

88 WALKER STREET

88 WALKER STREET NORTH SYDNEY
NSW 2060 AUSTRALIA

Development Application Issue
31/10/2018

fitzpatrick+partners

Drawing List

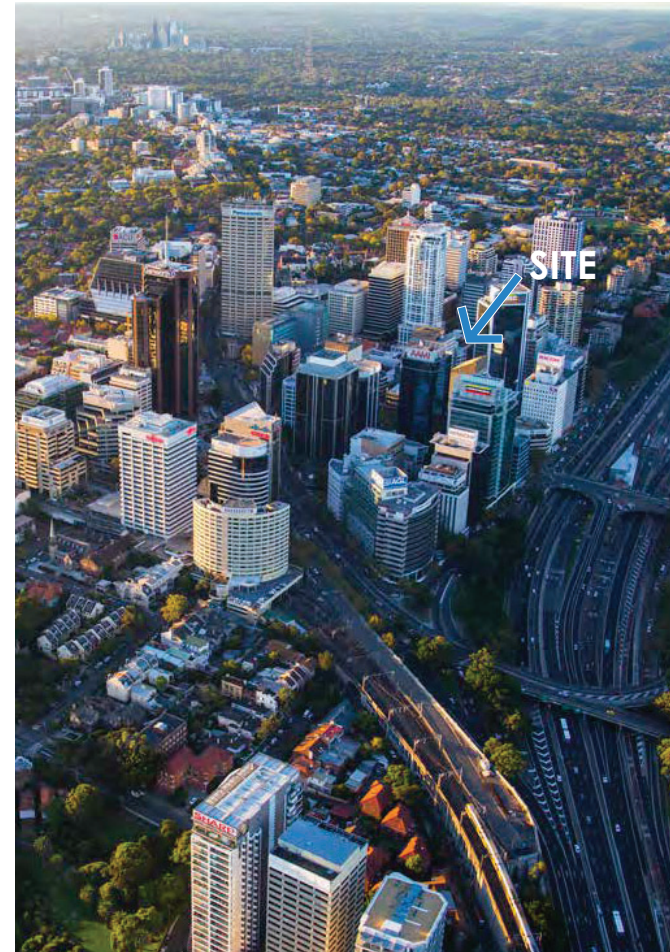
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Drawing List

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DA-1000	NOTIFICATION PLAN



AERIAL MAP



AERIAL PERSPECTIVE

LEGEND

- T train station
- M metro entrance / exits
- B bus station

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REV
A

PROJECT NO.
21709

 PROJECT NORTH

SCALE @ A1

 50mm OR ORIGINAL

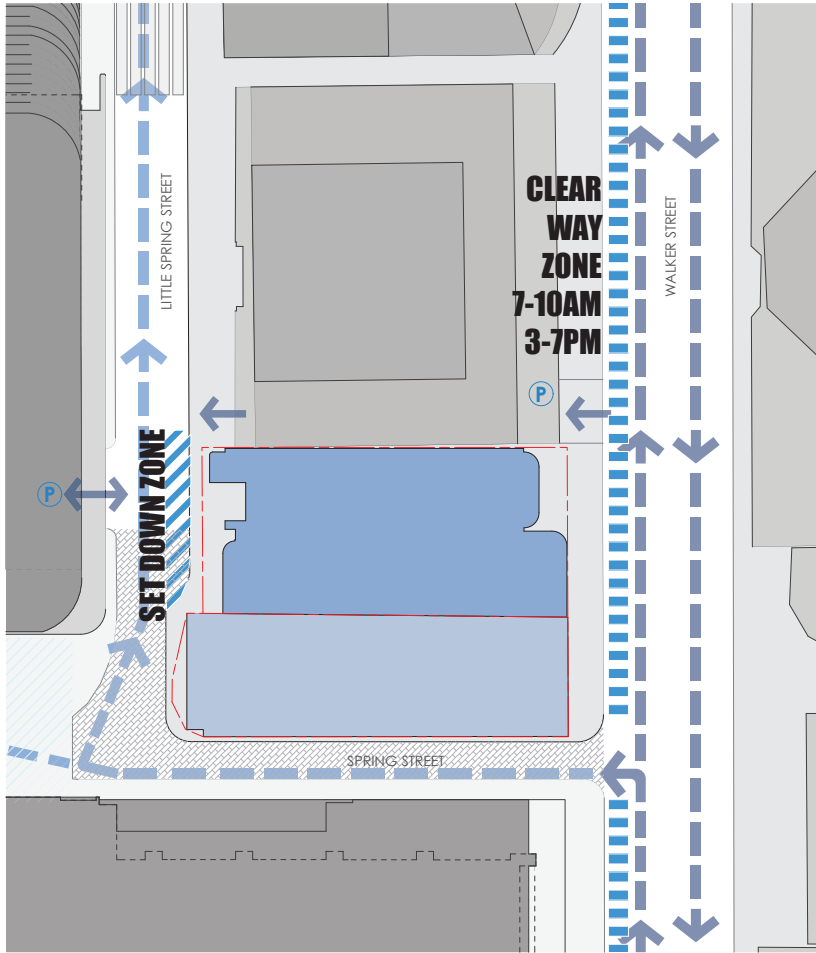
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DRAWING
LOCATION PLAN

88 WALKER STREET

DRAWING NO.
DA-0010

ISSUE
A



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

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31/10/2018

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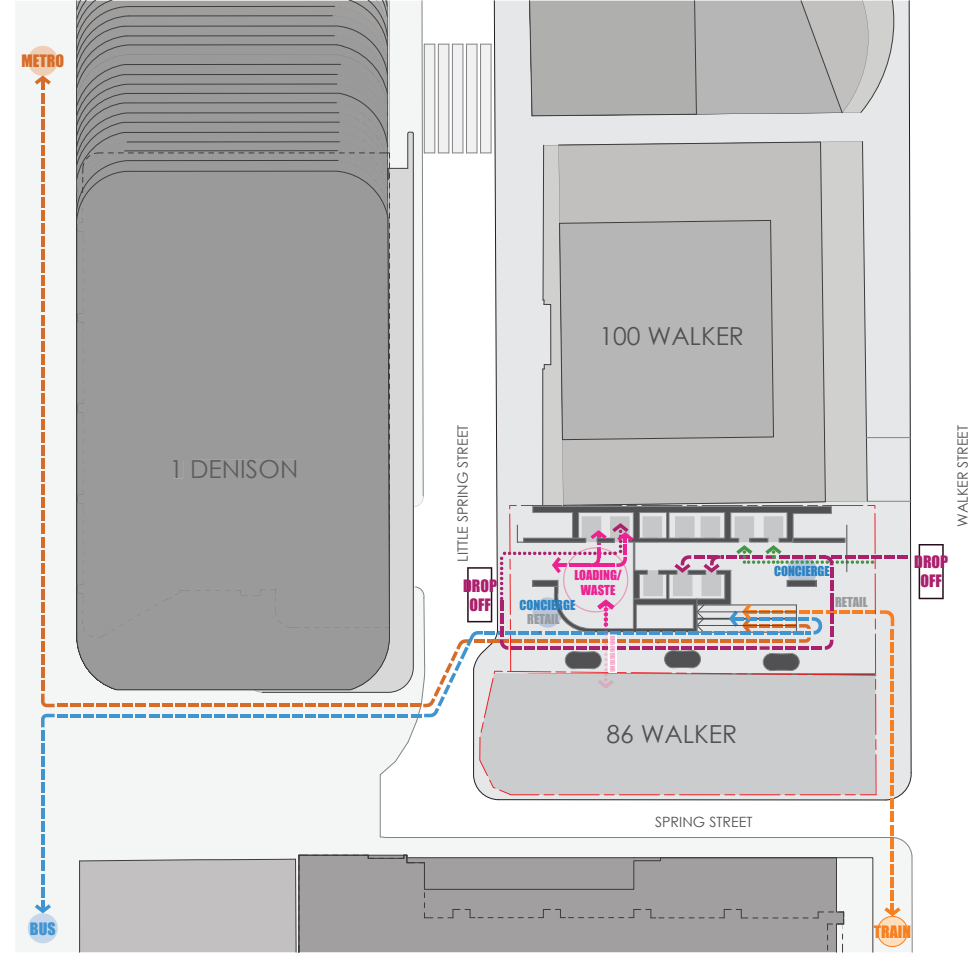
DIAGRAMS - SET DOWN AREA

88 WALKER STREET

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DA-0012

ISSUE

A

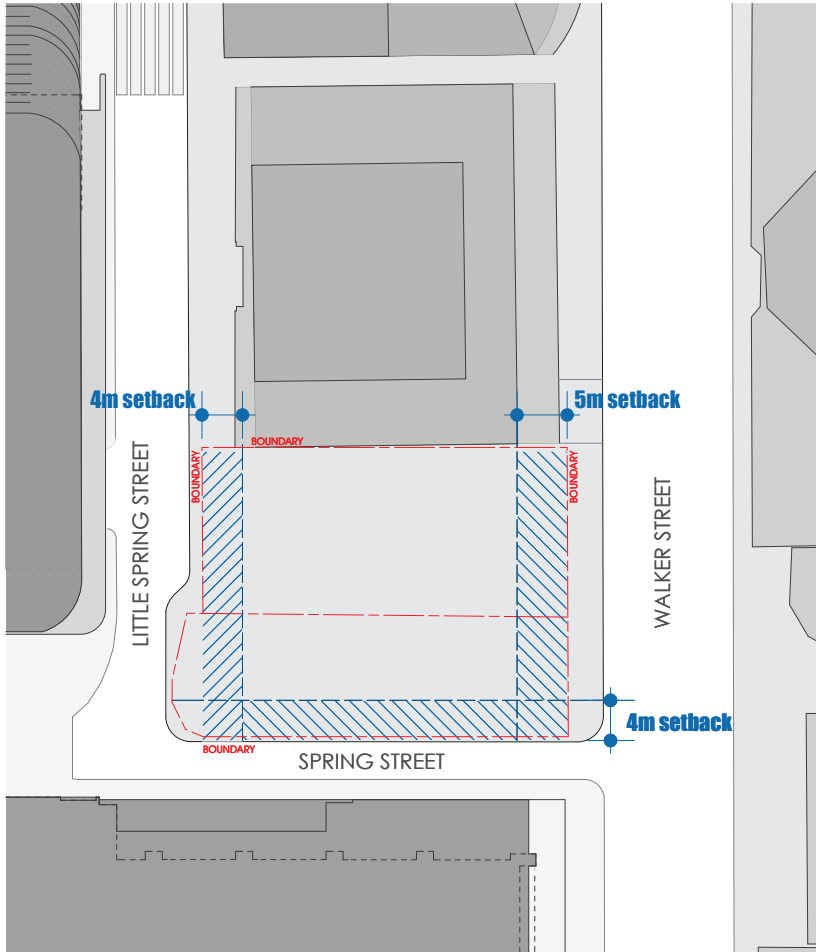


PROPOSED SITE MOVEMENTS

1 : 250

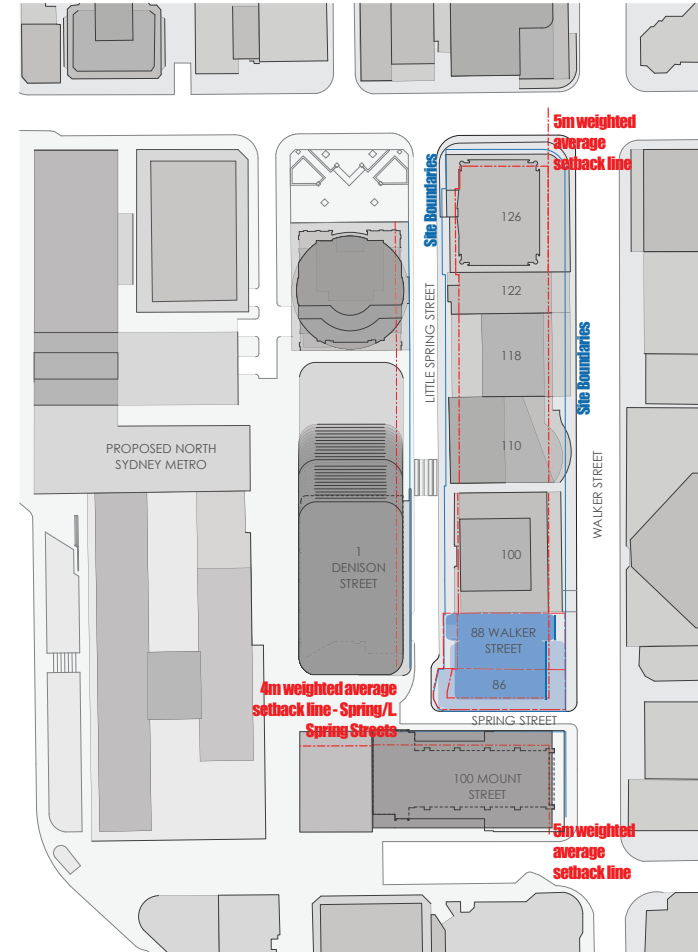
LEGEND

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



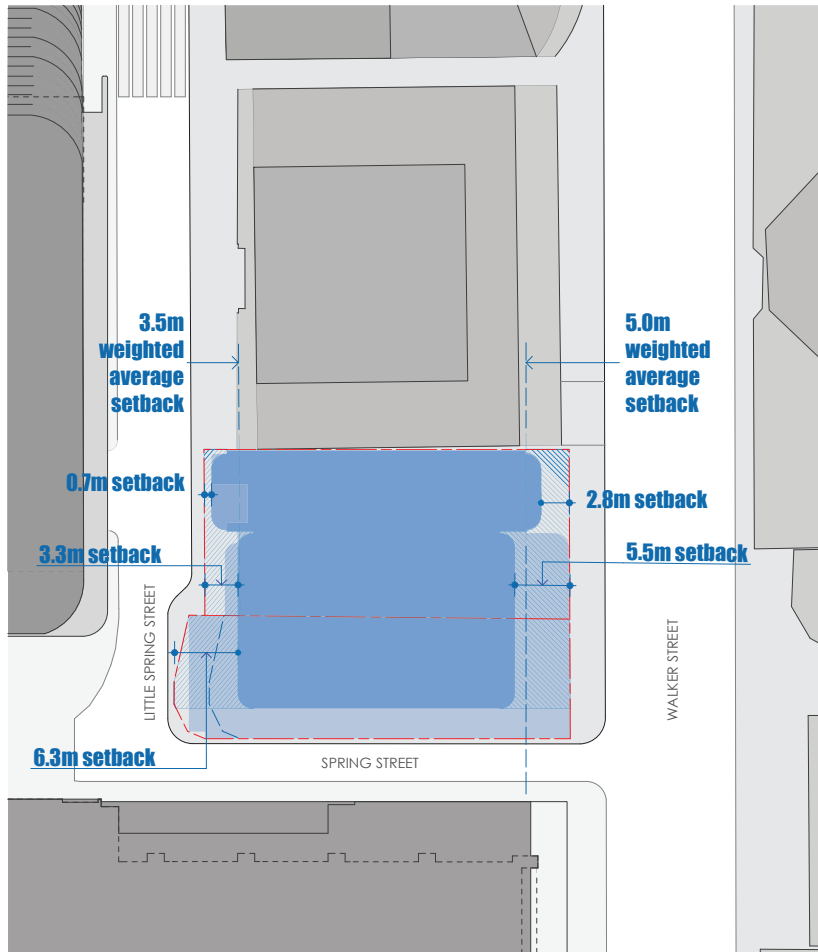
DCP (ABOVE PODIUM) SETBACKS

1 : 250



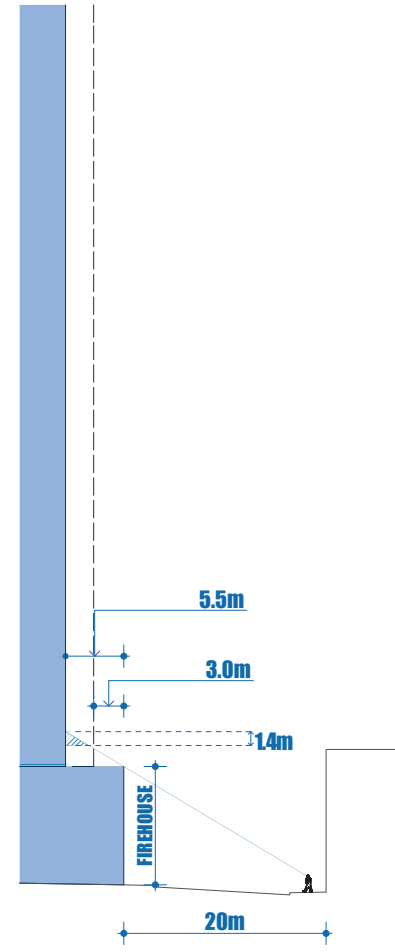
SETBACK SURVEY ALONG WALKER STREET

1 : 750



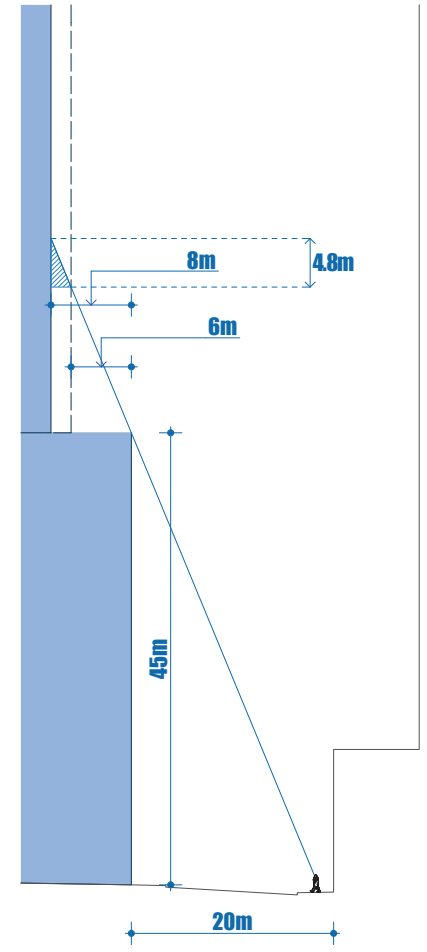
PROPOSED WEIGHTED AVERAGE SETBACKS

1 : 250



WALKER ST SETBACK

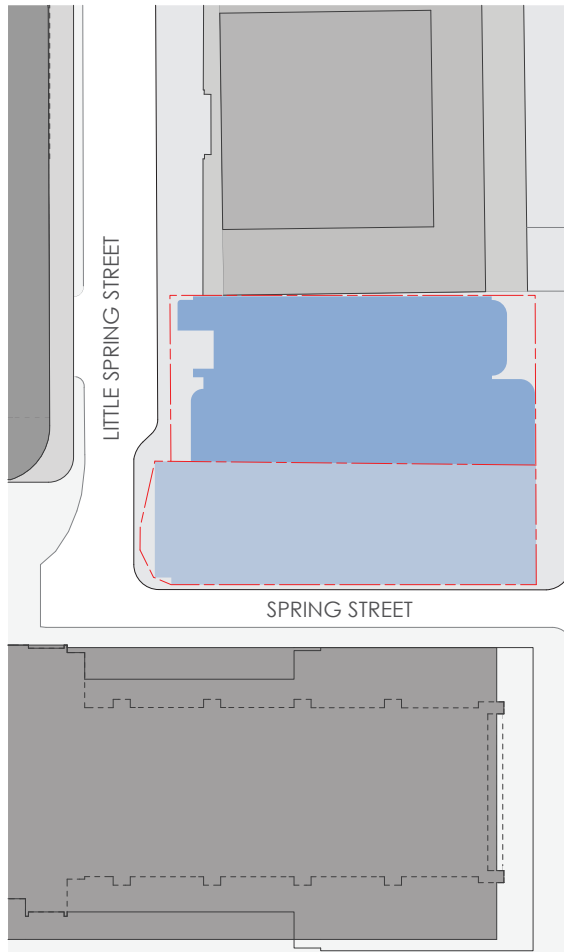
1 : 250



COMPARABLE SYDNEY

CBD SETBACK

1 : 250



PROPOSED PODIUM FOOTPRINT

1 : 250

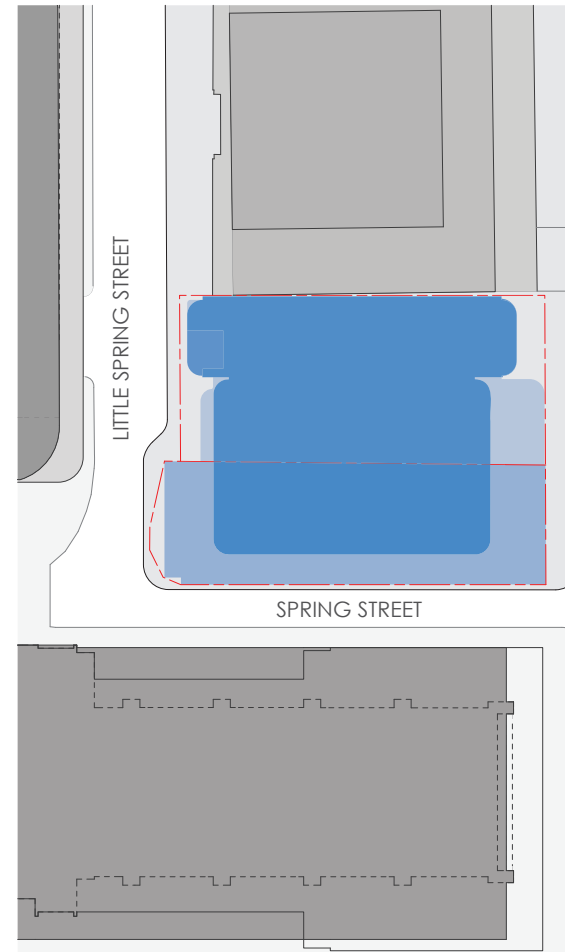
LEGEND

- existing firehouse hotel
- proposed podium footprint

WALKER STREET

LITTLE SPRING STREET

SPRING STREET



PROPOSED TOWER FOOTPRINT

1 : 250

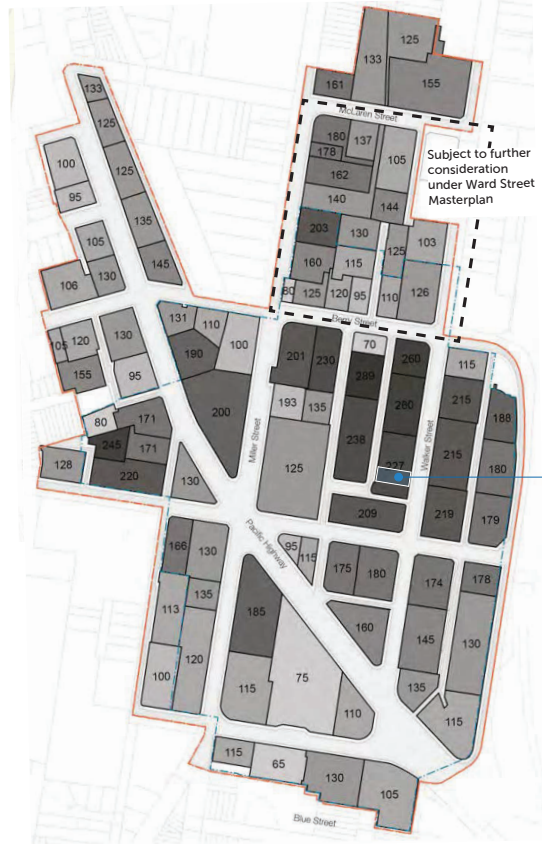
LEGEND

- overall podium footprint
- proposed tower footprint

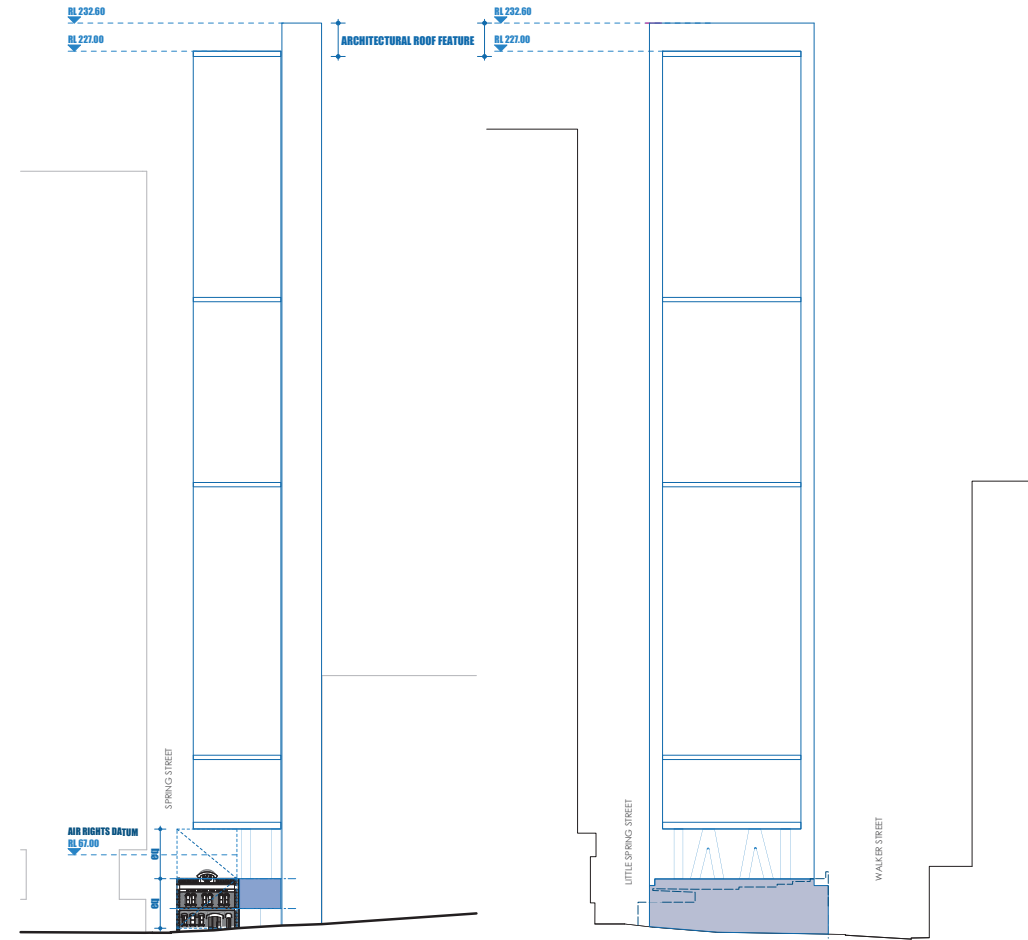
WALKER STREET

LITTLE SPRING STREET

SPRING STREET

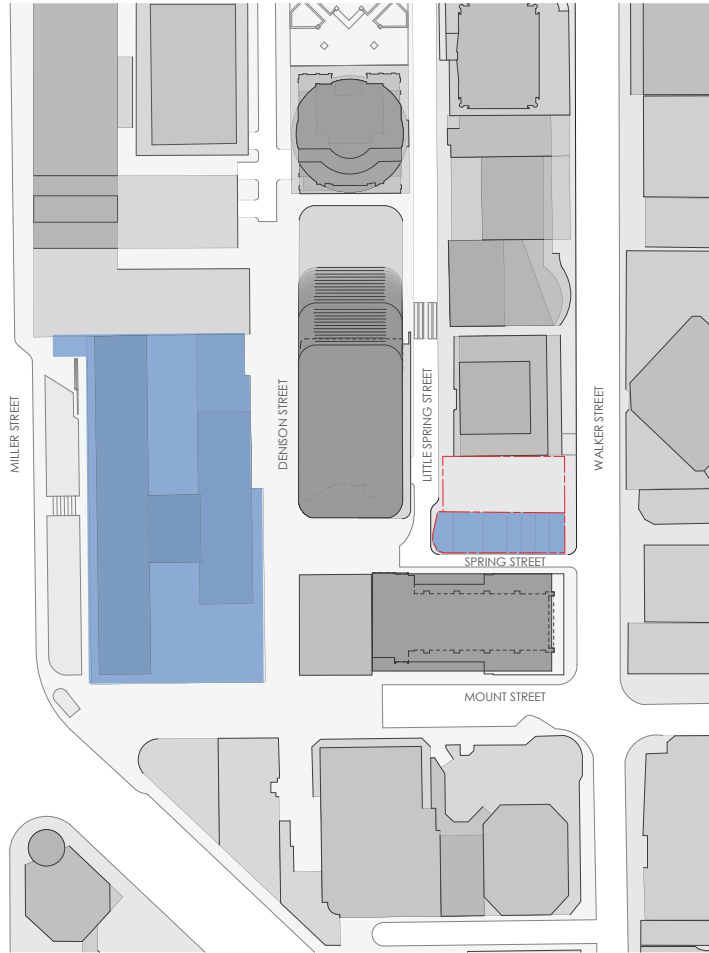


LEP BUILDING HEIGHTS MAP (RLS)
FIG 62 - INDICATIVE FUTURE BUILDING HEIGHT CONTROLS **RL 227.00**
NTS



PROPOSED BUILDING ENVELOPE -
ALONG WALKER STREET
1 : 500

SPRING STREET ELEVATION -
SPRING STREET
1 : 500



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

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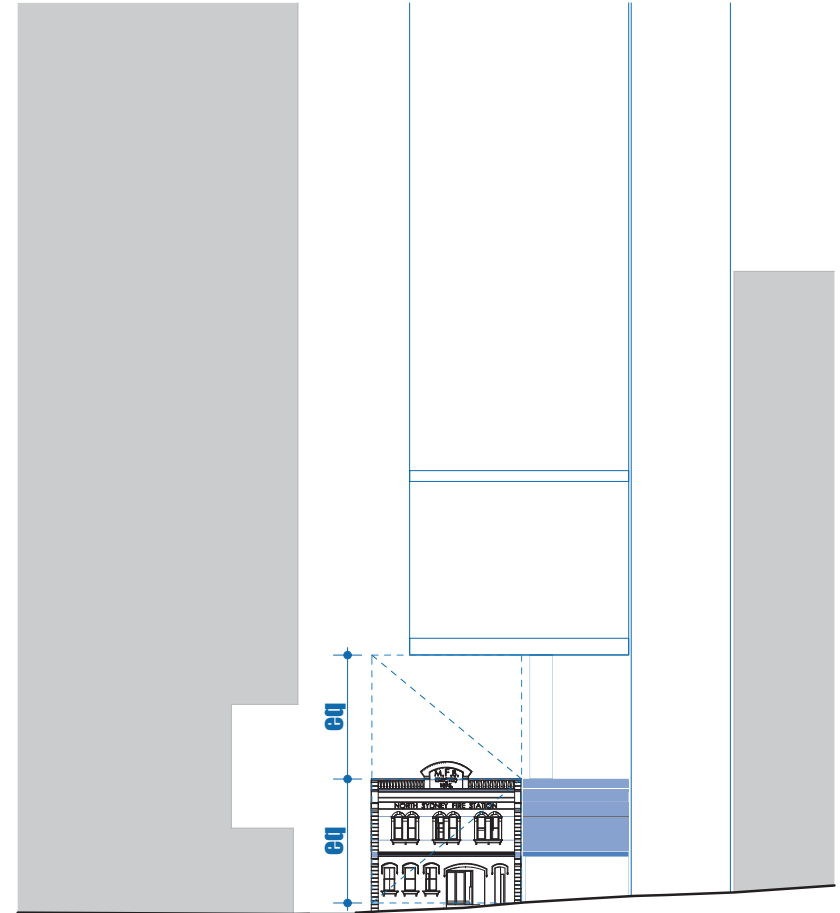
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DRAWING
DIAGRAMS - HERITAGE ITEMS

88 WALKER STREET

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WALKER STREET ELEVATION

1 : 200

FORMER NORTH SYDNEY FIRE STATION

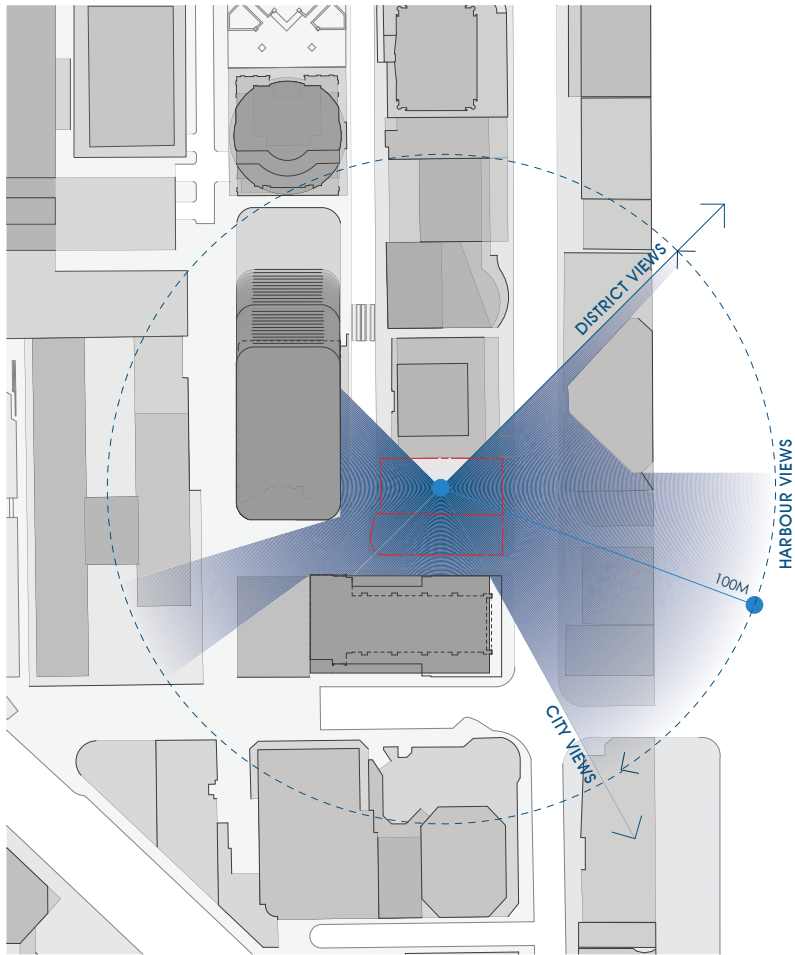
PROPERTY ADJOINING SITE - 86 WALKER STREET

The former North Sydney Fire Station has characteristics of the Victorian Italianate style, built in 1895 and operational as a Fire Station until 1945, when services were rationalised. It subsequently was refurbished and used as a restaurant in the late 20th Century and retains little original fabric other than the façade and exterior walls.

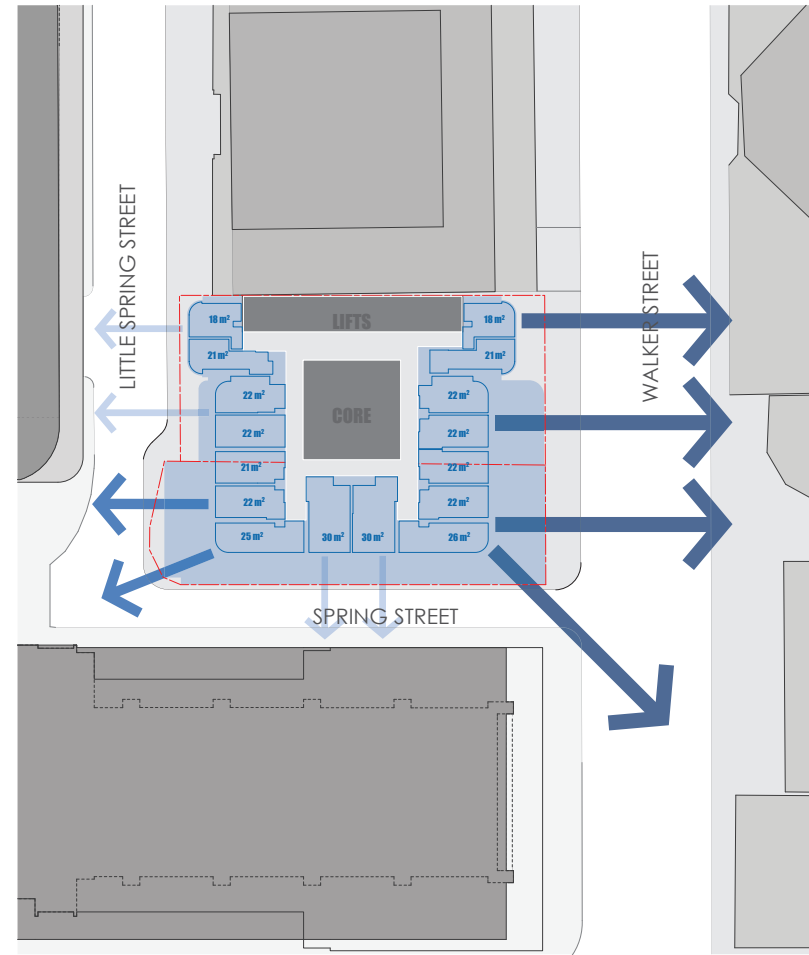
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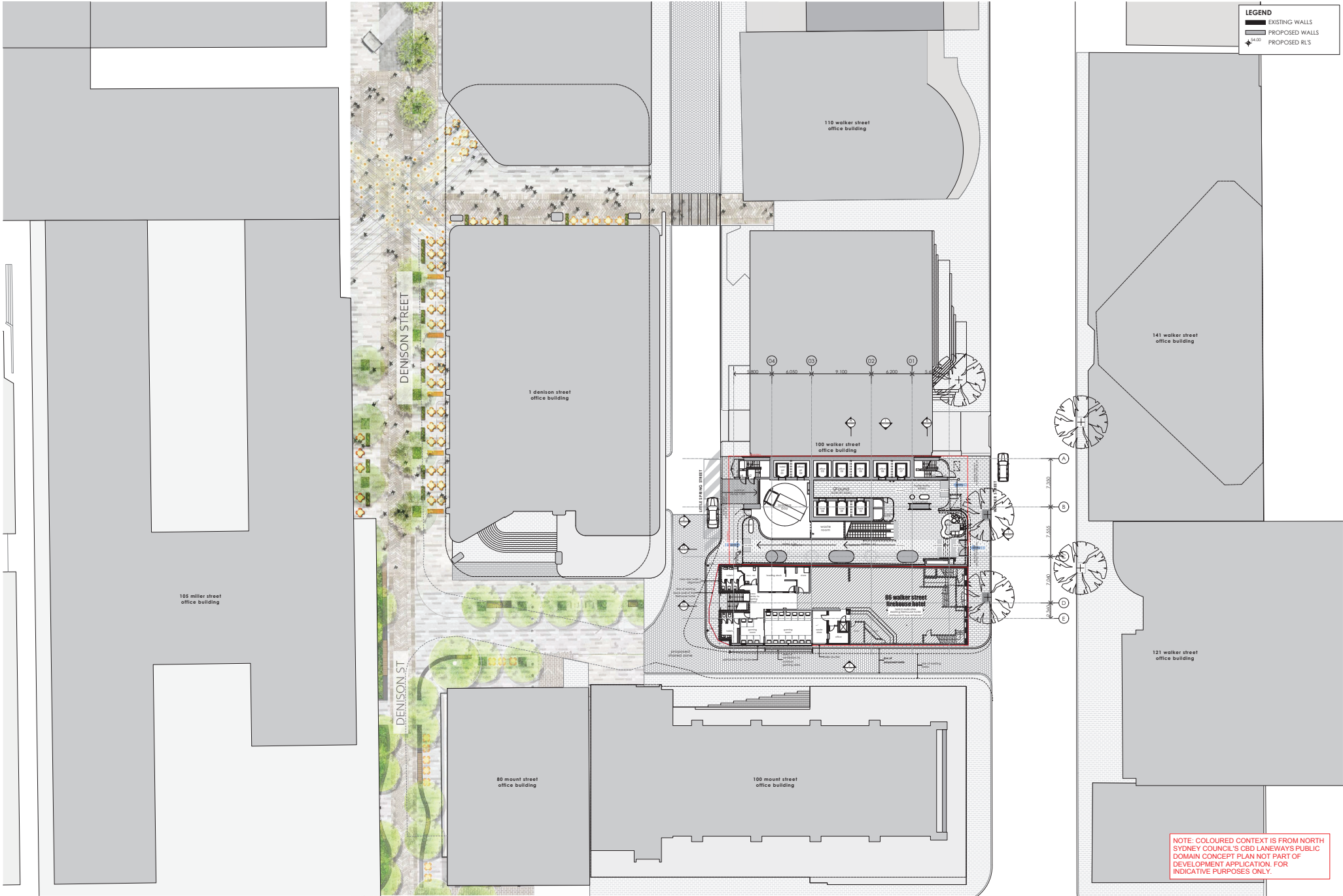
DISTRICT VIEWS
1 : 750



HOTEL ROOM VIEWS & SIZES
1 : 250

LEGEND

- core
- circulation
- hotel rooms



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SITE PLAN

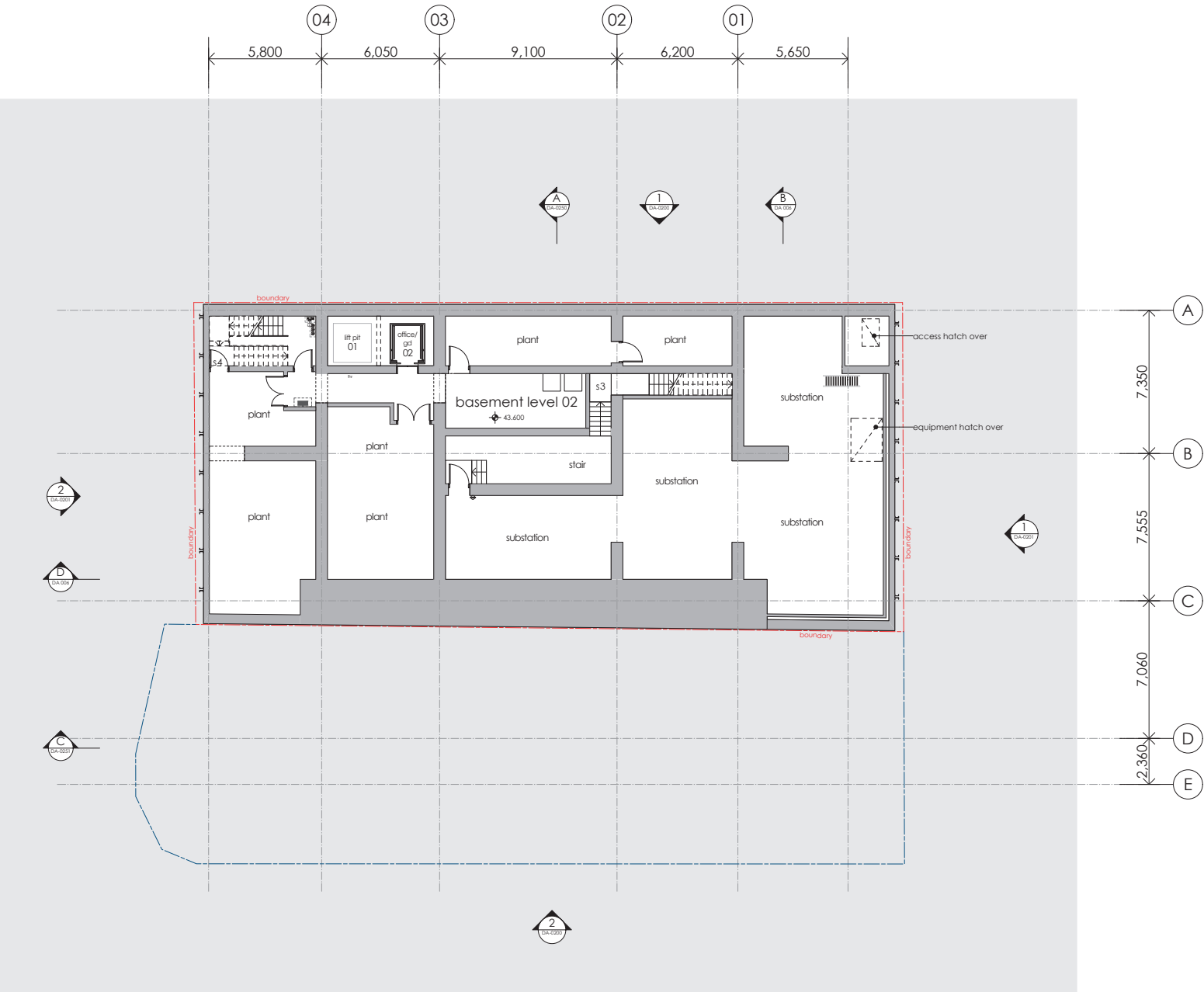
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LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RL'S



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BASEMENT 02 PLAN

88 WALKER STREET

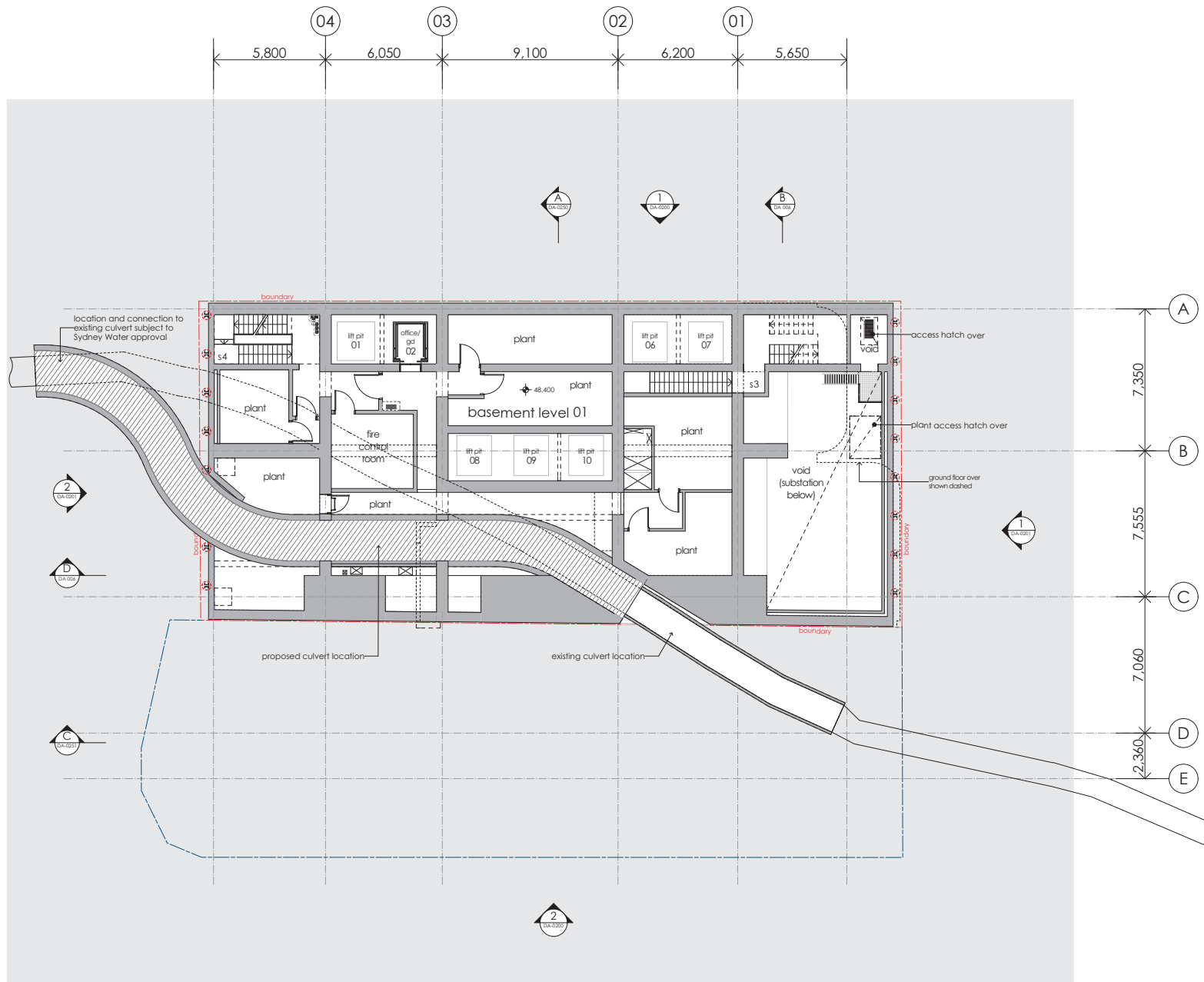
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1 BASEMENT LEVEL 02
1:100

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LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RL'S

1 BASEMENT 01
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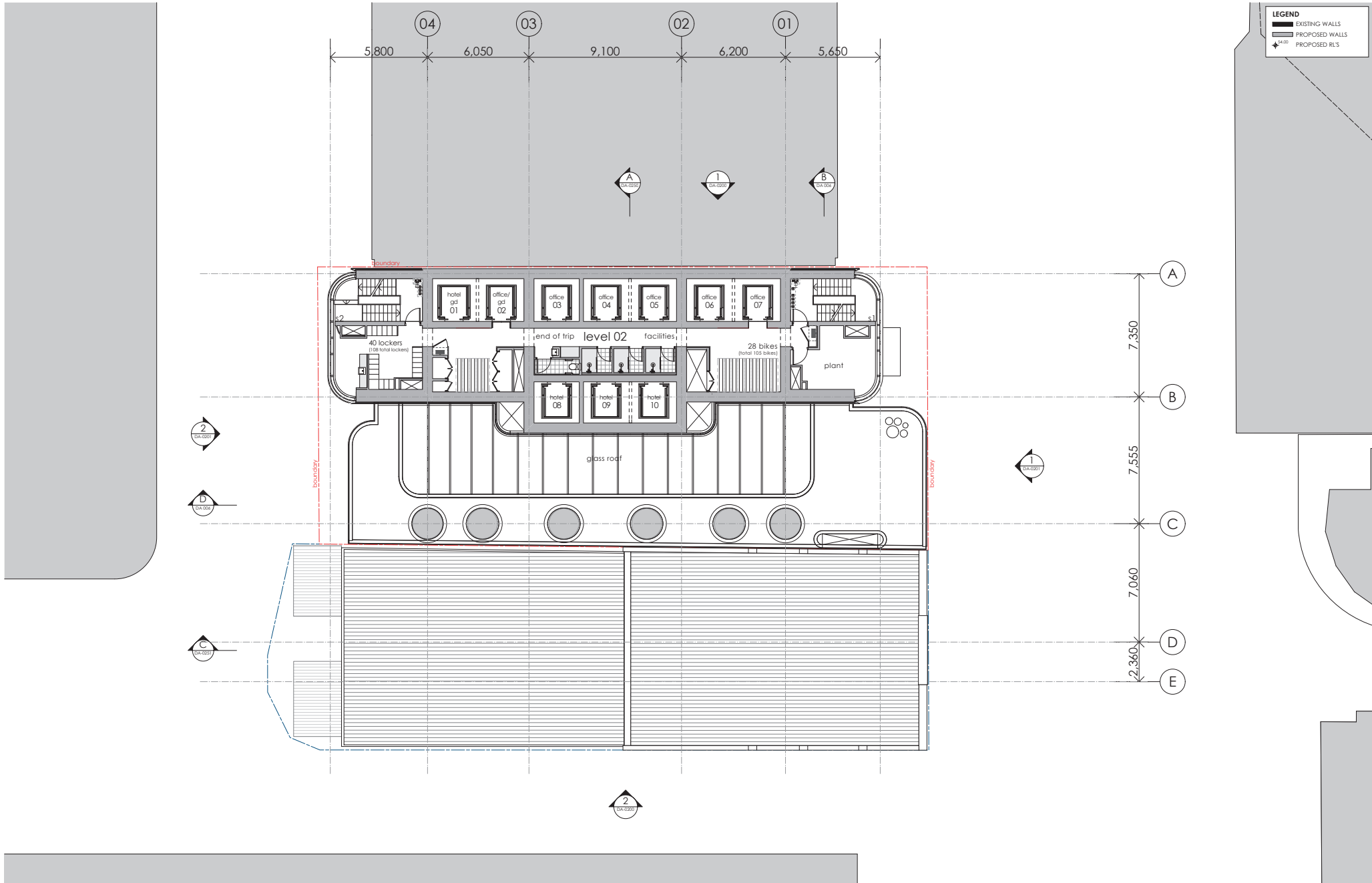
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BASEMENT 01 PLAN

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1 LEVEL 02 EOT
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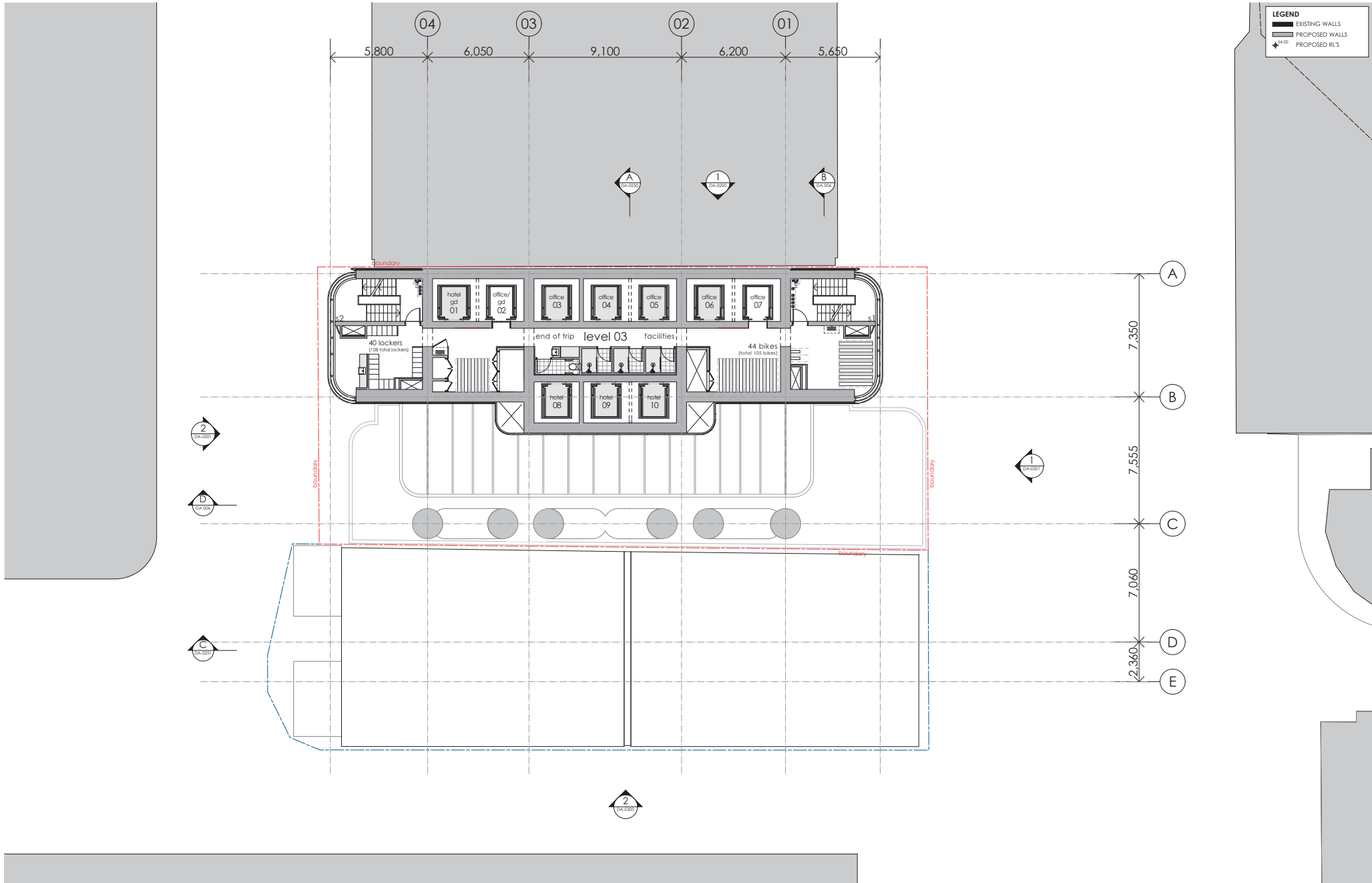
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LEVEL 02 EOT FACILITIES

DRAWING NO.
DA-0105

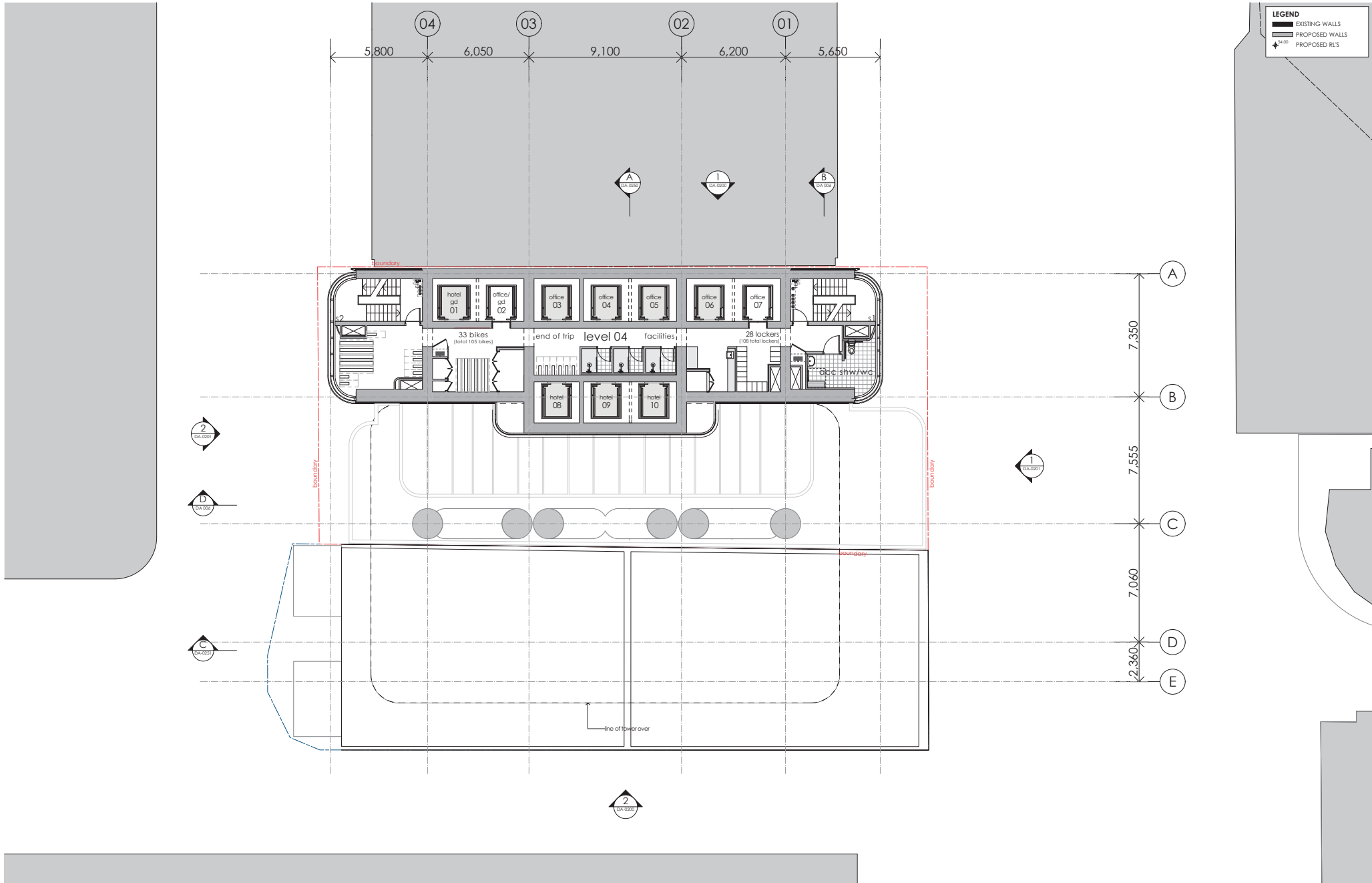
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① LEVEL 03 EOT
1:100



1 LEVEL 04 EOT
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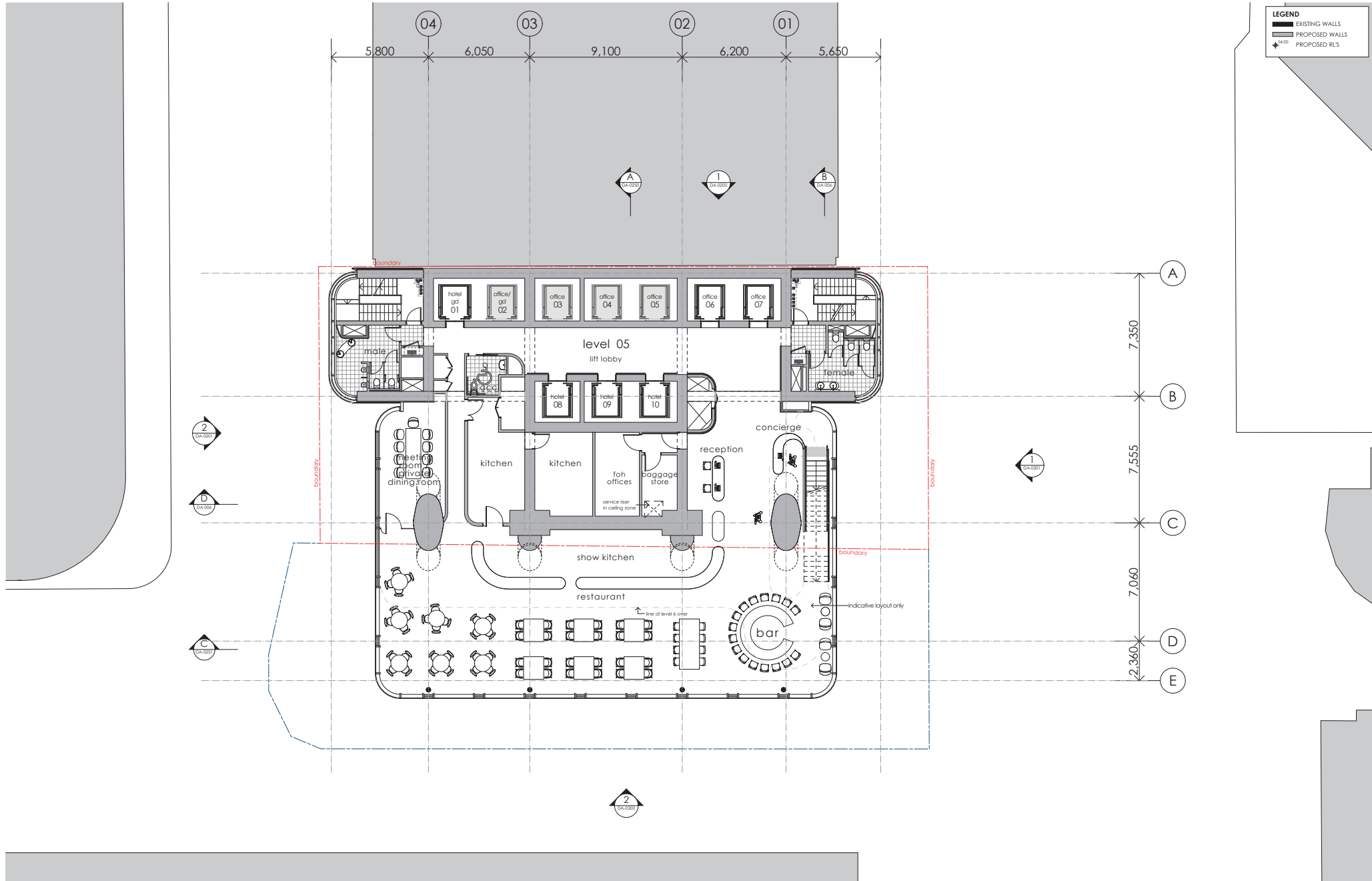
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DRAWING
LEVEL 04 EOT FACILITIES

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1 LEVEL 05 HOTEL LOBBY
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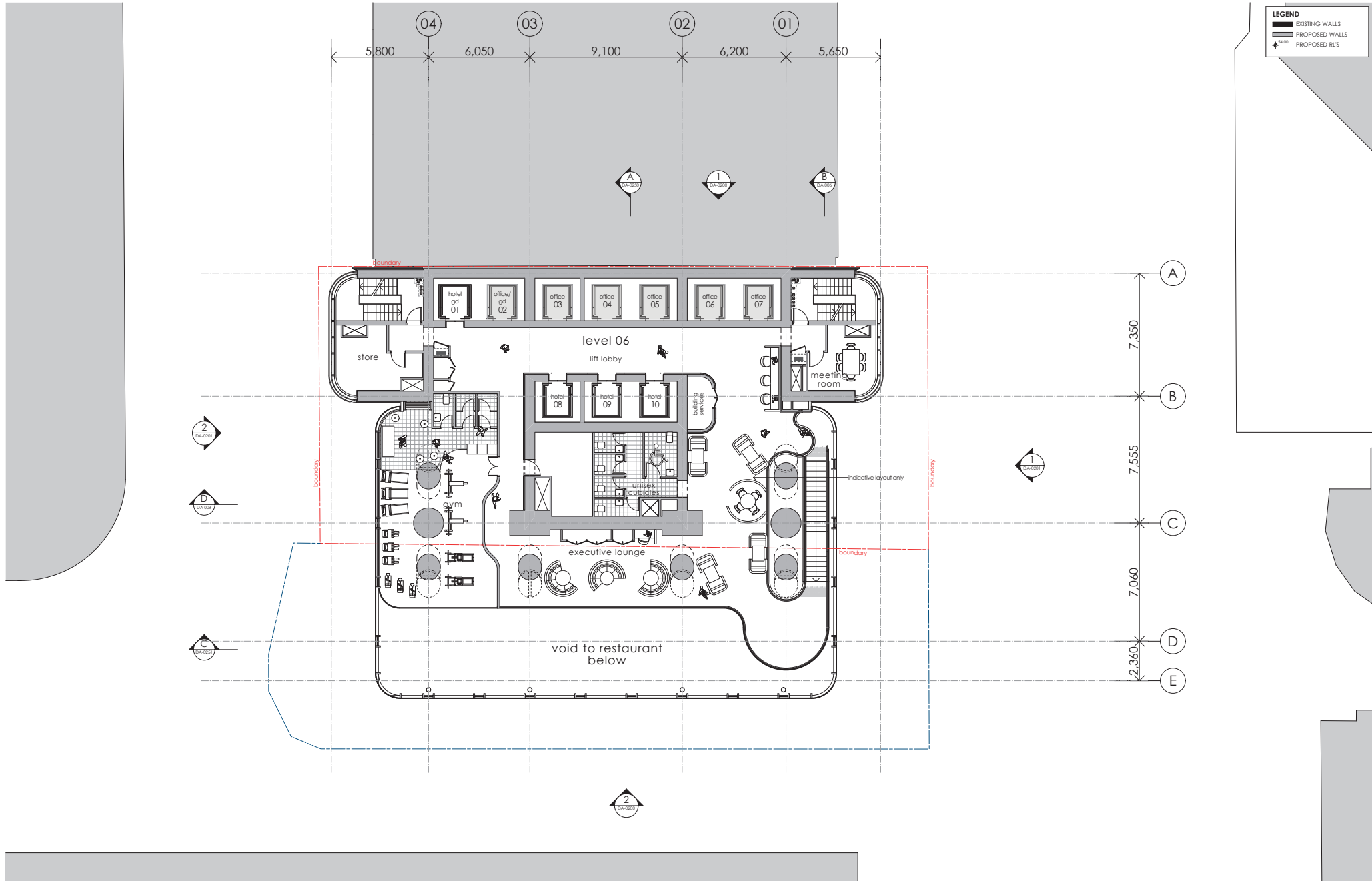
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DRAWING
LEVEL 05 HOTEL LOBBY + REST BAR PLAN

88 WALKER STREET

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DRAWING

LEVEL 06 EXECUTIVE LOUNGE + GYM

88 WALKER STREET

DRAWING NO.

DA-0109

ISSUE

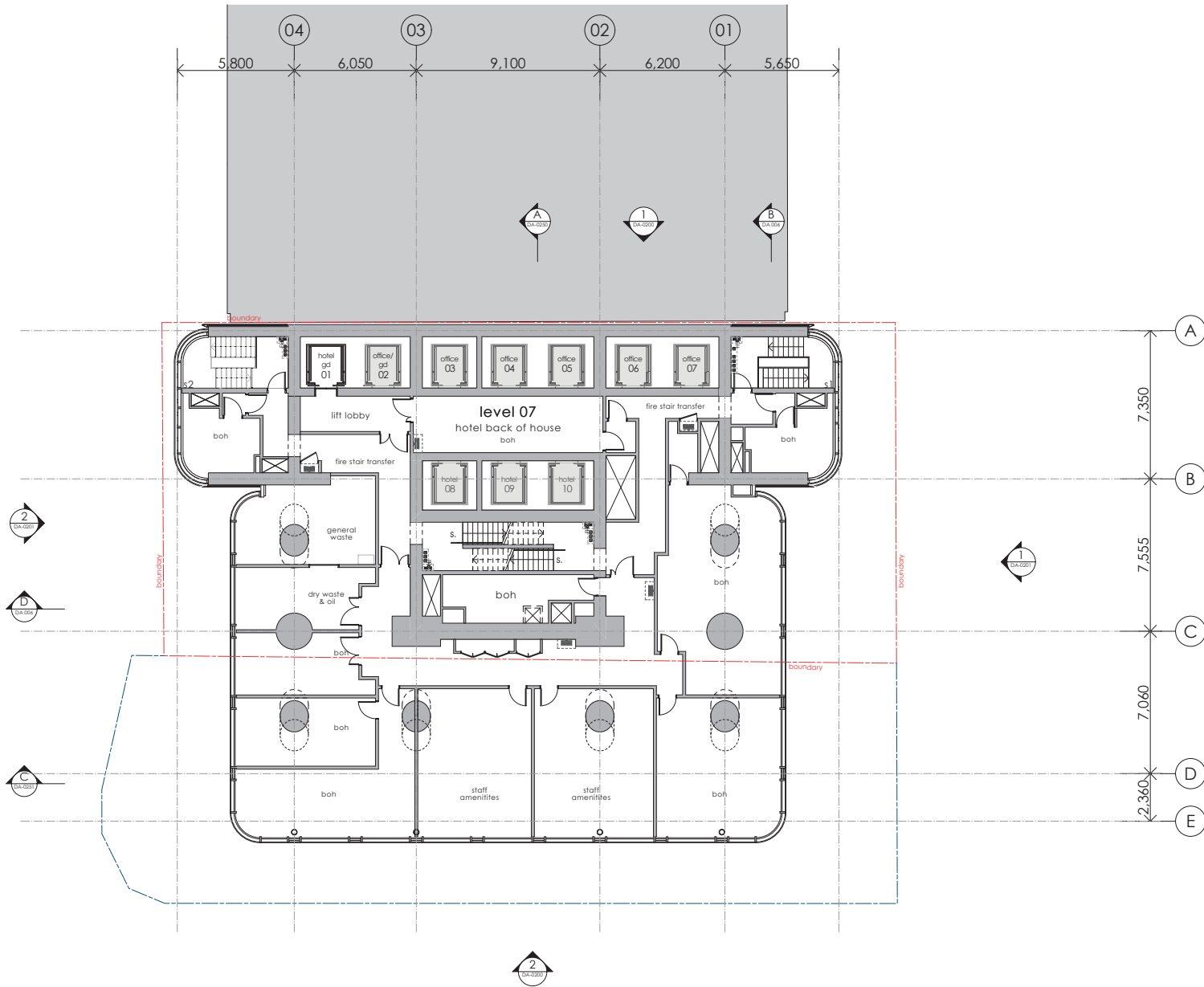
A

LEGEND

EXISTING WALLS

PROPOSED WALLS

PROPOSED RL'S



1 LEVEL 07 HOTEL BOH
1:100

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31/10/2018 DEVELOPMENT APPLICATION ISSUE

REV A

PROJECT NO. 21709

PROJECT NORTH

SCALE @ A1
1:100

PRINT DATE
31/10/2018

DRAWING
LEVEL 07 BOH PLAN + STAIR TRANSFER

88 WALKER STREET

DRAWING NO.
DA-0110

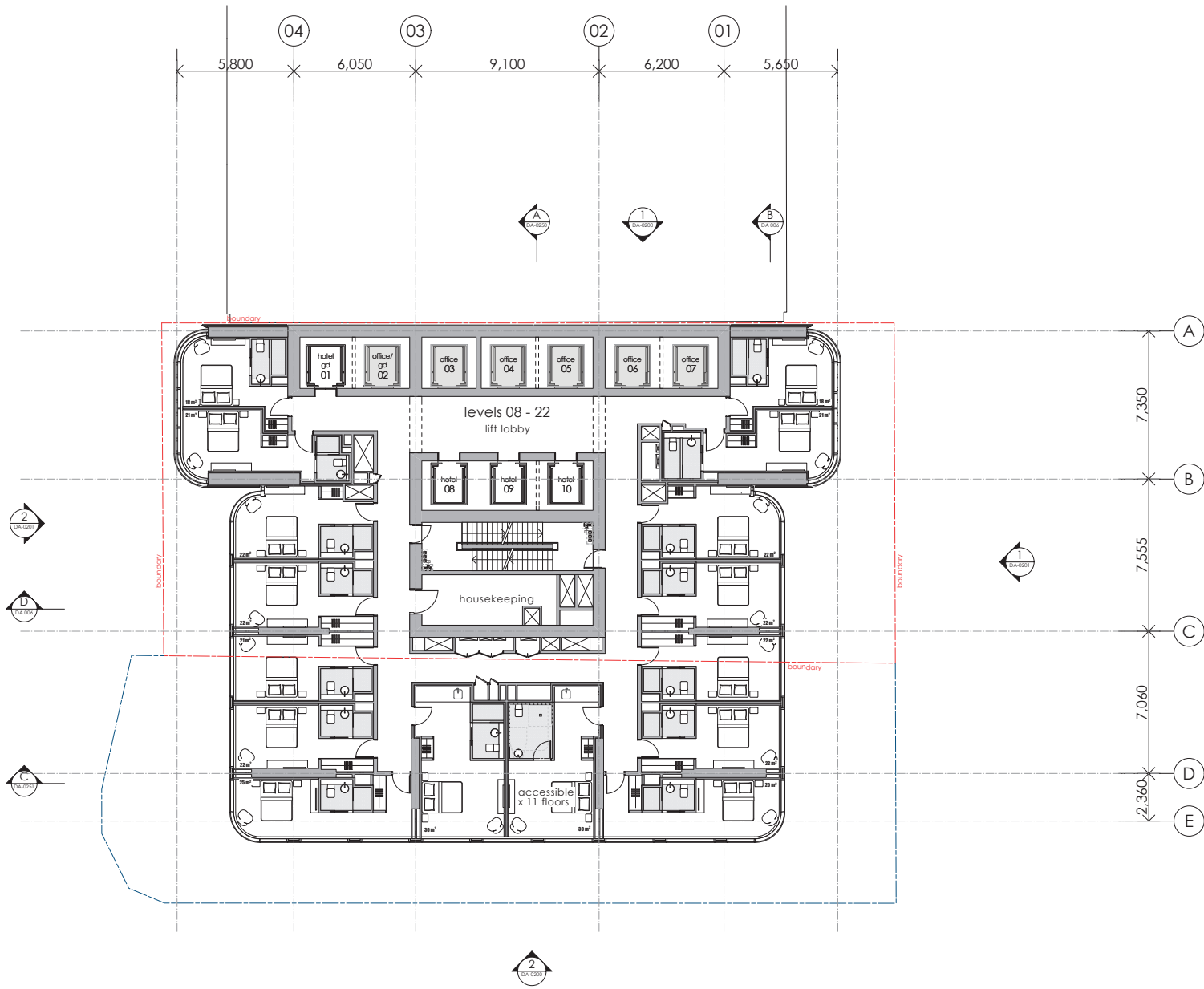
ISSUE
A

LEGEND

EXISTING WALLS

PROPOSED WALLS

PROPOSED R/L'S

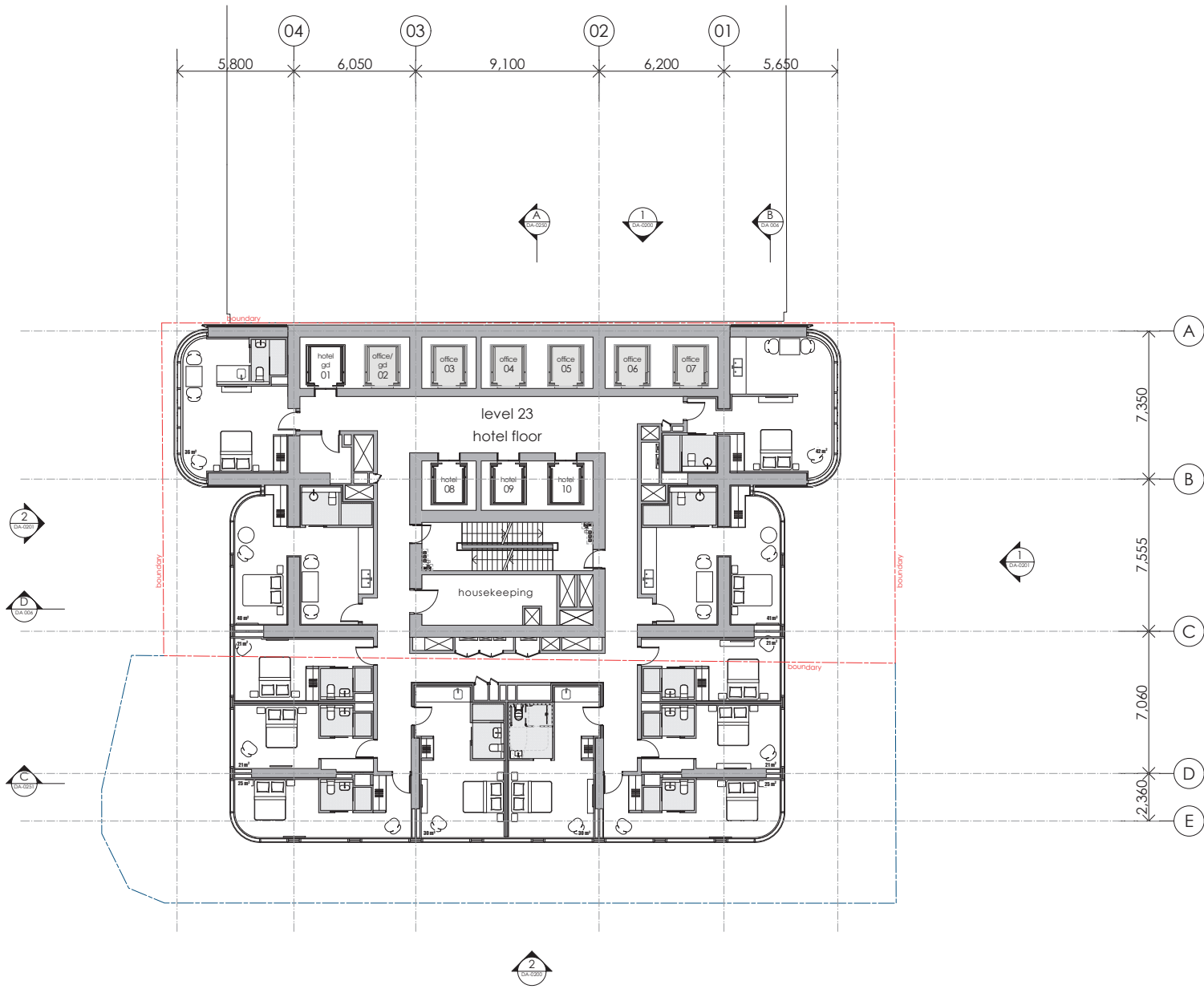


1 TYPICAL HOTEL FLOORS
1:100

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LEGEND

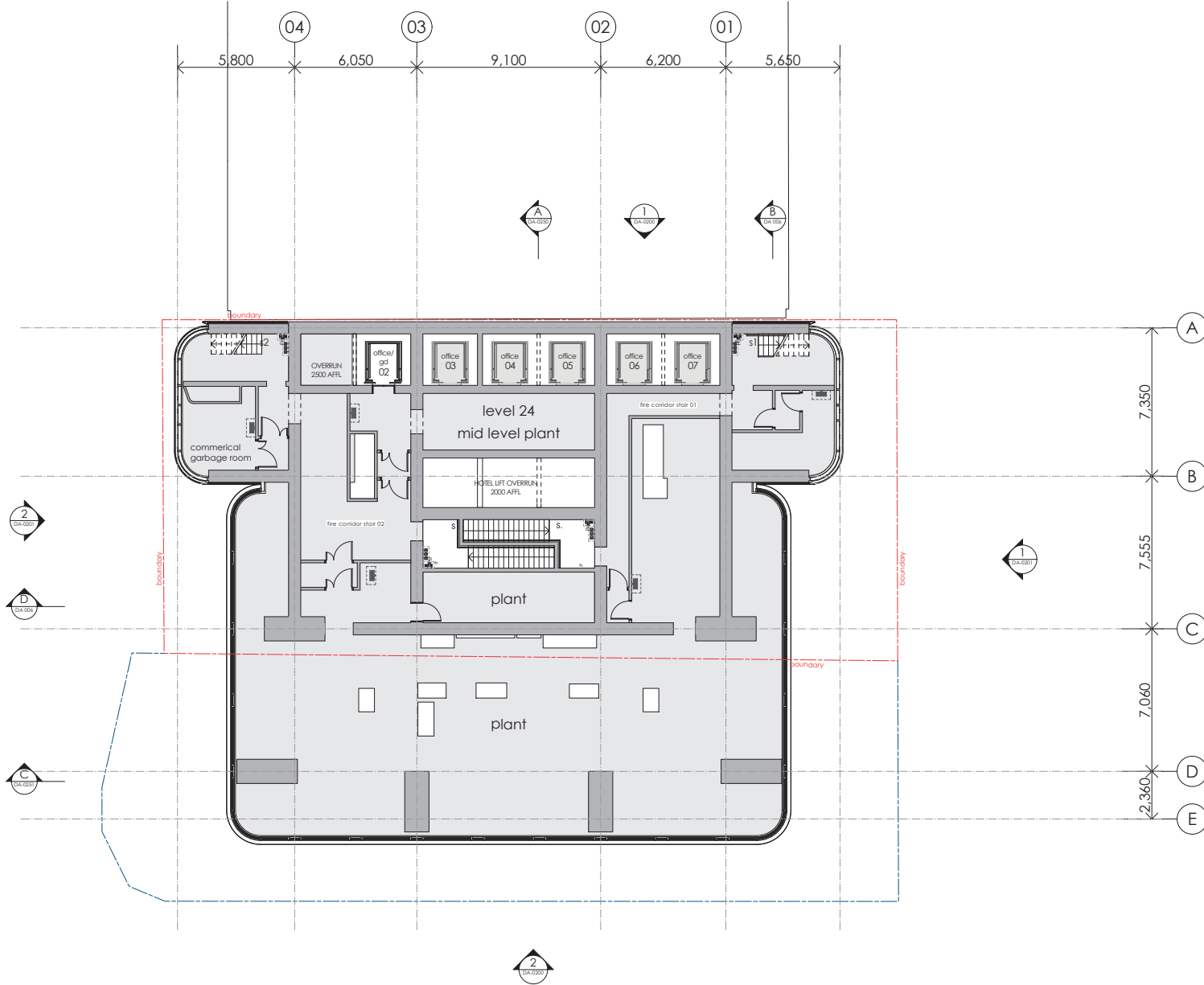
- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RL'S



① LEVEL 23 HOTEL TOP FLOOR
1:100

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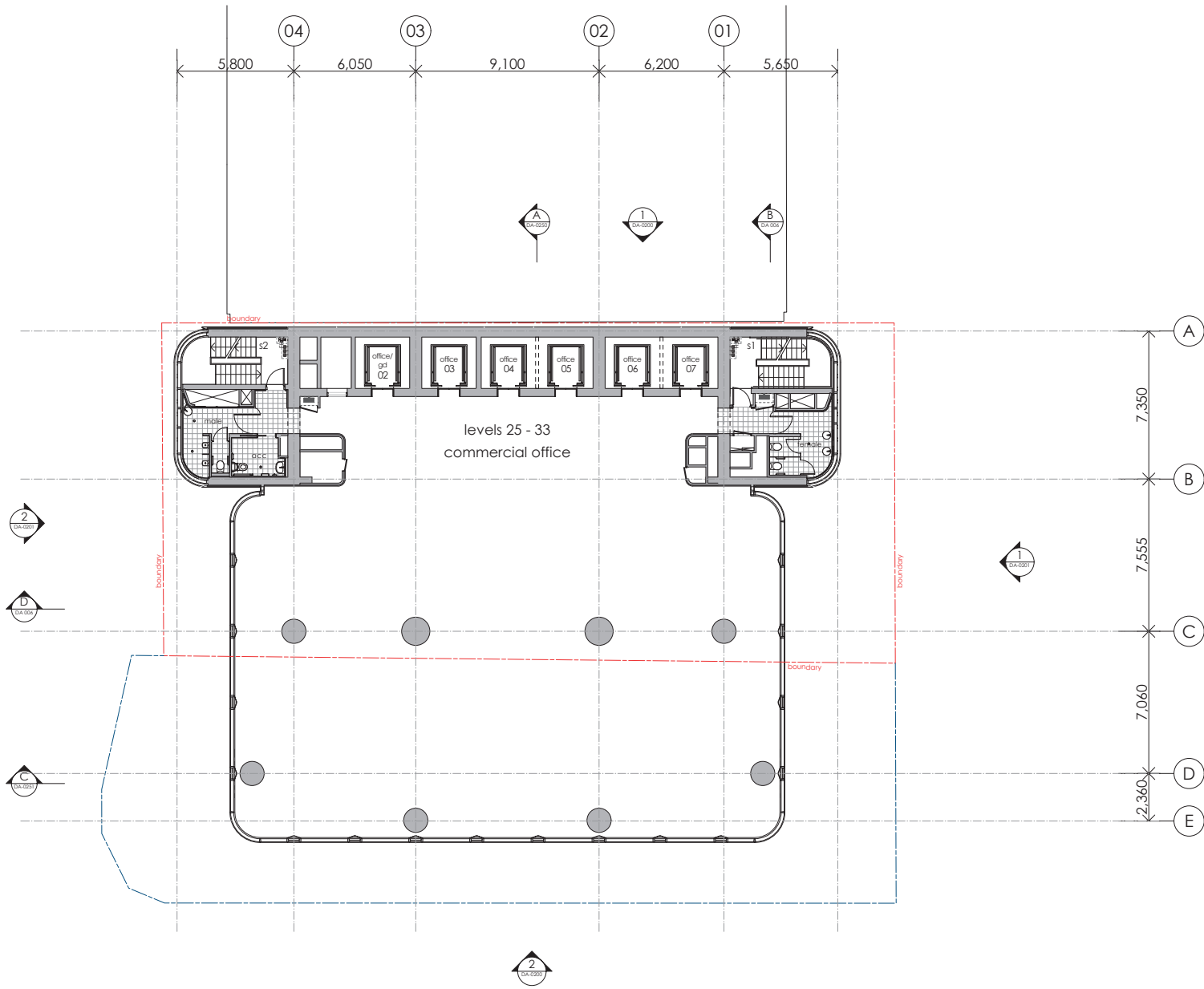
① MID LEVEL PLANT
1:100

LEGEND

EXISTING WALLS

PROPOSED WALLS

PROPOSED RL'S



1 TYPICAL COMMERCIAL FLOOR
1:100

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1	31/10/2018	DEVELOPMENT APPLICATION ISSUE

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PROJECT NO.
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PROJECT NORTH

SCALE @ A1
1:100

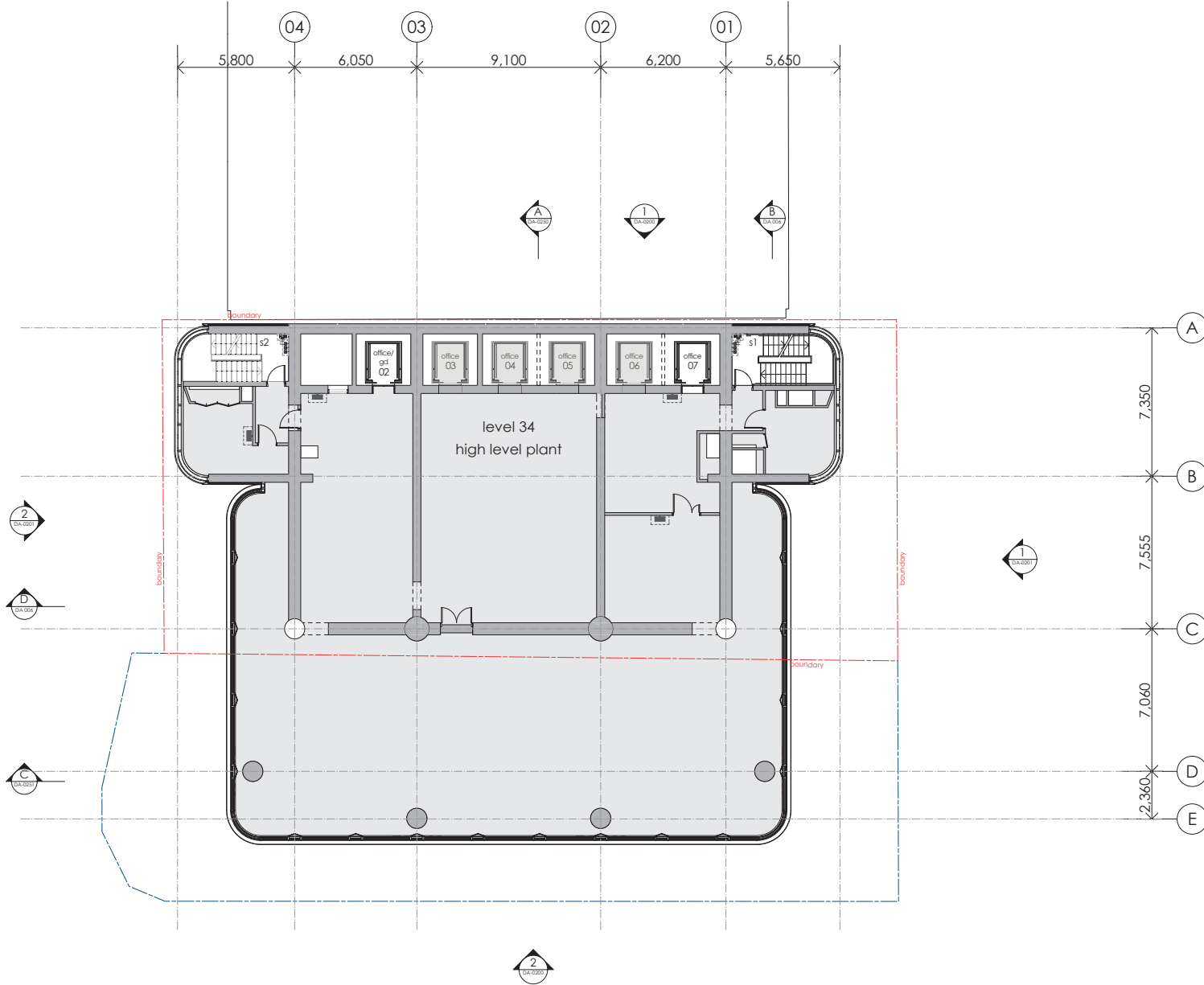
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DRAWING
LEVELS 25 - 33 TYP. COMMERCIAL

88 WALKER STREET

DRAWING NO.
DA-0115

ISSUE
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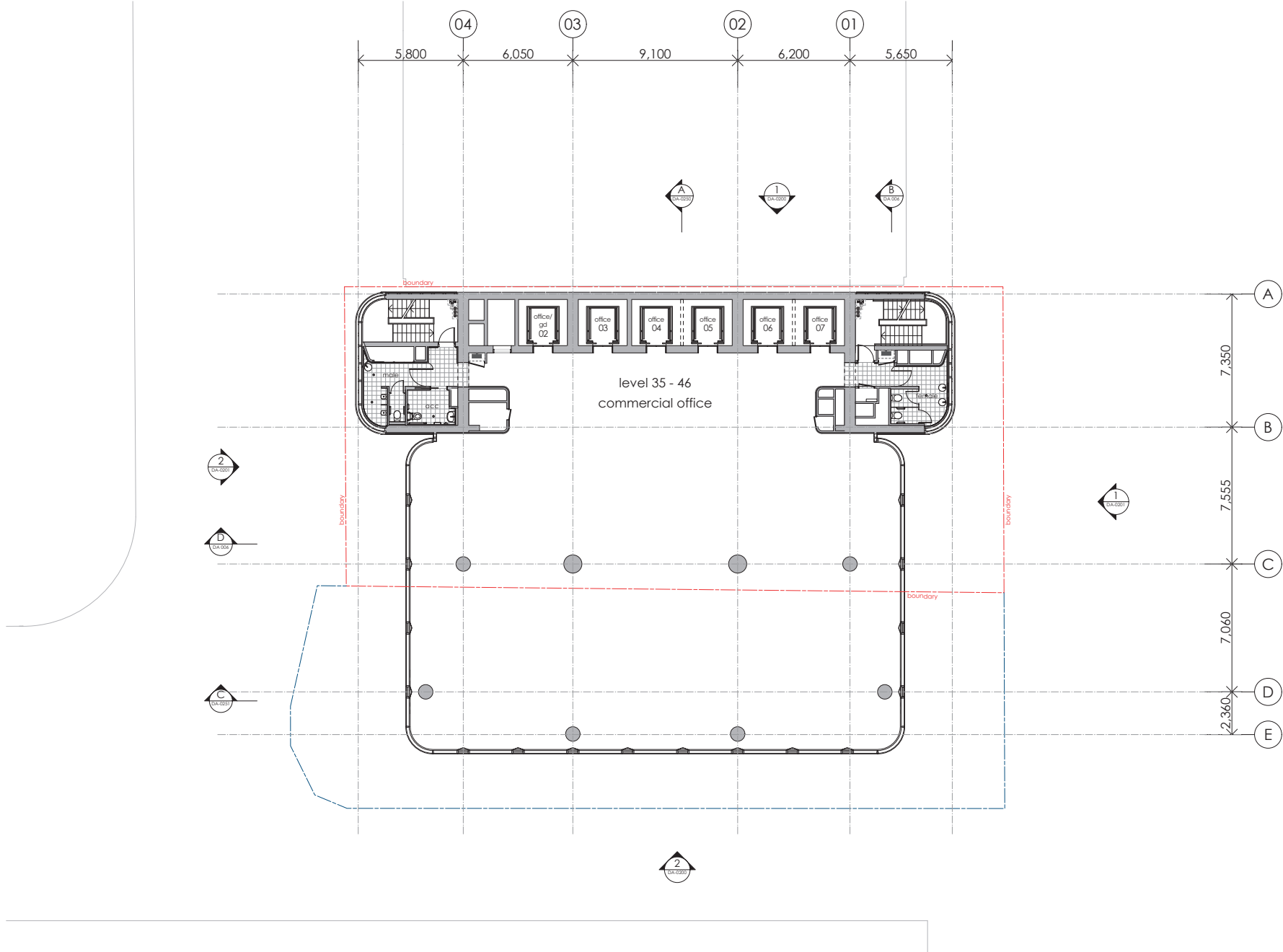
① HIGH LEVEL PLANT
1:100

LEGEND

EXISTING WALLS

PROPOSED WALLS

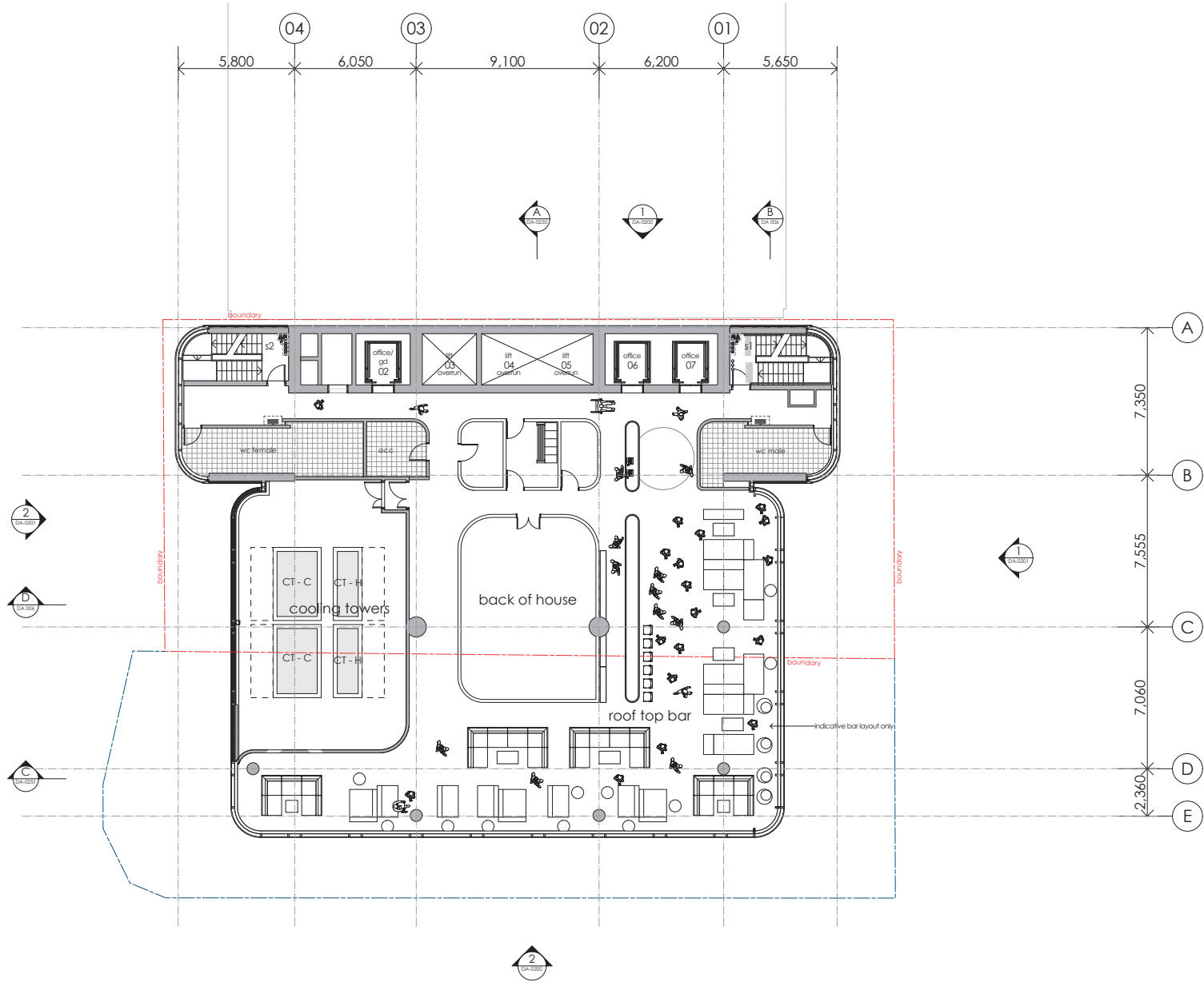
PROPOSED RL'S



1 TYPICAL COMMERCIAL FLOOR
1:100

LEGEND

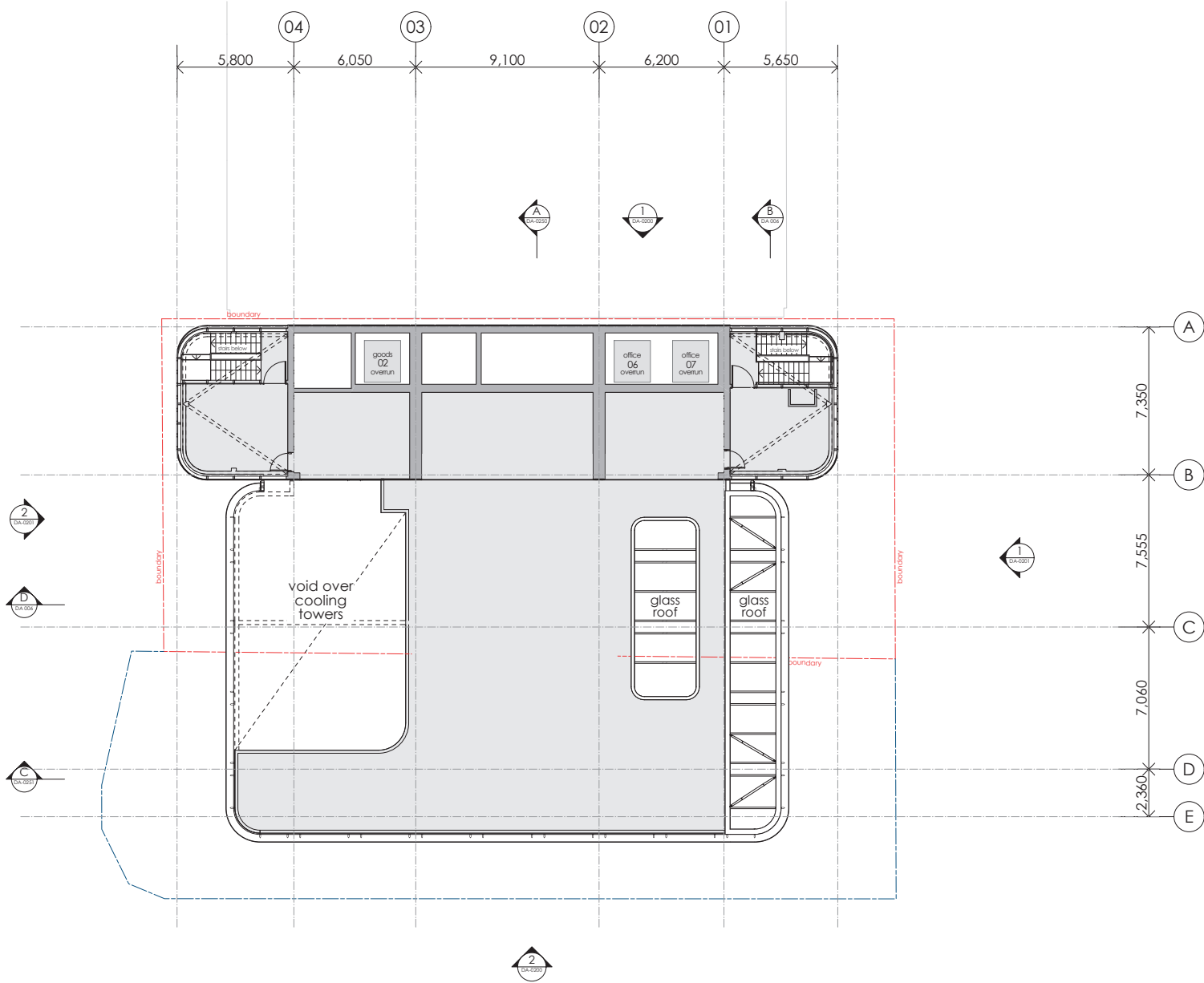
- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RLS



① LEVEL 47 ROOF TOP BAR / PLANT
1:100

LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED R/L'S



① LEVEL 48 ROOF
1:100

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1:100

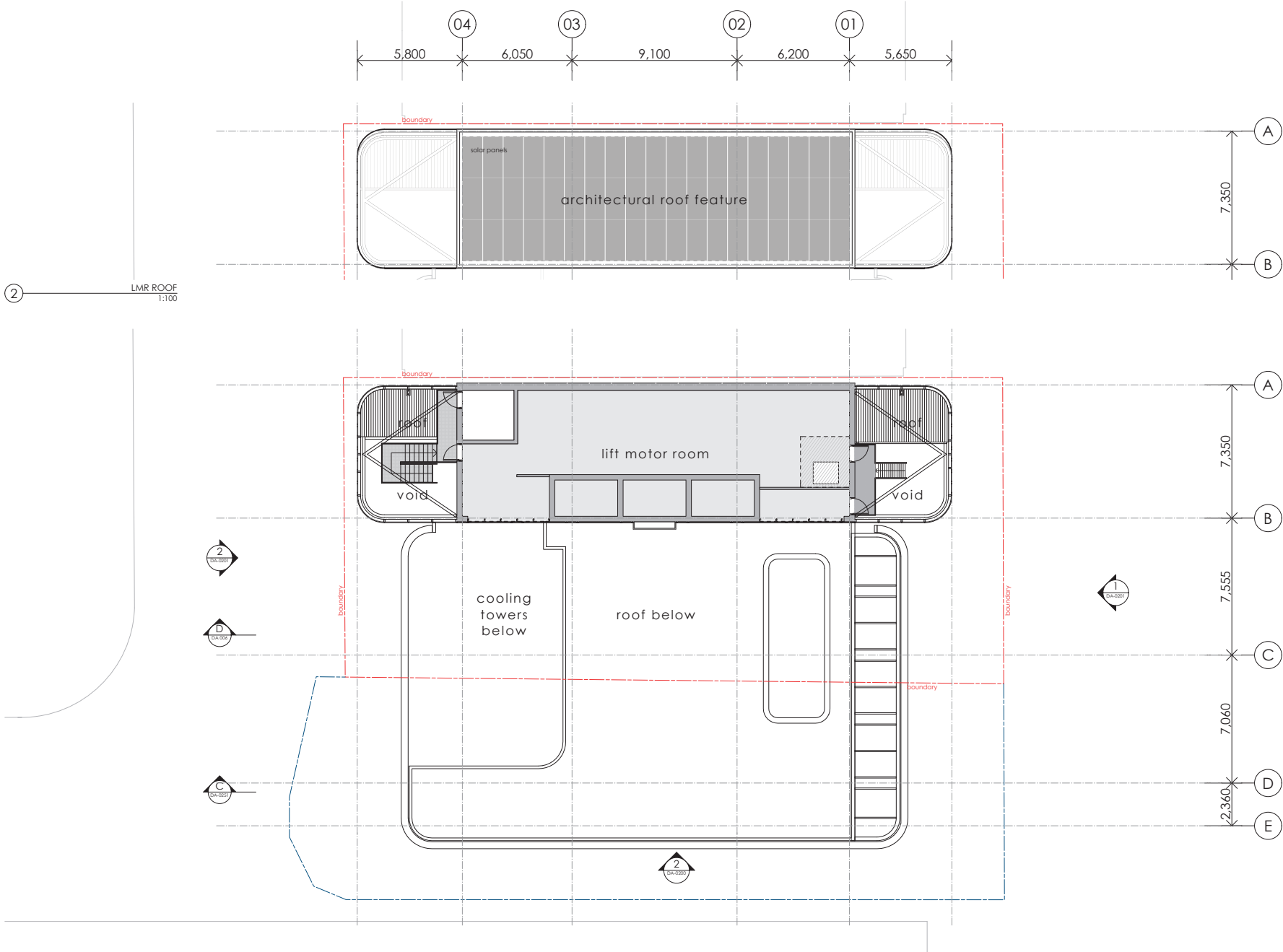
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DRAWING
LEVEL 48 ROOF PLAN

88 WALKER STREET
DRAWING NO.
DA-0119
ISSUE
A

LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RL'S



② LMR ROOF
1:100

① LMR
1:100

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SCALE @ A1
1:100

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DRAWING
LEVEL 49 LIFT MOTOR ROOM + ROOF

88 WALKER STREET

DRAWING NO.
DA-0120

ISSUE
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REV

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PROJECT NO.
21709

PROJECT NORTH

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1:400

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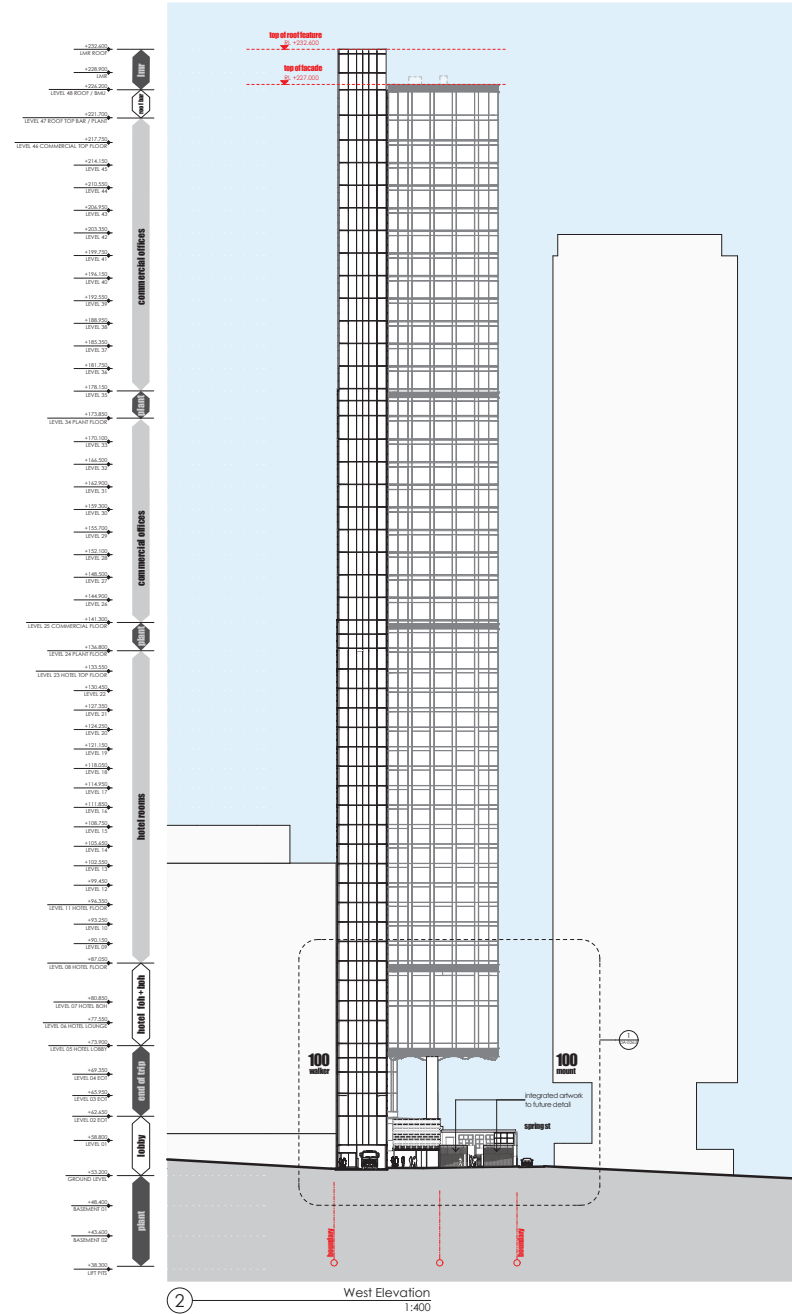
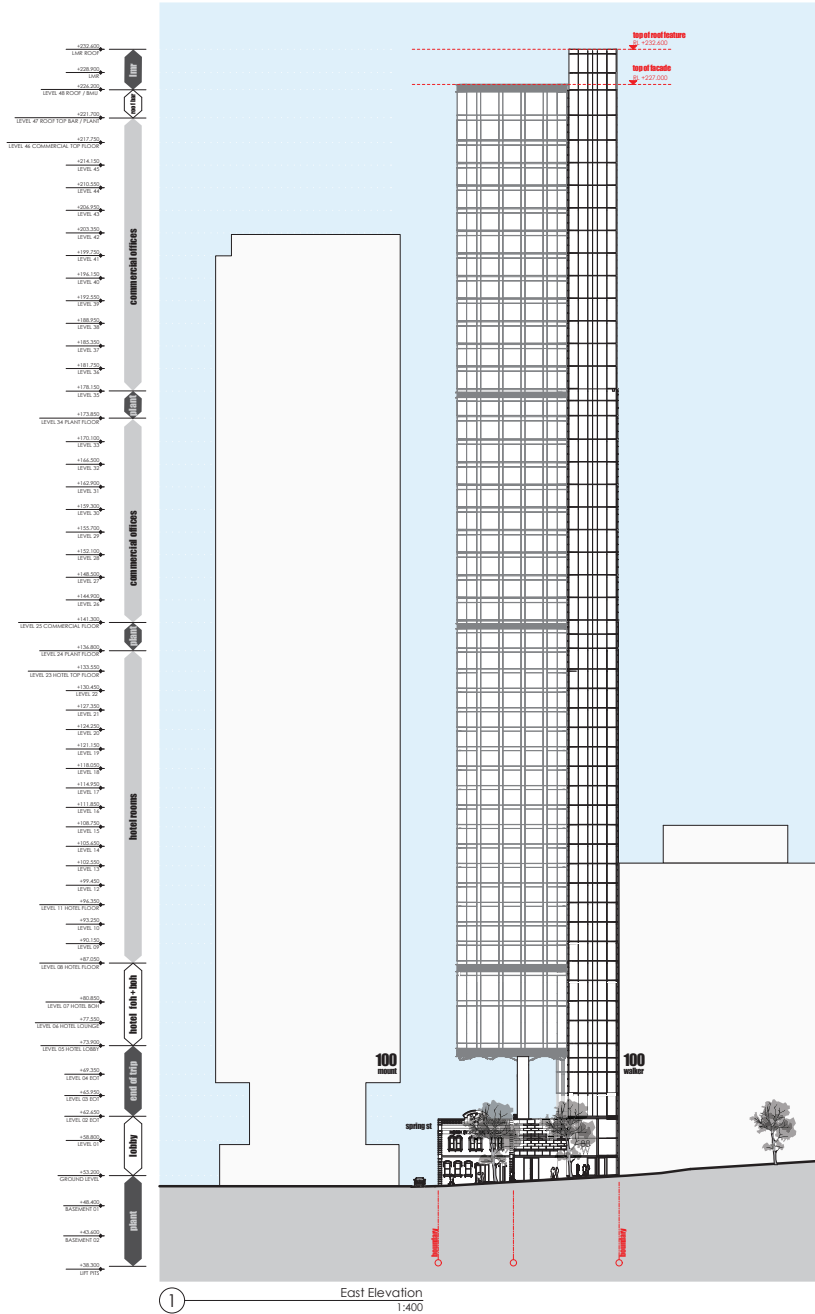
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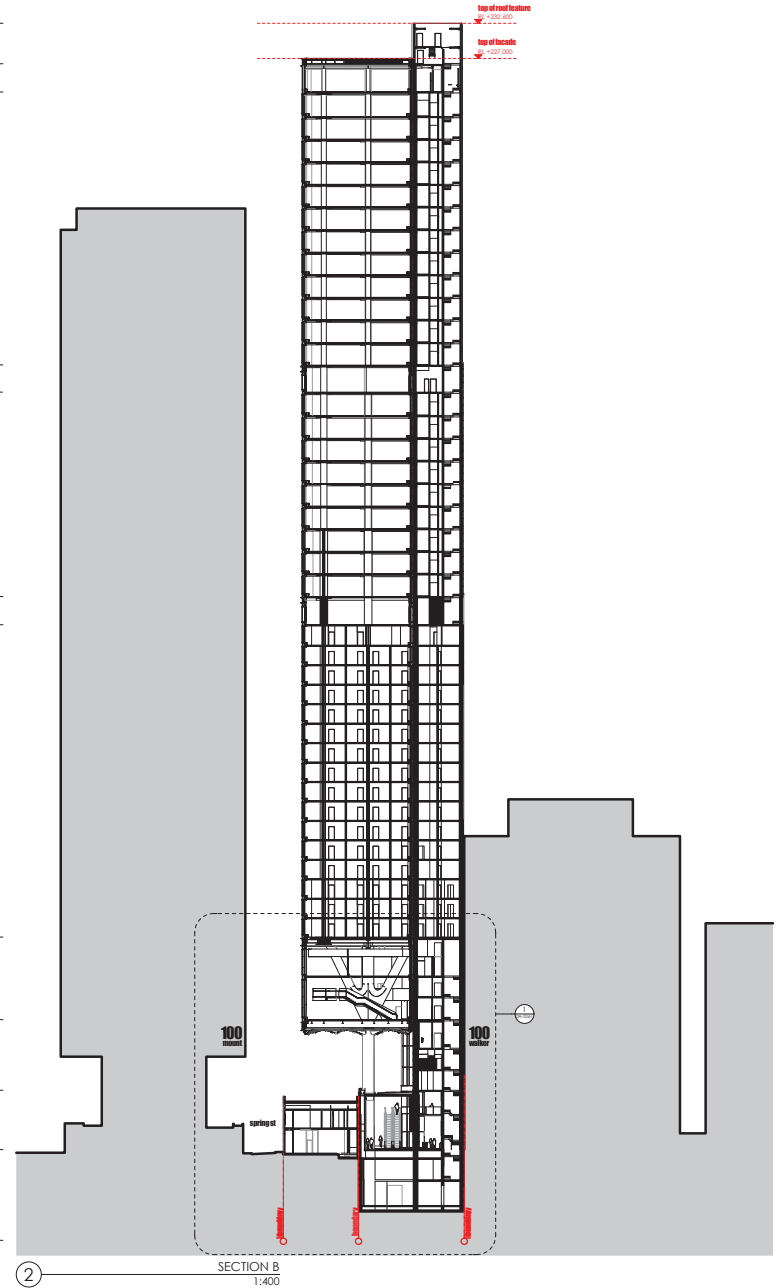
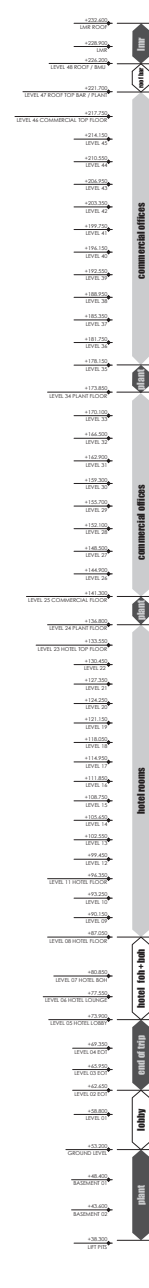
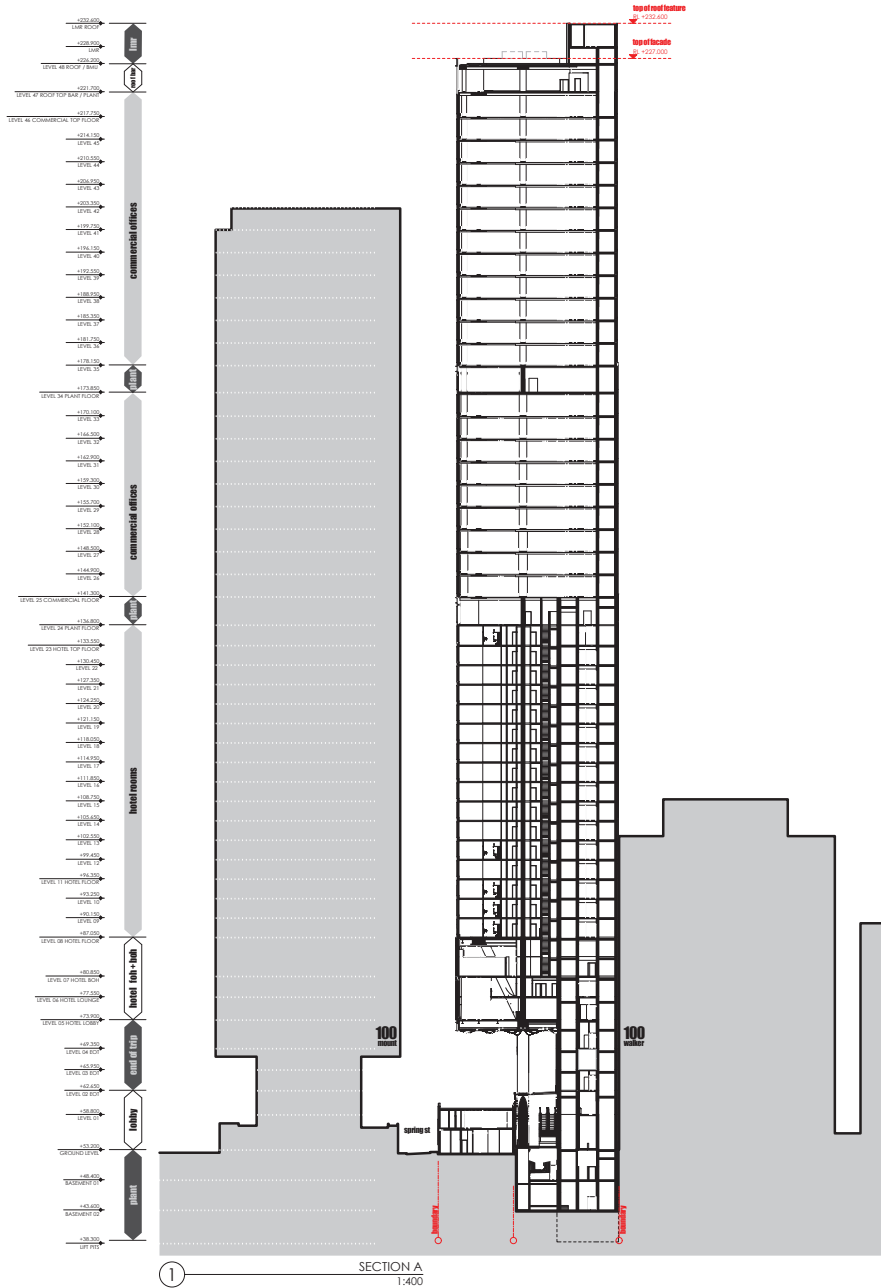
DRAWING
ELEVATION SHEET 02

88 WALKER STREET

DRAWING NO.
DA-0201

ISSUE
A





1 SECTION A
1:400

2 SECTION B
1:400

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SCALE 9/ A1
1:400

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DRAWING
SECTION SHEET 01

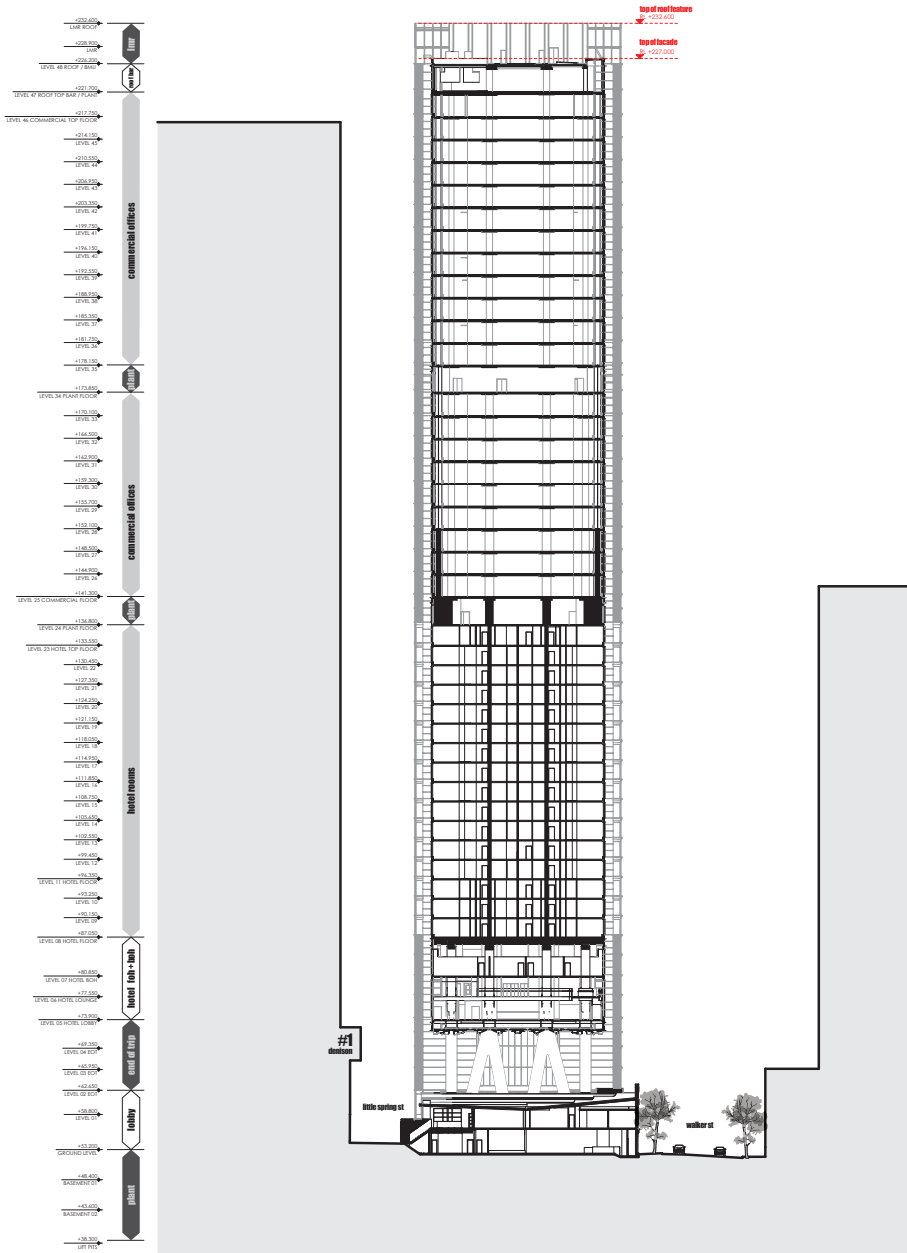
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DRAWING NO.
DA-0250

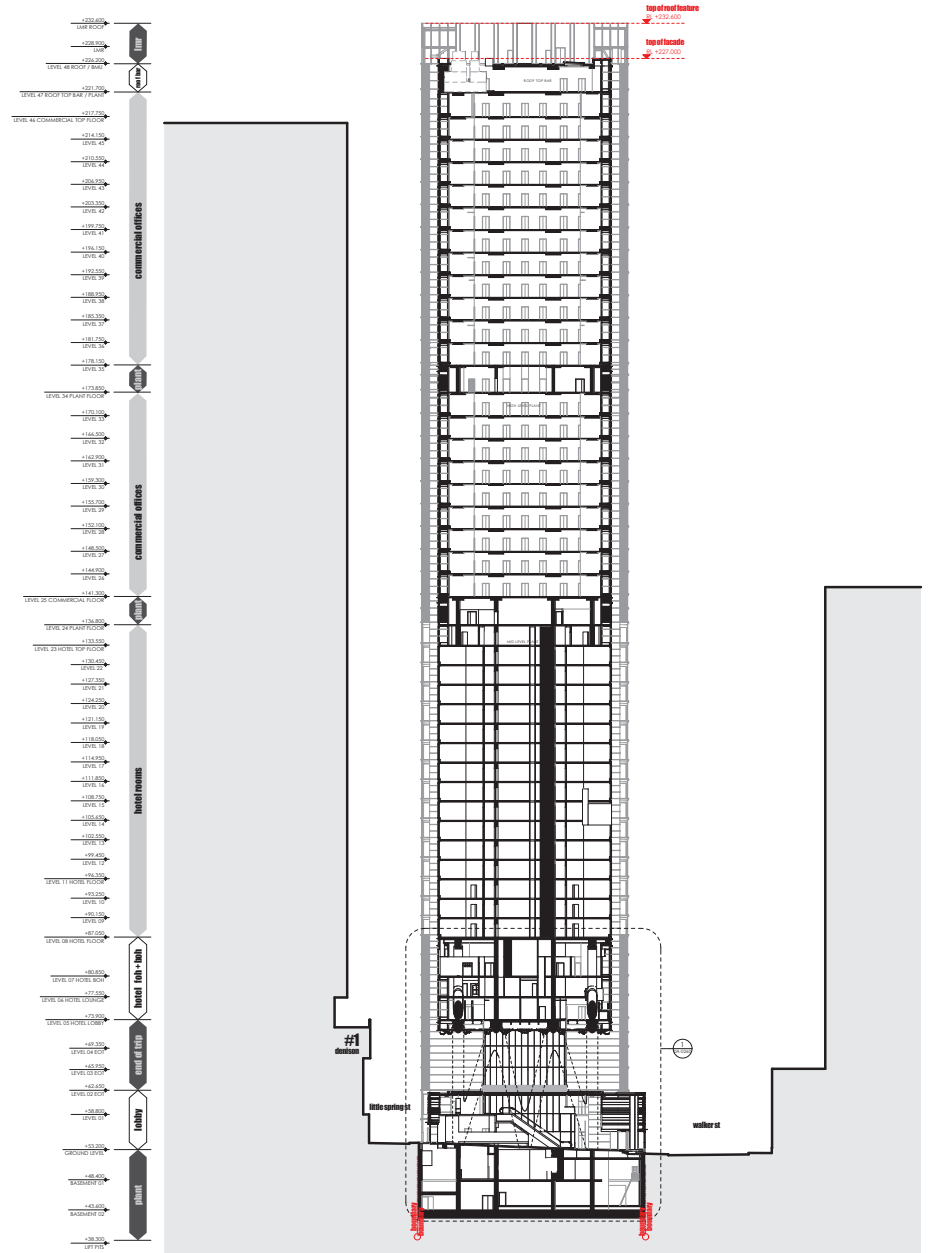
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1 SECTION C
1:400



2 SECTION D
1:400

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PROJECT NORTH

SCALE 9/ A1
1:400

30mm CH ORIGINAL

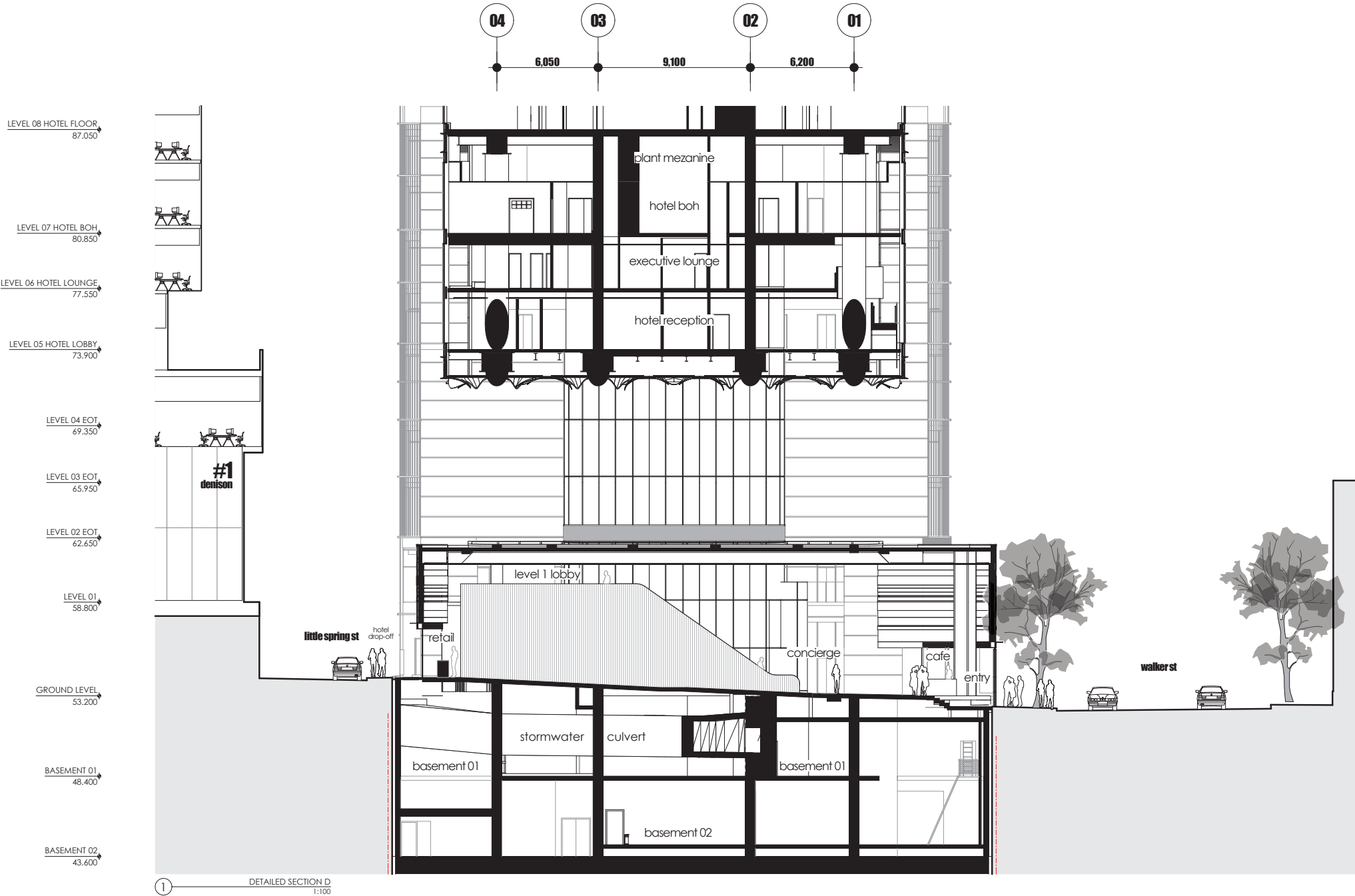
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DRAWING
SECTION SHEET 02

88 WALKER STREET

DRAWING NO.
DA-0251

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PROJECT NO. 21709

PROJECT NORTH

SCALE @ A1
1:100

PRINT DATE
31/10/2018

DRAWING
DETAIL SHEET 01

88 WALKER STREET

DRAWING NO.
DA-0260

ISSUE
A

LEVEL 08 HOTEL FLOOR
87.050

LEVEL 07 HOTEL BOH
80.850

LEVEL 06 HOTEL LOUNGE
77.550

LEVEL 05 HOTEL LOBBY
73.900

LEVEL 04 EOT
69.350

LEVEL 03 EOT
65.950

LEVEL 02 EOT
62.650

LEVEL 01
58.800

GROUND LEVEL
53.200

BASEMENT 01
48.400

BASEMENT 02
43.600

E D C B A

2.360 7.060 7.555 7.350



1 DETAILED SECTION B
1:100

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AMENDMENTS
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31/10/2018 DEVELOPMENT APPLICATION ISSUE

REV
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PROJECT NO.
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SCALE @ A1
1:100

30mm ON ORIGINAL

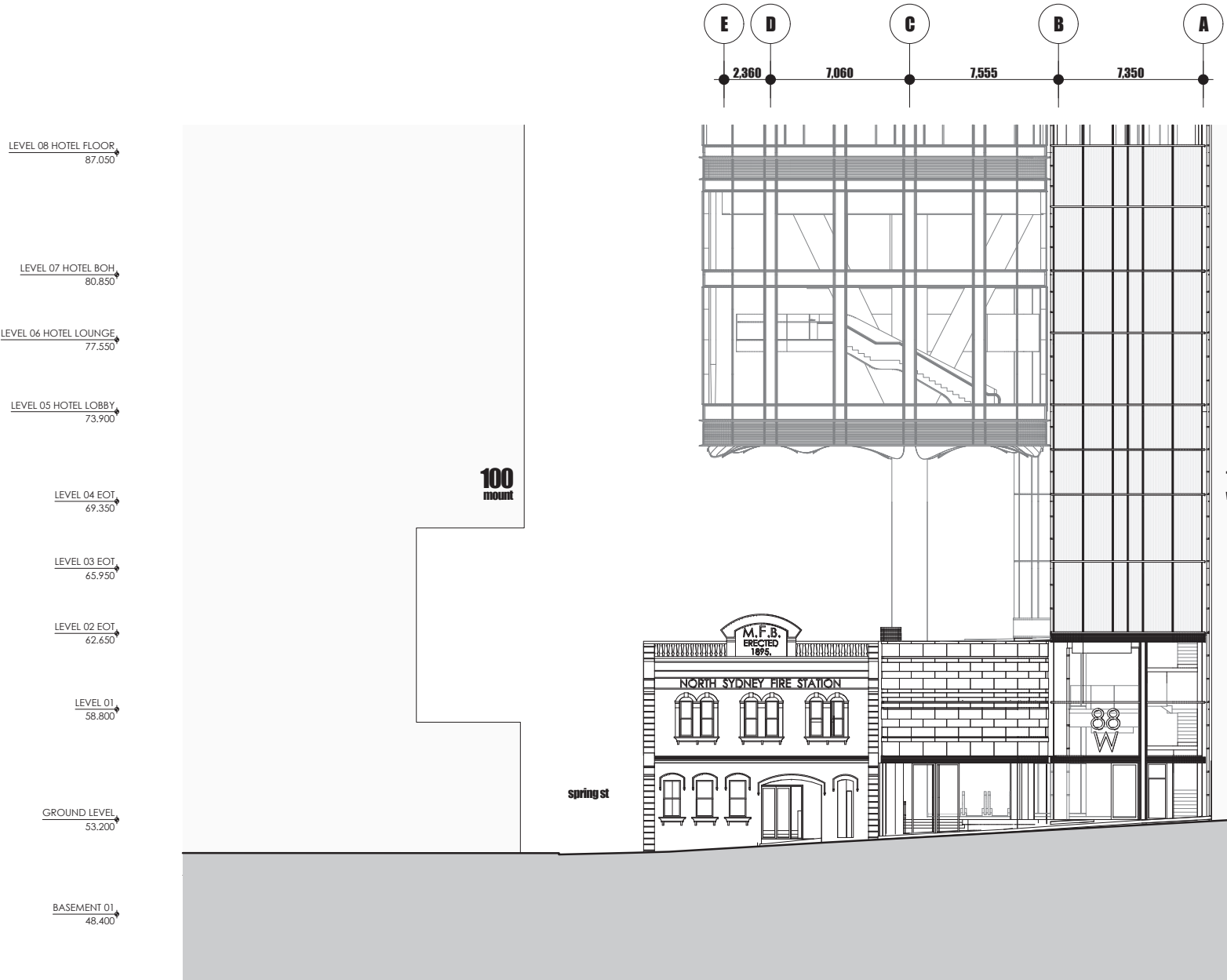
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DETAIL SHEET 02

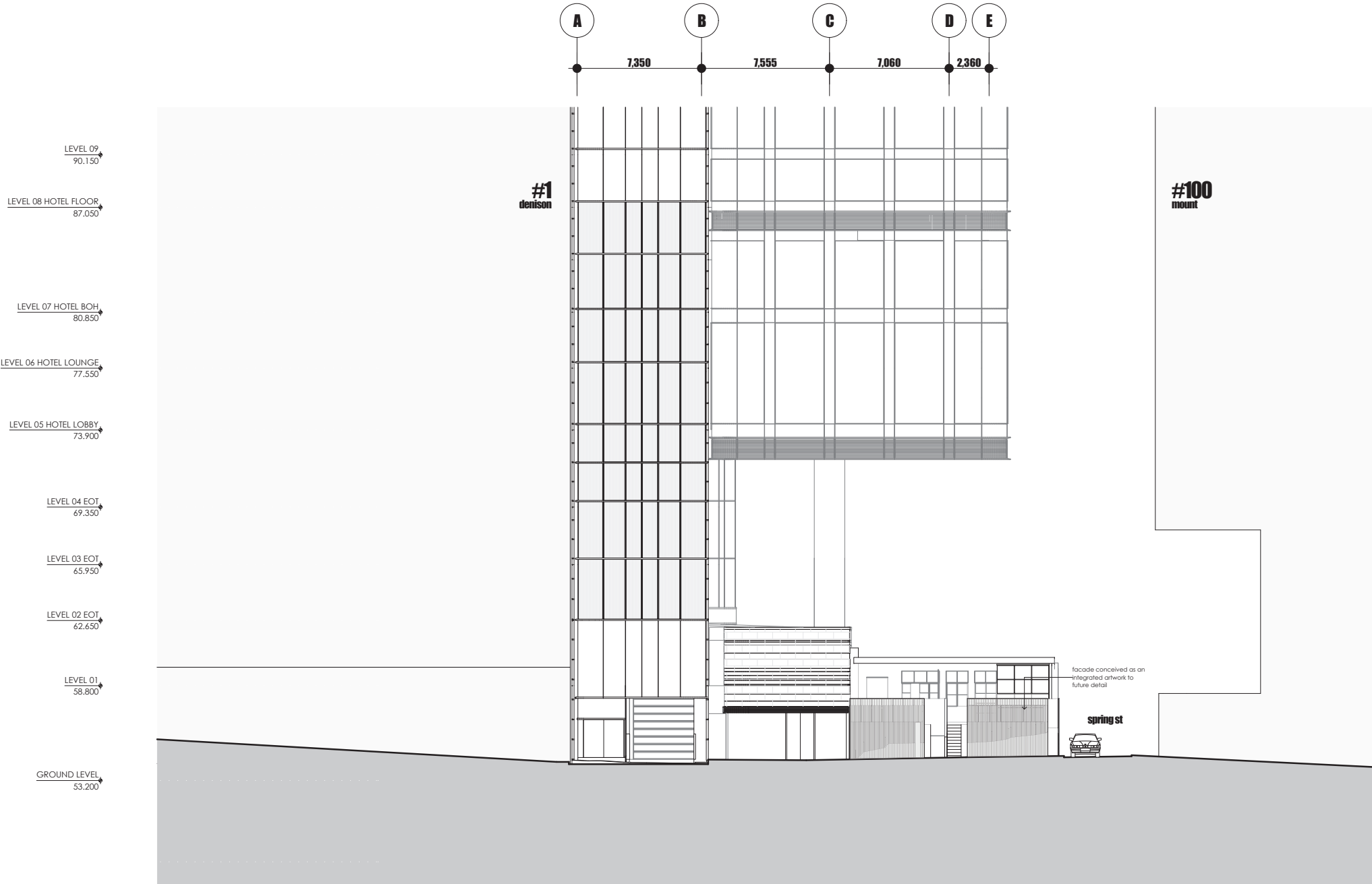
88 WALKER STREET

DRAWING NO.
DA-0261

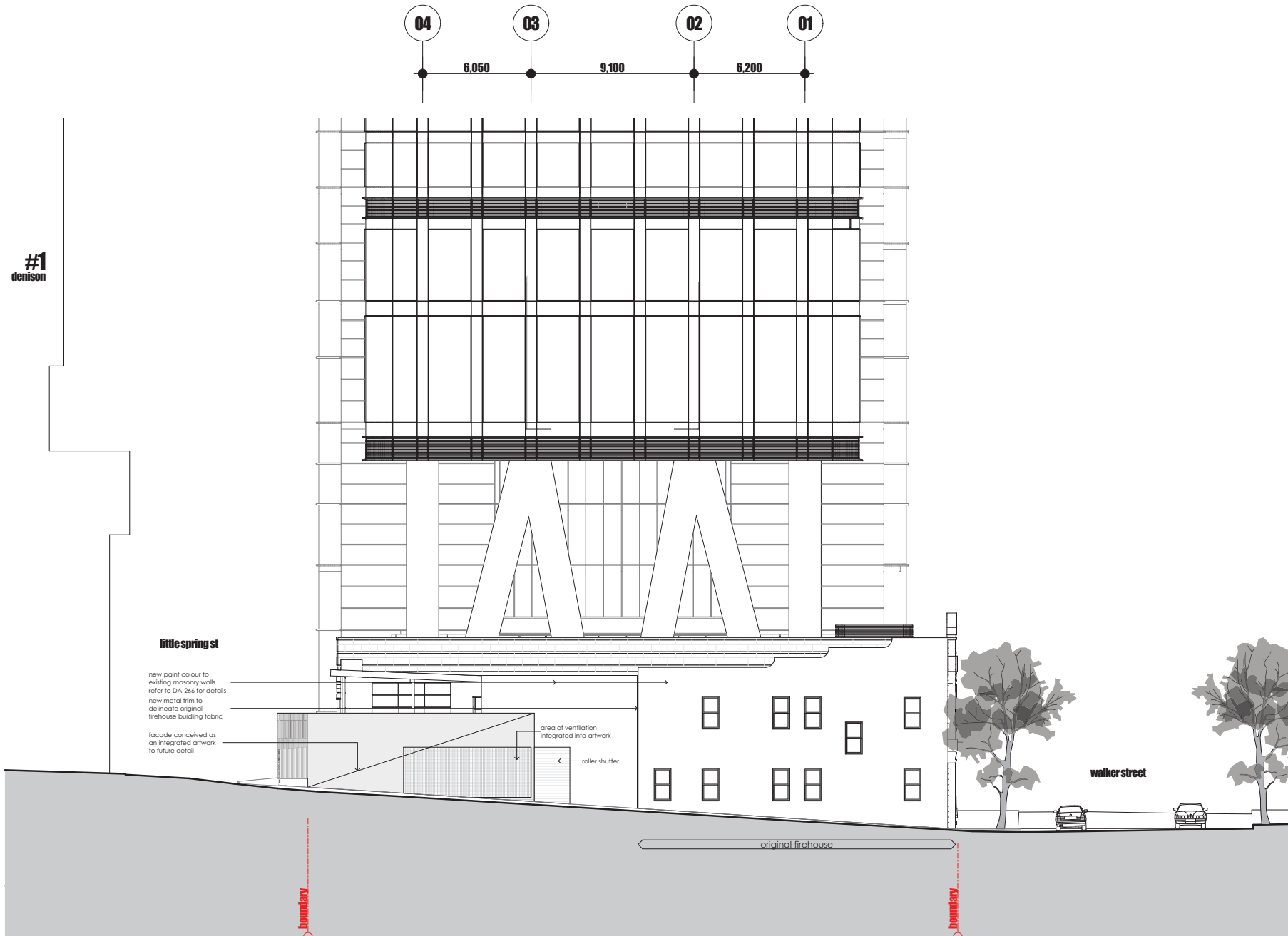
ISSUE
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1 Detailed East Elevation
1:100



1 Detailed West Elevation
1:100



1 Detailed South Elevation
1:100

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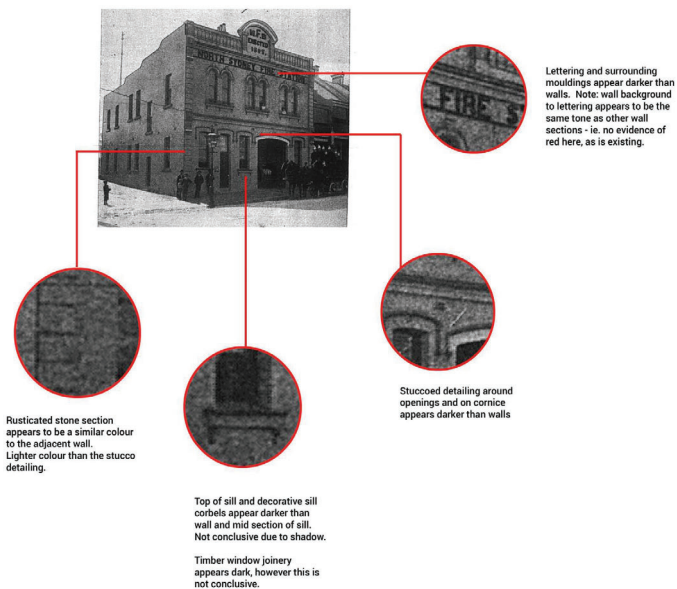
DRAWING
DETAIL SHEET 05

88 WALKER STREET

DRAWING NO.
DA-0264

ISSUE
A

Tonal comparison of painted elements based on historic photograph:



TONAL STUDY DIAGRAM
Source: NBR5 ARCHITECTURE



WALKER STREET ELEVATION - TONAL/COLOUR MAP
Scale - 1:100



WALKER STREET ELEVATION - PHOTOMONTAGE
Scale - NTS