

100-102 Walker Street North Sydney

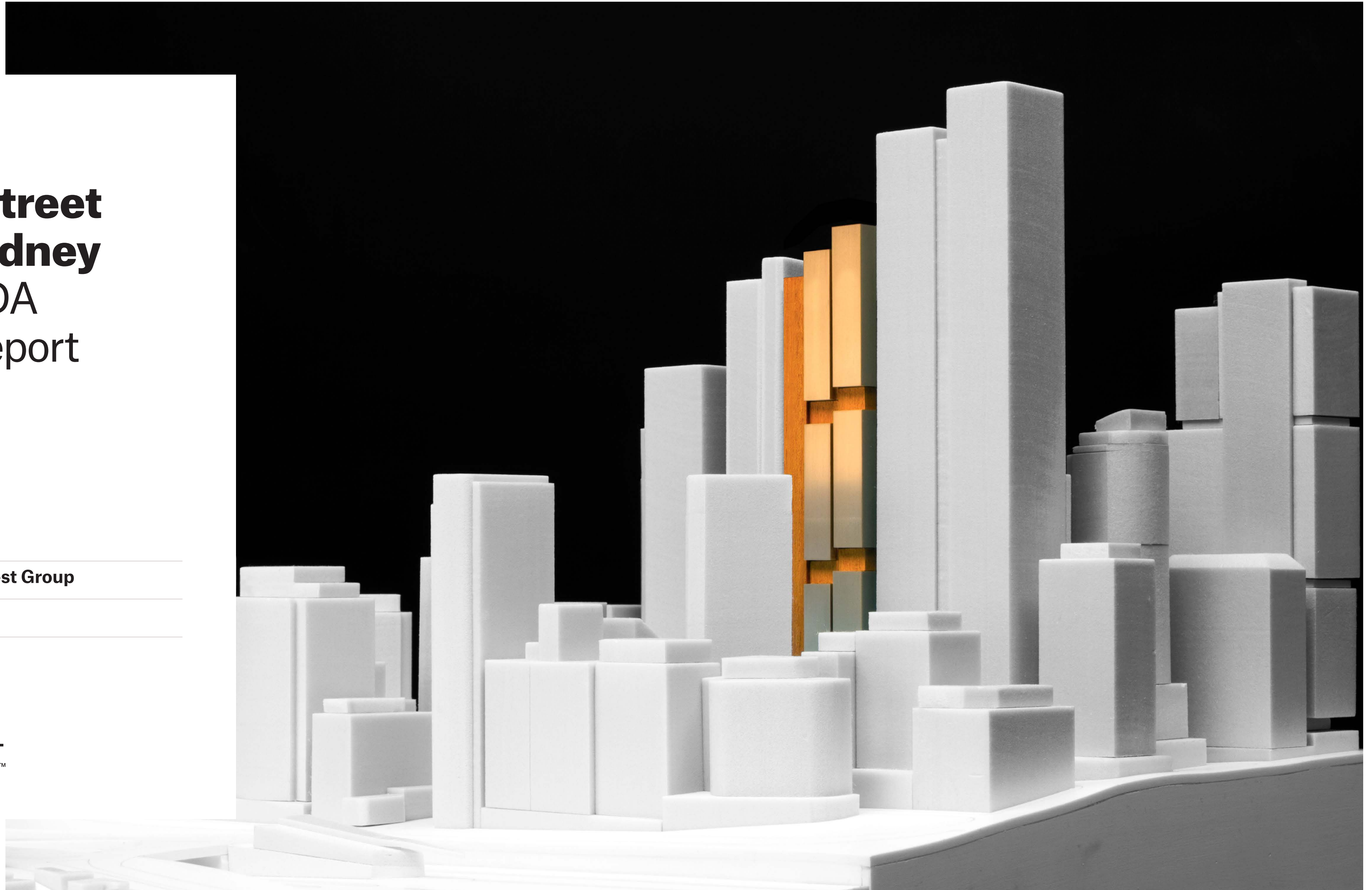
Detailed DA Design Report

Prepared for Pro-Invest Group

Detailed DA Report

December 2021

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Acknowledgement of Country

We acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

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Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

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1.0 Introduction

This design report has been prepared by Bates Smart on behalf of Pro-invest Group to accompany a Development Application (DA) for the re-development of 100-102 Walker Street, North Sydney (the site) (herein referred to as 100 Walker Street).

The DA seeks consent for:

- Demolition of existing site and excavation to a depth of RL35 metres.
- The design, construction and operation of a 48-storey office building (inclusive of two levels of roof plant) with a maximum building height of RL239 metres (to the top of the rooftop feature) and a total gross floor area provision of 42,573sqm. The building will accommodate:
- 40-storeys of commercial office space including terraces on the eastern elevation and building plant at the Low-Rise Deck (Level 17), Mid-Rise Deck (Level 31) and rooftop (Level 45 and 46).
- Two lift transfer floors, referred to as the Village Decks, at Levels 16 and 30.
- Retail premises (including food and beverage premises and shops) accommodated on the Lower Ground Floor, Upper Ground Floor and Basement Level B1.
- Pedestrian access to the site from several entries on Lower Ground and Upper Ground from the street and laneway frontages.

- Repurposing existing vehicular access on Walker Street and construction of six (6) storey basement to accommodate a total of 74 car parking spaces, 2 loading bays, 397 bicycle parking spaces, as well as associated end of trip facilities (EOTF), storage, back of house, services and substation.
- Provision of a rooftop architectural feature to a total height of RL239.0 metres.
- Landscaping provision across the ground plane and commercial terraces.
- Public domain improvements to 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) along the full extent of the northern site boundary providing access from Walker Street through to Little Spring Street.
- The addition of a public lift providing accessible access between Little Spring Street, the Laneway and Walker Street.

Development Summary

Site Area	1392 m ²
Gross Floor Area	42,573 m ²
Car Spaces	74 spaces
Bicycle Spaces	397 spaces



View from Walker Street

Delivering the Brief

The Design Brief

The brief for 100 Walker Street sets a clear vision for a different type of commercial building – the ‘anti’ office building. A sustainable, climate friendly building with wellness you can work in. Operating like a hotel, it provides a networked community ecosystem of additional spaces that allow the tenancy to flex seamlessly. Tenants will see themselves as members, with access to curated experiences that build the community of like-minded, with activities that span beyond office hours and office lives.

The design needs to provide the infrastructure for this ecosystem of uses. A design identity that creates a sense of belonging for potential tenants, without limiting the flexibility in how they use the space. Taking cues from the local North Sydney community we’ve outlined in the following pages how the brief is captured within the building; from the visitor approach to the multiple destinations on offer.

Base Building

- / The anti-office building
- / Building operations like hotel operations
- / Smart technology Seamless connectivity anywhere, anytime
- / Circular economy building design and philosophy
- / The exploding platform of WALE

Future Tenant Requirements

- / Flexible leases
- / Landlord experience
- / Big enough to care, small enough to deliver
- / Building membership not building occupancy
- / Shared amenity and curated experiences
- / Experience based working
- / An integrated built solution
- / Artificial intelligence / human intelligence
- / Cultural adaptation

User Experience

- / Rapid and limitless adaptability
- / Physical rights management
- / A networked, community ecosystem
- / AI/HI

Place and Precinct

- / A destination precinct that works outside of office hours
- / A well being precinct you can work in
- / Retail and access
- / Aspirational and attracts people from the CBD



The anti-office building.

If a building no longer has 'offices' for people to work in, then what is it?

During the Covid crisis, organisations successfully implemented Work from Home as lockdowns and socially distancing mandates necessitated.

Research has shown that many people would like to continue working from home, from anywhere from one to five days per week depending on what types of work need to be done.

This means that workplaces can have significantly fewer workstations and individual offices as focused work that requires a quiet environment can now be done from home (or anywhere).



Building Operations like Hotel Operations.

Buildings are less focused on a stacked hierarchy of tenants, and more about an eco-system environment that prioritises shared services, increased hospitality and greater customer service.



Circular Economy Building Design.

“A circular economy is one that is restorative and regenerative by design, and which aims to keep products, components and materials at their highest utility and value at all times, distinguishing between technical and biological cycles” - Ellen MacArthur Foundation.

Organisations desire green buildings to enable them to meet their organisational sustainability targets. Whilst there are many layers to Circular Economy building design, the development brief from the outset as minimum should include design for future flexibility and adaptability, design for ease of maintenance, natural ventilation wherever possible, facade design to allow appropriate daylighting and where possible reduce the carbon footprint with appropriate building materials and construction methodologies.

Extract from the 100 Walker Street Brief by ERA Co

The Vision

Our design approach is underpinned by the following key principles that ensure the building provides value for both internal tenants and the surrounding community

A New Type of Workplace

The way we are working is changing. Whilst the Covid pandemic was not the catalyst, it has served to accelerate the rate of change. It has also made people consider what is important about their place or work. Access to natural ventilation, outdoor space and on-demand tenant amenities are now considered to be essential features. At the same time, digitalisation has transformed our workplace practices, meaning smaller, more bespoke floorplates that encourage workplace culture and collaboration are becoming increasingly desirable.

100 Walker Street seeks to address this need by creating an environment that encourages work and ideas to flourish, whilst contributing to healthy lifestyles and creating memorable spaces that people are eager to visit and linger in.

It incorporates a diverse range of places for gathering, socialising, respite and contemplation that break free from the outmoded corporate norm of single use space for workers. These communal spaces have access to nature and fresh air and are designed to welcome and inspire both occupants and visitors.

Public Generosity

An active and permeable ground plane provides a ‘social commons’ where the building’s occupants and the local community will naturally intersect.

It is activated by retail which provides a strong generator for community life, enhances employee work-life balance and contributes to both the day and night economy.

Social Connection

The development seeks to attract educated, diverse and progressive individuals who value vibrant and dynamic spaces that enable collaboration and support social opportunities in the workplace.

Flexible unencumbered floorplates that maximise City and Harbour views are essential, as well as delivering a series of unique indoor and outdoor communal spaces.

Wellbeing Through Workplace Design

Research shows that providing access to fresh air, natural light, outdoor spaces and landscape leads to improved cognitive ability and mental wellness.

The proposed design provides floorplates with good natural light and access to naturally ventilated spaces on every level. Communal landscaped terraces and gardens are located through-out the building while the use of natural materials provides warmth and connects occupants with nature.

Environmental Sustainability

The sustainable performance of a workplace is becoming increasingly important to business as customers and staff begin to hold companies accountable for their environmental footprint.

As a next-generation workplace, 100 Walker Street must minimise embodied energy in construction and reduce operational energy use; implementing initiatives that are visible and attractive to tenants.



View of the proposed development from Walker Street

Design Principles

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. It will create a high quality public domain and built form that is both distinctive and responsive to its social, cultural and physical context.

1 A Grounded Tower

The workplace experience begins on approach – the building creating an experience driven narrative that gives the visitor a sense of belonging to a unique community.

The podium massing is broken down into smaller volumes creating a fine grained streetscape rhythm that references the historic terraces of the past, whilst creating a unique identity and a human scaled, touchable building.

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



2 A New Laneway

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.

Active frontages should be maximised as well as creating opportunities for below ground retail such as a wine bar or gym that encourage a 24 hour economy.



3 The Commuter Entry

The Little Spring Street entry forecourt extends the public domain into the site to provide a human scaled covered entry while the laneway extends the pedestrian connection down to Walker Street.

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.

The entry is set back from the street to create a covered forecourt before entering the lobby, providing a sense of arrival and shelter from adverse weather.



4 Redefining The Commercial Lobby

Designed to feel public and welcoming to both visitors and tenants, the entry and lobby is the antithesis of the traditional bland and cavernous corporate lobby. It is a hybrid hospitality, retail and business space that talks to the North Sydney lifestyle – casual, natural in its materiality, light and landscaped. An informal cafe lobby leading off the laneway provides a further entry.

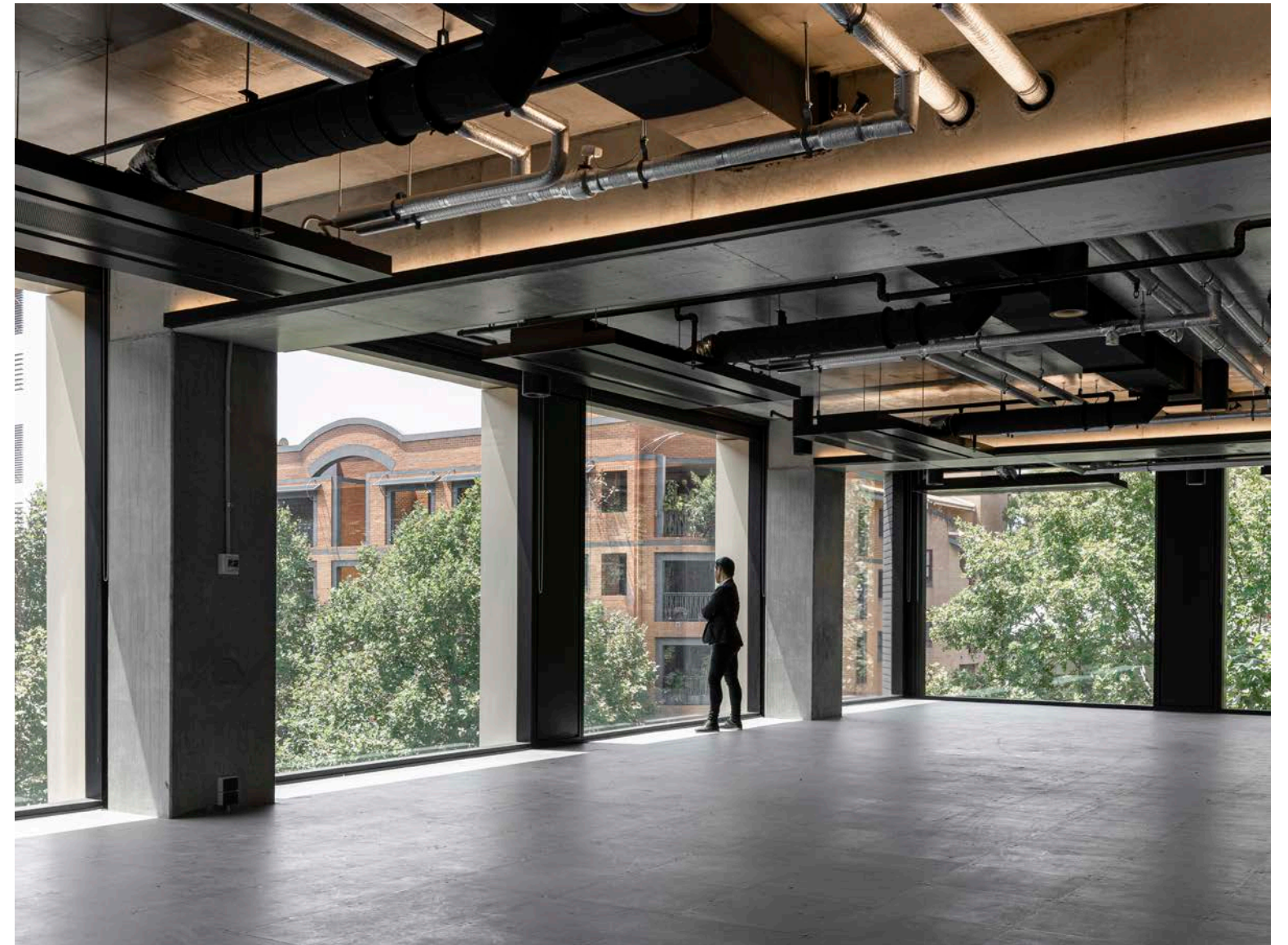
Moving through the space, there are strong visual and physical connections to the podium levels and lower ground floor with natural ventilation and planting creating a strong connection to nature. The space is designed to promote public generosity whilst catering to both visitors as well as tenants with concierge facilities, food & beverage tenancies and pop-up retail.



5 Commercial Floorplates

The commercial floorplates are designed as an extension of the natural, sustainable and human centric experience offered by the building. Aligning the core to the southern boundary creates the ability for large contiguous floorplates designed for efficiency and productivity whilst maximising access to natural light and views.

The wellness of occupants is paramount and tenants are able to access fresh air and natural ventilation through the use of mixed mode spaces and outdoor landscaped terraces. Within the floorplate, soft zones enable floors to be connected vertically creating opportunities for social interactions and improved productivity.



6 The Village Decks

Located at the lift change over floors, the Village Decks are unique spaces that offer the ultimate working experience.

A stepped slice in the façade of the building creates two ‘treehouse playhouse’ spaces at intervals up the tower. Designed as a unique experience, generous ceilings create floating platforms that blur the boundaries of indoor and outdoor, working and living spaces.

Functionally, these spaces serve as transfer floors for the lifts, intermediate plant spaces and structural outrigger zones for lateral stability.



7 Sustainability

As a next-generation workplace, 100 Walker Street will seek to minimise embodied energy in construction and reduce operational energy usage throughout its lifecycle.

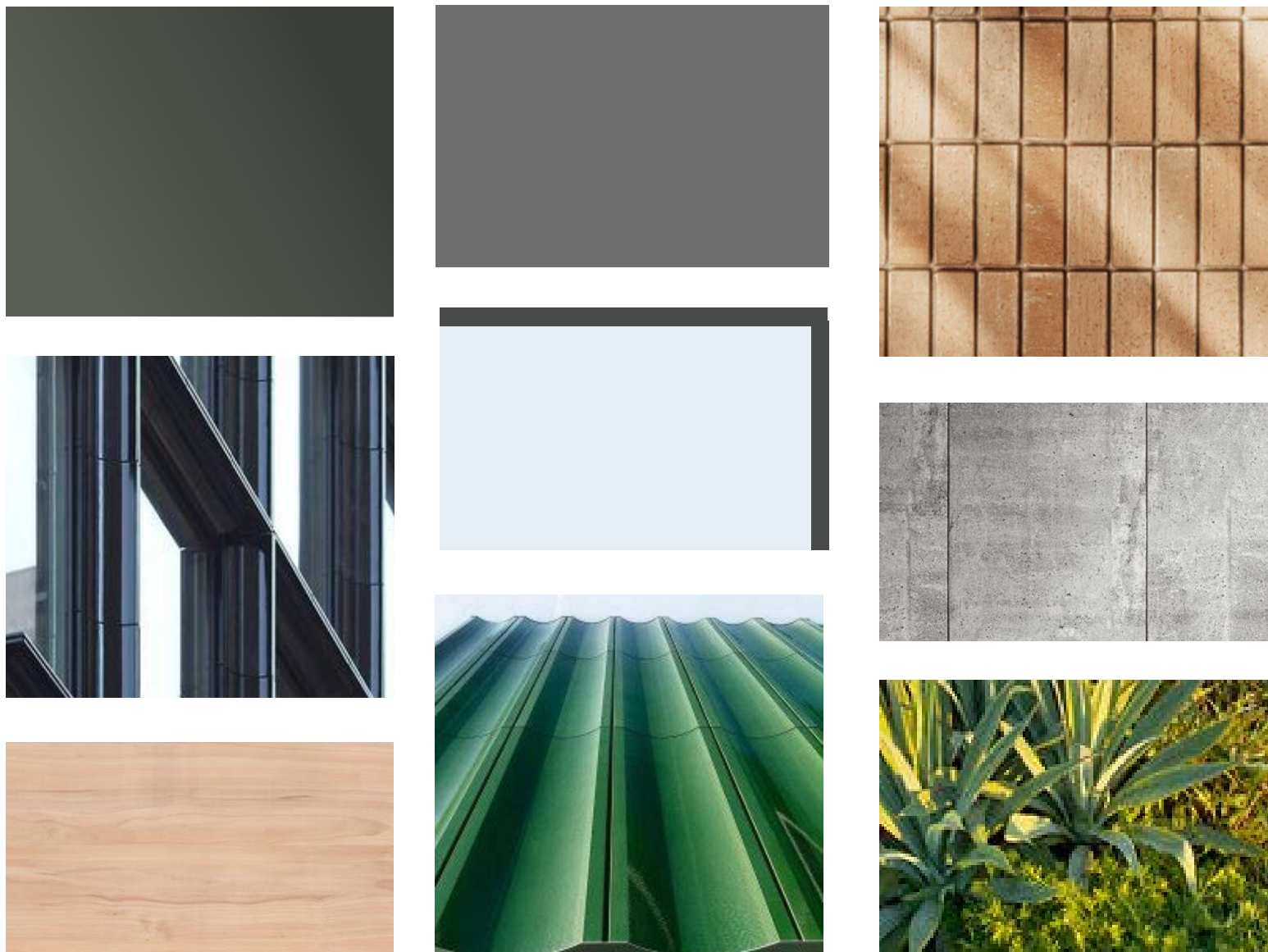
The building has shaded facades that aim to reduce solar heat gain, particularly on the east elevation and upper levels of the west elevation. Maximising natural daylight and incorporating naturally ventilated spaces throughout the tower connects occupants to nature whilst reducing energy demand.



8 Facade and Materiality

The facade design reinforces the dynamic composition of multiple stepped and stacked volumes. The facade materials have depth and texture and respond to the orientation and localised environmental conditions.

The materiality concept is focused around honest, natural surfaces and tones, centred around a humane scale and tactility. Within the holistic material palette of concrete, timber, metal and terracotta, surface textures, hues and profiles are played with and contrasted against. Gloss, matte, tile size and saturation variations create a layering of scale and finish quality which defines the changing uses and they move up the tower.





2.0

Site Location and Context

Streetscape and Local Character

North Sydney has often defined its value from being ‘the other’. Separate enough from ‘mainland’ Sydney it has thrived in its remove and offered an alternative experience to the opposite side of the harbour.

The North Sydney residential lifestyle has always been aspirational with strong, local neighbourhoods built along the edges of Sydney Harbour. Residents are considered artistic, affluent, and affable; with access to one of the most unique and iconic landscapes in the world. A thriving community whose contribution to the arts, food and lifestyle epitomises the international view of Sydney.

The otherworldliness of Wendy Whiteley’s Secret Garden, swimming in North Sydney pool, and local artists such as Brett Whitely and Ken Done define how we view ourselves, our City, and its harbour.

At the centre of this is the North Sydney CBD. Attractive to international businesses it offers the best views in Sydney, looking past the boats in Lavender Bay with the Bridge in the mid ground and the CBD nestled behind.

Our vision for this building is to create a Commercial Tower that attracts the best of local and international tenants, by deeply embedding itself in this local identity.



1



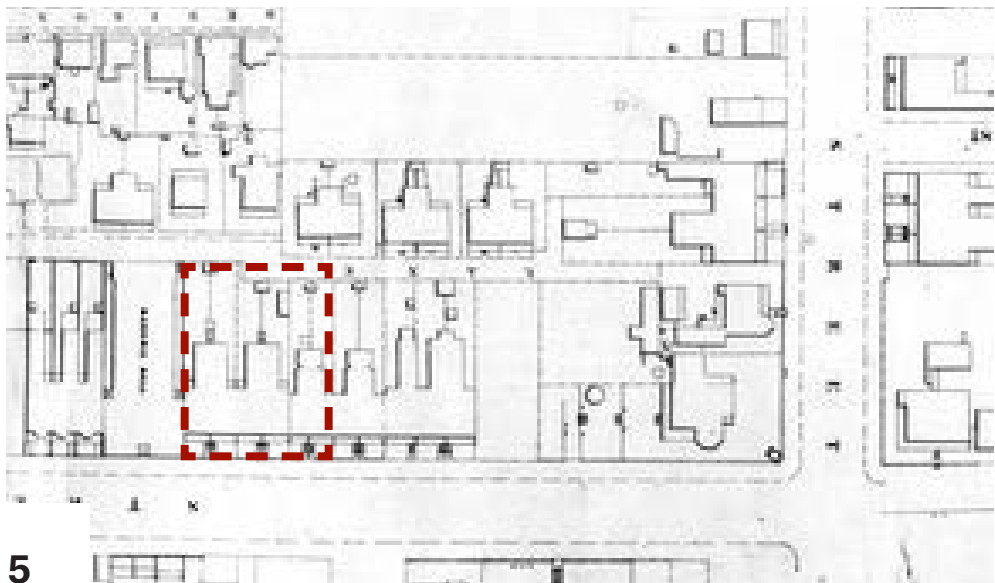
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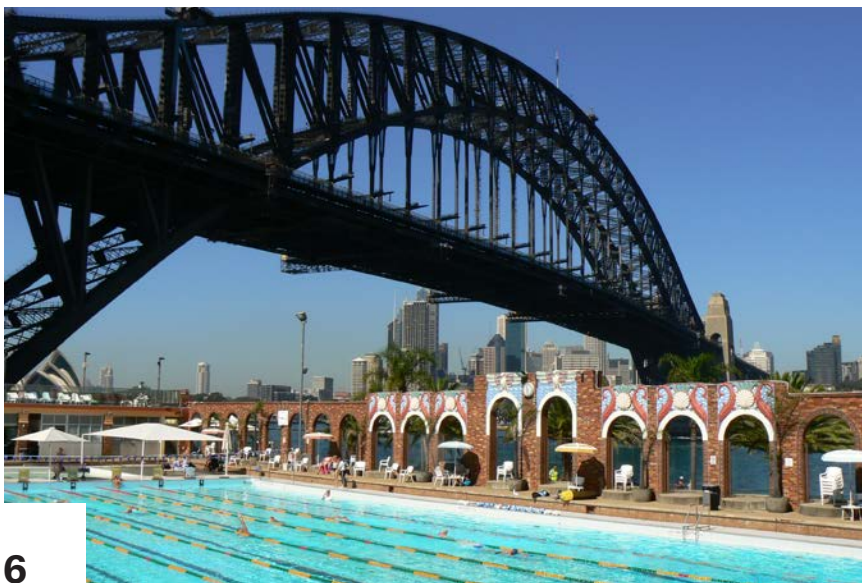
3



4



5



6

Pictured

1. Sydney Harbour Aerial From North Sydney
2. Ken Done – Christmas Tree Reef II - © Ken Done
3. Wendy Whiteley’s Secret Garden, North Sydney
4. Brett Whiteley - The Balcony 2 © Wendy Whitely
5. Walker Street 1892 Map - Stanton Library Historical Services
6. North Sydney Pool

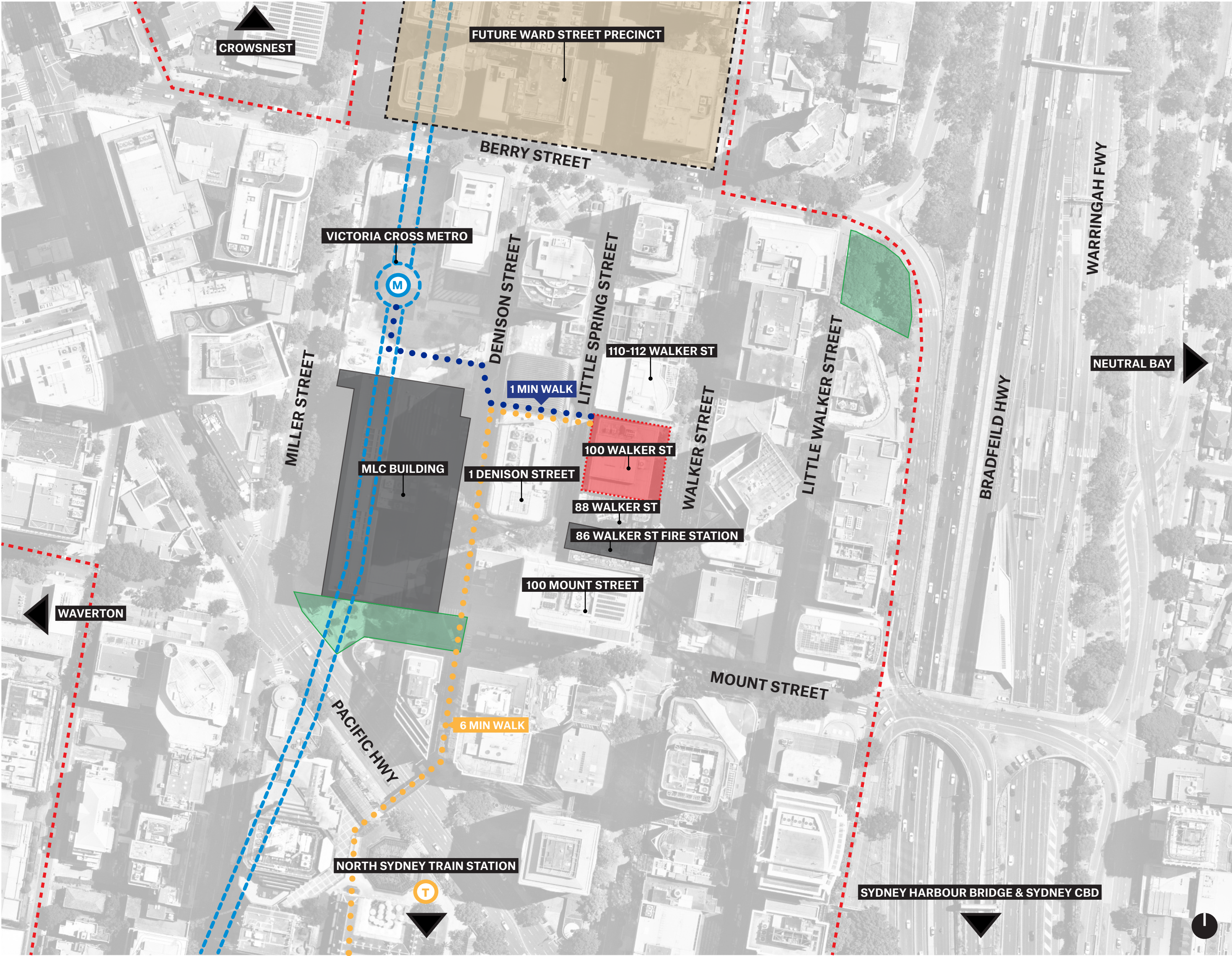
Site Context

The site is located between Walker Street and Little Spring Street, in the North Sydney CBD. The site is in close proximity to the North Sydney Train Station and the future Victoria Cross Metro station, which is scheduled to open in 2024.

The area surrounding the site is currently undergoing significant development and public domain upgrades, shifting the civic heart of North Sydney to this part of the CBD.

Key

- North Sydney Centre
- Subject Site
- Heritage Item
- Train Station
- Metro Station
- Pedestrian Connections to Transport Hubs
- Public Park



The Impact of Sydney Metro

Sydney Metro is Australia’s biggest public transport project. Services started in May 2019 in the city’s North West with a train every four minutes in the peak. Metro rail will be extended into the CBD and beyond to Bankstown in 2024. There will be new metro railway stations underground at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new metro platforms under Central.

In 2024, Sydney will have 31 metro railway stations and a 66 km standalone metro railway system – the biggest urban rail project in Australian history. There will be ultimate capacity for a metro train every two minutes in each direction under the North Sydney CBD.

Situated within the North Sydney CBD, the new Victoria Cross Metro station is expected to transform the North Sydney CBD, by significantly increasing the public transport access to the CBD and providing the catalyst for an emerging retail and food & beverage precinct centred around Miller Street and Denison Street.

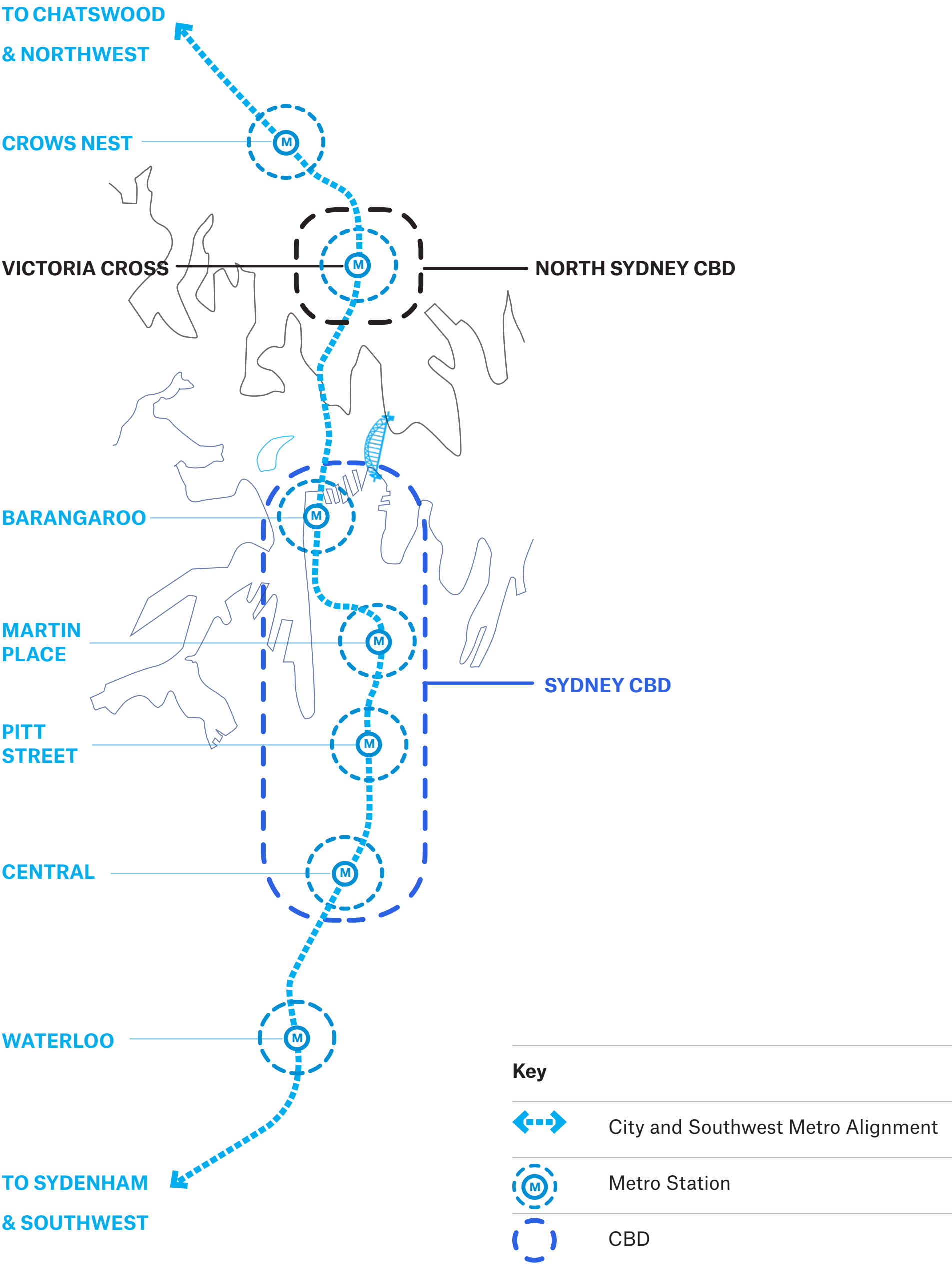
The subject site at 100 Walker Street is located approximately 100 metres from the proposed Metro Station south entry. The projected shift in pedestrian movement patterns around North Sydney as a result of the Metro station will create a significant pedestrian flow to and from the west of the subject site.



The proposed Victoria Cross station entry on Miller Street



The proposed lane between Miller Street and Denison Street



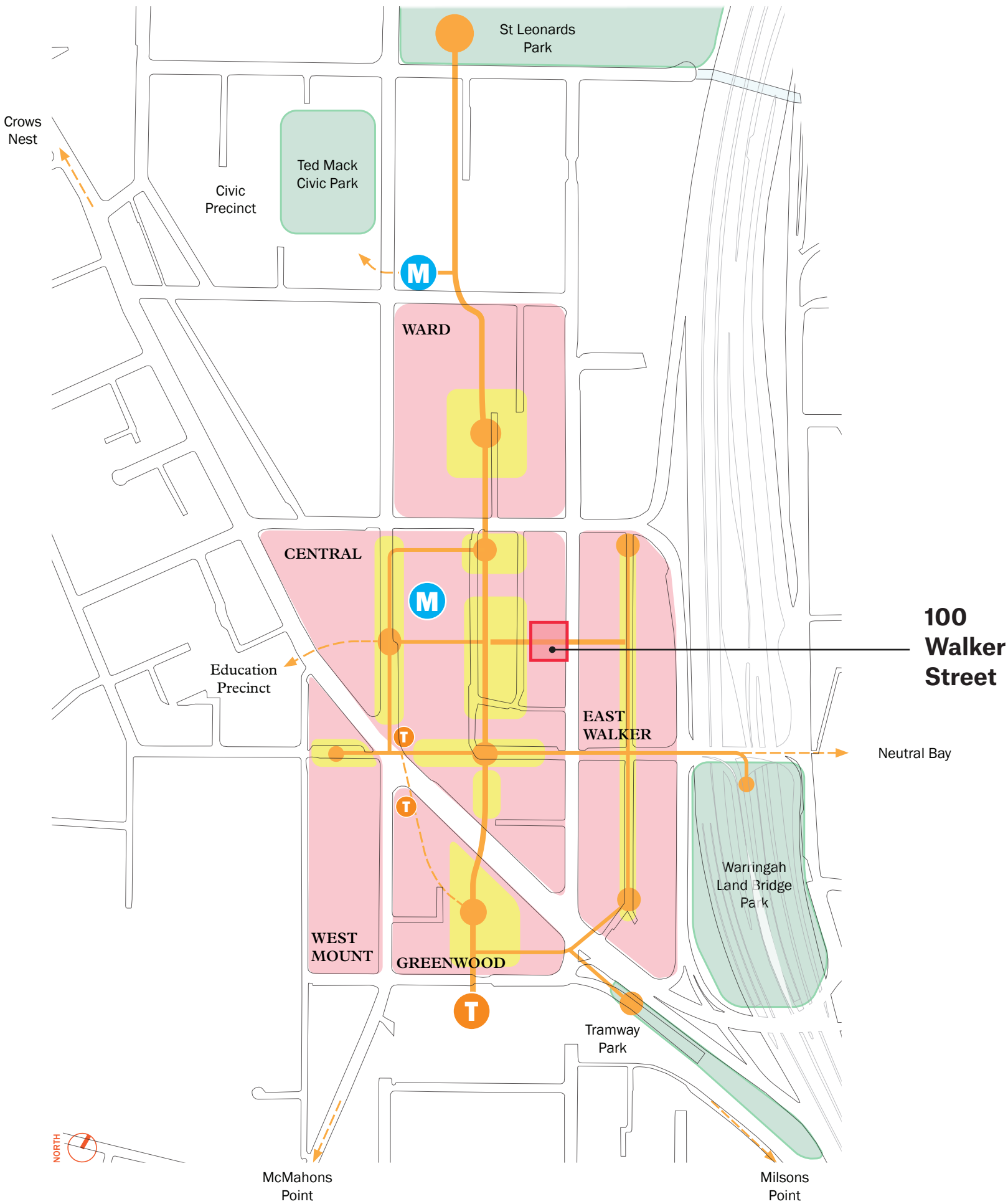
North Sydney CBD Public Domain Strategy

The North Sydney CBD Public Domain Strategy was adopted by Council at its meeting on 28 September 2020 and it serves to 'inform and guide any public domain works across the CBD'. The Strategy was developed to support the significant projected future growth of this centre.

The North Sydney CBD Public Domain Strategy prioritises urban life, community gathering and pedestrian safety. It identifies a range of projects that will create a strong, connected network of public urban spaces in the CBD and outlines a timeline and framework to deliver these projects.

With regards to pedestrian and vehicular movement, the strategy sets out the following key structural moves:

- Main north-south pedestrian spines running along Denison Street and Miller Street between the North Sydney Train Station to the south and the Ward Street Precinct and Victoria Cross Metro to the north
- Main east-west pedestrian route running along the northern edge of the site via the 1 Denison through site link
- Little Spring Street becomes a pedestrian priority shared zone



Public Domain Strategy - Structure Diagram

Source: North Sydney CBD Public Domain Strategy (September 2020) pg. 8



A Traffic Calmed CBD

- Regional road
- Local road (40km/h)
- Shared zone (10km/h)
- Pedestrian only
- Warringah Freeway

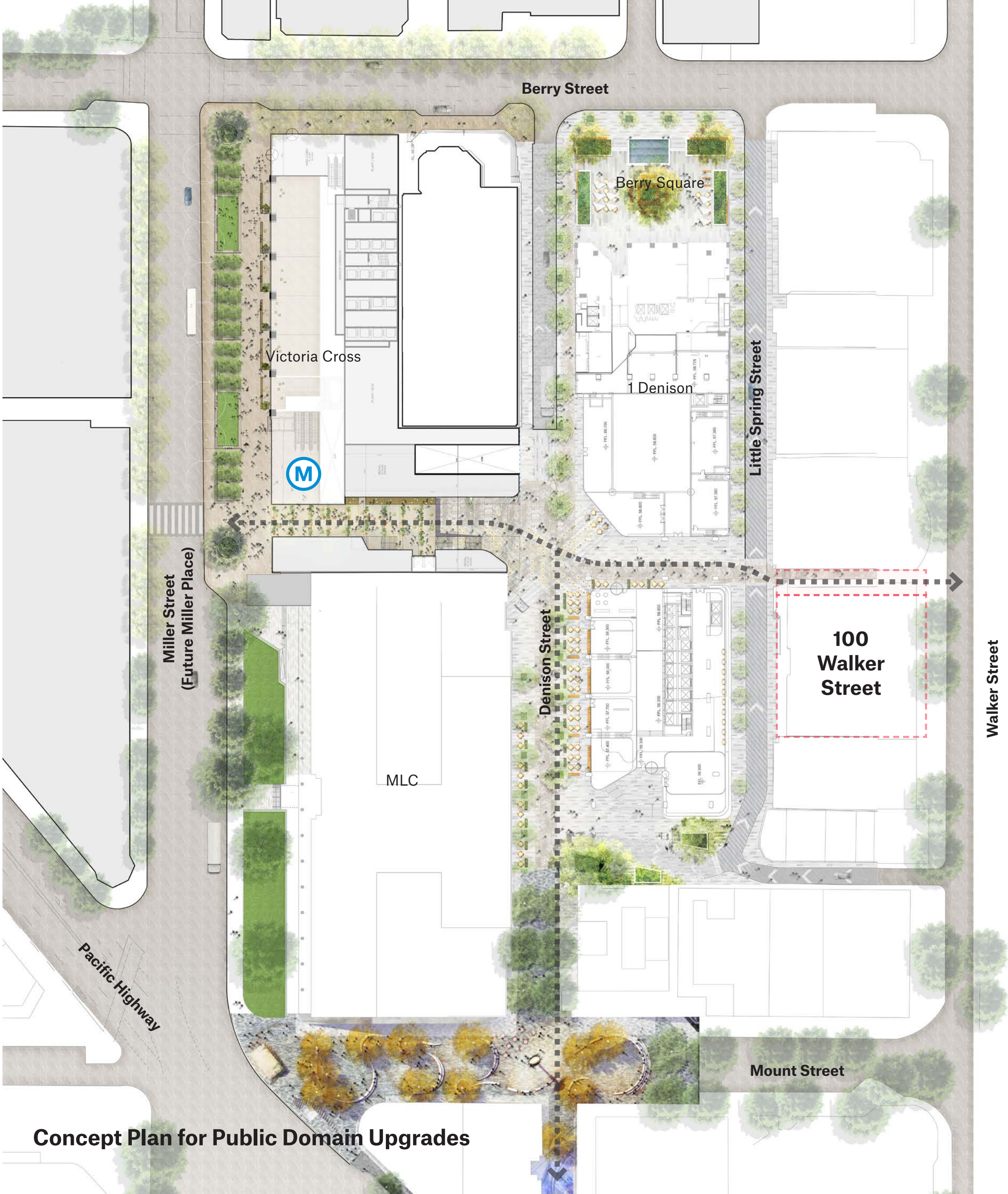
Source: North Sydney CBD Public Domain Strategy (September 2020) pg. 25

The Future of North Sydney

North Sydney is currently undergoing a period of unprecedented transformation. The new Victoria Cross Metro station is expected to significantly alter the concentration and flows of pedestrians around the CBD. At the same time, the public domain is being revitalised to create a series of connected pedestrianised spaces, including:

- The pedestrianisation of Miller Place: the closure of Miller St between Berry St and the Pacific Highway will create a new 7,450m2 public plaza outside the Metro Station
- The new Victoria Cross laneway and the pedestrianisation of Denison Street will creating a new retail precinct in North Sydney
- The upgrade of Brett Whitely Place
- The provision of shared zones in Spring Street and Little Spring Street and reversal of Little Spring Street’s one-way system
- The Ward Street Precinct Masterplan

Together, these upgrades will increase the flow of pedestrians arriving and leaving the site from the west. The laneway on the 100 Walker Street site, linking Walker Street with Little Spring Street, will connect into this wider network. By improving the pedestrian connections across North Sydney, the laneway will also become the gateway to future developments to the eastern side of the CBD.



Pedestrian Approach to Site

To understand the existing and futures approaches to the site, pedestrian movement analysis has been undertaken by Arup. The primary public transport point of arrival into the North Sydney CBD are the North Sydney heavy rail station to the south of the site, bus stops to the south and west, parking lots primarily to the south. The future Metro station to the west of the site will further alter the pedestrian flows around the CBD.

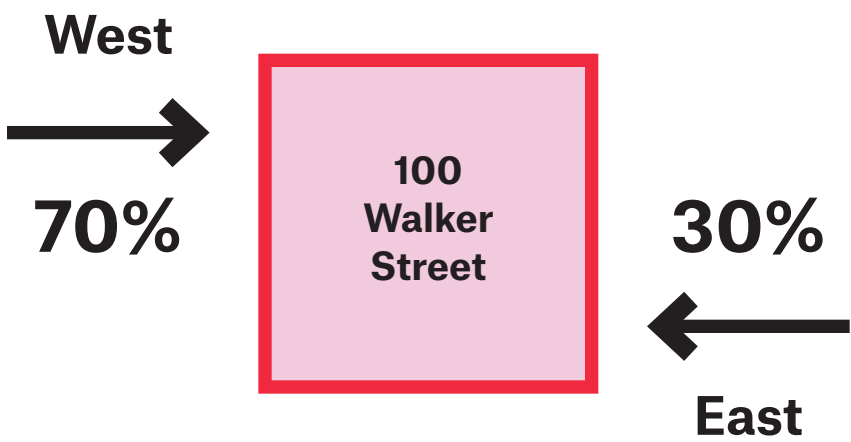
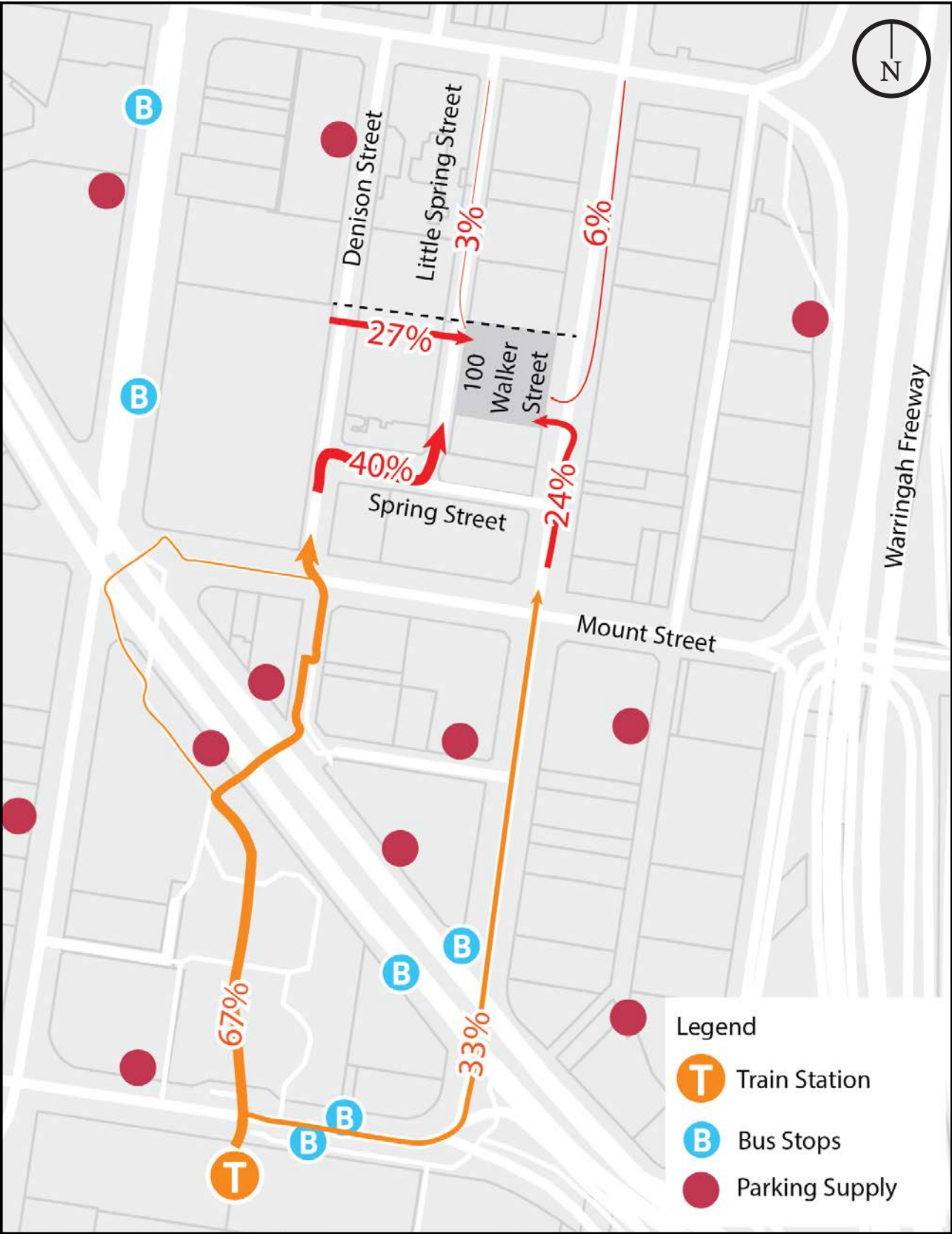
The modelling assumes an estimate of ⅔ pedestrians travelling from North Sydney Station travel route via Greenwood Plaza and the pedestrianised Denison Street, as opposed to Walker Street. This western route appears preferable due to:

- being fully pedestrianised from door to door
- avoids traffic lights and other road crossings
- provides better visual amenity
- the introduction of the Metro, as well as further public domain upgrades are expected to further improve the amenity of the western route.

The modelling indicates that 70% of pedestrians approach the site from the west, increasing to 75% with the introduction of the Metro station. This modelling strongly supports the western side of the site as the appropriate location for the main entry to the building. It also highlights that a vehicular entry on Little Spring Street would be problematic due to the high volumes of pedestrians crossing this street near the 1 Denison Street through site link.

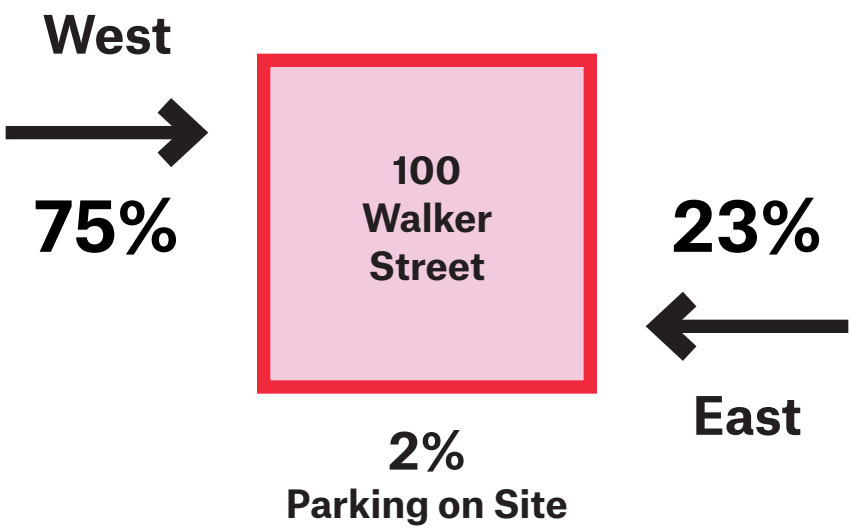
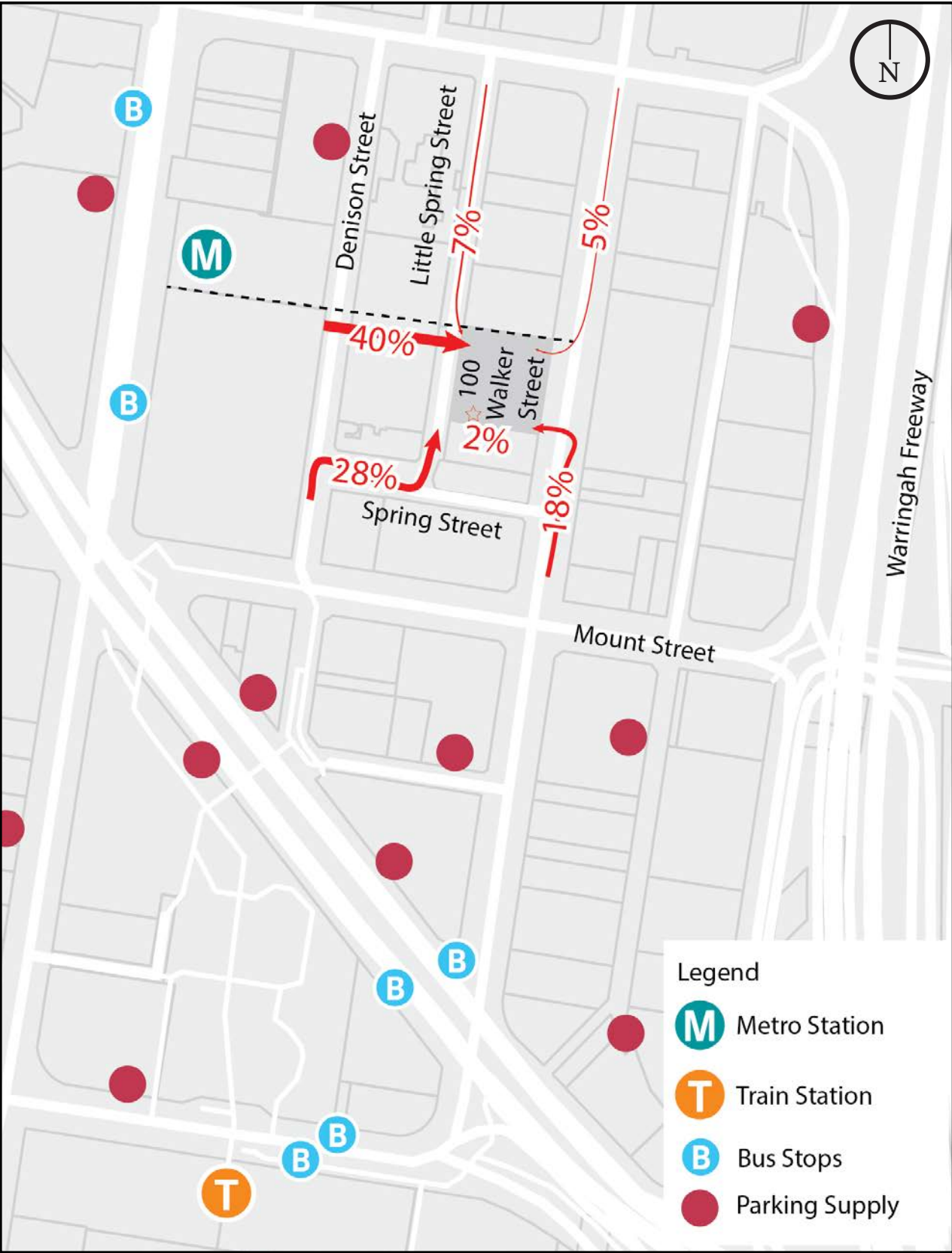
Existing Pedestrian Approach to Site

- assumed ⅔ pedestrians using western route to the site



Future Pedestrian Approach to Site

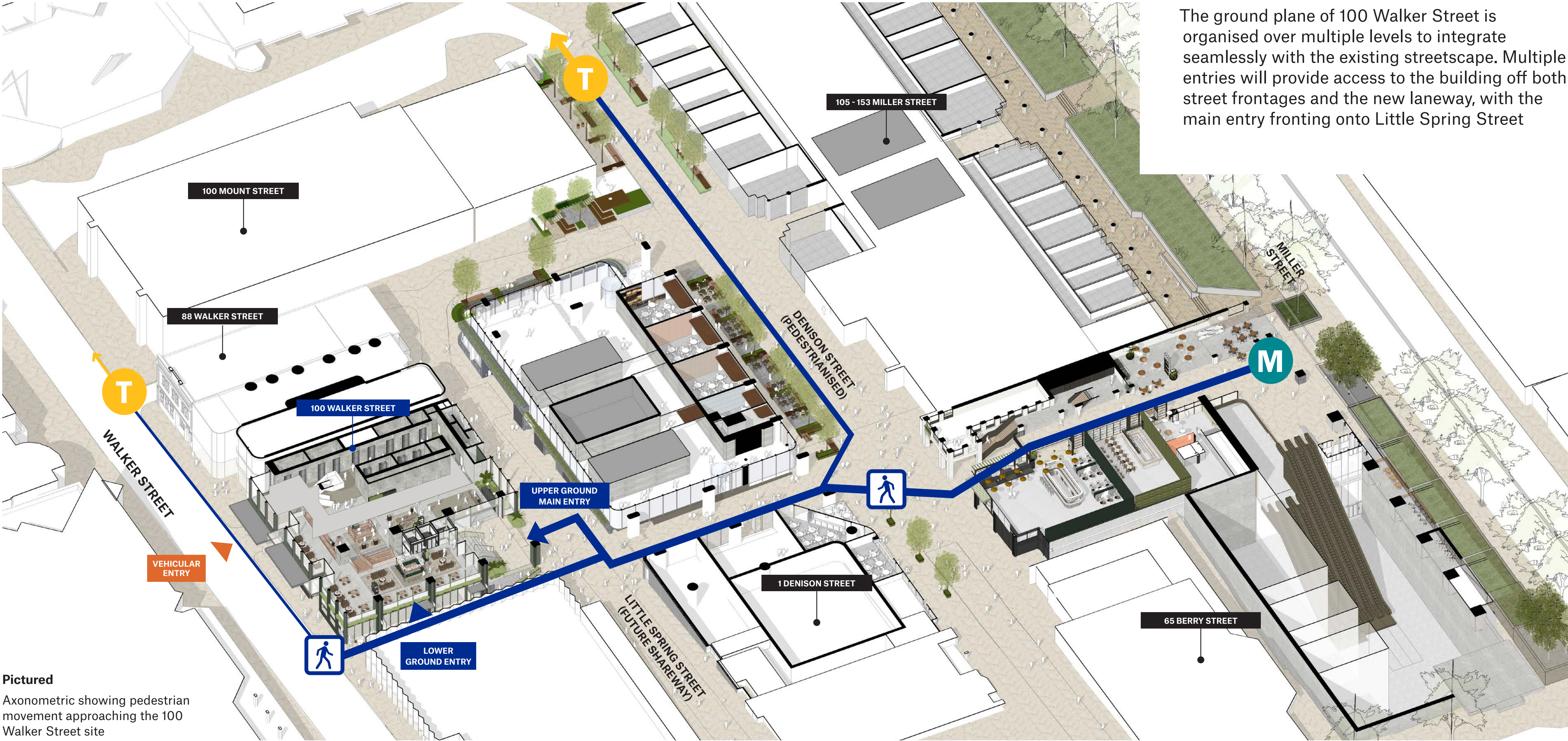
- assumed "Middle" shift scenario for trips switching to the Metro (based on 2016 Journey to Work data)



Pedestrian Connections

An activated laneway extends the pedestrian connection from Miller Street and the Metro Station through to Walker Street.

The ground plane of 100 Walker Street is organised over multiple levels to integrate seamlessly with the existing streetscape. Multiple entries will provide access to the building off both street frontages and the new laneway, with the main entry fronting onto Little Spring Street



Pictured
Axonometric showing pedestrian movement approaching the 100 Walker Street site



3.0

Site Analysis

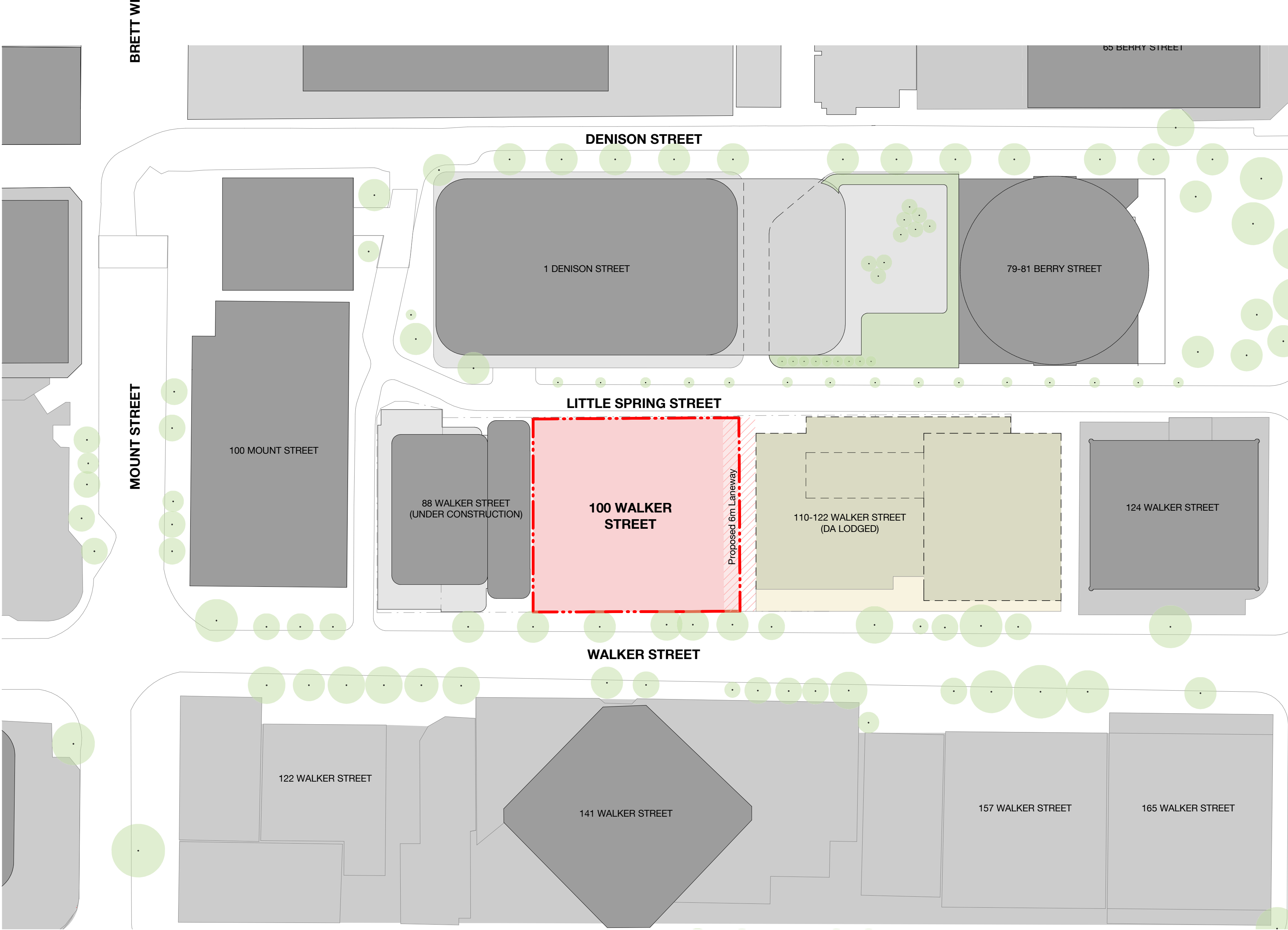
Site Location

The site is located on the eastern side of the North Sydney CBD within the North Sydney Local Government Area (LGA).

The site is bounded by two trafficable streets, with Walker Street to the east and Little Spring Street to the west. A 3m setback to the north is proposed to provide for the southern half of a pedestrian laneway located between the subject site and 110-122 Walker Street.

To the south at 88 Walker Street is a 50-storey mixed use hotel and commercial development that is currently under construction.

To the north is a proposed new 55-storey commercial office building that has been lodged for DA. To the west, 1 Denison Street is a recently completed 39-storey commercial office building located immediately opposite to the site on Little Spring Street.



Subject Site

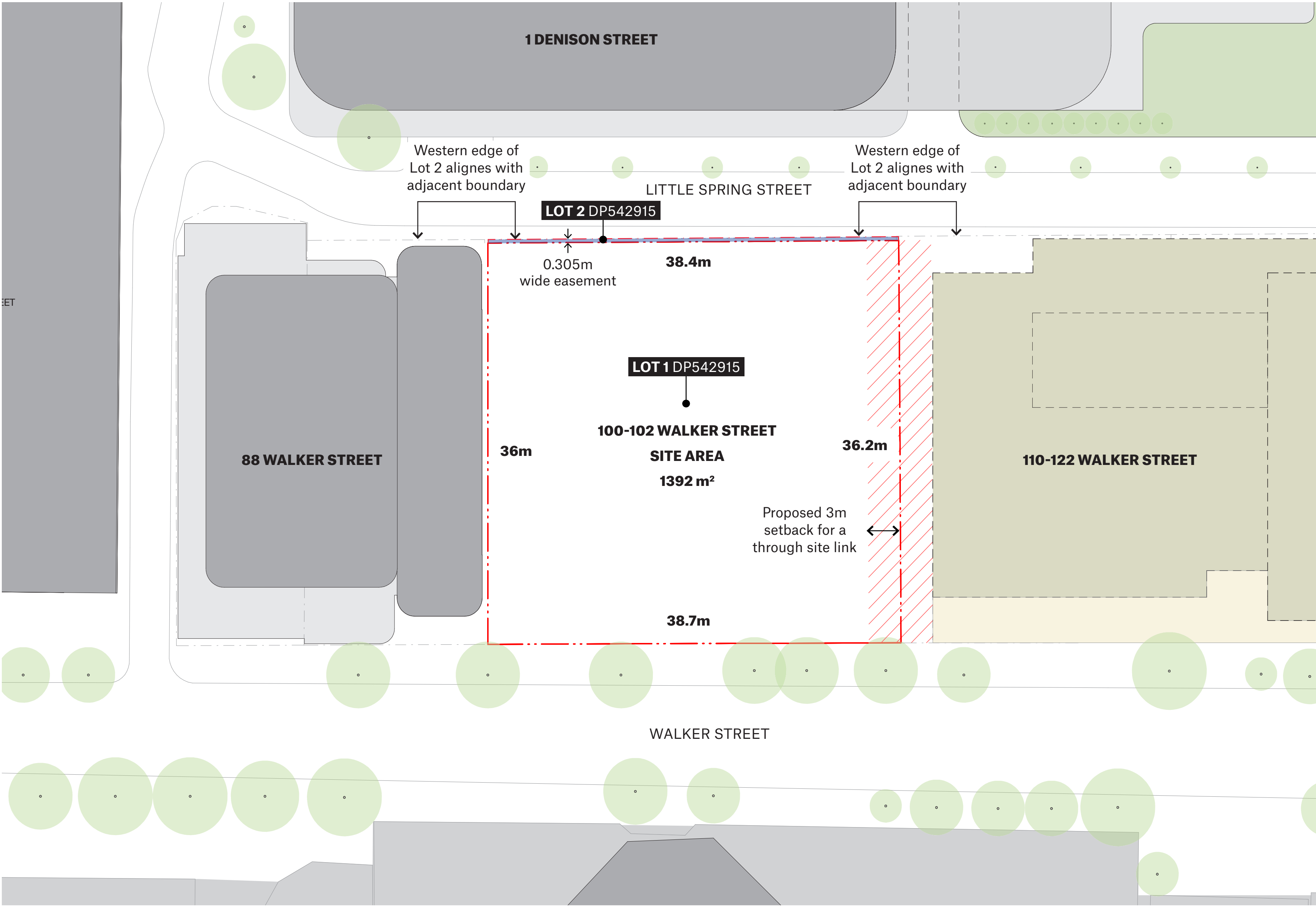
The site is located at 100-102 Walker Street, which comprises of two Lots:

Lot 1 (DP542915) is the subject site (“The site”). It is approximately 38.7m wide x 36.2m deep and has a surveyed site area of 1392m².

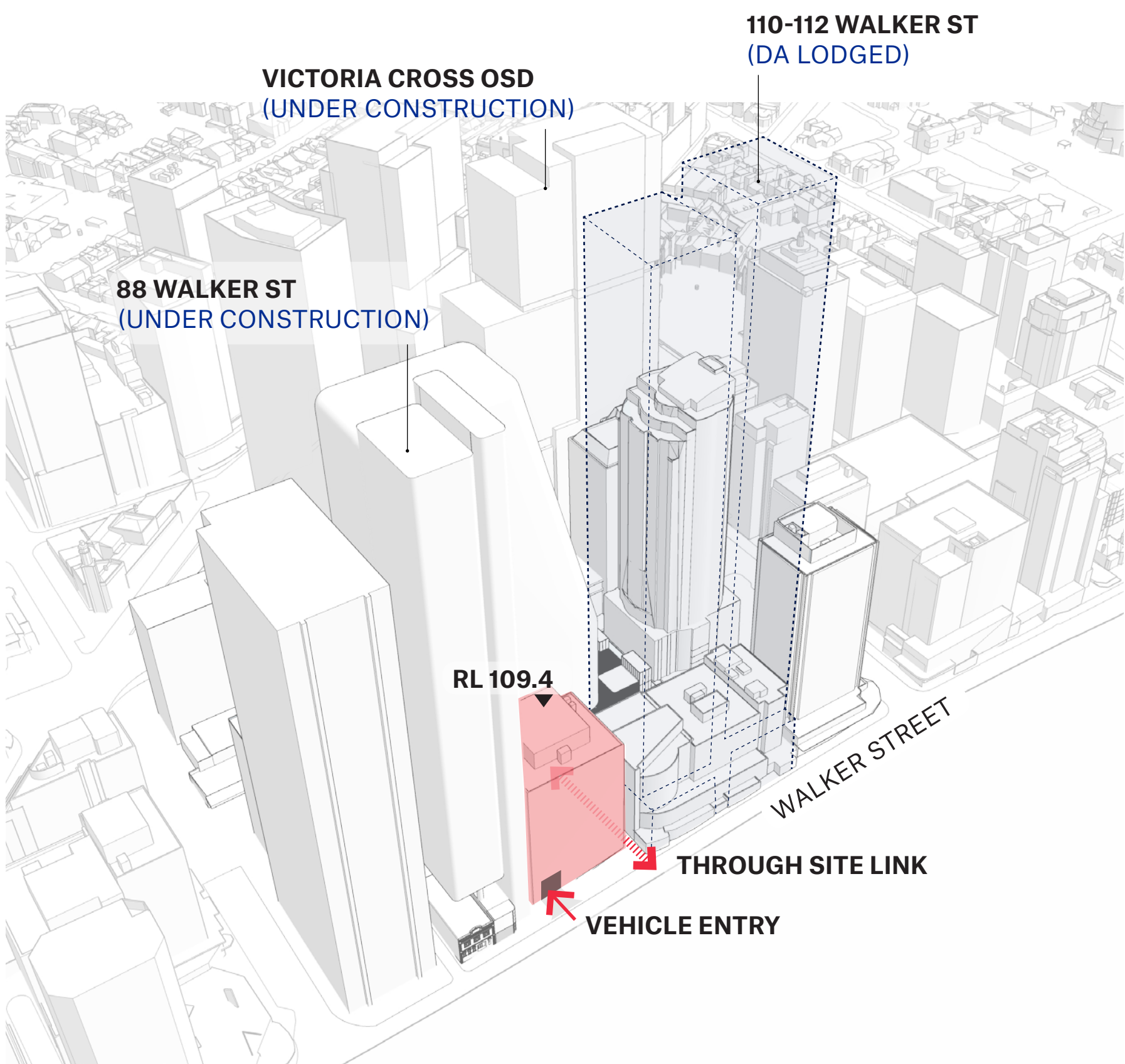
Lot 2 (DP542915) is the narrow strip of land (0.305m wide) that runs along the western boundary of the 100-102 Walker Street site. It is owned by North Sydney Council and is burdened by the following restrictions that benefit Lot 1:

- Right of Way – to provide vehicular and pedestrian access through to Lot 1.
- Easement for Services – to provide services and maintenance across Lot 2 to service Lot 1.
- Restriction(s) on the Use of Land – Lot 2 can only be used for open space, no building or structure can be erected or constructed on the land, and the pavement cannot be lowered or raised above or below adjacent level of Little Spring Street.

This easement occurs on 100-102 Walker Street and does not occur in the sites to the immediate north and south. The building setbacks have been measured to the Lot 1 boundaries.

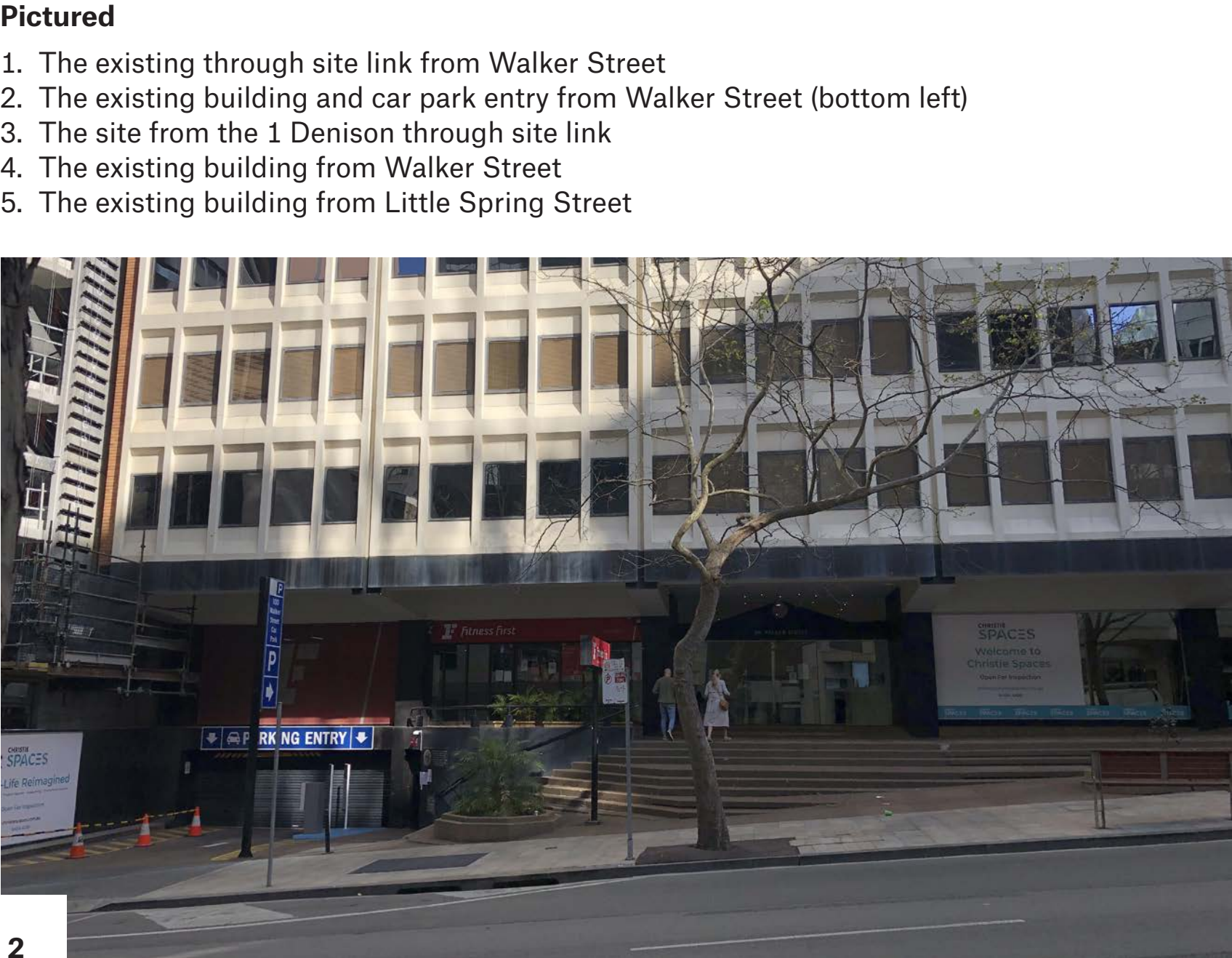


Site Analysis



Existing Condition

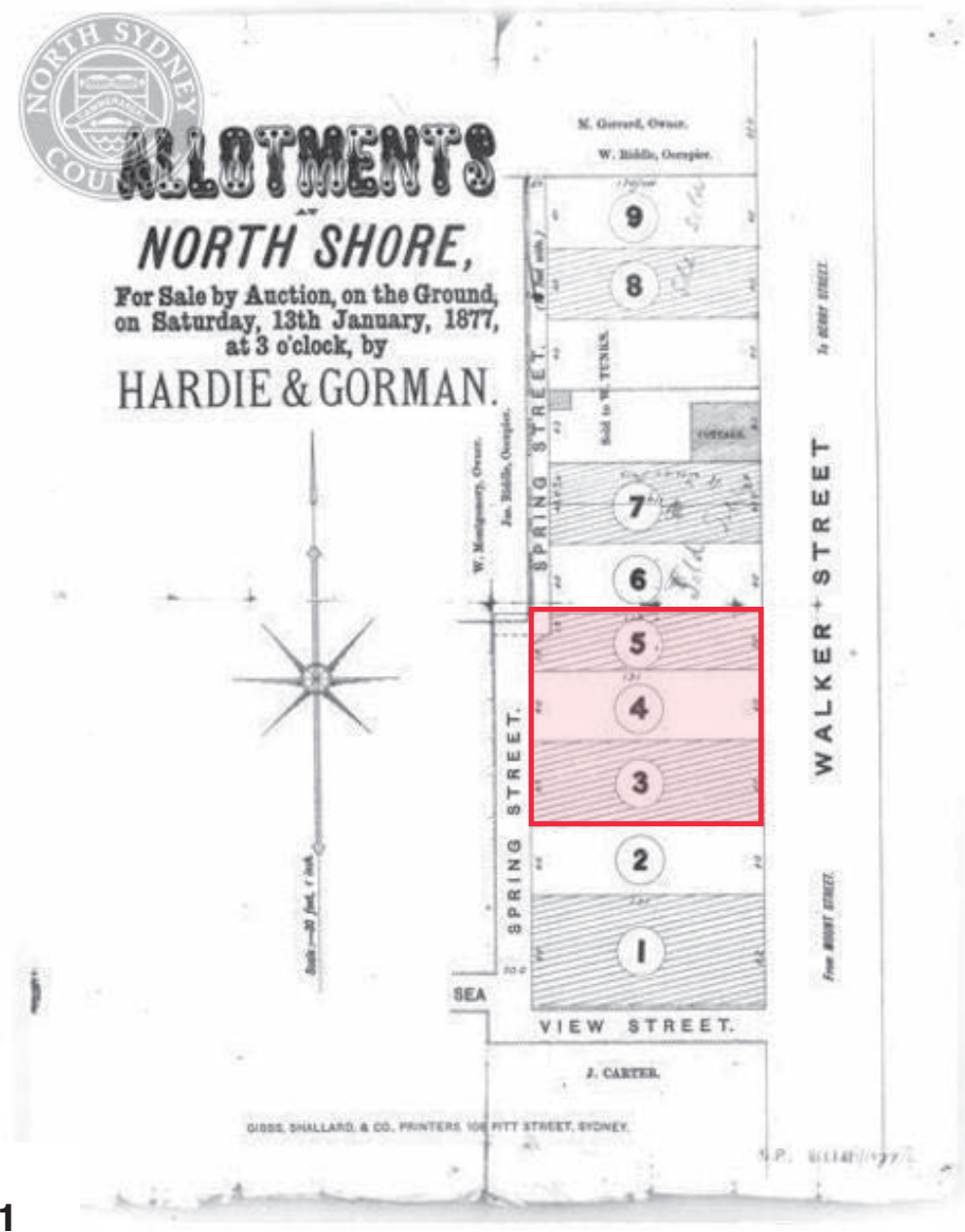
The site is currently occupied by an existing 14 storey commercial building. An existing 4.3m wide through site link runs along the northern edge of the site providing a pedestrian connection between Little Spring Street and Walker Street. The building has 3.5 basement levels in a split level arrangement containing building plant and approximately 102 car spaces. The existing vehicular access is via a one-way arrangement with the vehicular entry from Walker Street and the exit on Little Spring Street.



Pictured

1. The existing through site link from Walker Street
2. The existing building and car park entry from Walker Street (bottom left)
3. The site from the 1 Denison through site link
4. The existing building from Walker Street
5. The existing building from Little Spring Street

Site Analysis



Historical Built Context

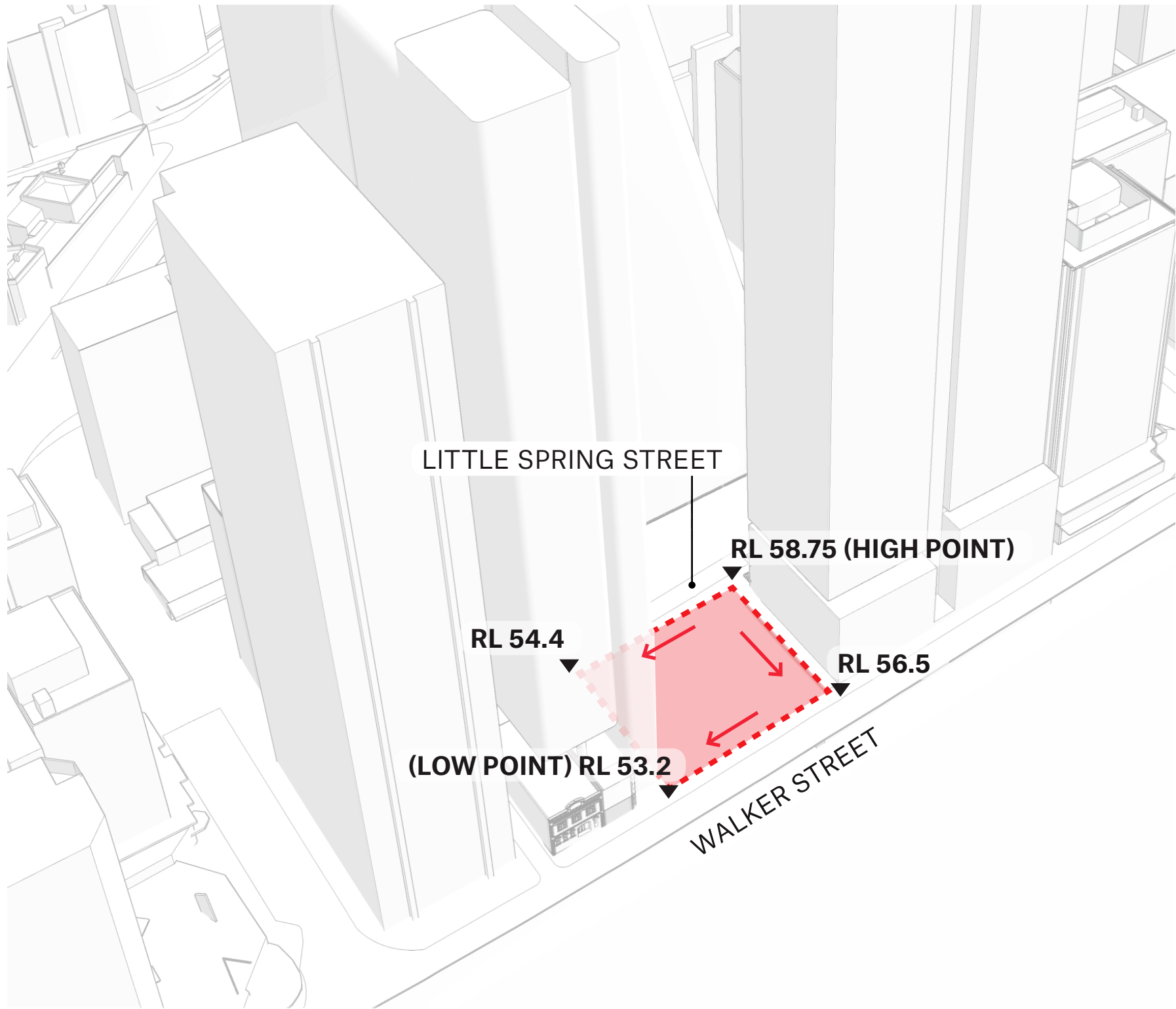
Following European settlement, development on Sydney's north shore was limited due to poor water transport from Sydney Town. Subdivision began in the 1860s establishing the subject site Lot between Walker Street and Spring Street. Development within North Sydney was accelerated following the construction of the Harbour Bridge in the 1930s. Prior to the existing office building, the site at 100 Walker Street was previously occupied by 4 terraced buidings and the Masonic Hall.



Pictured

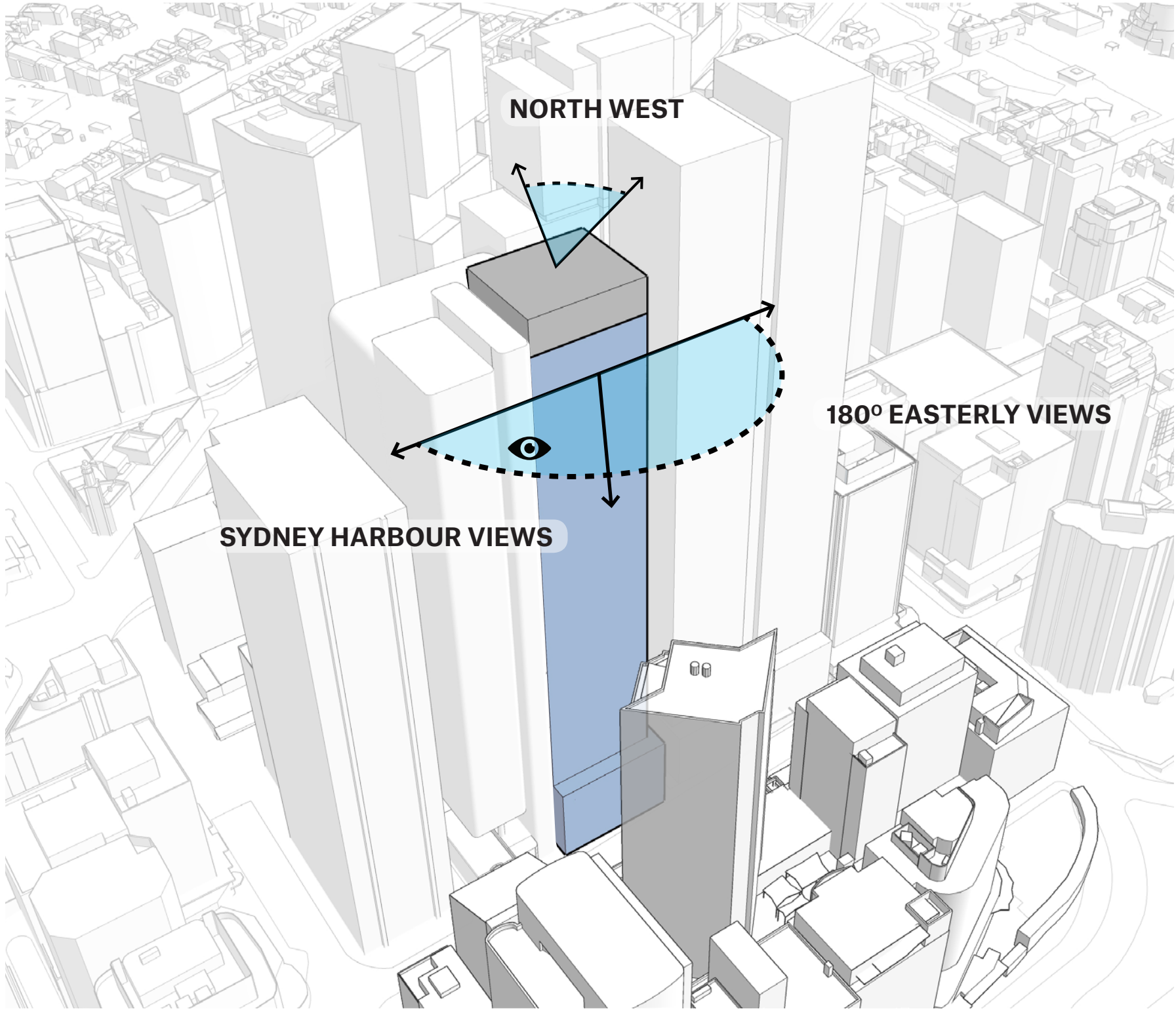
1. Allotments at North Shore (1877). Image source: Stanton Library Historical Services
2. Map (1892). Image source: Stanton Library Historical Services
3. Aerial Photo (1943). Image source: <https://maps.six.nsw.gov.au/>
4. North Sydney Fire Station and adjoining terraces at 86-88 Walker Street (1974). Image source: Stanton Library Historical Services
5. Walker Street Looking South (1990). Image source: Stanton Library Historical Services

Site Analysis



Topography and Levels

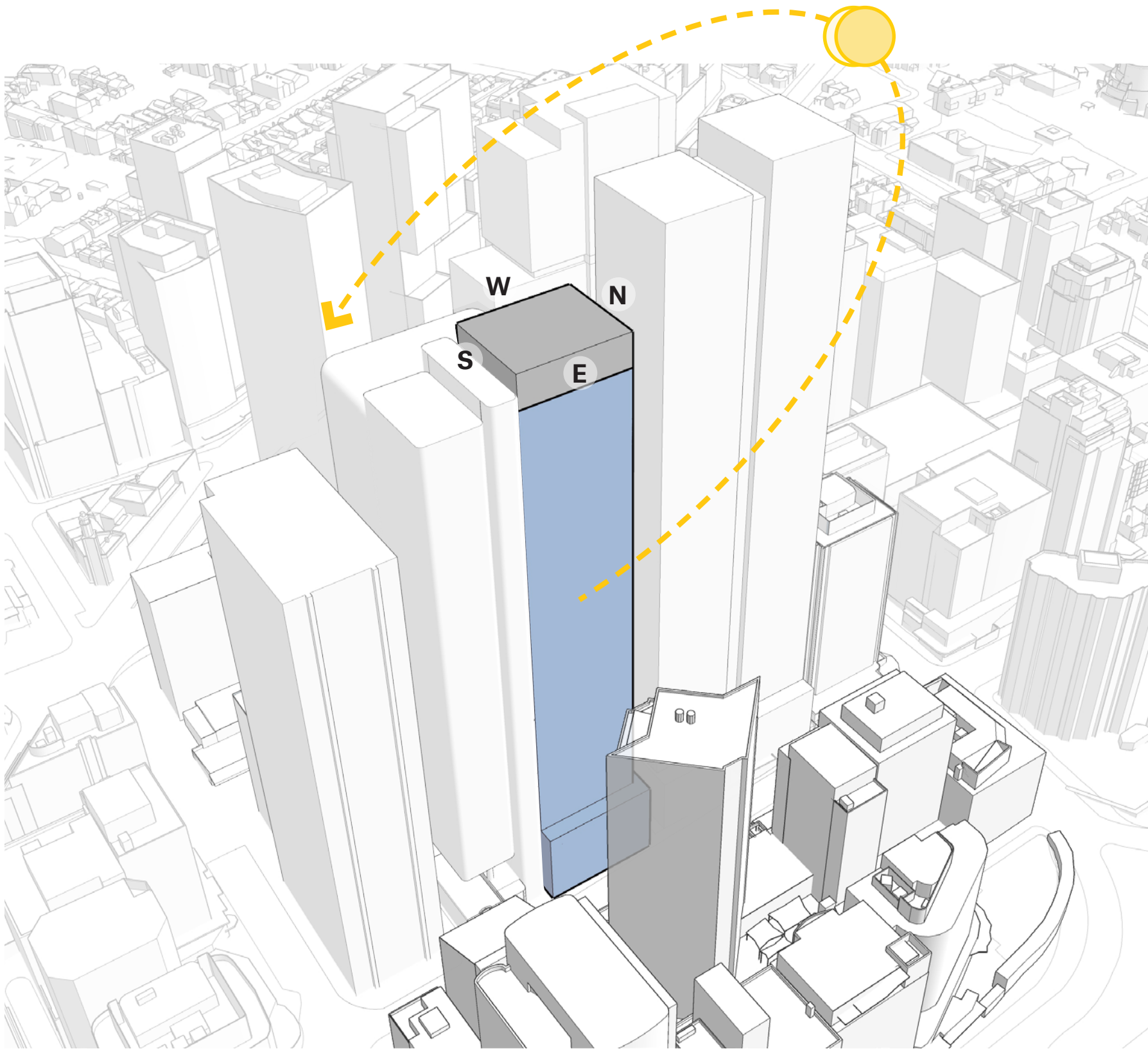
The subject site slopes from north to south and from west to east, with a level change of 5.55m from the high point in the north west corner (RL58.75) of the site down to the low point in the south east corner (RL 53.2) of the site. The site has a fall of 4.35m along Little Spring Street and a fall of 3.3m along Walker Street. Little Spring Street has a higher elevation than Walker Street meaning the through site link has a level change of approximately 2.25m.



Views

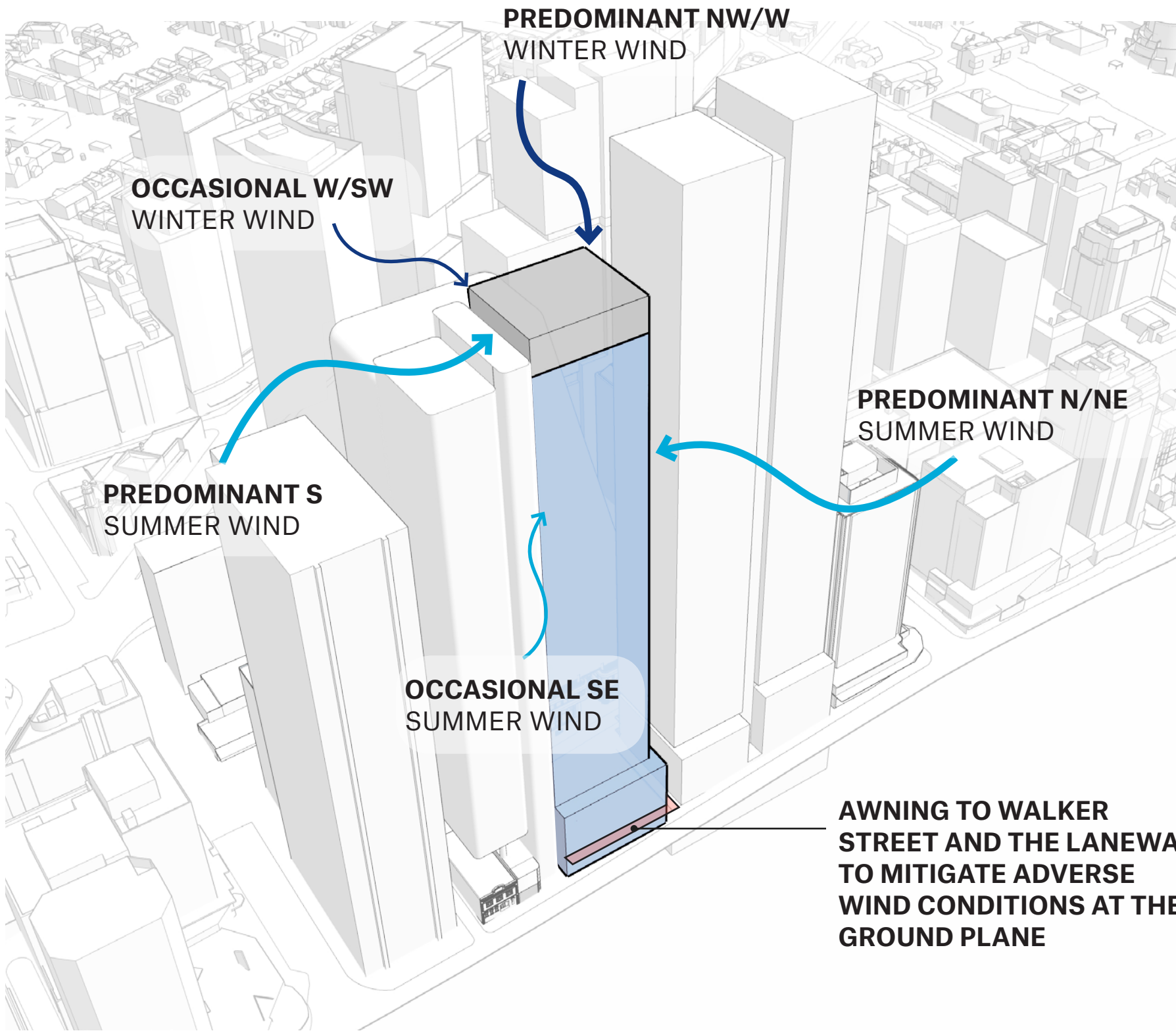
Given the adjacent developments to the north, west and south, the primary outlook from the site is towards the east, with the site benefitting from excellent views towards Sydney Harbour. The site also has filtered views to the north west whilst the uppermost levels will have more expansive westerly views above the roofline of the 1 Denison Street tower (RL212.85).

Site Analysis



Solar Orientation

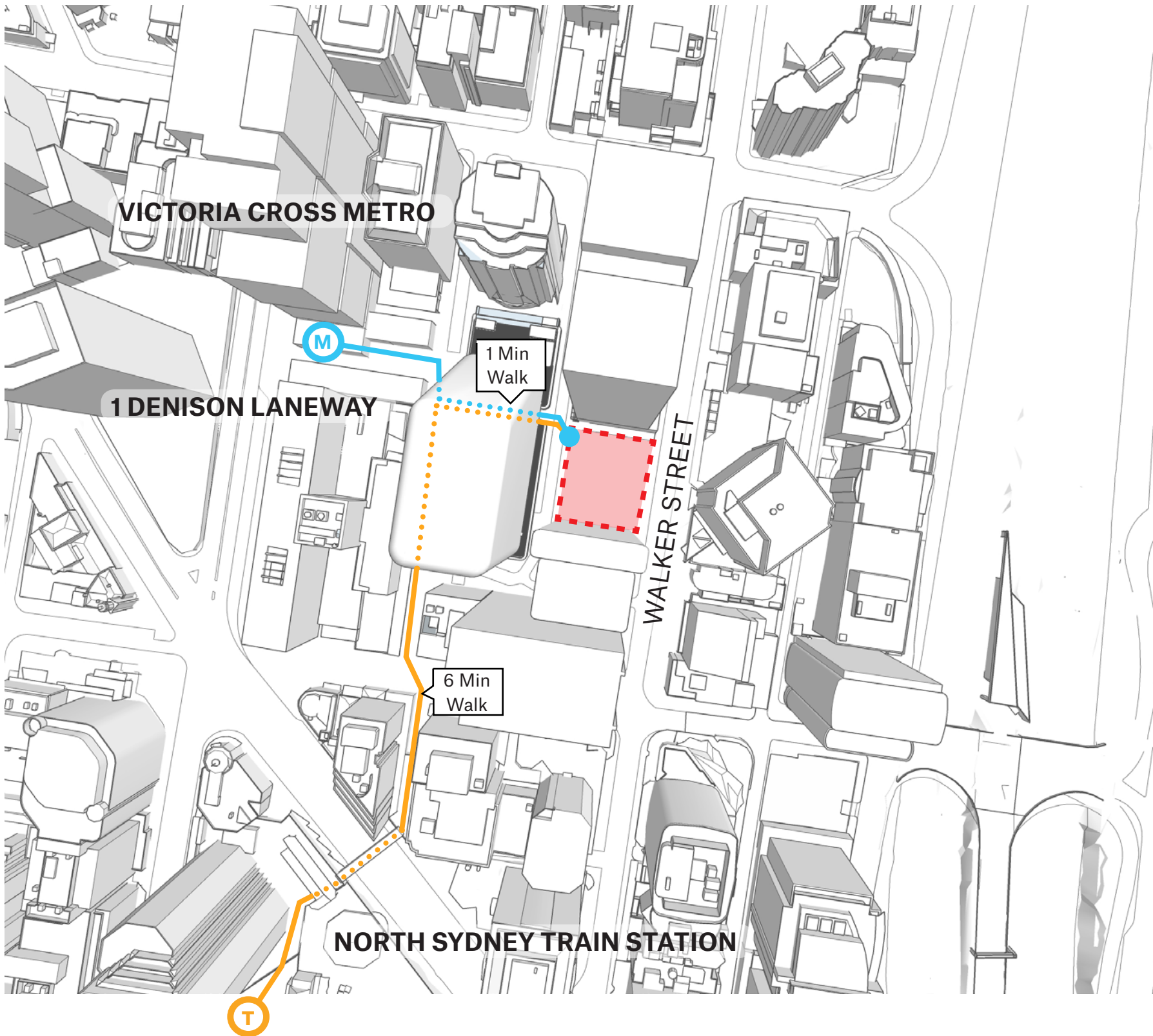
The site has its main frontages to the east and the west. The lower scale of development along Walker Street means the site has good solar access from the east. Neighbouring developments to the north (including the proposed 110-122 Walker Street) and west (1 Denison Street) limits the extent of direct sunlight from early to late afternoon, though this will also reduce the solar heat gain from the westerly afternoon sun.



Wind

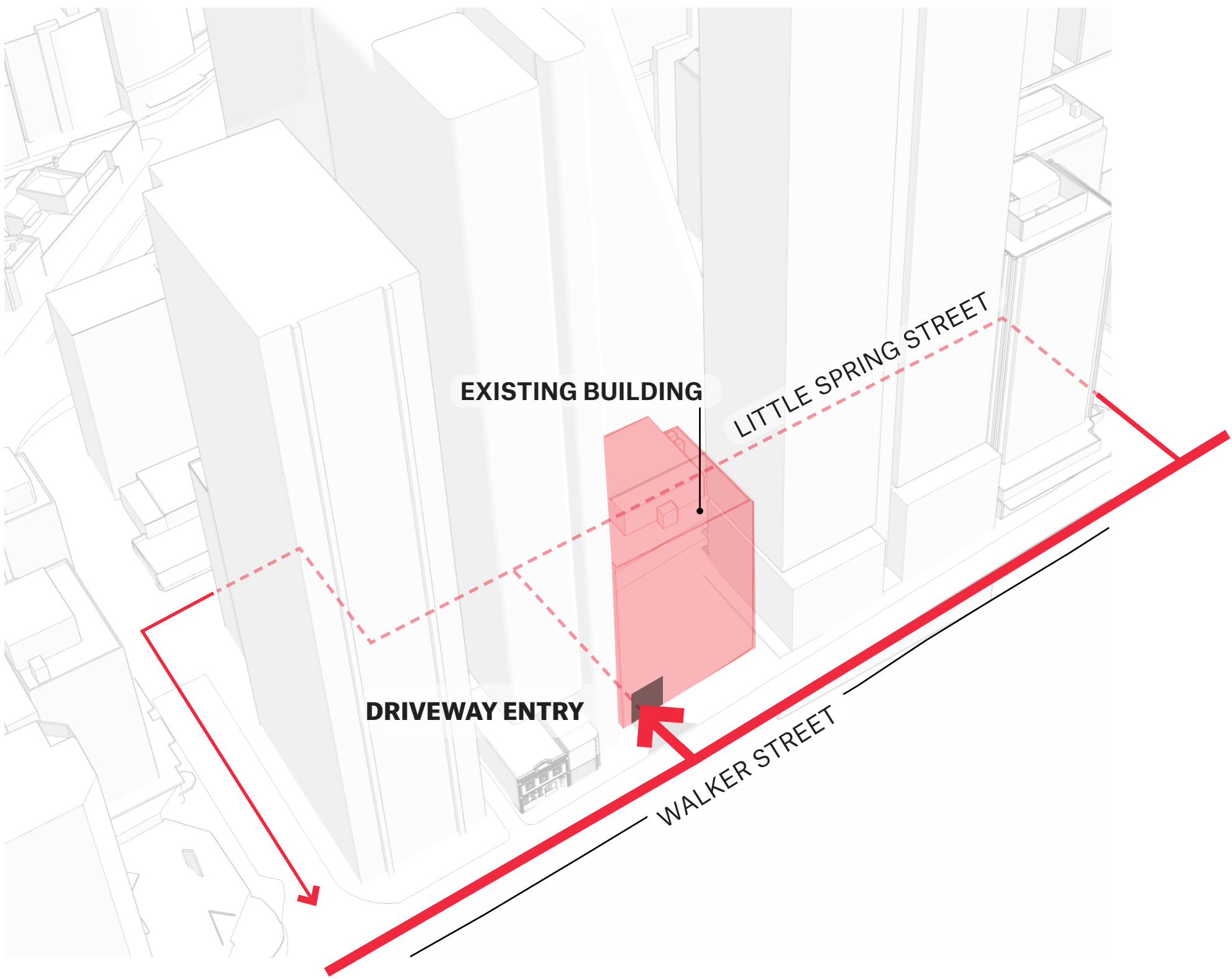
The prevailing winds across the site varies between summer and winter. During the summer months, winds are frequent from the north-northeast, northeast, south-southeast and south directions. During the winter, winds are most frequent from the west-southwest through northwest directions. Wind mitigation measures such as localised awnings, laneway screens and recessed building entries will help to mitigate any adverse wind conditions to the ground plane.

Site Analysis



Public Transport and Pedestrian Access

The site has excellent access to public transport. The new Victoria Cross Metro station will be approximately 100m (1 min walk) from the site to the west, whilst the North Sydney train station is approximately 500m (6mins walk) from the site to the south. Bus stops are located to the south on Pacific Highway and the west on Miller Street. Proposed future public domain upgrades will make all these connections entirely pedestrianised with the majority of foot traffic arriving at the site from the west.

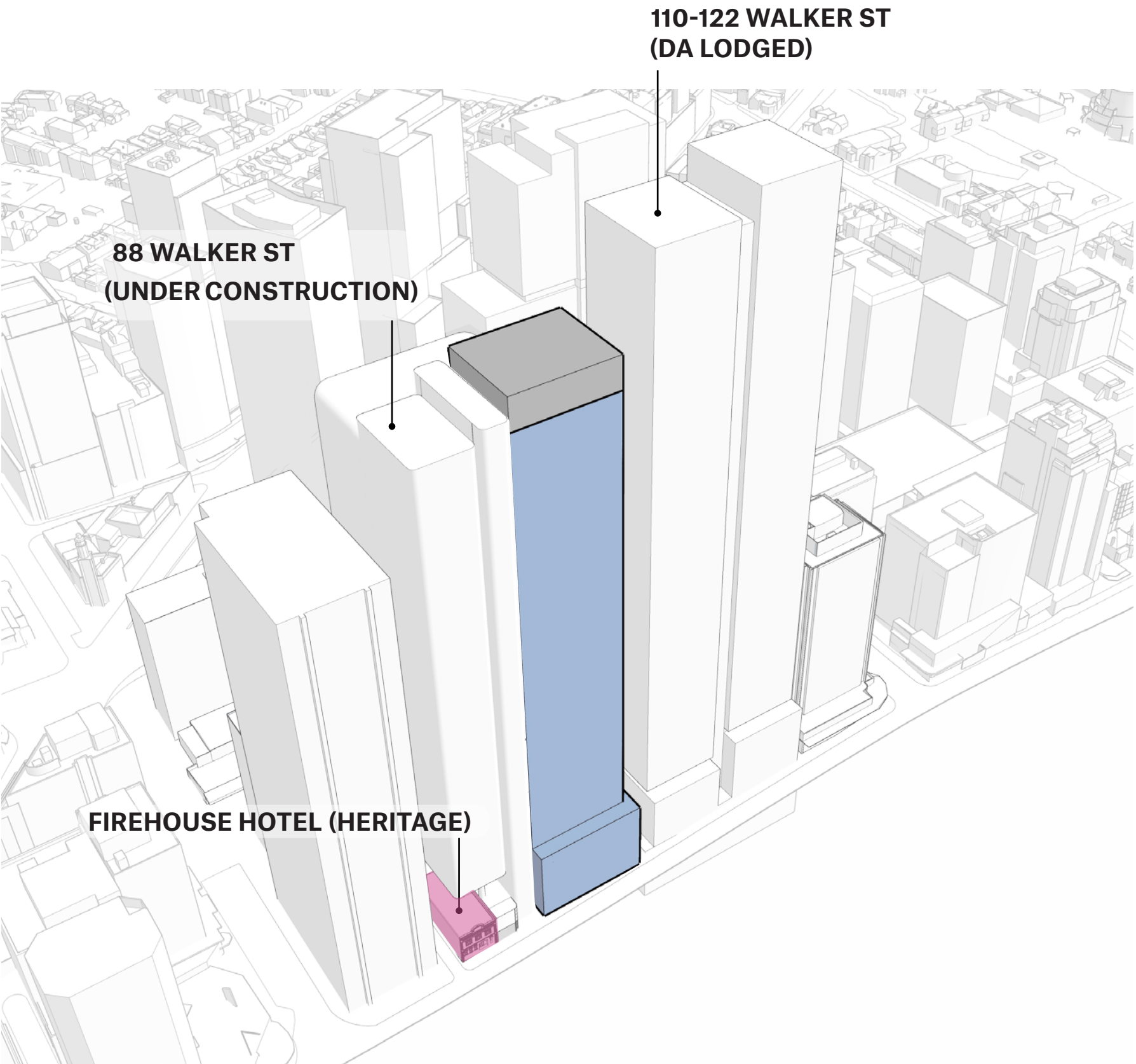


Vehicular Access

The existing building has a vehicular entry from Walker Street and an exit onto Little Spring Street, both on the lower, southern side of the site. The existing basement has 102 car spaces.

Little Spring Street currently has one way vehicular access in the southerly direction, however the North Sydney CBD Public Domain Strategy proposes to reverse this direction.

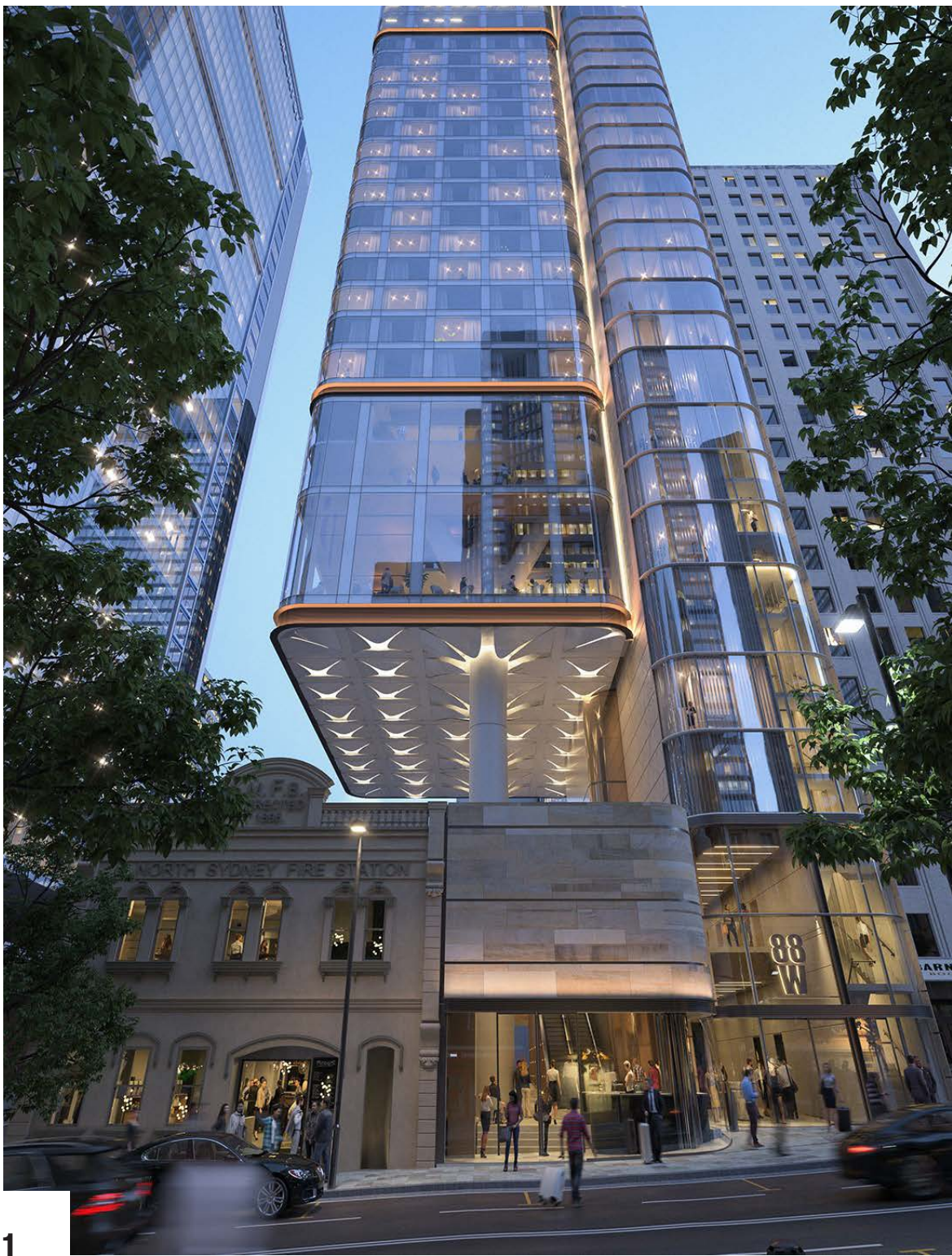
Site Analysis



Heritage and Built Form Context

The site is not subject to any heritage items. The Firehouse Hotel to the south of the site at 86 Walker Street is a heritage item of 'Local' significance. This two storey building was built in 1895 and is currently used as a pub.

The sites to the immediate north and south of the site are both development sites. For 88 Walker Street to the south, a mixed use hotel and commercial building is currently under construction and is scheduled to be completed in 2022. For 110-122 Walker Street to the north, a DA was lodged in early 2021 for a commercial tower.



88 Walker Street

Built over the heritage Firehouse Hotel, 88 Walker Street will be a 50 storey mixed use tower comprising of a 252-suite hotel and 24 levels of commercial floorspace. The building has its service core built to the side boundary (facing 100 Walker Street).

Status: Under Construction. Completion 2022

Pictured

- 1. Image source: Fitzpartick + Partners (Architect)
- 2. Image source: Hassell (Architect)



110-122 Walker Street

110-122 Walker Street is a proposed 55 storey commercial office building comprising of 68,000m² GFA. The proposed design has a 3m setback to the south forming half of the 6m pedestrianised laneway between Little Spring Street and Walker Street.

Status: DA lodged early 2021



4.0

Planning Framework

LEP Controls

The North Sydney Local Environmental Plan 2013 (NSLEP) is the primary environmental planning instrument applicable to the site. The key LEP planning controls relating to the site are zoning, height of buildings, heritage and the North Sydney Centre and Special Areas.

Refer to the SEE for further assessment of the statutory planning context.

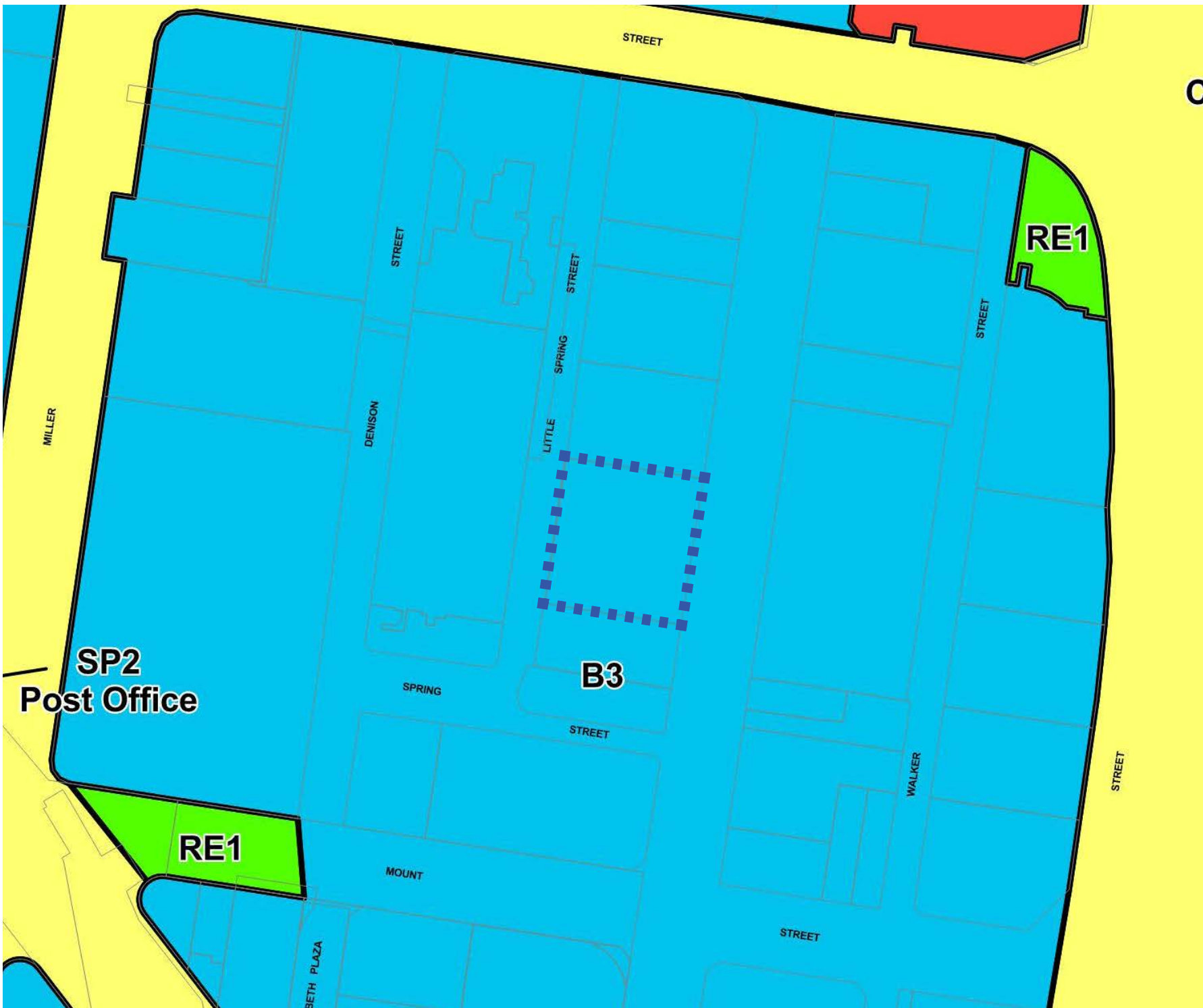


Image source: NSLEP 2013

Zoning

The subject site is located within the B3 Commercial Core zone.

Zone	
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
E4	Environmental Living
IN2	Light Industrial



Image source: NSLEP 2013

Height of Building

The height of building control applied to the subject site is RL227. The LEP contains provisions to exceed the maximum height under certain conditions. Refer to the SEE for further detail.

Maximum Building Height (RL m)	
101 - 120	
121 - 140	
141 - 160	
161 - 180	
181 - 200	
200 +	



Image source: NSLEP 2013

Heritage

The subject site contains no known heritage items and is not within a conservation zone. Nearby heritage items include the Firehouse Hotel at 86 Walker Street (I0983 – Local significance) and the MLC centre on Miller Street (I0893 – State significance).

Heritage

- Conservation Area - General
- Item - General
- Item - Landscape



Image source: NSLEP 2013

North Sydney Centre & Special Areas

The subject site is located within the North Sydney Centre, which aims to maximise commercial floor space capacity and employment growth within the constraints of the environmental context of the North Sydney Centre, including overshadowing to Special Areas, RE1 zones and residential areas.

North Sydney Centre

- Miller Street Setback
- Special Area
- North Sydney Centre

DCP Controls

The **North Sydney Development Control Plan 2013** (NSDCP) provides detailed planning controls for the site. The following are DCP provisions relevant to the built form of the proposal:

Front Setbacks

NSDCP 2013 - Part B 2.4.3

P3 - A zero metre setback must be provided, unless an alternative setback is identified within the in the relevant area character statement

P4 - That part of the building located above the podium must be setback a weighted average (refer to Figure B-2.1) in accordance with the relevant area character statement (refer to Part C of the DCP)

Side Setbacks

P5 - A zero metre setback, unless an alternative setback is identified within the relevant area character statement

Accessibility and Permeability

NSDCP 2013 - Part C 2.1.2

P22(n) - A widened and improved pedestrian link from Little Spring Street and Walker Street across 102 Walker and 110 Walker Street.

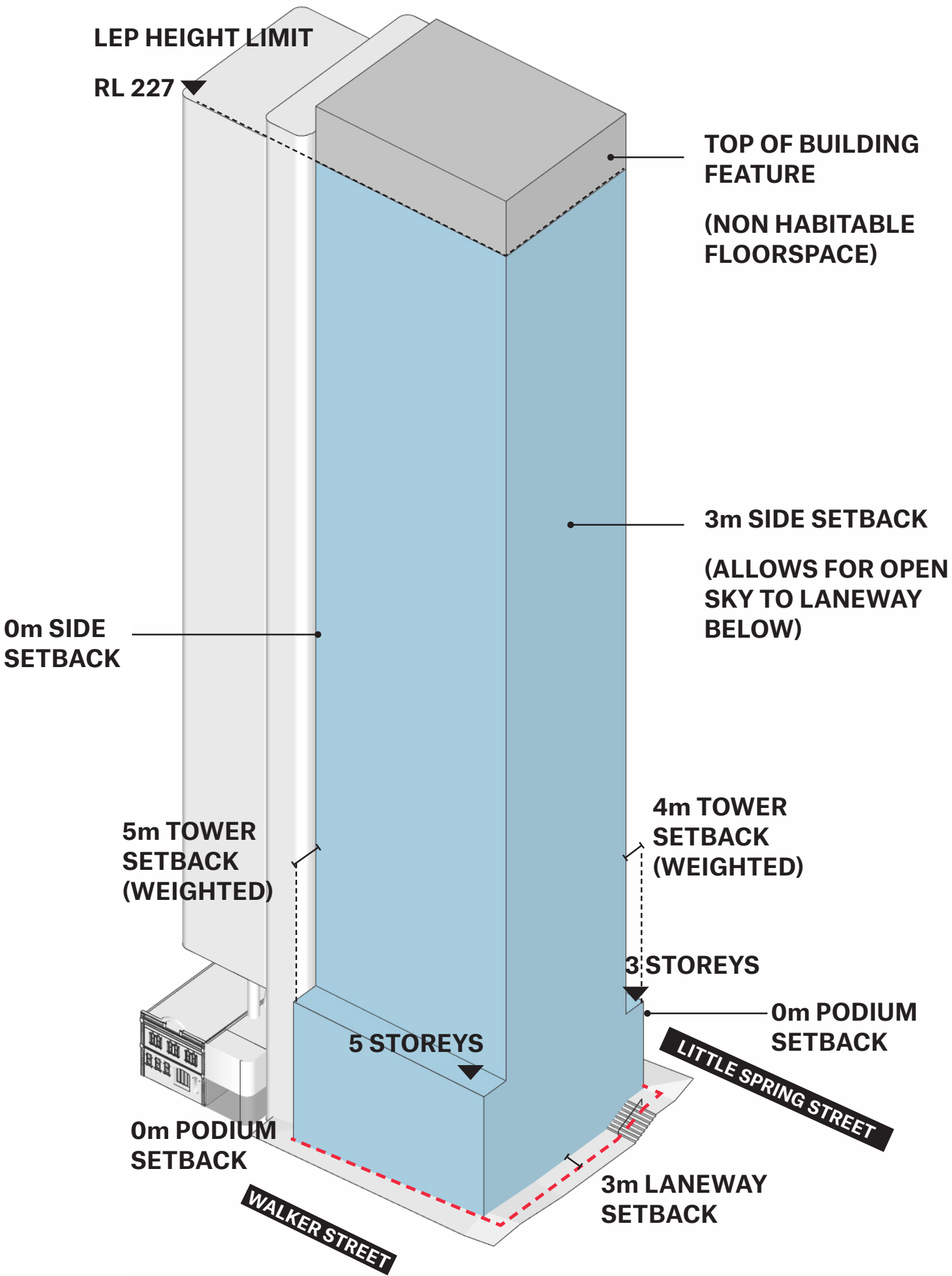
Podiums

NSDCP 2013 - Part C 2.1.3

P9 - A maximum podium of 5 storeys to all streets, with a weighted setback of 5m above the podium with the following exceptions:

(c) A podium of between 2 and 3 storeys to Wheeler Lane and Angelo, Charles, Denison, Harnett, Napier, Little Spring and Little Walker, Spring, Ward Streets, with a weighted setback of 4m above the podium

P10 - Podium heights should match or provide a transition in height between immediately adjacent buildings.



Building Envelope with Current DCP Controls

Draft North Sydney DCP Amendment

The **Draft North Sydney DCP Amendment - Commercial Tower Setbacks and Separation (June 2021)** was put on public exhibition on the 17th July 2021. The draft amendment proposes significant changes to the setback and separation controls to commercial towers within the North Sydney CBD including:

Front Setback

5m weighted setback above podium of 5m, with no part of the tower located within 3m of the podium frontage to the street or laneway.

Side Setbacks

Minimum 6m whole of tower setback above the podium to the northern boundary.

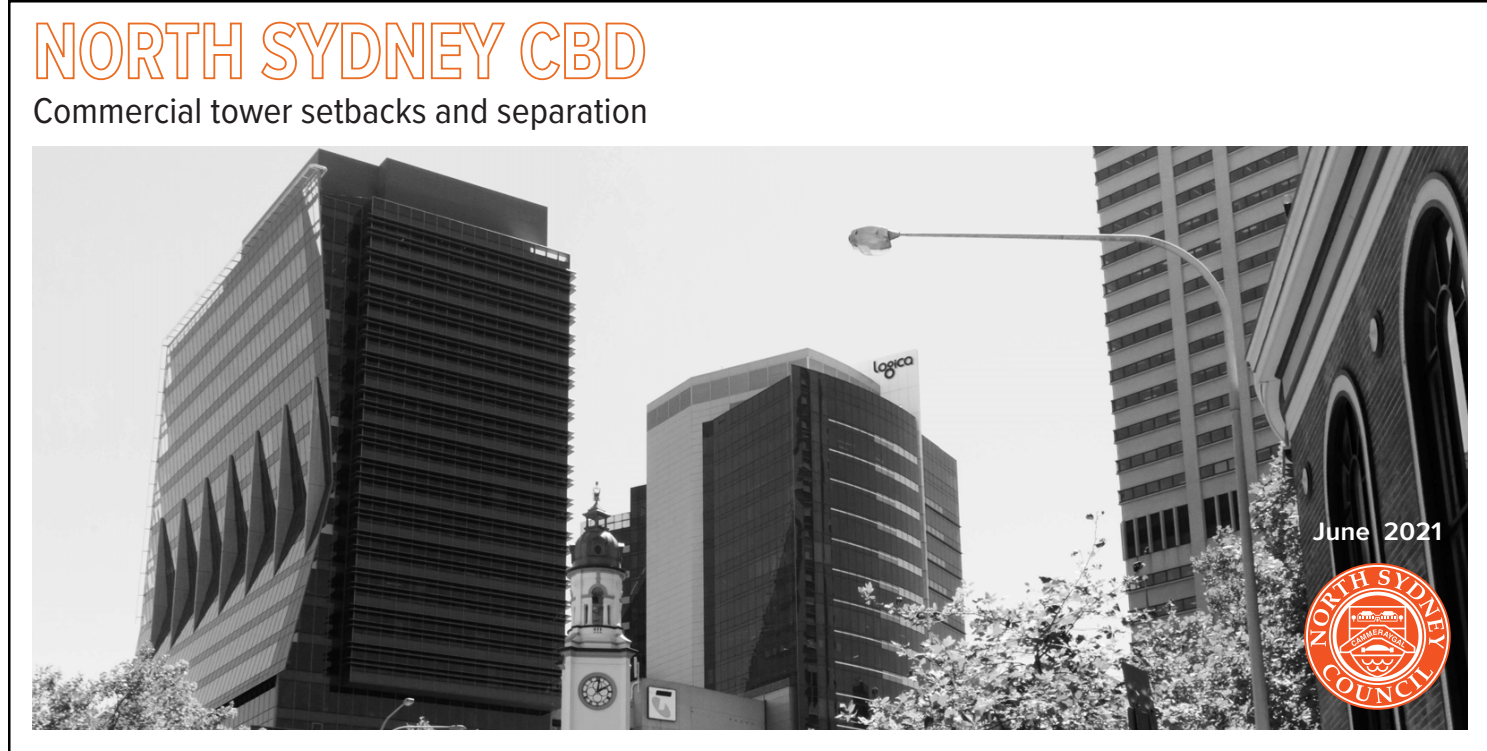
No setback is required to the southern boundary of 100 Walker Street, if development is in isolation from sites to the north.

Maximum Facade Length

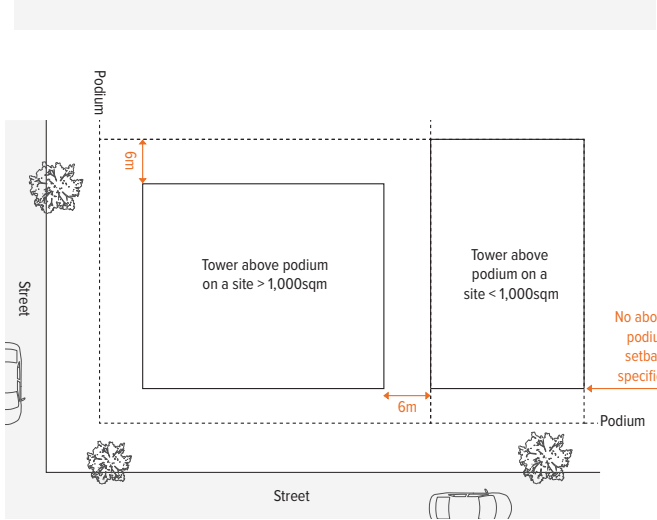
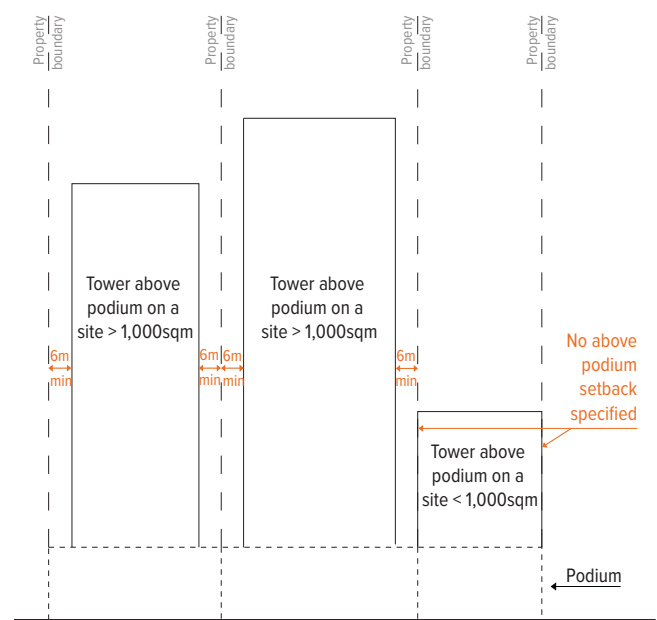
Above podium, commercial tower façades should not exceed 55m in length.

(Source: Council report 28 June 2021 - 8.08. Draft North Sydney DCP 2013 amendment North Sydney CBD Commercial tower setbacks and separation.pdf, <https://yoursay.northsydney.nsw.gov.au/dcp-commercial-towers>)

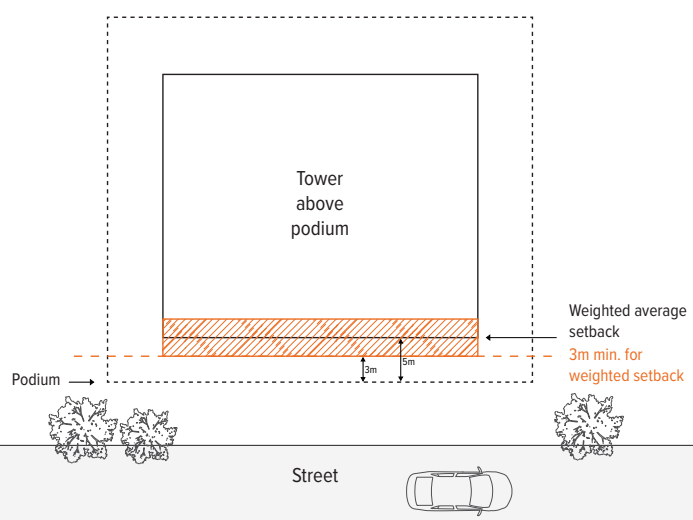
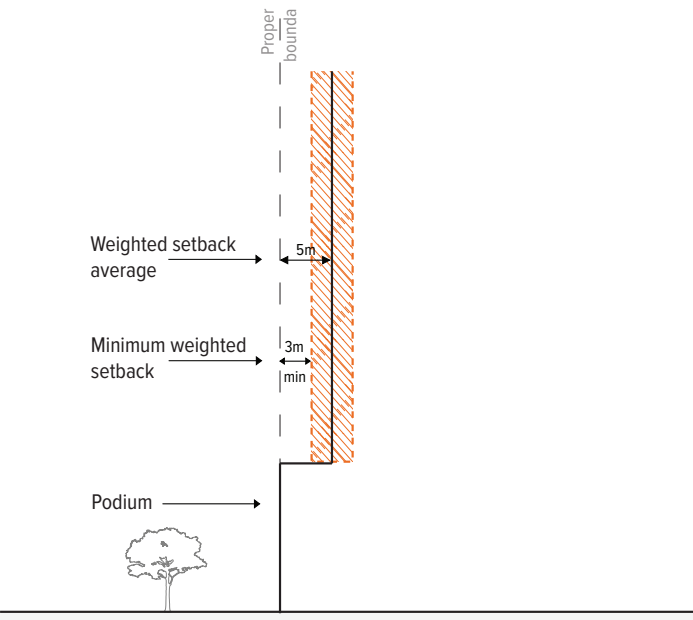
These draft setbacks have not yet been adopted by Council and are currently a deferred matter.



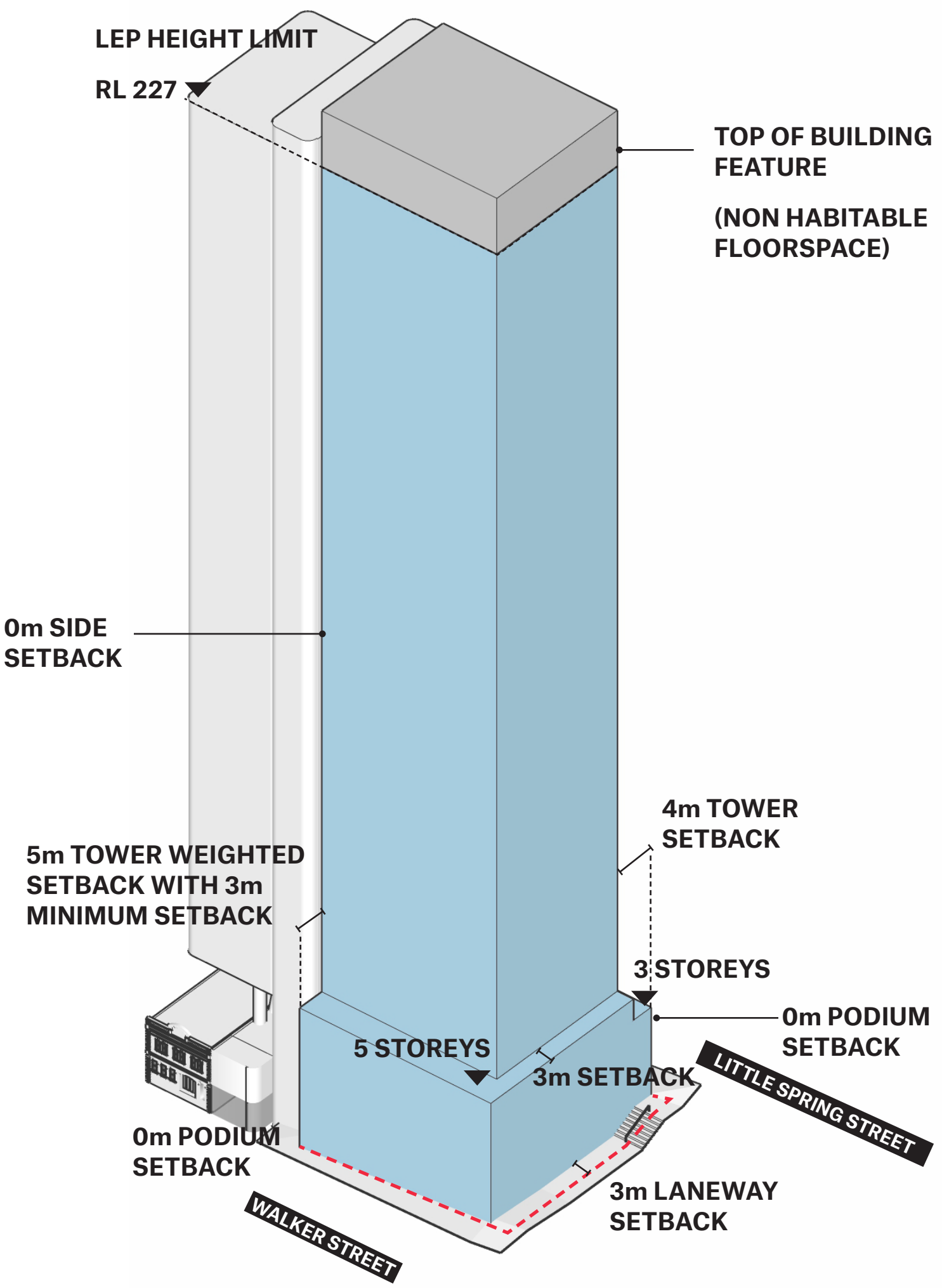
Draft North Sydney DCP Amendment - Commercial Tower Setbacks and Separation (June 2021)



Proposed Side Setbacks



Proposed Weighted Front Setback



Building Envelope with Draft Amendment DCP Controls



5.0

Design Concept

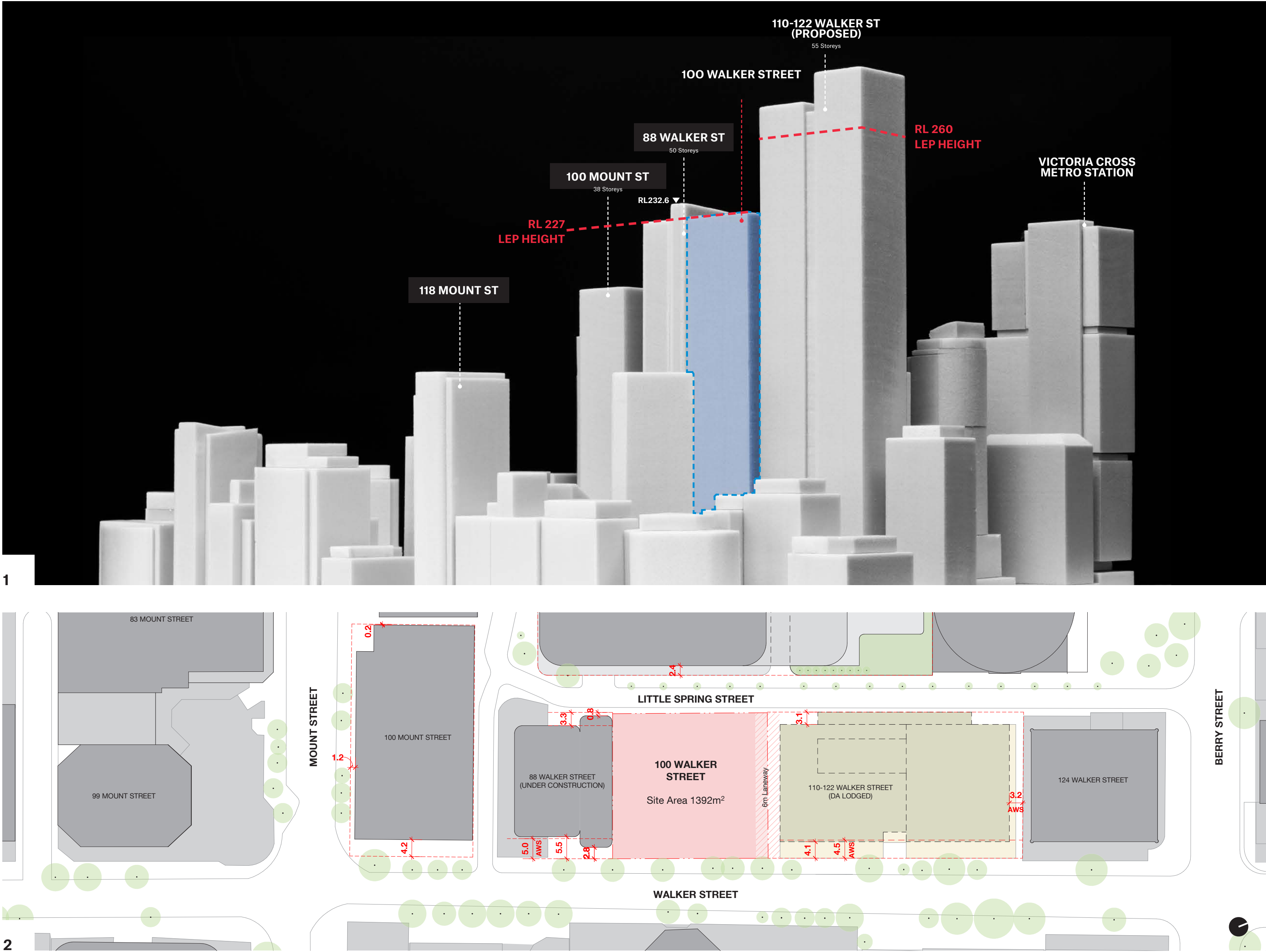
Built Form Context

The site is bounded by Walker Street to the east and Little Spring Street to the west. A 3m setback to the north will provide for the southern half of a new pedestrian laneway located between the development and 110 Walker Street.

To the south at 88 Walker Street is a 50-storey mixed use hotel and commercial development that is currently under construction. It has a service core built to the side boundary and is setback 2.8m to Walker Street and 0.8m to Little Spring Street.

To the north is a proposed new 55-storey commercial office building that has been lodged for DA. It has a 5-storey podium to Walker Street. The tower above has an average weighted setback of 4.5m from the boundary. Along Little Spring Street the core occupies approximately 70% of the street frontage and is built to the boundary with a 3m setback at the northern and southern end. To the west, 1 Denison Street is a recently completed 39-storey commercial office building located immediately opposite to the site on Little Spring Street and has a 2m setback from the boundary.

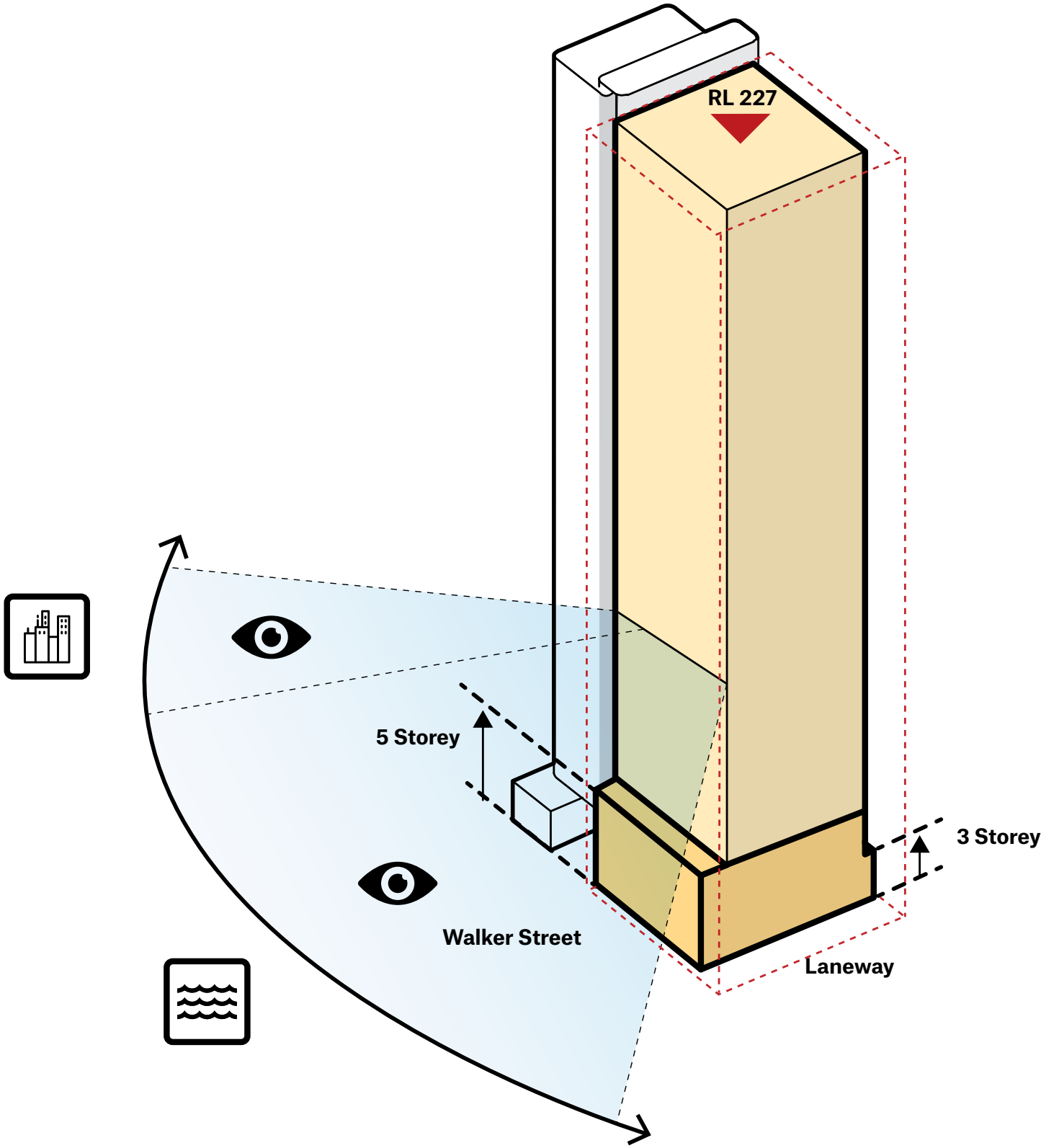
Pictured
1. Context Model with LEP Envelope
2. Site Plan



Built form Concept

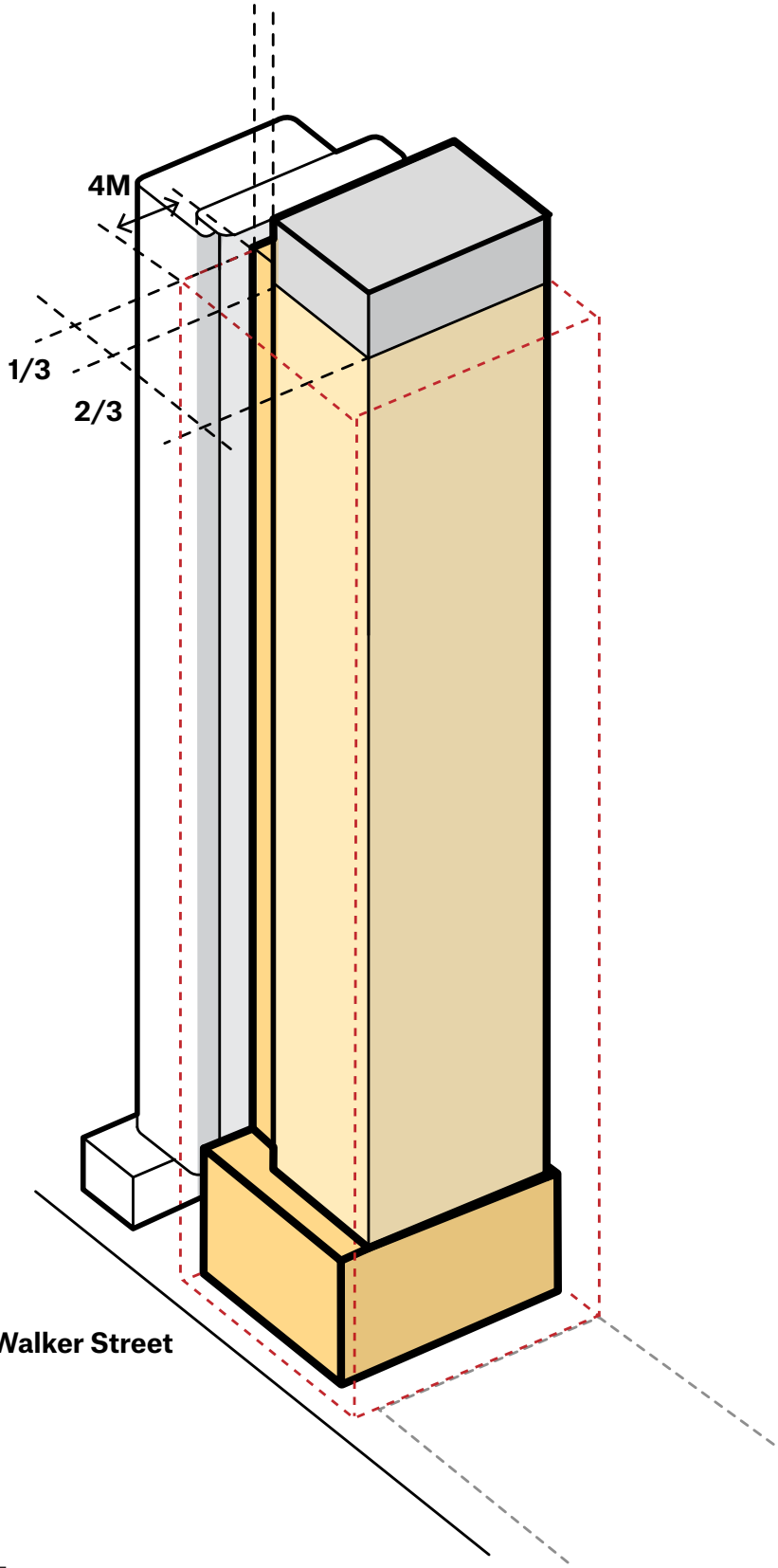
The built form is consistent with the intent of the North Sydney DCP for a tower set back from a podium base, whilst responding to a specific urban context.

The following diagrams described the design concepts and the contextual approach that have informed the proposed built form.



1. Podium and Tower

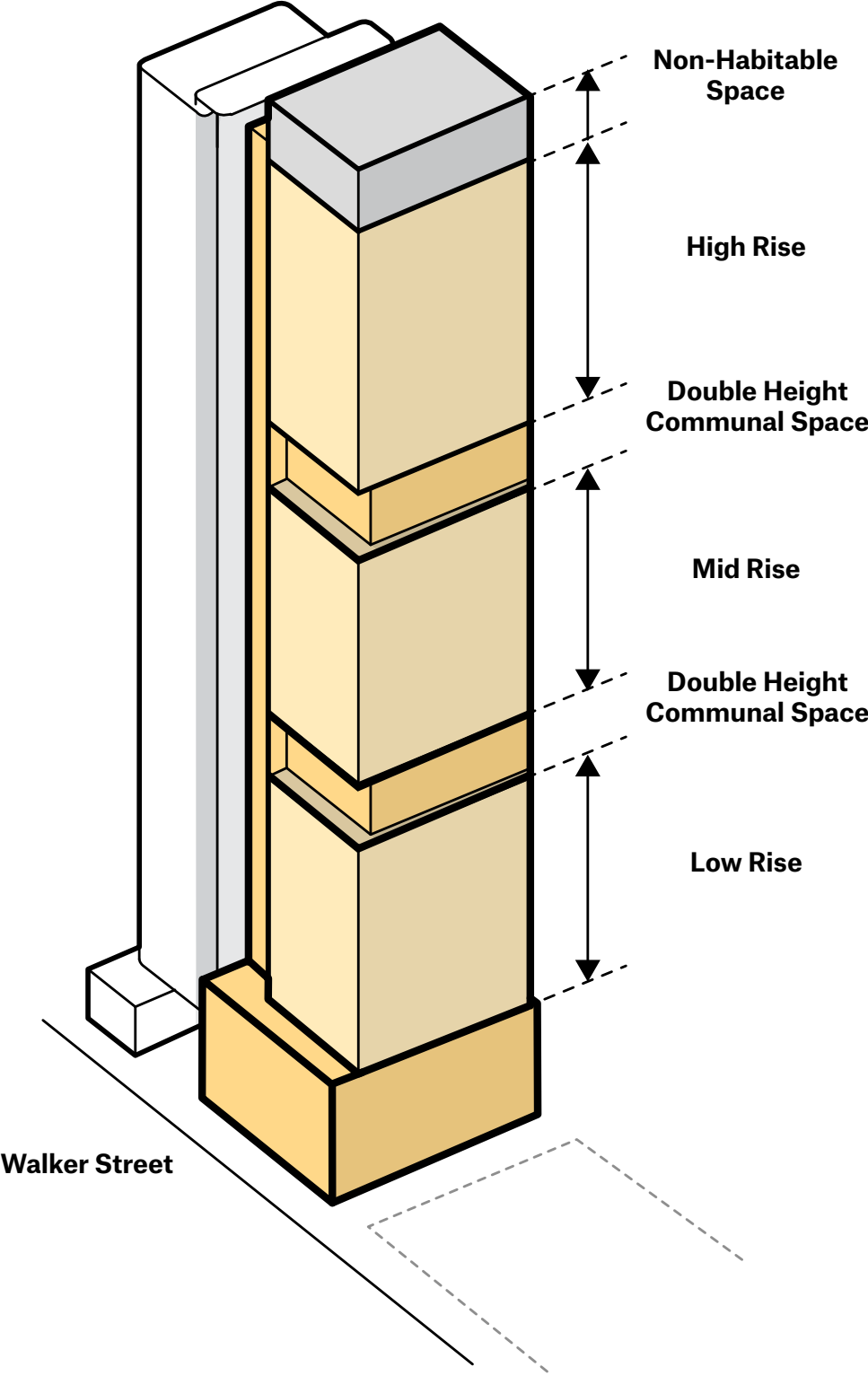
The North Sydney DCP proposes a maximum podium height of 5 storeys to Walker Street and 2-3 storeys to Little Spring Street. The proposed envelope has a setback of 2m above the podium consistent with 1 Denison Street to the west. It proposes a 3m street setback for the new laneway between 110 Walker and 100 Walker with no additional tower setback to enable the laneway to be open to the sky. The optimum views are from the midrise floors and above toward the Harbour and the Heads to the east, and CBD skyline to the south.



2. Articulated Form

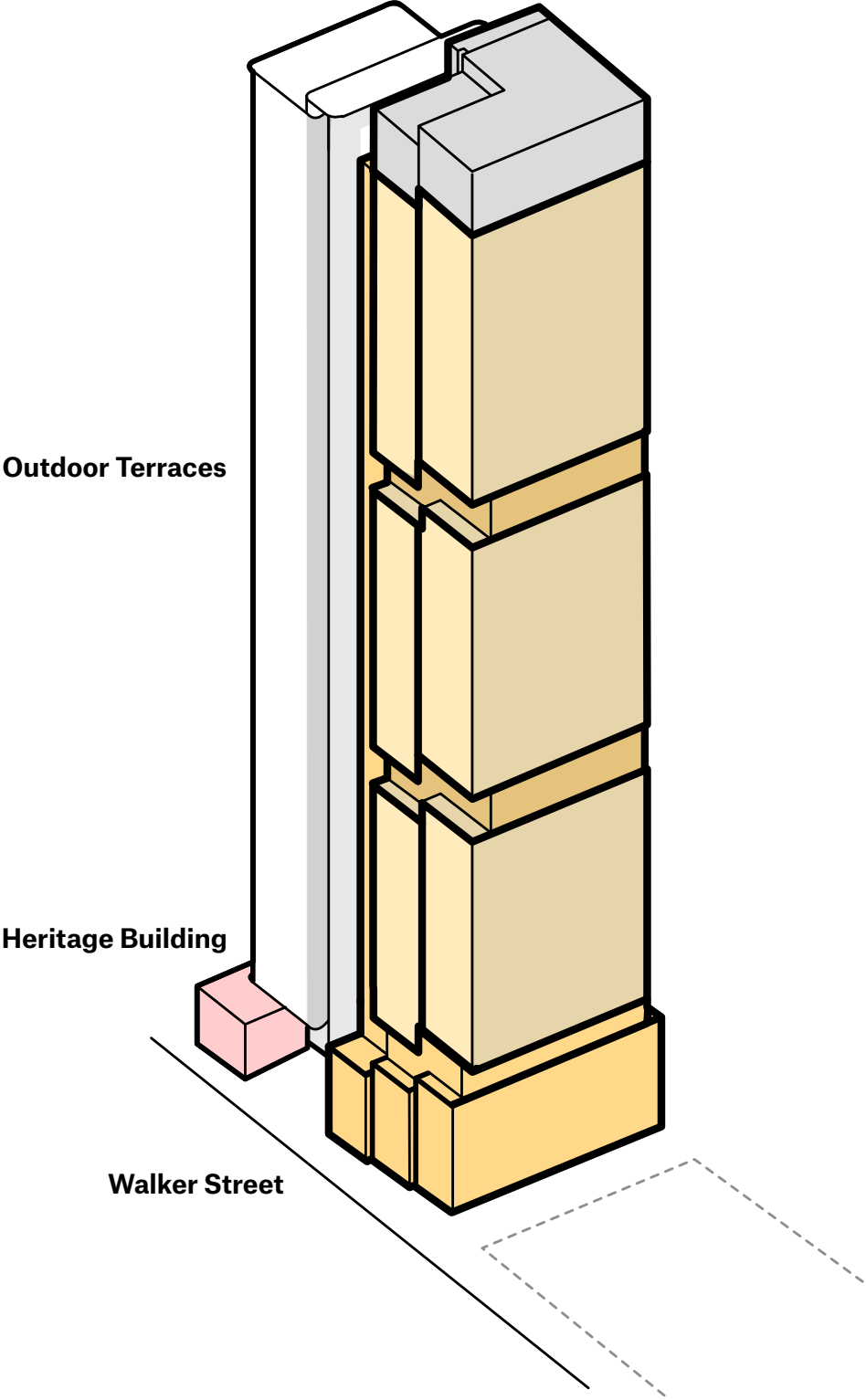
The tower is setback at the southern end along Walker Street to provide visual separation to the core of the adjoining tower at 88 Walker Street. Along Little Spring Street the southern end of the building containing the core, has a 0m setback, which helps to conceal the blank party wall of the 88 Walker Street development.

Built form Concept



3. Stacked Volumes

The tower is articulated vertically into three stacked volumes separated by double height communal spaces. These horizontal datums differentiate the building from its neighbours which have a singular vertical expression.



4. Stepped Form

The tower form is articulated horizontally and stepped vertically allowing the building to offer a gentle height transition between 88 Walker Street and 110 Walker Street, whilst creating a distinctive skyline presence.

The podium is expressed as three 3- 5 storey volumes that provide a human scale to the street and recall the original terraces located along Walker Street. They step in sympathy with the topography as well as providing a scale transition between the Firehouse Hotel to the south and the proposed 110 Walker Street podium to the north.

Proposed Built Form

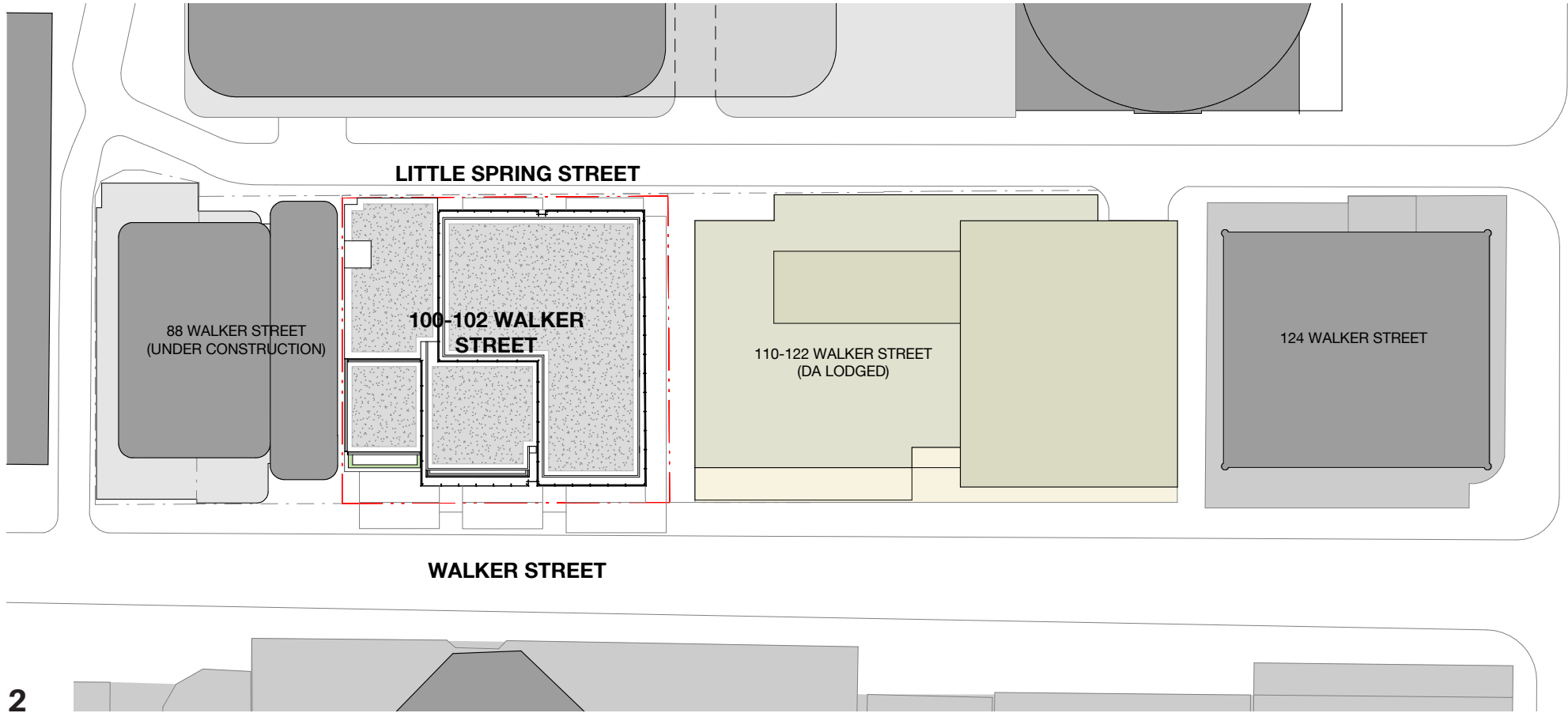
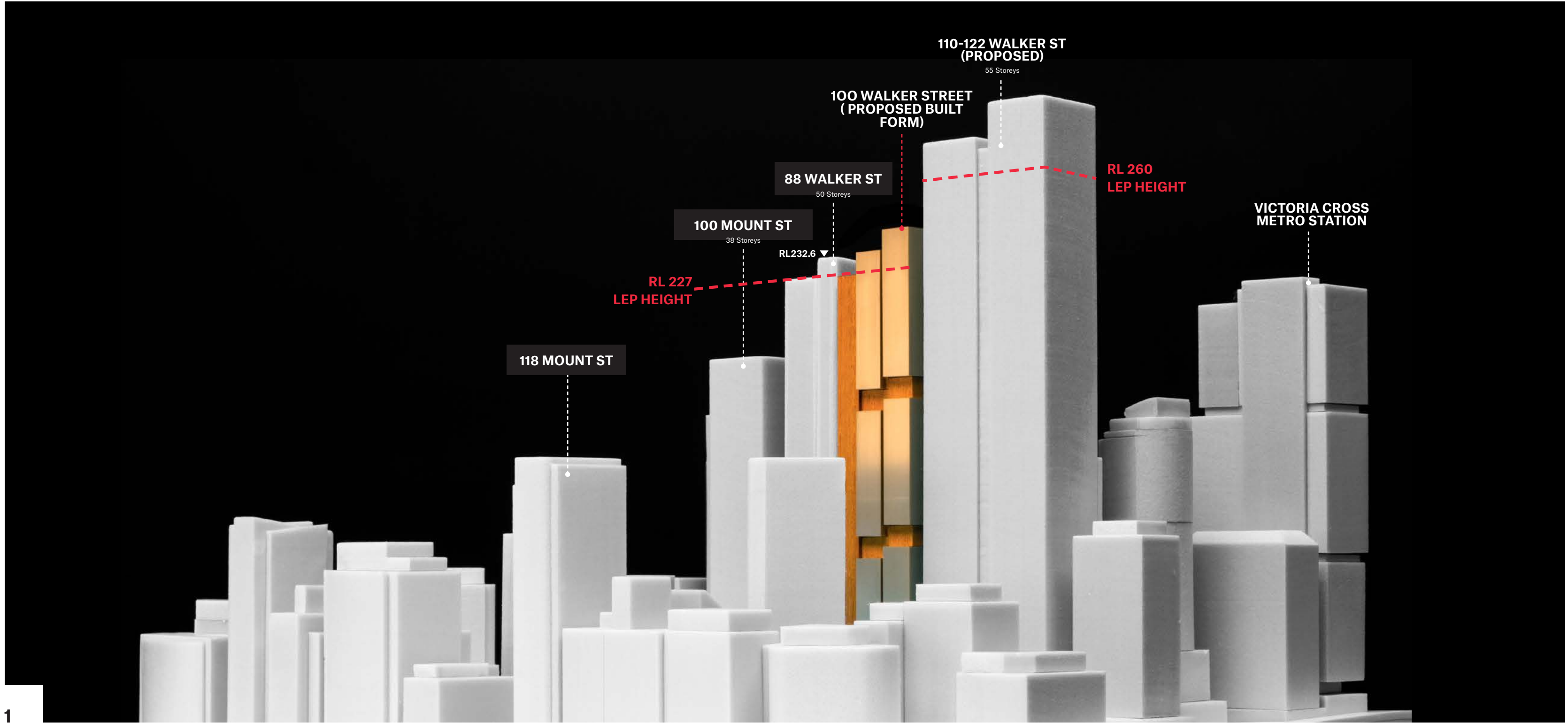
The built form is defined by multiple rather than singular forms. It is dynamic as opposed to static and connected rather than separated.

The tower creates a unique presence on the skyline, highly visible from local and distant views. 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. The multiple forms reflect the diversity of spaces and uses within while the horizontal breaks in the tower differentiate it from its neighbours.

A finer grain podium defined by multiple stepped forms is integrated with the tower massing whilst providing a more human scale that recalls the historic terraces that were located along Walker Street.

Pictured

1. Concept Models with Proposed Building Form
2. Site Plan
3. Stepped podium forms to Walker Street



Program and Stacking Concept

A Community Experience

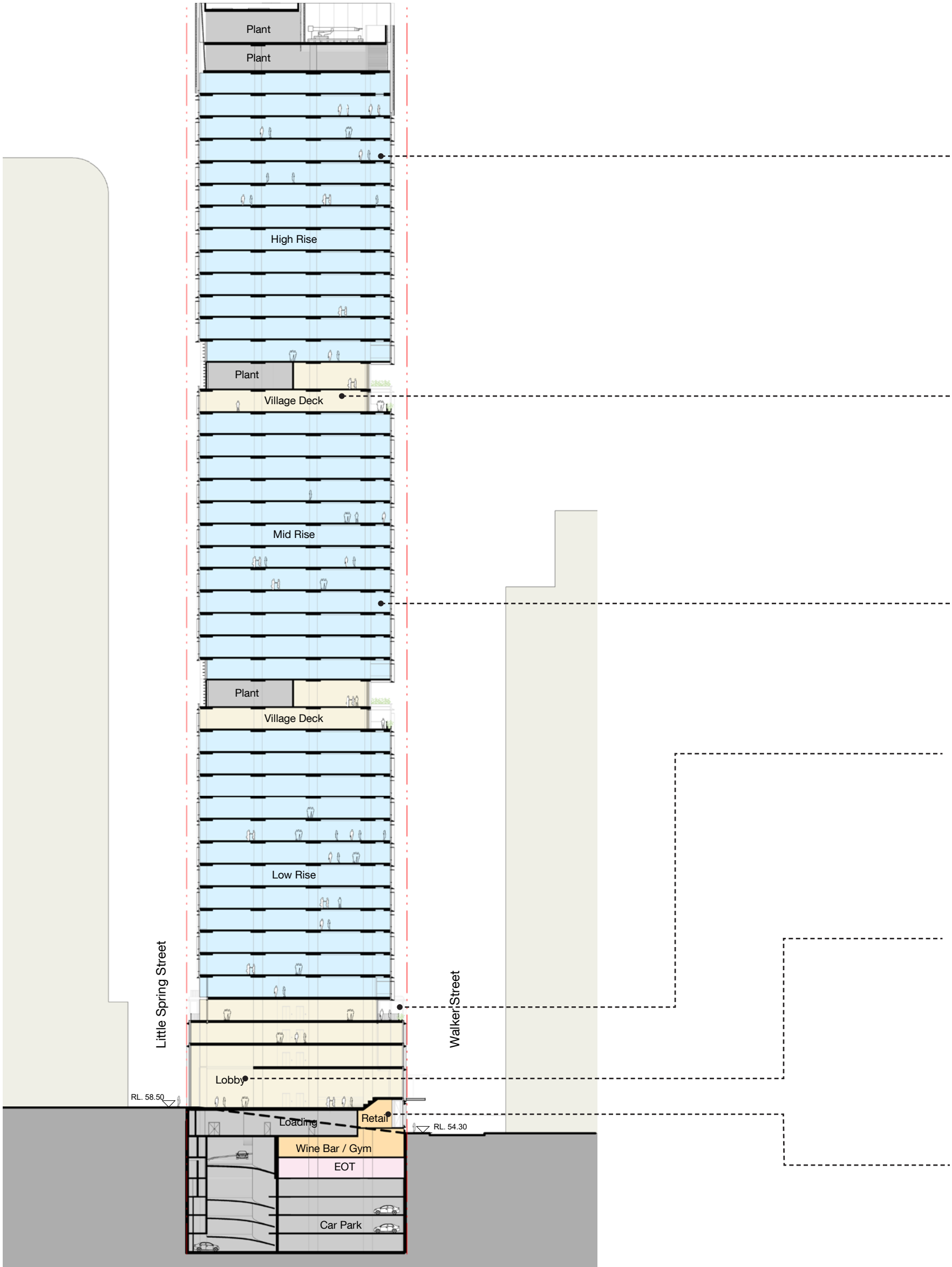
The brief for 100 Walker Street calls for the ‘anti-office’ building. A building that offers exceptional commercial space with an ecosystem of amenity that breeds its own thriving community.

The building program has been composed to create a series of unique stacks throughout the building. Each space is designed to host multiple 'club' configurations or become signature tenancies.

These ‘experience rich’ environments create a continuous commons of community spaces that are flexible in their use but unique in their character.

Diverse in their uses, these spaces are unified by their focus on the six key principles of the building:

- A New Type of Workplace
- Public Generosity
- Social Connection
- Wellbeing
- Sustainability
- Digitalisation



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.

Integrated Services and Structure

The integration of the lifting, services and structure are integral to the overall expression of the building. The horizontal breaks in the built form not only create unique double height spaces through the tower, but they also serve as the locations of the lift transfers, the intermediate plant levels and the location of the structural outriggers that are co-located to the west of the floorplate on the upper level of the Village Deck.

Lift Strategy

12 lifts serving tower levels with transfers occurring at the Village Deck levels:

- 4 x High Rise Lifts
- 4 x Mid Rise Lifts
- 4 x Low Rise Lifts
- 2 x Shuttle Lifts serving podium & basement levels
- 1 x Pedestrian Lift to provide accessible travel between Walker St and Little Spring St
- 1 x Goods Lift serving all levels

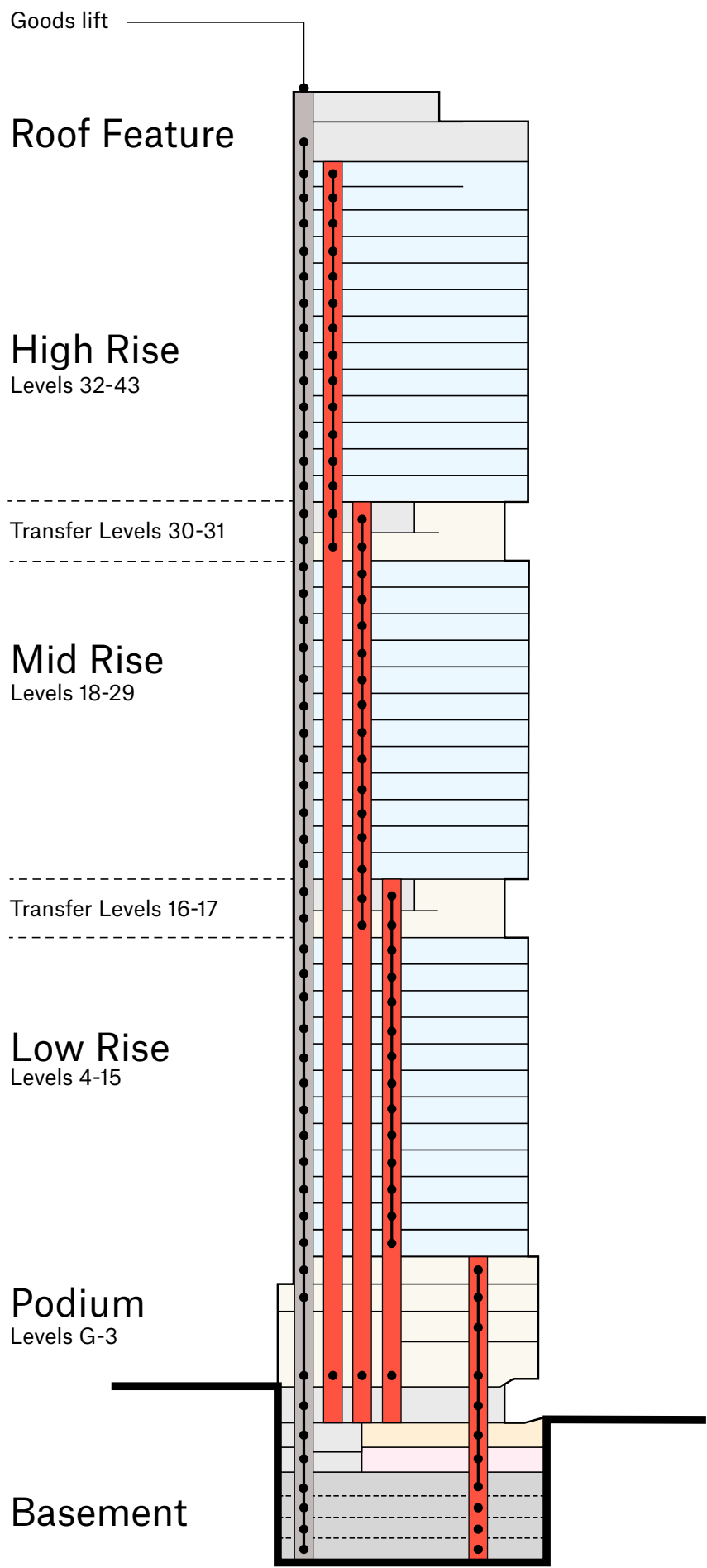
Services

Primary plant rooms are proposed to be located as follows:

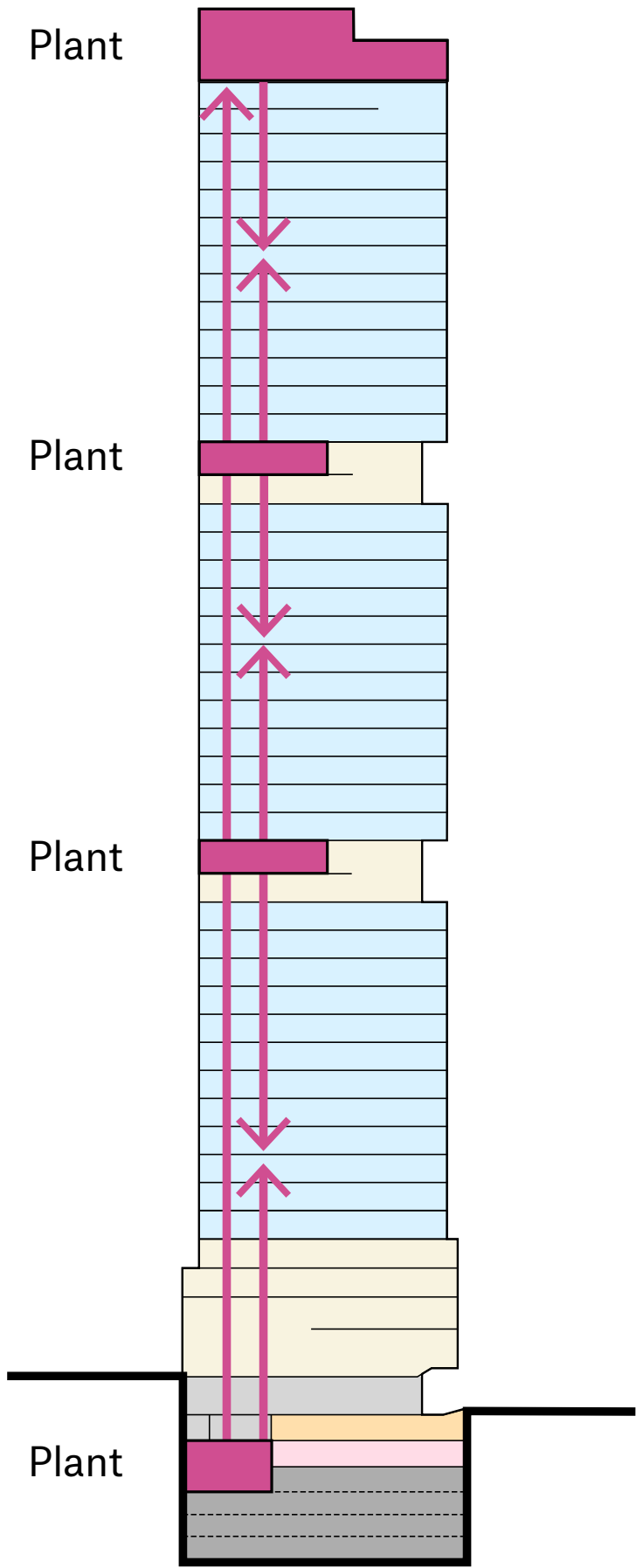
- Basement Levels B2-B6
- Low-Rise L17 (Low-rise Lift Overrun Level)
- Mid-rise L31 (Mid-rise Lift Overrun Level)
- Rooftop L45-46

Structure

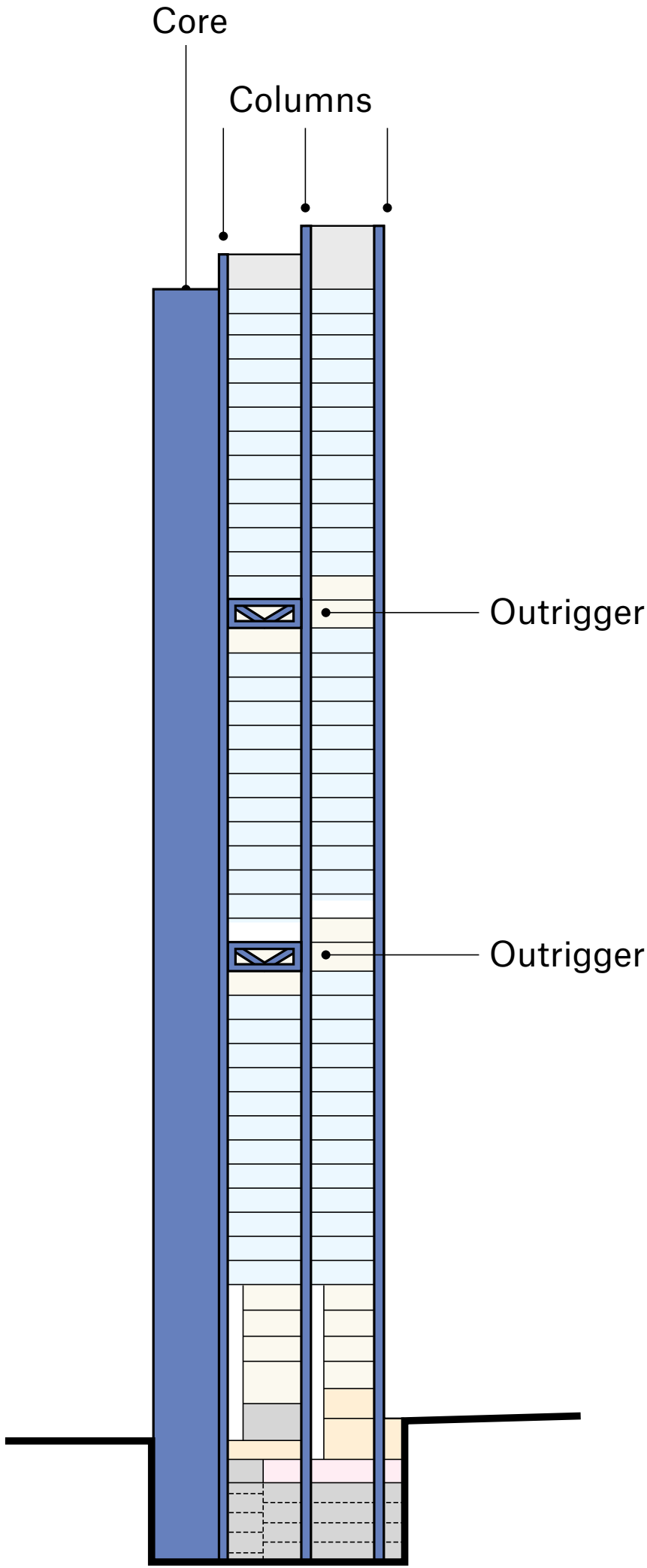
- Concrete side core with concrete column grid
- Structural outriggers located at L17 and L31 for lateral stability



Lifting Strategy
East West Section



Services Strategy
East West Section

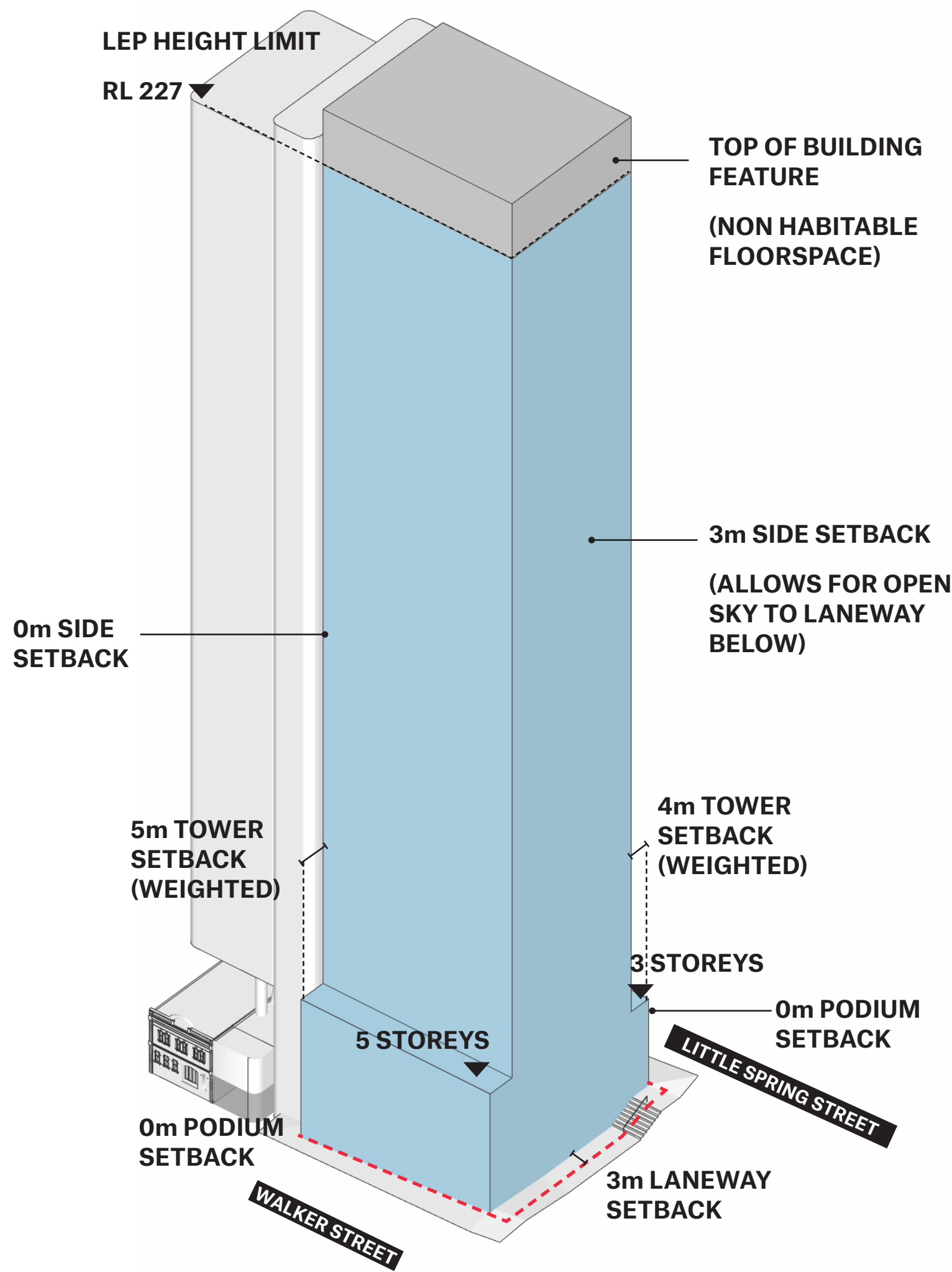


Structural Strategy
North South Section

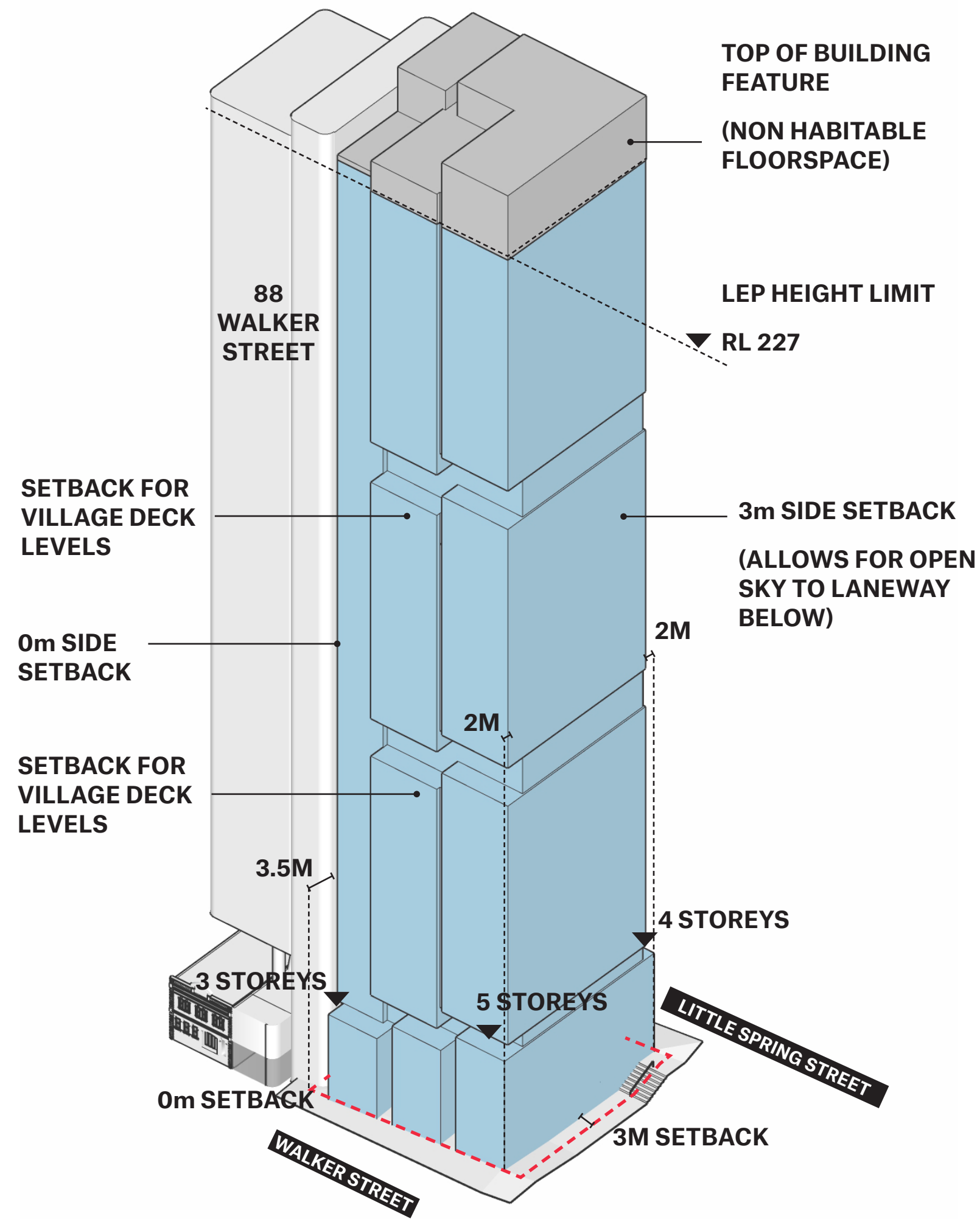
Proposed Built Form

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.



Building Envelope with Current DCP Controls



Proposed Built Form

Proposed Built Form

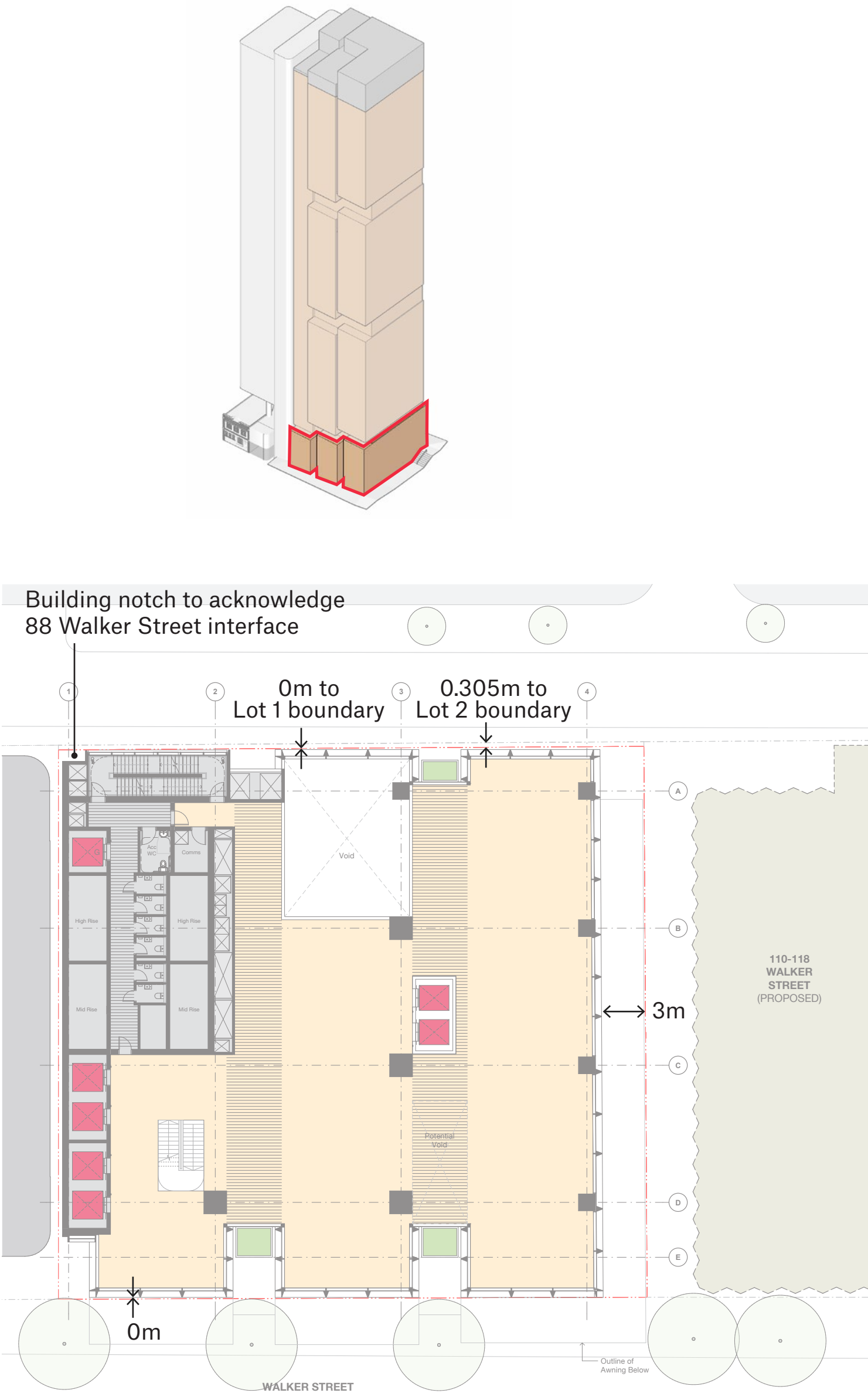
Podium Setbacks

Consistent with the DCP, the podium design proposes a 0m setback to both Walker Street and Little Spring Street. A 3m setback to the north will provide for the southern half of a 6m pedestrian laneway connecting Walker Street and Little Spring Street.

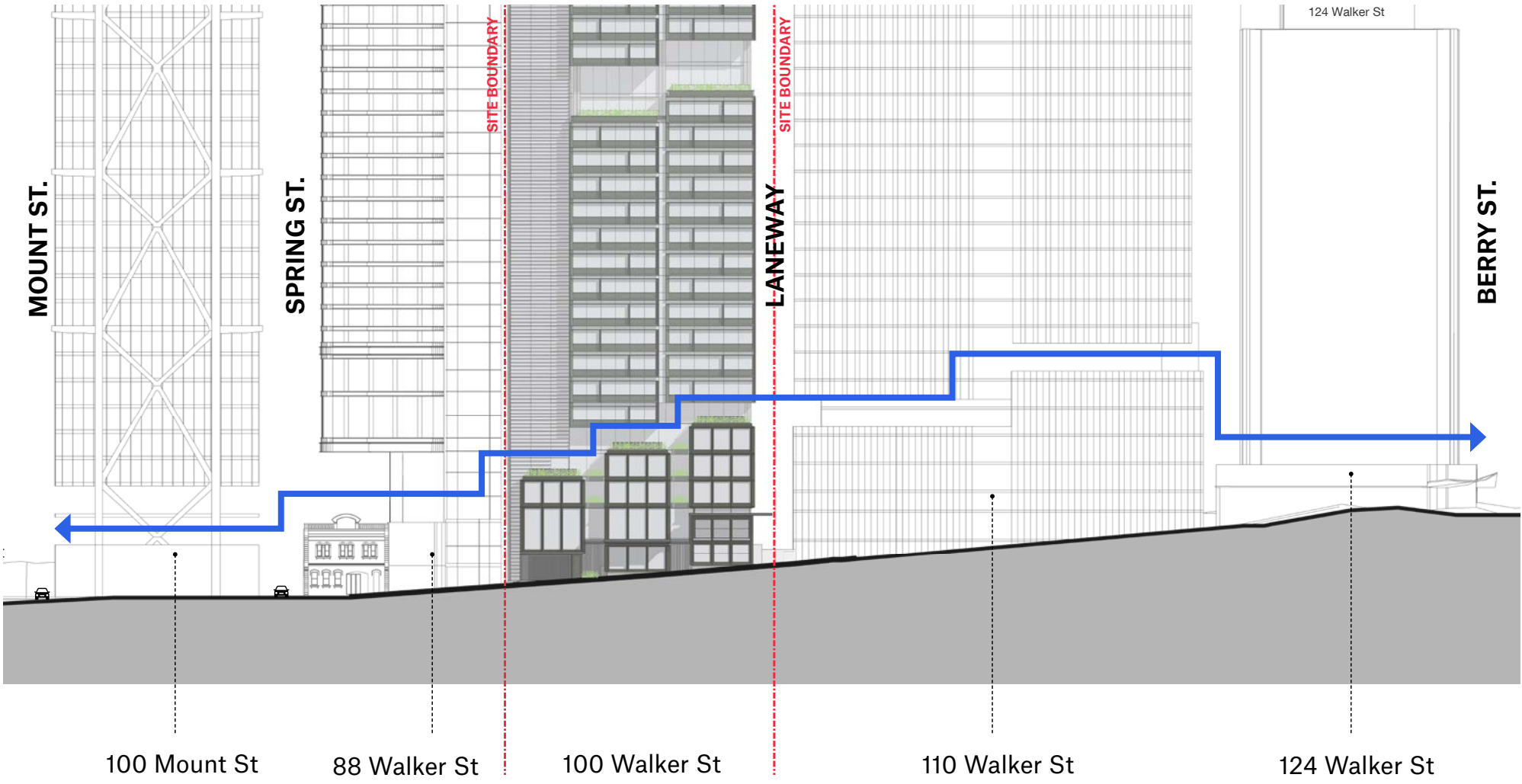
A 0m setback to the south mirrors the 0m setback of the 88 Walker Street development. The podium massing is notched to the south east corner to create a slightly recessed visual break to the 88 Walker Street building.

Podium Height

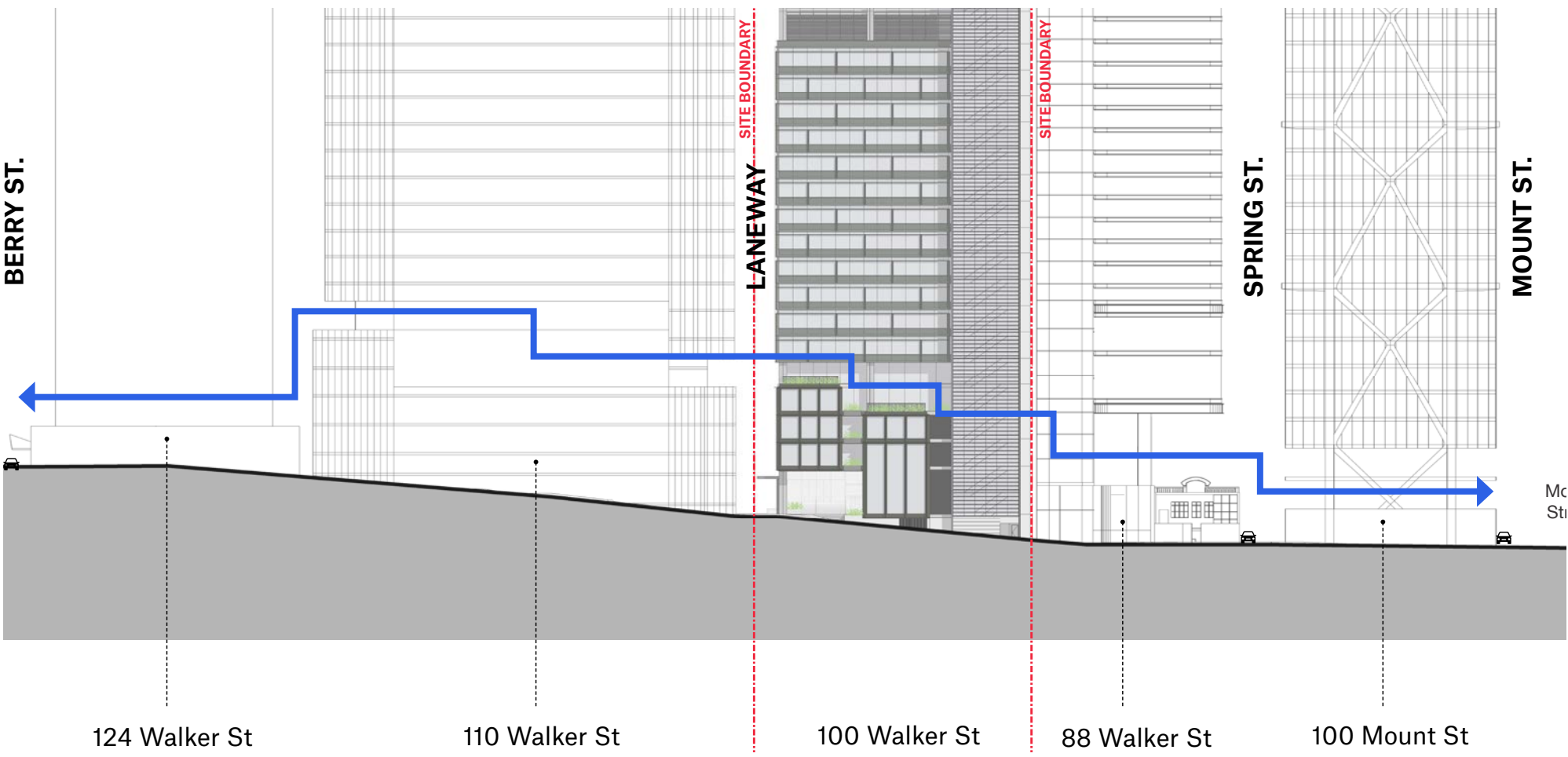
The podium massing varies in height on both Walker Street and Little Spring Street to respond to the sloping nature of both street frontages and to mitigate between the two storey scale of the Firehouse Hotel to the south, and the 110 Walker Street podium height to the north.



Typical Podium Plan



Walker Street Elevation



Little Spring Street Elevation

Proposed Built Form

Tower Setbacks

The tower built form proposes a stepped setback to Walker Street varying from 2.45m to 3.95m, measured to the glassline. The tower is setback at the southern end along Walker Street to provide visual separation to the core of the adjoining tower at 88 Walker Street.

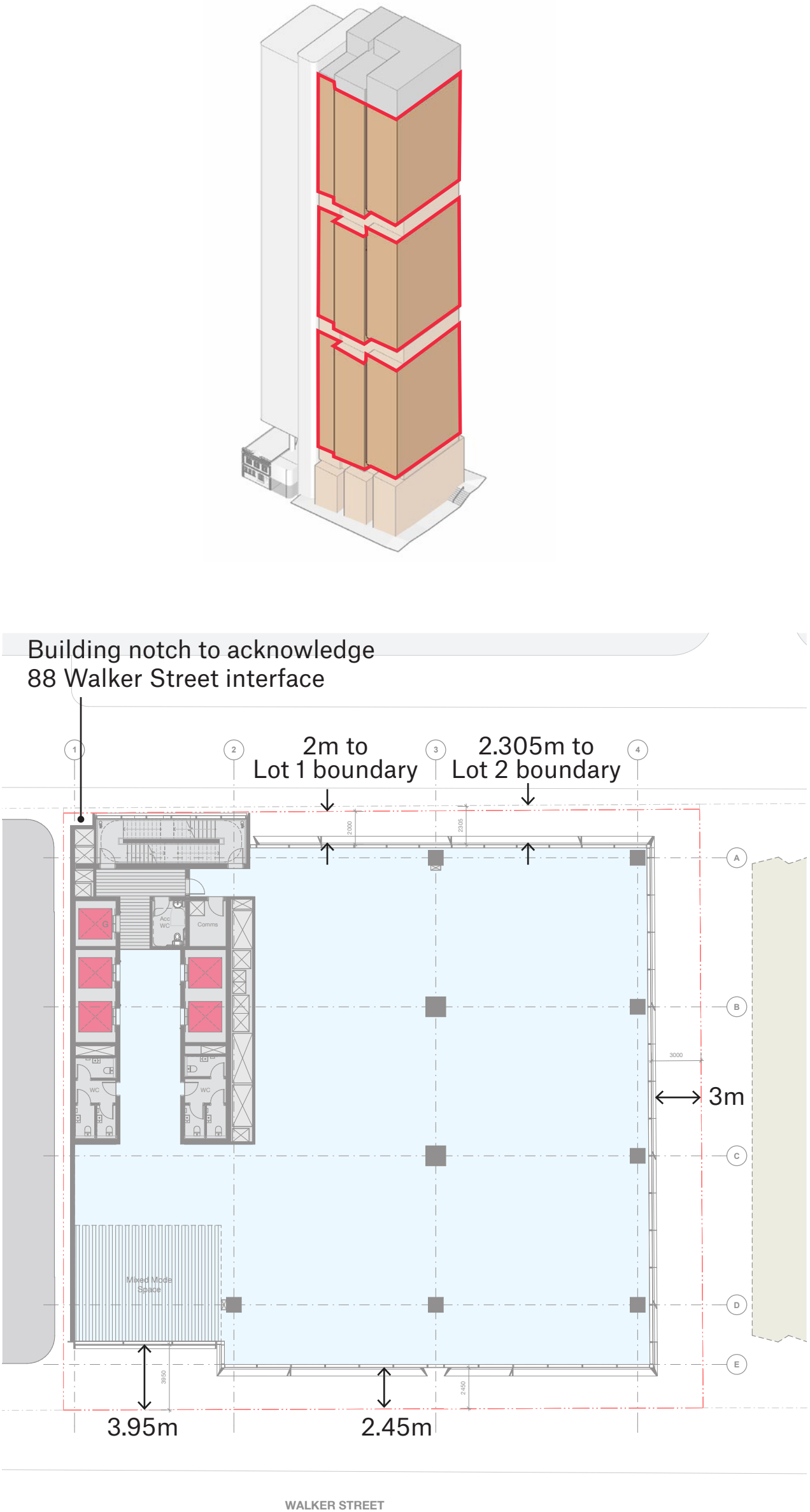
The tower has a 2m setback to Little Spring Street, similar to the setback to the 1 Denison Street Tower. A 0m setback to the south mirrors the setback of the services core to the 88 Walker Street tower ensuring the blank party wall of 88 Walker Street is not visible.

A 3m side setback to the north mirrors the 3m side setback to 110 Walker Street, and allows the laneway to be open to the sky.

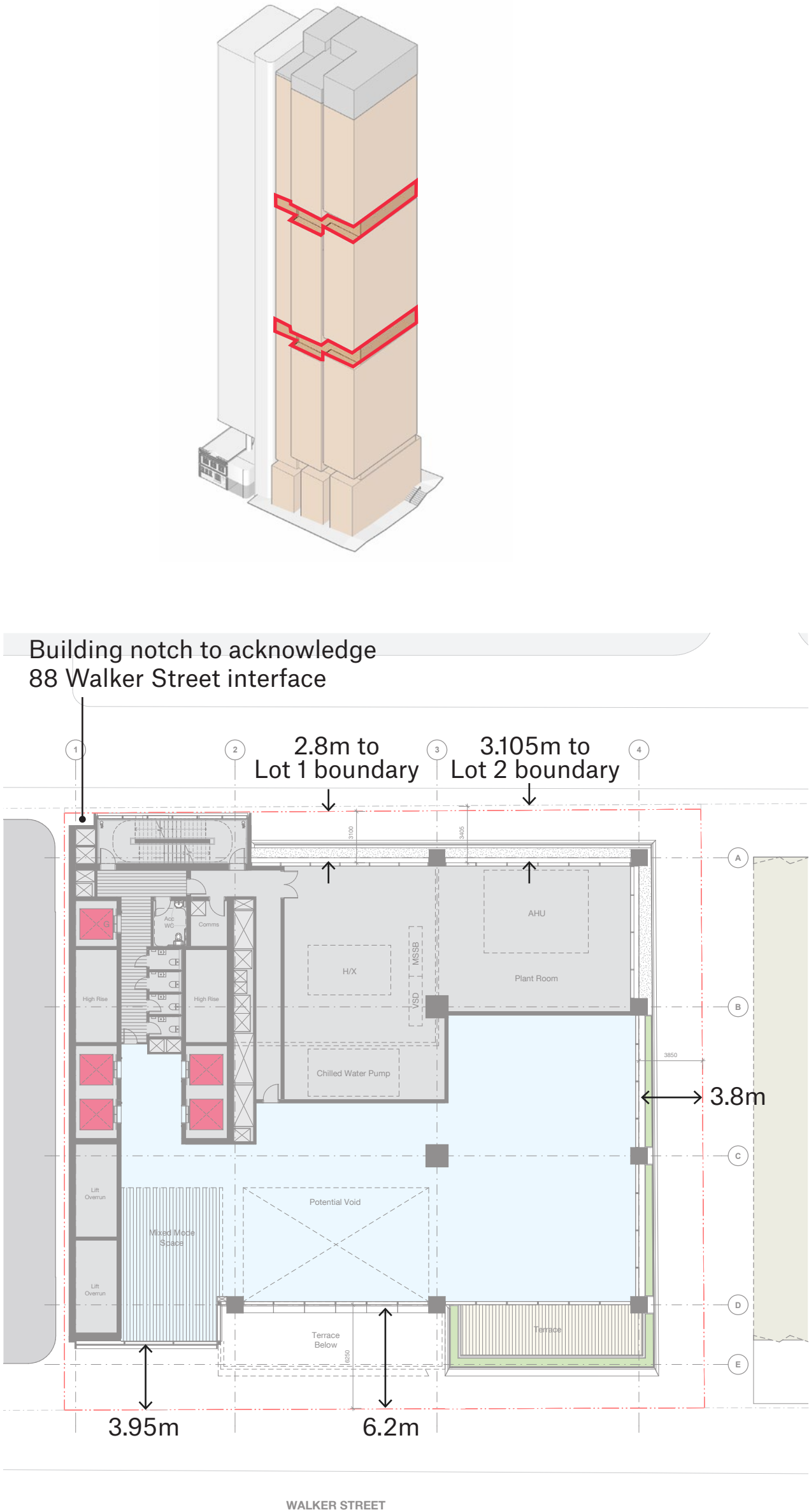
Village Deck Setbacks

The tower has two village deck levels. At these levels, the facade steps back 6.2m from Walker Street creating double height spaces for outdoor terraces. The village decks also step in elevation as shown of the elevation drawings.

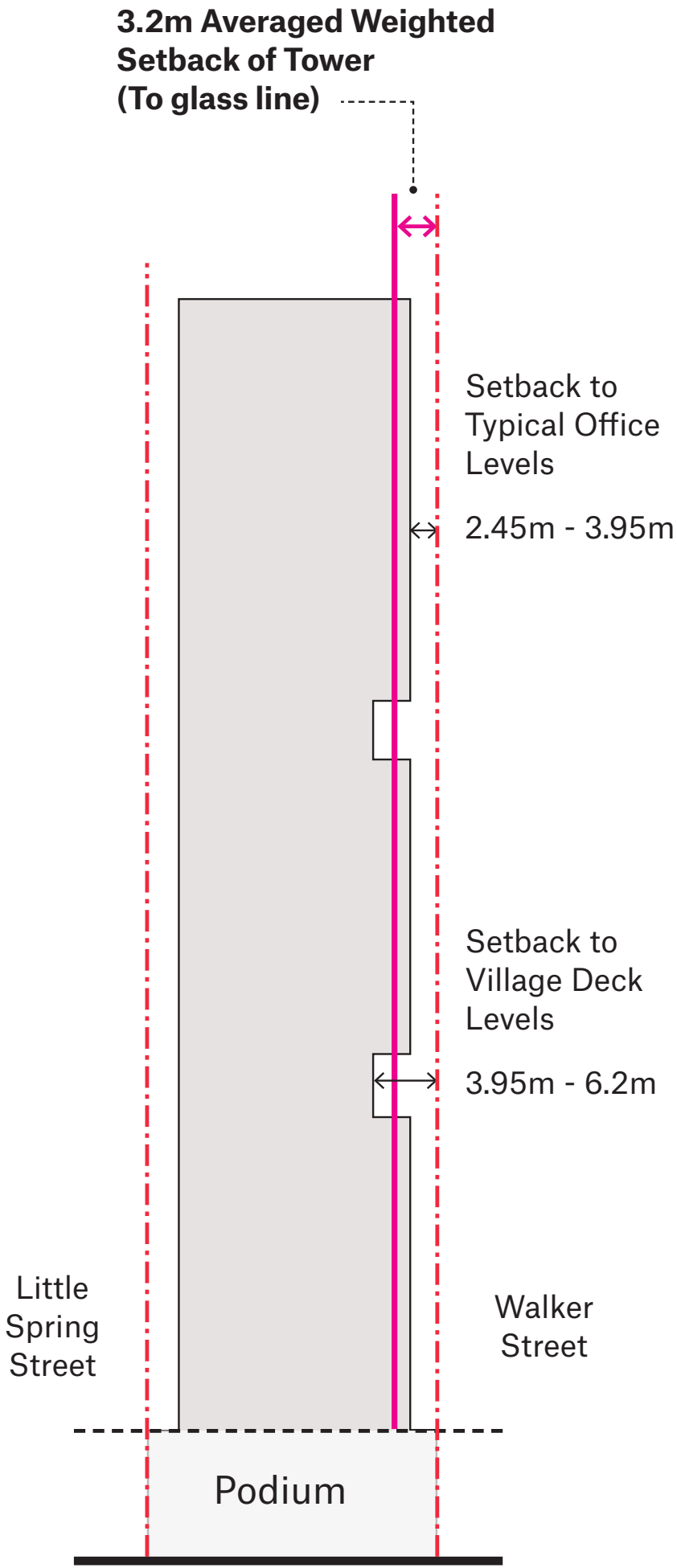
The resultant average weighted setback for the Walker Street tower elevation is 3.2m



Typical Tower Plan



Typical Village Deck Plan



Average Weighted Setback To Walker Street

Proposed Built Form

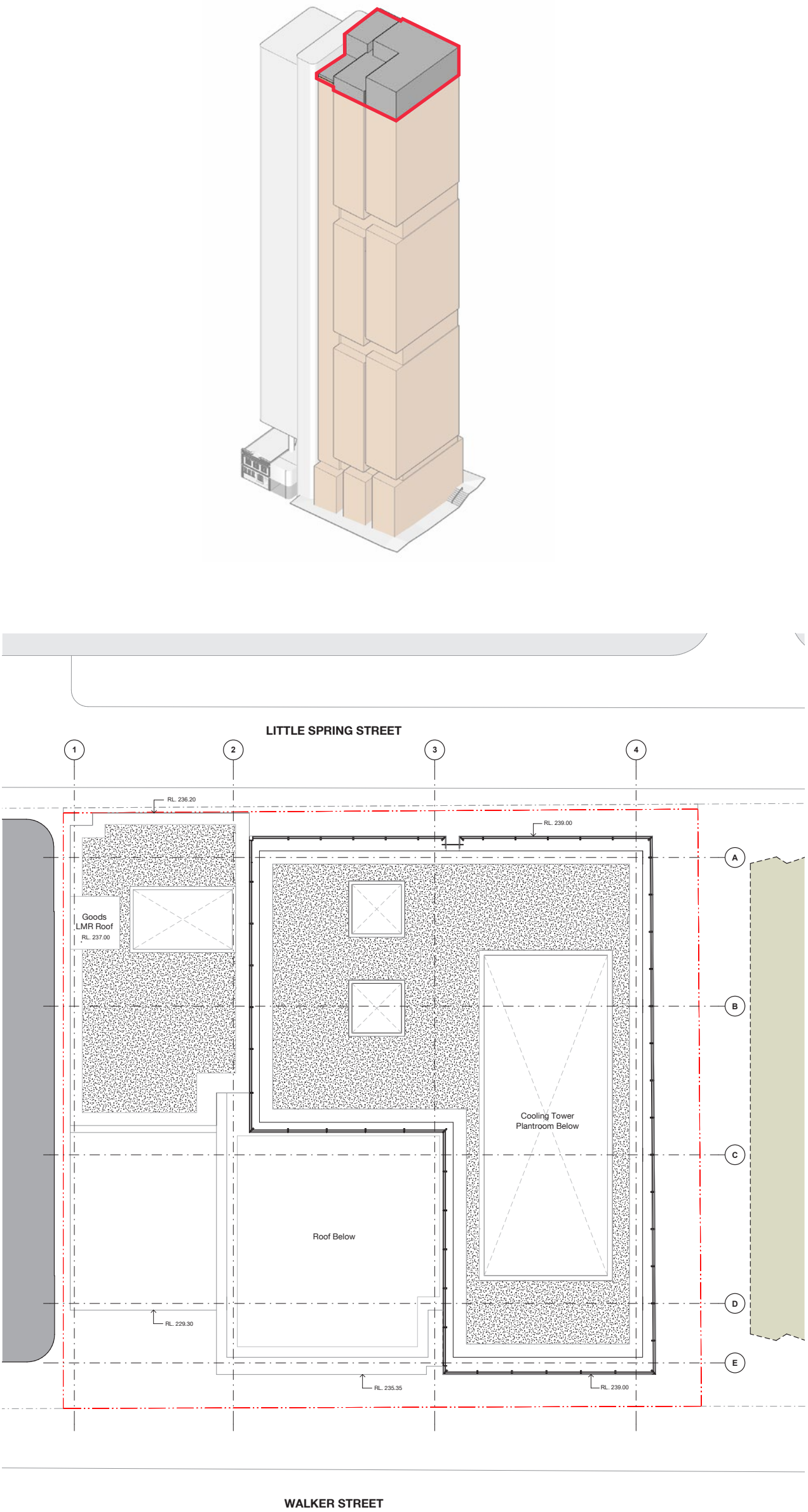
Top of Building Built Form

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.

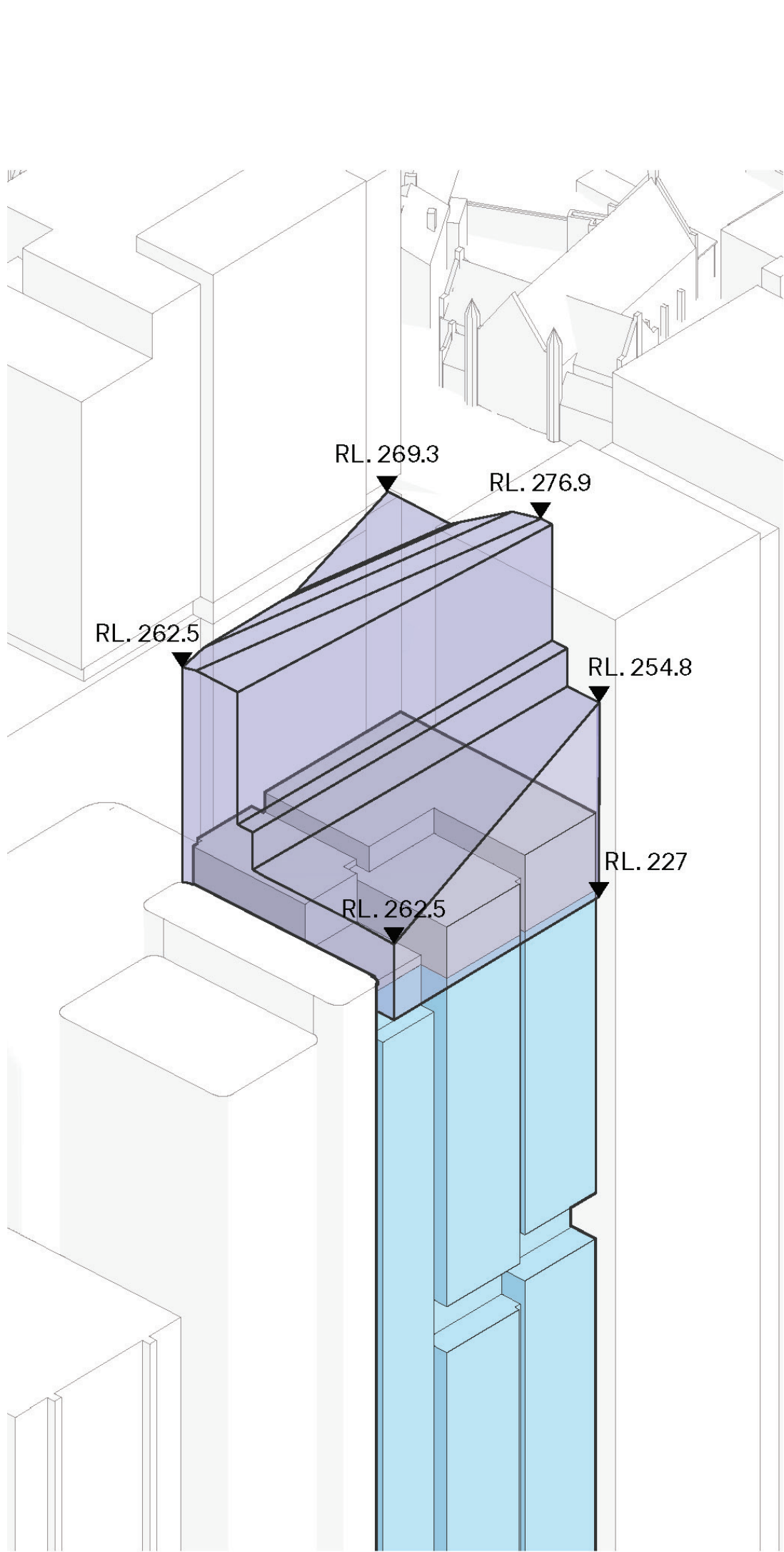
NSLEP Clause 6.3

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.

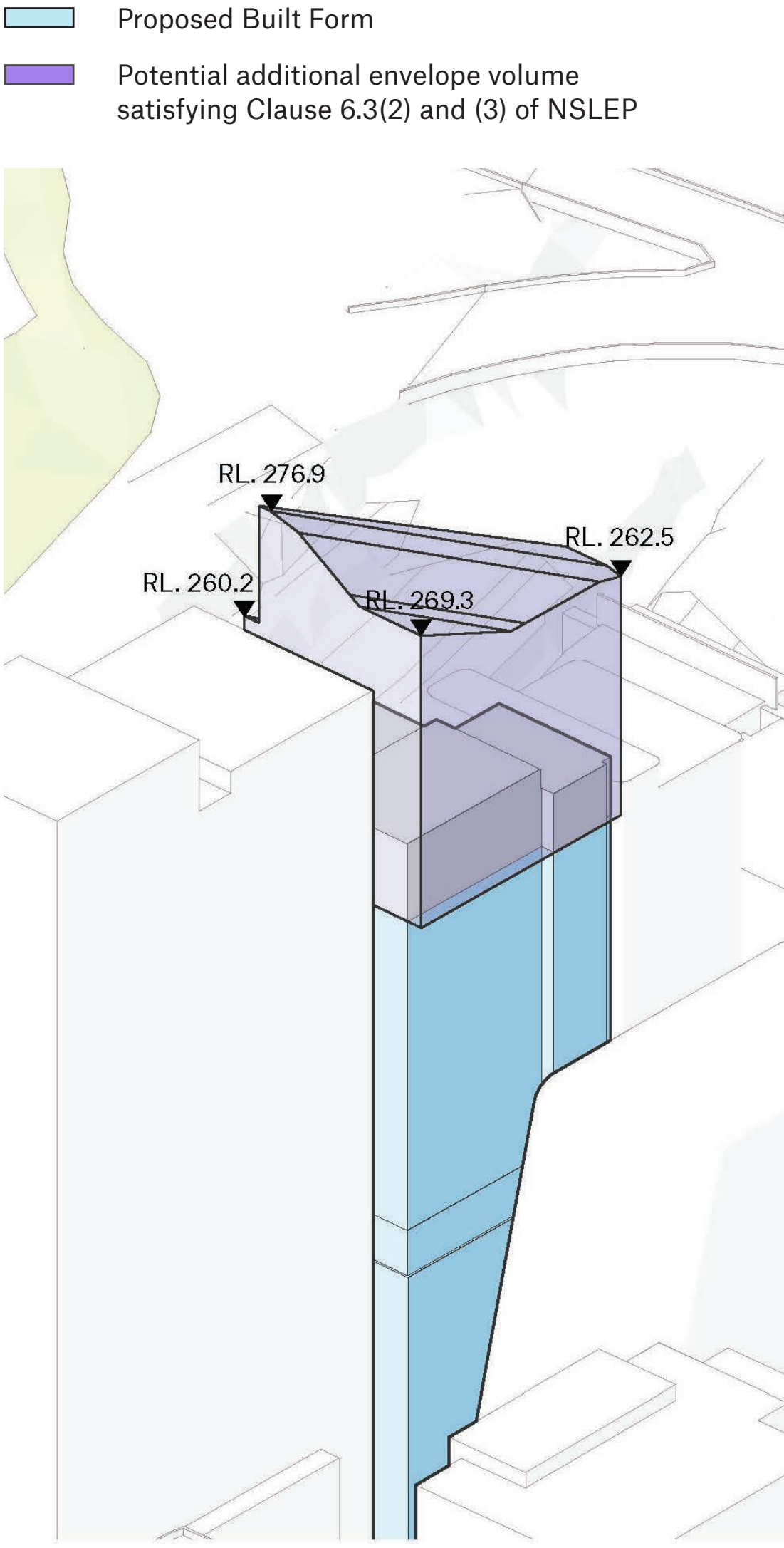
The proposed additional building height above RL 227 is comfortably contained within this maximum solar envelope. Therefore it does not cause any additional overshadowing to the nearby residential zones or RE1 Public Recreational areas.



Roof Plan



South East Axonometric View



North West Axonometric View

Proposed Built Form

Overshadowing Analysis

The following diagrams show the significant times of the day and year that define the maximum solar envelope.

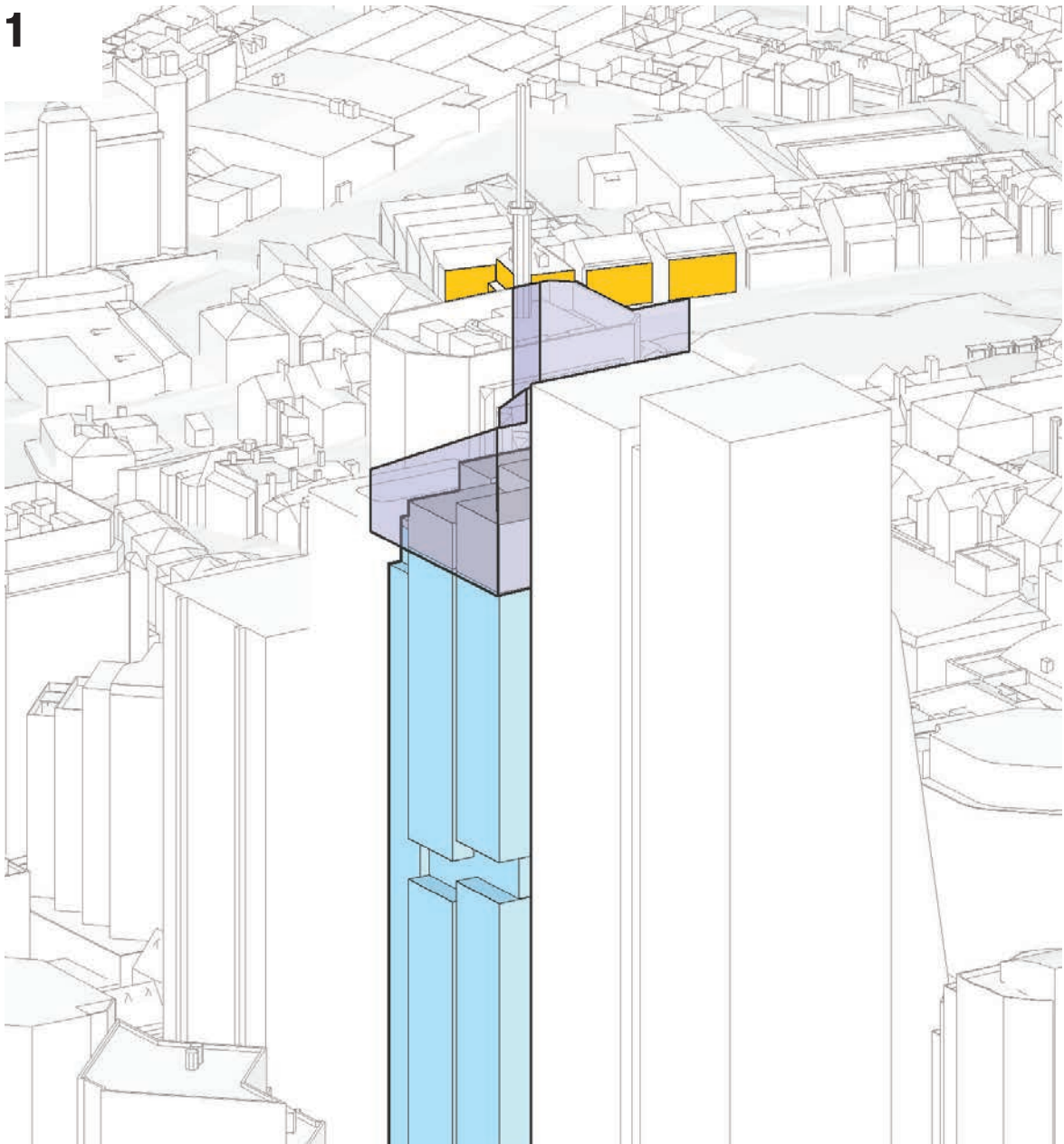
Images 1 & 2 - Private open space or window to a habitable room, located outside of the North Sydney Centre. Must not result in less than 2 hours of direct sunlight between 9am - 3pm from March equinox to the September equinox.

Image 3 - RE1 Public Recreation. Must not result in a net increase in overshadowing between 12pm - 2pm from March equinox to the September equinox.

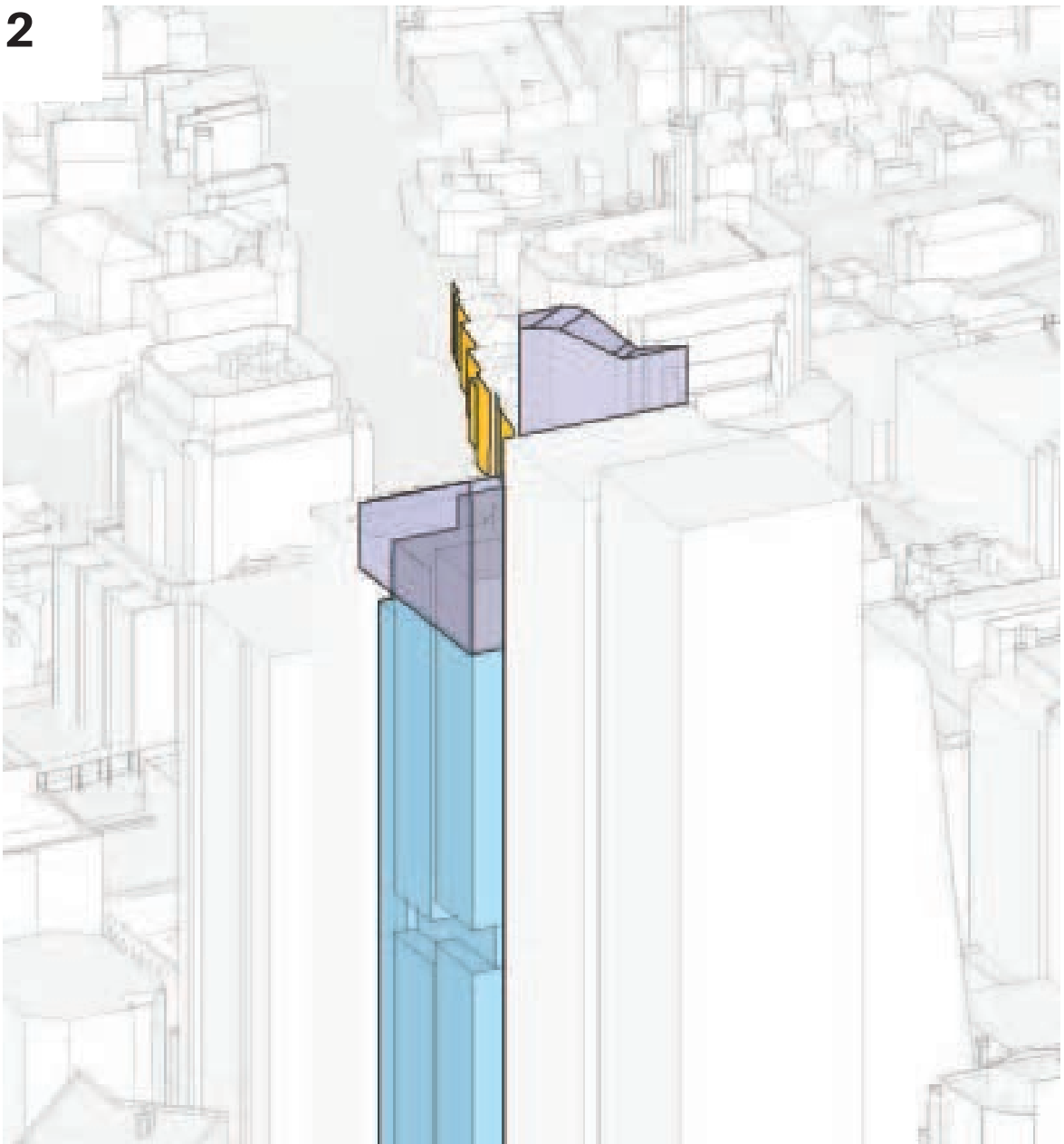
These diagrams demonstrate how the proposed built form above RL 227 has no additional overshadowing impact to the special areas described in the LEP.

Refer to the shadow diagrams at the March Equinox, the September Equinox and the Winter and Summer Solstices for further analysis.

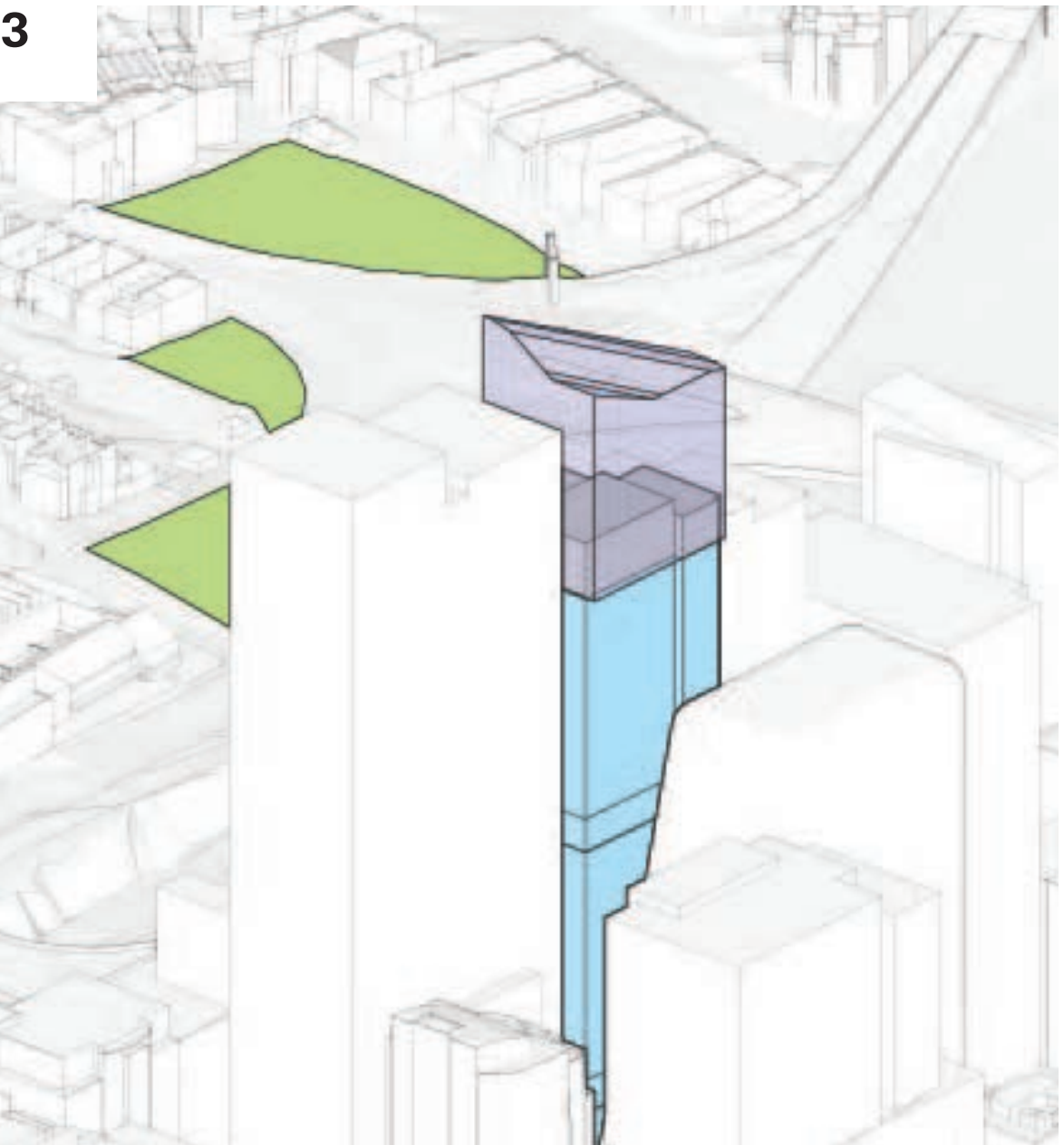
- Proposed Building Envelope
- Solar Envelope
- Study areas (Residential / RE1 Zone)
- Additional Overshadowing - Proposed Envelope
- Special Area



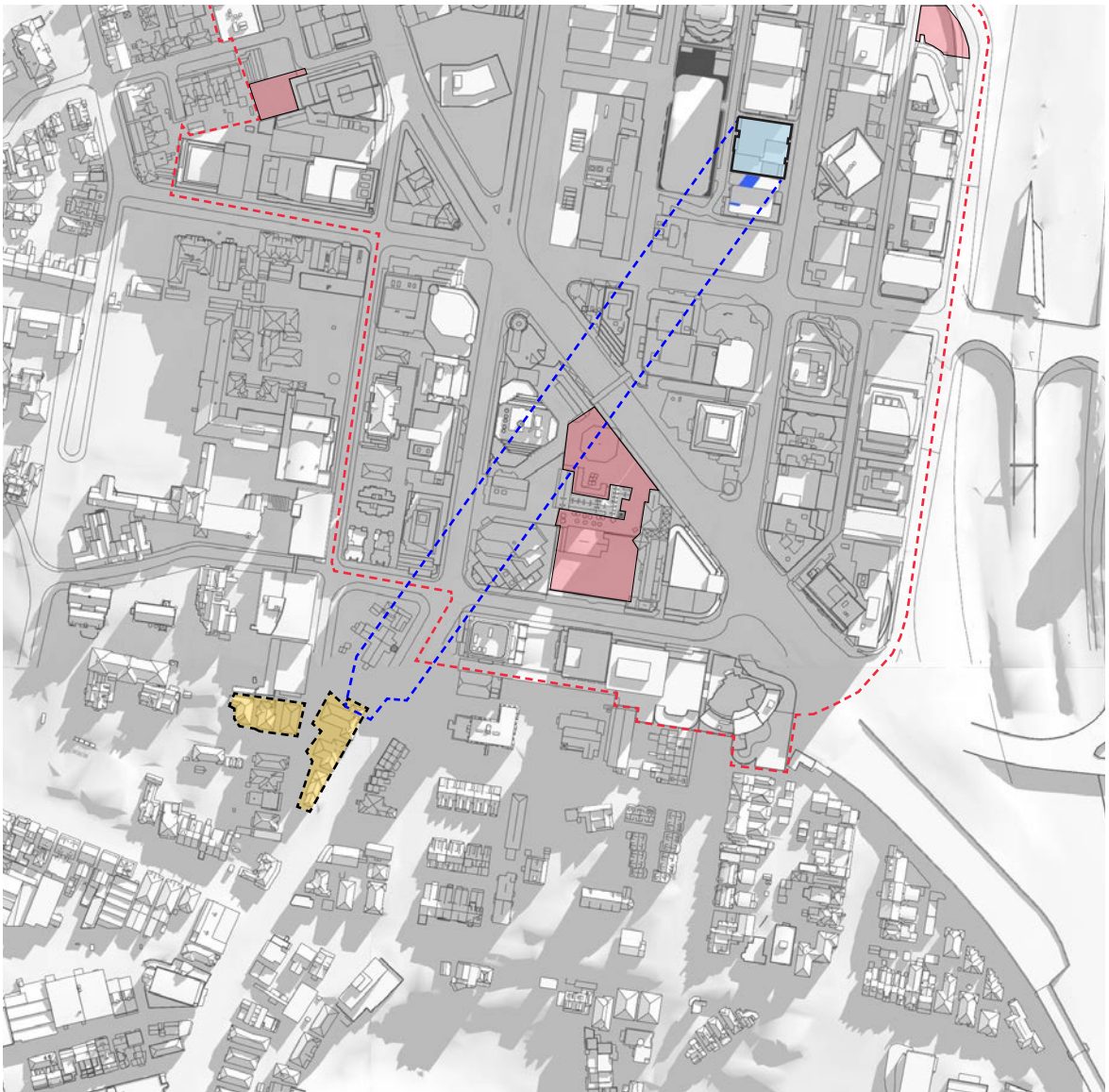
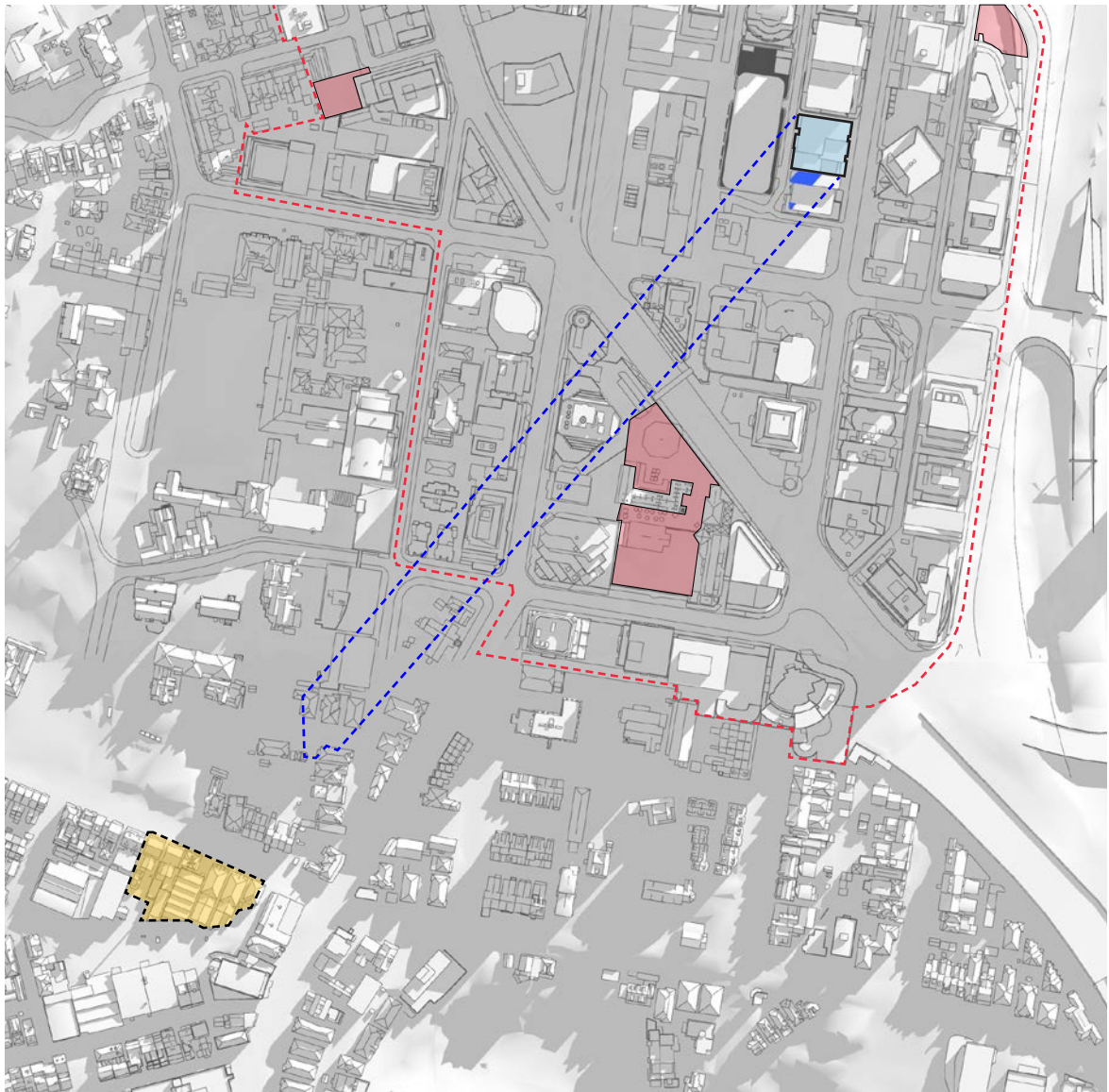
WINTER 9AM - Residential over shadowing



WINTER 9:30AM - Residential over shadowing



WINTER 2PM - RE1 Public Recreation Zone





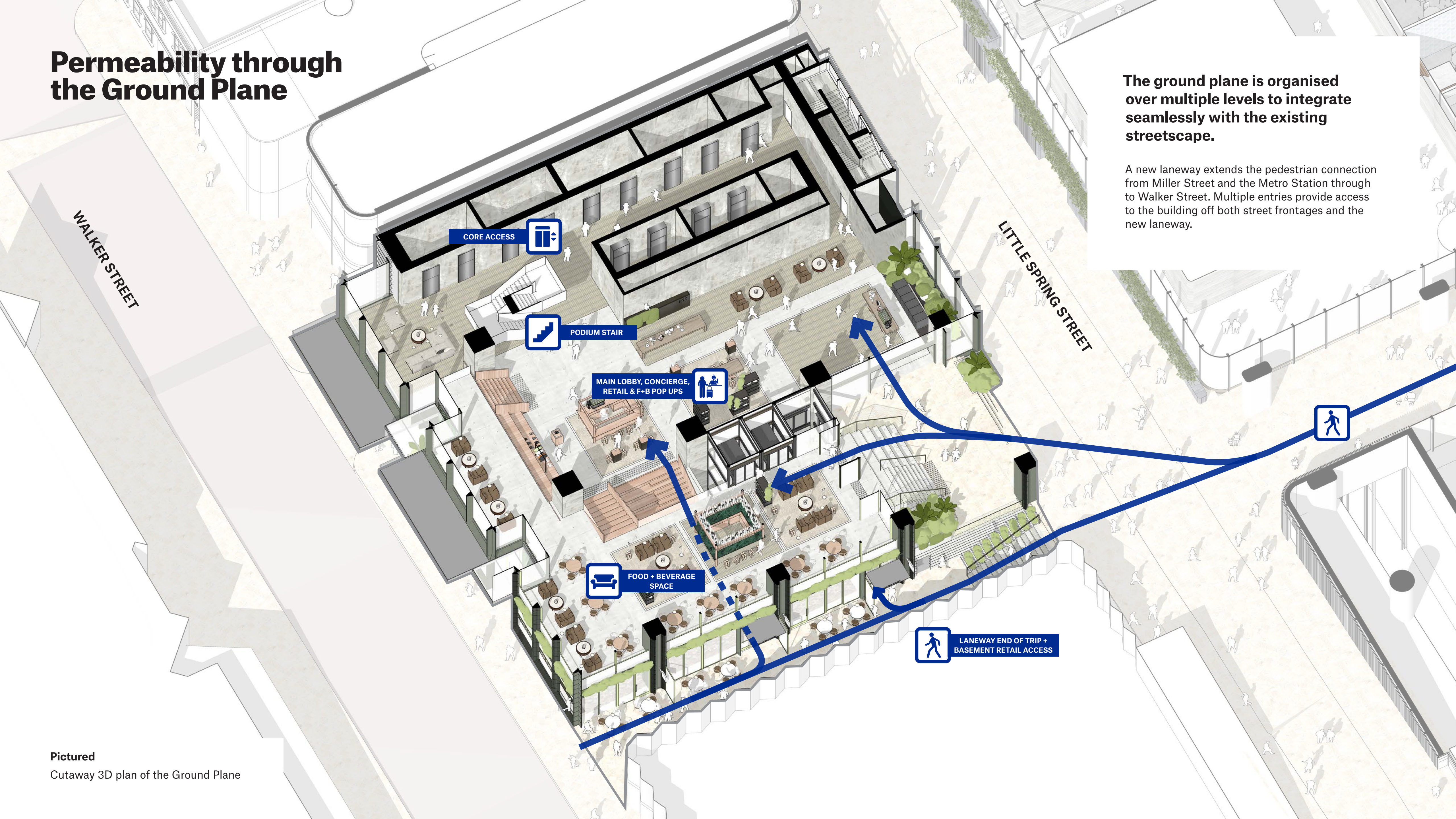
6.0

Podium and Public Domain Design

Permeability through the Ground Plane

The ground plane is organised over multiple levels to integrate seamlessly with the existing streetscape.

A new laneway extends the pedestrian connection from Miller Street and the Metro Station through to Walker Street. Multiple entries provide access to the building off both street frontages and the new laneway.

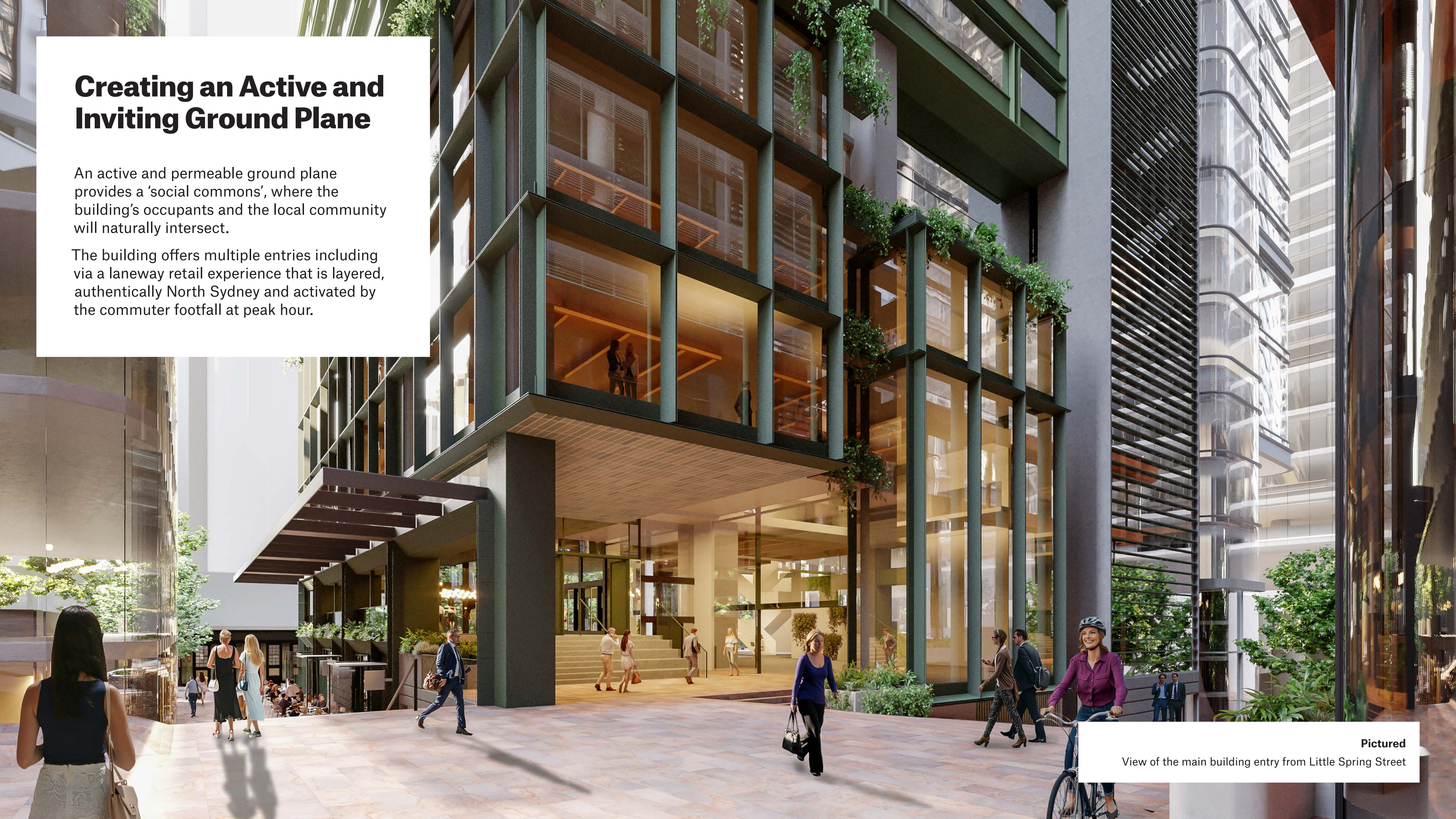


Pictured
Cutaway 3D plan of the Ground Plane

Creating an Active and Inviting Ground Plane

An active and permeable ground plane provides a 'social commons', where the building's occupants and the local community will naturally intersect.

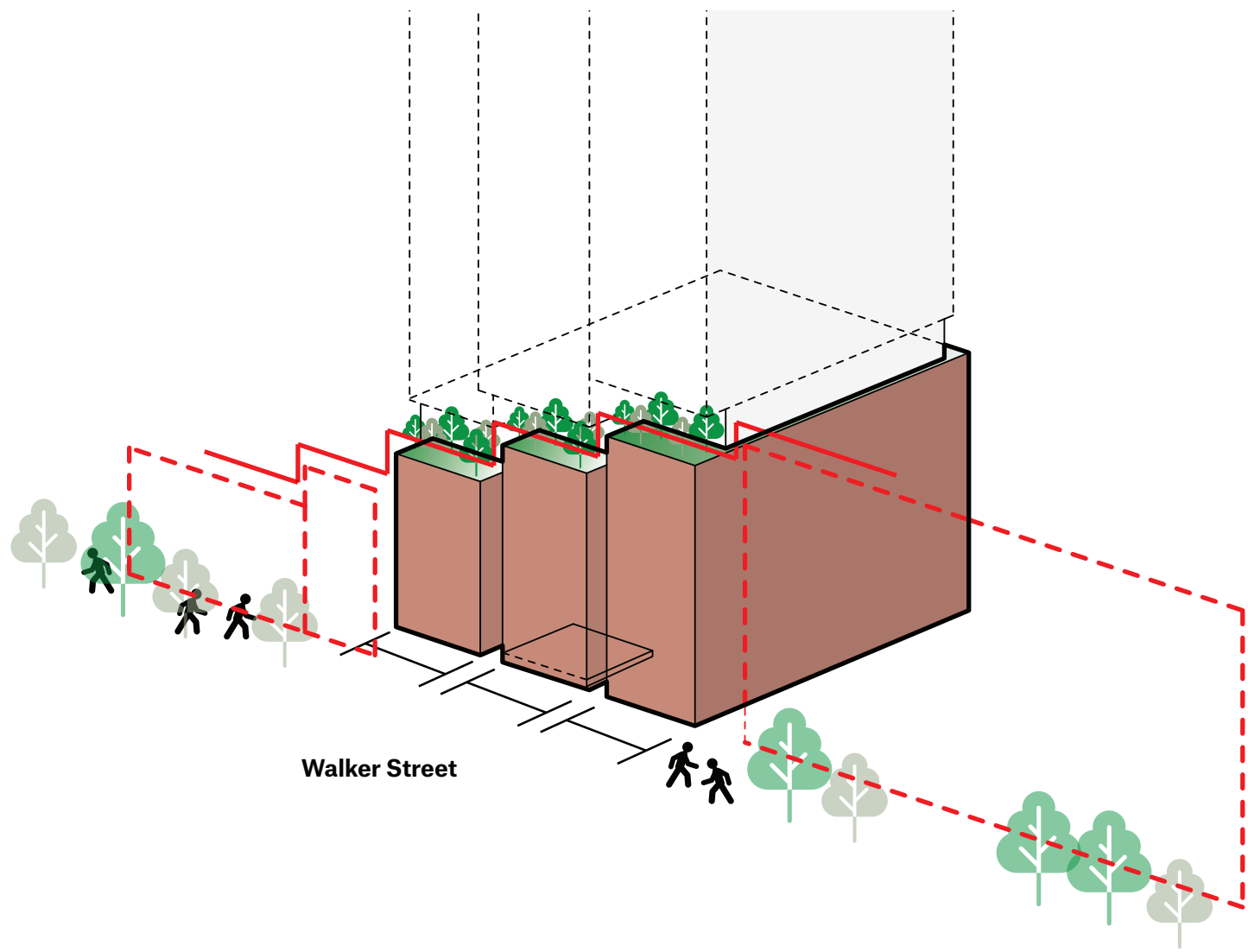
The building offers multiple entries including via a laneway retail experience that is layered, authentically North Sydney and activated by the commuter footfall at peak hour.



Pictured
View of the main building entry from Little Spring Street

Podium Design Concept

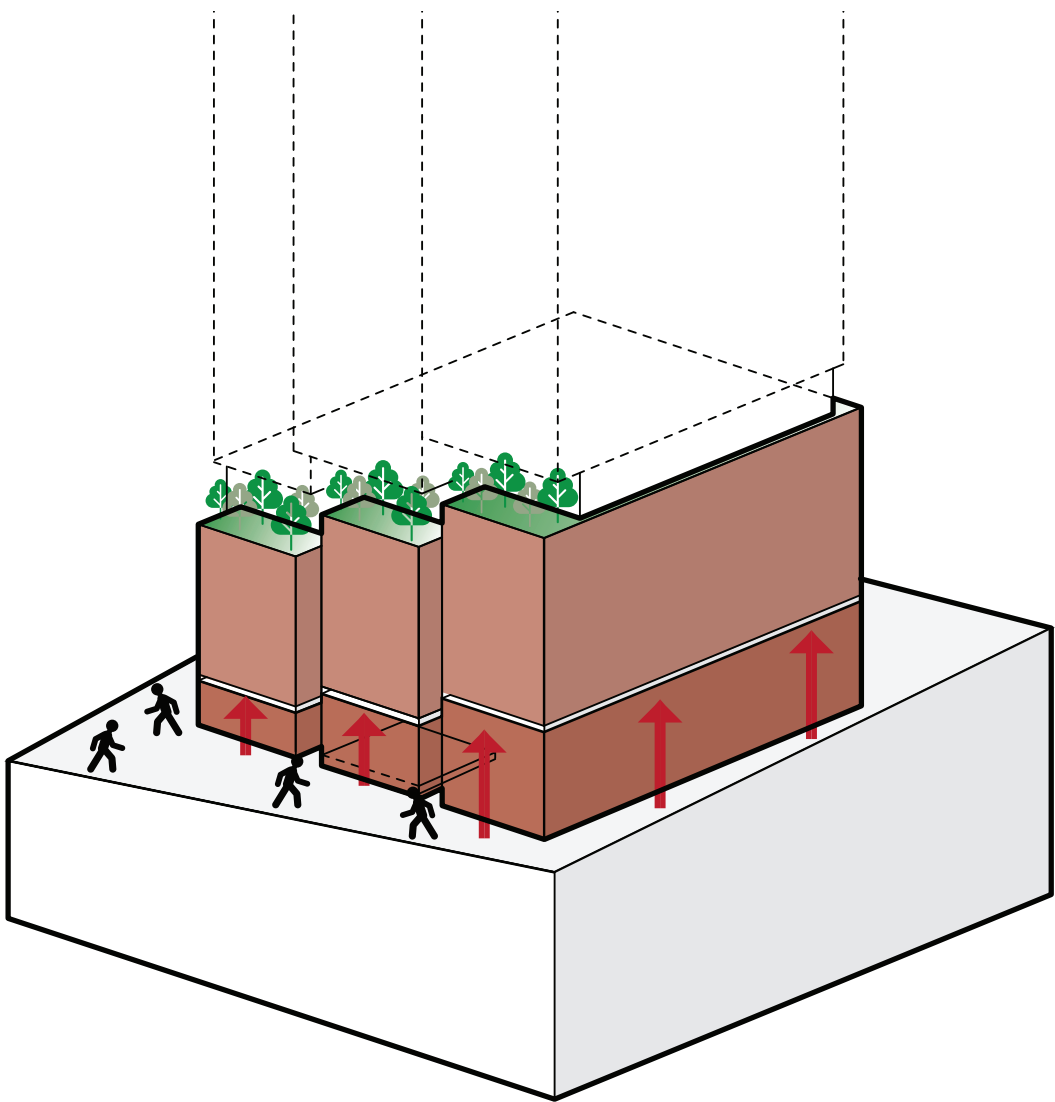
The podium massing has a fine grain scale that recalls the terrace houses that once occupied the site, whilst the stepped form responds sympathetically to the site topography and the urban built context.



Stepped Forms

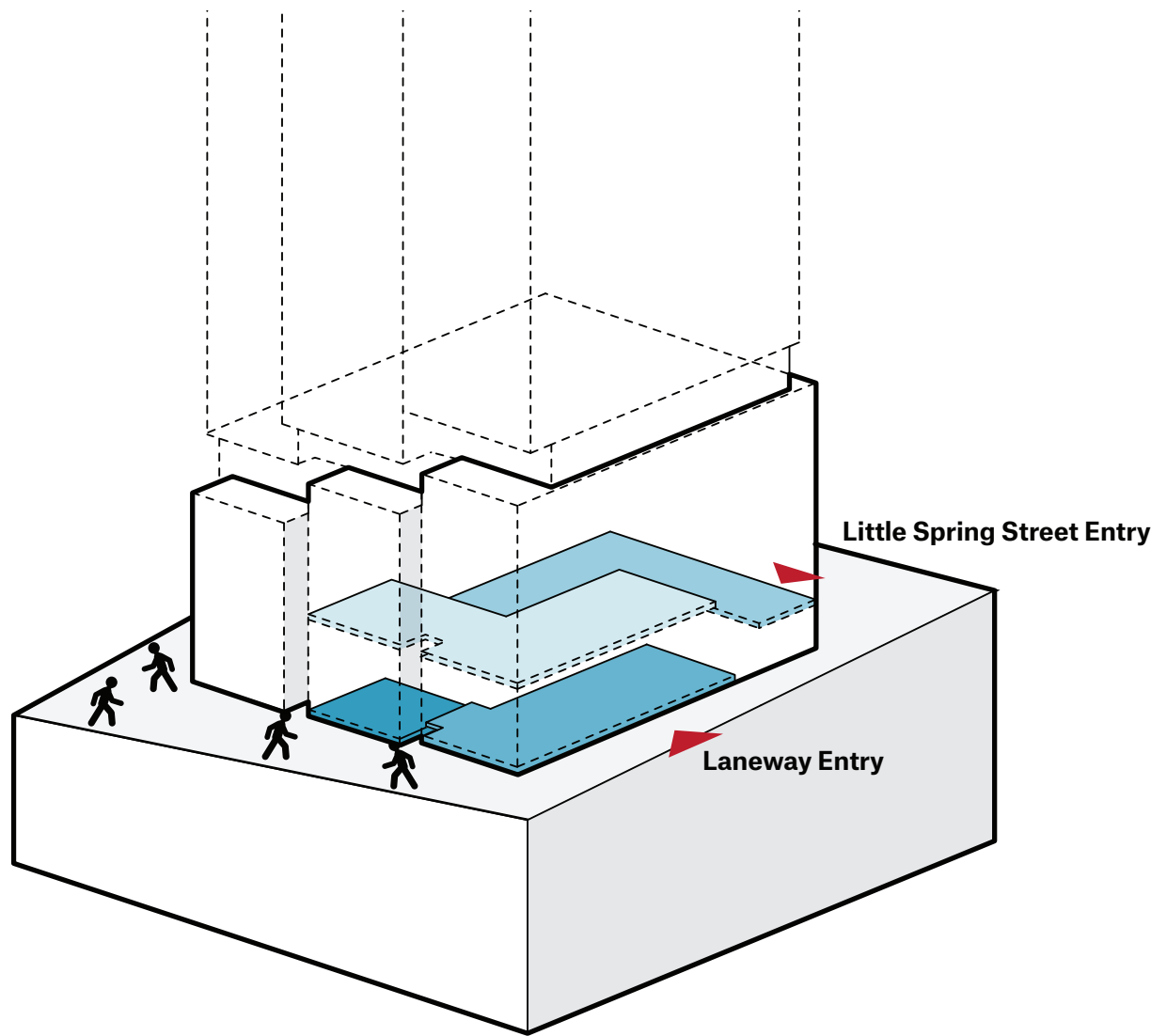
A 0m setback reinforces the street wall to Walker Street and Little Spring Street. The podium is divided into three volumes, that step down from north to south along Walker Street in response to the topography and to form a sympathetic scale relationship with the neighbouring buildings, particularly the two storey heritage listed Firehouse Hotel to the south.

Their finer grain provides a human scale at street level that recalls the historic terraces that originally occupied the site. Their design echoes the stepped language of the tower built form to ensure a seamless transition between the two.



Active Street Frontage

The ground floor is articulated to provide a pedestrian scale and to define the active street frontages. The laneway character is defined by a two storey scale which visually connects the retail and food and beverage uses in both Upper Ground and Lower Ground to the laneway experience.



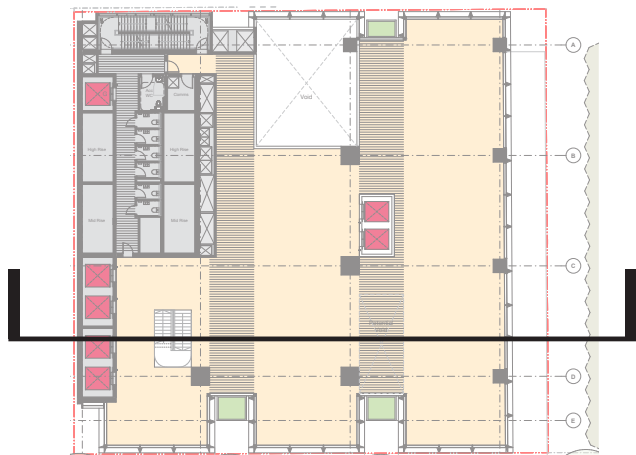
Multi - Level Ground Plane

The ground plane is organised over multiple levels to integrate seamlessly with the existing streetscape. Multiple entries provide access to the building off both street frontages and the new laneway. The main entry to the northern corner of Little Spring Street acknowledges the majority of commuters approaching the site from the west.

Interconnected 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. Whilst flexible commercial space on the upper podium floors offer a number of potential uses to support the needs of the building tenants and wider community, such as co-working spaces, meeting and function rooms and other tenant amenities.

Moving through the space, there are strong visual and physical connections to the upper podium levels and lower ground floor with natural ventilation and planting creating a strong connection to nature.



Key



Lower Ground Floor

Partially submerged below ground level, the Lower Ground Floor opens out onto the Laneway to the north and Walker Street to the east and is activated by retail and food & beverage.

The northeast corner of the site is activated by a lobby cafe, which serves as secondary Walker Street entry to the commercial lobby. Envisaged as a bustling food and beverage tenancy, this informal lobby space epitomises the idea of the 'anti office'.

To the western end of the laneway is a smaller lobby with a public lift providing access between the Laneway and Little Spring Street and a Basement B1 tenancy. Two further lifts provide access to the bike parking and end of trip facilities on Basement B2.

The retail frontage continues around the northeast corner onto Walker Street, further maximising the extent of active frontages.

To the southeast corner, the vehicular entry to the site is discreetly located at the lowest point of the site, providing access to the loading dock and a car park via a basement ramp.







A Discreet 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 entry is discreetly positioned in the south east corner of the site utilising the lowest part of the site and occupying the same location as the existing vehicular access to the site.

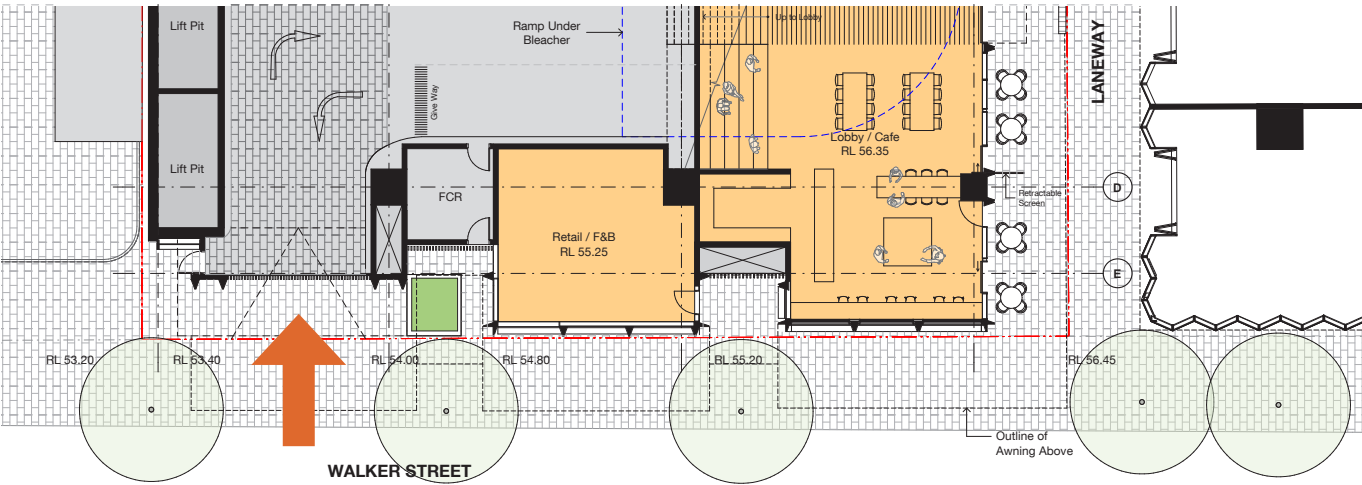
The Walker Street location works sympathetically with the significant level change across the site from the west to the east. Bringing vehicles into the building off the lowest point of the site on Walker Street enables the lobby level to have a level threshold off Little Spring Street and maximises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

The proposed location 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.

Whilst the existing basement car park has 102 car spaces, the proposed development has only 74 car spaces, meaning a significantly reduced number of car movements.



View of Car Park Entry from Walker Street



Lower Ground Floor Plan



Car Park Entry Door Closed



Car Park Entry Door Open

Upper Ground Level

The primary building entry is located off Little Spring Street in the north west corner of the site immediately alongside the laneway connecting to the Victoria Cross Metro. A generous forecourt extends the public domain into the site to provide a covered entry with a human scale.

Visitors enter a triple height lobby with strong visual connections to the upper podium levels which are accessible via glass lifts and stairs. The space is designed to promote public generosity and to cater for both visitors as well as tenant. It aims to have a hospitality feel with concierge facilities, Food & Beverage and pop-up retail. The space is designed to be naturally ventilated with planting located within the vertical atriums.

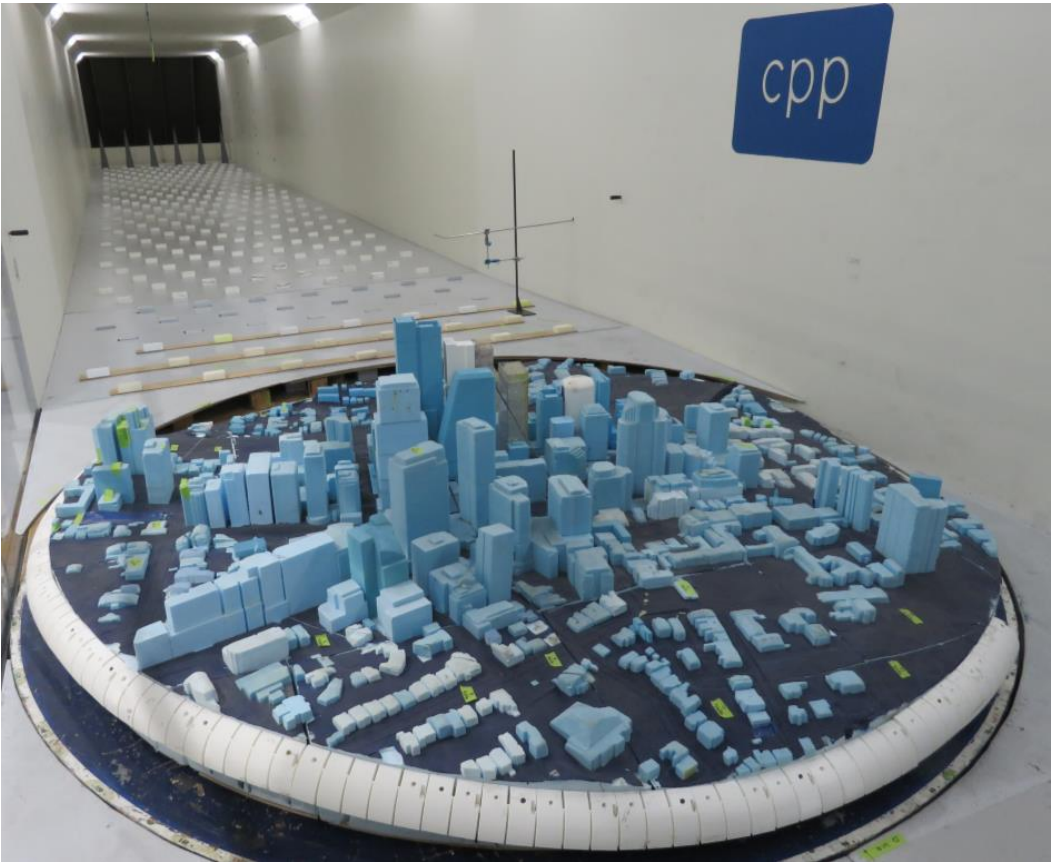
Moving through the space there are strong visual connections and direct access to the lower ground retail and an elevated food and beverage space that overlooks the laneway. The Upper Ground is connected to the Lower Ground Cafe Lobby by stairs and bleacher steps.



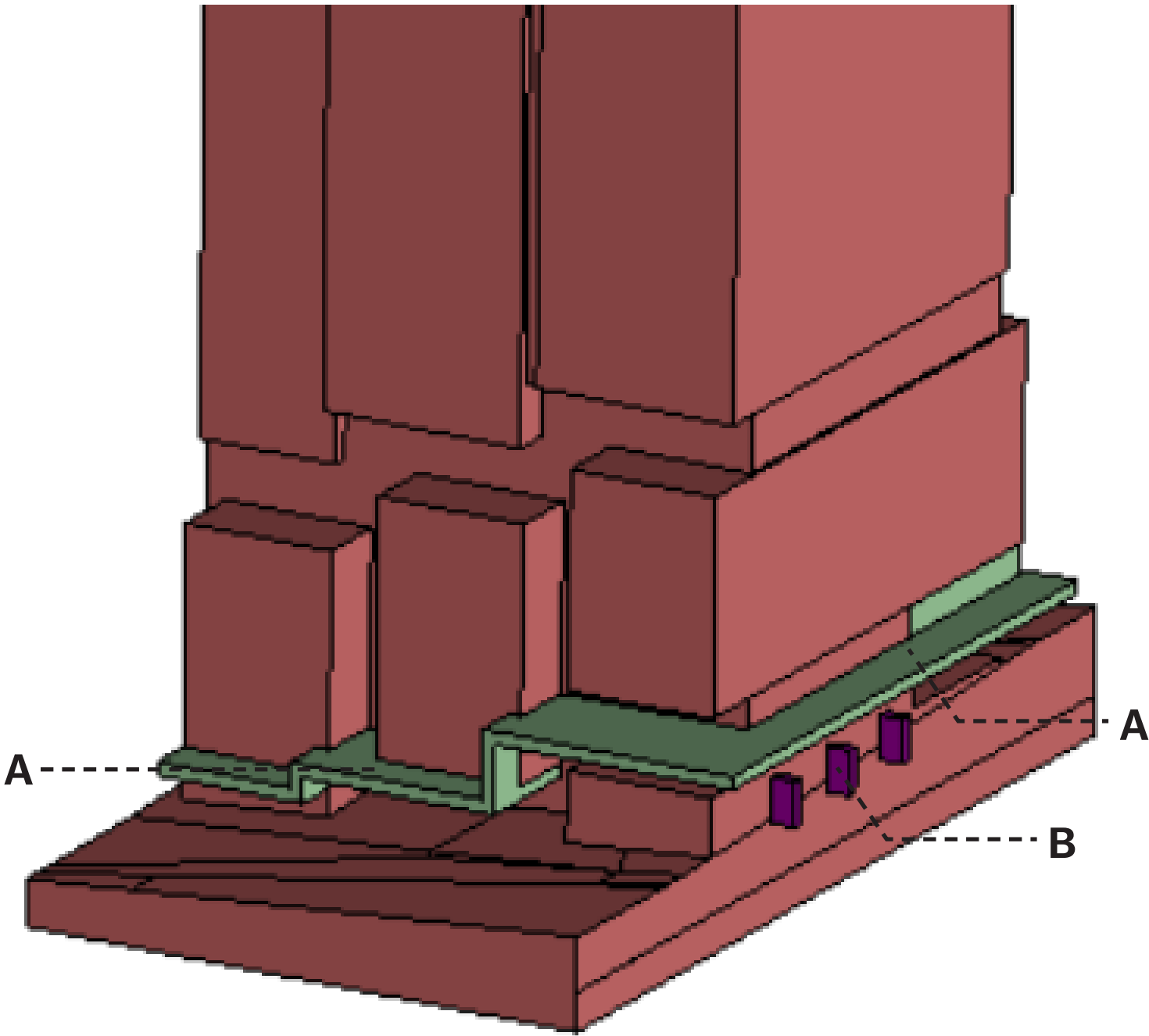
Wind Testing and Environmental Comfort

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.

For further detail on the wind tunnel test and mitigation measures, refer to the Wind Tunnel Test Report by CPP.



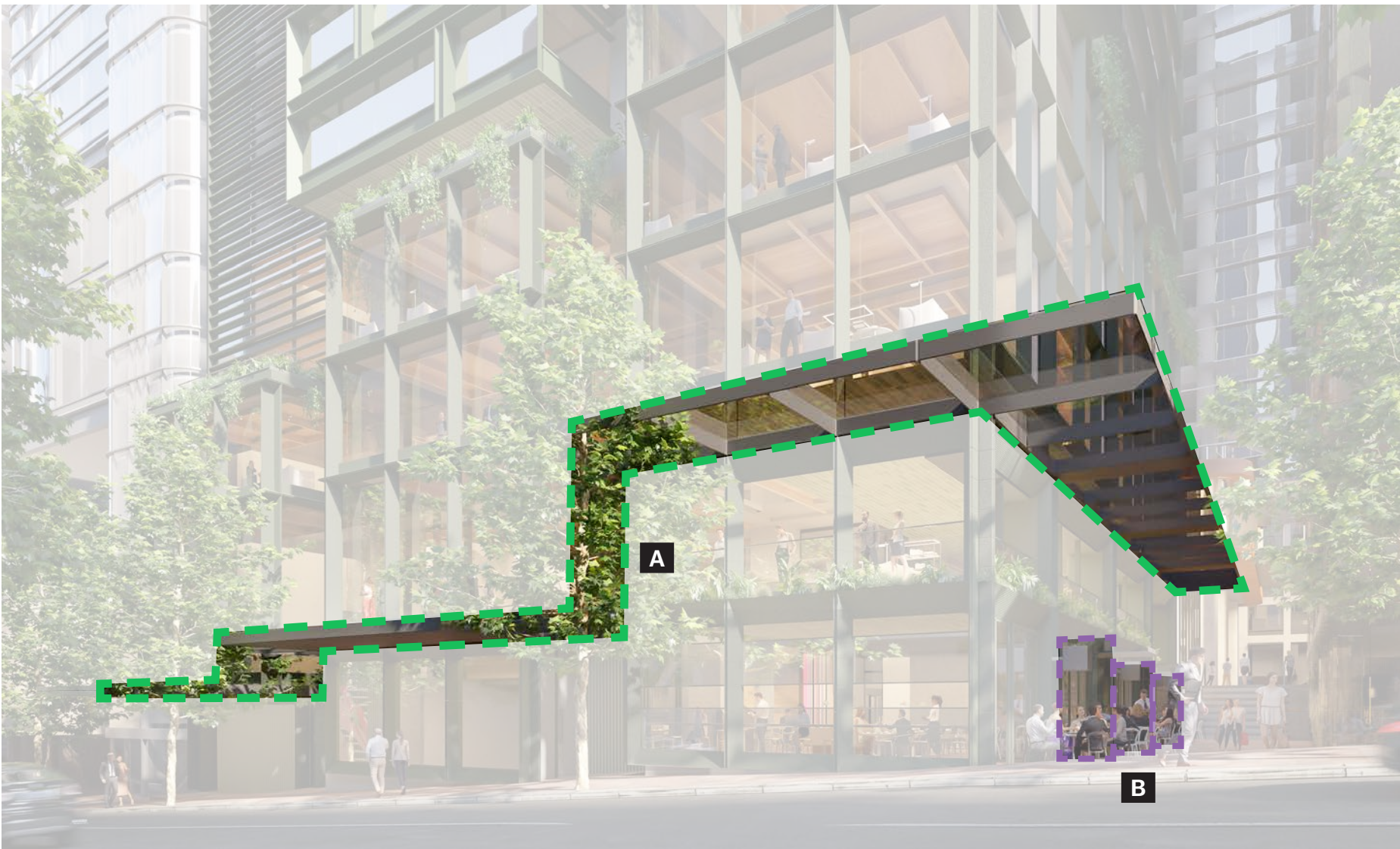
Wind Tunnel Model by CPP



Wind Mitigation Measures

- A – Continuous Fixed Awning to Walker Street and Laneway
- B – Laneway Screens

The proposed design has been extensively tested to assess and improve the wind conditions at Ground Level, and to the outdoor terraces around the tower.



A - Continuous Awning

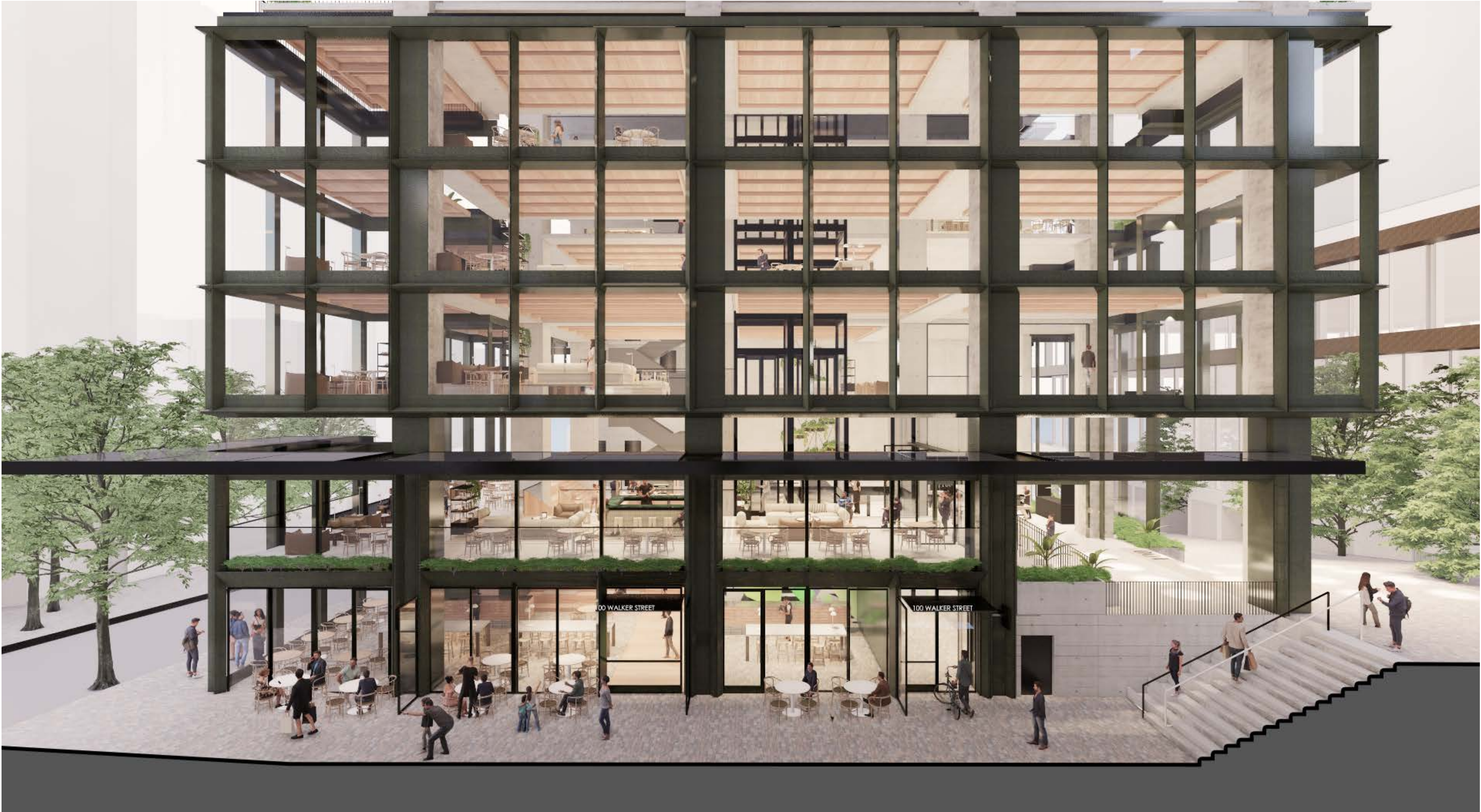
A fixed awning structure is proposed along Walker Street and the laneway. The awning has a double storey scale, with a glazed infill, along the laneway providing protection to the Lower and Upper Ground tenancies, whilst retaining views of the sky. It wraps around the northeast corner before stepping down to a single storey scale, with a solid infill, along eastern frontage in response to the different building uses and the steep gradient of Walker Street.

B - Laneway Retractable Screens

Three retractable screens are proposed to be integrated into the Lower Ground laneway facade. These screens will be manually operated by the retail tenants, so they can be retracted into a discreet facade pocket when not in use, and slid out when the wind conditions require additional wind protection.

Laneway

Laneway Elevation



Laneway

Laneway Scale and Activation

The awning and terracotta facade framing to the Lower and Upper Ground Floors combine to define a human scaled two storey height to the laneway. In doing this, the Upper Ground food and beverage tenancy becomes an integral part of the laneway experience adding activation and life to the public domain. Operable facades to these spaces allows them to be opened up, providing natural ventilation and allowing activity to contribute to the vibrancy of the laneway.





Pictured
View of the primary building entry from Little Spring Street

Arrival Experience

The main building entry is located in the north west corner of the Upper Ground Floor, adjacent to the the intersection of Little Spring Street and the Laneway.

The entry is recessed under a generous landscaped forecourt providing a welcoming arrival experience for building occupants and visitors. On the eastern side of the forecourt, a series of bleacher steps lead up to the food and beverage tenancy that overlooks the forecourt. A public lift located adjacent to these bleacher steps provides accessible access to the Laneway and the Basement B1 retail tenancy.



Accessible Access to the Laneway

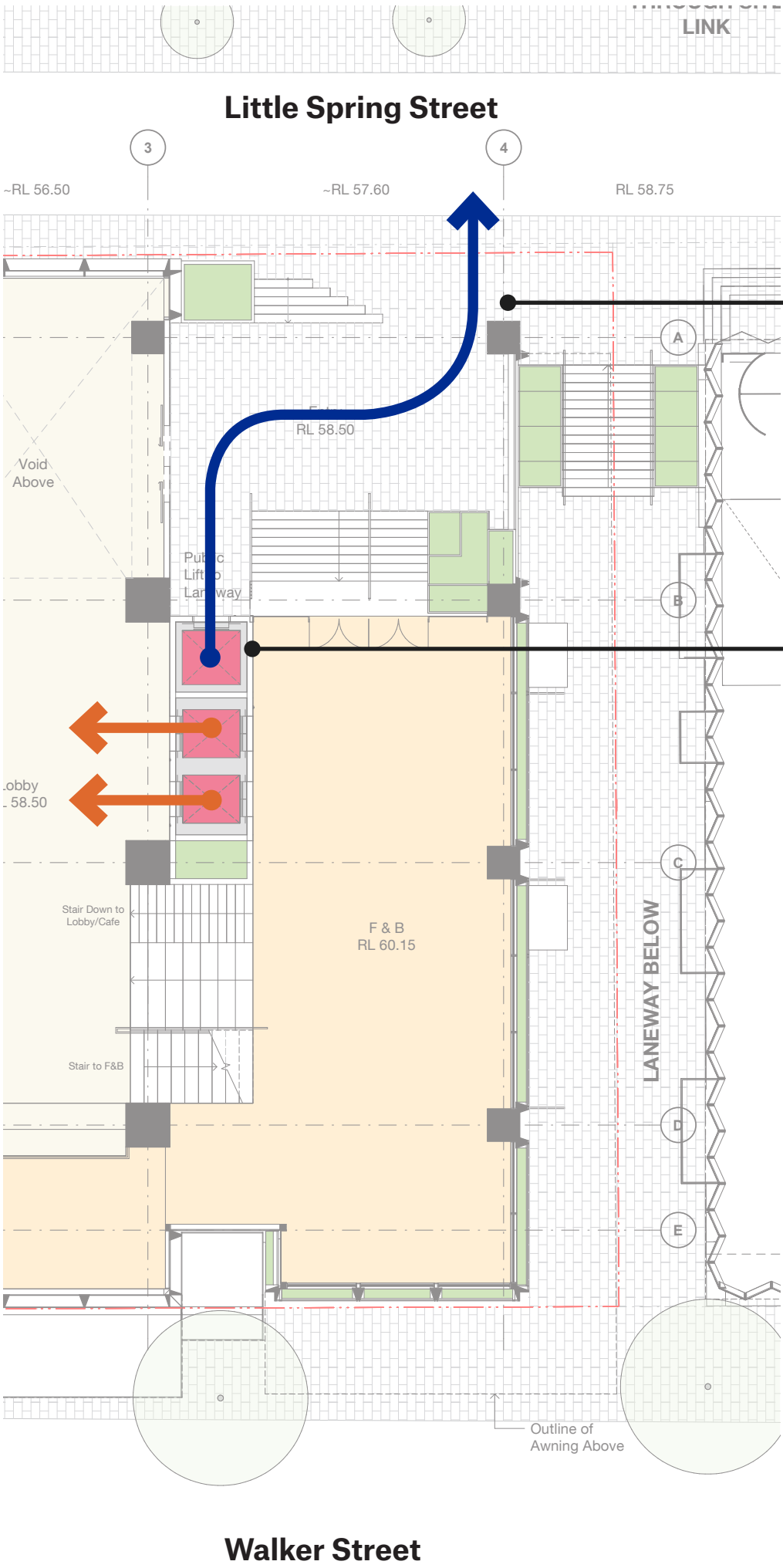
A public lift located on the main entry forecourt provides accessible access Between Little Spring Street, the Laneway and Walker Street. Integrating the lift within the building allows the laneway to remain visually un-obstructed, maximising sightlines and passive surveillance through the laneway and from the entry forecourt.

This lift also provides accessible public access to the retail tenancy on Basement Level B1.



Public lift located within covered entry forecourt off Little Spring Street

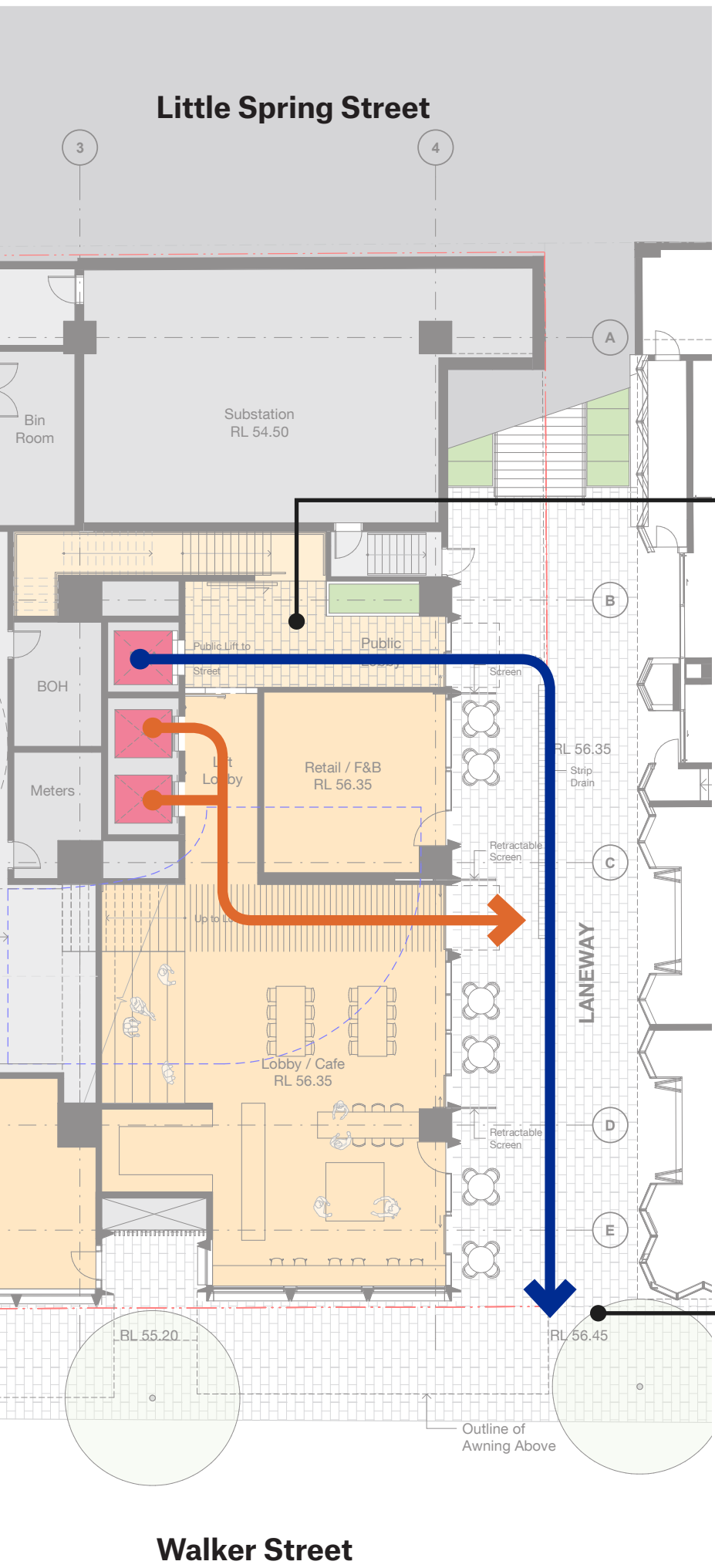
Upper Ground Floor



Level threshold from Little Spring Street to public lift

Public lift located off covered entry forecourt

Lower Ground Floor



Public lobby shared with entry to the Basement tenancy

Level threshold from Laneway to Walker Street

- Accessible access for General Public between Little Spring Street, the Laneway and Walker Street
- Accessible access for 100 Walker Street occupants and visitors between the Upper Ground Lobby and Walker Street

Redefining The Commercial Lobby

The main lobby is conceived as a porous marketplace, activated by visitors as they pass through and occupants that migrate up into the podium and tower. The building materiality talks to the North Sydney lifestyle – natural in its materiality, light and planting. An energising but calm transition into the workday.

The dramatic double and triple height spaces offer vertical visual connection into the hive of activity above. Twin columns of light and planting mark clear paths of circulation up into the podium which offers amenity on floorplates that can accommodate shared facilities or co-working.



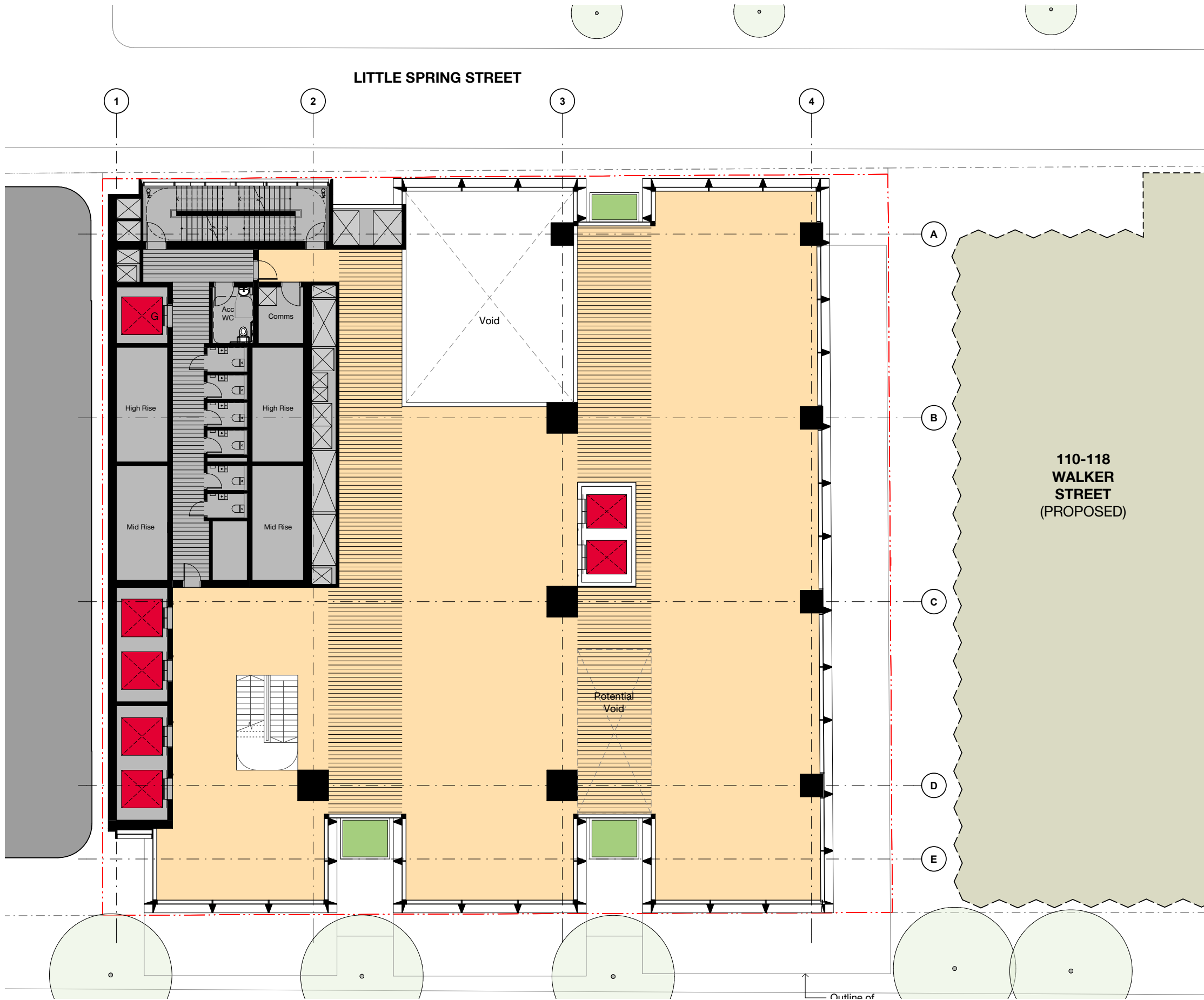
Podium Floors

A Building Within The Building

Podium Level 01 Plan

The podium floorplates offer a niche experience. Highly permeable from the lobby they soak up the atmosphere and activation of the spaces below, but at a slight remove.

With the connection to the ground plane, these lower levels have the potential to accommodate a wide range of uses to support both the building tenants and the wider community. Potential uses include co-working and collaboration spaces, meeting and conference facilities or wellness amenities.



Pictured

1. Community space, Aki Hamada, Japan
2. PDG Offices, Studio Tate, Melbourne
3. Carousel 1 Waterfall, PwC
4. Vitsoe headquarters, Vitsoe, England

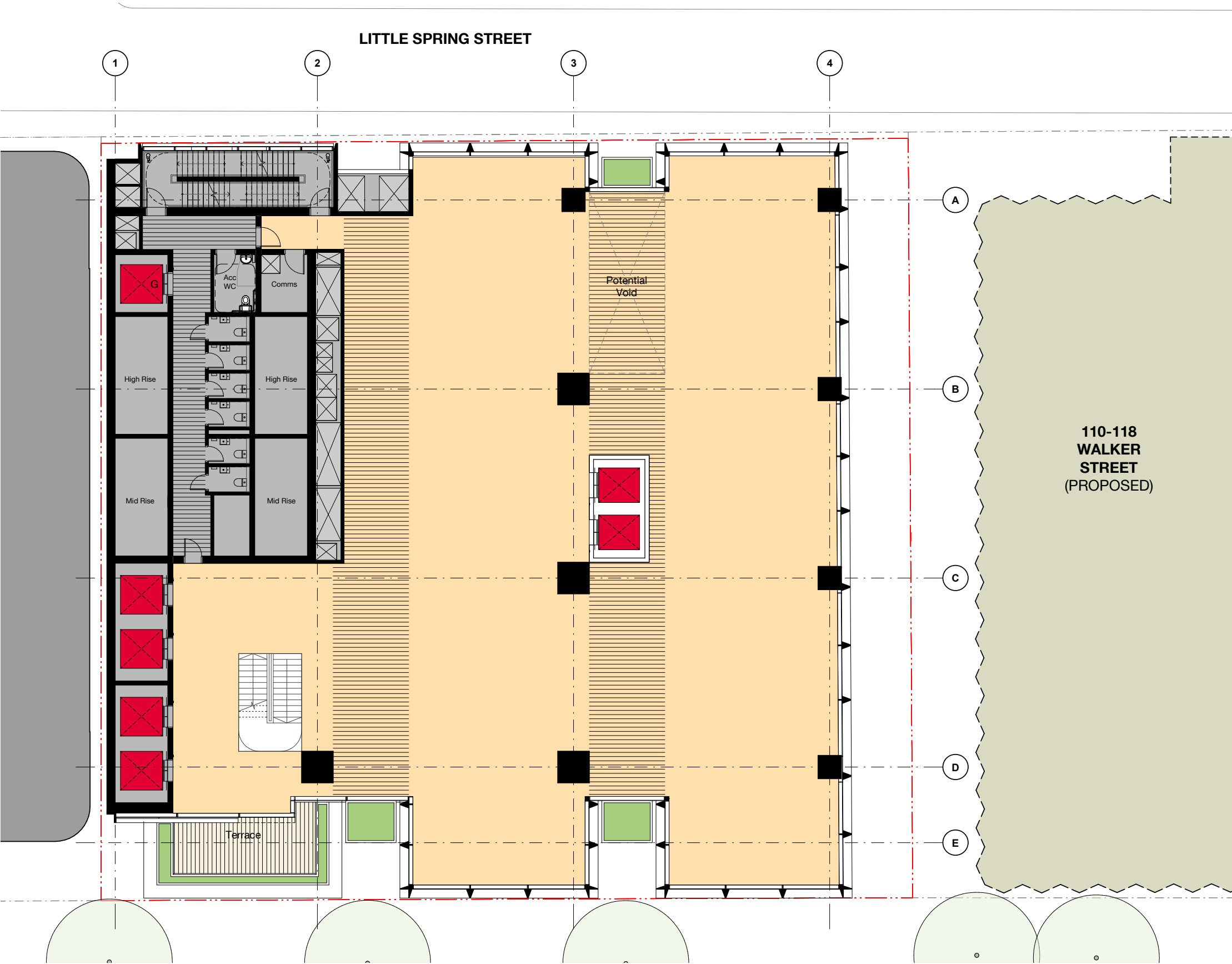


Podium Floors

A Building Within The Building

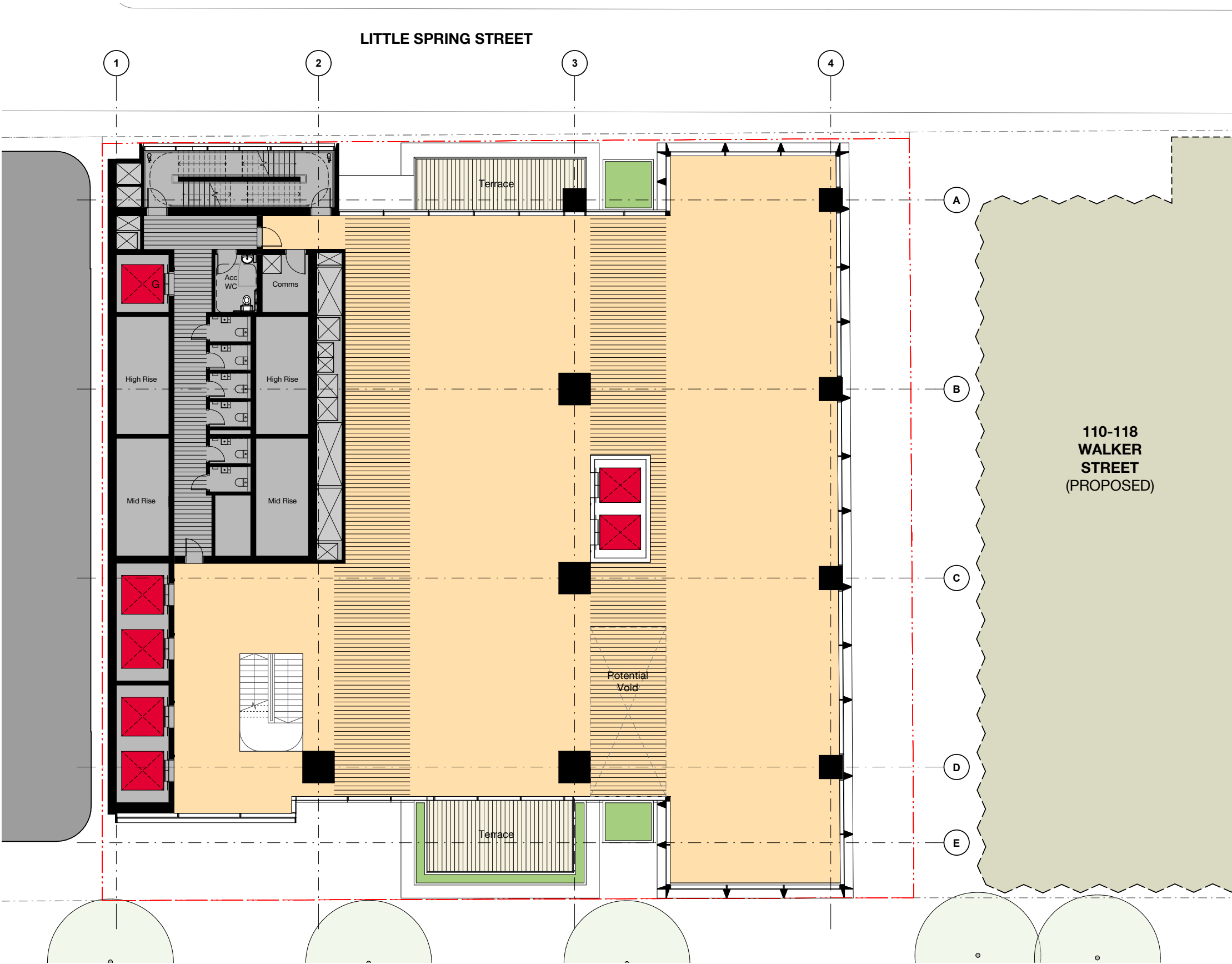
Podium Level 02 Plan

The division of the podium into three linear bars creates the ideal floorplate for co-working or an incubator space. Soft zones allow for voids to be inserted in the floorplate visually connect the podium levels creating opportunities for collaboration.



Podium Level 03 Plan

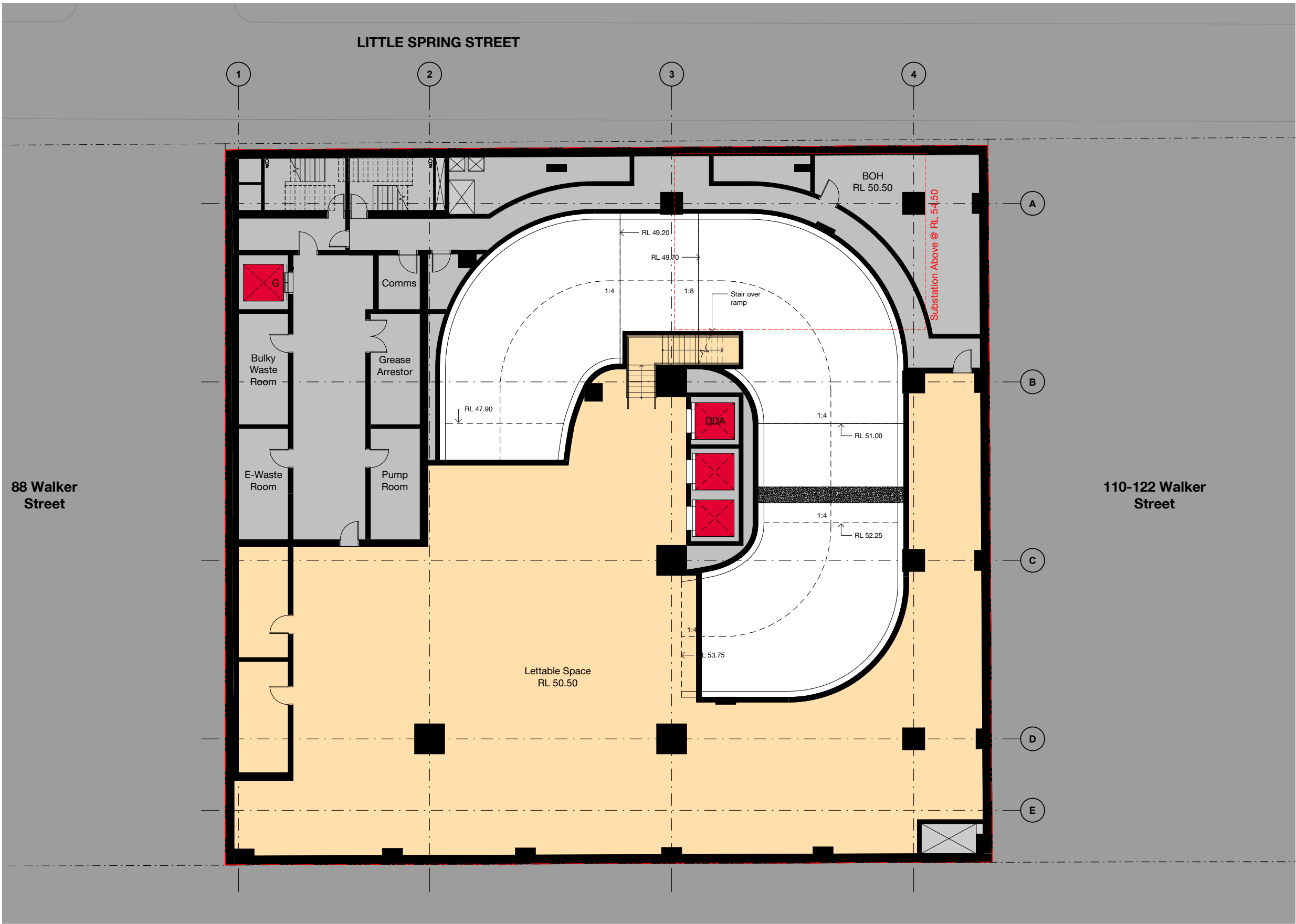
The podium floorplates contain commercial floorspace that can be used adapted for a variety of functions. The floors contain mixed mode spaces that can be naturally ventilated and an east facing terrace.



Basement Levels

Basement Level 01 (B1)

The first basement level contains retail space accessed off the laneway above providing a unique opportunity for a basement wine bar or gym that will contribute to the night economy in North Sydney. The car park ramp descends down through this level.



Pictured

- 1. Chin Chin underground bar, Go Go, Melbourne
- 2. Chin Chin underground bar, Go Go, Melbourne
- 3. Spice Temple, Sydney
- 4. Spice Temple, Sydney



Basement Levels

Basement Level 02 (B2)

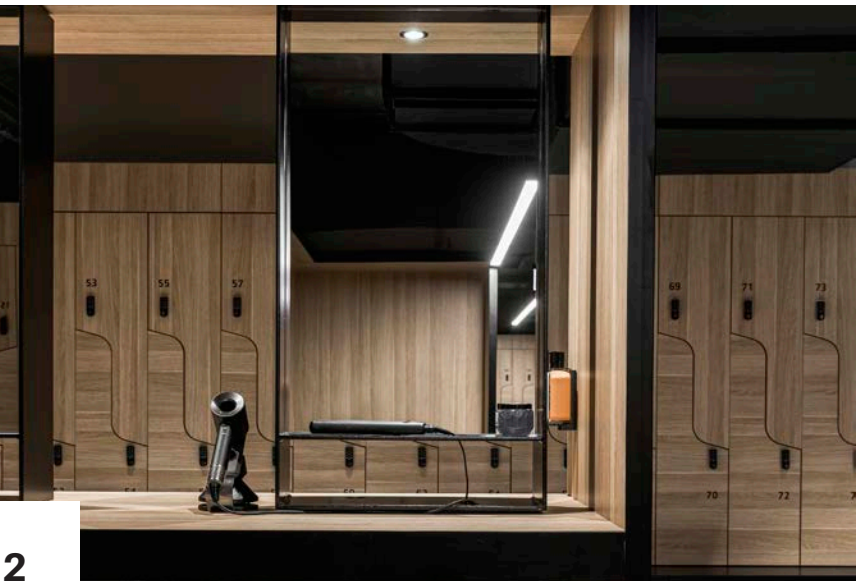
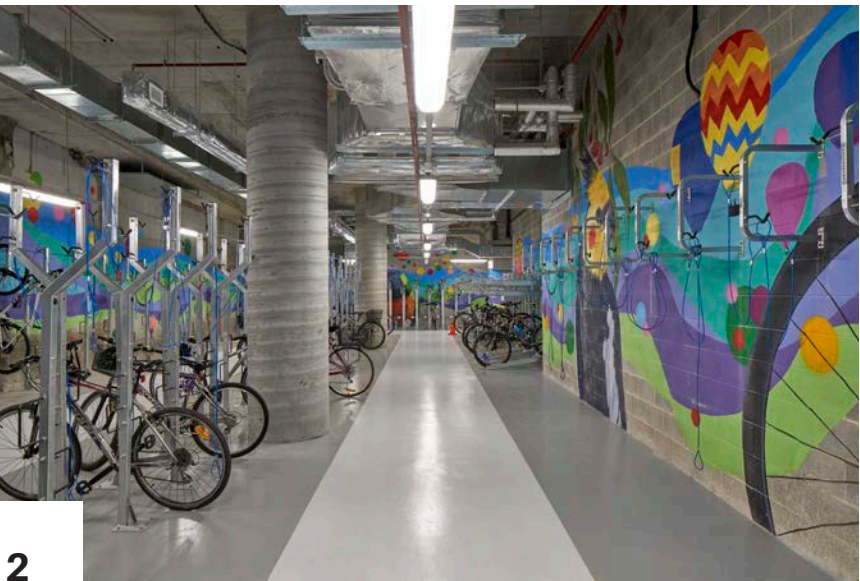
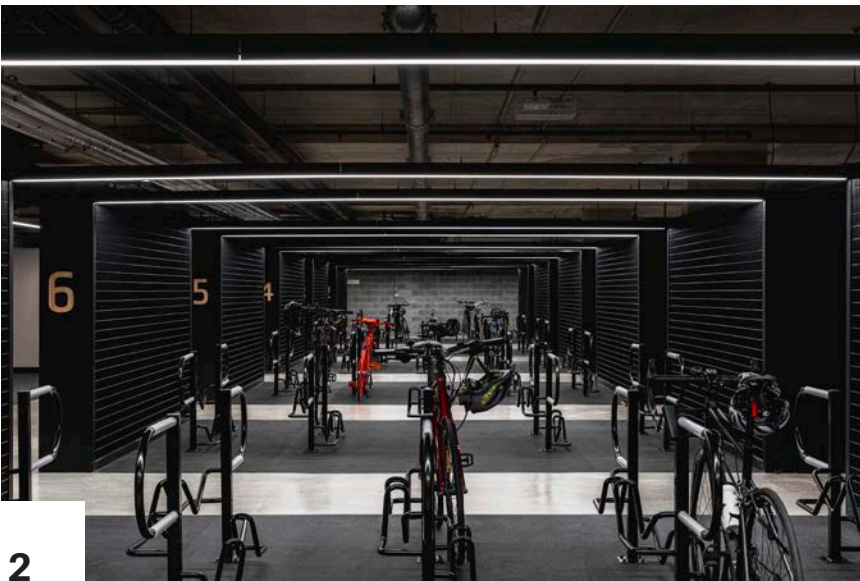
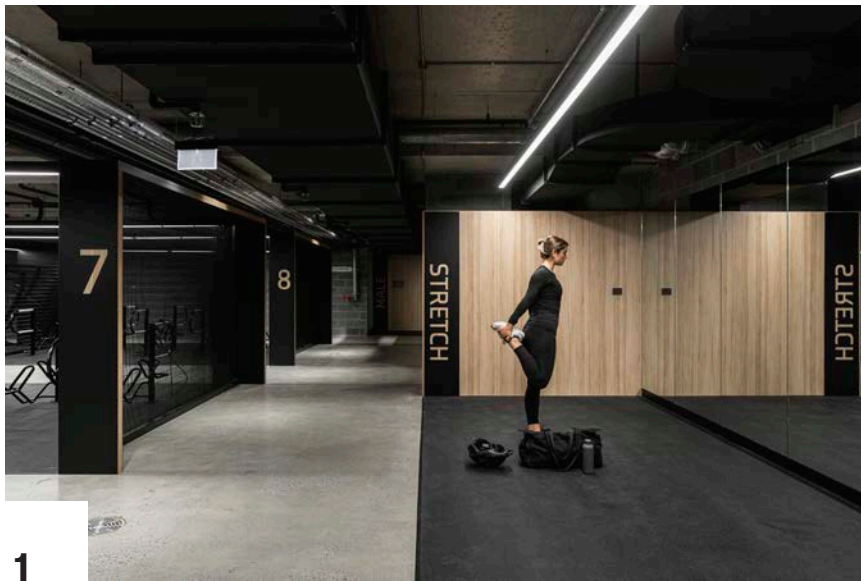
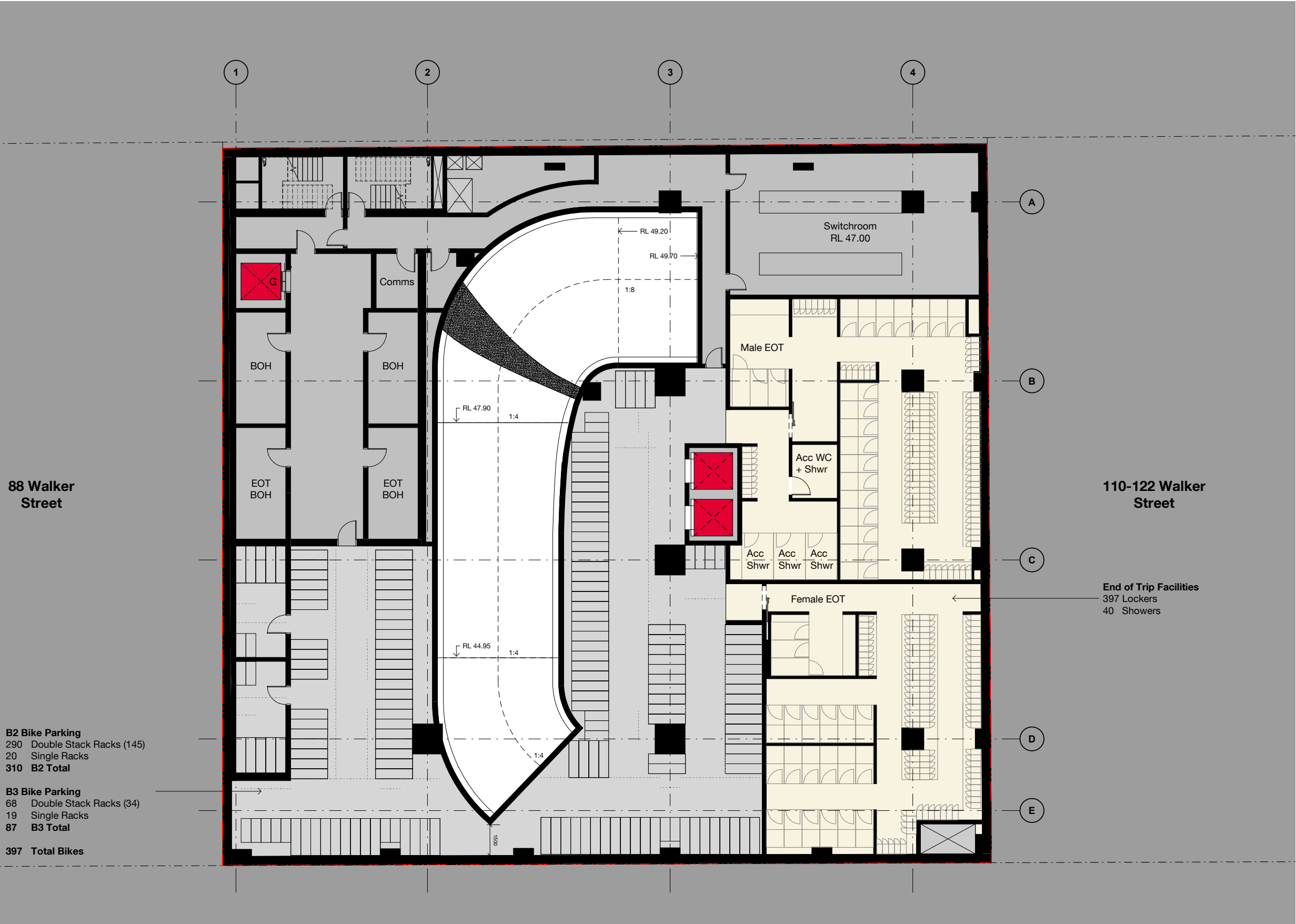
Basement Level 02 primarily contains the bike parking and end of trip facilities which are provided in accordance with the DCP requirements. To achieve the required provision, bike parking spaces are allocated across Basement B2 and Basement B3.

This level also accommodates the switchroom and other building services. The car park ramp continues to descend down through this level.

Bike Parking	
Basement B2	310 Blke Spaces
Basement B3	87 Bike Spaces
Total	397 Bike Spaces

End of Trip Facilities	
397 Lockers	
40 Showers	

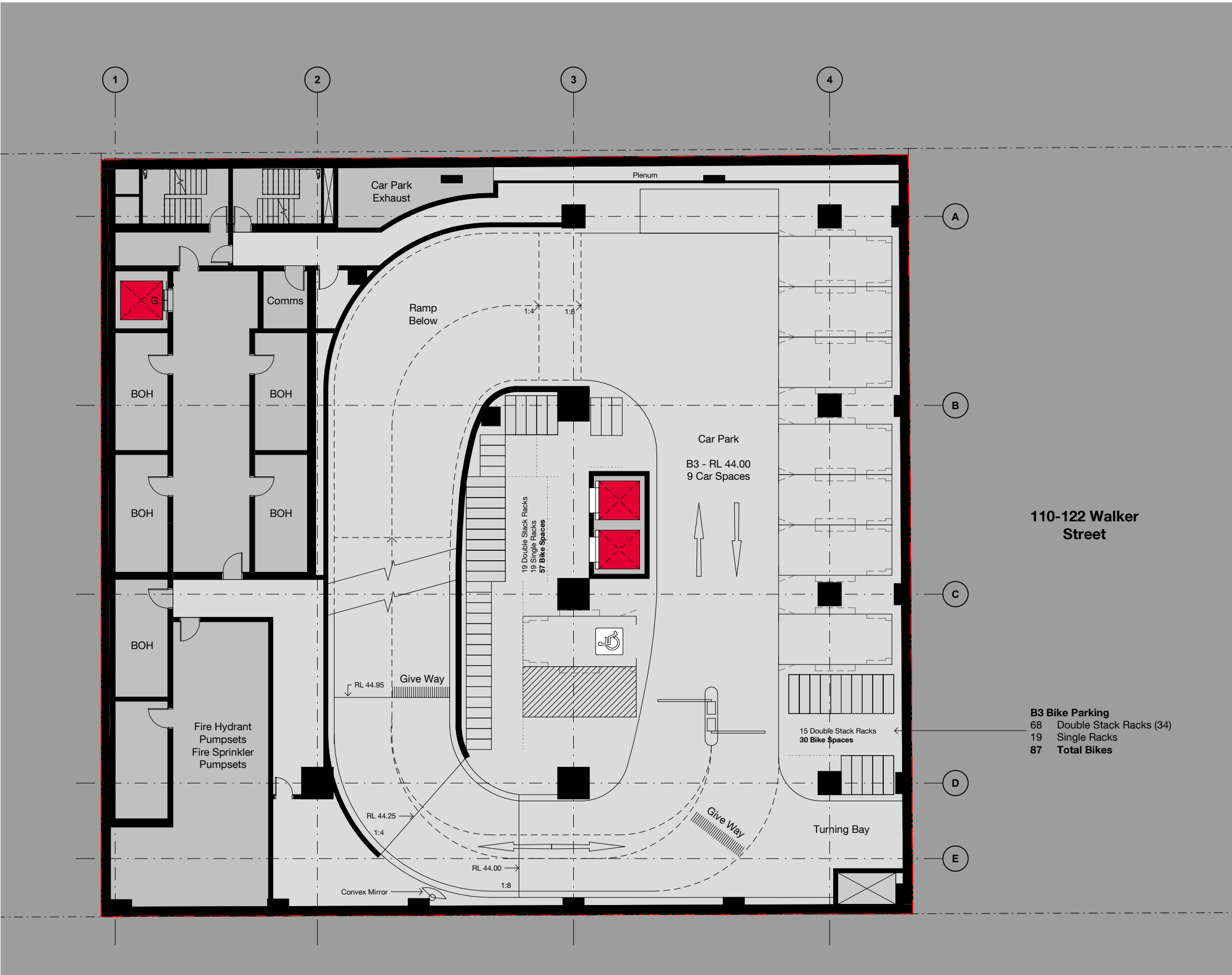
- Pictured**
- 21 Harris Street, Pyrmont, Sydney
 - 21 Harris Street, Pyrmont, Sydney
 - Constitution Place, Canberra, ACT
 - 21 Harris Street, Pyrmont, Sydney



Basement Levels

Basement Level 03 (B3)

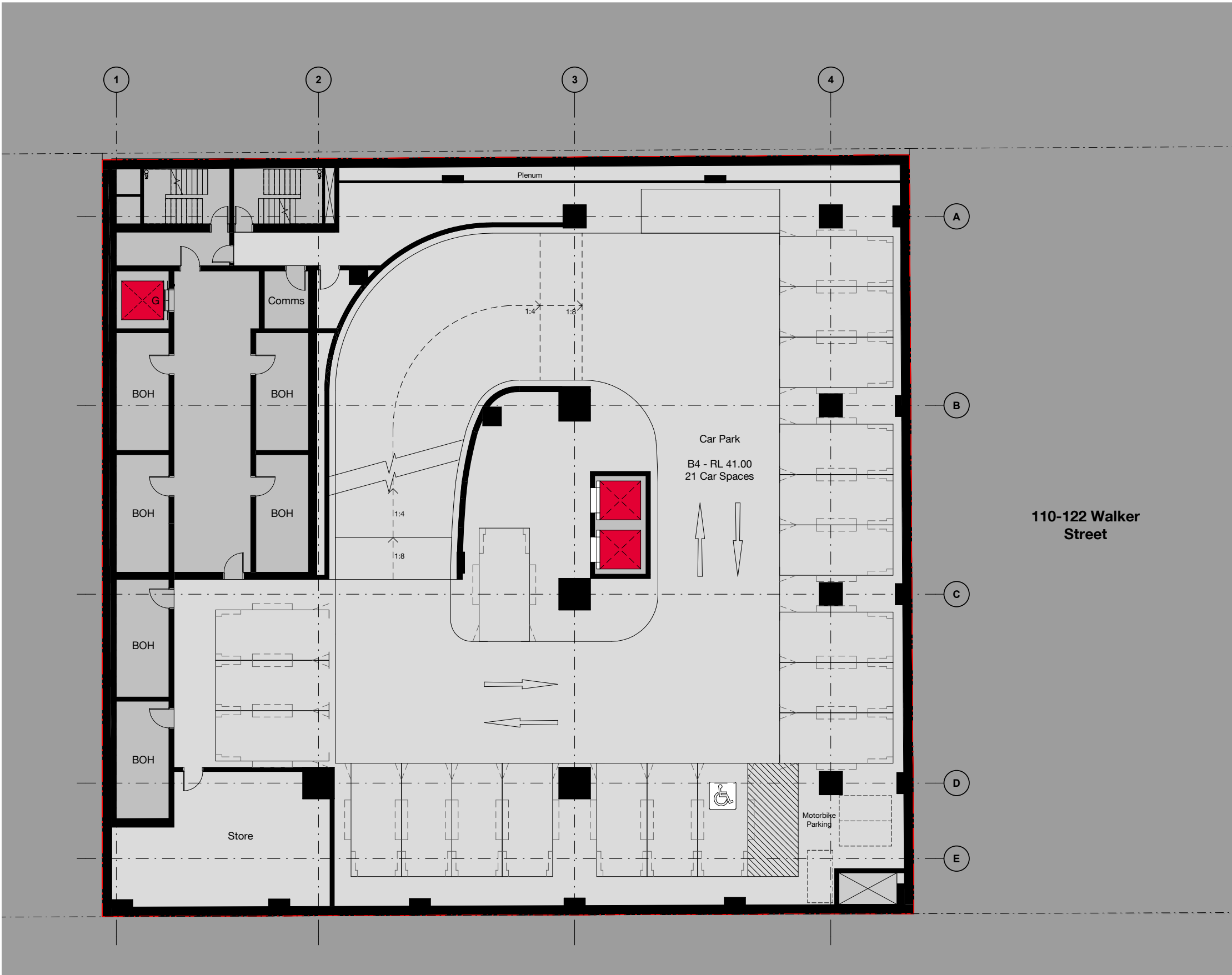
The basement car park exists over 4 levels, with Basement Level 03 being the uppermost level. There are 9 car spaces on this level, with access from the car park to the lobby via two shuttle lifts located in the centre of the plan. This level also contains rooms for back of house and building services as well bike parking spaces.



Basement Level 04-06 (B4, B5 & B6)

The remaining car park levels are largely similar to one another. There are 21 spaces on Basement Levels 04 and 05, and 23 spaces on Basement Level 06. These levels also contain rooms for back of house and building services.

Basement 03	9 spaces
Basement 04	21 spaces
Basement 05	21 spaces
Basement 06	23 spaces
Total	74 Spaces





7.0

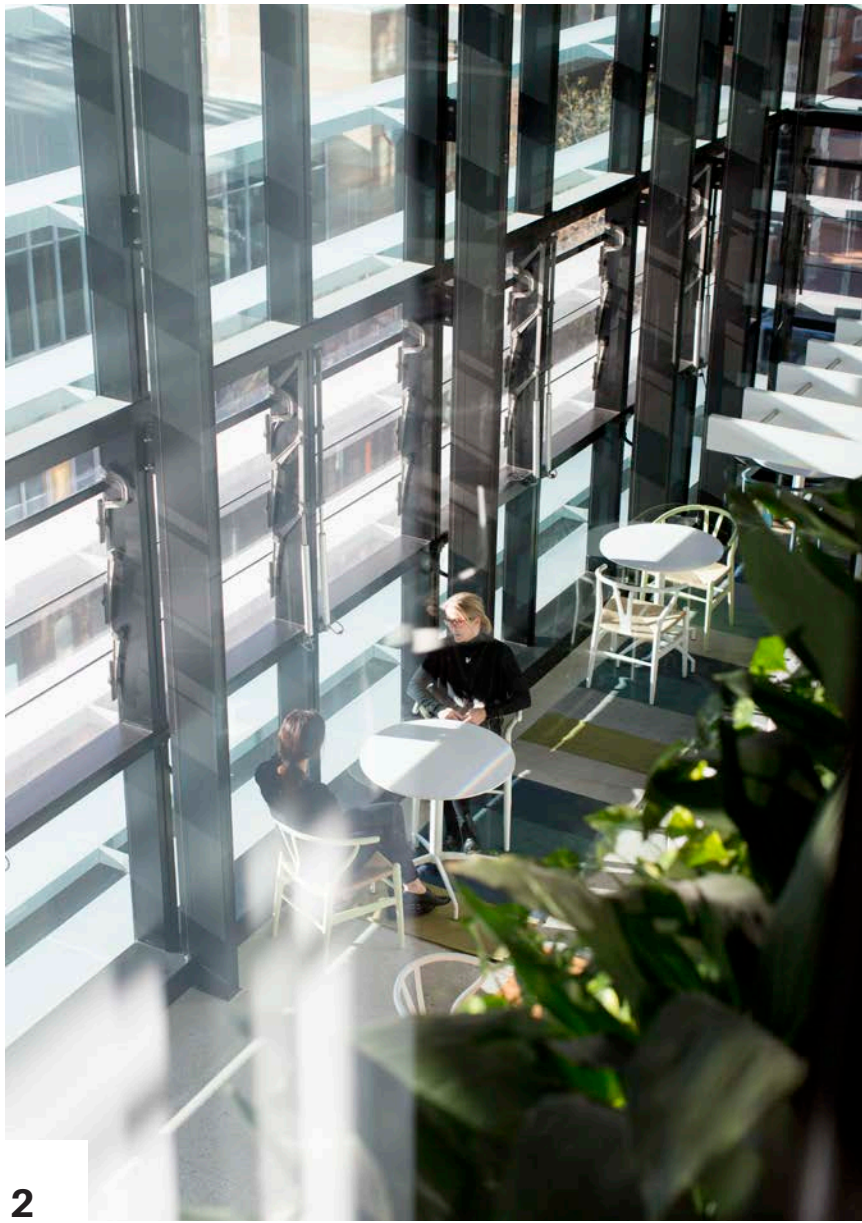
Workplace Design

Tower Floorplate

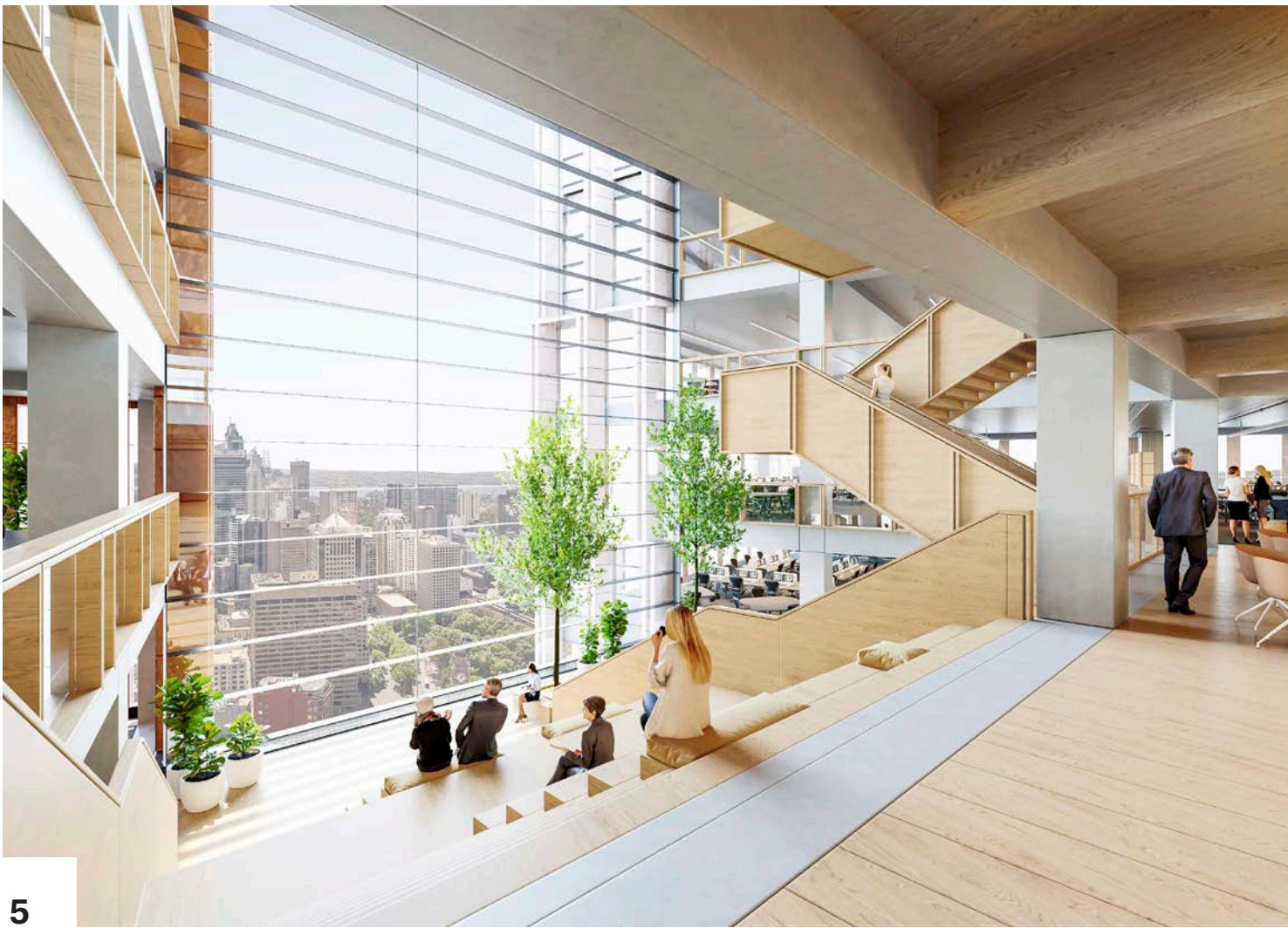
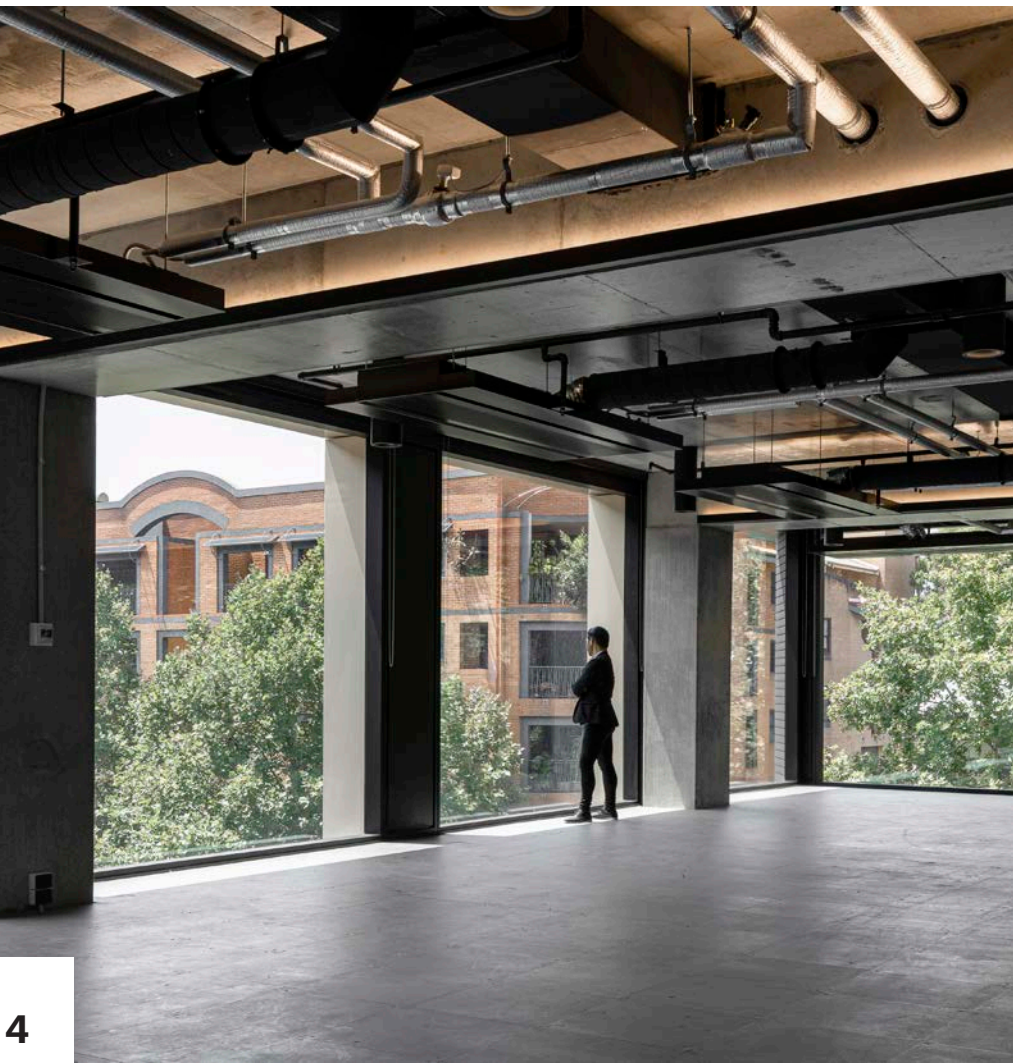
Design Features

The knowledge and innovation economy is driven by educated, diverse and progressive individuals who value vibrant and dynamic spaces that enable collaboration and support social opportunities in the workplace.

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.



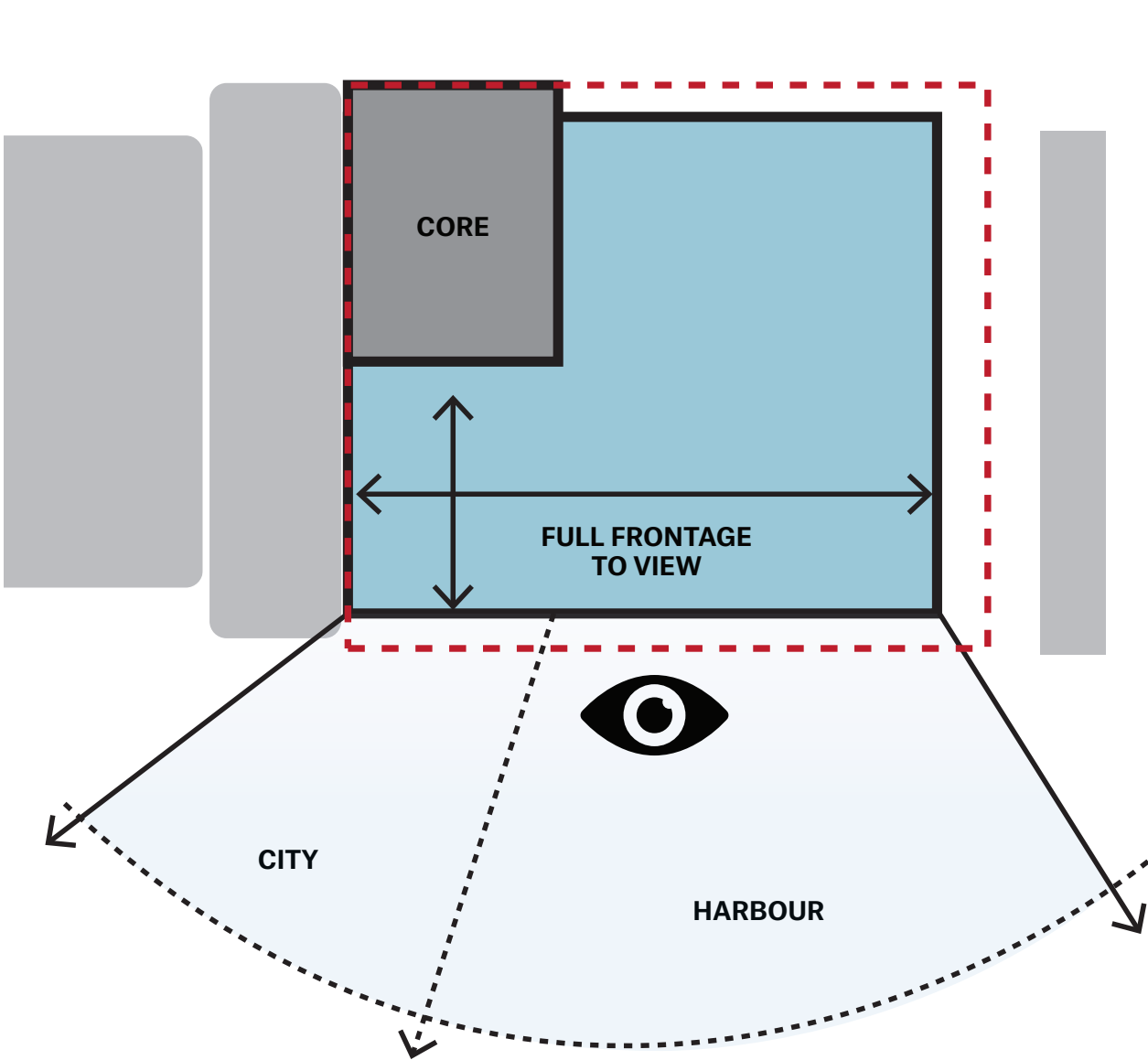
1. Open flexible floorplates that maximise harbour and city views.
2. Naturally ventilated spaces located on every level provide unique social spaces and amenity for tenants.
3. Glazed fire stairs for interfloor connectivity.
4. Exposed soffits with integrated services and uplighting to maximise a sense 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.



Tower Floorplate

Design Principles

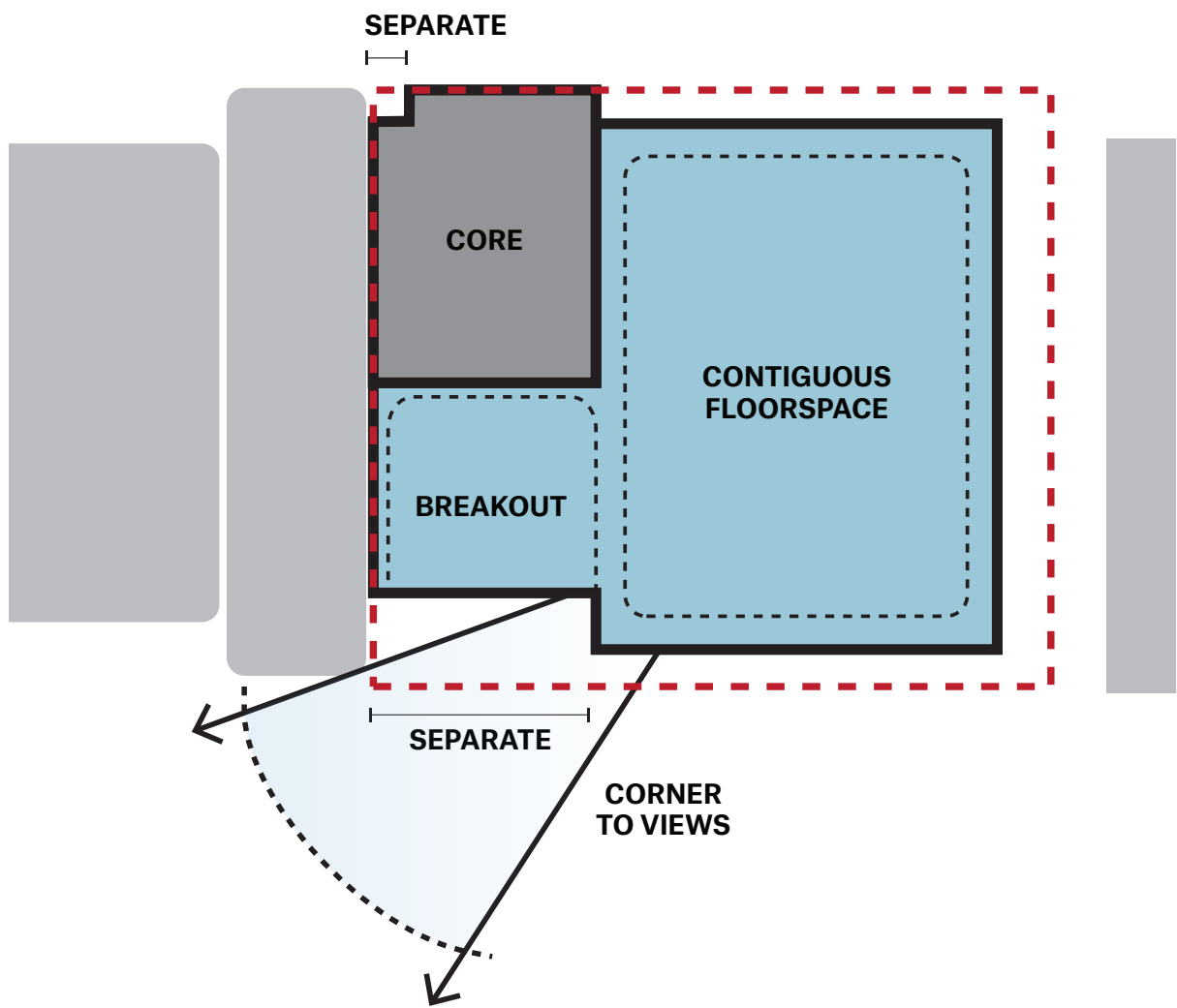
With a compact side core, naturally ventilated mixed mode spaces and highly connected contiguous floorspace, the tower floorplates have been designed to be efficient whilst delivering a high level of tenant amenity.



Core Location

The 0m setback to the south and the requirement for a solid wall leads to the logical location for the side core on the southern boundary.

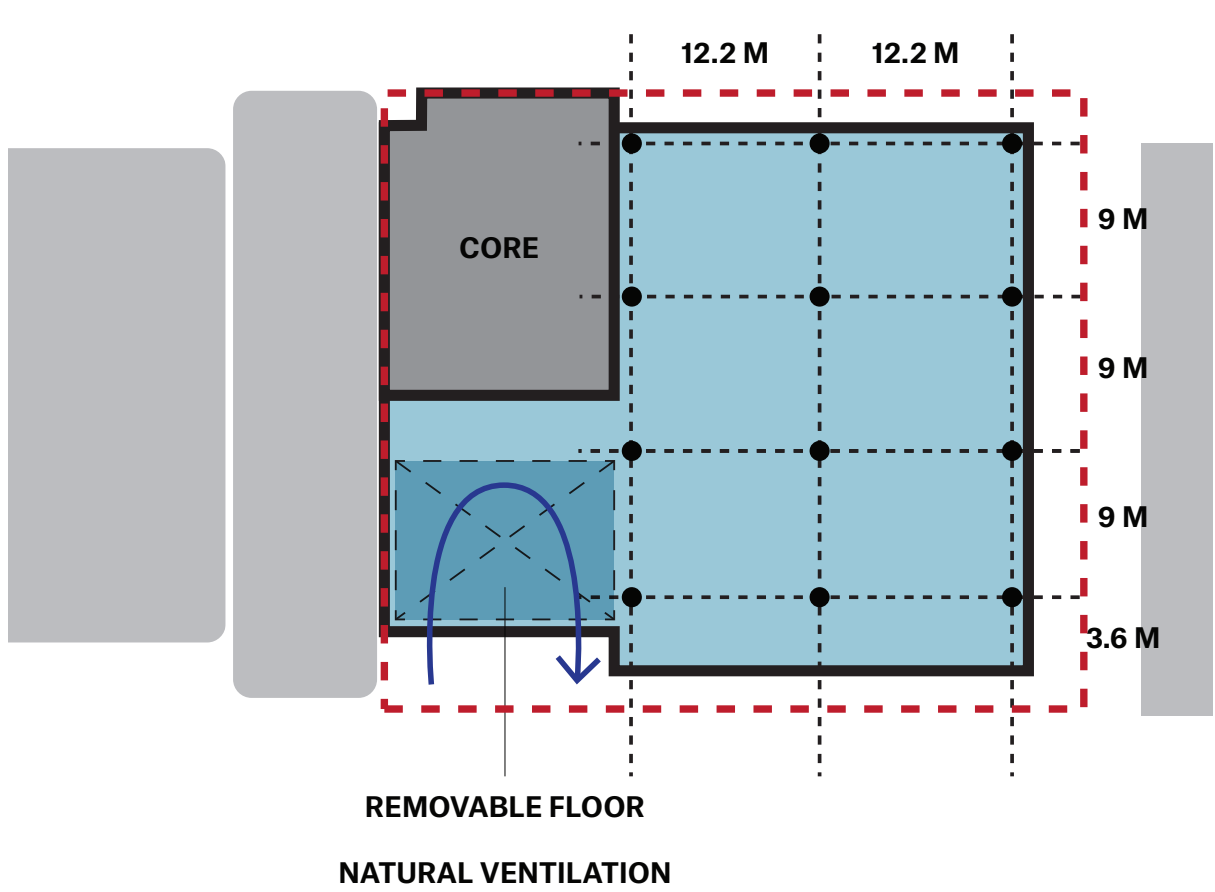
The core is offset to the south west corner to increase floor space and maximise harbour and city views to the east.



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 adjacent to the lift lobby.

The core is pushed out to the boundary on the west to align with the core of 88 and 110 Walker Street



Efficient Structure & Natural Ventilation

The floorplate has an efficient 9x12.2m structural grid with a cantilever to the east to provide column free façade to maximise views.

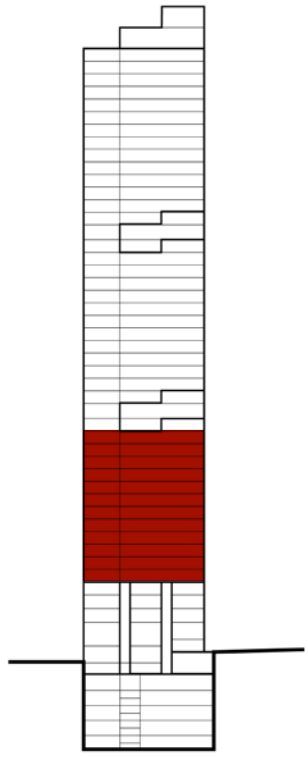
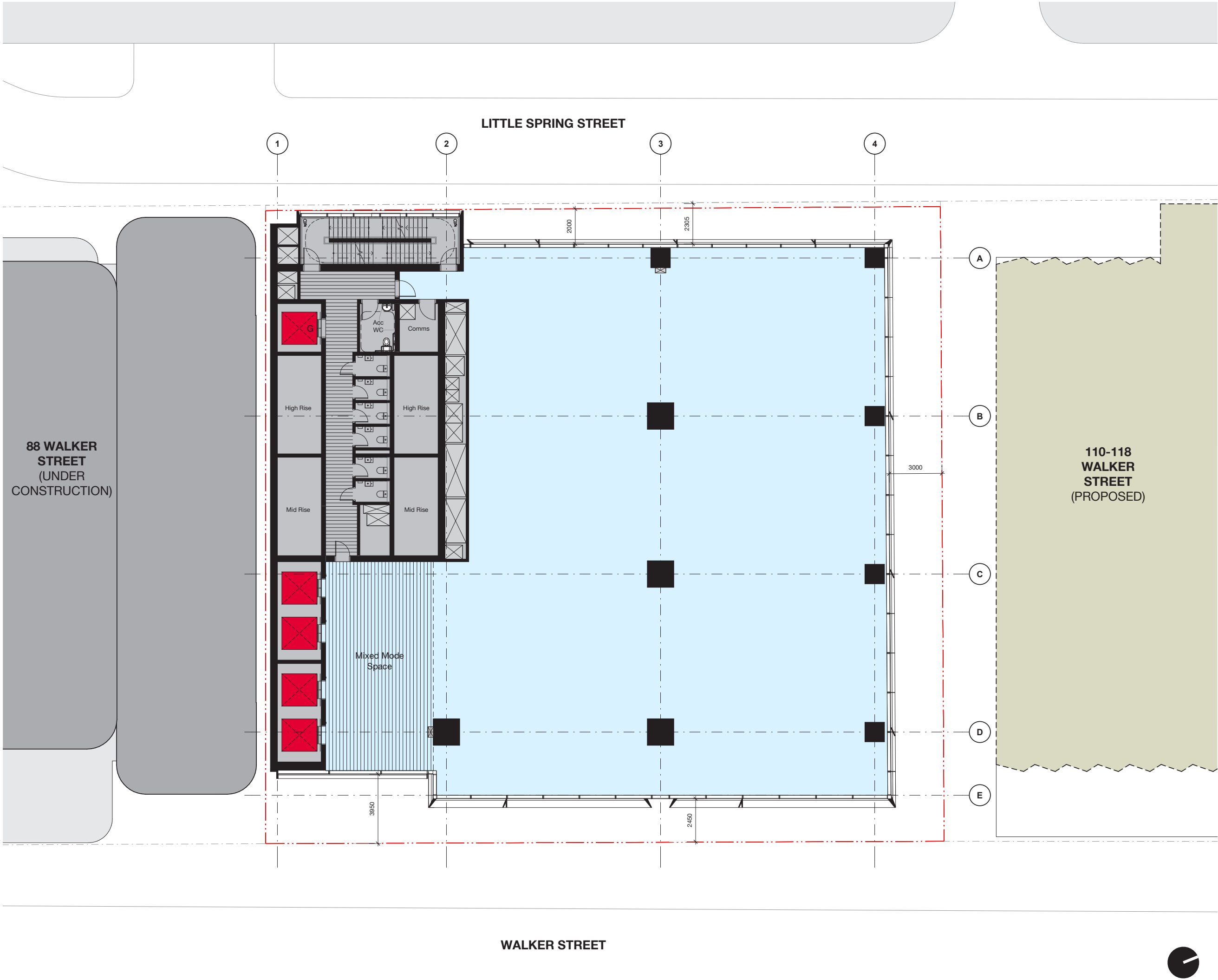
A removable floor zone to the naturally ventilated communal space garden provides tenant flexibility to accommodate voids and vertical connectivity between floors.

Tower Floorplate

Low Rise Floorplate

Four low rise lifts open out onto a lobby with easterly views. In front of the lifts is a space with operable windows that is ideally suited to accommodating communal facilities.

Amenities take the form of individual bathrooms and are located between the mid and high-rise lifts and are accessible from either side of the floorplate. A goods lift and service lobby is located in the south west corner of the plan adjacent to a scissor stair which is glazed externally to encourage use as an interconnecting stair. The primary service risers are located along the face of the core to ensure easy access to the floorplate.

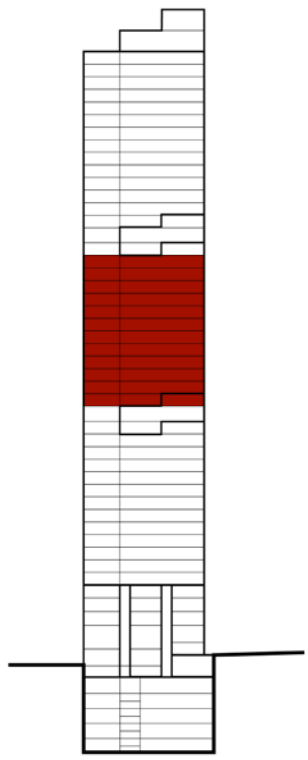
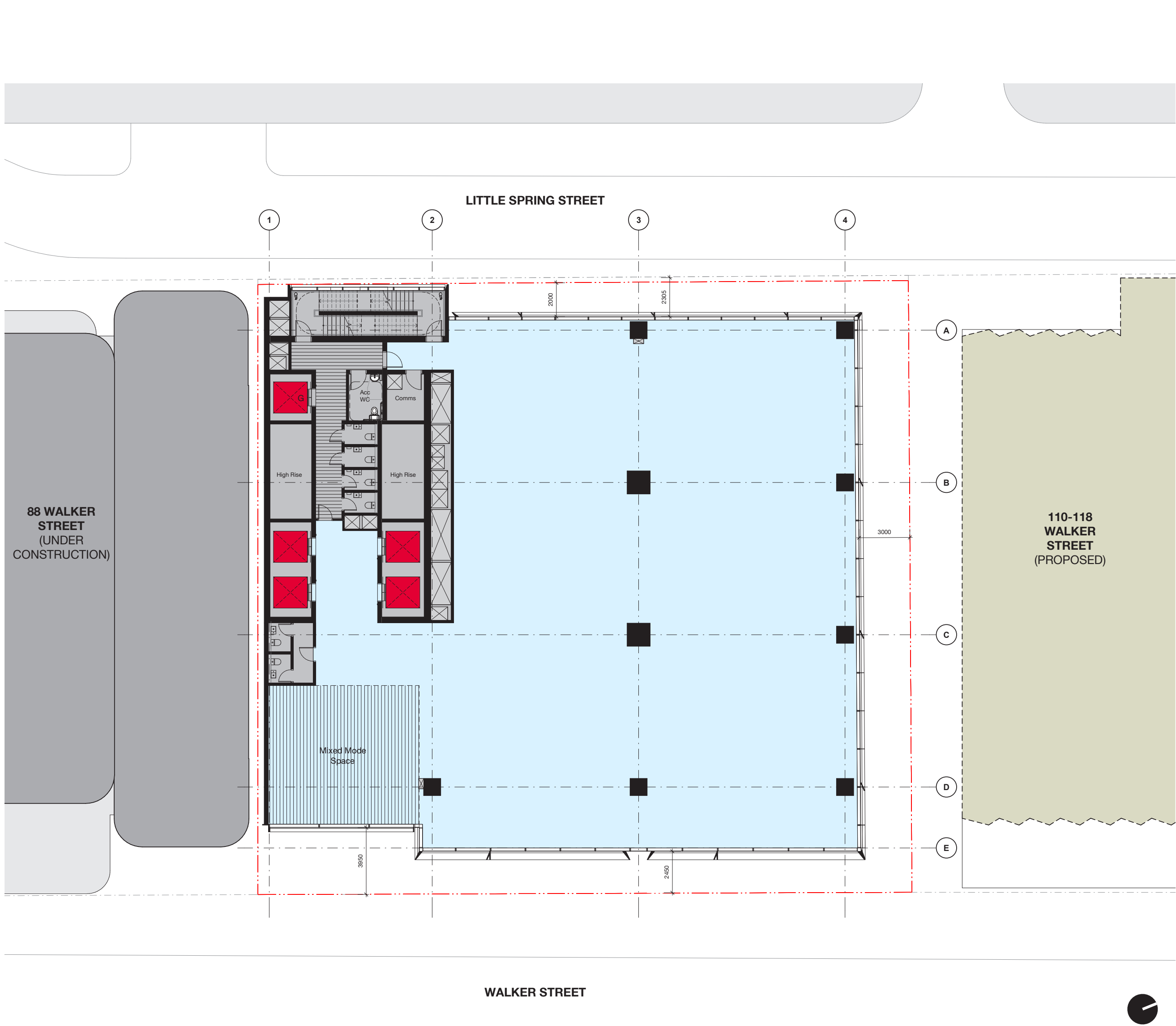


Tower Floorplate

Mid Rise Floorplate

Four mid rise lifts are centrally located with the lobby accessed from the east. Adjacent to the lift lobby is a space with operable windows that is ideally suited to accommodating communal facilities. Amenities are located on either side of the lift lobby.

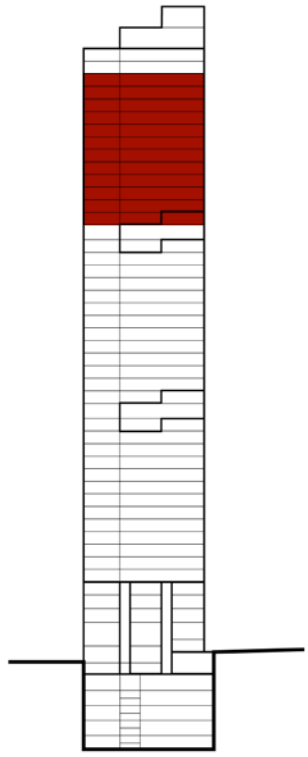
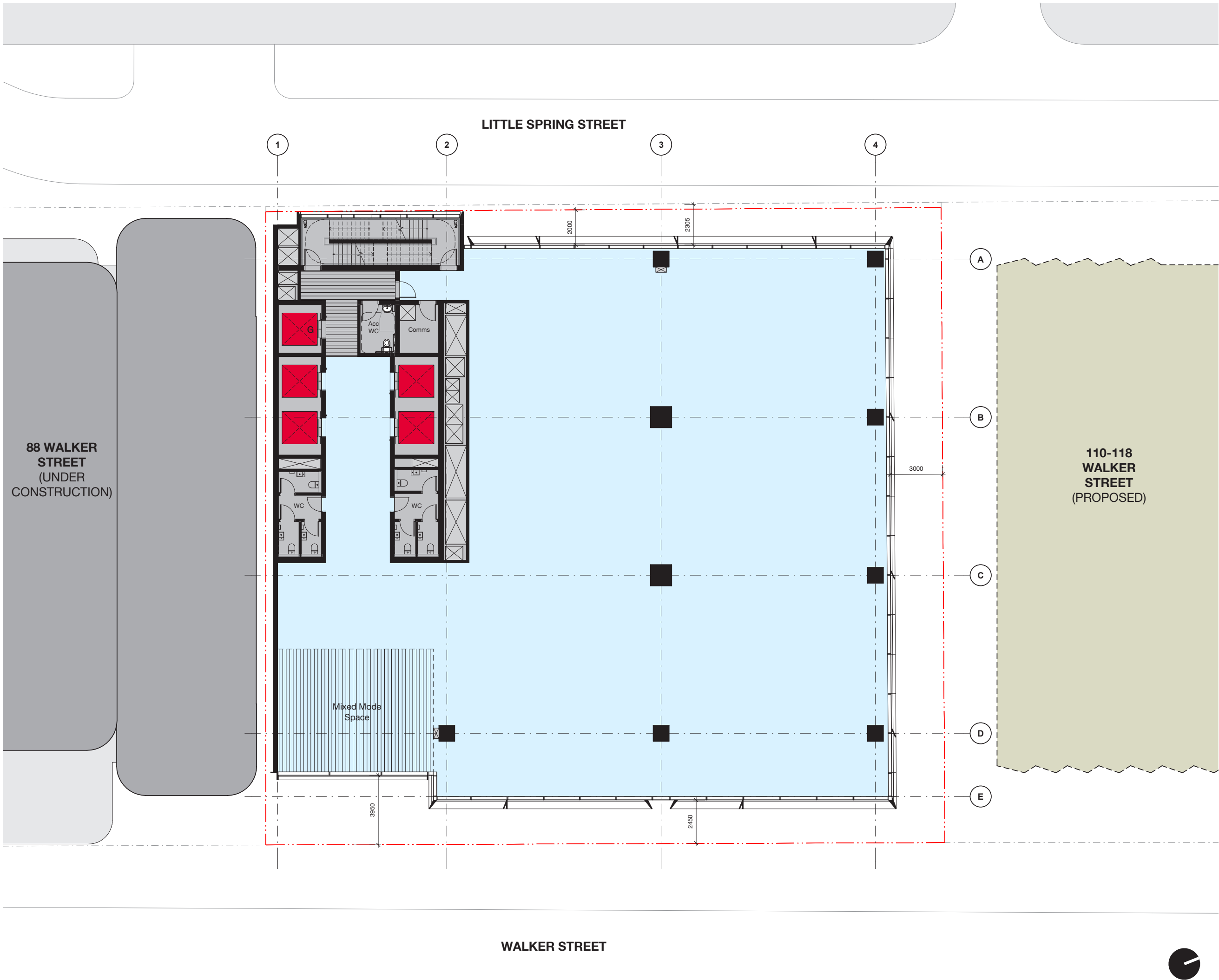
The floor in the south east corner is constructed of CLT planks spanning between steel beams to give tenants the ability to deliver a customised solution to vertical connectivity and double height space.



Tower Floorplate

High Rise Floorplate

Four high rise lifts are located in the south west corner of the plan adjacent to the Goods lift and scissor stairs. Similar to the low and mid rise floors, adjacent to the lift lobby is a space with operable windows and a removable CLT floor that is ideally suited to accommodating communal facilities. Amenities are located to the east of the lifts on either side of the lobby.



Tower Floorplate

Flexible Workspace

These test fitouts illustrate how a 2 level tenancy located within the high-rise floorplate could be planned.

The floors are connected by a double height space with an open stair, which is achieved by taking out the removable CLT floor in the south east corner of the floorplate. The test fit envisages a client arrival and reception located on upper level and a staff breakout located on the lower level.

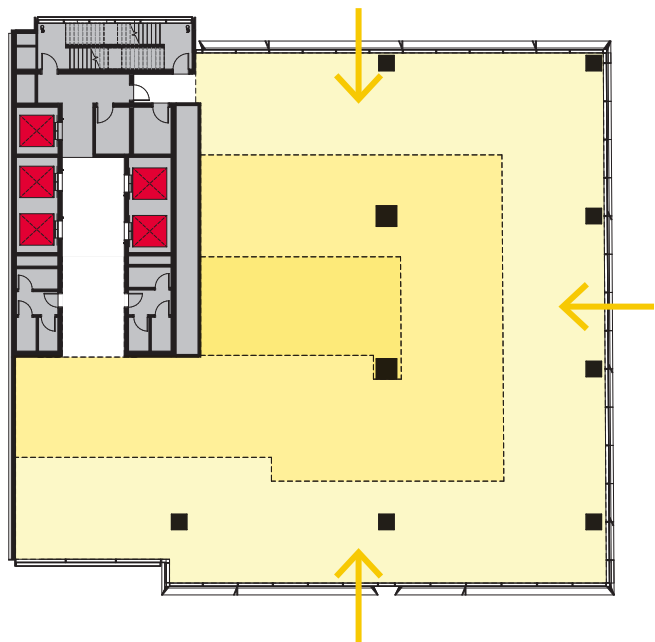
These test fit plans demonstrate the ability of the floorplate to accommodate future ways of working. The large, contiguous space is capable of accommodating both larger built zone and open, flexible spaces to support team working, whilst the cantilever on the eastern frontage creates a unique verandah space with views over the harbour. With a density of 10sqm per seat the testfits show the floorplate can comfortably accommodate the tenant, with room to grow if needed.

The floorplate achieves a high level of natural light with up to 92% of the lettable floorspace being within 12m of the glazed facade. The side core arrangement enables the floorplate to be subdivided allowing for multiple tenants per level.

Lower Level Test Fitout

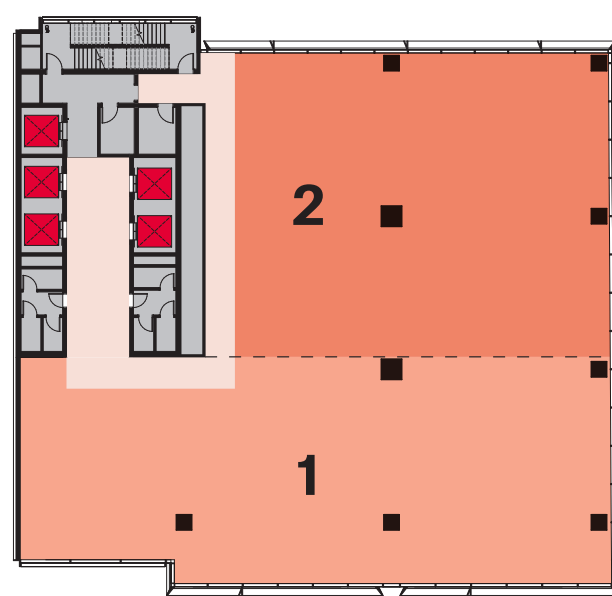


Upper Level Test Fitout



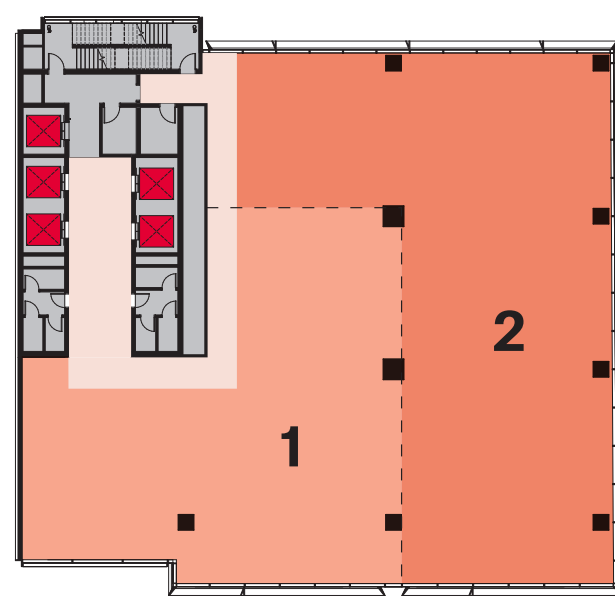
Natural Light

A Grade: 54%
B Grade: 38%
C Grade: 8%



Subdivisibility

Option A



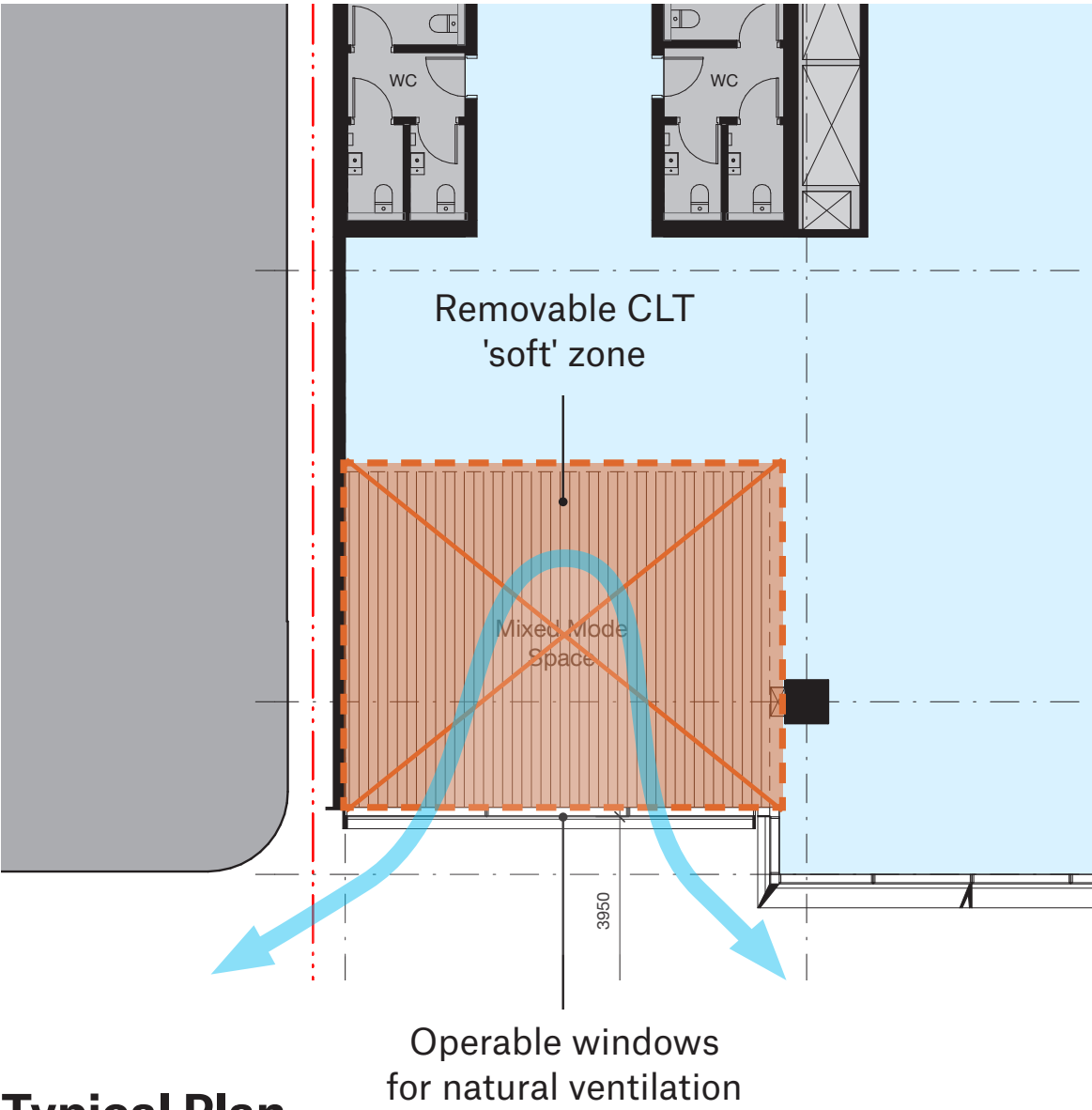
Subdivisibility

Option B

Tower Floorplate

Floorplate Interconnectivity

The excellent views and close proximity to the core make the south east corner of the floorplate an ideal location for a communal breakout space. A removable timber floor 'soft' zone allows the ability to create double height space, providing connectivity between floors. Operable windows allows for this space mixed mode ventilation



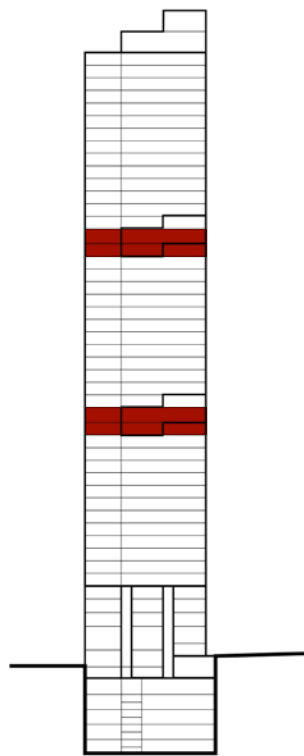
Typical Plan



Views of an indicative two storey tenancy with the 'soft zone' removed

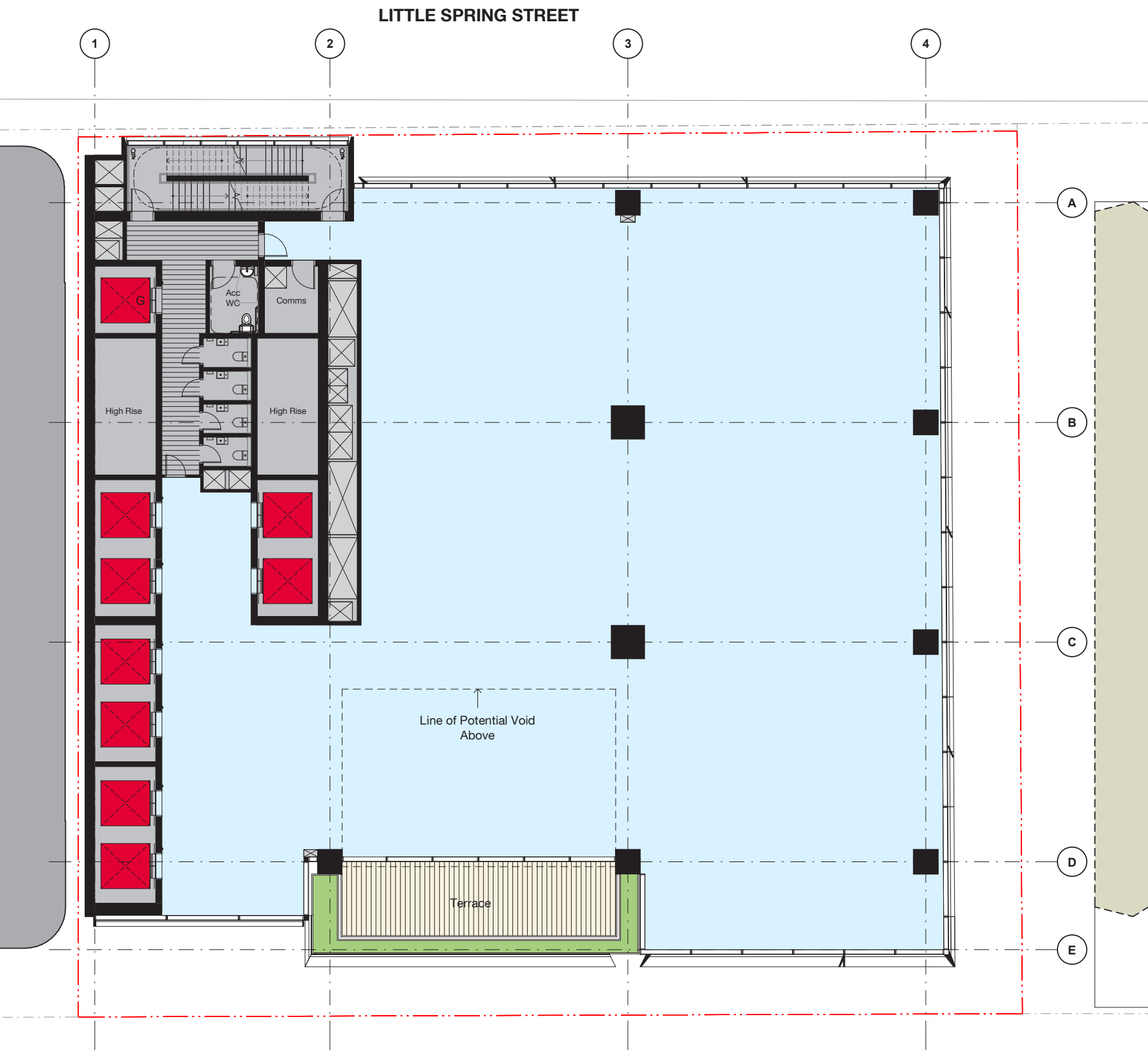
Village Decks

Located at the two lift transfer levels, the Village Decks are unique spaces offering the ultimate working experience. A stepped slice in the façade of the building creates two ‘treehouse playhouse’ spaces at intervals up the tower. Designed as a unique experience, generous ceilings create floating platforms that blur the boundaries of indoor and outdoor, working and living spaces.



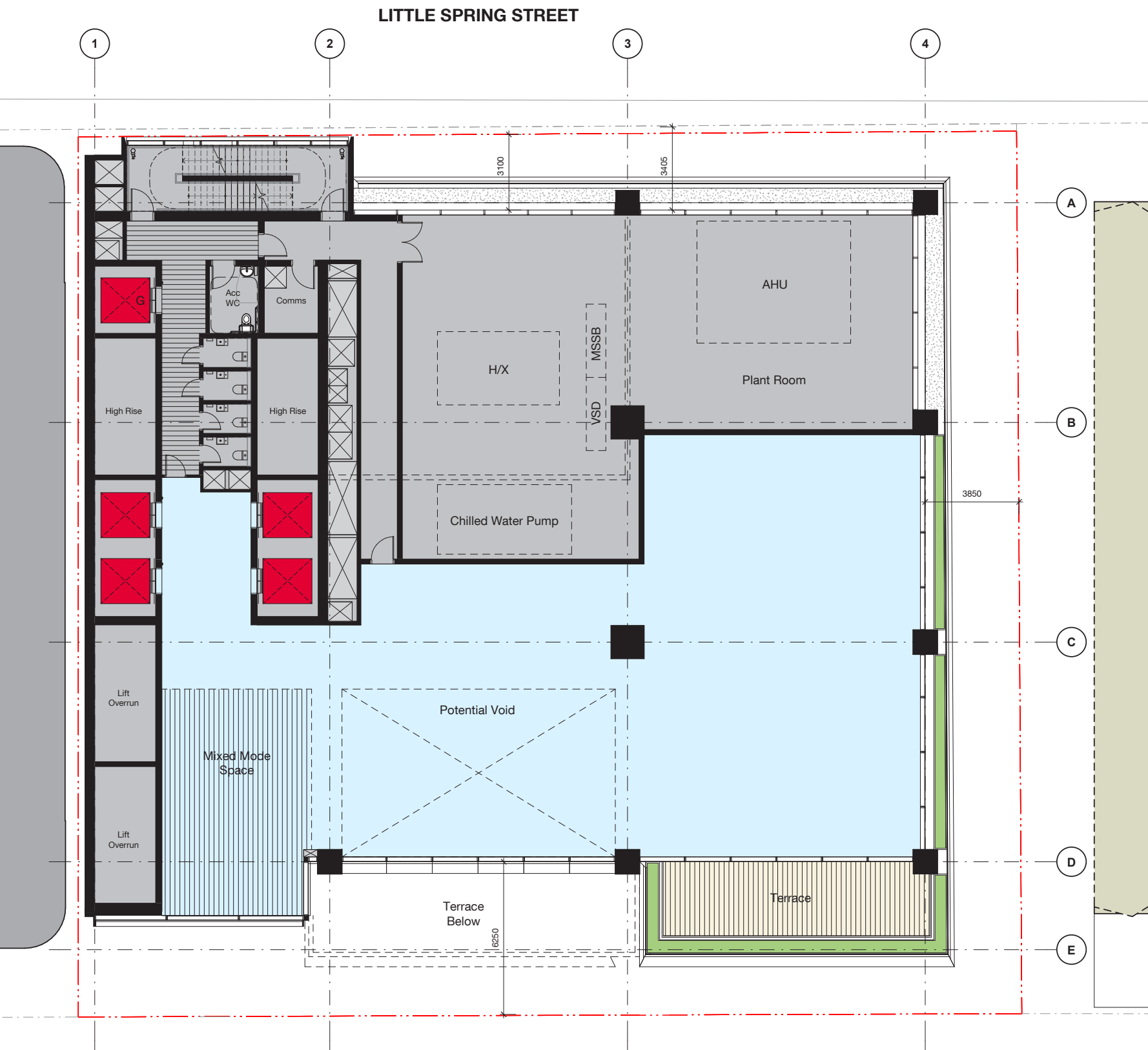
Village Deck - Lower Level

The lower level consists primarily of commercial floorspace with a wide range of potential uses. An east facing terrace provides outdoor space as well as capturing the Harbour views.



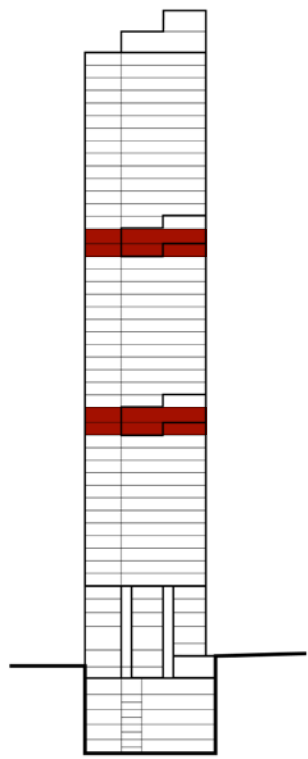
Village Deck - Upper Level

The upper level has commercial floorspace that is connected to the lower level via a double height void (subject to tenant requirements). On the western side of the floorplate, a plant room contains air handling equipment and other building plant servicing the office floors above and below.



Village Decks

The village decks create a distinctive impression on the external built form. Internally, potential double height spaces allow these levels to be connected, creating a series of unique spaces.



Pictured

- 1. View of the Village Deck from below
- 2. Indicative view of the Village Deck from the lower level
- 3. Indicative view of the potential double height space connecting the two floors



Village Decks

Test Fitouts

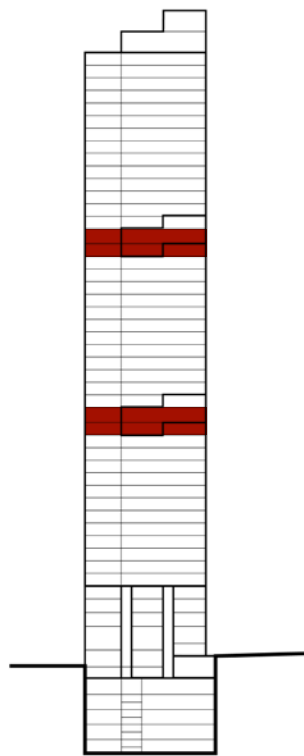
These distinctive floors give the building owner multiple tenancing options. Either as a unique, bookable shared amenity or a bespoke tenancy for a business offering their staff the ultimate experience-based working environment.

These test fitout plans demonstrate a potential use as a entertaining facility for either sole use by a major tenant, or as a shared bookable facility available for use by all tenants.

Lower Level



Upper Level





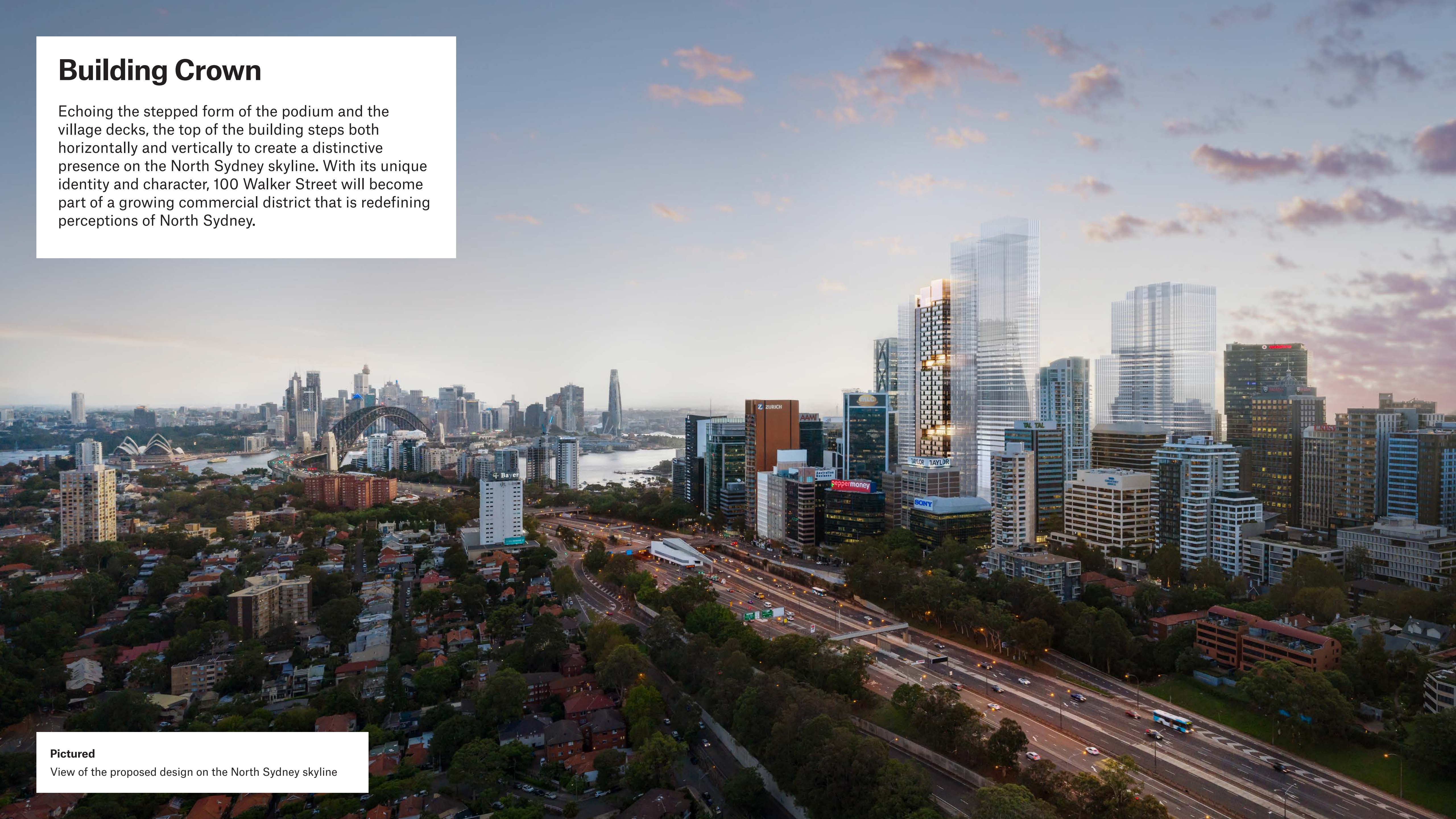
8.0

Top of Tower Design

Pictured
The proposed design viewed from Forsyth Park, Neutral Bay

Building Crown

Echoing the stepped form of the podium and the village decks, the top of the building steps both horizontally and vertically to create a distinctive presence on the North Sydney skyline. With its unique identity and character, 100 Walker Street will become part of a growing commercial district that is redefining perceptions of North Sydney.



Pictured

View of the proposed design on the North Sydney skyline

Top of Building

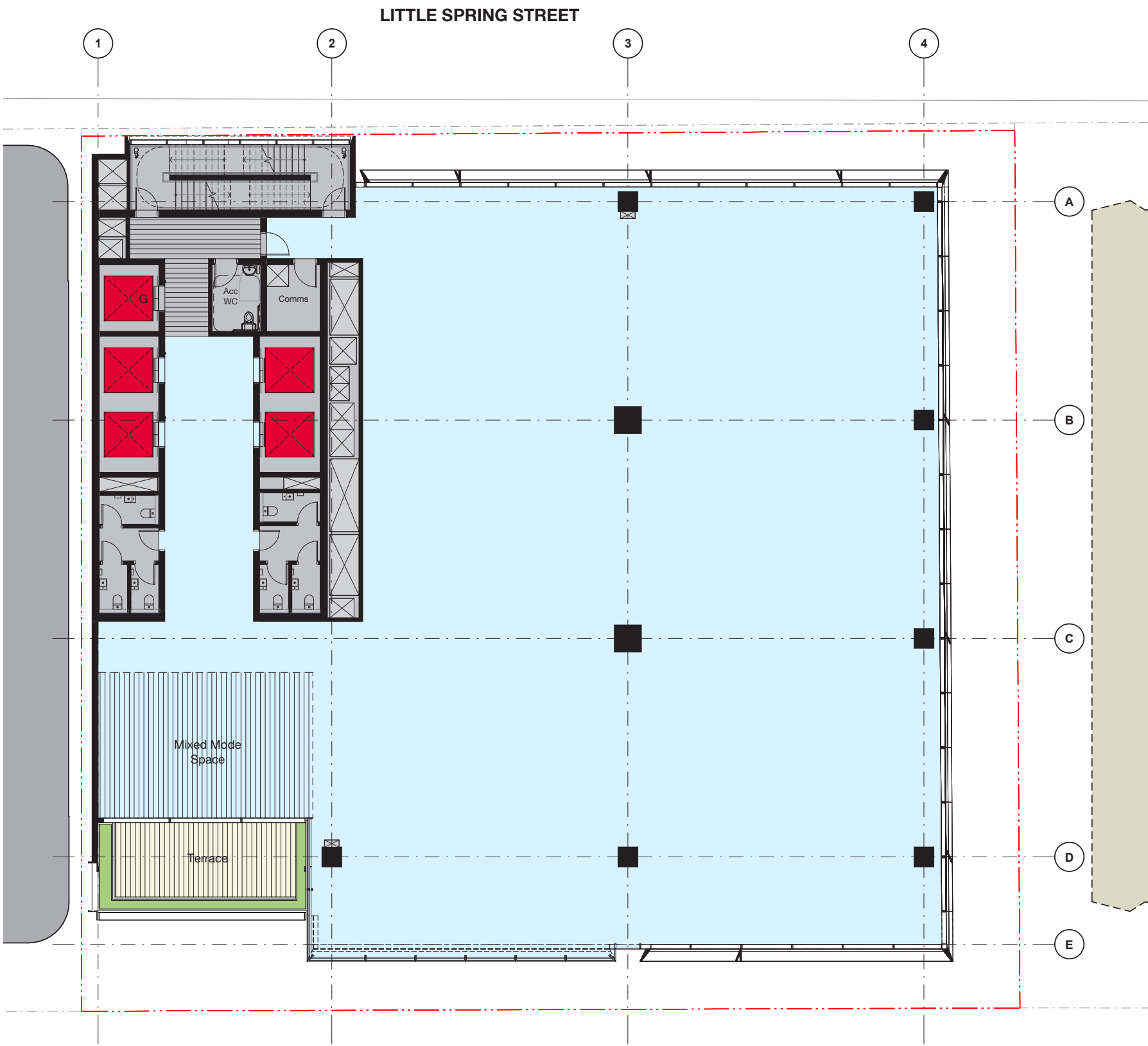
Premium Floorspace

Level 43 and 44 form the uppermost habitable floors in the tower. Capturing the best views and having the capability of being combined into a single space, these levels have the potential to become either a premium office tenancy or a shared facility available for use by all building tenants.



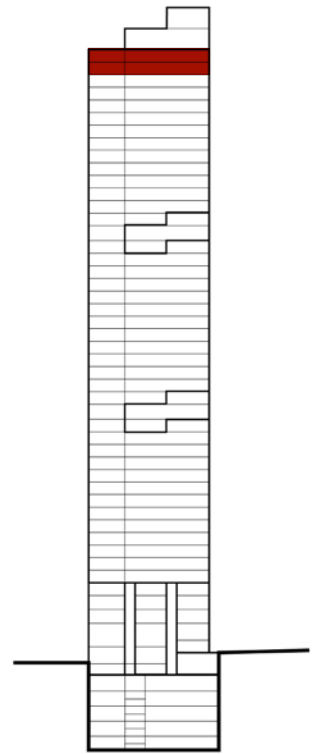
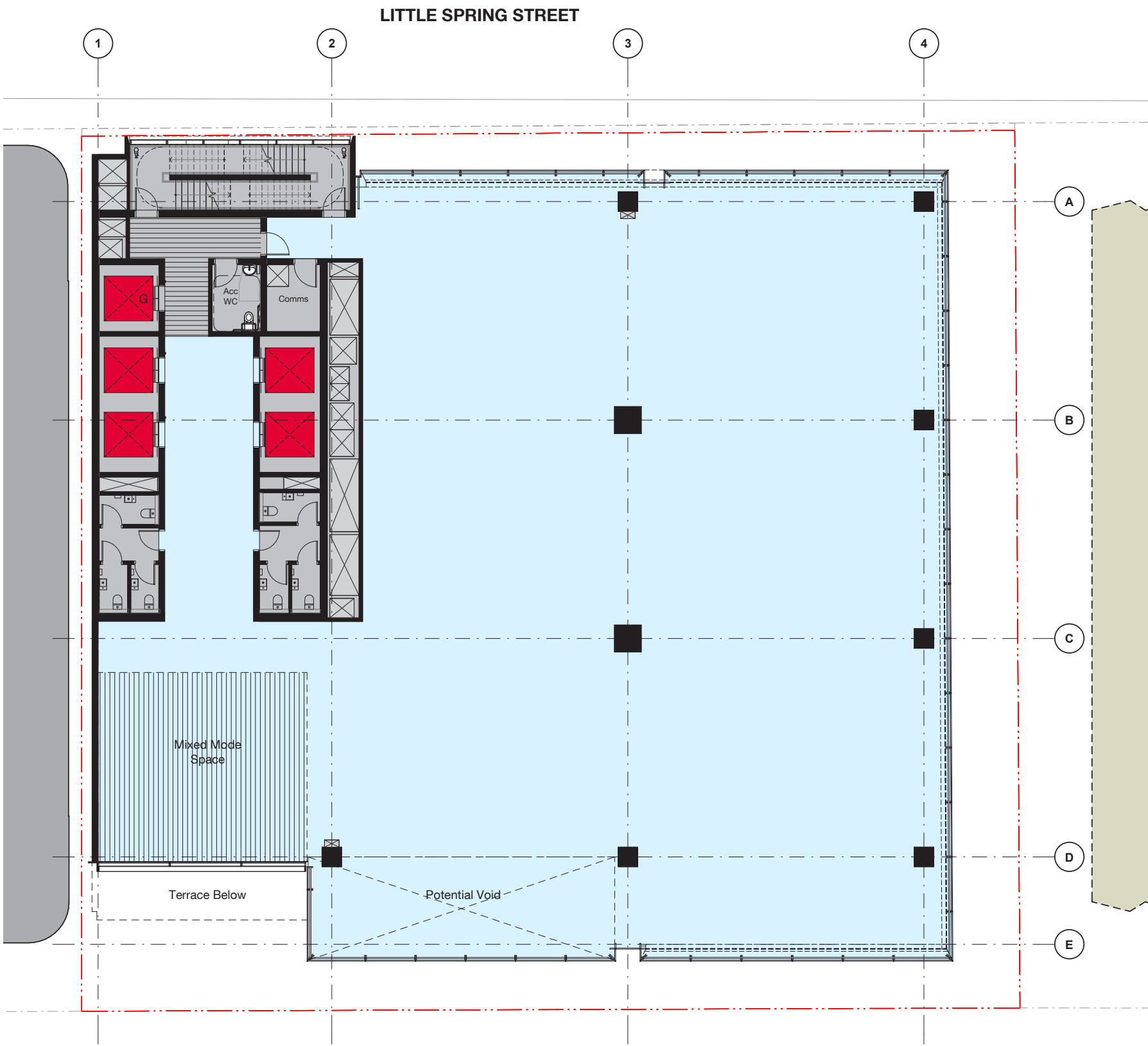
Level 43

Level 43 is the penultimate office level. The tower form begins to step back in the south east corner, which helps reduce the top of tower bulk and creates space for an outdoor terrace.



Level 44

Level 44 is the uppermost habitable floor. In addition to the views to the east, the top floors will also experience expansive views to the west and they will be above the roofline of the neighbouring 1 Denison Street development.



Top of Building

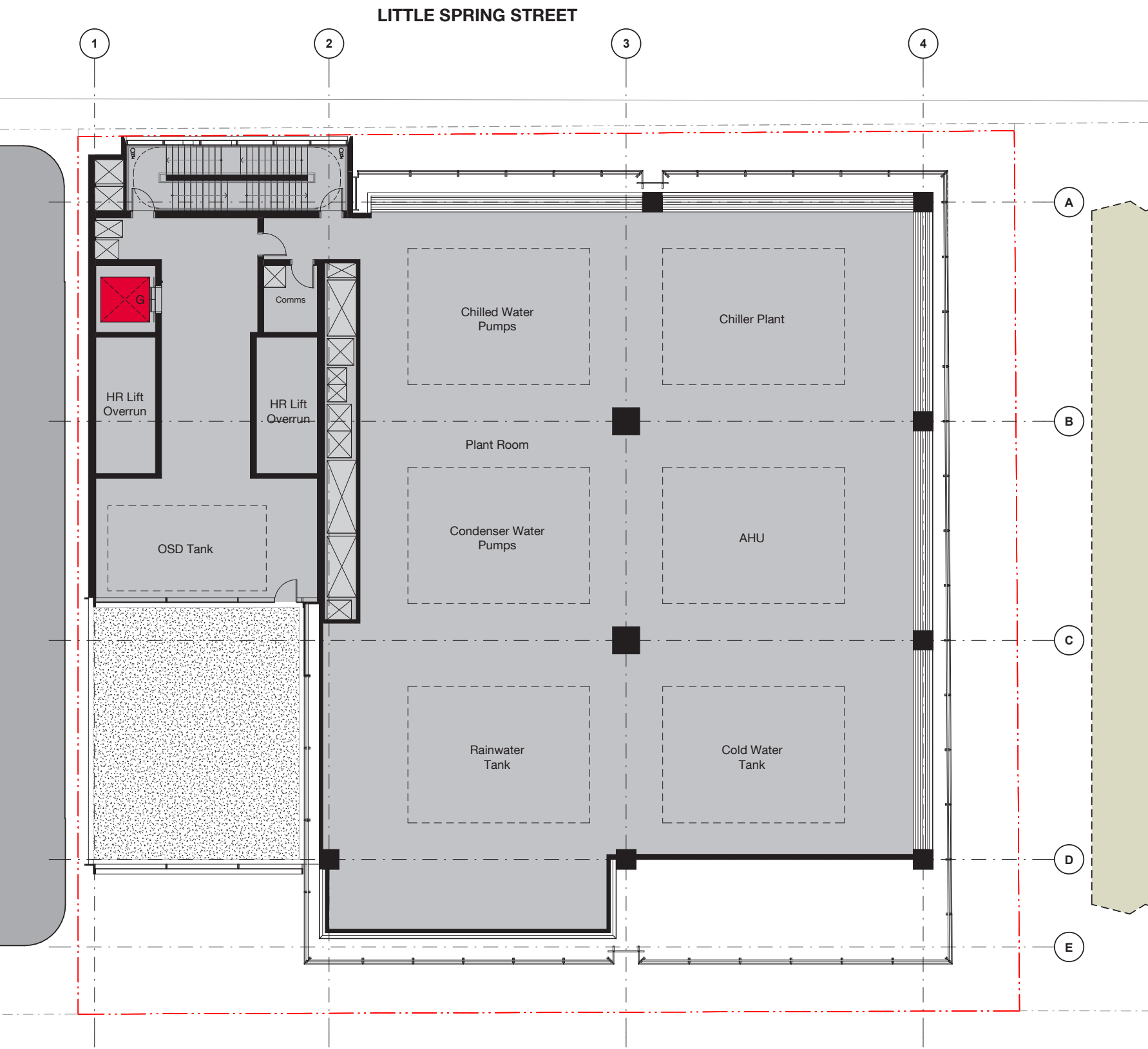
A Distinctive Roof Feature

Above RL227, the building features only non-habitable floorspace. Given the relatively small site, it has been necessary to incorporate two plant levels to accommodate the extent of plant equipment needed to service the building. These plant spaces have been designed so that they step back progressively from the south and east, creating the distinctive stepped massing that forms the top of building roof feature and prevents additional overshadowing of protected areas.

The plant spaces are set back from the building edge and are screened by an elegant glass veil that gives the top of building its 'crown'.

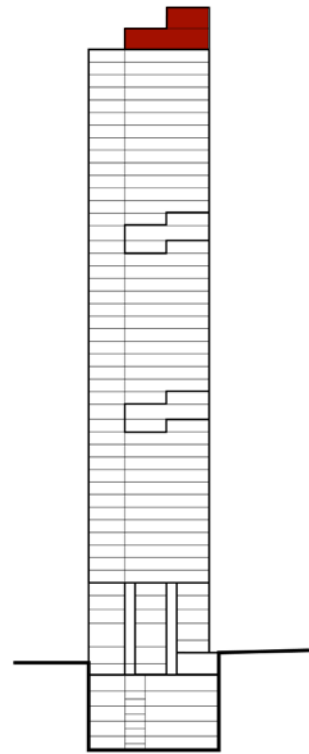
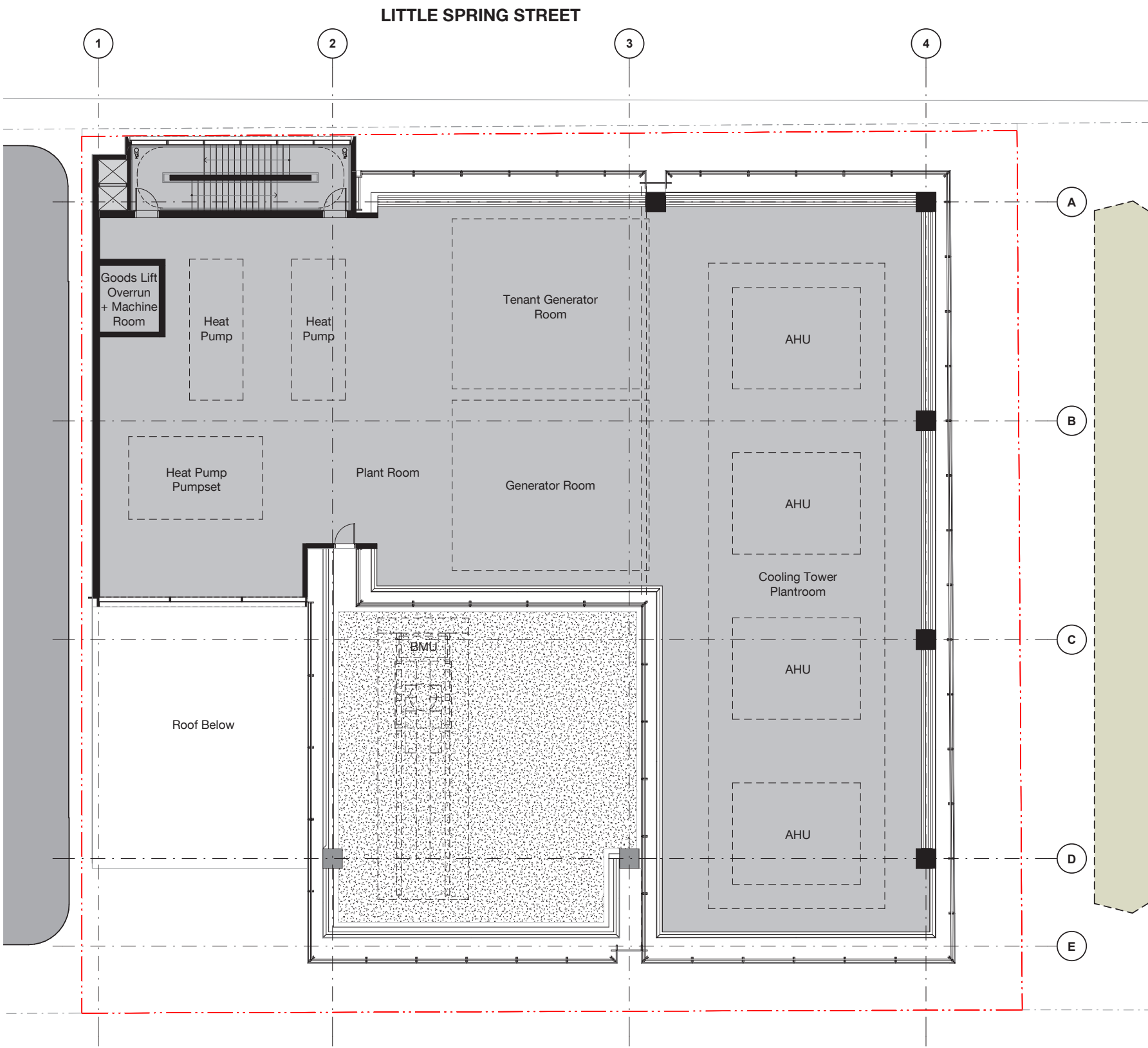
Level 45

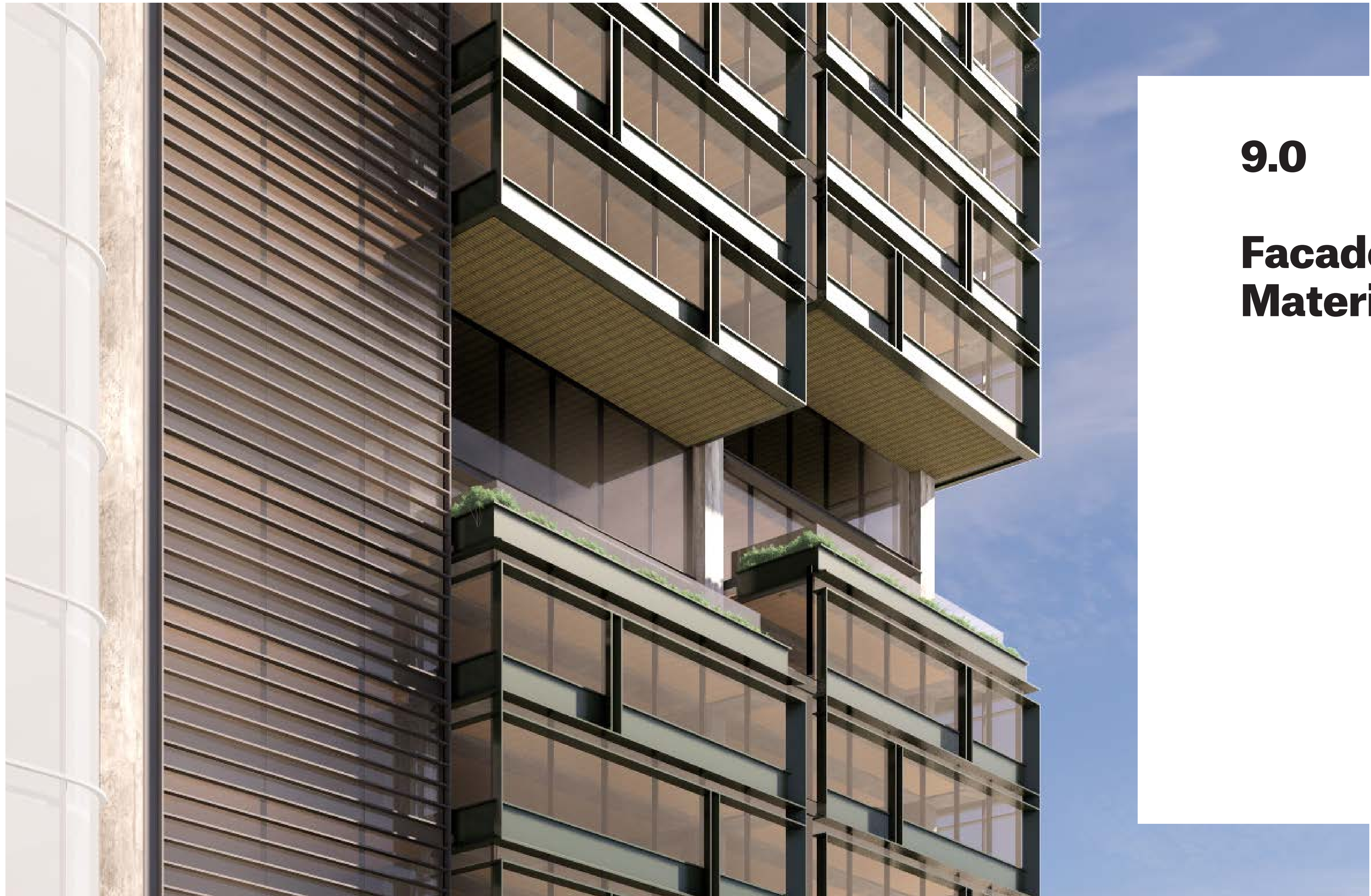
This level accommodates roof plant including hot water systems, air handling units and other plant equipment, all behind a screened facade. It also contains the lift overrun and lift motor room for the goods lift.



Level 46

Level 46 steps back from Level 45 to create a singular volume that terminates the roof feature. This level accommodates the cooling towers which are partially open to the sky.





9.0

Facade and Materials

Facade & Materials

Materiality Concept

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.

North Sydney’s built fabric is undergoing an unprecedented amount of change. In 10 years’ time, it will be defined by a new generation of towers, many of which will be expressed via red, earth toned materials palettes.

In contrast, we are proposing a palette for 100 Walker Street that unites key characteristics of Northern Sydney’s environs to create a building that looks and feels of its place. The tower will feature a deep green façade, sandy coloured terracotta soffits and integrated vegetation. These choices will help articulate the subtle offset of the tower’s two vertical volumes, as well as highlight key spaces up the height of the tower, from the podium up to the crown.

It is a palette that will read equally well on the skyline and on the groundplane, helping 100 Walker Street to elevate North Sydney’s architecture for many decades to come.



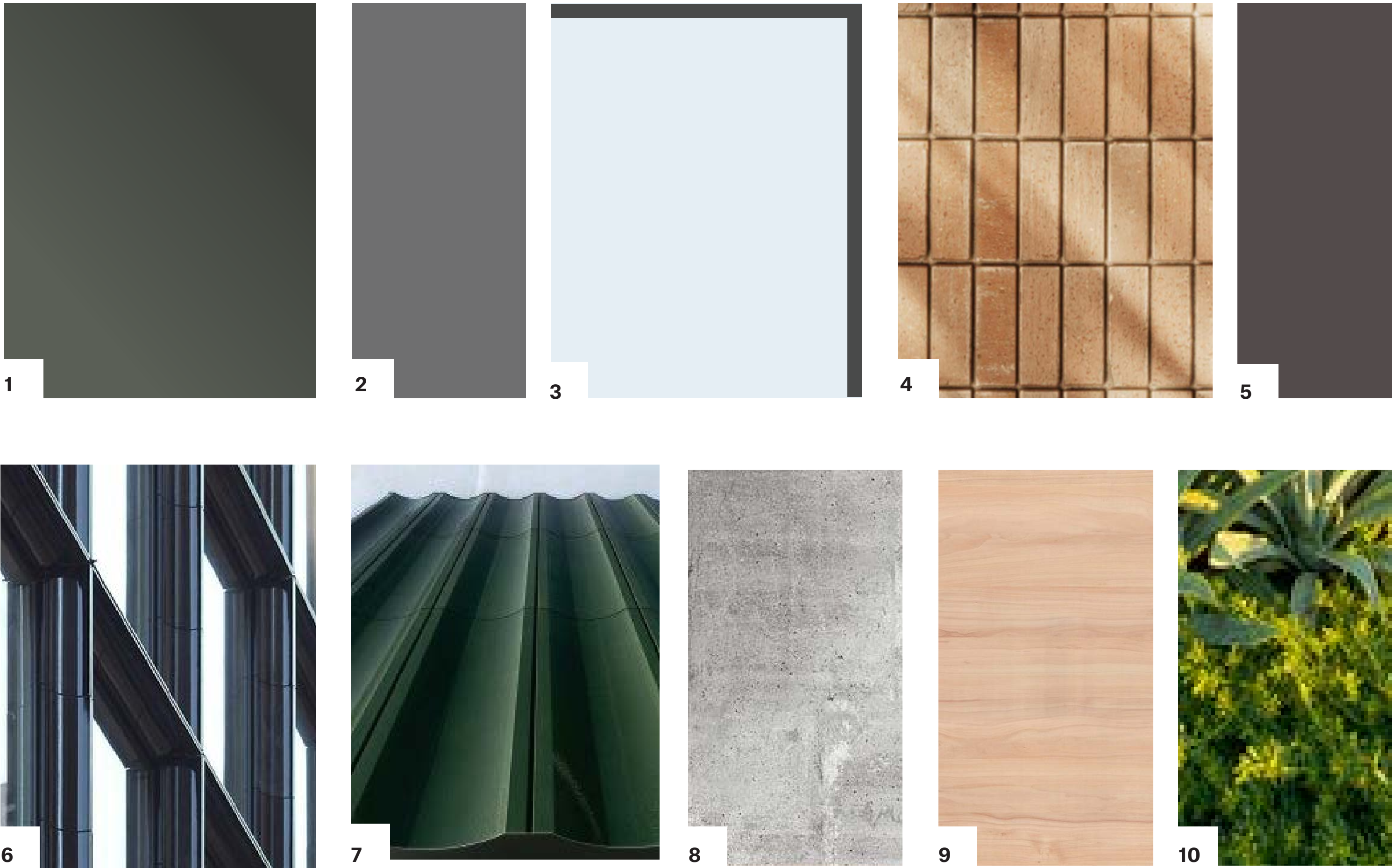
Facade & Materials

Materials Pallete

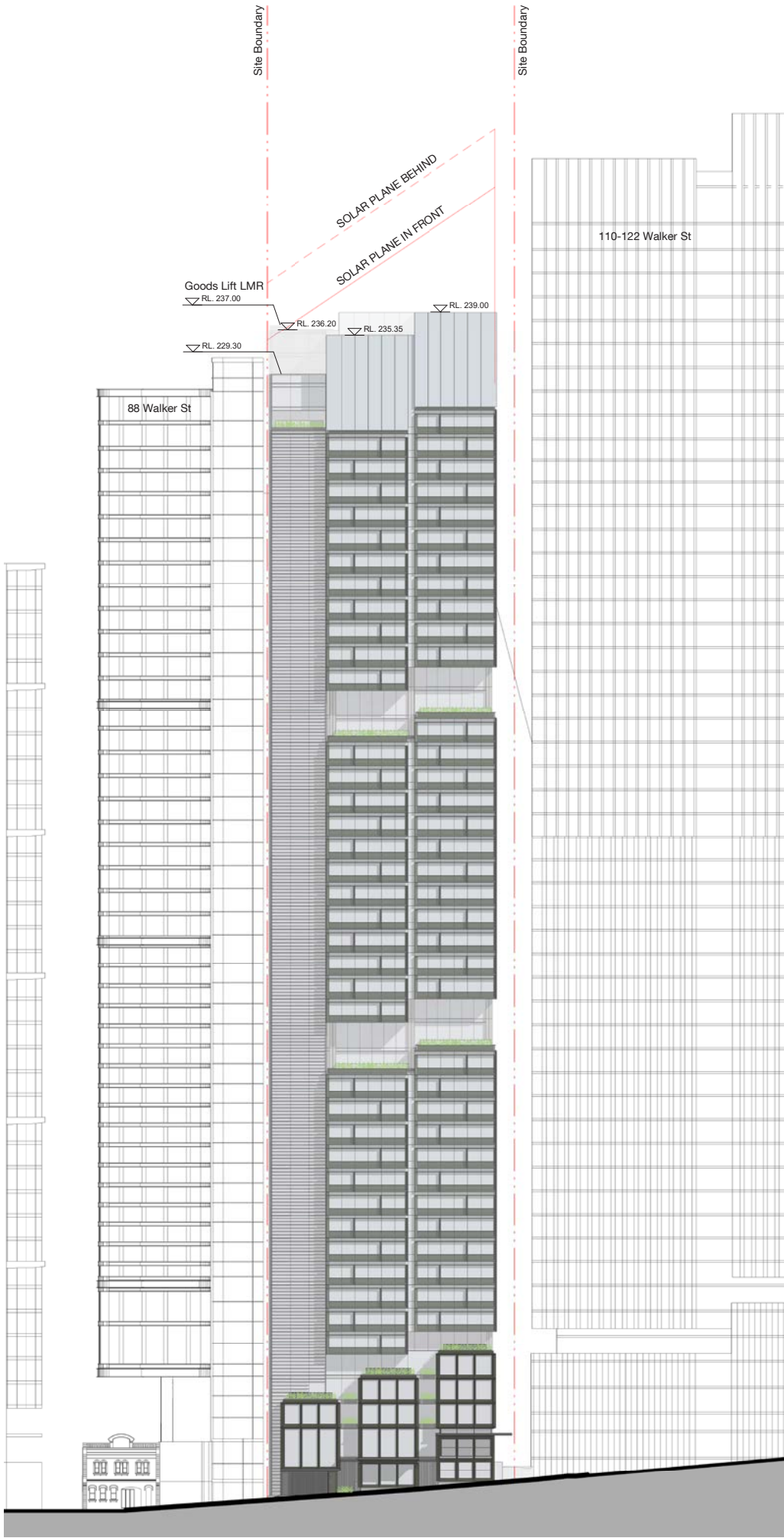
The materiality concept is focused around honest, natural surfaces and tones, centred around a humane scale and tactility. The dematerialisation of the internal spaces reveal the raw quality of the concrete and timber structural system.

Within the holistic material pallete, surface textures, hues and profiles are played with and contrasted against. Gloss, matte, tile size and saturation variations create a layering of scale and finish quality which defines the changing uses and they move up the tower.

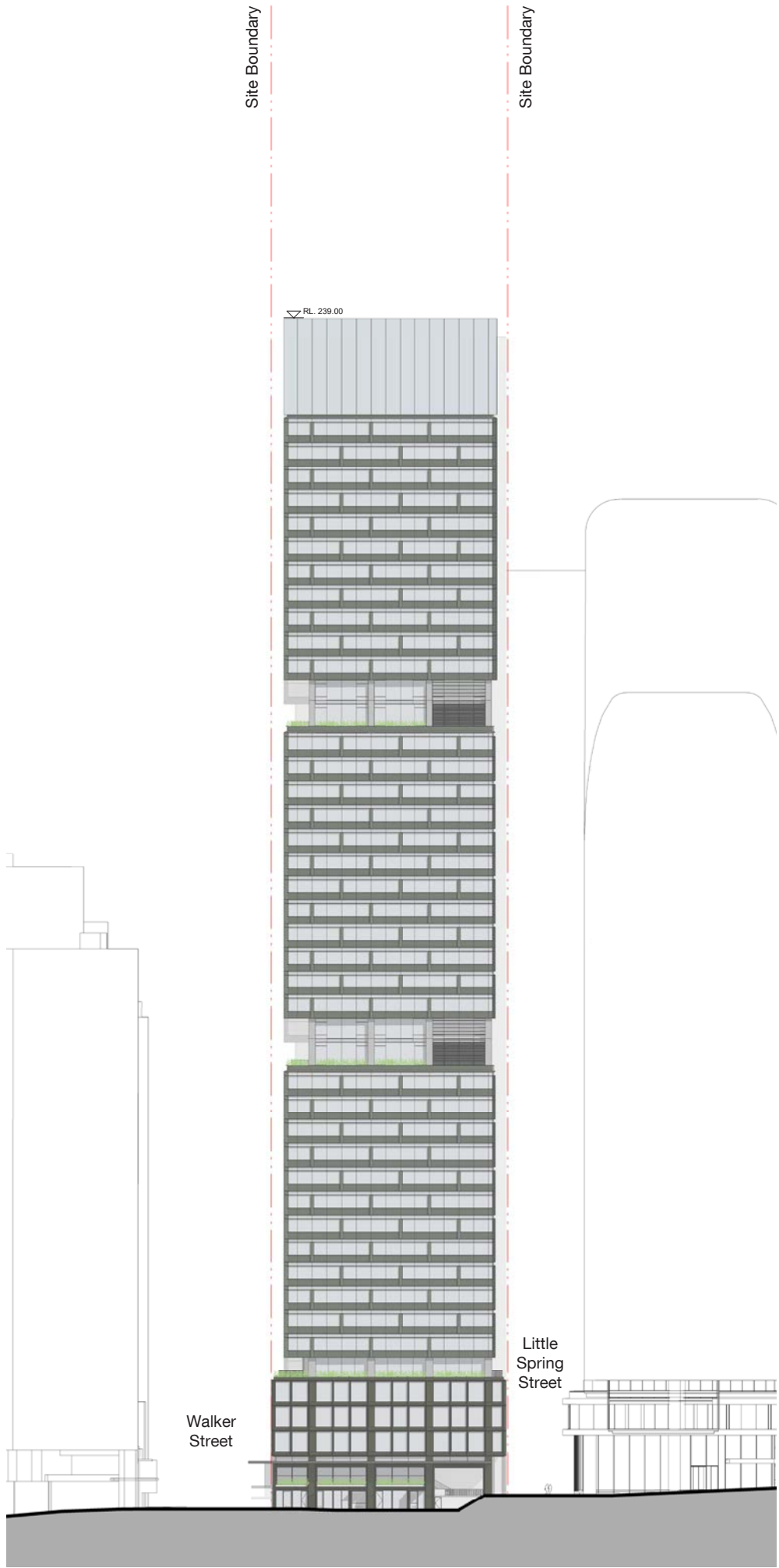
- 1. Solid Aluminium Sunshades**
'Dark Green' matt powdercoat finish
- 2. Solid Aluminium Sunshades, Louvres and Metal Details**
'Warm Grey' matt powdercoat finish
- 3. Performance Vision Glass**
Target VLT: 50-60%
- 4. Terracotta Cladding to Soffits**
Warm sandy/olive colour, matt finish
- 5. Aluminium Curtain Wall Framing**
"Dark Grey / Charcoal" matt powdercoat finish
- 6. Customed profiled terracotta**
"Dark Green" glaze with glazed finish
- 7. Customed profiled terracotta**
"Dark Green" glaze with matt finish
- 8. Exposed Off-form Concrete**
- 9. CLT Timber Slabs**
- 10. Integrated Planting**
Plant selection by Landscape Architect



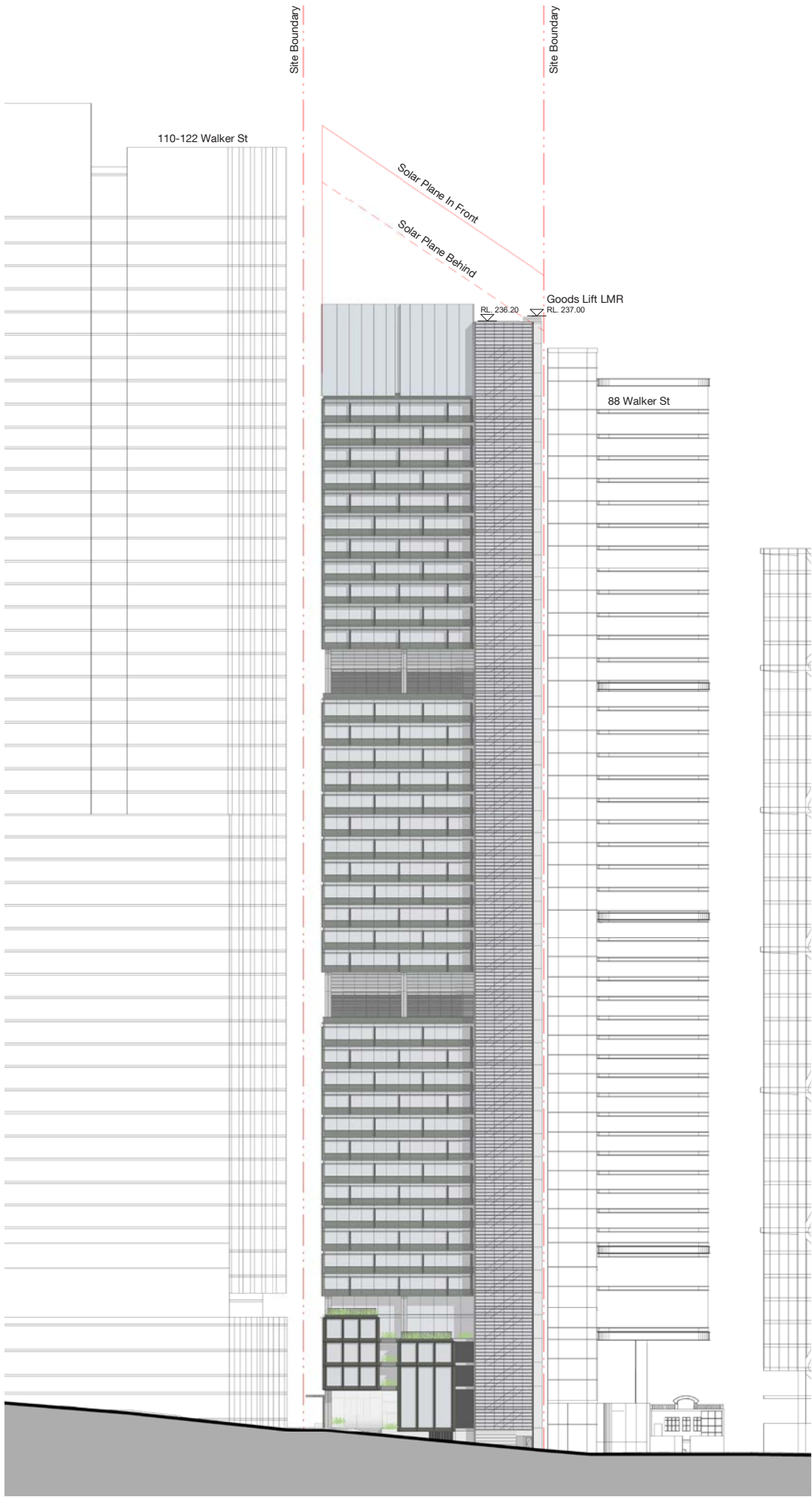
Facade & Materials Elevations



East Elevation



North Elevation



West Elevation

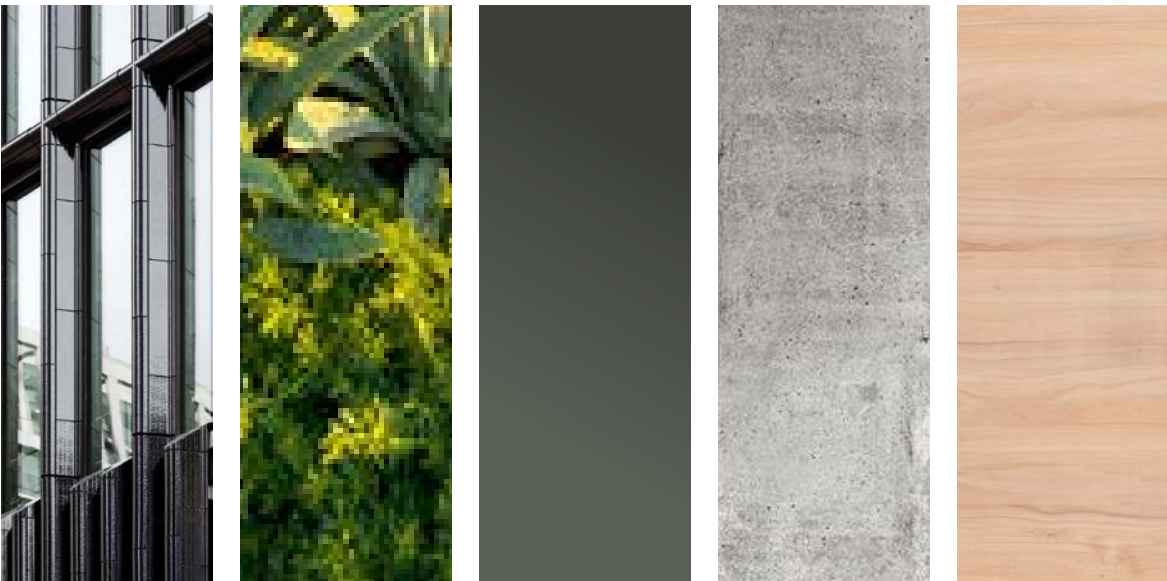


Facade & Materials

Podium Facade

The podium is defined by three slender 3-5 storey stepped forms with a finely articulated terracotta and glass façade. The custom profiled prefabricated terracotta panels form an expressed frame to the large format picture windows.

The frame varies in height across the volumes to reflect the varied scale of the spaces within. When viewed together from the street they result in a dynamic composition with a human scale. The green glazed terracotta is a tactile natural material that is complemented by the timber soffits within the podium. At ground level the terracotta panels that frame entries and retail spaces are glazed and profiled to provide an added layer of detail and craftsmanship to the base of the building.



Facade & Materials

Typical Tower Facade

The tower façade is defined by two primary volumes that are articulated horizontally to express three vertically stacked villages. They are separated from 88 Walker Street by a recessed volume that extends the full height of the tower.

The tower façade is a curtain wall with a regular façade module. The façade to the primary volumes has a continuous insulated spandrel that conceals the edge beam and extends to a height of 400mm above floor level. It is profiled to provide depth texture and has a deep green metallic finish that provides warmth. Two 500mm horizontal sunshades are located at 2500mm and 3000mm above floor level on the eastern façade and provide sun shading.

These sunshades form a datum line that extends in the form of a 250mm sunshade along the northern and western façade. 500mm sunshades are also located on the high-rise levels of the western façade which is not overshadowed by adjoining buildings.



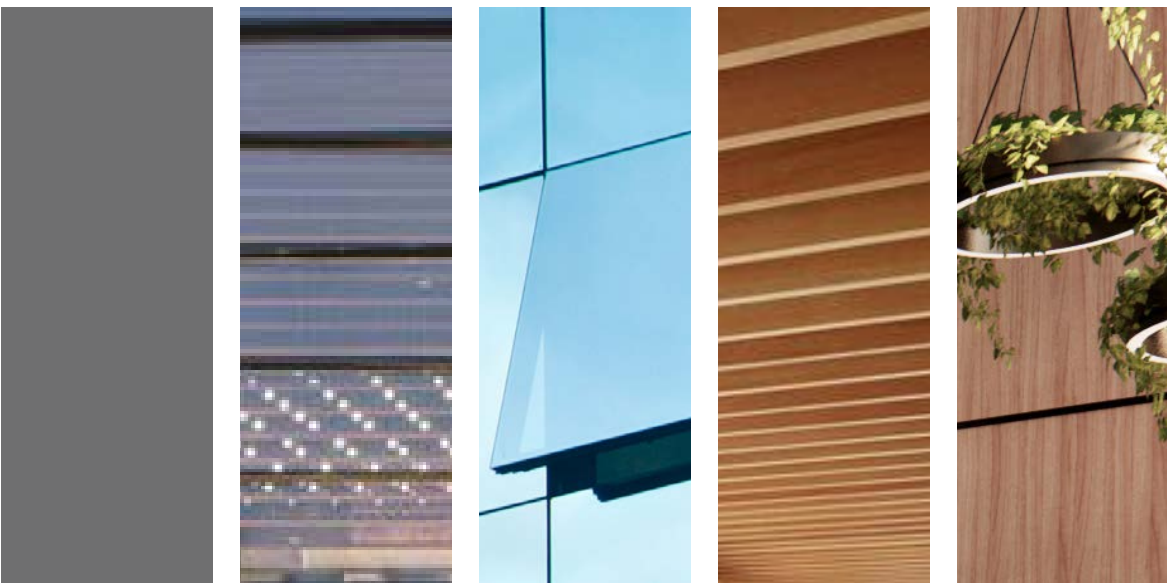
Facade & Materials

Mixed Mode Facade

The recessed portion of the eastern façade accommodates operable windows that provide natural ventilation to the communal spaces adjacent to the core.

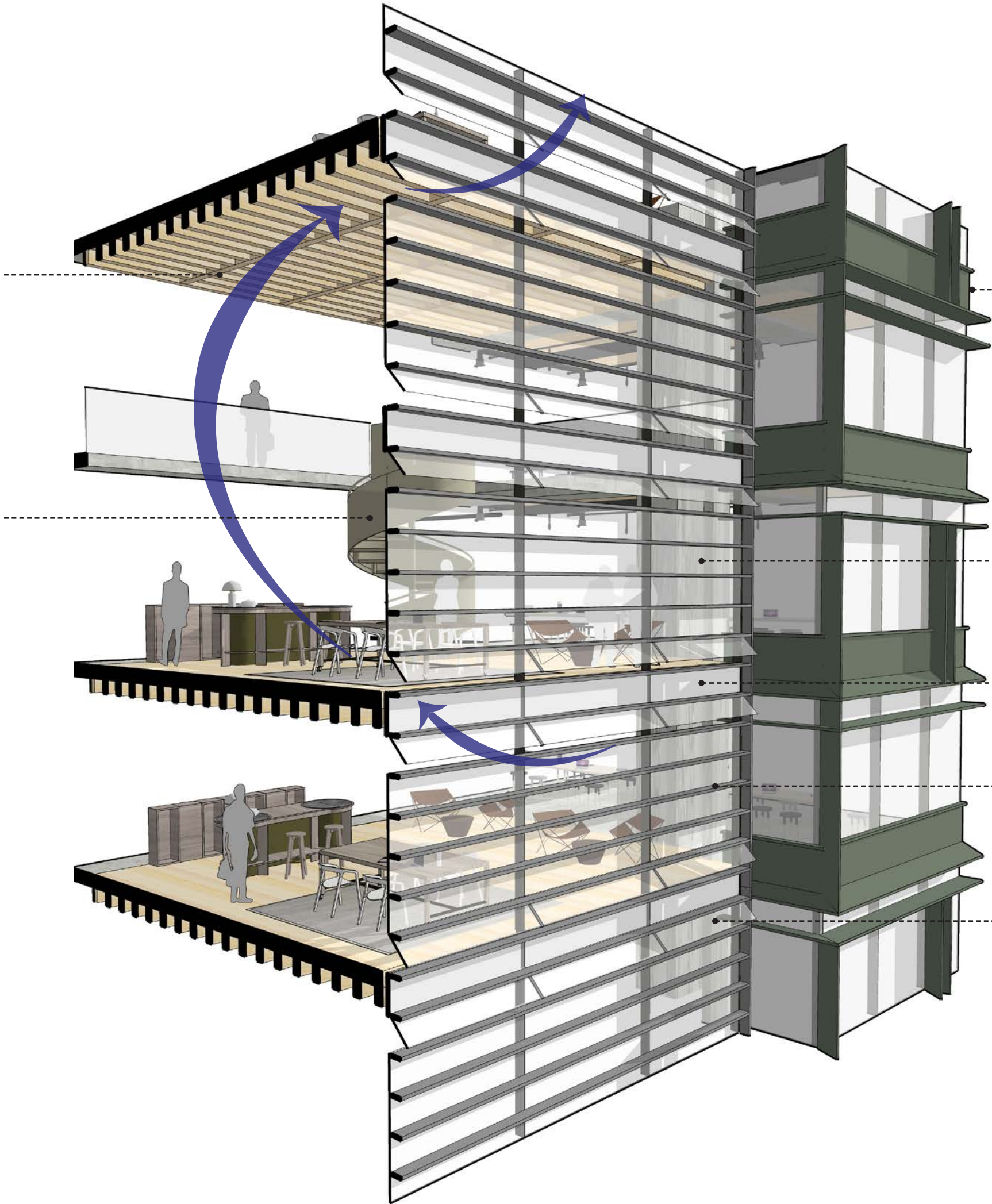
It has full height glazing with a fixed vision panel and eye level and continuous awning windows located at a low and high level to encourage air movement.

A 200mm horizontal sunshade is located immediately above the upper and lower operable windows to provide both sun shading and weather protection.



CLT STRUCTURAL SOFT ZONE

OPPORTUNITY TO REMOVE THE SOFT ZONE TO CREATE DOUBLE HEIGHT SPACES WITH INTERTENANCY STAIRS



DARK GREEN COLOURED ALUMINIUM CURTAIN WALL FACADE

PERFORMANCE GLAZING

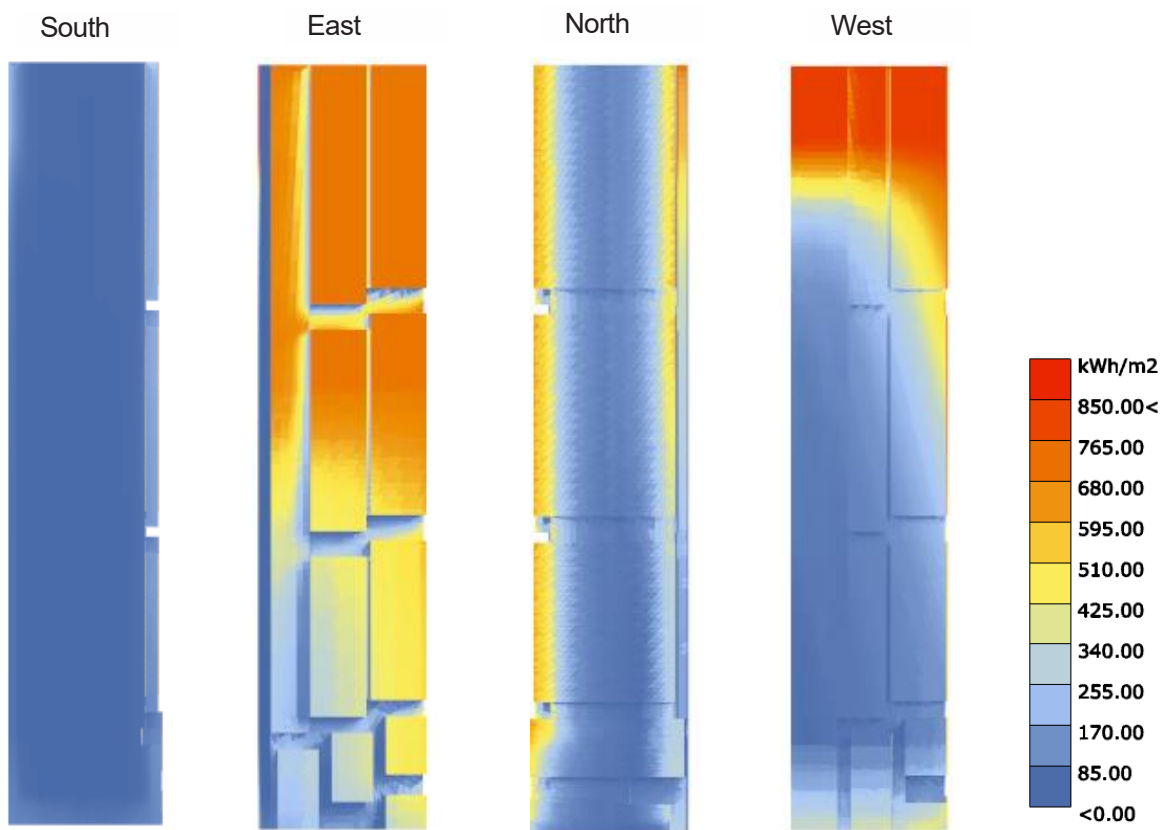
GLASS SHADOW BOX SPANDREL

200MM HORIZONTAL SHADING FINS AT ~520MM CENTRES

AUTOMATED AWNING WINDOWS FOR NATURAL VENTILATION

Facade & Materials Sun Shading Strategy

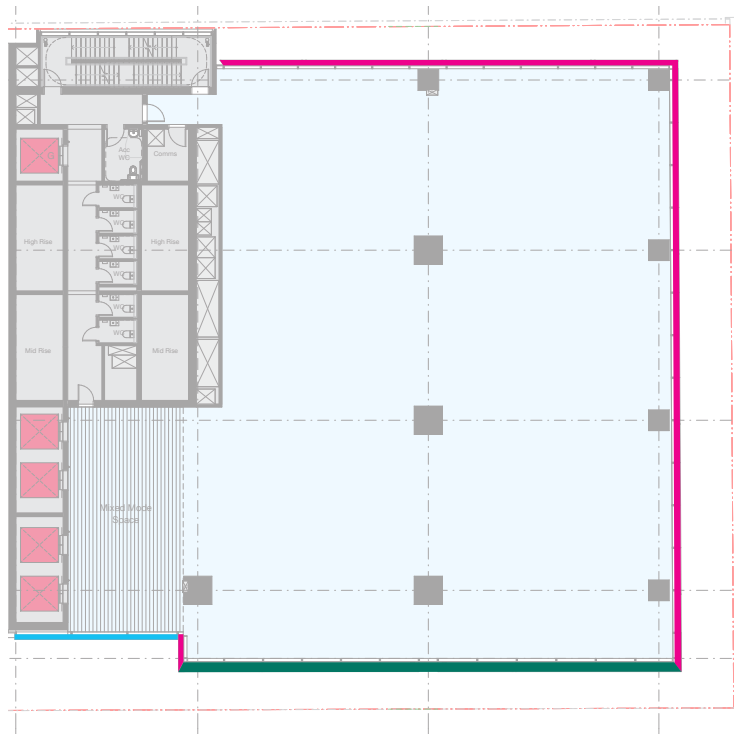
The tower facade has been developed to provide an appropriate response to the differing environmental conditions on each elevation. Analysis by Cundall has determined the projected amount of annual solar irradiation that can be expected to each facade. This has driven the sun shading strategy, with deeper sunshades to the east elevation and the high rise levels of the west elevation to counter excessive heat gain.



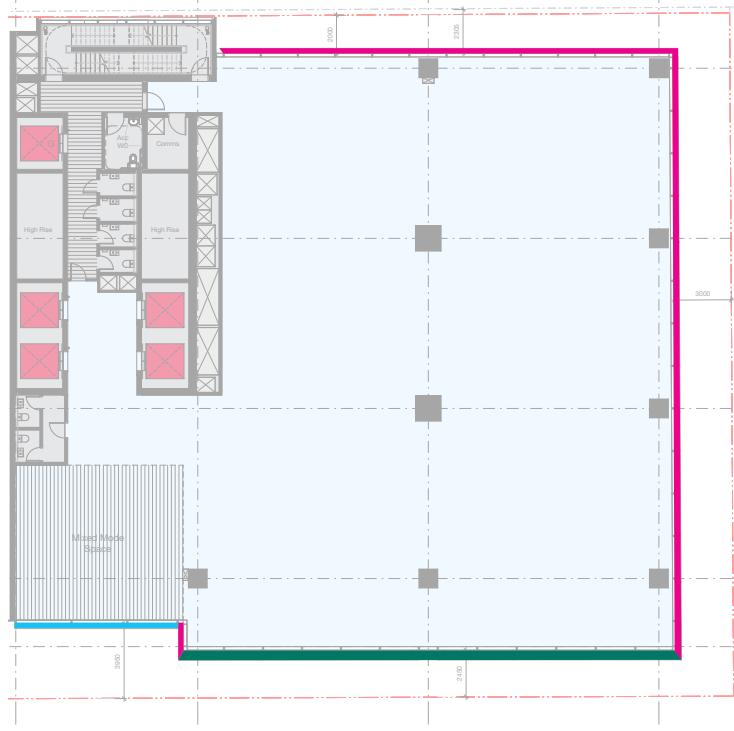
**Elevational view of annual solar irradiation with no sunshades
 (Analysis by Cundall)**



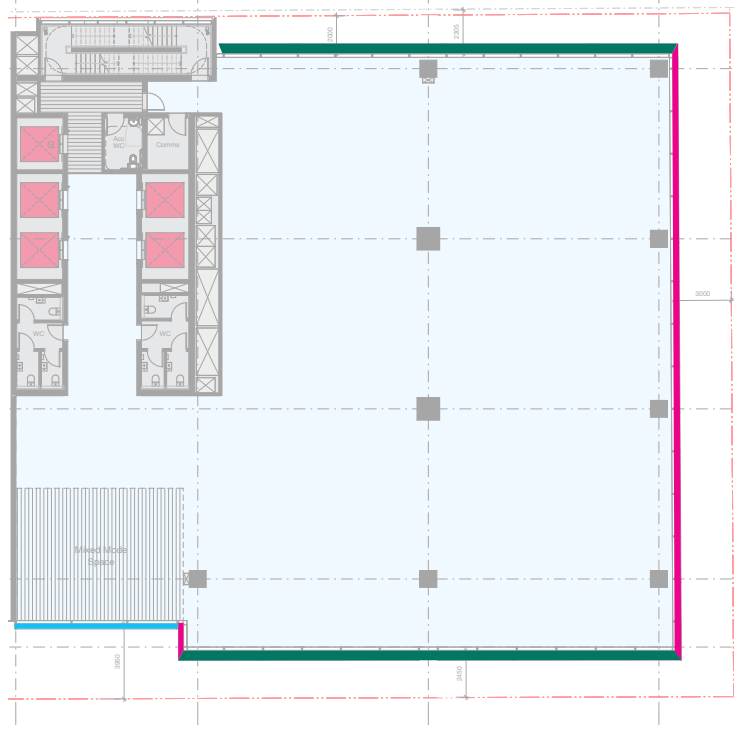
Low Rise



Mid Rise



High Rise



- 500mm deep sunshades
- 250mm deep sunshades
- 200mm deep sunshades

Facade & Materials

Crown Facade

The crown facade has been designed to read as a series of light glazed volumes that define the building form on the North Sydney skyline.

The crown facade screens the plant spaces behind as well as integrating the two uppermost habitable floors. At night, architectural lighting will give the glazed crown a subtle warm glow, that will give the building a distinctive identity.

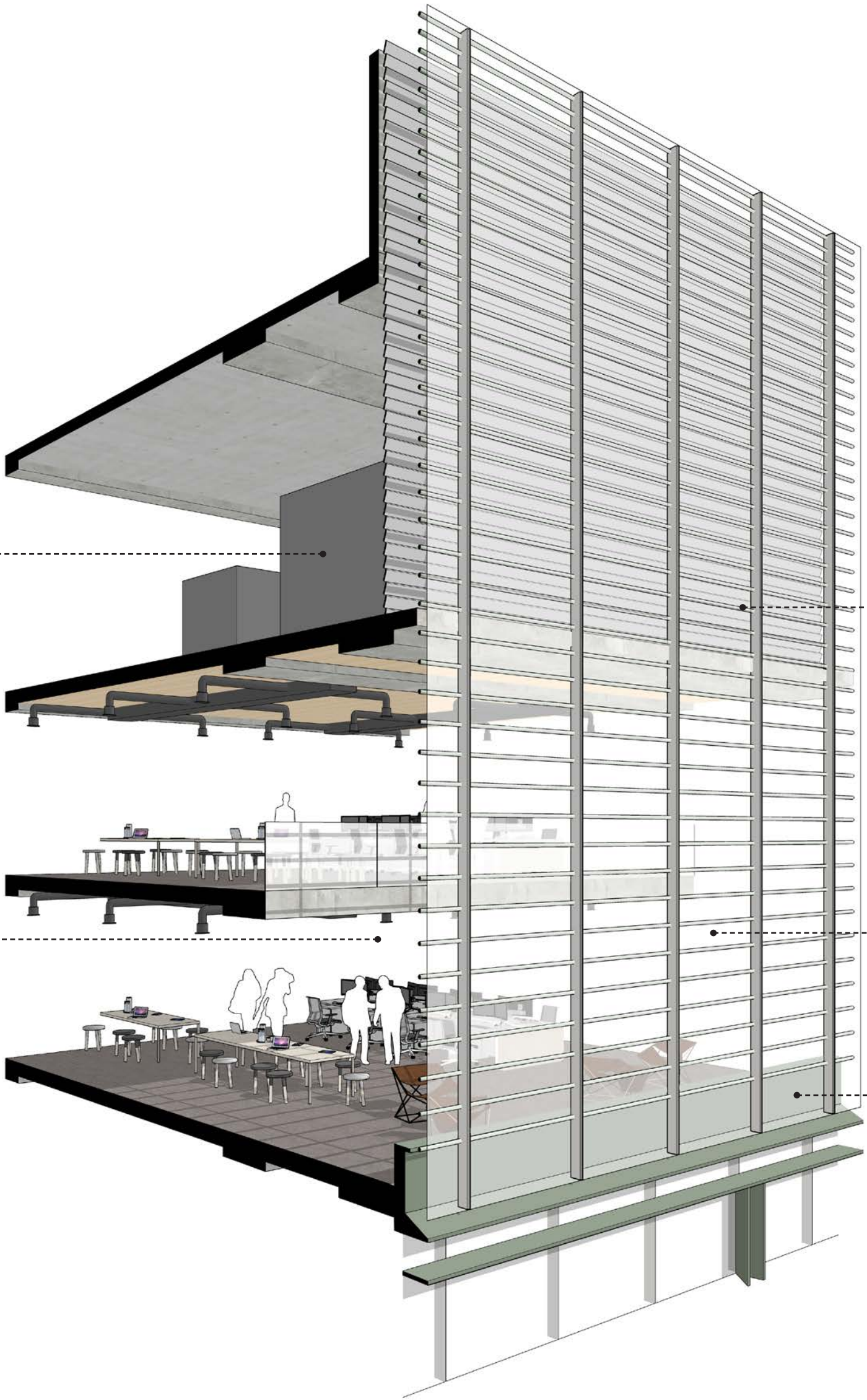


The building crown on the North Sydney skyline



ROOF PLANT

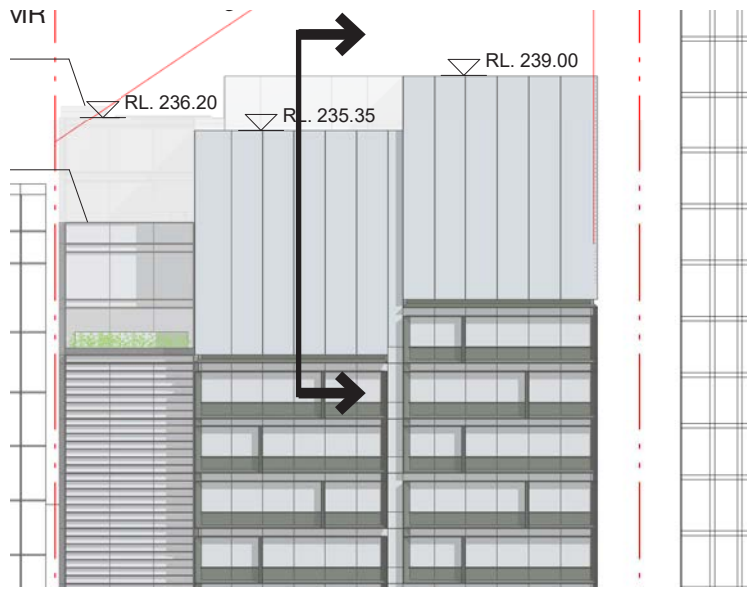
OPPORTUNITY FOR VOID
AND INTERTENANCY STAIR



SCREEN BEHIND GLASS

PERFORMANCE GLAZING

INSULATED SPANDREL



10.0 ESD Strategy

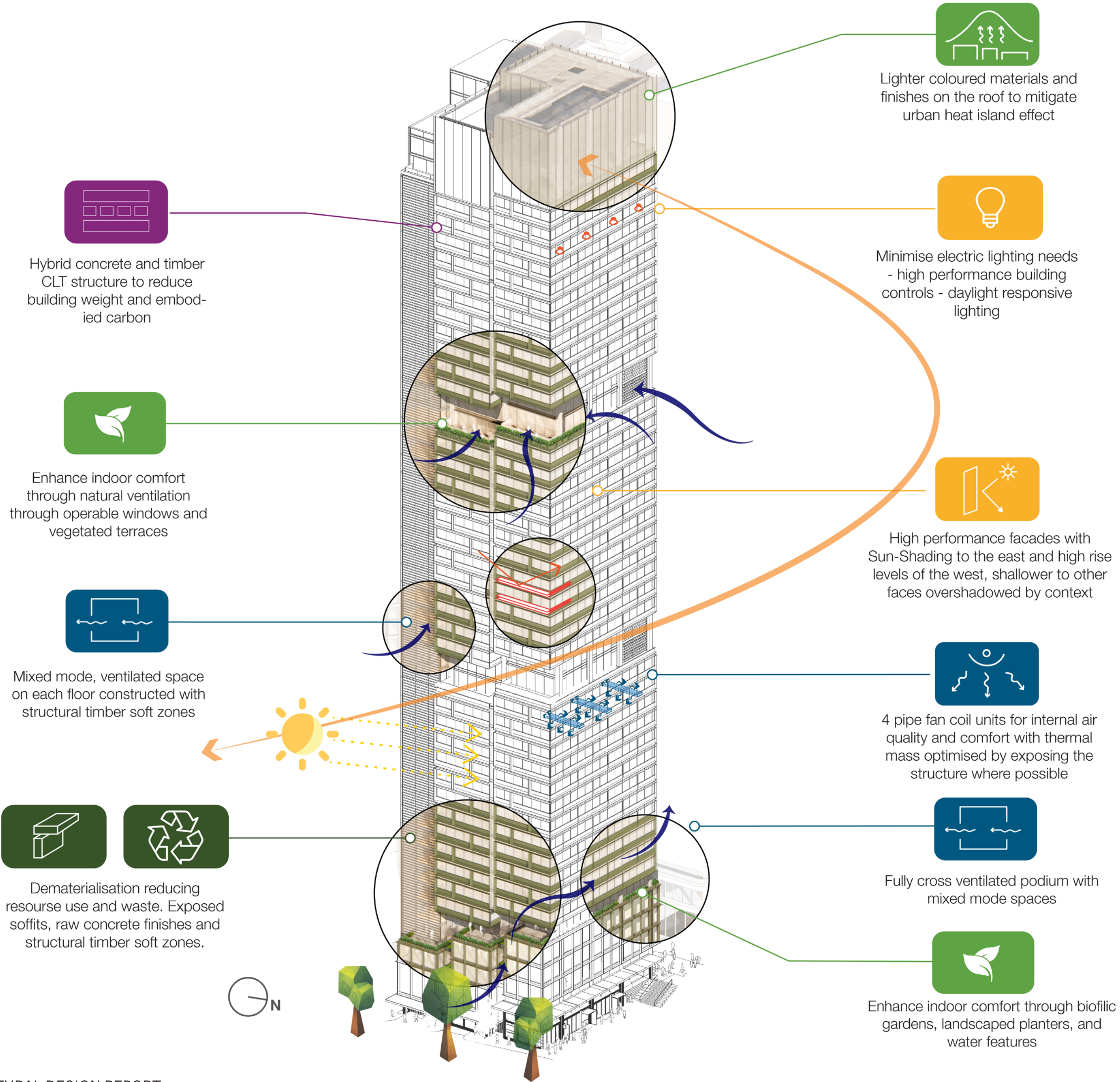
As a next-generation workplace, 100 Walker Street will be designed and constructed to deliver best practice sustainability outcomes and solutions.

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.

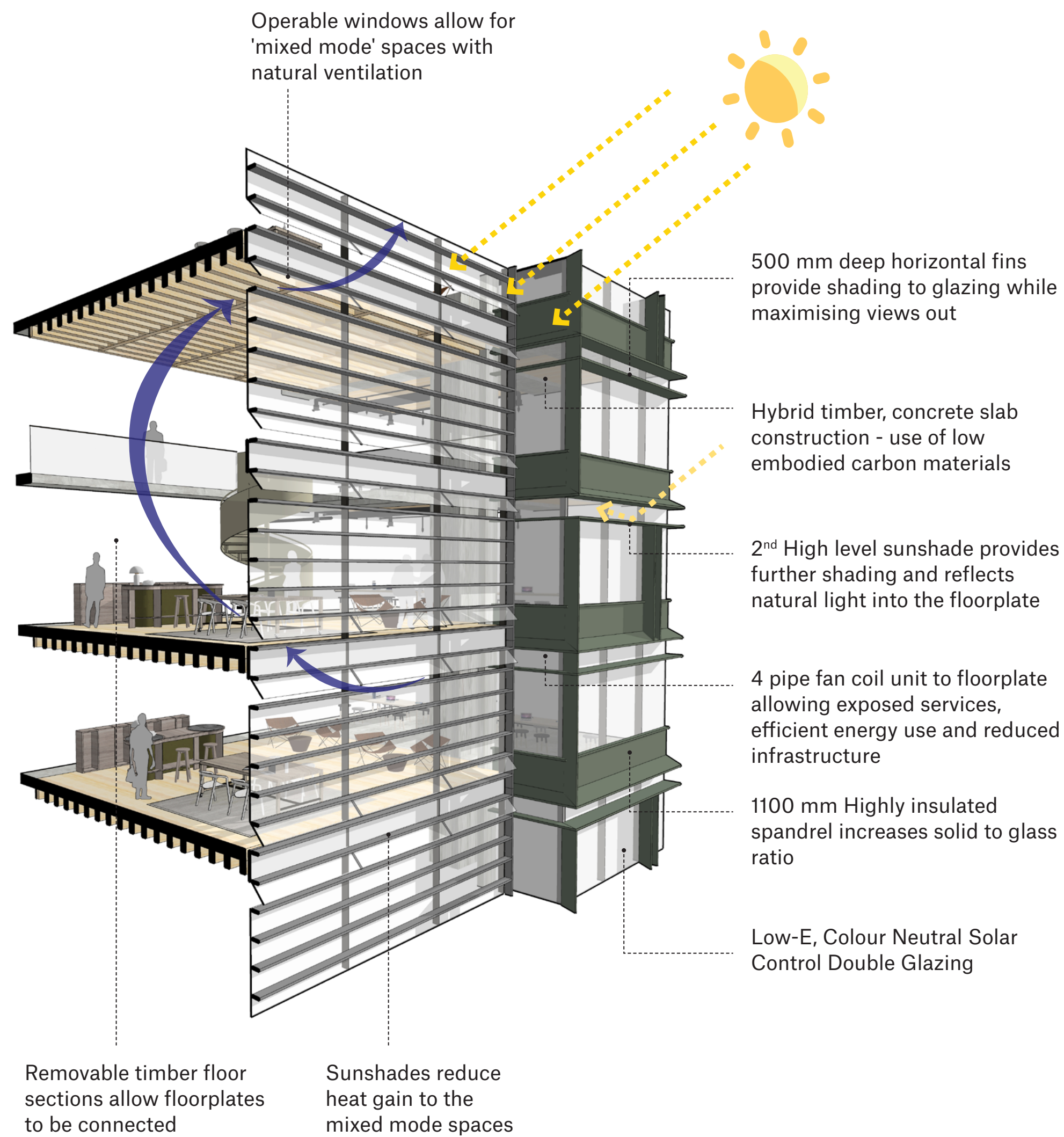
The project will achieve third party certification using the following rating tools which are widely recognised in Australia as benchmarking international best practice:

- 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

For further detail and analysis of the Green Star Design & As Built v1.3 pathway, refer to the ESD Report by Cundall.



ESD Strategy



Embodied Carbon will be reduced through:

- Hybrid timber & concrete structure in the podium and tower to reduce building weight and reduce embodied carbon. Materially efficient structural design to reduce the volume of concrete and steel
- Low carbon concrete, delivered through the specification of cementitious replacement materials (pozzolans, ground glass slag) and procurement of low-carbon cement
- Elimination of suspended ceilings and other applied architectural finishes to reduce total material volume
- Use of low carbon, self-finishing, low maintenance building materials such as terracotta on the podium facade

Operational carbon will be reduced through:

- High performance envelope that substantially reduces solar loads via low-E coated solar control double glazing and horizontal shading. Glazing with high quality daylight/VLT to minimise electric lighting energy needs
- Extensive perimeter insulated spandrels which reduces cooling and heating energy needs
- Operable facades with designated mixed mode areas on every floor to enable free cooling
- Natural light to stairs to minimise electric lighting needs
- Energy efficient 4-pipe fan coil unit HVAC system
- High performance sensors and building controls, including daylight responsive lighting, occupancy responsive HVAC, extensive metering and performance monitoring

Healthy Building

An exceptionally high quality indoor workplace and environment will be provided through:

- Ensure delivery of abundant outdoor air in excess of code requirements and access to spaces with mixed mode ventilation on every floor
- Capacity for bush fire smoke filtration at air handlers
- Biophilic environment created by extensive planting through the podium and on village deck terraces. Landscaped terraces, wintergardens and upper level outdoor terraces that provide diverse visual, thermal and acoustic indoor environments
- Fire stairs with outlook and natural light that encourage occupants to use them for travel between floors
- High quality end-of-trip facilities to encourage commuting to work by foot, bicycle, or other active mobility mode

Resilient Building

An exceptionally resilient building will result from:

- Locating all critical electrical and other building infrastructure above Probable Maximum Floor level to eliminate flood damage risk
- Daylighting evacuation stairs for safe travel in case of power loss
- Potential for rooftop PVs to provide source of standby power in case of utility failure

Water Smart Building

The building will be able to earn a NABERS Water 4.5 Star rating through the features listed below. They will be supported by a rigorous building tuning process that begins in construction and runs throughout the first 18 months of building occupancy.

Features include:

- High performance facades greatly reduce cooling loads and water used by cooling towers
- Native drought tolerant landscaping to roof terraces requires little irrigation, reduces urban heat island effects, increases evapotranspiration and local cooling, and creates a biophilic environment for workers
- Potential for adding dry coolers (or hybrid wet/dry coolers) that allow for water-free cooling when outdoor conditions are optimal. This option is viable should water savings be considered more valuable than renewable power generation.
- Rainwater, cooling condensate, and foundation de-watering harvested and stored for supply via purple pipe system for irrigation, toilet flushing, and other non-potable water needs

Circular Economy

Material needs and future waste will be minimised by:

- Off-site manufacture and prefabrication where possible with façade components designed for disassembly and reuse
- Careful specification and procurement of high post-industrial recycled content including high-proportion of building materials responsibly sourced from suppliers with sustainable supply chains
- Space provision for collection, separation and storage of recyclable or recoverable waste materials

Design with Country

- Potential for public art program to include Aboriginal or Torres Strait Islander works
- Indigenous plants and landscape designs appropriate to North Sydney's natural climate

11.0 Area Schedule

Development Summary:

Total GFA: 42,573 m²

Total Car Spaces: 74 Spaces

Gross Floor Area (GFA) Definition:

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

(North Sydney LEP 2013)

LEVEL	USE	AHD m	FLOOR TO FLOOR m	COMMERCIAL GFA m²	RETAIL GFA m²	CAR SPACES
Roof		239.00				
Level 46	Plant / Roof Feature	232.60	6.40			
Level 45	Plant	227.90	4.70			
Level 44	Commercial - High Rise	224.25	3.65	979		
Level 43	Commercial - High Rise	220.60	3.65	966		
Level 42	Commercial - High Rise	216.95	3.65	990		
Level 41	Commercial - High Rise	213.30	3.65	990		
Level 40	Commercial - High Rise	209.65	3.65	990		
Level 39	Commercial - High Rise	206.00	3.65	990		
Level 38	Commercial - High Rise	202.35	3.65	990		
Level 37	Commercial - High Rise	198.70	3.65	990		
Level 36	Commercial - High Rise	195.05	3.65	990		
Level 35	Commercial - High Rise	191.40	3.65	990		
Level 34	Commercial - High Rise	187.75	3.65	990		
Level 33	Commercial - High Rise	184.10	3.65	990		
Level 32	Commercial - High Rise	180.45	3.65	859		
Level 31	MR Village Deck (Upper) / Plant	175.95	4.50	563		
Level 30	MR Village Deck (Lower)	172.30	3.65	912		
Level 29	Commercial - Mid Rise	168.65	3.65	951		
Level 28	Commercial - High Rise	165.00	3.65	951		
Level 27	Commercial - High Rise	161.35	3.65	951		
Level 26	Commercial - High Rise	157.70	3.65	951		
Level 25	Commercial - High Rise	154.05	3.65	951		
Level 24	Commercial - High Rise	150.40	3.65	951		
Level 23	Commercial - High Rise	146.75	3.65	951		
Level 22	Commercial - Mid Rise	143.10	3.65	951		
Level 21	Commercial - Mid Rise	139.45	3.65	951		
Level 20	Commercial - Mid Rise	135.80	3.65	951		
Level 19	Commercial - Mid Rise	132.15	3.65	951		
Level 18	Commercial - Mid Rise	128.50	3.65	815		
Level 17	LR Village Deck (Upper) / Plant	124.00	4.50	502		
Level 16	LR Village Deck (Lower)	120.35	3.65	878		
Level 15	Commercial - Mid Rise	116.70	3.65	927		
Level 14	Commercial - Mid Rise	113.05	3.65	927		
Level 13	Commercial - Mid Rise	109.40	3.65	927		
Level 12	Commercial - Mid Rise	105.75	3.65	927		
Level 11	Commercial - Mid Rise	102.10	3.65	927		
Level 10	Commercial - Mid Rise	98.45	3.65	927		
Level 09	Commercial - Mid Rise	94.80	3.65	927		
Level 08	Commercial - Low Rise	91.15	3.65	927		
Level 07	Commercial - Low Rise	87.50	3.65	927		
Level 06	Commercial - Low Rise	83.85	3.65	927		
Level 05	Commercial - Low Rise	80.20	3.65	927		
Level 04	Commercial - Low Rise	76.55	3.65	840		
Level 03	Podium Office	72.75	3.80	873		
Level 02	Podium Office	68.95	3.80	912		
Level 01	Podium Office	65.15	3.80	863		
Upper Ground	Lobby / Retail	58.50	6.65	493	286	
Lower Ground	Retail / Loading / Substation	54.00	4.50	140	204	
Basement 01	Retail	50.50	3.50		607	
Basement 02	EOT / Bike Parking	47.00	3.50	323		9
Basement 03	Car Parking / Plant	44.00	3.00			21
Basement 04	Car Parking / Plant	41.00	3.00			21
Basement 05	Car Parking / Plant	38.00	3.00			23
Basement 06	Car Parking / Plant	35.00	3.00			
			Height From LG	TOTAL GFA (m²)	TOTAL GFA (m²)	TOTAL CAR SPACES
			185.00	41476	1097	74
				TOTAL GFA	42573	



12.0

Visual Impact Assessment

View Impact Assessment

The contextual views in this section demonstrate the visual impact of the proposed built form from key viewpoints around the site and the surrounding area. To represent the surrounding future development, the views include the building envelopes for 88 Walker Street (currently under construction, 110-122 Walker (DA lodged) and Victoria Cross OSD (currently under construction).

Distant Views (Views 01 & 02)

The distant views demonstrate how the proposed built form responds to its context and is compatible with the existing and future (expected) scale, form and massing in the North Sydney Centre area. The stepped form at the top of the built form responds to the transition in height between 88 Walker Street and the proposed 110-122 Walker Street development.

The recessed vertical volume adjacent to the 88 Walker Street tower creates visual separation between these two towers, and helps allow the 100 Walker Street tower read as a far more slender tower. The horizontal breaks in the tower form created by the village decks help break up the massing and create a distinctive form that differs from the more singular towers to the north and the south.

Streetscape Views (Views 03, 04, 05 & 06)

The streetscape views demonstrate how the proposed stepped podium reinforces the street wall and creates an appropriate scale transition from the lower 2 storey podium of 88 Walker Street to the higher 5 storey podium of 110-122 Walker Street.

The tower setback creates a strong distinction between the podium and tower forms and helps minimise the visual impact of the tower. This is further emphasised by the recessed facade between the podium and tower.

The multiple stepped forms of the podium, along with the recessed notches, helps further reduce the perceived scale and bulk and provides visual interest to the streetscape.



View 01

View of North Sydney CBD Skyline

DCP Envelope



Existing Condition



Proposed Built Form



View 02

View from Forsyth Park, Neutral Bay

Existing Condition



DCP Envelope

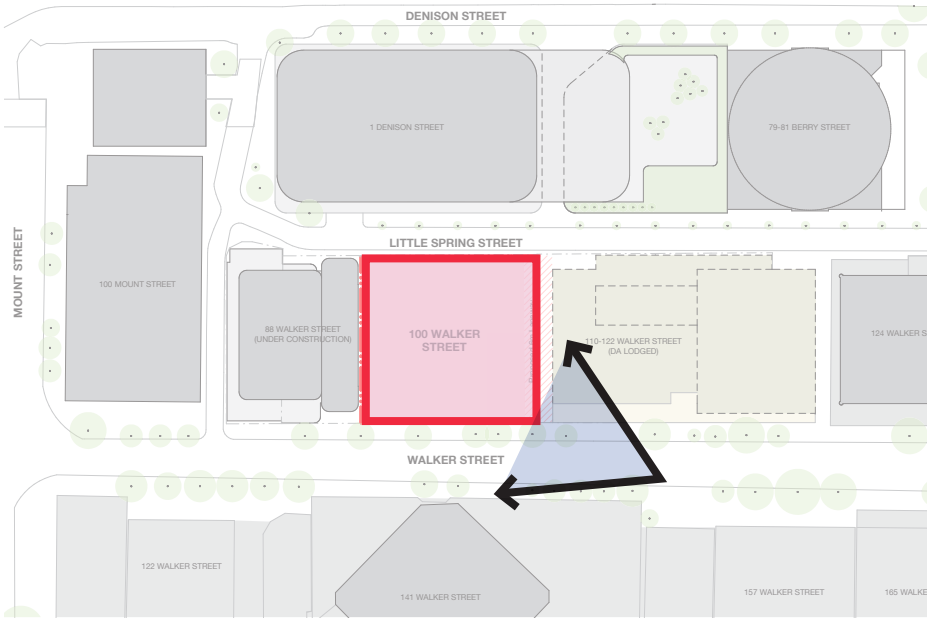


Proposed Built Form



View 03

View from Walker Street North



Existing Condition



DCP Envelope

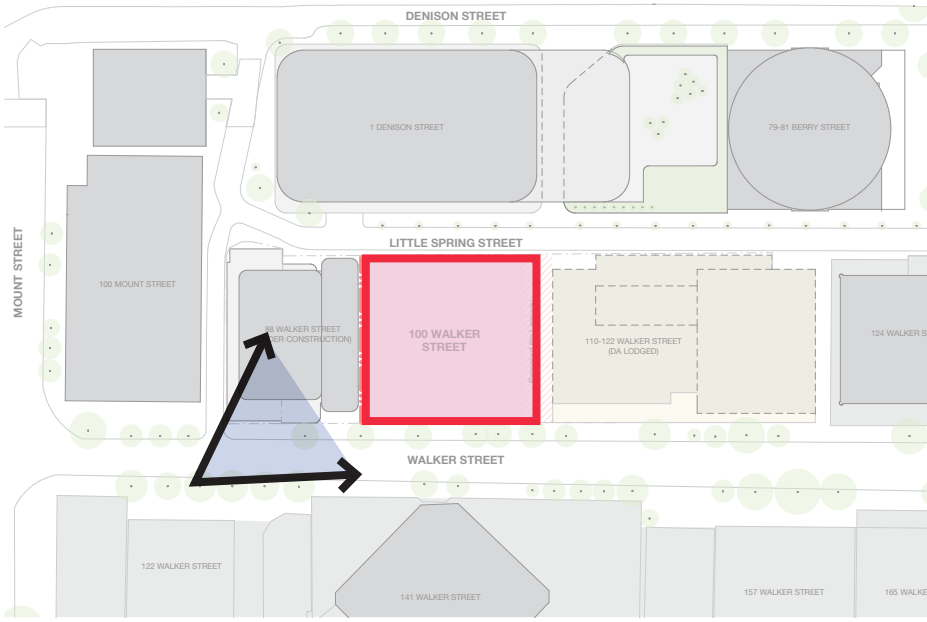


Proposed Built Form



View 04

View from Walker Street South



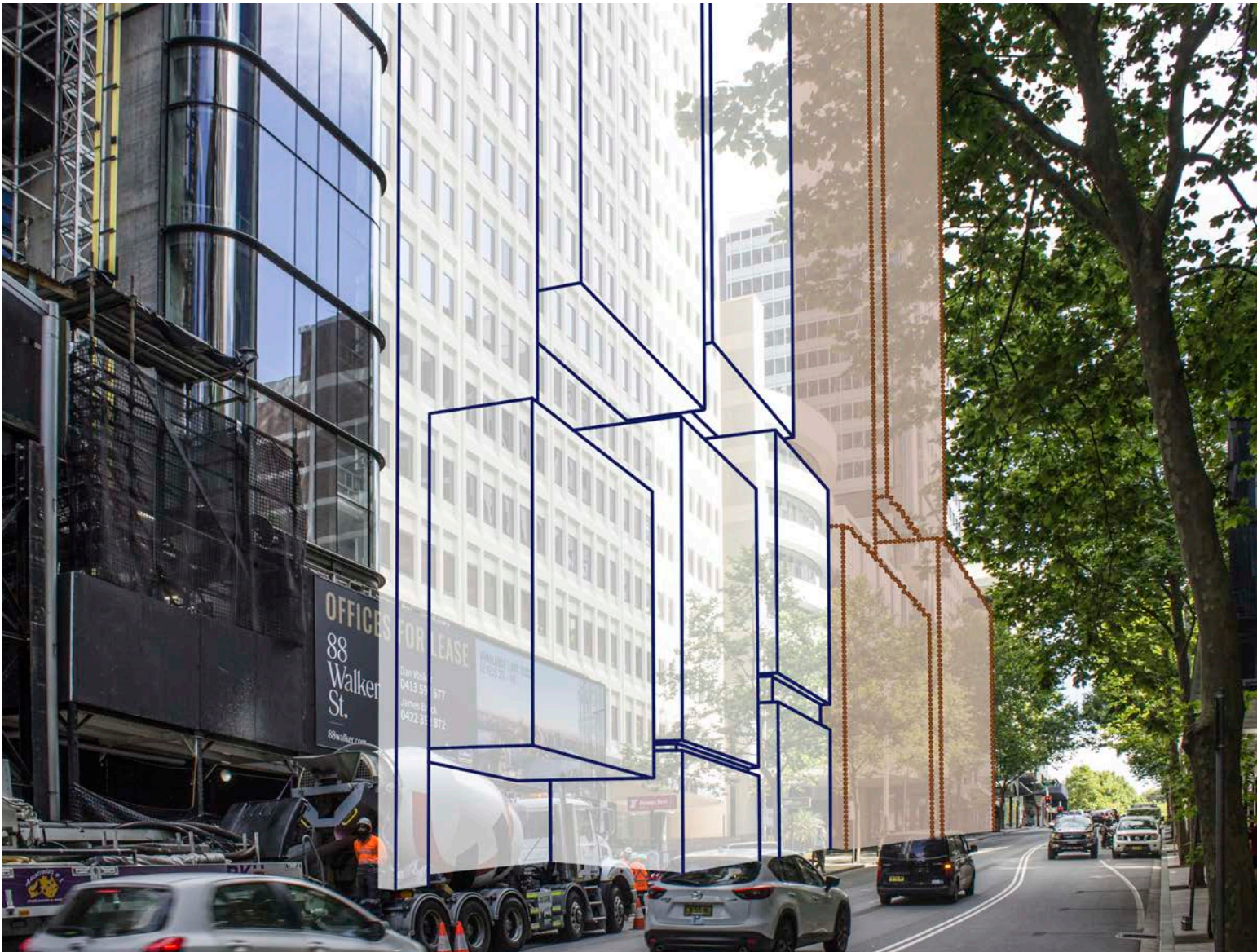
Existing Condition



DCP Envelope

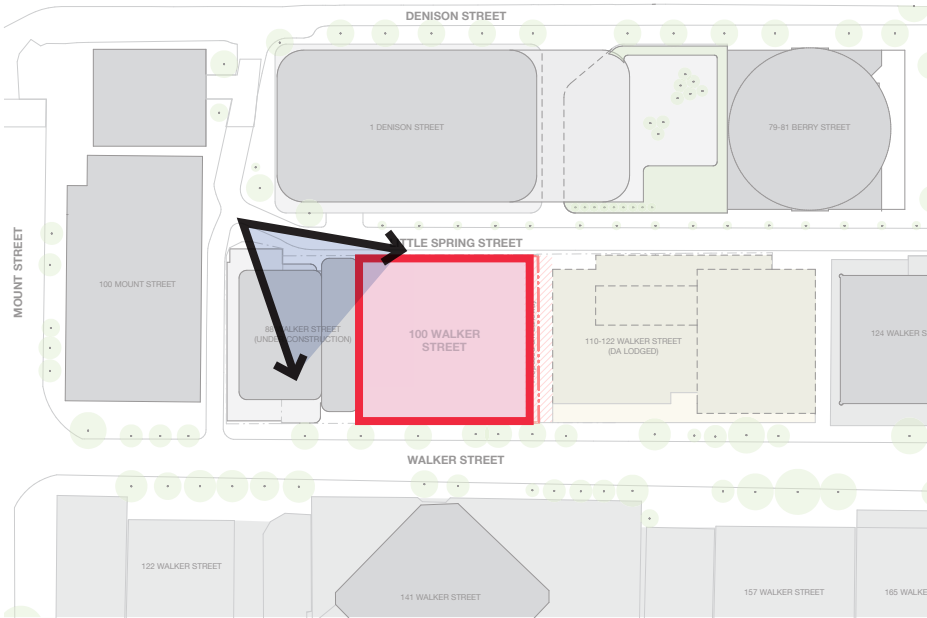


Proposed Built Form



View 05

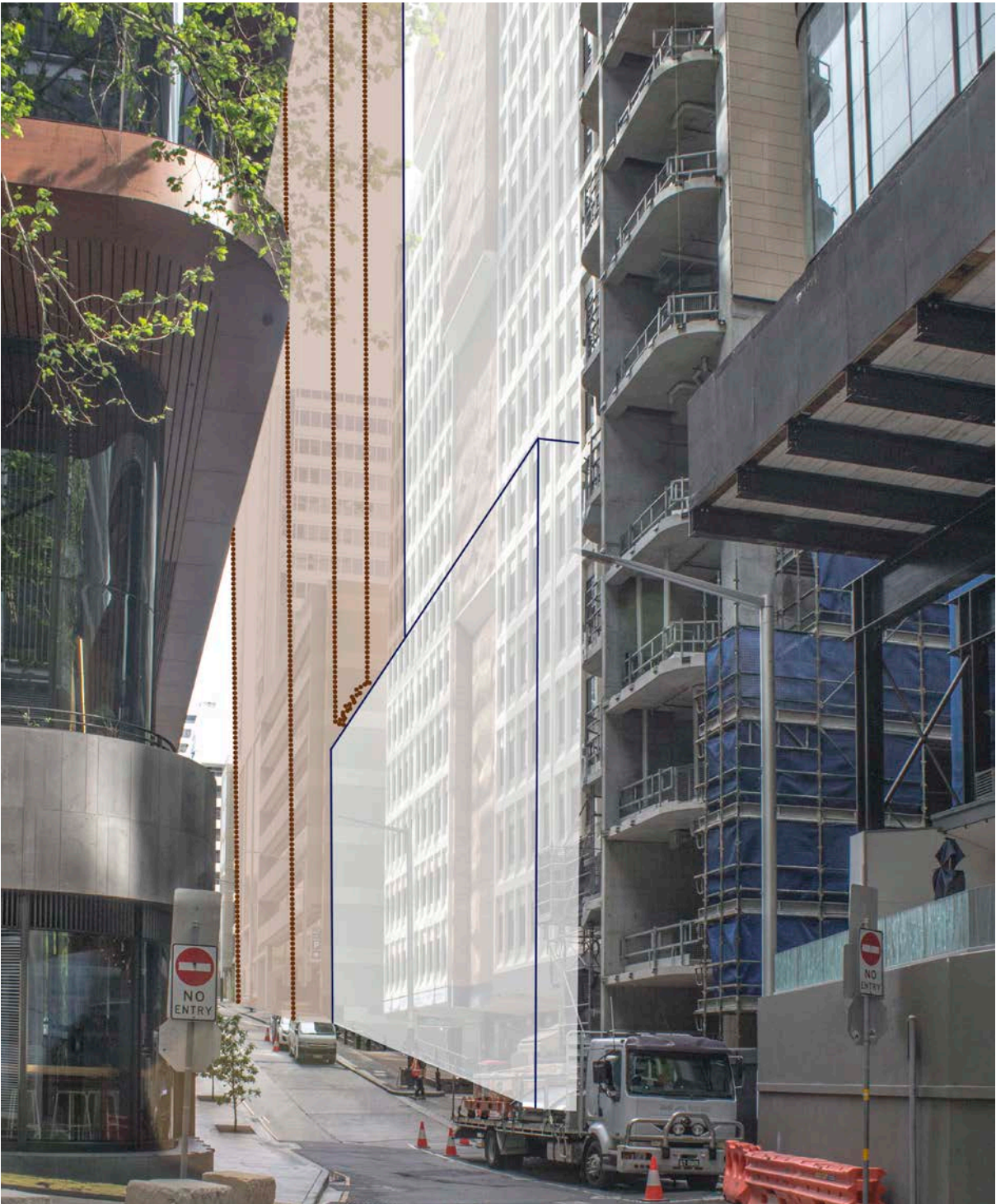
View from Little Spring Street South



Existing Condition



DCP Envelope

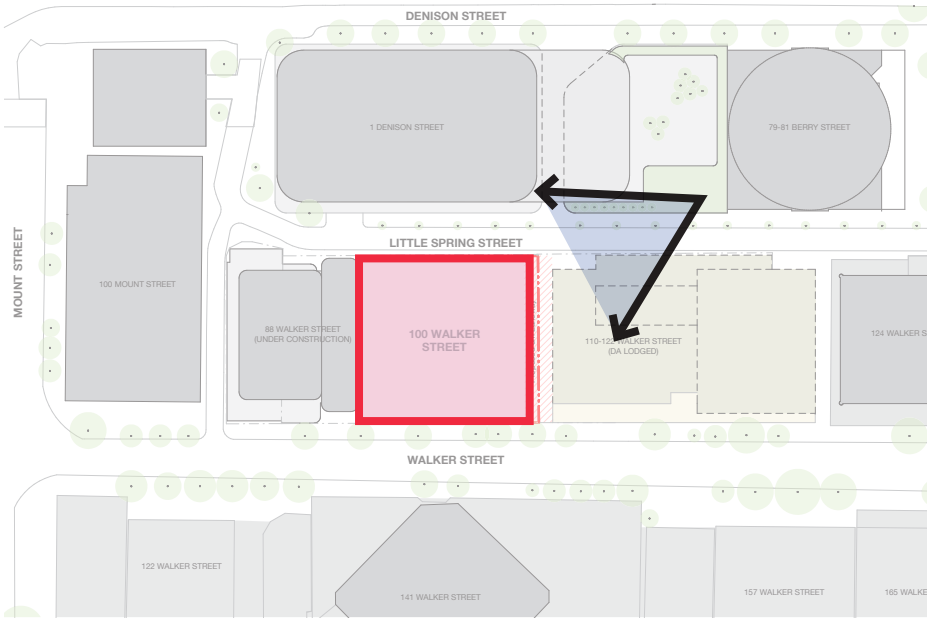


Proposed Built Form



View 06

View from Little Spring Street North



Existing Condition



DCP Envelope



Proposed Built Form





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