



# 173-179 Walker Street and 11-17 Hampden Street Planning Proposal Urban Design Report

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

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**Prepared for**  
Avenor

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Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia  
T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au

# We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

Version: 12  
Prepared by: LV  
Checked by: JK FL

Contact Details:

SJB Urban  
Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia

T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au

SJB Architecture (NSW) Pty Ltd  
ABN 20 310 373 425  
ACN 081 094 724  
Adam Haddow 7188 John Pradel 7004

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# Executive Summary

1



## Executive Summary

### 1.1 Executive summary

This Urban Design Report (UDR) has been prepared by SJB Urban on behalf of Avenor in support of the Planning Proposal and seeking amendments to the current LEP and DCP controls. Outlined in this report is the design rationale that underpins the site layout, built form, street character and public domain.

Avenor represents the owners of the properties at 173-179 Walker Street and 11-17 Hampden Street, North Sydney. The proposal consolidates the sites to consider a holistic solution hereafter referred to as the 'subject site'.

The subject site is currently host to five separate brick three storey, 'walk-up' apartment buildings from the post war era. There are an additional two stand alone dwellings located on Hampden Street. None of the dwellings are heritage listed or have noted heritage value.

A specialist consultant team has been brought together by Avenor to provide technical expertise for the design solution and specialist reports supporting the Planning Proposal that includes; Architecture and Urban Design by SJB; Town Planning by Urbis; Traffic Engineering by ARUP; Landscape Architecture by Aspect; and Community Consultation by KJA.

The appropriate information to support the planning proposal is contained in the report, and includes the following:

- An introduction to the site, it's context and the strategic drivers in the local area.
- A thorough understanding of the local context and an analysis of the design implications, surmised in an opportunities and constraints diagram.
- Key design principles that will inform the future character, quality of the proposed development and underpin the building design.
- Summary of the proposed LEP and DCP controls.
- Reference schemes under the proposed controls..
- An assessment of the reference scheme that quantifies solar access impact to the local area and impact on views for neighbouring sites.

### The Process

The UDR is broken down into a process that is consistent with a **'design-led' approach to site planning**. A design-led approach is place based and people focused, creating a new development that is consistent with it's local neighbourhood character and context (existing and strategic). It will be a place where future residents can work and play within a short walk from their front door. **The design led process is driven by community needs and local benefit**, complementing existing built form and leading to an enduring form that gives back to the North Sydney CBD.





Executive Summary

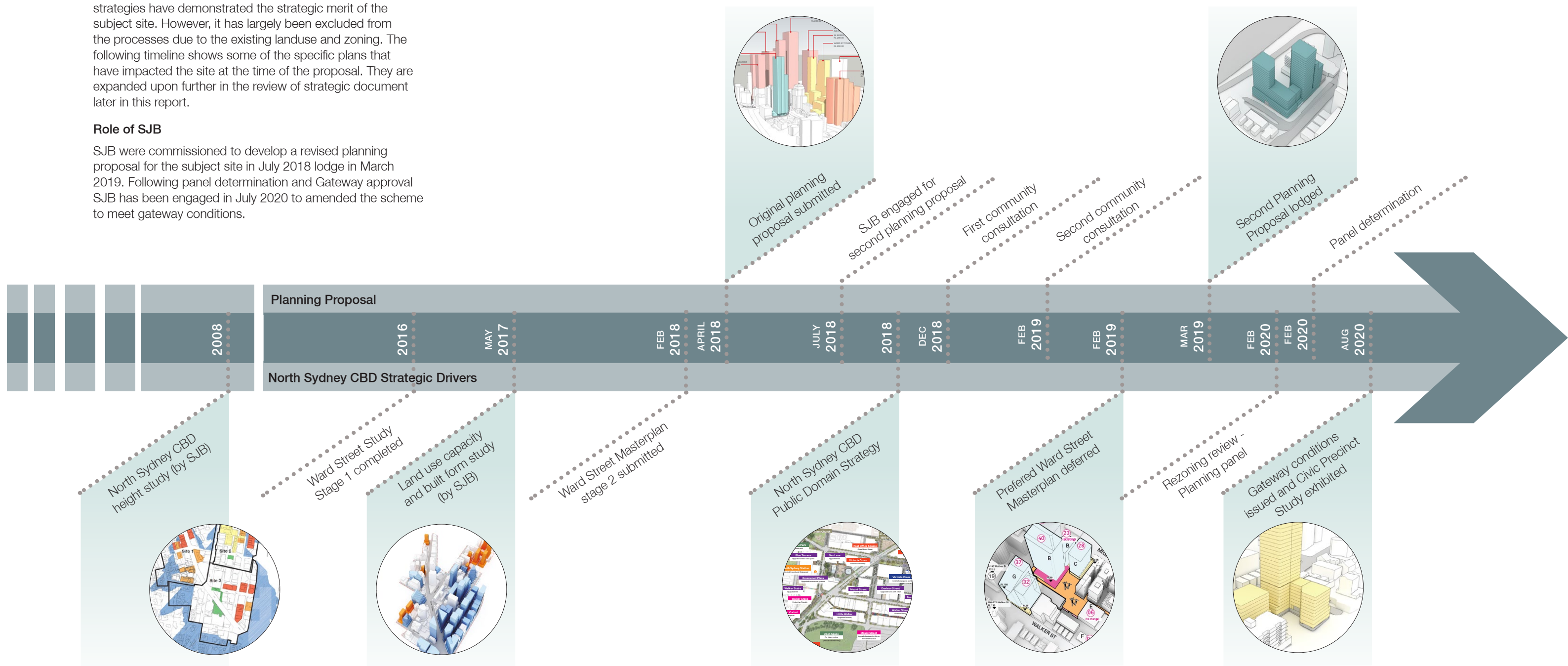
1.2 The design process

Strategic changes

The development context in North Sydney has changed dramatically in recent years. There have been a range of controls and masterplans that have enabled the current development climate in the local area. Many of these strategies have demonstrated the strategic merit of the subject site. However, it has largely been excluded from the processes due to the existing landuse and zoning. The following timeline shows some of the specific plans that have impacted the site at the time of the proposal. They are expanded upon further in the review of strategic document later in this report.

Role of SJB

SJB were commissioned to develop a revised planning proposal for the subject site in July 2018 lodge in March 2019. Following panel determination and Gateway approval SJB has been engaged in July 2020 to amended the scheme to meet gateway conditions.



Executive Summary

1.3 Strategic urban design drivers

North Sydney CBD Height Study (2005-08)

The key findings from the Height Study include:

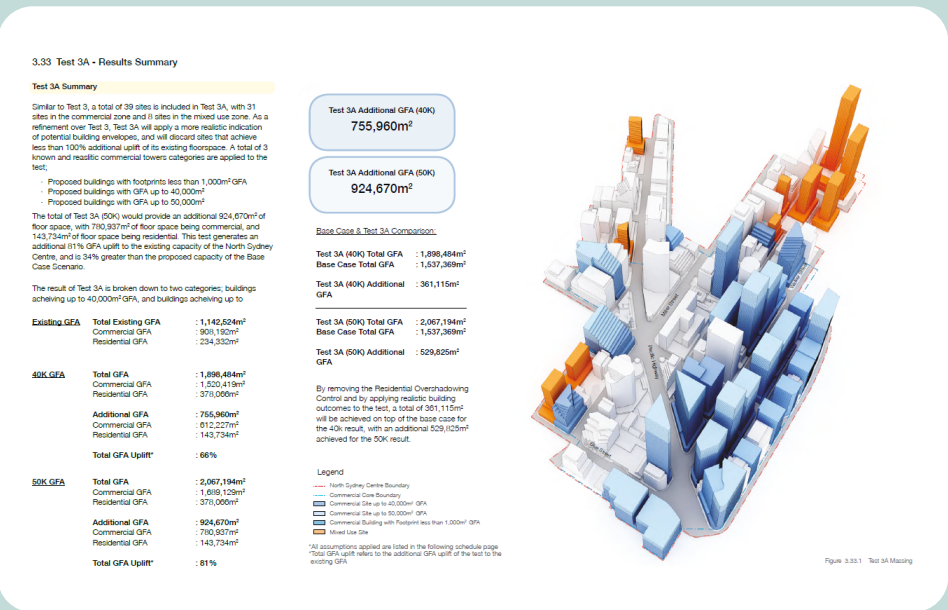
- This strategy first identified the subject site as a key location for a new tower.
- The site strategically overlooks the Warringah freeway and has limited overshadowing impact on existing residential areas.



North Sydney Capacity and Land Use Strategy (2017)

Key findings from this strategy include:

- North Sydney CBD is an appealing place to work and live.
- Development of commercial buildings and supporting infrastructure will bring more employment.
- Residents will be needed close to the CBD, providing retailers with an evening and weekend economy that is often lacking in commercial centres.



Final Ward Street Precinct Masterplan (2019)

The Ward Street Precinct has been instrumental in the development of the building proposed envelope. Key findings include:

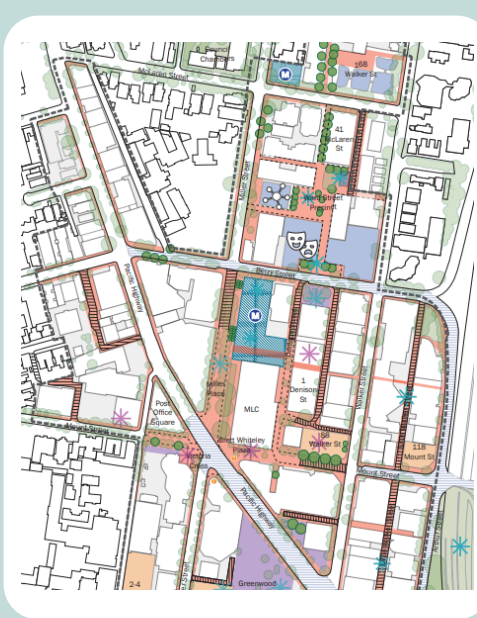
- In its early stages, the Masterplan also incorporated the land east of Walker Street.
- It situates the site in the midst of other major redevelopment.
- New employment opportunities and amenities on the neighbouring site.



North Sydney CBD Public Domain Strategy (PDS) 2020

The North Sydney CBD PDS highlights:

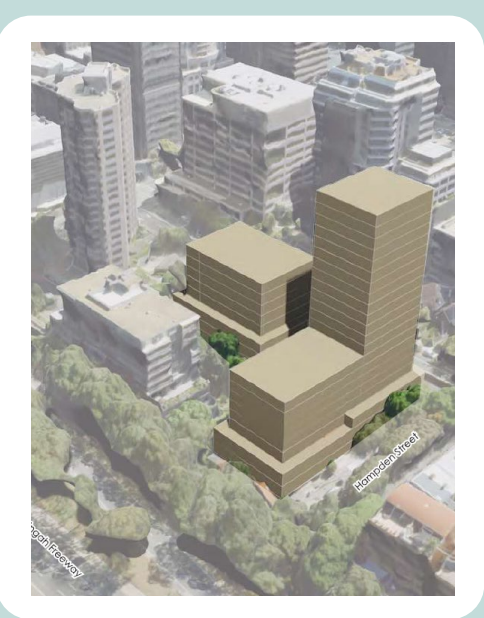
- The need for increased offer of public open space.
- Uplift of existing open spaces in the local area.
- The need for streetscapes and setback to work harder, offering workers and residents greater amenity and spaces of recreation.



North Sydney Civic Precinct Study 2020 (Draft)

The Civic Precinct Study includes:

- Gap between buildings
- Mix use precinct with retail and commercial podium
- 2 meters setback along Hampden and Walker Street



# Introduction

# 2

This section introduces the site and provides an overview of the wider context within which it is situated. The strategic framework and the strategic drivers for the proposed development are considered, as well as the specific role and function the site within North Sydney CBD as a high density residential development.



Introduction

2.1 North Sydney context

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.

There are many amenities and services within 400m of the site, including schools, open spaces, libraries and many shops. There are also two future metro sites in close proximity to the subject site, ensuring that it is connected to wider Sydney. The site is also in close proximity to Warringah Freeway and the Pacific Highway.

Key

Site Boundary

Ward Street Precinct Masterplan

North Sydney CBD Boundary

M

Victoria Cross Metro Station

Arterial Road

Secondary Road





## Introduction

### 2.2 Ward Street precinct context

SJB have been appointed by Avenor to prepare a design concept and built form testing 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.

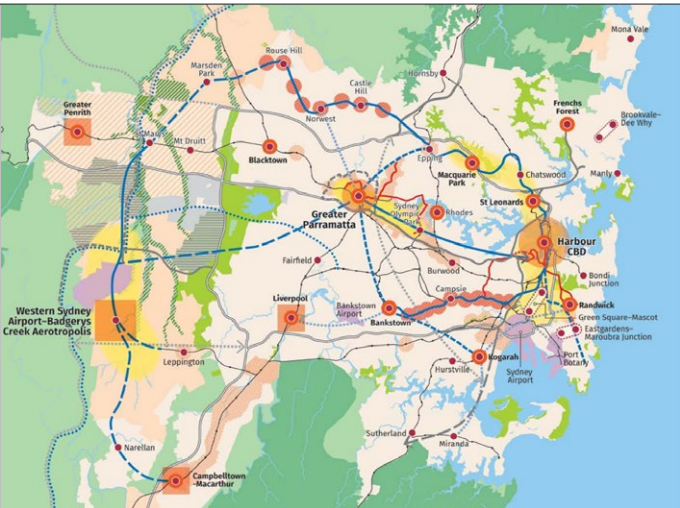
For the purpose of this study, the neighbouring sites of 169 Walker Street and 88 Berry Street have not been considered for amalgamation or rezoning due to the nature and scale of the existing strata developments and the likelihood of redevelopment. Nevertheless, the entire street block and wider context has been taken into consideration in designing the built form outcome.





Introduction

2.3 Strategic framework



Key findings:

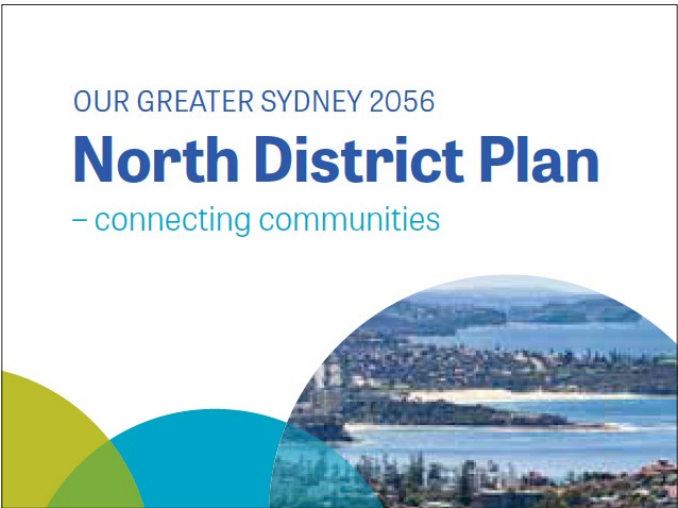
- North Sydney CBD is a major asset of the EEC.
- Expanding on employment capacity to will support wider economic growth in Sydney.

Greater Sydney Regional Plan (2018)

The Greater Sydney Region Plan released in March 2018 with growth targets and objectives first outlined in ‘A Plan for Growing Sydney’. It is the first region plan to be prepared concurrently with ‘Future Transport 2056’ and ‘State Infrastructure Strategy’ to align land use, transport and infrastructure that will bring together three unique but connected districts into one city.

It separates Greater Metropolitan Sydney into a series of districts that are the subject of separate, more detailed plans. Key issues for North Sydney and the Ward Street Precinct include:

- Locates North Sydney within the Eastern Harbour City and Northern District.
- Highlights North Sydney as a major asset of the Eastern Economic Corridor (EEC).
- North Sydney is a commercial precinct that needs to retain and expand the existing employment floor space to support the wider economic strength of Sydney.



Key findings:

- 3000 additional dwellings to be provided in North Sydney LGA by 2021
- Need to improved housing choice.
- Create a greater housing capacity.

North District Plan (2018)

The District Plan was realised in November 2016 in draft and it sets out priorities and actions policy to achieve a productive, liveable and sustainable city.

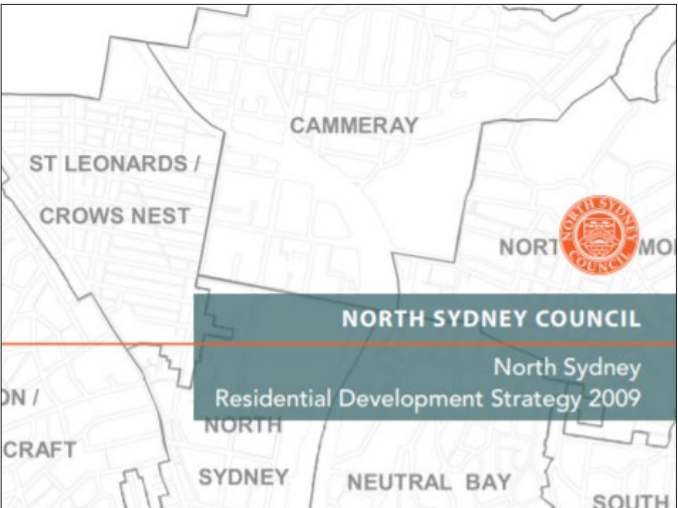
In order to do so the District will need to offer more housing choices, including better internal connections to link residents with jobs and services.

The key actions pointed out in the document are:

- 15,600 to 21,100 additional jobs to be provided in North Sydney CBD by 2036.
- 3000 additional dwellings to be provided in North Sydney LGA by 2021.
- Improved housing choice.
- Create housing capacity.
- Affordable Rental Housing.
- Provide design-led planning.
- Foster the creative arts and culture.

**Overview**

This section reviews the policy context of North Sydney and strategies that inform the strategic merit of the proposal. North Sydney sits within a constantly evolving planning framework, which emphasises the importance of a ‘place based’ approach that is similar to the Ward Street Precinct Masterplan and SJB’s work at Crows Nest.



Key findings:

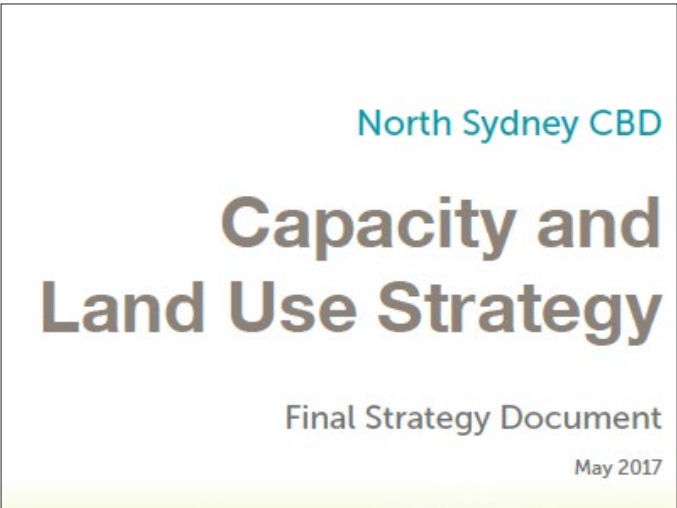
- Housing opportunities have been overlooked in North Sydney CBD.

North Sydney Residential Development Strategy 2009

The document has been formerly adopted in 2011 as strategic framework to deliver the additional dwellings also identified by the north district plan.

North Sydney has a planned capacity for an additional 70 dwellings within the R4 High Density Residential zone, for the period 2009-2031, equating to approximately 3 dwellings per annum.

The strategic document is therefore relevant in the analysis to properly allocate land use and capacity in accordance with the framework.



Key findings:

- The identification of potential development opportunities that take advantages of the public transport upgrades.
- Increment the north Sydney CBD growth.

North Sydney Capacity and Land Use Strategy

*“The aim of the North Sydney Centre Planning Review is to identify and implement policies and strategies to ensure that the North Sydney Centre retains and strengthens its role as a key component in Sydney’s global economic arc.”*

The site is located within the R4 High Density Residential zone while the Land Use Strategy has been prepared to encompass land within the B3 Commercial Core and B4 Mixed Use zone. For this reason the site is generally exempt from the study.

Some key issues of the strategy that interests the site are:

- The identification of potential development opportunities. Taking advantages of the public transport upgrades.
- Identify and facilitate specific land uses to contribute to the CBD’s strategy.
- Increment the north Sydney CBD growth.



Introduction



Key findings:

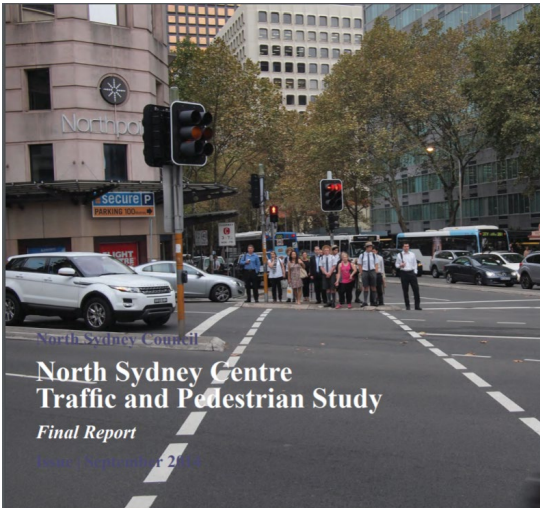
- Prioritising residential development near well serviced public transport corridors.
- The need for high quality public realm upgrades and public open spaces.

North Sydney Community Strategic Plan 2018-2028

The North Sydney Community Strategic Plan reflects the community's aspirations for the future and affirms Council's priority to revitalise the North Sydney CBD from a purely commercial centre to a place for both business and entertainment.

Key community priorities:

- Quality urban green spaces.
- Public open space, recreation facilities and services for the community.
- Improved mix of land use and quality development through design excellence.
- Sustainable transport is encouragement.
- Diverse, strong, sustainable and vibrant local economy.



Key findings:

- Cars are an existing significant barrier to pedestrian and cycle movement.
- Proposed upgrades and infrastructure improvements are strategically aligned with high density development.

North Sydney Centre Traffic and Pedestrian Study

The North Sydney Traffic and Pedestrian Study is an analysis of the current pedestrian activity and aims to improve pedestrians environments through key interventions.

The subject site interfaces project, however it is outside of the study area. Many of the recommended street upgrades and improvements to the public realm will benefit future residents in living in the proposed development.

Key findings for the subject site include:

- There is a high proportion of public transport users in the local area.
- Pedestrian and cycle environments are generally poor.
- Proposed upgrades to street infrastructure, crossing points and public realm will benefit future residents.



Key findings:

- We need to protect and enhance the quality of existing open spaces (i.e. Doris Fitton Park).
- Additional open spaces are needed in the local area.

North Sydney CBD Public Domain Strategy 2020

The study area for the North Sydney CBD Public Domain Strategy (PDS), encompasses the neighbouring street blocks, however exclude subject site (the same study area as the Landuse and Capacity Strategy is factored).

Key Concerns:

- A general undersupply of plazas and parks.
- Existing public domain lacks delight and warmth.
- Heavy impact of peak hour vehicle movements.
- Empty public spaces after hours and on weekends and a lack of after hour activities.

Strategic means of addressing the problems:

- Increase the quantity of public domain and green space.
- Increase the quality and variety of public domain.
- Slow vehicle speeds and actively encourage walking and cycling.
- Create new city-shaping spaces that connect with cultural, social and transport hubs.



Key findings:

- Delivery of housing diversity in area close to infrastructure
- Deliver housing close to open space and create a network of green spaces
- Promote walkability

North Sydney Local Strategic Planning Statement 2020

The Local Strategic Planning Statement (LSPS) sets out North Sydney Council's land use vision, planning principles, priorities and actions for the next 20 years and outlines the desired future character.

Key Concerns:

- Provide infrastructure to support growth and change
- Collaborate with state government agencies to deliver jobs, infrastructure and housing
- Deliver housing options
- Provide range of community facilities
- Recognise distinct local character and heritage
- Provide more opportunities for commercial in the CBD
- Develop a business cluster
- Enhance commercial amenities of the CBD
- Smart, innovative and prosperous economy
- Protect the light industrial
- Support a walkable centre
- Protect the environment
- Create a network of green spaces



Key findings:

- The population is projected to increase from 72,150 to 91,650 in 2036 (26% increase)
- A further 11,450 dwellings are needed in the LGA over the next 20 years.

North Sydney Local Housing Strategy 2020

The Local Housing Strategy aims to manage expected level of growth through planning for housing in the LGA and provide housing close to infrastructure, housing diversity and housing affordability. The document inform housing diversity and affordability issues, identify the right location for more housing and areas unsuitable for change.

Key Concerns:

- Availability of housing for households of all income levels
- Smaller households with significant portion of lone and couples that desires smaller dwellings
- Ageing population
- Families with children are increasingly staying in North Sydney
- Increase population will require more public open space



## Introduction

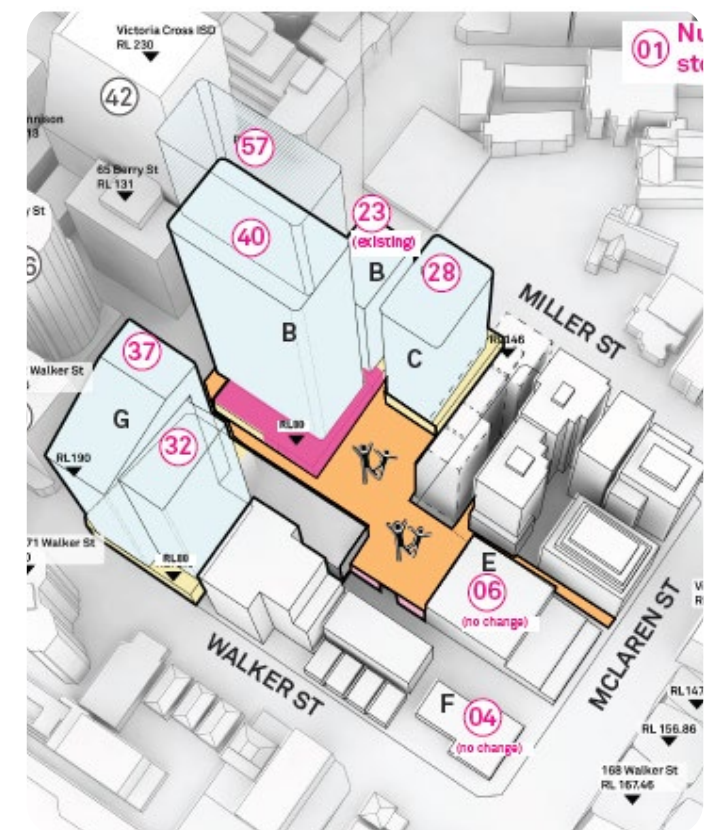
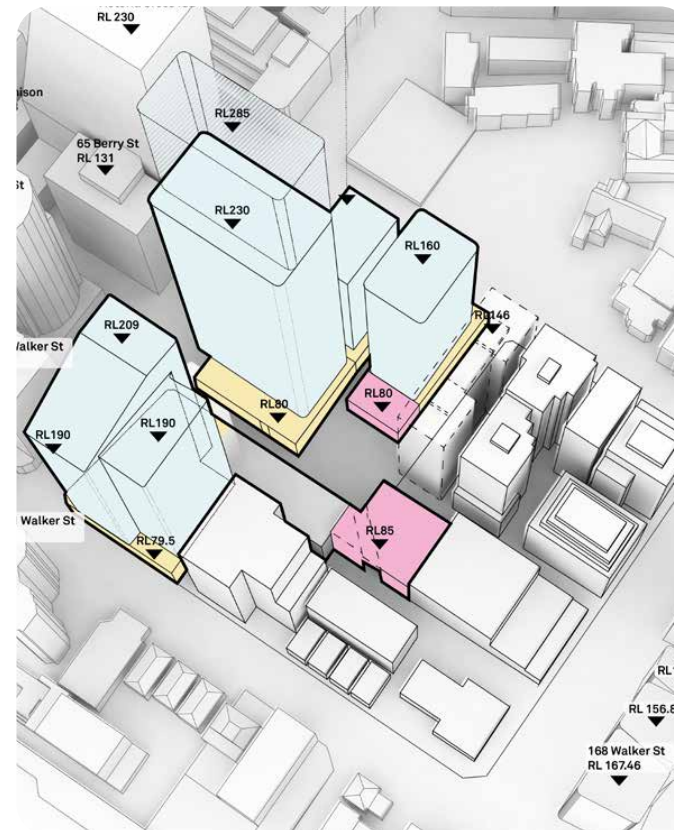
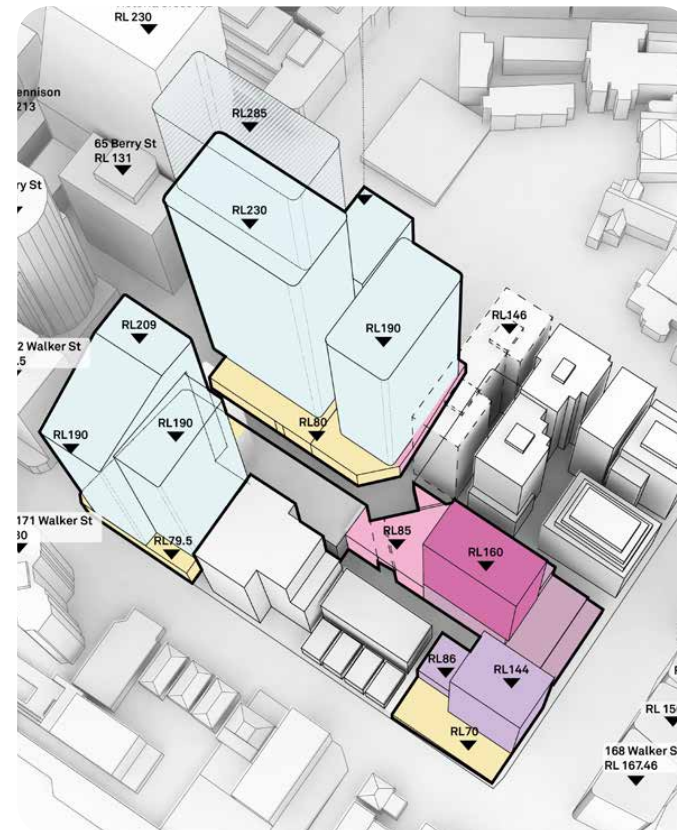
## 2.5 Ward Street Precinct Masterplan

The endorsed masterplan for the Ward Street Precinct has been developed to achieve the overall objectives of the vision and principles established through consultation with council, key stakeholders and the community. The final design has come out of an interactive process that has included several stages of design development.

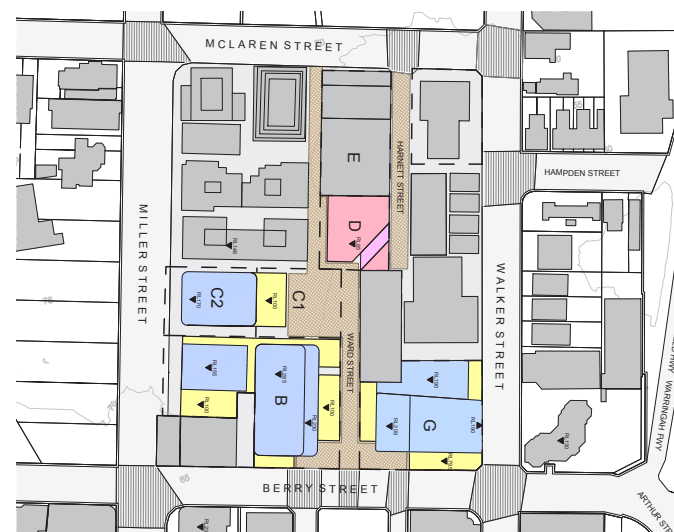
Stage 1 of the Ward Street Precinct Masterplan was undertaken throughout 2016 and exhibited between January and March 2017. Stage 2 of the Masterplan project commenced February 2018 and reported to Council in June 2018 for the purposes of public consultation. Stage 1 of the North Sydney CBD Public Domain Strategy has also contributed significantly to the refinement process by highlighting the critical shortage of high-quality open space in the CBD and the shifting of the CBD centre to the north with the future opening of Victoria Cross Metro Station.

The final Ward Street Precinct Masterplan includes the following:

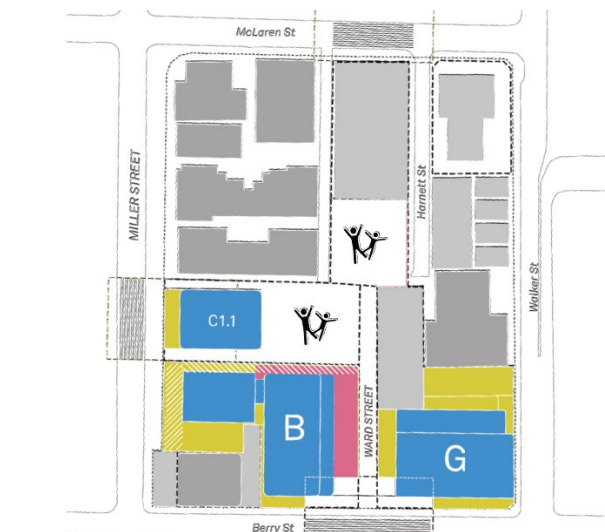
- Significant new open space offering throughout the Precinct, which totals 5,418 sqm, including laneways.
- A new Knowledge Hub and Cultural Hub
- New cafés and ground floor retail/activation
- Public toilets
- Expansion of Eat Street to include link from Miller St down into the central square
- Potential future link connecting Central Square and the new Metro station.
- Uplift to built form envelopes to include more commercial GFA and employment opportunities in the local area.
- Limiting uplift to the northern edge of the site to safeguard the amenity of the open space and allow adequate solar access.



Option 1: Miller Square Square



### Option 2: Central Square



Final Masterplan: Central Square



Introduction

2.6 Strategic importance

On 11 April 2018 the Sydney North Planning Panel accepted that the previous Planning Proposal for 173-179 Walker Street North Sydney has strategic merit, particularly noting that North Sydney Council had identified the site as an Opportunity Site under the draft Ward Street Precinct Masterplan. On February 2020 the Sydney North Planning Panel recommended the Planning Proposal proceed to gateway assessment, confirming the proposal has Strategic Merit and Site Specific Merit.

Economically, the North Sydney CBD is Sydney's second largest business district, home to a diverse range of commercial industries including service, property, communications and financial organisations. North Sydney residents are able to take advantage of the excellent transport links, proximity to Sydney Harbour, cultural and social infrastructure and open space that North Sydney offers.

North Sydney's historic focus on commercial development has resulted in a city centre with limited diversity, character and activity, especially outside of business hours. Most workers spend minimal leisure time within the city centre. With new metro services running day and evening, there is an opportunity to diversify and intensify the experience of working and living in, as well as visiting, North Sydney.

Our vision for East Walker Street Precinct aligns with the recent strategic planning directions from North Sydney

Council and the NSW Government by enabling increased density to activate the North Sydney centre.

North District Plan

- Assist Council in their requirement to work with the Commission and Transport for NSW to identify urban renewal opportunities that connect to Sydney Metro.

North Sydney Centre – Capacity and Land Use Study

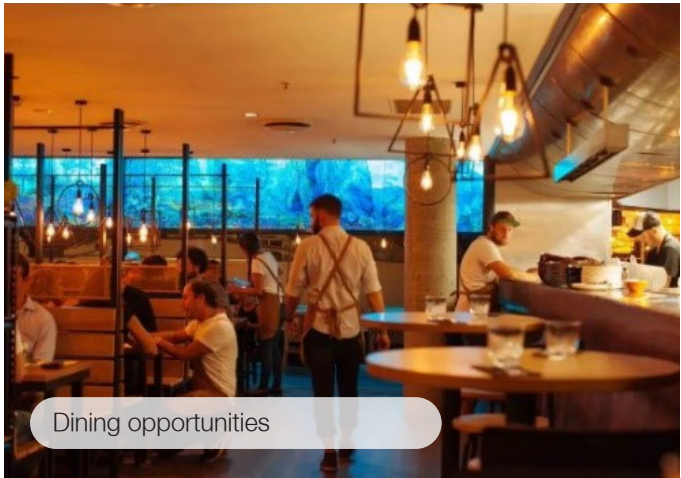
- In alignment with 1.3 Objectives, the proposal meets a key study objective by enabling the development of high density residential zoned site on the periphery of the commercial core.
- In alignment with 1.3 Objectives, the proposal takes advantage of the planned infrastructure upgrades by intensifying land use around significant transport infrastructure.
- The proposed residential density will support a sustainable, resilient and vibrant commercial core.
- The proposal meets another objective by adding to the diversity of land uses in the centre that will contribute to the amenity, night time economy and commercial sustainability.

Ward Street Precinct Masterplan

- The proposal will provide for public domain improvements being the key priority of the Ward Street Masterplan, via improvements to future connectivity to active infrastructure in the east, as envisaged by the Draft Master Plan.

Civic Precinct Planning Study

- The proposal is strategically aligned with the Civic Precinct Planning Study released in May 2020, including the provision of housing and employment close to the Victoria Cross Metro Station.
- The Planning Proposal aligns with a number of the urban design recommendations of the Study. The East Walker Street Precinct is a Strategic Site in this Planning Study.



# Site Analysis

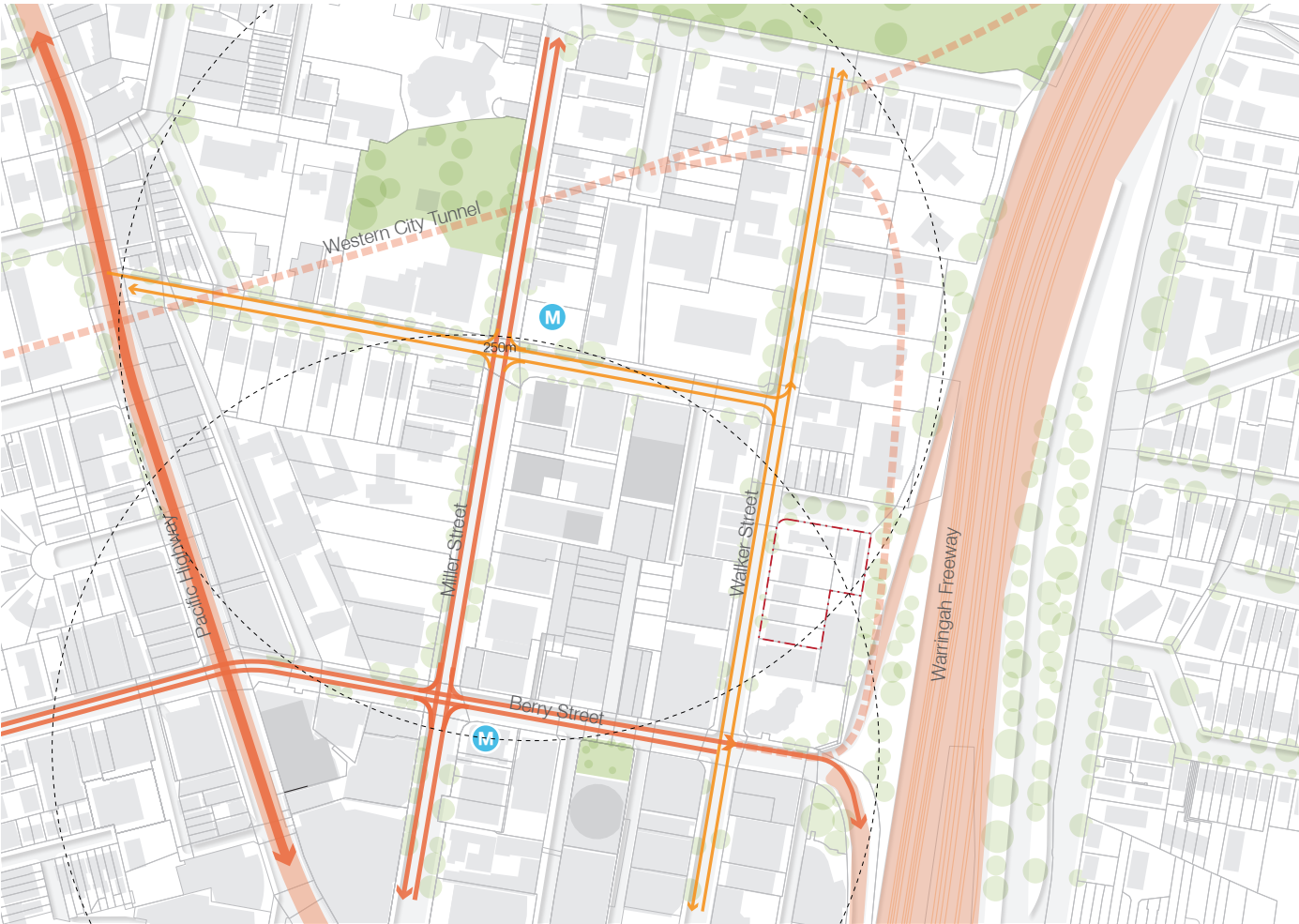
3

The analysis provided in this section explores the existing conditions of the local area and considers the potential impact on the future development of the site. This assessment will inform the type of built form, the quantity of public open space and amenities that are suitable for the site. This section culminates in a synthesis of the ‘opportunities’ and ‘constraints’ for the development that are applicable to the site based on a thorough understanding of the local neighbourhood.



Site Analysis

3.1 Movement and access



The wider area is serviced by a major freeway and highways that link to greater Sydney - providing residents and workers with easy access to North Sydney and the subject site.

There are proposed road tunnels that will be accessed via Berry Street, this will increase traffic movement in the area and create a pedestrian barrier north and south of the road.



Movement within the precinct prioritises vehicular access with limited permeability for pedestrians. The subject site is well connected to the road network and is in close proximity to the Warringah Freeway which connects to Sydney CBD and to the Lane Cove Tunnel to the north.

Basement access into surrounding buildings are from local roads, and lanes wherever possible.

**Key**

- Project Boundary
- Freeway
- Primary Roads
- Secondary Roads
- Access Points

Site Analysis

3.2 Open space and landscaping



There is limited provision of open space throughout North Sydney CBD and the open space which currently exist are of a low quality due to its size and overshadowing issues by surrounding buildings.

The area is largely serviced by St Leonards Park and Miller Street Park fronting Stanton Library provide which are both generous open spaces.

- Surrounding the site, the existing open spaces are:
1. Doris Fitton Park
  2. Berry Square

There are built form controls that do not allow overshadowing of existing open space during the middle of the day to protect their amenity.

- The Ward Street Precinct Masterplan proposes several new open spaces to better service the area and are as follows:
3. Miller Street Square (1,280m<sup>2</sup>) or;
  4. Central Square (1,200m<sup>2</sup>) and;
  5. Extension of Berry Square (1,044m<sup>2</sup>)

The streetscapes within the area are generally of a high quality with numerous mature age trees lining the streets, particularly along Miller Street and McLaren Street.

The site itself is bordered by large trees to the east which provides an acoustic and visual buffer to Warringah Freeway. Along Hampden Street is a well planted verge (6) which also provides a visual buffer to properties to the north.

**Key**

- Project Boundary
- Proposed Open Spaces
- Existing Open Spaces



Site Analysis

3.3 Topography



North Sydney CBD is subject to significant changes in topography levels across its extent. This is due to the ridges and valleys that meet the harbour south of North Sydney. The Pacific Highway follows the ridgeline up from the Harbour Bridge through to Crows Nest and Lane Cove, while the Warringah Freeway cuts away at the side of the hill to create a level path past the subject site.

Key

Project Boundary

Slope

+67.5

Relative level

Incline/level change

Contour lines

Ridge line



The topography of the subject site falls steeply away from Walker Street toward the Warringah Fwy. There is a 8.7m difference from the south-west corner to the north-east. The proposed development will respond to the challenges through the built form and proposed landscape design.

Future landscaping works to the end of Hampden street and the edge of the freeway could be an opportunity to include water sensitive urban design in the form of a swale or retention basin, as the topography currently forms a natural basin.

Construction noises will be minimised due the topography and the nature of the basin - as there is less basement required.

Key

Project Boundary

+70-80

+60-70

+50-60

+40-50

+67.5

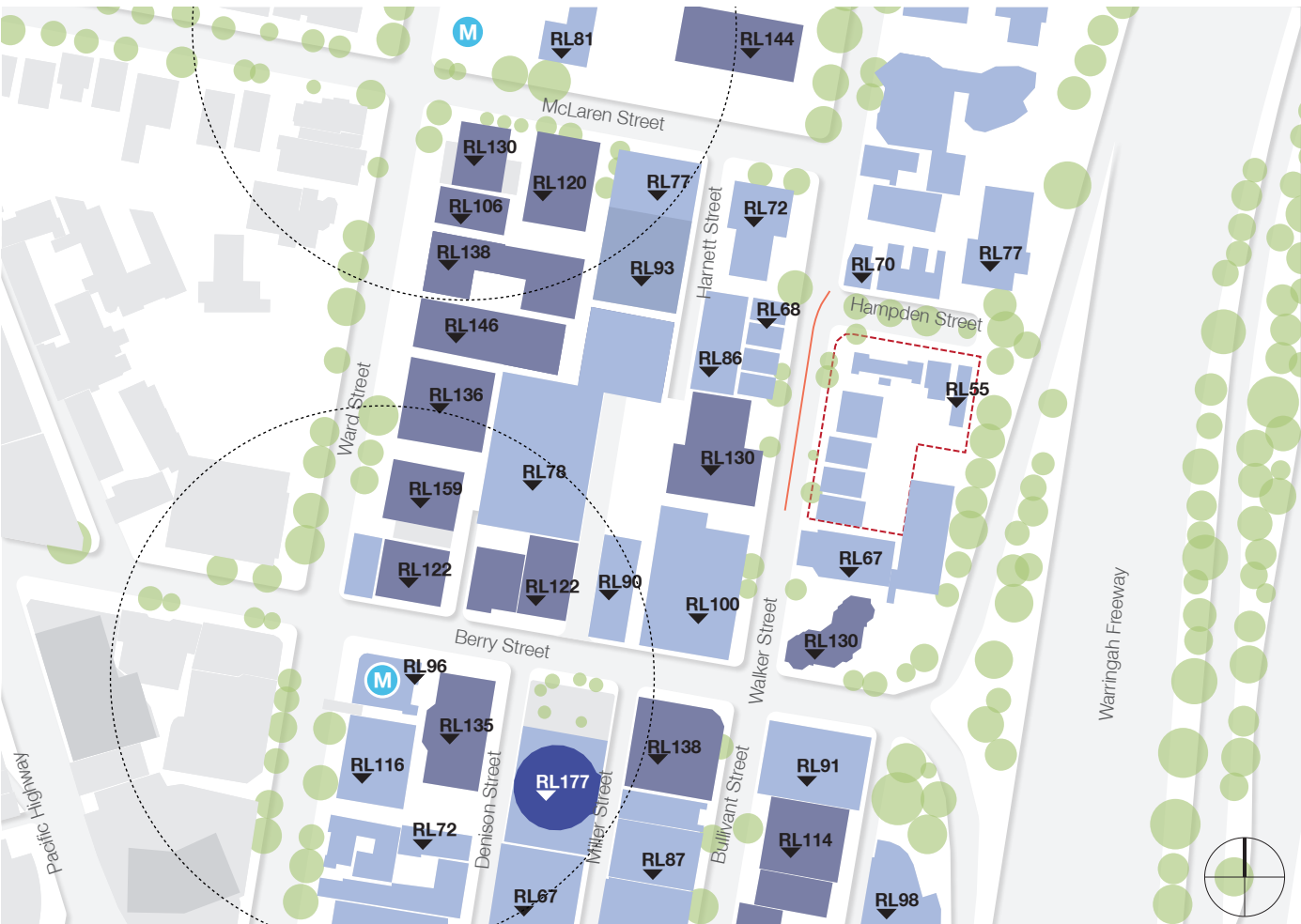
Relative level

Incline/level change

Contour lines



3.4 Heights of buildings

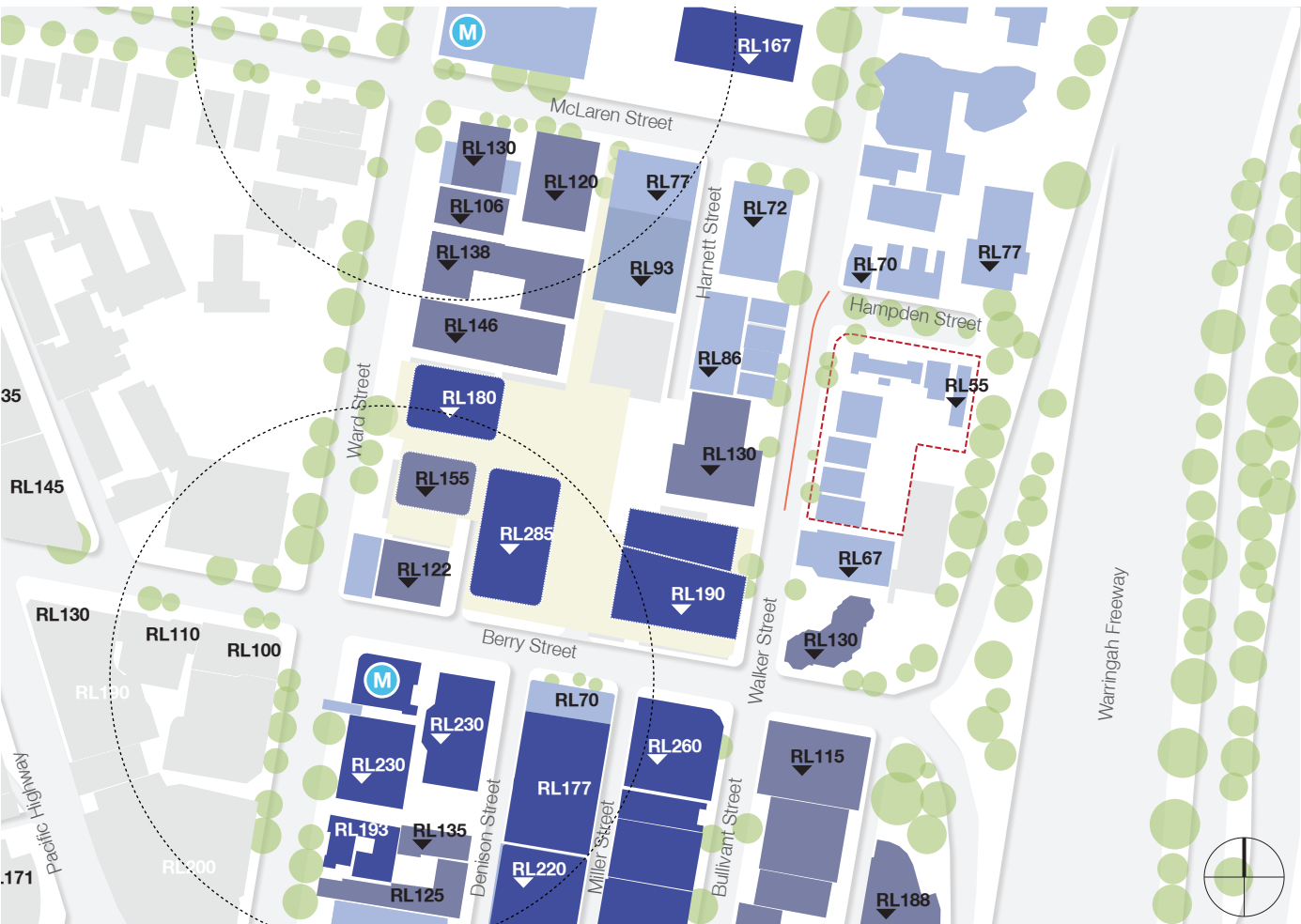


Existing

The heights of buildings are considered with the RLs instead of number of storey due to the site specific level change. There is a significant slope in the topography of the site, as shown previously.

The existing height distribution features a range of heights from RL of 120 to 150 toward the west side of the CBD with the highest RL of +159 at 213-219 Miller St. To the north east the study area there are 3 to 4 storey residential buildings with a RL that drops down to 70. 168 Walker St is the exception with a RL of 144.

The distribution of height across the wider area is influenced by the topography of the site that presents significant level changes and irregularities which plays an important role in defining the local character.



Proposed

North Sydney CBD is undergoing dramatic changes in coming years, with many approved and pending Planning Proposals, DAs and Precinct Masterplans located within the wider study area of the subject site. The uplift in height and FSR that is taking place in the area, provides a basis for higher densities and increased height for the subject site, as it is contextually appropriate.

The Ward St final Masterplan allocates the heights on Berry St reaching RLs of approximate +190 and +285. Two Planning Proposals are in process to be approved at 168 Walker Street with a final RL+167 and 1 Denison Street RL+220. On the south corner of the site 169 Berry St

“Century Plaza” residential tower has RL+130.

Low residential terrace houses and a residential flat building are located at the north corner along Hampden Street with an overall RL of no more than +77. A feature of the site is the heritage retaining wall on Walker St with a level change of 3.3m at the north end.



Site Analysis

3.5 Land uses



Existing

The existing land use shows a distribution of residential to the north and a concentration of commercial uses to the south. The block to the east of Walker Street, which includes the subject site, is entirely residential uses.

Community facilities are equally spread within the considered area, with many schools located within walking distance of the site. Just outside of the study area are a range of public recreation facilities at St Leonards Park.



Proposed

The preferred Ward St Masterplan proposes implementation of street level retail activity within the tower podiums. The retail uses will be supported by an intensity of commercial uses proposed for the site, within the precinct and the existing CBD.

A significant community facility is proposed for the Ward Street Precinct, which will benefit the future use of the subject site, with close proximity to amenities and services for all future residents.

The subject site is zoned residential.

**Key**

- Project Boundary
- Commercial
- Retail
- Residential
- Community



Site Analysis

3.6 Skyline study - CBD North and Ward Street precinct

The subject site is situated on the edge of the Warringah Freeway (to the east of the site) and the North Sydney CBD (south-west of the site). The skyline vantage of North Sydney from the freeway shows the height transition away from the centre of the CBD. The buildings that frame the freeway still have a significant presence of height and scale. The height transition of North Sydney CBD will be increasingly notable with the completion of the current project pipeline (under construction or approved DAs and PPs), as well as the implementation of the Ward Street Master Plan.

Views of the site from the top of Walker Street (north of the site) demonstrates that the existing built form allows for height transition to the site. Views of the skyline is obscured by a thick tree canopy, creating a sense of intimacy and a pleasant scale to the streetscape.



1. View of Walker street site from Warringah freeway (north)



2. View of Walker street site from Warringah freeway (north)



Key plan



3. View of Walker street site from Warringah freeway (south)



4. View of site from top of Walker Street (north)



Site Analysis

3.7 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

22

Site Analysis

3.8 Ward Street Precinct Master plan (Hassell), constraints analysis comparison

This series of diagrams documents how the design process has aligned with the approach taken in the Ward Street Precinct Masterplan.

The diagrams parallel each other to show that the subject site has employed best practice urban design to achieve the proposed outcome.

1. 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.

2. No additional overshadowing to public open space in North Sydney CBD and east of the Warringah Freeway

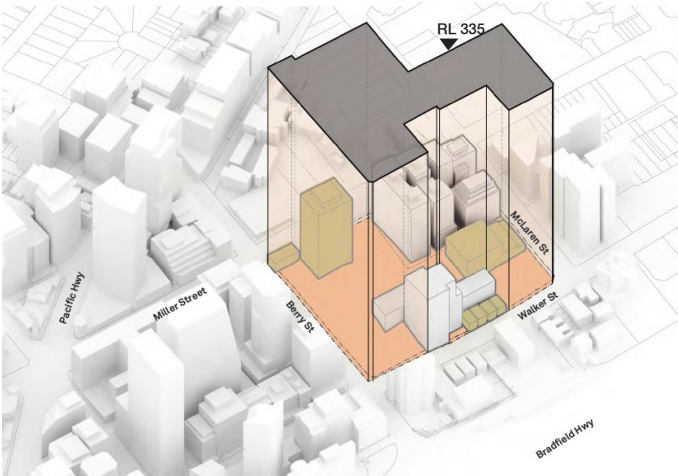
This solar envelope ensures no additional overshadowing to Doris Fitton Park between 12-2pm where shadows cast from the site has a potential impact.

3. Indicative LEP height amendment

This envelope shows the proposed height control to RL 148 applied to the North Sydney Local Environmental Plan 2013.

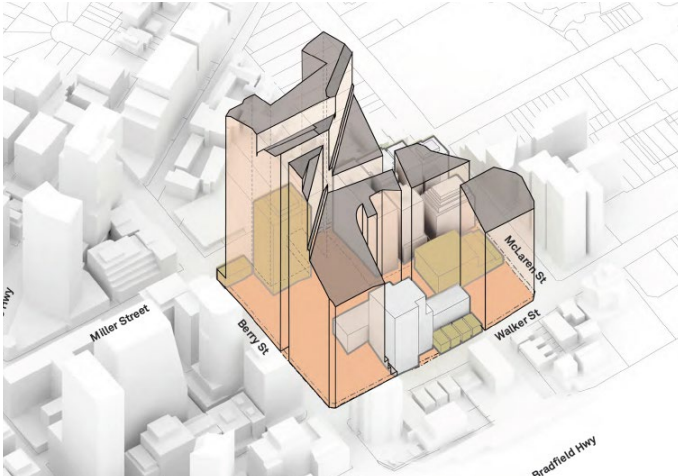
The height control will include a clause within the LEP to ensure that there is no additional overshadowing to Doris Fitton Park. ADG compliance ensures that built form proposed is sensitive to solar access to the residential development at 88 Berry Street.

1. Sites unlikely to change removed



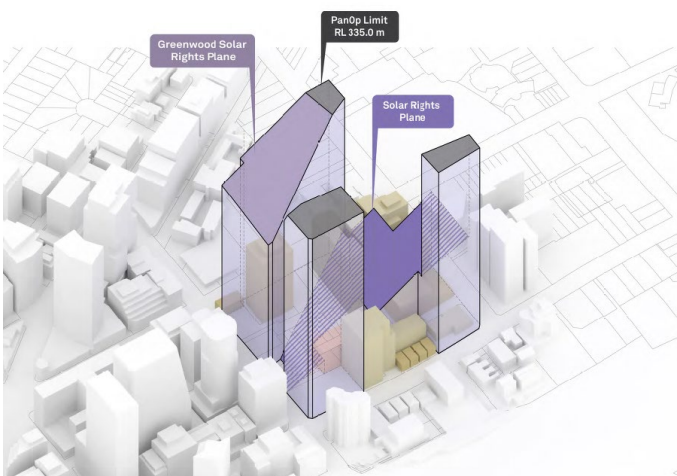
Ward Street Precinct Masterplan maximum Pan-Ops excluding sites that will not be developed

2. No additional overshadowing to public open space

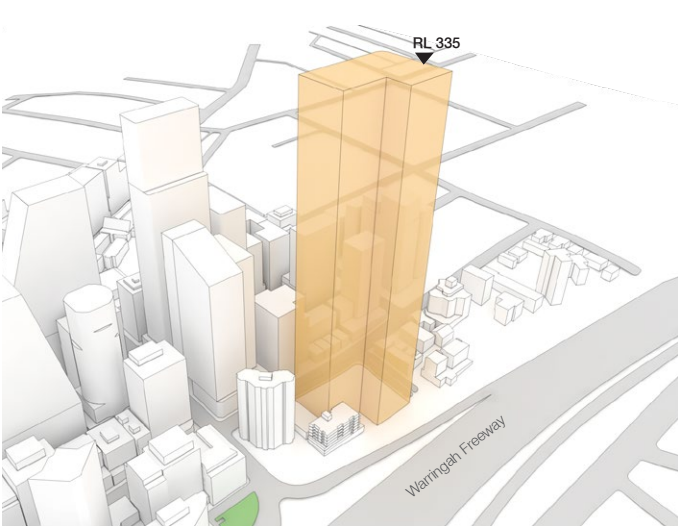


Ward Street Precinct Masterplan solar plane envelope

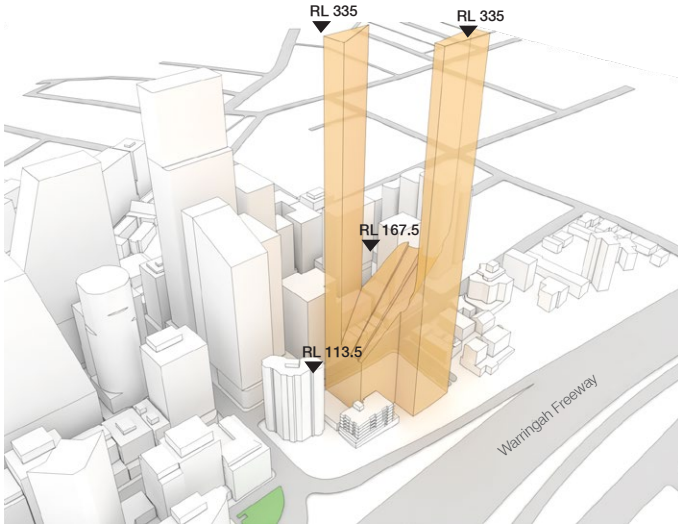
3. Indicative LEP height amendment



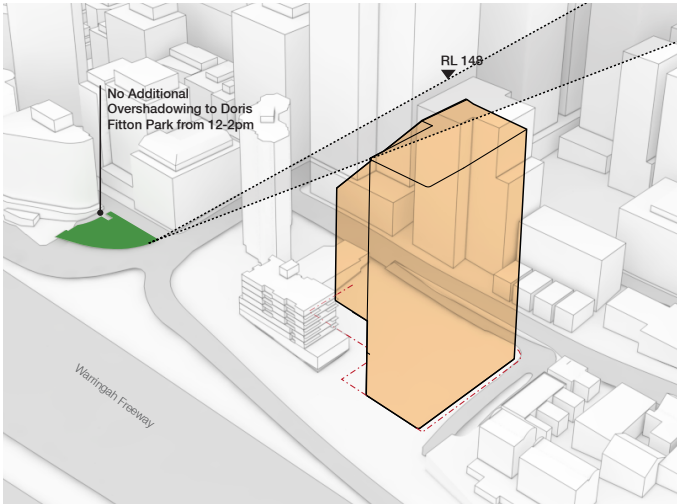
Ward Street Precinct Masterplan possible LEP building heights with solar constraints



Subject site maximum Pan-Ops excluding sites that will not be developed



Subject site solar plane envelope



Subject site proposed LEP building heights with solar constraints



## Site Analysis

### 3.9 Site size and built form options

The Constraints Envelope analysis identified a total developable area of the East Walker Street Precinct of 3,949sqm with a single height plane guided by no overshadowing on Doris Fitton Park and two street frontages to Walker Street and Hampden Street.

Following the Constraints Envelope analysis, the WSPMP Urban Design Report considers the potential built form outcomes that could fit that envelope and tests it against the capacity of sites to meet three minimum design requirements:

- Office: Premium /A-Grade office development with site areas large enough for a commercial floor plate and scale of building
- Residential: comply with SEPP 65 & Residential ADG with site areas large enough for residential floor plates
- Public Realm: high quality public realm

The same principles were applied holistically to the East Walker Street Precinct, which determined that:

- the Precinct area is 3,949sqm which is significantly larger than is required for a single residential tower development, noting that
  - the Belvedere building opposite on Walker Street has a site area of 1,740sqm (which is only 44% of this size of East Walker Street Precinct) and comprises 195 units, height of RL 130, FSR of 9.4:1
  - the WSPMP Site F had a site area of 1,795sqm (only 45% of East Walker Street Precinct Area) and comprised up to RL 144 and FSR of 9:1 (while not yet approved, indicates the acceptable size of residential towers in this location)
- that as such, a Precinct of this size (3,949sqm) has reasonable capacity to cater to two towers
- that, through a detailed design process, this specific Precinct is able to cater to two towers that can both achieve tower forms that comply with SEPP 65 and ADG

The East Walker Street Precinct is categorised into two groups of properties by street frontage and name:

- Walker Street Properties: Four land parcels with frontage to Walker Street (173, 175, 177 and 179 Walker Street) totalling 2,339 sqm
- Hampden Street Properties: Three land parcels with frontage to Hampden Street (11, 15 and 17 Hampden Street) totalling 1,609 sqm

This Urban Design Study takes **holistic approach** and considers all properties in the Precinct as one parcel to **determine the Key Design Principles** independent of landownership. These Key Design Principles are detailed in Section 4 of this report.





Site Analysis

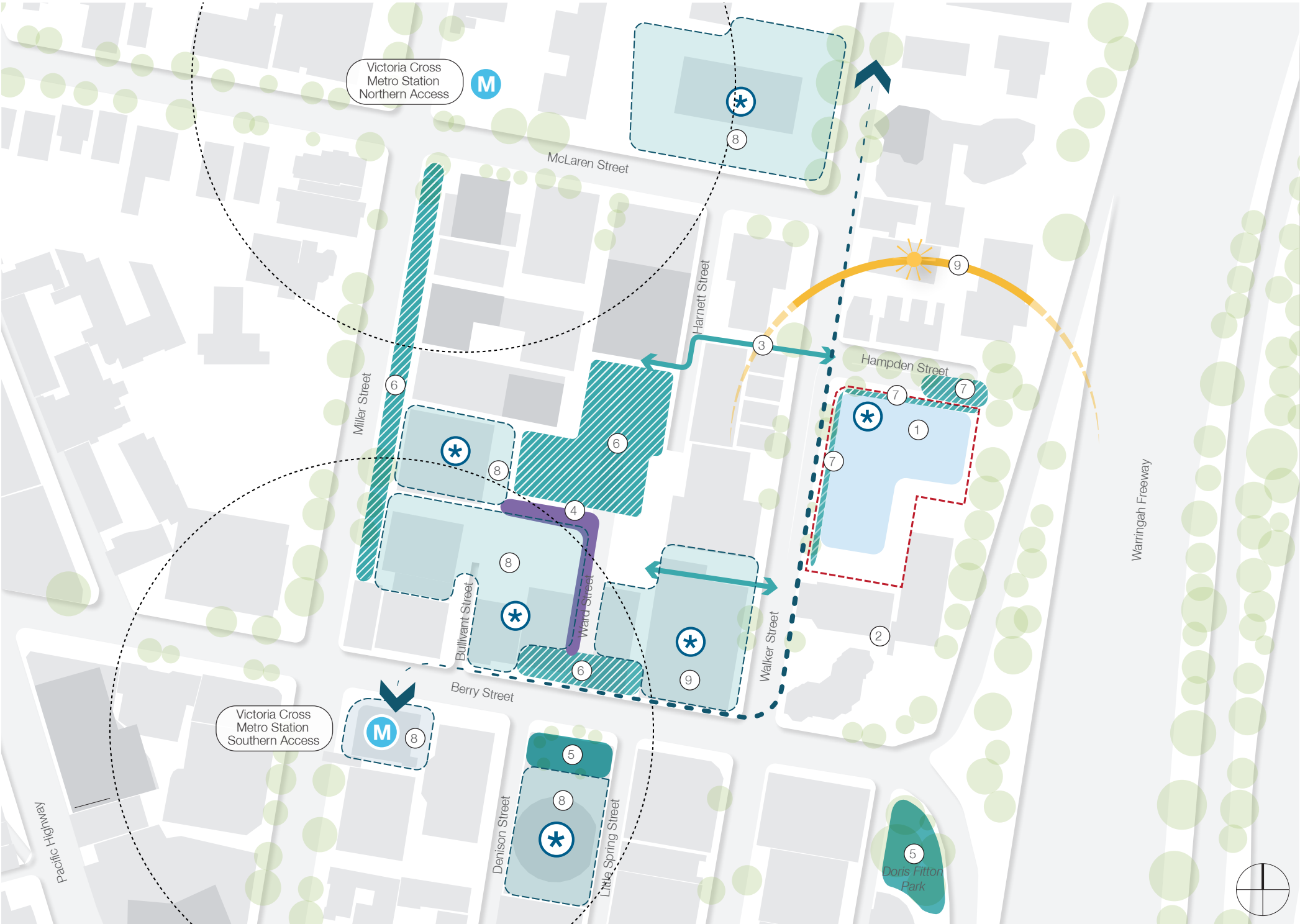
3.10 Opportunities

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 and along Miller Street, 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 Pocket Park in Hampden Street and improve pedestrian connections and landscaped setbacks along Walker and Hampden Streets;
- 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



# Establishment of Key Design Principles

4

The design response sets out a layered methodology for the configuration, scale and bulk of the site. This section overlays the elements of the future site in a systematic way to achieve an assurance of quality in the urban form and a logical narrative to the structure of the site based on community and government feedback.

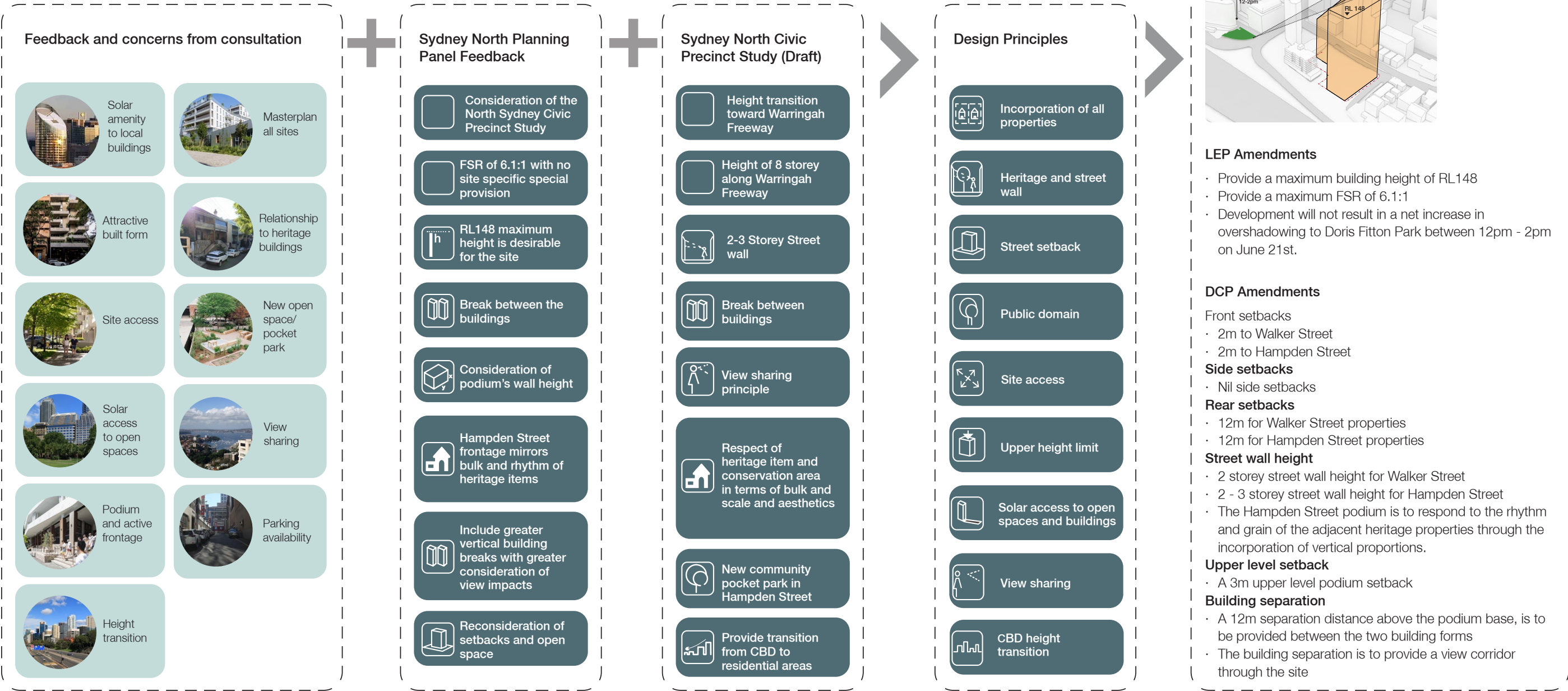


Establishment of Key Design Principles

4.1 Development of principles

Overview

This page describes the process of defining and testing the appropriate controls for the basis of the planning proposal based on the previous planning proposal, the community concerns, the North Sydney Planning Panel feedback, Gateway Conditions, and the consideration of the recently released draft of the North Sydney Civic Precinct Study.



Establishment of Key Design Principles

4.3 Design principles: re-framing the proposal

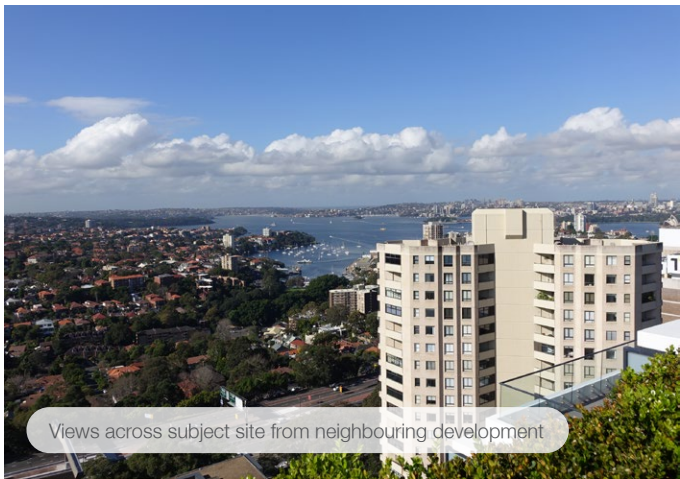
The concerns and feedback from the local community, North Sydney Council and the Planning Panel have underpinned the development of the planning proposal. Key parameters that incorporate the comments and feedback are shown on the following pages and create the basis for our design principles in the next chapter of this report.

The key parameters include:

- View sharing
- Networked open space
- Site access
- Solar access to open space
- Height transition
- Relationship to heritage buildings
- Solar amenity to surrounding buildings
- Podium and active frontages
- Consolidated site
- Attractive built form
- Parking

View sharing

There are several existing blocks of apartments on the West side of Walker Street that enjoy views across the harbour, some of them to the Sydney Harbour Bridge and CBD, others toward Neutral Bay and Mosman. A View Impact Assessment was prepared to assess the potential for views to be obstructed by



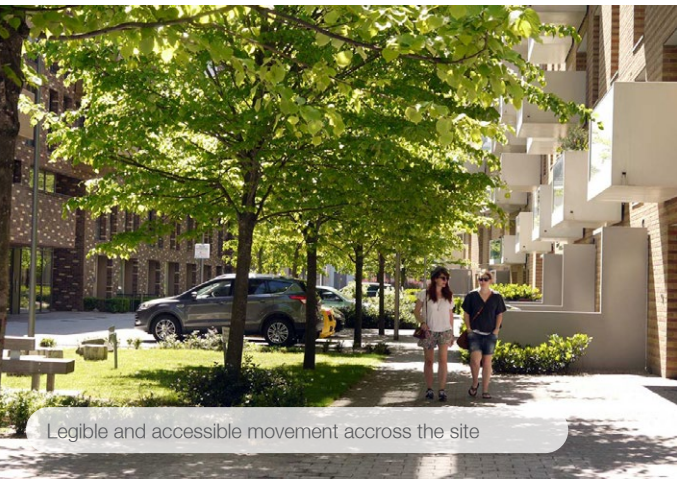
Networked open space

Public open space is in short supply across North Sydney CBD, although the site is in close proximity to St Leonards Park, there are few smaller parks that are appropriate for a range of uses and passive recreation. For this reason the proposed development intends to address this shortfall by upgrading and expanding the existing community garden on Hampden Street, as well as providing a landscape setback to the envelope on Walker Street to allow for public use of this space.



Site access

Access to the existing lots on Walker Street and Hampden Street is already constrained, with challenges created by the topography. For this reason the pedestrian staircase in the north of the site will be maintained, as well as the retaining wall and service road. This will allow for street upgrades that will include shared street environments, ensuring that vehicle movement along the Walker Street service road and Hampden Street is kept to a minimum through selectively locating access points and upgrades to pavements. Pedestrian access to the Ward Street Precinct will allow better connection to dining, recreation and community spaces.

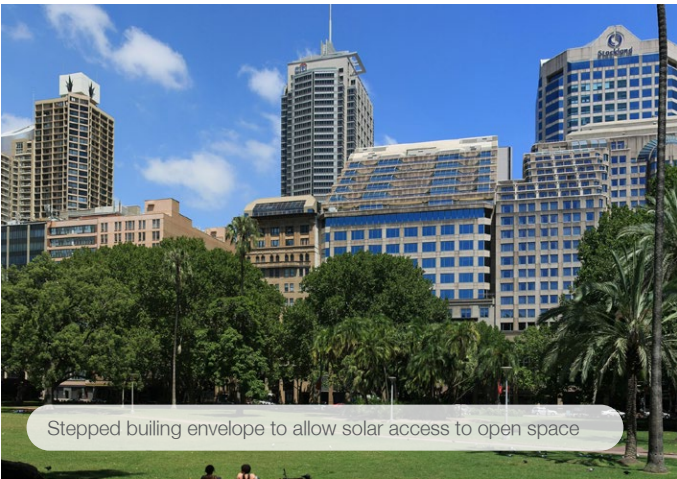
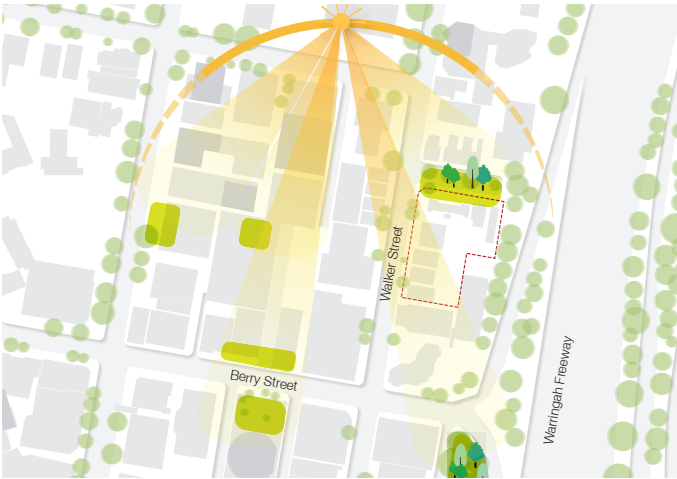




Establishment of Key Design Principles

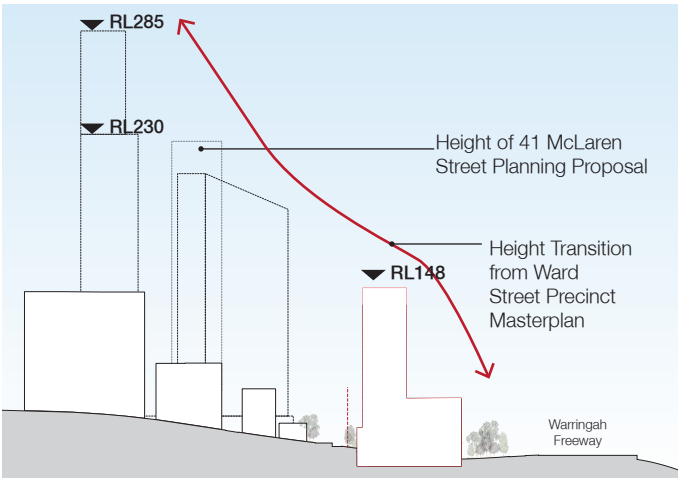
Solar access to open spaces

Due to the current shortage of open space, it is important to the North Sydney community that the amenity of all existing open spaces is maintained. In particular, it is a significant driver of height and scale of the proposed building envelope that Doris Fitton Park is not overshadowed during typical lunch hours (12-2pm) during the winter solstice.



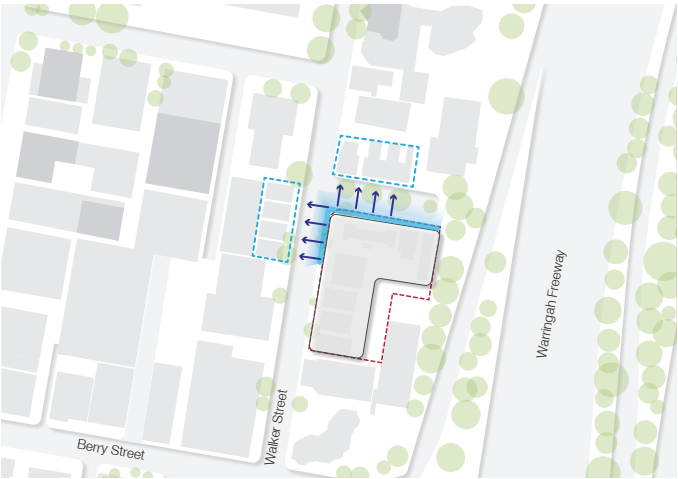
Height transition

Creating a sense of height transition away from the North Sydney CBD down to the Warringah Freeway and the stand alone dwellings on the other side is an added factor in the proposed development height. The proposed heights in the Ward Street Masterplan heights are already up to RL285, therefore the height is primarily driven by the issue around overshadowing.



Relationship to heritage buildings

The proposed building envelope will provide an interface that is sensitive to the heritage buildings that it faces onto along Hampden Street and Walker Street. This will entail building setback that aligns with the scale, material language and grain that compliments the federation era terraces.



Solar amenity to surrounding buildings

The proposed development will not diminish the amenity of neighbouring dwellings, ensuring that adequate sunlight can be accessed from the surrounding buildings.





Establishment of Key Design Principles

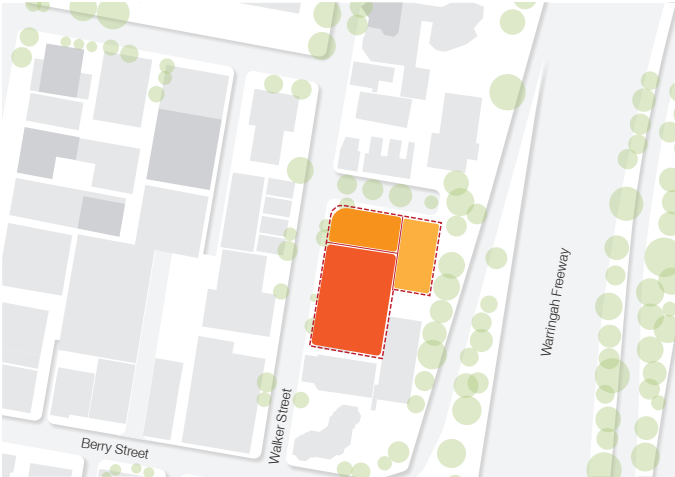
Podium and active frontage

An attractive podium that is responsive to the street character will provide better amenity at street level and contribute to a local sense of place. An active frontage will provide greater amenity to the street and allow upgrades to the public realm.



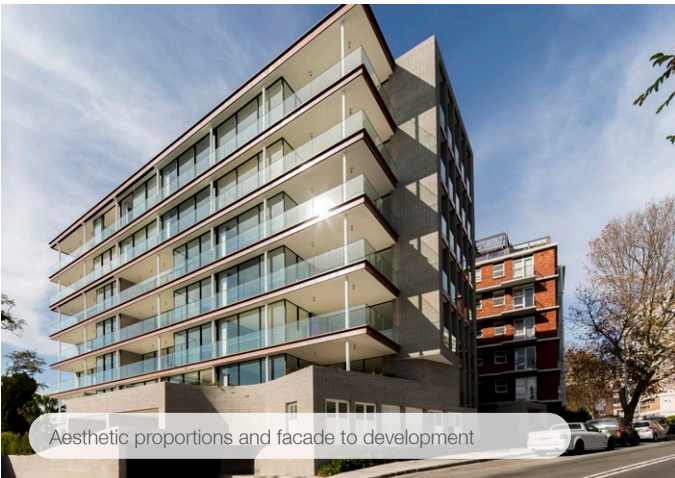
Consolidated sites

Consolidation of neighbouring lots is important to ensure that sites are not left isolated and there remains an opportunity for redevelopment alongside or after the sites that are currently owned by Avenor are developed.



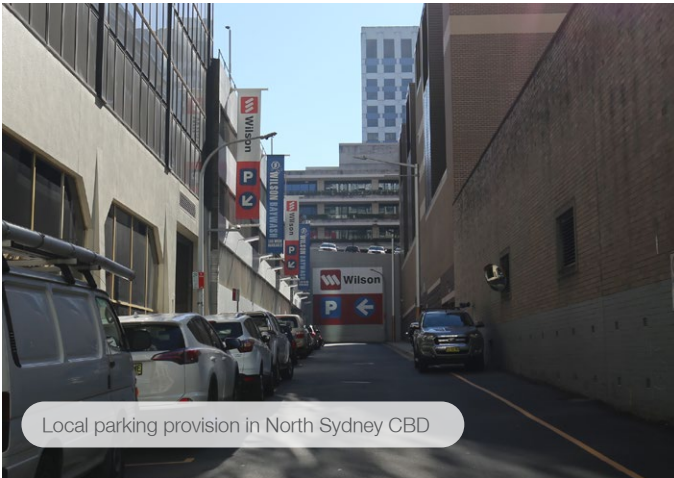
Attractive built form

An attractive built form is a priority, as this building will have prominent views onto the site from the Warringah Freeway as well as views onto the building from higher vantage points in North Sydney CBD.



Parking

Parking is a priority for local residents, and this proposal will provide the recommended quantity of car parks from a specialised consultant to ensure minimal impact to the local area. On street parking for both Hampden and Walker Streets will also be maintained.

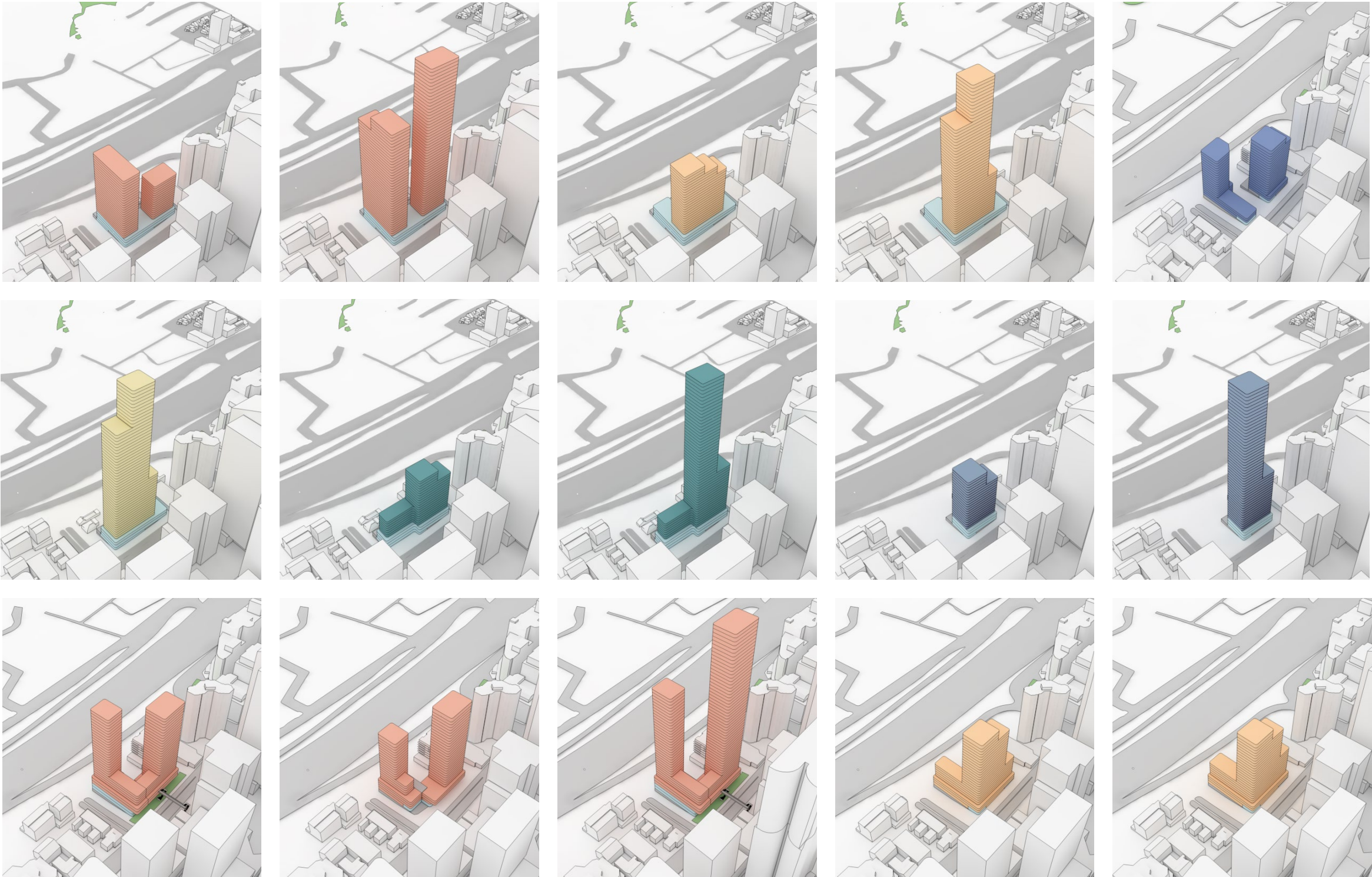




Establishment of Key Design Principles

4.4 Testing the principles: an iterative process

The principles and priorities as identified by the Planning Panel as well as feedback from the community and council have been adopted carefully considered and tested through a range of options and amalgamation scenarios. 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.





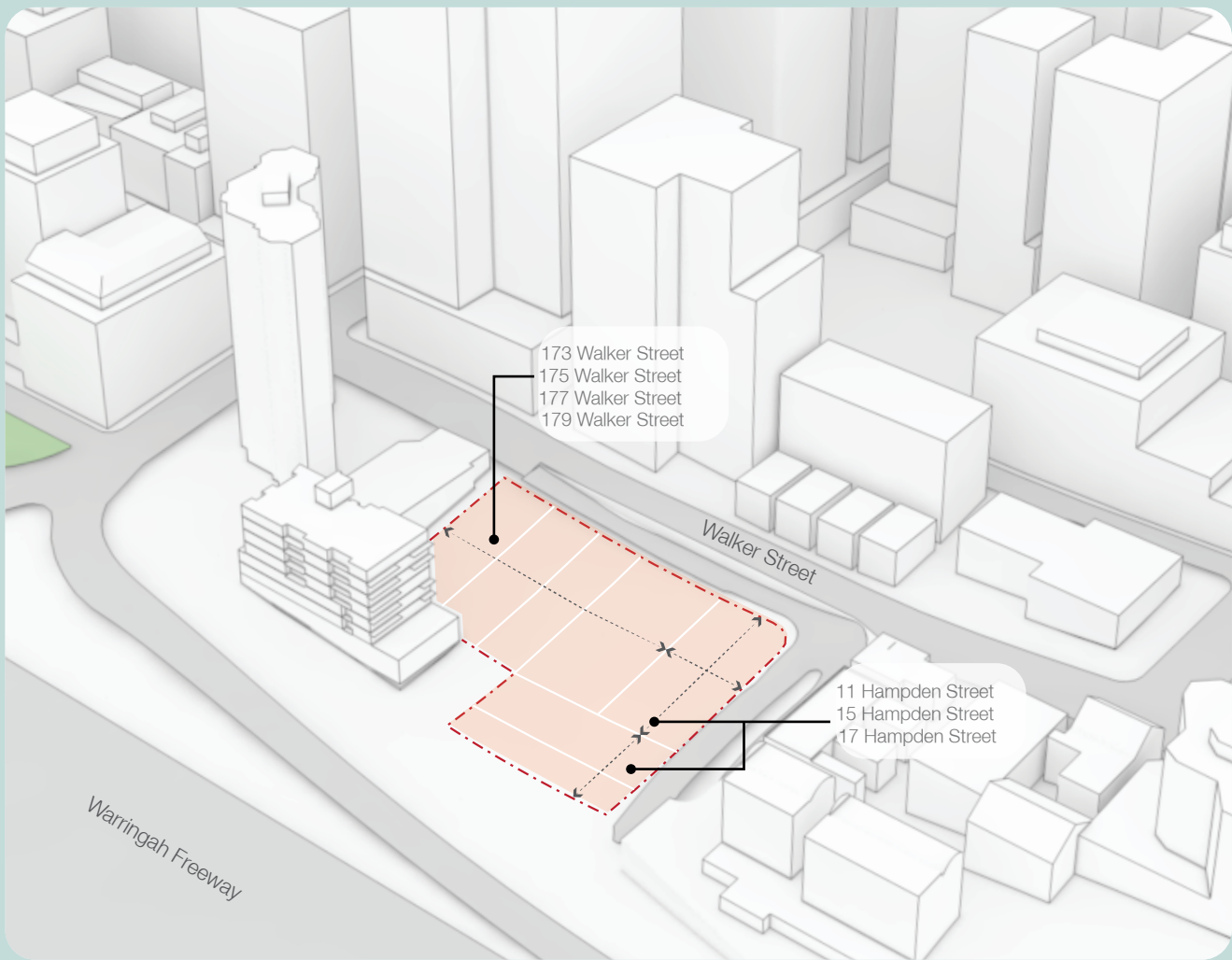
Establishment of Key Design Principles

4.5 Design response

Incorporation of all sites

Objective: Consolidation of the entire subject site together will ensure the best urban design response to the land can be achieved, safeguarding all sites for future development with a scheme where there are no isolated sites that cannot be developed.

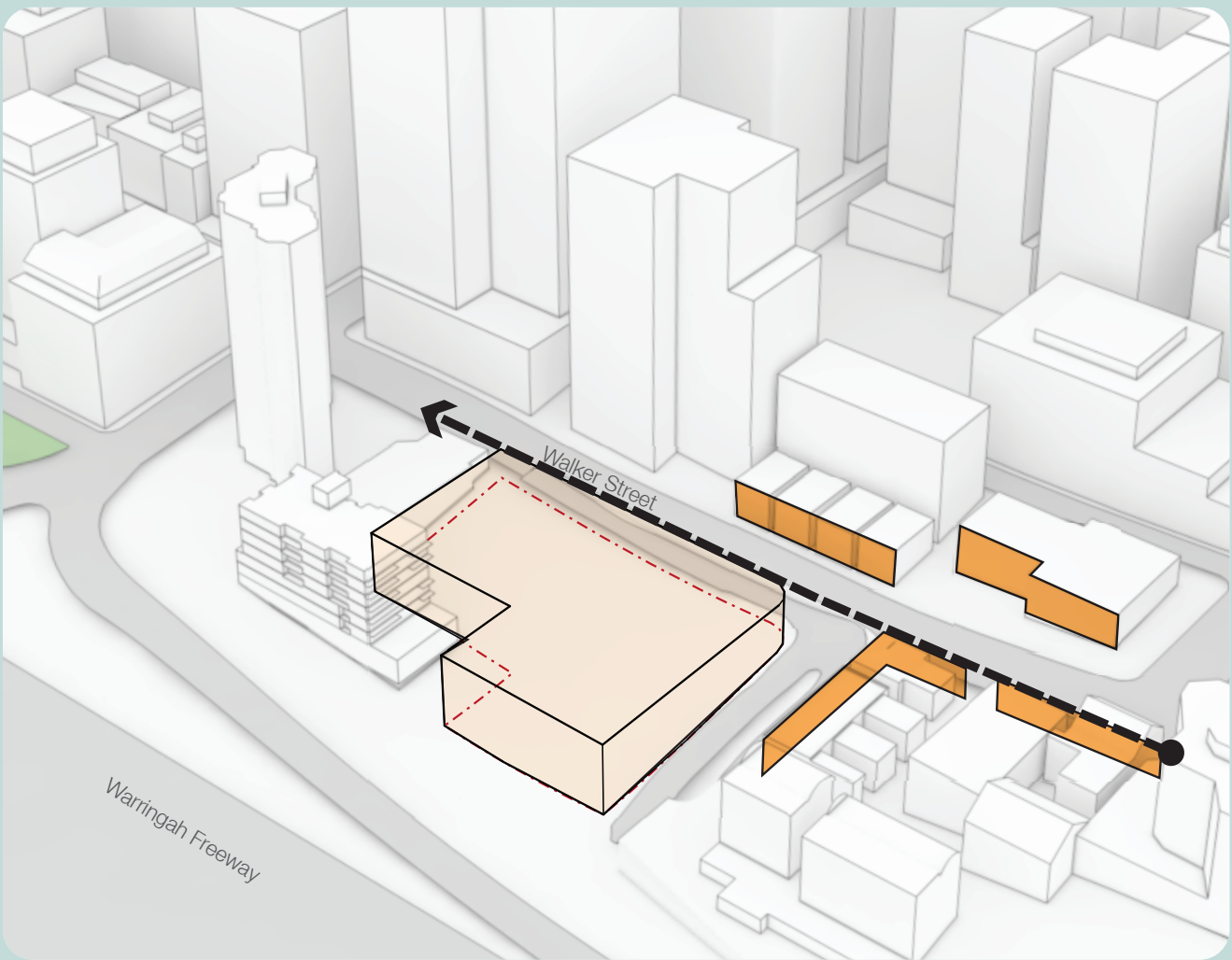
Response: The reduction of internal side setbacks enables a podium development to be achieved providing for a potential staged redevelopment and ensuring site isolation is precededented. The concept design and ensuing reference schemes ensure that all lots are developable even if all sites cannot acquired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



Street wall

Objective: The streetscape responds to the local character and takes cues from the buildings adjacent to the site to inform the street wall. A setback above podium also ensures that the building has a legible street wall and that the scale and bulk of the tower above is minimised.

Response: The street wall will mirror the adjacent buildings with a 2 storey street wall. Material choices and street grain will also compliment surrounding built form.

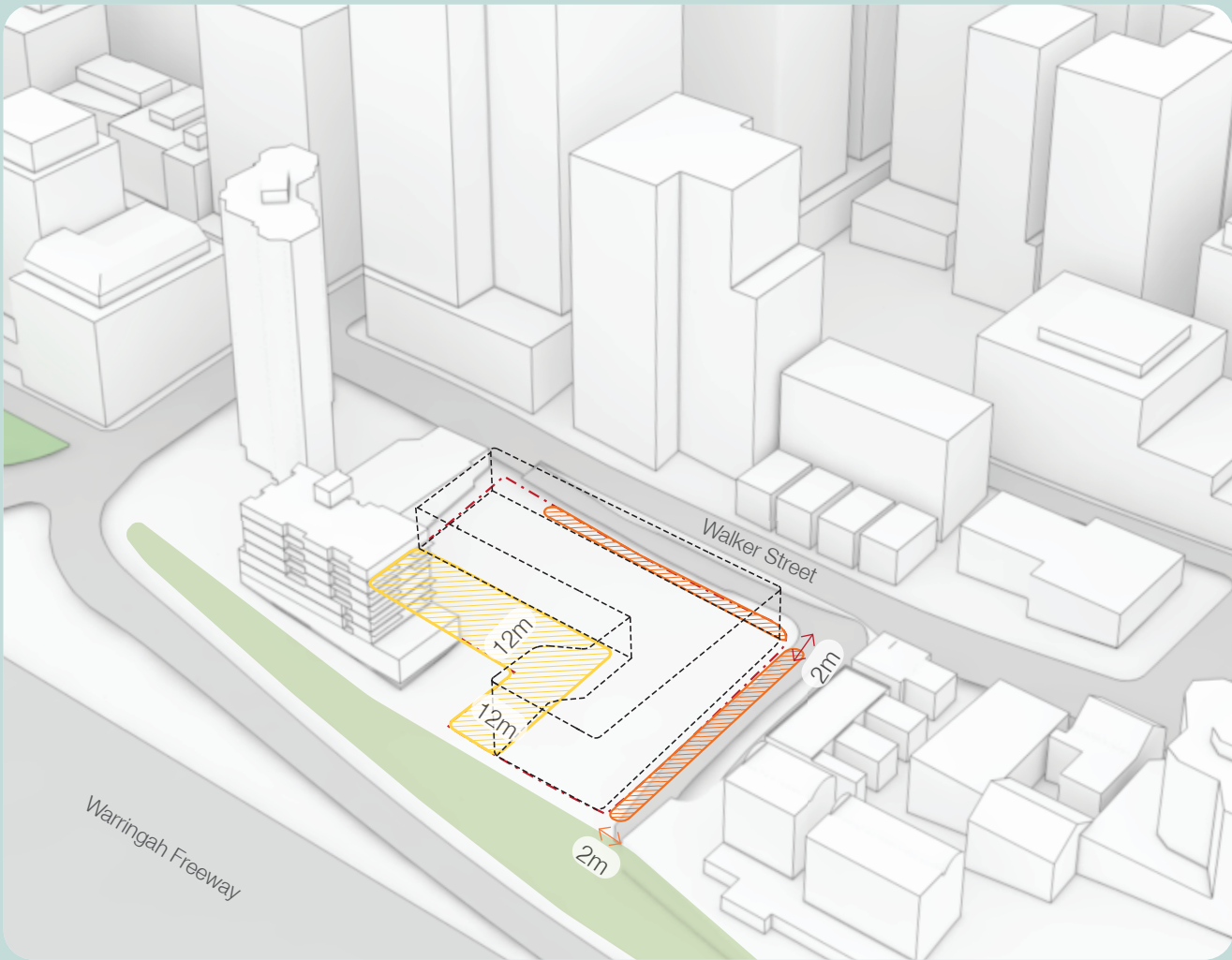


Establishment of Key Design Principles

Street setback

Objective: Provision of a landscape setback to provide opportunities for street amenity and deep soil and soft landscaping thus, giving back informal space for the community to enjoy.

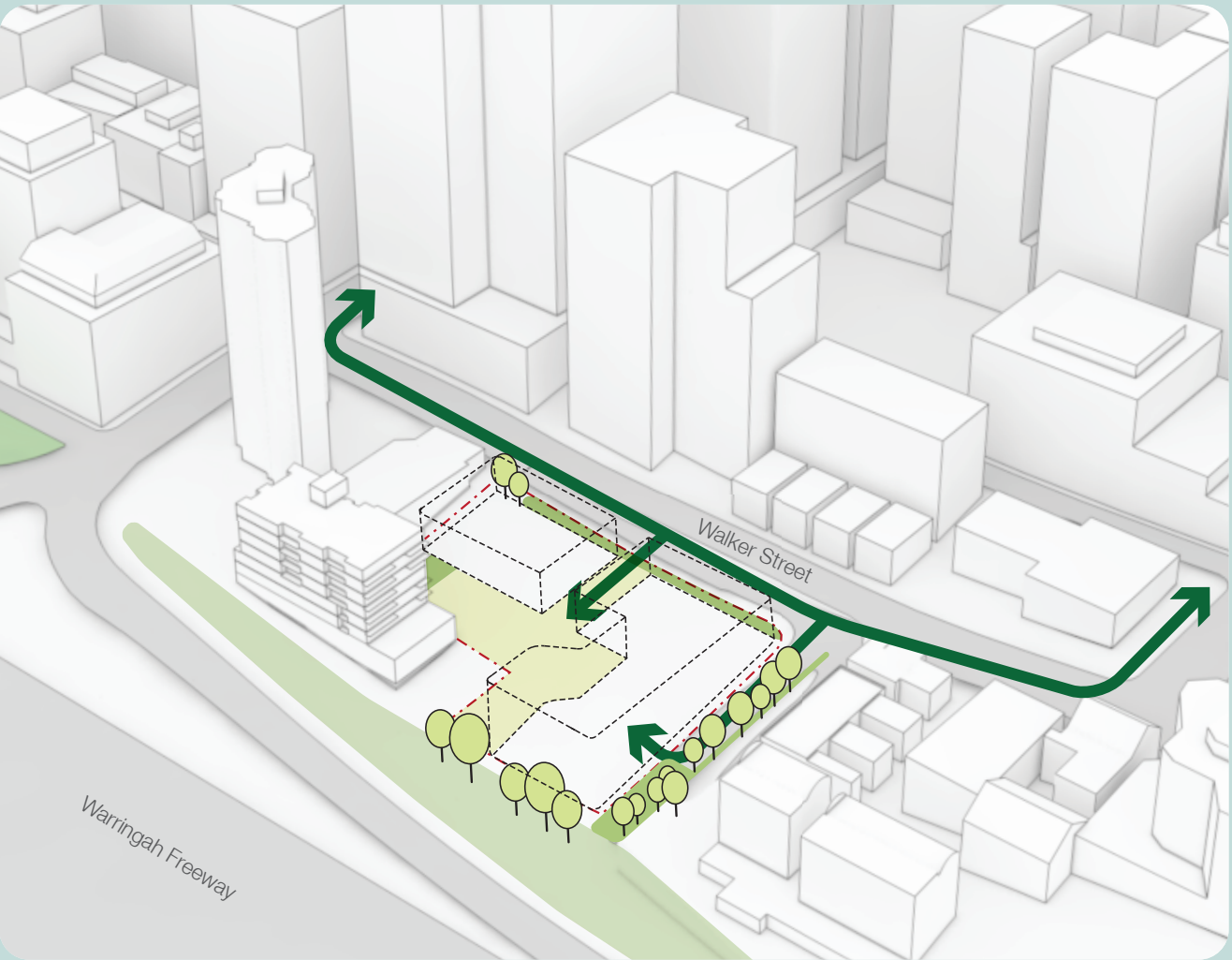
Response: A 2 metre setbacks provided on Walker Street and a 2 metre setback is provided on Hampden Street. The building envelope pulls 12m away from the site boundary of the 88 Berry Street building to ensure adequate building separation.



Public domain

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

Response: Landscaped setbacks on Walker Street will allow improved pedestrian access. The vehicle entry on Hampden Street lots is relocated further west, allowing the remaining road space to be converted into public open space.

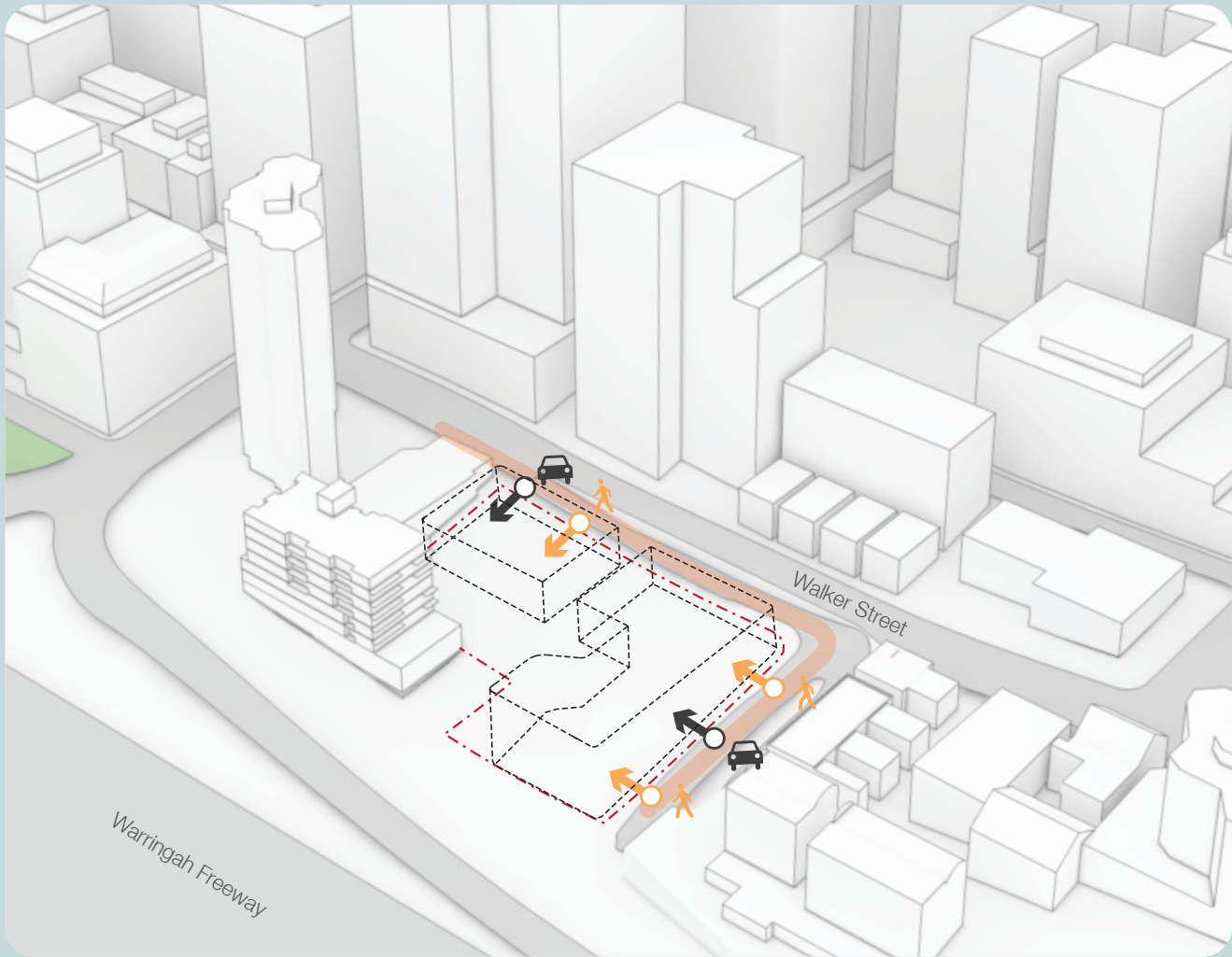




Establishment of Key Design Principles

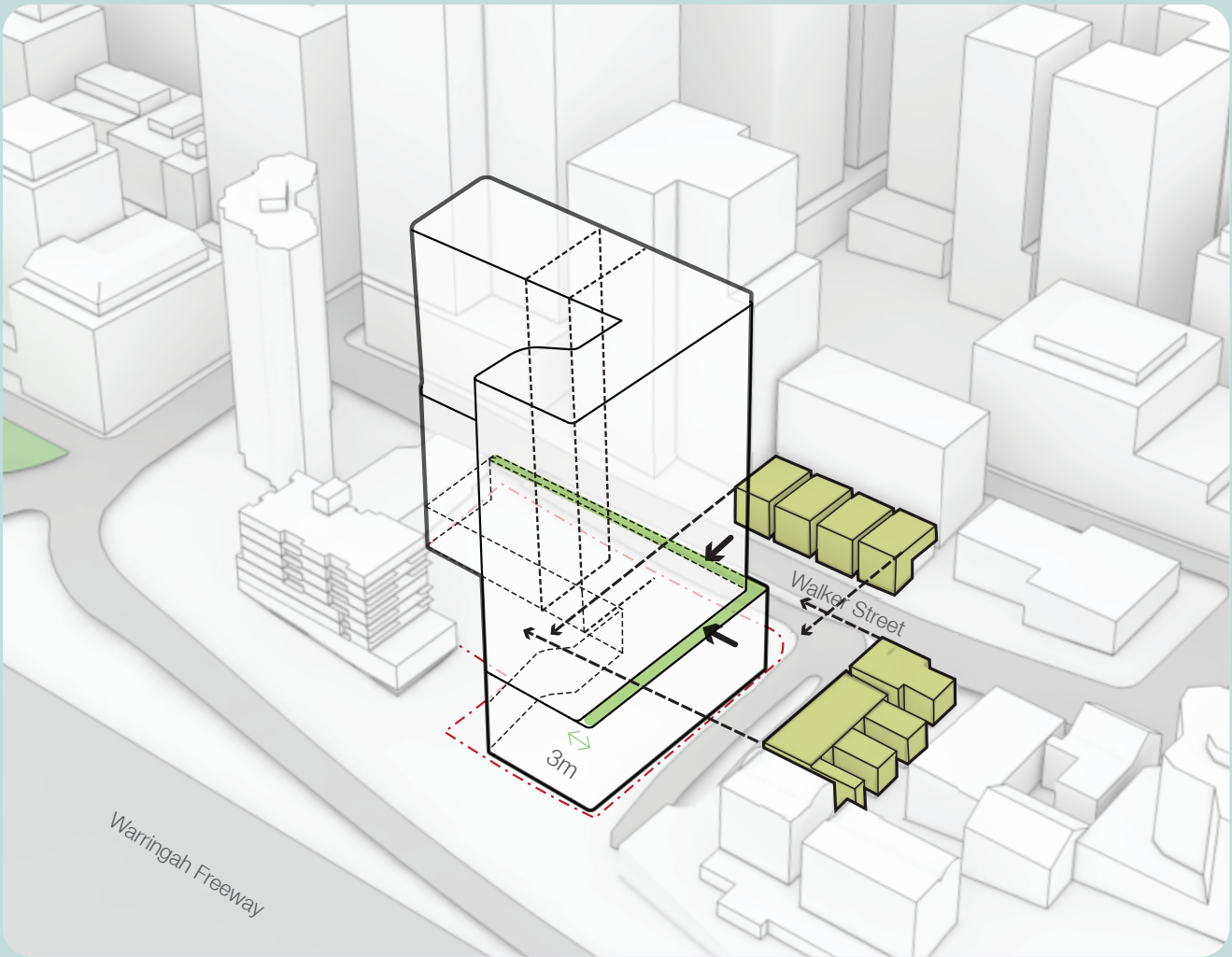
Site access

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



Above podium setbacks and heritage response

- Objective: The buildings on the corner of Hampden and Walker Street include several heritage listed Victorian terraces. Responding to the heritage buildings and creating a consistent streetscape is an important element to the local street character.
- Response: An above podium setback of three metres above the street wall and material choices that compliment heritage context.

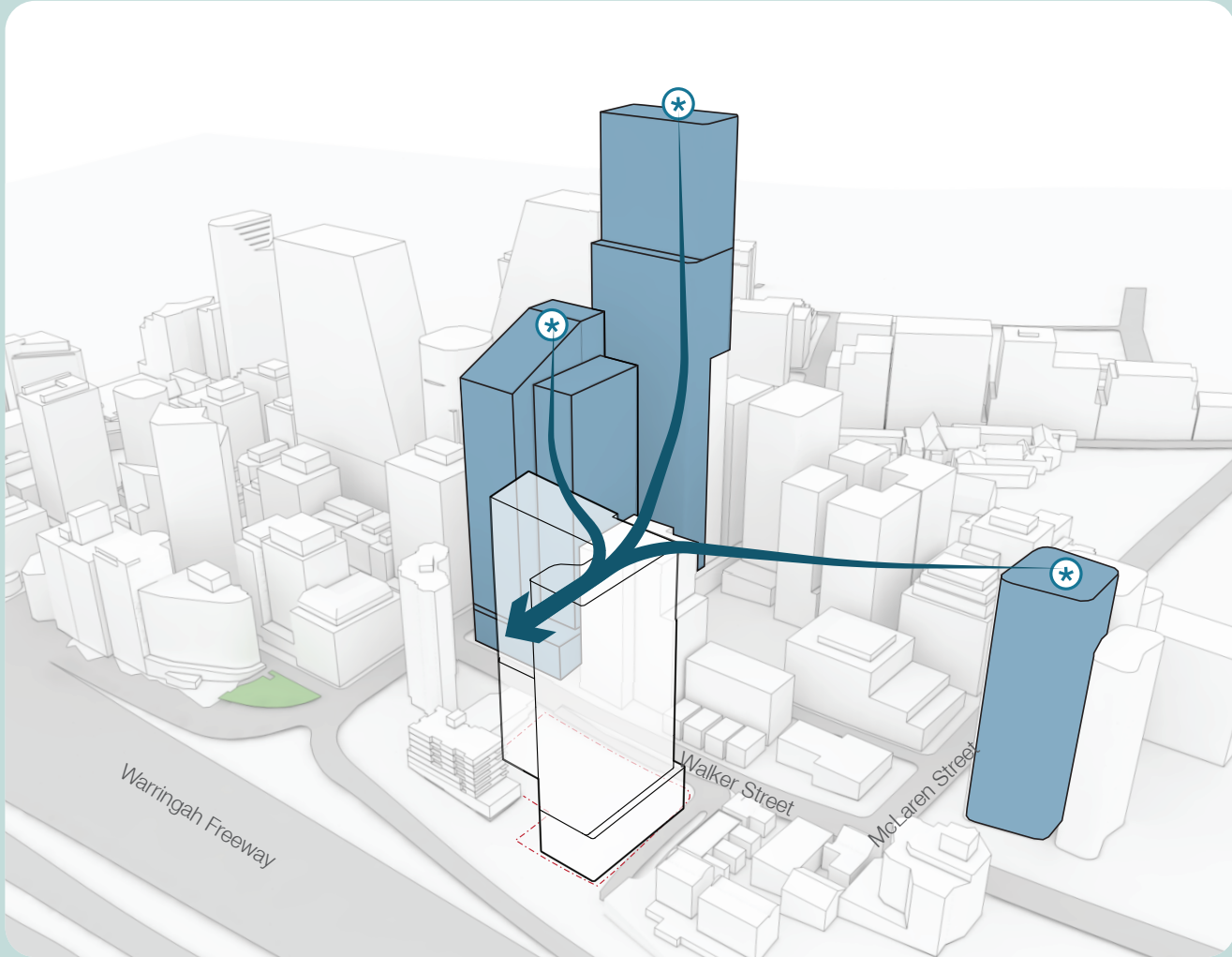




Establishment of Key Design Principles

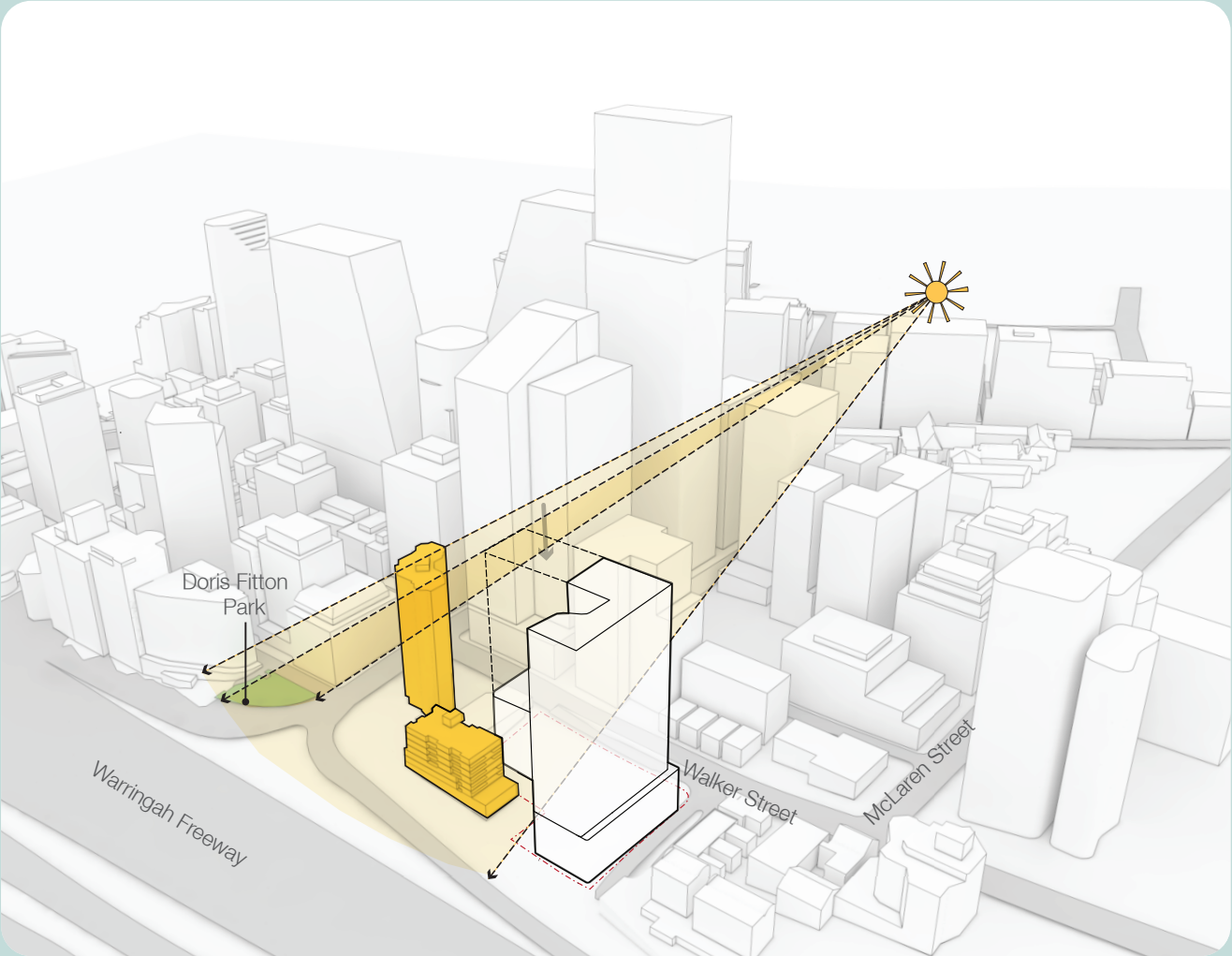
Height Transition

- Objective: 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 Freeway and low density residential areas in the east.
- Response: A height transition down from RL168-225 of North Sydney CBD and the Walker Street Precinct Masterplan to RL148-133.



Overshadowing

- Objective: The proposed built form should be designed to minimise solar impact to neighbouring residential buildings, Doris Fitton Park and east of the Warringah Freeway.
- Response: Building form that achieves solar access to Doris Fitton Park between 12pm and 2pm on the winter solstice. Adequate levels of sunlight are provided to neighbouring buildings by minimising the tower form and minimising height to the north of key neighbours.



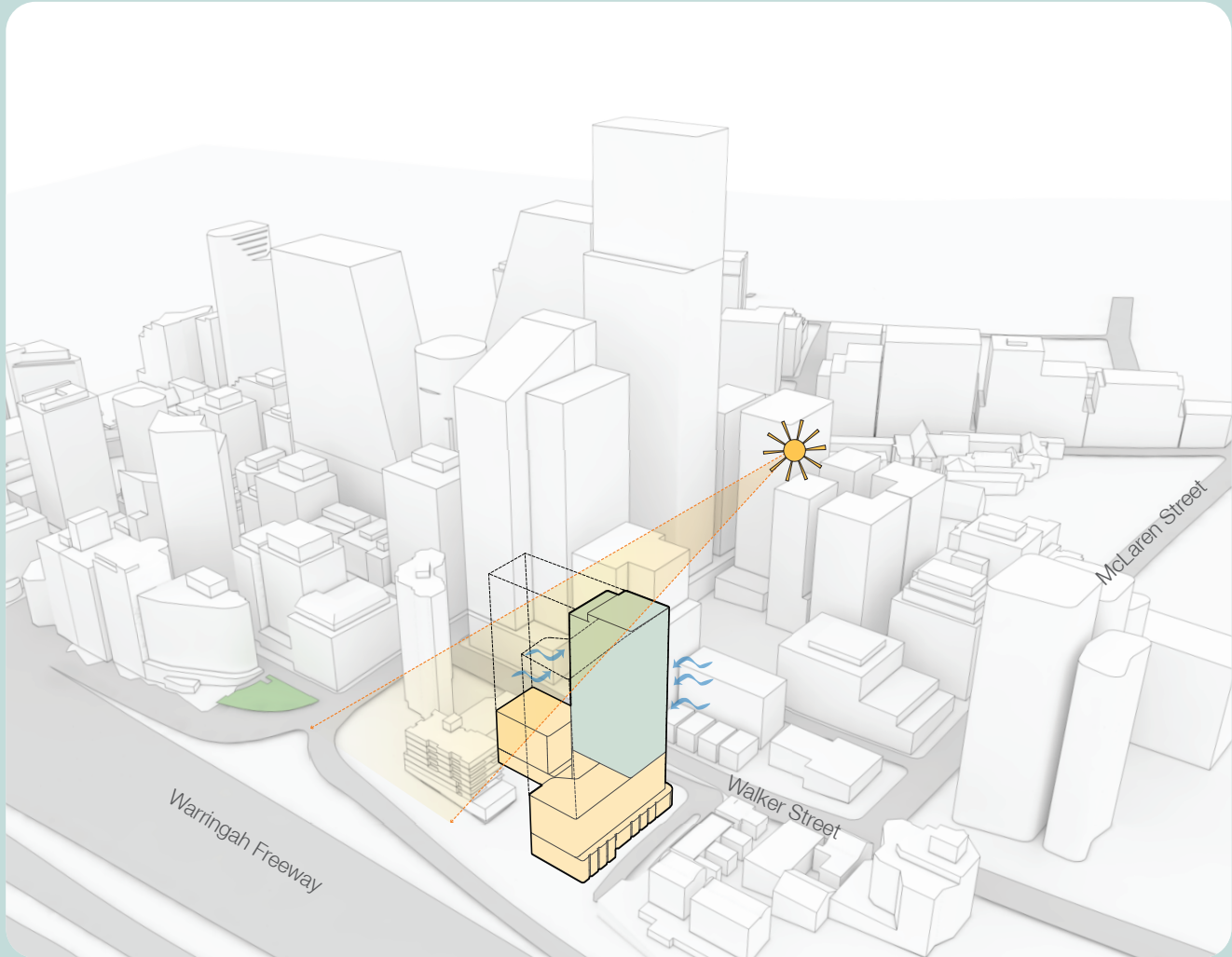


Establishment of Key Design Principles

Apartment Design Guidelines (ADG)

Objective: The ADG further refines the design through building separation, cross-ventilation and solar provision to the proposed development and neighbouring residential buildings.

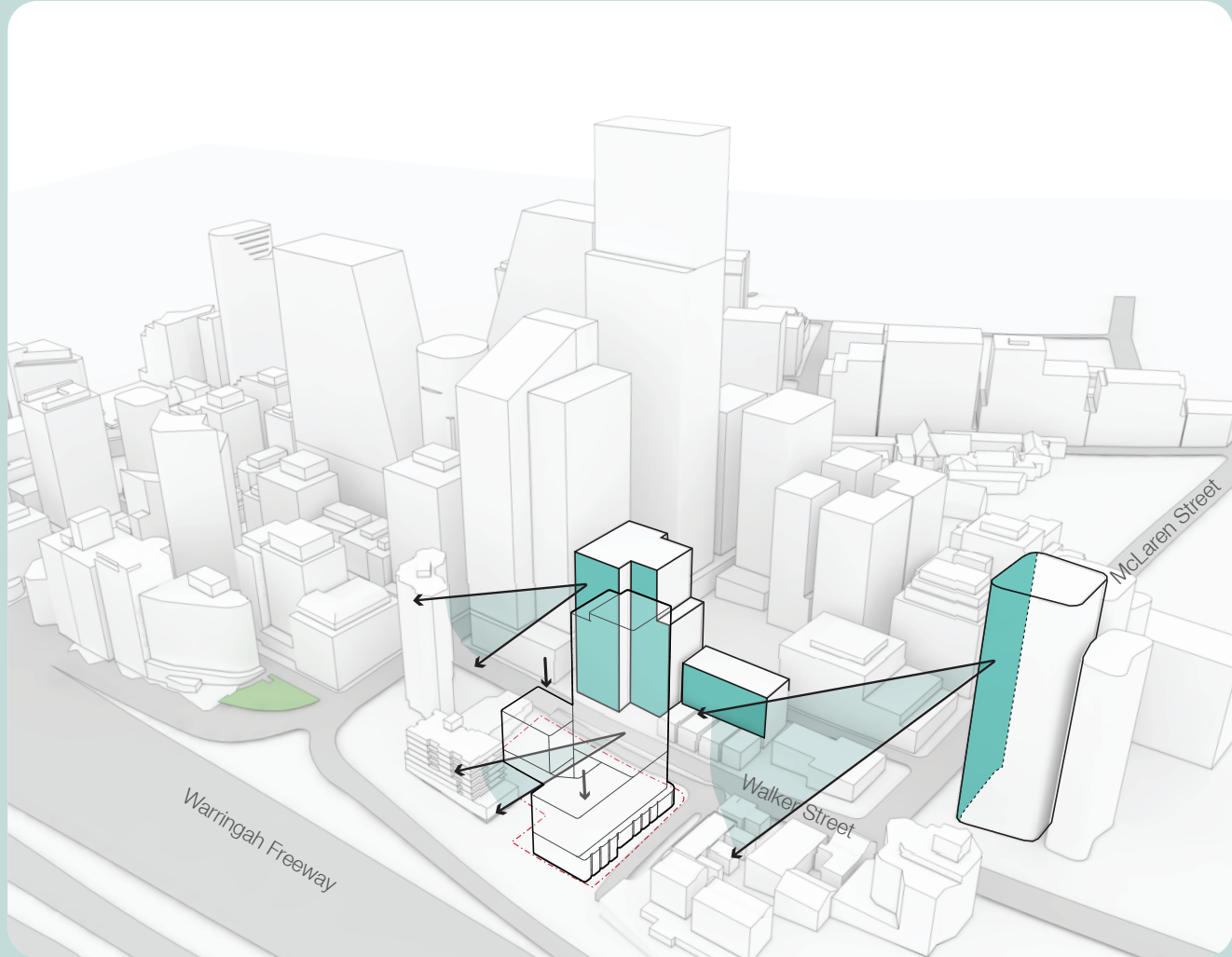
Response: The reference scheme demonstrate the ways and means of achieving compliance with solar access, cross ventilation and building separation.



View sharing

Objective: Built form considers view sharing with neighbouring developments, including a compact and slender tower, as well as setbacks to the north to improve views from Belvedere and The Heritage.

Response: A slender and compact tower form and a shorter built form to the south and east that maintains view lines to the south and east of the site





Establishment of Key Design Principles

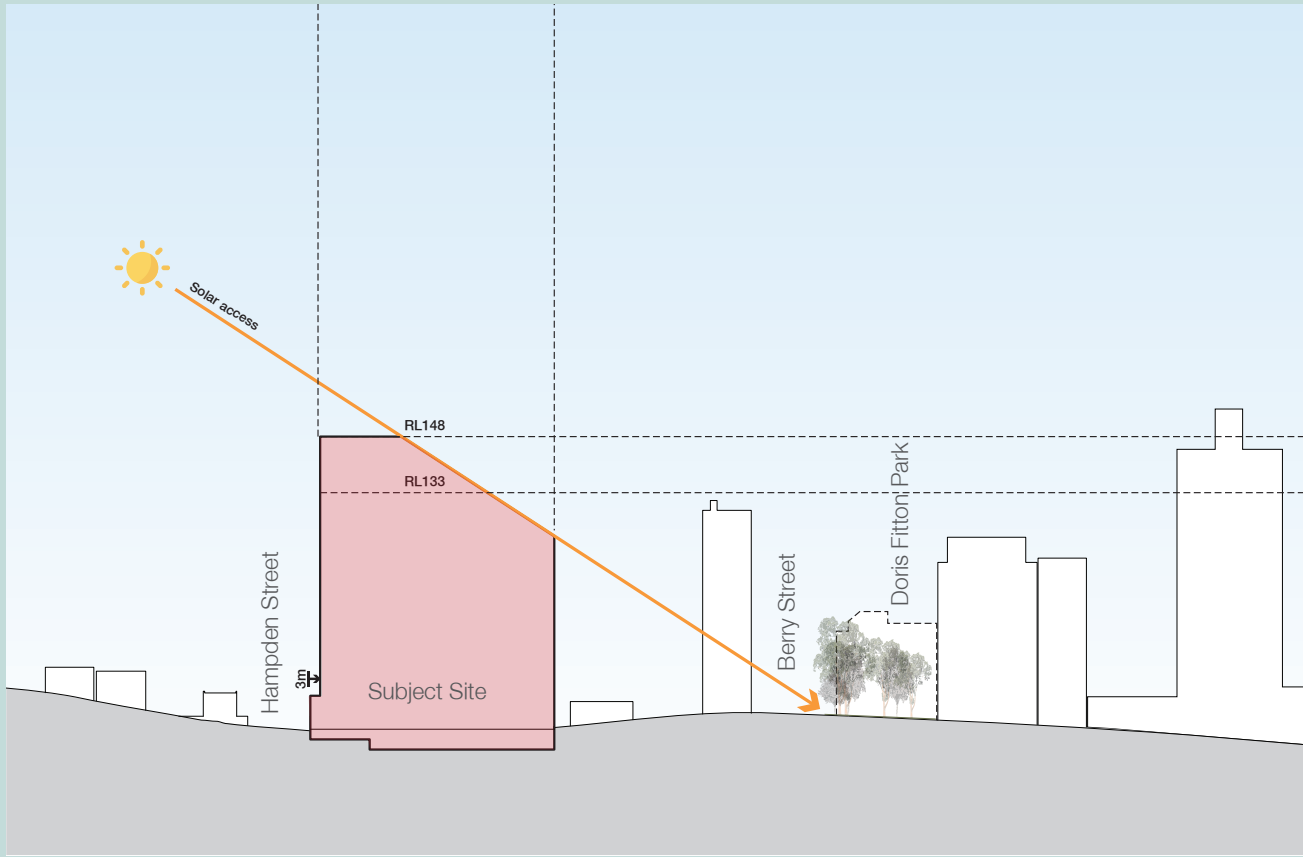
4.6 North Sydney LEP 2013 amendments

Amend the NSLEP 2013

- Provide a maximum building height of RL133 and RL 148 if the precinct is amalgamated.
- Provide a maximum FSR of 6.1:1
- Development will not result in a net increase in overshadowing to Doris Fitton Park between 12pm - 2pm on June 21st.

Special Provisions for the subject site

- The objective of this clause is to allow greater heights and densities:
- If site amalgamation occurs across the subject site the consent authority may grant development consent to the erection of a building to a maximum building height of RL 148.
  - Development will not result in a net increase in overshadowing to Doris Fitton Park between 12pm – 2pm on June 21st.



4.7 North Sydney DCP 2013 amendments

DCP Amendments

Front setbacks

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

Side setbacks

- Nil side setbacks

Rear setbacks

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

Street wall height

- 2 storey street wall height for Walker Street
- 2 - 3 storey street wall height for Hampden Street
- The Hampden Street podium is to respond to the rhythm and grain of the adjacent heritage properties through the incorporation of vertical proportions.

Upper level setback

- A 3m upper level podium setback

Building separation

- A 12m separation distance above the podium base, is to be provided between the two building forms
- The building separation is to provide a view corridor through the site

## Establishment of Key Design Principles

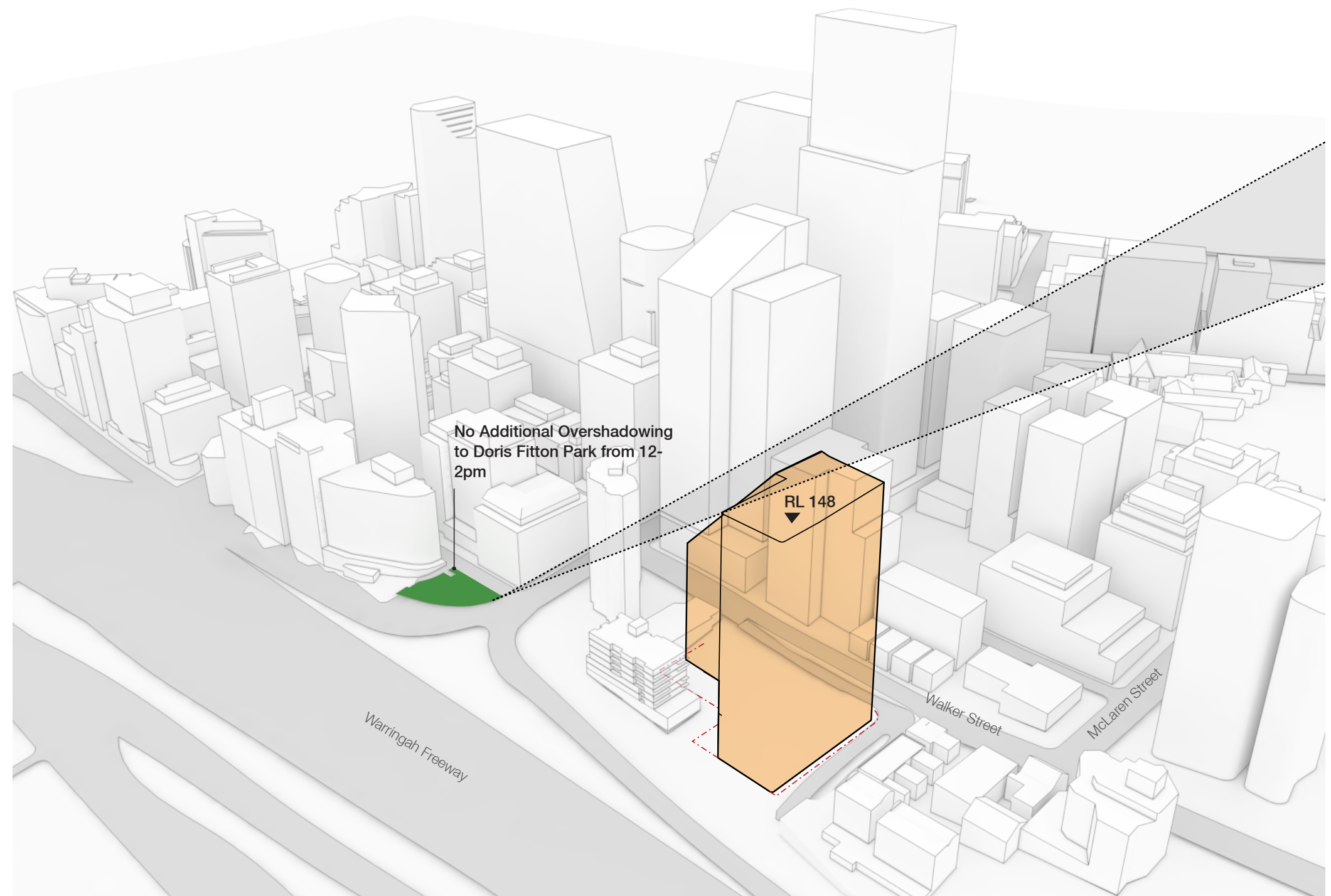
### 4.8 LEP building heights with solar constraint

The proposed controls result in a building envelope within which the built form will emerge. The Reference Design demonstrates a building form within this envelope. Any future development application would need to factor in solar compliance to 88 Berry Street, floor plate sizes, and tower separation required by the ADG.

This will be explored further in later sections of the report through the reference scheme.

In summary, the proposed LEP and DCP controls will ensure that there is:

- No additional overshadowing to any public open space between 12pm-2pm, with special consideration applied to Doris Fitton Park
- Street level setbacks will provide a landscaped setback
- Upper level setbacks that mirror the surrounding heritage heights contributing to local street character
- An appropriate scale of building height which transitions from the proposed heights in the Ward Street Precinct down to the Warringah Freeway.





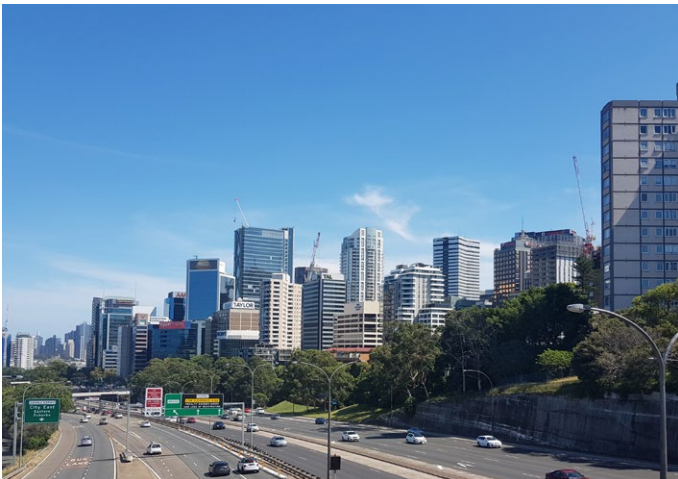
Establishment of Key Design Principles

4.9 Skyline study

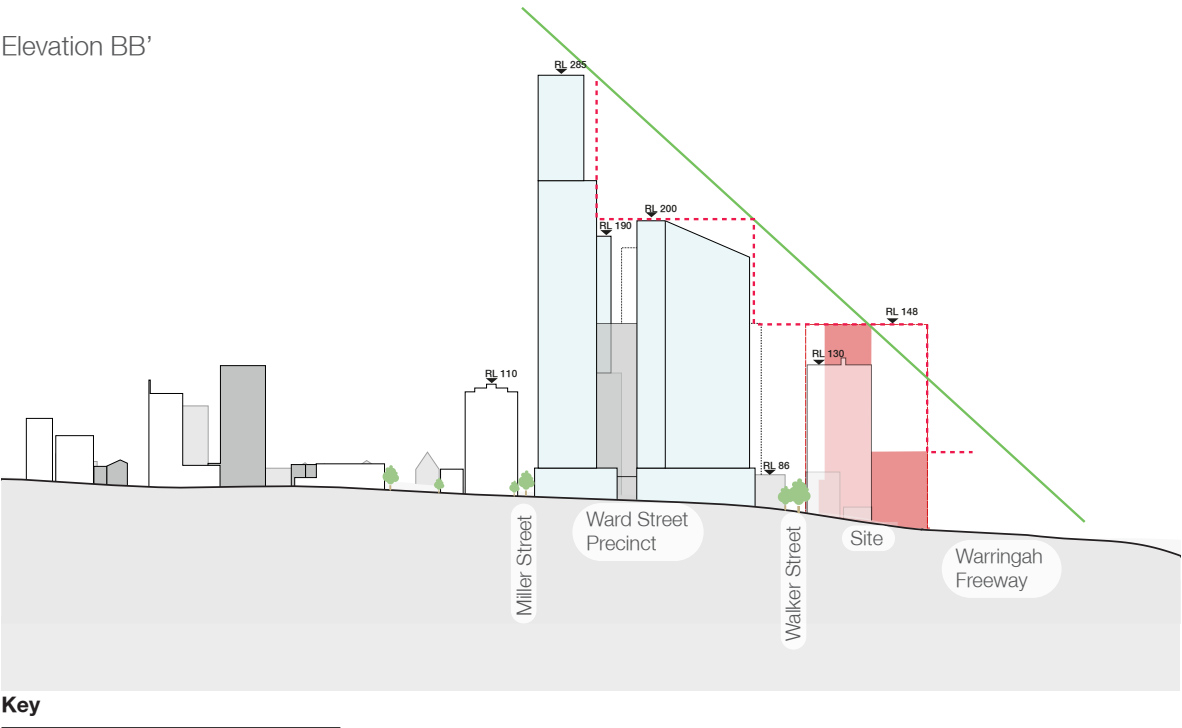
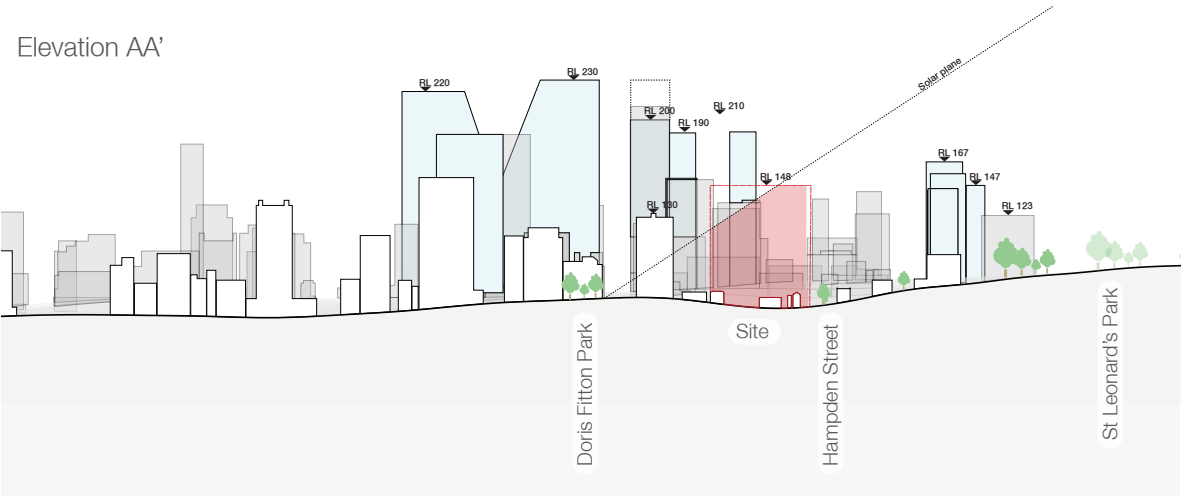
The skyline of North Sydney is characterised by the numerous commercial towers within the CBD. The skyline is very prominent from the Warringah Freeway, of which the subject site is adjacent to.

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



- Key**
- Height transition
  - Height datum line

# Concept Design

5

The concept design demonstrates how the principles inform a building envelope and an architectural test fit. The concept illustrates the street character and place qualities improve upon the existing streetscape and how this proposal will benefit the local community.



## Concept Design

### 5.1 Vision

The urban design vision seeks the ideal response to an extremely dynamic city context. This requires the design narrative to be robust and able to withstand major changes to the North Sydney CBD over time. The previous sections of the UDR outline the evolution of the design response; where strategic drivers, policy framework, site conditions, and contextual cues are layered onto a singular vision for the site.

The Walker Street linear space and shared street will provide locals for a vibrant and safe space to linger. The residential units at ground and the landscape will activate the ground plane and spill over into the landscaped setbacks. Wide setbacks will ensure that there is large planted beds with deep soils to be used as residence garden and a break between the building along Walker Street will ensure that this garden will be visible from the public domain adding a new district view for everyone to enjoy.

The Hampden Street pocket park will be a high amenity open space that supports the local community and the current shortfall of open space in the wider area. Ground floor activation to these spaces will improve safety.

Terraced spaces in the residents garden will provide intimate environments for residents to socialise and take a break outside. Deep soil will create a highly vegetated and evocative space around the site boundary. These spaces can be supplemented by a series of rooftop gardens across the building.





Concept Design

5.2 The concept

The concept is a consolidated building development which amalgamates 173-179 Walker Street with 11-17 Hampden Street. A consistent podium with a 2 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.

The main amenities offered by the proposal are:

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





Concept Design

5.3 Design qualities

Public domain and amenity

An enjoyable and highly vegetated landscaped setback that creates amenity for residents and public alike will border the site along the Walker Street edge. This is provide passive surveillance, as well as visual interest and active street edges.

A pocket park provided at the end of Hampden Street will create a peaceful leisure and recreation space at the end of the street, encouraging neighbourhood life and vibrancy.



Connectivity and activity

The new shared zone along the Walker Street and Hmpden Street will create a destination along Walker Street and encourage and increase of pedestrian activity along the street.

The development can also provide a new pedestrian and cycle connection from Hampden Street linking to St Leonards Oval and the Victoria Cross Metro Station along the Warringah Freeway.





Concept Design

Built form

The built form reflects the existing and proposed character of the area, with particular consideration for the Ward Street Precinct Masterplan. The subject site is located just outside of the North Sydney CBD boundary and adjacent to heritage items along Walker and Hampden Street. The residential development will create a relationship to the Ward Street Precinct Masterplan and create an appropriate height transition toward the Warringah Freeway and the residential development in the east.



Heritage and character

The development takes cues from the heritage items at ground level to set characteristic street wall and a particular tone and character that is carried through the form of the tower.

Street planting, vegetated rooftops and terraces will form a vibrant street character that creates an intimate scale at street level.





5.4 Building envelope

Building envelope - View 1



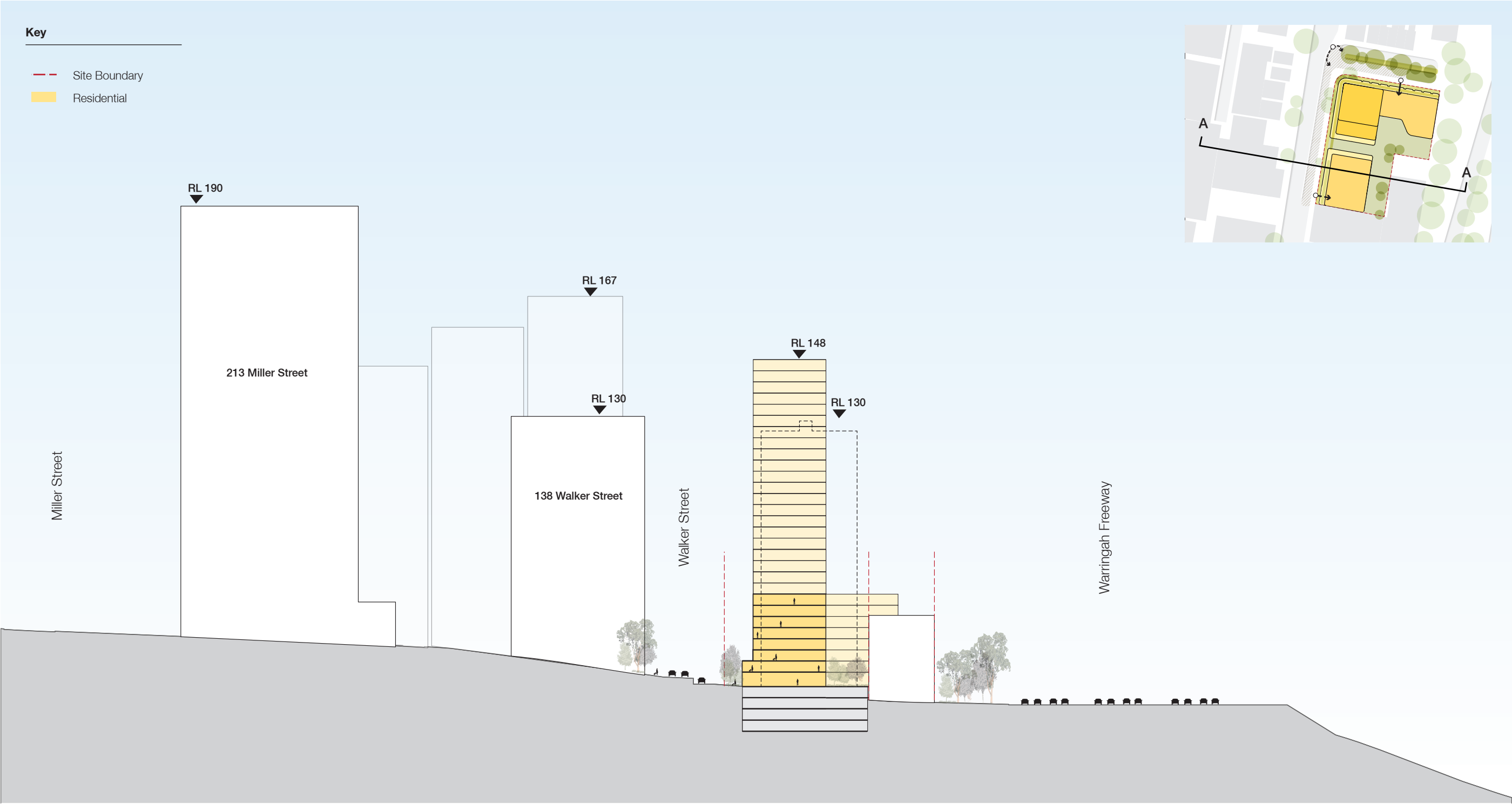
Building envelope - View 2



Planning Panel Recommendations	
Consideration of Civic Precinct Study (Draft)	●
Proposed FSR of 6.1:1	●
Maximum Height of RL 148 metres	●
Breaks in the built form on Walker Street and Hampden Street	●
Reconsideration of podium solution to better responds to surroundings	●
Hampden Street frontage mirrors bulk and rhythm of heritage items	●
Rationalisation fo open space and landscape setback	●
Physical breaks between the building form on Walker Street	●

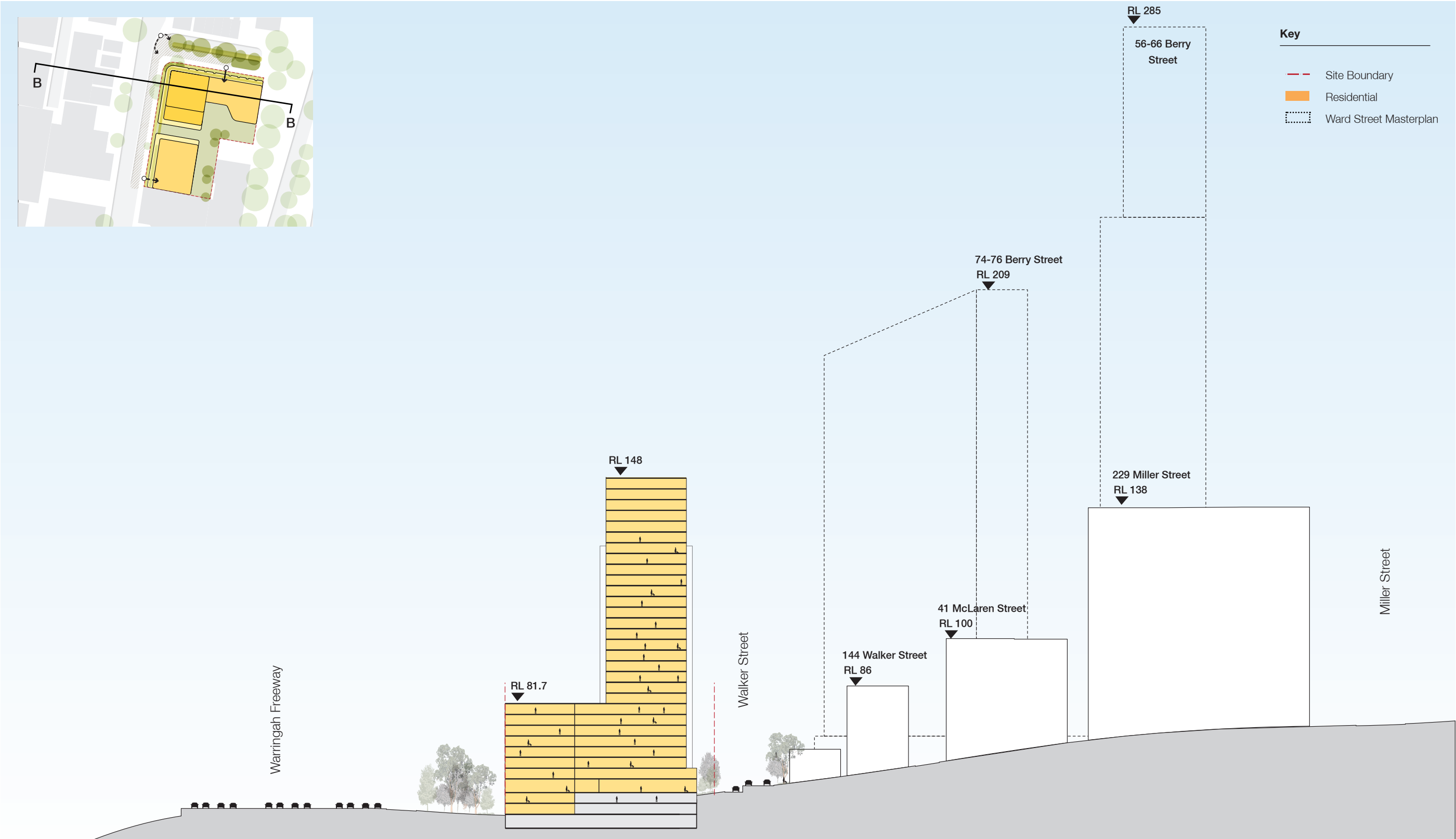


5.5 Cross Sections





Concept Design





5.6 Comparison to former planning proposal

The updated building envelope represents a considerable reduction of the overall bulk of the building form from the previous Special provision reference design 2019.

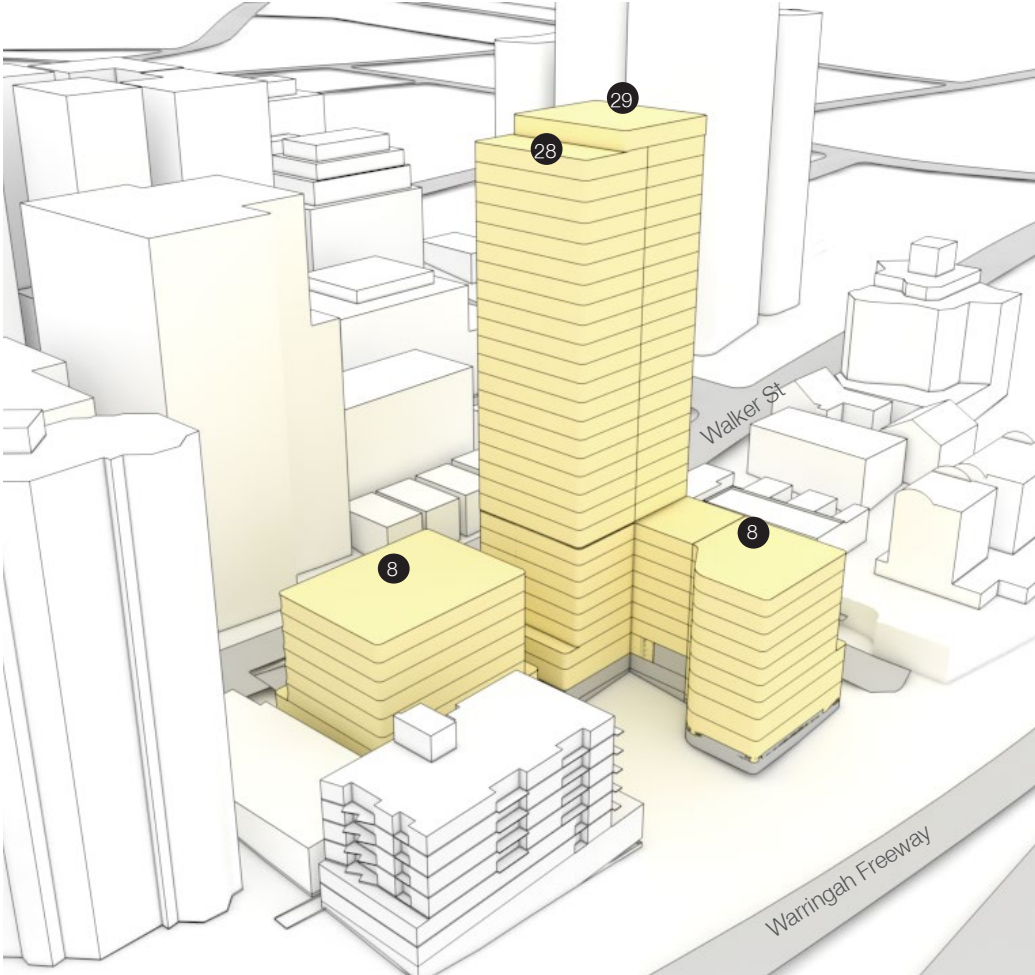
This proposed building envelope aligns with Sydney North Planning Panel’s recommendations and responds well to the draft Sydney North Civic Precinct Study preferred planning strategy.

The following analysis section compares the two designs demonstrating that the building envelope 2020 does not have any additional overshadowing impact compared with the special provision reference design 2019.

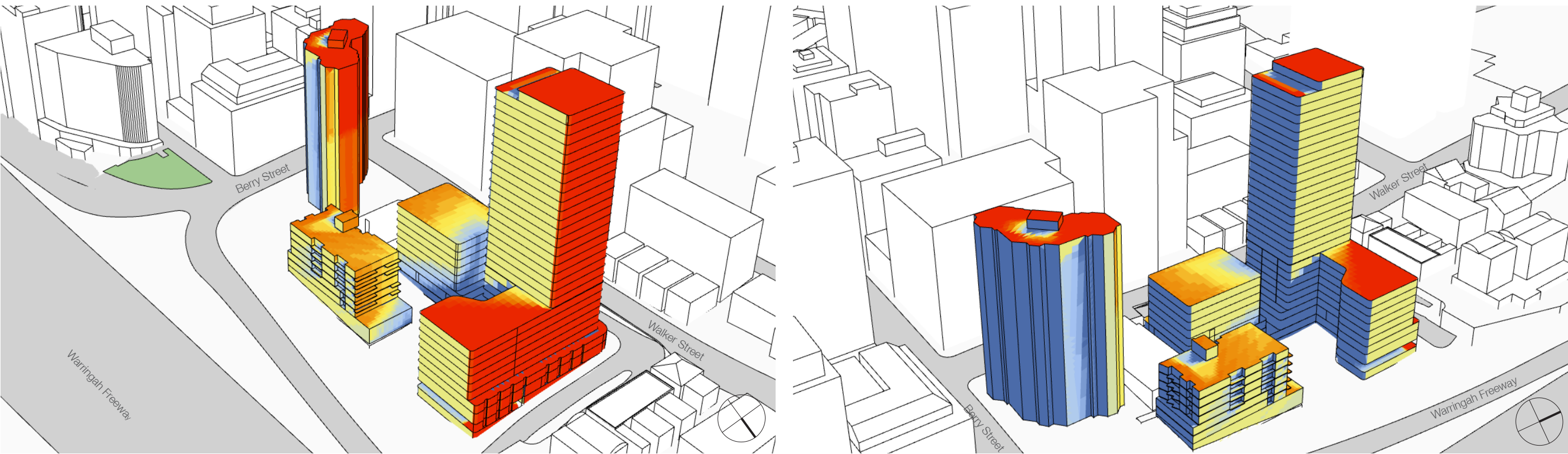
Special provision reference design 2019



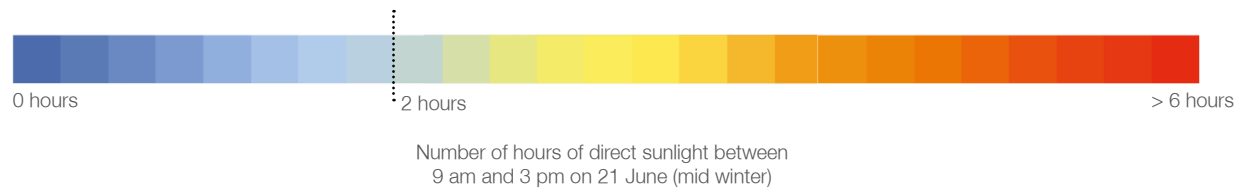
Post gateway building envelope 2020



5.7 Solar insolation - building envelope



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

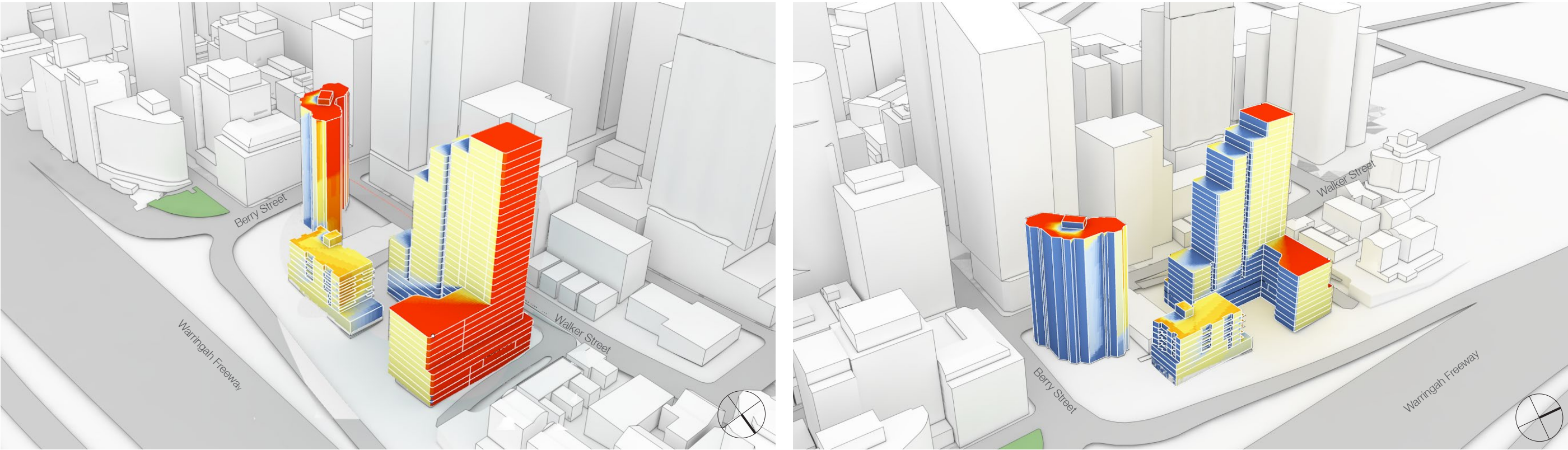


Shadow analysis undertaken for 171 Walker and 88 Berry identify development under the proposed planning controls is capable of achieving ADG compliance. Note: This analysis is not typically required at the pre-Gateway Determination stage. ADG requirements will continue to apply and will have to be addressed at a DA stage.

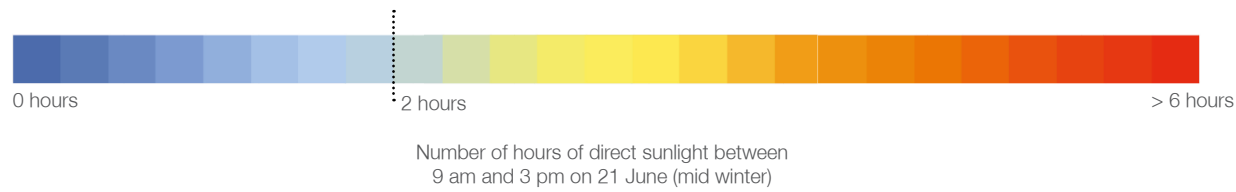


Concept Design

Solar insolation - special provision reference design 2019



The Special Provisions Reference Design (2019) is shown here for comparison. The revised reference design does not to result in any greater overshadowing impact in accordance with the Gateway Determination conditions.





5.8 Solar access priorities

A major parameter for the formulation of the building envelope revolves around solar access to surrounding open spaces and residential zones.

A solar access study to each of the priority zones shows that the site has the potential to impact on Doris Fitton Park, Anderson Park and the residential zone east of the Warringah Freeway. This has been integral to the design process, and there is consequently an added clause to the proposed LEP amendment and North Sydney DCP ensuring that the solar amenity of Doris Fitton Park is protected and as a consequence there are no long evening shadows that impact upon Anderson Park. In the diagram adjacent is the extent to overshadowing of the 12 noon sun and 2pm on the 21st of June (winter solstice).

The Building Envelope will have a minimal impact on residential properties to the east of the Warringah Freeway, with a fast moving shadow between 2pm and 3pm.

There are no open spaces affected by the site that are not already overshadowed by existing and proposed buildings within the Ward Street Precinct Masterplan.





5.9 Shadow diagrams - building envelope

The diagrams show the impact of the building envelope's shadow in the surrounding area. There is no overshadowing impact to any existing or proposed open space on the 21st June (winter solstice).

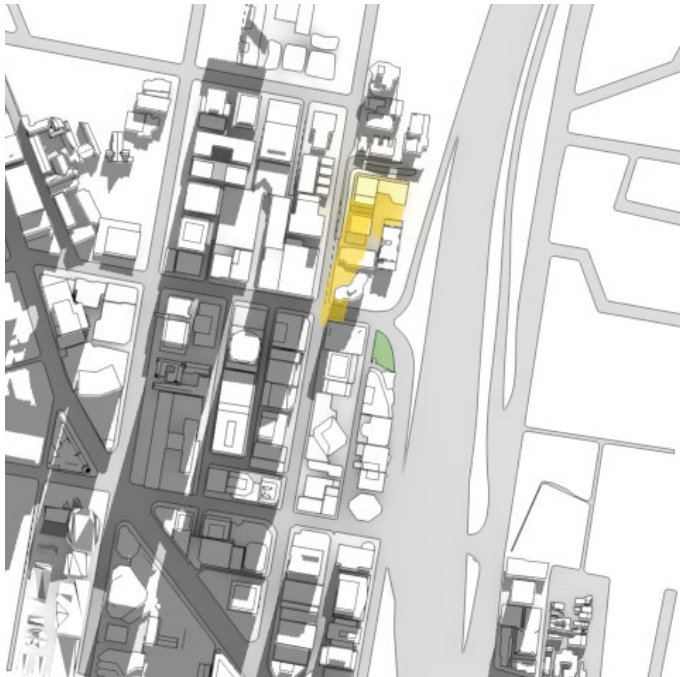
The shadow analysis reflects the proposed envelope within the context of existing and proposed buildings in the local area, such as the Ward Street Precinct Masterplan, as well as PPs, and DAs approved and under consideration.



9am



10am



11am



12 noon



1pm



2pm



3pm



Concept Design

Shadow diagram of the Special provision reference design 2019

The diagrams show the impact of the special provision reference design 2019 shadow in the surrounding area.

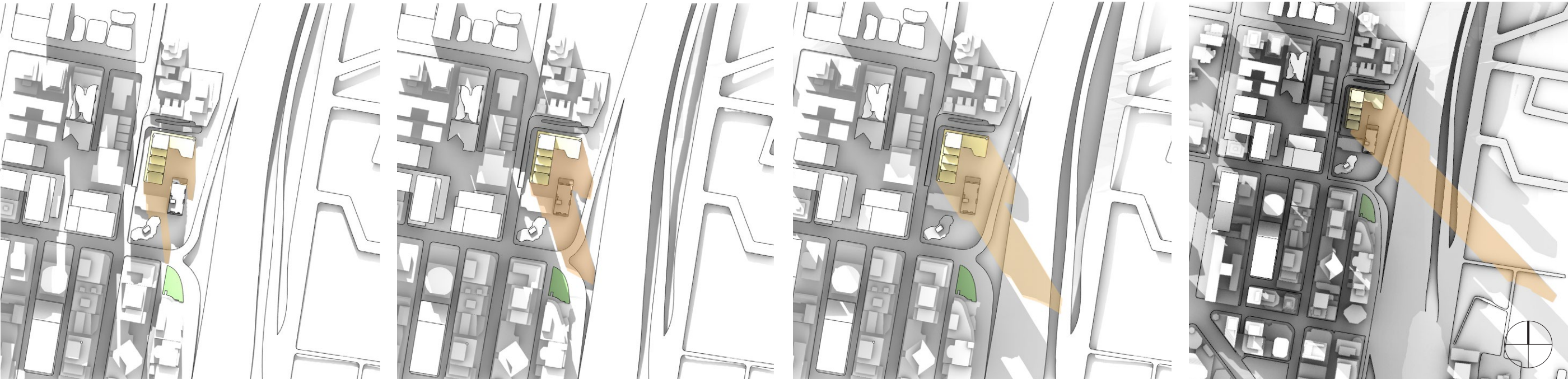
The current reference design 2020 does not have any additional overshadowing impact compared with the Special provision reference design 2019



9am

10am

11am



12 noon

1pm

2pm

3pm

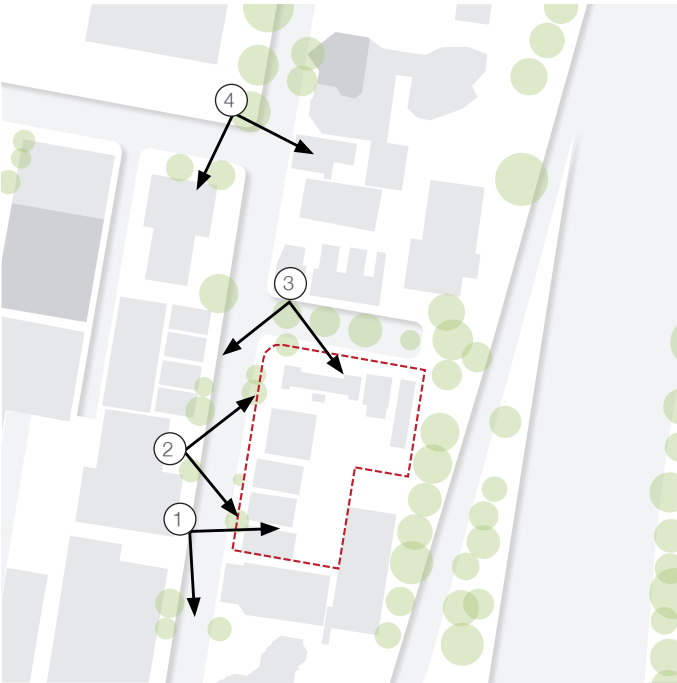


5.10 Views analysis - building envelope

The potential obstruction to views from existing apartment buildings was a significant concern raised by the local community during. A view assessment was undertaken by SJB to understand the extent of the impact.

The adjacent images shows the potential obstruction to views from four vantage points. The impact is minimal due to a concerted design effort to minimise the bulk of the tower and ensure that view sharing is preserved.

Visual assessment locations



1. View from 138 Walker Street, roof top 128.0 RL



2. View from 138 Walker Street, Unit 1516 88.00 RL



3. View from 2 Hampden Street, Terrace 1st floor 61.57 RL



4. View from 168 MacLaren Street 119.0 RL



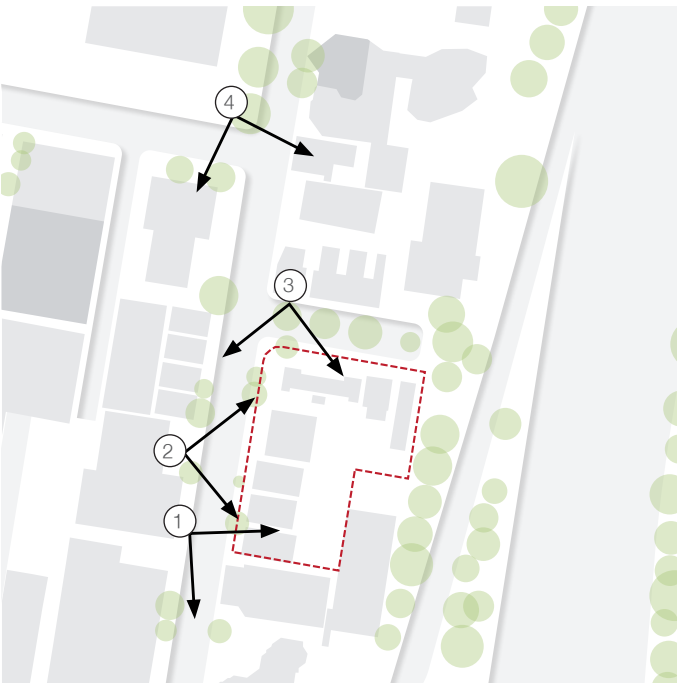


Concept Design

Views analysis - Special provision reference design 2019

The special provision reference design 2019 had a similar but overall greater view impact compared with the reference design 2020.

Visual assessment locations



1. View from 138 Walker Street, roof top 128.0 RL



2. View from 138 Walker Street, Unit 1516 88.00 RL



3. View from 2 Hampden Street, Terrace 1st floor 61.57 RL

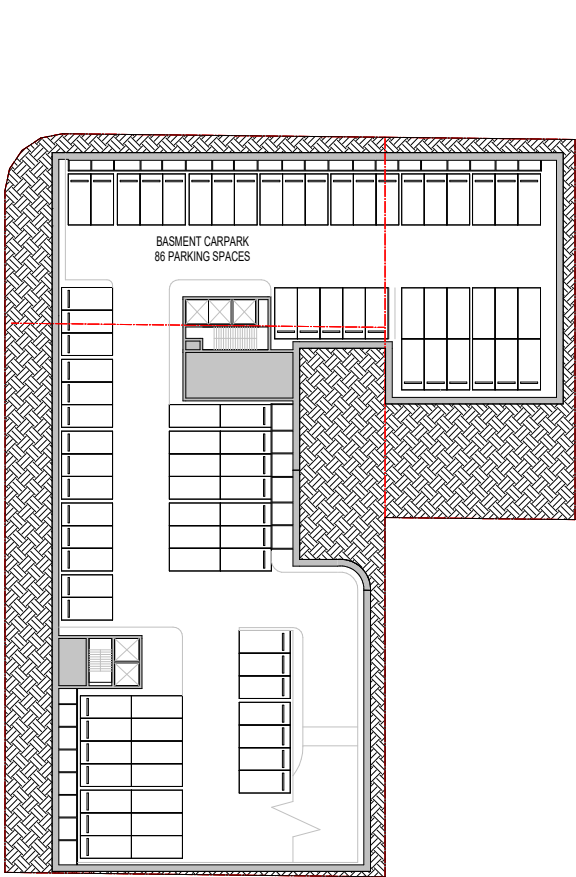


4. View from 168 MacLaren Street 119.0 RL

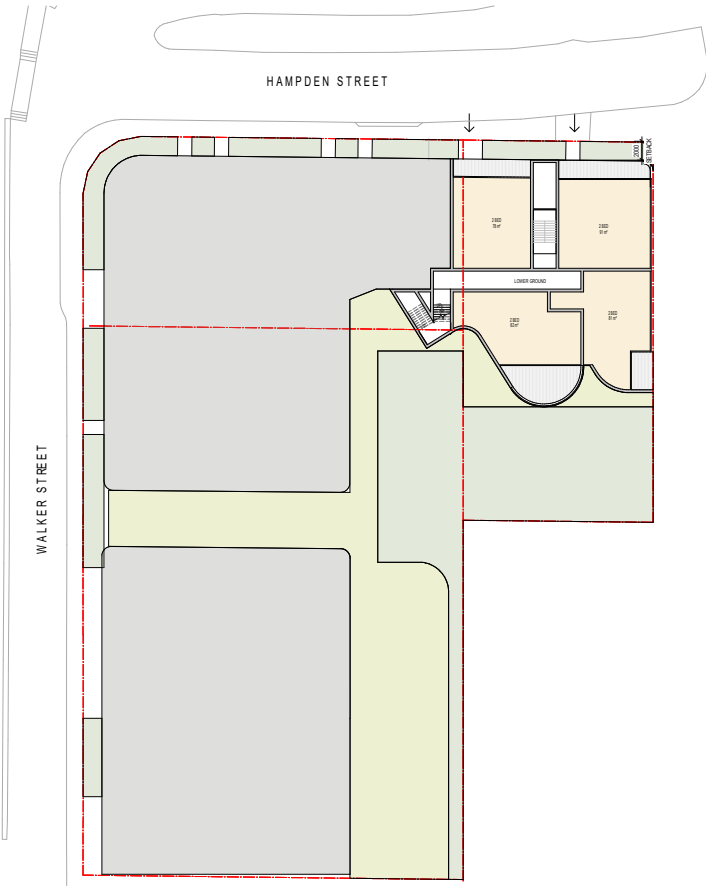




5.11 Reference design Architectural test fit



Basement (typical)



Level lower ground



Ground floor

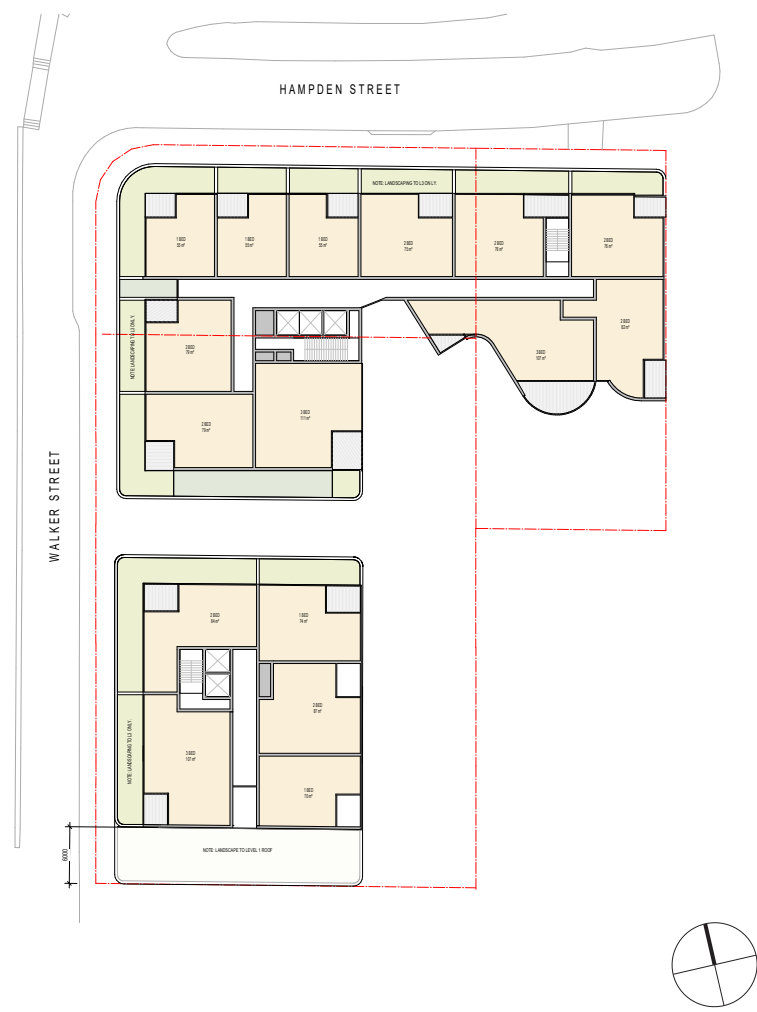




Concept Design



Levels 1 to 2

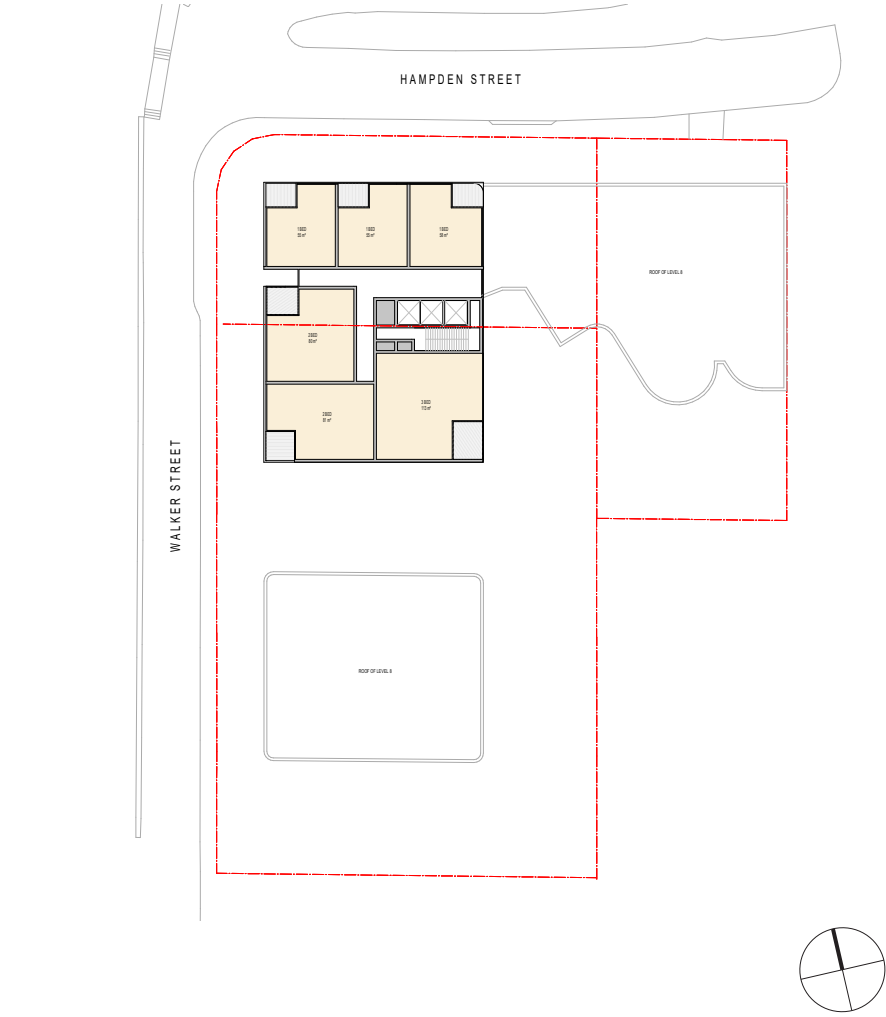


Level 3

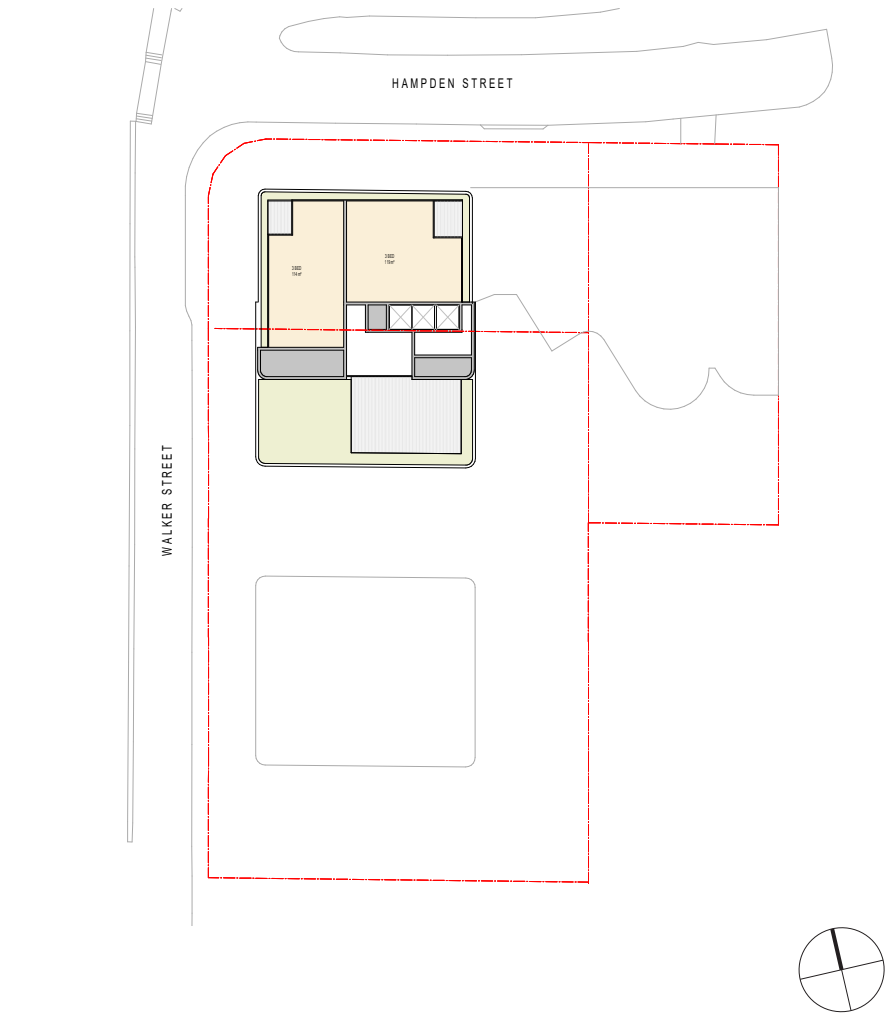


Levels 4 to 8





Levels 9 to 28



Levels 29



## Concept Design

### 5.12 Illustrative masterplan of the architectural test fit

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 five key moves:

- Precinct connections
- Walker Street/ Hampden Shared Way
- Walker Street Landscaped setback
- Hampden Street Pocket 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. Upgraded streetscape treatment with landscaped setback
4. Creation of a safe, at grade crossing point to the south of the Walker Street heritage wall
5. Proposed vehicle parking access
6. Communal resident's garden and rooftop communal space
7. Pocket park at end of Hampden Street as key communal amenity
8. Improvement to Pedestrian stairs linking North and South sections of Hampden Street
9. Paved retail spill-out area with cafe seating and umbrellas

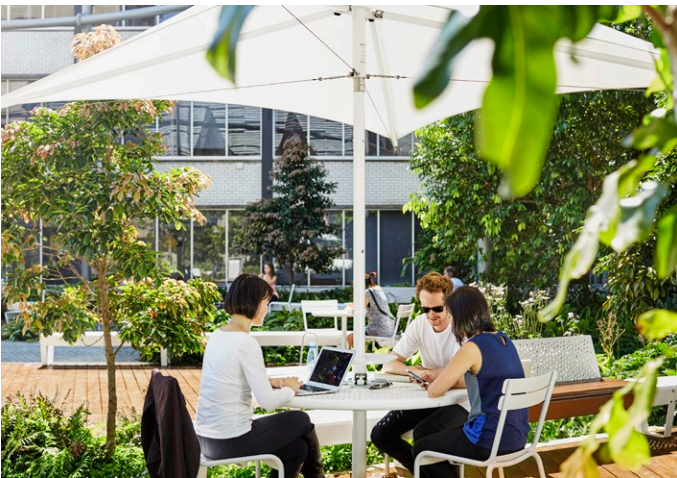




Concept Design

5.13 Walker street upgrade

- 1. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.
- 2. 2m wide landscaped setback
- 3. New deciduous shade trees along upgraded footpath
- 4. Paved retail spill-out area with cafe seating and umbrellas
- 5. Basement carpark entry





Concept Design

5.14 Hampden Street Upgrade

- 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 under-story planting
- 8. New pocket park on southern portion of Hampden Road Street closure beyond basement entry, consisting of turf area with paved seating area and feature trees
- 9. Existing trees in raised planter to be retained
- 10. Future potential connection to new pedestrian/ cycle link within Freeway landscaped setback zone

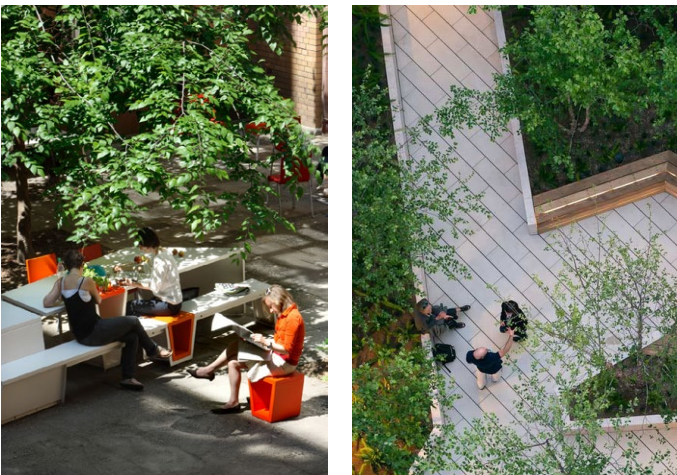
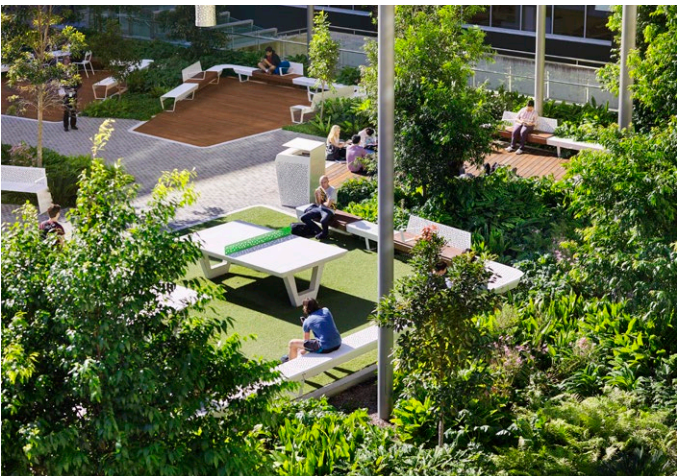




Concept Design

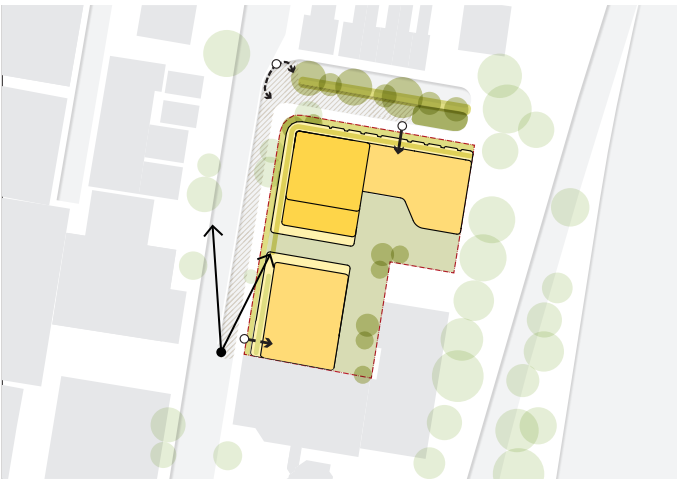
5.15 Resident's Garden

- 11. Communal congregation areas with generous seating
- 12. New feature trees within courtyard provide shade and a green outlook from apartments
- 13. Lush mass planted garden courtyard. Potential for areas of communal garden/ vegetable garden
- 14. Raised turf area for passive recreation
- 15. Communal terrace over roofs with passive landscape areas to gather with mass planting.
- 16. Informal natural play space.

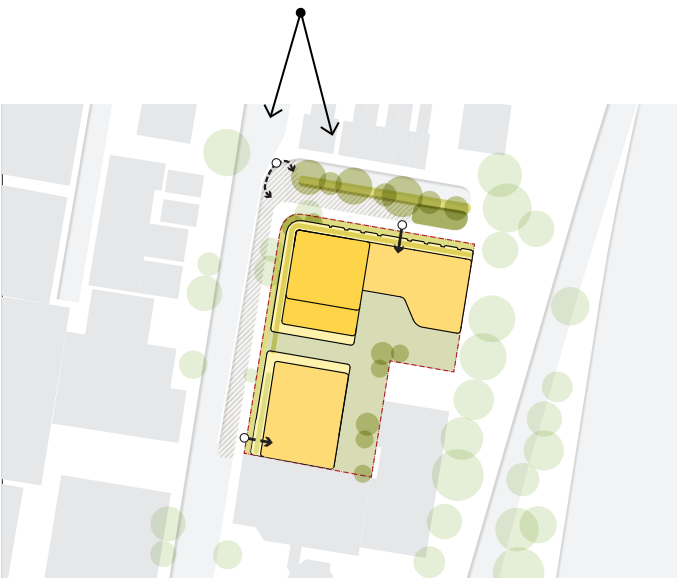




5.16 Visualisations











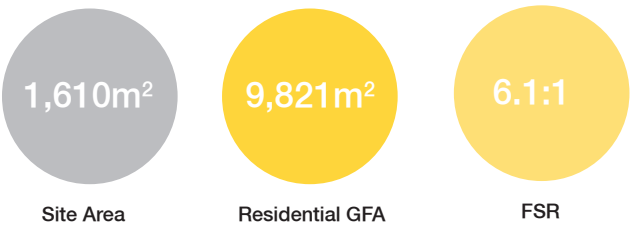


6.2 Alternative reference design

173-179 Walker Street Yield:



11-17 Hampden Street Yield:



**Key**

- Site Boundary
- Amalgamation Breakup
- Built Form
- Landscaping
- Private Open Space
- Basement/Servicing
- Active Frontage
- Basement Access





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Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia  
T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au