

88 WALKER NORTH SYDNEY

DESIGN STATEMENT

NOVEMBER 2018



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Introduction

88 Walker Street is set to be the location for a new mixed use Hotel, Office and Bar development in the heart of North Sydney.

Located on the corner of Walker Street and Spring Street in the heart of North Sydney's CBD, the site incorporates the adjoining Firehouse Hotel.

The development

The development will include a 252 room hotel across 9 levels and 21 levels of office space above. The building will be topped by a top floor bar destination.

The hotel is planned for 252 rooms with 16 rooms per level together with 2 floors of front of house facilities such as reception, bar, restaurant, executive lounge, gym etc. and back of house facilities.

The incorporation of the heritage listed Firehouse hotel into the scheme has allowed the development to significantly improve the public domain through the realignment and regrading of the corner of Spring Street and Little Spring Street together with changes to the rear of the Firehouse building to address the soon to be formed public space in front of 1 Denison.

Planning strategy

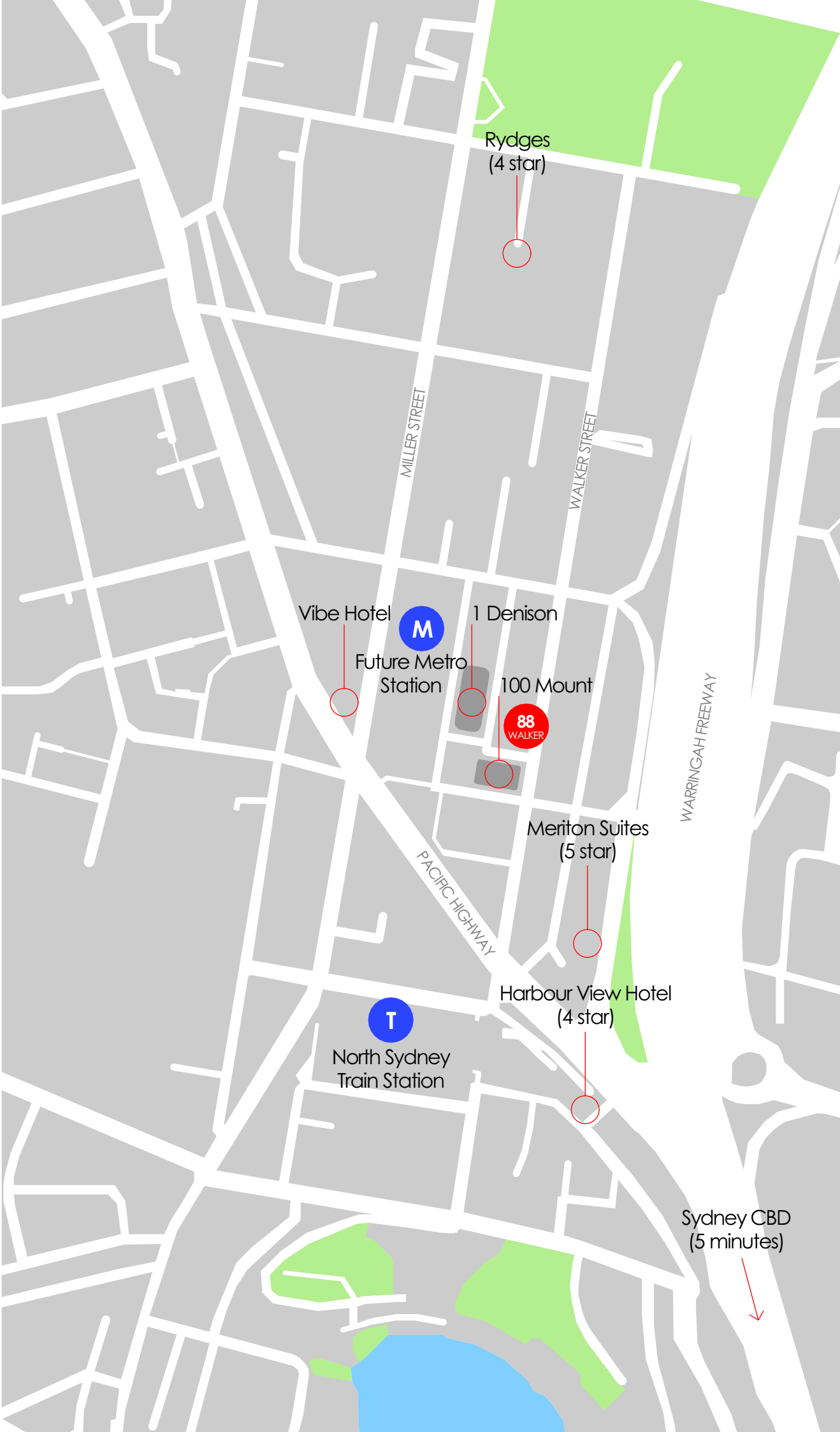
This application follows the previous lodgment of a smaller form that conformed with the previous building height. As flagged in that application the design was based on the development of this larger tower with all lifting, servicing etc sized for the taller tower.

As the development sits in the heart of the CBD and has a limited basement footprint it is proposed to have no car parking on site. Loading for all uses will come through a combined dock on Little Spring Street.

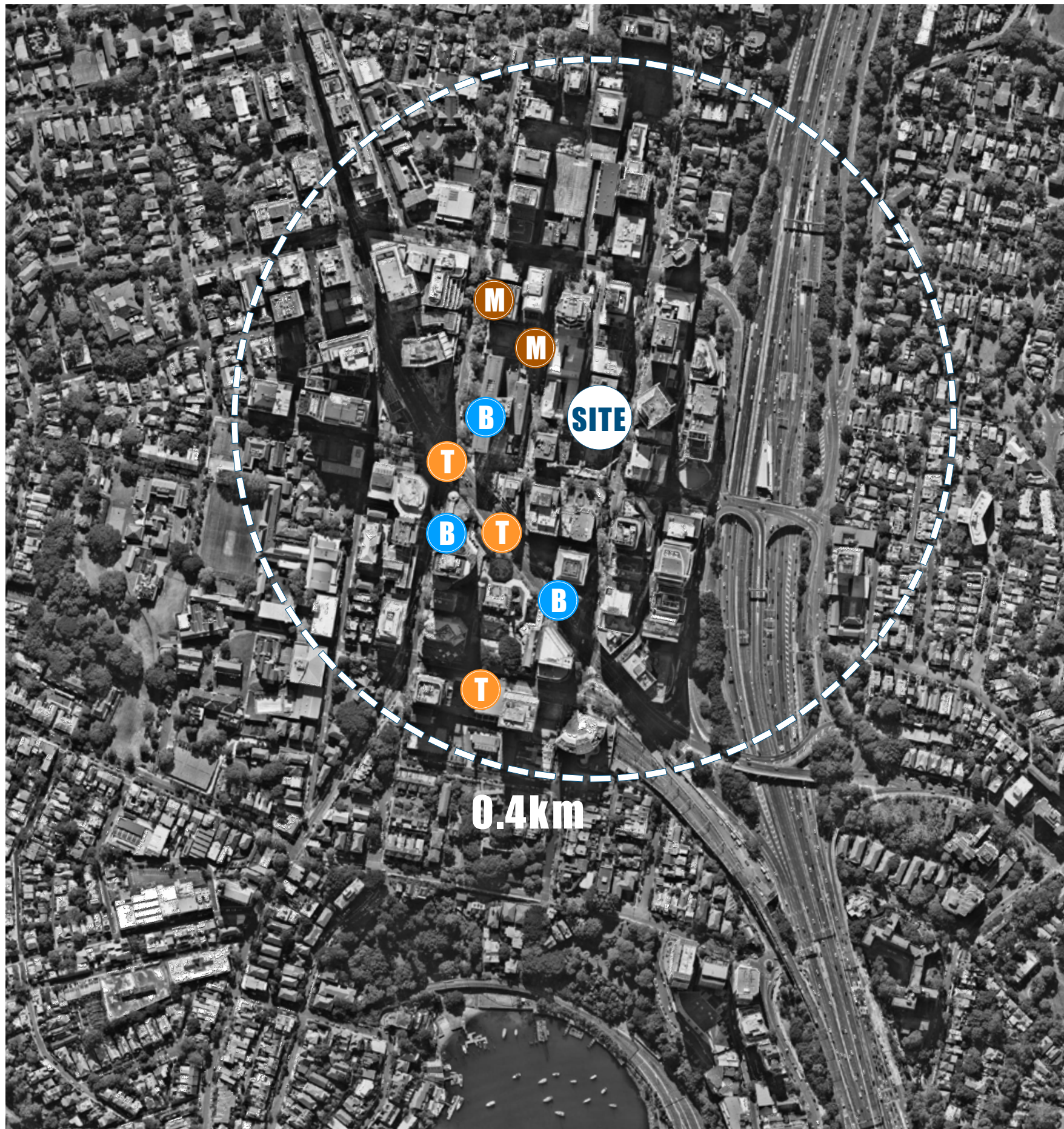
This design report outlines the principles behind the development and the proposed resolution of the buildings form and function.

Development Overview

Site Area:	1077sqm
Total GFA:	24,042sqm
Total FSR:	20.93:1
Uses:	Ground floor retail Office Hotel Roof Top Bar
Height:	RL 227 to Parapet RL 232.6 to top of LMR
Parking:	Cars: 0 Bicycles: 105
ESD:	Green Star: 5 Star Nabers Energy: 5 Star Nabers Water: 3.5 Star



Location



88 WALKER
NORTH SYDNEY

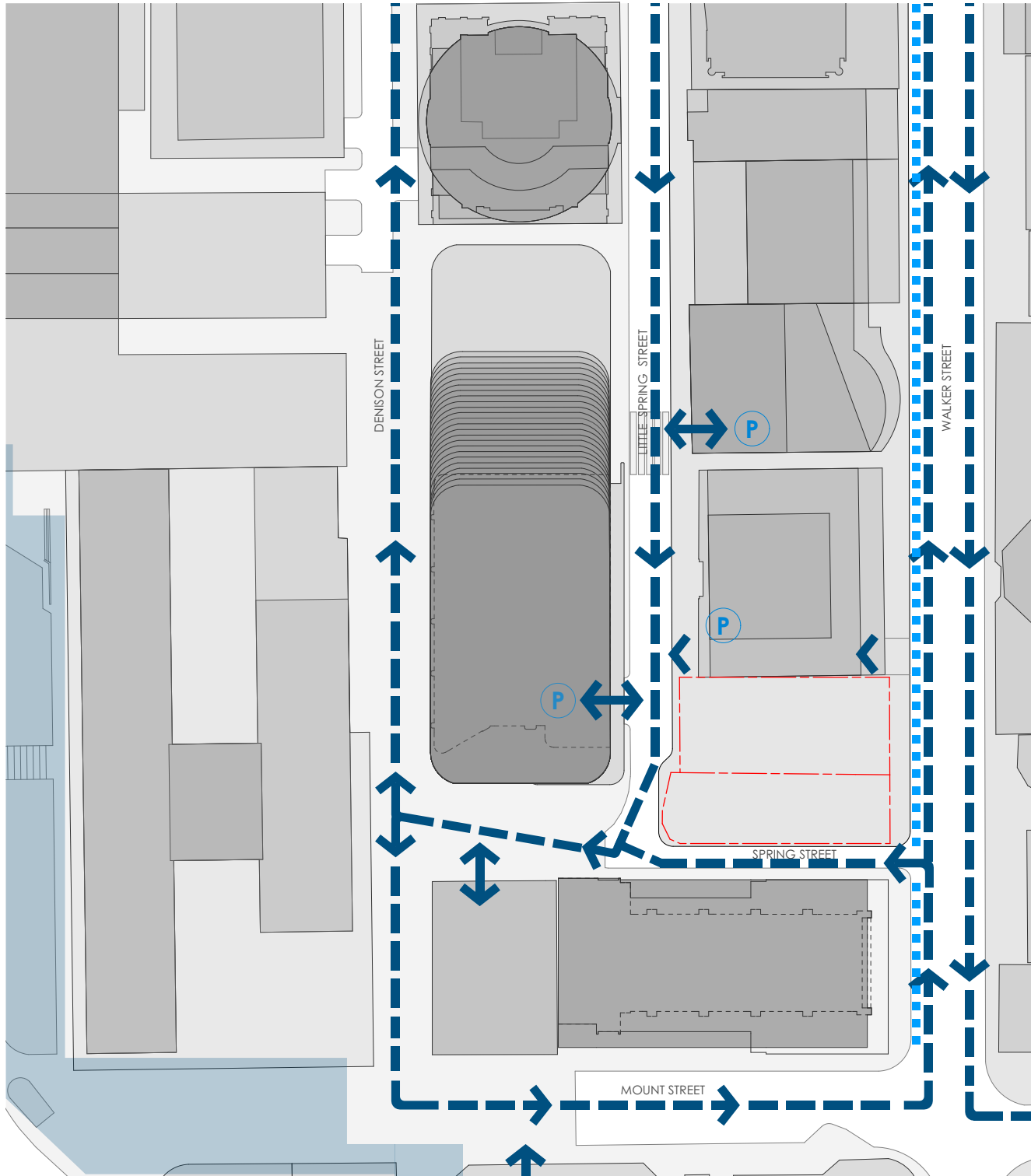


fitzpatrick+partners architects

LEGEND:

- M Metro
- T Taxi
- B Bus

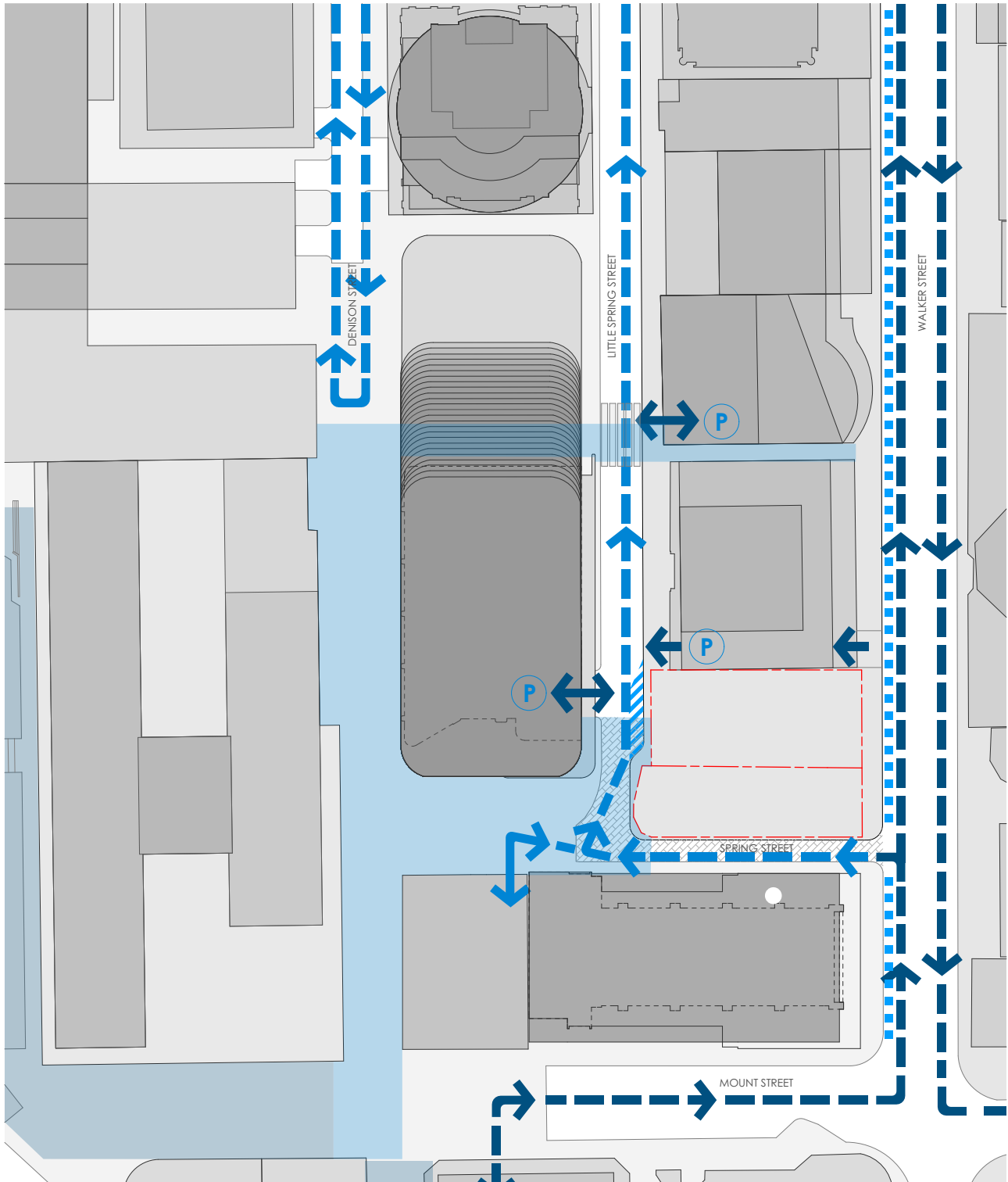
Public Domain & Traffic Flows



EXISTING TRAFFIC FLOW + PUBLIC DOMAIN

1 : 500

- LEGEND**
- existing traffic flow
 - proposed traffic flow
 - NSC special area zones
 - pedestrian zone
 - am/pm clear way zone
 - proposed setdown area
 - shared zone
 - parking stations



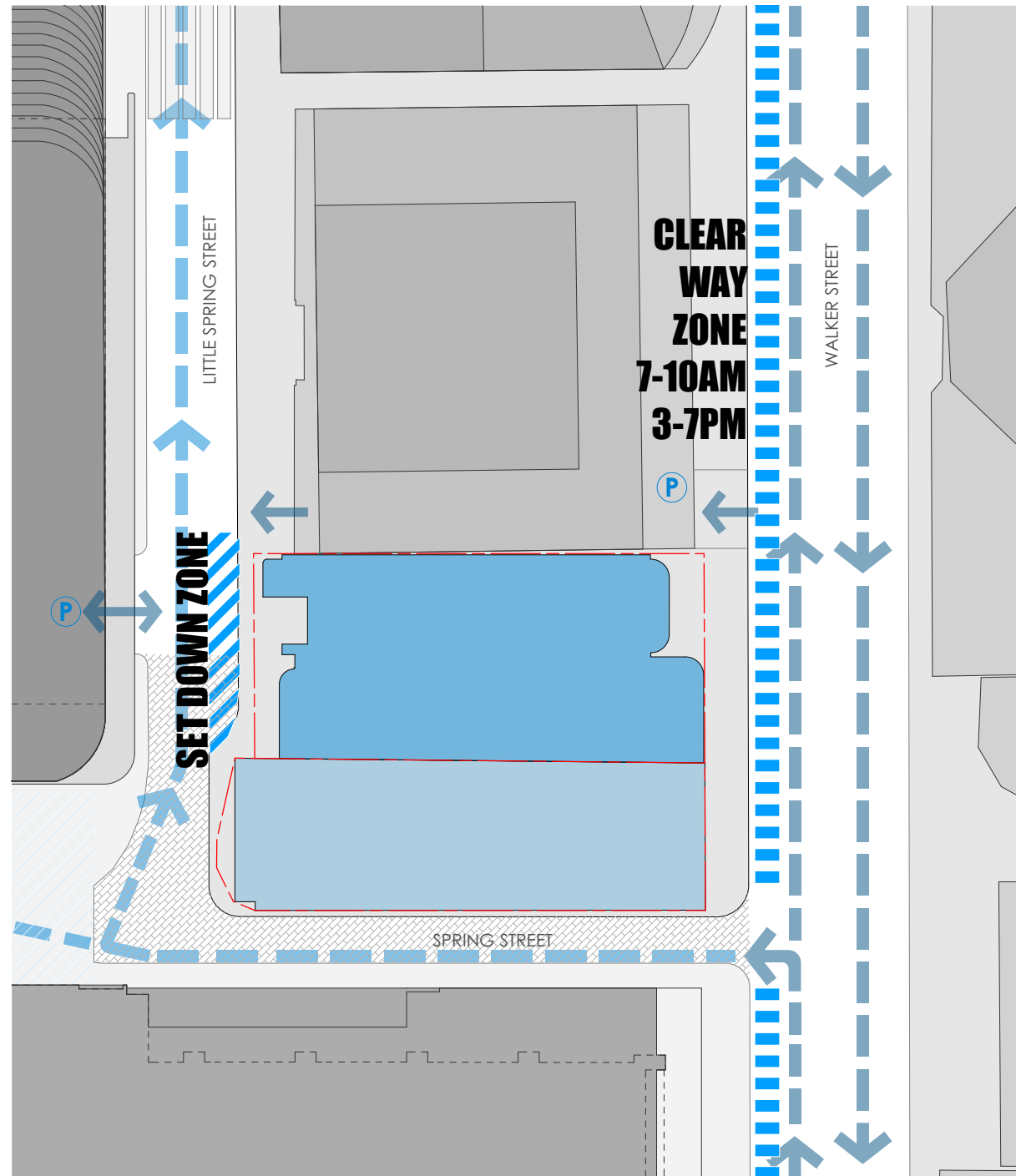
PROPOSED TRAFFIC FLOW + PUBLIC DOMAIN

1 : 500

88 Walker sits between Walker Street to the East and Little Spring Street to the West with Spring Street linking the two in an east to west one way road.

The intention from councils proposed laneway master plan is to reverse the direction of Little Spring Street to allow traffic to enter on Spring and exit to the north onto Berry. The proposal has incorporated modifications into the rear of the Firehouse Hotel in order to facilitate MRV truck movements north from Spring to Little Spring.









Public Domain & Servicing



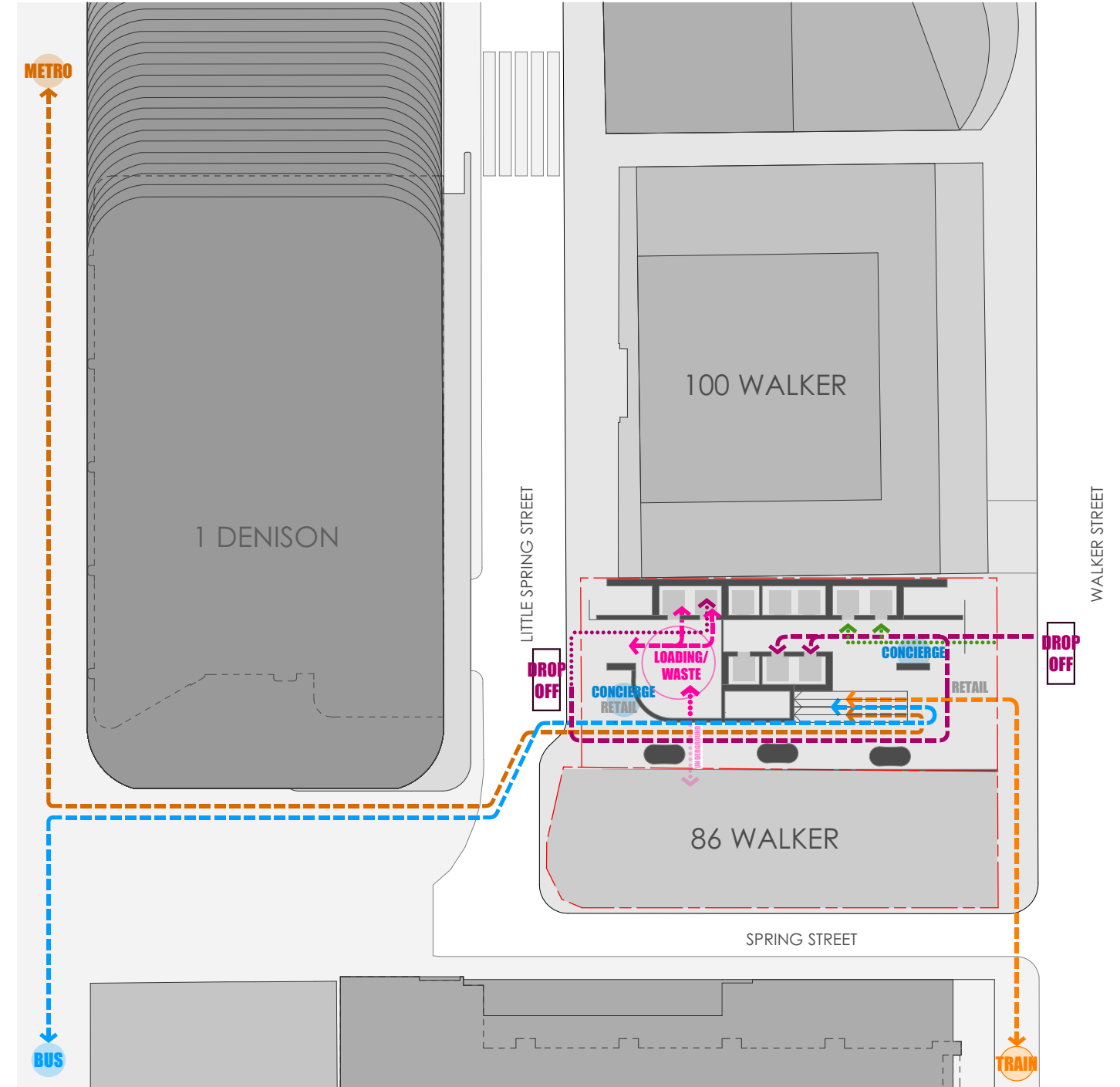
PROPOSED SETDOWN AREA

1 : 250

LEGEND

-  existing traffic flow
-  proposed traffic flow
-  NSC special area zones
-  pedestrian zone
-  am/pm clear way zone
-  proposed setdown area
-  shared zone
-  parking stations


88 WALKER
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PROPOSED SITE MOVEMENTS

1 : 250

LEGEND

- 
 concierge/ meet + greet
 accessible path to office
 hotel / luggage
 office
 bicycle
 loading/ waste

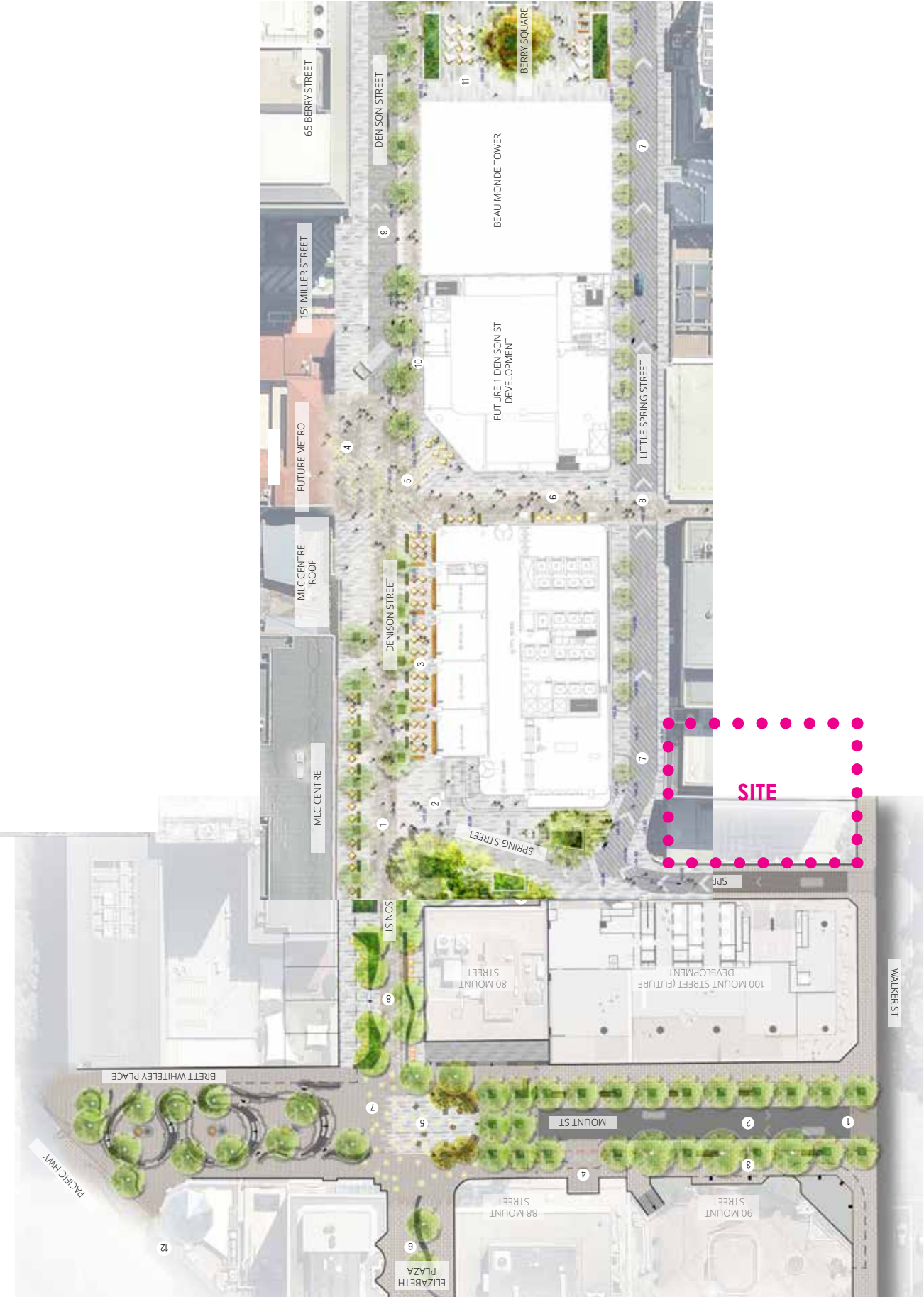
Walker Street has significant hours of clear zone along our frontage necessitating a Little Spring Street taxi drop off zone to the rear of the building and a through site link to accommodate visitors.

The loading of the various uses is all undertaken through a single loading dock to the rear of 88 Walker. Pedestrian movement through the CBD will be enhanced by the addition of the through site link connecting to the south of 1 Denison.

CBD Laneways Concept Plan

The reworking of the CBD laneways increases the pedestrian amenity of the CBD and works with the proposed ground planes of 100 Mount Street, 1 Dension and the Metro site.

Following on from these projects the impact of 86-88 Walker is to enable the storm water over land flow paths, traffic turning circles, redirection of the path of travel and the pedestrian amenity of the east west movements that link the front doors of all the major new buildings currently under construction.



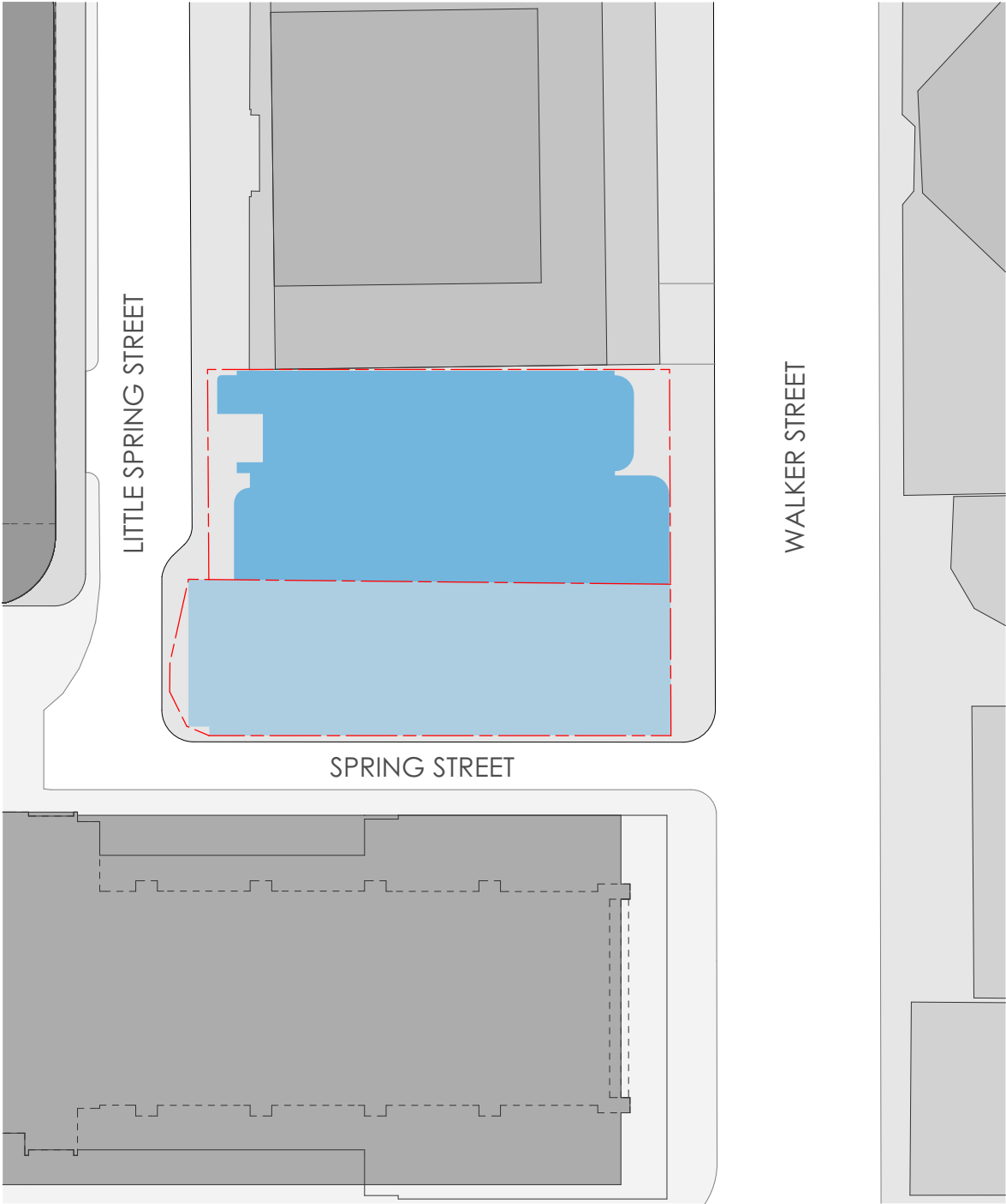
- LEGEND

 - ① Raised threshold entry of Mount Street with cross-over to transition from Walker St.
 - ② Asphalted road two way - raised kerb and footpath.
 - ③ North Sydney Council Standard footpath paving.
 - ④ Crossover to loading zone /parking in 88 Mount Street.
 - ⑤ Raised platform area including seating and trees, flexible location for performance / relaxation.
 - ⑥ Stage 2 Works, Elizabeth Plaza
 - ⑦ Paving to seamlessly integrate with Brett Whiteley Place.
 - ⑧ Fully pedestrianised street 'laneway' with feature paving and flush kerbs.
 - ⑨ 80 Mount Street garage access.
 - ⑩ Fixed bollards to restrict access.
 - ⑪ Spring Street shared space road.
 - ⑫ Future loading bay.

Note:
Draft concept for consultation purposes
Design subject to change pending feedback from traffic engineers

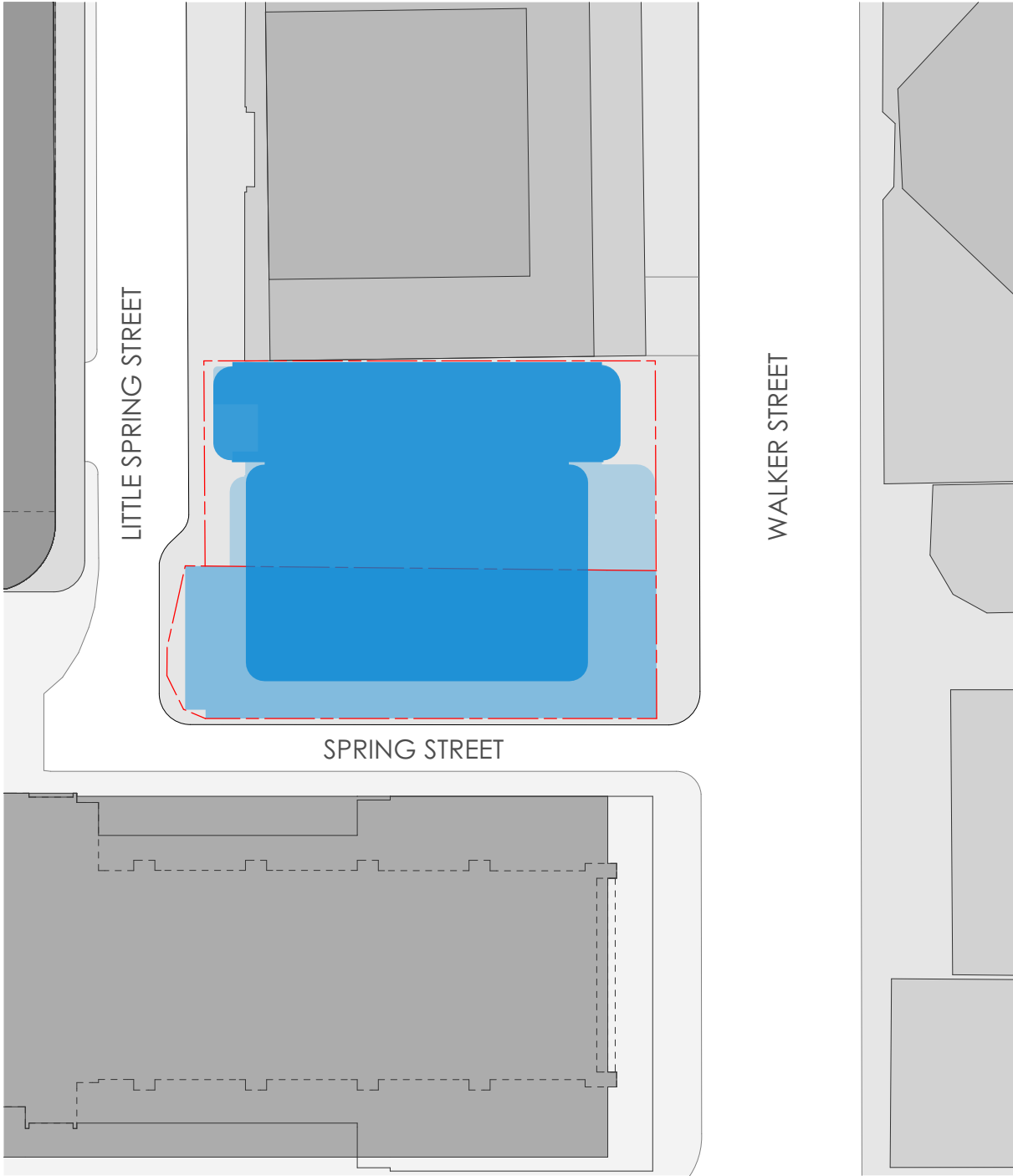
[illegible]

Building Footprints



PROPOSED PODIUM FOOTPRINT
1 : 250

- LEGEND**
- existing firehouse hotel
 - proposed podium footprint



PROPOSED TOWER FOOTPRINT
1 : 250

- LEGEND**
- overall podium footprint
 - proposed tower footprint

At street level the building holds the street alignment of the Firehouse on Walker Street in the new form of the through site lobby. To the north the tower form lands creating an additional setback to the street.

To the lane the new form of the rear of the pub is allowed to take prominence with the new lobby setback to provide for hotel drop off and an extended footpath to the rear entry to the building.

The northern *servant* tower form is allowed to ground in the lane also highlighting the hierarchy of tower forms.

Ground Plane

The ground plane of the new development brings together all uses in the tower as they integrate with the public domain. As such the emphasis has been on maximising the public aspects of the development while allowing the ground plane to still function from a deliveries and waste management perspective.

From a public perspective the hotel lifts land on the ground level and are accessible from both the drop off on Walker Street and via the through site connection to the drop off location at the rear of the building in Little Spring Street.

In addition 2 of the office lifts also land on ground level allowing access to the office levels from a fully accessible location and to provide access to the top floor bar out of commercial peak hours. These two lifts also serve the elevated EOT levels.

The office lift lobby is accessed via a top lit pair of escalators up to level 1.

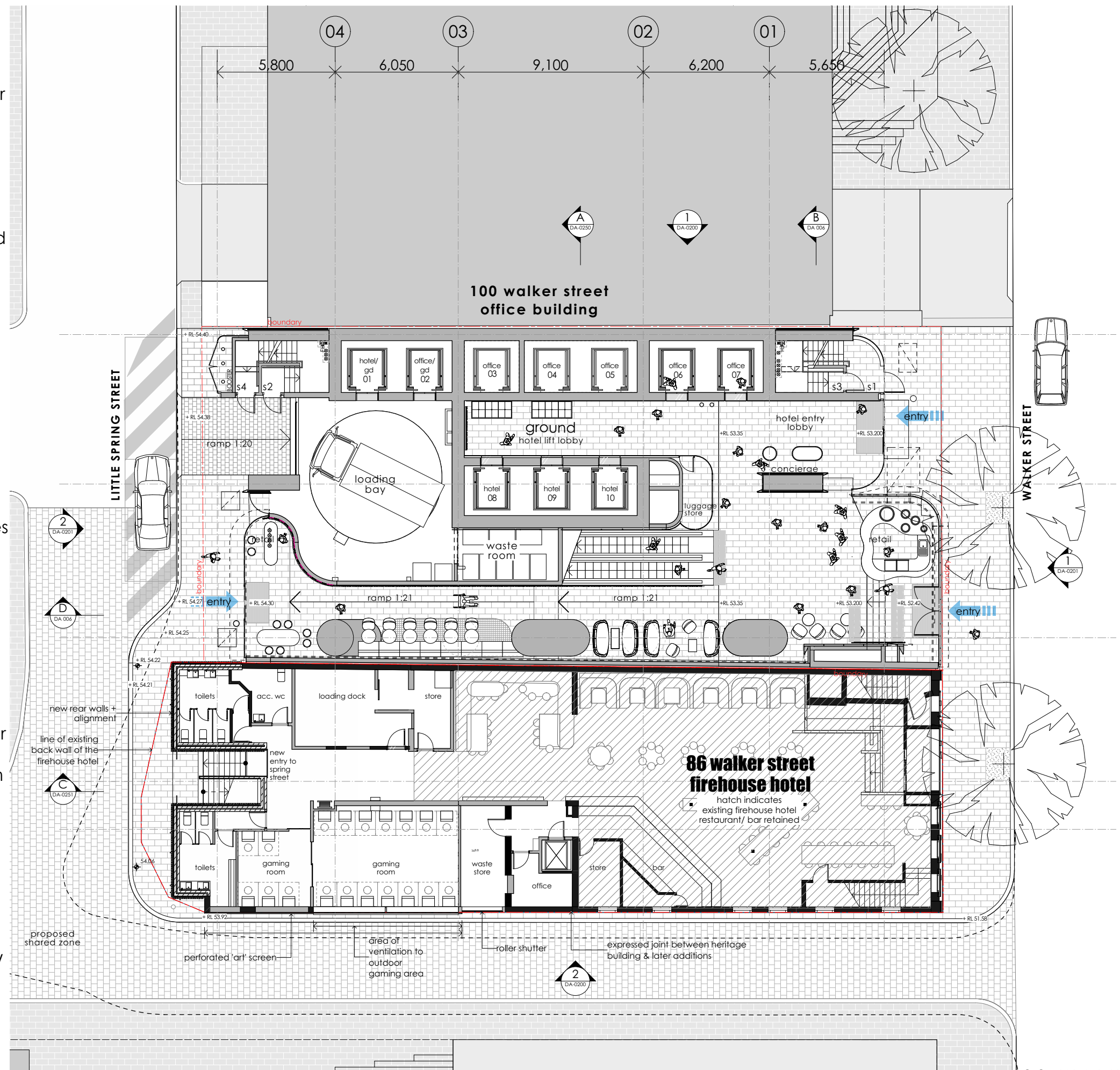
The remainder of the ground plane public function revolves around facilitating hotel and office experiences with concierge and cafe spaces allowing the ground plane atmosphere to be busy and lively.

The loading dock is deliberately tight in both its entry and overall scale which has led to a number of additional strategies within the tower.

Within the upper levels of the podium the buildings end of trip facilities are spread over three levels which will allow for major tenant facilities and independent facilities for other tenants. Level 34 also contains the office levels waste room with a waste handling room only on ground level.

The hotels waste storage area is located on its BOH level 7 which includes bin wash areas as per the waste management plan.

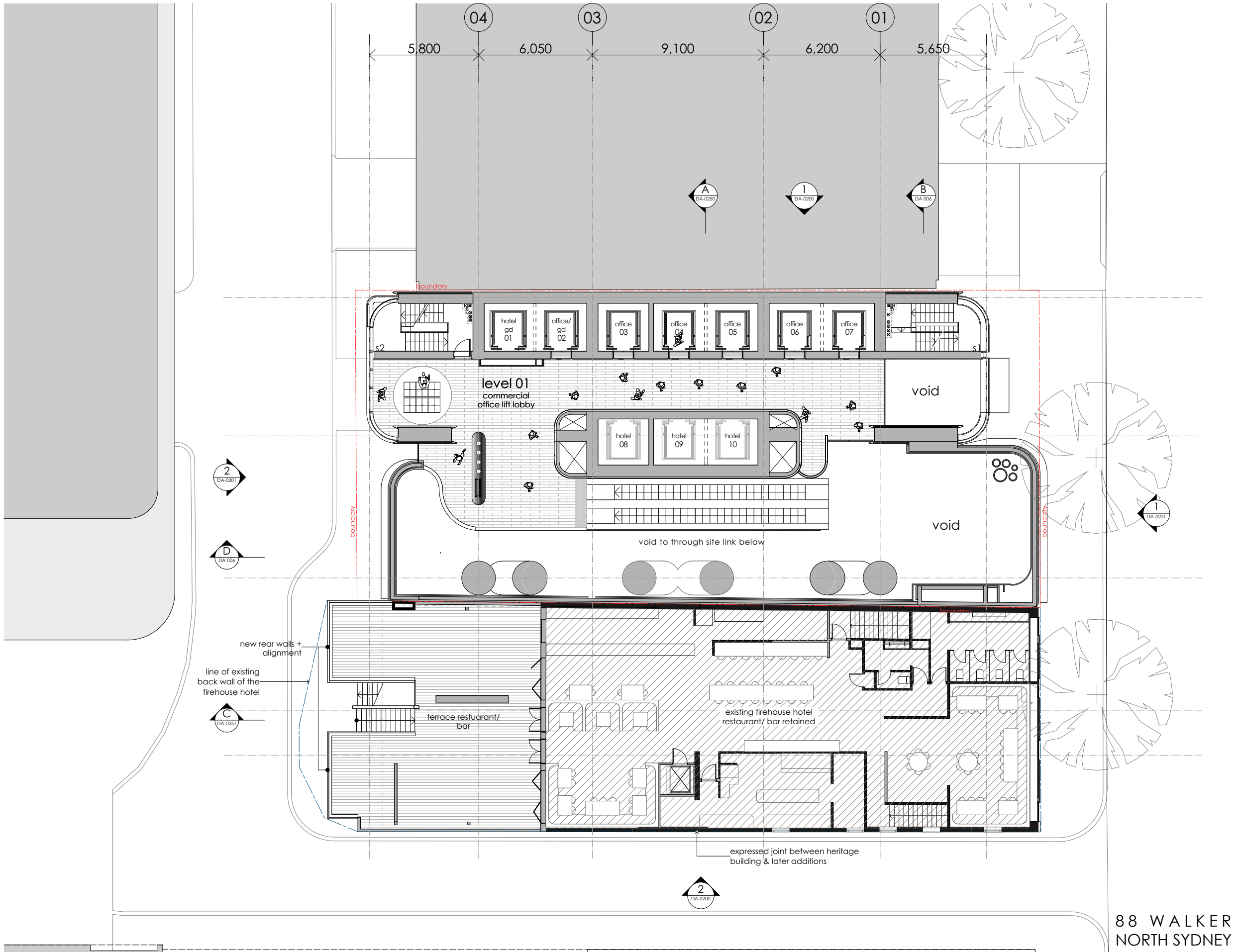
The loading dock distributes both goods in and out of the building via two separate methods; To the tower via goods lifts (one to the hotel and the other a shared goods/ passenger lift to the office levels and top floor bar) and to the Firehouse via a conveyor system beneath the through site link to the Firehouse Loading dock.



Ground Floor Hotel / Office Lobby



First Floor Office Lobby



Walker Street

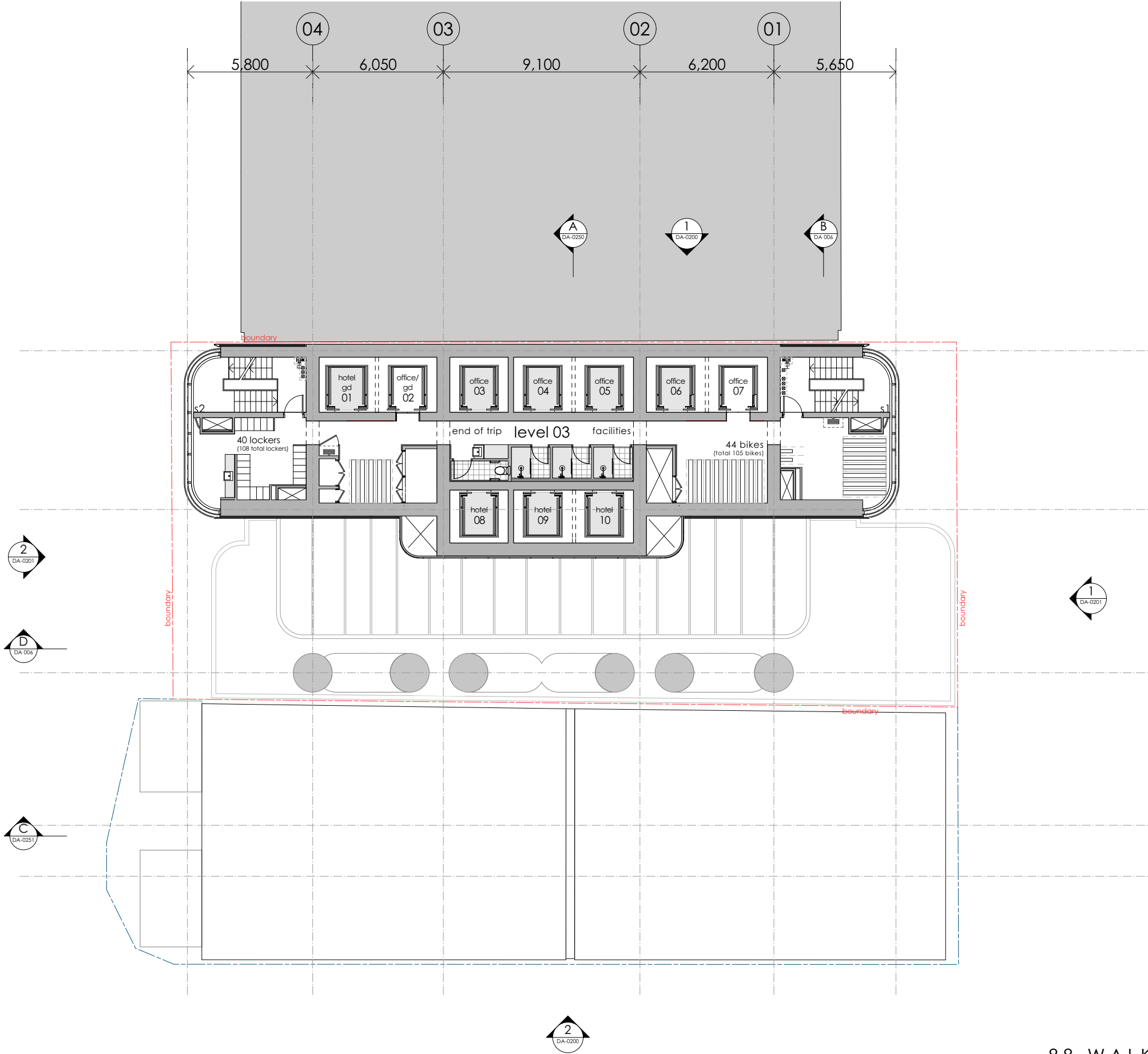


88 WALKER
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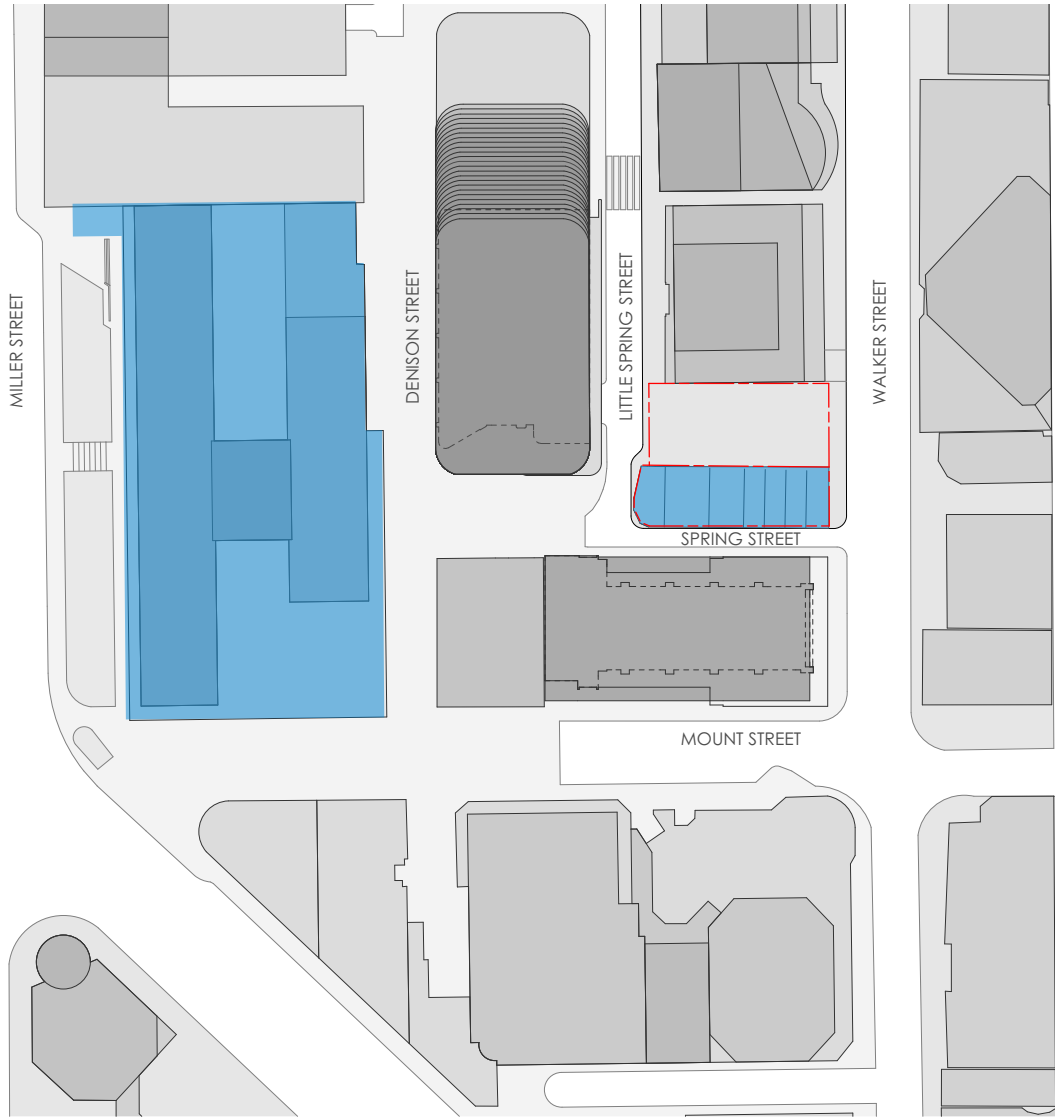
End-of-Trip

The end of trip facilities are split over three levels in the buildings upper podium with each level containing both bikes and shower / locker amenities. While not typical this arrangement has the additional opportunities of vertical connection direct to the office tower and limits the excavation on what is a very tight site excluding the Firehouse component.

The end of trip also occupies space in these structurally complex levels of the building as it lifts the building to the first tower level, optimising the overall efficiency of the building.



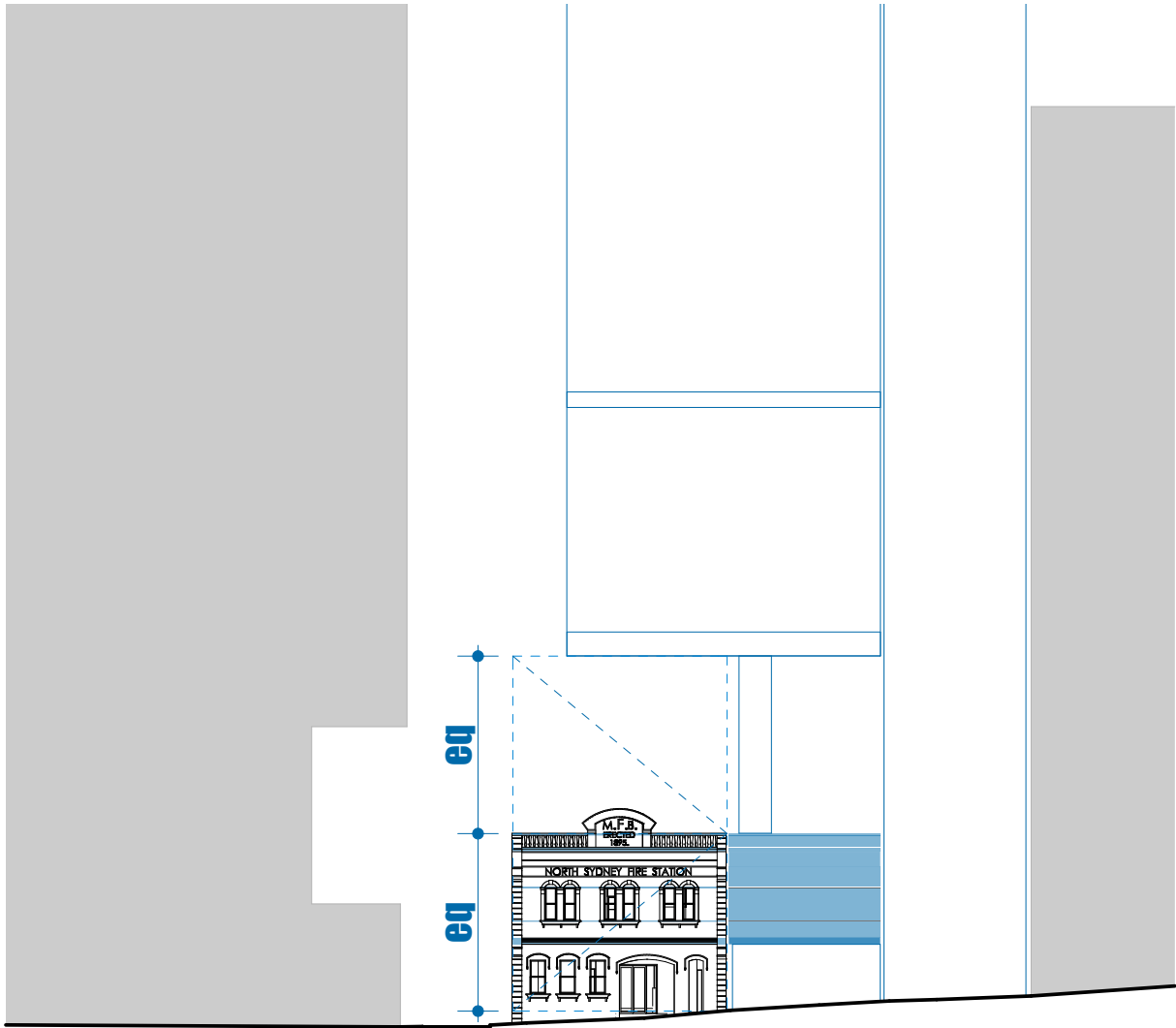
Heritage Strategy



HERITAGE ITEMS - NORTH SYDNEY LEP 2013
1 : 750

LEGEND

- listed heritage items
 - Item 0983 Former Fire Station, 86 Walker Street, North Sydney
 - Item 0893 MLC Building, 105-153 Miller Street, North Sydney



WALKER STREET ELEVATION
1 : 200

At ground level the primary building relationship is with the Firehouse hotel. The primary spatial consideration has been to set the tower underside to double the height of the heritage item and to set it back 5.5m above the existing allowing the heritage item the necessary curtilage to the taller context.

At ground the proposed podium addresses the form and materiality of the Firehouse with a horizontally banded sandstone facade that echoes the alignments of the various cornices and parapets of the firehouse.

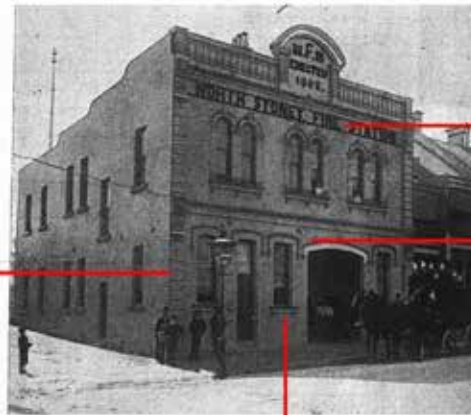
The curved form of the sandstone facade mediates to the forms of the tower above. As such the sandstone form acts as a bridge between the two scales.

Firehouse Hotel

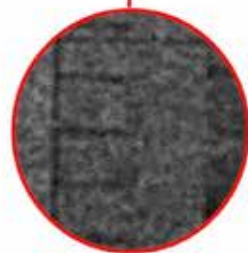
The 1895 North Sydney Firehouse is now a pub over two levels of heavily remodeled interiors. The existing buildings facade is still clear on both Walker Street and Spring street however it has been added to substantially at the rear. The reworking of the rear of the pub has been discussed earlier in relation to the public domain and this forms the majority of the works to the pub.

The other significant body of work on the pub is the reestablishment of a heritage colour scheme to the original building and describing the original building from later additions. Evidence of the original colour scheme is scant and the below image has been relied upon to establish the colour hierarchy of detail. The final colour scheme was then established in line with the sandstone facade of the proposed podium building.

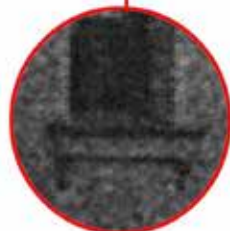
Tonal comparison of painted elements based on historic photograph:



Lettering and surrounding mouldings appear darker than walls. Note: wall background to lettering appears to be the same tone as other wall sections - ie. no evidence of red here, as is existing.



Rusticated stone section appears to be a similar colour to the adjacent wall. Lighter colour than the stucco detailing.



Top of sill and decorative sill corbels appear darker than wall and mid section of sill. Not conclusive due to shadow.



Stuccoed detailing around openings and on cornice appears darker than walls

Timber window joinery appears dark, however this is not conclusive.



Firehouse Hotel

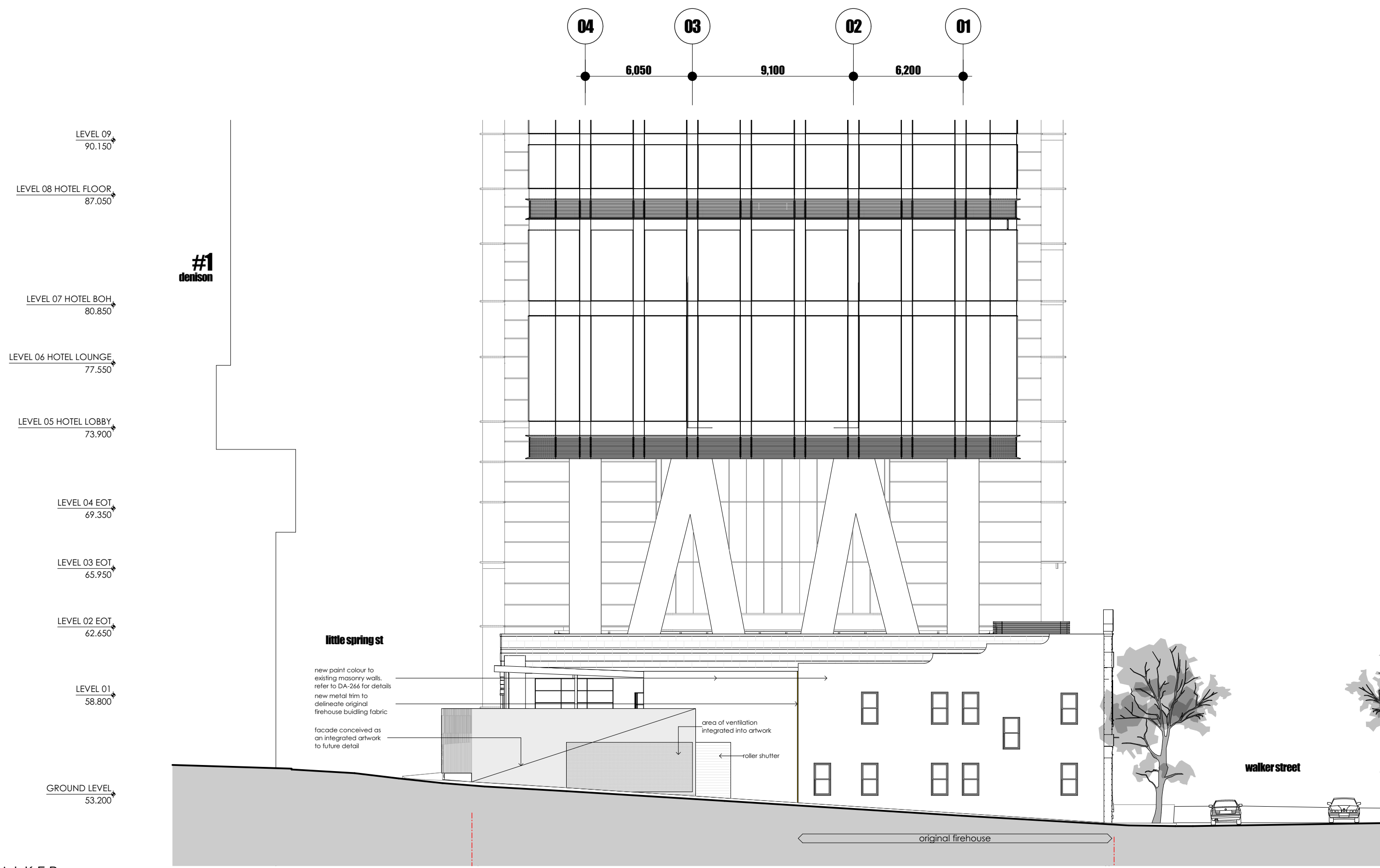


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Walker Street



Spring Street Elevation

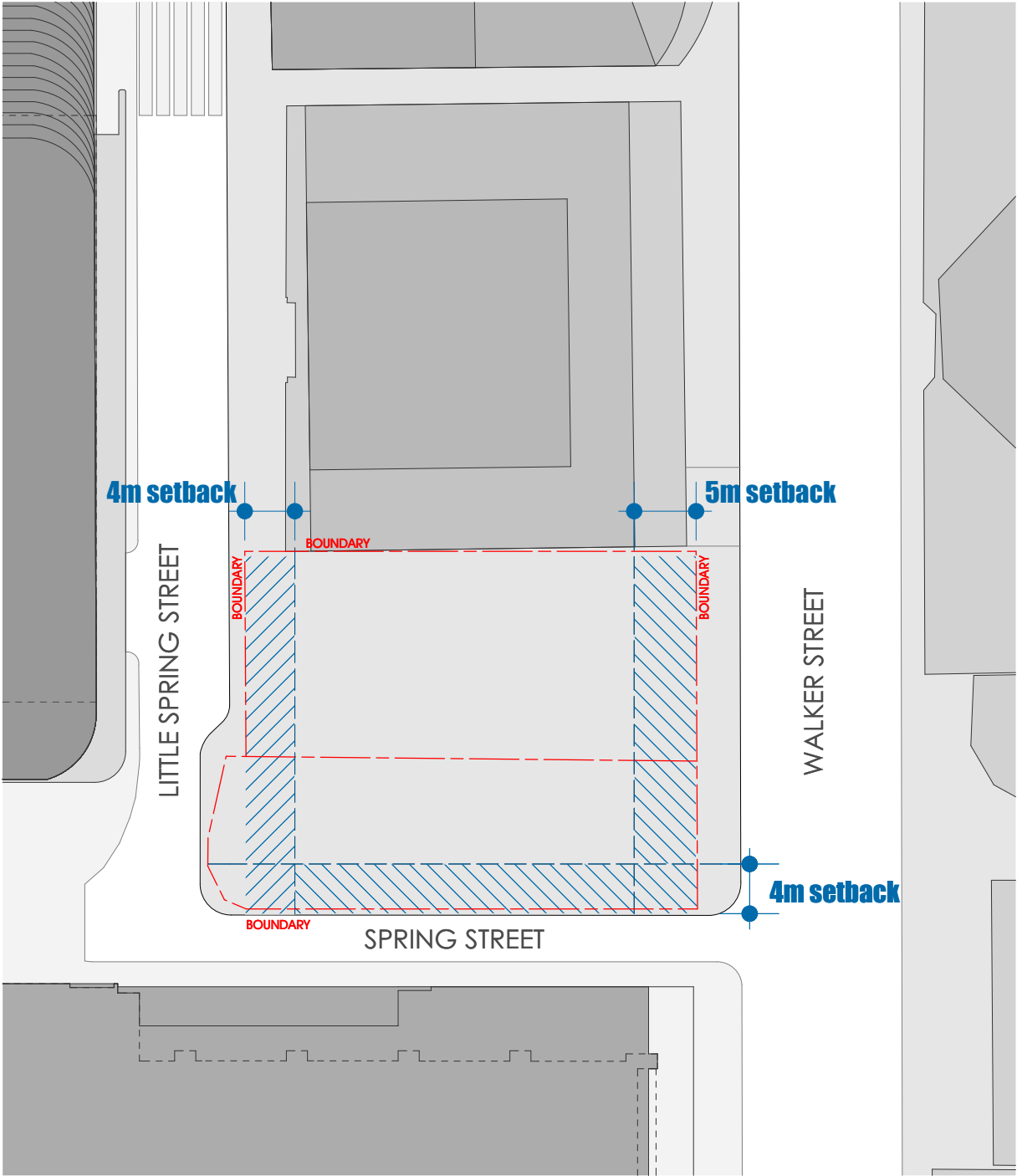


88 WALKER
NORTH SYDNEY

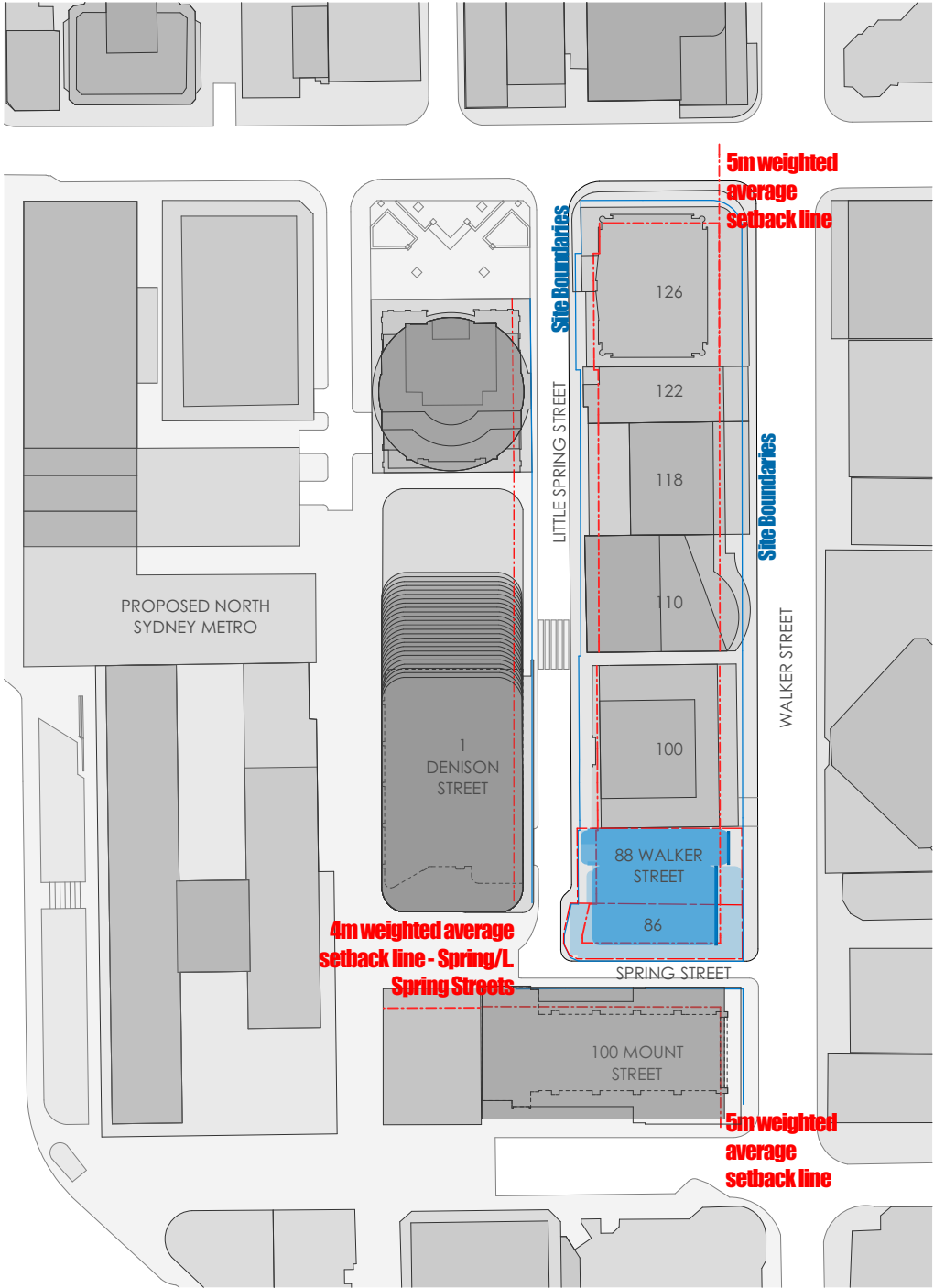
Little Spring Street



DCP Tower Setbacks



DCP (ABOVE PODIUM) SETBACKS
1 : 250



SETBACK SURVEY ALONG WALKER STREET
1 : 750

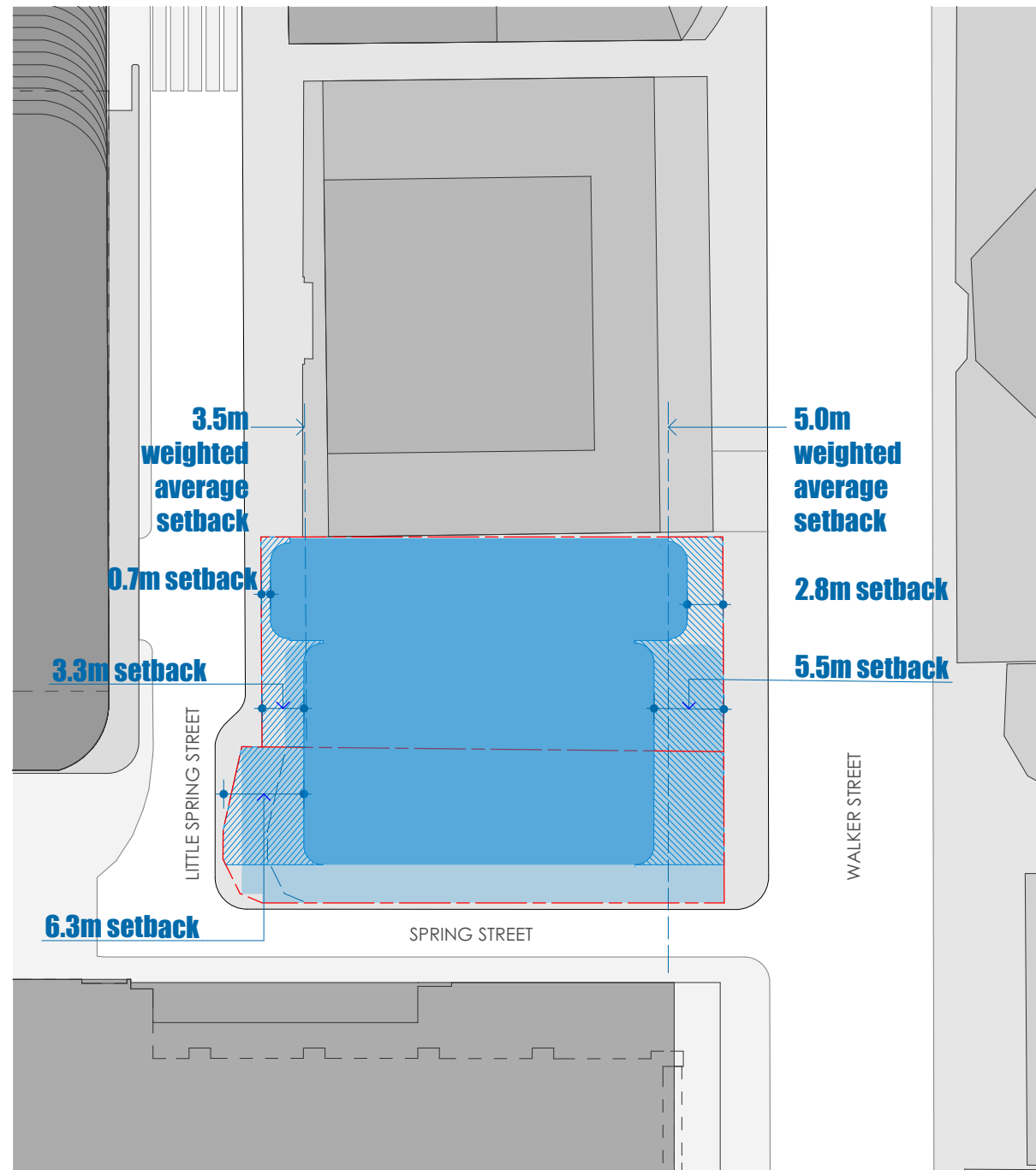
Walker Street and Little Spring Street both have variable existing setbacks with no defined street wall. The controls call for a weighted average setback approach which further enhances the approach of not having a defined street wall.

The above analysis of the existing built form demonstrates the weighted average setback line on both sides of the two laneways and demonstrates the relative positions of the various buildings.

Proposed Tower Setbacks

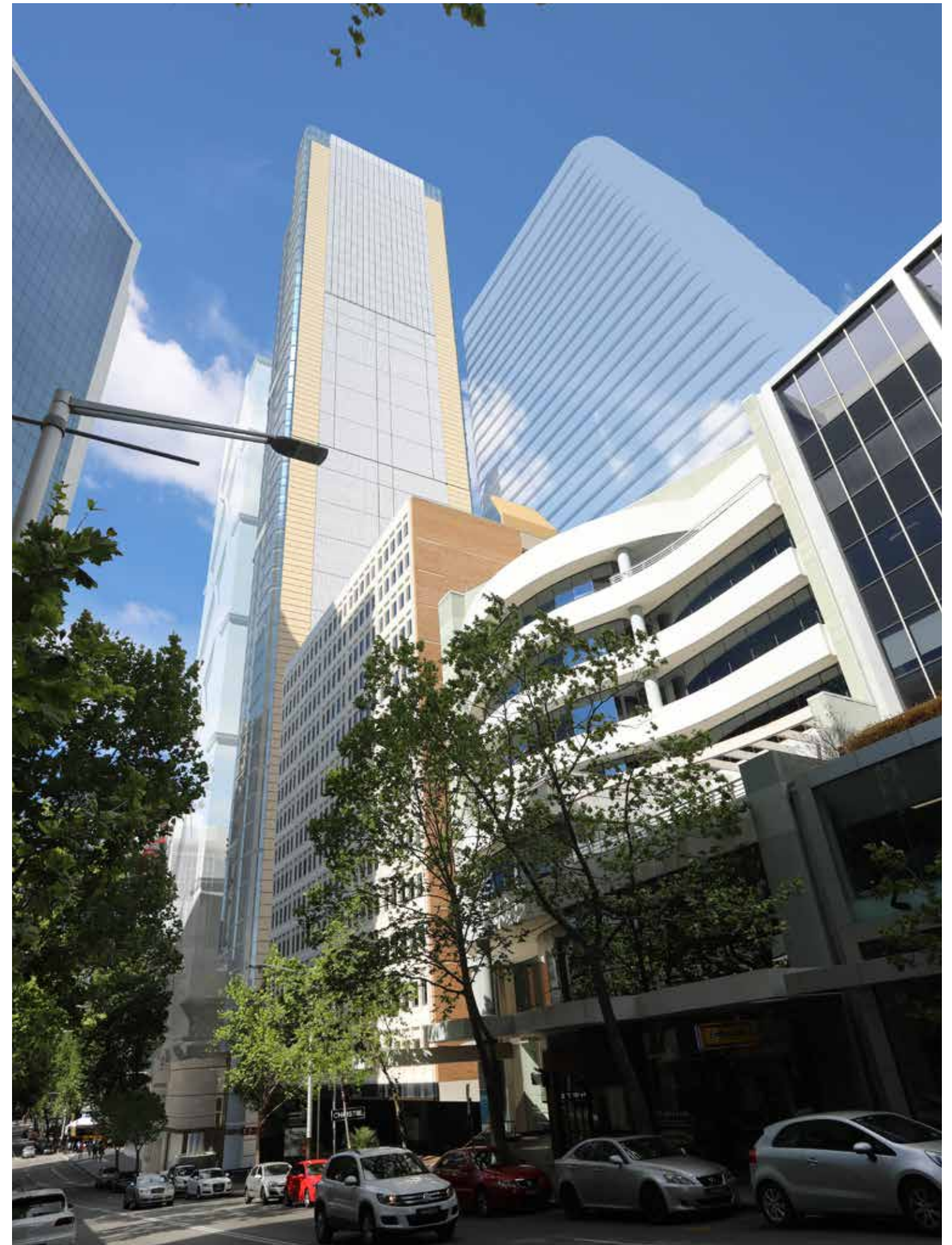
The proposed setbacks seek to provide an optimised setback to the street curtilage of the Firehouse along Walker Street maximising its heritage setting in both elevation and plan. The tower form is elevated above the Firehouse and setback 5.5m from its front face for a weighted average street setback of 5m.

To Spring Street the building is setback 3m from the boundary which is less than the DCP 4m but far in excess of the opposing 100 Mount at zero. To the rear the weighted average setback is 3.7m which is again greater than the 1 Denison opposite.



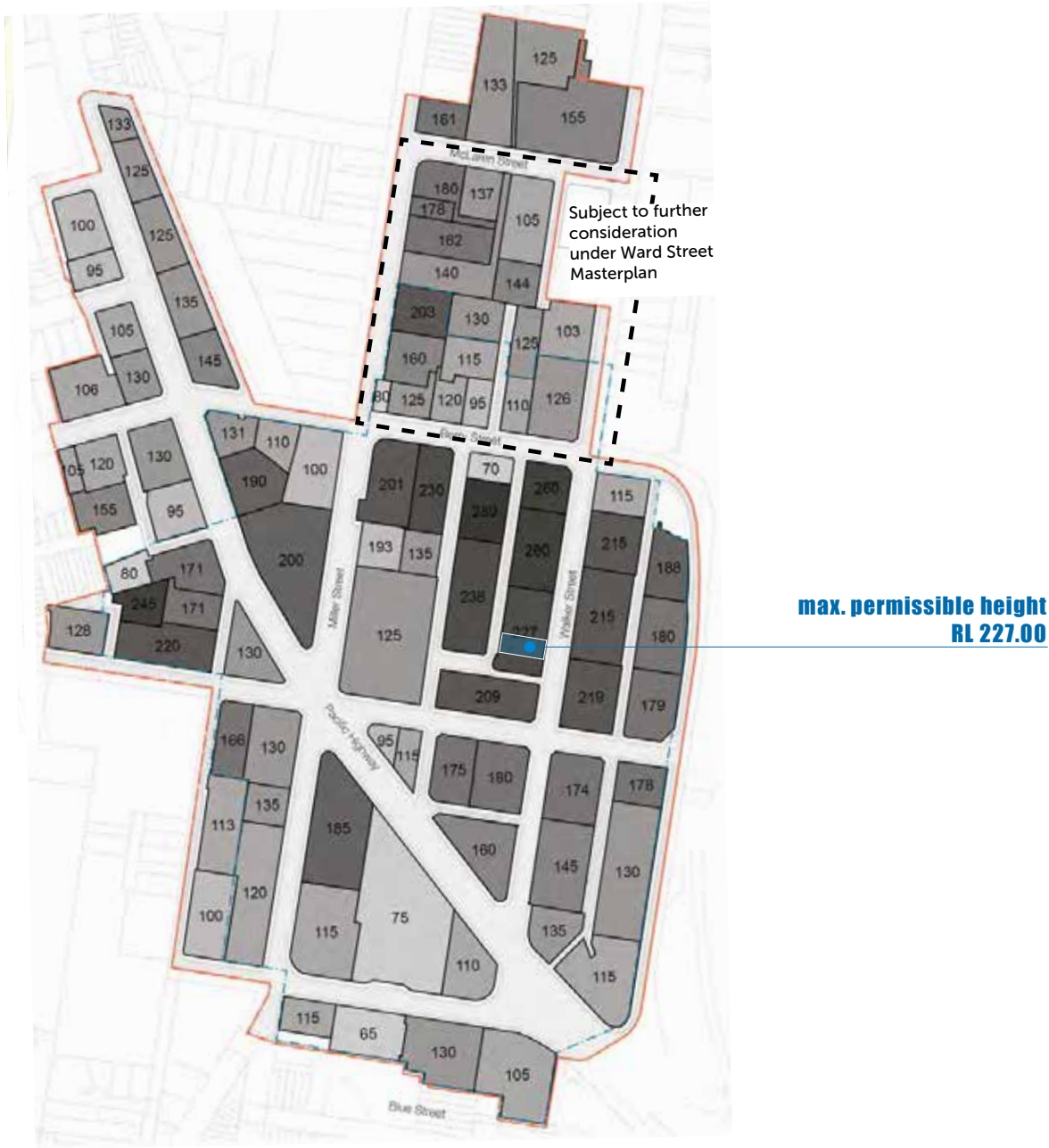
WEIGHTED AVERAGE SETBACKS

1 : 250

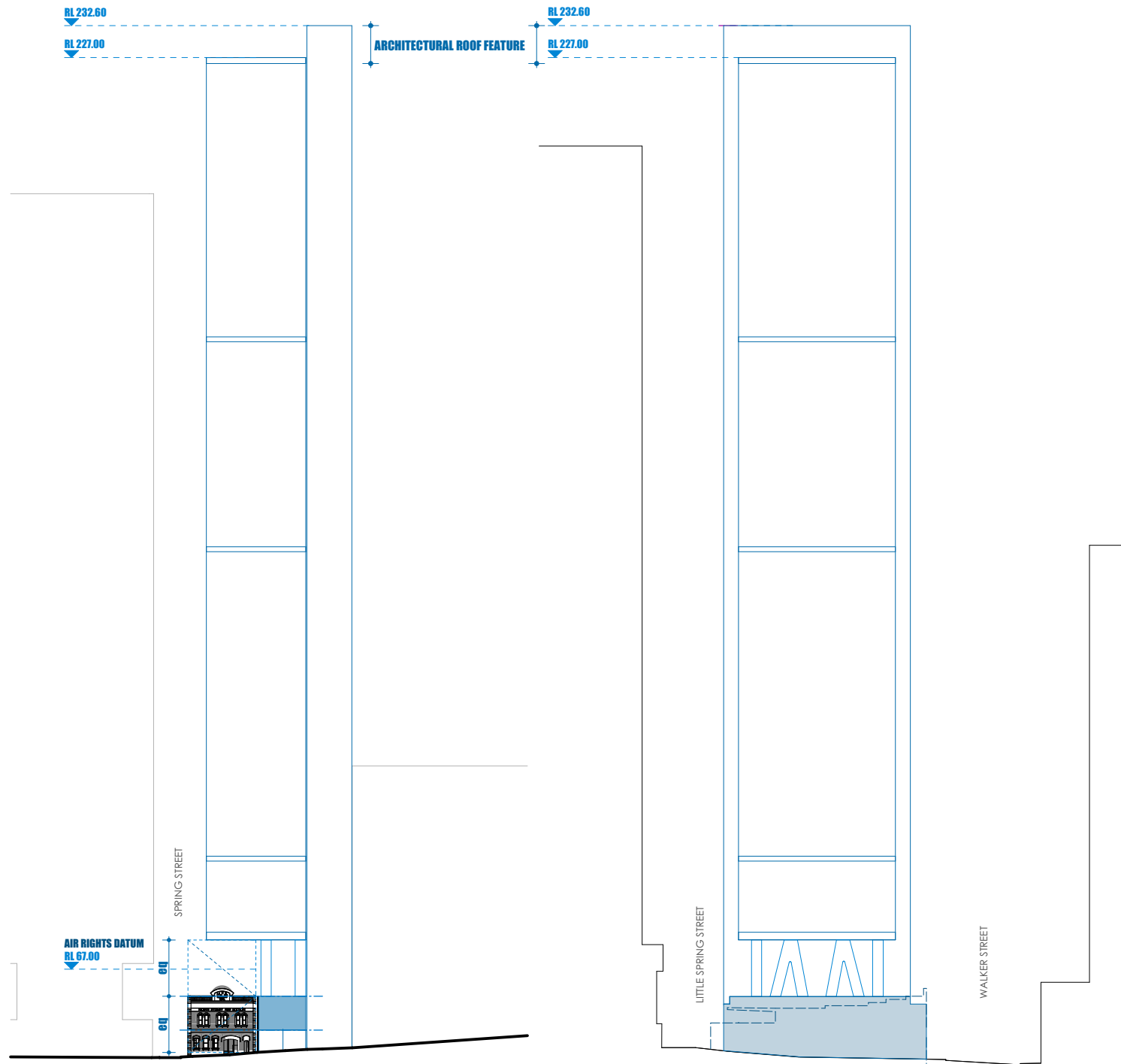


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Building Heights



LEP BUILDING HEIGHTS MAP (RLS)
FIG 62 - INDICATIVE FUTURE BUILDING HEIGHT CONTROLS **RL 227.00**
NTS



PROPOSED BUILDING ENVELOPE -
ALONG WALKER STREET
1 : 500

SPRING STREET ELEVATION -
SPRING STREET
1 : 500

The Tower

The proposed building height seeks to maximise the parapet height at RL 227 with the architectural roof feature which contains the Lift Motor Room in the northern servant wing of the building running past to RL 232.6 to its parapet.

The minor height variance beyond the allowable RL of 227 has been tested in shadow diagrams which prove it does not negatively impact residential or special areas during the allotted hours and as such is considered an appropriate top to the building and an acceptable urban form.

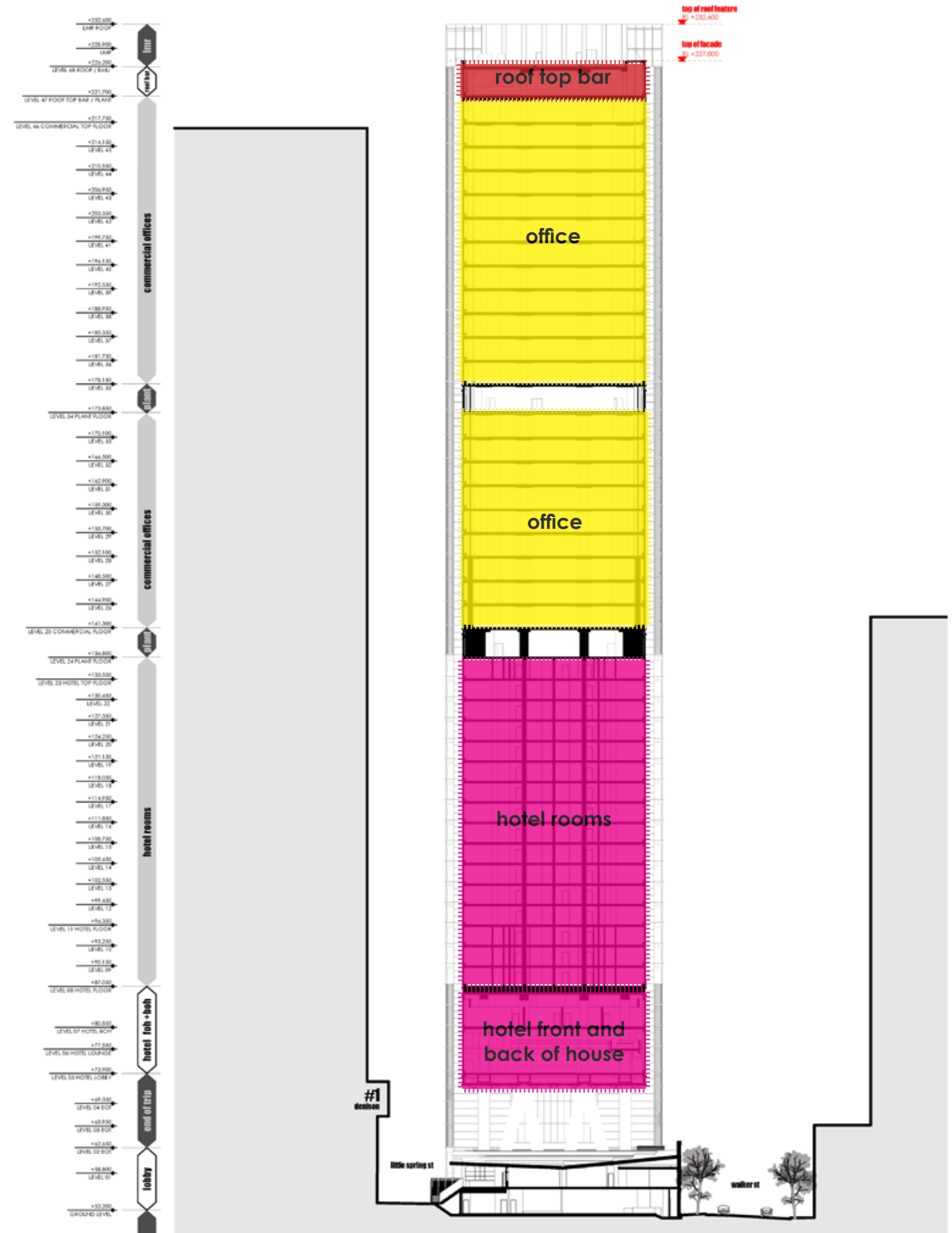
While the development is adjacent to a 2 storey heritage building it also significantly sits adjacent two other major new high rise developments in 100 Mount Street and 1 Denison. Both of these towers sit at approximately RL200 which necessitates as a tripartite of buildings the three towers will add significant scale to the heart of the north Sydney CBD.

In a context of such scale difference it is important the development provides a clear and legible built form and addresses both scales. The heritage relationships within the podium have been described previously as has the separation of the *served* form from the podium providing a visual separation of forms and curtilage to the heritage item.

The tower is organised into 2 curved volumes, a *served* and *servant* pairing. The northern volume is the *servant* form containing the buildings core and amenities, this is the buildings backbone both visually and structurally. This form lands on the ground plane and extends past the main *served* form to accommodate plant and lift motor rooms in the architectural roof feature at its top.

The *servant* form begins at level 5, where it cantilevers off columns adjacent to the Firehouse and the *servant* form allowing it to cantilever partly over the Firehouse below.

The two part elevation and planning logic is followed through to the facade materiality where The servant form is expressed in concrete and terracotta cladding while the cantilevered served form is a glass curtain wall divided into a visual expression of its uses by an expressed series of horizontal joints containing louvres and an expressed horizontal.



Shadow Diagrams Winter

EXISTING VS PROPOSED
SHADOW ANALYSIS: WINTER 14:15



1 EXISTING 21st JUNE 2.15PM



2 PROPOSED 21st JUNE 2.15PM

EXISTING VS PROPOSED
SHADOW ANALYSIS: WINTER 14:30



1 EXISTING 21st JUNE 2.30PM



2 PROPOSED 21st JUNE 2.30PM

EXISTING VS PROPOSED
SHADOW ANALYSIS: WINTER 14:45



1 EXISTING 21st JUNE 2.45PM



2 PROPOSED 21st JUNE 2.45PM

EXISTING VS PROPOSED
SHADOW ANALYSIS: WINTER 15:00



1 EXISTING 21st JUNE 3PM



2 PROPOSED 21st JUNE 3PM

- | | | |
|---|---|---|
| PROPOSED DEVELOPMENT - 88 WALKER STREET | SPECIAL AREAS (NO ADDITIONAL OVERSHADOWING 12PM - 2PM) | ADDITIONAL SHADOW |
| UNDER CONSTRUCTION - 1 DENISON | RESIDENTIAL AREA (NO ADDITIONAL OVERSHADOWING 21st JUNE 10AM - 2PM NS CLUS) | ADDITIONAL SHADOW ABOVE RL227 |
| UNDER CONSTRUCTION - 100 MOUNT | PUBLIC RECREATION SPACE (NO ADDITIONAL OVERSHADOWING 11:30AM - 2:30PM) | ADDITIONAL SHADOW ABOVE RL227 (GLAZING) |
| UNDER CONSTRUCTION - 118 MOUNT | | |

a full set of shadow diagrams are available in the DA drawing set associated with this Design Statement

Shadow Diagrams Summer and Spring

EXISTING VS PROPOSED

SHADOW ANALYSIS: SUMMER 14:00



1 EXISTING 22nd DECEMBER 2PM



2 PROPOSED 22nd DECEMBER 2PM

EXISTING VS PROPOSED

SHADOW ANALYSIS: SPRING 15:00



1 EXISTING 23rd SEPTEMBER 3PM



2 PROPOSED 23rd SEPTEMBER 3PM

EXISTING VS PROPOSED

SHADOW ANALYSIS: SUMMER 14:00



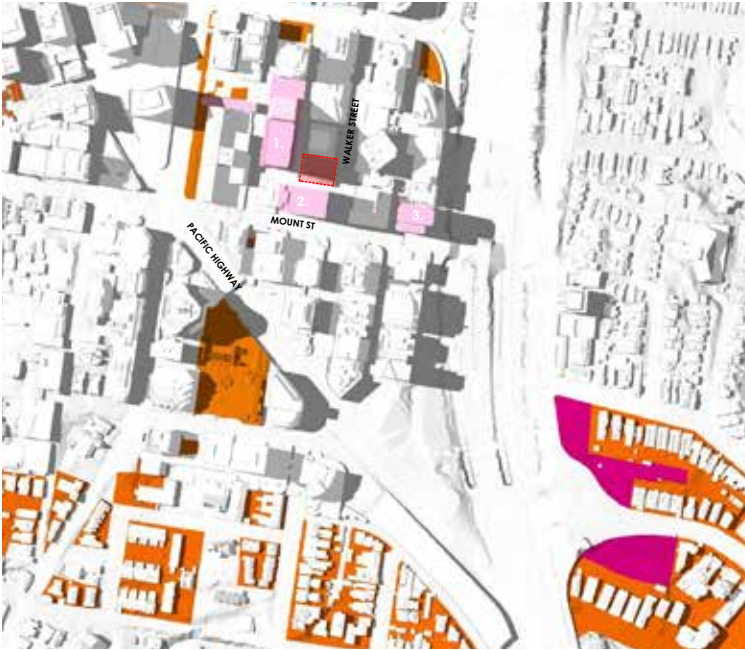
1 EXISTING 22nd DECEMBER 2PM



2 PROPOSED 22nd DECEMBER 2PM

EXISTING VS PROPOSED

SHADOW ANALYSIS: SUMMER 15:00



1 EXISTING 22nd DECEMBER 3PM



2 PROPOSED 22nd DECEMBER 3PM

- | | | |
|---|---|-------------------------------|
| PROPOSED DEVELOPMENT - 88 WALKER STREET | SPECIAL AREAS (NO ADDITIONAL OVERSHADOWING 12PM - 2PM) | ADDITIONAL SHADOW |
| 1 UNDER CONSTRUCTION - 1 DENISON | RESIDENTIAL AREA (NO ADDITIONAL OVERSHADOWING 21 ST JUNE 10AM - 2PM NS CLUS) | ADDITIONAL SHADOW ABOVE RL227 |
| 2 UNDER CONSTRUCTION - 100 MOUNT | PUBLIC RECREATION SPACE (NO ADDITIONAL OVERSHADOWING 11:30AM - 2:30PM) | |
| 3 UNDER CONSTRUCTION - 118 MOUNT | | |

Hotel

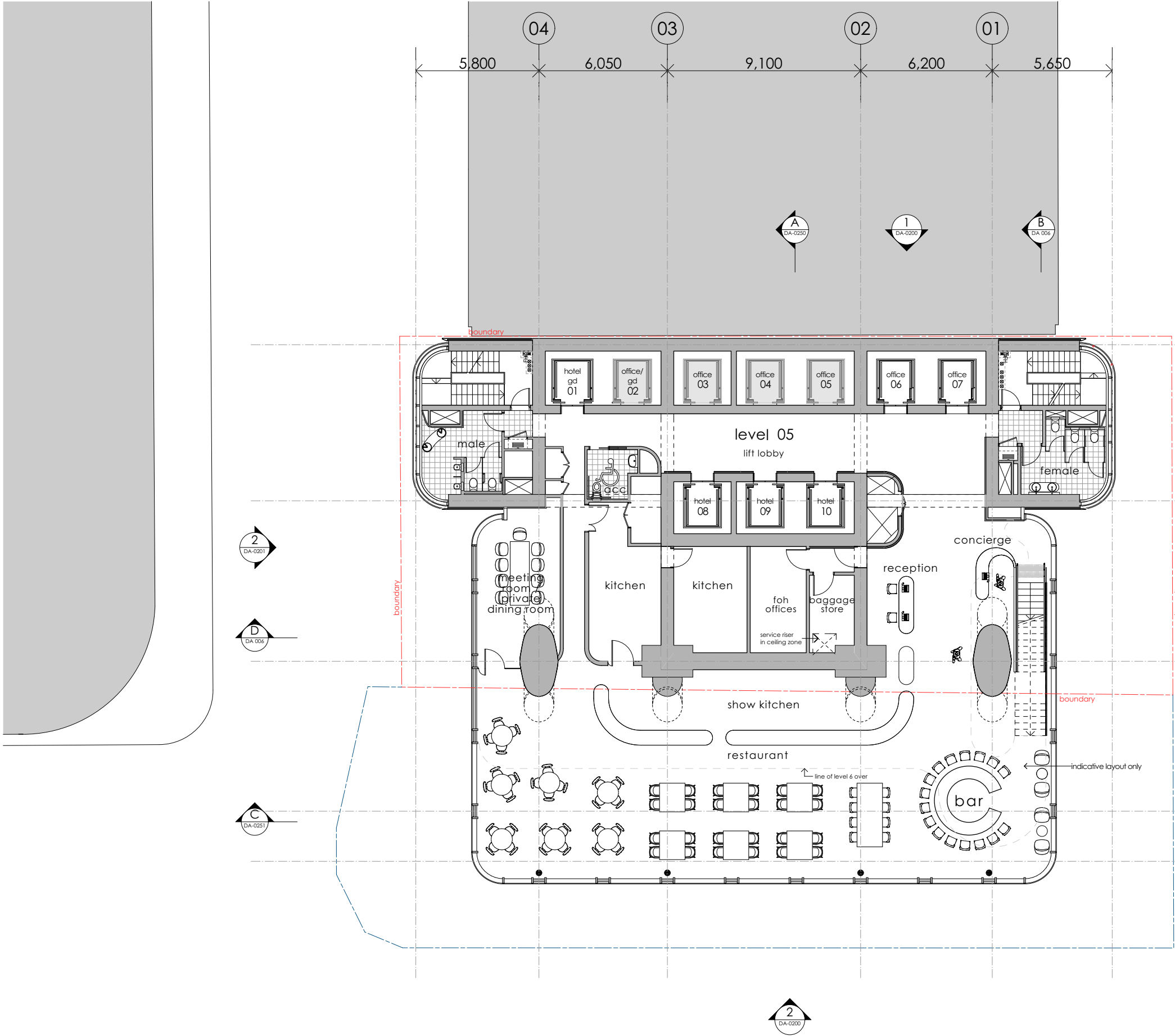
The hotel occupies the lower 20 levels of the tower with 2 floors of public amenity including a reception, bar and restaurant level and an executive lounge, gym level. Above these, and considered as one formal component of the tower expression are a BOH and plant level.

Together these 3 levels contain the structural outriggers that enable the building to cantilever 9m over the Firehouse hotel below. The interconnection of levels 5 and 6 via a void to the southern end of the floor plate affords the opportunity for a grand main space for the hotel.

Above the amenity floors the hotel consists of 15 typical floors of 16 rooms per floor and a top level of 12 rooms. The hotel rooms face predominantly east and west with most rooms being afforded views past the neighbouring towers. The hotel plant floor sits on top of the last of these levels.



Reception, Restaurant, Bar Level 5



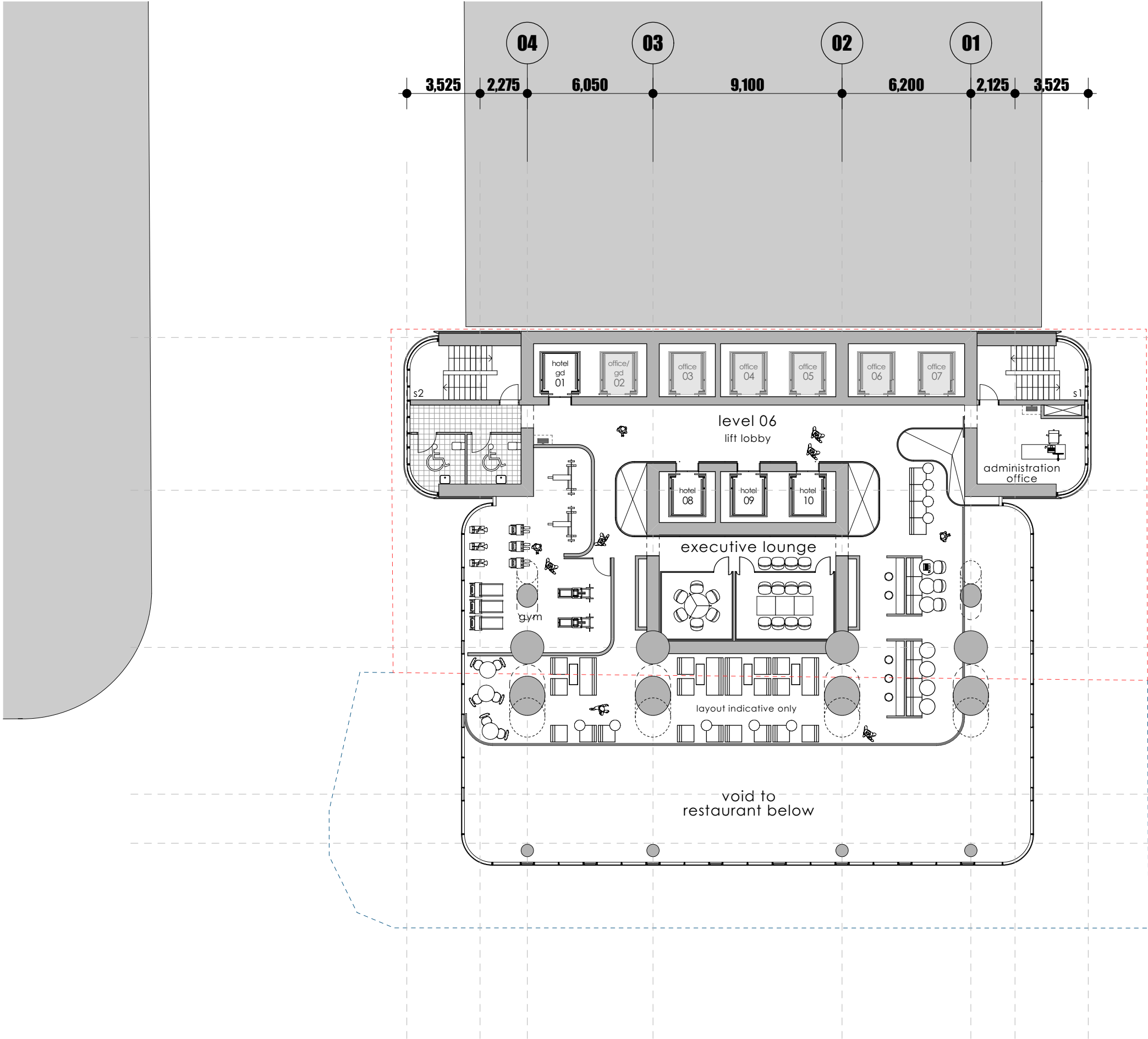
* Rendered image STCA

88 WALKER
NORTH SYDNEY

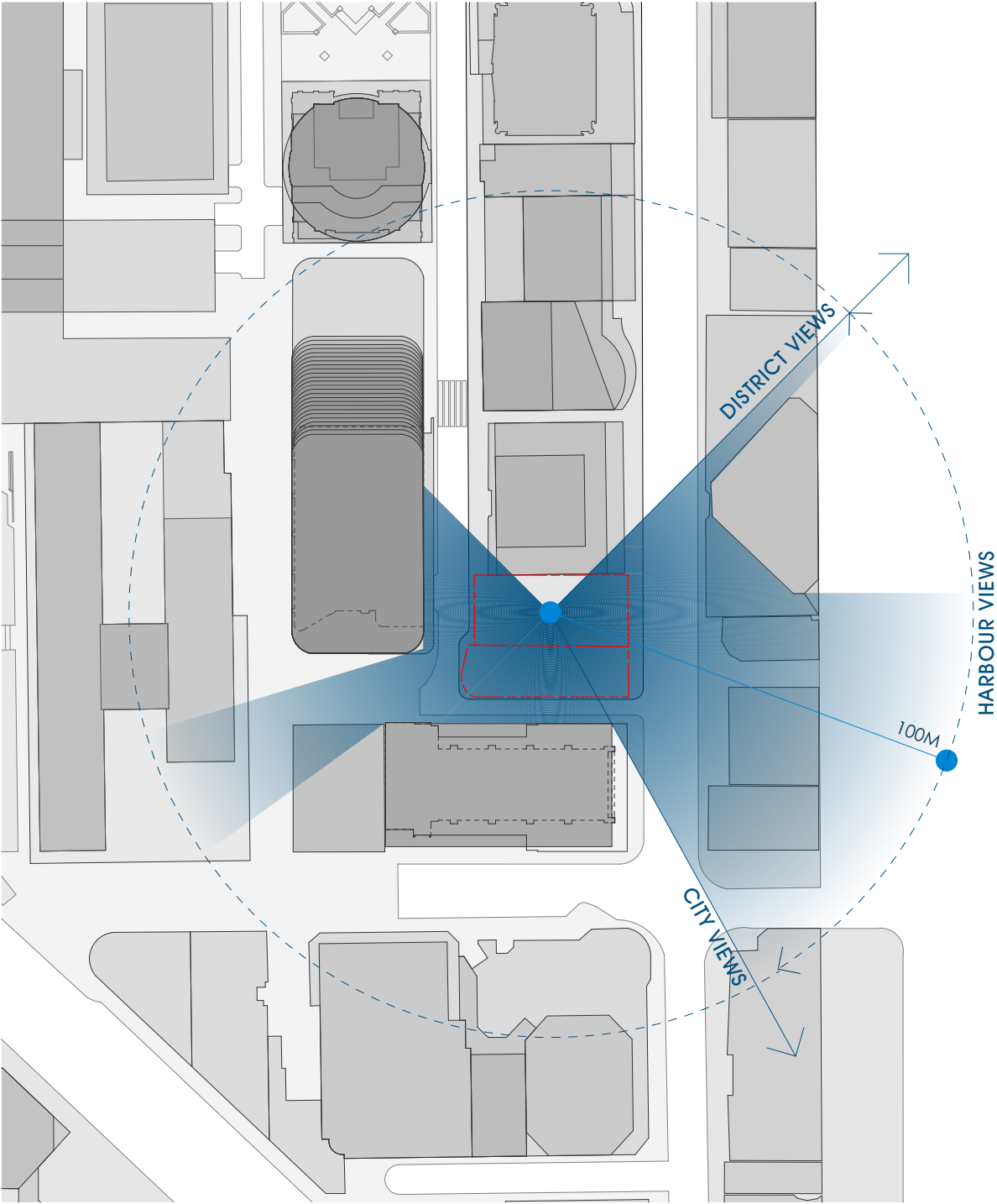
Hotel Restaurant



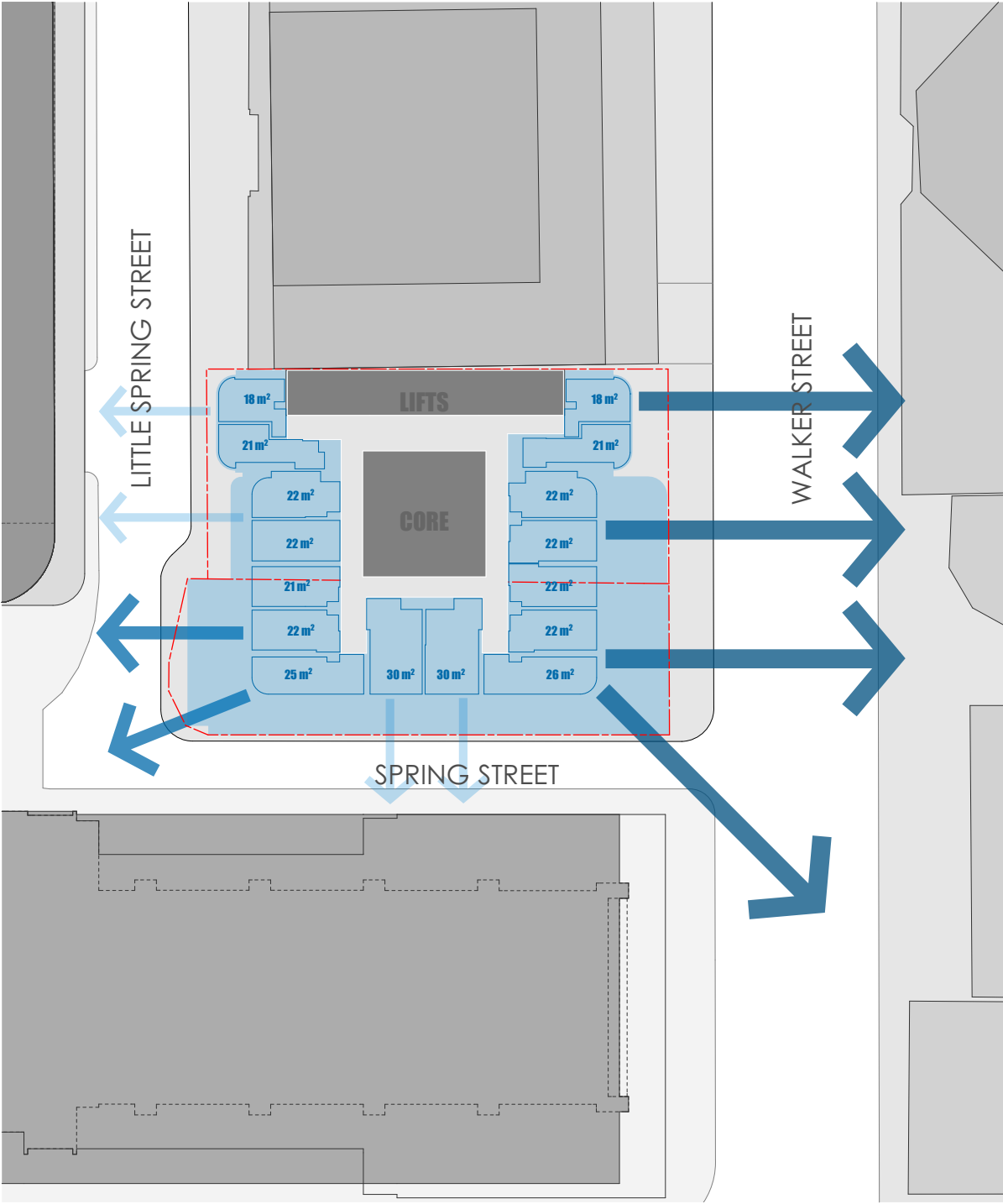
Executive Lounge Level 6



Hotel Levels



DISTRICT VIEWS
1 : 750

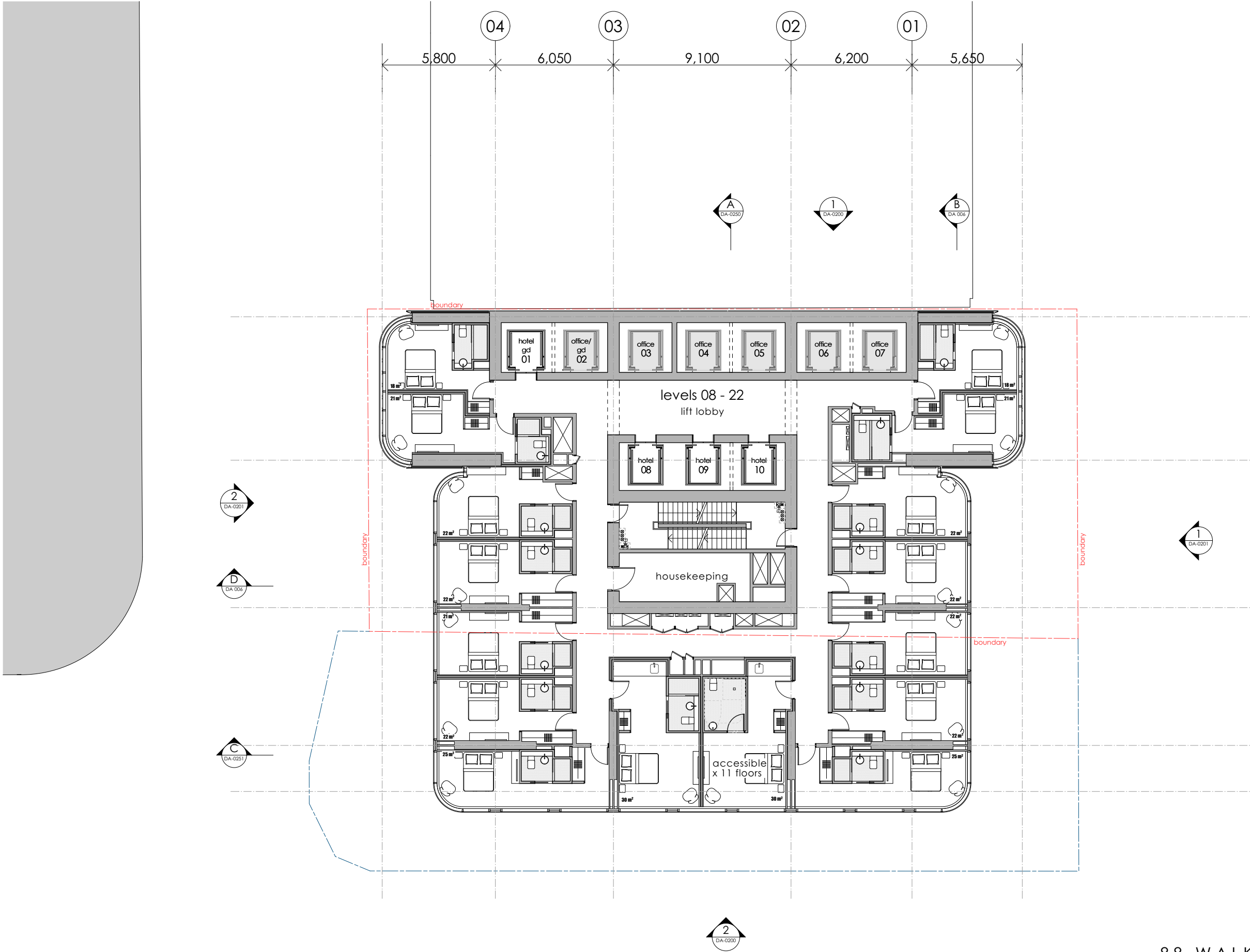


HOTEL ROOM VIEWS & SIZES
1 : 250

LEGEND

- core
- circulation
- hotel rooms

Typical Hotel Level



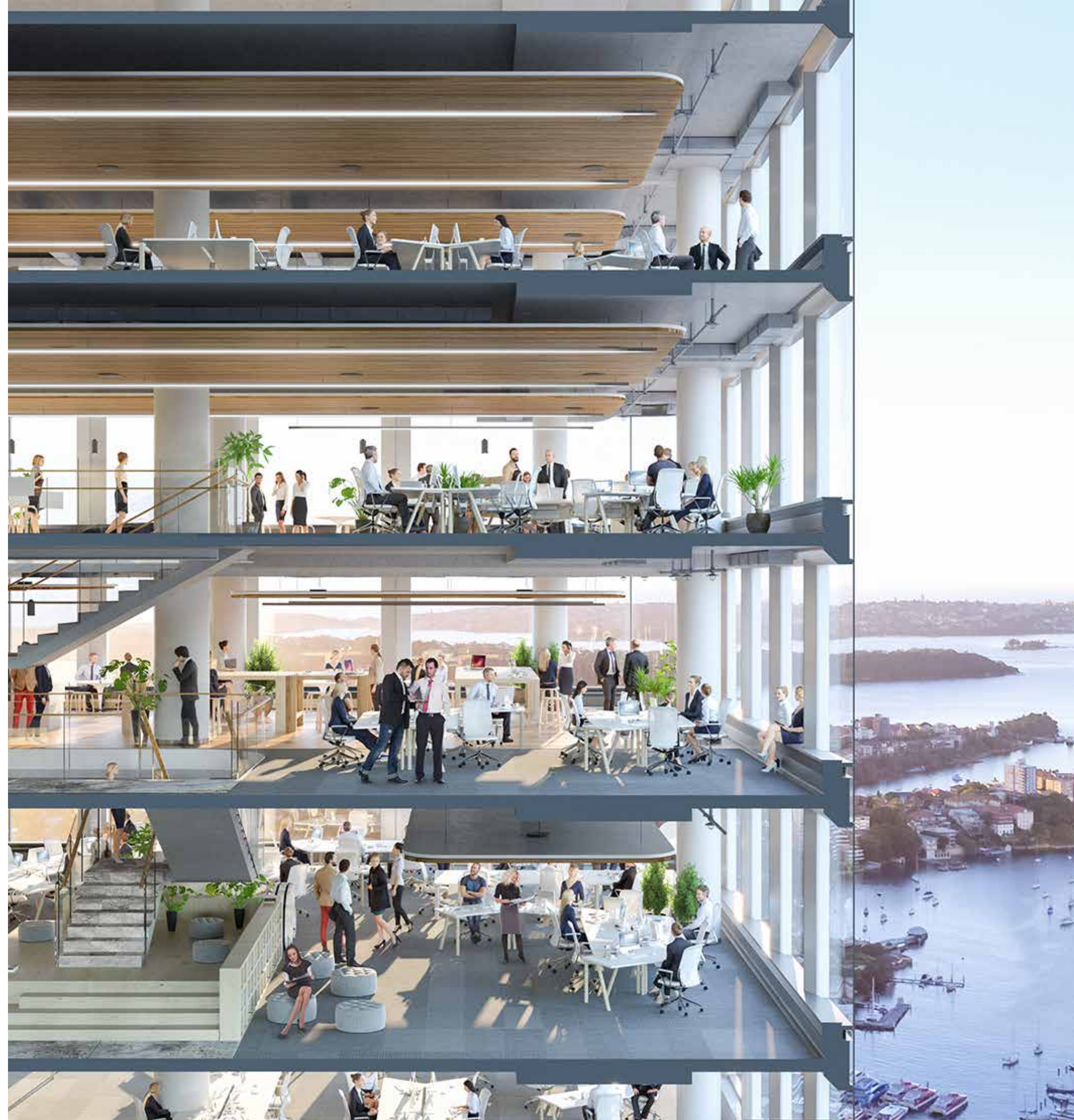
Office Levels

Sitting on top of the Mid plant floor the 21 office levels clearly express the served and servant form of the buildings tower in both plan and materiality.

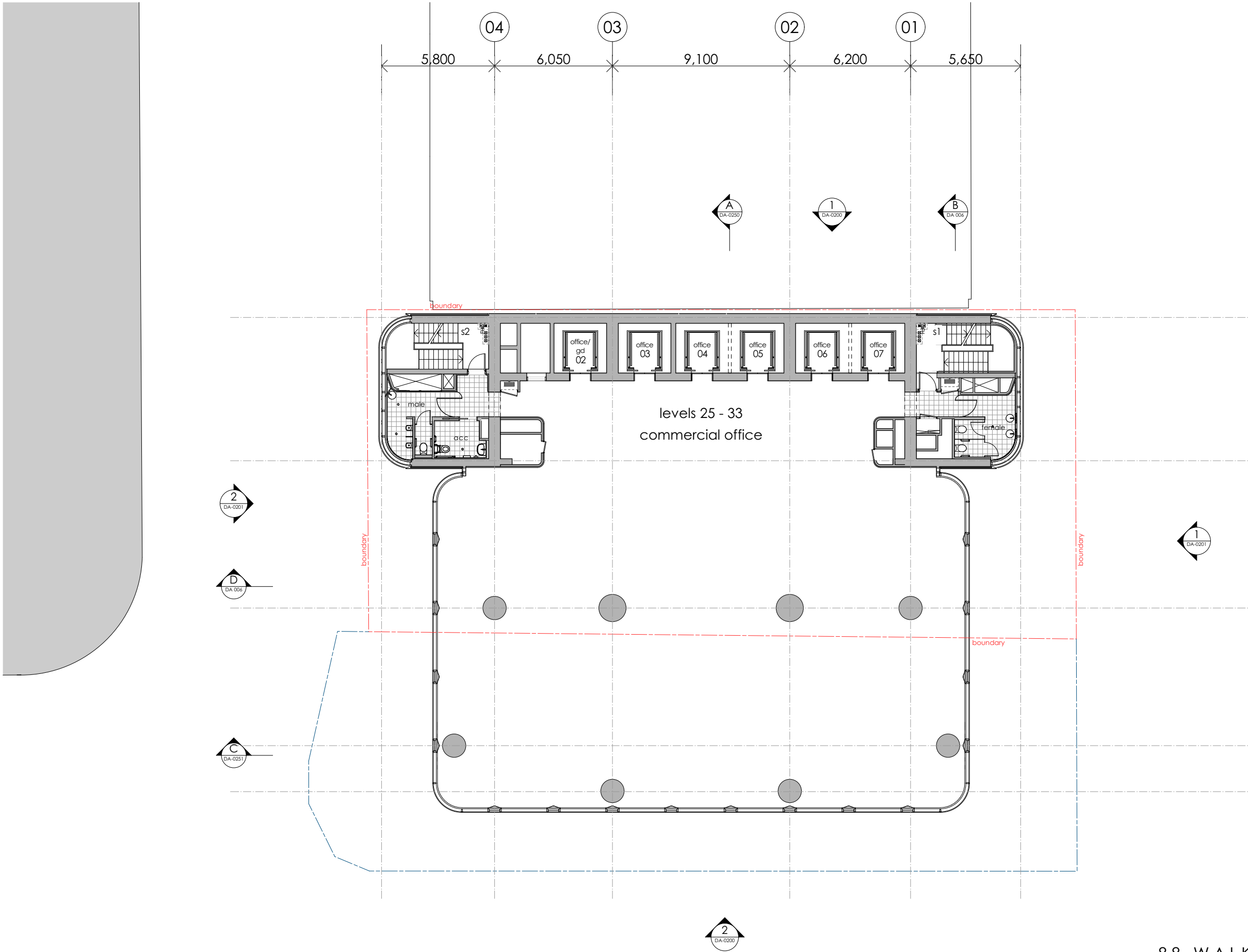
All lifts, amenities and service risers are held in the servant core allowing the served floor plate to be a dramatic expression of its side core from the moment one steps onto the floor plate.

The facade is articulated as a series of near square openings of approximately 2.8 x 2.7m. This fenestration strategy differs from the neighbouring towers by providing framed views which highlights the spectacular views of the harbour and beyond. This strategy is devised bespoke for the smaller floor plate size and scale of tenant likely to be attracted to it.

The buildings services strategy is also configured to allow for individual floor by floor usage rather than running a large central plant to all levels at all times minimising energy usage and optimising the building for the expected tenant profile.



Typical Office



Building top

Crowning the top of the building will be a roof top bar with expansive views to the harbour and beyond. The views from this vantage point will capture a panoramic from the northern suburbs past the entrance to the harbour and over the entire southern shore out to the distant view of the Blue Mountains to the west.

Also situated on this level is the buildings cooling towers however the majority of the level will offer a unique outlook on the city beyond capturing stunning views from the heads to the mountains.

Access to this level will be via the two most easterly lifts and the office goods lifts for deliveries. The public lifts will also stop at the hotel reception level affording guests of the hotel direct access to the rooftop bar.

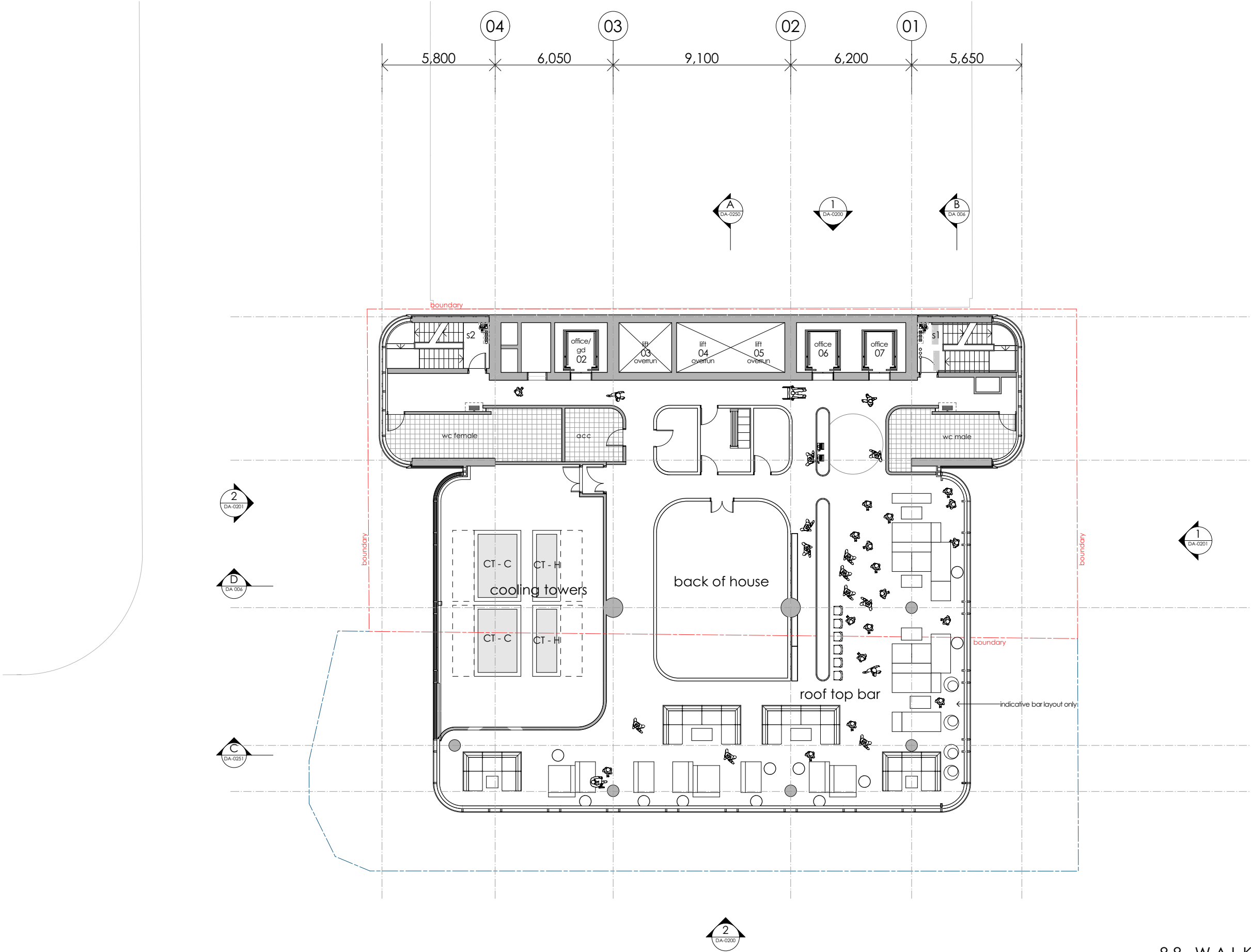
Above the bar level the buildings architectural roof feature is an expression of the buildings functional form with the servant bar to the north of the main floorplate projecting above the served form crowning the curved form of the east and west faces with a 2 level glass expression.

Captured between the two glass curved forms is the central body of the lift tower and structural mass damper which is viewed as a continuation of the servant form in a singular expression integrating the necessary plant into the form of the building.

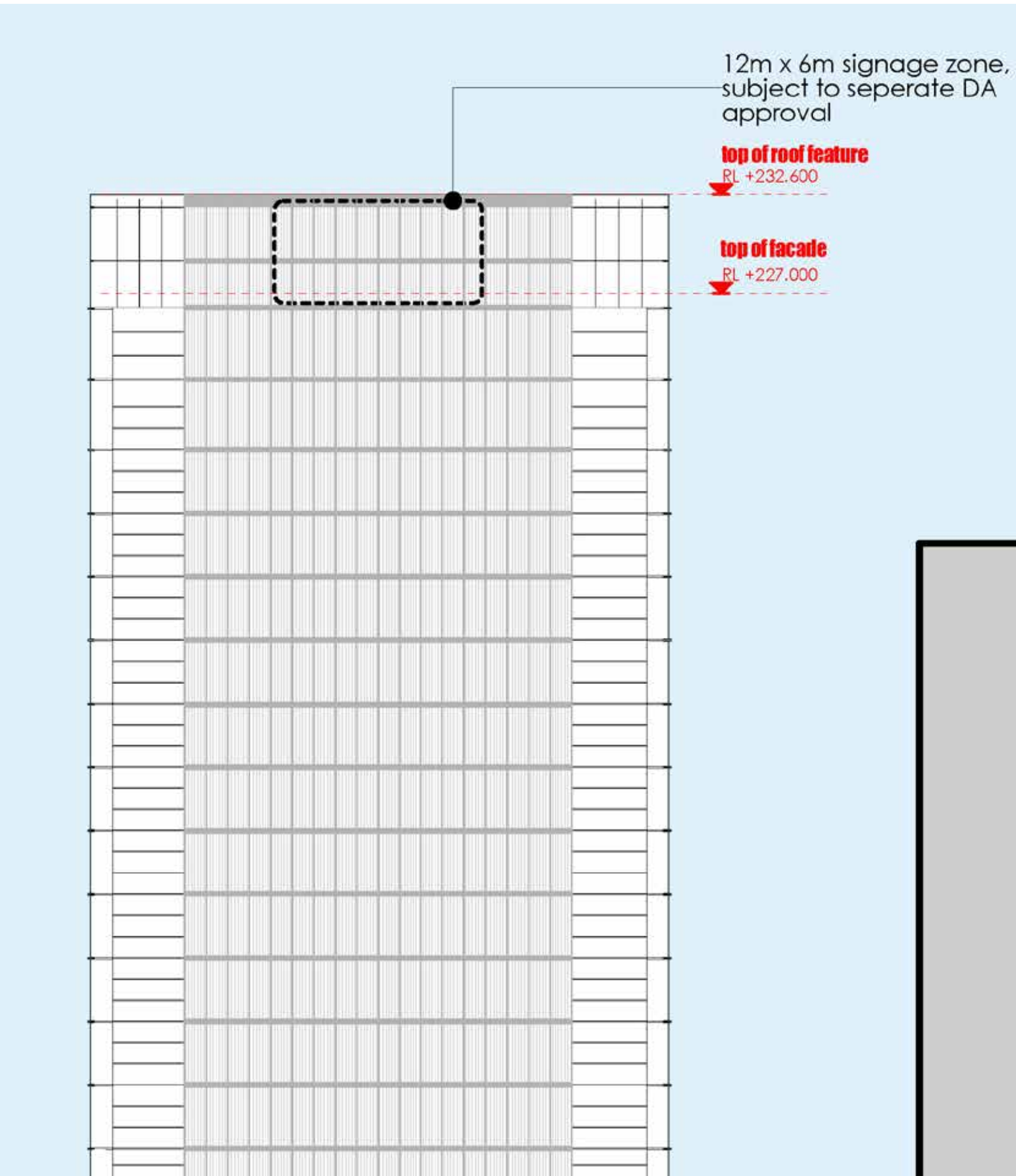
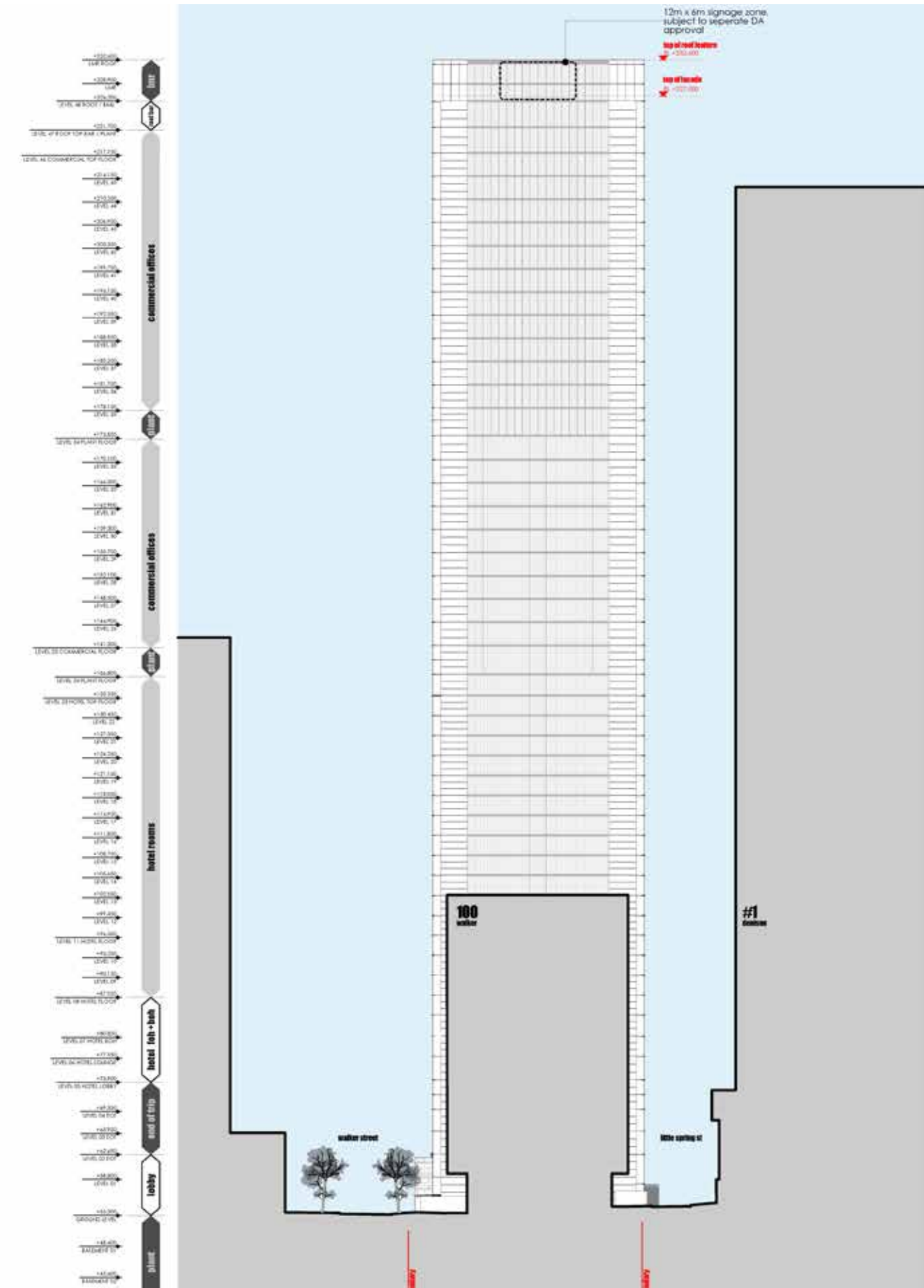
On the northern and southern faces of the architectural roof feature centred on the tower form are two integrated signage zones.



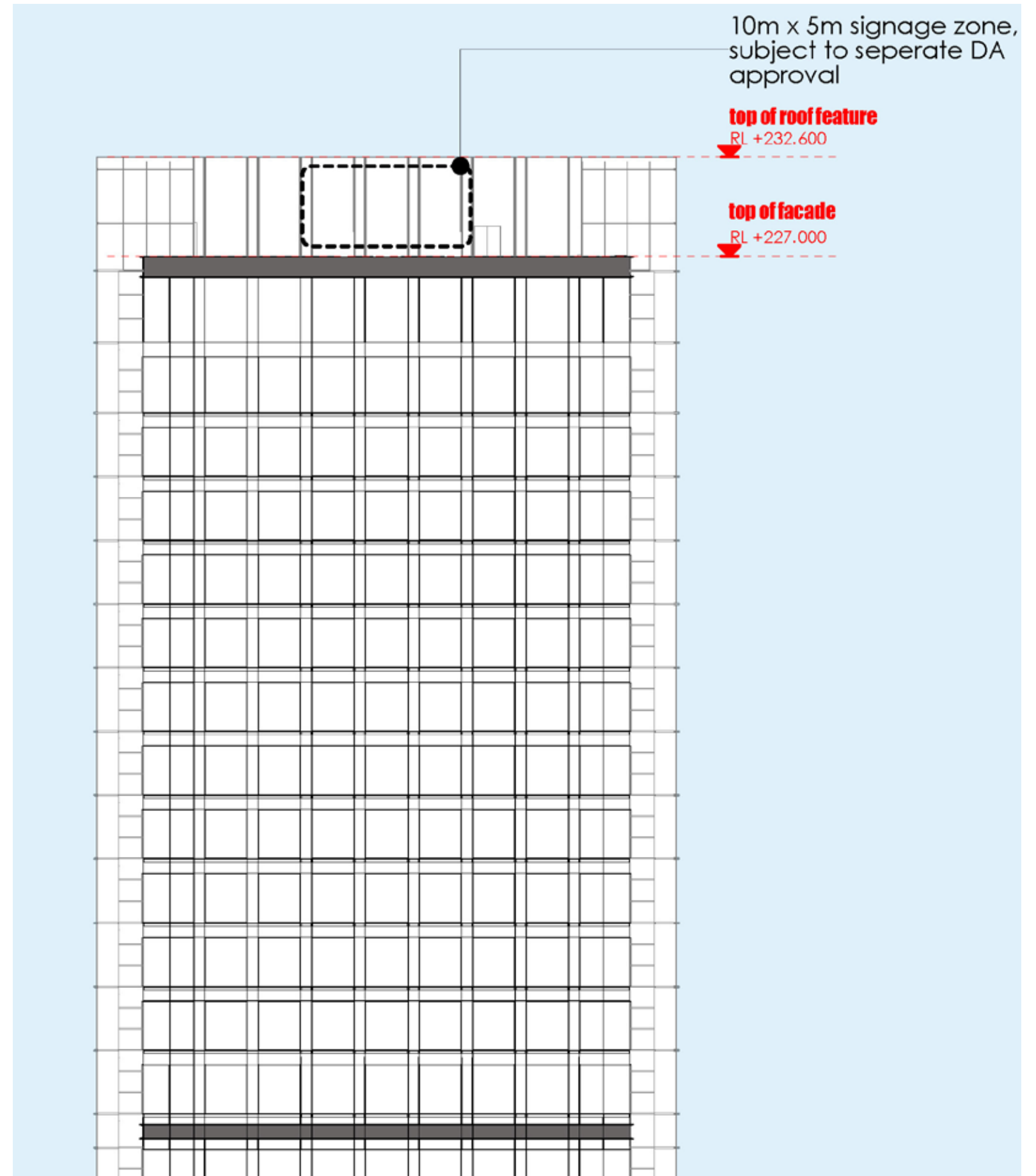
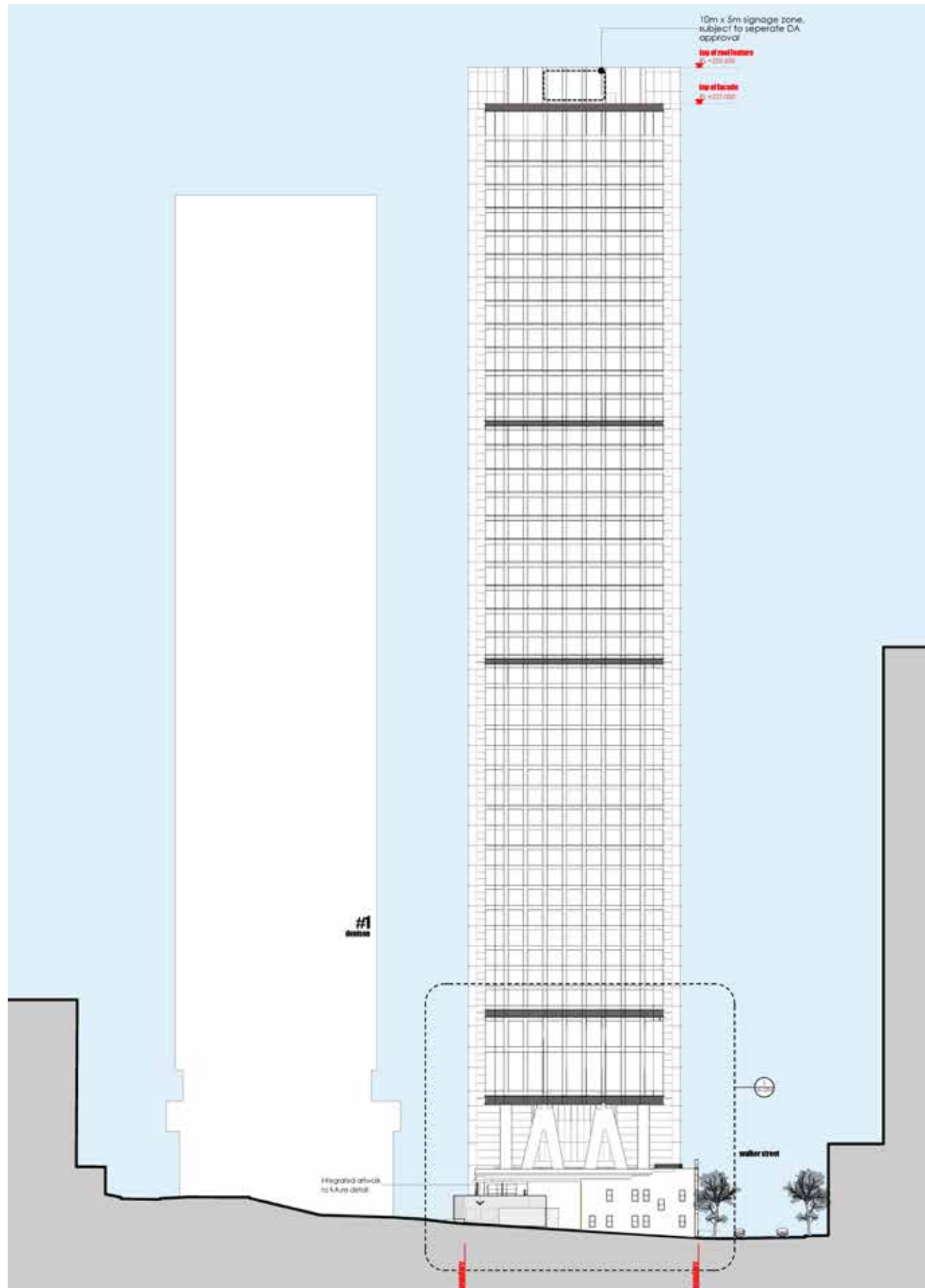
Top floor Bar



Building Signage Facing North



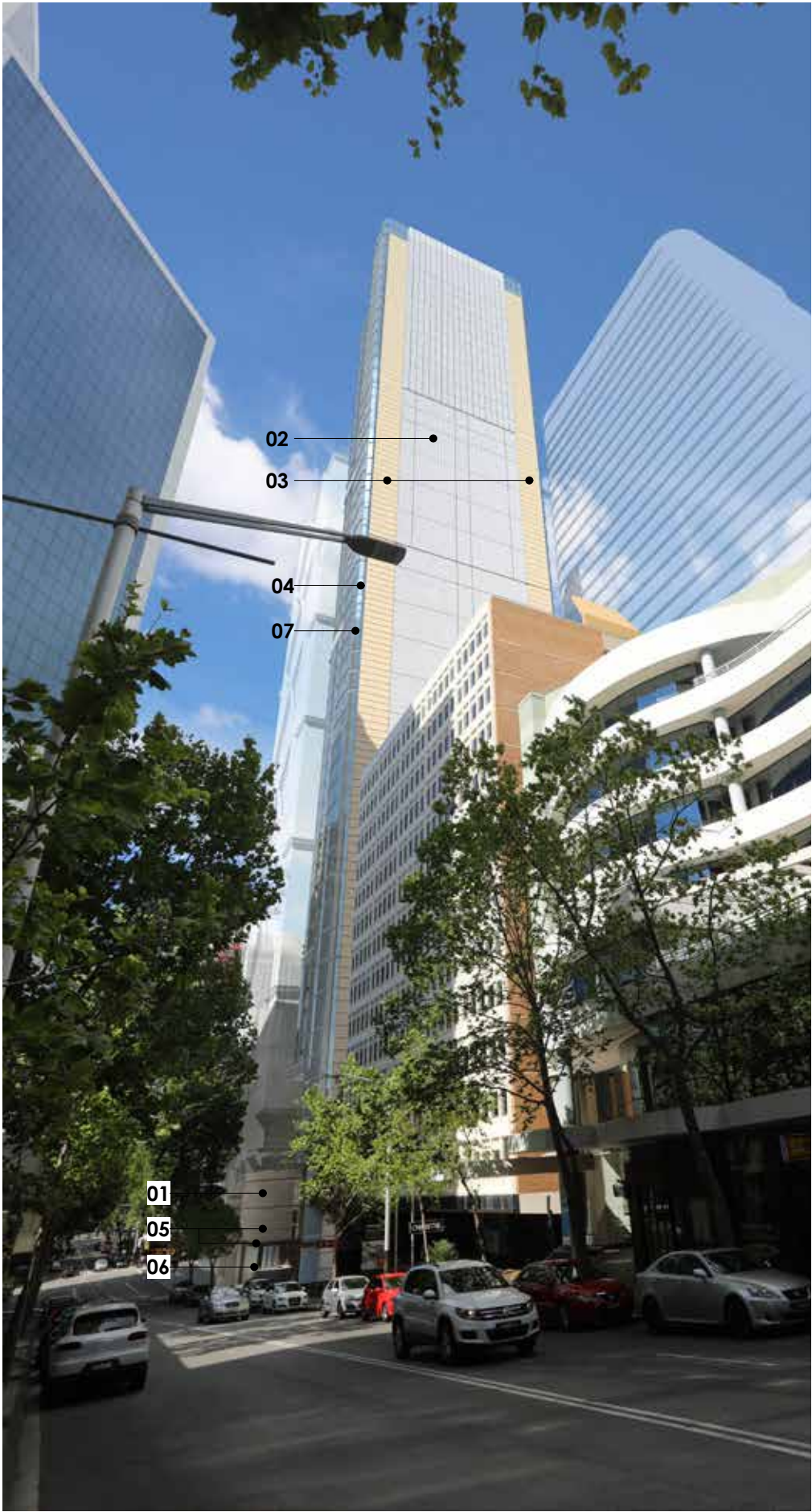
Building Signage Facing South



Building Materiality



- LEGEND
- 01 SANDSTONE FINISH
 - 02 OFF-FORM CONCRETE- CLASS 2 FINISH
 - 03 TERRACOTTA PANEL FINISH
 - 04 ANODIZED SANDSTONE ALUMINIUM FINISH
 - 05 BRONZE STEEL FINISH
 - 06 CLEAR GLASS FINISH
 - 07 HIGH PERFORMANCE LOW-E DGU GLASS
 - 08 SILVER PAINT FINISH
 - 09 MATT WHITE FINISH



88 WALKER
NORTH SYDNEY

Building Materiality

The form of the building is defined by the two part construct of the tower with its pairing of served and servant forms. The gently curved corners of both volumes serve to unify the expression of the building as a cohesive identity.

An honest expression of structural mass and building function leads to a legible reading of the built form on the skyline with the hierarchy of served and servant forms legible in both form and materiality.

The palette of masonry and glazed facades together with the description of volumes instead of planes provides a calmness to the tower when viewed in a fast changing context of towers.

At the ground level the use of sandstone for the podium facade to Walker Street grounds the building in the North Sydney context and provides a clear link to the building in the soft curves of its form.

The palette is deliberately minimal and refined in keeping with the building form and expression.







Area Schedule

schedule of areas - TALL SCHEME

88 walker st, north sydney

concept development

Date: 17 October 2018

Issue: X

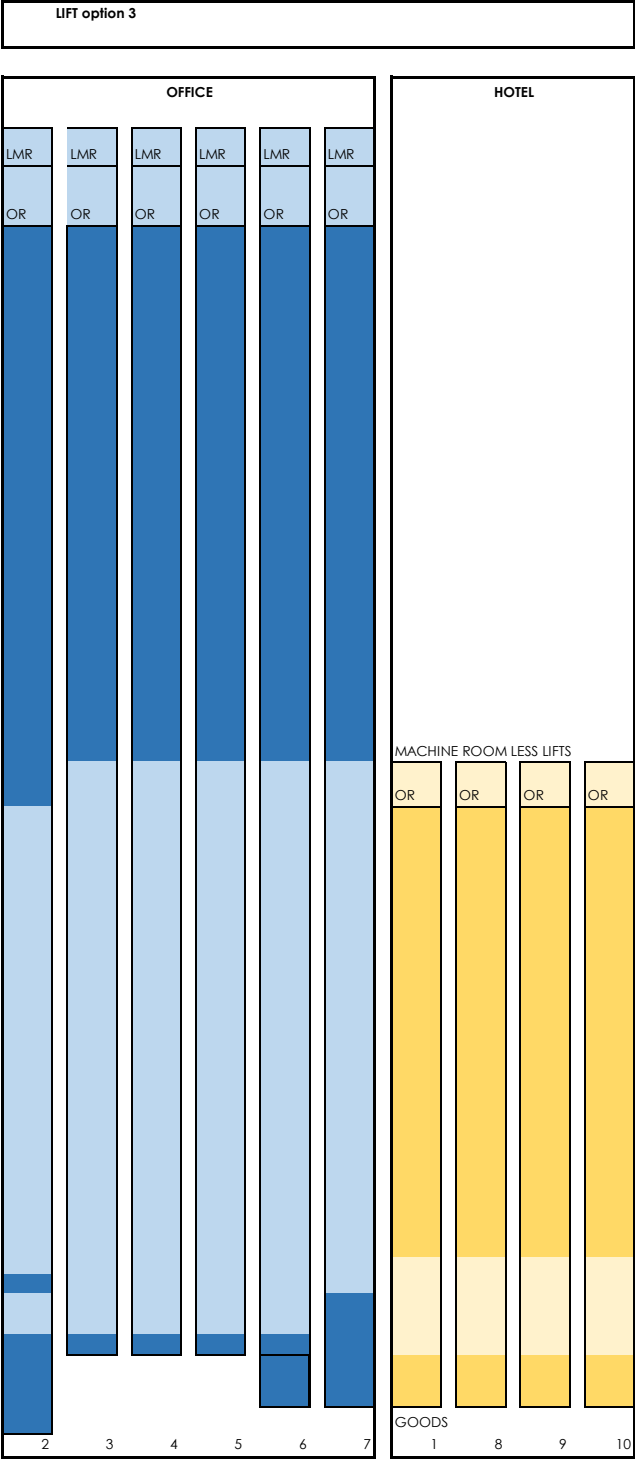
Prepared by PR

Checked by PR

amendments highlighted

fitzpatrick+partners

	USE	RL	F T O F	GBA	GFA	NLA	GBA/GFA	GFA/NLA	COMMENTS
	maximum height limit	227.00							
	difference / parapet	0.00							
51	roof	232.60							
50	LMR	228.90	3.70	249m²	0 m²	0 m²	n/a	n/a	
49	PARAPET	227.00	1.90						
48	roof / BMU	226.20	0.80	249 m²	0 m²	0 m²	n/a	n/a	LMR and BMU TBC
47	rooftop bar & roof plant	221.70	4.50	736m²	505m²	501m²	n/a	n/a	
46	12 office	217.75	3.95	738m²	598m²	559m²	81%	93%	insulation to soffit
45	11 office	214.15	3.60	738m²	598m²	559m²	81%	93%	
44	10 office	210.55	3.60	738m²	598m²	559m²	81%	93%	
43	9 office	206.95	3.60	738m²	598m²	559m²	81%	93%	
42	8 office	203.35	3.60	738m²	598m²	559m²	81%	93%	
41	7 office	199.75	3.60	738m²	598m²	559m²	81%	93%	
40	6 office	196.15	3.60	738m²	598m²	559m²	81%	93%	
39	5 office	192.55	3.60	738m²	598m²	559m²	81%	93%	
38	4 office	188.95	3.60	738m²	598m²	559m²	81%	93%	
37	3 office	185.35	3.60	738m²	598m²	559m²	81%	93%	
36	2 office	181.75	3.60	738m²	598m²	559m²	81%	93%	
35	1 office	178.15	3.60	738m²	598m²	559m²	81%	93%	
34	commercial plant	173.85	4.30	738m²	0m²	0m²	n/a	n/a	assumed 300 slab
33	9 office	170.10	3.75	738m²	598m²	559m²	81%	93%	insulation to soffit
32	8 office	166.50	3.60	738m²	598m²	559m²	81%	93%	
31	7 office	162.90	3.60	738m²	598m²	559m²	81%	93%	
30	6 office	159.30	3.60	738m²	598m²	559m²	81%	93%	
29	5 office	155.70	3.60	738m²	598m²	559m²	81%	93%	
28	4 office	152.10	3.60	738m²	598m²	559m²	81%	93%	
27	3 office	148.50	3.60	738m²	598m²	559m²	81%	93%	
26	2 office	144.90	3.60	738m²	598m²	559m²	81%	93%	
25	1 office	141.30	3.60	738m²	598m²	559m²	81%	93%	
24	hotel plant	136.80	4.50	744m²	0 m²	0 m²	n/a	n/a	stair transfer, 300 slab
23	16 hotel	133.55	3.25	744m²	555m²	553m²	75%	100%	12 rooms insulation to soffit
22	15 hotel	130.45	3.10	744m²	555m²	553m²	75%	100%	16 rooms
21	14 hotel	127.35	3.10	744m²	555m²	553m²	75%	100%	16 rooms
20	13 hotel	124.25	3.10	744m²	555m²	553m²	75%	100%	16 rooms
19	12 hotel	121.15	3.10	744m²	555m²	553m²	75%	100%	16 rooms
18	11 hotel	118.05	3.10	744m²	555m²	553m²	75%	100%	16 rooms
17	10 hotel	114.95	3.10	744m²	555m²	553m²	75%	100%	16 rooms
16	9 hotel	111.85	3.10	744m²	555m²	553m²	75%	100%	16 rooms
15	8 hotel	108.75	3.10	744m²	555m²	553m²	75%	100%	16 rooms
14	7 hotel	105.65	3.10	744m²	555m²	553m²	75%	100%	16 rooms
13	6 hotel	102.55	3.10	744m²	555m²	553m²	75%	100%	16 rooms
12	5 hotel	99.45	3.10	744m²	555m²	553m²	75%	100%	16 rooms
11	4 hotel	96.35	3.10	744m²	555m²	553m²	75%	100%	16 rooms
10	3 hotel	93.25	3.10	744m²	555m²	553m²	75%	100%	16 rooms
9	2 hotel	90.15	3.10	744m²	555m²	553m²	75%	100%	16 rooms
8	1 hotel	87.05	3.10	744m²	555m²	553m²	75%	100%	16 rooms
7M	mezzanine plant	83.95	3.10	744m²	0m²	0m²	n/a	n/a	plant and structure over
7	hotel BOH & transfer	80.85	3.10	744m²	470m²	454m²	n/a	n/a	stair transfer & boh
6	hotel exec lounge / gym	77.55	3.30	744m²	389m²	383m²	n/a	n/a	
5	hotel reception / restaurant	73.90	3.65	744m²	563m²	559m²	n/a	99%	
	heritage line	72.15	1.75						truss bottom must be 72.15 and structure above
4	waste room	69.35	2.80	285m²	97m²	0m²	n/a	n/a	
3	End of Trip	65.95	3.40	285m²	96m²	0m²	n/a	n/a	
2	bike storage	62.65	3.30	285m²	96m²	0m²	n/a	n/a	
1	commercial lobby	58.80	3.85	549m²	130m²	0m²	n/a	n/a	
G	entry lobby	53.20	5.60	538m²	258m²	58m²	n/a	n/a	
B1	plant	47.80	5.40	589m²	0m²	0m²	n/a	n/a	
B2	substation	43.60	4.20	589m²	0m²	0m²	n/a	n/a	
		HOB	179.40	36,214 m²	24,042 m²	22,542 m²	66%	94%	252 rooms



86 walker FIREHOUSE HOTEL		
LEVEL	EXISTING GFA	PROPOSED GFA
Level 1	455m²	449m²
Ground	467m²	459m²
TOTAL	922m²	908m²
Difference		14m²

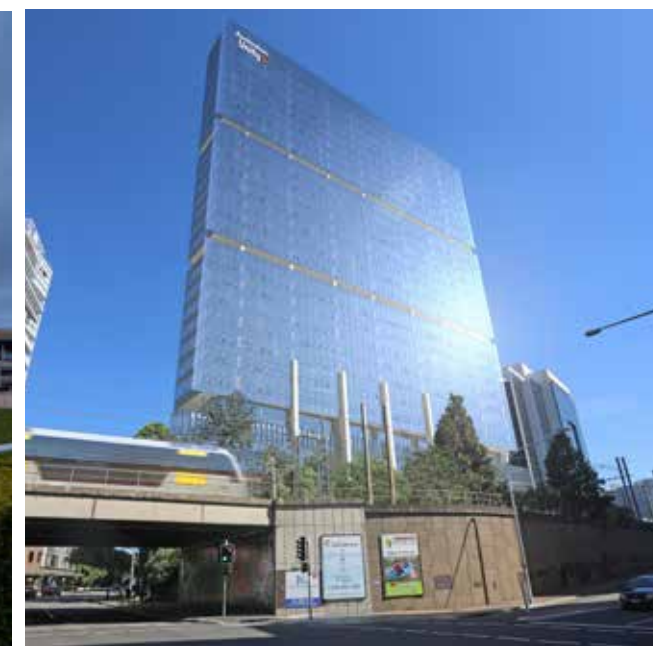
site area	1,077 m²
FSR proposed	20.93:1
GFA Office	13,106 m²
GFA Hotel	10,381 m²
GFA proposed	24,042 m²

NLA office	11,739 m²
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NLA TOTAL hotel	9,691 m²
NLA hotel rooms	8,295 m²
NLA hotel facilities	1,396 m²

88 WALKER
NORTH SYDNEY





Project Team



OWNER/DEVELOPER:	Billbergia
ARCHITECT:	Fitzpatrick + Partners
PLANNER:	Ethos Urban
STRUCTURAL + CIVIL ENGINEER:	TTW
HERITAGE ARCHITECT:	NBRS Architecture
SERVICES ENGINEER:	WSP
ESD CONSULTANT:	WSP
FIRE ENGINEER:	WSP
FACADE ENGINEER:	Prism Facade
QUANTITY SURVEYOR:	RLB
TRAFFIC ENGINEER:	GTA Consultants
BCA CONSULTANT:	McKenzie Group
ACCESS CONSULTANT:	McKenzie Group
WASTE CONSULTANT:	Mack Group
WIND ENGINEER:	CPP

fitzpatrick+partners architects

ARCHITECT:

Architecture is the fine balance between innovative design solutions and the practical importance of fitting buildings to people, the environment and budgets.

Since its foundation, fitzpatrick+partners has created inspiring architectural response to unique problems throughout Australasia.

Their work originates from a particular stream of architecture that is independent of the self-conscious style based-approach and is more about technical problem solving. This approach is much closer to engineering than the high aesthetic ground, but is not unaware or unconcerned about the aesthetic outcome. Instead, it sees this as more a result of good thinking than as a goal in and of itself.

Their creative and inventive solutions relate to the immediate environment and the context of the project, resulting in buildings that are a pleasure in which to live and work.

The studio does not limit itself to a particular scale or typography or project, preferring to work across all scales and building uses, where they believe they can add value to the design and construction process.