

100-102 Walker Street North Sydney

Sydney North Planning Panel Presentation

Pro-Invest Developments



8th March 2022



Project Summary

Address: 100-102 Walker Street, North Sydney

Applicant/Developer: Pro-Invest Group

The DA seeks consent for an 48-storey office building (inclusive of two levels of roof plant) with retail premises accommodated on the Upper Ground Floor, Lower Ground Floor and Basement Level B1.

Public domain improvements will facilitate an improved pedestrian experience at ground plane, including activation of street frontages and provision of 6m-wide open to the sky public pedestrian laneway (of which 100 Walker Street Project contributes 50% of this 6m wide Laneway) providing public access from Walker Street through to Little Spring Street.

Development Summary

Site Area	1392 m²
Gross Floor Area	42,573 m²
Car Spaces	74 spaces
Bicycle Spaces	397 spaces



View of the podium from Walker Street

Proposal

Brief and Design Vision

The design brief sets a clear vision for a different type of commercial building. The design response is underpinned by the following key principles that ensure the building provides value for both internal tenants and the surrounding community:

1 A Grounded Tower



2 A New Public Laneway



3 The Commuter Entry on Little Spring Street



4 Redefining the Commerical Lobby



5 Efficient A-Grade Commercial Floorplates



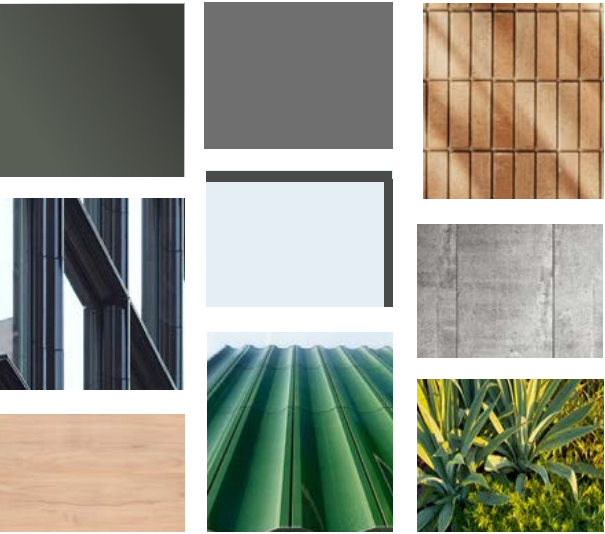
6 The Village Decks



7 Sustainability



8 Facade and Materiality



Flexible Floorplates With Unique Spaces

Delivering what is usually a shopping list of upgrade options – natural ventilation, lift out CLT panels, pre configured voids, cantilevered window spaces and glazed fire stairs.

Village Deck

Light-filled, panoramic views and cantilevered floorplates create a unique space fit for multiple purposes. A high service front of house on demand or a bespoke tenancy for a creative business.

A Grounded Tower

With a strong local streetscape identity. Human scaled, touchable materials composed to echo the historic subdivision of the site.

Podium Terraces For Working

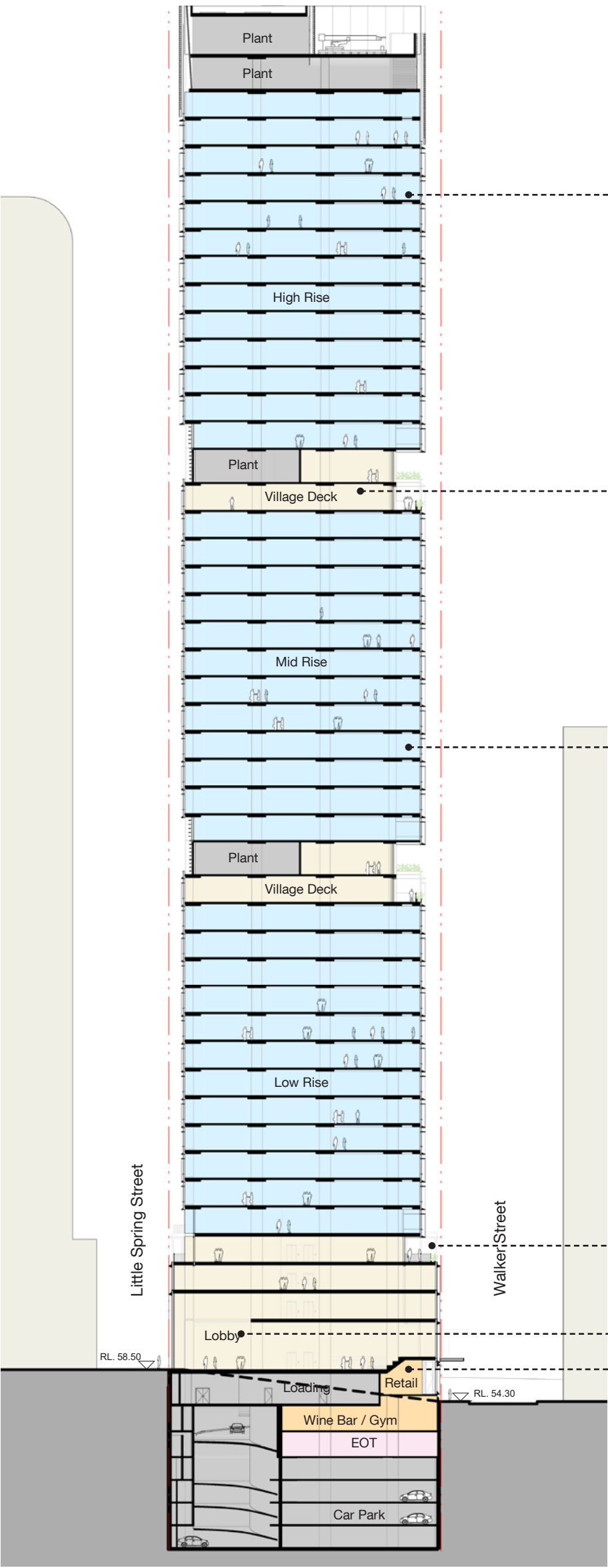
Naturally ventilated with light-filled, planted voids that deliver guests into a series of layered platforms with blurred indoor / outdoor spaces.

Redefining The Commercial Lobby

A light-filled civic square, connecting the three addresses of the building. Both activated and calm this is a hybrid hotel, retail business space that can flex to host large scale events or intimate meetings.

A New Typology For The North Sydney Laneway

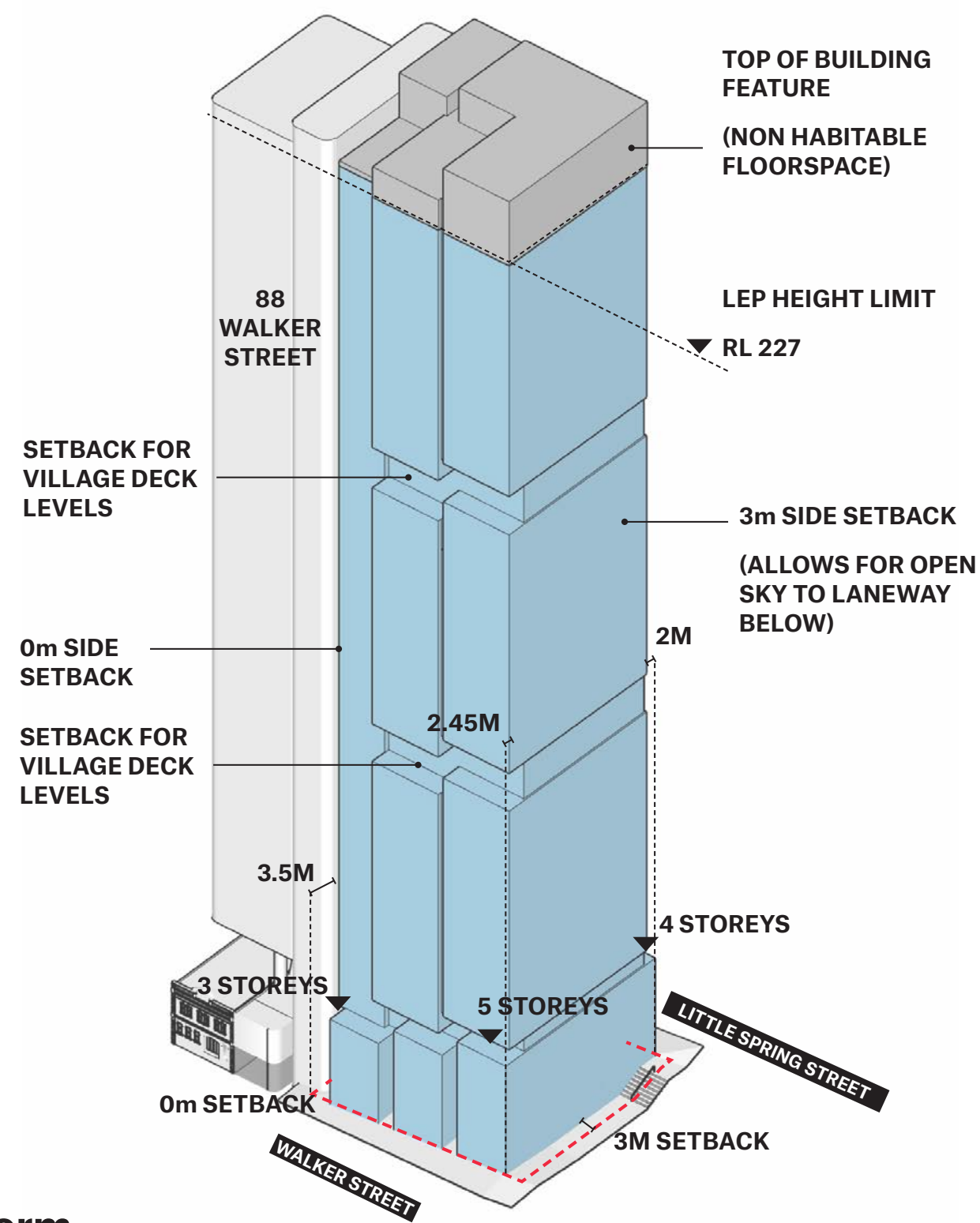
Layered, authentic and activated with retail and commuters. A hidden basement wine bar creates moments of discovery.



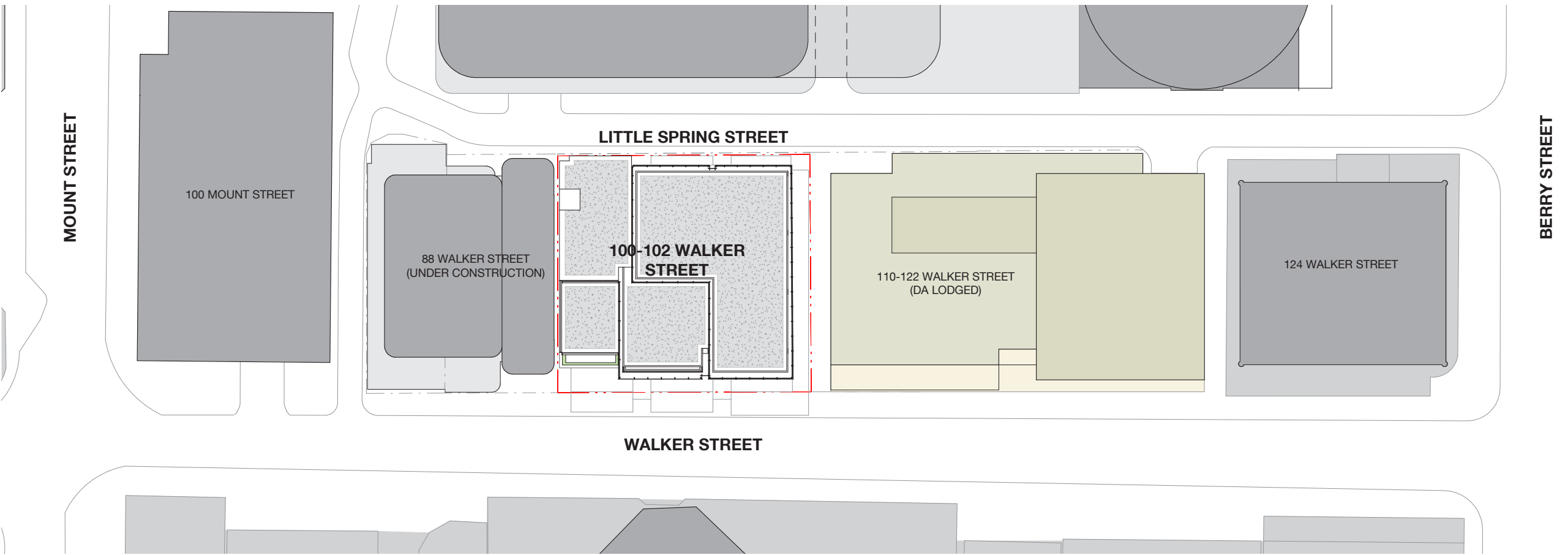
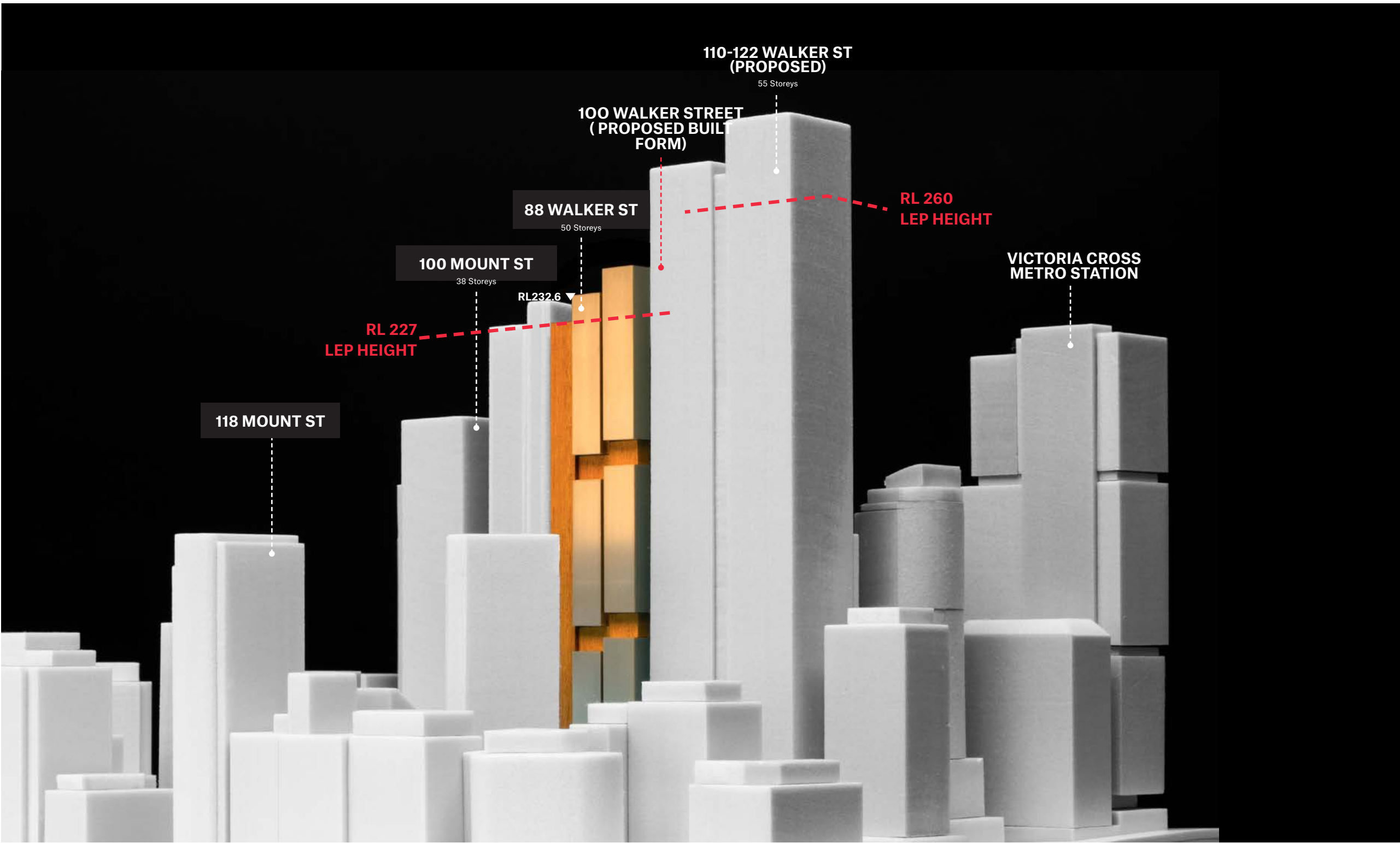
Proposal

Built Form

The built form is defined by multiple rather than singular forms. It is dynamic as opposed to static and connected rather than separated. The composition of multiple slender stacked volumes separated vertically by stepped sky terraces provides it with a unique skyline identity which is sympathetic to adjoining buildings.



Proposed Built Form



Proposal

Ground Plane and Laneway

The building responds to the level changes across the site by offering multiple entries into the building to integrate seamlessly with the existing streetscape.



The laneway provides an authentic experience activated by retail and commuters. Open 24/7, it is a public space that serves to improve the connection between Walker Street and Little Spring Street, whilst drawing people through the site and into the building.



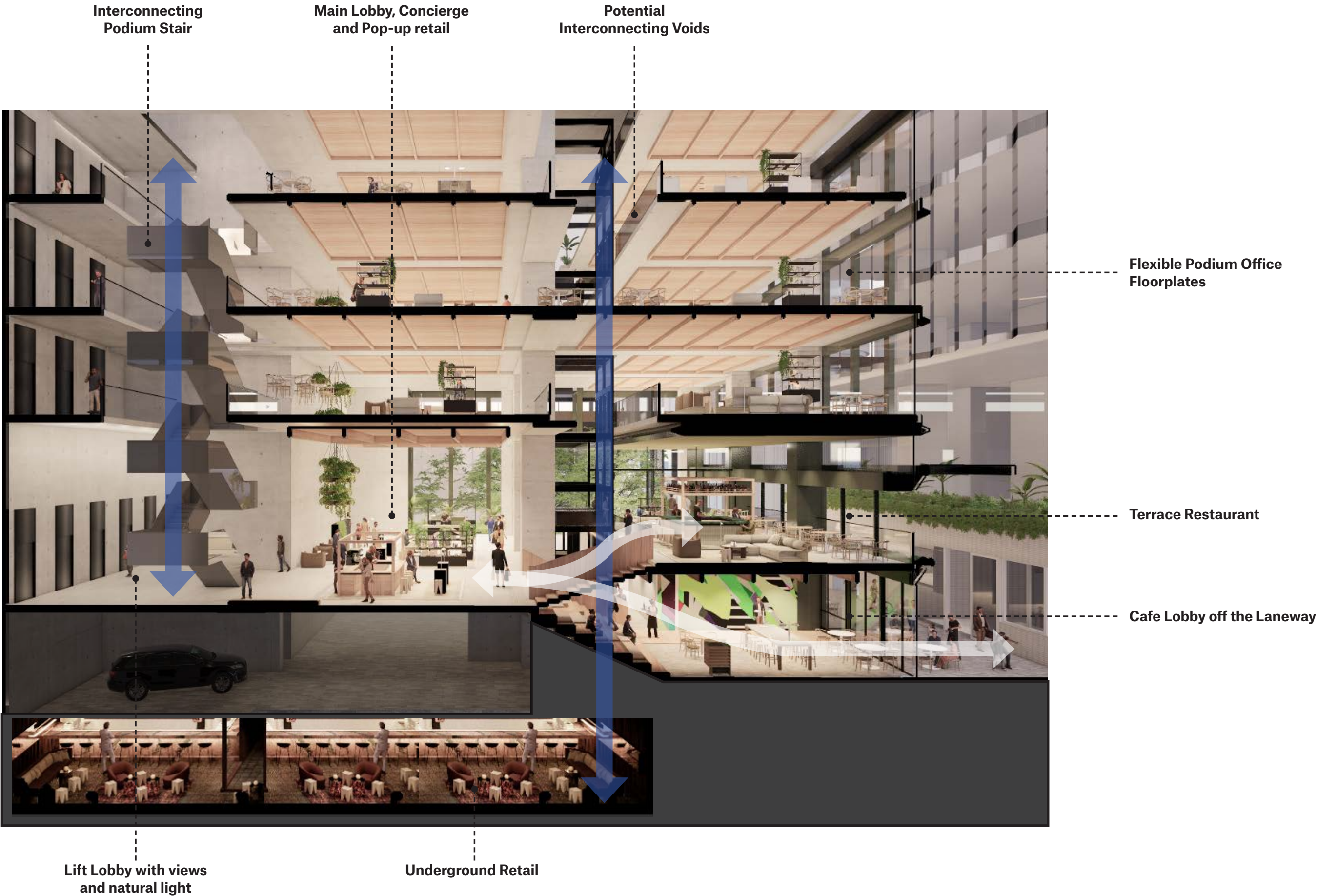
A main lobby entry on Little Spring Street acknowledges the shifting focus of the North Sydney CBD towards the west of the site and takes advantage of the dramatic increase in pedestrian flows from the Victoria Cross Metro Station.



Proposal

Podium

The podium is envisaged as permeable and connected space for work and leisure. A range of food and beverage spaces on the lower levels provide workers and visitors with places for socialising and recreation.



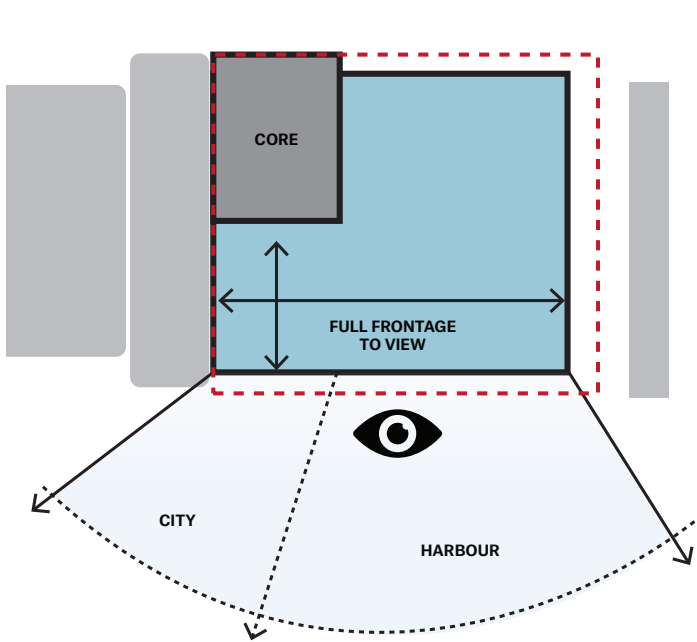
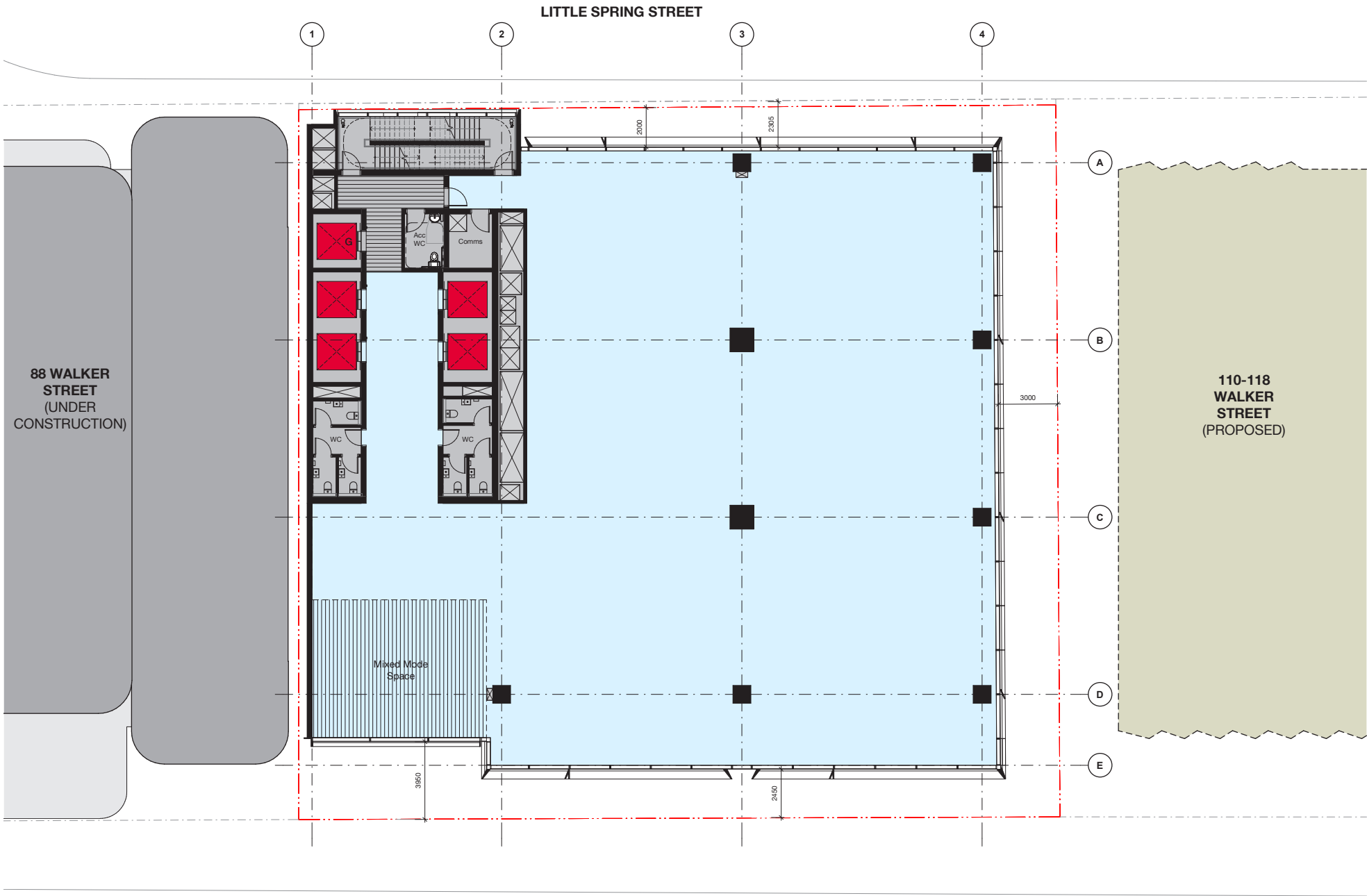
Proposal

Tower Design

With a compact side core, naturally ventilated mixed mode spaces and highly connected contiguous floorspace, the tower floorplates have been designed to be efficient whilst delivering a high level of tenant amenity.

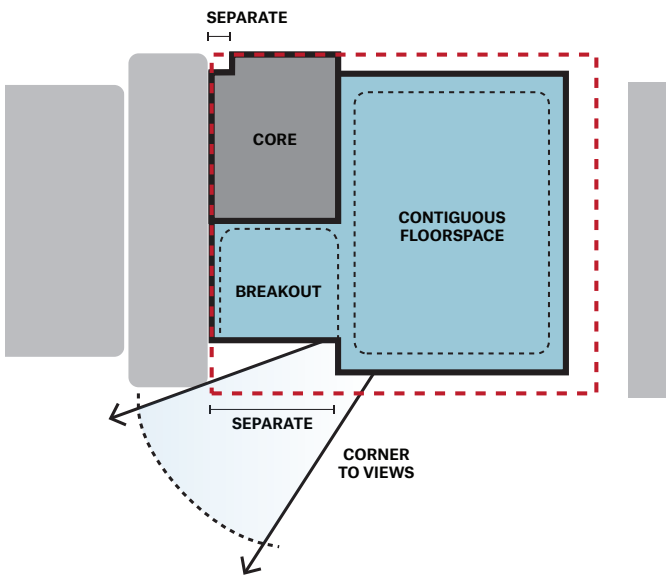
While flexible unencumbered floorplates that maximise City and Harbour views are essential, the design seeks to deliver a series of unique indoor and outdoor communal spaces throughout the tower, including:

1. Open flexible floorplates that maximise harbour and city views.
Floorplates are optimised to meet PCA A-grade requirements
2. Naturally ventilated spaces located on every level provide unique social spaces and amenity for tenants.
3. Glazed fire stairs for interfloor connectivity.
4. Exposed soffits with integrated services and uplighting to maximise a sense of space.
5. A hybrid concrete and timber structure where exposed natural materials provide warmth and connect occupants with nature.
6. Designated area with removable timber floor panels provide void opportunities for connecting floors and double height spaces.



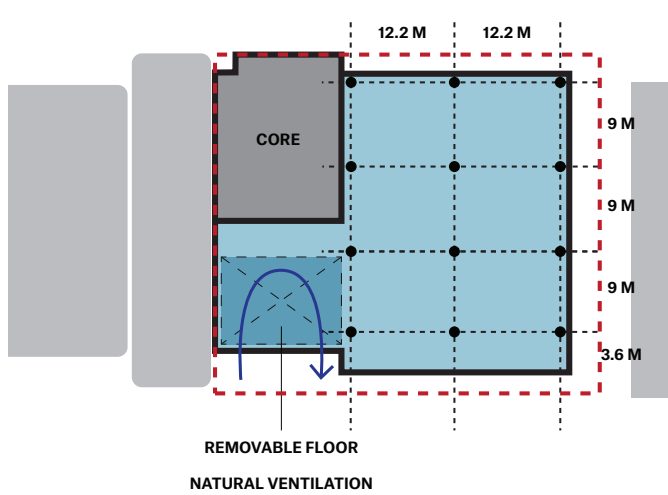
Core Location

The core is located on the southern boundary and is offset to the south west corner to increase floor space and maximise harbour and city views to the east.



Stepped Plan

Increasing the Walker Street setback at the south-east provides visual separation with 88 Walker Street and defines an operable façade zone and communal space in the prime corner of the floorplate.



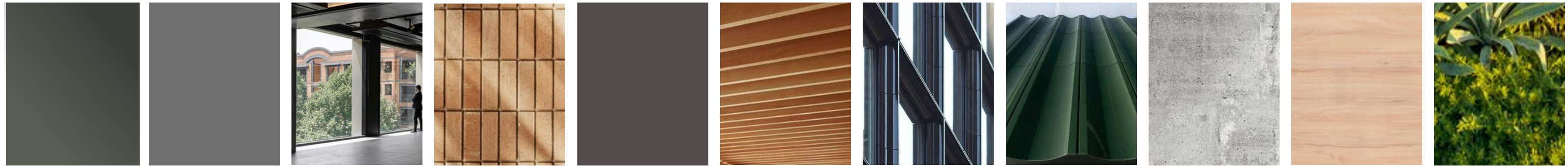
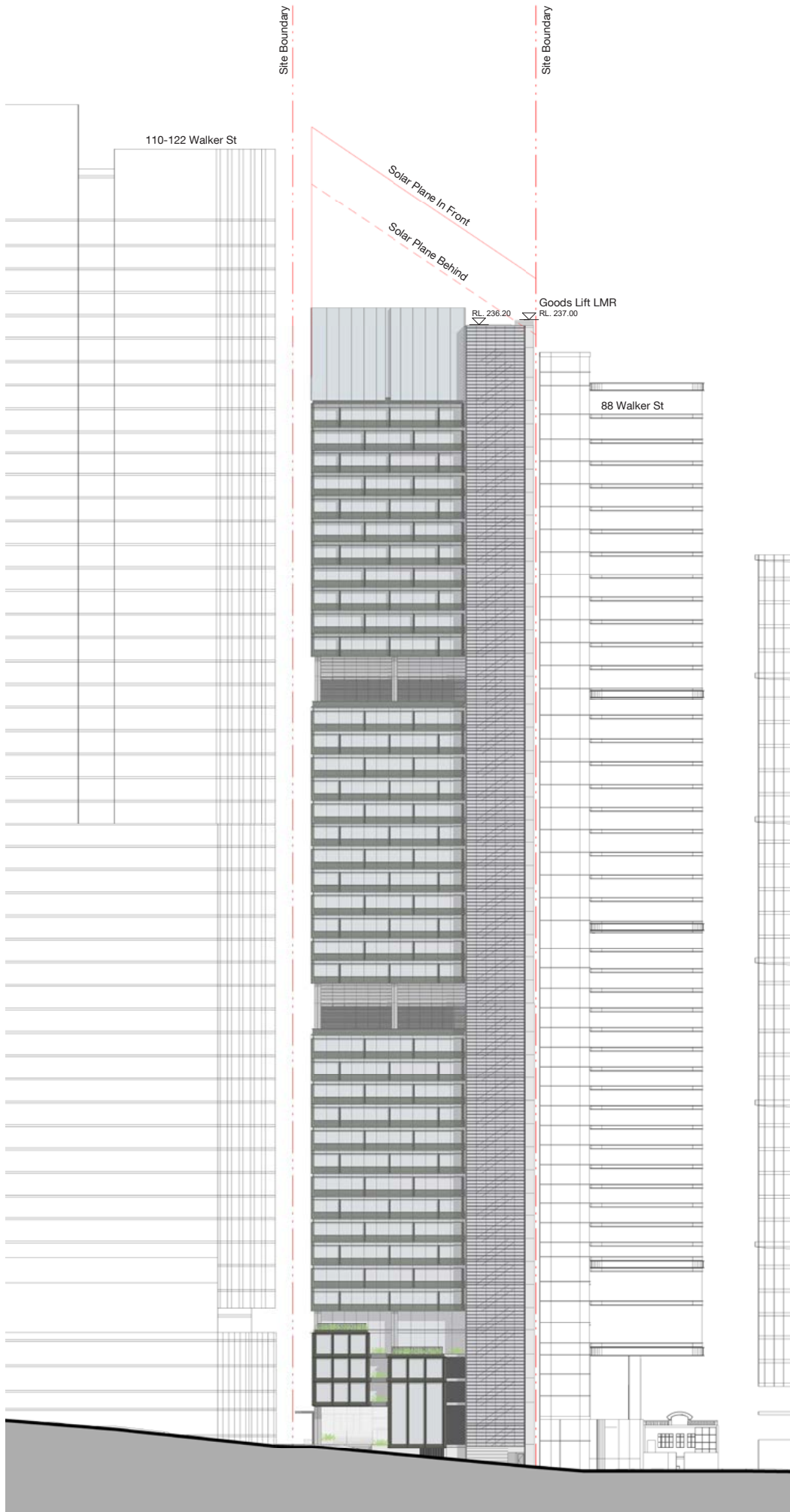
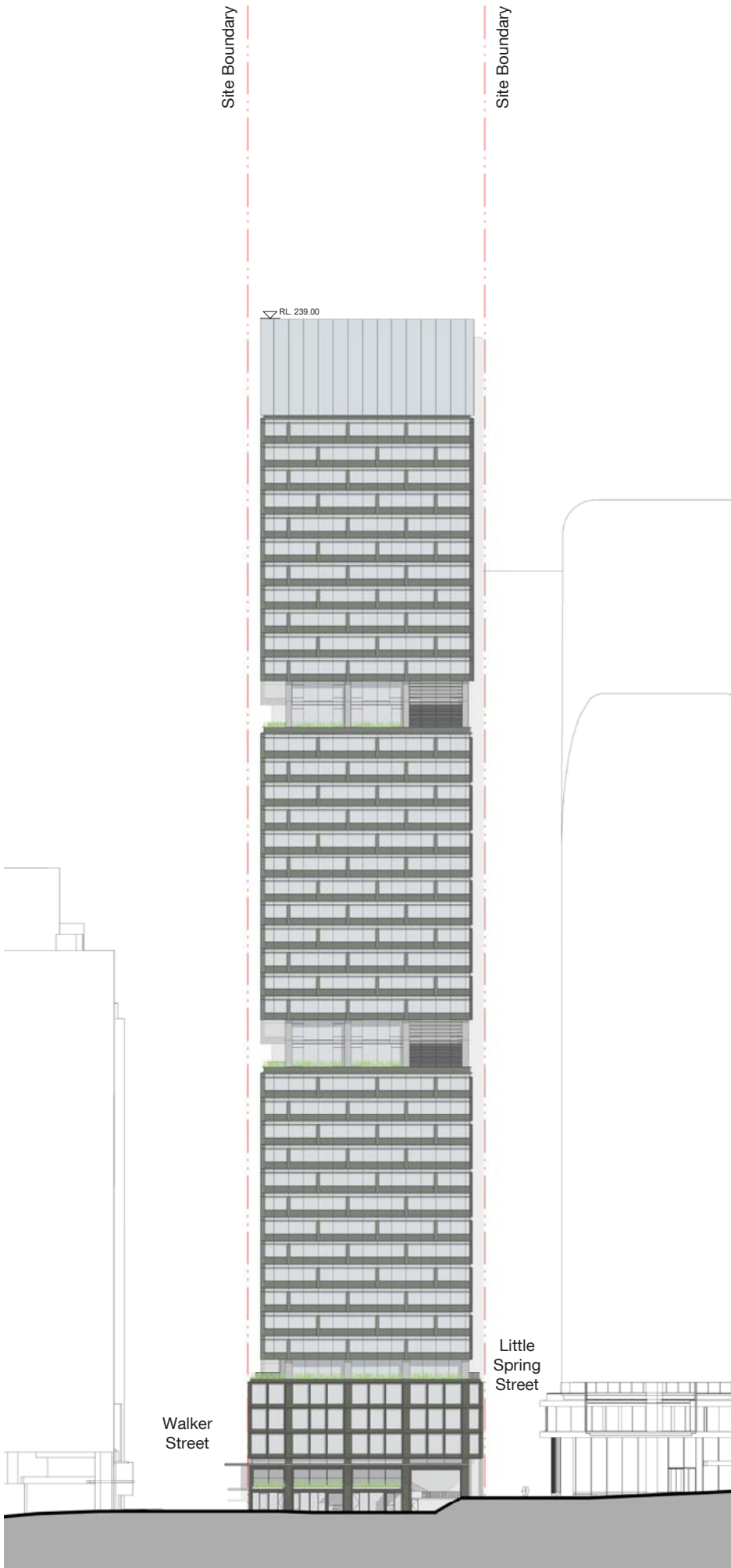
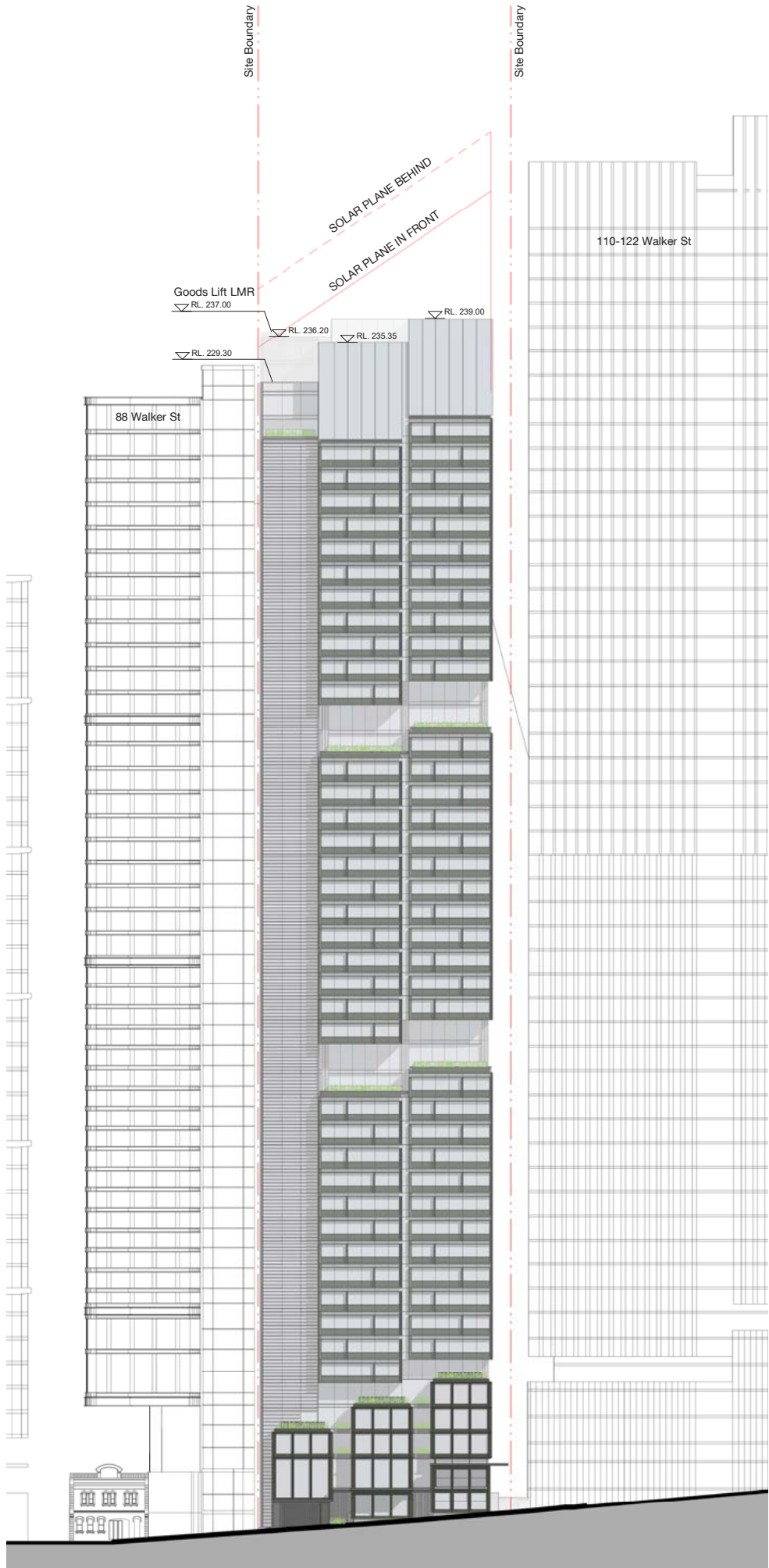
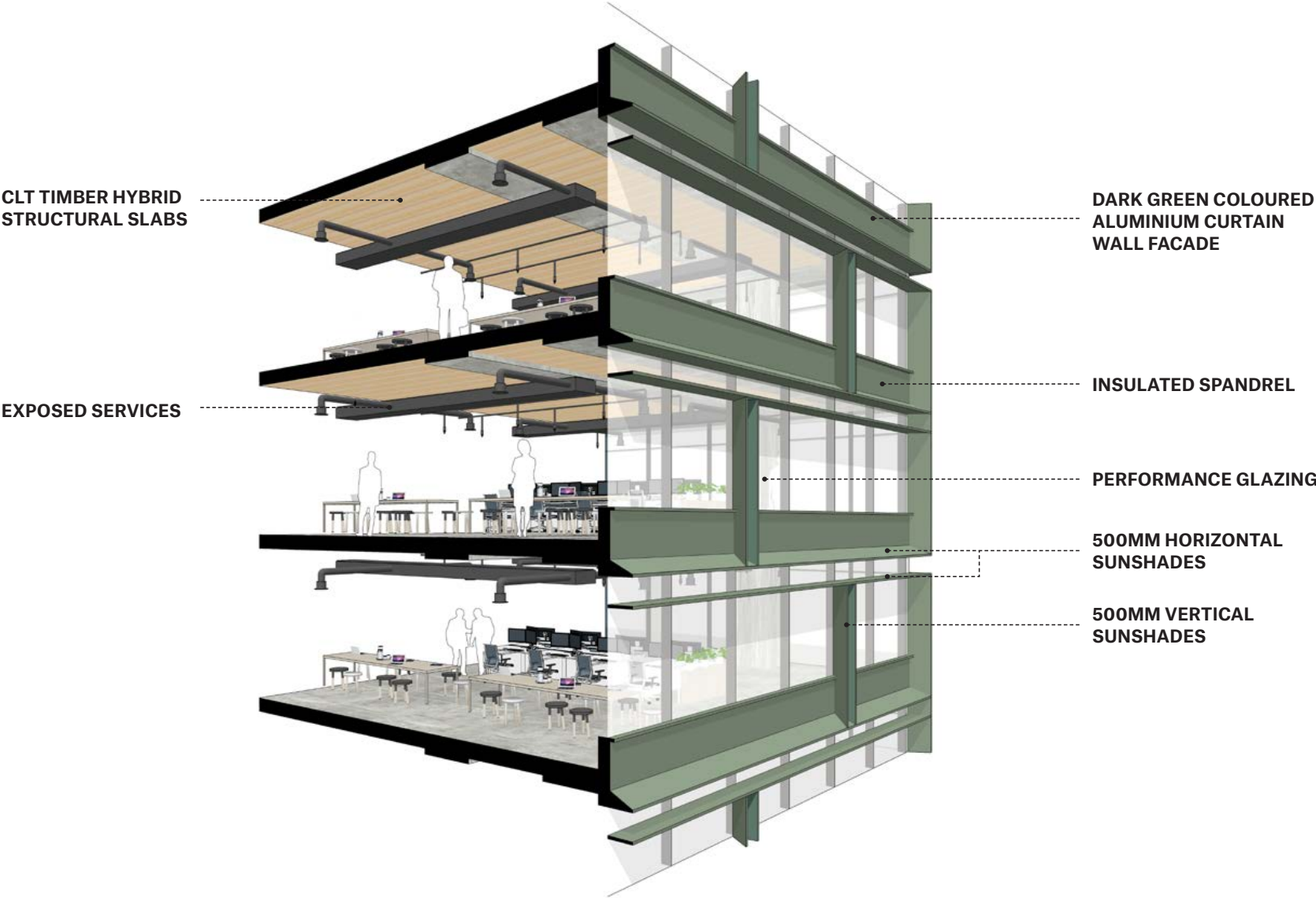
Efficient Structure & Natural Ventilation

The floorplate has an efficient structural grid with a naturally ventilated communal space providing Harbour views

Proposal

Facade and Materials

The facade has been designed to reinforce the dynamic composition of multiple stepped and stacked volumes. They have depth and texture and respond to the orientation and localised environmental conditions.



Proposal

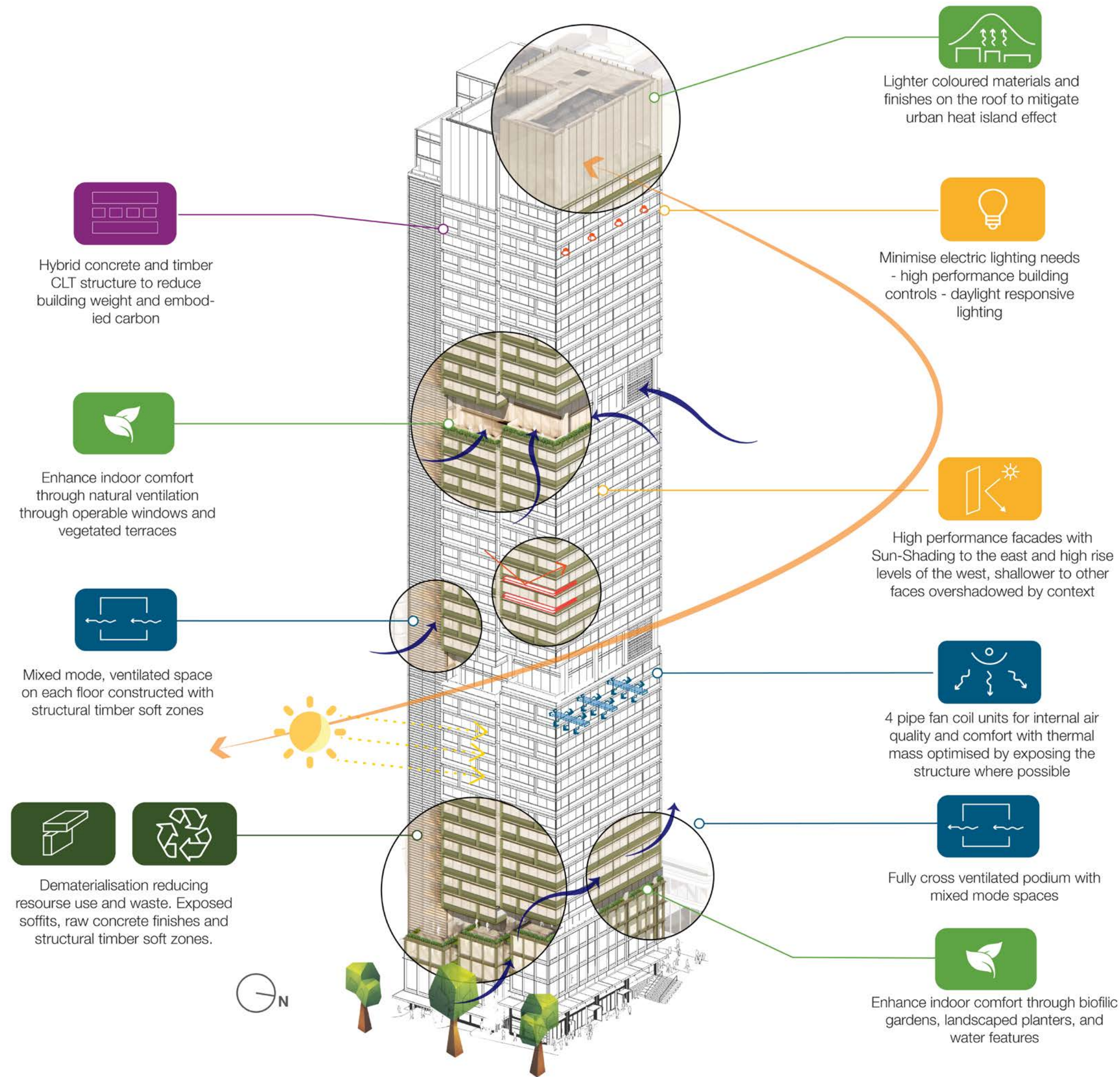
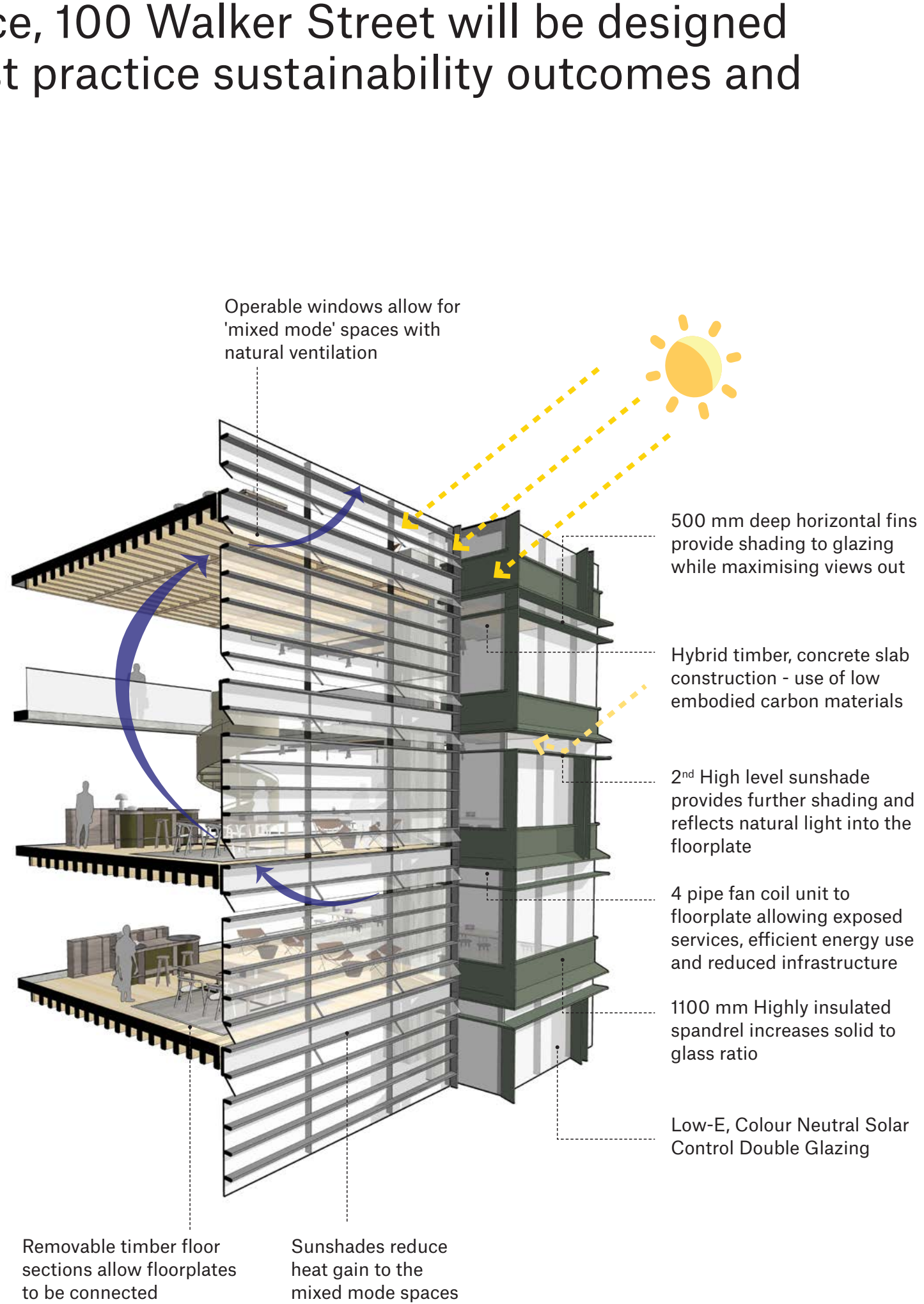
Sustainability

As a next-generation workplace, 100 Walker Street will be designed and constructed to deliver best practice sustainability outcomes and solutions.

A broad range of initiatives are proposed to deliver these outcomes and create positive environmental and social benefits throughout design, delivery, and operation. The initiatives will be consistent with or exceed, best practice in Australia and will contribute towards achieving the sustainability certification targets.

The project will achieve third party certification using the following rating tools which are widely recognised in Australia as benchmarking international best practice:

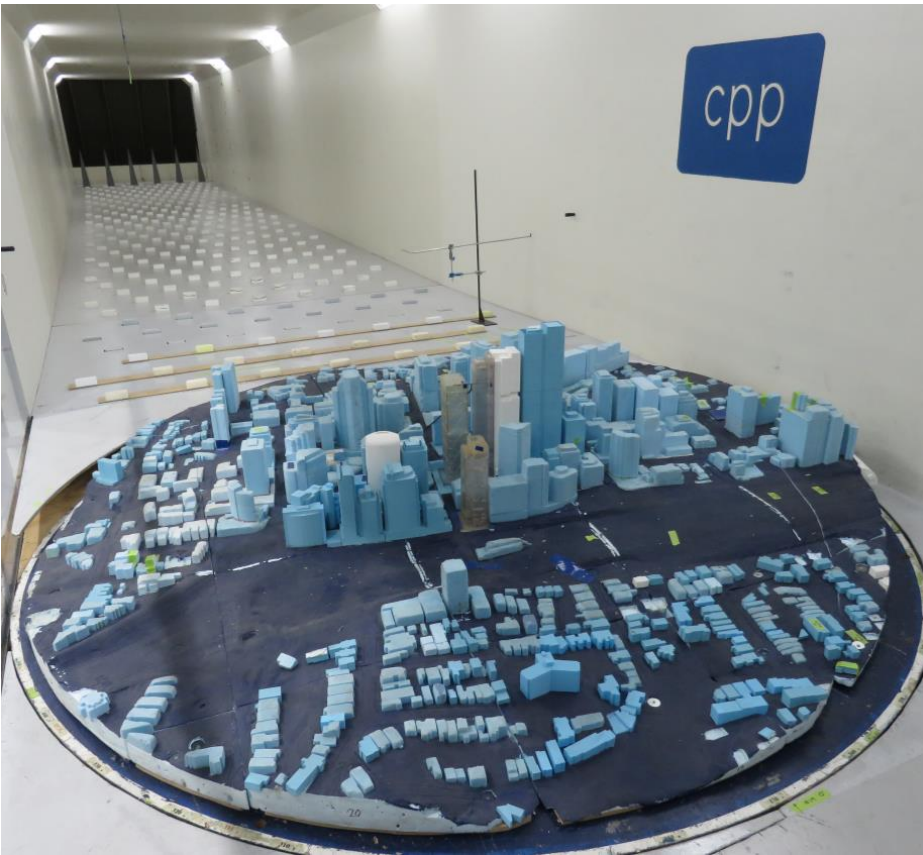
- 5-Star NABERS Energy for Office Base Building rating in operation, with a NABERS Energy Commitment
- Agreement completed prior to the issuing of the relevant Construction Certificate.
- 5-Star Green Star Design & As-Built v1.3 rating



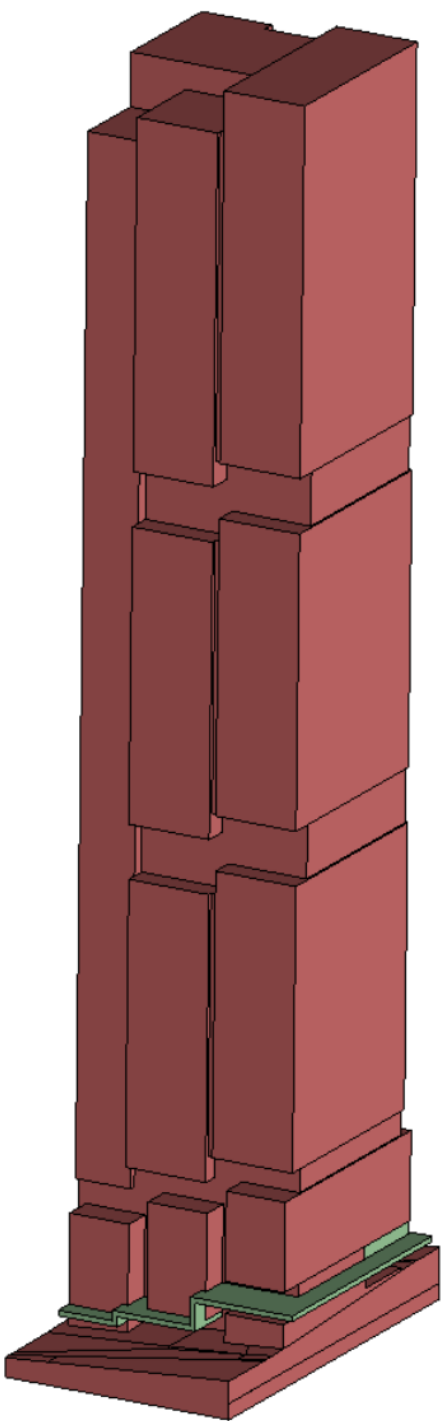
Specialist Reports and Investigations

Wind and Environmental Comfort

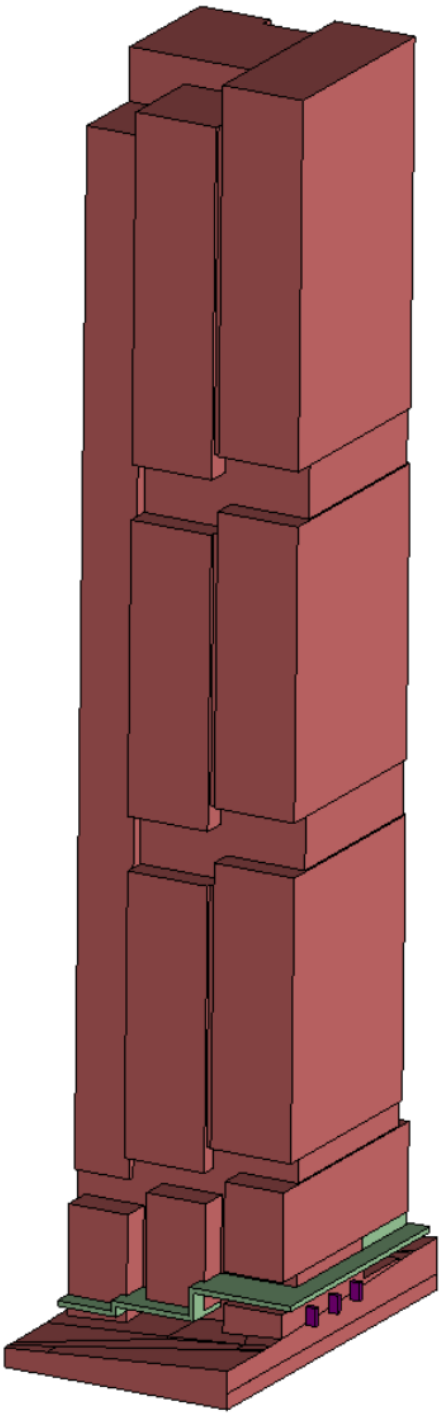
The wind tunnel tests have demonstrated that the addition of a continuous awning to Walker Street and Laneway was found to improve the pedestrian comfort in these locations. Whilst the awning provides general protection of the public domain, the addition of the vertical screens in the laneway allows for local protection of the outdoor seating areas being classified as suitable for pedestrian sitting.



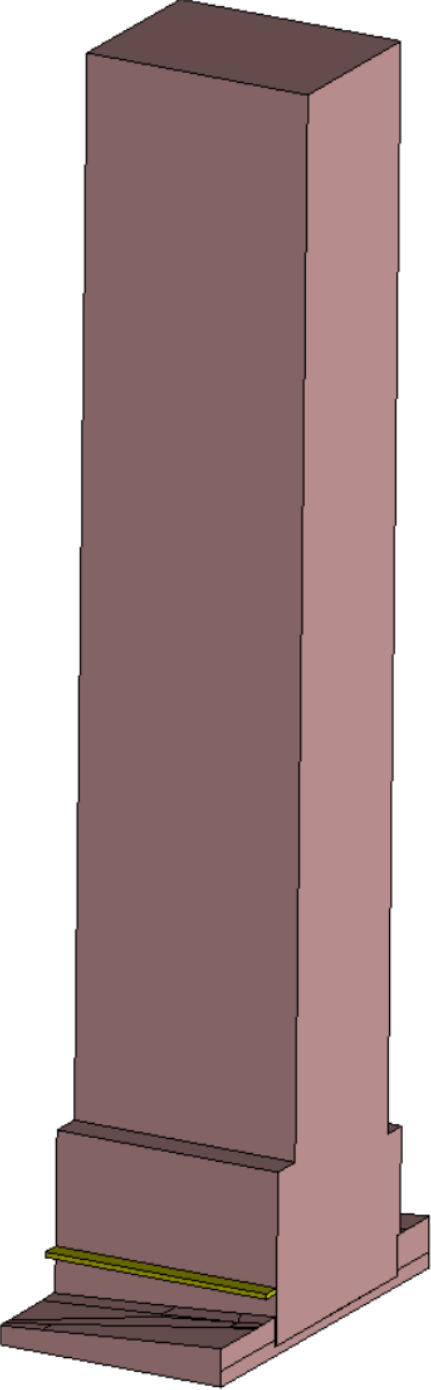
Wind Tunnel Model by CPP



Configuration 1
Proposed Built Form + Awning



Configuration 2
Proposed Built Form + Awning + Laneway Screens



Configuration 3
DCP Envelope + Awning



Pedestrian wind speed measurment locations with comfort/ distress ratings - Ground locations

Description / Location		Target	Wind Tunnel Results		
		Comfort rating, 5% exceedance wind speed (m/s)	Comfort rating, 5% exceedance wind speed (m/s)	Meets target Y/N	Safety rating, 0.022% exceedance wind speed (m/s)
Ground level	8	>6 to 8	7.0	Y	14.1
	8.2	>6 to 8	6.8	Y	13.7
	8.3	>6 to 8	6.6	Y	12.5
	9	>2 to 4	7.4	N	14.2
	9.2	>2 to 4	3.2	Y	7.4
	9.3	>2 to 4	7.1	N	14.0
	10	>6 to 8	7.0	Y	15.7
	10.2	>6 to 8	6.4	Y	15.6
	10.3	>6 to 8	6.5	Y	15.3
	11	>6 to 8	5.0	Y	9.4
	11.2	>6 to 8	5.3	Y	9.8
	11.3	>6 to 8	5.8	Y	11.3

Summary of expected wind rating targets versus wind tunnel results

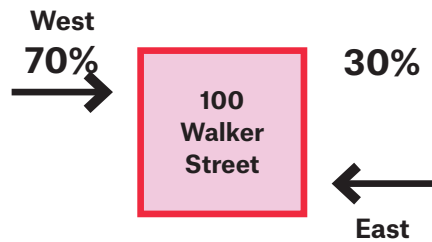
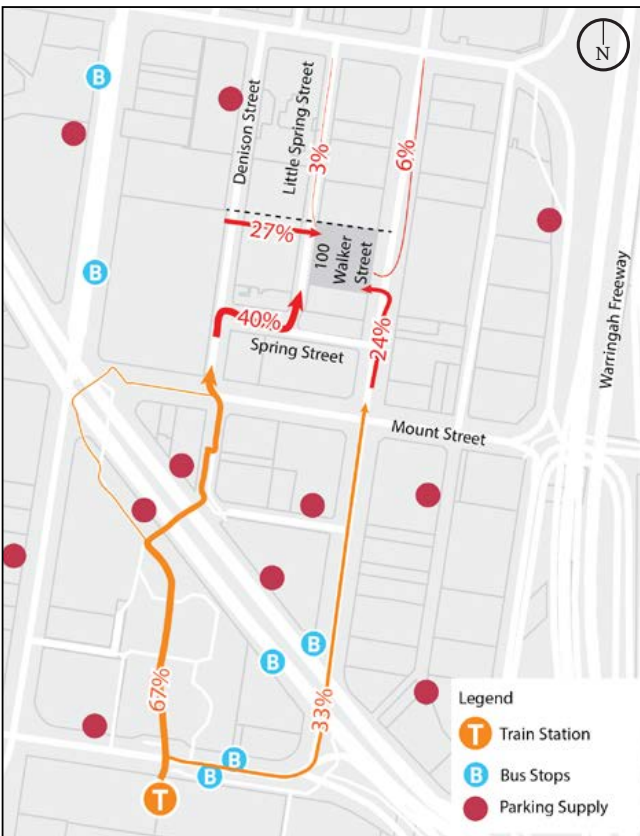
Specialist Reports and Investigations

Pedestrian Analysis & Vehicular Entry

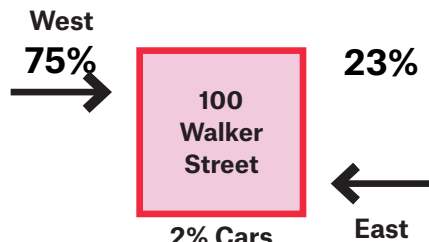
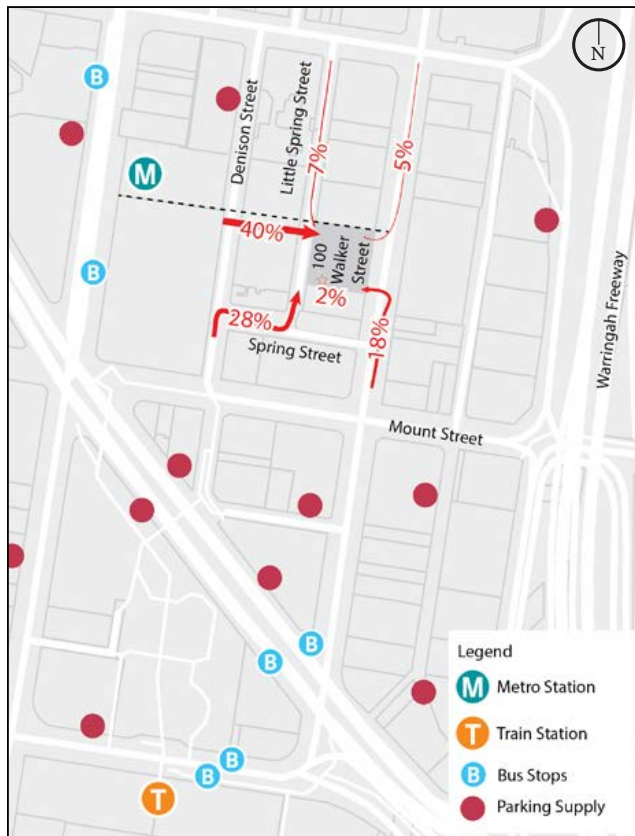
The location of the vehicular entry to the site has been carefully considered to provide the optimum solution with consideration for the specific site constraints.

The proposed car park entry considers the expected increase in pedestrian traffic to the west of the site and avoids a potential conflict with the pedestrian crossing between the 1 Denison through site link and the laneway, as well as the proposed pedestrianisation of Little Spring Street. Detailed analysis, undertaken by Arup, on the pedestrian flow through the laneway and concluded that the laneway was of sufficient width to facilitate current pedestrian flows and future loads.

Existing Pedestrian Approach to Site
- assumed ⅓ pedestrians using western route to the site



Future Pedestrian Approach to Site
- assumed "Middle" shift scenario for trips switching to the Metro (based on 2016 Journey to Work data)



The proposed Walker Street location (in the same location as the existing vehicular access to the site) works sympathetically with the significant level change across the site from the west to the east. Bringing vehicles into the building off the lowest point of the site on Walker Street enables the lobby level to have a level threshold off Little Spring Street and maximises the potential activated frontage to the Laneway & Walker Street.



View of Car Park Entry from Walker Street



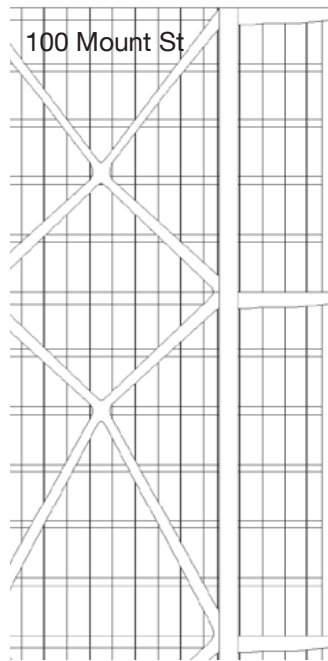
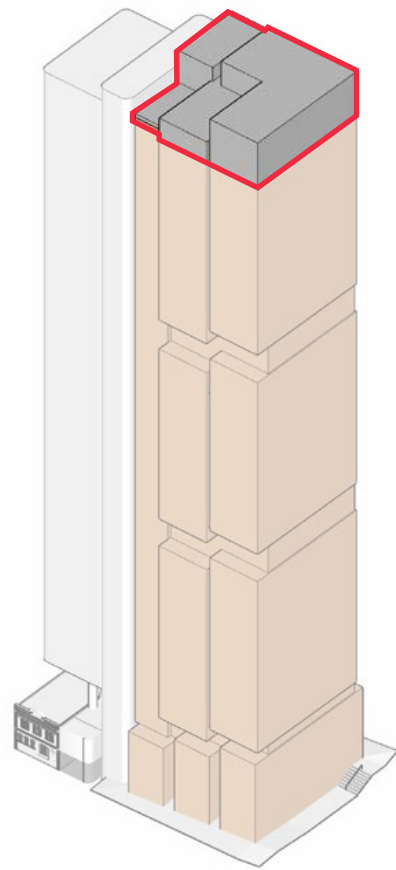
Lower Ground Floor Plan

Specialist Reports and Investigations

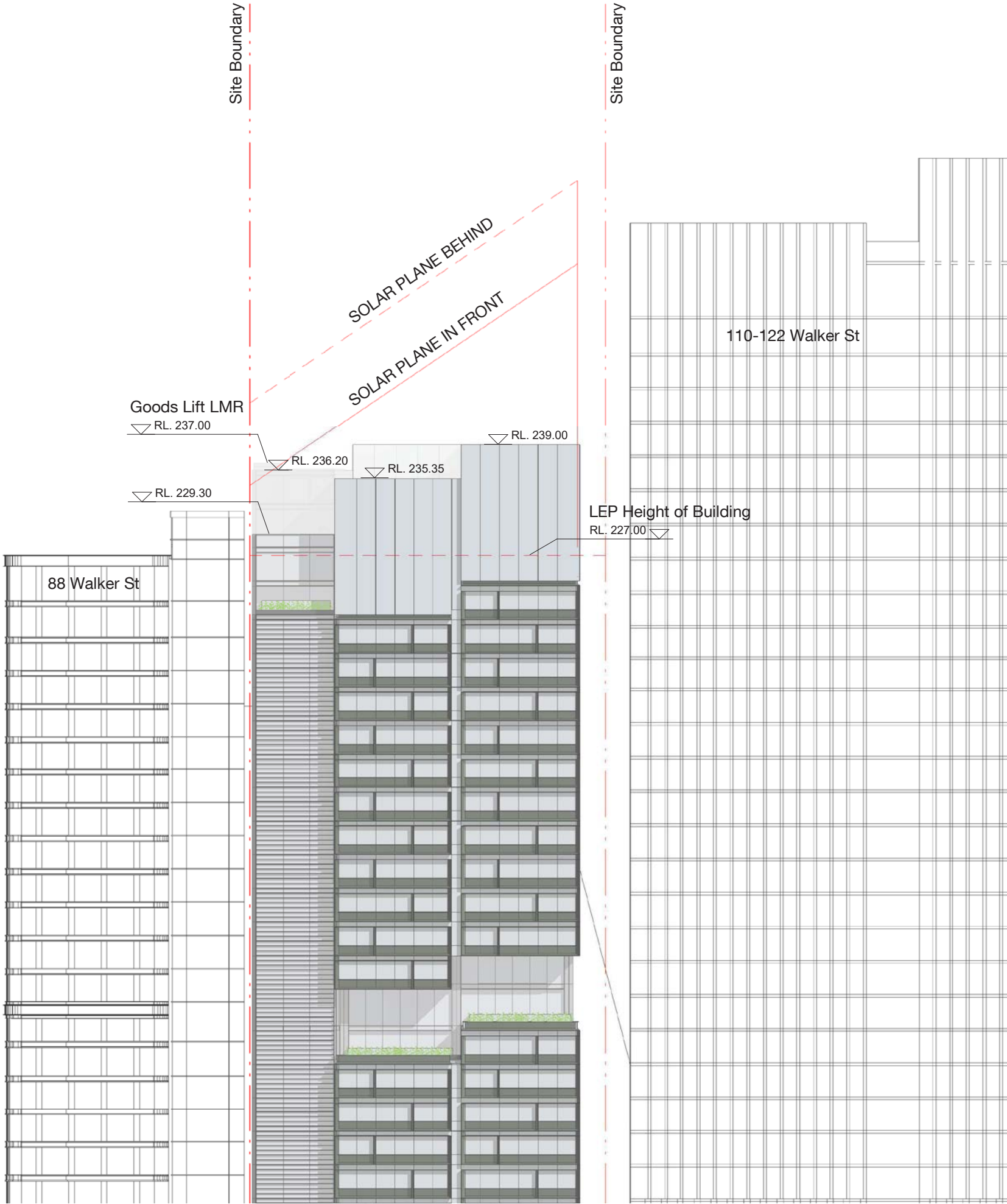
Building Height & Solar Access

Top of Building Built Form

The top of building is articulated horizontally and stepped vertically giving the building a roof feature that is integrated into the overall tower design. The stepped form references the village decks and creates a distinctive skyline presence that is distinguished from the neighbouring developments. Above RL 227, the proposed tower contains only non-habitable floorspace such as roof plant space such as the cooling towers, air handling units, rainwater tanks, lift overruns and lift motor rooms. These building plant and services would be screened from view.



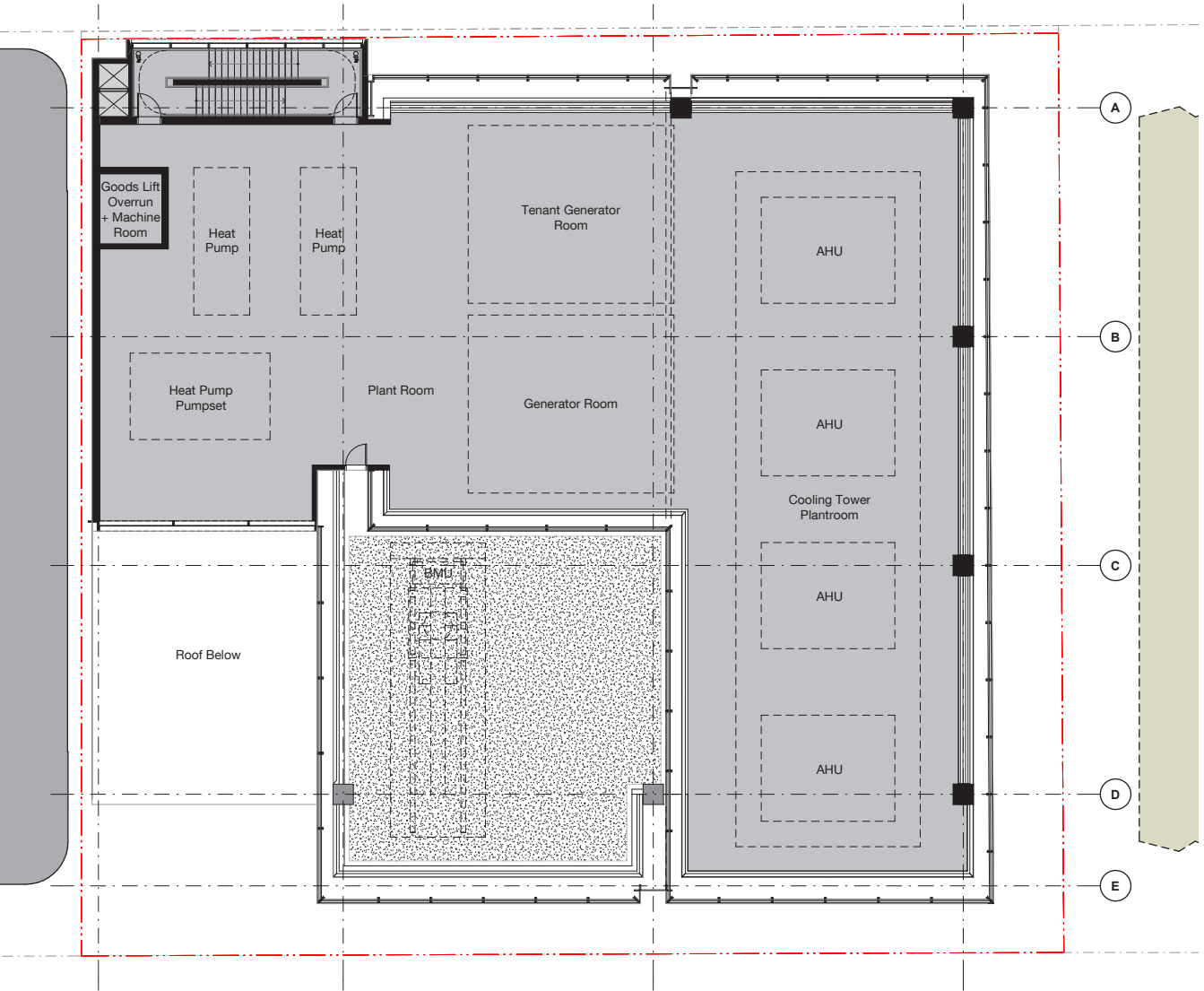
Roof Plan



Elevation



Level 45



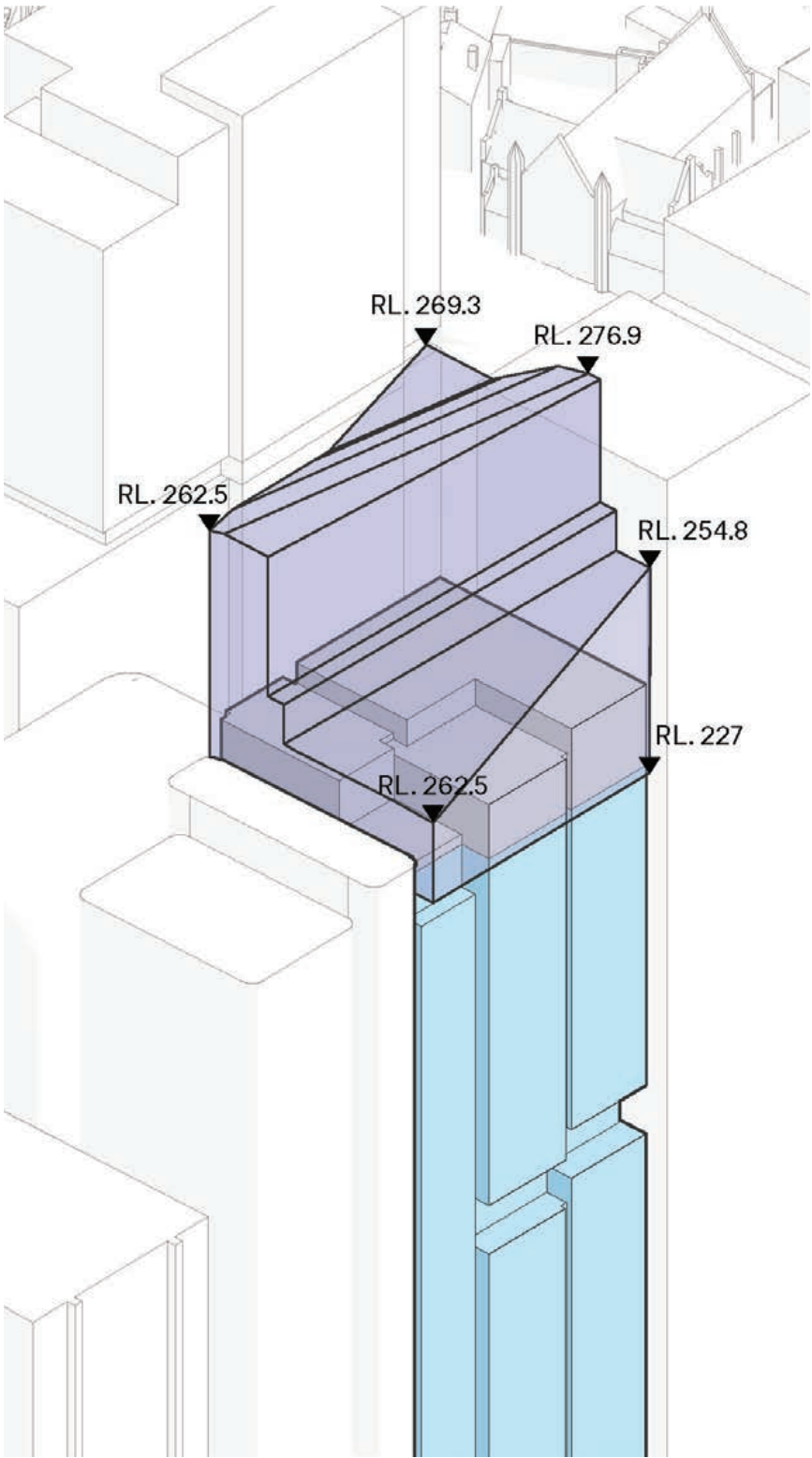
Level 46

Specialist Reports and Investigations

Building Height & Solar Access

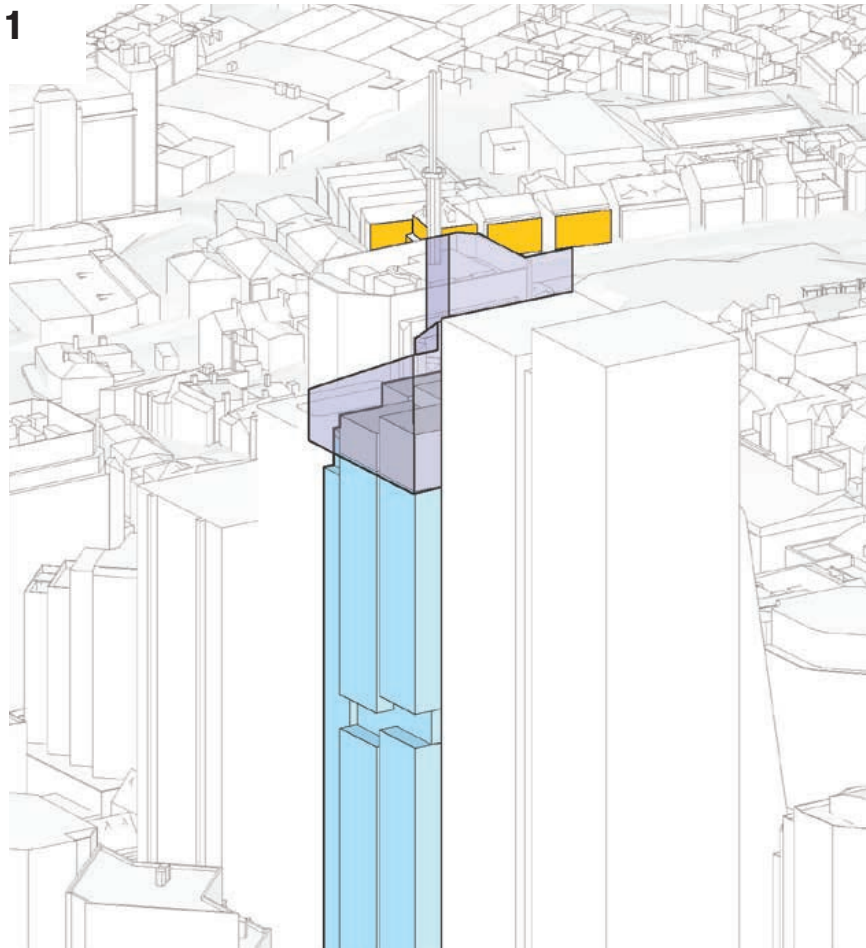
The top of building form has been tested to ensure it causes minimal overshadowing, and does not create any additional shadows that impact residential areas or RE1 Public Recreation zones.

The proposed additional building height above RL 227 is comfortably contained within this maximum solar envelope. Therefore it does not cause any additional overshadowing to the nearby residential zones or RE1 Public Recreational areas.

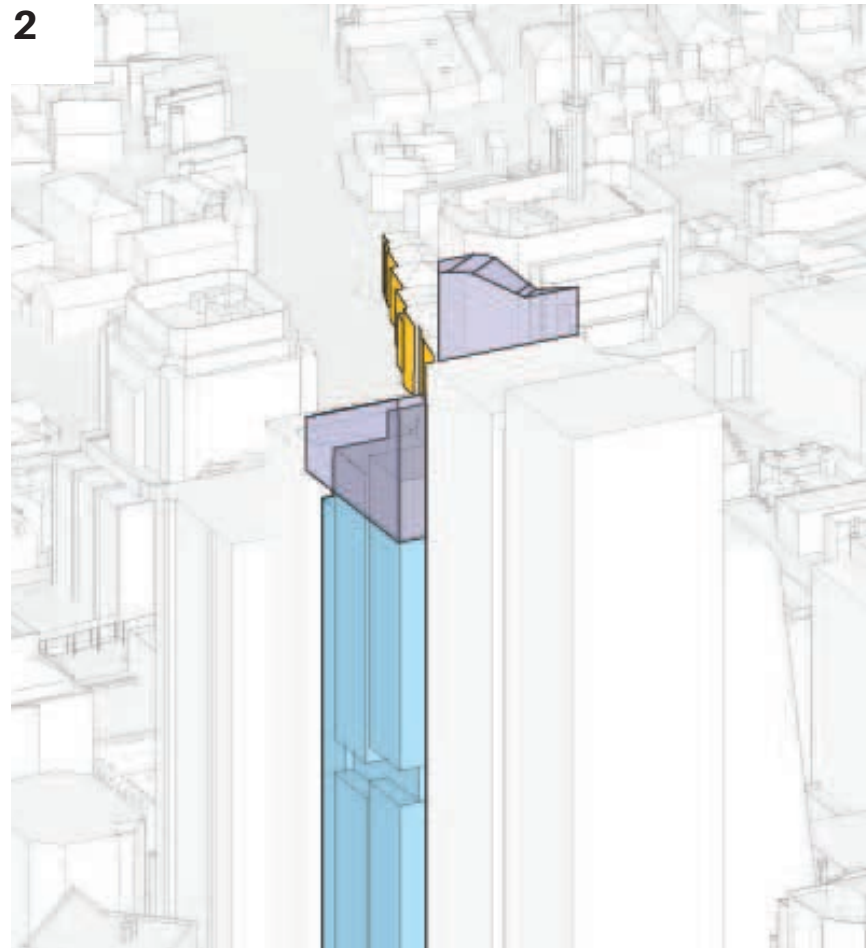
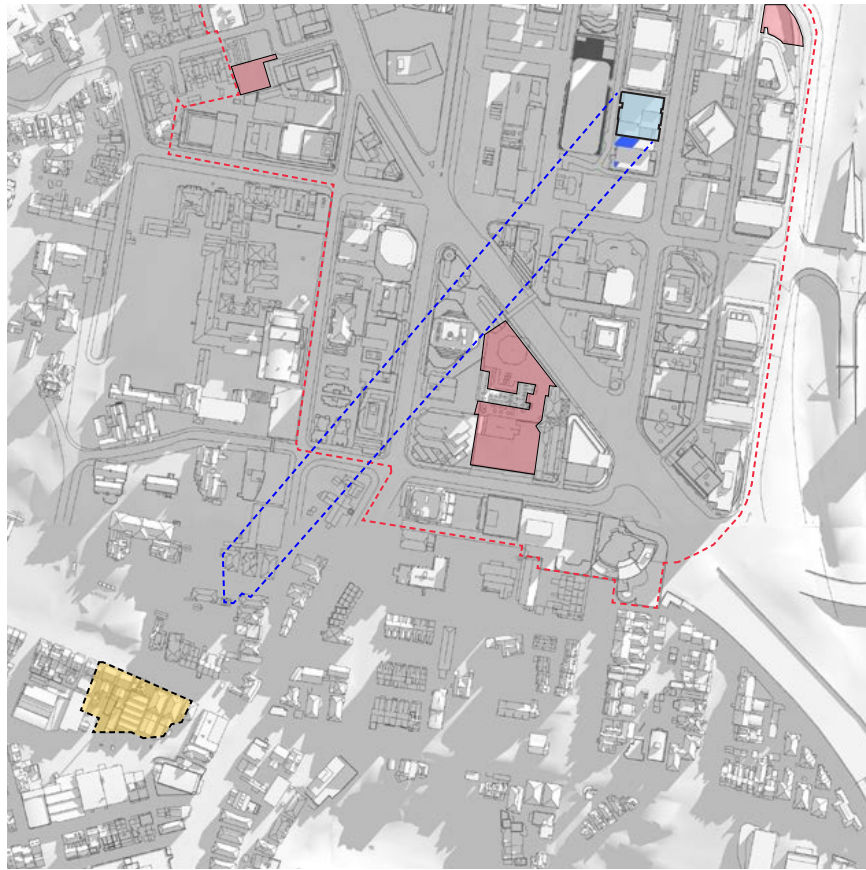


South East Axonometric View

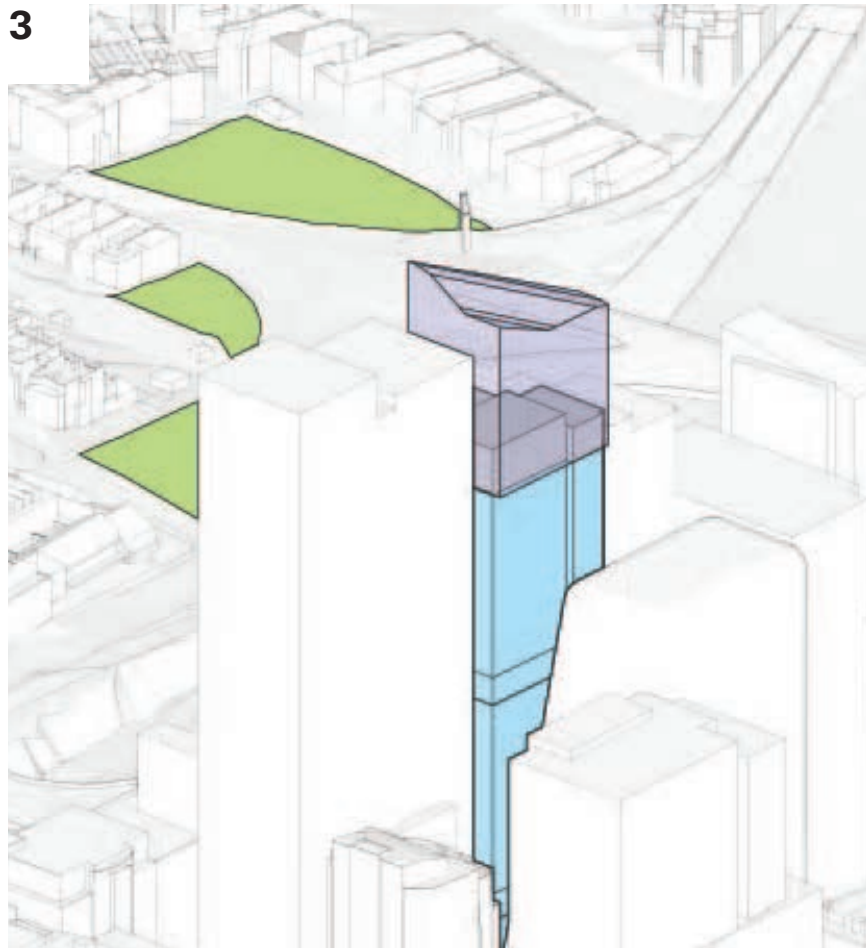
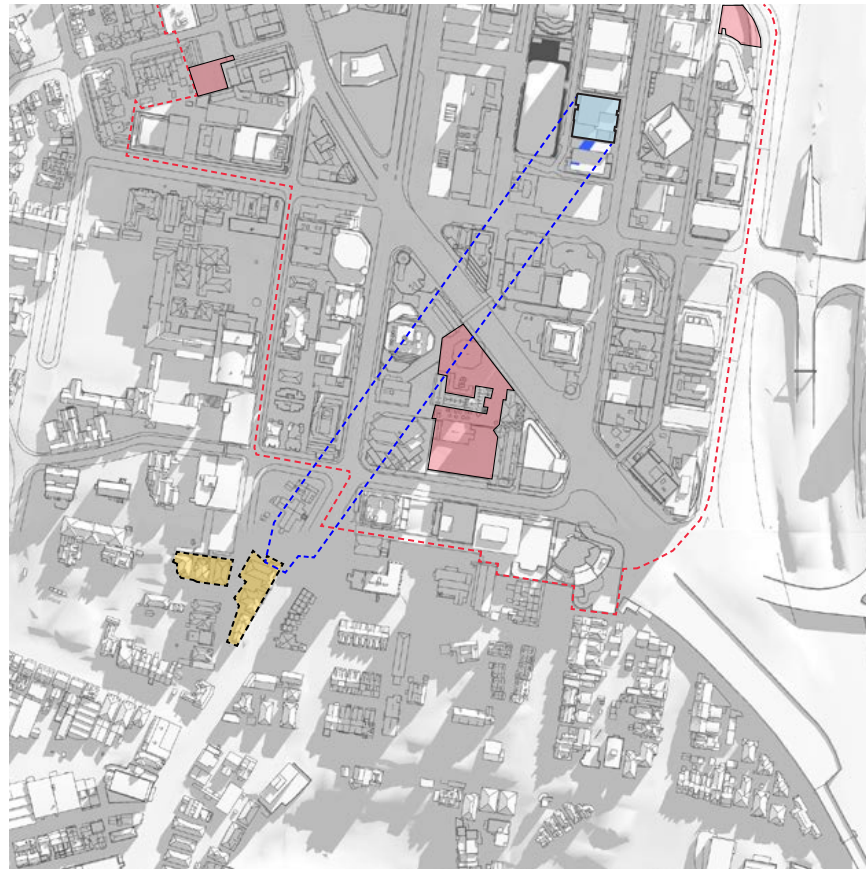
- Proposed Built Form
- Potential additional envelope volume satisfying Clause 6.3(2) and (3) of NSLEP



WINTER 9AM - Residential over shadowing



WINTER 9:30AM - Residential over shadowing



WINTER 2PM - RE1 Public Recreation Zone



- Proposed Building Envelope
- Solar Envelope
- Study areas (Residential / RE1 Zone)
- Additional Overshadowing - Proposed Envelope
- Special Area

Consultation

The design the design has evolved in response to feedback from the North Sydney council and the North Sydney Design Excellence Panel. Consultation to date includes:

- 9th September 2021**

Pre-DA meeting with North Sydney Council
- 28th September 2021**

North Sydney Design Excellence Panel - Meeting 1
- 4th November 2021**

Meeting with North Sydney Council planners
- 7th December 2021**

Meeting with North Sydney Council planners to discuss:
 - i) Carpark Entry
 - ii) Wind Mitigation
 - iii) Detailed DA lodgement, Concept DA submission removal and Levy
- 8th March 2022**

North Sydney Design Excellence Panel - Meeting 2
- Ongoing**

Design consultation and coordination forum with Stockland (owner of the site to the north), on no less than a monthly basis



Issues for Further Consideration

Clause 4.6 Variation Request

Strict compliance with the height of building development standard contained within clause 4.3 of the NSLEP 2013 is unreasonable and unnecessary in the circumstances of the case. The Clause 4.6 Variation Request submitted to Council outlines the environmental planning grounds to justify the proposed variation and demonstrates that the variation is in the public interest.

By virtue of Clause 6.3 of NSLEP 2013, development with a height greater than the height of buildings standard is permissible with consent subject to complying with Clause 6.3 (2) and (3). Notwithstanding this, the Variation Request has been prepared in regard to clause 4.3 for abundant caution.



Issues for Further Consideration

NSLEP Clause 6.3

The top of building form has been tested to ensure it causes minimal overshadowing, and does not create any additional shadows that impact residential areas or RE1 Public Recreation zones. The diagrams on this page illustrate the potential additional envelope volume that would satisfy Clause 6.3(2) and (3) of the NSLEP.

The proposed additional building height above RL 227 is comfortably contained within this maximum solar envelope. Therefore it does not cause any additional overshadowing to the nearby residential zones or RE1 Public Recreational areas.



Issues for Further Consideration

Public Benefit Initiatives

- The proposal has been developed to complement North Sydney's CBD Public Domain and Transformation Strategy. This includes significant capital works improvements to Little Spring Street, the Laneway and via a very permeable ground plane and podium design.
- We are strongly committed to supporting a local 18-hour economy achieved through an F&B and Retail offering spread across basement and lower levels.
- The development will provide an unrestricted public lift, providing accessible access between Little Spring Street, the laneway and Walker Street.
- We are strongly committed to Public Art and the cultural value of North Sydney. We are committed to providing a meaningful Public Art scheme that is a feature of the immediate public domain and compliments the local character.
- We are strongly committed to Sustainability and the digitalisation of the development. We are committing to several innovative and ambitious solutions that minimise embodied carbon and significantly reduce operational consumptions, whilst providing a unique Prop-tech offering that intends for customers to the building become dependent on the building, that in turn creates a stronger community within the development.



