Hassell

# 110-122 WALKER STREET

## RESPONSE TO COUNCIL COMMENTS

22 FEBRUARY 2022

014831
110 Walker Street

Prepared for
Stockland

# PODIUM HEIGHT

**Draft Condition B1(a)** - Reducing the height of the podium north of the pedestrian entrance to the building from Walker Street by at least the equivalent of one storey (approximately 4.0m)

# PODIUM HEIGHT

## Proposed Amended Scheme

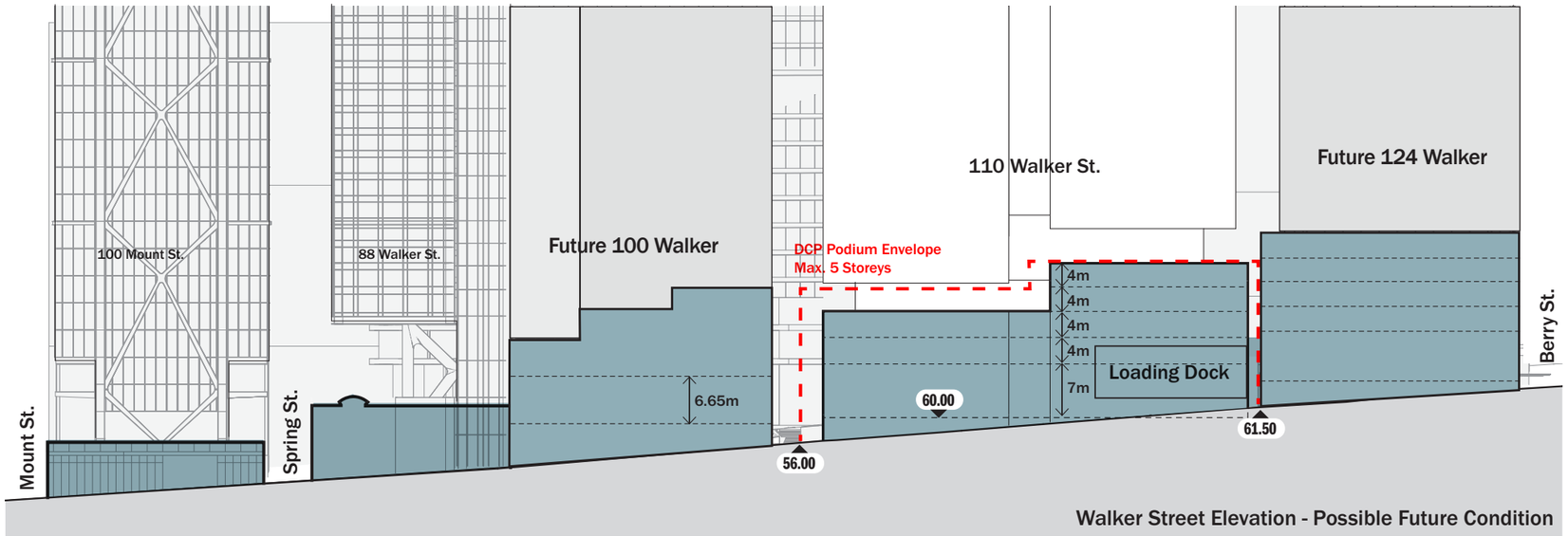
**We have accepted the comments raised by Council and the Design Excellence Panel and have amended the podium design to reduce the height of the northern portion by one storey.**

- ✓ DCP Compliant - 4 storey podium height to northern portion below maximum permissible 5 storeys
- ✓ 7m Lobby floor to floor is commensurate with premium commercial development
- ✓ Lobby is situated 1.5m below street level at northern boundary
- ✓ Allows 1 full floor of podium unencumbered by Loading Dock

# PODIUM HEIGHT

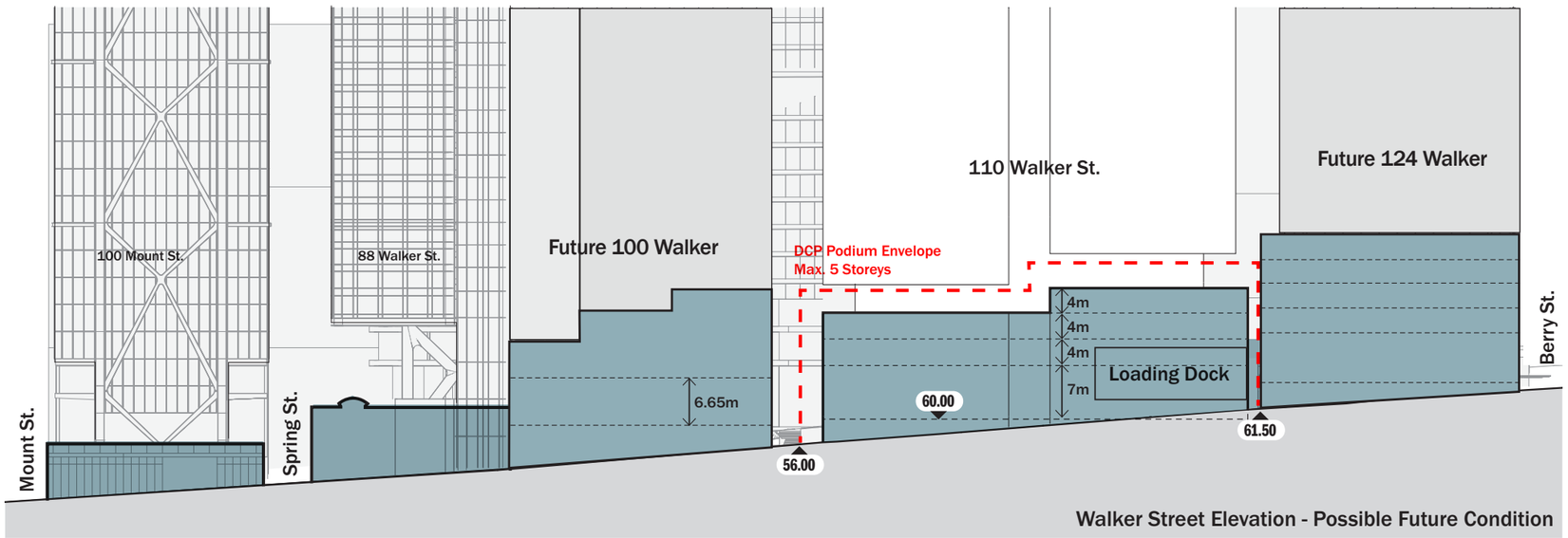
## DA submitted scheme

**The podium height of the DA submitted scheme has 5 storeys to the northern half which is compliant with the DCP control to limit the podium height to 5 storeys.**




## Proposed amended podium height

**Following Council's comments, we have proposed a reduction of the northern half of the podium by 1 storey from the DA addendum scheme and is compliant with the DCP control to limit the podium height to 5 storeys.**



# AWNING

**Draft Condition B1(c)** - Redesigning and lowering the awnings proposed over the Walker Street footpath to comply with the requirements of clause 2.3.6 Part B North Sydney Development Control Plan 2013,

**Draft Condition B3** - The proposed awning to the Walker Street frontage is to be extended to provide for continuous weather protection and refuge to the site frontage. The required awning must be capable of being detached from the building facade, must have a low-profile and be constructed of a light-weight material and match the height of adjoining awnings. If required, awnings on frontages of the subject site shall have cut-outs installed as and if required, to allow for the future growth of street tree canopies.

# AWNING

**We have considered Council comments and have made amendments to the DA submission. The following outlines the revised proposal for the awning.**

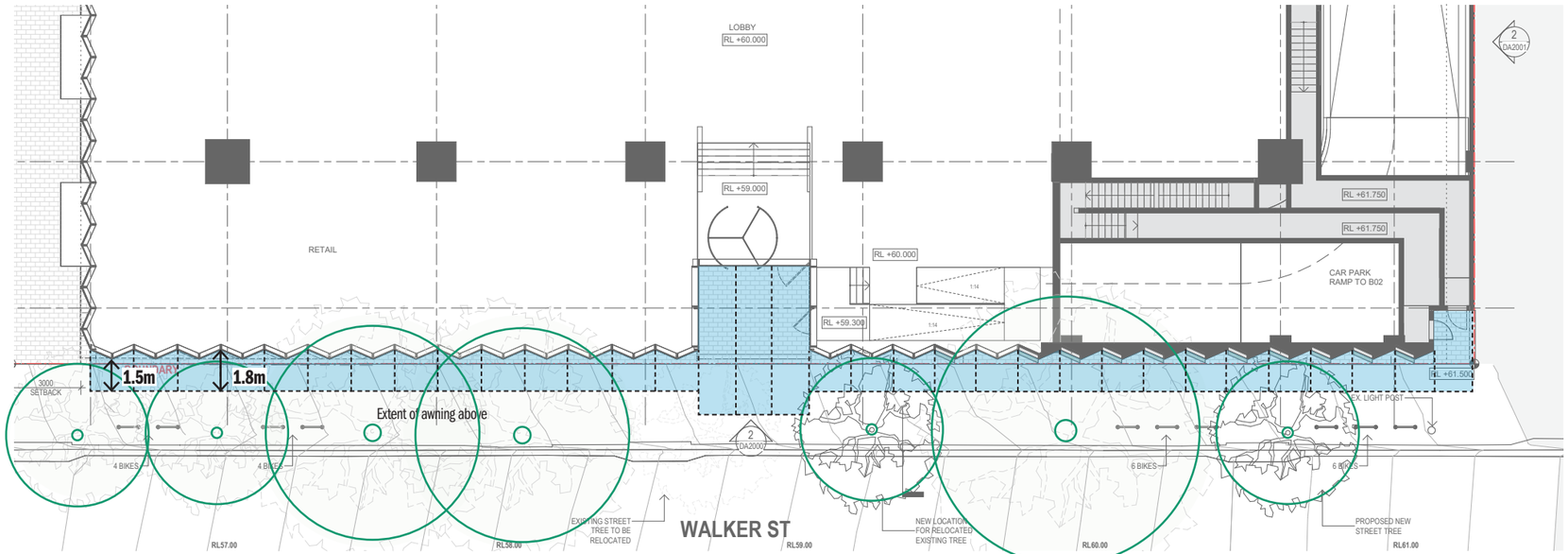
- ✓ DCP compliant - 1.5m setback from kerb with an average weighted depth of 2.55m
- ✓ Continuous awning along Walker Street
- ✓ High quality pedestrian amenity and experience
- ✓ Integrated high quality architectural and urban response
- ✓ Designed to integrate with neighbouring developments
- ✓ Consistent with other high quality, contemporary commercial developments of similar scale

# AWNING DEPTH

## DA submitted scheme

### The awning of the DA submitted scheme has an average weighted depth of 1.6m along Walker Street and is setback 2.35m from kerb.

At the main Walker Street entry, a deeper awning is able to extend between a gap in the street trees to provide greater amenity and clearly signal the building's entrance.

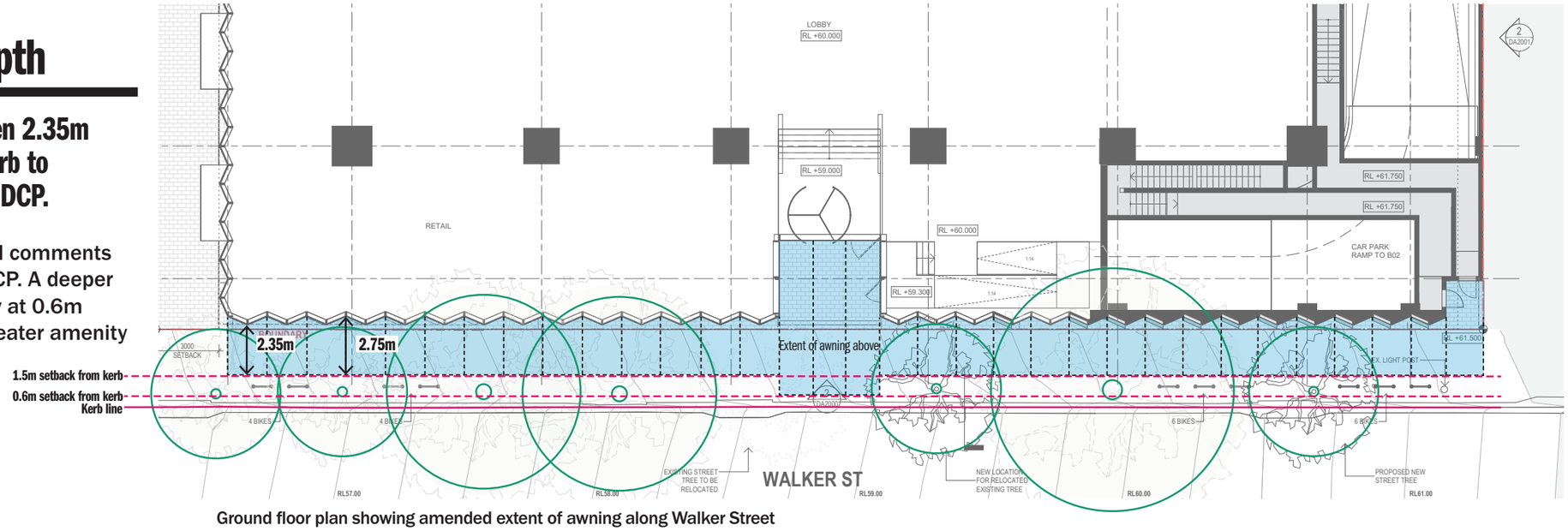



Ground floor plan showing proposed extent of awning along Walker Street

## Proposed amended awning depth

### Proposed amended awning depth range between 2.35m and 2.75m with 1.5m setback from existing kerb to accommodate street trees consistent with the DCP.

Since the DA submission, we have reviewed Council comments and propose the following that is consistent with DCP. A deeper awning is proposed at the main Walker Street entry at 0.6m setback between a gap in street trees to provide greater amenity and clearly signal the building's entrance.




Ground floor plan showing amended extent of awning along Walker Street

# AWNING DEPTH

## DA submitted scheme

The DA submitted awning provides a setback of 2.35m from kerb. The awning depth ranges between 1.5m and 1.8m.

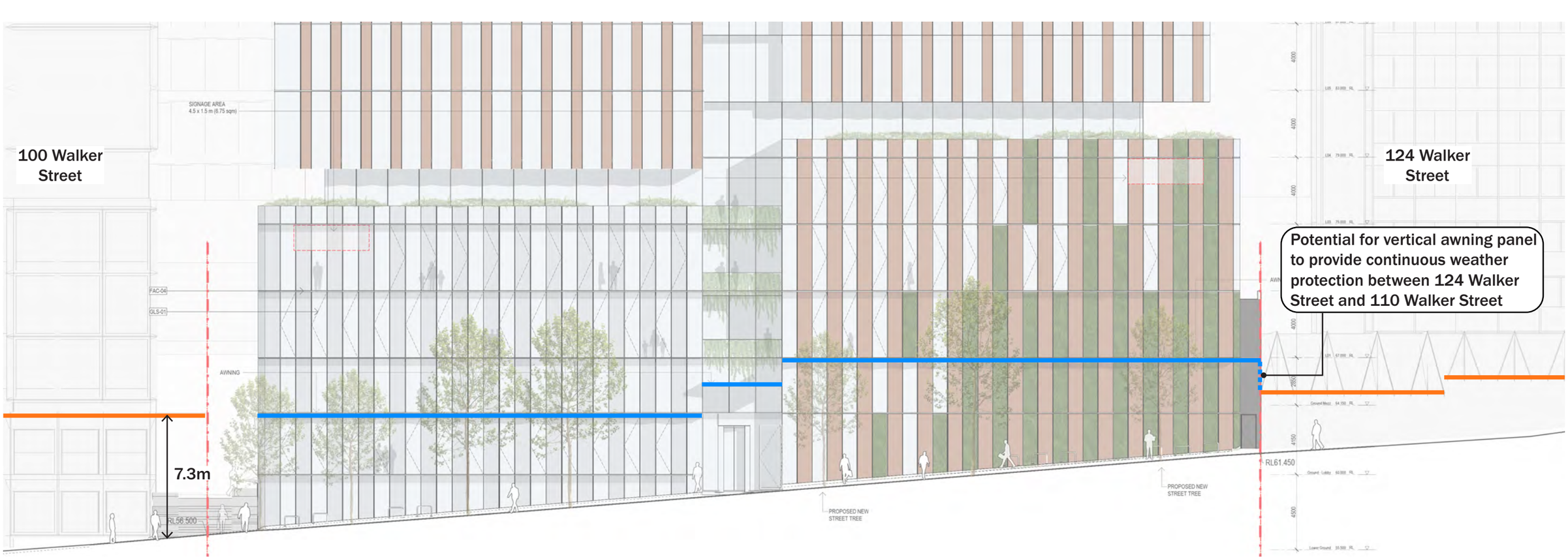

## Proposed amended awning depth

The proposed amended awning along Walker Street has an depth between 2.35m and 2.75m to optimise weather protection while accommodating street trees. The awning is setback 1.5m from the kerb which is consistent with the DCP.

# CONTEXTUAL RESPONSE

## Awnings - Walker Street

**The proposed awning height is designed to integrate with the new 100 Walker Street awning level and existing awning level of 124 Walker Street.**



# CONTEXTUAL RESPONSE

## 124 Walker Street (Existing)

Existing awnings of 124 Walker Street follows the levels of the footpath and steps down towards the north. The awning lacks consistency and integration with the building fabric which does not reflect contemporary design approach. It creates poor outcome both internally and externally.

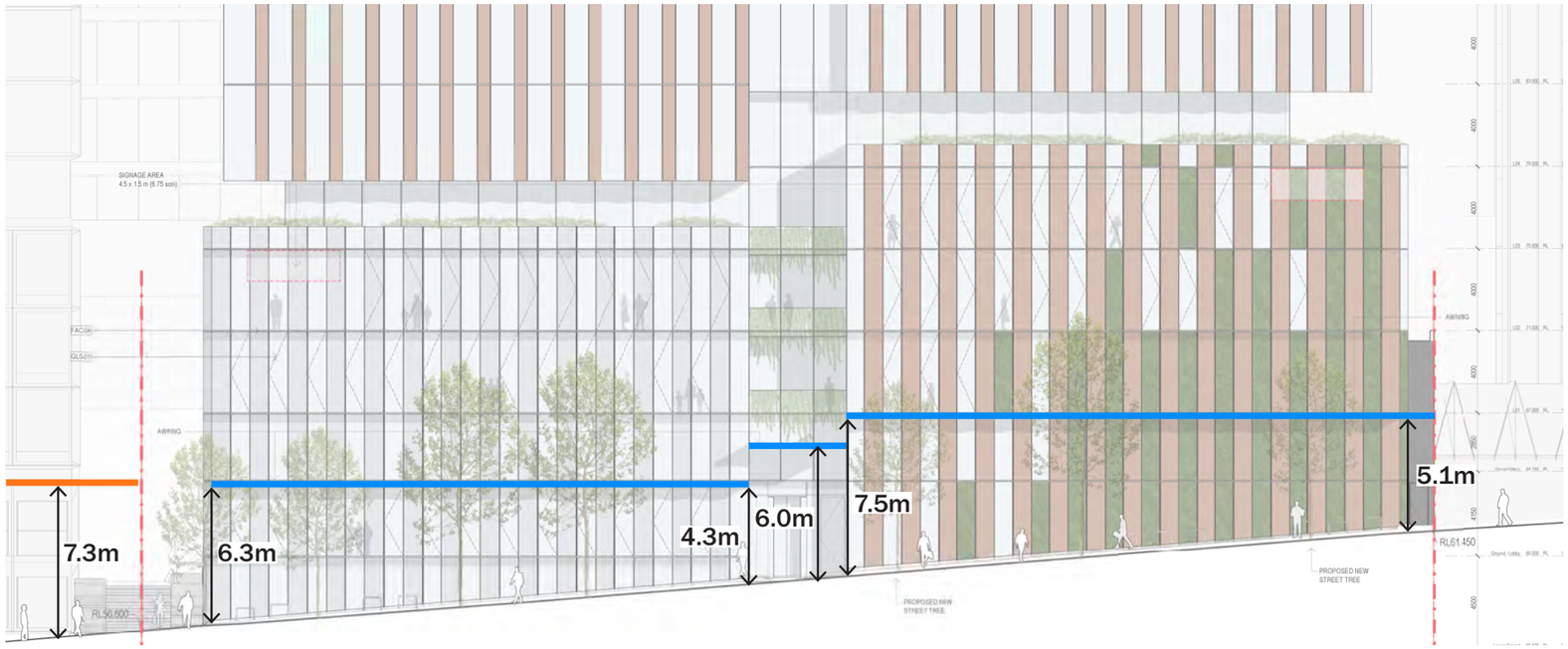
# AWNING HEIGHT

## Proposed awning height

### The proposed awning height provides adequate weather protection along Walker Street with an integrated architectural response.

Continuous awning is provided along Walker Street of an average weighted depth of 2.55m, setback from the kerb of 1.5m which is consistent with the DCP.

The proposed awning height is consistent with other high quality, contemporary commercial developments.



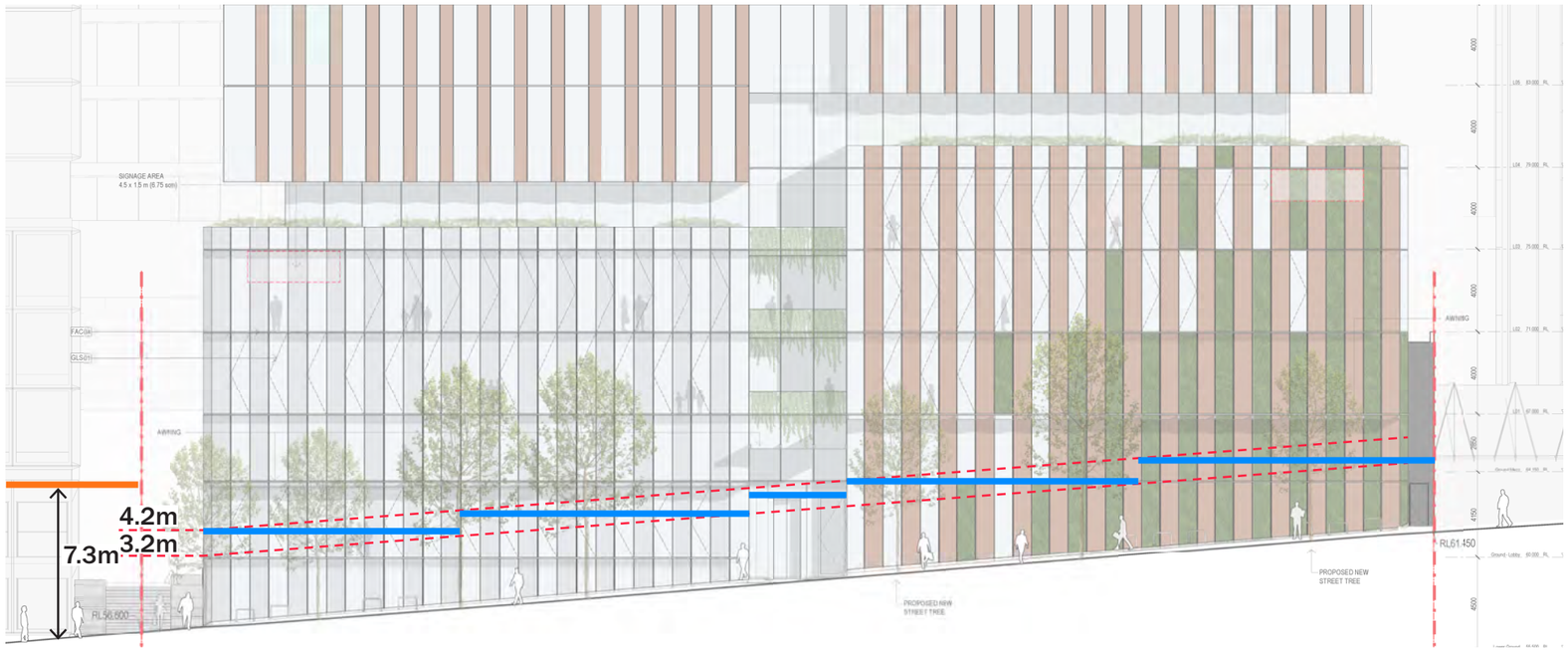

## Compliant awning height

### Due to the severe topography fall from north to south, maintaining a compliant height would prove difficult, and result in a poor outcome as an integrated high quality architectural and urban response.

### An awning at a slightly lower height (to comply with the DCP) will have little difference from strong rain.

To comply with the DCP awning height of between 3.2m and 4.2m, the location of the awnings becomes fragmented along Walker Street.

The awning height creates misalignment to the interior of the lobby, particularly along the northern end.



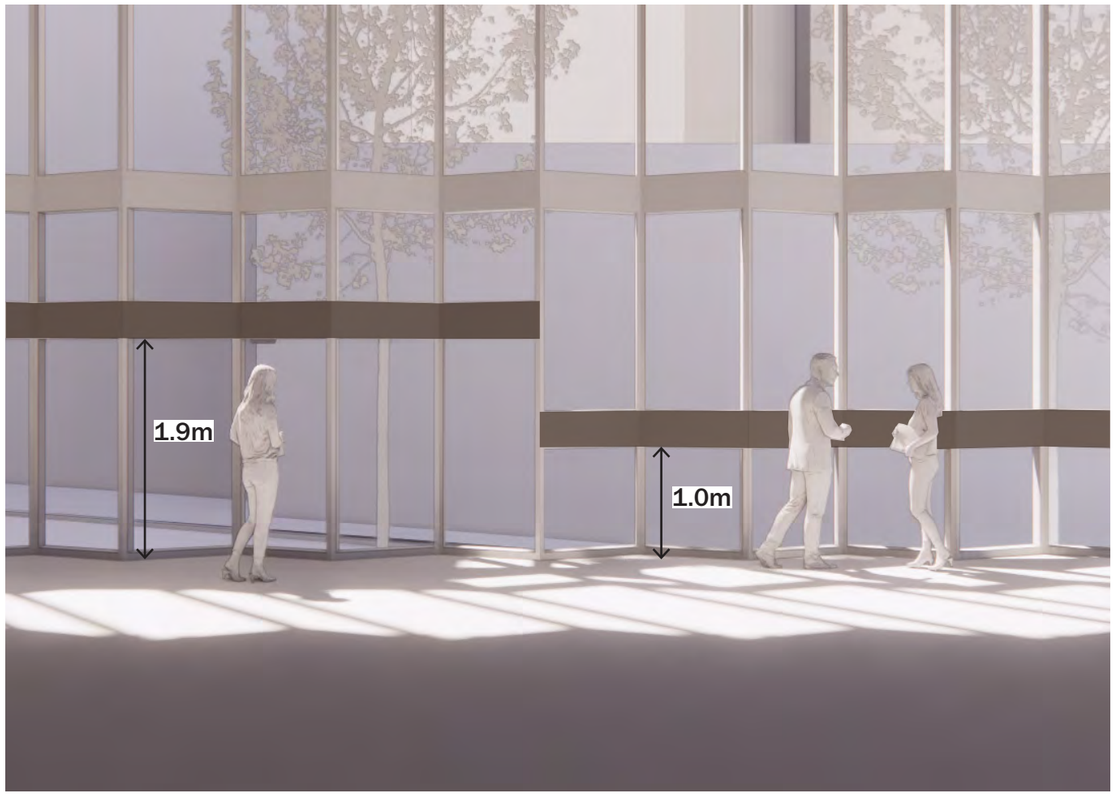
# AWNING HEIGHT

## Proposed

The proposed height of awning considers the internal lobby experience to maximise view and day light. The placement of the awning aligns with facade modules to ensure unobstructed views to and from the street. The integrated architectural response is commensurate with other contemporary commercial office towers.

## Compliant to height

To comply with DCP requirement of awning height, the resultant awning are located at standing and seating eye level within the lobby. Any leaves and debris from street trees would be immediately visible from the interior of the lobby.



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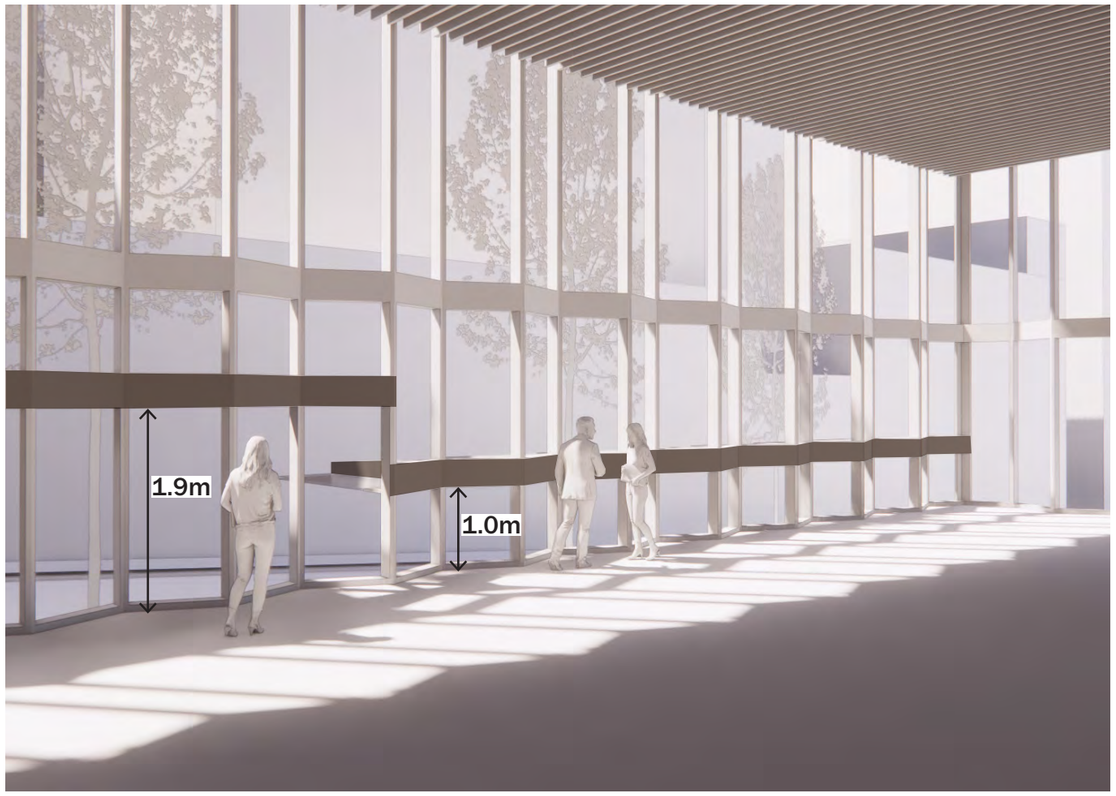


# AWNING HEIGHT

## The proposed awning depth and awning height provides adequate weather protection along Walker Street with an integrated architectural response.

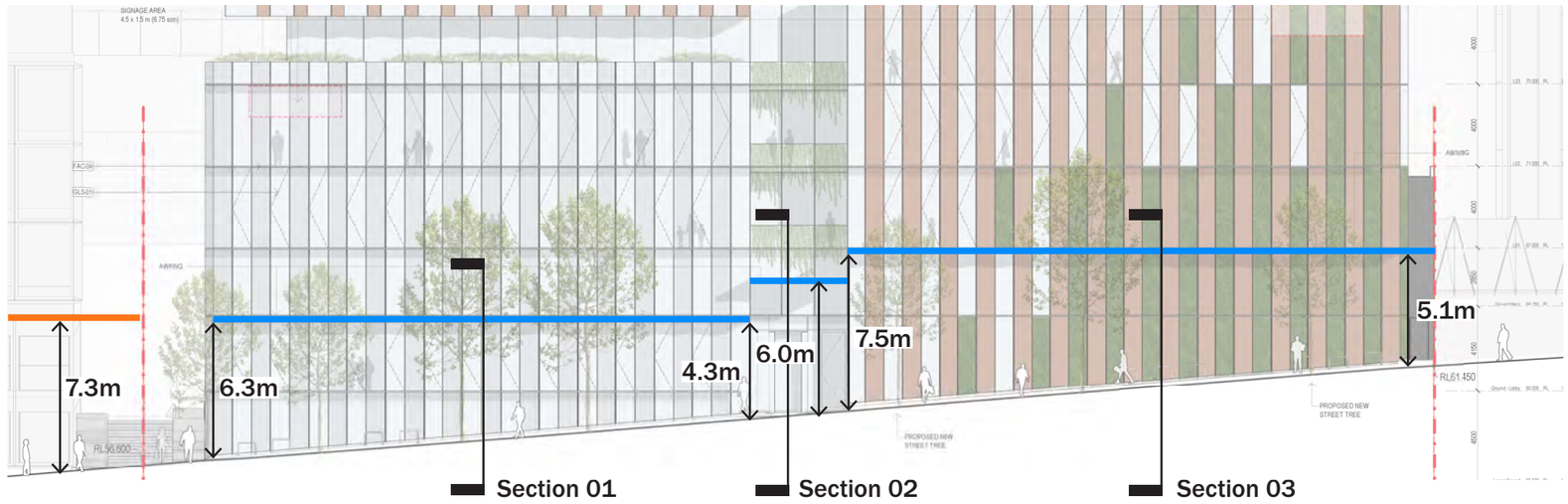
→ The awning has been increased in width to comply with the DCP with a setback of 1.5m from the kerb, providing pedestrian weather protection and accommodating street trees

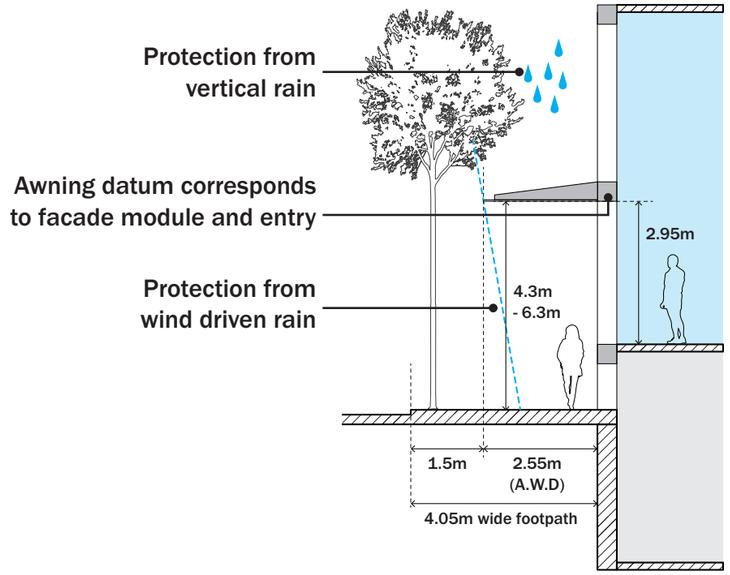
→ The awning height varies due to the slope and topography of Walker St

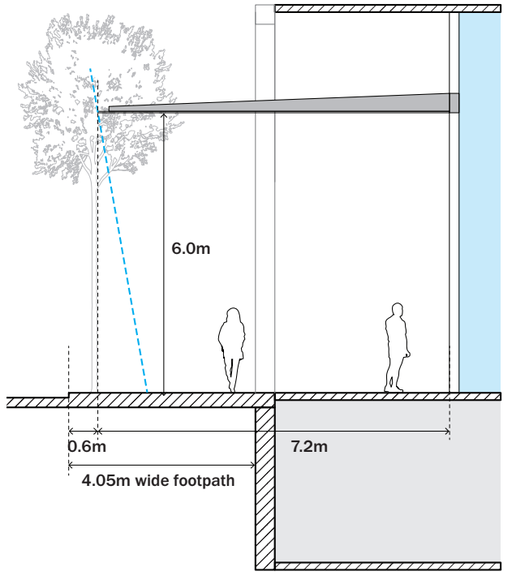
→ The awning is designed to integrate into the architectural language for a high quality urban experience

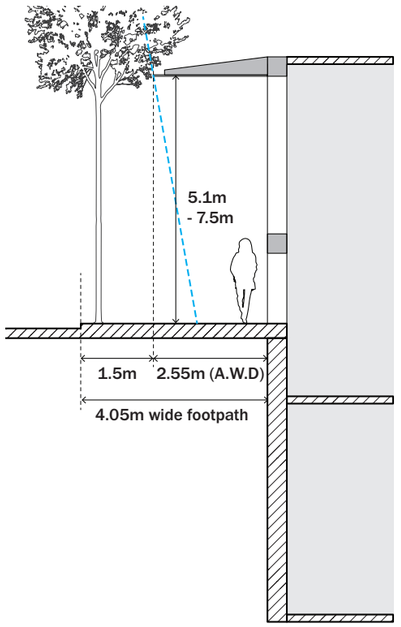
→ The awning height has been designed to have a contextual relationship with the proposed awning height for 100 Walker St (7.3m)

→ A deeper awning at the building entry provides additional protection (a place to wait/ meet at the building entry/exit)



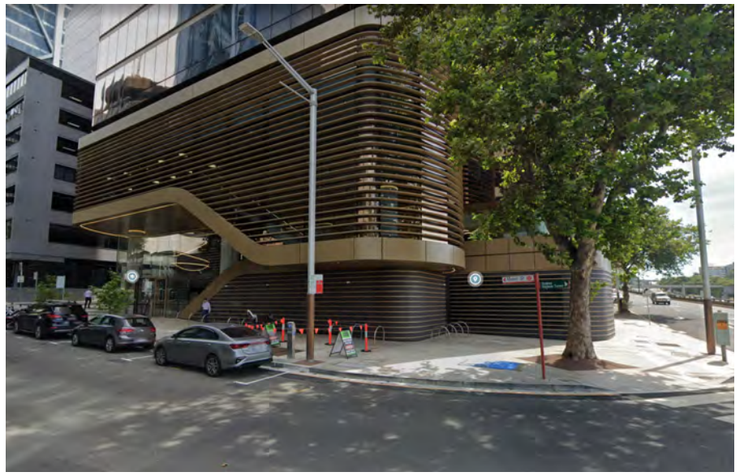



# SURROUNDING DEVELOPMENTS

**The proposed awning height at 110 Walker Street provides superior pedestrian amenity and weather protection compared to several examples within North Sydney. The surrounding developments have provided inconsistent responses in regards to height and depth of awning.**

## 118 Mount Street

118 Mount Street (Zurich Tower) utilise overhang to provide weather protection along Mount Street where the main building entry is located. The overhang above the building entry is approx. 8.5m.

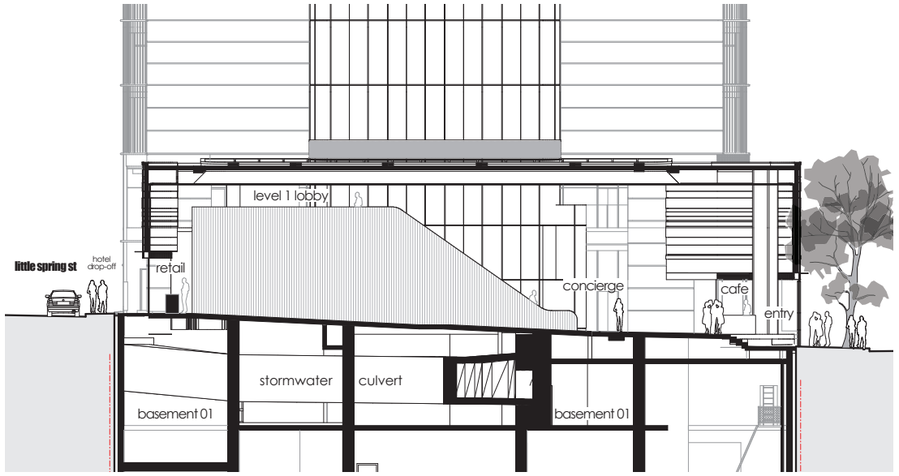


## 100 Mount Street

100 Mount Street relies on building overhang for weather protection on Walker Street, while high level awnings are located along Mount Street to signal the main building entrance.

## 88 WALKER STREET

88 Walker Street does not have awning along Walker Street or Little Spring Street.



# COMMERCIAL AWNING EXAMPLE

**The proposed awning height is consistent with other high quality, contemporary commercial developments within the Sydney CBD.**

## 388 George Street

→ The awning of 388 George Street varies in height between 5.5m to approx. 10m at George Street entrance

→ The awning design is part of the facade response and follows a similar geometry and materiality to provide a holistic architectural approach.


## 60 Martin Place

→ The awning of 60 Martin Place along Macquarie Street is approx. 7.5m in height.

→ An integrated architectural response

## Central Park, Sydney

→ High level glazed awning along Broadway

→ Awning approx 10m in height


## 85 Castlereagh Street

→ The awning of 85 Castlereagh Street is approx. 8m in height

→ Light weight glazed awning

# ROOF FEATURE

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**The roof feature facade elegantly resolves and defines the building form against the skyline. This roof feature not only screens the plant and lift motor rooms, but also provides mitigation to wind to the publicly accessible roof top garden.**

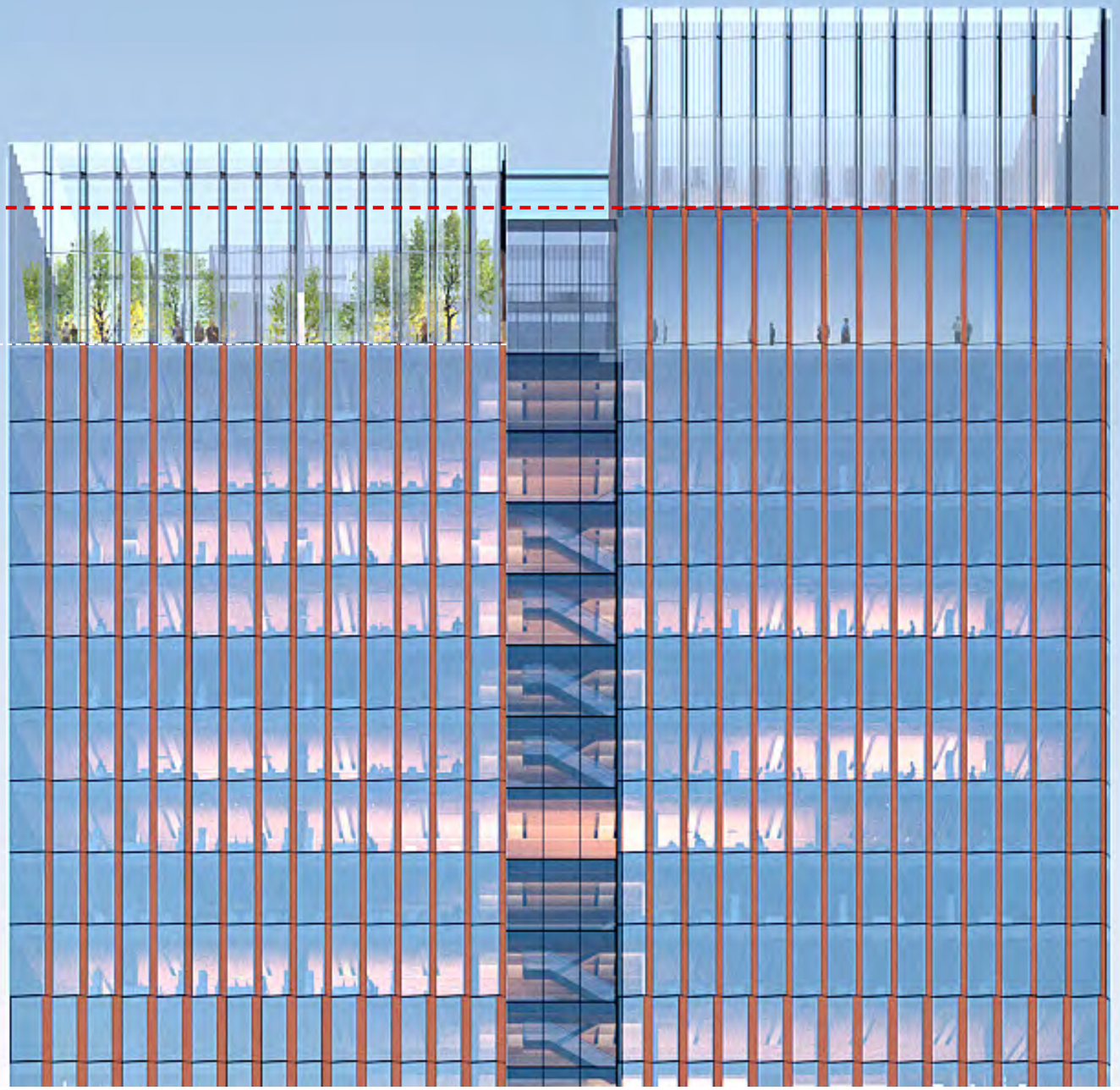
**The terracotta finish terminates at the top of the tower to ensure clear delineation between the tower and architectural roof feature. The dynamic nature of the facade means there will always be a distinction between tower and roof feature.**

**A ceramic frit to the glazing is considered to provide further visual screening from the plant room and lift overruns to elegantly integrate them into the roof feature.**

→An integrated architectural response

→Provide visual interest for the North Sydney skyline

→Maintain solar access to new and existing buildings and public spaces



Signage zones and specialist lighting to be integrated to further differentiate the roof feature

Plant and overrun only above RL.260

RL. 260

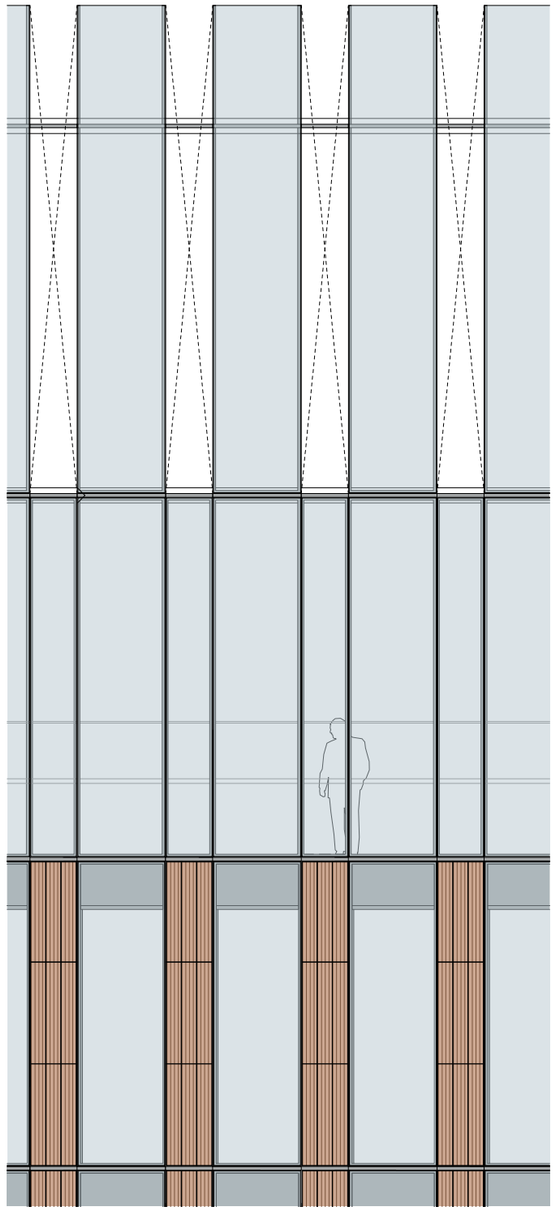
Terracotta panels of typical tower facade finish to distinguish roof feature

Terracotta panels of typical tower facade finish to distinguish roof feature

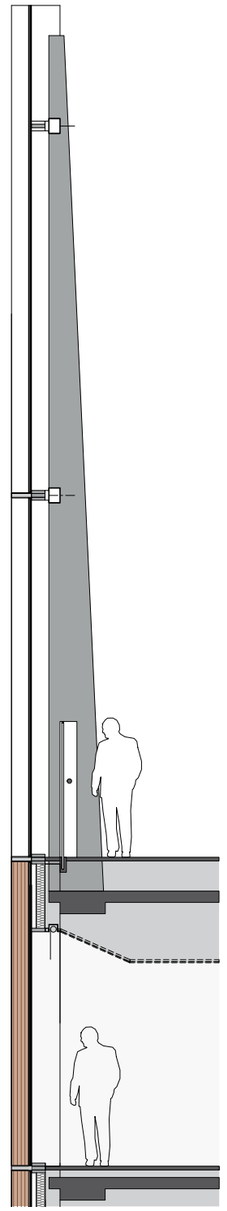
# ROOF FEATURE

## Facade Detail

Terracotta panels of typical tower facade finish to distinguish roof feature →



Detail Elevation*



Detail Section*

Detail Perspective View*

*Extract from DA drawings