

Heritage Impact Statement



Nos 173 – 179 Walker Street, North Sydney

September 2017

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement has been prepared in conjunction with a Planning Proposal for the proposed redevelopment of the site at No. 173 – 179 Walker Street, North Sydney, New South Wales. The proposal is to change the height and built form controls to allow for a higher FSR than that which is currently permitted.

The site is located within the Municipality of North Sydney. The principal planning control for the site is the *North Sydney Local Environmental Plan 2013* (LEP 2013). The site is not listed as a heritage item but is located within the vicinity of a number of heritage items as defined by Schedule 5 Part 1 of the *North Sydney LEP 2013*. Under Part 5.10 of the LEP 2013:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Planning Report (HIS).

This report has been prepared at the request of the owners of the site and accompanies plans prepared by Kann Finch Architects.

1.2 Authorship

This statement has been prepared by Anna McLaurin, B.Envs (Arch), M.Herit.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Limitations

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for. The history contained in this statement was compiled from readily available sources listed under Section 1.5 below.

An Aboriginal history and assessment was not provided for. No historical archaeology was carried out on the site.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publications *Statements of Heritage Impact* (2002 update) and *Planning and Heritage* (1996) and also with reference to the Council planning documents listed under Section 1.5 below.

1.5 Documentary Evidence

1.5.1 General References

- Apperly, Richard et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, Angus and Robertson, 1989.
- Attenbrow, Val, *Sydney Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd, 2002.
- Borough of St. Leonards, *Rate and Valuation Records*. Various dates. North Sydney Heritage Centre.
- Godden Mackay, *North Sydney Heritage Study*. Unpublished report for North Sydney Council, 1993, p.43. North Sydney Heritage Collection, Stanton Library.
- John Sands Ltd, *John Sands' Sydney and Suburban Directories*, Sydney, John Sands Ltd, various years.

1.5.2 Maps, Plans and Photographs

- NSW Lands Department, *Aerial Photograph over North Sydney*, 1943. Department of Lands 2015.
- NSW Lands Department, *North Sydney Block Plans*, 41, 10 February, 1891. North Sydney Heritage Centre.
- North Sydney Council Archives

1.5.3 Heritage Listing Sheets

- *Stone Wall*, Walker Street (near Hampden Street) (I0996) State Heritage Inventory Database No.: 2186359
- *House*, 144 Walker Street, North Sydney (I0984) State Heritage Inventory Database No.: 2181932
- *House*, 146 Walker Street, North Sydney (I0985) State Heritage Inventory Database No.: 2181933
- *House*, 148 Walker Street, North Sydney (I0986) State Heritage Inventory Database No.: 2181934
- *House*, 150 Walker Street, North Sydney (I0987) State Heritage Inventory Database No.: 2181935
- *Wenona Girls' School Group—Wenona*, 186 Walker Street, North Sydney (I0989)
- *House*, 2 Hampden Street, North Sydney (I0840) State Heritage Inventory Database No.: 2186327

- *House, 4 Hampden Street, North Sydney (I0841) State Heritage Inventory Database No.: 2181625*
- *House, 6 Hampden Street, North Sydney (I0842) State Heritage Inventory Database No.: 2181626*
- *House, 8 Hampden Street, North Sydney (I0843) State Heritage Inventory Database No.: 2181627*
- *House, 10 Hampden Street, North Sydney (I0844) State Heritage Inventory Database No.: 2181628*
- *House, 12 Hampden Street, North Sydney (I0845) State Heritage Inventory Database No.: 2181629*
- *House, 14 Hampden Street, North Sydney (I0846) State Heritage Inventory Database No.: 2181630*
- *House, 185 Walker Street, North Sydney (I0988). State Heritage Inventory Database No.: 2182717*

1.5.4 Planning Documents

- North Sydney Development Control Plan 2013.
- North Sydney Local Environmental Plan 2013.

1.6 Site Location

No. 173 – 179 Walker Street, North Sydney is located on the eastern side of Walker Street, between Berry Street to the south and Hampden Street to the north (Figure 1). The site is identified as:

- 173 Walker Street: Lots 1-6 / SP11082
- 175 Walker Street: Lots 1-6 / SP86752
- 177 Walker Street: Lots 1-6 / SP9808
- 179 Walker Street: Lots 1-6 / SP64615



Figure 1: The location of the subject site. SIX Maps 2017

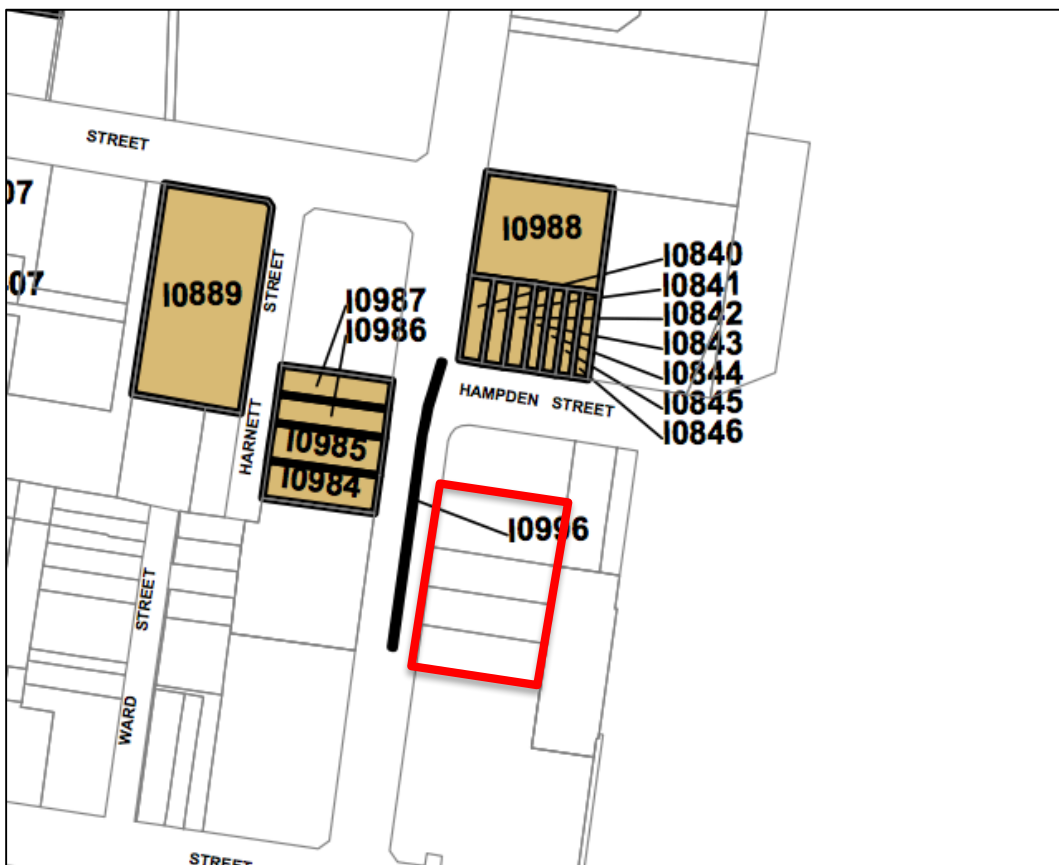


Figure 2: Heritage Map 002A, North Sydney LEP 2013. The red outline identifies the site.

2.0 HISTORICAL DEVELOPMENT

2.1 Original Occupation

While an Aboriginal history has not been provided for, it is acknowledged that the northern shores of Sydney Harbour were inhabited by a number of Aboriginal groups at the time of the arrival of the First Fleet in 1788. The Cammeraigal and the Wallumedegal, part of the larger Kuring-gai speaking group, who occupied an area from North Head inland to the Hawkesbury River and north to Lake Macquarie, are recognised as the original occupants of the present-day North Sydney and Mosman municipalities.

2.2 North Sydney Before 1850

The Colony of New South Wales was formally established on the southern side of Sydney Harbour in January 1788. In his *An Account of the English Colony in New South Wales*, published at the end of the eighteenth century, David Collins refers to the North Shore of Sydney Harbour, a designation that remains to this day.

From January 1793 successive colonial governors granted land outside the declared boundaries of the Township of Sydney in order to open up the land and augment the colony's food supplies. The northern shores of Sydney Harbour were located well outside the first township boundaries. Whether occupied or not, most of the land within the present-day North Sydney Council area had been granted by the end of the 1830s.

The first township on the North Shore, the Township of St. Leonards, was laid out in 1836 on Crown land to the north of Hulk Bay, later Lavender Bay. By 1838, the basic road structure of the township was laid out in a traditional 10-chain grid, with Berry, Mount, Blue and Lavender Streets running east-west and Miller and Walker Streets running north-south.

2.3 North Sydney Grows 1850-1890

The Township of St. Leonards prospered. By 1851, it supported a population of 737 people. A second township, North Sydney, was established in 1854. Over the ensuing 20 years, a pattern of harbour-side villa estates developed at Neutral Bay, Kirribilli, Milsons Point and Lavender Bay to take advantage of the spectacular harbour views. Among the residents were prominent merchants or colonial administrators. Alongside these villas was a pattern of more modest dwellings occupied by people able to obtain local or independent employment.

The subject property stands on land that remained in Crown hands until the 1850s. By this time, the system of free grants had come to an end. Land, although still often termed a grant, was purchased from the Crown. The site stands on a parcel of land purchased by James Harris French for £85 in 1853. French was the second husband of Mary Blue, daughter of William Blue of Blue's Point. In 1851, he had been appointed a ranger for Crown lands in present day Frenchs Forest, an area in which he also had extensive land holdings.

The decades between 1860 and 1890 were ones of general economic and urban expansion across Sydney. Between 1881 and 1895, the population of the North

Shore grew from 7,000 people to 25,000 people, an increase brought about by the numerous subdivisions that occurred during these years and by improved transportation and services. The development of North Sydney had received a significant boost when the North Shore Railway line opened between Hornsby and St. Leonards in January 1890. The line was extended to Milsons Point in 1893. From 1886, a double-track cable tramway ran from the original Milsons Point Ferry wharf, located where the north pylon of the Harbour Bridge is now, via Alfred St (now Alfred Street South), Junction St (now Pacific Highway), Blue St and Miller Streets to the engine house and depot in Ridge St.

Sydney was divided into municipalities during this era. The area now the Municipality of North Sydney was initially divided into two, and later three, separate council areas. The first to be established was the Borough of East St. Leonards, declared in 1860; it would not be until 1868, however, that the first Council was elected. The Borough of St. Leonards, in which the subject property was located, was declared in 1867. Four years later, however, it split, creating the Borough of Victoria. The three boroughs would eventually combine to create the Municipality of North Sydney in 1890.

2.3 The subject site

The subject site remained largely undeveloped until the late 1930s. According to the 1890 Sydney Block plan the site appears to have been used as a pasture adjoining a stable building (Figure 3). A photograph overlooking Hampden Street around 1920 indicates there was a detached dwelling on the site prior to the construction of the subject buildings (Figure 4).

In 1938, a development application was lodged by P. Copland Esq. a speculative builder for the construction of No. 179 Walker Street (then Hampden Street) North Sydney (Figure 5). Stylistically, It is likely the other flat buildings were constructed around this period. All buildings on the site were completed before 1943 according to aerial photographs from that period (Figure 6).

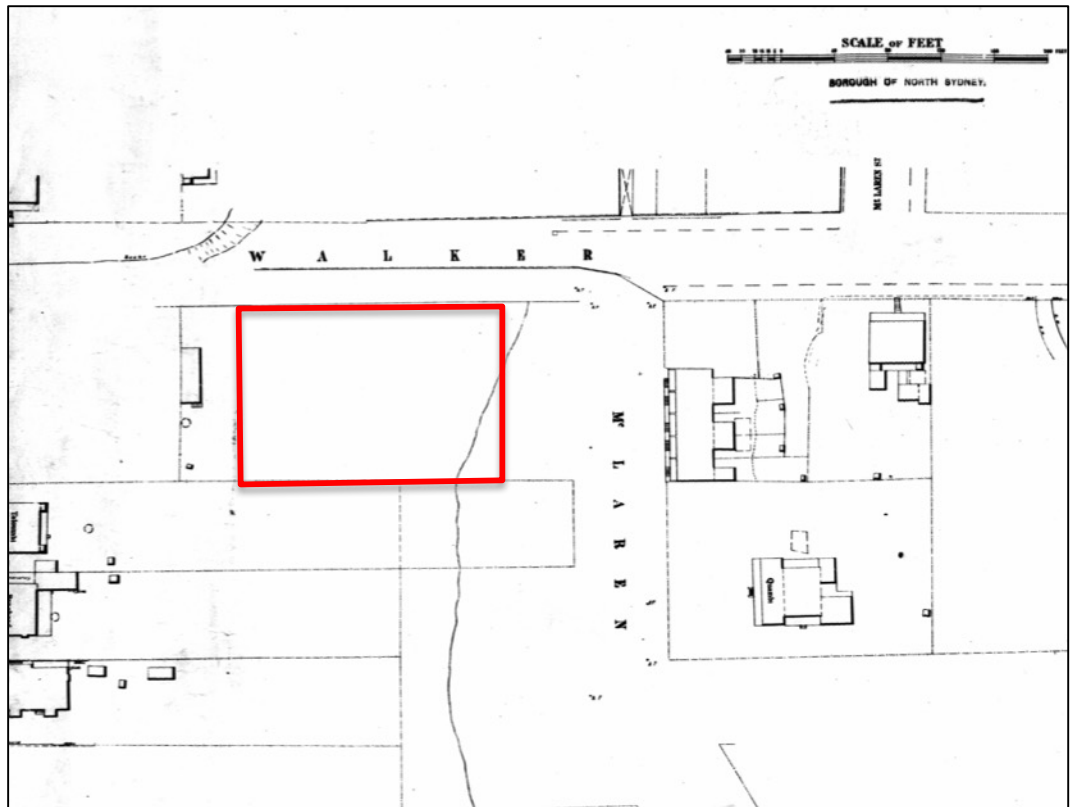


Figure 3: The 1890s North Sydney Block Plans showing the undeveloped subject site. The location of the subject site is outlined in red.

North Sydney Block Plans (1890) Sheet 31



Figure 4: A view of Hampden Street in the 1920s.

North Sydney Archives 002\002278

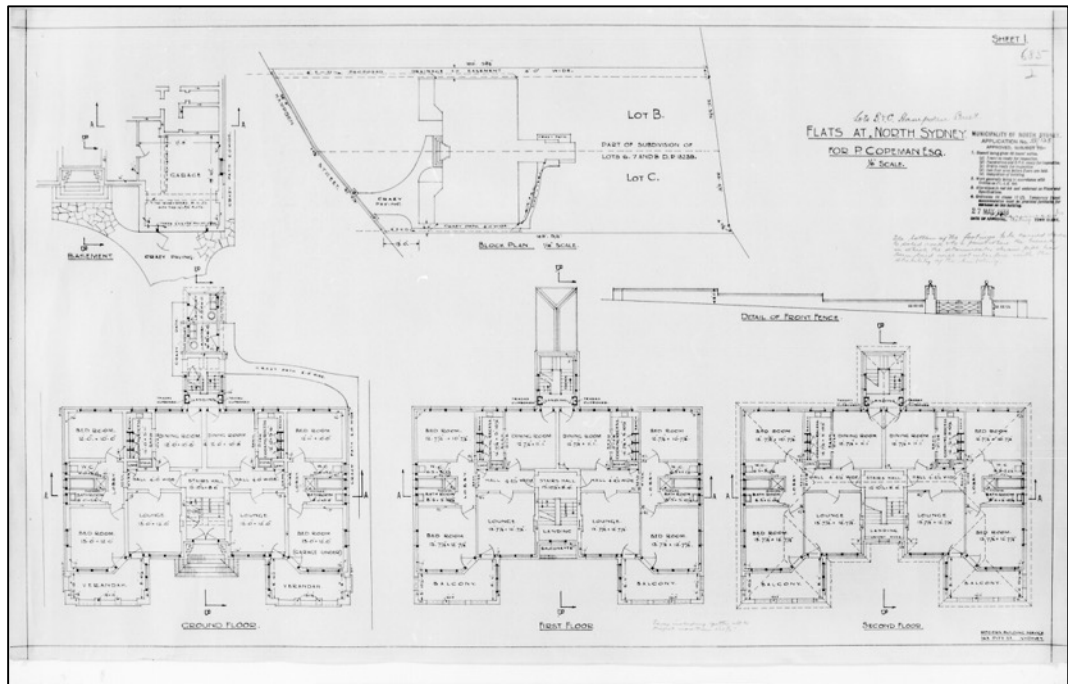


Figure 5: The architectural plans of No. 179 Walker Street for P. Copland Esq.

North Sydney Archives 1938\380128B



Figure 6: An aerial photograph dating from 1943 showing all four subject sites constructed by this time.

SIX Maps 2017

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 7, an aerial photograph over the site, and to the survey that accompanies this application.



Figure 7: An aerial photograph showing the subject site and its surrounds.

SIX Maps 2016

The subject site contains four Inter-War era flat buildings constructed on lots set below the existing street level. Each flat building is three storeys, some presenting two storeys to Walker Street while others present three levels.

The three flat buildings have similar building features as product of being speculatively built. Each flat building has a terracotta tile clad hipped roof with gabled centralised entry.

No. 179 Walker Street, North Sydney

A three storey Inter-War era Flat Building with large central gable with half-timbered bargeboard detailing. Entry is gained via a rendered projecting portico accessed via two concrete garden paths. At ground level there are groupings of timber framed double hung sash windows with coloured glass pane top lights. At level one there are three groupings of timber framed double hung sash windows and two sets of awning windows. The awning windows are later additions to infill existing balconies.

No. 177 Walker Street, North Sydney

Is a three storey Inter-War Era flat building with bridged entry to Level One.

There is a small timbered gabled and awning above the Level One. There are timber weatherboards cladding with timber framed awning windows. These are later additions utilised to infill the original balconies.

No. 175 Walker Street, North Sydney

Is a three storey Inter-War Era flat building with bridged entry to Level One. There is a classically inspired Doric order portico painted white framing the primary entry. There are timber weatherboards cladding with aluminium framed sliding windows. These are later additions utilised to infill the original balconies.

No. 173 Walker Street, North Sydney

Is a three storey Inter-War Era flat building with bridged entry to Level One. There is a small timbered gabled and awning above the Level One. There are timber weatherboards cladding with aluminium framed sliding windows. These are later additions utilised to infill the original balconies. The building is rendered and painted cream.



Figure 8: No. 179 Walker Street, North Sydney



Figure 9: 177 Walker Street, North Sydney



Figure 10: No. 175 Walker Street, North Sydney



Figure 11: No. 173 Walker Street, North Sydney

3.2 The General Area

For the following, refer to Figure 12, an aerial photograph over the site and the surrounding area.

The subject sites are located to the north east of the North Sydney CBD. The site is located on the lower level of a sandstone block divided road between Walker Street and Hampden Street. To the east of the site is the Warringah Freeway and a large residential apartment building. To the west of the site is a large residential building and smaller heritage listed properties incorporated within a larger development. To the north of the site is a number of heritage listed residential terraces located on Hampden Street.



Figure 12: The subject site and the surrounds.

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Figure 13: Looking west towards the North Sydney CBD.



Figure 14: Looking north along the divided road.



Figure 15: The entry from North Sydney to the Warringah Freeway.



Figure 16: Looking south along Walker Street from opposite the site.



Figure 17: Heritage listed buildings to the west of the site.



Figure 18: Heritage listed terraces from 2-14 Hampden Street.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

No. 173-179 Walker Street, North Sydney

- Is not listed as an item of local heritage significance by Schedule 5 Part 2 of *North Sydney LEP 2013*
- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is located within the vicinity of local heritage items by Schedule 5 Part 1 of *North Sydney LEP 2013*

4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

There are no heritage items listed on the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, in the vicinity of the site.

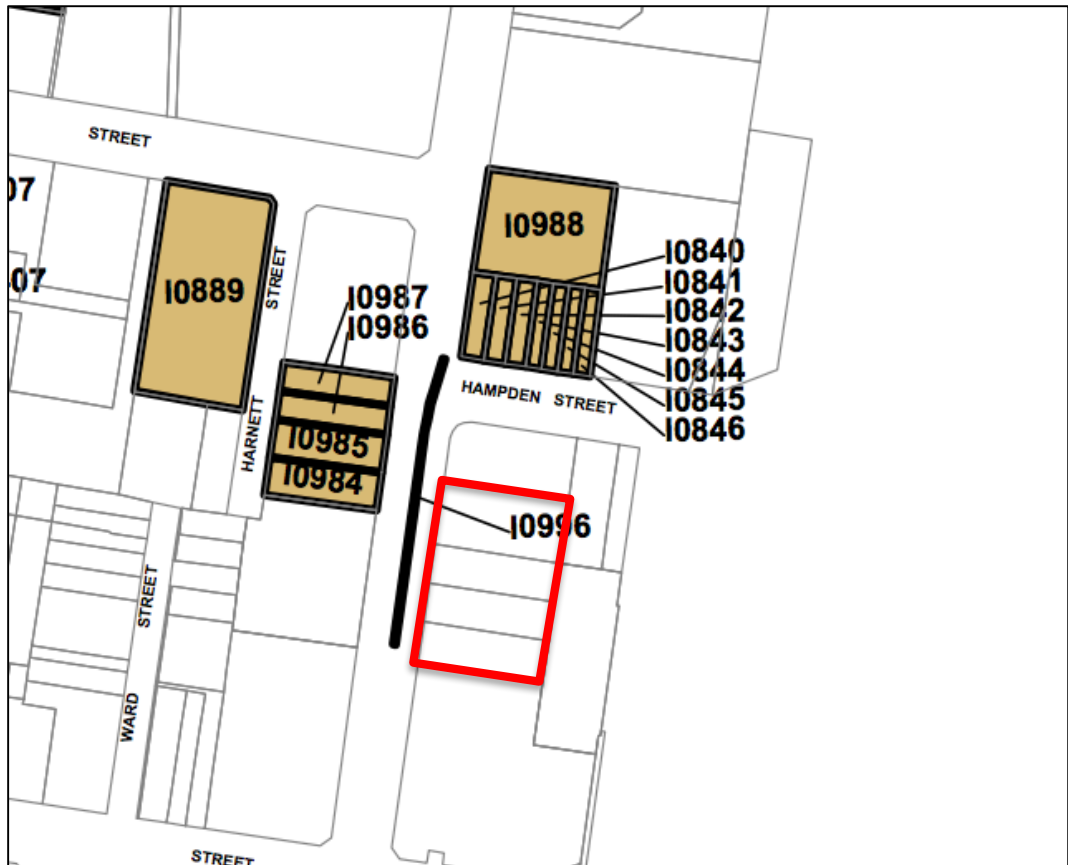


Figure 19: An extract from Heritage Map 002A from the North Sydney LEP 2013. The red outline identifies the site.

North Sydney LEP 2013.

Figure shows the location of heritage items, listed by Schedule 5 Part 1 of the *North Sydney LEP 2013*. Heritage items are coloured brown and numbered. The subject site lies within the vicinity of heritage items of local significance listed under Part 1 of Schedule 5 of the *North Sydney LEP 2013*:

- *Stone Wall*, Walker Street (near Hampden Street) (I0996)
- *House*, 144 Walker Street, North Sydney (I0984)
 - Statement of Significance, NSW State Heritage Inventory:¹
 - One of a group of late nineteenth century houses displaying the design of quality late nineteenth century housing, and representative of the form of housing which was typically built in this part of North Sydney. The interior room configuration is intact and original detailing is evident. The houses have aesthetic qualities which contribute to the attractive streetscape in this vicinity and relate to their siting and harbour views. It is one of a pair with 146 Walker Street, see also Group Listing 1409.

¹ "House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181932>.

- *House, 146 Walker Street, North Sydney (I0985)*
 - Statement of Significance, NSW State Heritage Inventory:²
 - An example of a single storey house in the Federation Queen Anne one of a pair with 144 Walker Street. One of a group of late nineteenth century houses displaying the design of quality housing of the late nineteenth century, and representative of the form of housing which was typically built in this part of North Sydney. Interior room configuration still evident and detailing, although quite dilapidated by Aug 2011. They have aesthetic qualities which contribute to the attractive streetscape in this vicinity and relate to their siting and harbour views. See also Group Listing 1409.
- *House, 148 Walker Street, North Sydney (I0986)*
 - Statement of Significance, NSW State Heritage Inventory:³
 - An example of a two storey house in the Federation Gothic style. One of a pair with 150 Walker Street. It is representative of the form of housing which was typically built in this part of North Sydney. The interior room configuration is intact as is much of the interior detailing such as the staircase. They have aesthetic qualities which contribute to the attractive streetscape in this vicinity and relate to their siting and harbour views. See also Group Listing 1409
- *House, 150 Walker Street, North Sydney (I0987)*
 - Statement of Significance, NSW State Heritage Inventory:⁴
 - An example of a two storey house in the Federation Gothic style. One of a pair with 148 Walker Street. Representative of the form and quality of housing which was typically built in this part of North Sydney. Interior room configuration intact. Interior detailing still evident. The face brickwork remains unpainted and intact. The interior room configuration remains intact as does much of the original interior detailing such as the staircase. They have aesthetic qualities which contribute to the attractive streetscape in this vicinity and relate to their siting and harbour views. See also Group Listing 1409.
- *Simsmetal House, 41 McLaren Street, North Sydney (I0889)*
 - Statement of Significance, NSW State Heritage Inventory:⁵

² " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181933>.

³ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181934>.

⁴ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181935>.

⁵ " Simsmetal House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181326>.

- A good example of a five storey, concrete framed office building in the Twentieth Century International style with strong horizontality in its elevations. An example of the work of the prominent Sydney architect, Harry Seidler. An office building of distinction which by its strong horizontality and the integration of much planting, is pleasant and attractive not only as streetscape but spatially as well.
- *House, 2 Hampden Street, North Sydney (I0840)*
 - Statement of Significance, NSW State Heritage Inventory:⁶
 - An example of a two storey brick terrace house in the Federation Filigree style. Part of Hampden Street Terraces Group, see listing 1413.
- *House, 4 Hampden Street, North Sydney (I0841)*
 - Statement of Significance, NSW State Heritage Inventory:⁷
 - An example of a two storey brick terrace house in the Federation Filigree style. Part of Hampden Street Terraces Group, see listing 1413.
- *House, 6 Hampden Street, North Sydney (I0842)*
 - Statement of Significance, NSW State Heritage Inventory:⁸
 - An example of a two storey terrace house in the Victorian Filigree style, one of a row of five. Part of Hampden Street Terraces Group (see listing 1413).
- *House, 8 Hampden Street, North Sydney (I0843)*
 - Statement of Significance, NSW State Heritage Inventory:⁹
 - An example of a two storey terrace house in the Victorian Filigree style, one of a row of five. Part of Hampden Street Terraces Group (see listing 1413).
- *House, 10 Hampden Street, North Sydney (I0844)*
 - Statement of Significance, NSW State Heritage Inventory:¹⁰
 - An example of a two storey terrace house in the Victorian Filigree style, one of a row of five. Part of Hampden Street Terraces Group (see listing 1413).
- *House, 12 Hampden Street, North Sydney (I0845)*
 - Statement of Significance, NSW State Heritage Inventory:¹¹

⁶ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181624>.

⁷ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181626>.

⁸ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181627>.

⁹ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181628>.

- An example of a two storey terrace house in the Victorian Filigree style, one of a row of five. Part of Hampden Street Terraces Group (see listing 1413).
-
- *House, 14 Hampden Street, North Sydney (I0846)*
 - Statement of Significance, NSW State Heritage Inventory:¹²
 - An example of a two storey terrace house in the Victorian Filigree style, one of a row of five. Part of Hampden Street Terraces Group (see listing 1413).
-
- *House, 185 Walker Street, North Sydney (I0988)*
 - Statement of Significance, NSW State Heritage Inventory:¹³
 - A good example of a late Nineteenth Century stone cottage in the Victorian Regency style, a rare survivor in the area.

5.0 Planning Proposal

The following should be read in conjunction with the proposal prepared by Kann Finch Architects and Urbis that accompanies this application. It is proposed to:

- Demolish the existing Inter-War Flat Buildings including amalgamation of twenty-four (24) titles in 4 strata buildings.
- Retain R4 High Density Residential zoning.
- Amend height of buildings maps to allow 47 storeys on the subject site.
 - Estimated No. of Apartments: 284 apartments.
 - Estimated Parking Spaces: 254 spaces (227 for residential and 27 spaces for visitors).
 - Height: RL 210.0 metres.
 - Public Open Space: approx. 865 sqm of publicly dedicated open space.
 - Community Centre: providing a dedicated 1,515 meters of community space.
 - Retail: 80 sqm retail space.

6.0 EFFECT OF WORKS

6.1 Method of Assessment

The proposed works are assessed with an understanding of the objectives and controls for new works within a Conservation Area and within the vicinity of heritage items set out in Section 13 of the North Sydney DCP 2013. The character of the area as set out in Part C Section 9 of the DCP 2013 is also taken into consideration.

¹¹ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181629>.

¹² " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181630>.

¹³ " House | NSW Environment & Heritage ". 2017. Environment.Nsw.Gov.Au. Accessed June 26 2017.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2182717>.

6.2 Effect of Work on Heritage Items in the Vicinity of the Site

Prior to assessing the impact of the proposed development on nearby items it is first important to establish why a development of considerably greater massing and scale than the nearby heritage items is being proposed on this site. This answers one of the key questions posed by the NSW Heritage Branch (now Division) publication *Statements of Heritage Impact* when development is proposed within the vicinity of a heritage item. The proposed development is permitted under the zoning of the site and responds to Council's desired future character for the area as it is expressed in the *North Sydney LEP 2013*, *North Sydney DCP 2014* and other Statutory and Strategic Planning Documents. The development proposed on the subject site will assist in achieving the objectives for land under this zoning.

The impact is acceptable for the following reasons:

- The detailing of the new proposal will be relatively simple. At ground level, the proposal uses heavier massing materials, while in the upper levels steel and glass is utilised. While not using materials that reflect the nearby heritage items, finer grain details at eye level help to ease the visual impact of the surrounding development.
- The degree of separation is sufficient to have no direct impact on the lot boundary curtilage of these items.
- No significant view corridors to/from the items will be blocked. The view from Walker Street to the Items in Hampden Street will not be affected by the proposal as views along Walker Street are currently blocked by the existing buildings on the site.
- The architectural, historic and/or social significance of the items will not be impacted upon.
- The proposed works are consistent with the plans of future development in the area. Council has accepted that the wider setting of these heritage items will change over time.
- The lower scale development at the adjoining properties at 11-17 Hampden Street will serve to reinforce and address a transition zone from the heritage items on the Northern Side of Hampden Street.

Change in Height Limit

A building of substantially greater massing and scale will have an inherent impact upon a smaller adjacent heritage items. In providing controls that encourage high density development, it is implied that Council have accepted that there will be a level of impact on heritage items in the area by both the existing Ward Street Precinct Masterplan and by the site being zoned R4 High Density. This is evident with the recent development at 138 and 150 Walker Street.

- The principal view corridors towards the heritage item are primarily from Walker and partially from Hampden Street. The proposed design will be set back from Walker Street allowing the existing streetscape to continue to be unobstructed.
- The proposed tower will result in some overshadowing of the heritage items such as some minor overshadowing of the Stone Wall (I0996) and

the houses along the western side of Walker Street. Recent redevelopment of the site to the rear of the of No. 144-150 Walker Street (I0984, I0985, I0986, and I0987) has meant the heritage items experience a significant amount of overshadowing. The proposed tower and podium will incorporate setbacks to ensure solar access and overshadowing are minimised.

- The seven heritage items along Hampden Street are located to the north of the proposed tower. There will be no overshadowing to these items.
- The proposed design has established a landscaped curtilage. This will act as a buffer at ground level to the proposed podium and tower on the nearby heritage items, in particular *Stone Wall*. Additionally, it is envisaged in design studies by Kann Finch Architects, that the future development of 11-17 Hampden Street have a reduced scale of 4 – 10 storeys, creating a transition zone between Hampden Street and the proposed tower.
- The proposal will not alter the *Stone Wall*, along Walker Street as the proposed location of the basement carpark entry is located to the south. The *Stone Wall* will continue to serve as a split level road divider.

7.0 CONCLUSIONS

The proposed redevelopment of the No. 173-179 Walker Street, North Sydney will have an acceptable impact on heritage items in the vicinity of the site for the following reasons:

- No view corridors to the heritage items will be impeded or blocked by the proposal.
- The impact of the transition to a tower form will be mitigated by the use of a podium level of appropriate height and the proposed public open space in the North of the site
- The buildings proposed to be removed from the site are not considered to be of heritage significance, either through the assessment of North Sydney council or by the author.
- The heritage items in the vicinity are separated from the site by the width of the street they stand on.
- The impact of the transition to a tower form will be mitigated by the use of a podium level of appropriate height.
- The location of the site and the proposed design of the tower and podium mitigate the visual impact of the proposal on the heritage items in the vicinity of the site.