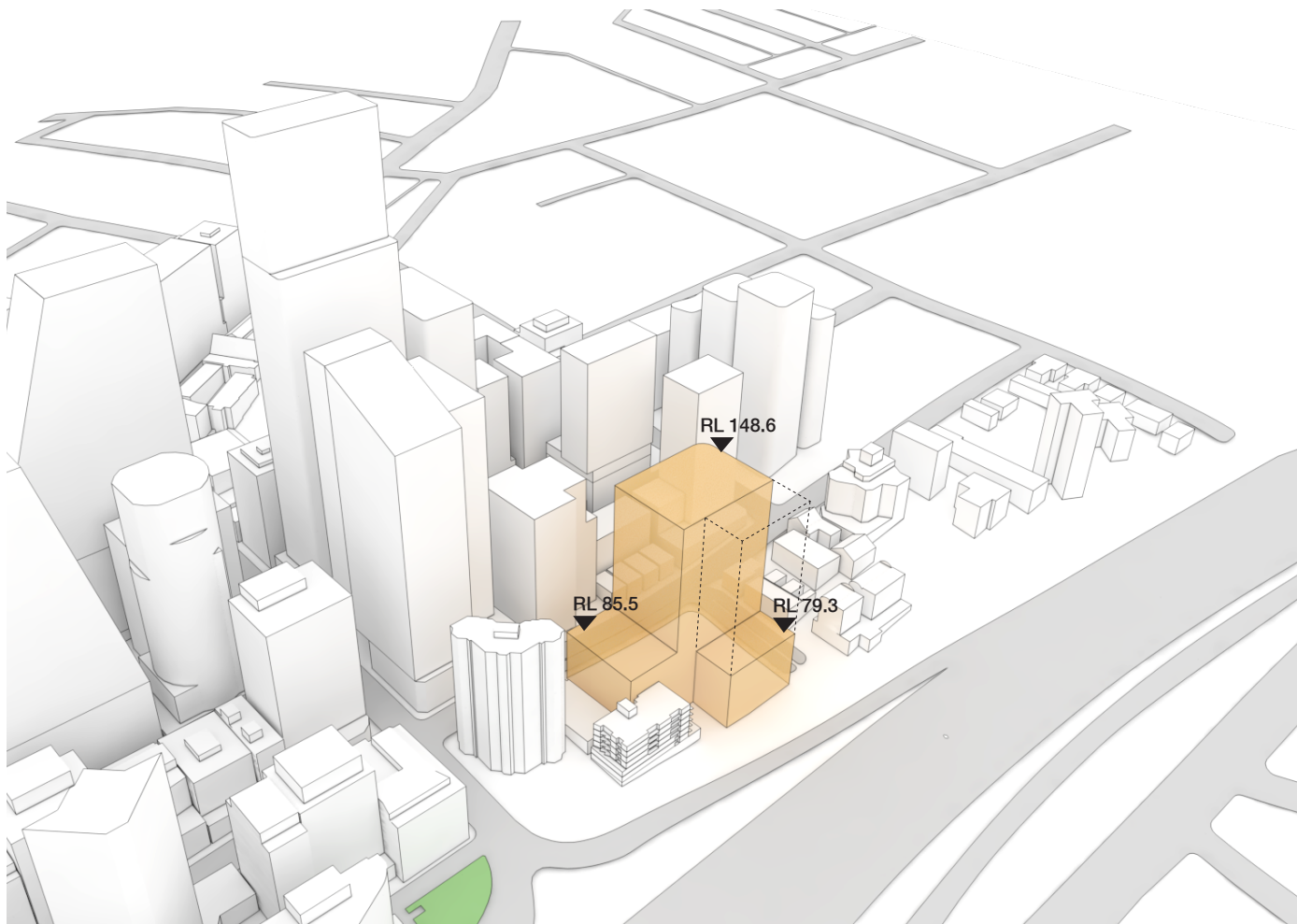


1.11 Indicative Design Considerations



View Sharing

This envelope shoes the potential building envelope that has been reduced in the concept design to allow for view sharing with 138 Walker Street ('Belvedere').



Solar Access

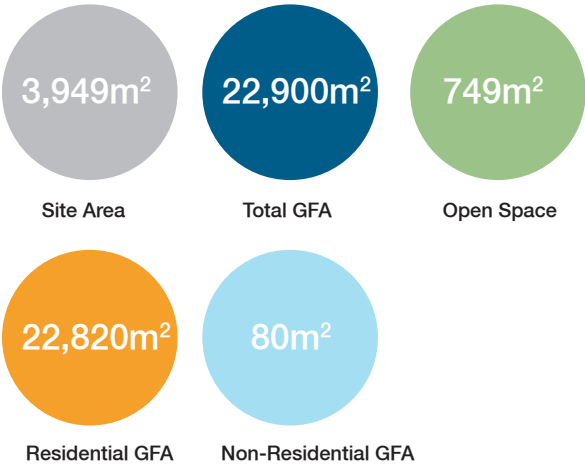
This solar envelope shows the potential building envelope that has been reduced in the concept design to allow for the purpose of providing increased solar access for residential apartments at 88 Berry Street.



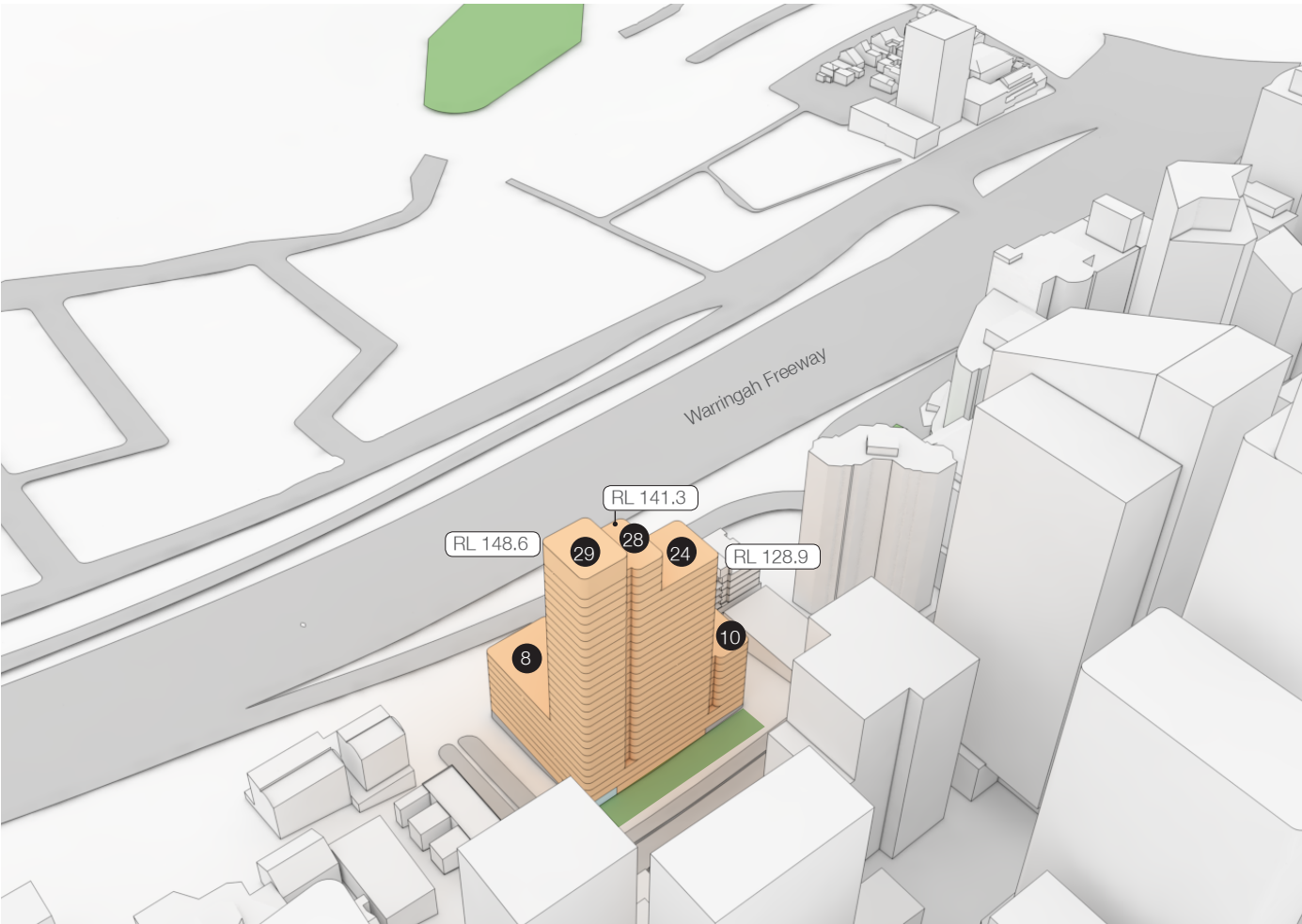
# Built Form Concept Design

## 2.1 Concept Plan

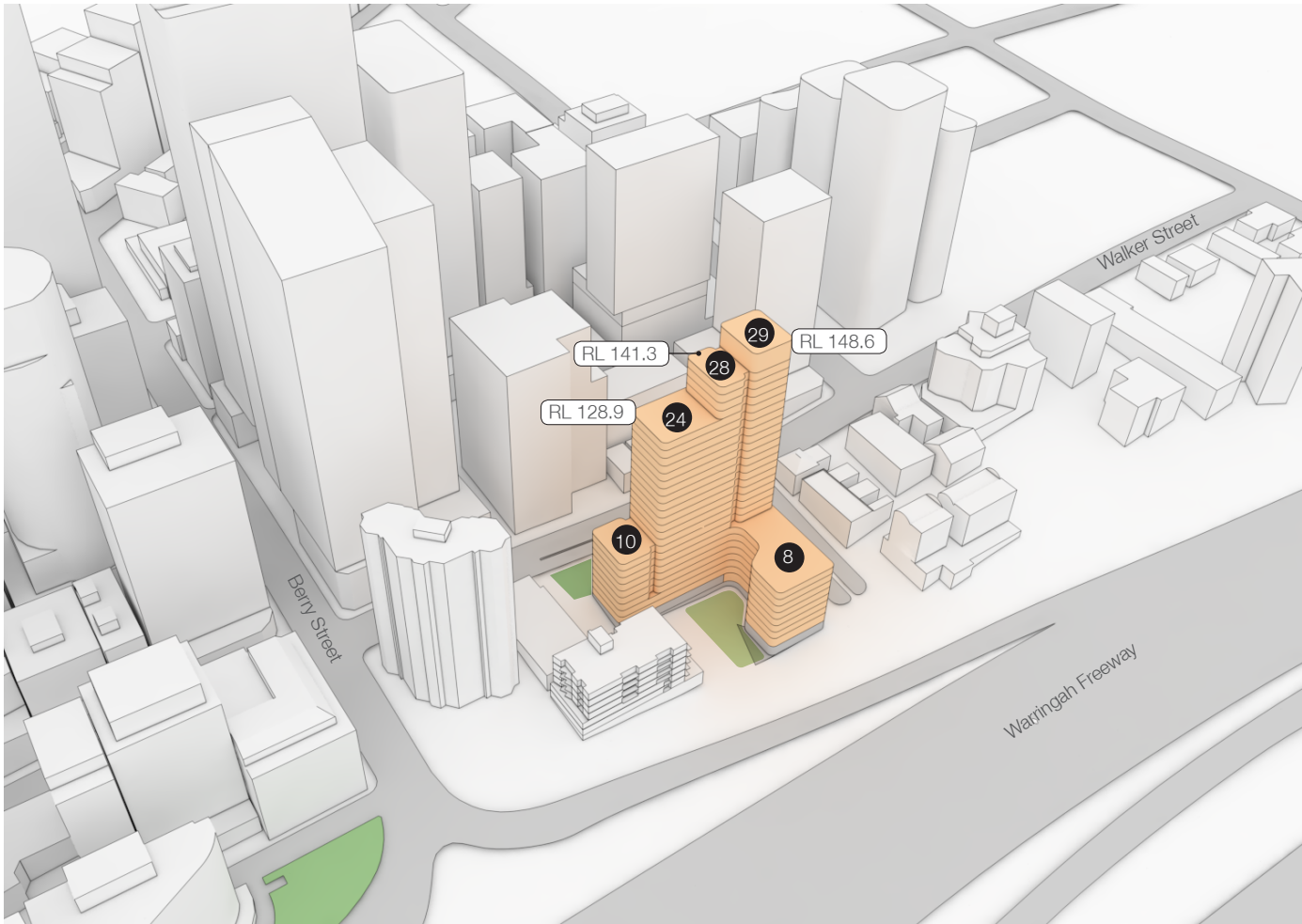
The proposed concept is a residential development on an amalgamated site, with the tallest element at the corner of Walker and Hampden Street. The built form is sensitive to view sharing and additionally, has no additional overshadowing impacts to Doris Fitton Park. A new linear public park is proposed along Walker Street to provide street activation.



2.2 Concept Design Massing



Concept Design - View 1



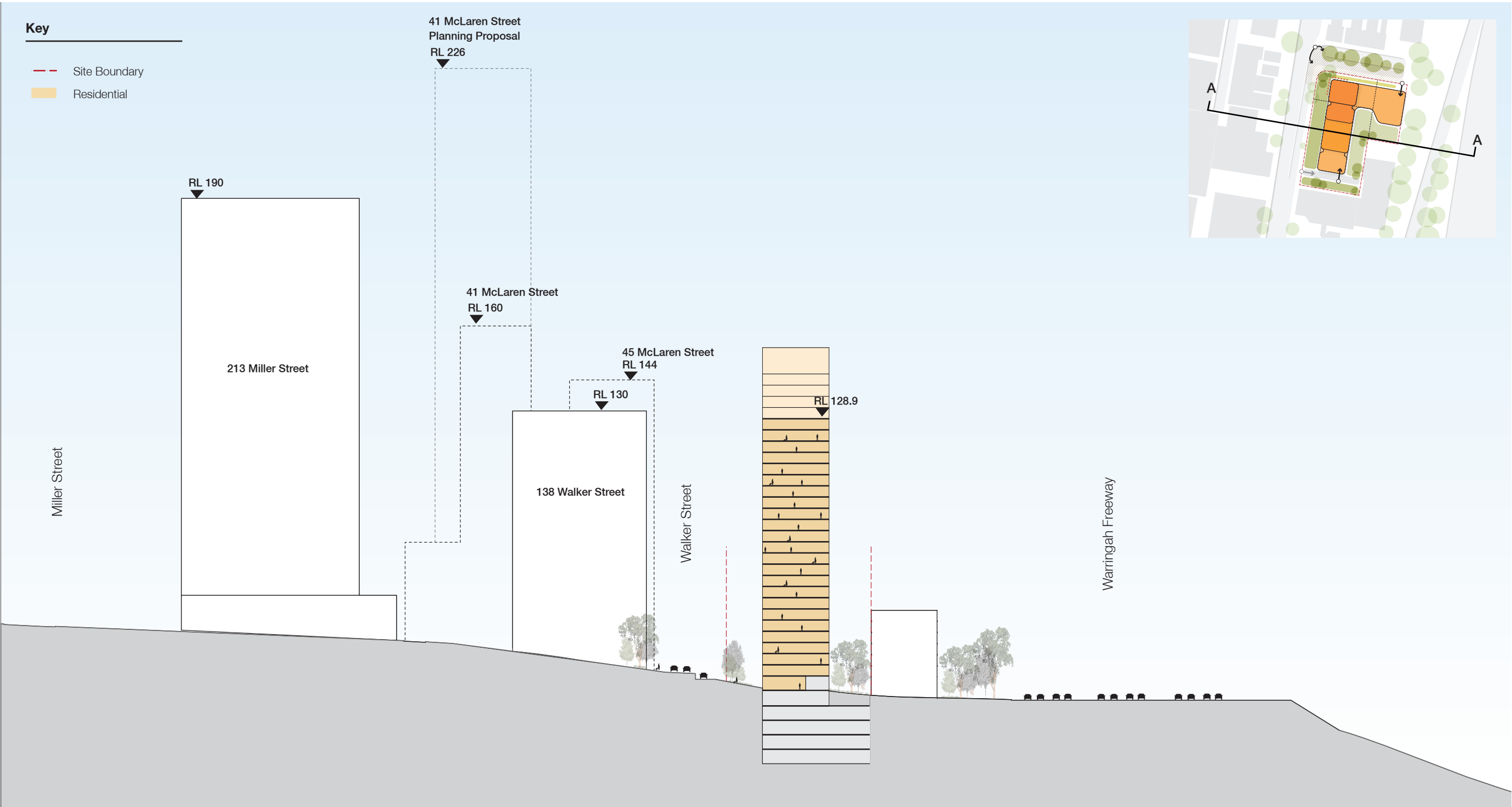
Concept Design - View 2

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	●



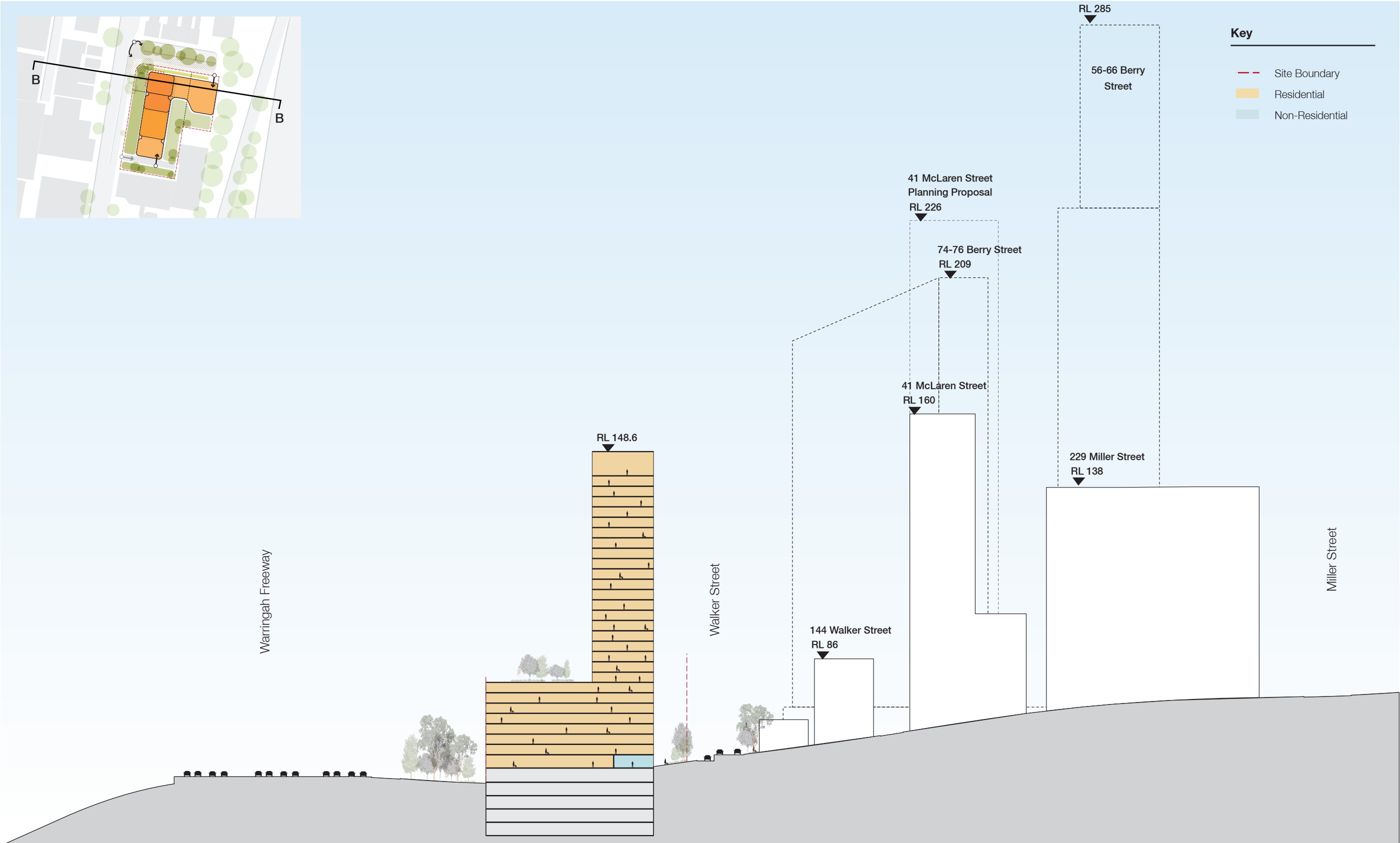
Built Form Concept Design

2.3 Concept Design Section A



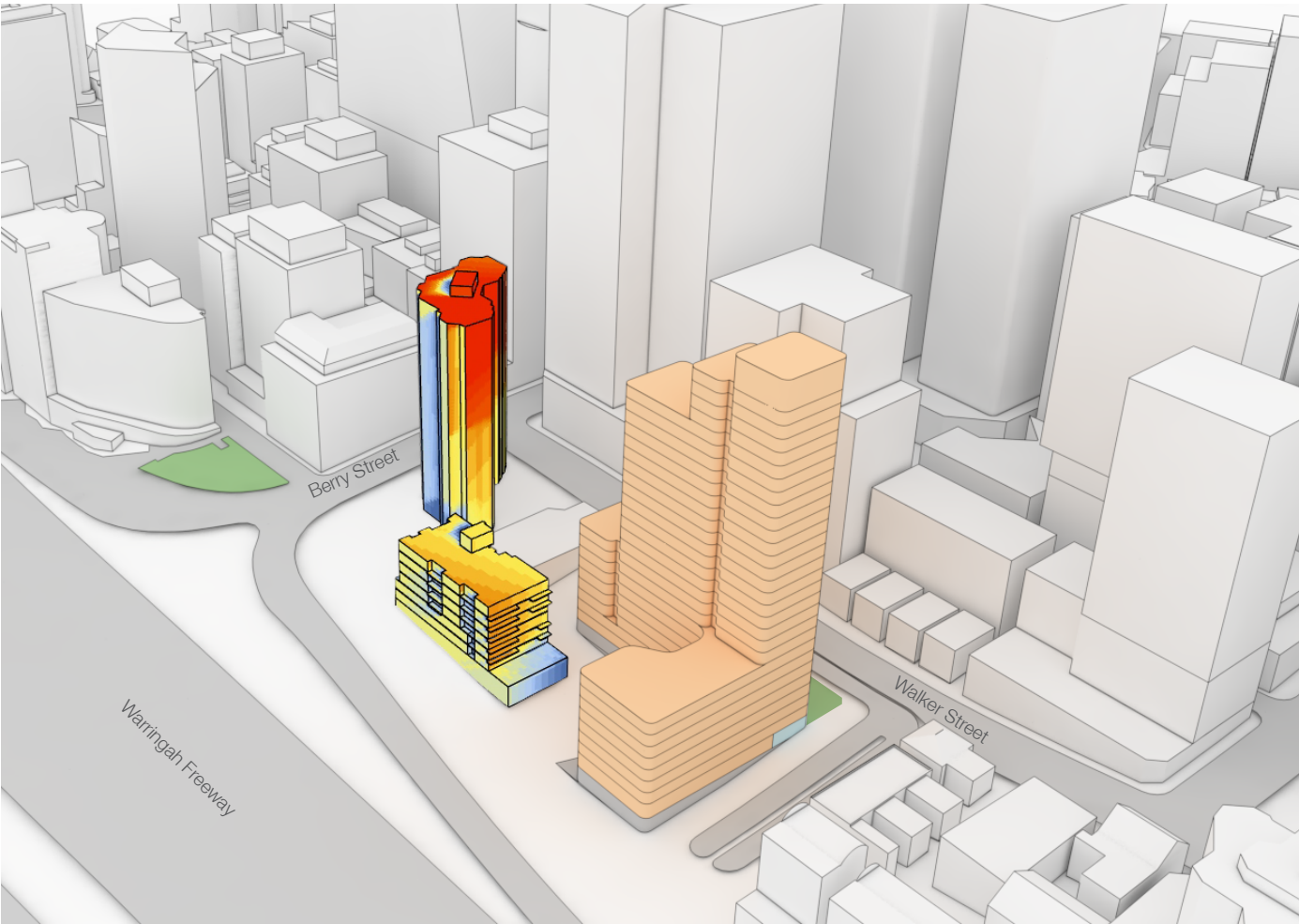
Built Form Concept Design

2.4 Concept Design Section B

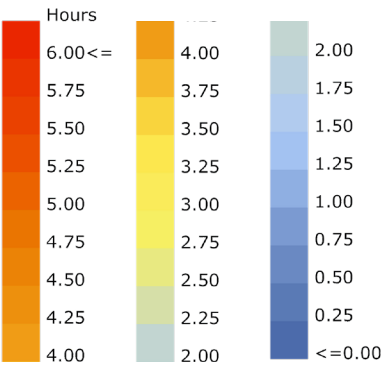




2.5 Concept Design Solar Insolation



Solar impact from the proposed built form has minimal impacts to both 88 Berry Street and Century Plaza.



2.6 Concept Design Shadow Analysis



Concept Design - 9am 21st June



Concept Design - 10am 21st June



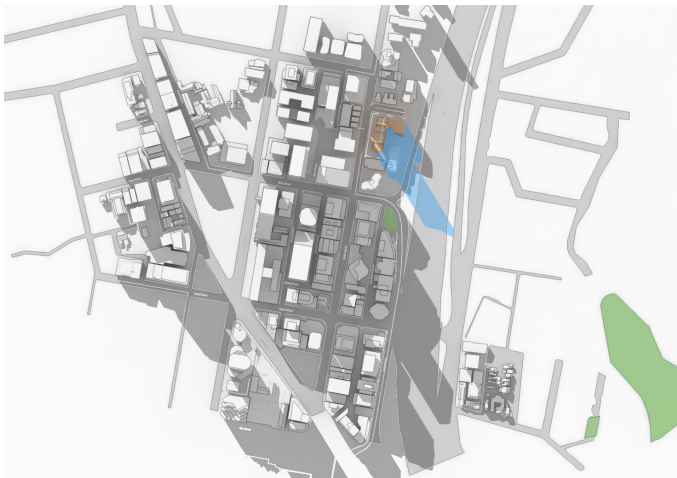
Concept Design - 11am 21st June



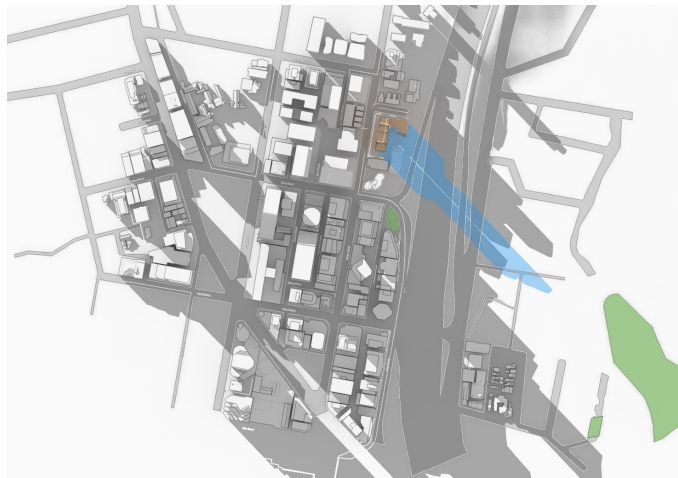
Concept Design - 12pm 21st June



Concept Design - 1pm 21st June



Concept Design - 2pm 21st June



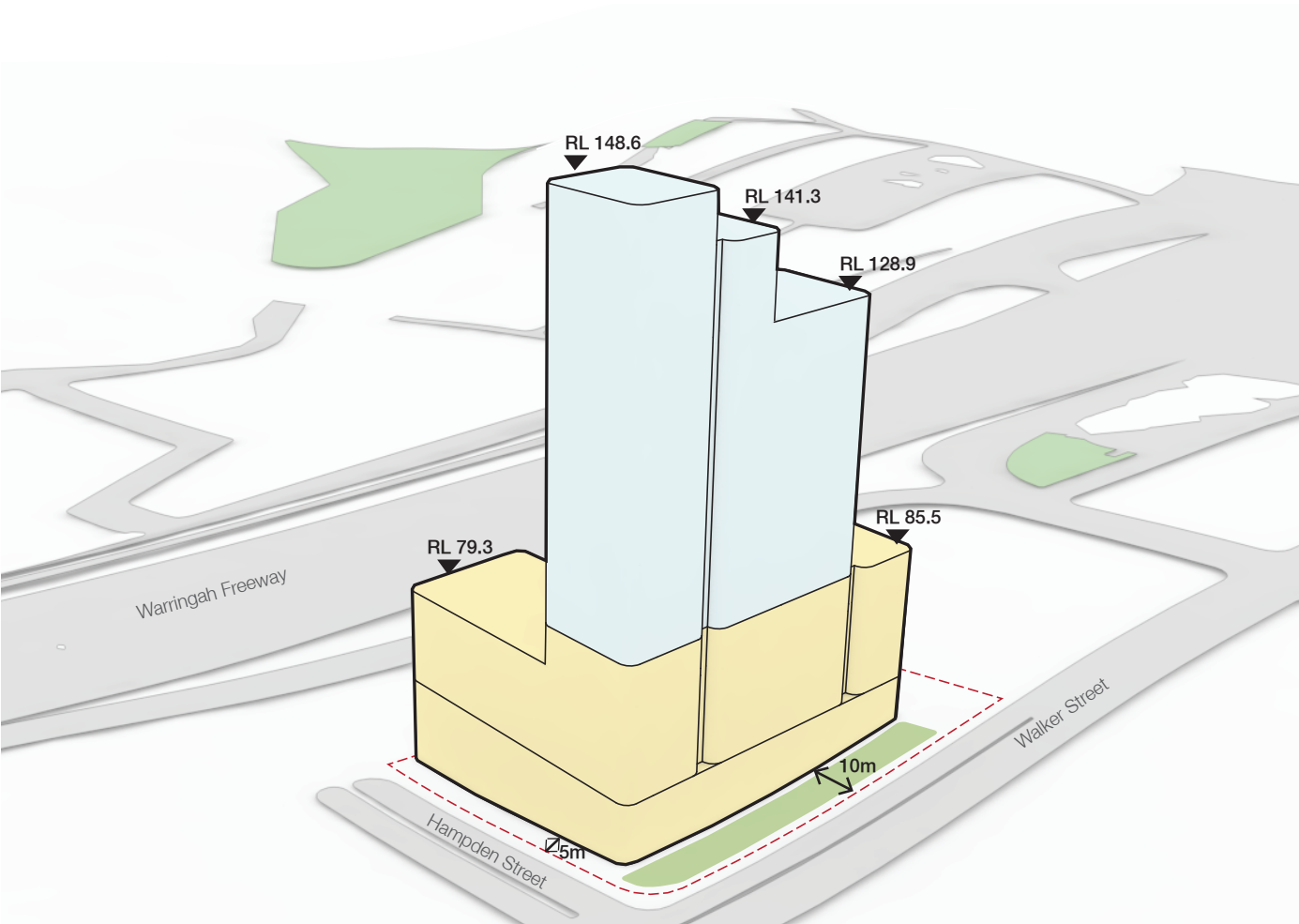
Concept Design - 3pm 21st June

Key

Proposed Shadow

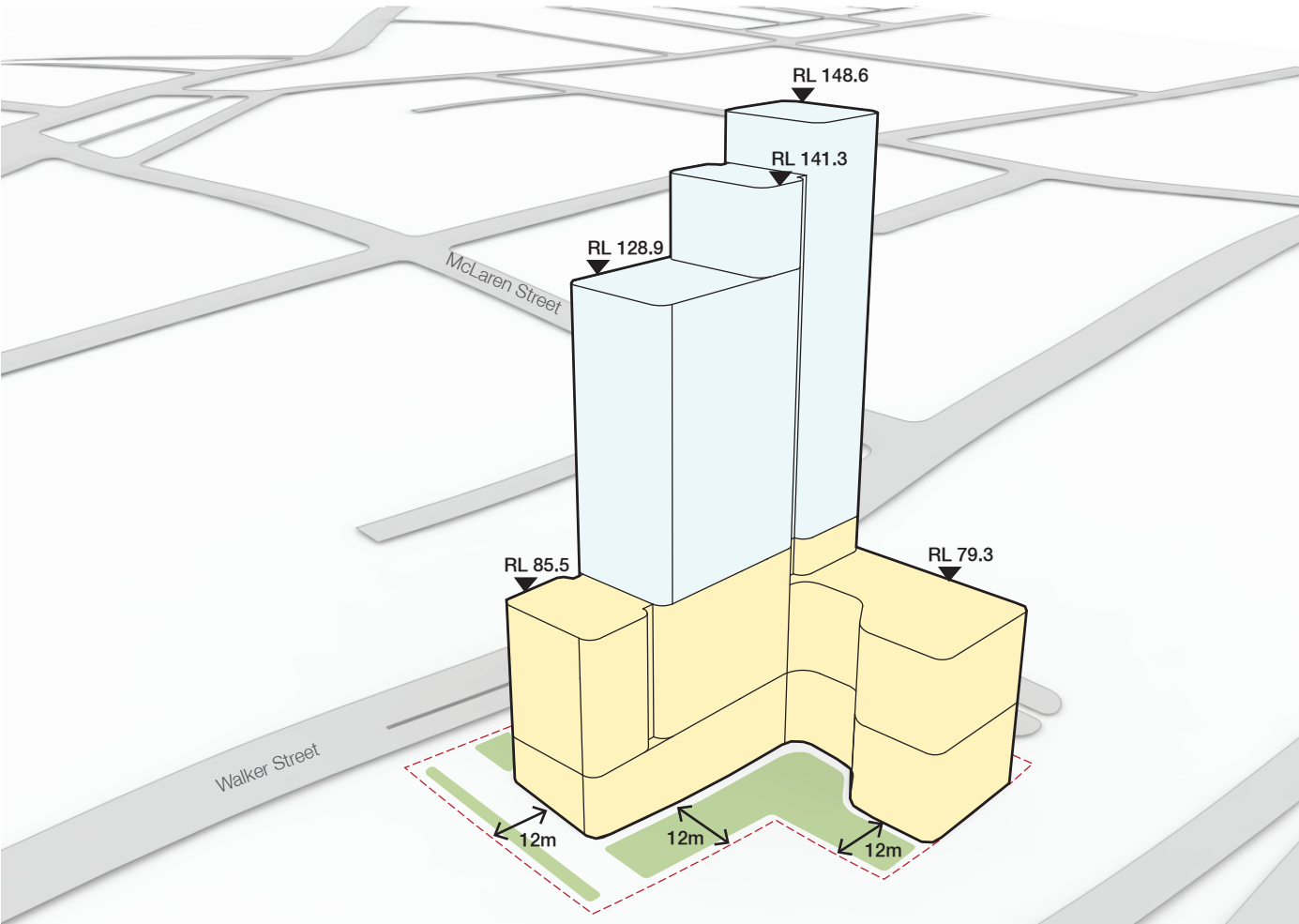


2.7 Residential Building Envelope Test Fit



Concept Design View 01

The site has the capacity to provide a residential apartment building with the inclusion of mixed use retail at ground level. It is a priority that solar access be maximised to Doris Fitton Park. The final envelope has considered both setback requirements to 169 Walker Street and 88 Berry Street as well as the provision of public open space on Walker Street. The building setbacks and rooftop areas could be used as landscaped private open space.



Concept Design View 02

**Key**

Tower
Podium

Built Form Concept Design

2.8 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.

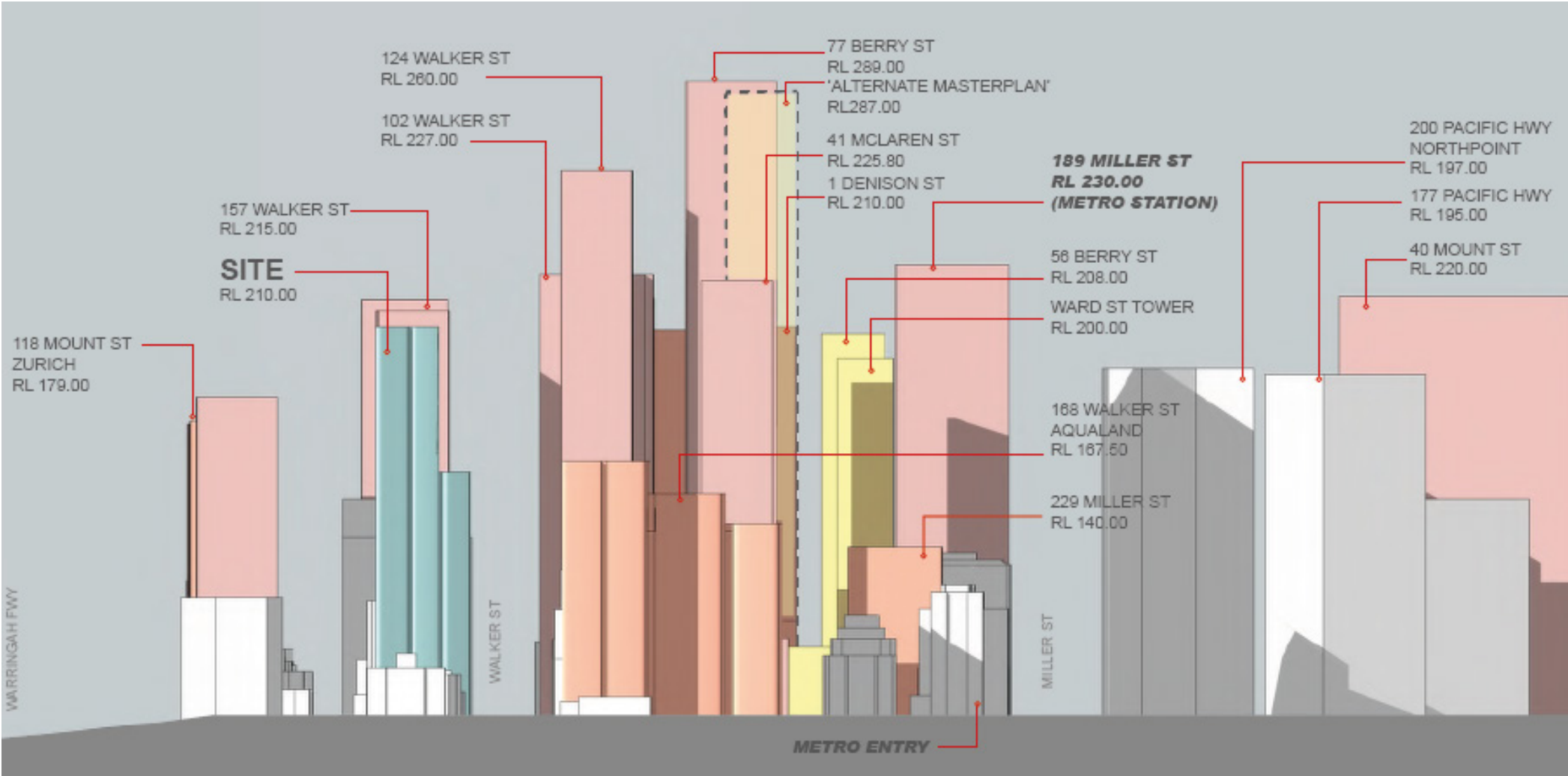
The proposal by Kann Finch was not supported by the Sydney North Planning Panel due to its height, lack of consolidation, overshadowing, access and traffic. The proposal however, was identified as having strategic merit. The following points are key factors to be considered between Avenor and Council:

- 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.

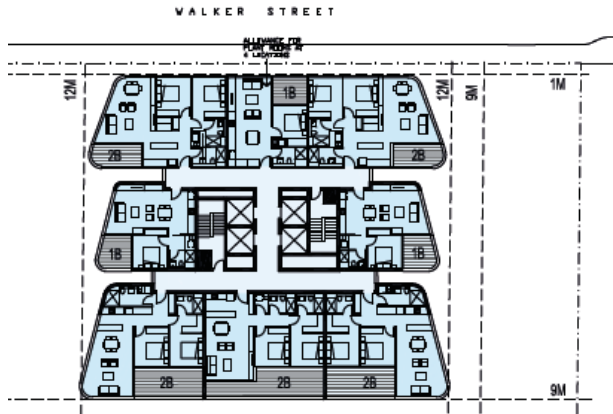
80  
m² retail  
GFA

284  
Dwellings

26,307  
m² residential  
GFA



Ground Floor Illustrated Plan



Typical Floor Plan



2.9 Previous Scheme - Shadow Analysis



Previous Scheme - 9am



Previous Scheme - 10am



Previous Scheme - 11am



Previous Scheme - 12pm



Previous Scheme - 1pm



Previous Scheme - 2pm

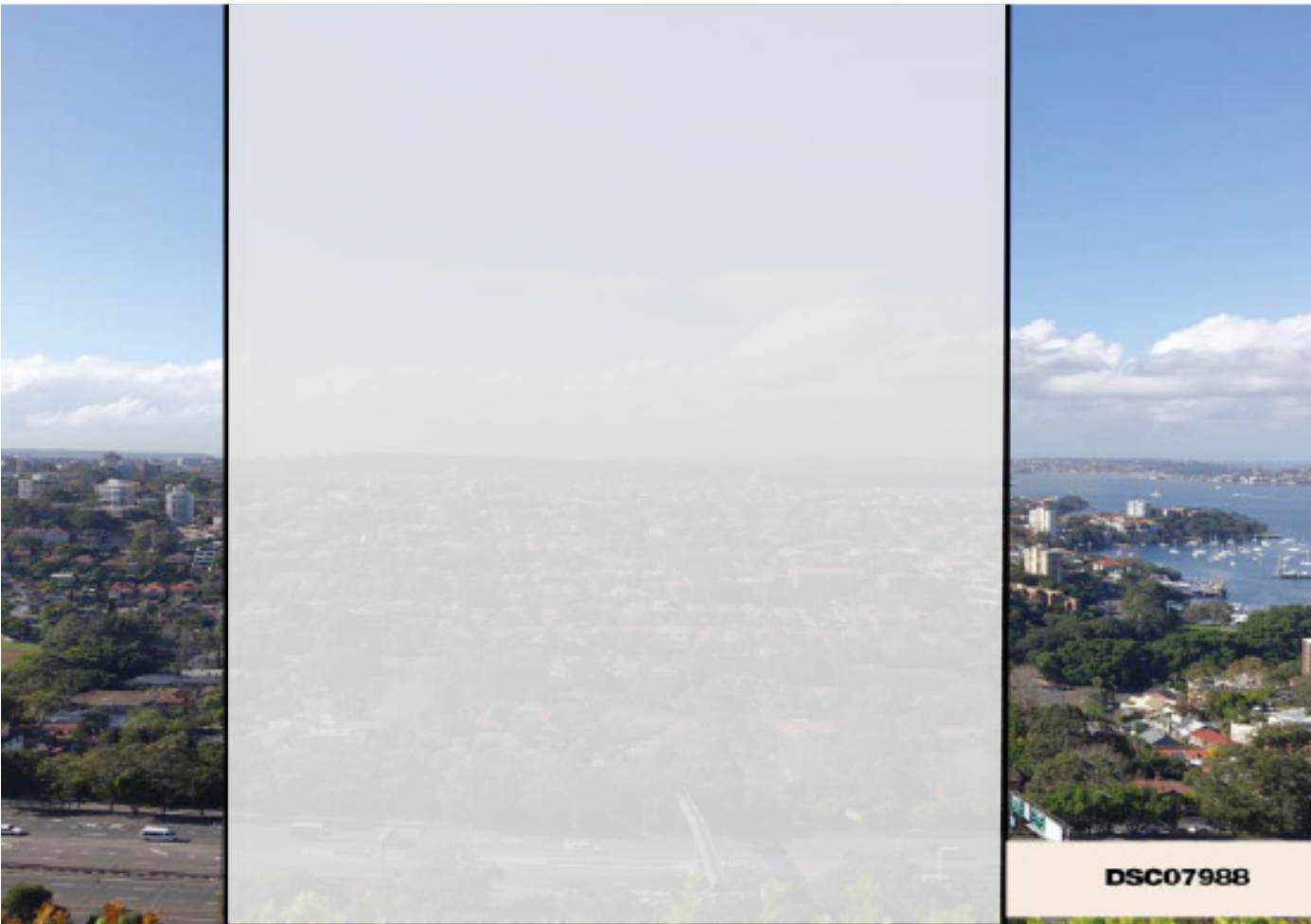


Previous Scheme - 3pm



**Built Form Concept Design**

**2.10 View Analysis - View North-East from Belvedere Rooftop**



**Previous Scheme** - View north-east from Belvedere rooftop



**Concept Design** - 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 Concept Design**

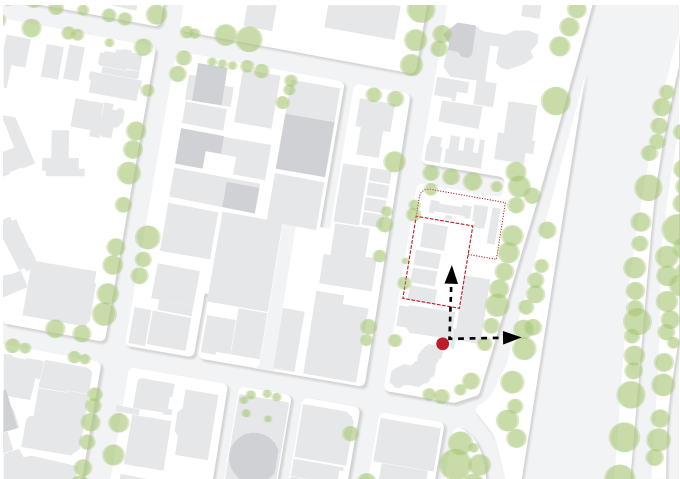
**2.11 View Analysis - From 168 Walker Street RL131.6**



Previous Scheme - View from 168 Walker Street RL 131.6



Concept Design - 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.



# Landscape Concept Design

ASPECT Studios™

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## 3.1 Proposed Landscape Approach: Key Moves

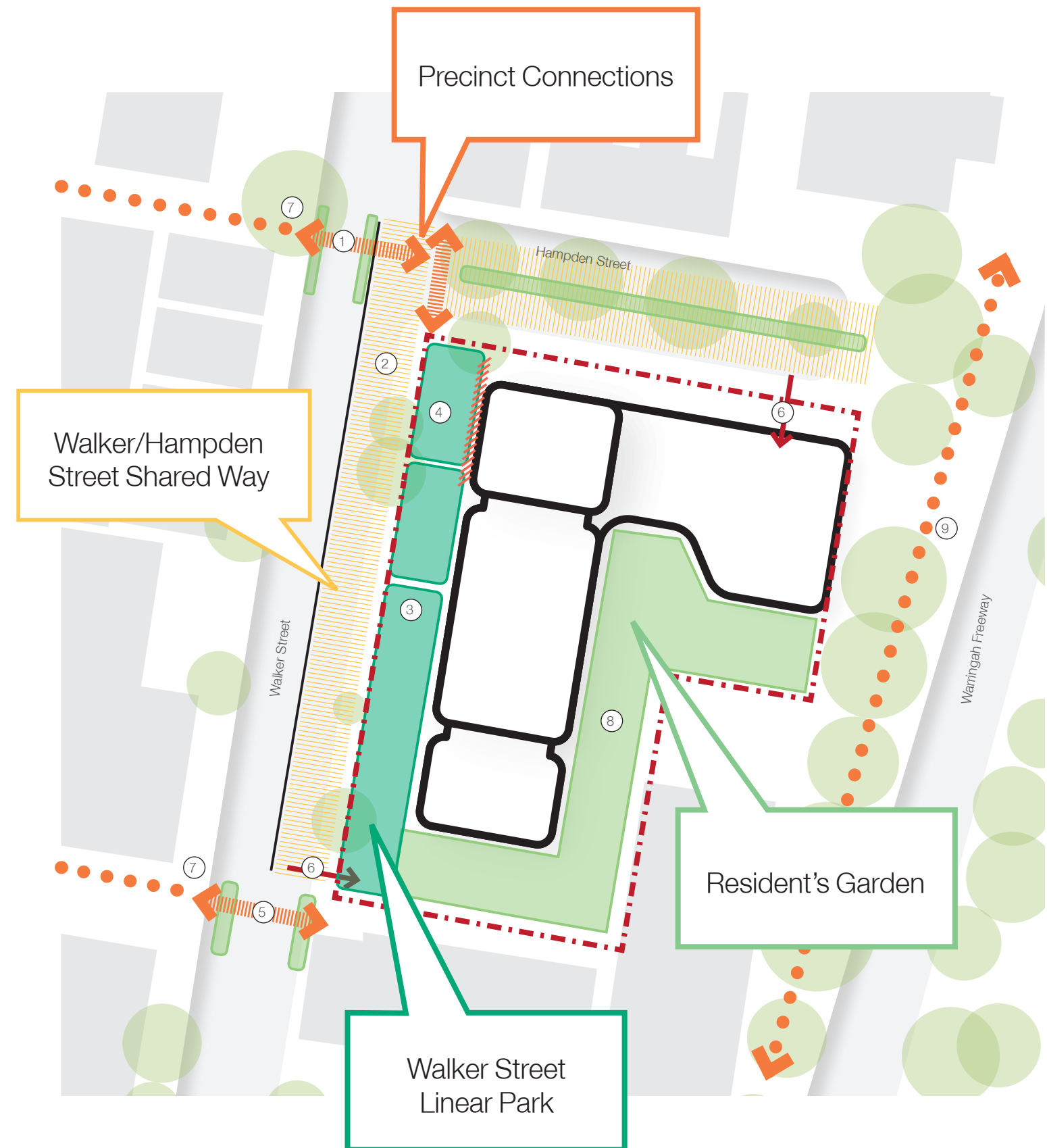
The landscape approach will focus on safe, legible connections between the site and CBD, and maximising the provision of high amenity open space to complement the existing and proposed CBD offering.

The approach is structured by four key moves:

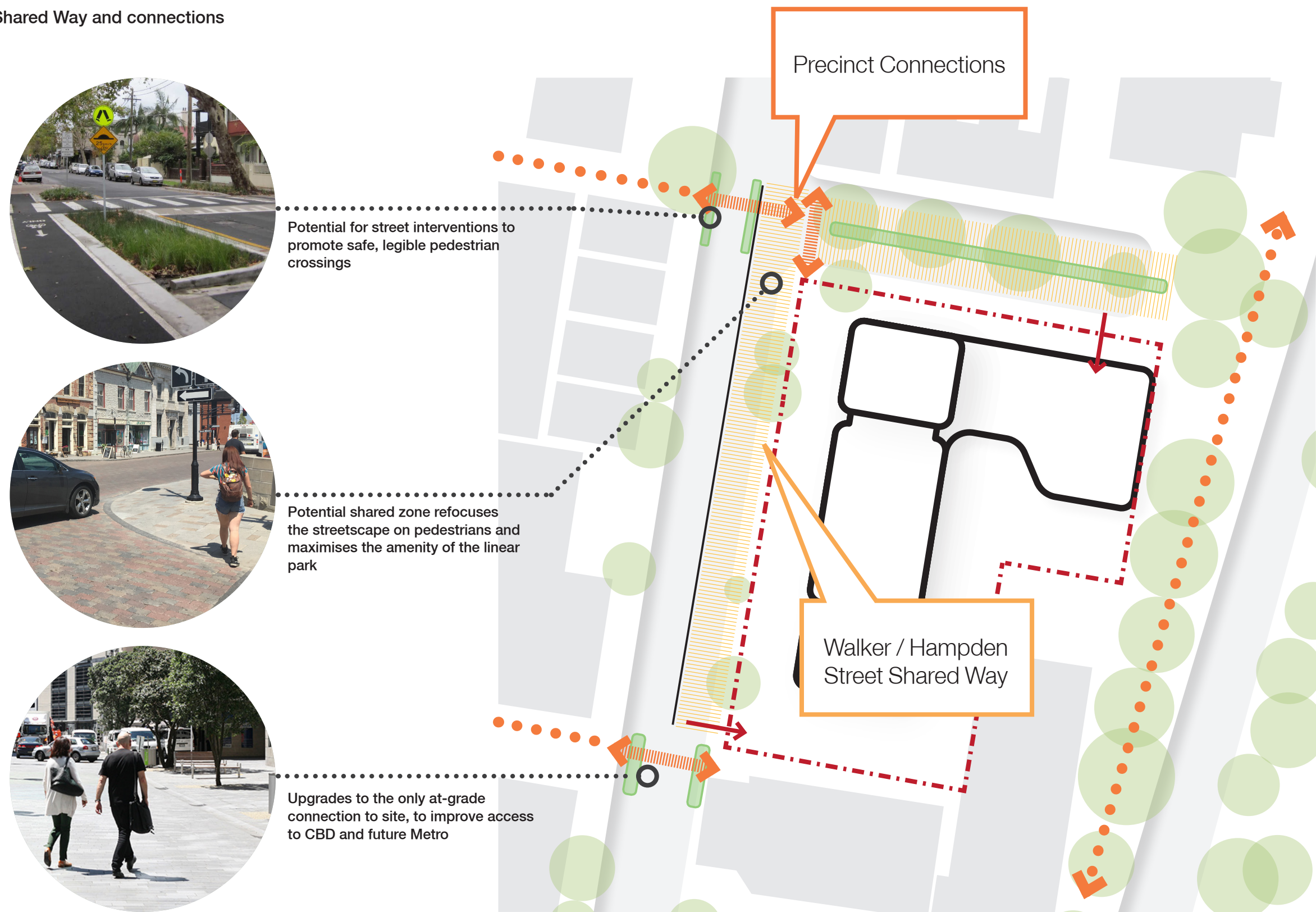
- Precinct connections
- Walker Street/ Hampden Shared Way
- Walker Street Linear Park
- Resident's Garden

The approach proposes:

1. Potential upgraded crossing connections across Walker Street key into existing stair access to Hampden Street. Landscape blisters to improve safety and pedestrian amenity
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. New, local scaled linear park space provides complementary amenity to the existing CBD offering, including informal play opportunities and retail spill out at the northern end
4. Retail frontage to linear park
5. Creation of a safe, at grade crossing point to the south of the Walker Street heritage wall
6. Proposed vehicle parking access
7. Connect to through site links proposed as part of Ward Street Masterplan
8. Resident's garden' communal
9. Potential future regional pedestrian connection

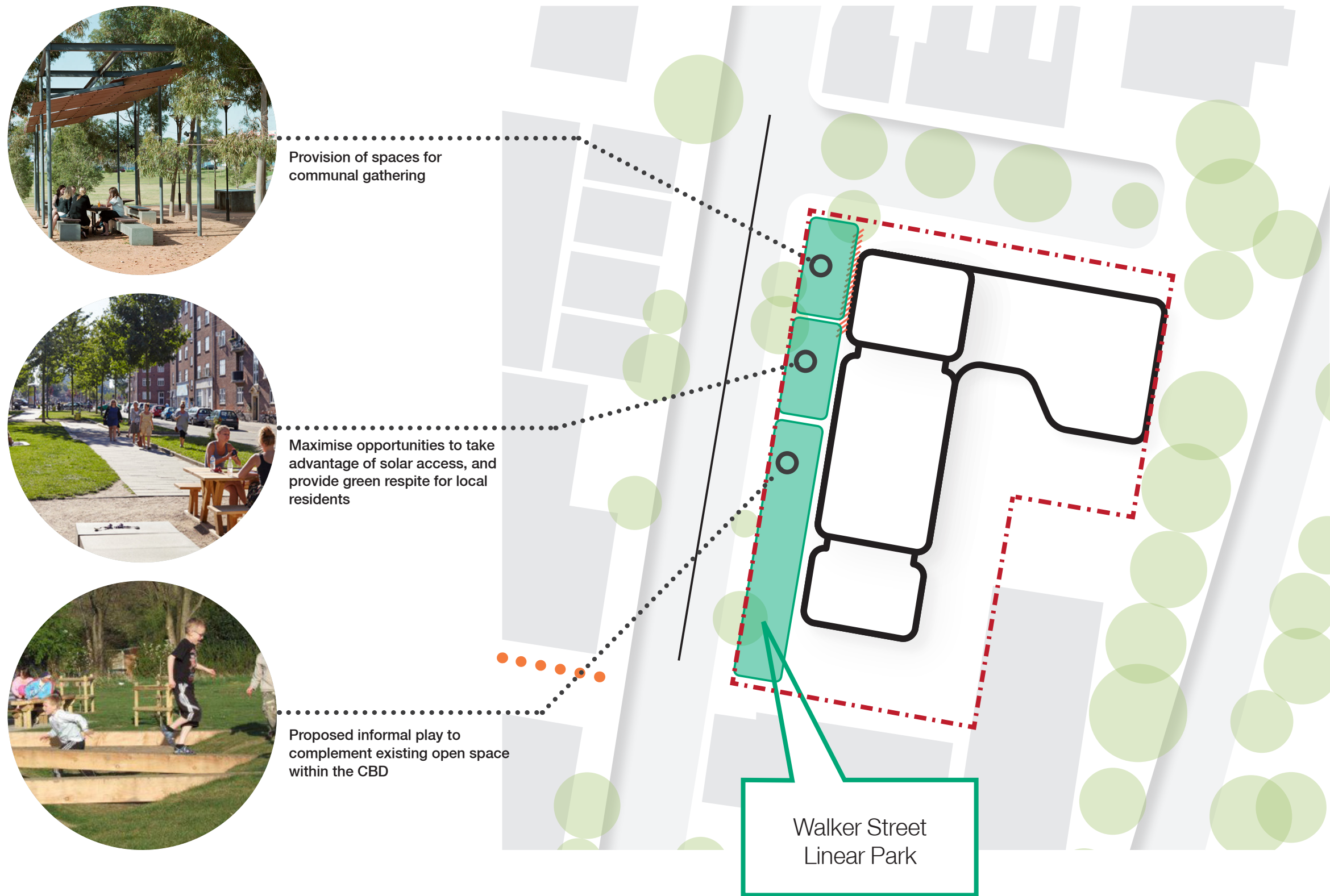


3.2 Walker / Hampden Street Shared Way and connections

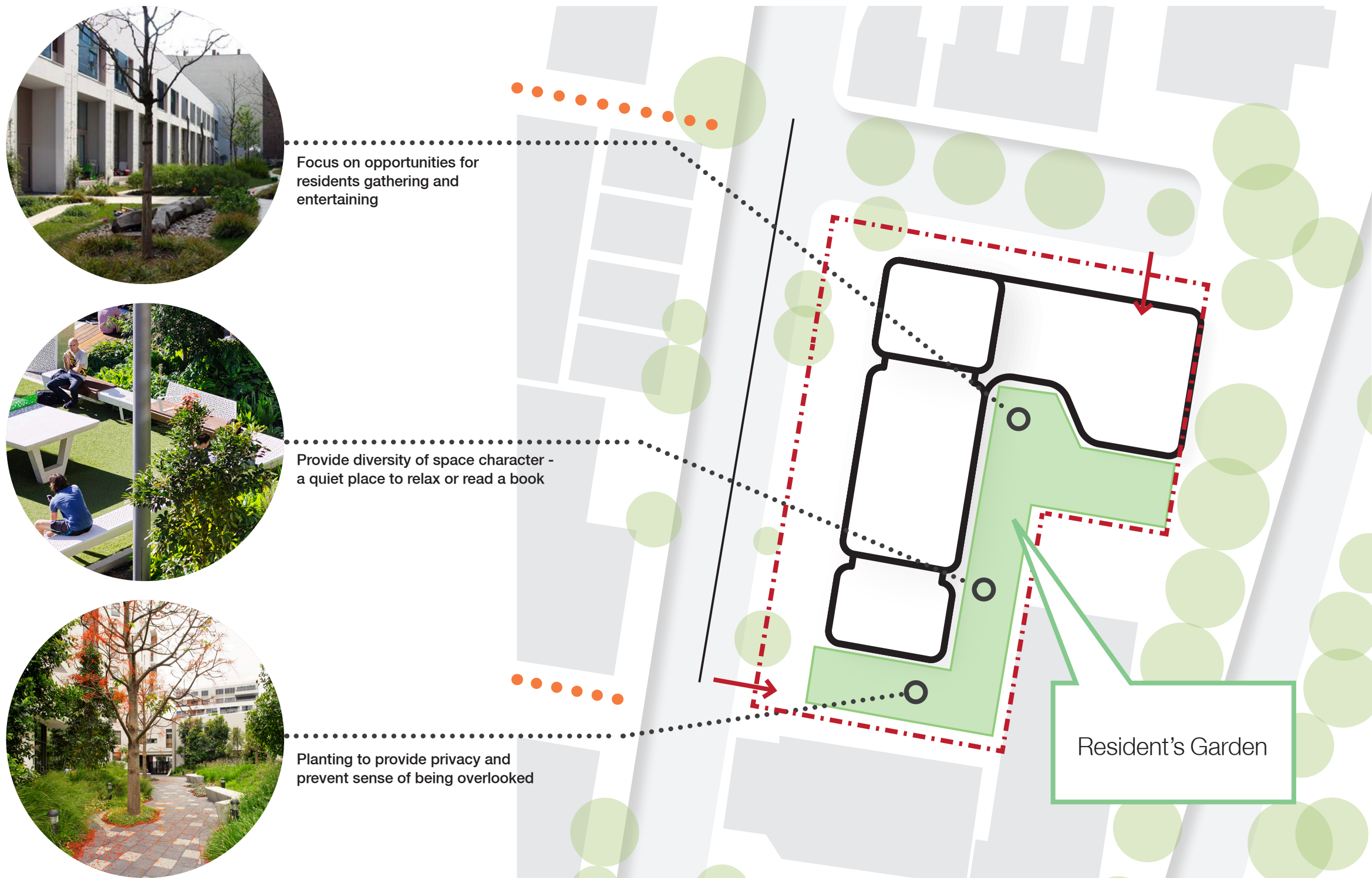




3.3 Walker Street Linear Park



3.4 Resident's Garden



# Appendix

Alternate Commercial Option

4



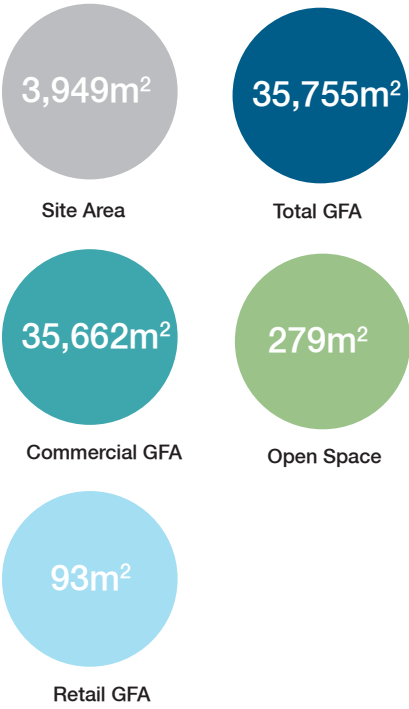
Appendix

4.1 Commercial Option - Plan

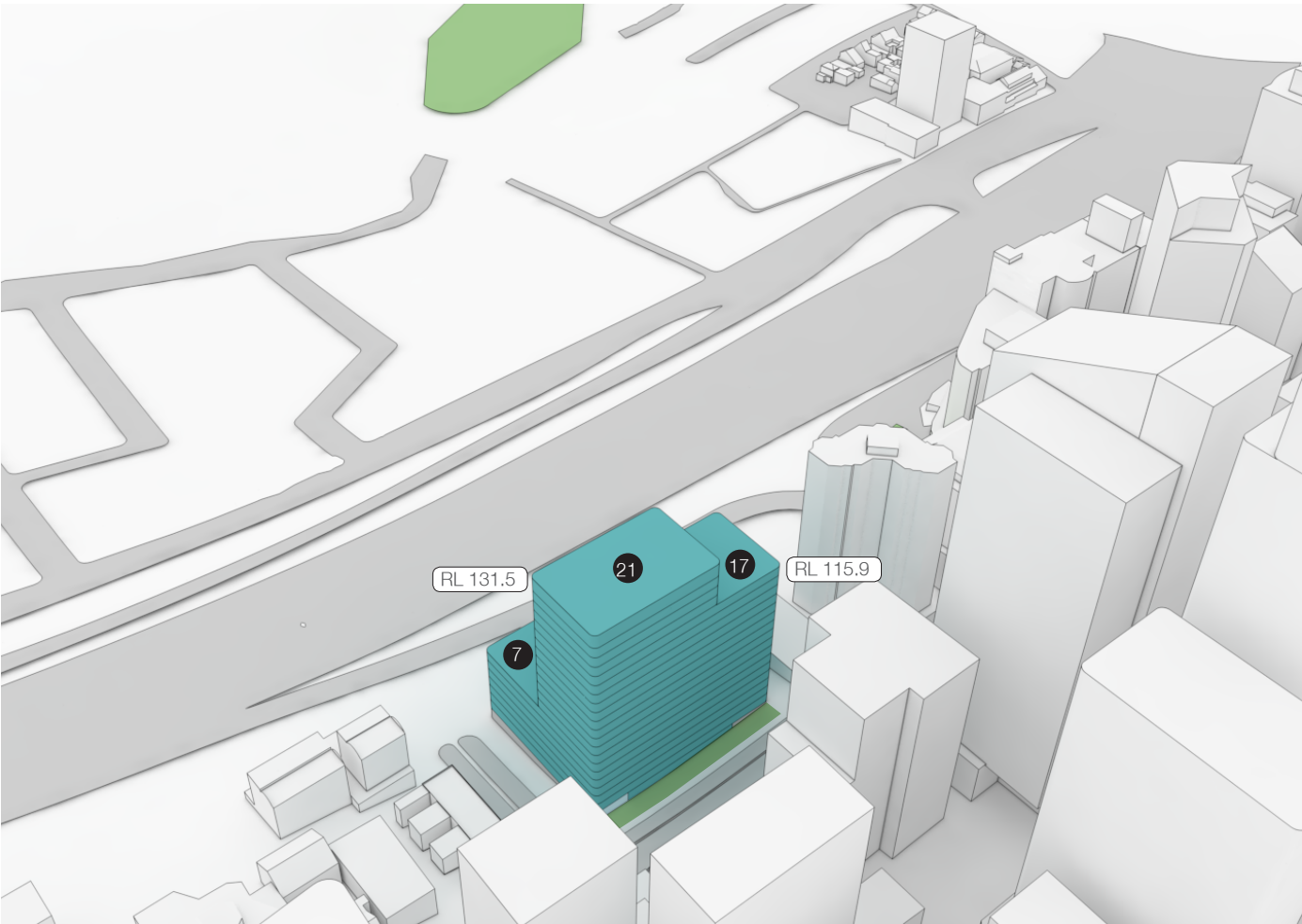
This option is a commercial development on an amalgamated site, with the tallest element at the corner of Walker and Hampden Street. The built form has no additional overshadowing impacts to Doris Fitton Park. A new linear public park is proposed along Walker Street to provide street activation.

The Sydney North Planning Panel has recommended that ‘the site is more suited to residential than commercial use’. This is demonstrated by this urban design analysis.

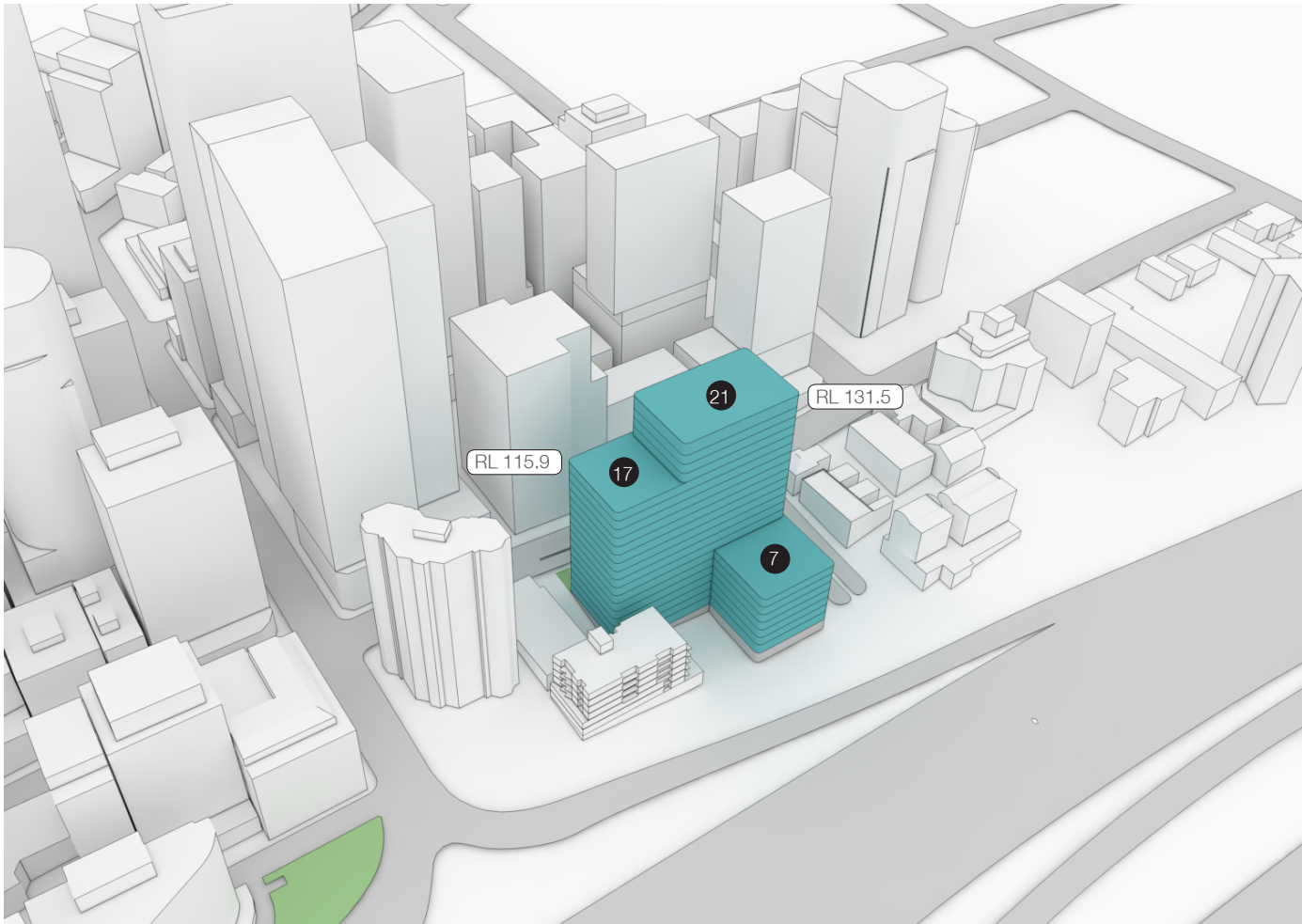
A floorplate suitable for an A-Grade Commercial office building would have a greater impact on surrounding residential buildings including view loss, overshadowing, as well as less opportunities for the provision of well connected open space. Compared to the preferred residential scheme, this would result in a poorer urban design outcome which would not fit well within the predominantly residential character of Walker Street, as established by surrounding buildings including 169 Walker Street, 139 Walker Street, 88 Berry Street, and 150 Walker Street.



4.2 Commercial Option - Massing



Commercial Option - View 1

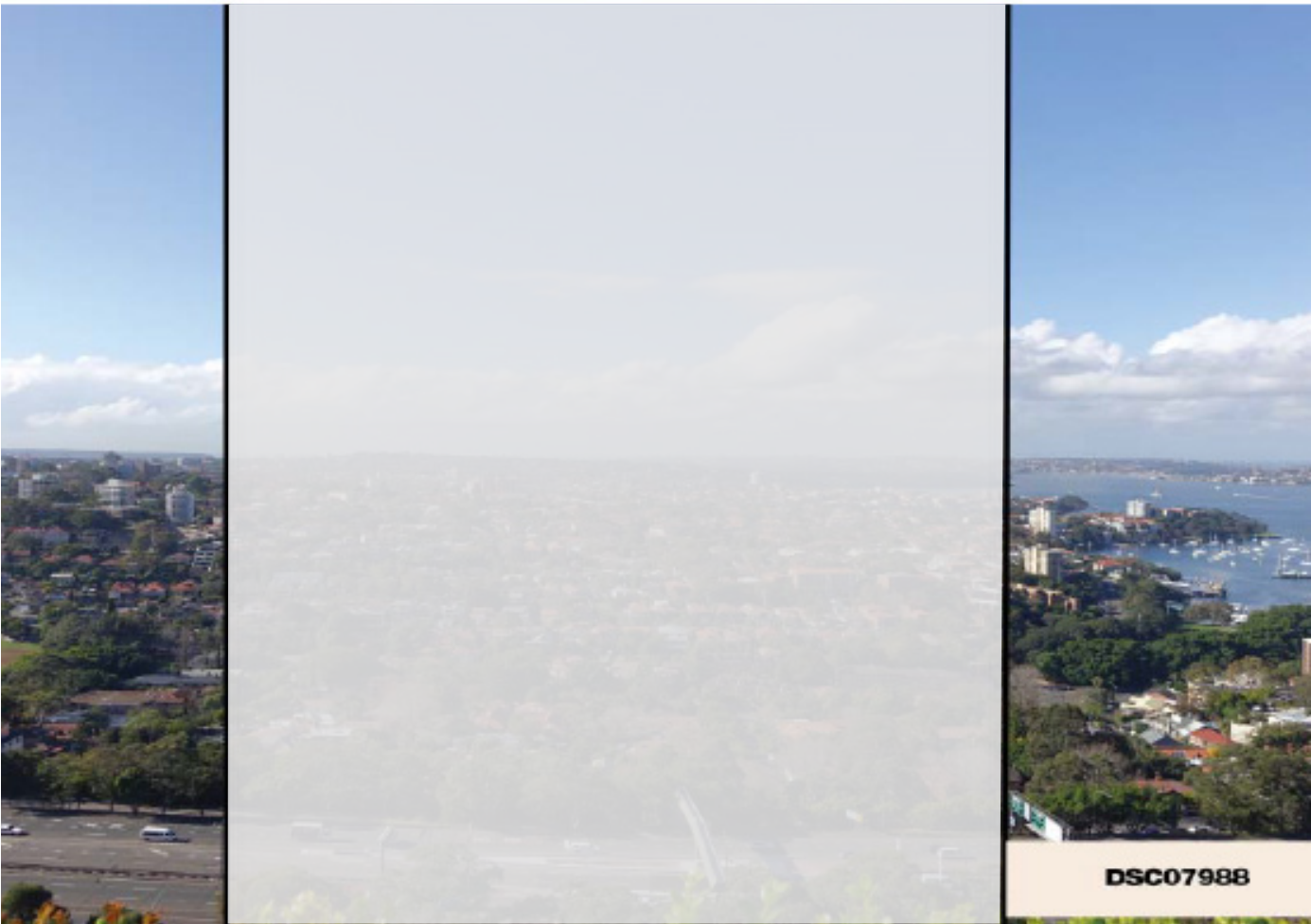


Commercial Option - View 2

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	●



4.3 View Analysis - View North-East from Belvedere Rooftop



Previous Scheme - View north-east from Belvedere rooftop



Commercial Option - View north-east from Belvedere rooftop



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



4.4 View Analysis - From 168 Walker Street RL131.6



Previous Scheme - View from 168 Walker Street RL 131.6



Commercial Option - 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

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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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