

An architectural rendering of a modern urban street scene. The image shows a wide, paved pedestrian walkway lined with large, leafy trees. On the right, a multi-story building with a light-colored stone facade and large windows is visible, with greenery growing on its balconies. People are depicted walking, sitting on low concrete benches, and playing in the street. A white Mini Cooper is parked on the left side of the road. The overall atmosphere is bright and sunny, suggesting a pleasant, walkable environment.

# East Walker Street North Sydney

Stakeholder Engagement Report  
March 2019

**Avenor**



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## Introduction

**In late 2018 and early 2019, Avenor undertook a public consultation process (Public Consultation) with stakeholders that have an interest in the planning process being undertaken for the properties located at 173-179 Walker Street and 11 – 17 Hampden Street in the local government area of North Sydney, known as the East Walker Street Precinct.**

Avenor had previously submitted a Planning Proposal for 173-179 Walker Street in 2017 and in response to that original proposal, Avenor received feedback from the local community, North Sydney Council, the Sydney North Planning Panel and the Department of Planning and Environment, along with a number of other interested parties.

Avenor undertook an extensive and comprehensive review of all feedback received about the East Walker Street Precinct from the community and all stakeholders since initial planning processes started in 2016.

This comprehensive review informed a revised approach to the Planning Proposal based on core principles and considerations raised by all local community, government and authority stakeholders and was used to inform a subsequent two-staged Public Consultation process.

On 10 December 2018, Avenor presented the planning and design principals to the local community and gathered feedback to inform planning.

Avenor continued its engagement with local community and neighboring residents, undertook an online survey, continued engagement with government and authority stakeholders and drew on all the feedback to inform a subsequent draft planning proposal and design for a second consultation.

On 19 February 2019, Avenor presented the draft planning proposal and reference design to the local community and gathered further feedback to inform planning.

Avenor's engagement approach is consistent with Council's Community Engagement Policy June 2018 and Community Engagement Protocol August 2013.

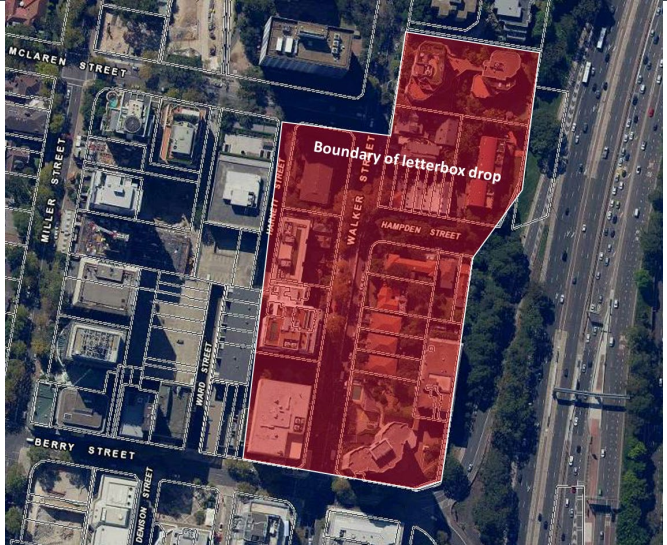
The Public Consultation has been instrumental in the preparation of a revised Planning Proposal for the East Walker Street Precinct and all the associated supporting urban design, strategic planning and technical studies.

This report presents a summary of the findings from that engagement.



## Engagement Activities Summary

This table provides a summary of the engagement activities that were undertaken by Avenor between November 2018 and February 2019.

Item	Number
Number of flyers distributed (November 2018 and February 2019)	1,088 (544 per letterbox drop)
Boundary of letterbox drop	 <p>3.2 hectares</p>
Number of attendees at community information session 10 December 2018	21
Number of attendees at community information session 19 February 2019	20
Total number of face to face follow up meetings Avenor held with residents	11
Total number of interactions with Council	5
Total number of surveys received	4
Length of time the online survey was live on Avenor's website	86 days (5 December 2018 – 1 March 2019)



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## Background

In 2015, North Sydney Council prepared its North Sydney Centre Capacity and Land Use Study, to plan for the future growth of the North Sydney CBD. As a result of the growth of the CBD, consideration was also given to planning for the sustainable revitalization of the areas surrounding the CBD. In 2016, North Sydney Council prepared the draft Ward Street Precinct Masterplan and identified five 'opportunity sites' for development, including East Walker Street. These opportunity sites were considered important for the successful growth of the North Sydney Centre.

North Sydney Council elected for East Walker Street to be removed from the draft Ward Street Precinct Masterplan, and for the investigation of this site to be progressed through discussions with landowners who may seek to initiate a planning proposal (see page 24 North Sydney Council Report on the draft Ward Street Precinct Masterplan, 1 December 2016).

In 2017, in response to Council's request for discussions with landowners, an initial planning process was undertaken for the 173-179 Walker Street properties with a concept plan and planning proposal prepared and submitted in October 2017.

In early 2018, feedback on the planning proposal was provided by North Sydney Council, the Sydney North Planning Panel and the NSW Department of Planning and Environment. Sydney North Planning Panel determined that the planning proposal had strategic merit and a number of site-specific design elements were identified to guide the amendments for the preparation of a revised planning proposal for East Walker Street.



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## Previous Community Engagement

Stakeholder engagement on the planning of East Walker Street undertaken by Avenor in late 2018 and 2019 follows two previous engagement processes undertaken by North Sydney Council on the Ward Street Precinct Masterplan, of which the East Walker Street site formed a part.

On 5 December 2016, Council endorsed the draft Ward Street Precinct Masterplan for public exhibition. The draft Masterplan was publicly exhibited between 26 January and 10 March 2017, where feedback was obtained from the community and stakeholders. At the same time, the release and subsequent exhibition of the Draft North District Plan by the Greater Sydney Commission occurred. The district plan contained key objectives for strengthening the economic and employment role of the North Sydney CBD.

On 1 May 2017 Council endorsed a further process of design development for the draft Ward Street Precinct Masterplan and released an Interim Post-Exhibition Report. A number of stakeholder and community submissions were specifically received in relation to the “East Walker Street Opportunity Site” and related to aspects of development and planning on the site.

On 20 October 2017, Avenor lodged a Stage 1 planning proposal (P 5/17) on the properties at 173-179 Walker Street North Sydney, comprising 60% of the site covered by this planning proposal. Proposal documentation was on exhibition in late 2017 and early 2018. Community feedback was summarised and presented in a Summary of Public Submissions prepared by North Sydney Council, presented to North Sydney Council on 19 February 2018.

Seven submissions (including one representing 16 landowners) were received in response to the lodgement of the planning proposal, despite not having been placed on public exhibition. The submissions have been made as a result of residents and property owners informing themselves of the proposal's lodgement via Council's planning proposal tracking website.

The issues raised in the submissions were considered as part of the assessment report prepared by North Sydney Council. Key items raised related to:

- Requirements for a precinct wide approach
- Height and scale
- View loss
- Heritage impacts
- Traffic impacts
- Wind impacts
- Overshadowing
- Proportion and context
- Loss of amenity
- Site isolation
- Reduction in property value
- Reduction in amenity and environment;
- Loss of light
- Overall cumulative impacts.

The preparation of the planning principles presented to the public as part of this stakeholder engagement process has been informed by both community feedback received in relation to the planning proposal on 173-179 Walker Street, and community feedback in relation to the East Walker Street Opportunity Site from the Interim Post-Exhibition Report of the draft Ward Street Precinct Masterplan in 2017. Issues raised in relation to urban design and planning considerations have informed the design response and formulation of planning controls leading up to the development of this planning proposal for public feedback in late 2018.



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## Previous Engagement Timeline

Avenor has undertaken the following communication with North Sydney Council in relation to the East Walker Street North Sydney site following the Rezoning Review for the planning proposal for 173-179 Walker Street in April 2018.



### Additional Items:

1. 10 May 2018. Meeting with Greg Woodhams, Greater Sydney Commission to discuss preparation of a new planning proposal.
2. 1 June 2018. Letter to Carolyn McNally, Secretary of the Department of Planning and Environment.
3. 19 July 2018. Letter to Sarah Hill, CEO of the Greater Sydney Commission.



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## Communications Activities

Avenor's targeted engagement with stakeholders ran from early November 2018 to late February 2019 as part of the planning studies being undertaken for this planning proposal. This engagement built on the community's existing knowledge of the site, and previous engagement and community submissions received during the exhibition of the planning proposal for 173-179 Walker Street in 2017-2018 and the exhibition of the site as an opportunity site included in the draft Ward Street Precinct Masterplan in 2016-2017. Avenor's engagement approach is consistent with Council's Community Engagement Policy June 2018 and Community Engagement Protocol August 2013.

### Project Website

On 5 December 2018, a project website for East Walker Street went live (<https://eastwalkerstreet.com.au/>).

The website provided context for the project; including explaining the planning principles (i.e. overshadowing, height transition, public domain etc.), providing FAQs, consultation dates, news items about consultation, and a survey form.

### Online Survey

Despite efforts to have stakeholders complete the online survey, including publishing the website address on the 1,088 notification postcards that were distributed (copy attached) and asking people to complete it at the first information session, as of 27 February 2019, only four surveys had been received.

While not a representative sample, the comments showed that respondents would like to see well-designed open space, maintenance of local character, careful management of traffic and congestion, maintenance of views from nearby buildings, consideration of building heights, parking for local residents, avoidance of a wind tunnel effect but are not as concerned with amalgamation of properties in East Walker Street.

In regards to future amenity they would like to see incorporated, the respondents want mature trees on site, community gathering areas, indoor/outdoor dining areas, secure bike parking, and car share spaces, and informal grassed open space areas for people to sit, relax, and walk their dogs.

Please find the survey responses in 'Attachment A'.

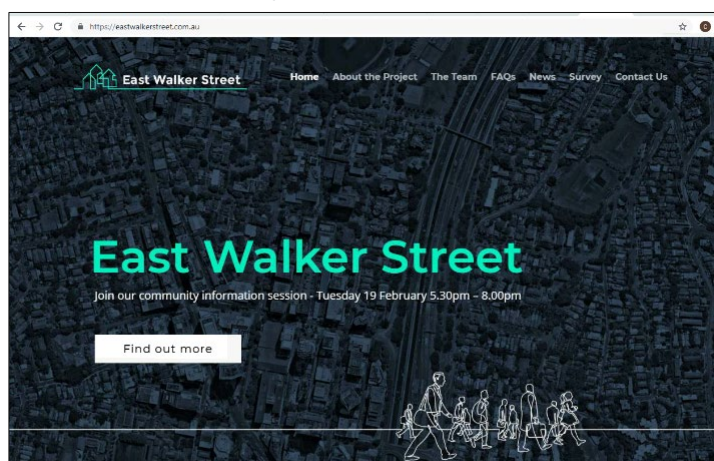


Figure 1 - Screenshot of project website



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## Communications Activities

### Drop-in Session 1

**Date:** Monday 10 December 2018

**Time:** 5.30pm – 8.00pm

**Location:** Apartment 4/173 Walker Street, North Sydney

In early December 2018, Avenor hosted a drop-in session onsite at 173 Walker Street. Local residents and businesses were invited to attend via a notification postcard (*Attachment B – Notification Postcard*) which was distributed to the surrounding local area (*Attachment E – Distribution Boundary*).

The purpose of the first session was to discuss the context of the site and the design principles to be applied, as well as obtaining feedback from the local community on issues relating to the design principles to inform the ongoing design process and the development of both the proposed amendments to the LEP and DCP, and the reference designs. The apartment was set up with images on boards, explaining the previous planning process, the Ward Street Precinct Masterplan 2018, design considerations and opportunities, the six design principles, and the planning proposal timeline. Please see Attachment F boards. Fact sheets were also handed out, explaining the urban design study and the project time - see Attachment D fact sheet.

21 community members registered on the night, with around another dozen people attending but choosing not to register.

### Findings

#### **Heritage**

Two residents from Walker Street wanted to know about the heritage status of the properties at 173-179 Walker Street, as they had been previously told by their real estate agent, at the time of the purchase of their properties in 2011-2013, that the properties across the road were heritage listed and therefore would never be replaced with anything higher than the existing buildings.

#### **Views**

A number of residents expressed concern over loss of Sydney Harbour views and views to the North Shore District from their properties. Concern was raised in particular by residents from 138 Walker Street (Belvedere Apartments) and 150 Walker Street. Residents from Hampden Street had concerns over the impact on views from the north side of Hampden Street, and about the visual impact of the proposal in relation to their terraces on the north side of Hampden Street.

#### **Parking**

One resident from Walker Street expressed concern about the loss of on-street parking. The lack of parking on Hampden Street was also mentioned, and that there will be nowhere for trades people to park during the construction period. Presently there is 1hr parking only for visitors. They were also concerned that development will reduce on-street parking for visitors and residents on Hampden Street.

#### **Construction**

A resident from Walker Street expressed concern about impacts on residents during construction.

### ***Design***

Many community members wanted to see a concept design for the East Walker Street site. There was general commentary that the buildings in North Sydney are not attractive, and that any new development needs to be attractive, and provide greenery.

### ***Streetscape***

Residents from Walker Street suggested that the telegraph poles and wires should be removed on Walker Street.

### ***Western Harbour Tunnel***

Two residents from Walker Street noted their concern about the impact of the Western Harbour Tunnel on residents. They requested more information on the design of the Western Harbour Tunnel be provided.

### ***Open Space and Landscaping***

Some residents raised concern over the impact of development on the community garden in Hampden Street and asked that the garden be retained. There was also a suggestion that the garden should be upgraded and maintained by Avenor. Another community member believed that having greenery would benefit the site.

### ***Scale and density of building envelopes***

One community member noted that the trees outside the terraces on Hampden Street currently hide the existing buildings, however they raised that having a taller tower will mean that buildings will be visible. This prompted concerns of impacts to privacy of residents, especially on the north side of Hampden Street. Some residents reflected on the previous planning proposal put forward by Avenor in 2017, noting that the previous planning proposal was too tall.

### ***Traffic***

Traffic congestion was discussed by many community members. A community member believed that this will worsen congestion.

The overall tone at this event was at times high energy with concerns raised about the previous proposal, and a desire to see significant changes made. They were however pleased with the fact that Avenor had sought to engage with the community on the principles that would underpin a revised proposal.

After this first session, Avenor used community feedback to inform the development of the design options for the site. In particular, comments about impacts on views, privacy, open space, traffic and congestion and general amenity were considered.



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## Communications Activities continued

### Drop-in Session 2

**Date:** Tuesday 19 February 2019

**Time:** 5.30pm – 8.00pm

**Location:** Apartment 4/173 Walker Street, North Sydney

On Tuesday 19 February, a second drop-in session was held onsite at 173 Walker Street. During the session, local community members had the opportunity to see and provide comment on the design options (including building massing and landscaping), and how the design principles had been applied to the site in response to the previous community feedback and the specific site conditions.

Local residents (*Attachment E – Distribution Boundary*) were invited to attend the session via an advertisement on the project website (<https://eastwalkerstreet.com.au/>), and through a postcard notification (*Attachment C – Postcard Notification*) which was distributed one week prior to the session.

In total, 20 community members attended the session.

### Findings

#### **Parking**

Some community members discussed the lack of garages for the terrace houses on Hampden Street, and the concern that an influx of new residents would put pressure on the already limited on-street parking. They were informed by the project team that future residents and visitors will be provided with basement car parking, relieving the pressure these vehicles would have had on on-street parking and removing the 45 existing on-street parking permits that currently congest parking. This prompted questions from the community regarding how many car spaces the development will have. One community member wanted to know if each apartment will get its own car space, while other community members felt that the new Metro will not result in reduced car ownership of local residents. The project team explained that they are restricted to the number of spaces they can provide as a result of the parking provisions in the North Sydney Development Control Plan 2013, while some were pleased to hear that there will be no net loss to on-street parking along Walker Street.

A few residents were concerned about trucks parking on-street during the construction period, taking up much of the on-street car spaces in adjacent streets in North Sydney.

#### **Height impacts (i.e. view access, solar access, privacy)**

Many community members were happy to see a reduction in height, and to see that the new proposal used a stepdown design, primarily because it helps to preserve views and solar access. Others still had concerns about how the proposal will affect view corridors of surrounding buildings. In particular, one community member wanted to know how the Belvedere apartments will be affected. They were informed that the proposed concept design features a tower form on Walker Street designed with a southern setback to maximise views of Sydney Harbour from Belvedere.

A resident from Hampden Street raised a concern about proposed setbacks along Hampden Street, as he felt they were much less than the existing setbacks, and that this may affect views from his balcony. Others had concerns about a loss of privacy to Hampden Street residents.

The project team made arrangements to visit the properties of a number of residents in order to take photos of their views to analyse in the view study, and to consider in the design process.

Loss of solar access was also still a concern for some.

### ***Design and Open Space***

Many community members were pleased by the landscaping and design in the proposal, with some noting that they preferred the new design over the old design. Some community members noted that the design was a better outcome than what they were expecting. One community member however raised concern that the concept design may still change and that they may not get to have a say about the final design.

A few community members were happy to see that the images representing the proposed design were 'green and leafy', with communal open space. A community member asked if the existing garden area adjacent to the site is going to be retained in which they were pleased to hear that it would be retained for use as a pocket park for the public. Another resident asked about issues with landscaping on the existing garden area due to the slope. The same resident was pleased that having balconies overlooking the garden would help to create passive surveillance of the park, improving feelings of safety.

### ***Construction and Development***

There were a few questions from the community regarding construction and development, and about whether Avenor would have control of the site given it doesn't own the entire site. They were made aware that Avenor is in discussion with the other landowners, and that measures would be put in place to manage construction impacts

There were also a few community members who expressed concerns about the impacts of a long construction process, wanting to know when Avenor will start construction, and how long it will take. One community member was particularly concerned about the possibility of a two-stage development construction process, having endured other lengthy construction projects in North Sydney in recent months. Residents were pleased to hear that construction may not occur for more than 18-24 months.

### ***Traffic***

Traffic congestion was discussed by many community members. A community member believed that development will worsen the issue.

An influx of new residents was also identified by community members as an issue which could worsen local traffic conditions. The project team explained that the need for private vehicles is expected to be reduced given the close proximity of East Walker Street to the new Victoria Cross Metro Station.

Traffic during the construction period was raised by some, in which a community member wanted to know how the Traffic Management Plan will operate during the construction period. A Hampden Street resident was worried about traffic impacts during construction along Hampden Street in particular, given that the street is so narrow.

Many people who attended this session were more accepting of the proposal once they had viewed the plans, asked questions, and understood the process. Although the public asked many questions, the session was never 'high energy'. Several residents expressed their relief with the reduced heights, new landscaping and open space, setbacks and tower location proposed in the new design.



## Communications Activities continued

Record of community and stakeholder interactions					
Last updated – 22 February 2019					
	Date	Street	Activity	Notes	Avenor Rep.
1	28/08/2018	Hampden Street resident	Letter	Avenor sent a letter to the owner in Hampden Street discussing interest in talking about Planning Panel decision and planning outcomes for the site as a result of the Planning Panel decision.	James Paver
2	7/12/2018	McLaren Street resident	Phone call	Avenor called a resident to inform them of the proposal. Resident said that they had made an announcement at the Stanton Precinct Meeting in December. It was discussed that there was a need for good design and architecture in North Sydney. It was raised that Miller Street had some 'awful' buildings. In regards to the Proposal, the resident said that people want a home, suggesting that three bedroom apartments were preferable. The resident did not object to the planning proposal.	James Paver
3	11/12/2018	Hampden Street resident	Email	Avenor emailed a resident in Hampden Street to obtain view impact photography.	Greg Gould
4	12/12/2018	138 Walker Street resident	Meeting	Avenor met with residents at 138 Walker Street to discuss planning proposal and take photographs of views.	Greg Gould, James Paver
5	13/12/2018	Hampden Street resident	Email	Avenor emailed residents in Hampden Street to obtain view impact photography.	Greg Gould
6	18/12/2018	Hampden Street resident	Email	Avenor emailed a resident of Hampden Street to arrange a meeting.	Greg Gould
7	21/12/2018	Hampden Street resident	Meeting	Avenor met with residents at Hampden Street to discuss the planning proposal and take photographs of views. Comments from residents included that they were not opposed to development. It was also noted that finding parking is not an issue in Hampden Street, despite not having onsite car parking.	Greg Gould
8	22/12/2018	Hampden Street resident	Meeting	Avenor met with two residents at Hampden Street to discuss the planning proposal. One resident was interested in ensuring that the future development does not impact their privacy by apartments looking into his bedroom or living rooms and that noise impacts are limited. They also commented that finding parking is not an issue in Hampden Street, despite not having onsite car	Greg Gould

				<p>parking. However, they raised concern that future development would reduce on street parking or create congestion. They further noted their concern about construction impacts as the development of Belvedere at 138 Walker Street was very disruptive.</p> <p>The resident was happy that East Walker Street had been included in the Ward Street Precinct Masterplan so it could be planned but did not understand why Council removed the area from the masterplan.</p>	
9	25/01/2019	Registered Parties	Email	Avenor emailed attendees at information session, to thank them for attending the December Consultation Session.	Greg Gould
10	5/02/2019	Residents of 150 Walker Street	Email	Avenor emailed residents at 150 Walker Street to obtain view impact photography.	Greg Gould
11	8/02/2019	202/150 Walker Street North Sydney	Meeting	Avenor met with residents to discuss planning proposal and take photographs of views.	Greg Gould
12	8/02/2019	203/150 Walker Street North Sydney	Meeting	Avenor met with residents to discuss planning proposal and take photographs of views.	Greg Gould
13	8/02/2019	503/150 Walker Street	Meeting	Avenor met with residents to discuss planning proposal and take photographs of views.	Greg Gould
14	8/02/2019	302/150 Walker Street North Sydney	Meeting	Avenor met with residents to discuss planning proposal and take photographs of views.	Greg Gould
15	14/02/2019	Hampden Street resident	Phone call	Avenor called a resident of Hampden Street to discuss planning proposal design.	James Paver
16	18/02/2019	Registered Parties	Email	Avenor emailed all interested parties to provide information on the Community Consultation Event.	Greg Gould
17	19/02/2019	Hampden Street resident	Phone call	Avenor called Hampden Street resident to discuss planning proposal design.	Peter Clemesha
18	22/02/2019	Hampden Street resident	Meeting	Avenor met with resident of Hampden Street to discuss the planning proposal.	Greg Gould, Peter Clemesha



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# Appendices A-H

#1

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Tuesday, December 11, 2018 7:45:57 AM  
Last Modified: Tuesday, December 11, 2018 7:58:48 AM  
Time Spent: 00:12:51

Page 1: EastWalkerStreet, North Sydney Community Survey

Q1 What is the postcode where you live?

2060

Q2 What best describes your interest in the future of East Walker Street? (please tick only one) I am a local resident

Q3 Have you read through the details about East Walker Street on the website eastwalkerstreet.com.au? Yes

Q4 If you answered 'Yes' in Q3, are you broadly supportive of the planning principles being applied? No



**Q5** If you answered 'No' in Q4, what are you most concerned about in relation to the planning principles? (please tick all that apply)

**Provision of well-connected open spaces** ,

**Maintaining character of the area** ,

**Careful management of traffic and congestion** ,

**Maintaining views through the site** ,

**Minimising overshadowing of public spaces** ,

Other (please specify):

The rep at the 10th December meeting did not know about the Western Harbour Tunnel construction that will incorporate the green space on the expressway which was shown on your presentation charts. A variety of questions asked could not be answered by the reps. The building height is a very strong issue for many reasons, wind tunnelling, number of units and the increase in people and cars, the current dreadful traffic issues which wont be addressed by the W H tunnel as there will be more cars with growing population. Additional LARGE green space is seriously warranted but as there was no indication what this really might be nor the height aim I cannot support any proposal. ,

**Q6** How likely are you to use public open green space at East Walker Street?

**Highly likely**

**Q7** What amenity would you like to see incorporated into future development at East Walker Street?

**Mature trees on site,**

**Informal grassed open space areas for people to sit, relax, walk their dogs**

**Q8** What type of retail would you like to see included in East Walker Street?

Other (please describe):  
NONE

**Q9** The site is a 6 minute walk to North Sydney Station, and 2 minute walk to the future Victoria Cross Metro Station. If you were a resident, would this proximity to public transport mean you wouldn't need to own a car?

**No**

**Q10** Would you consider living in an apartment in the future East Walker Street?

**No**

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**Q11** If you answered yes to Q10, please tick the single most important reason you said yes: **Respondent skipped this question**

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**Q12** If you answered yes to Q10, what type of apartment would you consider living in? **Respondent skipped this question**

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**Q13** Are you aware of the plans for the future growth of North Sydney? **Yes**

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**Q14** Would you like there to be more shopping and entertainment in North Sydney after working hours? **No**

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**Q15** Do you think it is important for Sydney to locate new homes near commercial centres and public transport connections? **No**

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**Q16** Are you happy with the current traffic and pedestrian connectivity of Walker Street and Hampden Street? **No**

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#2

**COMPLETE**

**Collector:** Embedded Survey 1 (Website Survey)  
**Started:** Wednesday, January 30, 2019 12:46:44 AM  
**Last Modified:** Wednesday, January 30, 2019 12:50:31 AM  
**Time Spent:** 00:03:46  
**IP Address:** 220.233.179.134

## Page 1: EastWalkerStreet, North Sydney Community Survey

**Q1** What is the postcode where you live?

2060

**Q2** What best describes your interest in the future of East Walker Street? (please tick only one)**I am a local resident****Q3** Have you read through the details about East Walker Street on the website eastwalkerstreet.com.au?**Yes****Q4** If you answered 'Yes' in Q3, are you broadly supportive of the planning principles being applied?**No****Q5** If you answered 'No' in Q4, what are you most concerned about in relation to the planning principles? (please tick all that apply)**Maintaining character of the area**, ☐**Proximity to heritage buildings**, ☐**Maintaining solar access to nearby properties**, ☐**Careful management of traffic and congestion**, ☐**Maintaining views through the site**, ☐

Other (please specify):

Parking for current residents in the heritage buildings

**Q6** How likely are you to use public open green space at East Walker Street?**Quite likely**



**Q7** What amenity would you like to see incorporated into future development at East Walker Street?

**Mature trees on site,**

**Informal grassed open space areas for people to sit, relax, walk their dogs**

,

**Community gathering area such as paved area with fountain and vegetation**

,

**Indoor / outdoor dining areas open during the day, in the evenings and on weekends**

,

**Secure bike parking and car share spaces**

**Q8** What type of retail would you like to see included in East Walker Street?

**Food and beverage (e.g. cafe, take away, restaurant, bar)**

,

**Small retail (e.g. barber, hairdresser, florist, shoe repair, dry cleaner)**

,

Other (please describe):

Some small specialty locally owned businesses, NOT chain stores

**Q9** The site is a 6 minute walk to North Sydney Station, and 2 minute walk to the future Victoria Cross Metro Station. If you were a resident, would this proximity to public transport mean you wouldn't need to own a car?

**No**

**Q10** Would you consider living in an apartment in the future East Walker Street?

**No**

**Q11** If you answered yes to Q10, please tick the single most important reason you said yes:

**Respondent skipped this question**

**Q12** If you answered yes to Q10, what type of apartment would you consider living in?

**Respondent skipped this question**

**Q13** Are you aware of the plans for the future growth of North Sydney?

**No**

**Q14** Would you like there to be more shopping and entertainment in North Sydney after working hours?

**Yes**

**Q15** Do you think it is important for Sydney to locate new homes near commercial centres and public transport connections? **Yes**

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**Q16** Are you happy with the current traffic and pedestrian connectivity of Walker Street and Hampden Street? **Yes**

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#3

**COMPLETE**

**Collector:** Embedded Survey 1 (Website Survey)  
**Started:** Thursday, February 21, 2019 10:43:02 AM  
**Last Modified:** Thursday, February 21, 2019 10:44:34 AM  
**Time Spent:** 00:01:31  
**IP Address:** 101.187.66.34

## Page 1: EastWalkerStreet, North Sydney Community Survey

**Q1** What is the postcode where you live?

2060

**Q2** What best describes your interest in the future of East Walker Street? (please tick only one)**I am a local resident****Q3** Have you read through the details about East Walker Street on the website eastwalkerstreet.com.au?**Yes****Q4** If you answered 'Yes' in Q3, are you broadly supportive of the planning principles being applied?**No****Q5** If you answered 'No' in Q4, what are you most concerned about in relation to the planning principles? (please tick all that apply)**Maintaining character of the area****Careful management of traffic and congestion****Maintaining views through the site****Q6** How likely are you to use public open green space at East Walker Street?**Quite unlikely****Q7** What amenity would you like to see incorporated into future development at East Walker Street?**Mature trees on site****Q8** What type of retail would you like to see included in East Walker Street?**Food and beverage (e.g. cafe, take away, restaurant, bar)****Q9** The site is a 6 minute walk to North Sydney Station, and 2 minute walk to the future Victoria Cross Metro Station. If you were a resident, would this proximity to public transport mean you wouldn't need to own a car?**No**

**Q10** Would you consider living in an apartment in the future East Walker Street? **Yes**

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**Q11** If you answered yes to Q10, please tick the single most important reason you said yes: **Within walking distance to work**

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**Q12** If you answered yes to Q10, what type of apartment would you consider living in? **3 Bedroom**

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**Q13** Are you aware of the plans for the future growth of North Sydney? **Yes**

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**Q14** Would you like there to be more shopping and entertainment in North Sydney after working hours? **Yes**

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**Q15** Do you think it is important for Sydney to locate new homes near commercial centres and public transport connections? **No**

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**Q16** Are you happy with the current traffic and pedestrian connectivity of Walker Street and Hampden Street? **No**

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## #4

## COMPLETE

**Collector:** Embedded Survey 1 (Website Survey)  
**Started:** Friday, February 22, 2019 1:50:49 PM  
**Last Modified:** Friday, February 22, 2019 1:53:25 PM  
**Time Spent:** 00:02:35  
**IP Address:** 124.170.223.45

## Page 1: EastWalkerStreet, North Sydney Community Survey

**Q1** What is the postcode where you live?

2060

**Q2** What best describes your interest in the future of East Walker Street? (please tick only one)

**I am a local resident**

**Q3** Have you read through the details about East Walker Street on the website eastwalkerstreet.com.au?

**Yes**

**Q4** If you answered 'Yes' in Q3, are you broadly supportive of the planning principles being applied?

**No**

**Q5** If you answered 'No' in Q4, what are you most concerned about in relation to the planning principles? (please tick all that apply)

**Maintaining solar access to nearby properties** ,

**Careful management of traffic and congestion** ,

**Maintaining views through the site** ,

**Amalgamation of properties in East Walker Street**

**Q6** How likely are you to use public open green space at East Walker Street?

**Quite unlikely**

**Q7** What amenity would you like to see incorporated into future development at East Walker Street?

Mature trees on site,  
 Informal grassed open space areas for people to sit, relax, walk their dogs  
 ,  
 Community gathering area such as paved area with fountain and vegetation  
 ,  
 Indoor / outdoor dining areas open during the day, in the evenings and on weekends  
 ,  
 Secure bike parking and car share spaces

**Q8** What type of retail would you like to see included in East Walker Street?

Food and beverage (e.g. cafe, take away, restaurant, bar)  
 ,  
 Small retail (e.g. barber, hairdresser, florist, shoe repair, dry cleaner)  
 ,  
 Convenience store open 24/7

**Q9** The site is a 6 minute walk to North Sydney Station, and 2 minute walk to the future Victoria Cross Metro Station. If you were a resident, would this proximity to public transport mean you wouldn't need to own a car?

Yes

**Q10** Would you consider living in an apartment in the future East Walker Street?

Yes

**Q11** If you answered yes to Q10, please tick the single most important reason you said yes:

Proximity to Victoria Cross Metro Station or other public transport

**Q12** If you answered yes to Q10, what type of apartment would you consider living in?

2 Bedroom

**Q13** Are you aware of the plans for the future growth of North Sydney?

Yes

**Q14** Would you like there to be more shopping and entertainment in North Sydney after working hours?

Yes

**Q15** Do you think it is important for Sydney to locate new homes near commercial centres and public transport connections? **Yes**

---

**Q16** Are you happy with the current traffic and pedestrian connectivity of Walker Street and Hampden Street? **No**

---

# East Walker Street

## Community information session



### Planning the future of East Walker Street, North Sydney.

**As the North Sydney CBD evolves, careful consideration is being given to the future of surrounding areas. Planning for the future of the properties at the corner of Walker and Hampden Streets (173 – 179 Walker Street and 11 – 17 Hampden Street) has commenced and the planning team is seeking input from the community.**

To participate in the process, you are welcome to attend a community information session held by Avenor.

**Date:** Monday 10 December 2018

**Time:** 5.30pm – 8pm: drop in anytime and speak to the team

**Location:** Apartment 4/173 Walker Street North Sydney

There are a number of steps to enter the apartment. If you have any mobility requirements, please contact the Avenor team on

**hello@eastwalkerstreet.com.au** to arrange assistance.

---

#### Next steps:

Following community consultation, a planning proposal will be prepared and submitted to Council. The community will also have other opportunities to make submissions on the proposal through the formal exhibition process. Eventually, Development Applications may be submitted to Council in the future by landowners, which will also be put on public exhibition for further comment.

#### How can I find out more?

Information about the planning of East Walker Street will become available at **[www.eastwalkerstreet.com.au](http://www.eastwalkerstreet.com.au)**

Please turn over for map

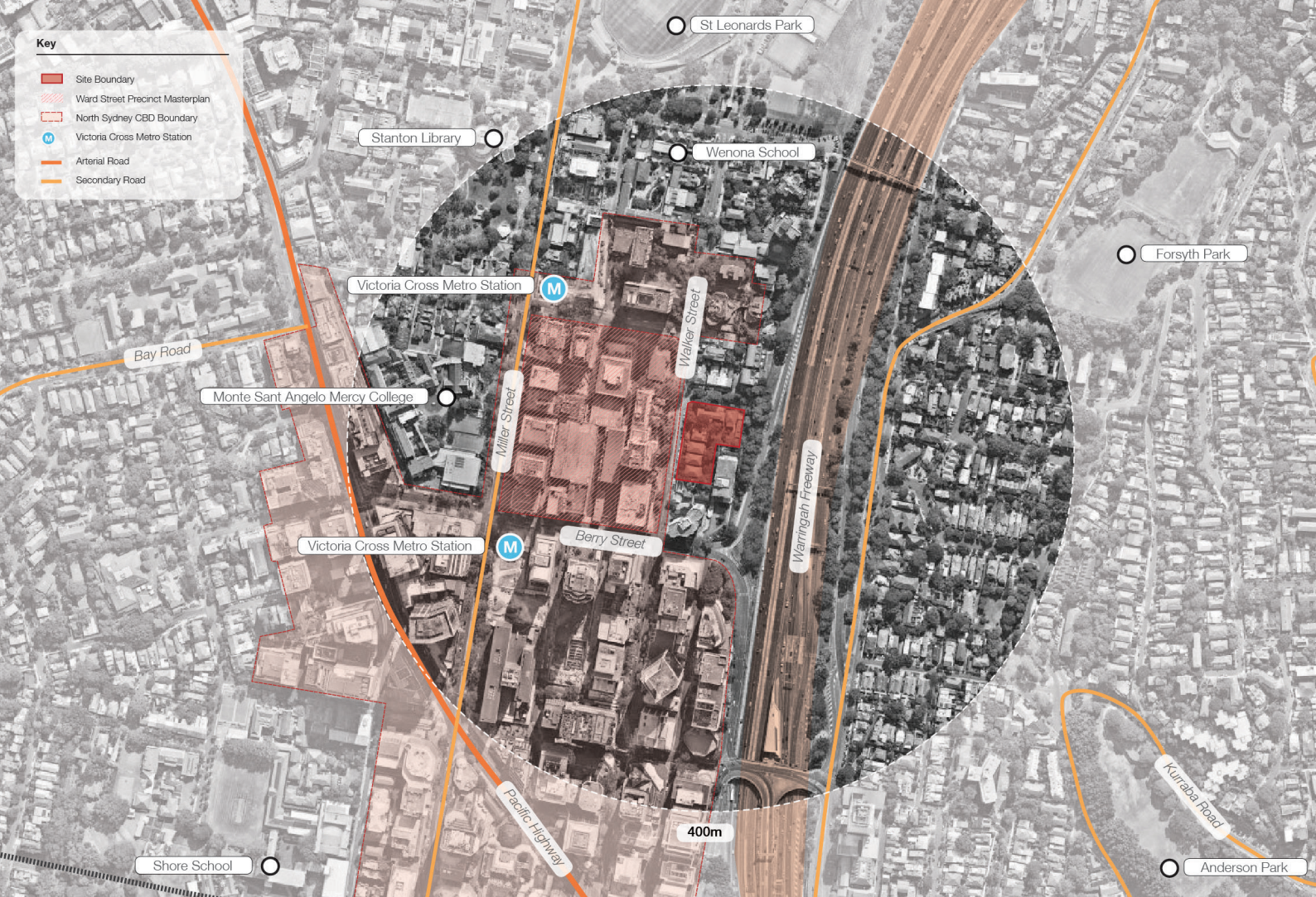
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**Avenor.**



# Key

- Site Boundary
- Ward Street Precinct Masterplan
- North Sydney CBD Boundary
- Victoria Cross Metro Station
- Arterial Road
- Secondary Road





# East Walker Street

## Community information session



### Planning the future of East Walker Street, North Sydney.

**In December 2018, Avenor undertook community consultation on the proposed planning principles for the future of the properties at the corner of Walker and Hampden Streets (173 – 179 Walker Street and 11 – 17 Hampden Street). This included a community information session and ongoing engagement with local residents. The planning team will be hosting another information session on the planning for the precinct to continue the conversation.**

You are welcome to attend the community information session held by Avenor.

**Date:** Tuesday 19 February 2019

**Time:** 5.30pm – 8pm: drop in anytime and speak to the team

**Location:** Apartment 4/173 Walker Street North Sydney

There are a number of steps to enter the apartment. If you have any mobility requirements, please contact the Avenor team on [hello@eastwalkerstreet.com.au](mailto:hello@eastwalkerstreet.com.au) to arrange assistance.

---

#### Next steps:

The community will also have other opportunities to make submissions on the proposal through the formal exhibition process. Eventually, Development Applications may be submitted to Council in the future by landowners, which will also be put on public exhibition for further comment.

#### How can I find out more?

Information about the planning of East Walker Street will become available at [www.eastwalkerstreet.com.au](http://www.eastwalkerstreet.com.au)

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# East Walker Street, North Sydney

## Planning for the future



December 2018

As the North Sydney CBD evolves, careful consideration is being given to the future of surrounding areas. Planning for the future of the properties at East Walker Street has commenced (including 173 – 179 Walker Street and 11 – 17 Hampden Street) and the planning team is seeking input from the community.

East Walker Street is located within close proximity of the North Sydney CBD and is bounded by Walker Street to the west, Hampden Street to the north and the Warringah Freeway to the east. It is located approximately 200 metres from the Victoria Cross Metro Station currently under construction and due to open in 2024.

### About the urban design study

An urban design study is currently being undertaken by specialist urban planning firm SJB. This study will provide an indication of the possibilities for future development on East Walker Street and create a guide for planning changes that can enable landowners to undertake future developments to revitalise East Walker Street.

The design process will include feedback from the community, North Sydney Council and the Sydney North Planning Panel. Planning principles being developed by the planning and design team draw on the principles of the Ward Street Precinct Masterplan prepared by North Sydney Council and include:

- Preserving solar access and minimisation of overshadowing of open spaces
- The creation of a height transition down to the east from the future buildings of the Ward Street Precinct
- Importance of well-connected open spaces
- Views through the site from surrounding buildings
- Importance of minimising traffic congestion.

These planning principles are also intended to respond to the surrounding natural environment and heritage values of the streetscape, while preserving the character of North Sydney and enhancing Walker Street, with landscaped public open space and improving the public domain at ground level.

### About the project timeline

We invite community feedback about the planning principles being developed by our design team. This consultation will inform the development of a concept design which will be publicly exhibited in early 2019. Following community consultation, a planning proposal will be prepared and submitted to Council. The community will have other opportunities to provide feedback on the proposal through the formal exhibition process. Eventually, Development Applications may be submitted to Council in the future by landowners, which will also be put on public exhibition for further comment.

### About Avenor

Avenor is a local Australian development company with a team that has been participating in the progressive growth and revitalisation of North Sydney and the broader North Shore for over 30 years. The Avenor team also delivers projects throughout Sydney including recent residential projects in Bondi Junction and Erskineville.

### How can I find out more?

For further information, go to the project website



[www.eastwalkerstreet.com.au](http://www.eastwalkerstreet.com.au)

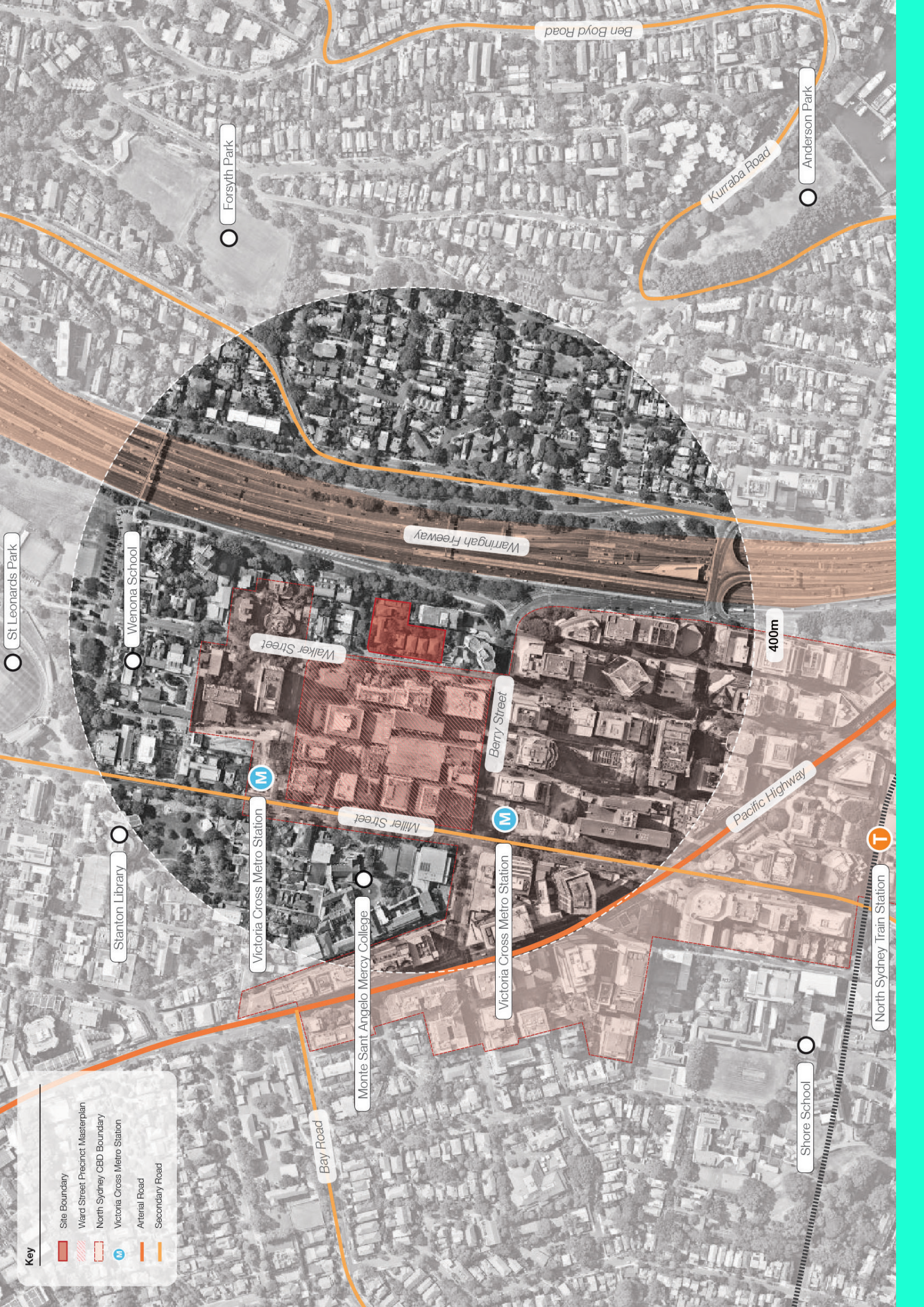
or contact the project team by email at



[hello@eastwalkerstreet.com.au](mailto:hello@eastwalkerstreet.com.au).

Please turn over for map





Key

- Site Boundary
- Ward Street Precinct Masterplan
- North Sydney CBD Boundary
- Victoria Cross Metro Station
- Arterial Road
- Secondary Road

St Leonards Park

Stanton Library

Wenona School

Forsyth Park

Victoria Cross Metro Station

Bay Road

Monte Sant Angelo Mercy College

Miller Street

Walker Street

Barry Street

Victoria Cross Metro Station

Warringah Freeway

Ben Boyd Road

Kurraba Road

Anderson Park

400m

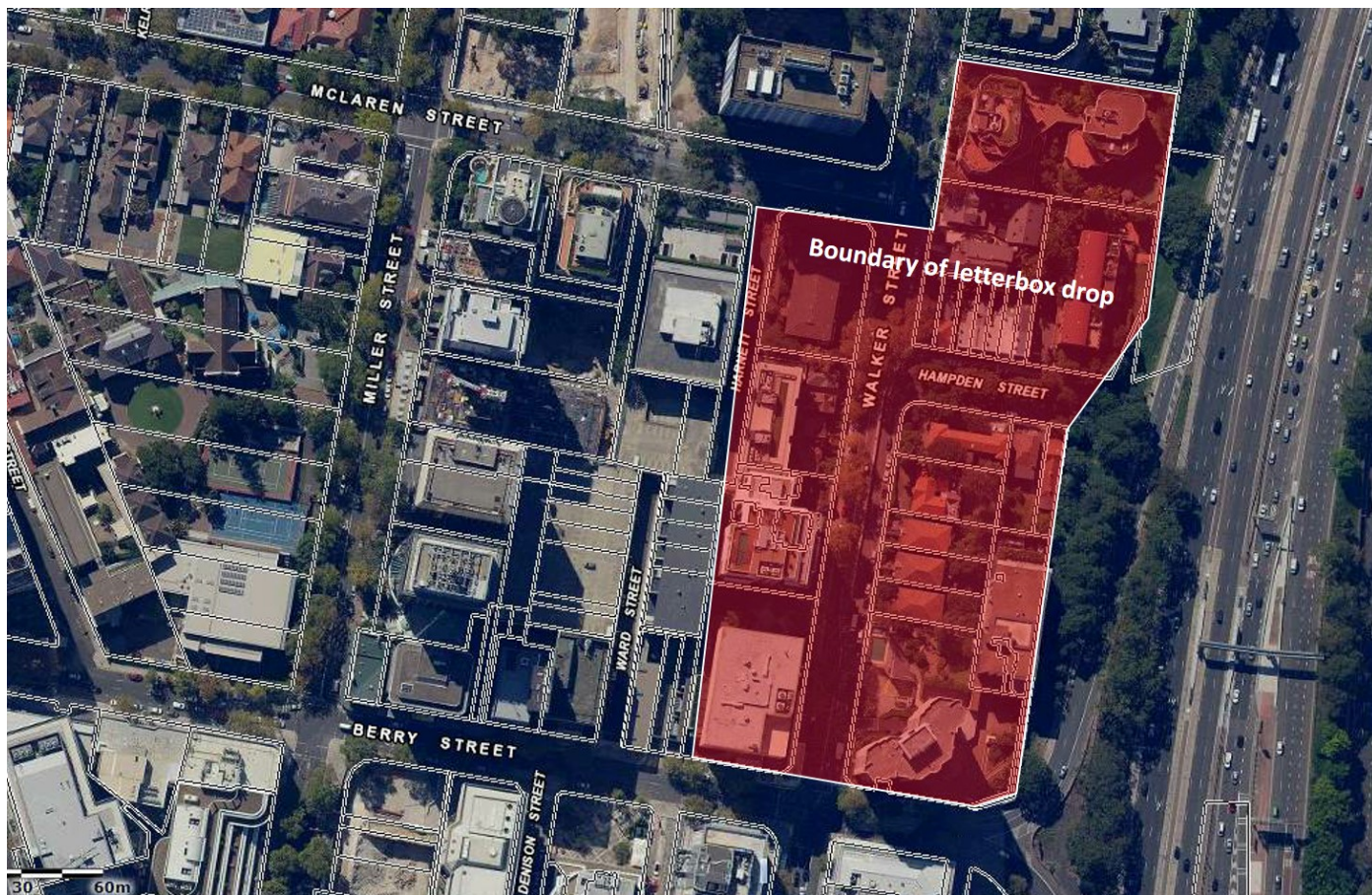
Pacific Highway

Shore School

North Sydney Train Station



## Appendix E – Boundary







Site Location



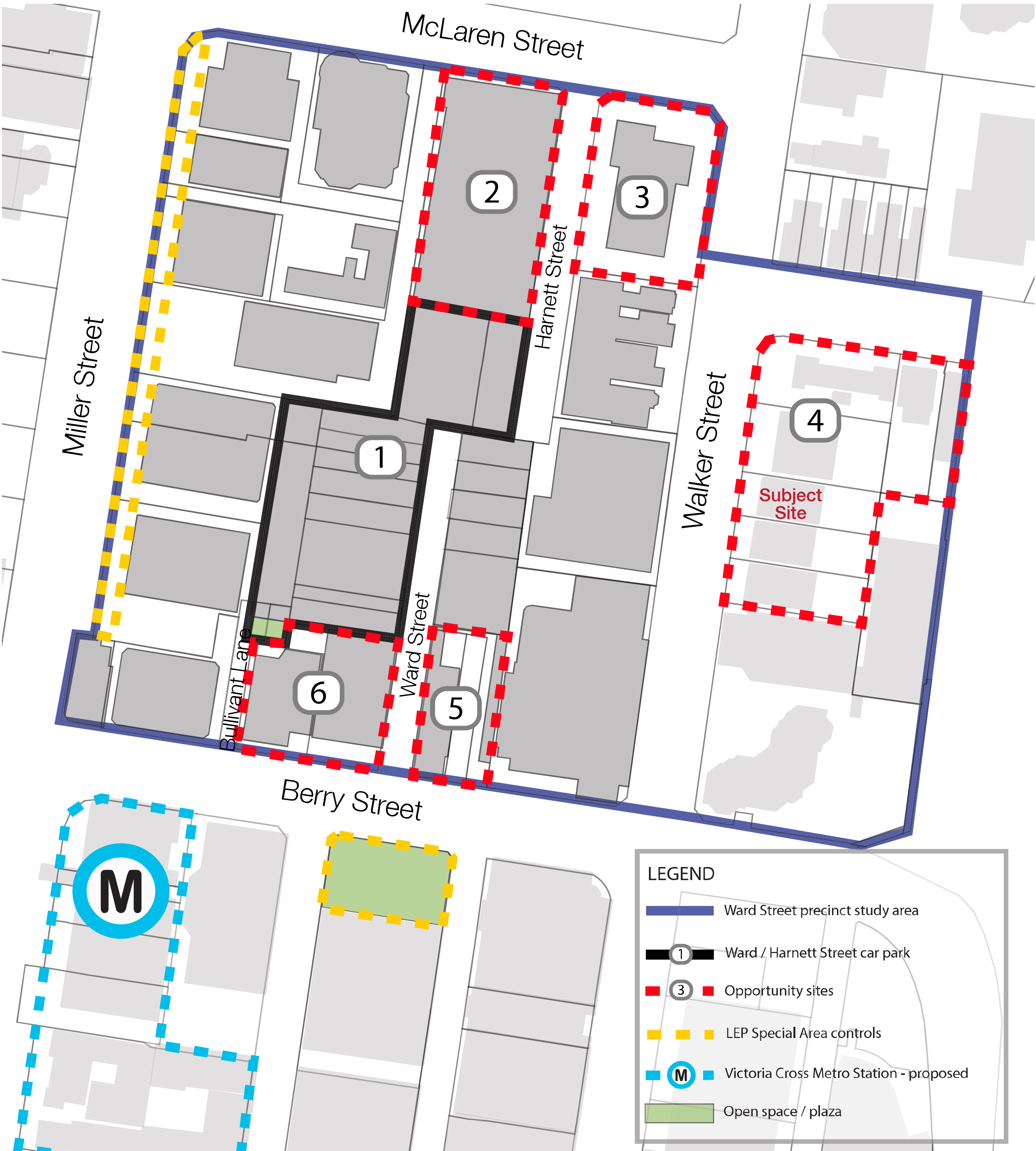
Site Identification



# 173-179 Walker Street Community Consultation

## Previous Planning Process

### East Walker Street Opportunity Site



In 2015, North Sydney Council prepared the Capacity and Land Use study to plan for the future growth in height of the North Sydney CBD. As the CBD grows, careful consideration is being given to the planning for the sustainable revitalisation of the areas surrounding the CBD.

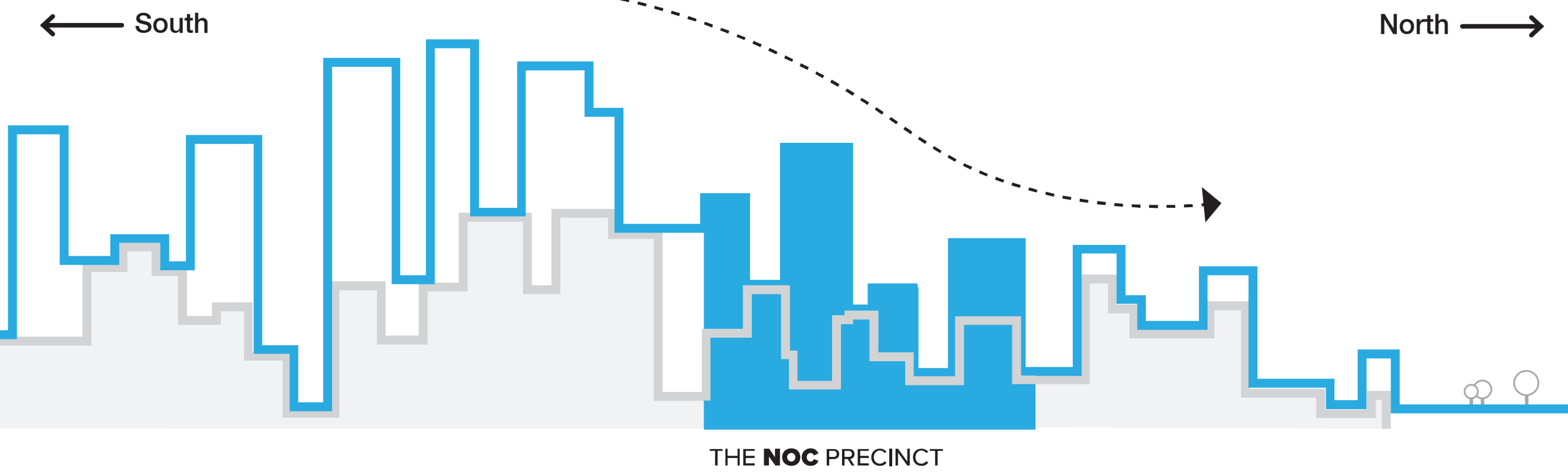
In 2016, North Sydney Council prepared the draft ward street precinct masterplan and identified five “opportunity sites” for redevelopment, including East Walker Street. These opportunity sites were considered important for the successful growth of the North Sydney Centre. North Sydney Council elected for East Walker Street (being Opportunity Site number 4) to be separately pursued and for the ‘investigation of this site to be deferred to future discussions with relevant landowners who may seek to initiate a planning proposal’ (pg. 24 North Sydney Council Report on the Draft Ward Street Precinct Masterplan, 1 December 2016).

In 2017, in response to Council’s request for discussions with landowners, an initial planning process was undertaken for the 173-179 Walker Street properties with a concept plan and planning proposal prepared for a residential tower (submitted in October 2017). In early 2018, feedback on the planning proposal was provided by North Sydney Council, the Sydney North Planning Panel and the NSW Department of Planning and Environment.

The proposal was deemed to have strategic merit for a residential tower and a number of site specific design items were identified to guide the amendments to a revised planning for East Walker Street. Key items to be addressed included:

- Masterplanning with the adjoining Hampden Street properties
- Height transition in relation to some future North Sydney developments
- Views through the site
- Vehicle and pedestrian access
- Overshadowing considerations
- Well connected open space

### North Of Centre Masterplan - North Sydney Skyline



### Previous Scheme 2017 Concept Design



26,307  
m<sup>2</sup> residential  
GFA

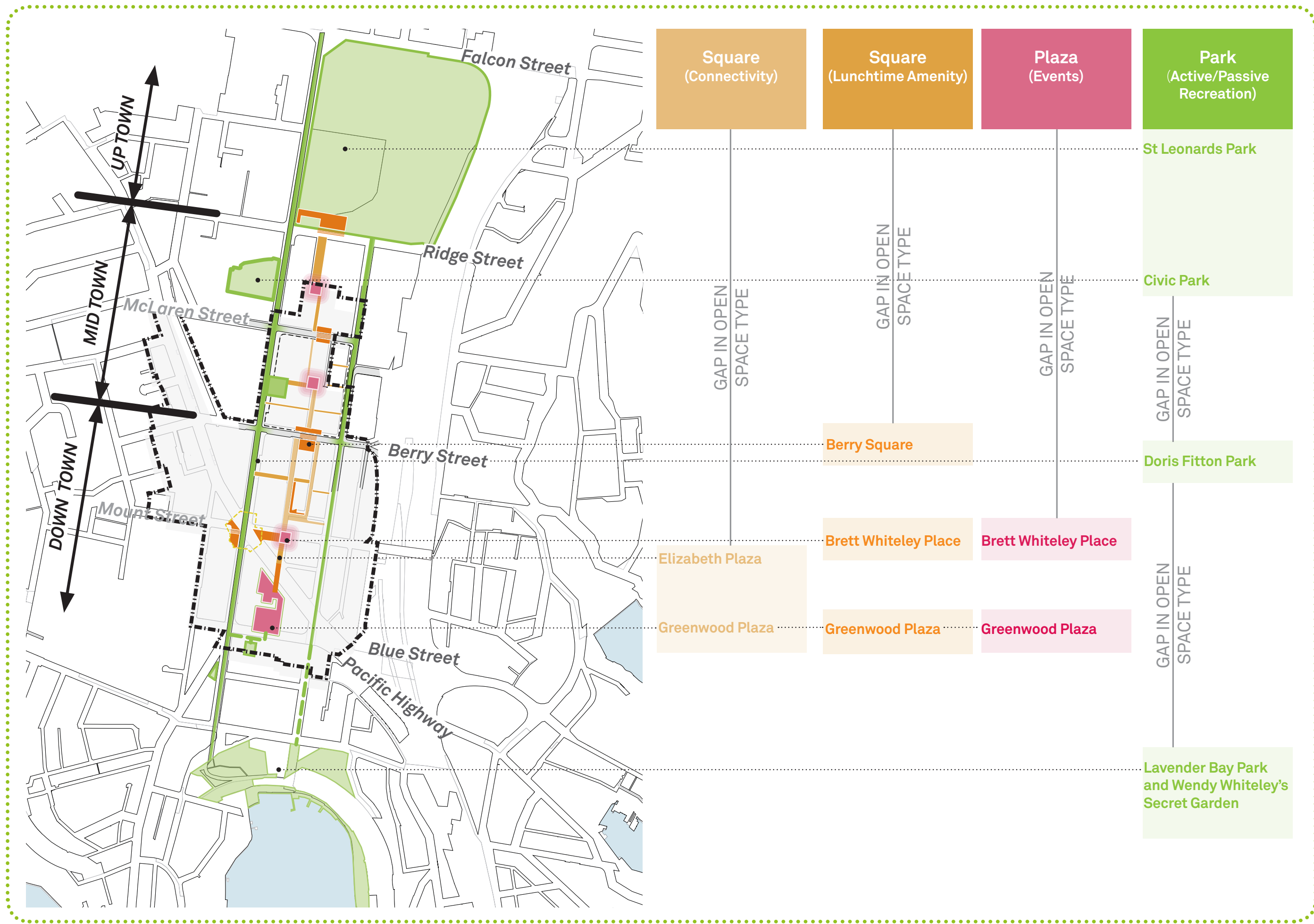
80  
m<sup>2</sup> retail  
GFA

284  
Dwellings



# 173-179 Walker Street Community Consultation

## Ward Street Precinct Masterplan 2018



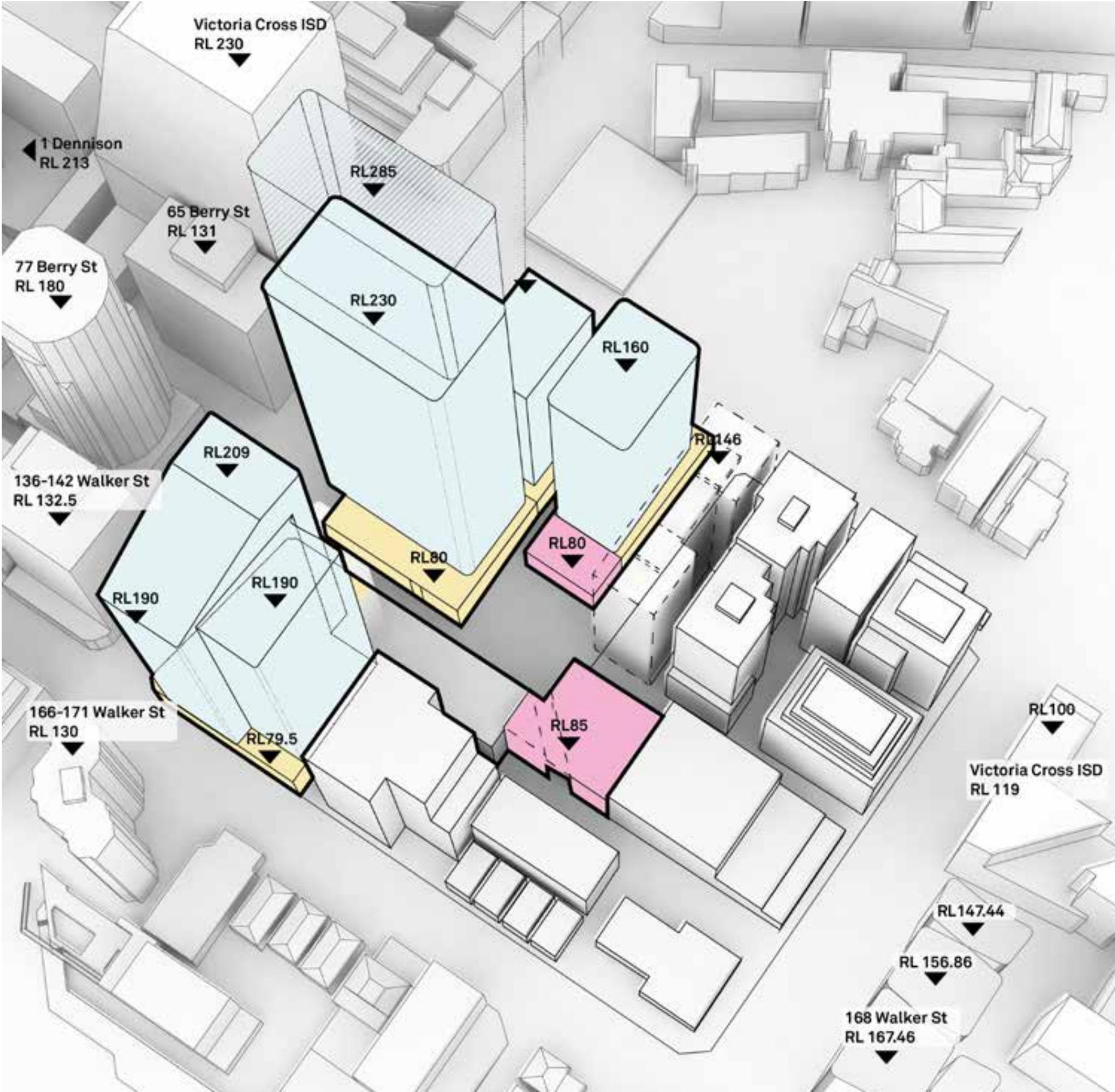
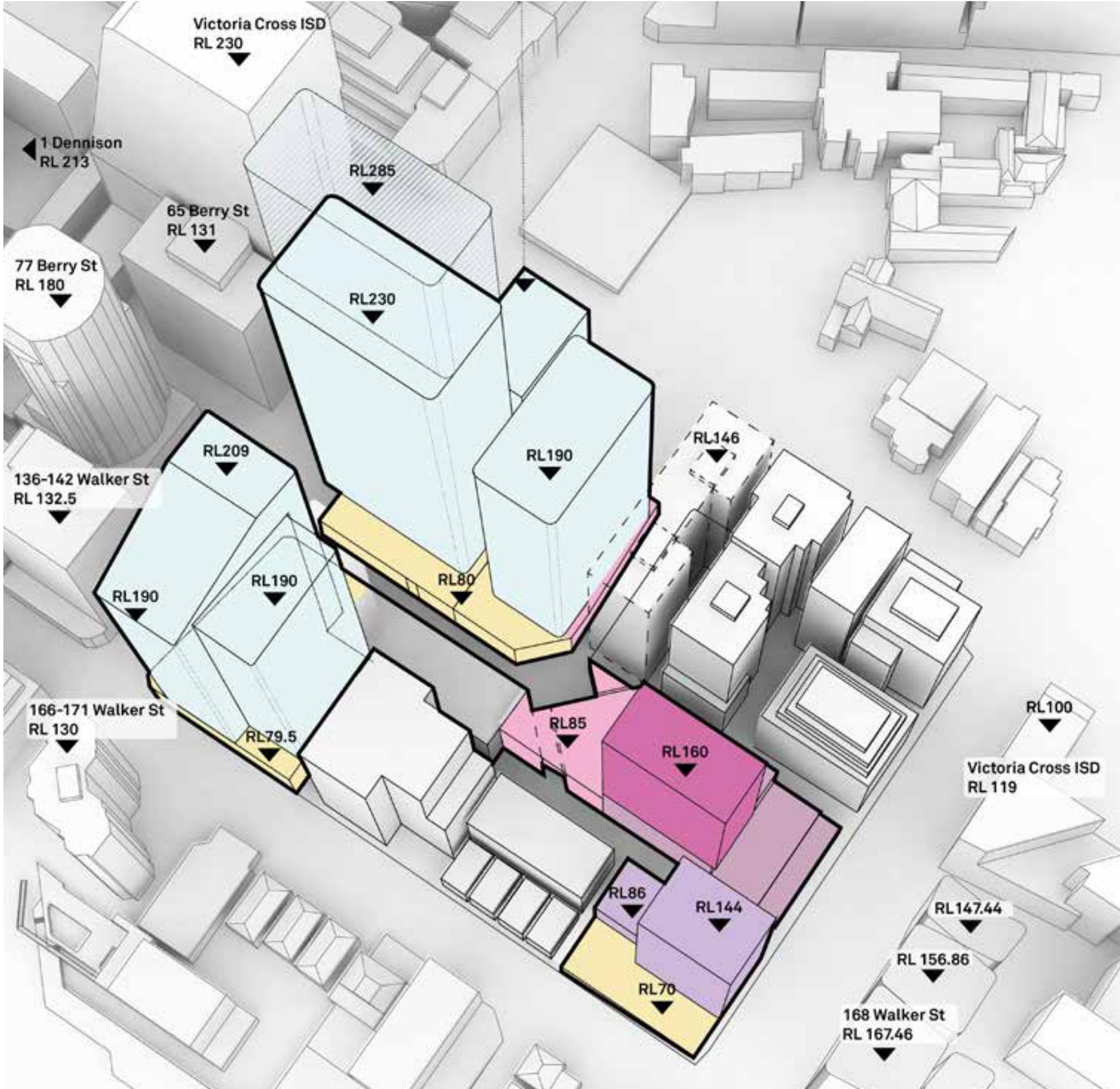
### Ward Street Precinct Masterplan

East Walker Street is located directly opposite the Ward Street Precinct, currently being masterplanned by North Sydney Council. Between July and October 2018 Council exhibited two masterplan options for future development of the precinct. Both outcomes include increased heights in response to the development of the Victoria Cross Metro Station. Both masterplans help inform the design principles in the East Walker Street Precinct.

### Ward Street Precinct Masterplan Open Space Connections

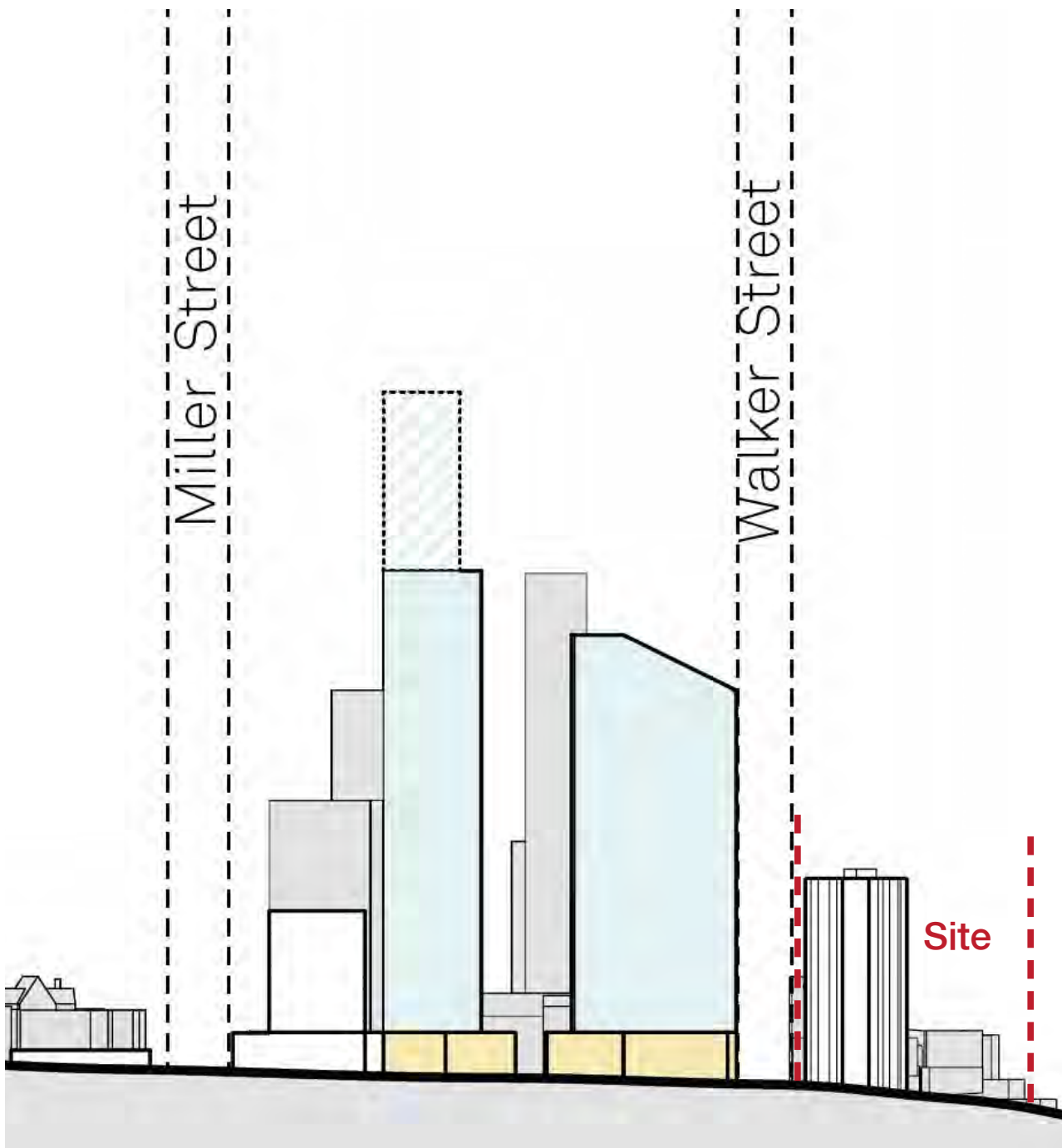
This map represents the three types of open spaces in North Sydney identified within the Ward Street Precinct Masterplan. In developing the East Walker Street Precinct and Ward Street Precinct, the opportunity exists to formalise this network of spaces to connect the precinct across the dividing road network and provide a legible open space network throughout the core.

### Open Space Network

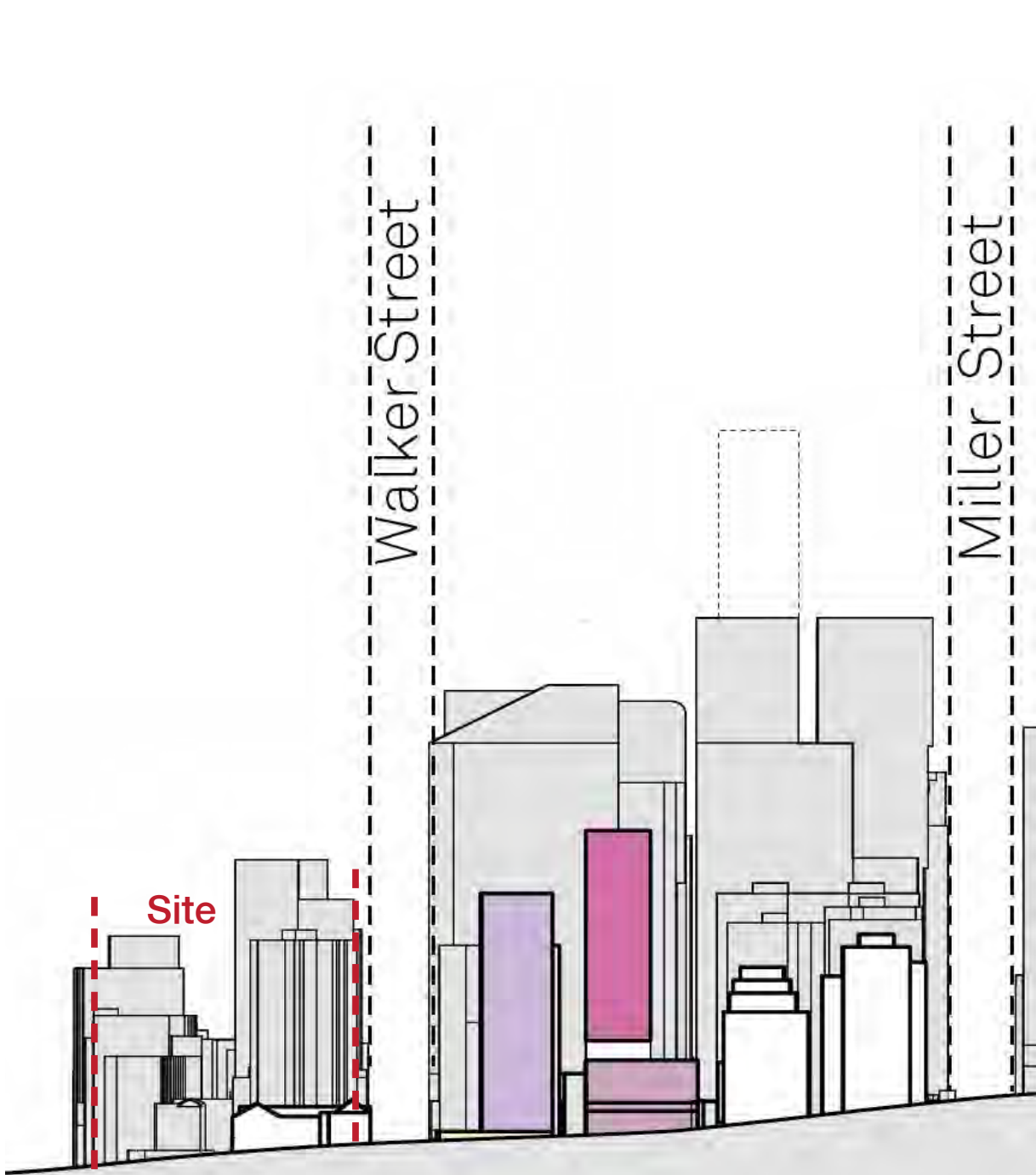


Option 1 - Miller Square

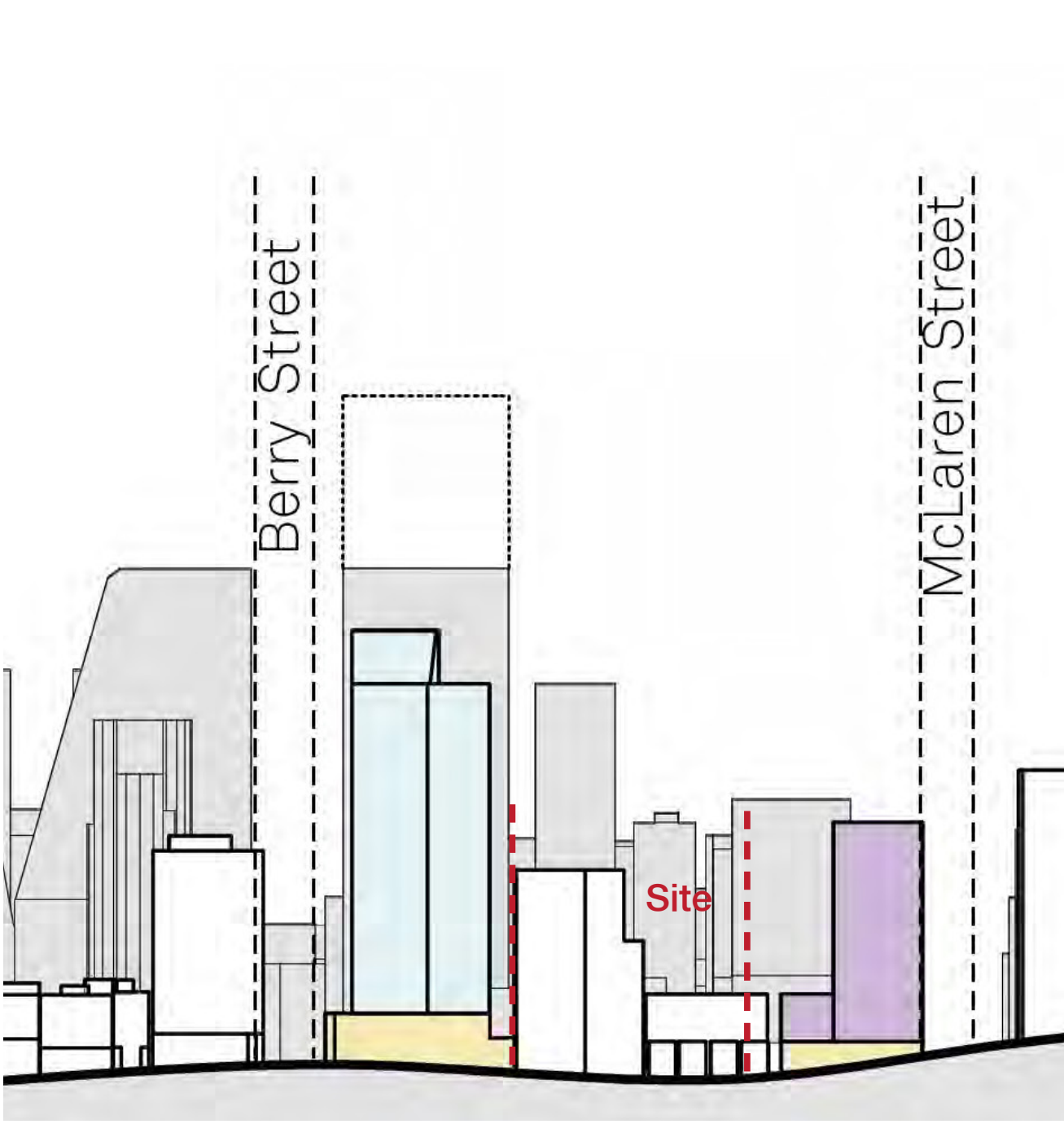
Option 2 - Central Square



Berry Street Elevation



McLaren Street Elevation



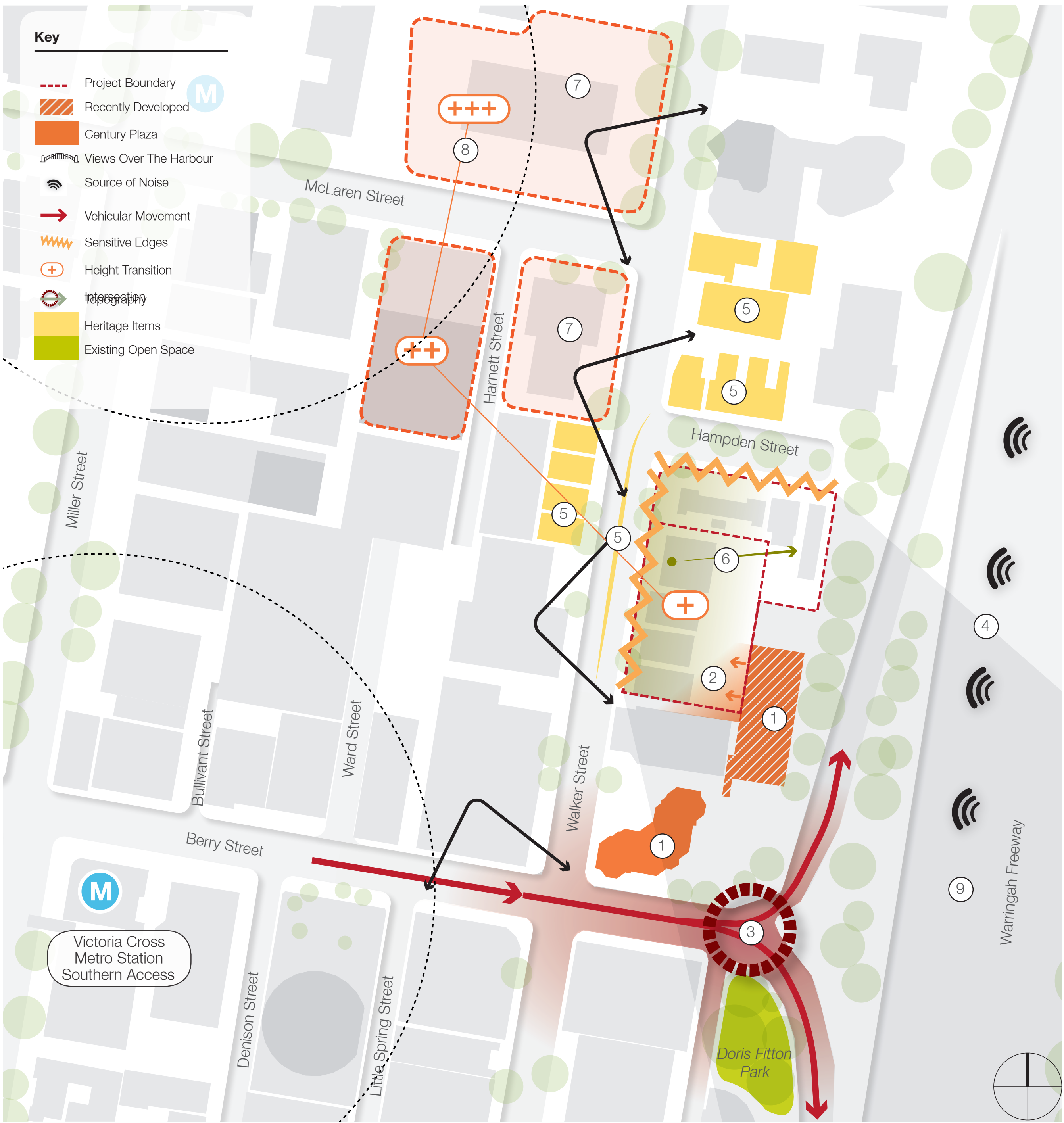
Walker Street Elevation

Elevations from Option 1 of the Ward Street Precinct Masterplan



# 173-179 Walker Street Community Consultation

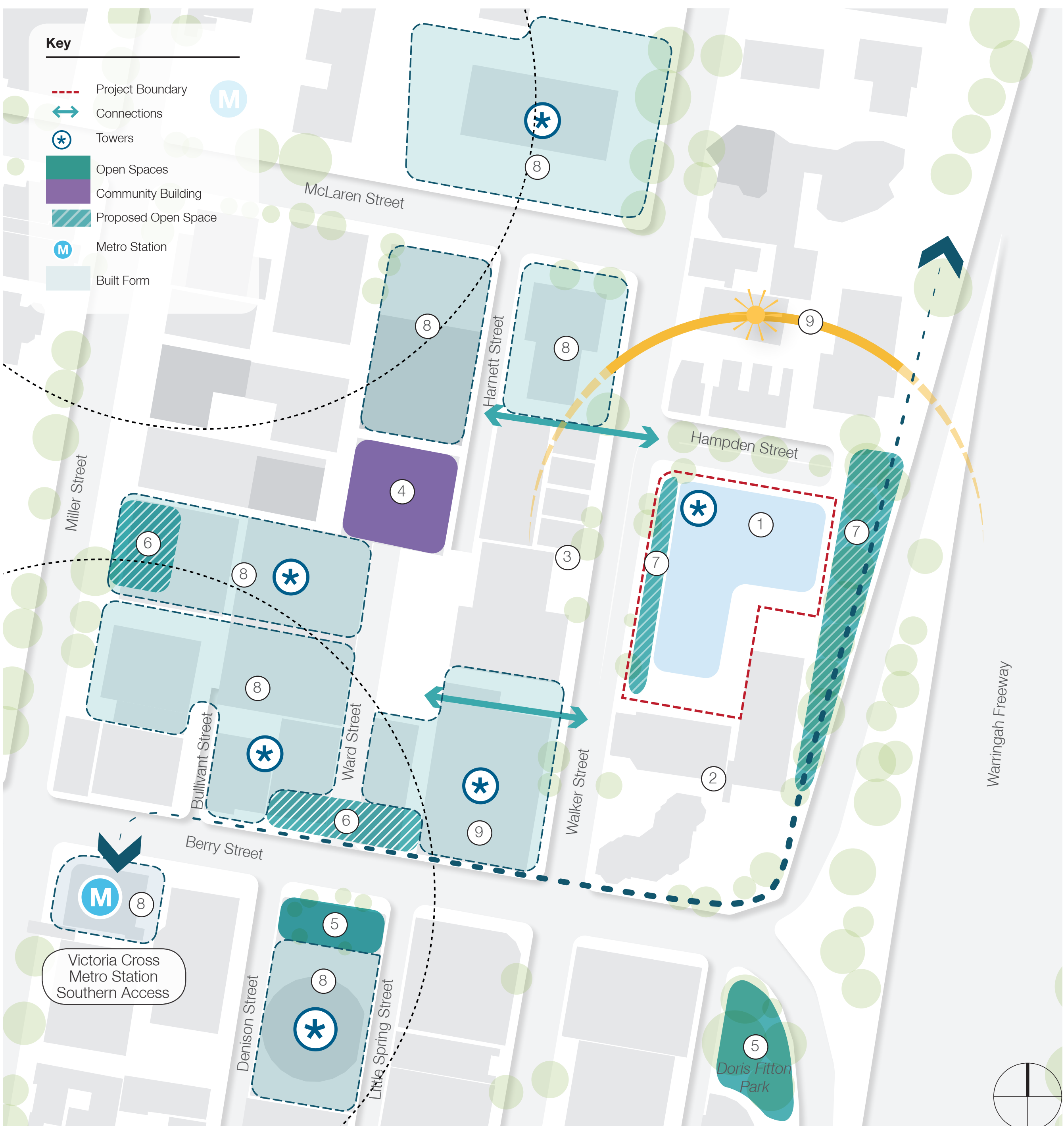
## Design Considerations and Opportunities



### Considerations

The following have been identified as key considerations 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 around the site;
8. Height within the site should consider a transition down to the east from the future buildings of the Ward Street Precinct;
9. Development should not create additional overshadowing to Doris Fitton Park and minimise overshadowing to the east of Warringah Freeway.



### Opportunities

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

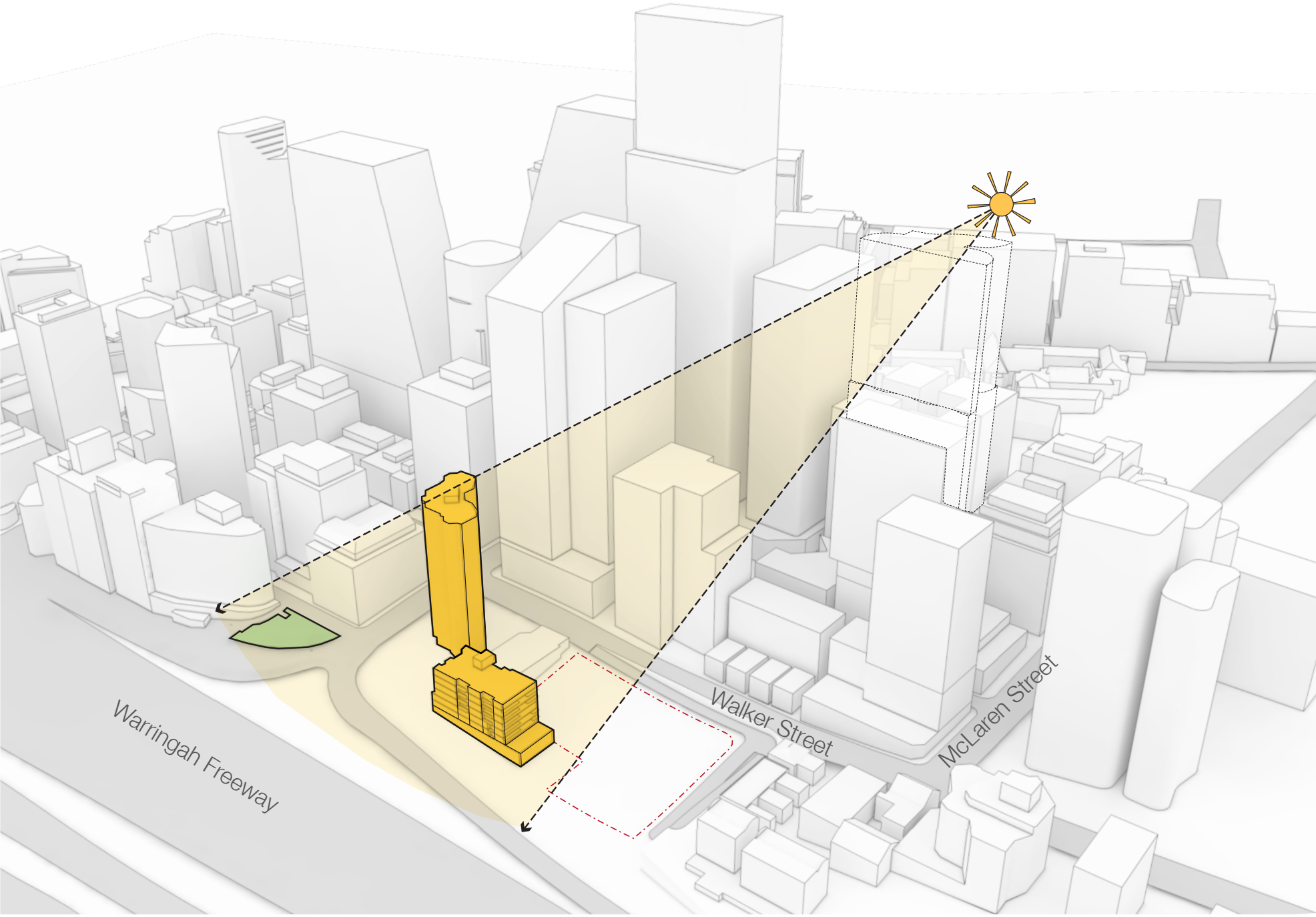
1. Opportunity for site amalgamation with properties to the north along Hampden Street;
2. Consider the block in its entirety to allow for a cohesive masterplan in future;
3. Continuation of the pedestrian through-site link from the Ward Street Precinct Masterplan to create better east-west connections 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;
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 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.



# 173-179 Walker Street Community Consultation

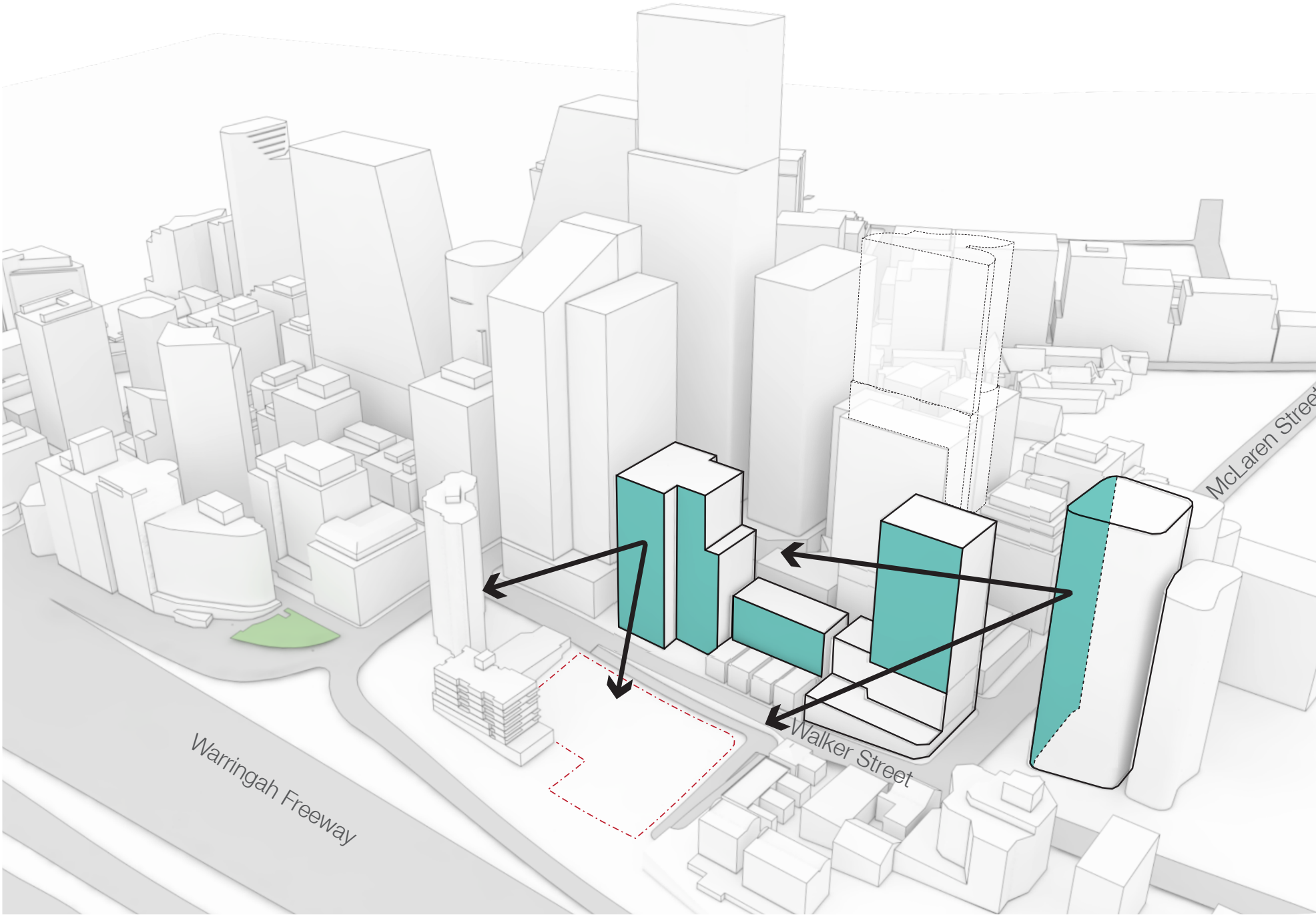
## Design Principles

The project team at SJB has the expertise to deliver a unique outcome for the site having previously prepared the North Sydney CBD Built Form Study on behalf of North Sydney Council. Building on this extensive knowledge, the team have fine tuned the following design principles to respond to specific site conditions.



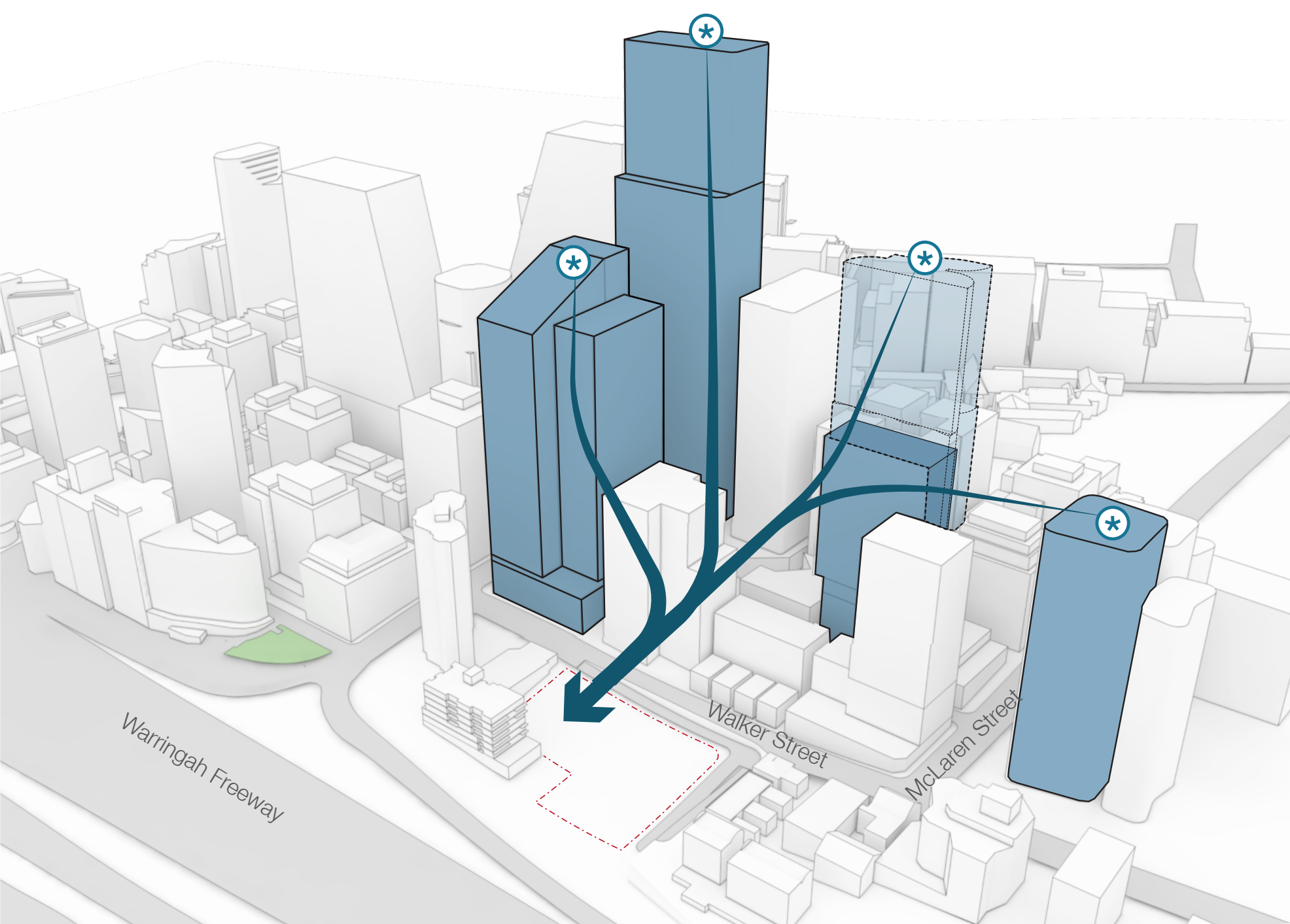
### Overshadowing

Built form should minimise solar impact to neighbouring residential development and have no additional overshadowing to Doris Fitton Park.



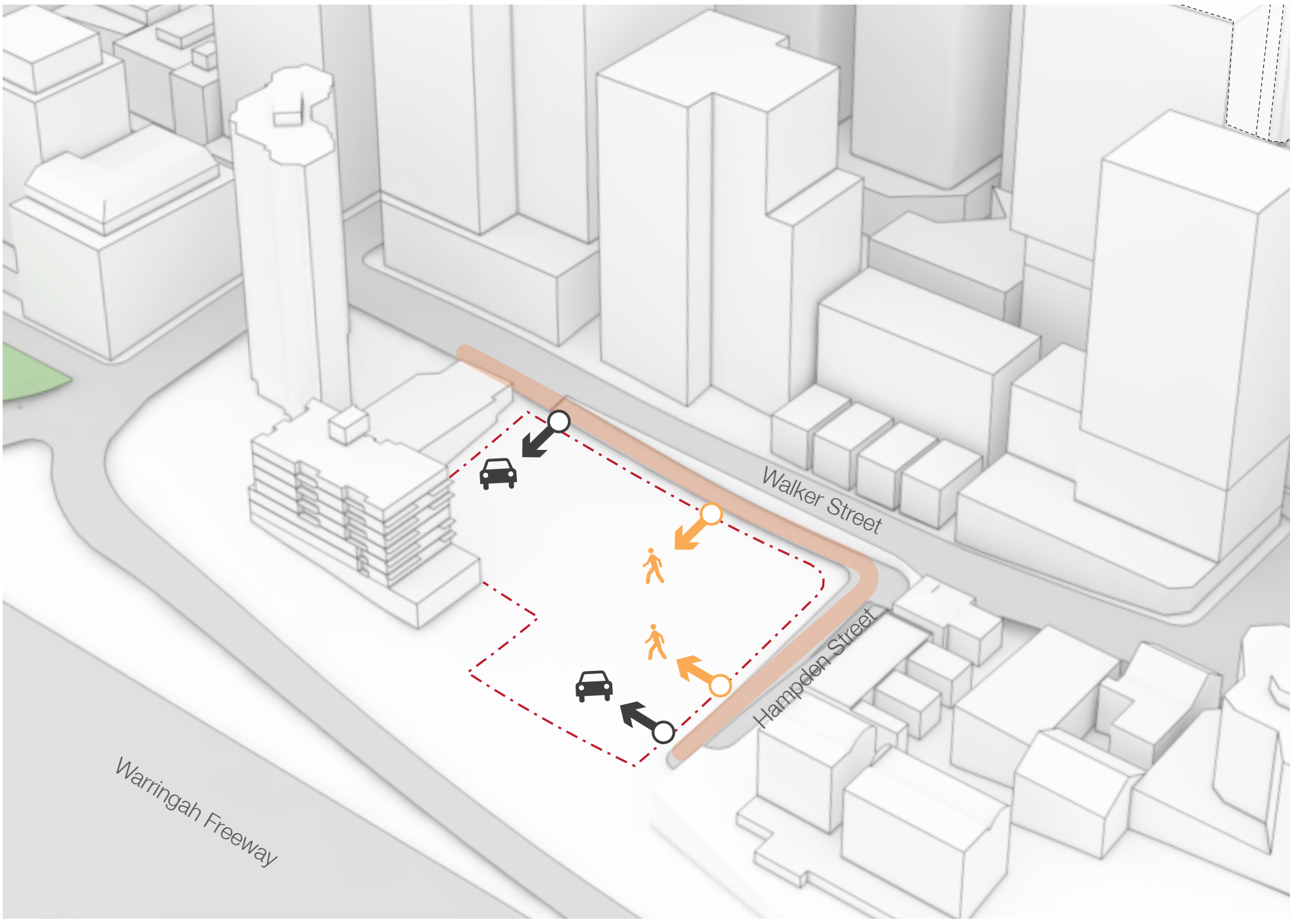
### View Sharing

Built form must consider view sharing with neighbouring development. This can be mitigated through the introduction of slender towers or a stepped building.



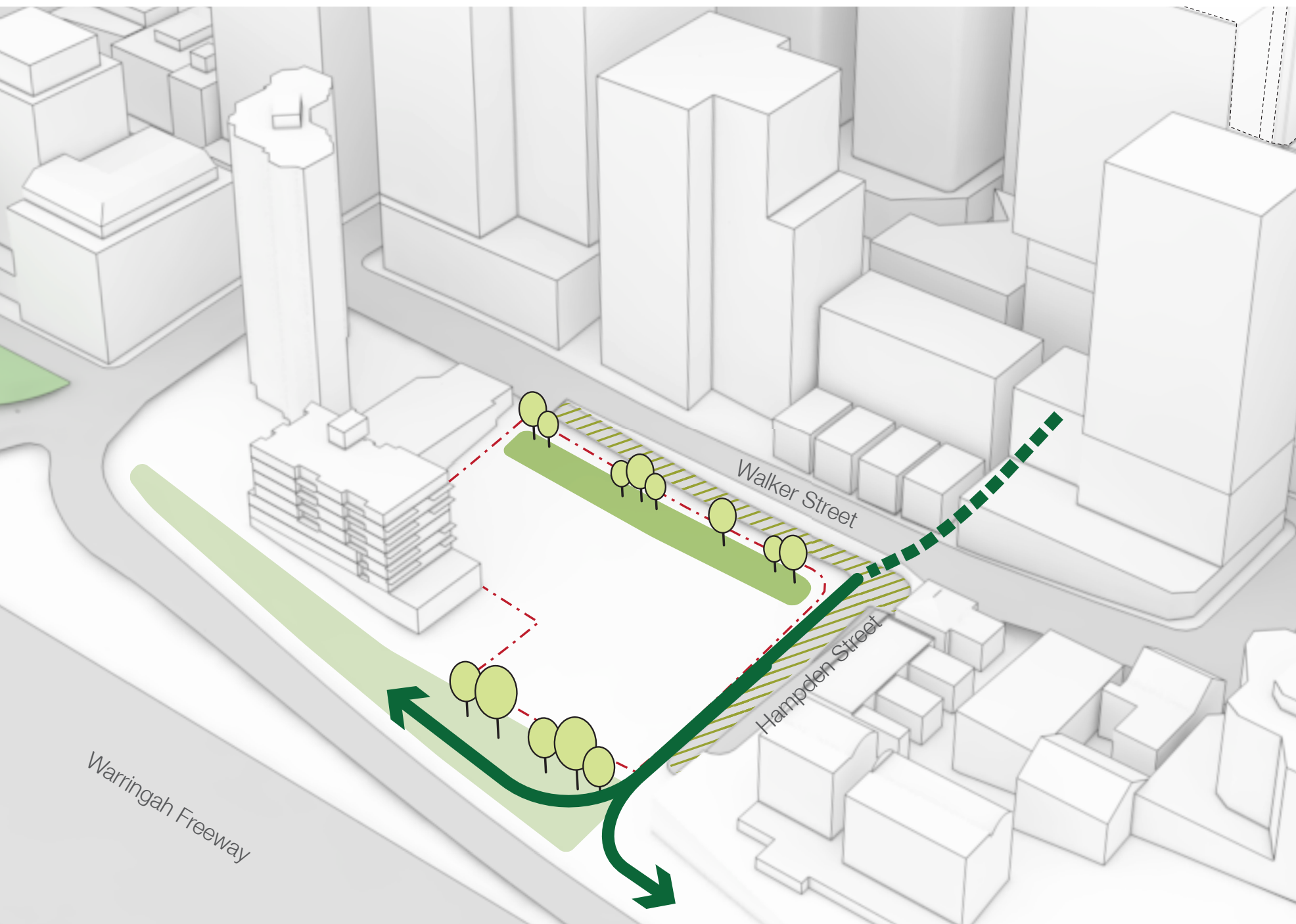
### Height Transition

Built form must take into consideration the heights proposed within the Ward Street Precinct and its context to create a height transition which falls away to the east.



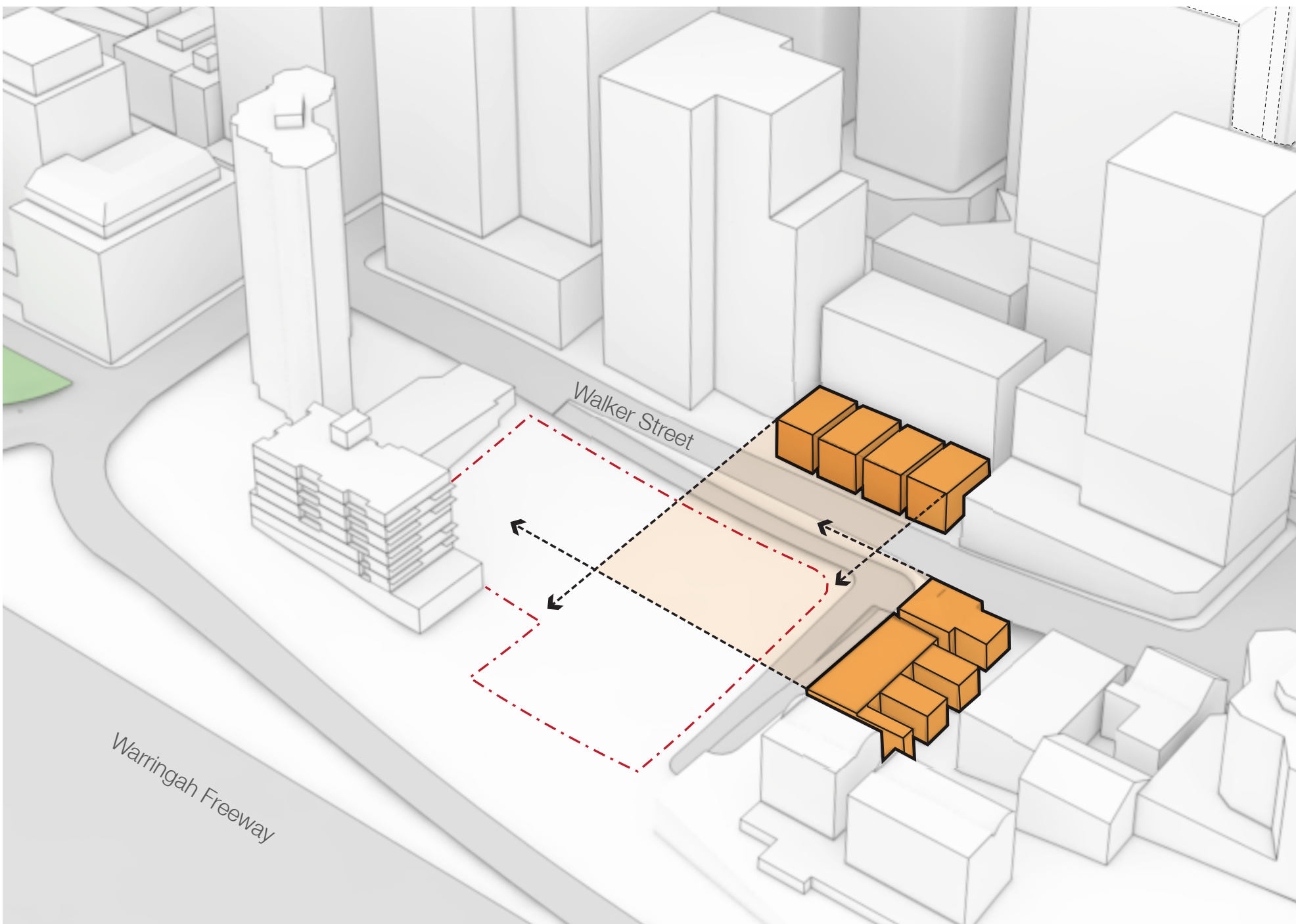
### Site Access

Opportunity to improve the street scape by relieving congestion and improving pedestrian connections and surrounding residents. Expert traffic consultant Arup has been working closely with North Sydney Council and is a key member of the East Walker Street team.



### Public Domain

A new public linear park along Walker Street will provide additional open space for North Sydney CBD which will be well connected to the Ward Street Precinct. Opportunity to provide streetscape and landscaping upgrades along the Warringah Freeway and introduce a new pedestrian and cycle connection.



### Heritage Datum

The development at ground should take cues from the numerous heritage items adjacent to the site and use the height of the terraces to set a datum line for the street wall.





177 Pacific Highway, North Sydney CBD



Erko Apartments, Erskineville, Sydney

Avenor.

Avenor - Project Lead

Avenor is a local Australian development company with a team that has been participating in the progressive growth and revitalisation of North Sydney and the broader North Shore for over 30 years. Some of the most recent North Shore projects include 177 Pacific Highway being the new Vodafone office tower and its public garden plaza. Other projects over time include 100 Pacific Highway, 80 Pacific Highway and a number of other residential projects in North Sydney, St Leonards and Crows Nest. Avenor works closely with planning and design consultant teams that also have a strong and positive track record in the careful planning for the sustainable future of North Sydney. The Avenor team also delivers projects throughout Sydney including recent residential projects in Bondi Junction and Erskineville.



Dublin Landings, Dublin, Ireland



Royal Wharf, London



Oxley - Project Partner

Oxley Holdings is a leading global developer listed on the Singapore Stock Exchange with commercial, hotel, residential, retail and mixed-use developments throughout Europe, Asia and Australia. Oxley Holdings has an exceptional track record of major development working with Government bodies, including a 65,000sqm commercial office development in Dublin with a Government lease pre-commitment to National Treasury Management Agency, 3,400 apartments and 20,000sqm of commercial on the River Thames in London, a 528 room Mercure hotel and a 254 room Novotel in Singapore and a 300 room Shangri-La Hotel in Cambodia.



Casba, Waterloo, Sydney

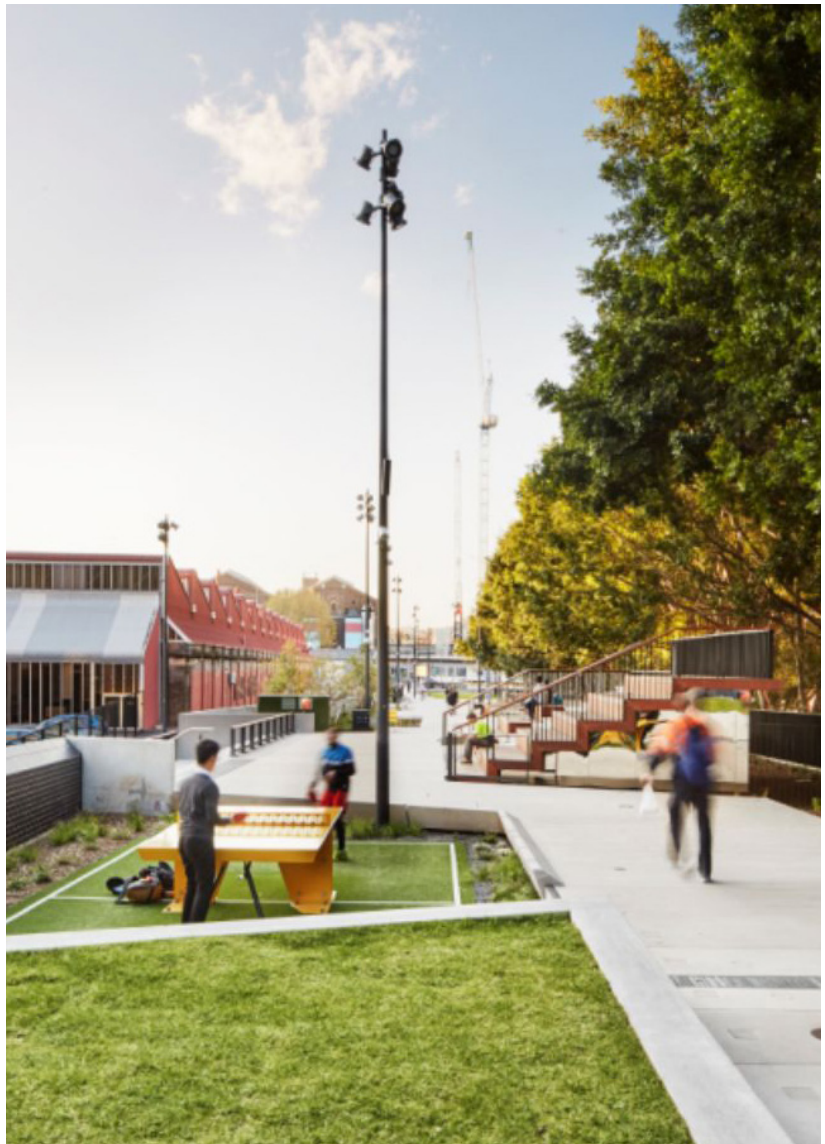


Casba, Waterloo, Sydney



SJB - Urban Design

SJB create spaces people love. For more than four decades, this award-winning multi-disciplinary studio has made a significant contribution to Australia's built environment with a diverse body of work that ranges from large-scale urban developments to more intimate residential buildings. By adopting an integrated approach, SJB ensures design excellence across architecture, interior design, urban design and planning. Recognised as design leaders that respond holistically to the challenges of any project, their primary objective is to design meaningful, life-enhancing spaces that engage, activate and support those who use them.



The Goods Line, Ultimo, Sydney



UTS Alumni Green, Ultimo, Sydney

ASPECT Studios™

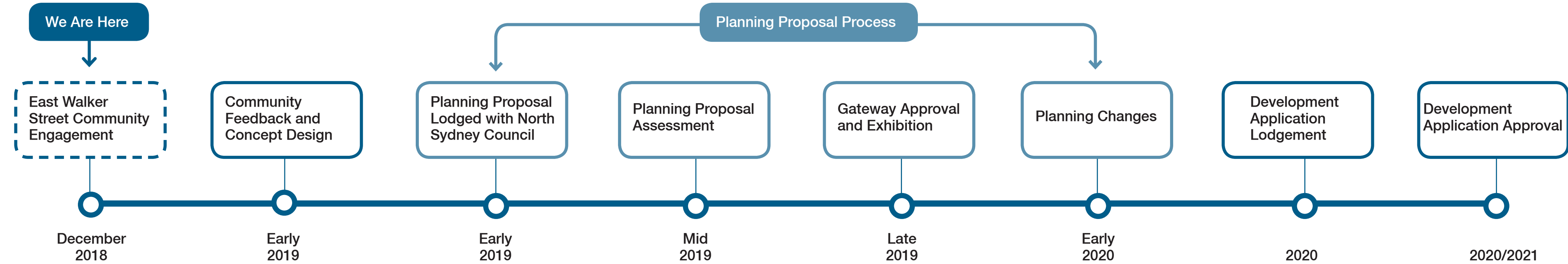
Aspect Studios - Landscape Design

Since ASPECT Studios' inception in 1993, our studios have grown exponentially on the strength of its reputation for designed solutions. We are considered the largest single-disciplinary landscape architecture practice in Australia with eight studios and over 190 staff globally, practicing under a One Studio approach. We believe that successful design outcomes are conceived by challenging the business-as-usual approach. We practice design to advocate for a symbiotic relationship between the human and natural environments – to deliver design driven solutions for both our clients and our communities. Our expertise spans across multiple disciplines: landscape architecture, urbanism, living architecture, infrastructure, environmental graphics, digital media and integrated play spaces.



# 173-179 Walker Street Community Consultation

## Planning Proposal Timeline







Site Location



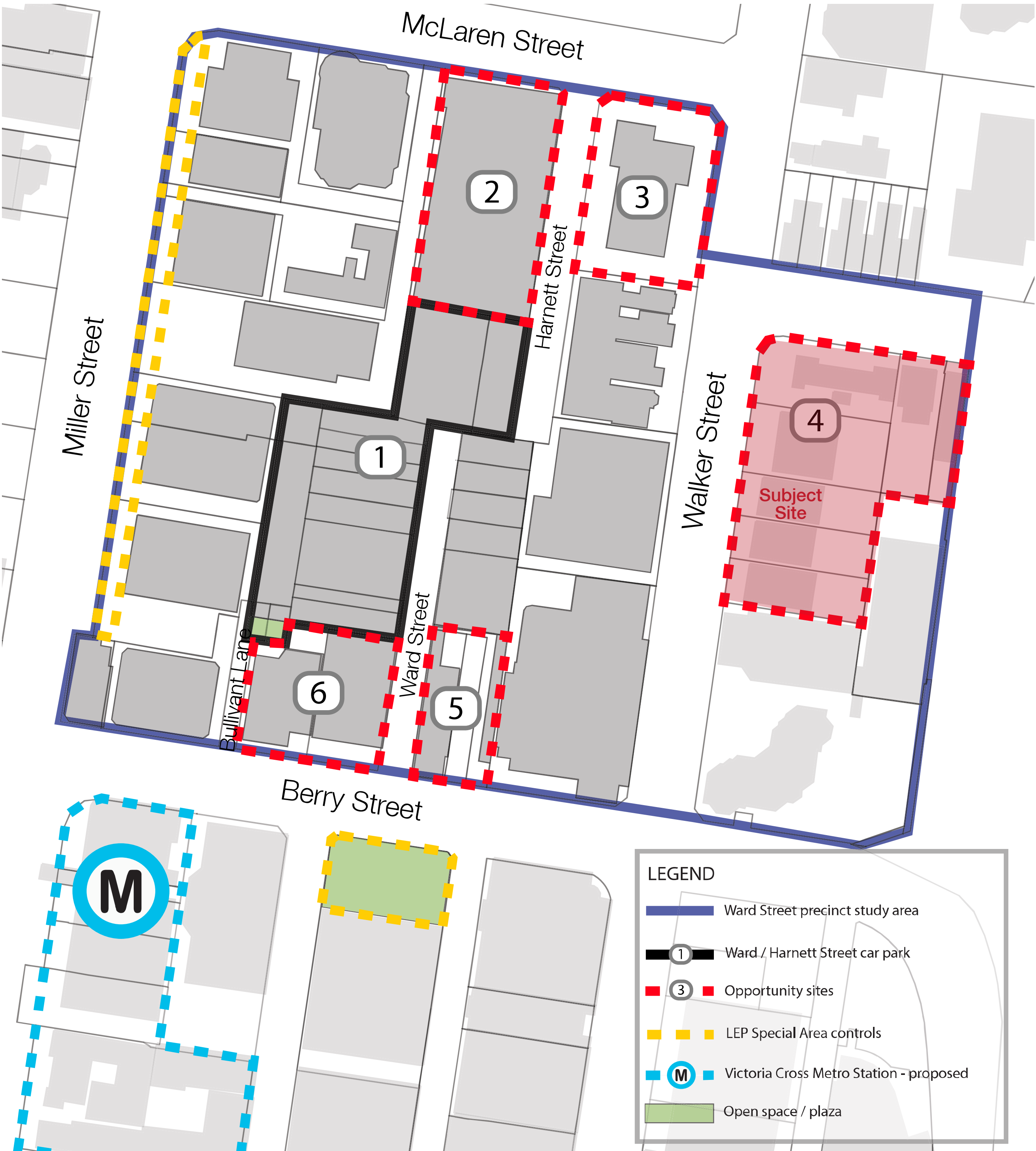
Site Identification



# 173-179 Walker Street Community Consultation

## Previous Planning Process

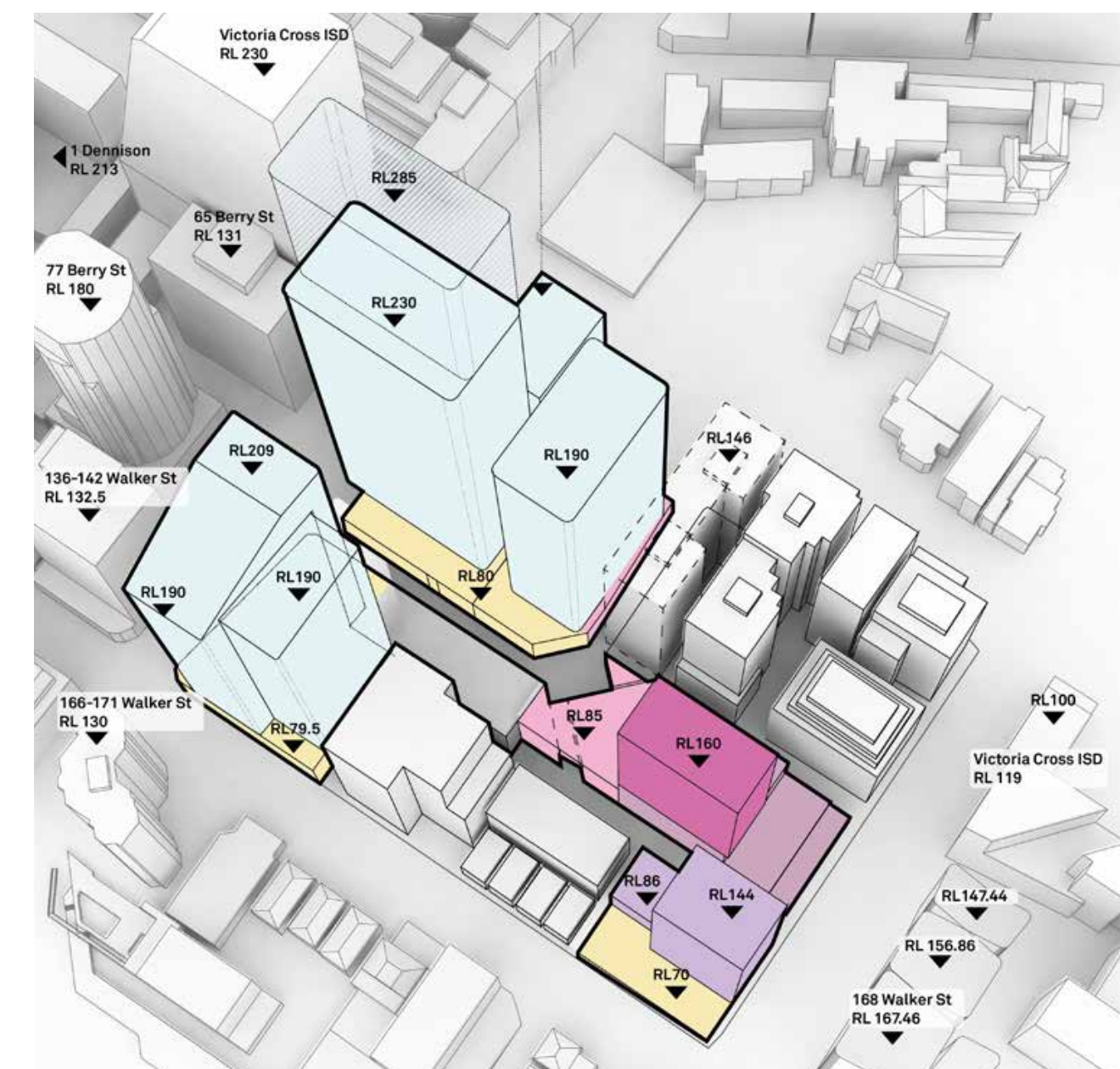
### East Walker Street Opportunity Site



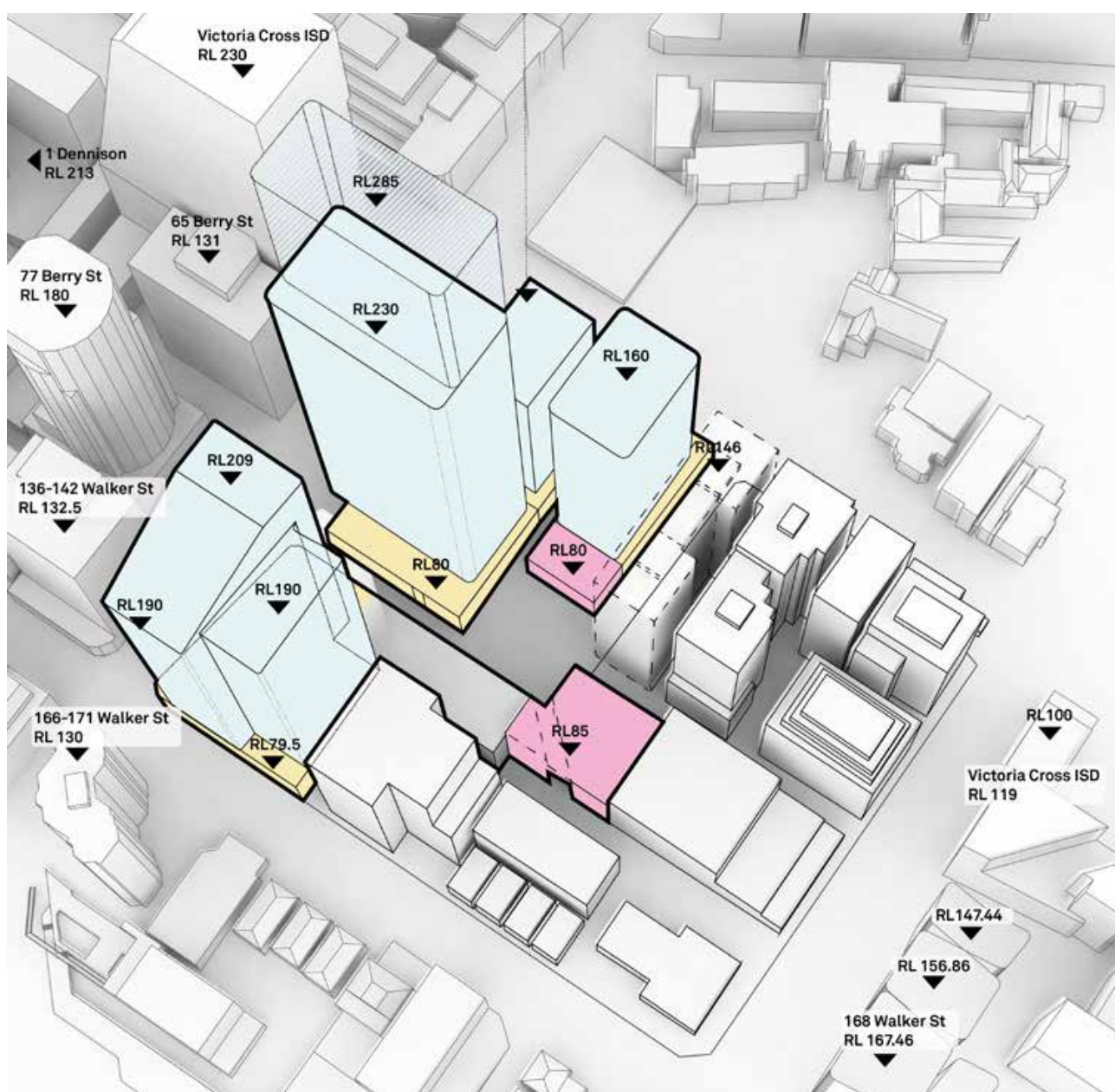
- In 2015, North Sydney Council prepared the Capacity and Land Use study to plan for the future of the North Sydney CBD.
- North Sydney Council prepared the draft Ward Street Precinct Masterplan in 2016 and identified East Walker Street as an opportunity site.
- Later Council recommended East Walker Street be separated from the Ward Street Precinct study area and studies be undertaken at a later date following discussions with landowners who may seek to initiate a planning proposal.
- In 2017 an initial planning process was undertaken for 173-179 Walker Street with planning proposal prepared for a residential tower.
- The proposal was deemed to have strategic merit by the Sydney North Planning Panel which provided recommendations for further planning studies.



### Ward Street Precinct Masterplan 2018



Option 1 - Miller Square



Option 2 - Central Square

### The Ward Street precinct Masterplan

- The Ward Street Precinct Masterplan is currently being progressed by Council. In 2018 Council exhibited two masterplan options for future development of the precinct.
- One option is to be selected by Council as the framework for future development in this precinct. The concept design prepared by our team responds to the planning principles and built form proposed by Council.



# 173-179 Walker Street Community Consultation

## Concept Design



### Site Masterplan



A concept design has been prepared for East Walker Street by specialist urban planning firm SJB. This design has been informed by input from the community as well the careful and methodical application of planning principles. It is intended that this urban design study will guide the planning changes that will enable landowners to undertake future developments to revitalise East Walker Street commensurate with its strategic position on the periphery of North Sydney Centre, which is earmarked for revitalisation as an integral part of Sydney as a global city.

Built Form Massing - North West View



Built Form Massing - South East View





# 173-179 Walker Street Community Consultation

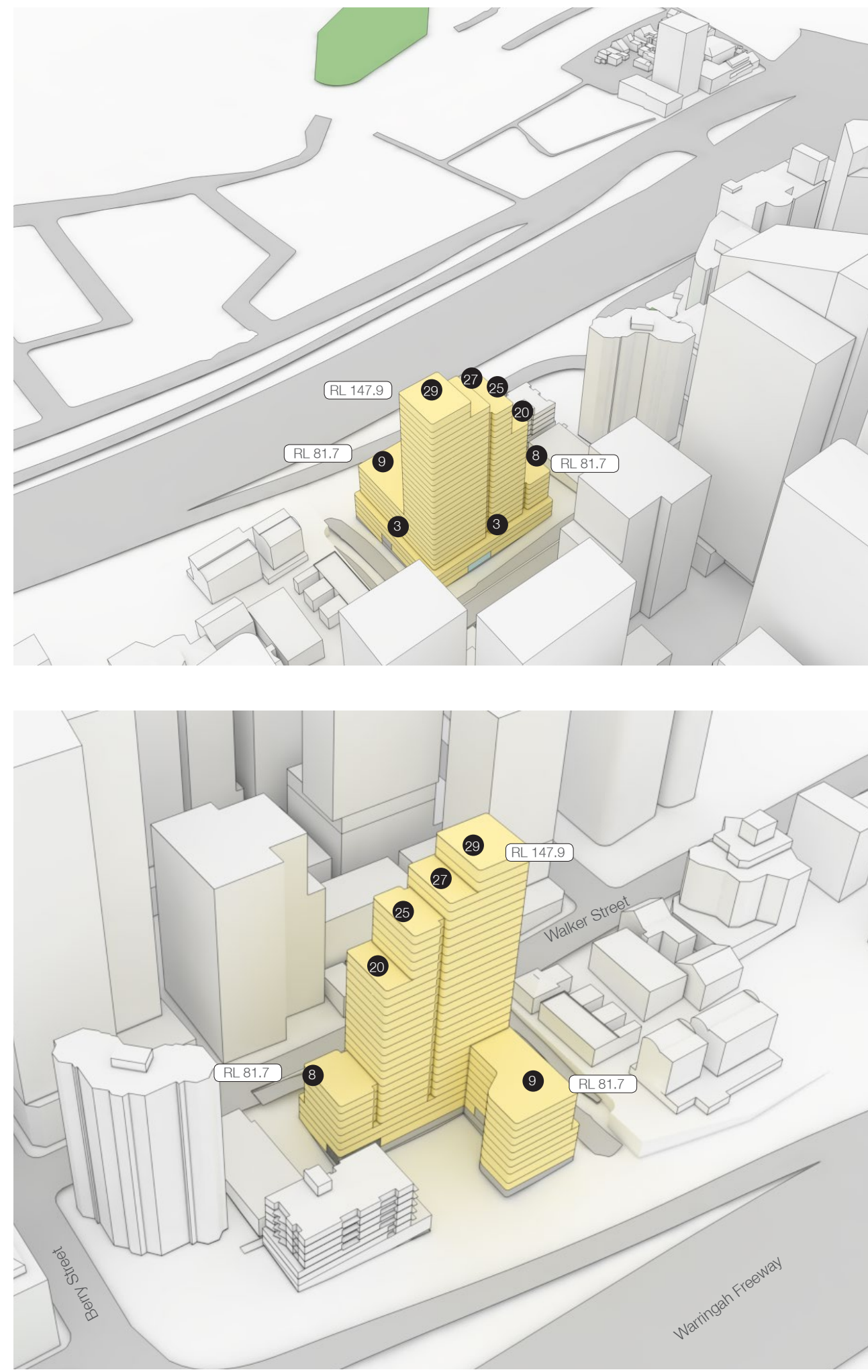
## Other considered schemes

### Masterplan



### Massing

Fully amalgamated development between 173-179 Walker Street and 11-17 Hampden Street.

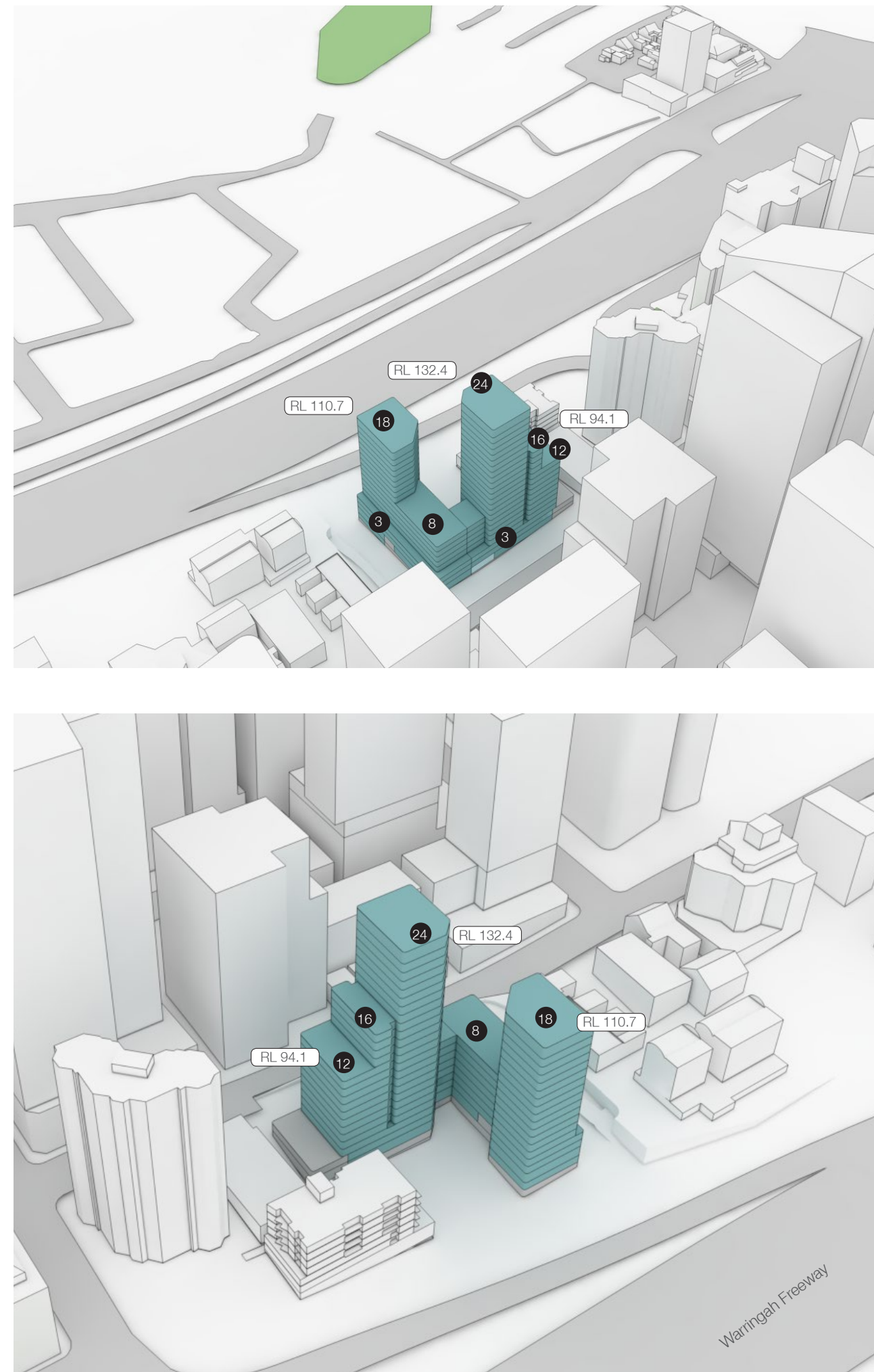


### Masterplan



### Massing

Consolidated development with two separate land ownerships, 173-179 Walker Street and 11-17 Hampden Street.





# 173-179 Walker Street Community Consultation

## Public Domain



### Landscape Plan



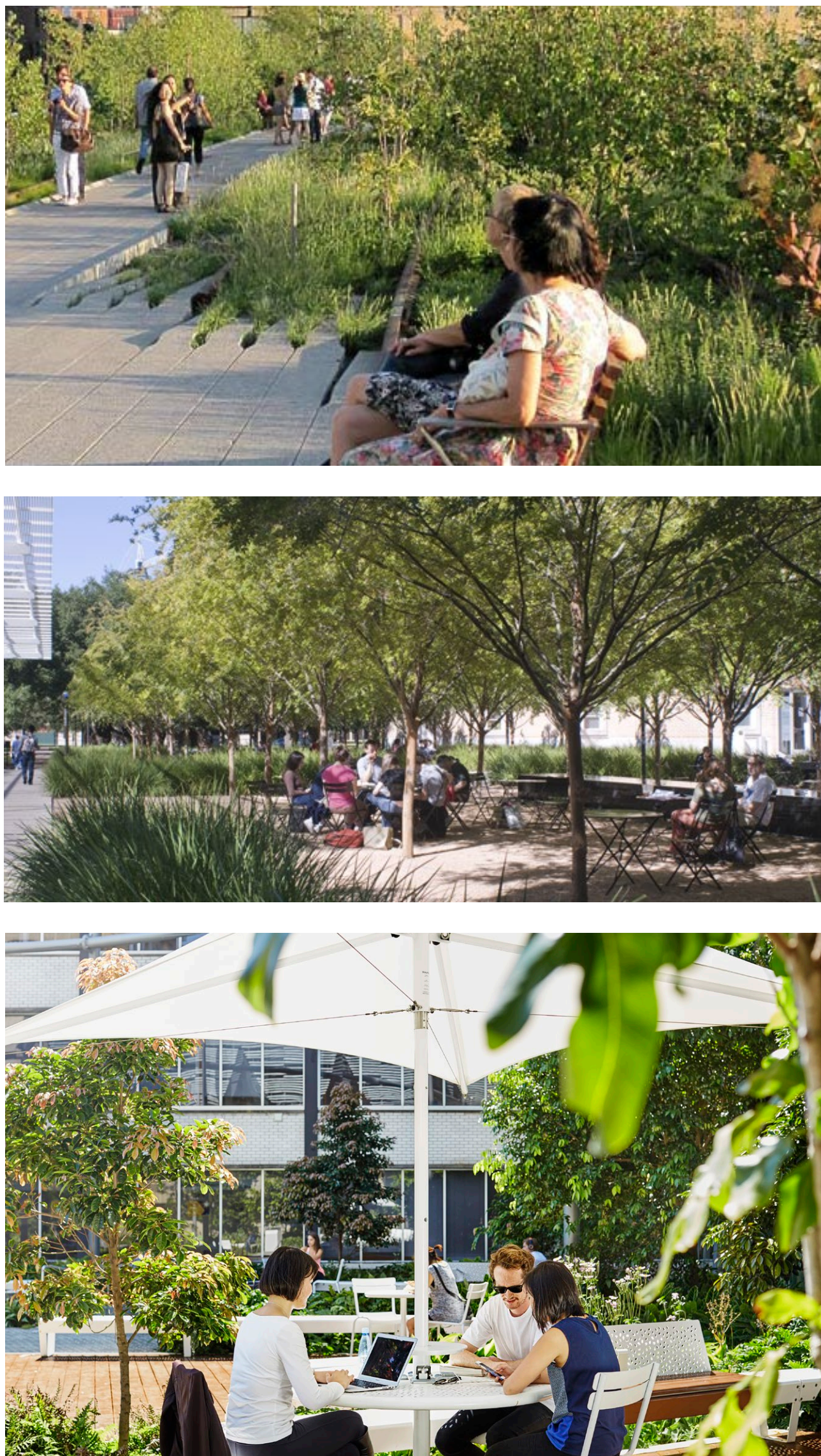
### Improving East Walker Street

Planning for the future of East Walker Street provides the opportunity to improve the quality of open space along the eastern side of Walker Street, which is limited by narrow footpaths, uneven surfaces, and steep drops in topography. Avenor proposes to undertake pedestrian friendly landscaping along Walker Street, including raising the ground level and open space. As part of our proposal, we are investigating the opportunity to arrange for the removal of the existing telegraph poles on the eastern side of Walker Street and the provision for underground cabling.

### Maintaining Parking and Improving Access

Avenor has consulted with Roads and Maritime Services and ARUP traffic and transport engineers regarding potential access and parking arrangements. We acknowledge the importance of preserving residential and visitor parking for residents in Hampden Street and intend to minimise parking impacts. Currently properties at 173-179 Walker Street have no on site parking, and rely on 24 residential parking permits for on-street parking. It is proposed that future residents and visitors will be provided with basement car parking, relieving the pressure these vehicles place on parking spaces in the surrounding streets. On street parking on Hampden and Walker Streets will be preserved, with the exception of around 4 car parking spaces at the entry to Walker Street to allow for on site parking at 173-179 Walker Street and improved vehicle access to Hampden Street.

### Walker Street



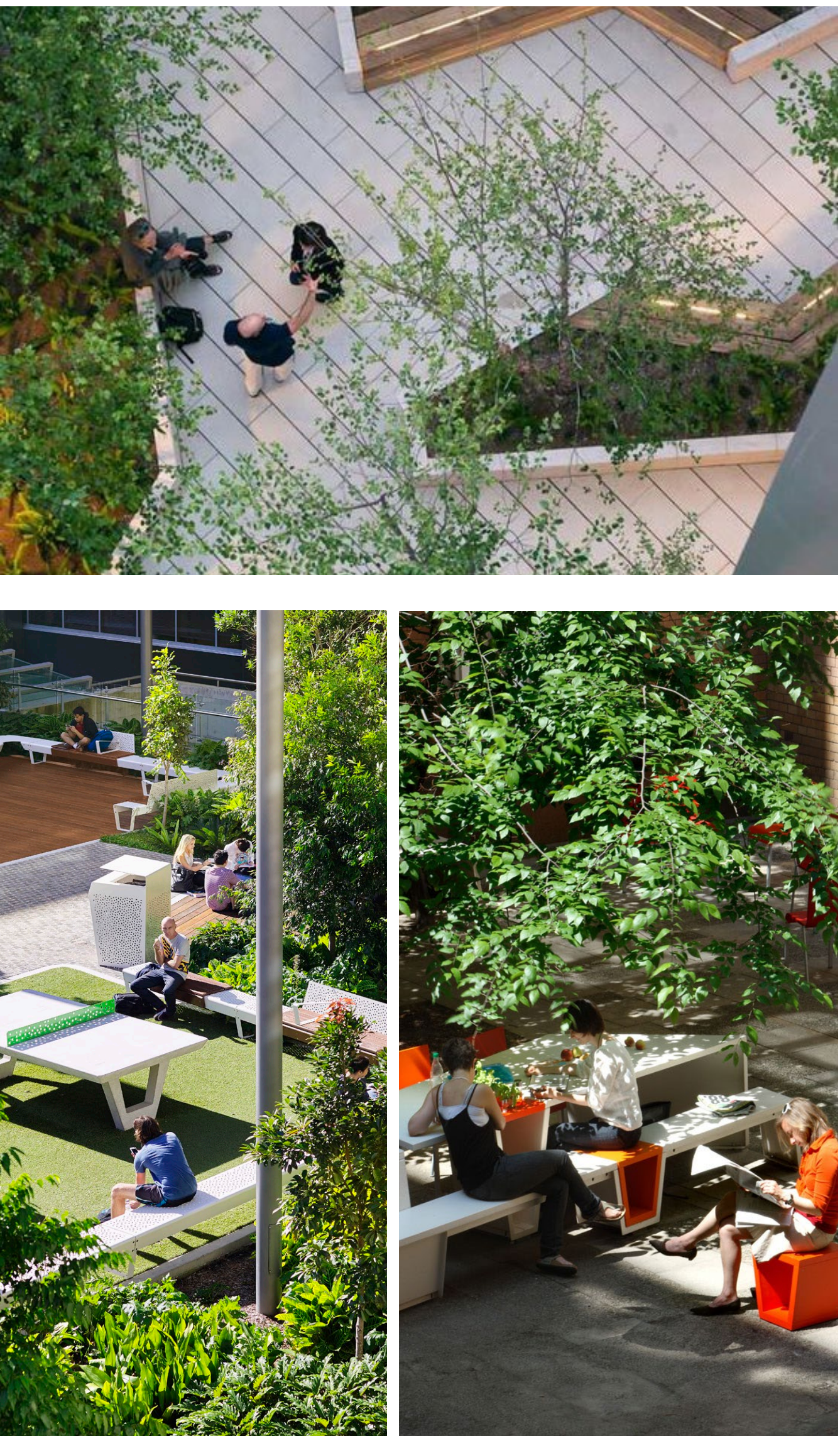
1. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.
2. 5m wide landscaped setback with public seating areas set within ornamental mass planting
3. New deciduous shade trees along upgraded footpath
4. Paved retail spillout area with cafe seating and umbrellas
5. Basement carpark entry

### Hampden Street



6. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.
7. New 2m wide landscaped setback with street trees and ornamental understory planting
8. New pocket park on southern portion of Hampden Road Street closure beyond basement entry
9. Existing trees in raised planter to be retained
10. Flexible turf area with paved seating area and feature trees
11. Future potential connection to new pedestrian/ cycle link within Freeway landscaped setback zone

### Communal courtyard












12. Communal congregation areas with generous seating, BBQ, tables
13. New feature trees within courtyard provide shade and a green outlook from apartments
14. Lush mass planted garden courtyard. Potential for areas of communal garden/ vegetable garden
15. Raised turf area for passive recreation
16. Communal terrace over carpark entry roof with passive landscape areas to gather with mass planting.



# 173-179 Walker Street Community Consultation

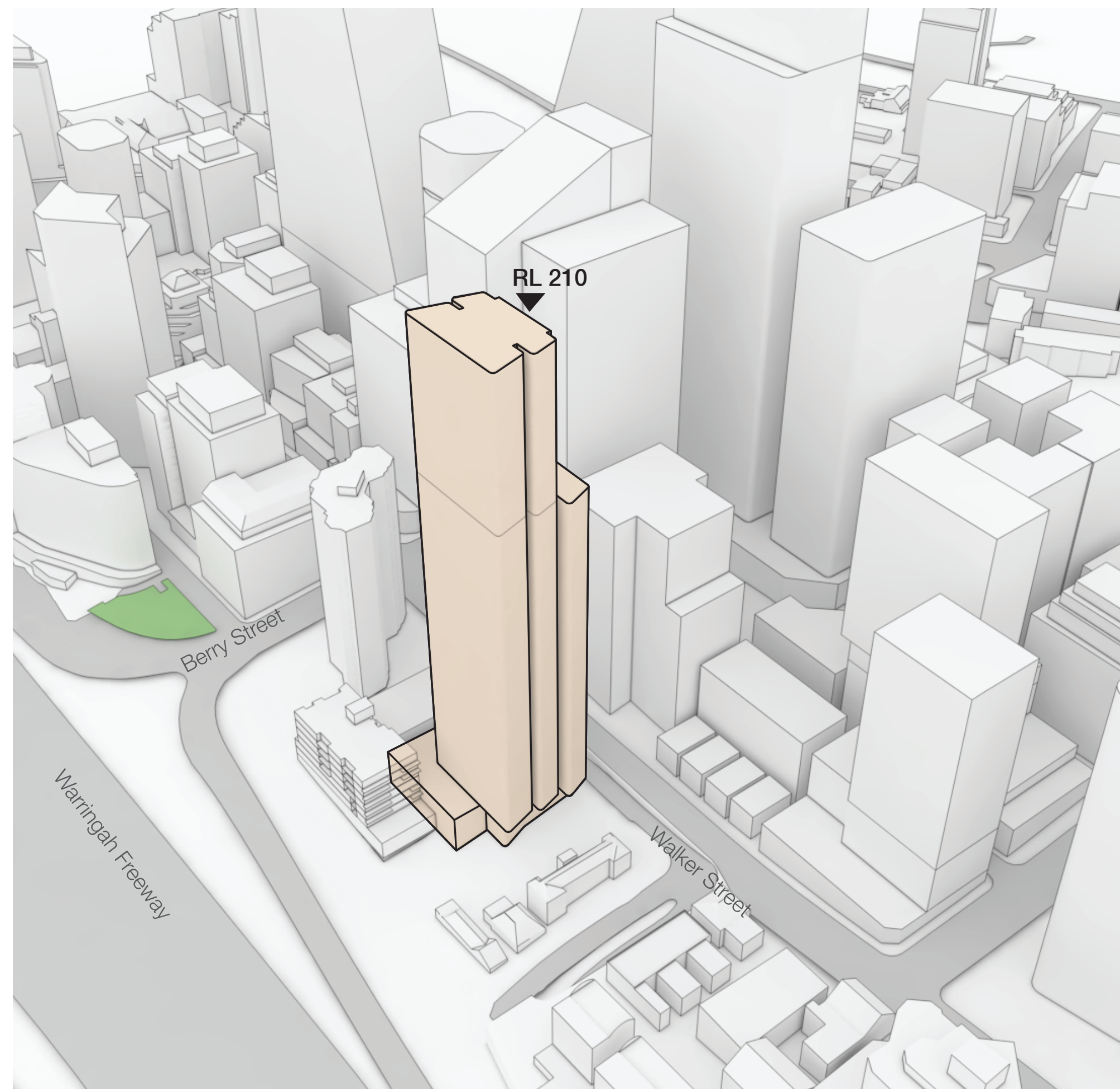
## Design Evolution



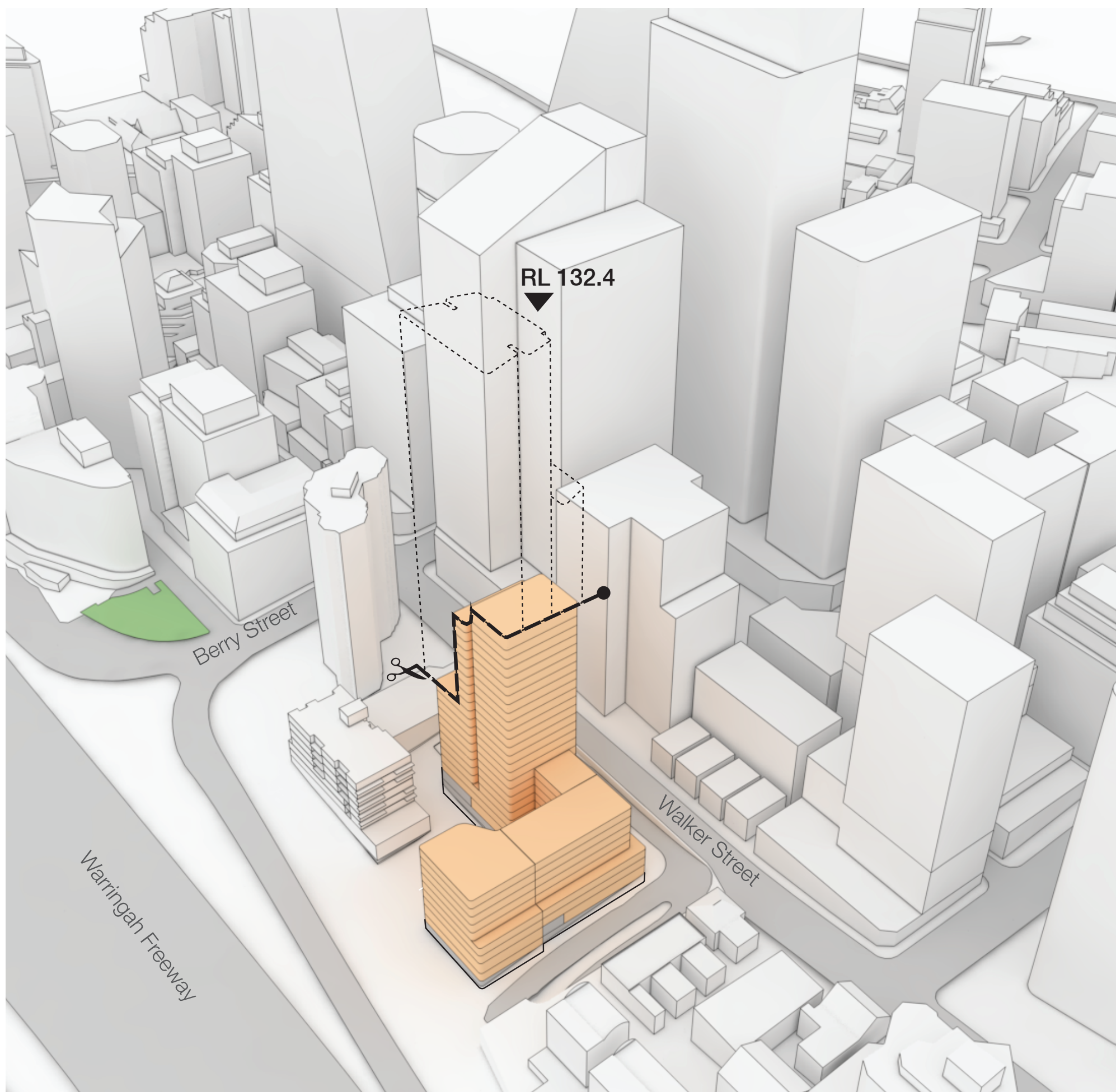
What the community told us		Previous planning proposal	Current planning proposal	How current proposal addresses the comments
<div>Design</div>     	Transparency over the design scheme and urban outcome	✗	✓	Consulting the community early in the process over a well defined architectural scheme
	View sharing	✗	✓	Stepping down built form to maximise views for neighbour buildings
	Design that respect all the heritage listed properties in proximity with the site	✗	✓	Human scale 3 storey podium at ground to interface with heritage terrace houses on Hampden St and Walker St
	Attractive architecture and built form	✓	✓	Interesting architecture forms and detailing
	Height control and transition adequately managed	✗	✓	Reduction of 78m in height from previous planning proposal
<div>Traffic</div>  	Retain of existing street and parking conditions on both Walker St and Hampden St	✓	✓	Retention of majority on street parking along Walker Street
	Concern over traffic congestion	✓	✓	Traffic study undertake by ARUP
<div>Green</div>  	Community garden on Hampden Street retained and enhance.	✗	✓	Existing community garden retained and enhance with creation of new shared zone and pocket park
	Landscape design to beautify the sreet	✓	✓	Soft landscape and planted trees

### Design Comparison

Previous Planning Proposal



Current Planning Proposal



#### Previous Proposal Panel Recommendations

Incorporation of 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	●

● Not addressed    ● Considered    ● Addressed

#### Current Proposal Panel Recommendations

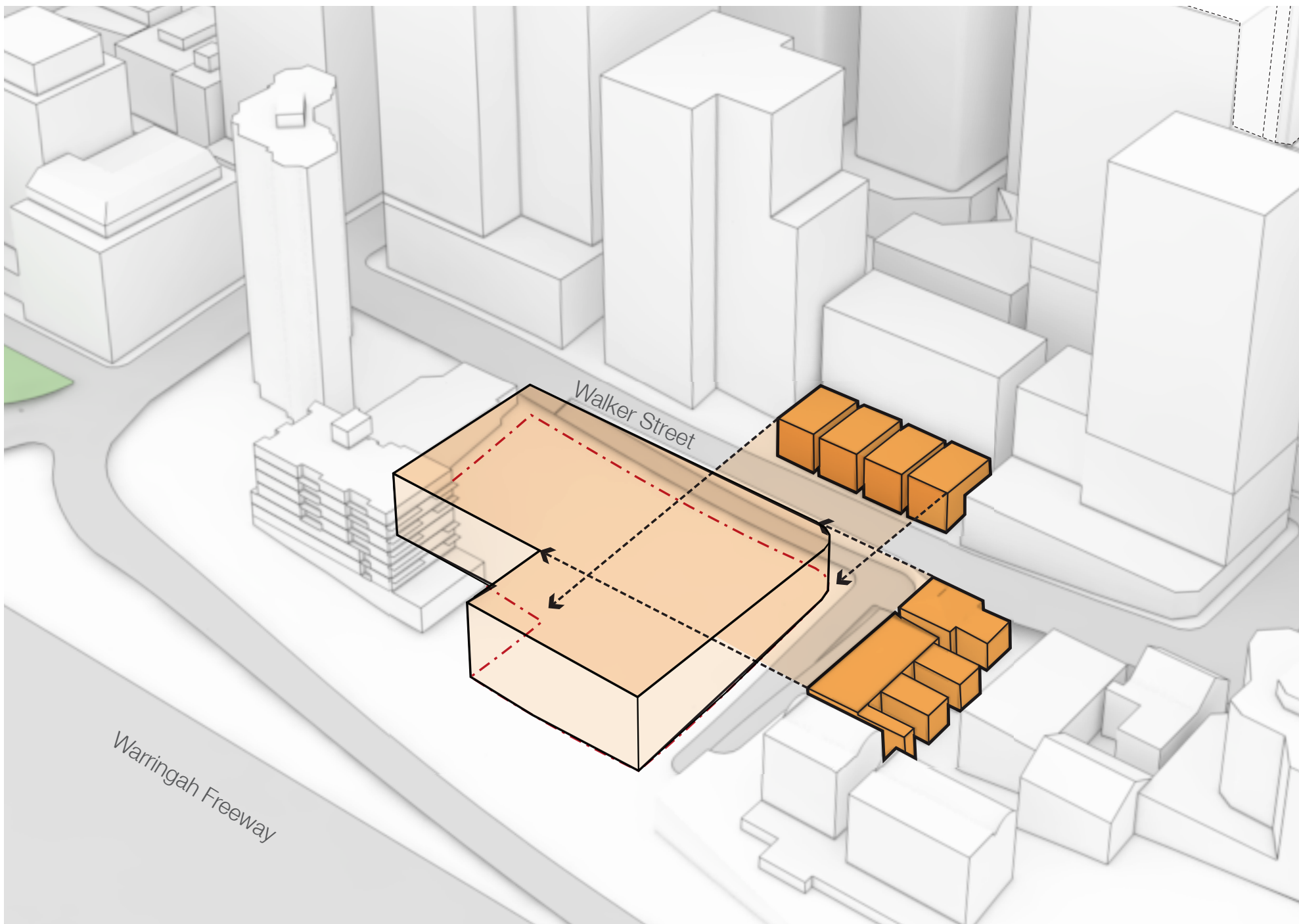
Incorporation of properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
Provision of well connected open space	●



# 173-179 Walker Street Community Consultation

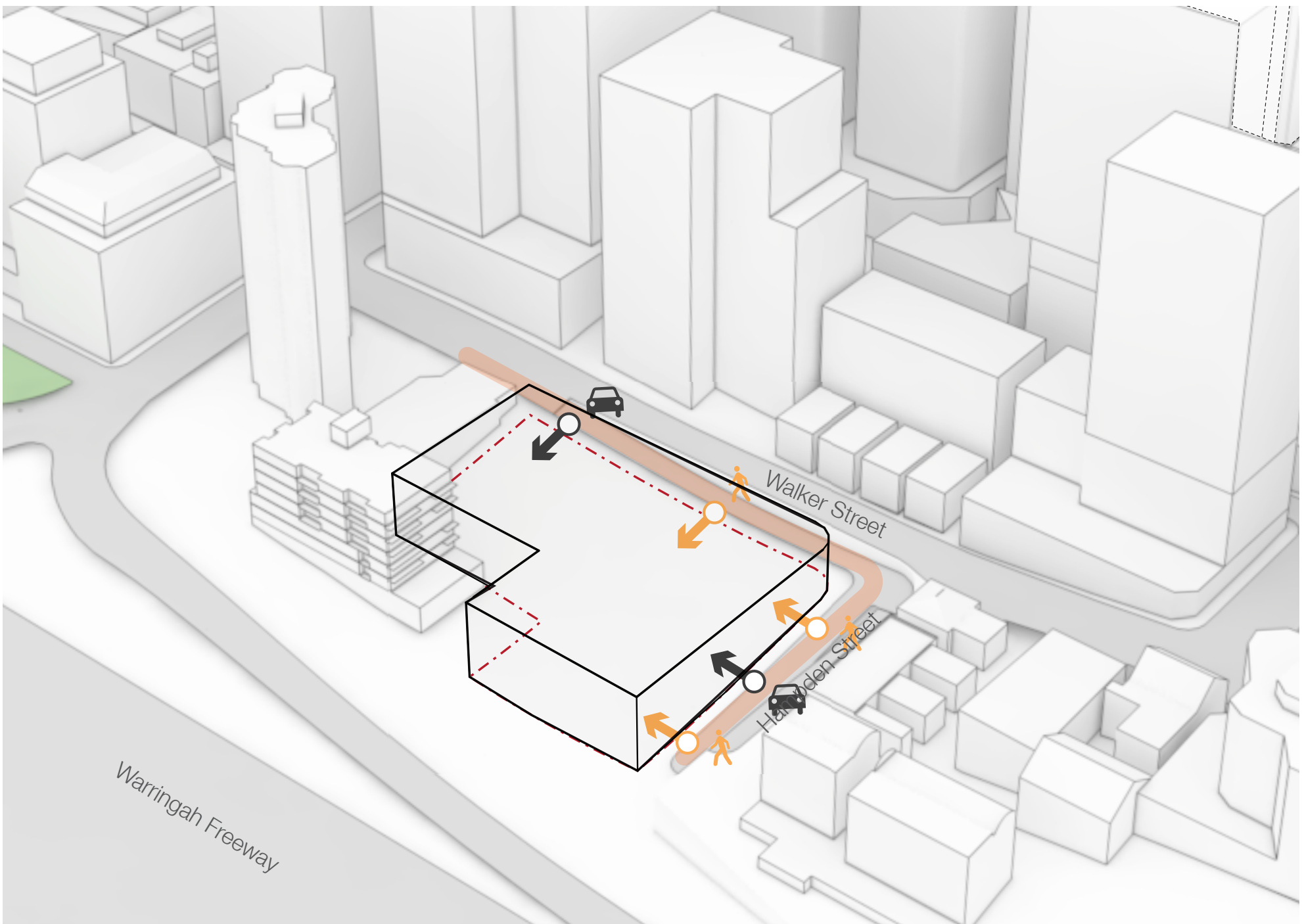
## Design Principles

The project team at SJB has the expertise to deliver a unique outcome for the site having previously prepared the North Sydney CBD Built Form Study on behalf of North Sydney Council. Building on this extensive knowledge, the team have fine tuned the following design principles to respond to specific site conditions.



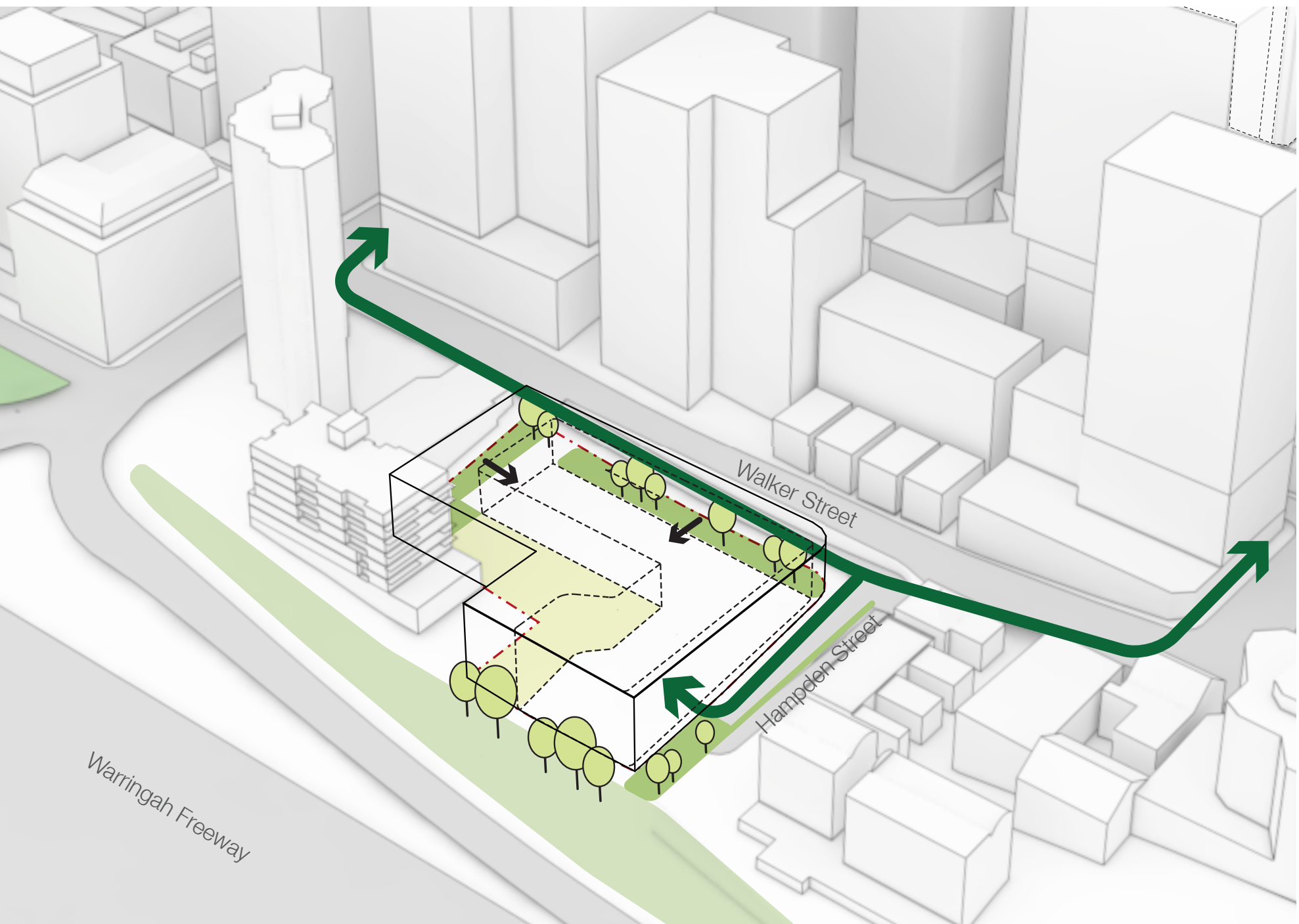
### Heritage

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 informs the height of buildings at the corner of Hampden and Walker Streets.



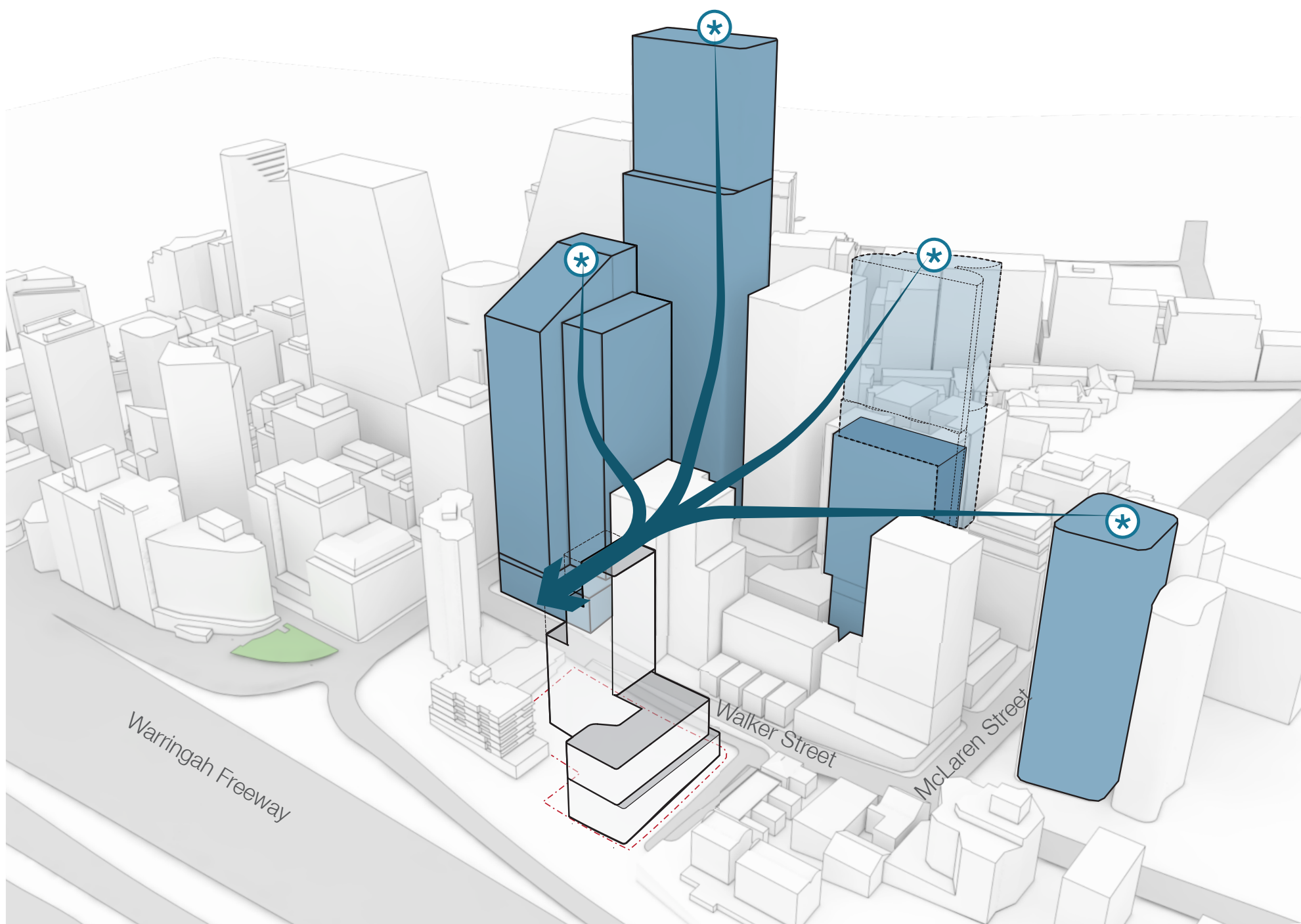
### Site Access

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.



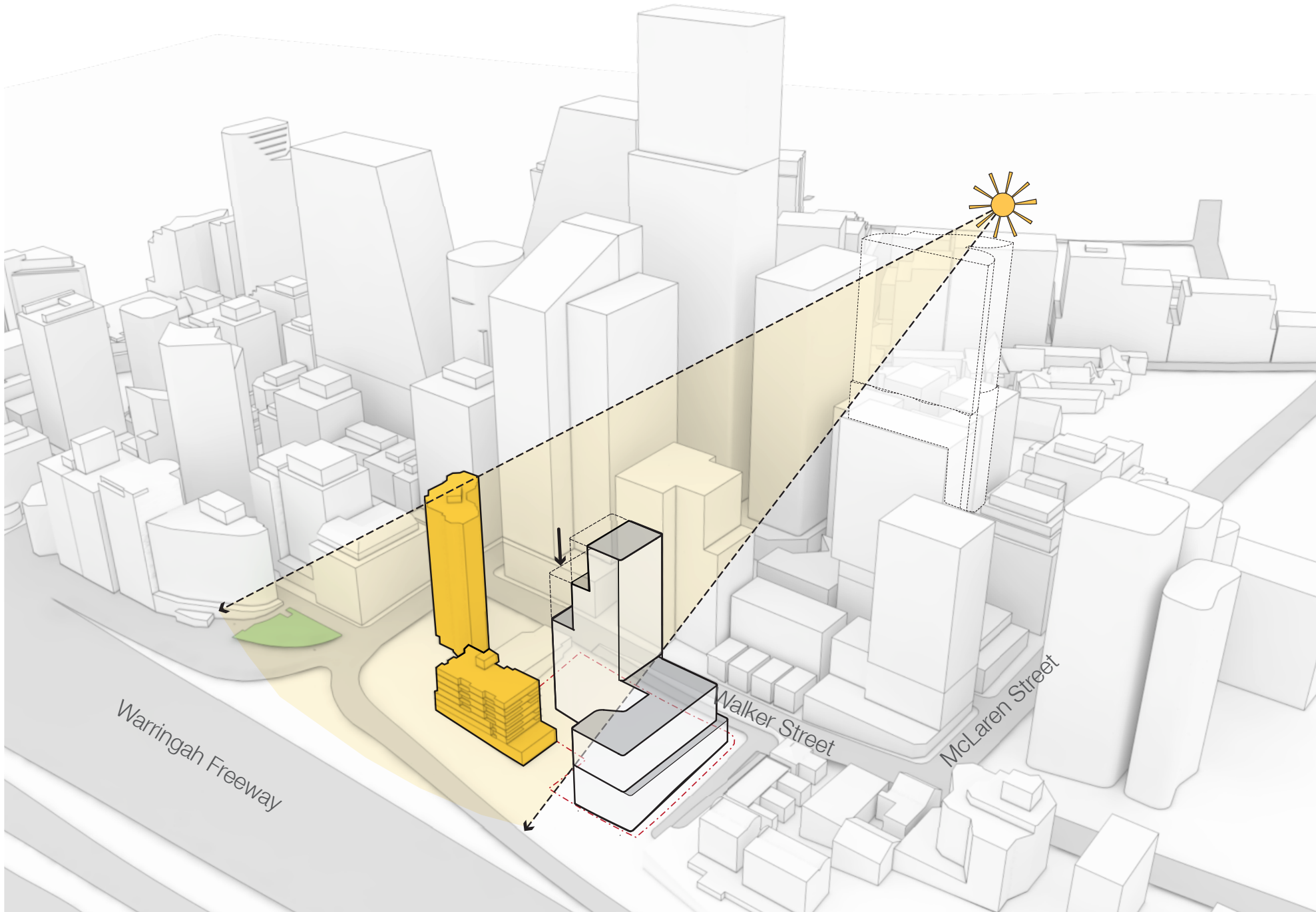
### Public Domain

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.



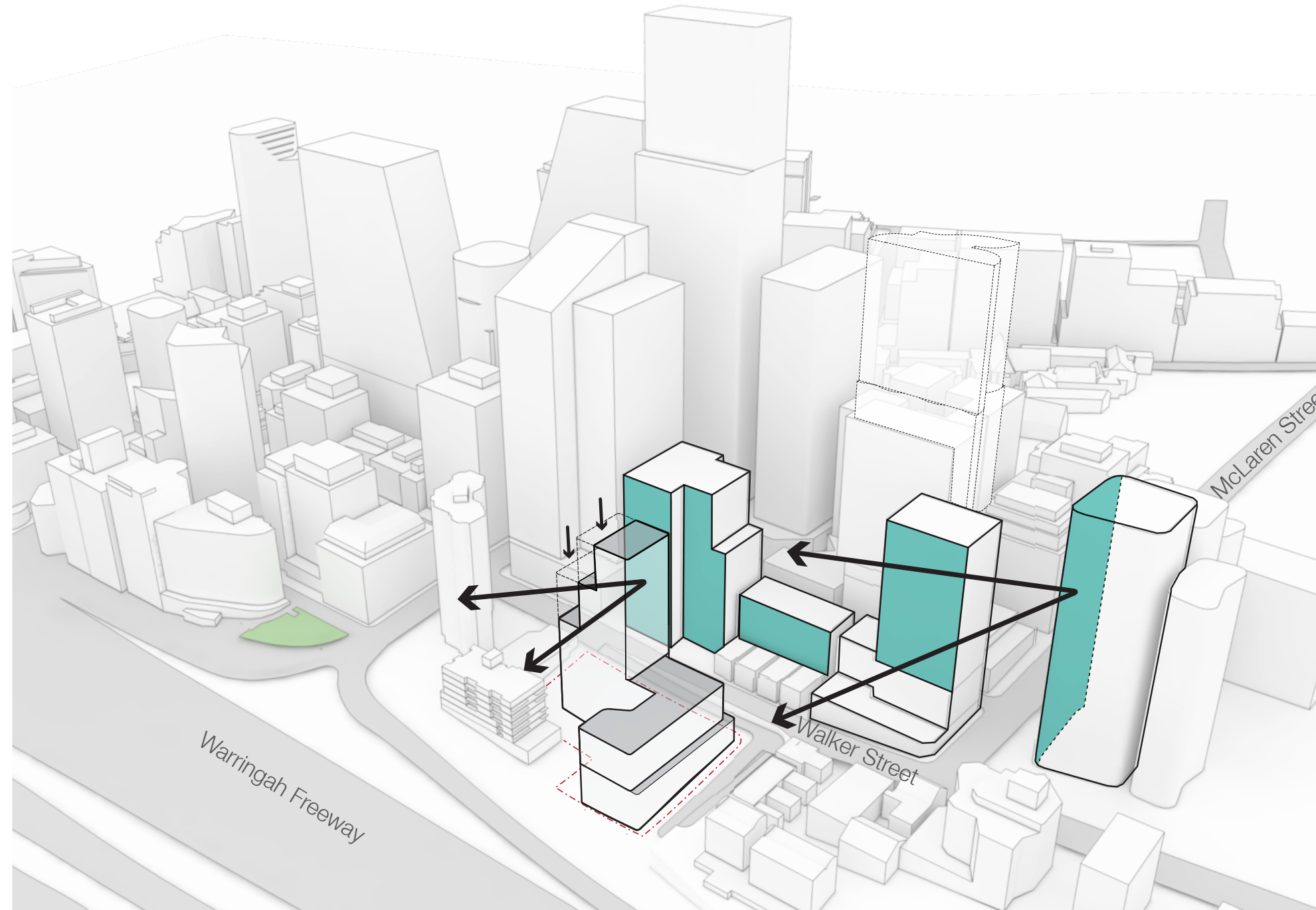
### Height Transition

The proposed built form takes into consideration the heights proposed within the Ward Street Precinct and its context 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.





Precedent imagery  
Tower



Public domain

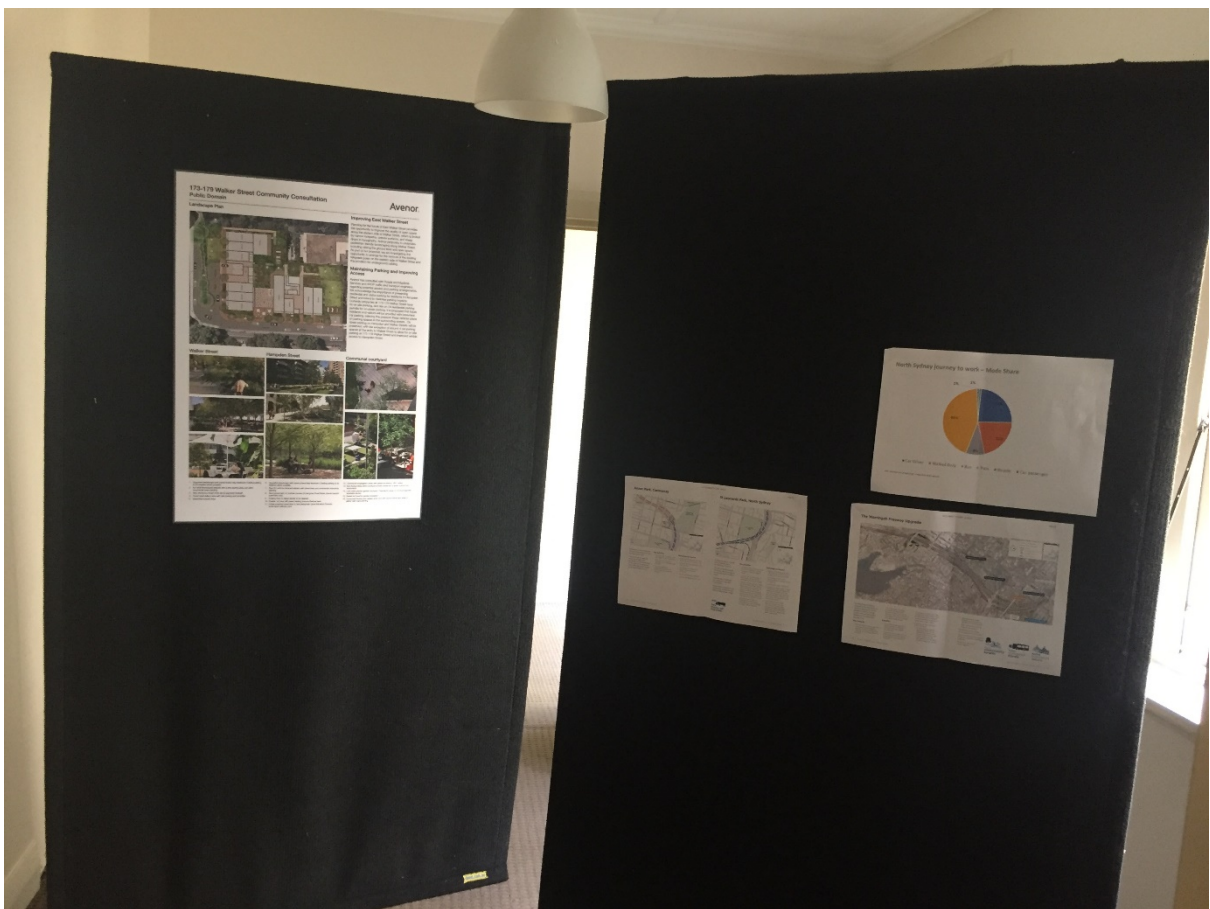
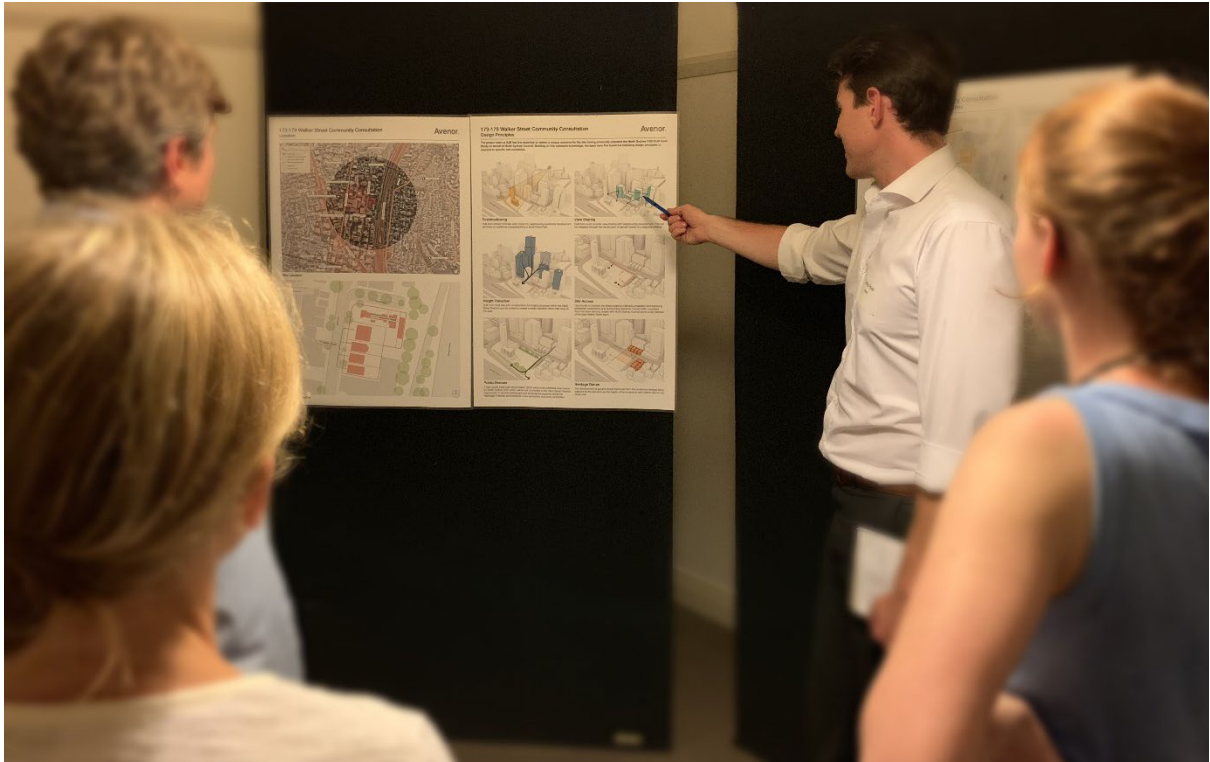


Street wall





## Community consultation event images











Avenori