100-102 Walker Street North Sydney

Response to North Sydney Council

03rd June 2022

BATESSMART.

Built Form

Proposed vs Alternative (4m Setback)

The proposed built form has been developed to carefully balance the optimal floorplate sizes required to deliver a high quality commercial office building on a relatively small site, whilst responding to the current and future built context.

The tower design seeks to create a considered site specific response whilst ensuring a highly articulated dynamic built form.

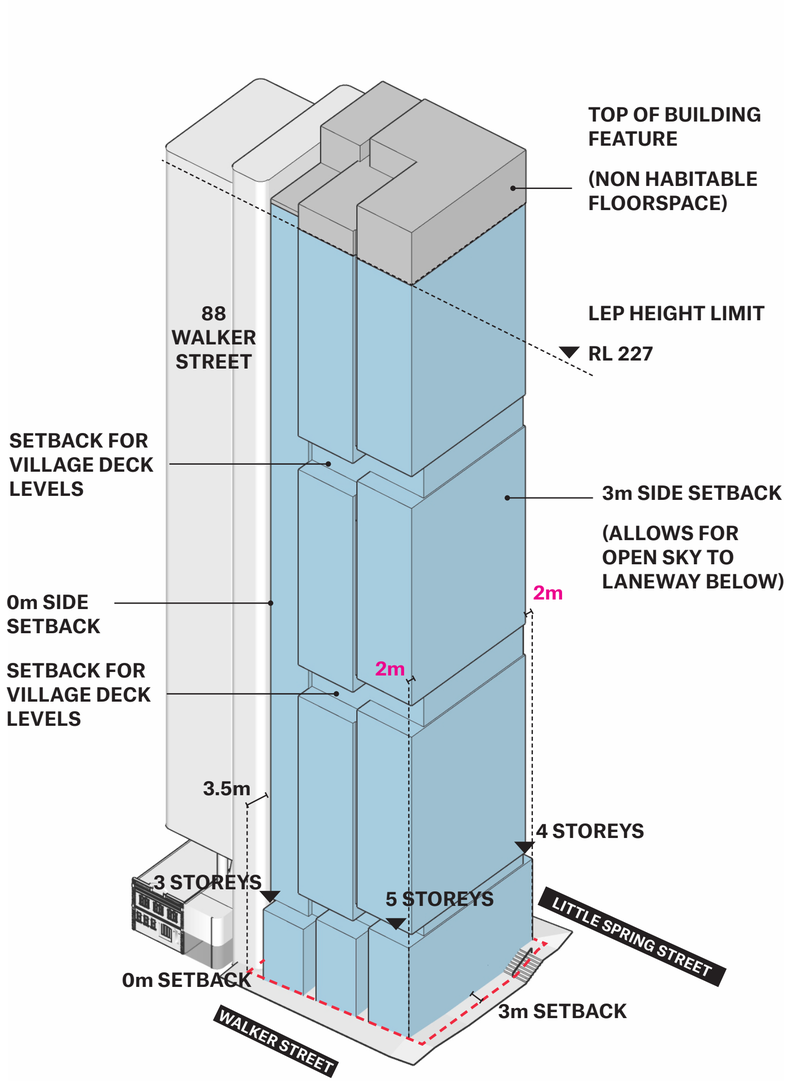
The 4m Walker Street setback in the Alternative Built Form results in a flattening of the eastern facade with the following implications:

/ The building has a compact and efficient lift core that utilises the blank southern boundary wall. Simply pushing the lift core further west is not feasible as the core already has an effective 0m setback to Little Spring Street.

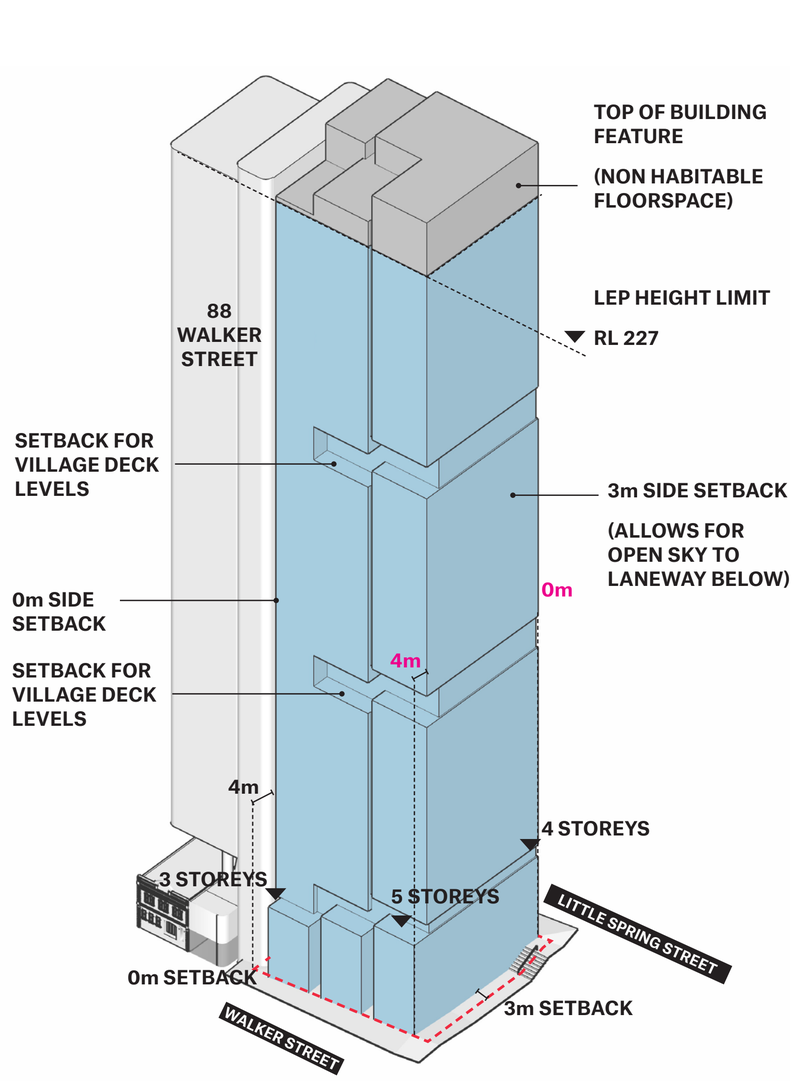
/ Pushing the lift core further west would also expose the 88 Walker Street blank concrete party wall.

/ The stepped façade in the Proposed Built Form to the south east corner of Walker Street provides visual separation with 88 Walker Street, allowing the two towers to be articulated as distinct and different buildings. Shifting the floorplate back west would result in the flat eastern facade that doesn't allow this distinction

/ Flattening the façade also results in a considerable reduction in floorplate area (particularly given the relatively small site area)

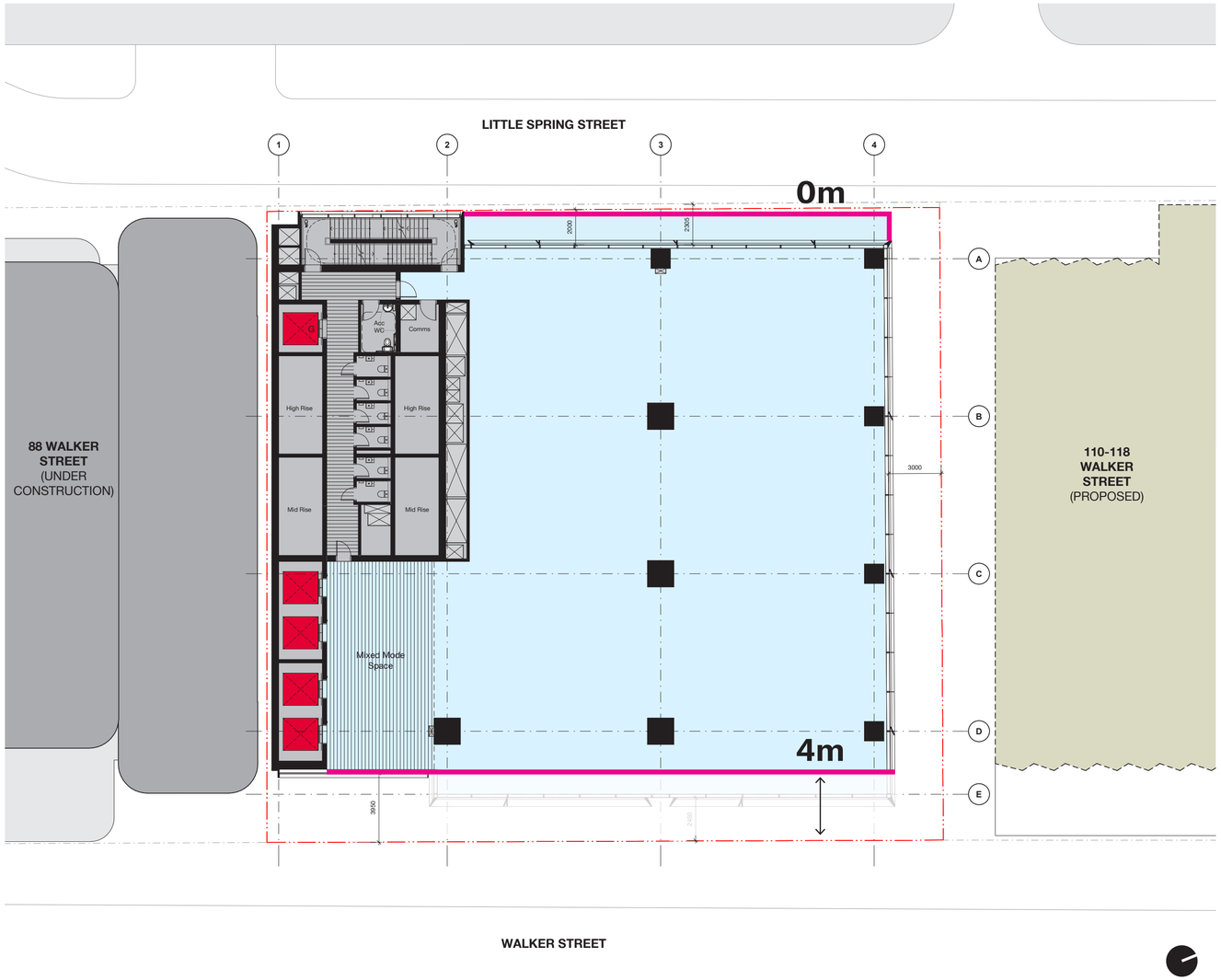


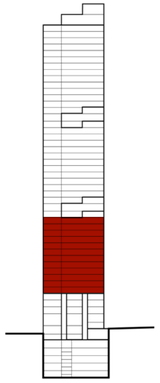
Proposed Built Form



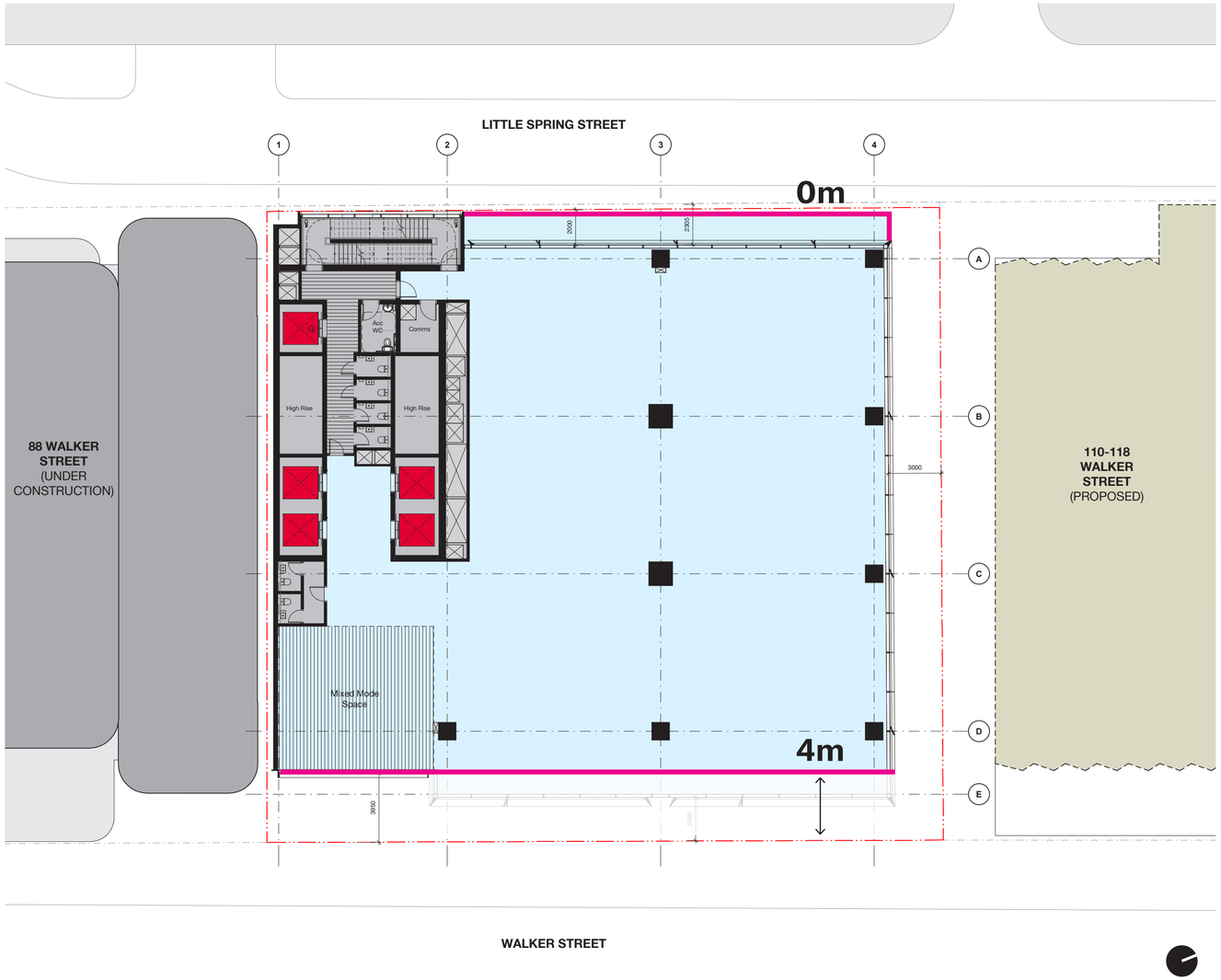
Alternative Built form (4m Setback to Walker Street)

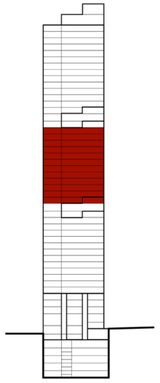
Low Rise Floorplate



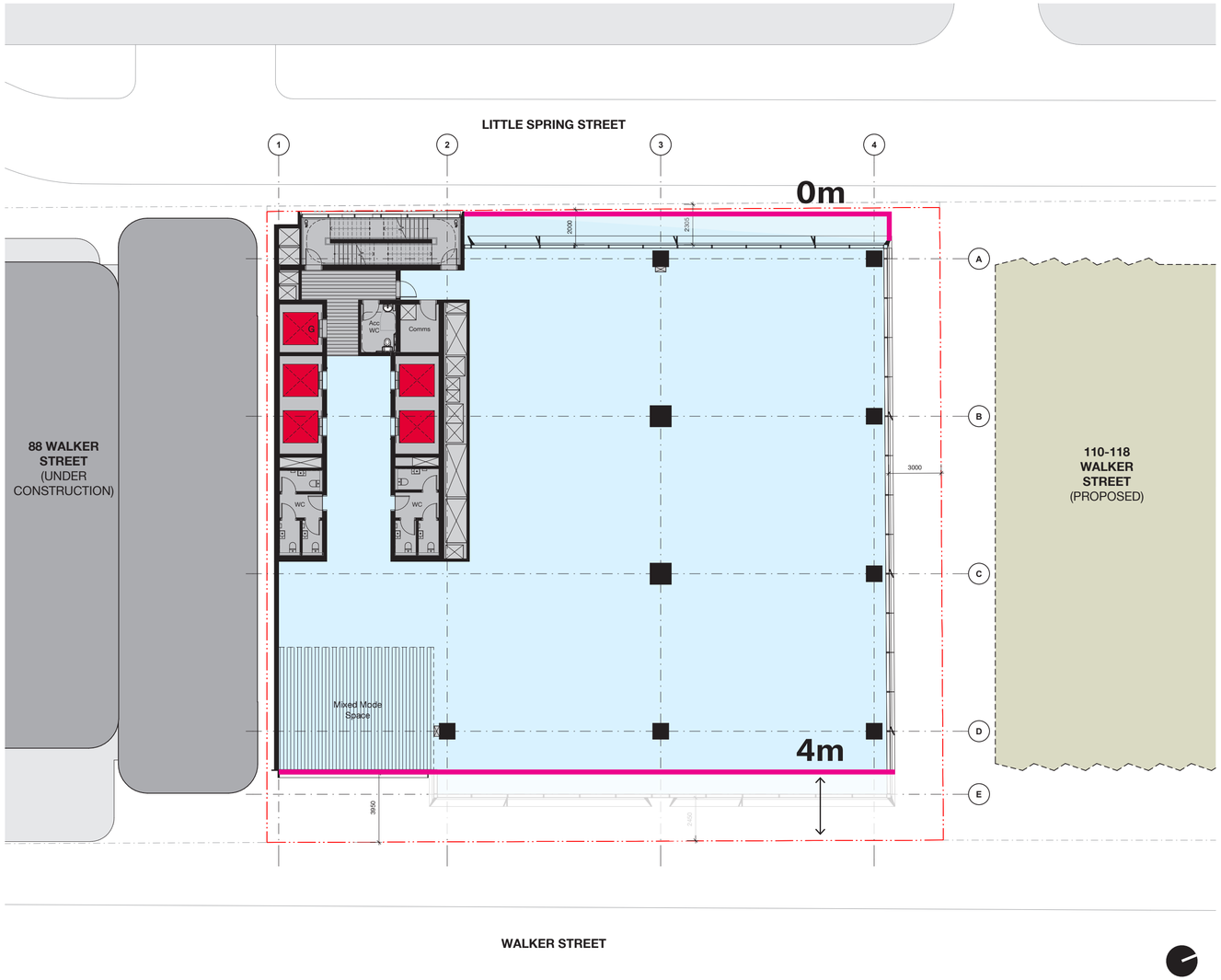


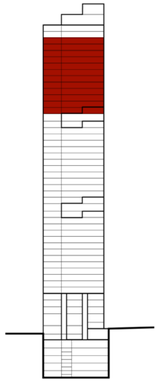
Mid Rise Floorplate



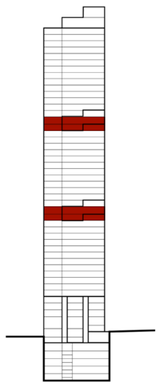


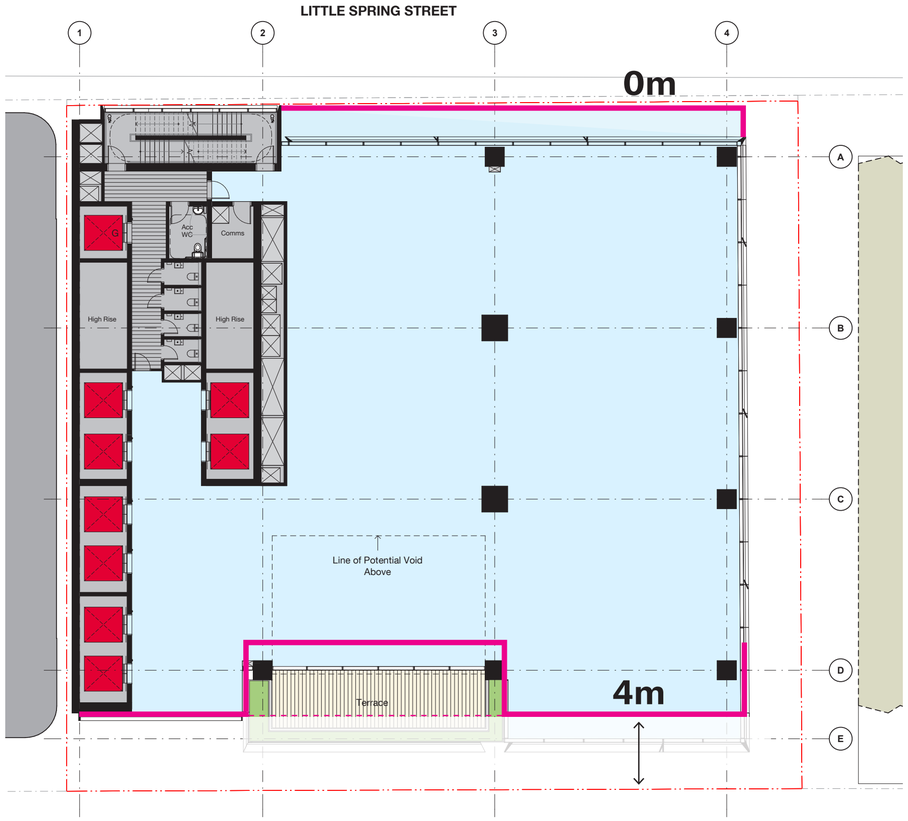
High Rise Floorplate



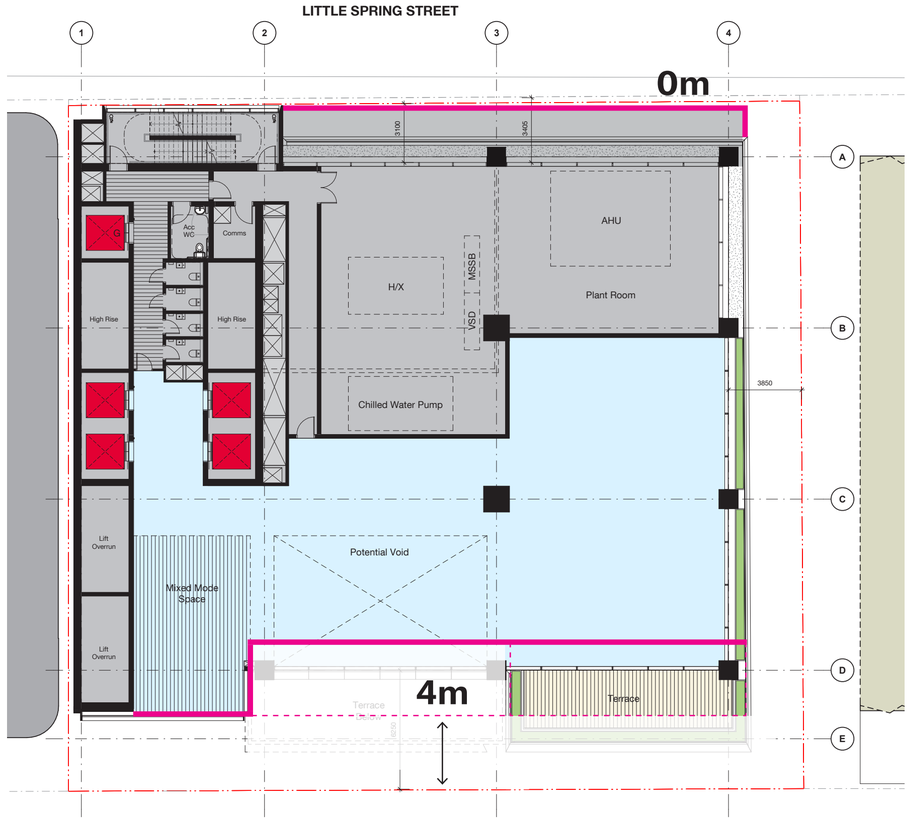


Village Deck Levels



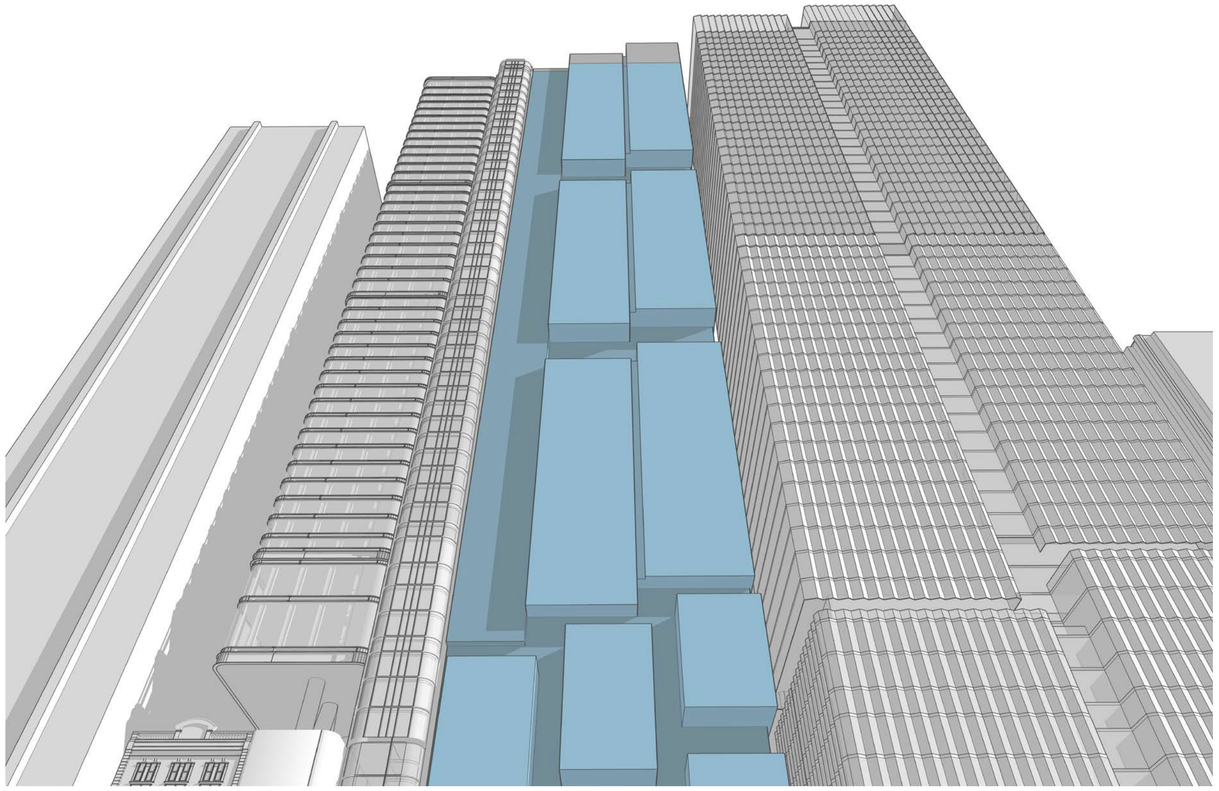


Village Deck - Lower Level

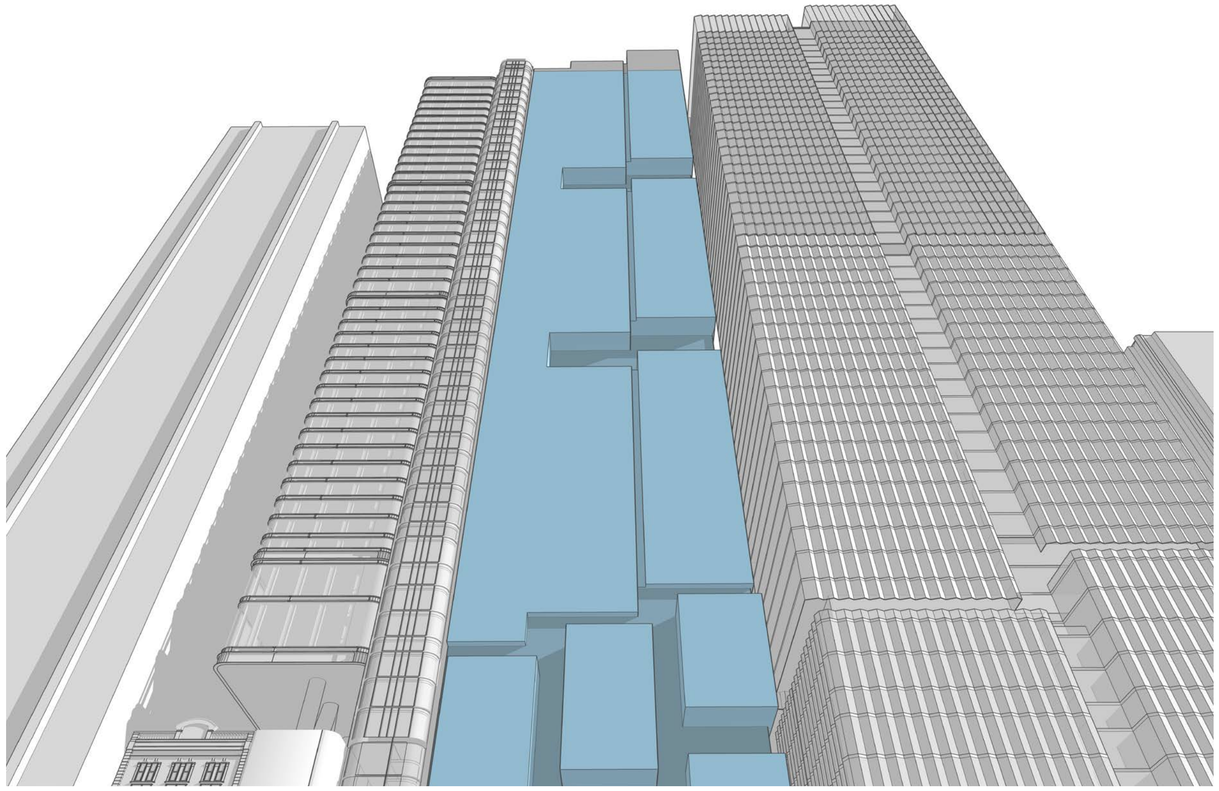


Village Deck - Upper Level

Massing Comparison



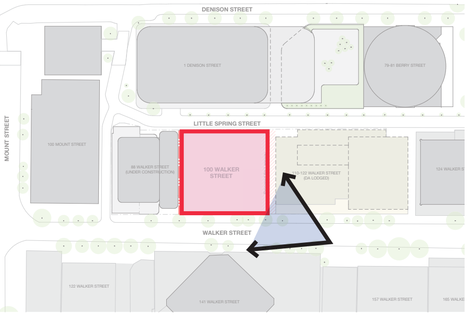
Proposed Massing



Alternative Massing (4m Setback to Walker Street)

View 03
View from Walker Street North

Existing Condition



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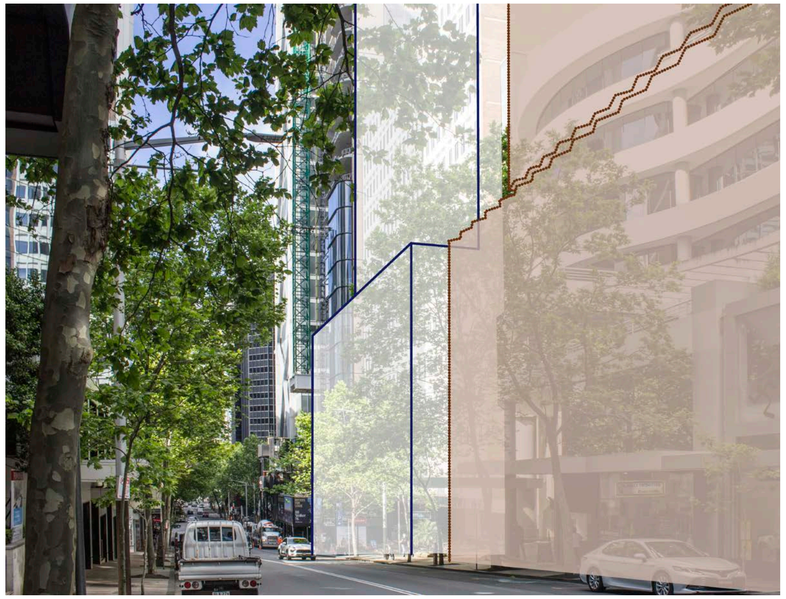
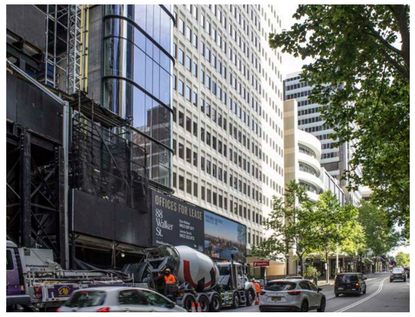
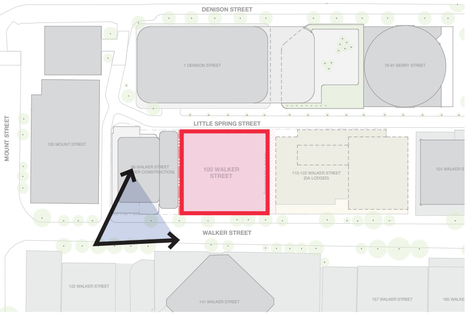


Proposed

Alternative

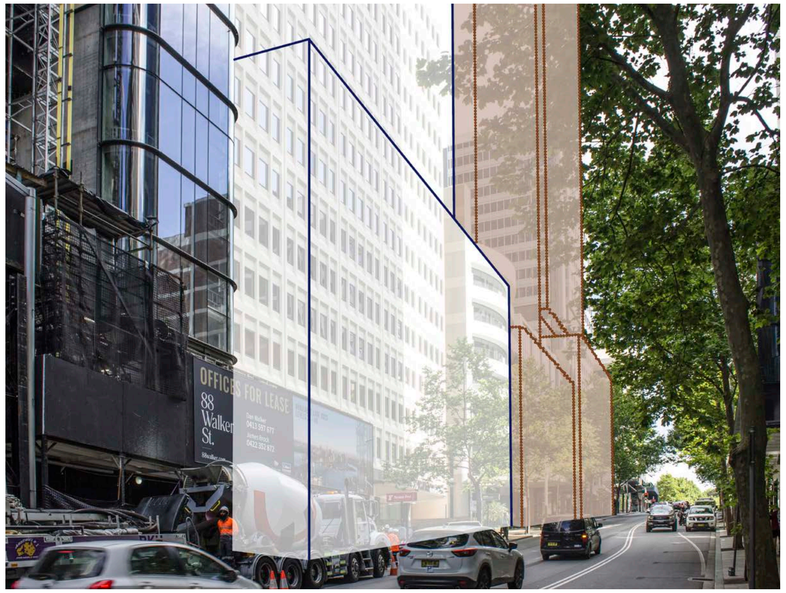
View 04
View from Walker Street South





Existing Condition

DCP Envelope



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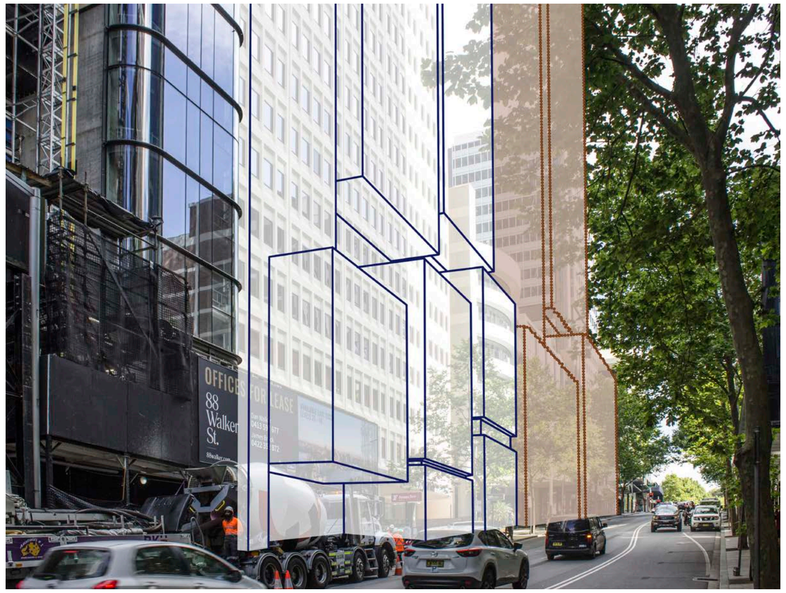

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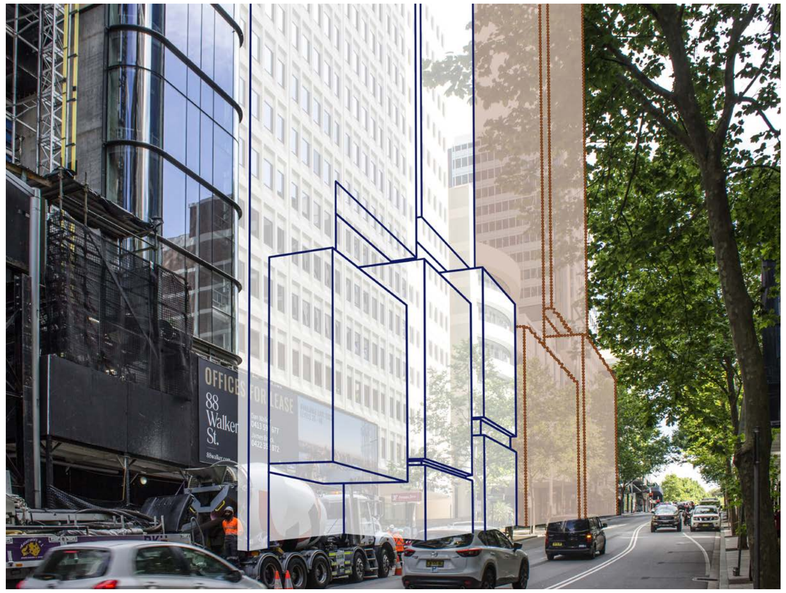
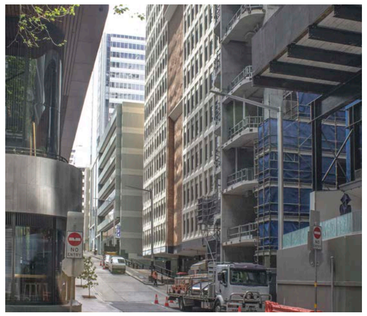
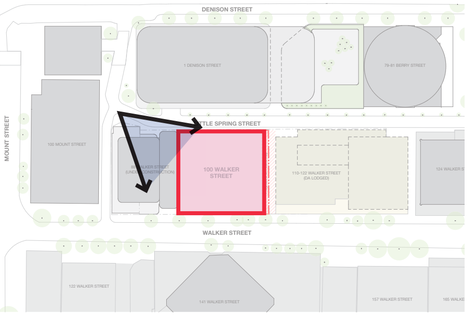


View 05
View from Little Spring Street South



Existing Condition



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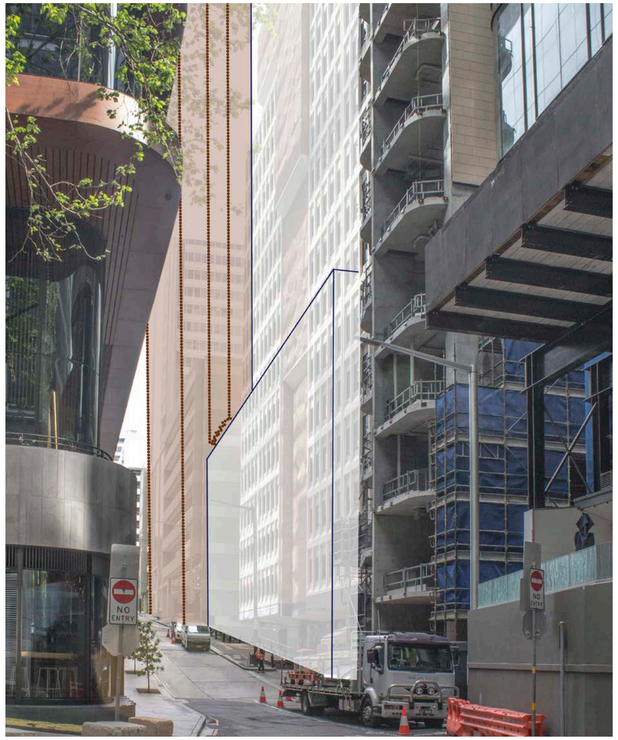

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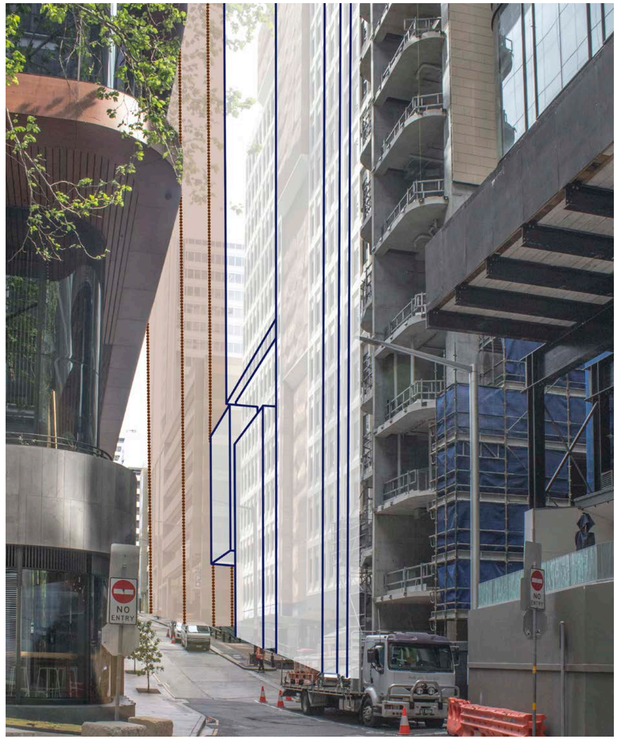

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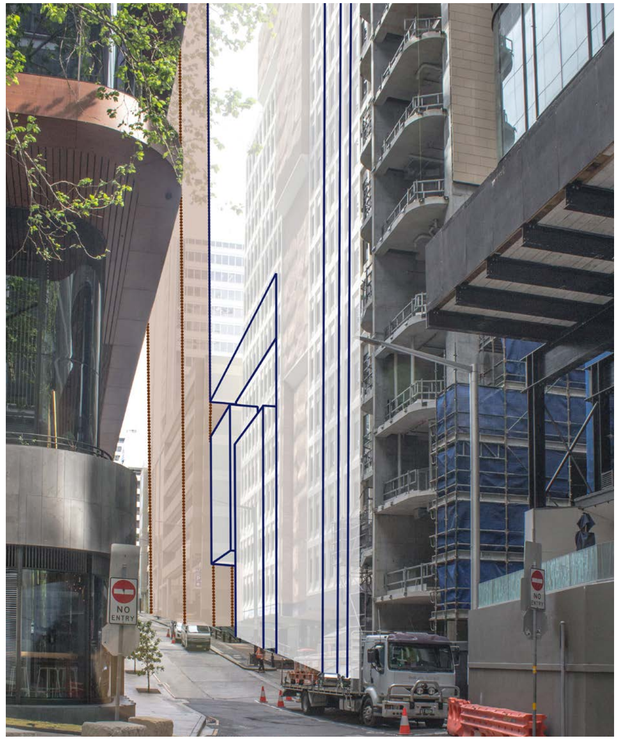
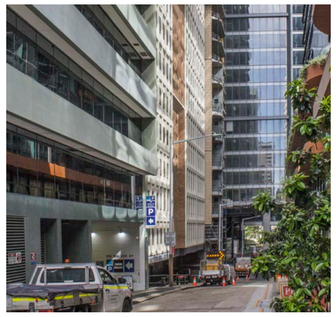


View 06
View from Little Spring Street North



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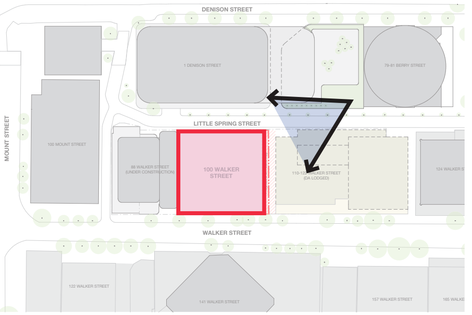

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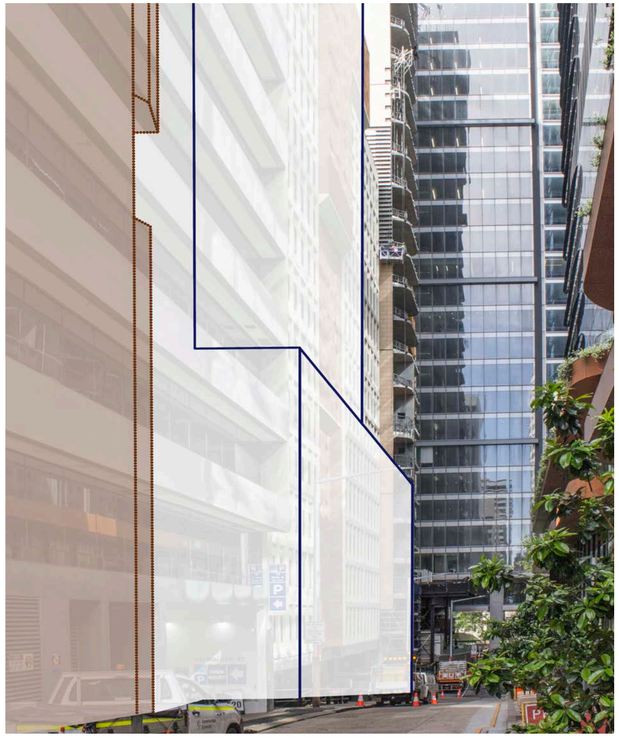

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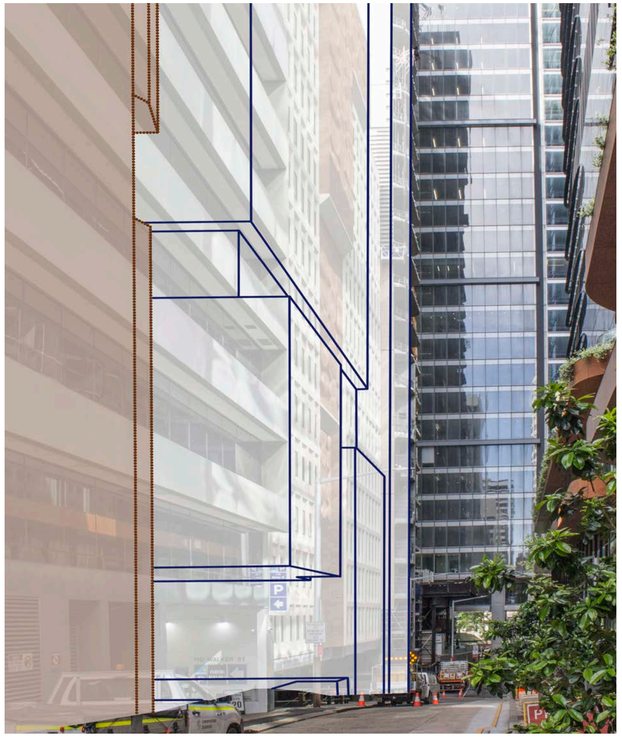

Alternative