



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

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

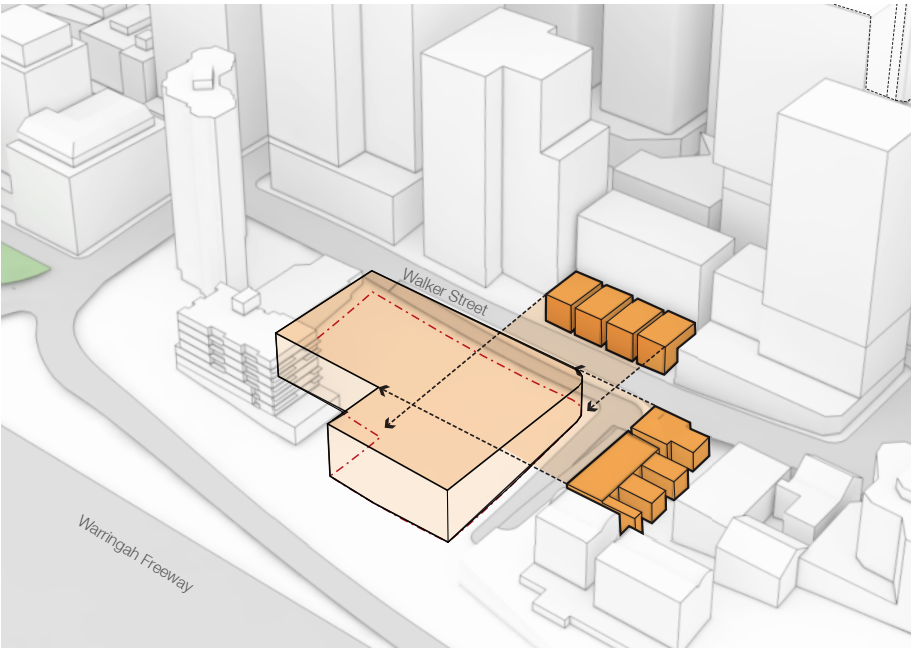
Prepared for
Avenor

Issued
06 February 2019

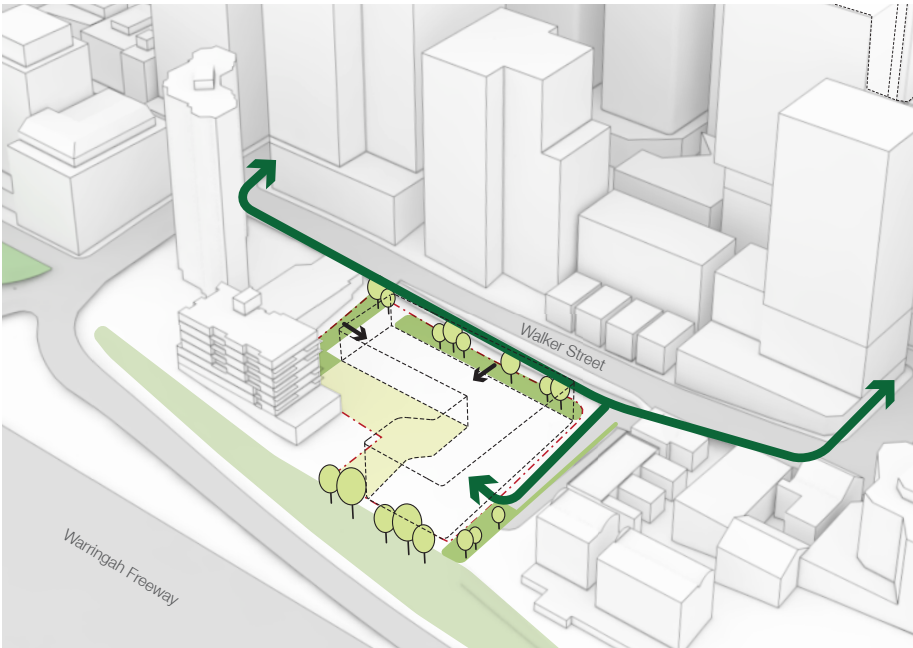
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Introduction

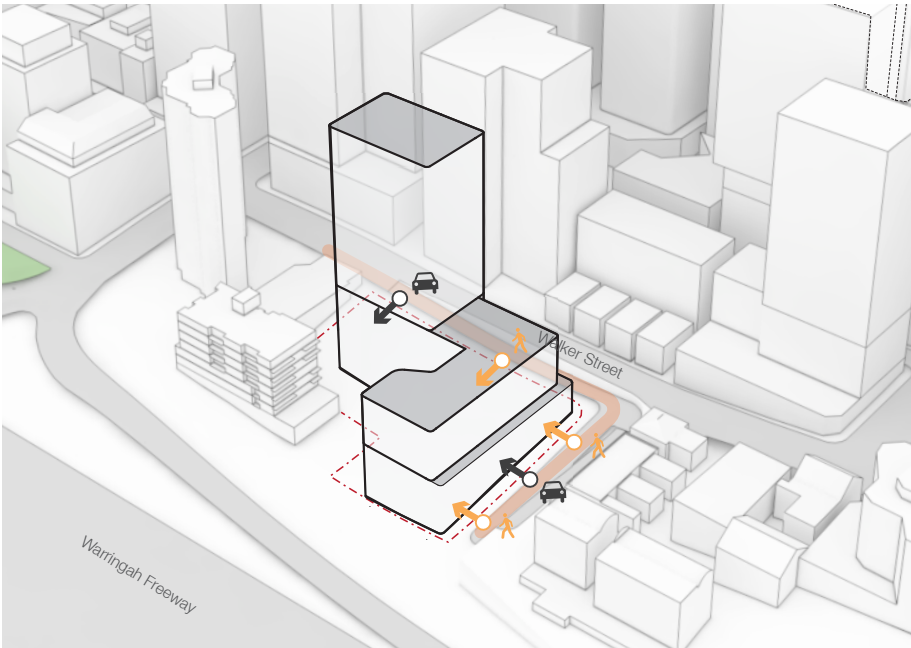
1.17 Key Principles



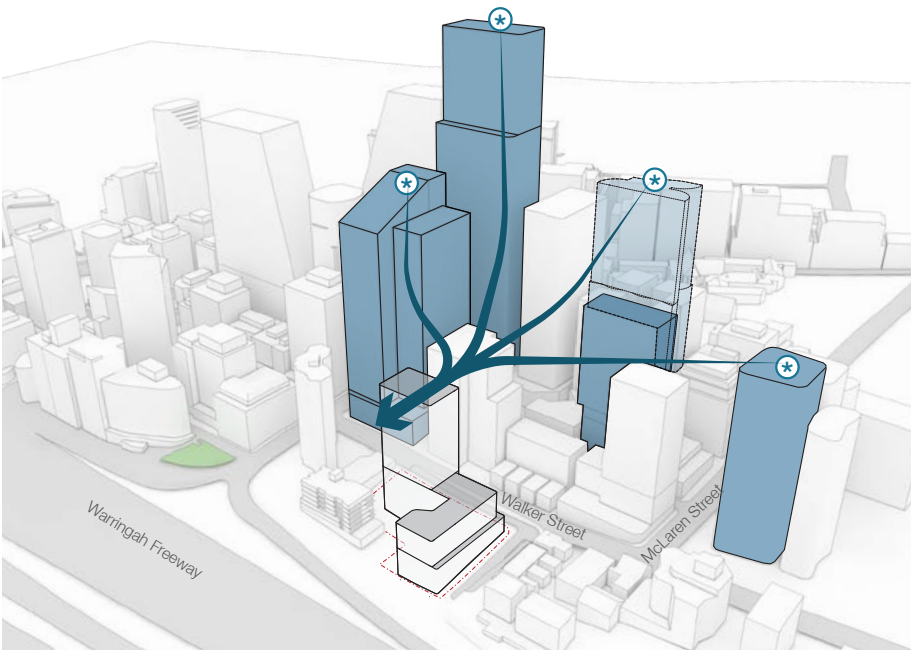
Heritage
The streetscape responds to the local character and takes cues from the heritage items adjacent to the site to inform built form. The adjacent Victorian terraces on the north side of Hampden Street inform the heights of buildings at the corner of Hampden and Walker Street.



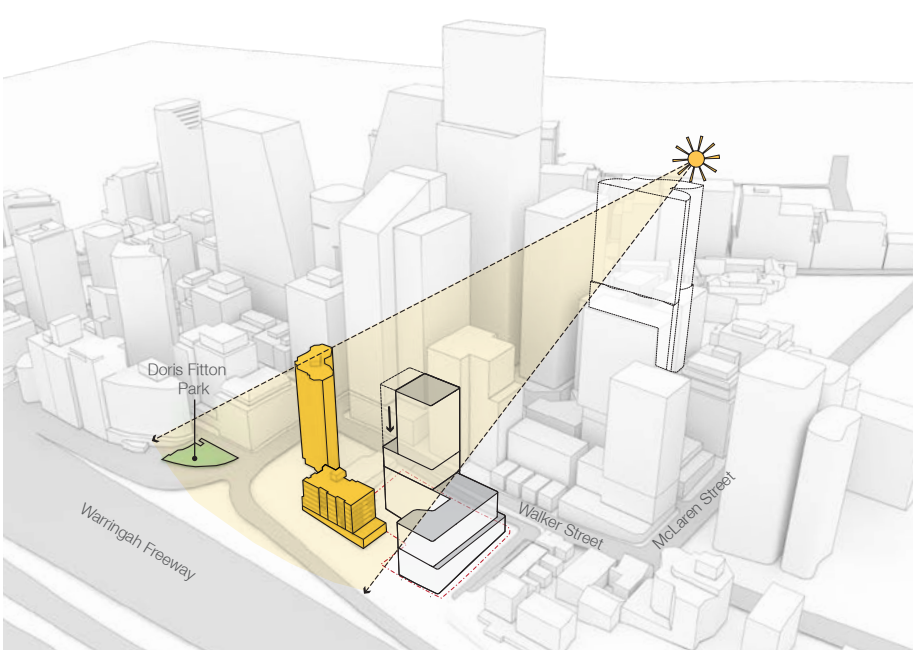
Public Domain
Streetscape improvements along Walker Street and Hampden Street will beautify and increase safety for local residents as well as enhancing connections to the Ward Street Precinct.



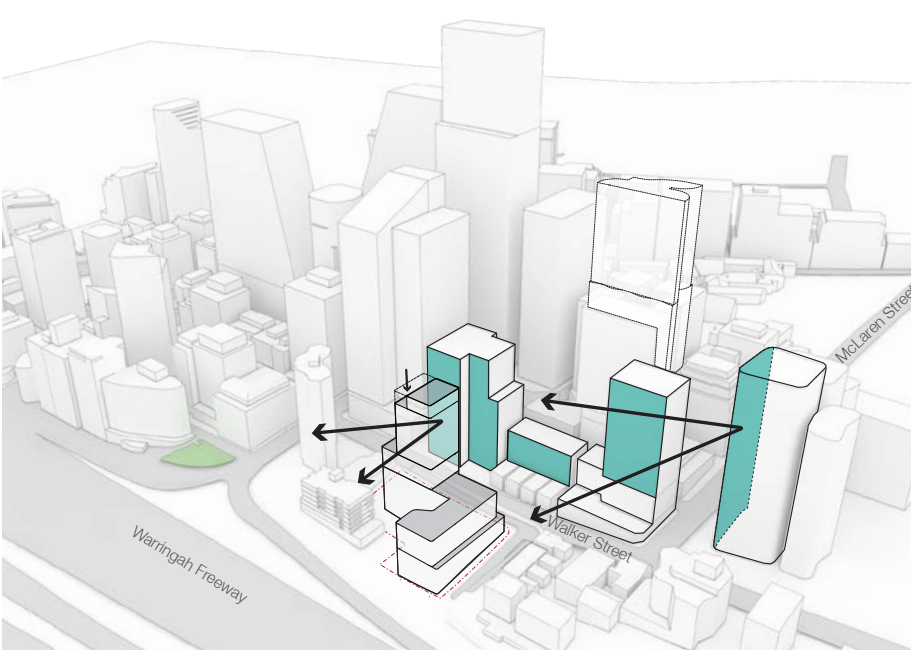
Site Access
Maintaining on street parking for the amenity of local residents, while improving vehicular and pedestrian access to the site from both Walker Street and Hampden Street.



Height Transition
The proposed built form takes into consideration the heights proposed within the Ward Street Precinct and its context in order to create a height transition which falls away to the east.



Overshadowing
The proposed built form has been designed to minimise solar impact to neighbouring residential buildings and Doris Fitton Park.



View Sharing
Built form considers view sharing with neighbouring developments, including a stepped design to the south and setbacks to the north to improve views from Belvedere and The Heritage.

Built Form Concept Design

2.1 Concept Design 1

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Concept Design 1 is a consolidated development which does not require the amalgamation of 11, 15 and 17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. A tower is proposed on the site of 173-179 Walker Street which does not have any additional overshadowing of Doris Fitton Park.

173-179 Walker Street Yield:



11 Hampden Street Yield:

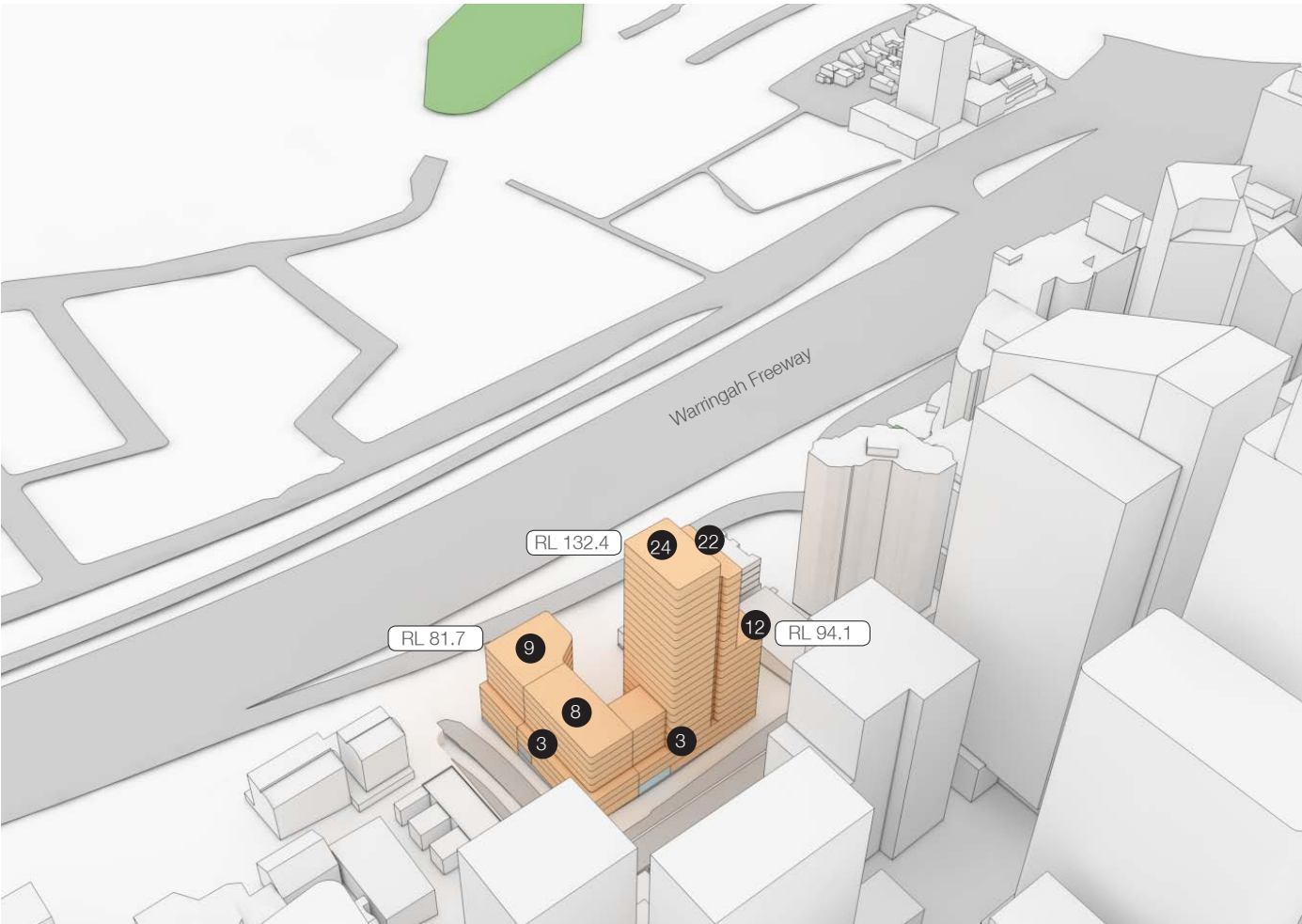


15-17 Hampden Street Yield:

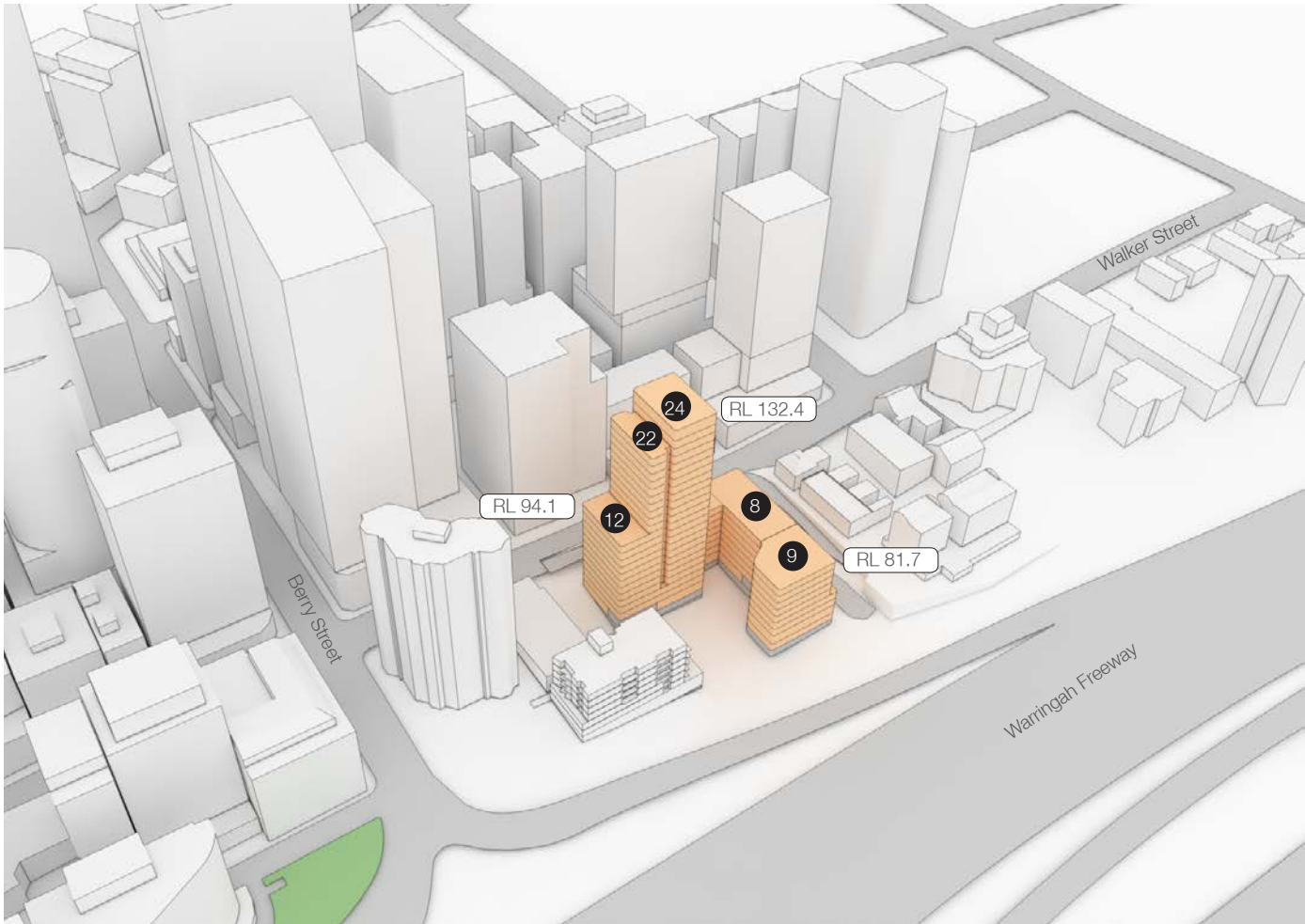


2.2 Concept Design 1 Massing

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Concept Design 1 - View 1



Concept Design 1 - View 2

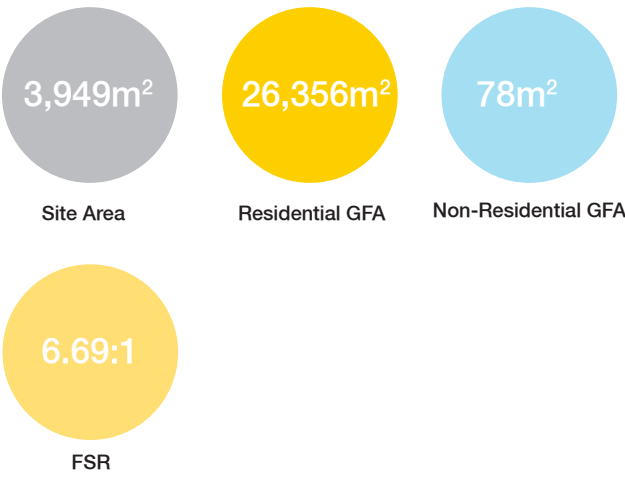
Panel Recommendations		Council Design Recommendations	
Incorporation of properties on Hampden Street	●	No overshadowing of Doris Fitton Park	●
Consolidation with properties on Hampden Street	●	Height transition	●
Predominantly residential uses	●	Street wall	●
Height transition to the east	●		
Maximisation 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 2

Concept Design 2 is a consolidated development which amalgamates 173-179 Walker Street with 11-17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. A tower is proposed along Walker Street, on the properties of 173-179 Walker Street and 11 Hampden Street. The development does not have any additional overshadowing of Doris Fitton Park.

East Walker Street Precinct Yield:



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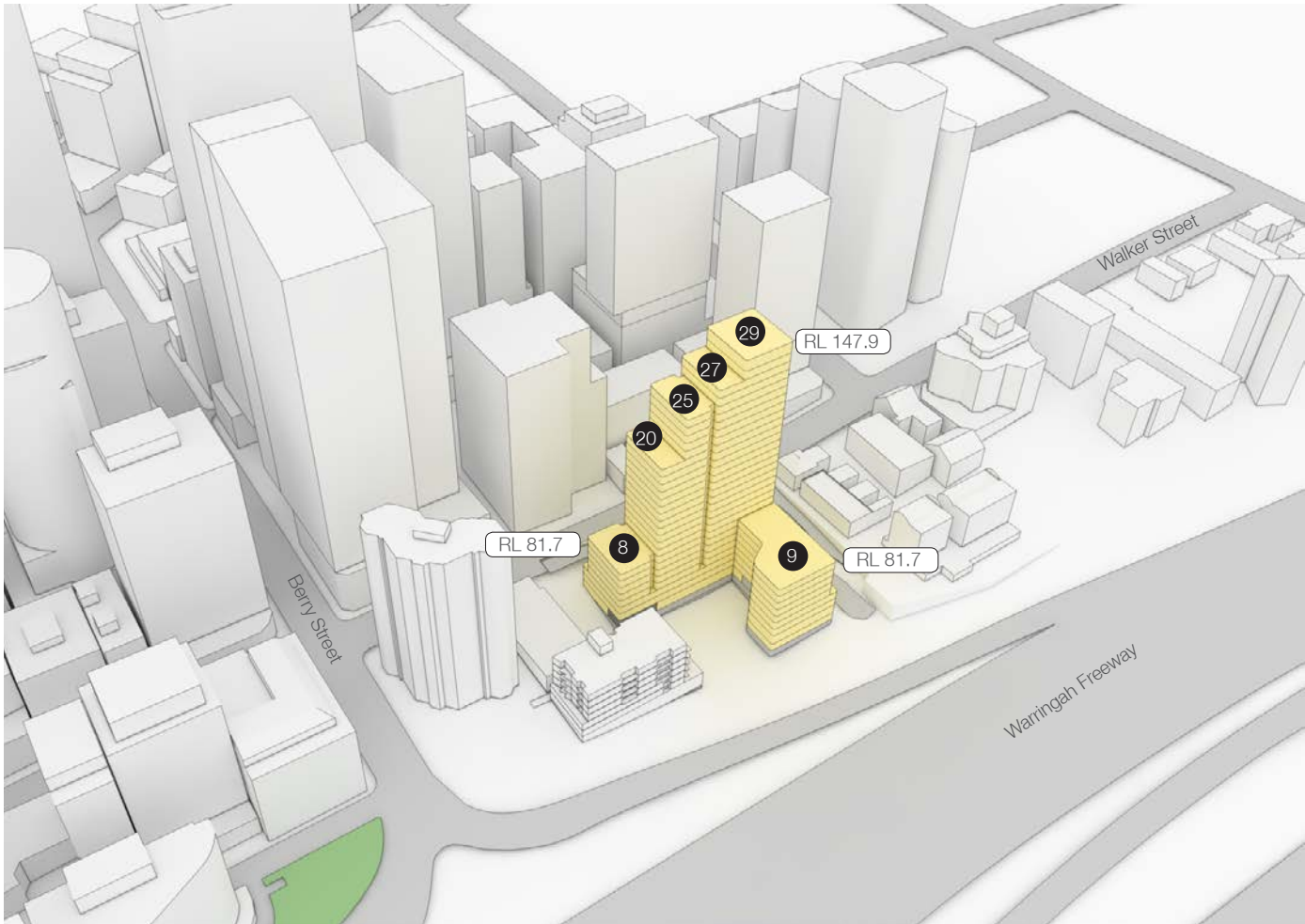


2.4 Concept Design 2 Massing

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Concept Design 2 - View 1



Concept Design 2 - View 2

Option Assessment		Council Design Recommendations	
Incorporation of properties on Hampden Street	●	No overshadowing of Doris Fitton Park	●
Consolidation with properties on Hampden Street	●	Height transition	●
Predominantly residential uses	●	Street wall	●
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

2.5 Concept Design 3

Concept Design 3 is a consolidated development with two development parcels, 173-179 Walker Street and 11-17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. Two towers are proposed, one on Walker Street and the other on Hampden Street. The development does not have any additional overshadowing of Doris Fitton Park.

173-179 Walker Street Yield:



11-17 Hampden Street Yield:

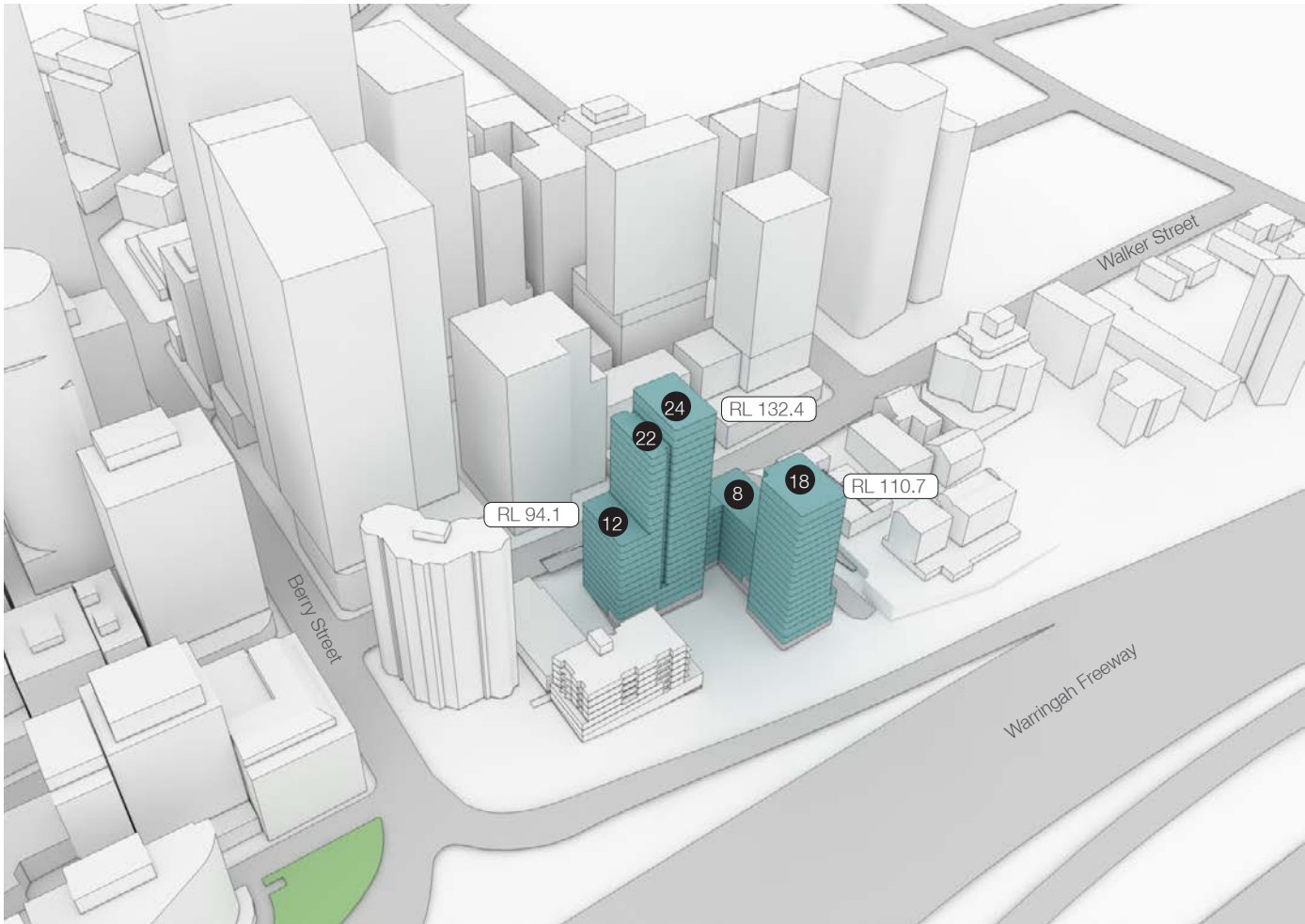


2.6 Concept Design 3 Massing

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Concept Design 3 - View 1



Concept Design 3 - View 2

Option Assessment		Council Design Recommendations	
Incorporation of properties on Hampden Street	●	No overshadowing of Doris Fitton Park	●
Consolidation with properties on Hampden Street	●	Height transition	●
Predominantly residential uses	●	Street wall	●
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	●		

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possibilities of architecture,
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