



PLANNING PROPOSAL

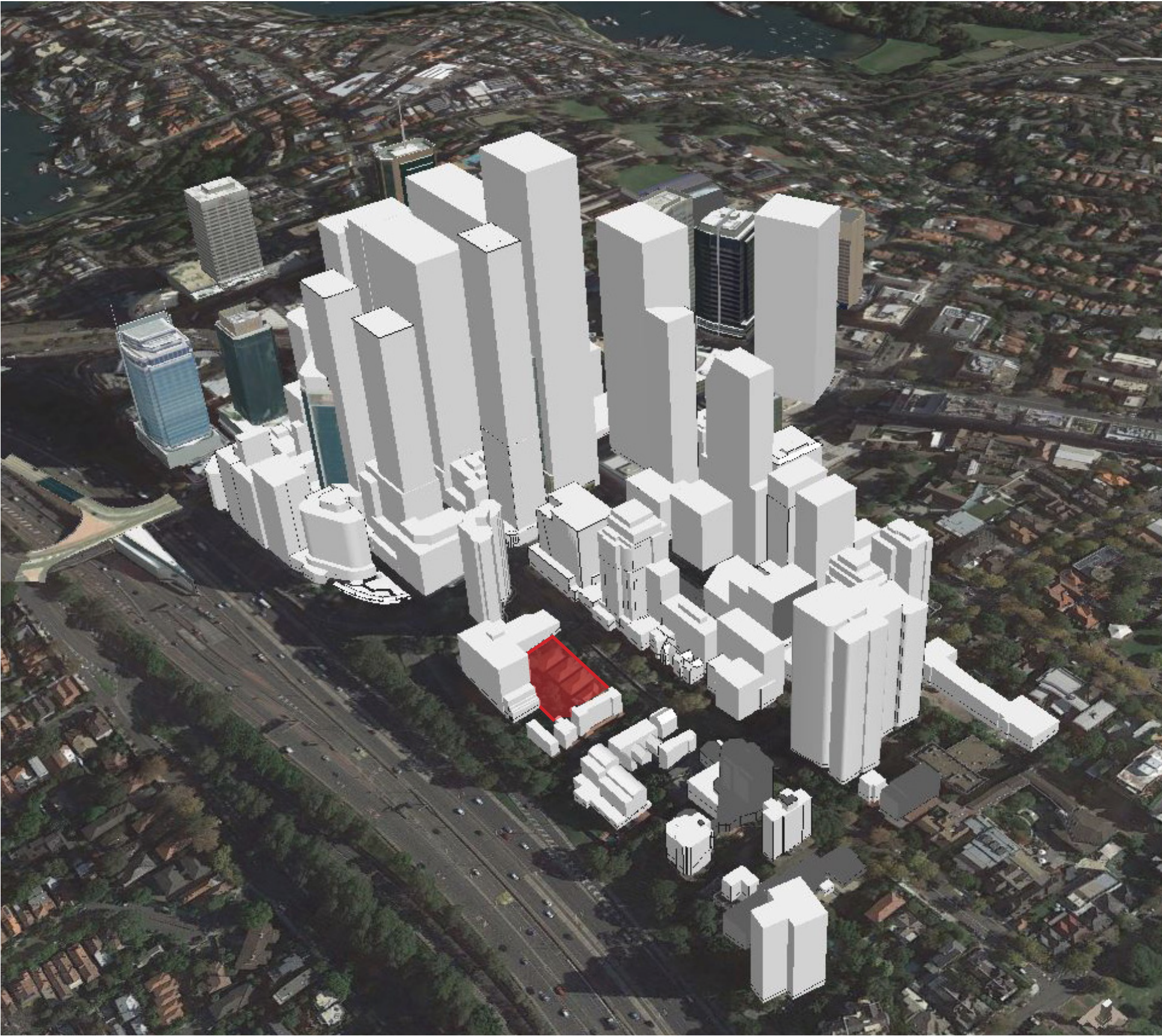
FOR RESIDENTIAL DEVELOPMENT

173 - 179 WALKER STREET
NORTH SYDNEY

OCTOBER 2017

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PART 1 - THE VISION

EXECUTIVE SUMMARY

This presentation has been prepared by KannFinch and Urbis on behalf of Avenor Pty Ltd for consideration by North Sydney Council.

This Planning Proposal is considered to present a development outcome that positively delivers on Council’s overall vision for the site, aligning with the future delivery of the Ward Street Master Plan and wider North Sydney precinct. The Proposal is consistent with the vision of the Northern District Plan and objective of the North Sydney Capacity & Land Use Study, which aim to unlock the commercial capacity within the centre while also identifying future residential opportunities. The site is capable of delivering additional residential support to the city centre which will provide vitality to the area outside of the core bussiness hours.

The proposal demonstrates that the ideal development outcome for the East Walker Street opportunity area is for a single tower with lower scale perimeter forms (adjacent to the heritage precinct) as opposed to two tower forms.

VISION

The proposed vision for the site is to provide a single elegant tower form with a focus on providing both a high quality contemporary design outcome and generating an active ground plane or ‘place making’, benefiting both future residents and the greater North Sydney community in general.

SITE OVERVIEW

- Significant amalgamation of 24 titles in 4 strata buildings.
- Underutilised site given its proximity to North Sydney CBD.
- Close proximity to Victoria Cross Station.
- East Walker Street was identified as an Opportunity Site.

OPPORTUNITIES

- Opportunity to improve public domain, and support the 18 hour economy.
- Activation of North Sydney Centre economic activity and job growth through supporting residential uses.
- Supporting housing targets in the North District Plan.
- Located on the edge of the B3 core, it is a rare residential opportunity free from major constraints. Especially given the limited number of sites for future housing supply close to the North Sydney Centre.
- Supporting urban amalgamation and renewal opportunities that connect to Sydney Metro as outlined in the Draft North District Plan 2016

PART 2 - THE SITE

SITE DESCRIPTION

Address: 173 – 179 Walker Street, North Sydney

173 Walker Street – 6 strata units

175 Walker Street – 6 strata units

177 Walker Street – 6 strata units

179 Walker Street – 6 strata units

- Site Area: 2,339 sqm
- Site Frontage: 57.8 metres frontage to Walker Street
- Site Depth: 40.2 metre depth.
- Description: 4 x three storey interwar apartment buildings in poor condition.
- Accessibility: The site is within 200 metres of the planned Victoria Cross Station.
- Zoning: R4 High Density Residential
- Maximum Permissible Height: 12 metres
- Heritage Listing: None.



Aerial Photograph | North Sydney and surrounds

LEGEND



SITE



PART 2 - THE SITE

CONTEXT & FRONTAGE



View along Walker Street - Looking North



Walker Street - Site Frontage - Looking North



View along Walker Street - Looking South



Walker Street - Site Frontage - Looking South

PART 2 - THE SITE

EXISTING BUILDINGS



Rear of Existing Dwellings - Underutilised open space with poor amenity



Internal Areas - Habitable rooms recieve low levels of light due to limited window openings



Walker Street Frontage - Ground floor set below street level with limited lights to windows



Internal Areas - Typical living / dining area

PART 3 - STATUTORY & STRATEGIC PLANNING

Our vision for 173-179 Walker Street aligns with the recent strategic planning directions from North Sydney Council and the NSW Government.

1. A Plan for Growing Sydney 2014

The following specific directions this proposal meets are as follows:

- Direction 1.6 – Expand the Global Economic Corridor.
- Through acceleration of urban renewal and housing supply which strengthens and complements the economic core.
- Direction 1.7 – Grow Strategic centres.
- Increased housing choices connected to centres result in more resilient economies and relieve the pressure from commercial core rezoning.
- Direction 2.1 – Accelerate Housing Supply across Sydney.
- Redevelopment of 4 depilated strata titled buildings and the amalgamation of 4 individual allotments provides for a rare, large development site that has the potential to accelerate housing supply within the area.
- Direction 2.2 – Accelerate urban renewal across Sydney.
- Increasing densities within walking distance to educational establishments, employment nodes and transportation corridors.

2. Draft North District Plan 2016

The relevant Liveability Priorities that this proposal can satisfy include:

- Improve housing choice – by offering additional stock to the centre which has limited future potential to supply growing demand.
- Contributing 10.4% of the housing supply for the 2021 - 2026 dwelling targets, which is estimated to be a minimum 2,730 dwellings beyond the 3,000 additional dwellings required between 2016 - 2021.
- Assist Council in their requirement to work with the Commission and Transport for NSW to identify urban renewal opportunities that connect to Sydney Metro – in North Sydney centre.

3. North Sydney Centre – Capacity and Land Use Study

The proposal delivers on the following objectives of the Strategy:

- In alignment with 1.3 Objectives, the proposal meets a key study objective by presenting an amalgamated site zoned for high density residential as a residential development opportunity on the periphery of the commercial core.
- Recommendation 3 - Having accounted for the proposed floor space uplift in North Sydney CBD, the site location and orientation will enable the achievement of the required 2 hours of solar access to 70% of apartments outside of the North Sydney CBD.
- In alignment with 1.3 Objectives, the proposal “takes advantage of the planned infrastructure upgrades by intensifying land use around significant transport infrastructure”.
- The proposed residential density will support a sustainable, resilient and vibrant commercial core.
- The proposal meets another objective by adding to the diversity of land uses in the centre that will contribute to the amenity, night time economy and commercial sustainability.

4. Draft Ward Street Master Plan 2017

The proposal is consistent with this policy in the following ways:

- Identified as a residential ‘opportunity site’.
- Excised from the Master Plan to be ‘separately pursued’.
- The proposal will provide for public domain improvements being the key priority of the Ward Street Masterplan, via publicly accessible open space and future connectivity to active infrastructure in the east, as envisaged by the Draft Master Plan.
- The proposal is capable of addressing the constraints identified by Council in regards to access, view sharing and relationship to heritage elements in close proximity.
- Site to the north on Hampden Street can be developed independently.
- This proposal supports the Plans objectives including providing a private development outcome that activates the precinct, supports non residential uses

in North Sydney Centre, supports public transport infrastructure, and supports the potential to increase pedestrian access in the area.

5. Residential Development Strategy 2009

The key points of relevance:

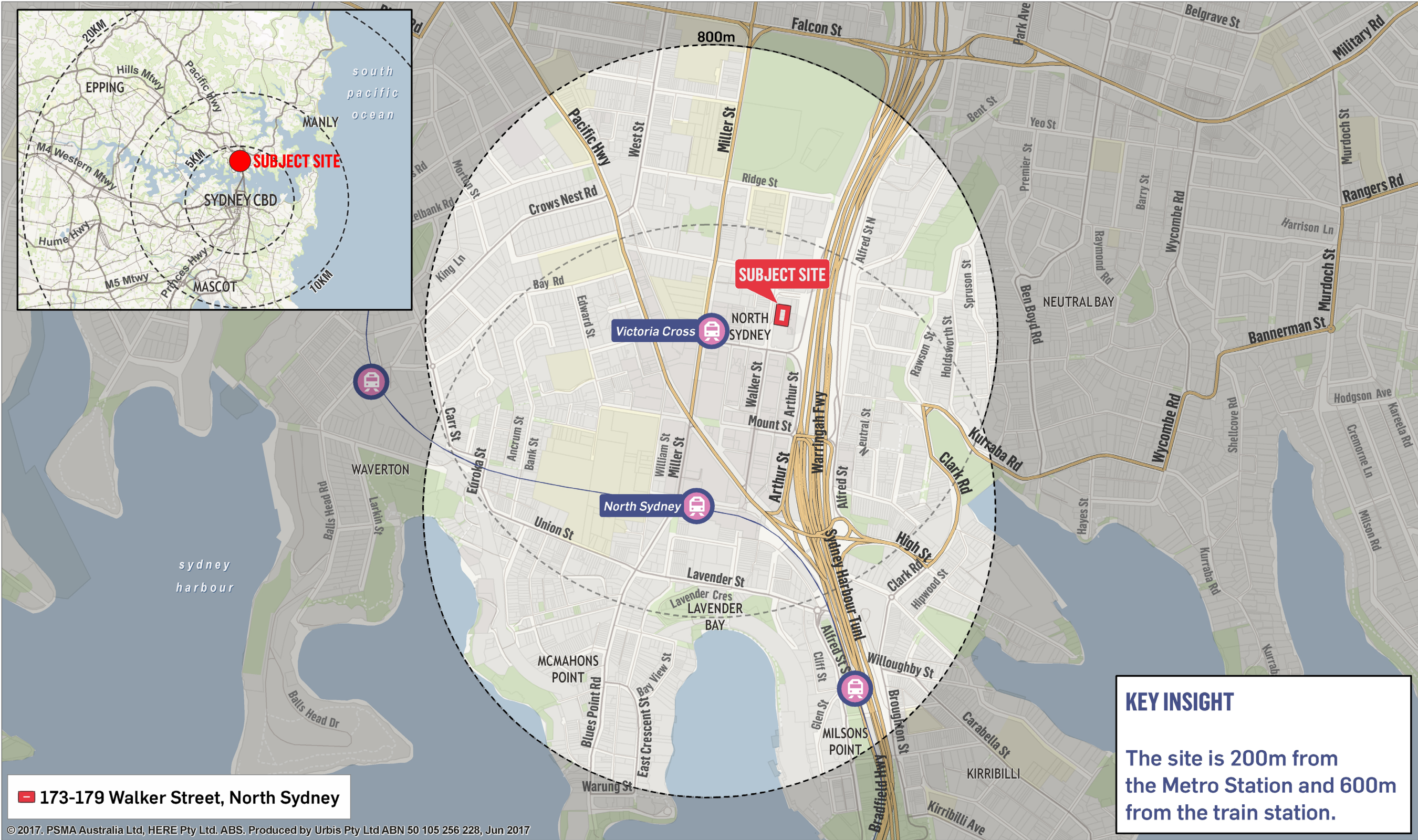
- The Strategy should be amended to reflect new housing targets.
- Current strategy is based on the superseded Subregional Strategy and sets a target of 5,500 dwellings between 2004 - 2031. The New District Plan 5 year target is 3,000 dwellings by 2021, with an additional 2,730 dwellings required by 2026.
- The RDS is **significantly below the targets set by the Draft North District Plan**, which has been calculated to be approximately 11,170 dwellings between 2016 - 2036.
- This proposal will assist Council to deliver additional housing.

6. Urban Renewal Opportunity Analysis

Our analysis has identified that there are limited future urban renewal opportunities in walking distance to the centre and public transport nodes. Key findings were:

- The land is highly fragmented
- There is a significant amount of heritage constrained land (both heritage items or conservation areas)
- Residential uses are only permitted on the periphery of the CBD core and the allowable scaling varies significantly
- There is extensive strata titling of land in potentially suitable areas for residential urban renewal.
- A residential tower on this site is not incompatible with the current immediate built context of North Sydney and is consistent with the future built forms demonstrated in the North Sydney Capacity and land use Study.
- In conclusion, the subject site is considered highly desirable and a rare opportunity to deliver new dwellings, close to the new metro station and in a locality already undergoing a high density transformation. The increased residential density supports the commercial viability and activation of the CBD.

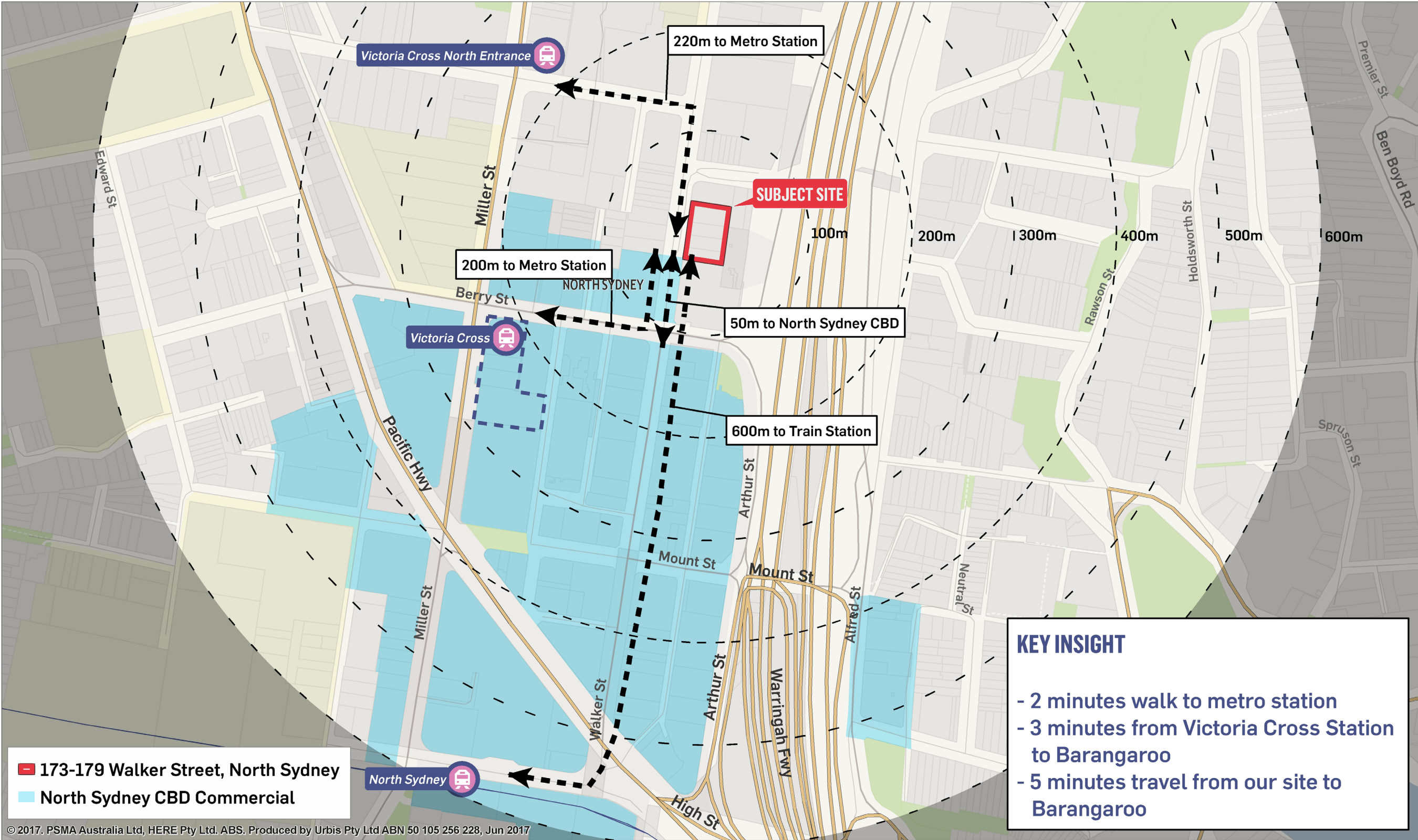
PART 3 - STATUTORY & STRATEGIC PLANNING



SITE LOCATION & CONTEXT



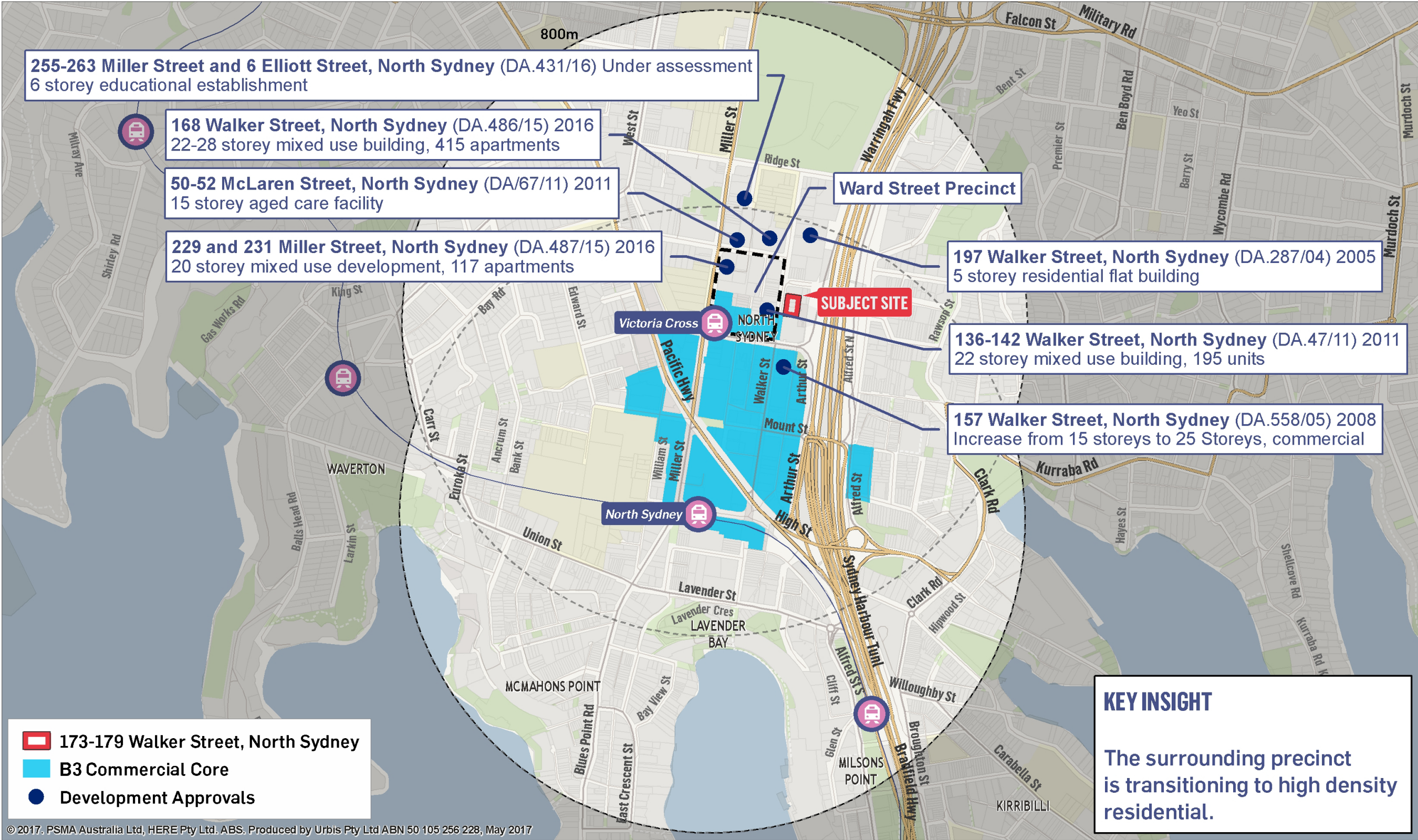
PART 3 - STATUTORY & STRATEGIC PLANNING



SITE LOCATION & PROXIMITY



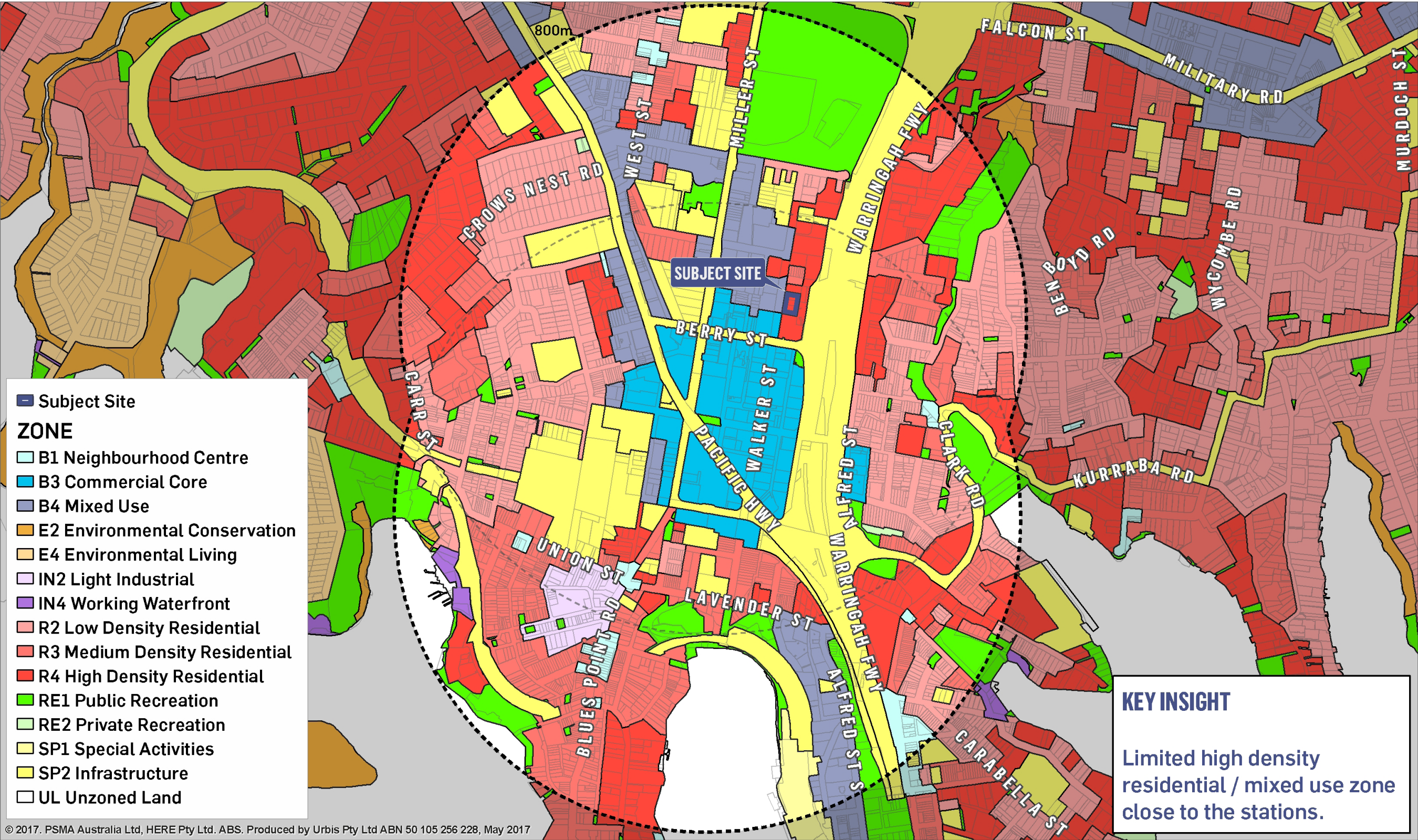
PART 3 - STATUTORY & STRATEGIC PLANNING



DEVELOPMENT ACTIVITY



PART 3 - STATUTORY & STRATEGIC PLANNING



LAND USE ZONING



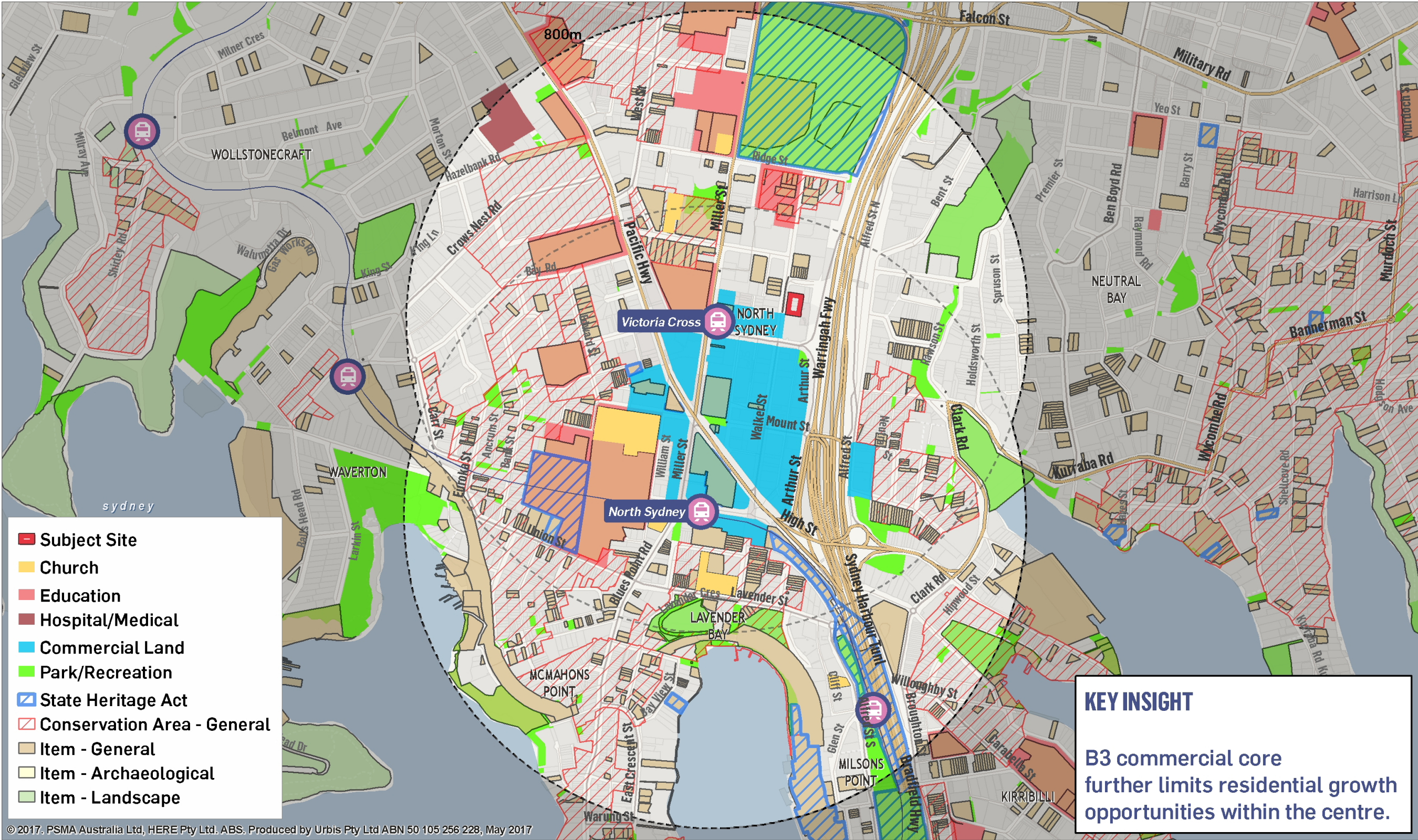
PART 3 - STATUTORY & STRATEGIC PLANNING



HERITAGE

500 Metres

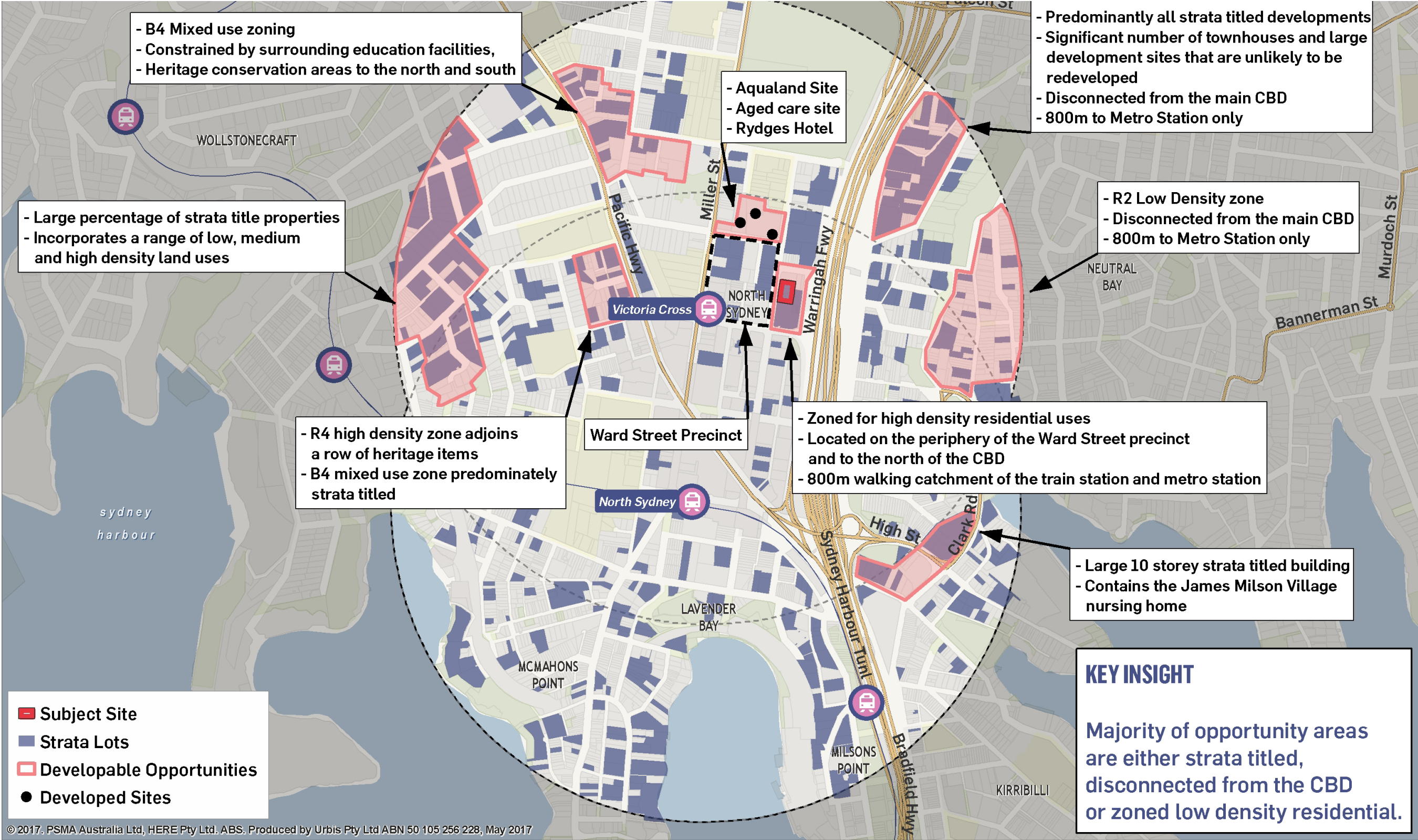
PART 3 - STATUTORY & STRATEGIC PLANNING



SURROUNDING LAND USES



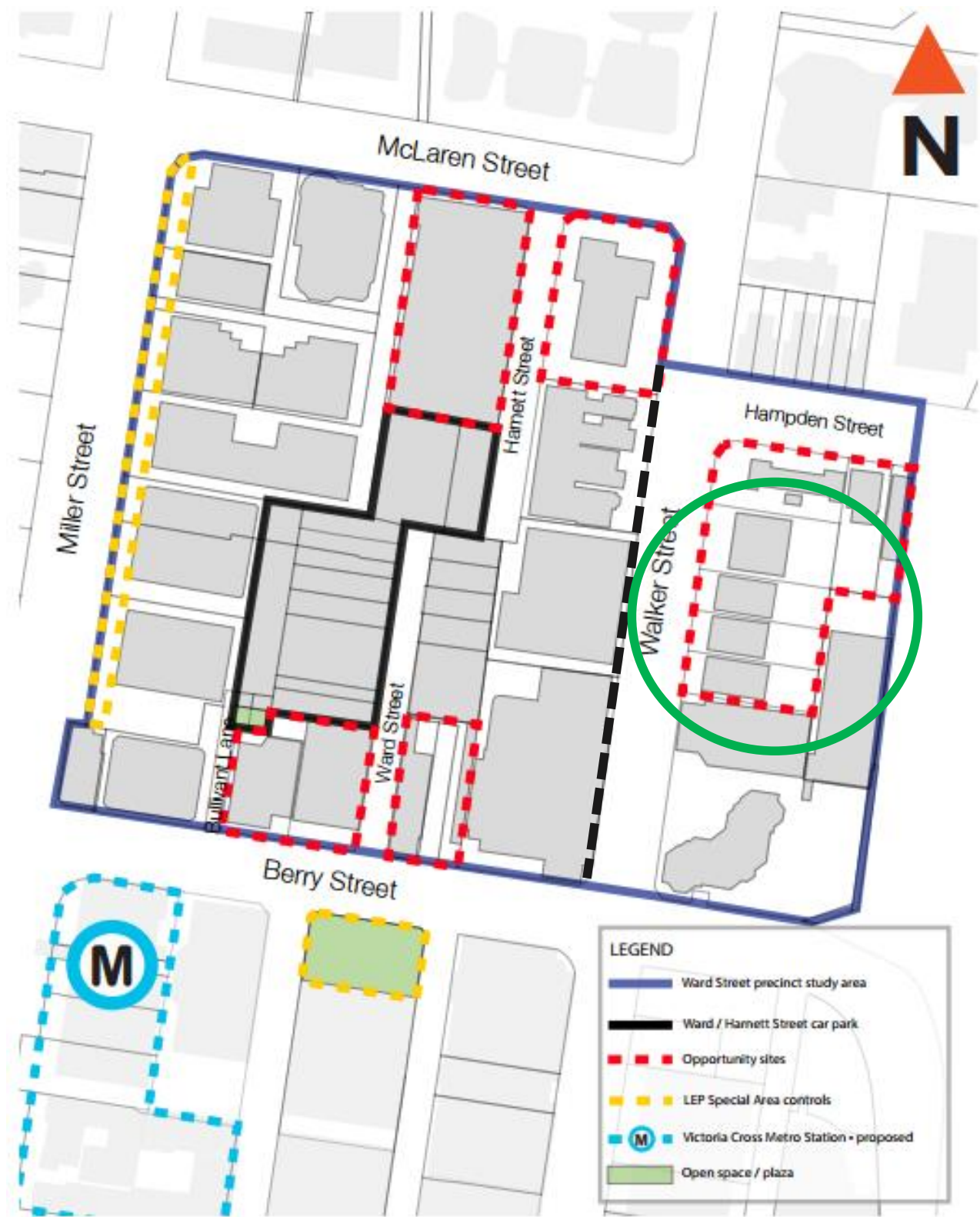
PART 3 - STATUTORY & STRATEGIC PLANNING



OPPORTUNITIES AND CONSTRAINTS



PART 3 - STATUTORY & STRATEGIC PLANNING



The Ward Street Precinct, with important considerations highlighted.

EAST WALKER STREET PRECINCT

East Walker Street was removed from the Draft Ward Street Precinct Master Plan with the recommendation to be ‘separately pursued’ by Council.

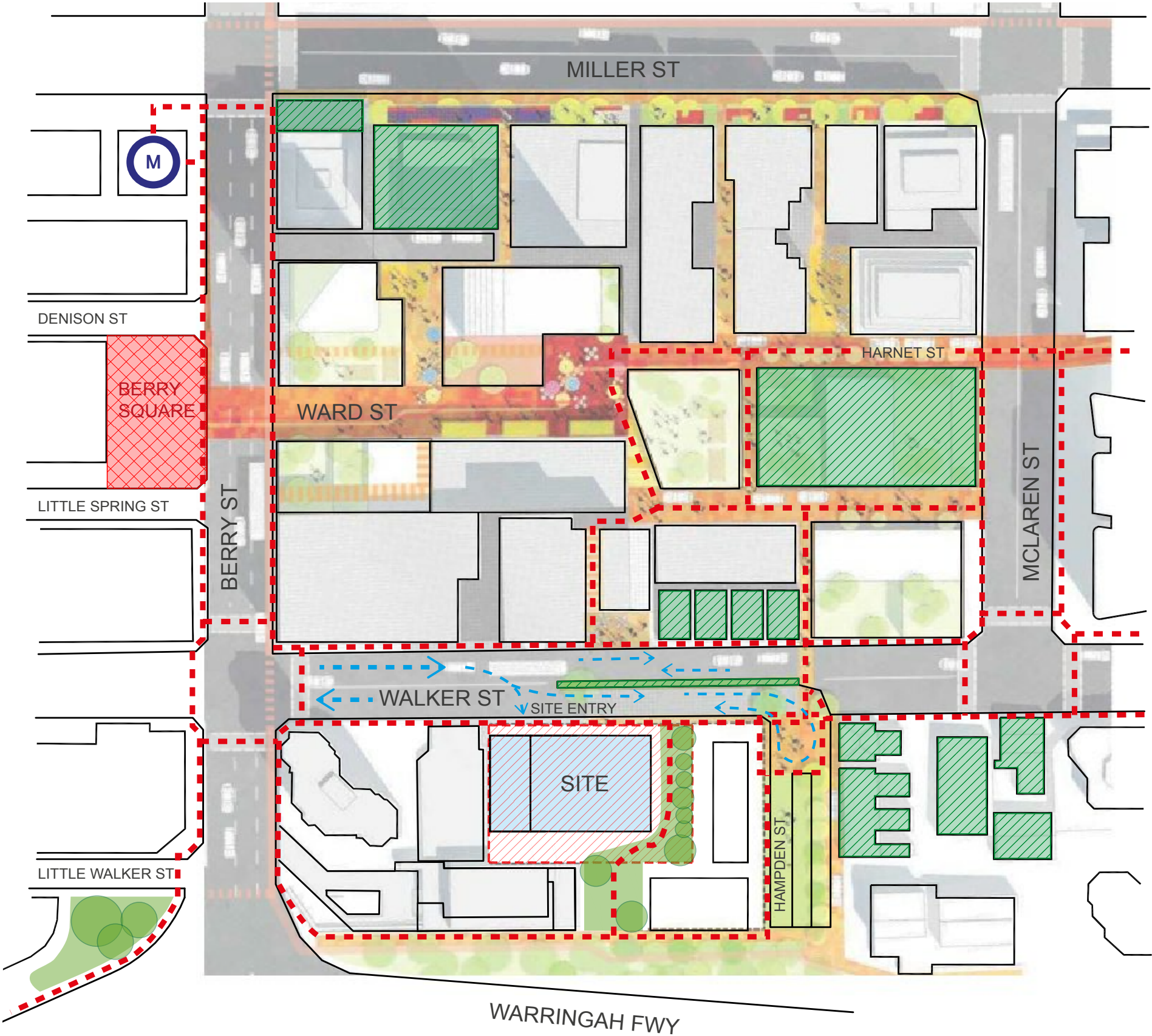
“Five ‘opportunity sites’ having been identified for redevelopment” including the subject site.

These opportunity sites are considered to be underutilised within the context of the North Sydney Centre.

“The investigation of this site has been deferred to future discussion with relevant landowners who may seek to initiate a planning proposal” (page 24. North Sydney Council Report on the Draft Ward Street Precinct Masterplan, 1 December 2016).

WARD STREET PRECINCT MASTERPLAN

PART 4 - MASTERPLAN CONSIDERATIONS



PUBLIC DOMAIN & CONTEXT

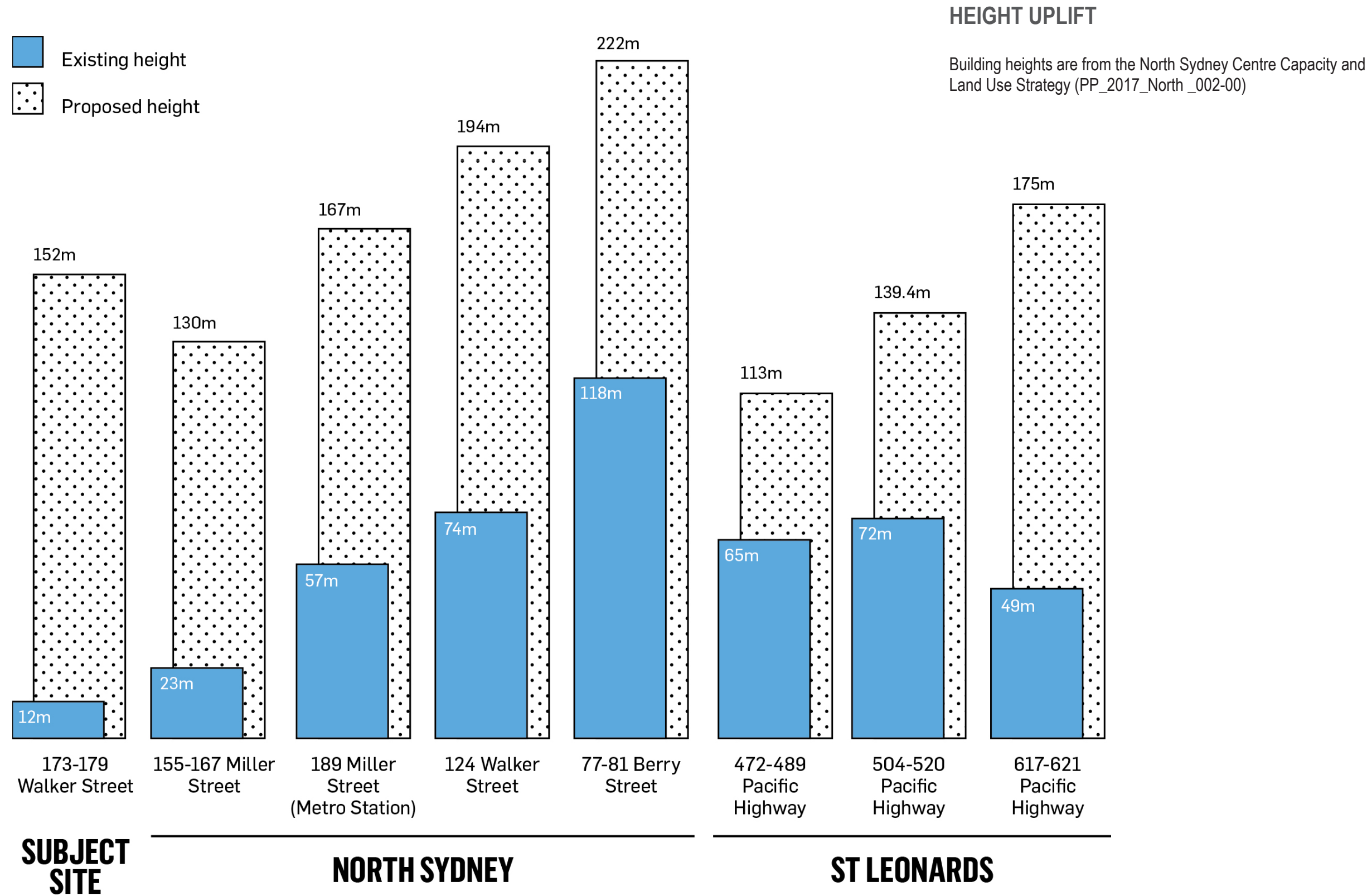
Considerations:

- Integration with Ward St Precinct.
- Pedestrian Movement / Activation.
- Potential Park & Pedestrian Through Site Link.
- Traffic and Parking.
- Vehicular Access.
- Solar Access.
- Overshadowing.
- Relationship to Heritage Elements.

LEGEND

- VEHICULAR MOVEMENT
 - PEDESTRIAN MOVEMENT
 - METRO
 - SITE
 - PLAZA
 - HERITAGE
 - PARK
- N

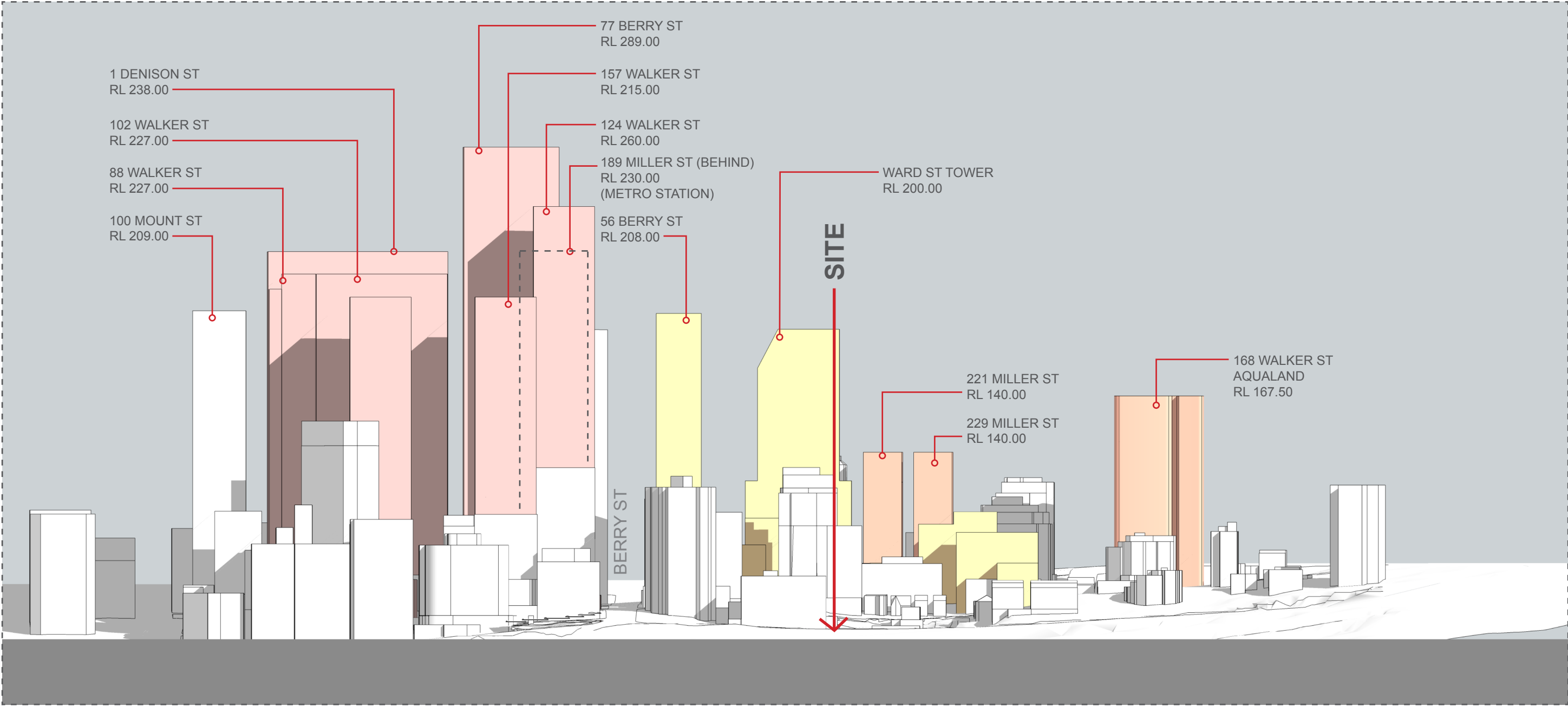
PART 4 - MASTERPLAN CONSIDERATIONS



PART 4 - MASTERPLAN CONSIDERATIONS

HEIGHT CONTEXT

Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North_002-00) and the Ward Street Masterplan.



Ward Street Precinct Buildings North Sydney Centre Capacity & Land Use Strategy Buildings Approved DA Buildings

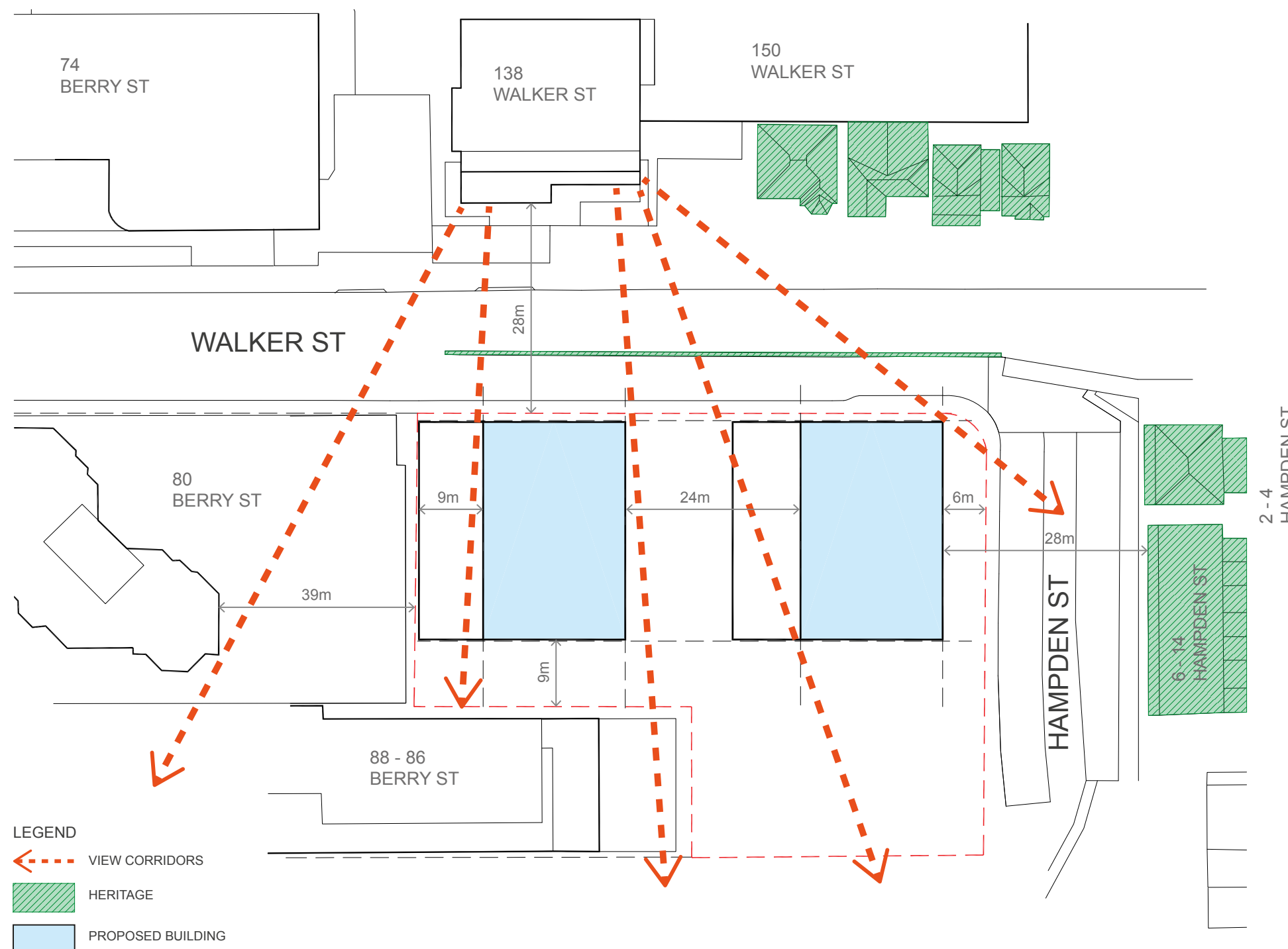
PART 5 - DESIGN ANALYSIS & RESPONSE

FULL AMALGAMATION - TWO TOWERS

This design analysis represents a dual tower outcome for the site as indicated in the Draft Ward Street Masterplan 2017. The opportunity site is identified as having two built forms, separated by a landscaped pedestrian throughsite link.

Items identified by North Sydney Council requiring resolution include “traffic, heritage, view sharing and solar access” (page. 9 of North Sydney Council Report on Ward Street Master Plan dated 1/5/17).

- Relies on total site amalgamation.
- Reduced view sharing opportunities from surrounding sites.
- Views from lower level buildings compromised.
- Tall towers in close proximity to heritage terraces.
- Limited opportunity for public space.
- Likely to result in significant overshadowing of site & surrounds.

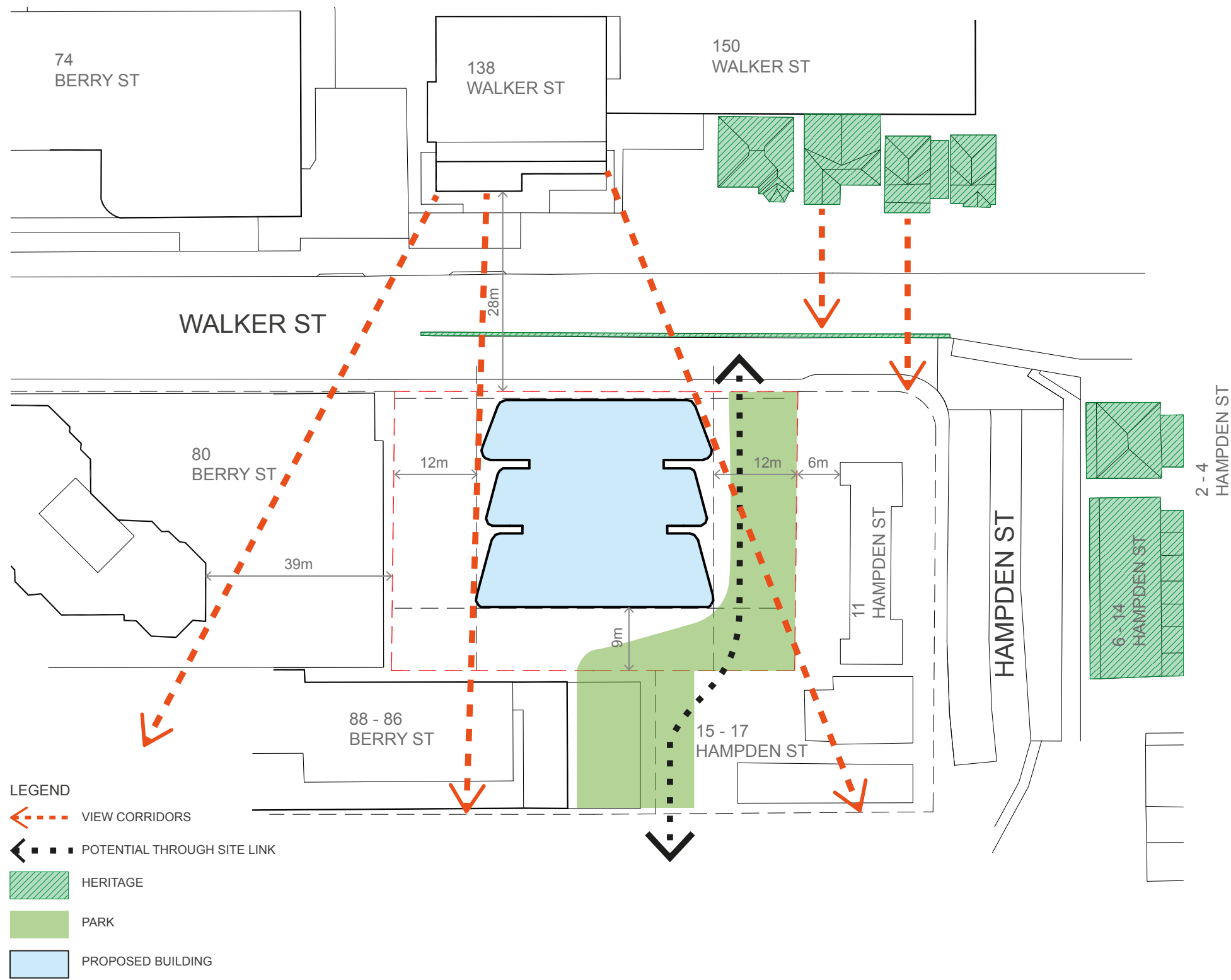


PART 5 - DESIGN ANALYSIS & RESPONSE

CURRENT AMALGAMATION - SINGLE TOWER

This Proposal addresses the key concerns with a balanced approach whereby traffic does not need to circulate down Hampden street, proximity to heritage is respected, view sharing is increased and solar access is improved.

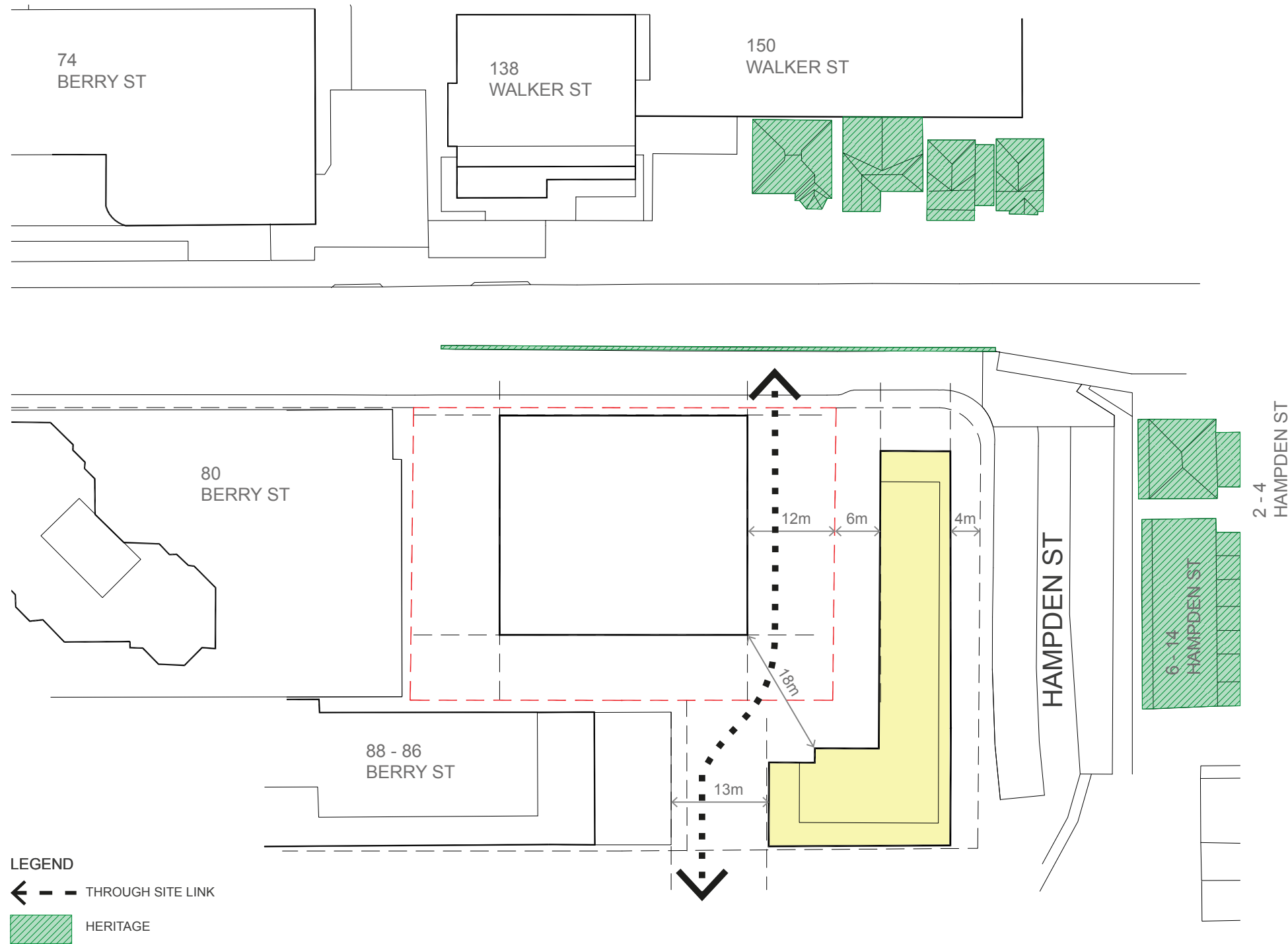
- Proposal is achievable based on current site consolidation & ownership.
- Increased view sharing opportunities from surrounding developments including lower levels.
- Good separation between single tower & heritage terraces.
- Opportunity to integrate public pocket park providing level useable spaces
- Opportunity to increase depth of public footpaths fronting Walker St improving public amenity
- Opportunity to provide through site link to East - reflected in the Ward St Masterplan.
- Single tower will result in reduced shadow impacts on the site & adjacent developments.



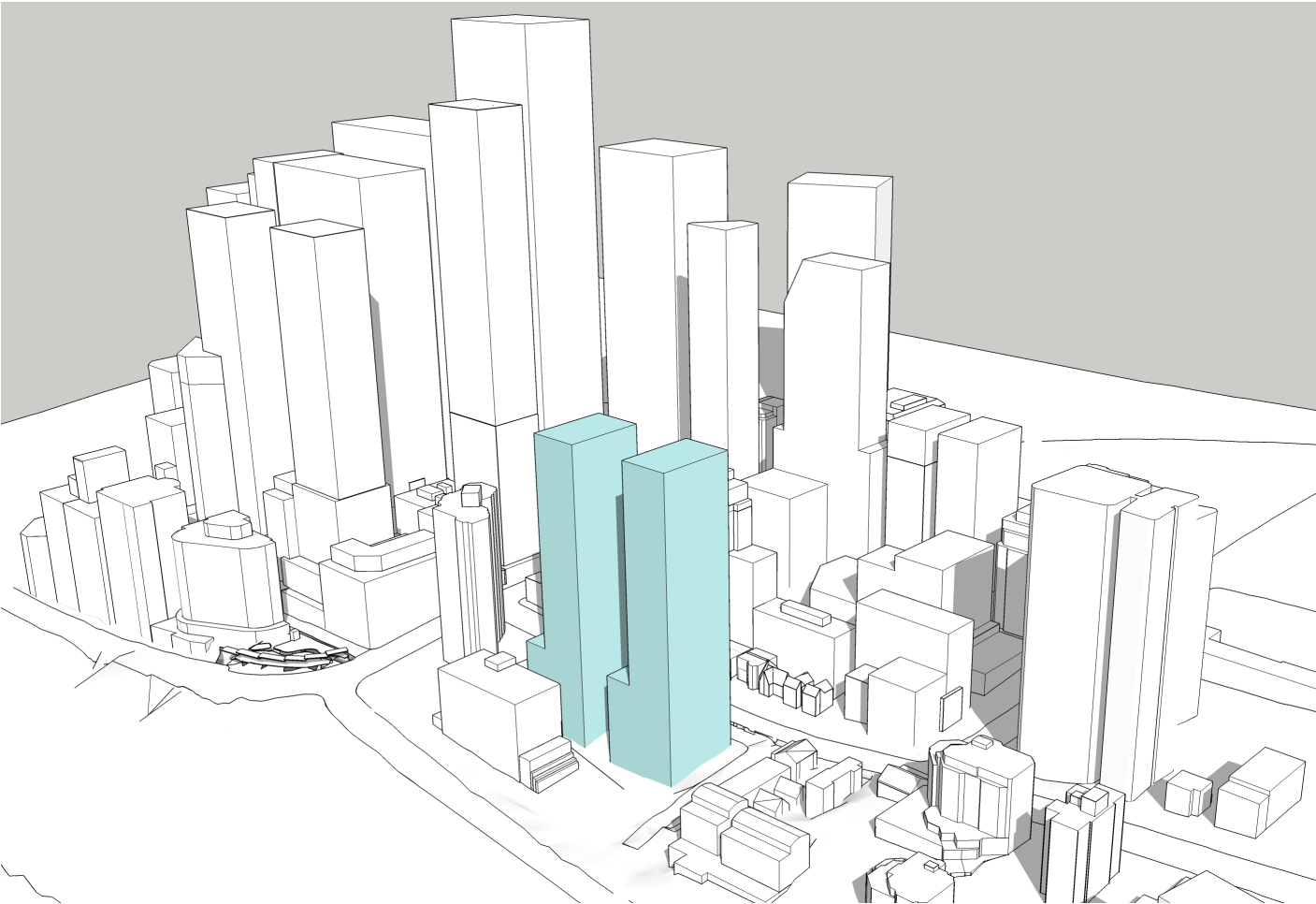
PART 5 - DESIGN ANALYSIS & RESPONSE

ADJACENT AMALGAMATION

- Adjacent site is not compromised in terms of future potential development outcome.
- Potential building form to be generally sympathetic to the immediate hertiage dwellings located along Hampden St in line with good urban design principles.
- Scale of built form is sympathetic to heritage terraces directly opposite.
- Scale of built form to eastern portion of site is consistent with the adjacent medium density residential site to the South - 86-88 berry Street, with a building height of 10 storeys.
- Potential development outcome provides an uplift in building height and apartment yield when compared to the existing condition.
- Proposal can provide improved apartment layouts and site amenity, both internally and externally.
- Potential to allow through site link from Walker St is maintained.
- Proposal could enjoy dual outlook to North & South.
- Potential development outcome is capable of complying with the requirements of the ADG.
- Demonstrable ability to develop two residential apartment buildings on the East Walker Street opportunity site.

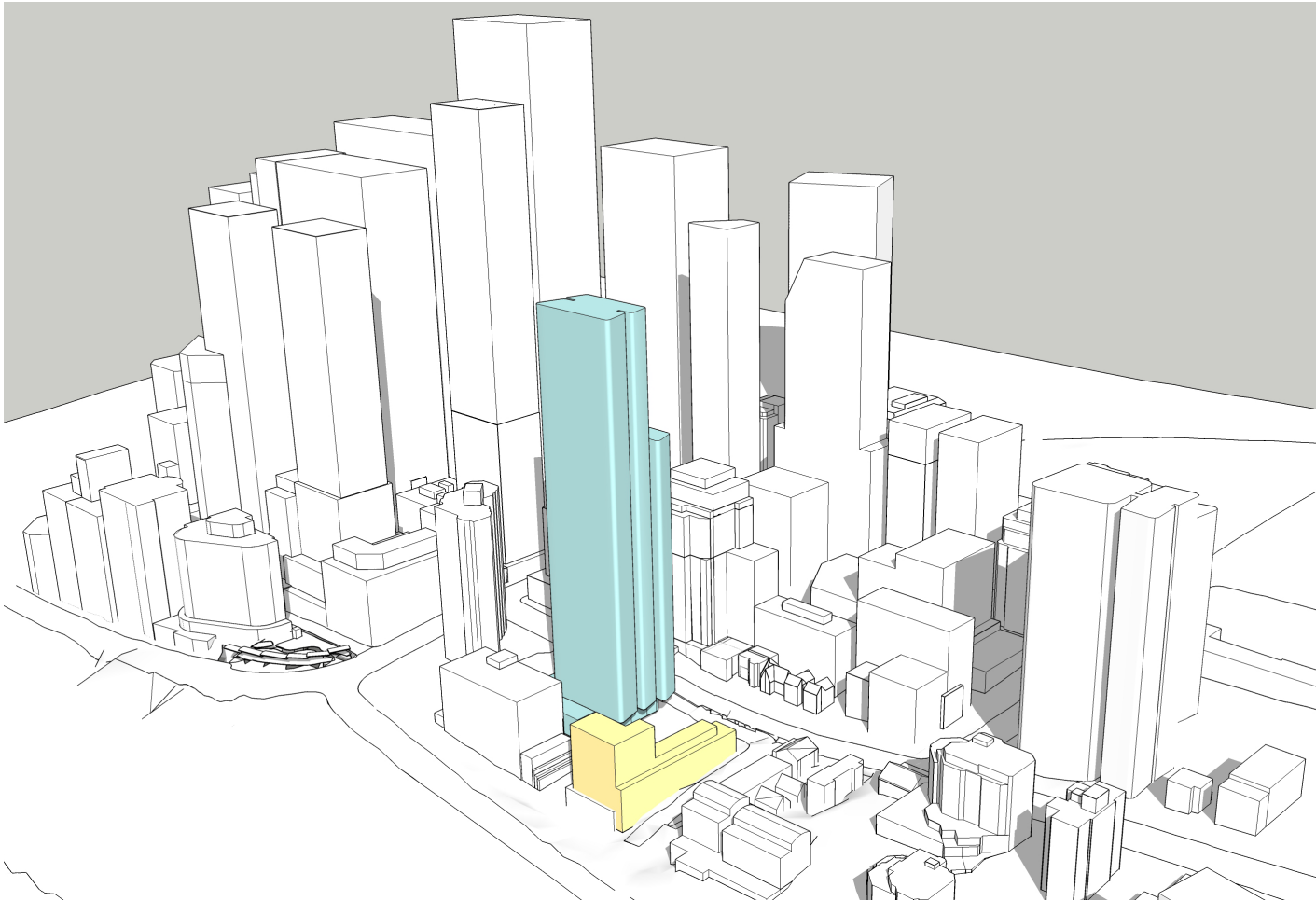


PART 5 - DESIGN ANALYSIS & RESPONSE

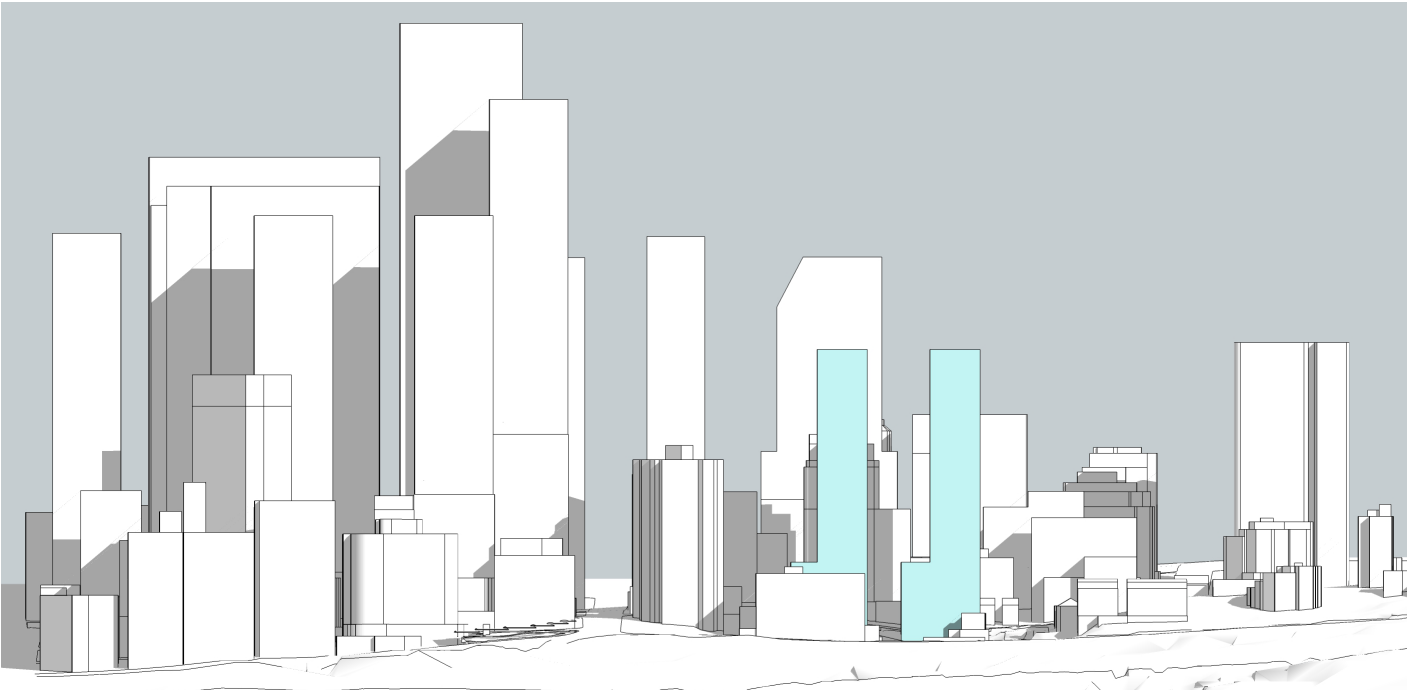


PERSPECTIVE: FULL AMALGAMATION - TWO TOWERS

AS PER THE DRAFT WARD STREET MASTERPLAN 2017

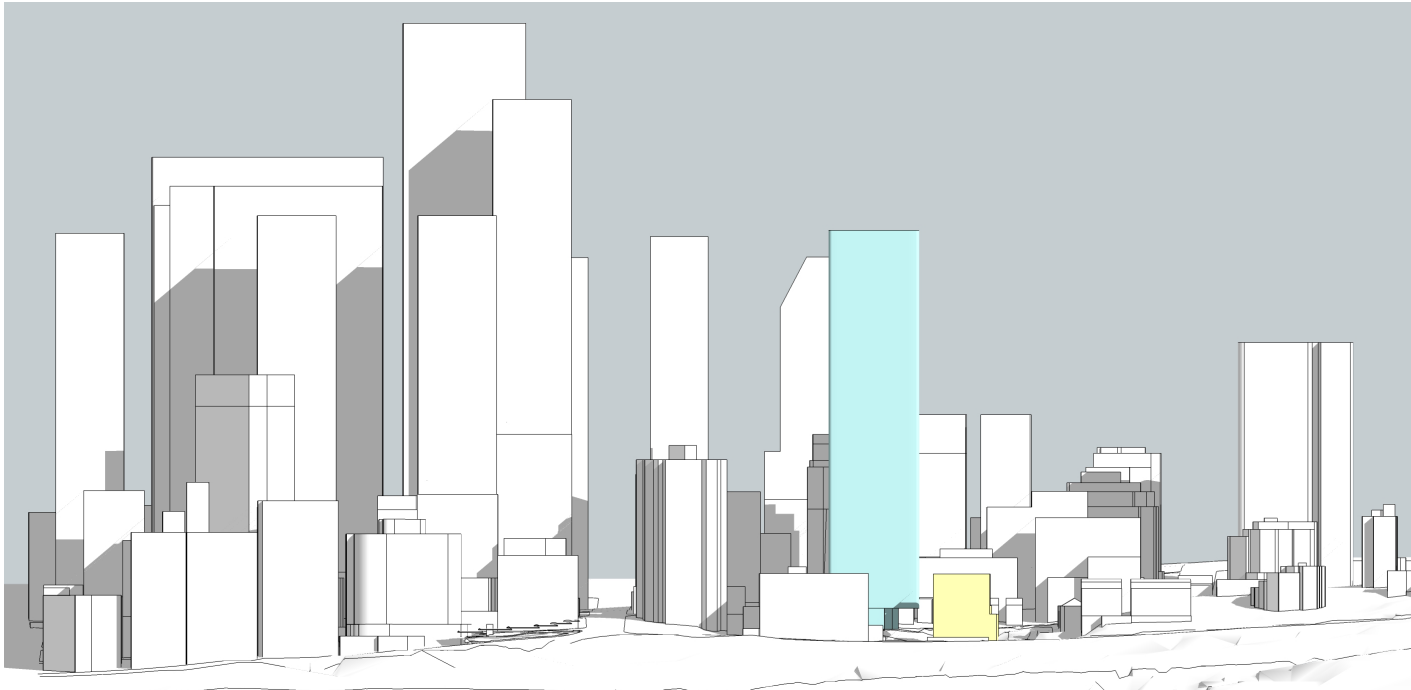


PERSPECTIVE: CURRENT & ADJACENT AMALGAMATION - SINGLE TOWER



ELEVATION: FULL AMALGAMATION - TWO TOWERS

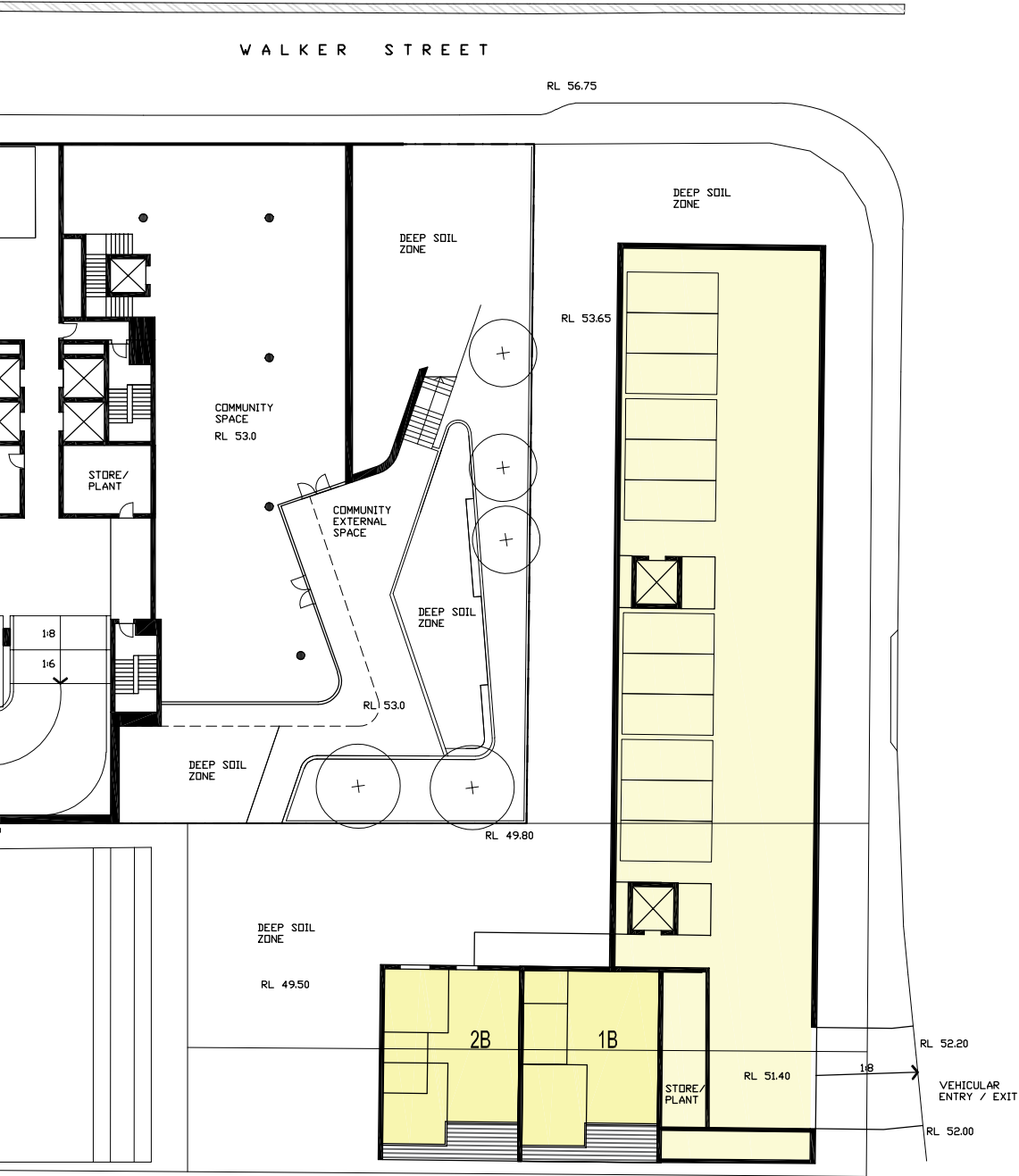
AS PER THE DRAFT WARD STREET MASTERPLAN 2017
TOTAL DEVELOPABLE AREA EQUAL FOR BOTH SCHEMES



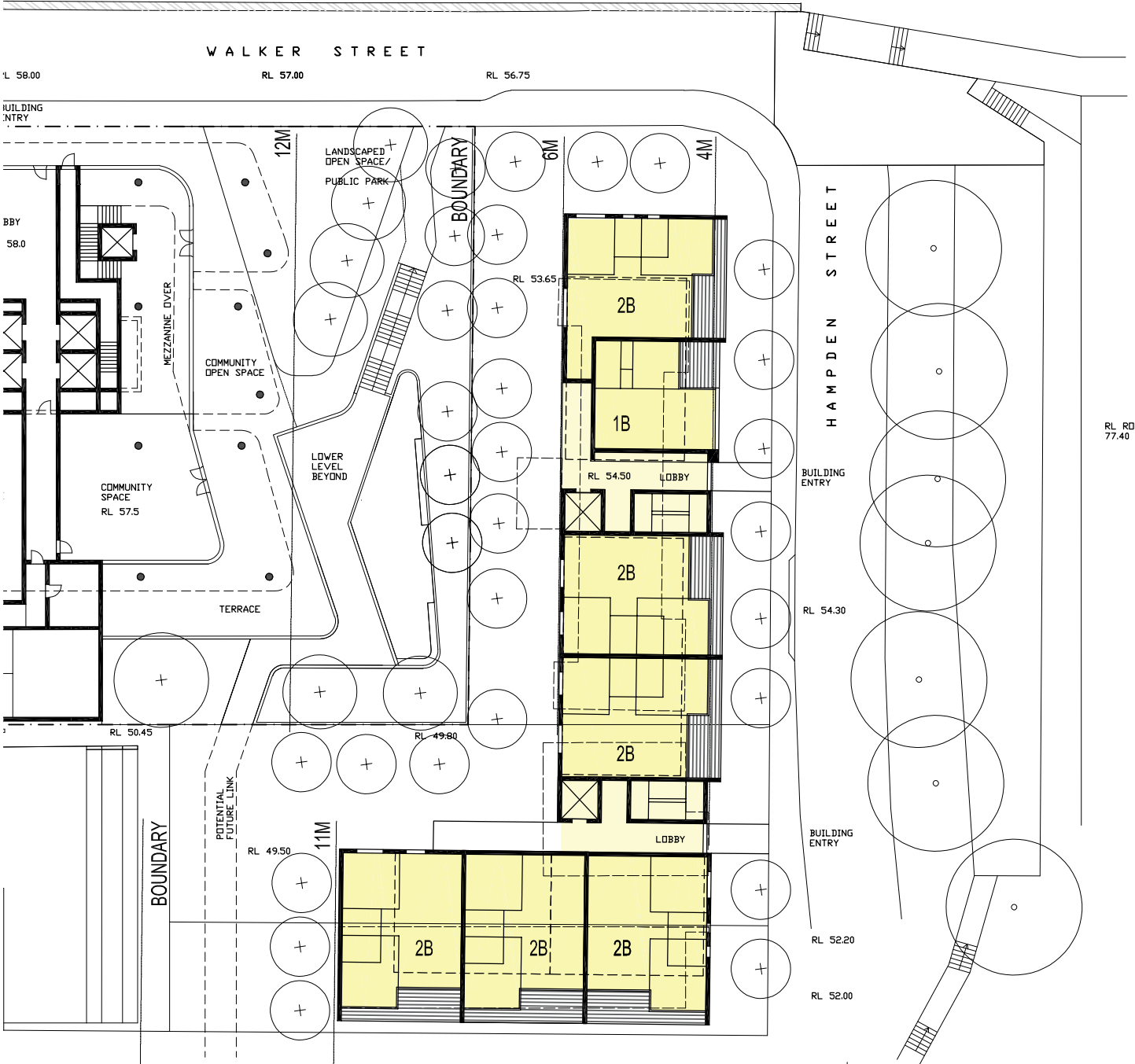
ELEVATION: CURRENT & ADJACENT AMALGAMATION - SINGLE TOWER

PART 5 - DESIGN ANALYSIS & RESPONSE

ADJACENT SITE POTENTIAL FUTURE DEVELOPMENT



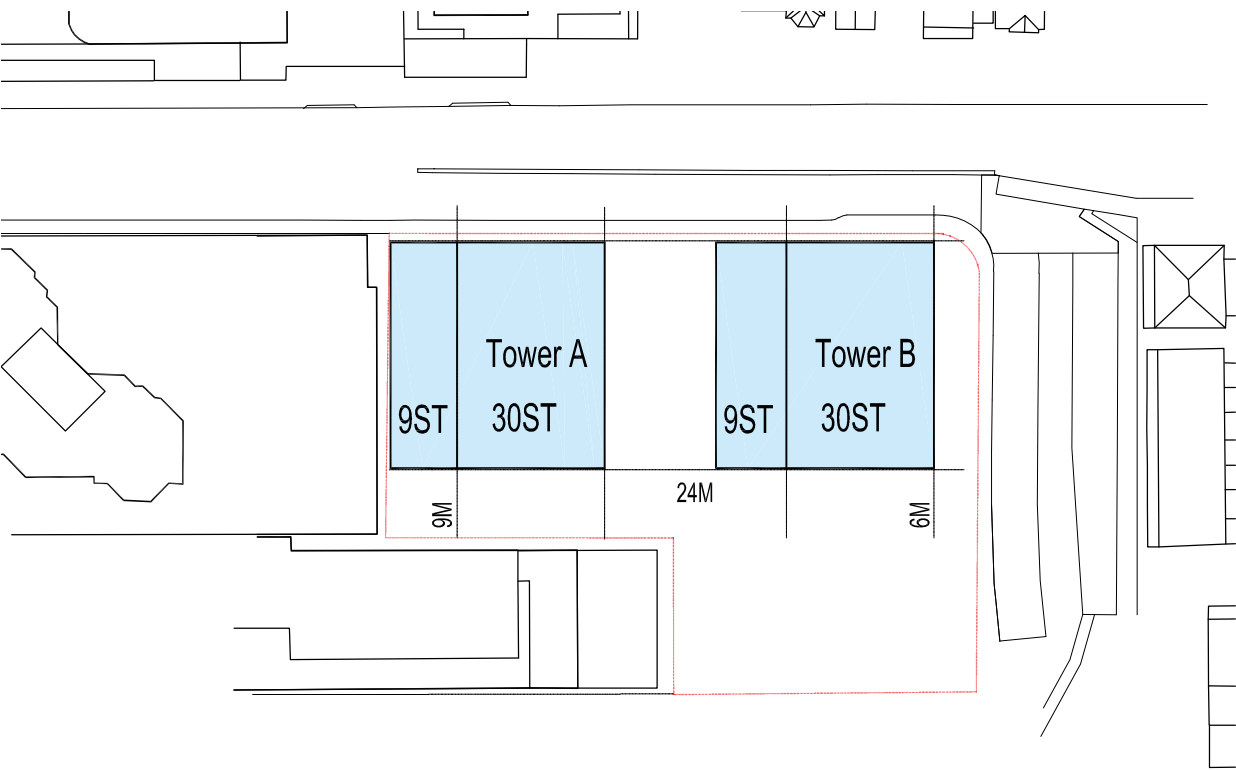
BASEMENT FLOOR PLAN



TYPICAL FLOOR PLAN

PART 5 - DESIGN ANALYSIS & RESPONSE

ADJACENT SITE POTENTIAL FUTURE DEVELOPMENT YIELD



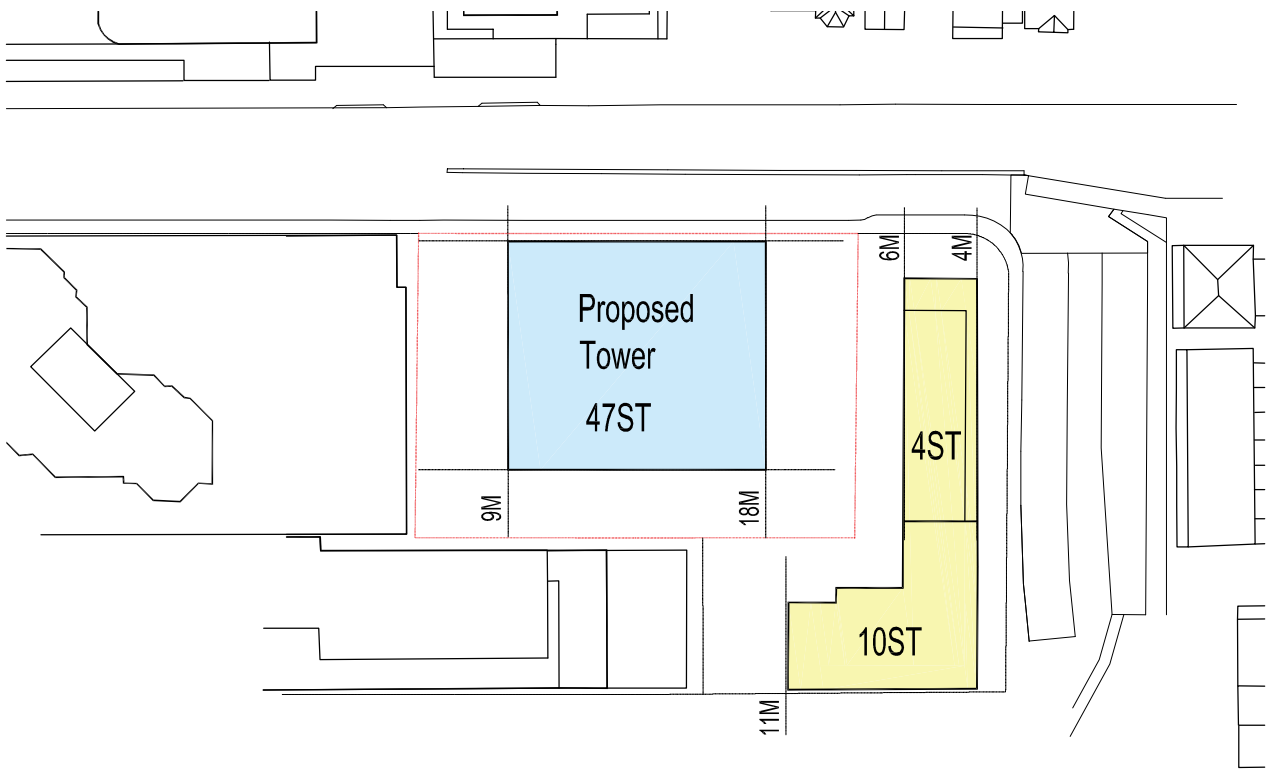
FULL SITE AMALGAMATION - TWO TOWERS

INDICATIVE YIELD CALCULATIONS

TOWER A		
G	5APT	(5x2B)
1-8	64APT	(24x1B / 40x2B)
9	4 APT	(4x2B / Incl. Plantrooms)
10-28	95 APT	(19x1B / 76x2B)
29-30	4 APT	(6x3B)

TOTAL 174 x 2 (Tower A + B) = 348 APTS

BASEMENT FLOOR PLAN



CURRENT & ADJACENT AMALGAMATION - SINGLE TOWER

INDICATIVE YIELD CALCULATIONS

ADJACENT SITE		
LG	2APT	(1x1B / 1x2B)
G-3	28APT	(1x1B / 6x2B)
4-8	20APT	(20x2B)

TOTAL 50 APTS

RESIDENTIAL TOWER PROPOSAL = 298APT

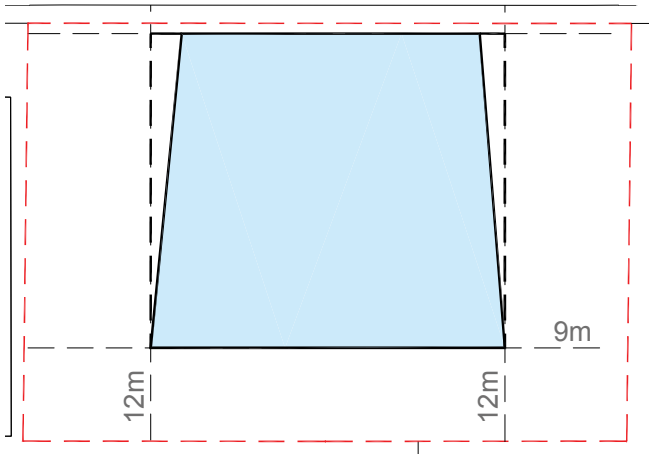
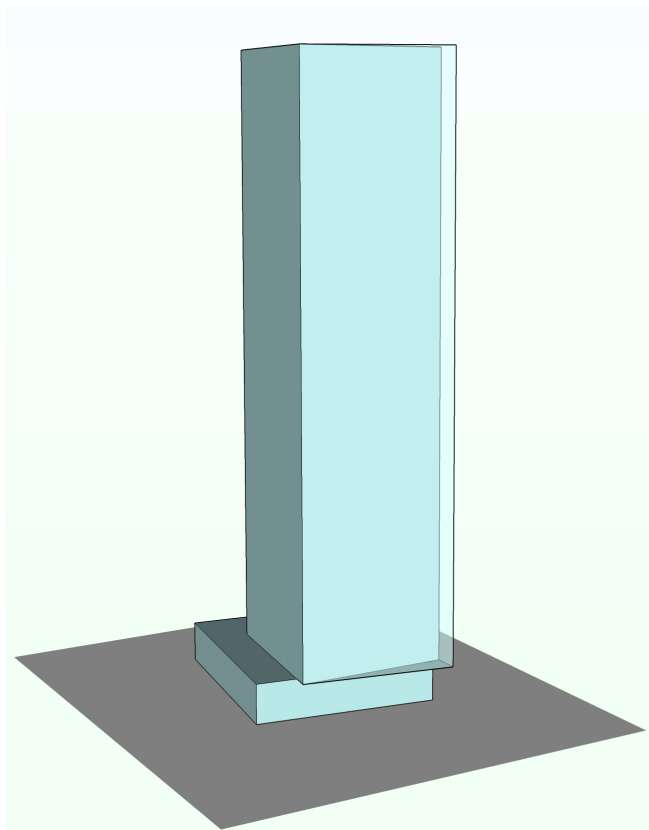
TOTAL 50 + 298 = 348 APTS

TYPICAL FLOOR PLAN

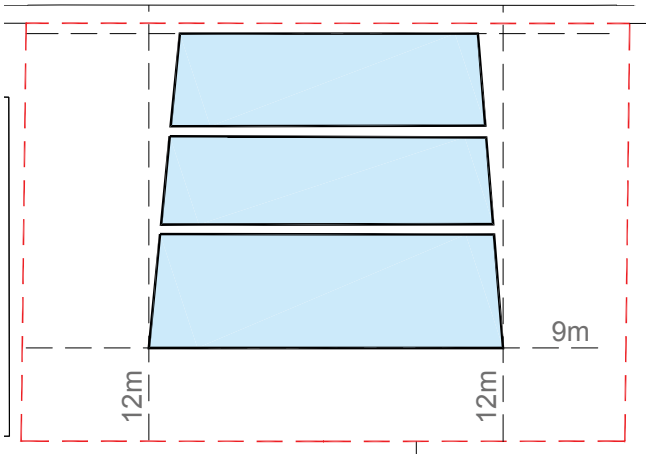
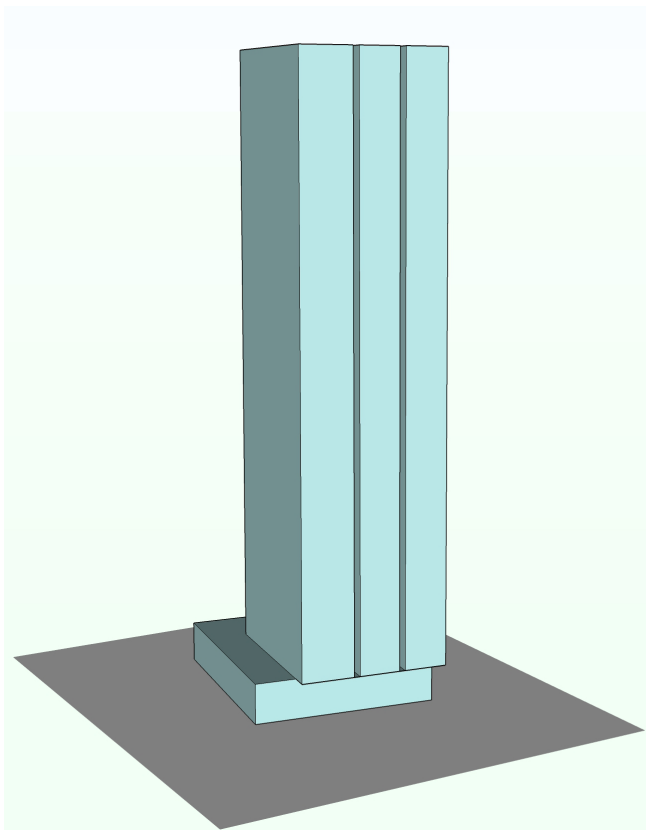


PART 6 - CONCEPT PROPOSAL

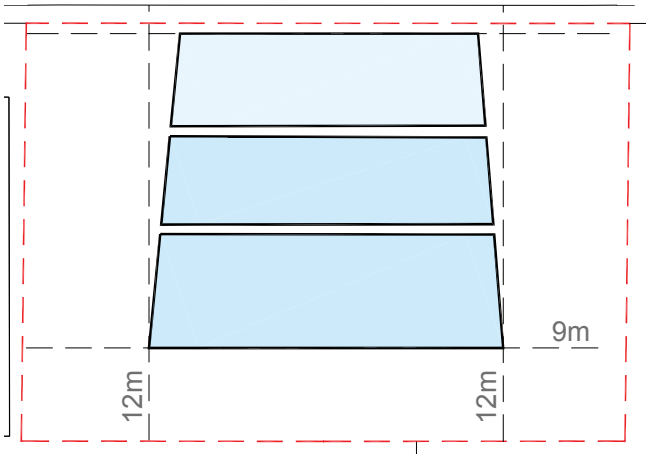
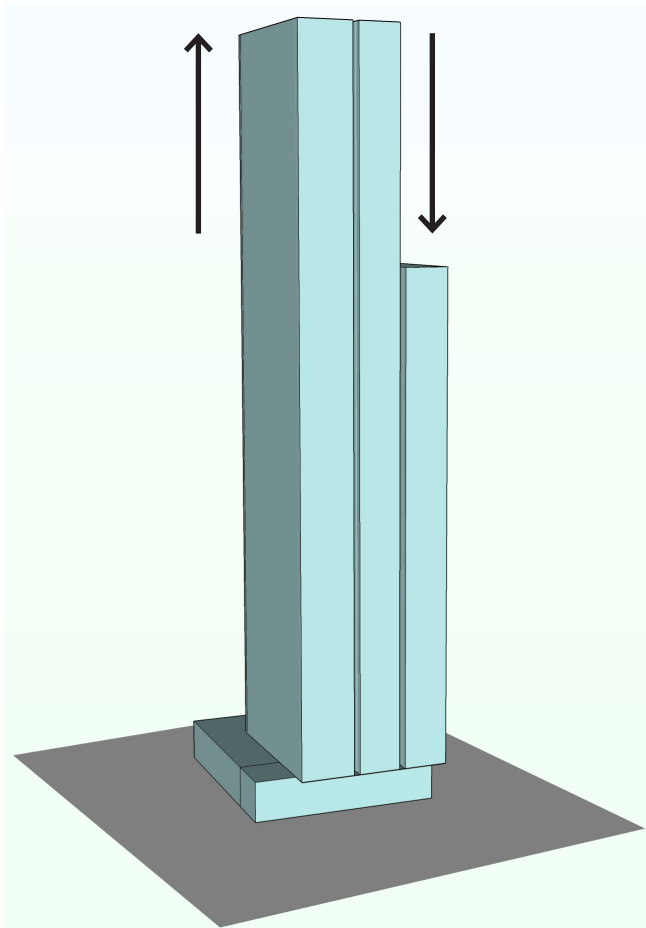
BUILDING FORM



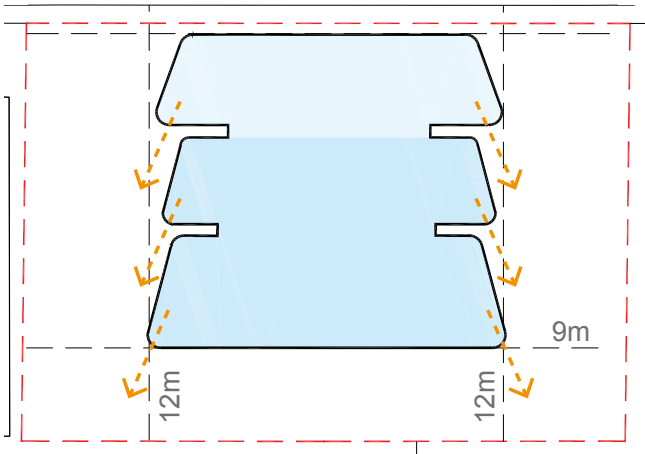
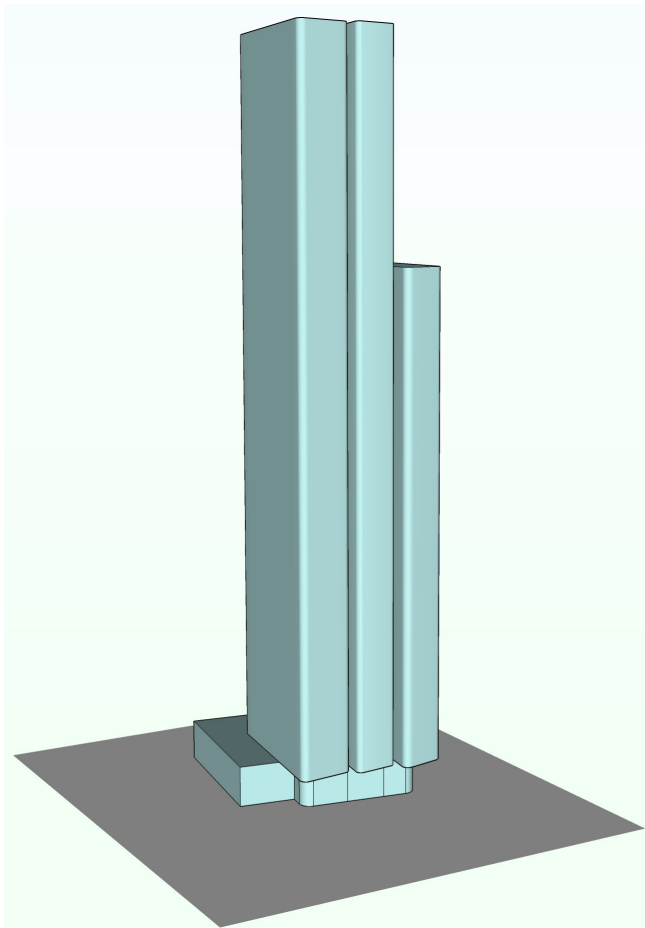
- FORM A:**
- Boundary setbacks align with principles of the ADG.
 - Floor plate form modified to increase view sharing corridors.



- FORM B:**
- Single massing articulated to express three slender forms.
 - Modulation allows for light & ventilation to common areas.



- FORM C:**
- Vertical shift in forms to further accentuate a slender building proportion.



- FORM D:**
- Floor plate further refined to provide an elegant, slender form.
 - Floor plate maximises views to the East.
 - Floor plate will achieve a high level of compliance with the ADG in terms of solar access & ventilation.

PART 6 - CONCEPT PROPOSAL

PRECEDENT IMAGES



PRINCIPLE TOWER, LONDON



PRINCIPLE TOWER, LONDON

PART 6 - CONCEPT PROPOSAL

PRECEDENT IMAGES



SKY TOWER, BRISBANE



SO HO TOWER, NEW YORK



SO HO TOWER, NEW YORK



ONE JACKSON SQUARE, NEW YORK



50 UN PLAZA, NEW YORK



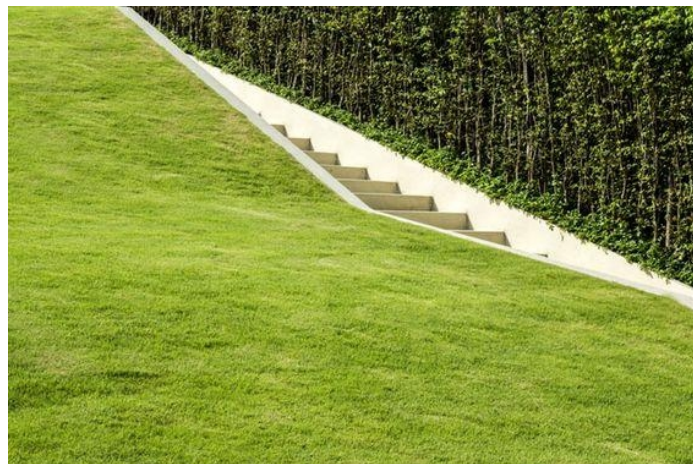
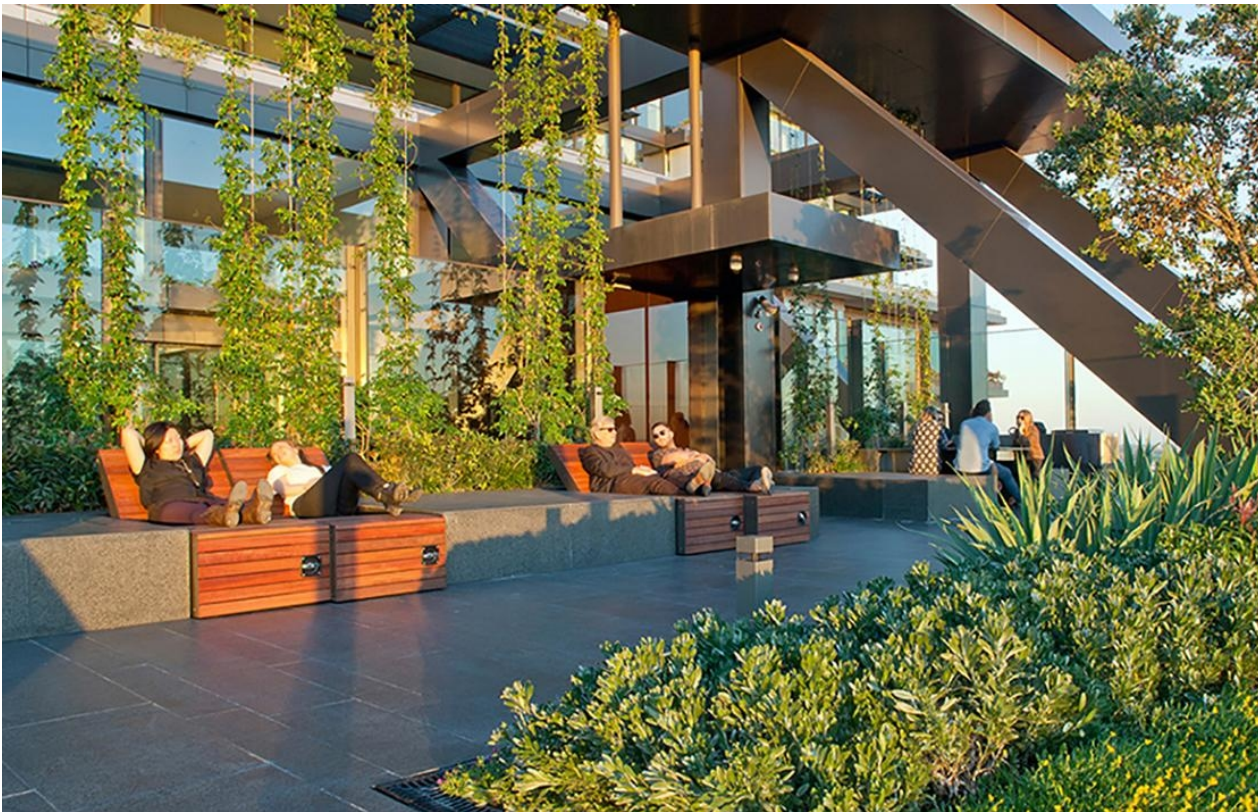
ONE JACKSON SQUARE, NEW YORK



TRUMP TOWER, CHICAGO

PART 6 - CONCEPT PROPOSAL

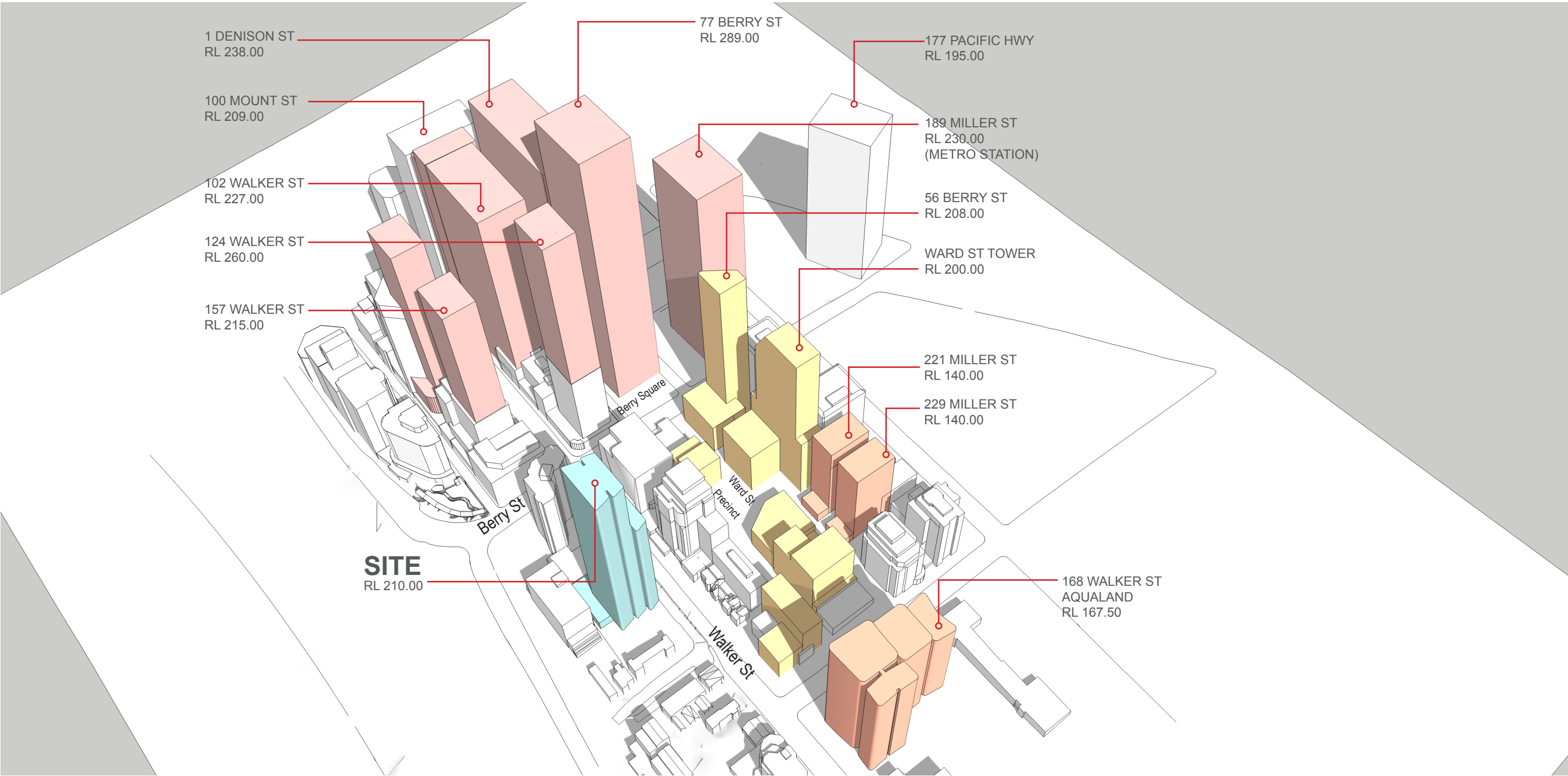
PRECEDENT IMAGES





PART 6 - CONCEPT PROPOSAL


BUILDING IN CONTEXT


Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North_002-00) and the Ward Street Masterplan.



- 
Proposed Building


Ward Street Precinct Buildings

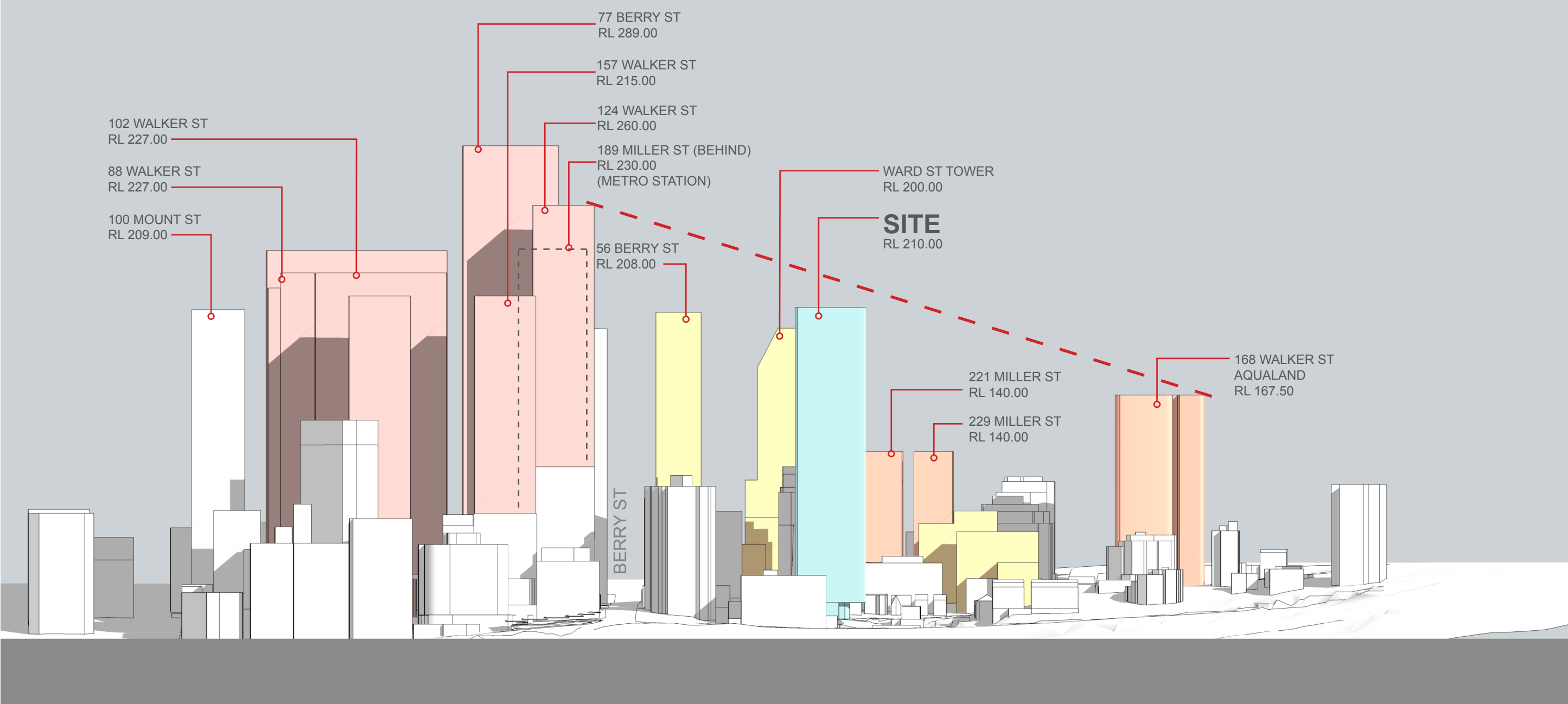

North Sydney Centre Capacity & Land Use Strategy Buildings


Approved DA Buildings

PART 6 - CONCEPT PROPOSAL

BUILDING IN CONTEXT

Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North_002-00) and the Ward Street Masterplan.

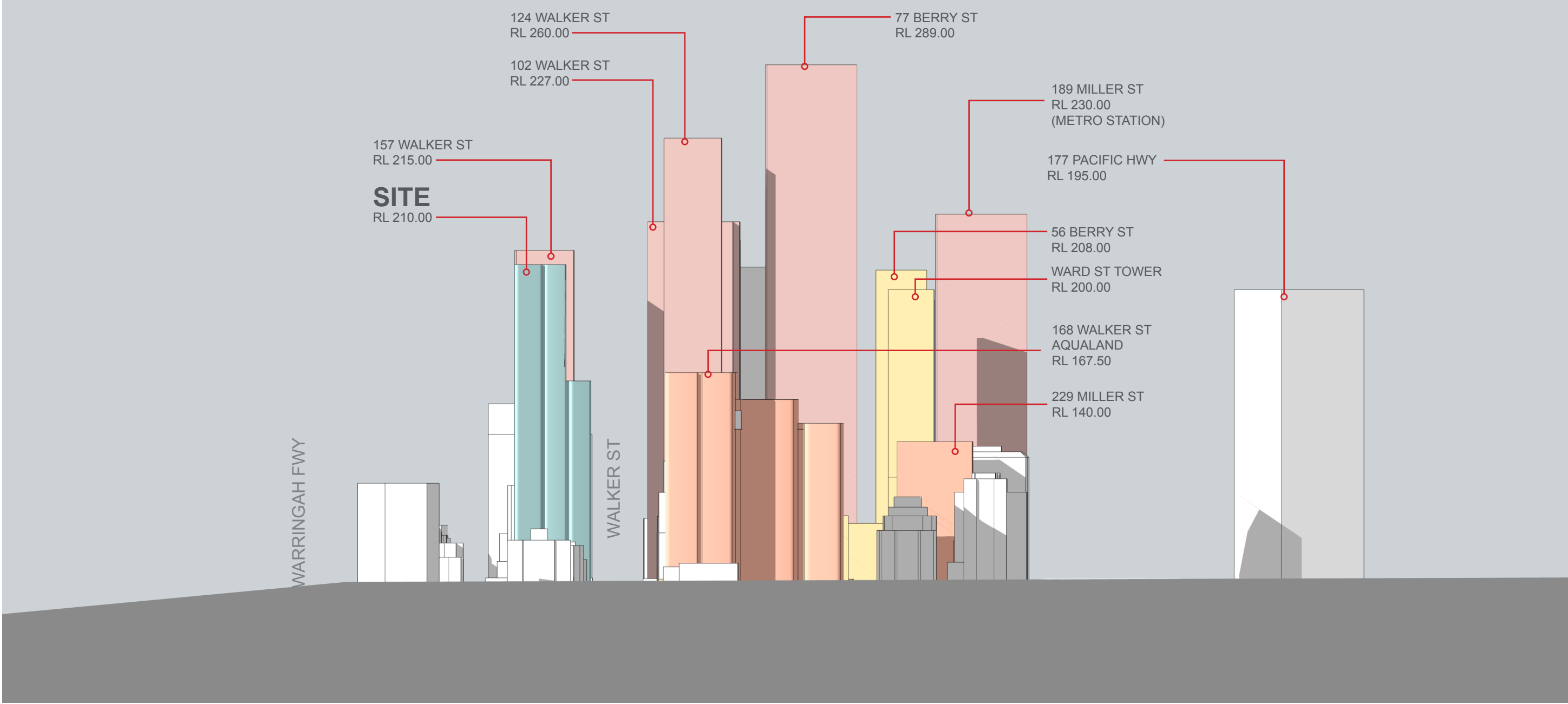


- Proposed Building
- Ward Street Precinct Buildings
- North Sydney Centre Capacity & Land Use Strategy Buildings
- Approved DA Buildings

PART 6 - CONCEPT PROPOSAL

BUILDING IN CONTEXT

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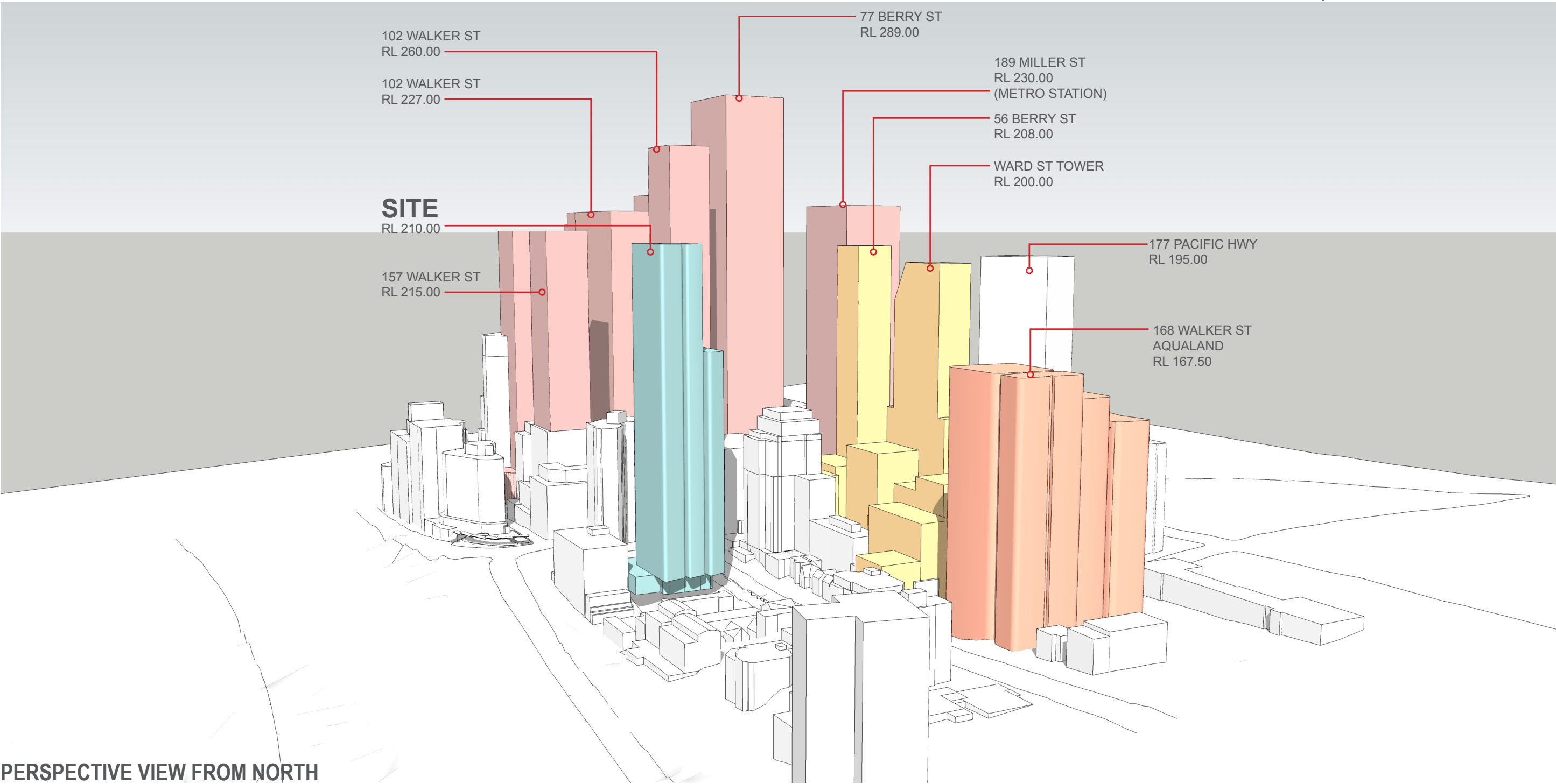


- Proposed Building
- Ward Street Precinct Buildings
- North Sydney Centre Capacity & Land Use Strategy Buildings
- Approved DA Buildings

PART 6 - CONCEPT PROPOSAL

3D MASSING VIEWS

Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North_002-00) and the Ward Street Masterplan.



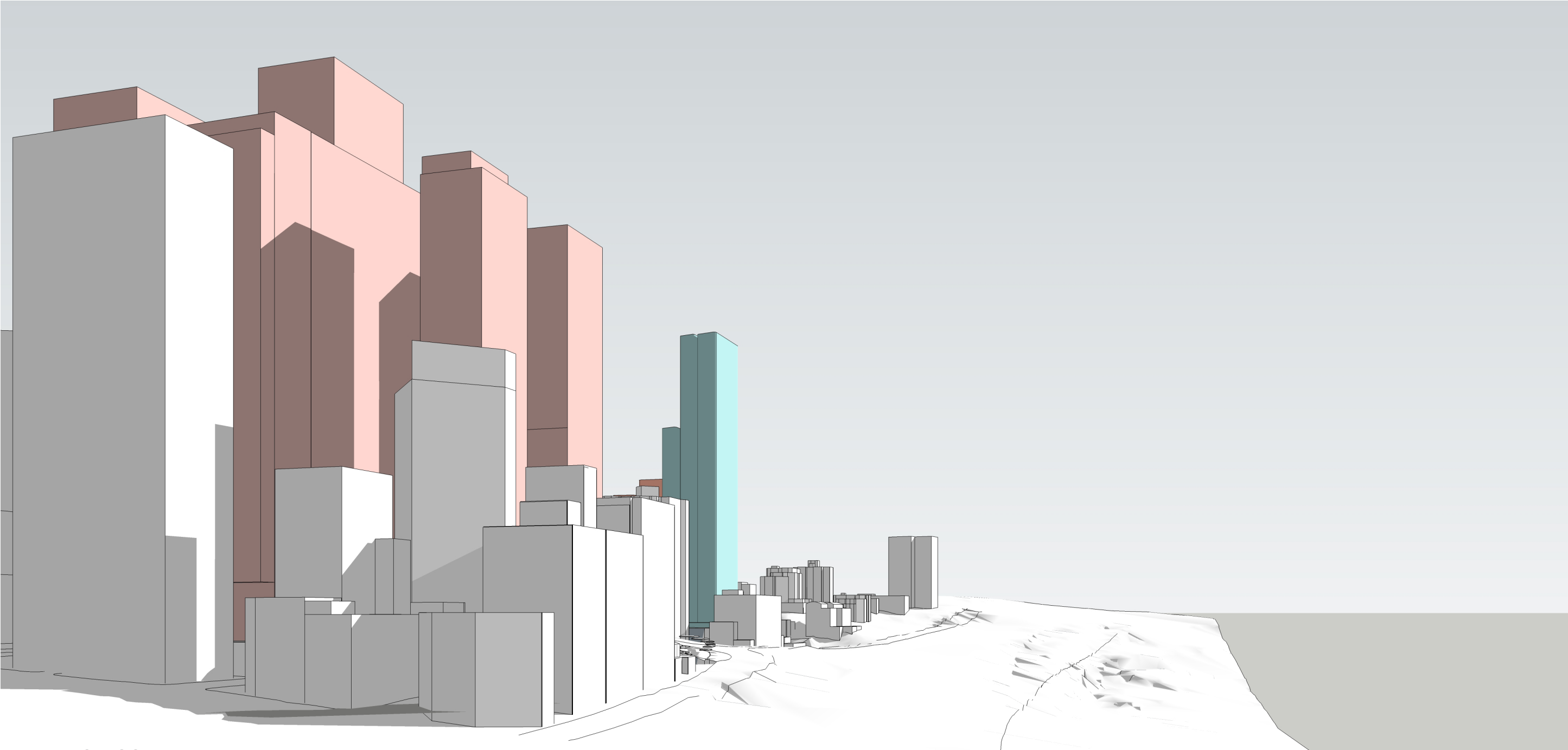
PERSPECTIVE VIEW FROM NORTH

- Proposed Building
- Ward Street Precinct Buildings
- North Sydney Centre Capacity & Land Use Strategy Buildings
- Approved DA Buildings

PART 6 - CONCEPT PROPOSAL

3D MASSING VIEWS

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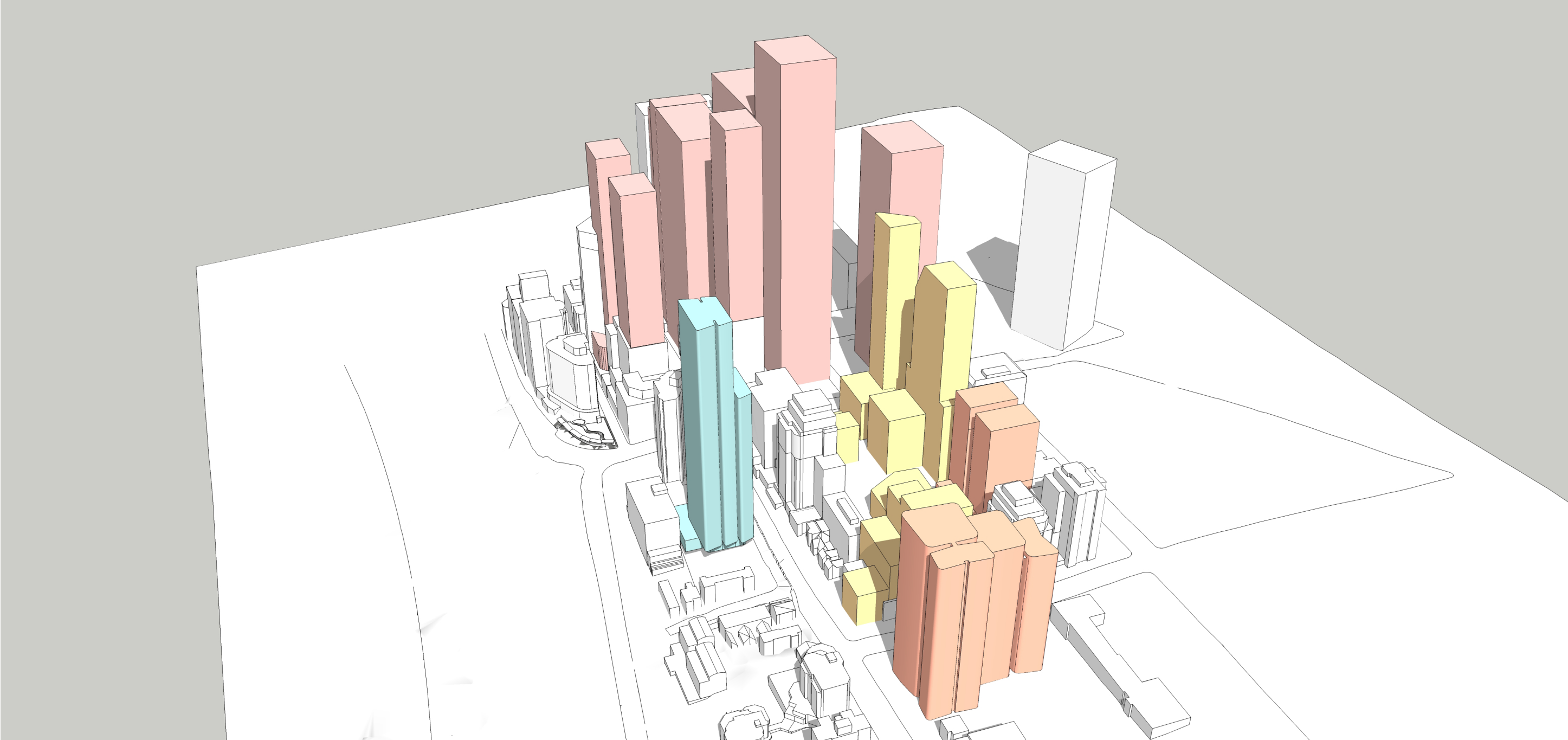
VIEW FROM SOUTH

- Proposed Building
- Ward Street Precinct Buildings
- North Sydney Centre Capacity & Land Use Strategy Buildings
- Approved DA Buildings

PART 6 - CONCEPT PROPOSAL

3D MASSING VIEWS

Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North_002-00) and the Ward Street Masterplan.



AERIAL VIEW FROM NORTH

- Proposed Building
- Ward Street Precinct Buildings
- North Sydney Centre Capacity & Land Use Strategy Buildings
- Approved DA Buildings

PART 6 - CONCEPT PROPOSAL

PERSPECTIVE IMAGES



View of proposed public park, community terrace and widening of Walker St frontage

PART 6 - CONCEPT PROPOSAL

PERSPECTIVE IMAGES



Aerial view of proposed public park and community facilities

PART 6 - CONCEPT PROPOSAL

PERSPECTIVE IMAGES



View of proposed activated public spaces and facilities

PART 6 - CONCEPT PROPOSAL

TYPICAL BASEMENT PLAN

INDICATIVE DEVELOPMENT SUMMARY

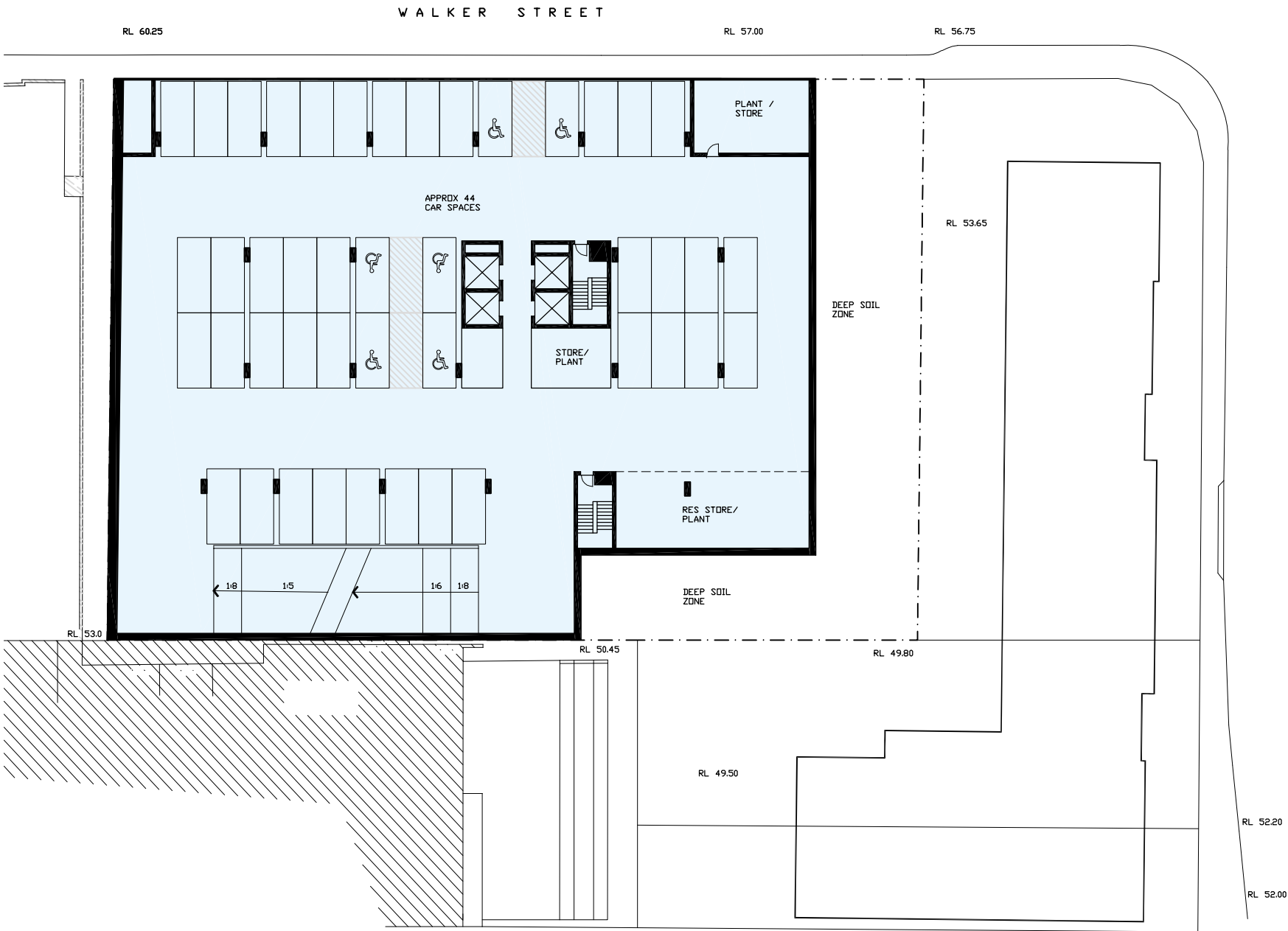
LEVEL	GFA - RESIDENTIAL	BALCONY	RETAIL	COMMUNAL (M²)
BASEMENT 1	-	-	-	390
GROUND	72	-	80	180
MEZZANINE	-	-	-	140
LEVEL 1	-	-	-	805**
LOW-MID RISE (x 31)	(665) (20615)	(95) (2945)	- -	- -
	20415*	2905*		
HI RISE (x12)	(430) 5160	(77) 924	-	-
PENTHOUSE (x2)	(330) 660	(80) 160	-	-
TOTAL	26307*	3989*	80	1515

FSR	11.2:1	1.7:1	0.03:1	0.64:1
SITE AREA	2339 M²			

*200SQM REDUCTION TO TOTAL AREA (4 X 1B APTS) FOR PLANT ROOM ALLOWANCE
** FLEXIBLE SPACE - COMMUNAL - AT LEVEL 1

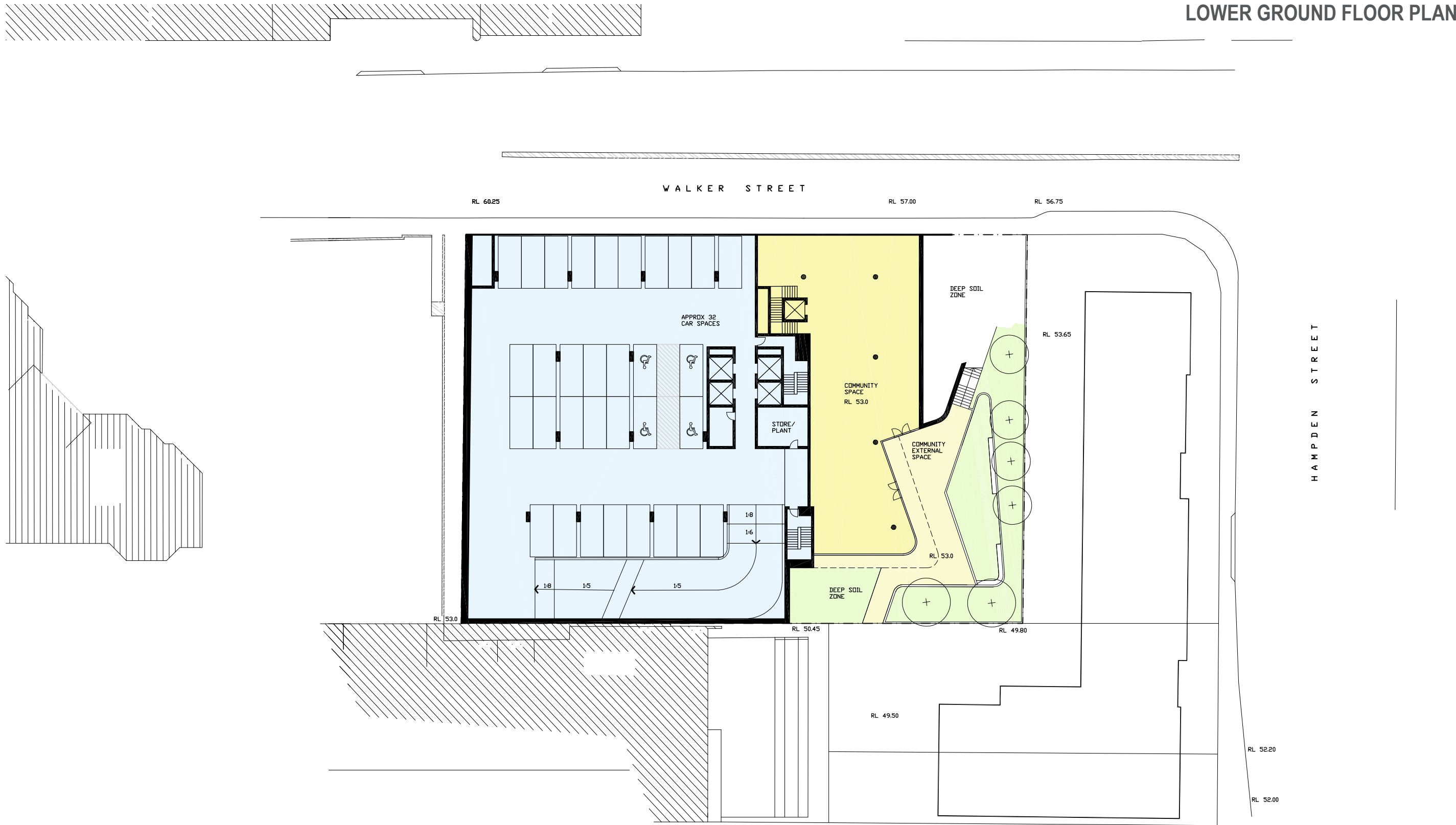
APPROX APARTMENT YIELD

	1B	2B	3B	TOTAL
GROUND	-	-	-	0
LEVEL 1	-	-	-	0
LOW-MID RISE	89	155	-	244
HIGH RISE	-	12	24	36
PENTHOUSE	-	-	4	4
TOTAL	89 31%	167 59%	28 10%	284 100%



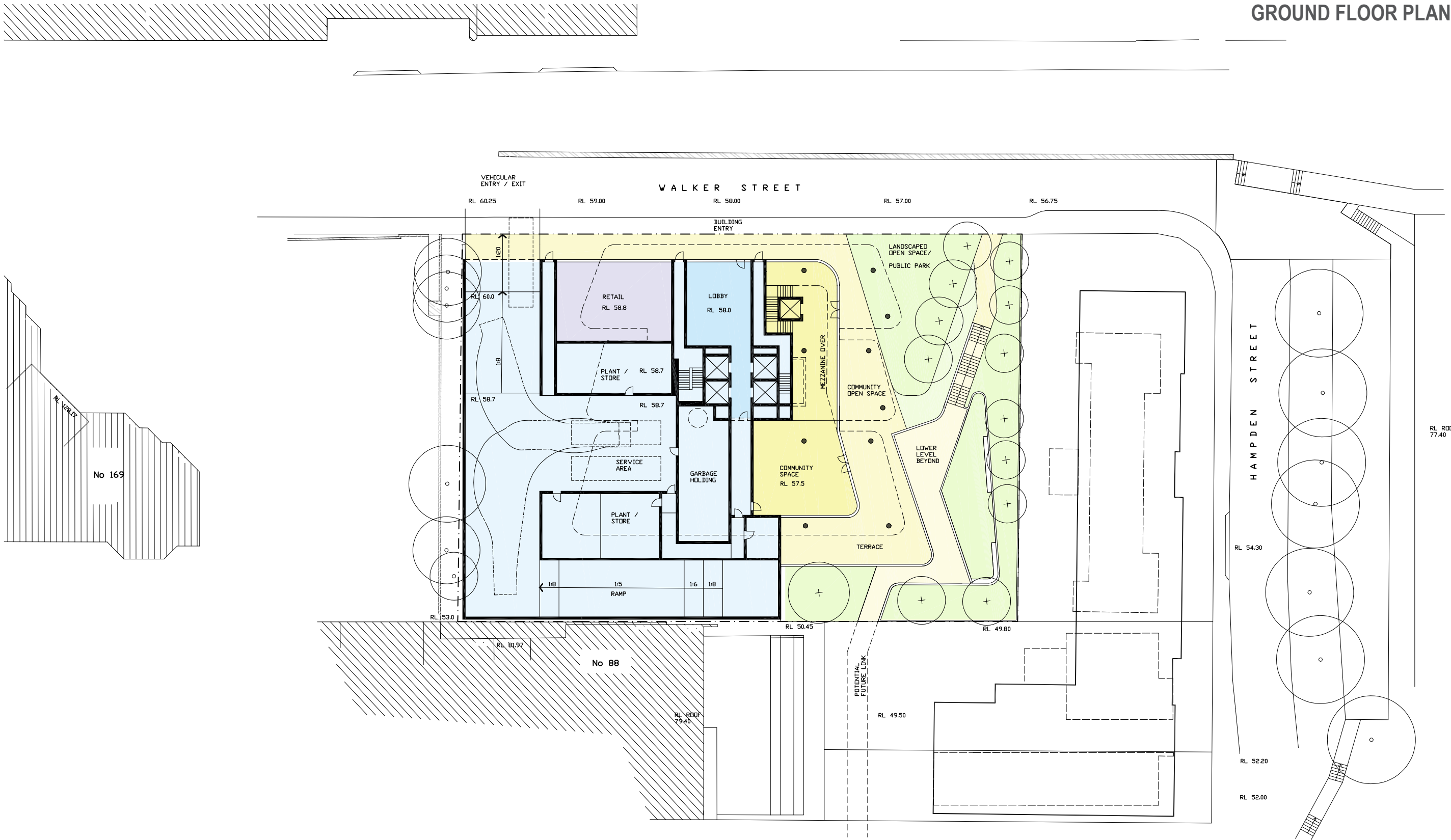
PART 6 - CONCEPT PROPOSAL

LOWER GROUND FLOOR PLAN



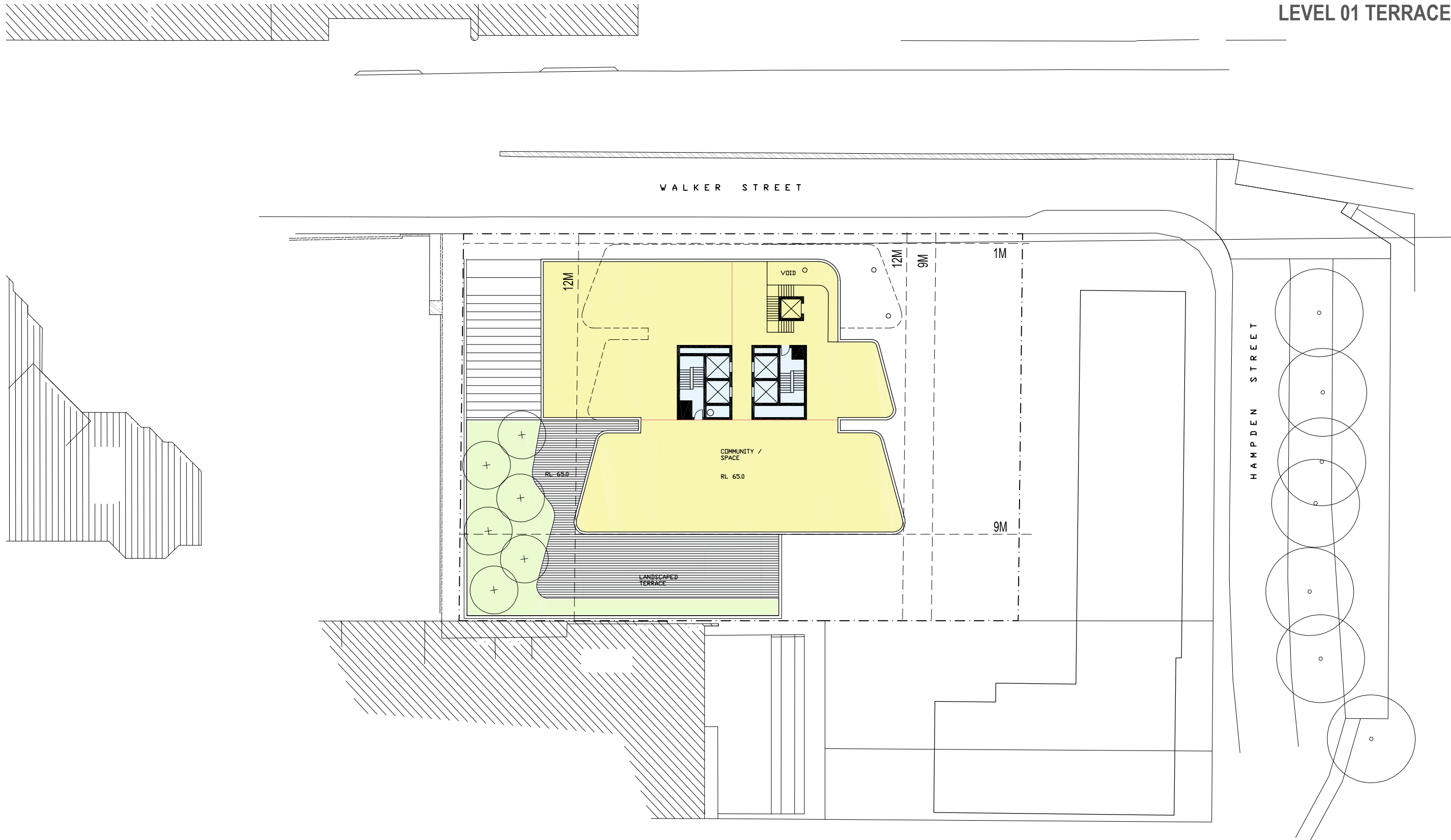
PART 6 - CONCEPT PROPOSAL

GROUND FLOOR PLAN



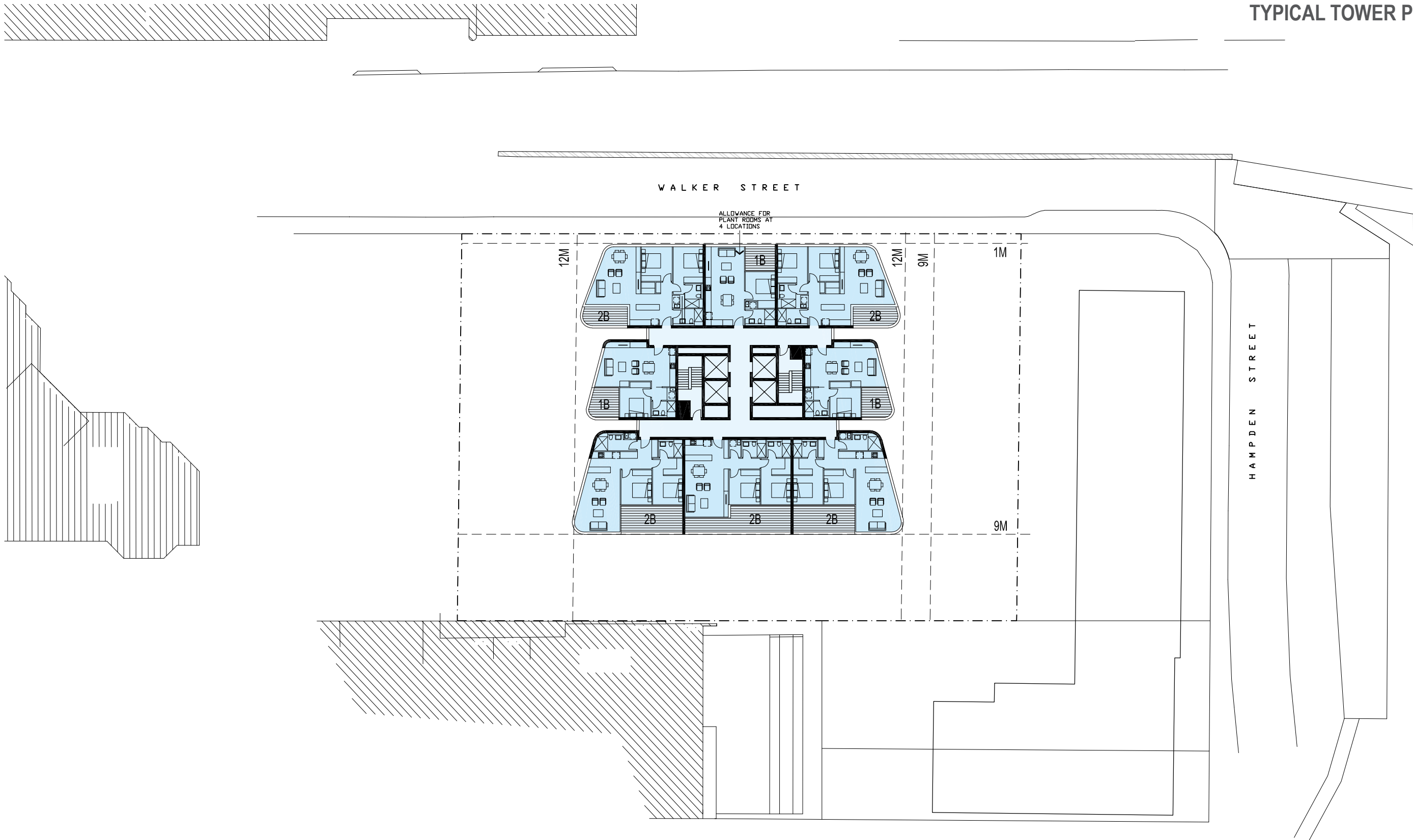
PART 6 - CONCEPT PROPOSAL

LEVEL 01 TERRACE



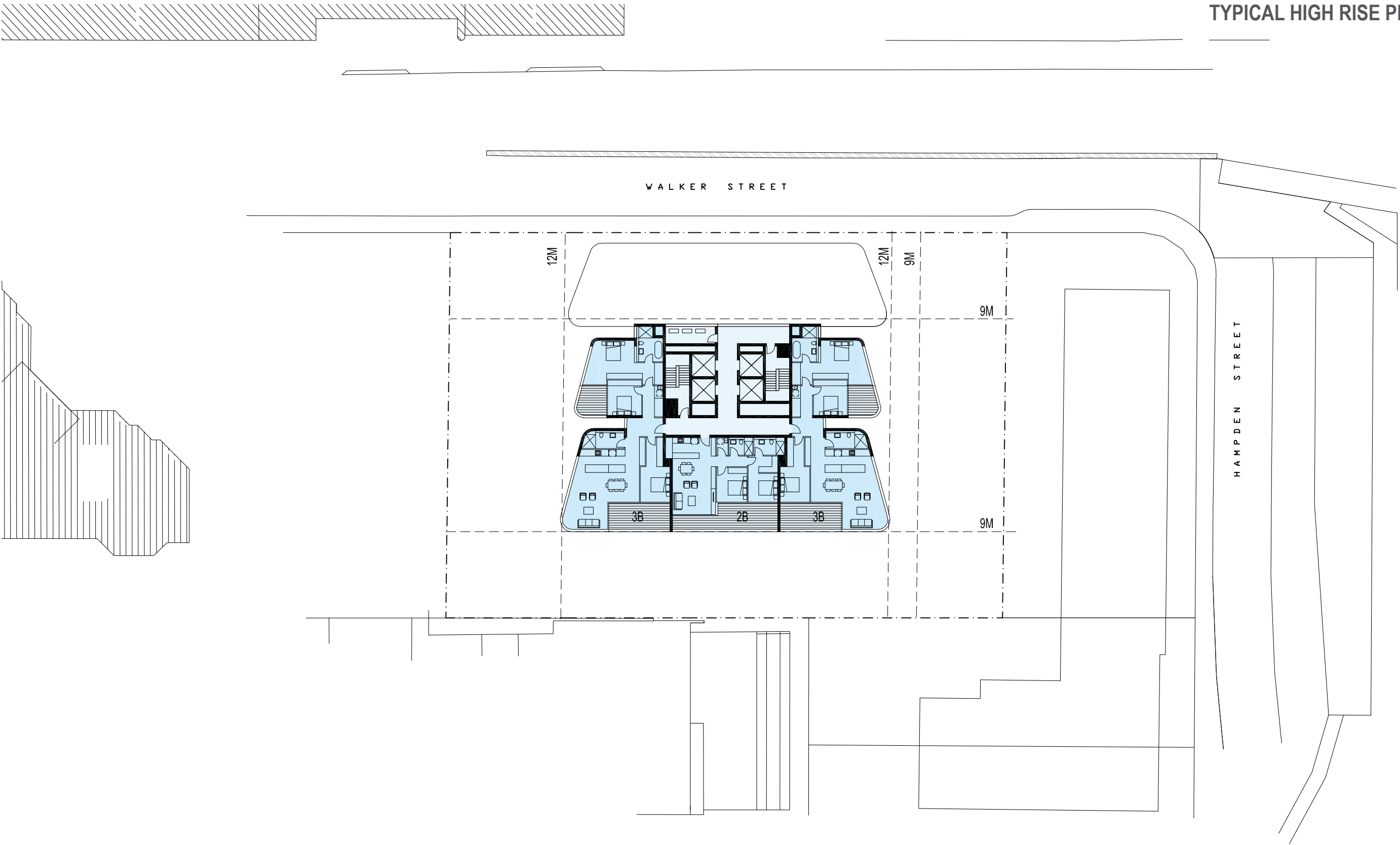
PART 6 - CONCEPT PROPOSAL

TYPICAL TOWER PLAN



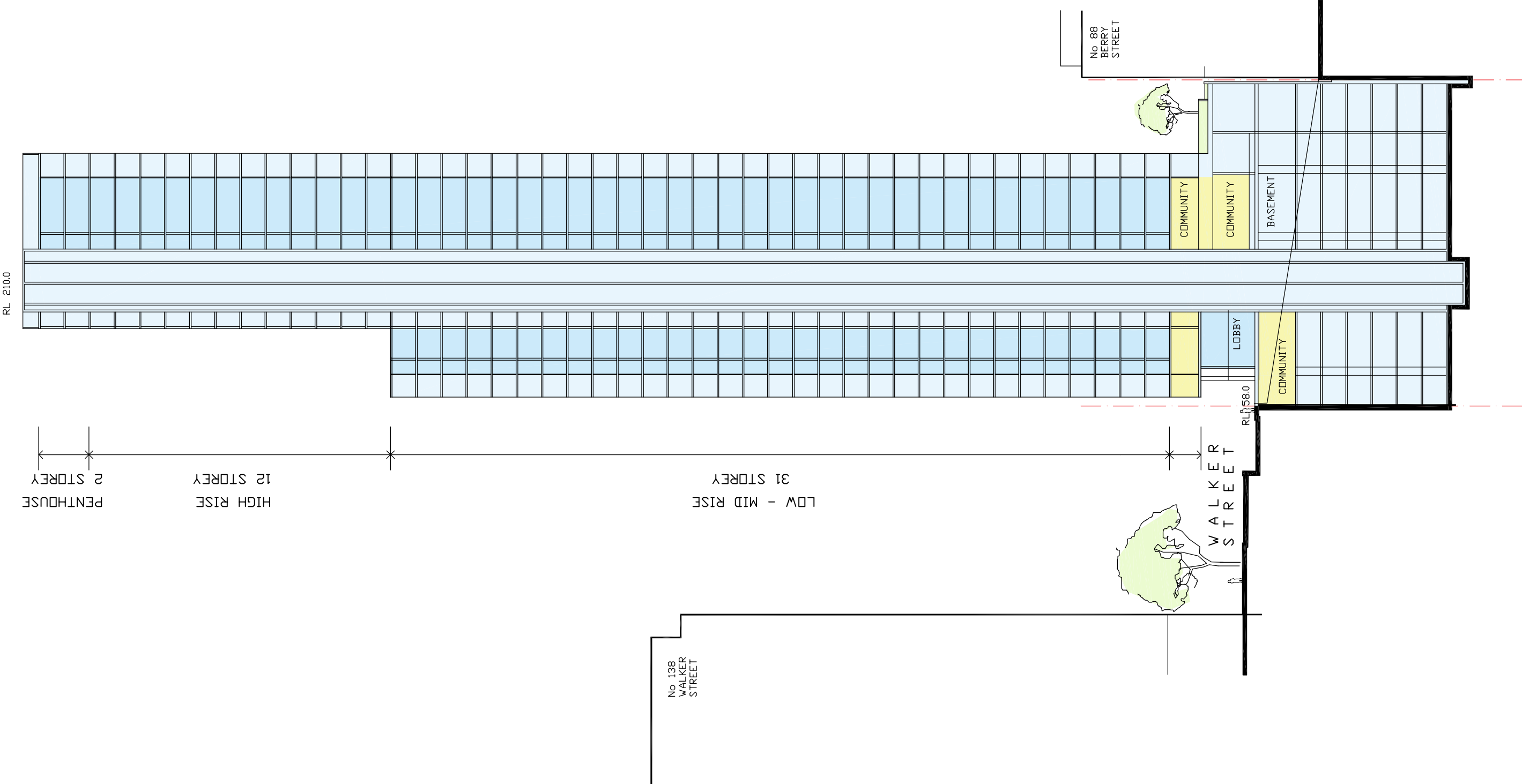
PART 6 - CONCEPT PROPOSAL

TYPICAL HIGH RISE PLAN



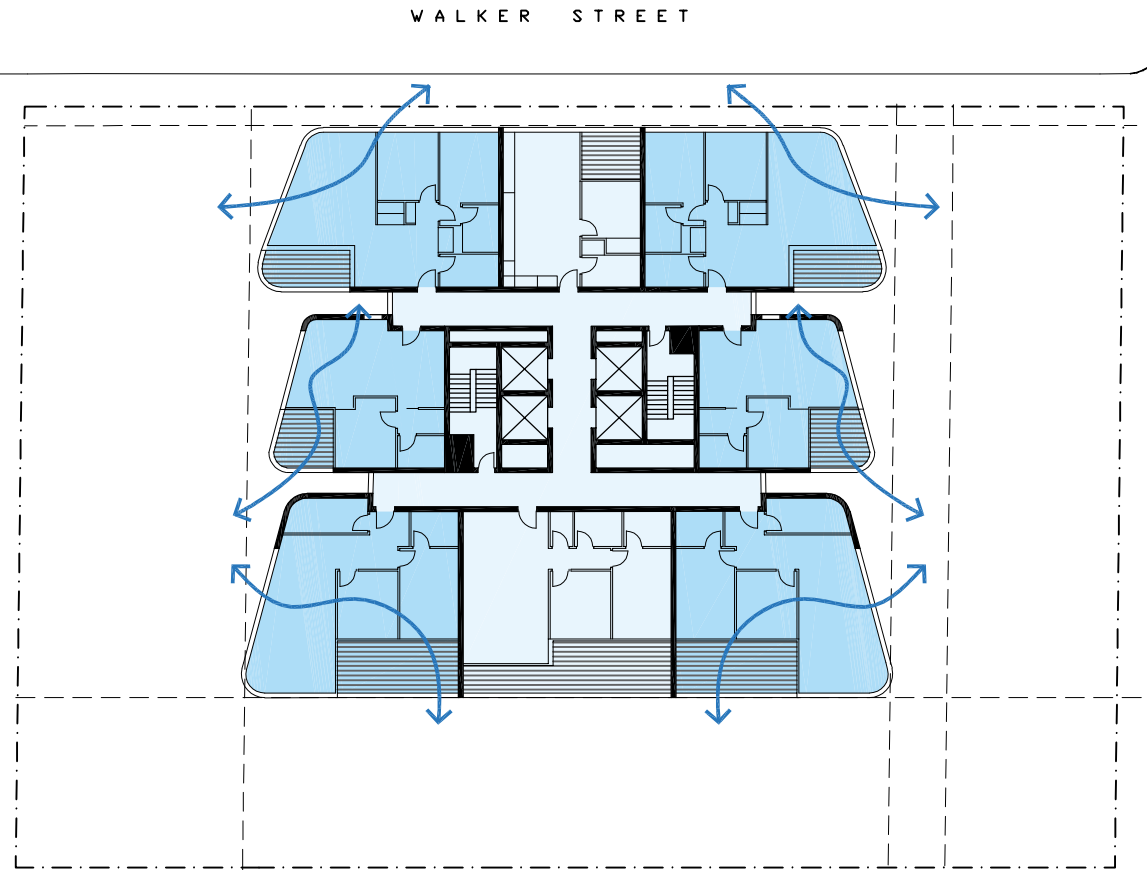
PART 6 - CONCEPT PROPOSAL

SECTION - EAST WEST

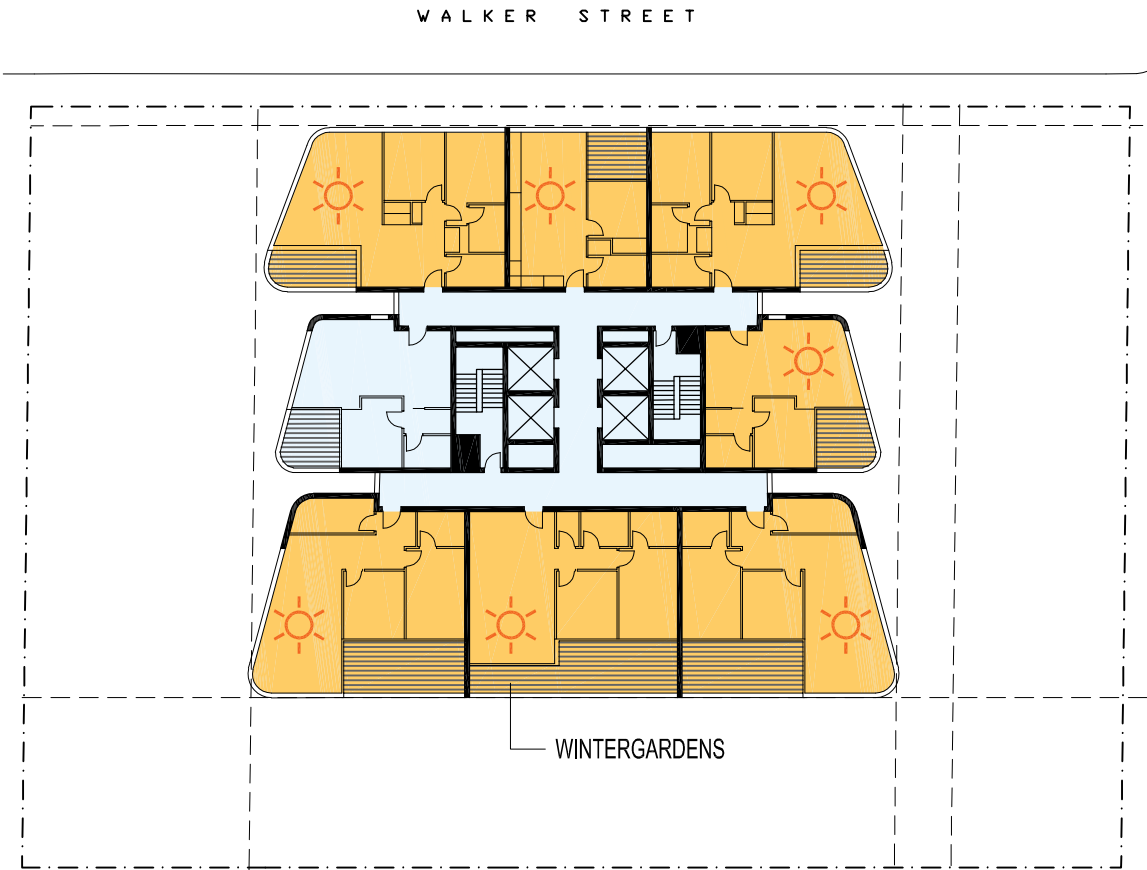


PART 6 - CONCEPT PROPOSAL

NATURAL VENTILATION & SOLAR ACCESS - TYPICAL TOWER PLAN



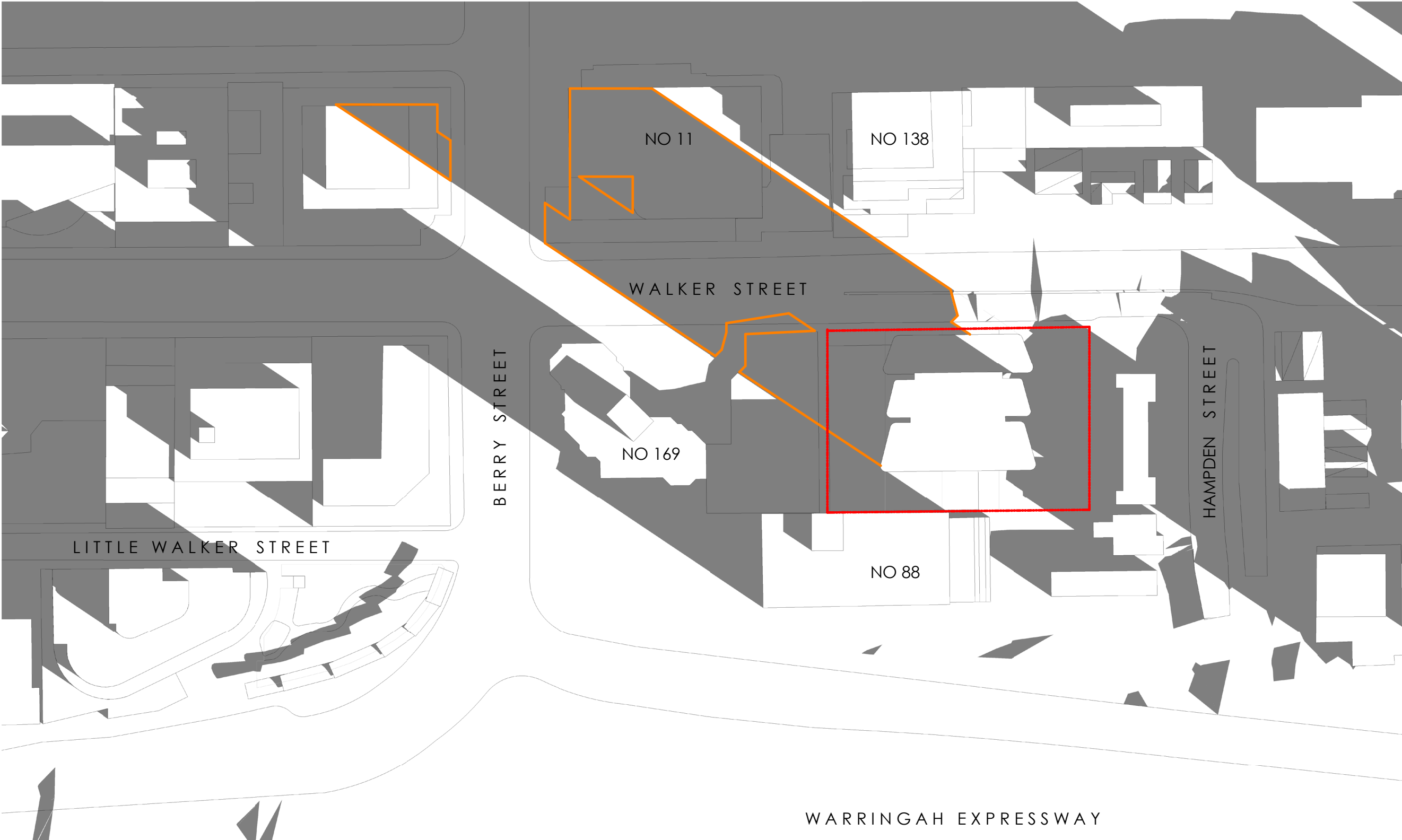
NATURAL VENTILATION - 75%
INDICATIVE NATURAL VENTILATION ANALYSIS
TO TYPICAL FLOOR PLATE




SOLAR ACCESS - 87%
INDICATIVE SOLAR ACCESS ANALYSIS
TO TYPICAL FLOOR PLATE - 2HRS ON JUNE 21ST

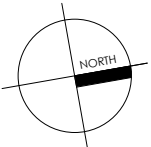
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 9AM



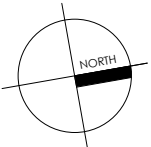
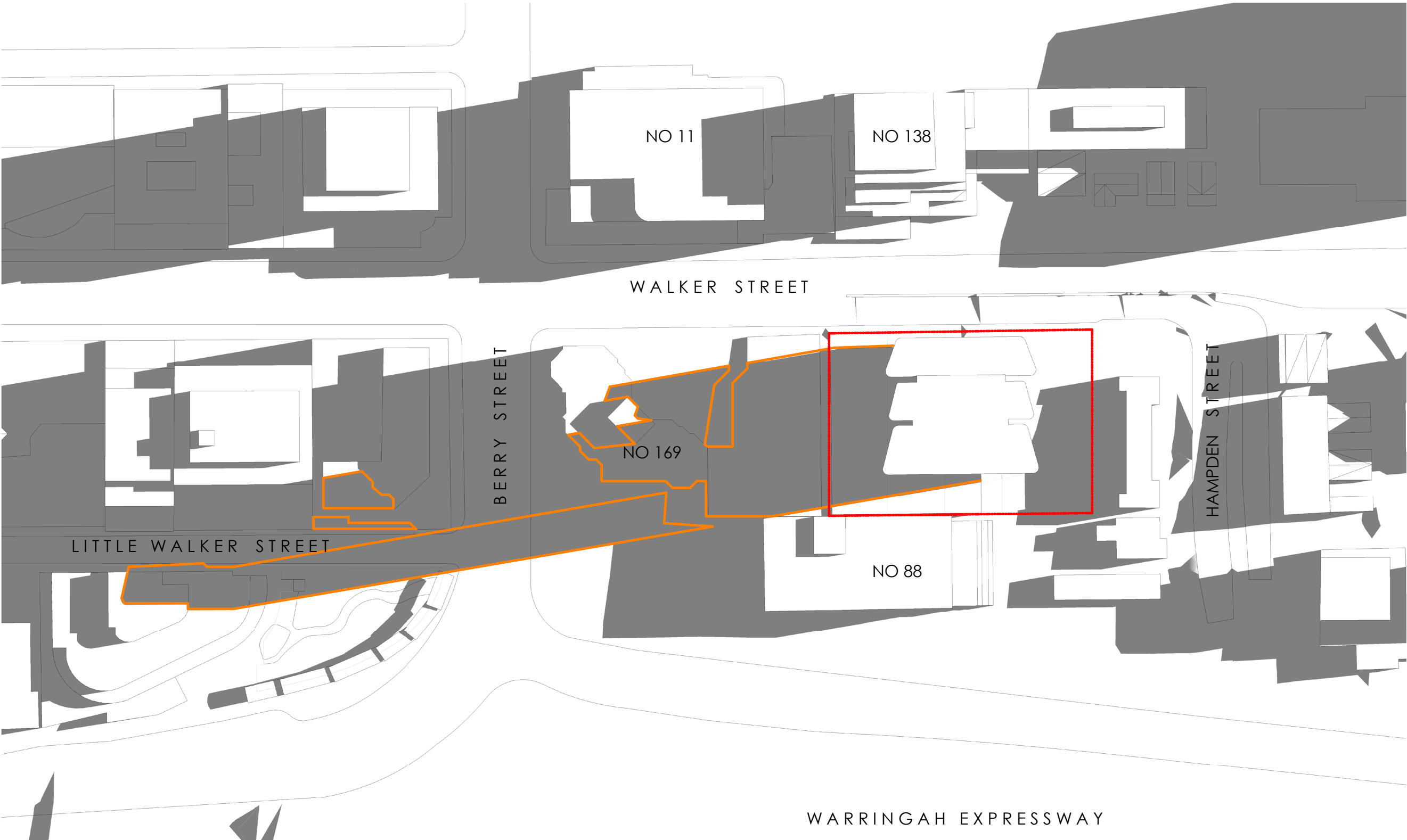
 SUBJECT SITE

 ADDITIONAL SHADOWING



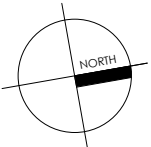
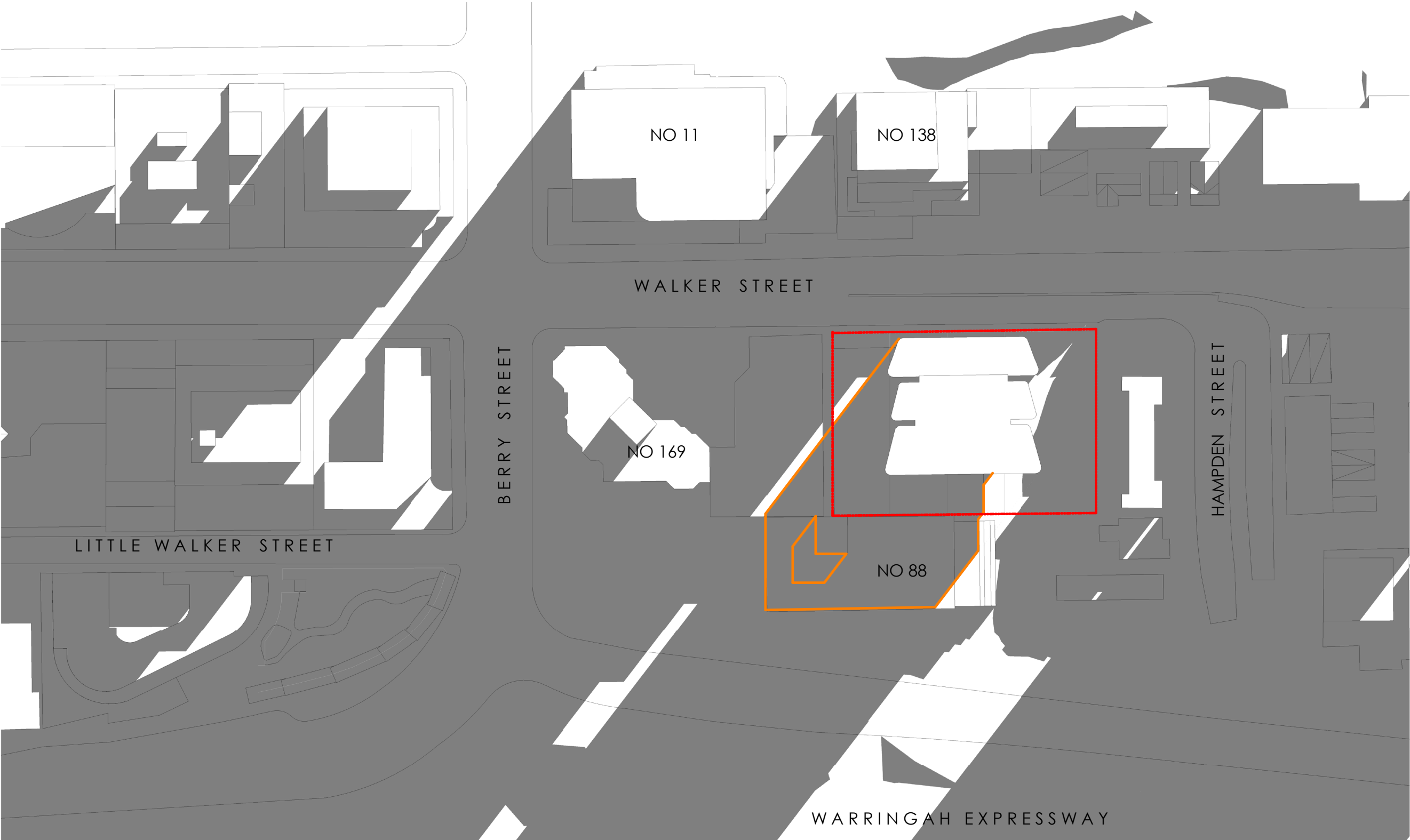
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 12PM



PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 3PM



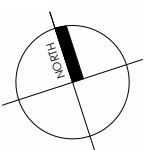
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 9AM



Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

ADDITIONAL SHADOW



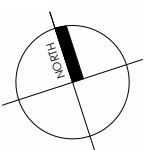
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 10AM



Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

ADDITIONAL SHADOW



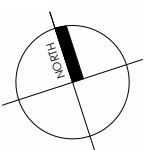
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 11AM



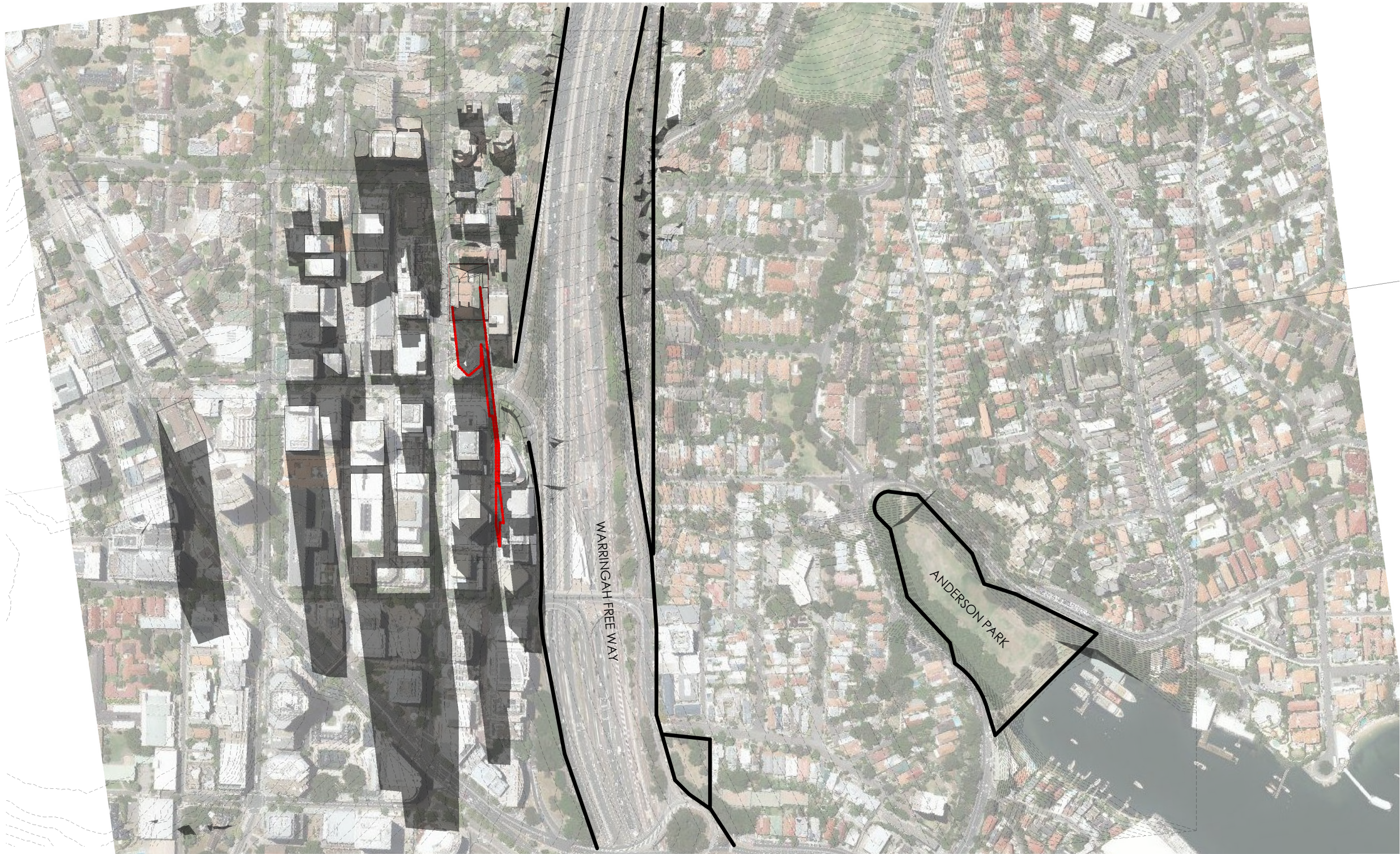
Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

ADDITIONAL SHADOW



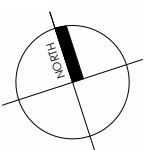
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 11.50AM



Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

ADDITIONAL SHADOW



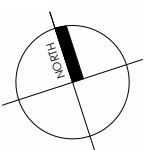
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 12PM



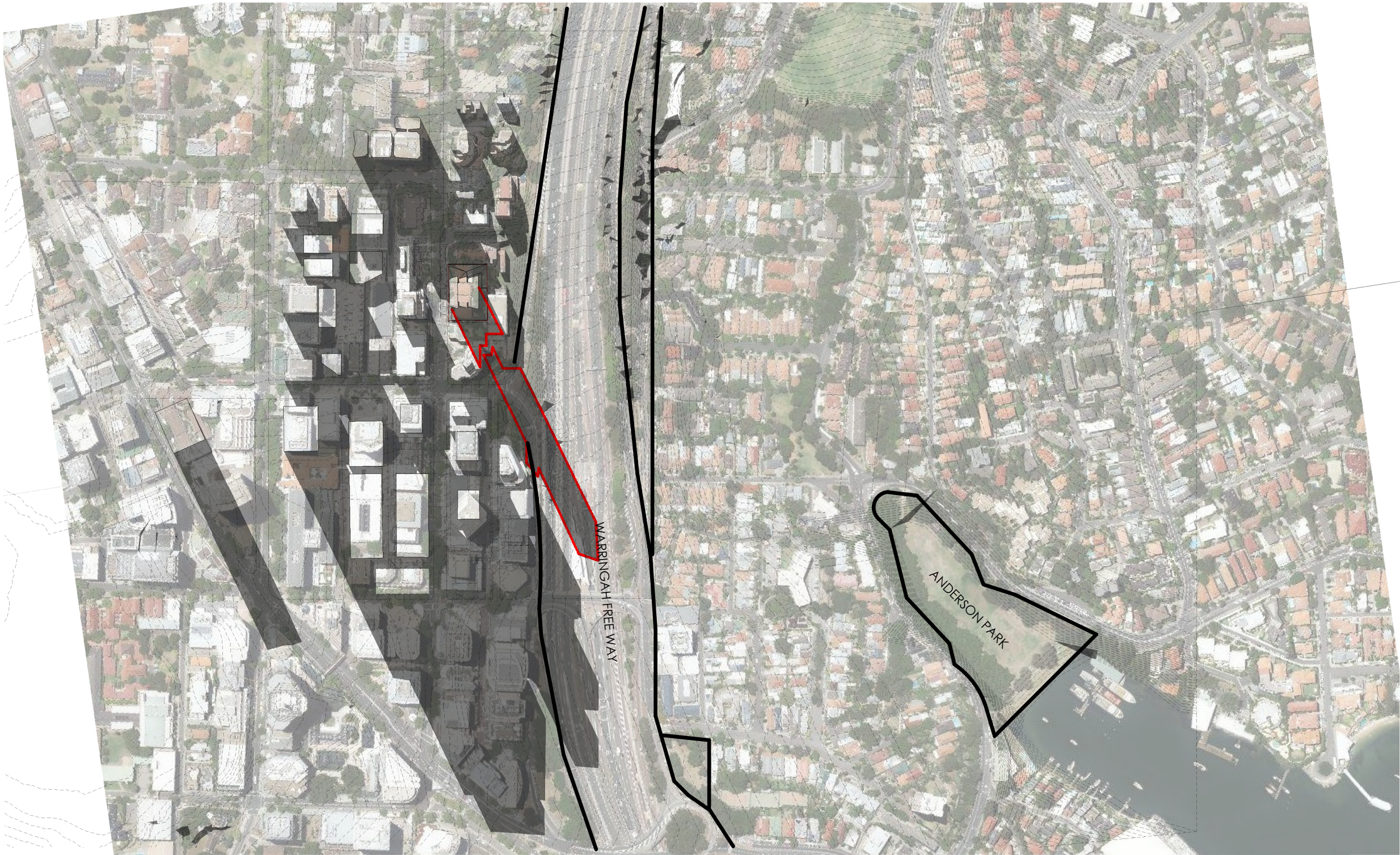
Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

 ADDITIONAL SHADOW



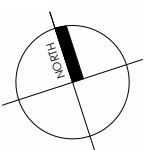
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 1PM



Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

 ADDITIONAL SHADOW



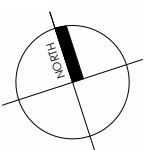
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 2PM



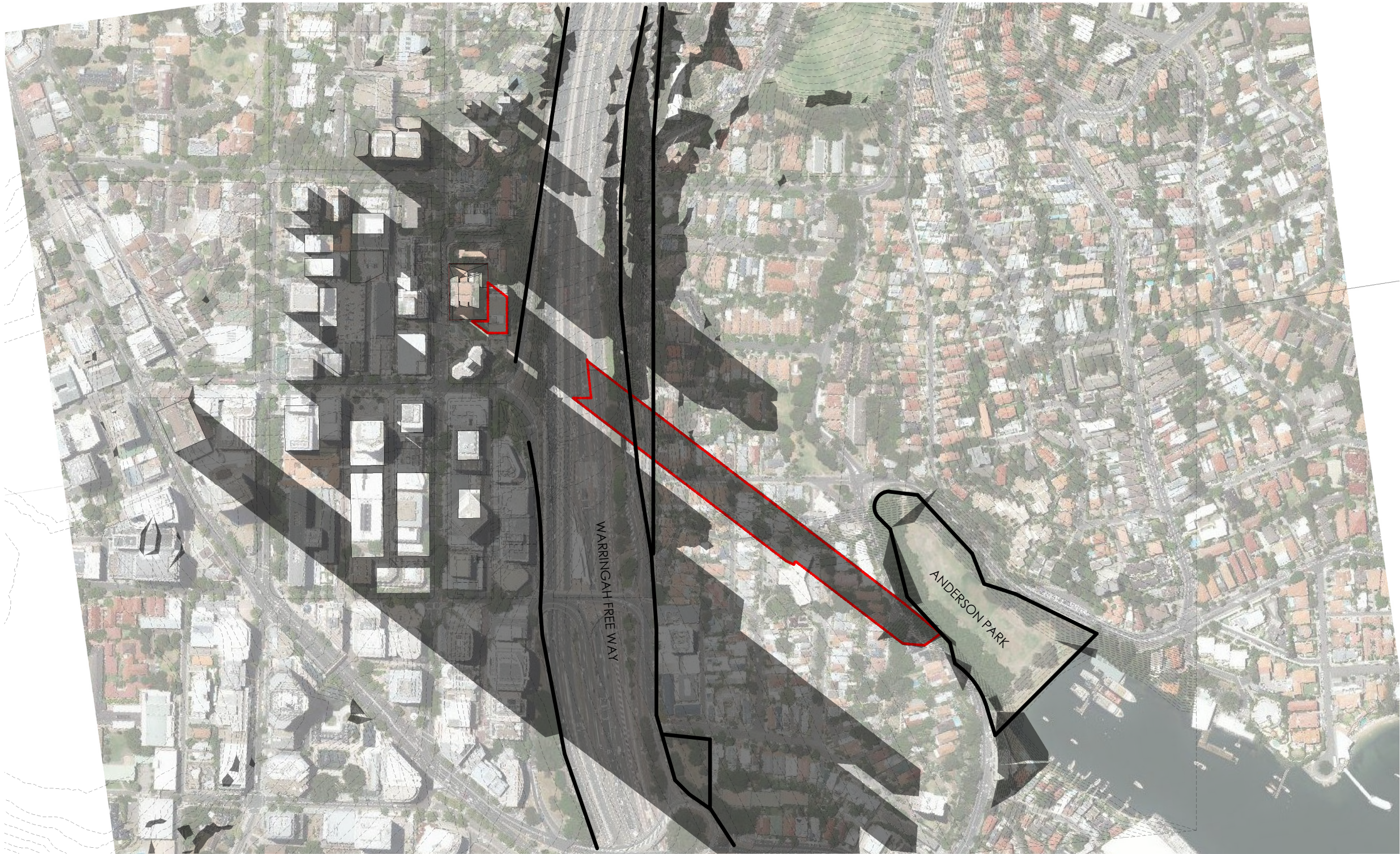
Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

ADDITIONAL SHADOW



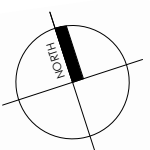
PART 6 - CONCEPT PROPOSAL

SHADOW DIAGRAM: JUNE 21ST - 3PM



Building heights are from the North Sydney Centre Capacity and Land Use Strategy Planning Proposal (PP_2017_North _002-00) and the Ward Street Masterplan.

ADDITIONAL SHADOW



PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - DORIS FITON PARK

PARK AREA - 731 sqm

NO REDUCTION OF SOLAR
ACCESS TO PARK AS A RESULT OF
ADJACENT EXISTING OR
PROPOSED BUILDINGS



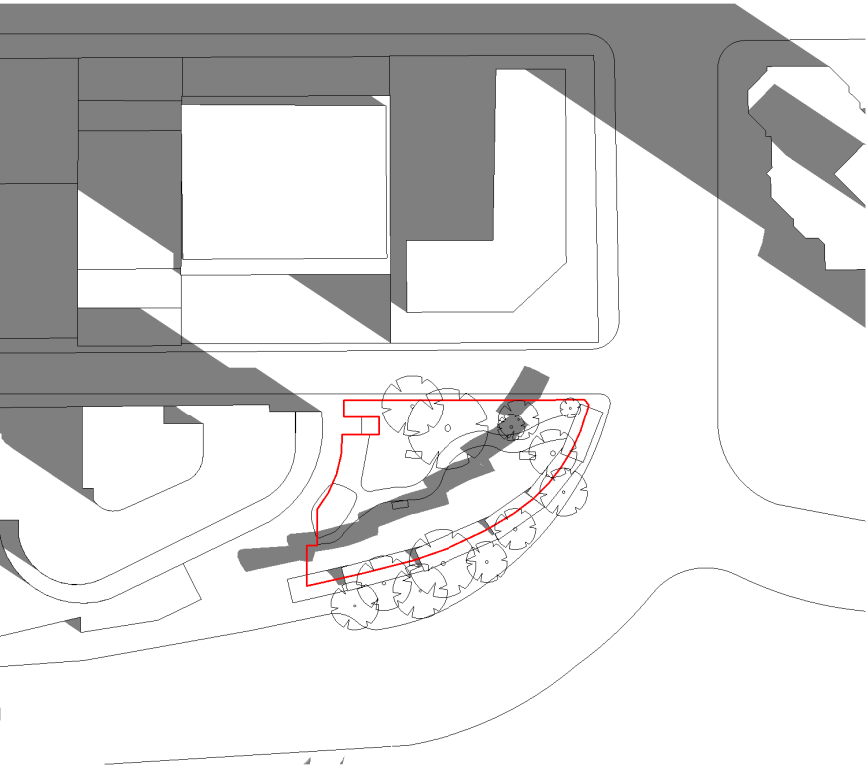
DORIS FITTON PARK

POSITIVE

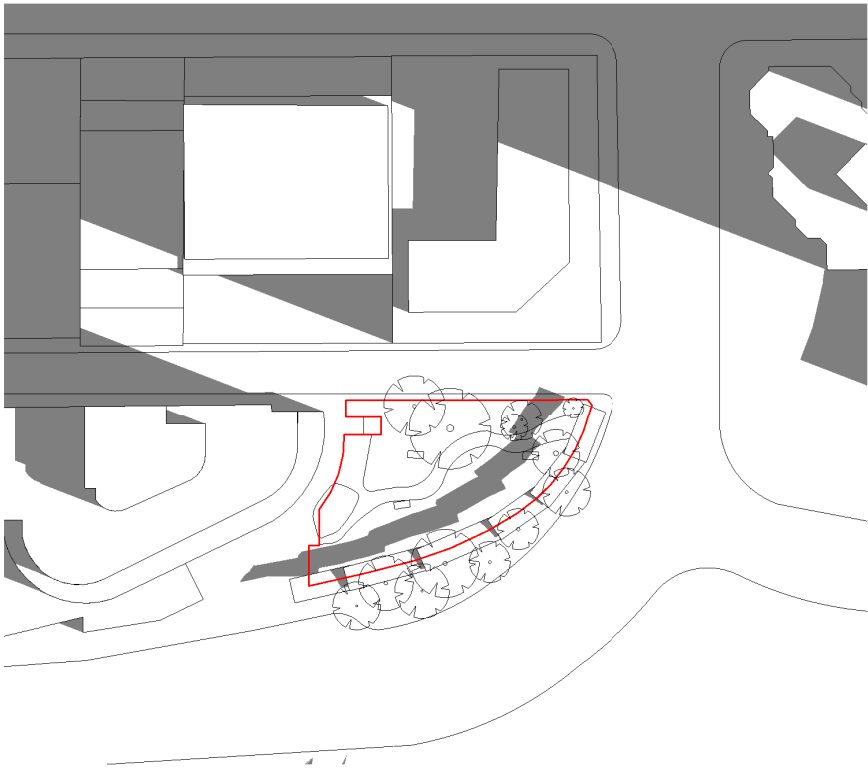
- RECEIVES REASONABLE LEVELS OF SOLAR ACCESS FROM 9.00AM TO 12.00PM
- PARK ENJOYS HARBOUR VIEWS TO THE SOUTH EAST (POINT PIPER / VAUCLUSE)
- POTENTIAL TO PROVIDE PUBLIC UPGRADES TO PARK TO IMPROVE USABILITY AND MAXIMISE VIEWS

NEGATIVE

- PARK IS SIGNIFICANTLY OVERSHADOWED BY EXISTING MATURE TREES AND VEGETATION FOR MOST OF THE DAY
- PARK IS IMPACTED BY EXISTING SHADOWING FROM CENTURY PLAZA BUILDING BEYOND MIDDAY
- TOPOGRAPHY AND LAYOUT OF PARK LIMITS USABILITY
- PARK IS DISCONNECTED FROM THE NORTH SYDNEY CENTRE DUE TO ITS FRINGE LOCATION
- PARK AND SURROUNDS ARE IN NEED OF UPGRADE WORK INCLUDING LANDSCAPING, PAVING, STREET FURNITURE, AND STREET AWNINGS
- PARK HAS LOW USAGE RATES

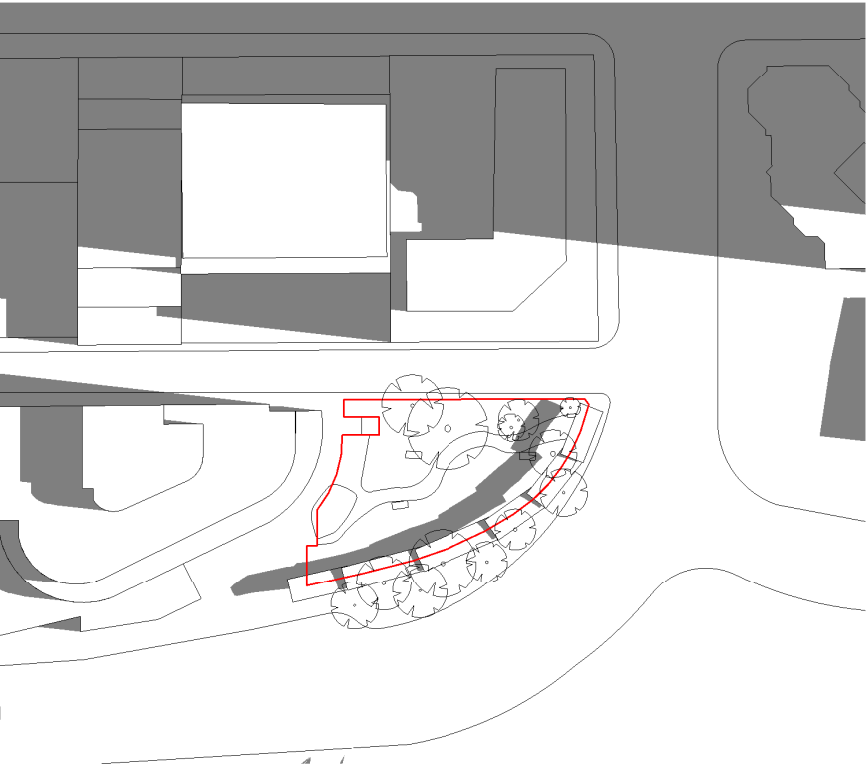


June 21 - 9.00am - DF Park

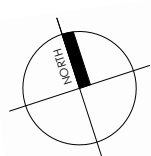


June 21 - 10.00am - DF Park

NOTE: SHADOWING FROM EXISTING VEGETATION NOT INDICATED



June 21 - 11.00am - DF Park







PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - DORIS FITON PARK

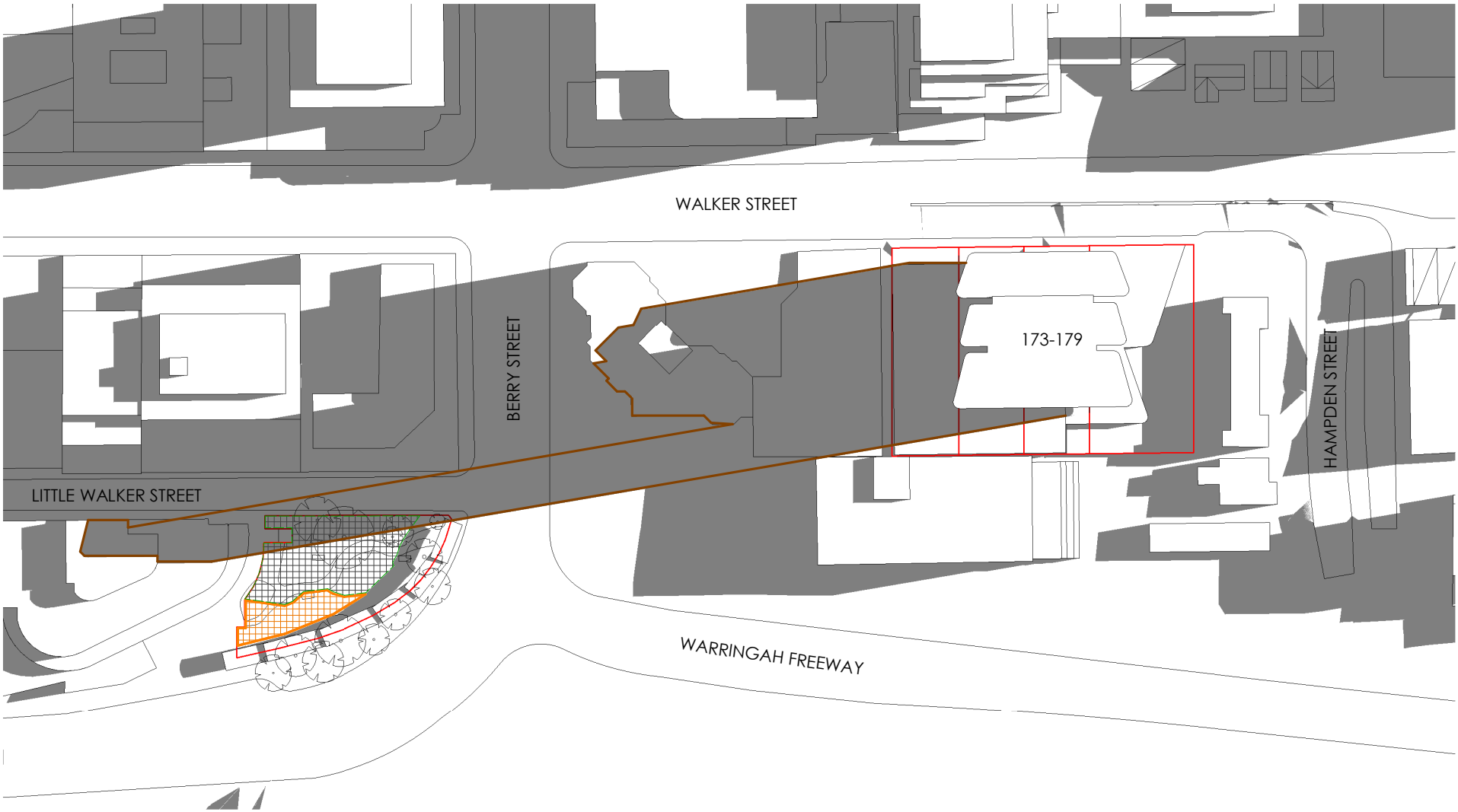
PARK AREA - 731 sqm

APPROX EXISTING SOLAR ACCESS TO PARK - 105 sqm (14%)

NO REDUCTION OF SOLAR ACCESS TO PARK

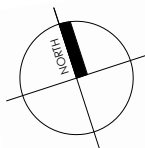
-  SITE & PARK BOUNDARY
-  ADDITIONAL SHADOWING
-  APPROX AREA OF EXISTING SOLAR ACCESS TO PARK
-  APPROX AREA OF EXISTING SHADOWING TO PARK

Factoring overshading from existing structures and vegetation



June 21 - 12.00noon - DF Park

DORIS FITTON PARK - JUNE 22ND 2017 - 12.00PM







PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - DORIS FITON PARK

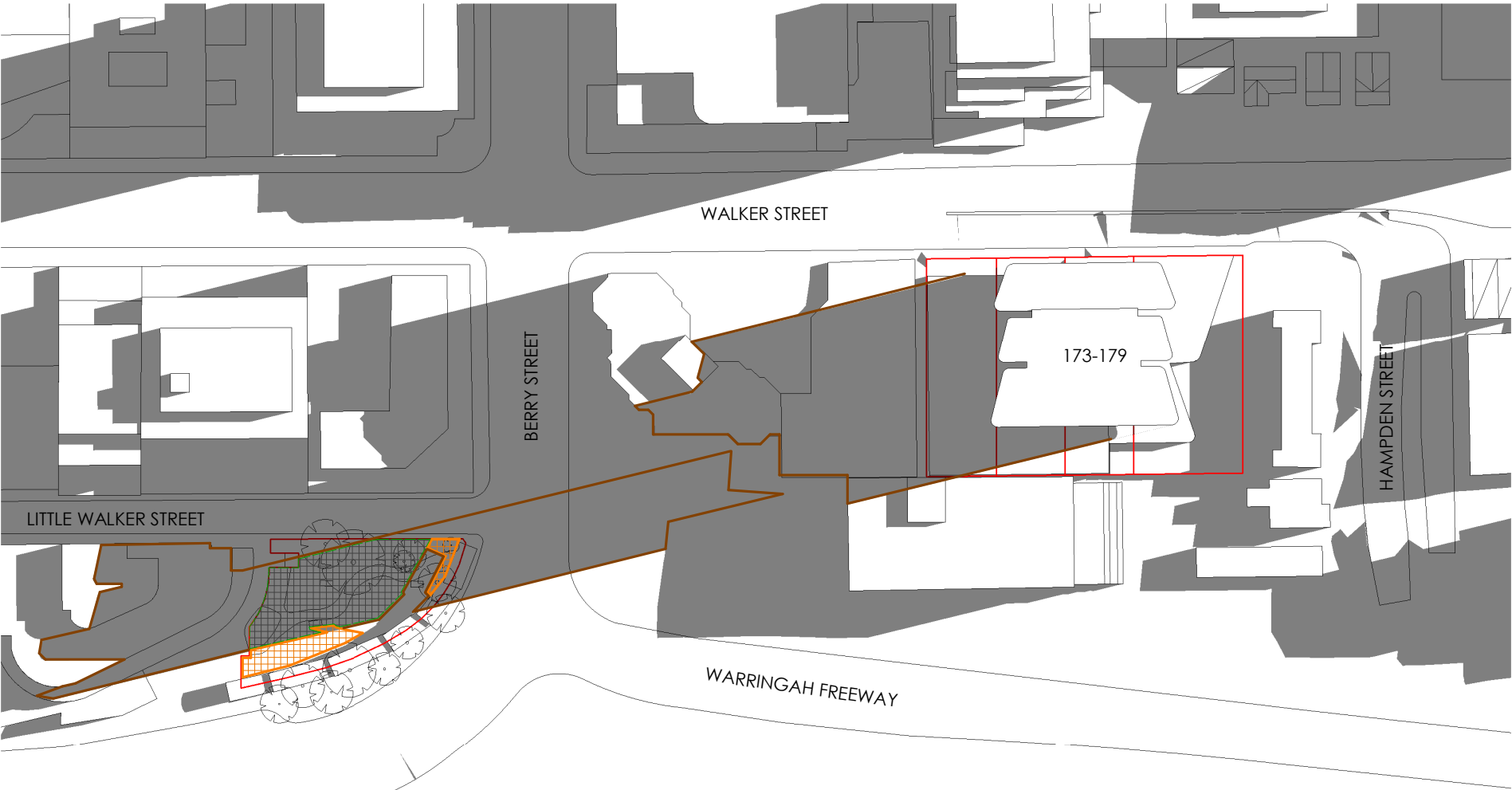
PARK AREA - 731 sqm

APPROX EXISTING SOLAR ACCESS TO PARK - 120 sqm (16%)

APPROX REDUCTION OF SOLAR ACCESS - 27 sqm (3% OF PARK)

-  SITE & PARK BOUNDARY
-  ADDITIONAL SHADOWING
-  APPROX AREA OF EXISTING SOLAR ACCESS TO PARK
-  APPROX AREA OF EXISTING SHADOWING TO PARK

Factoring overshading from existing structures and vegetation



June 21 - 12.15pm - DF Park

DORIS FITTON PARK - JUNE 22ND 2017 - 12.15PM







PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - DORIS FITON PARK

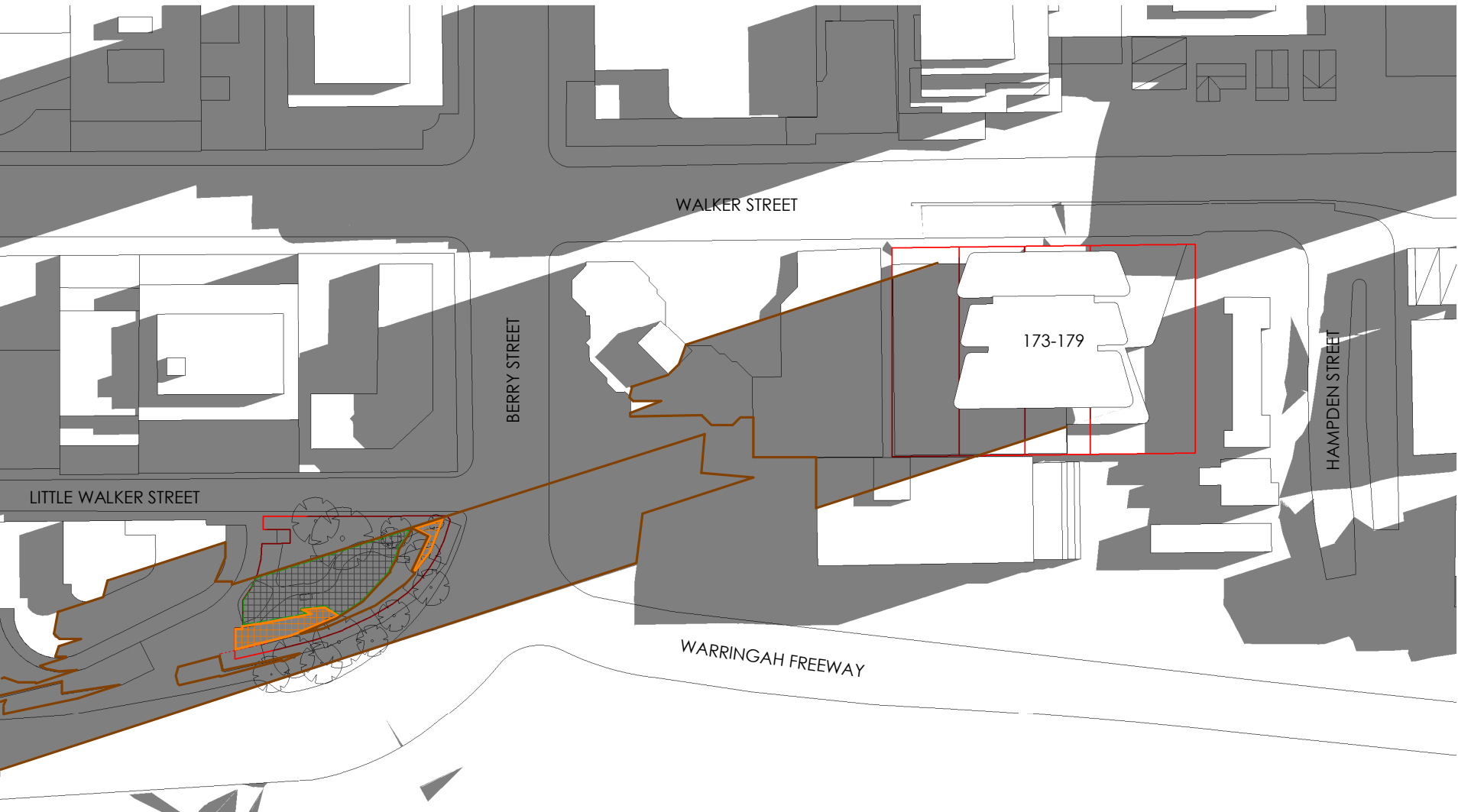
PARK AREA - 731 sqm

APPROX EXISTING SOLAR
ACCESS TO PARK - 78 sqm (10%)

APPROX REDUCTION OF SOLAR
ACCESS - 78 sqm (10% OF PARK)

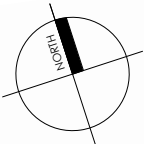
-  SITE & PARK BOUNDARY
-  ADDITIONAL SHADOWING
-  APPROX AREA OF EXISTING
SOLAR ACCESS TO PARK
-  APPROX AREA OF EXISTING
SHADOWING TO PARK

Factoring overshading from
existing structures and
vegetation



June 21 - 12.30pm - DF Park

DORIS FITTON PARK - JUNE 22ND 2017 - 12.30PM







PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - DORIS FITON PARK

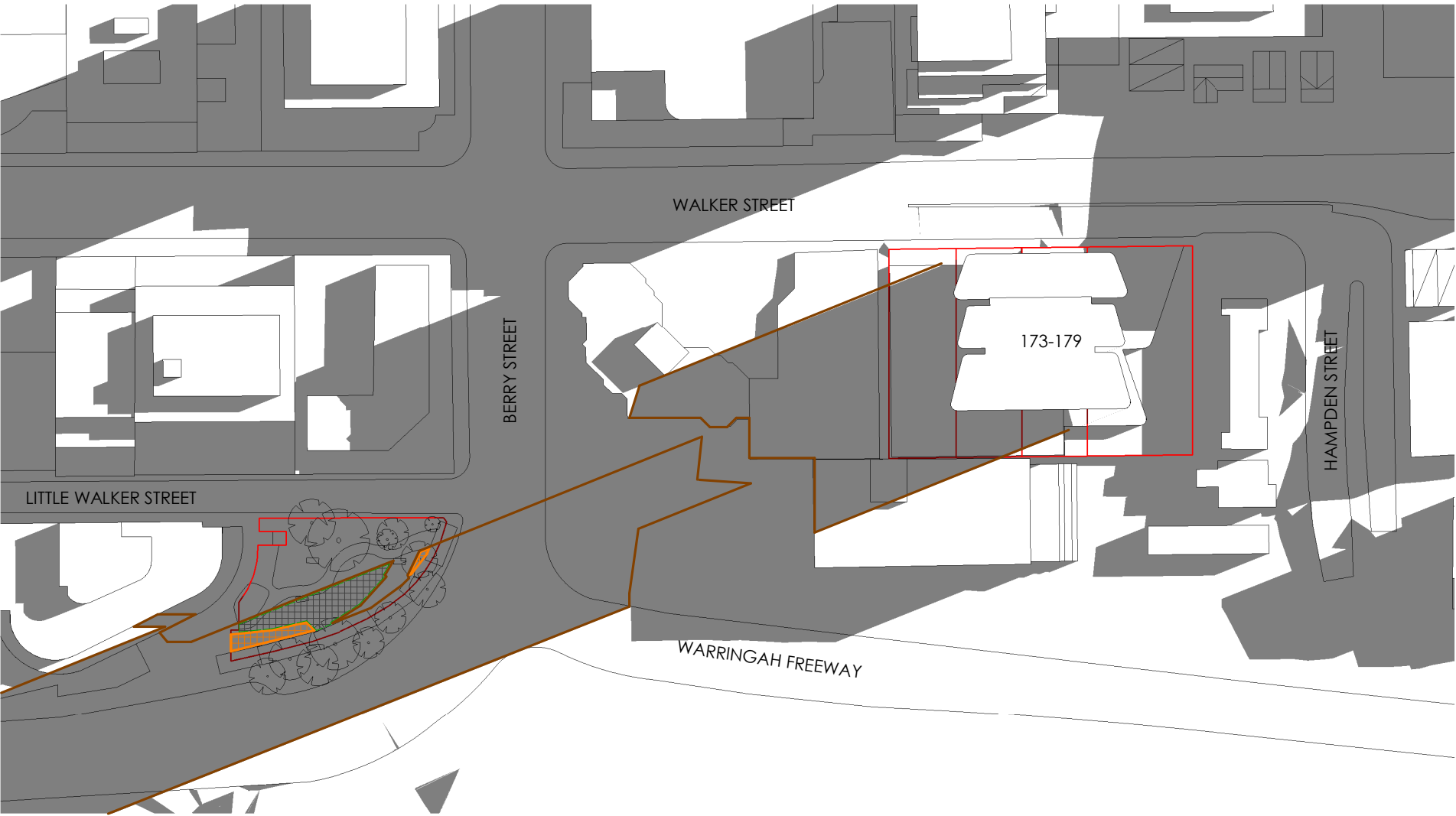
PARK AREA - 731 sqm

APPROX EXISTING SOLAR ACCESS TO PARK - 42 sqm (6%)

APPROX REDUCTION OF SOLAR ACCESS - 42 sqm (6% OF PARK)

-  SITE & PARK BOUNDARY
-  ADDITIONAL SHADOWING
-  APPROX AREA OF EXISTING SOLAR ACCESS TO PARK
-  APPROX AREA OF EXISTING SHADOWING TO PARK

Factoring overshading from existing structures and vegetation



June 21 - 12.45pm - DF Park

DORIS FITTON PARK - JUNE 22ND 2017 - 12.45PM



PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - DORIS FITON PARK

PARK AREA - 731 sqm

APPROX EXISTING SOLAR
ACCESS TO PARK - 0 sqm (0%)

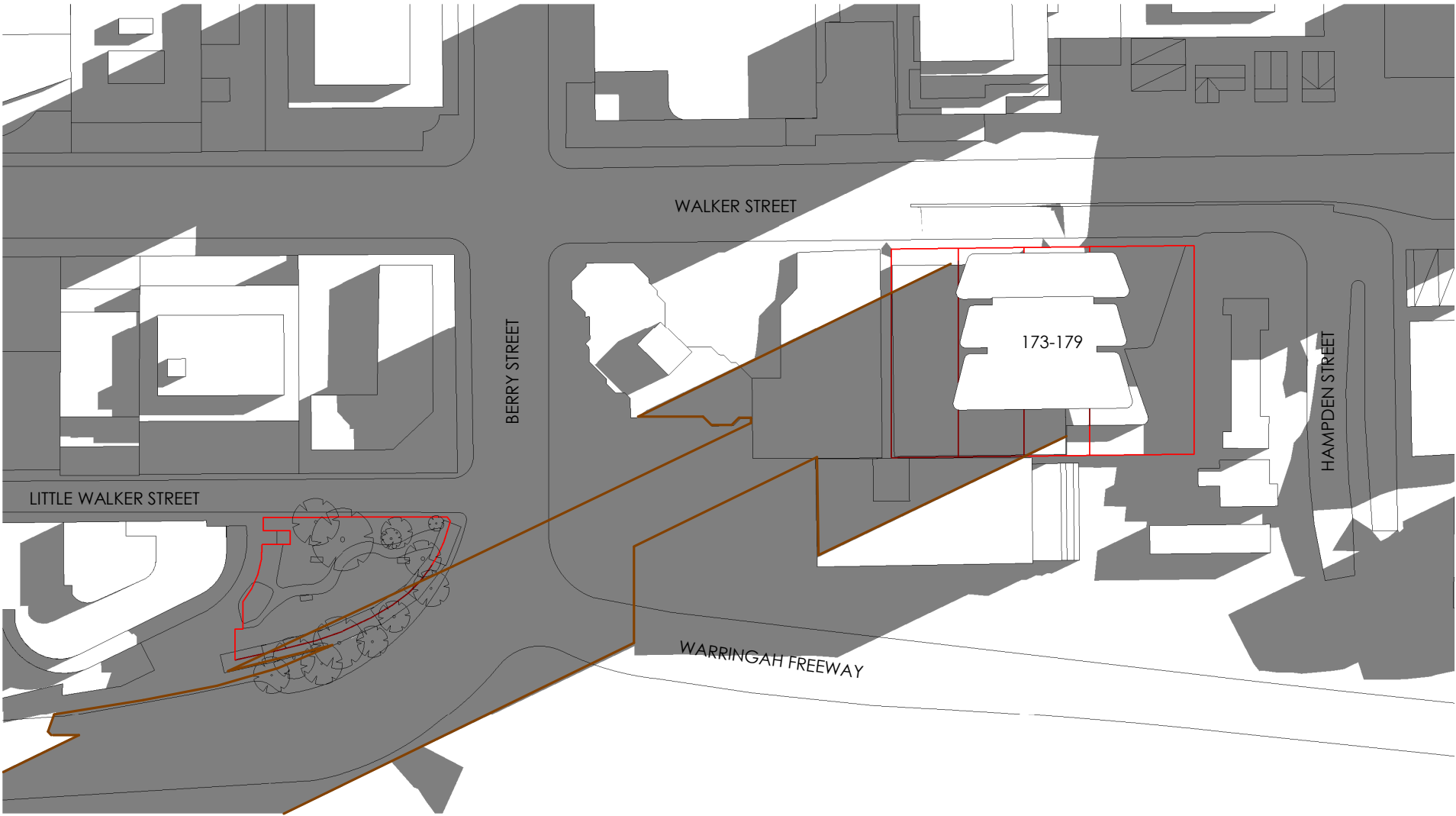
NO REDUCTION OF SOLAR
ACCESS TO PARK

 SITE & PARK BOUNDARY

 ADDITIONAL SHADOWING

 APPROX AREA OF EXISTING
SOLAR ACCESS TO PARK

Factoring overshading from
existing structures and
vegetation



June 21 - 1.00pm - DF Park

DORIS FITTON PARK - JUNE 22ND 2017 - 1.00PM



PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - PROPOSED PARK

LANDSCAPE AREA - 910 sqm

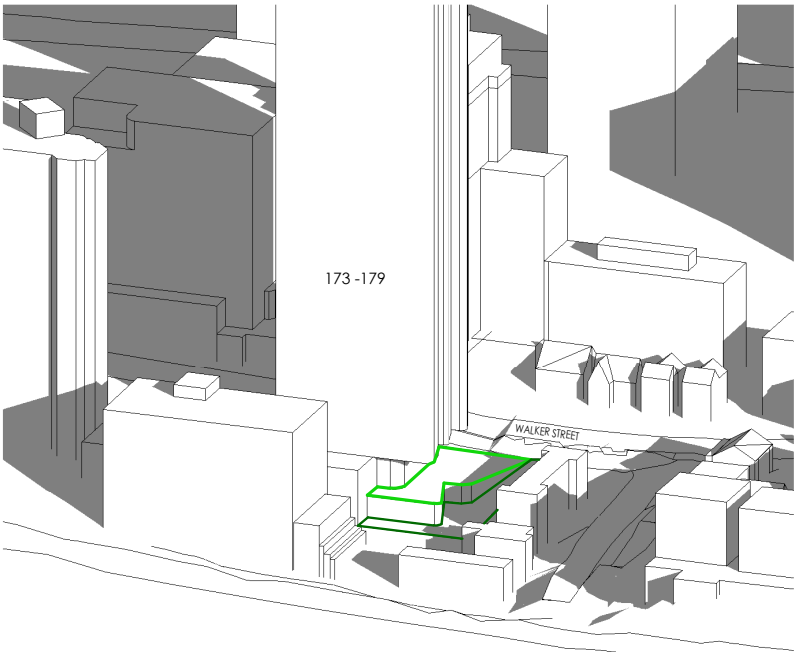
- UPPER TERRACE - 513 sqm
- LOWER TERRACE - 397 sqm

MAJORTIY OF UPPER TERRACE
RECEIVES SOLAR ACCESS
BETWEEN 9.00AM - 12.00PM

UPPER TERRACE LEVEL

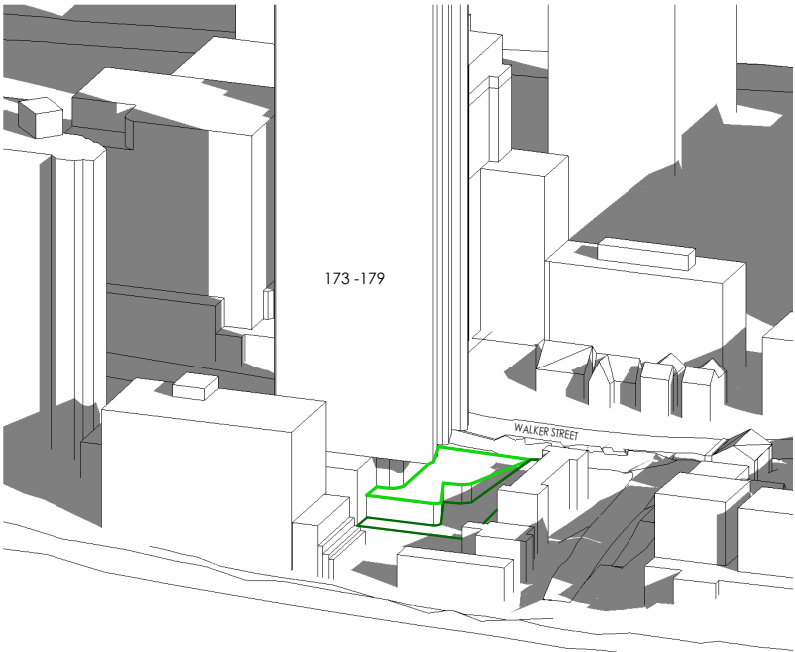
LOWER TERRACE LEVEL

EXISTING & PROPOSED
SHADOWS



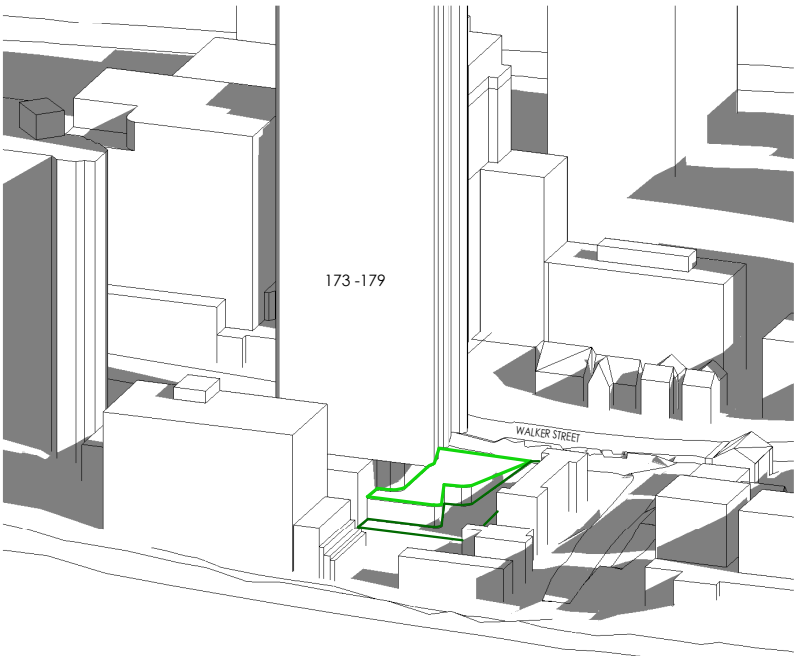
June 21 - 9.00am - Walker St Proposed Park

APPROX SOLAR ACCESS TO
UPPER TERRACE - 420 sqm (82%)



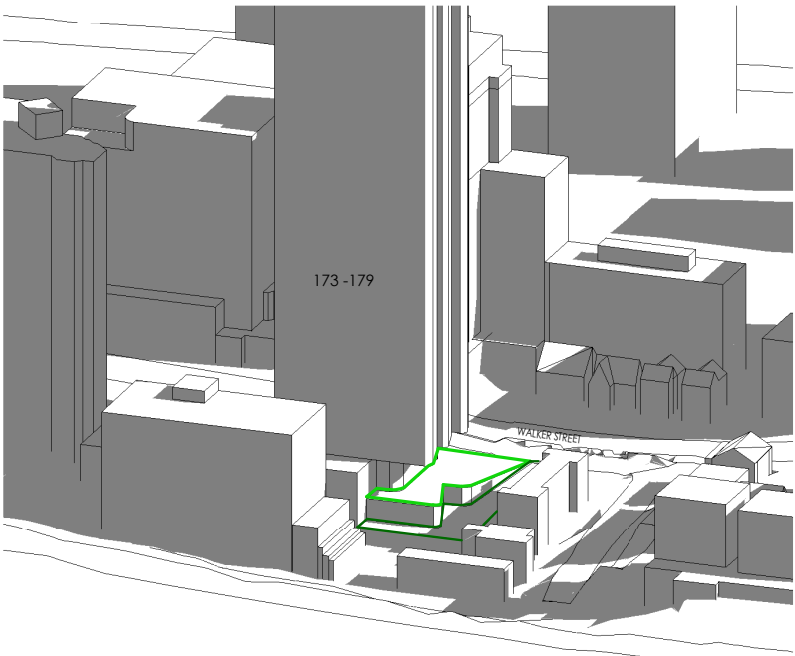
June 21 - 10.00am - Walker St Proposed Park

APPROX SOLAR ACCESS TO
UPPER TERRACE - 480 sqm (94%)



June 21 - 11.00am - Walker St Proposed Park

APPROX SOLAR ACCESS TO
UPPER TERRACE - 510 sqm (99%)



June 21 - 12.00noon - Walker St Proposed Park

APPROX SOLAR ACCESS TO
UPPER TERRACE - 513 sqm (100%)

PART 6 - CONCEPT PROPOSAL

SHADOW ANALYSIS - PROPOSED PARK

LANDSCAPE AREA - 910 sqm

- UPPER TERRACE - 513 sqm
- LOWER TERRACE - 397 sqm

UPPER TERRACE RECEIVES GOOD LEVELS OF SOLAR ACCESS DURING LUNCH TIME HOURS

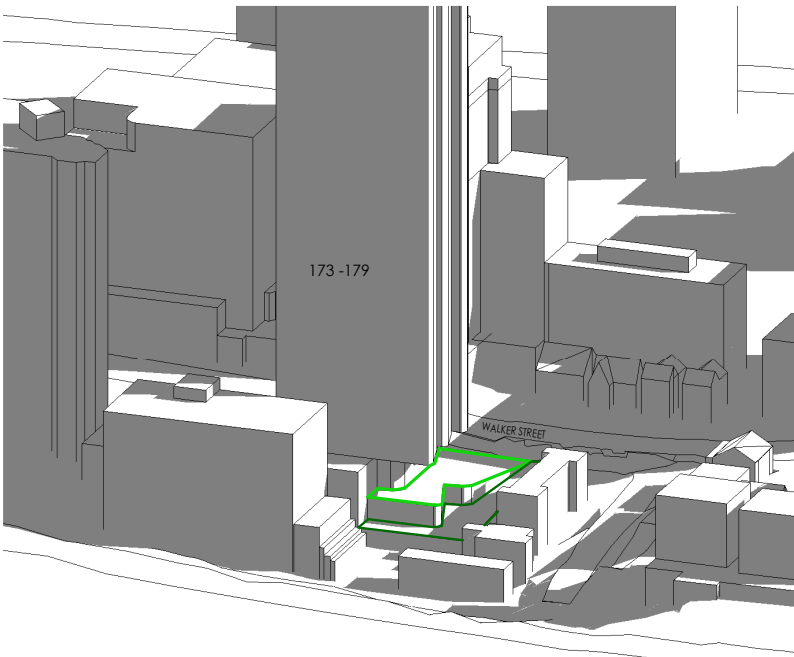
- UPPER TERRACE LEVEL
- LOWER TERRACE LEVEL

EXISTING & PROPOSED SHADOWS

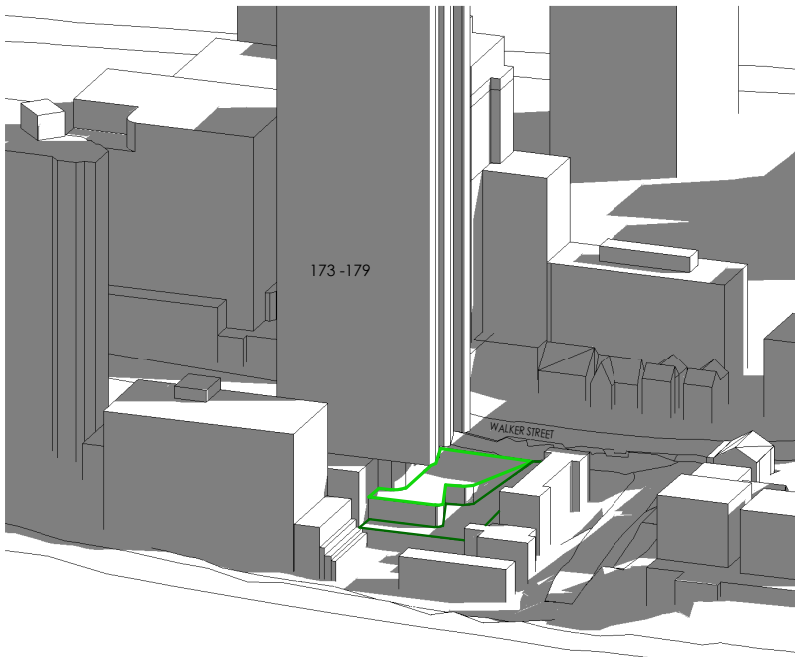
WALKER STREET PARK

POSITIVE

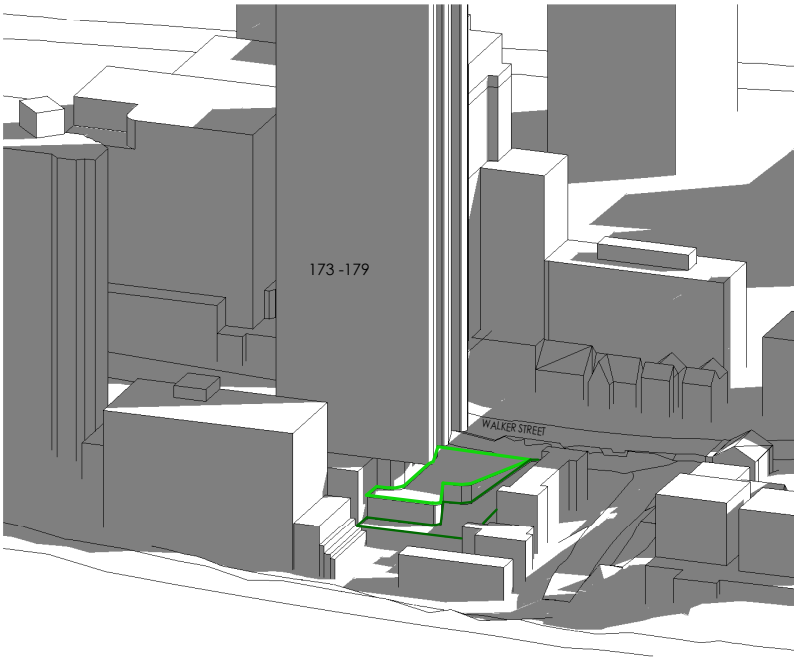
- RECIEVES EXCELLENT LEVELS OF SOLAR ACCESS FROM 9.00AM TO 12.30PM - EXTENDING TO JUST BEYOND 1.00PM
- LOCATION OF PROPOSED PARK ALIGNS WITH THE INTENT OF THE WARD STREET PRECINCT MASTERPLAN
- LOCATION ADJOINS THE COMMERCIAL CORE AND FUTURE WARD STREET PRECINT TO THE WEST
- POSITION OF PROPOSED PARK WILL MAXIMISE VIEW SHARING OPPORTUNITIES FROM THE RESDENTIAL DEVELOPMENTS OPPOSITE
- PROVIDES OPPORTUNITIES FOR FUTURE THROUGH SITE LINKS TO THE EAST AS INDICATED IN THE WARD STREET MASTERPLAN
- PROPOSAL WILL PROVIDE A HIGH QUALITY USABLE PUBLIC SPACE FOR NORTH SYDNEY



June 21 - 12.30noon - Walker St Proposed Park
APPROX SOLAR ACCESS TO UPPER TERRACE - 416 sqm (81%)



June 21 - 12.45noon - Walker St Proposed Park
APPROX SOLAR ACCESS TO UPPER TERRACE - 242 sqm (44%)



June 21 - 1.00pm - Walker St Proposed Park
APPROX SOLAR ACCESS TO UPPER TERRACE - 175 sqm (34%)

SUMMARY OF SOLAR ACCESS TO EXISTING AND PROPOSED PARKS

	DORIS FITTON PARK		WALKER STREET PROPOSED PARK
TIME	EXISTING SOLAR ACCESS TO PARK	REDUCTION OF SOLAR ACCESS TO PARK	PROPOSED SOLAR ACCESS TO NEW PARK - UPPER TERRACE
9.00AM	630 SQM (86%)*	NIL	420 SQM (82%)
10.00AM	600 SQM (82%)*	NIL	480 SQM (94%)
11.00AM	586 SQM (80%)*	NIL	510 SQM (99%)
12.00PM	105 SQM (14%)	NIL	513 SQM (100%)
12.15PM	120 SQM (16%)	27 SQM (3%)	513 SQM (100%)
12.30PM	78 SQM (10%)	78 SQM (10%)	416 SQM (81%)
12.45PM	42 SQM (6%)	42 SQM (6%)	242 SQM (44%)
1.00PM	0 SQM (0%)	NIL	175 SQM (34%)

* Note: Does not factor shadows cast by existing vegetation

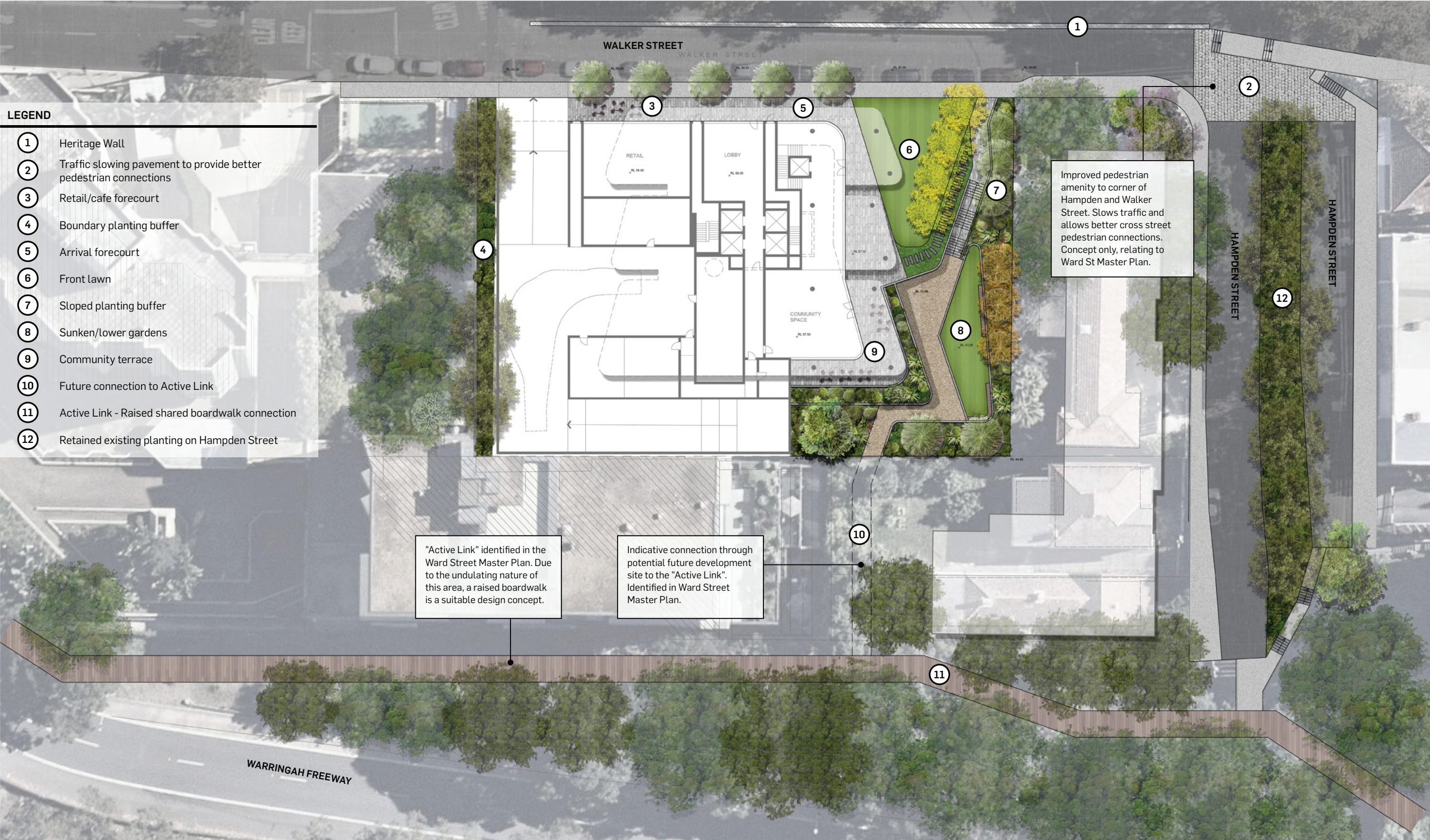
PART 7 - CONCLUSION

THE SITE REPRESENTS A UNIQUE OPPORTUNITY FOR THE URBAN RENEWAL OF A STRATEGIC LOCATION CLOSE TO NORTH SYDNEY CENTRE AND THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY WHICH RESPONDS TO THE VISION FOR NORTH SYDNEY ESTABLISHED BY BOTH NORTH SYDNEY COUNCIL AND THE DEPARTMENT OF PLANNING AND ENVIRONMENT.

WE SEEK THE SUPPORT OF NORTH SYDNEY COUNCIL TO WORK TOGETHER TO PREPARE A PLANNING PROPOSAL.

- Opportunity to realise Council’s vision to improve the public domain and activate the precinct.
- Residential uses to support the economic activation of North Sydney Centre.
- Potential to increase local economic expenditure and create a more sustainable, robust and self-sufficient community
- Opportunity for contemporary best practice planning presented by urban renewal.
- Supporting a mix of uses to revitalise the precinct.
- Meeting future housing targets.
- Significant amalgamation of 24 titles in 4 strata buildings.
- Underutilised site given its proximity to North Sydney CBD and existing and planned significant transport infrastructure networks.
- Close proximity to Victoria Cross Station.
- East Walker Street was identified as an Opportunity Site.
- Ability to provide publicly accessible landscaped pedestrian links and open space.

PART 8 - PUBLIC DOMAIN PLAN



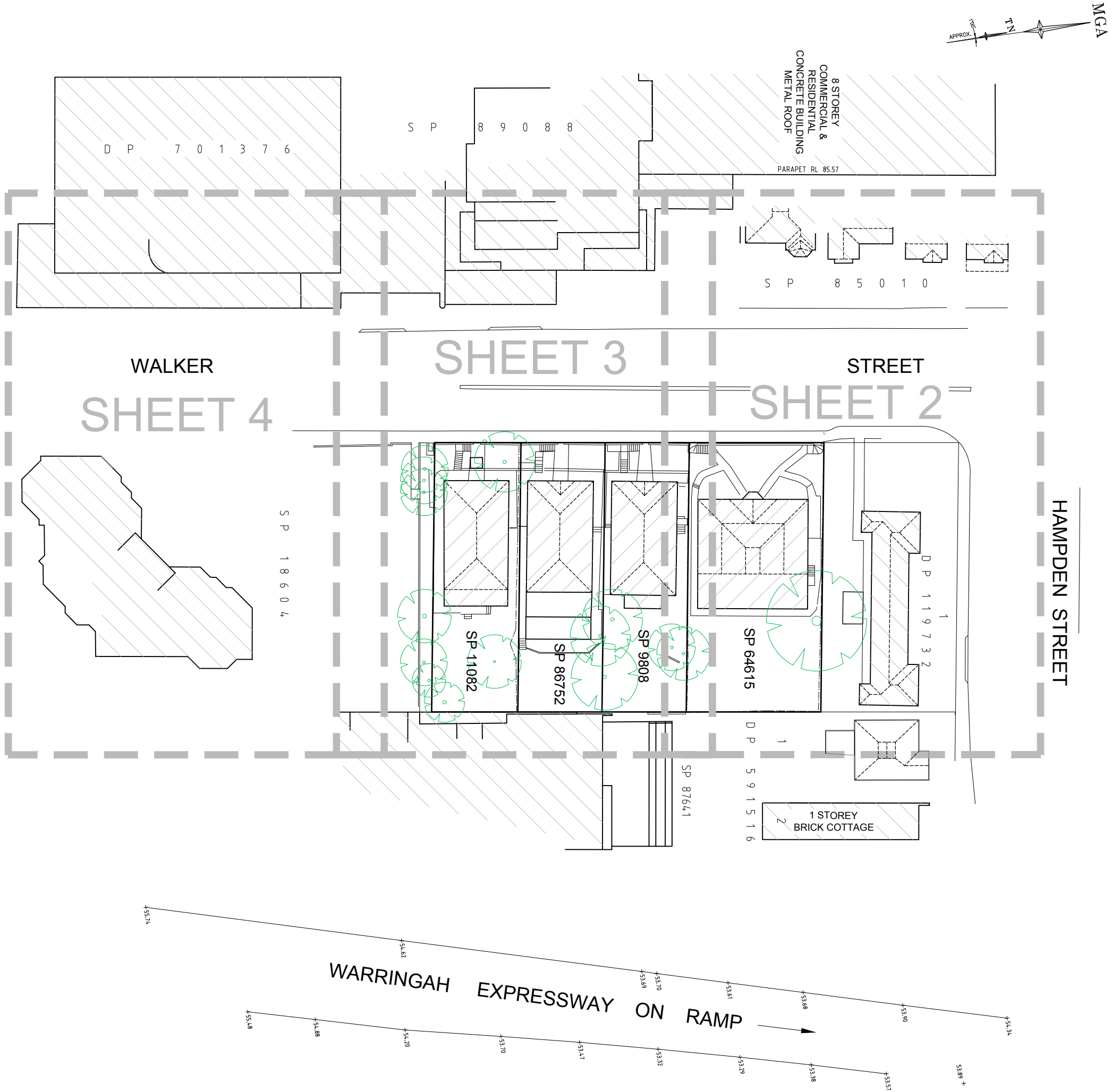
PART 9 - APPENDIX

SURVEY PLANS

- NOTES
1. THE BOUNDARIES HAVE NOT BEEN MARKED
 2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE of LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
 3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM25302 R.L. 55.657 (A.H.D.) IN ARTHUR STREET
 4. CONTOUR INTERVAL 0.5 m
 5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 10. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

LEGEND

BENCH MARK	▲	WATER METER	WM
TELSTRA PIT	TEL	GAS VALVE	GAS
ELECTRIC LIGHT POLE	ELP	GAS PILLAR	GASPIL
POWER POLE	PP	VEHICLE CROSSING	(VC)
PIT WITH CONCRETE LID	CLID	WINDOW	W
PIT WITH METAL LID	MLID	DOOR	D
STREET SIGN	SS	HEAD/SILL	H/S
PARKING METER	PMTR	GAS (DBYD)	G
GRATED INLET PIT	GIP	TELSTRA (DBYD)	T
KERB INLET PIT	KIP	WATER (DBYD)	W
STORMWATER MANHOLE	MH	STORMWATER (DBYD)	SW
SEWER INSPECTION POINT	SIP	SEWER (DBYD)	S
SEWER VENT	SEV	ELECTRICITY (OVERHEAD)	P
SEWER MANHOLE	SMH	ELECTRICITY (U'GROUND) (DBYD)	E
STOP VALVE	SV	NATIONAL BROADBAND NETWORK (DBYD)	NBN
HYDRANT	HYD		



REFER TO NOTES AND LEGEND



D	00/00/00	-	00
C	00/00/00	-	00
B	19/06/17	44822	
A	15/06/17	44822	
Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....

Registered Surveyor NSW

LTS LOCKLEY

Registered Surveyors NSW
www.ltsl.com.au

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Client WALKER STREET No100 PTY LTD

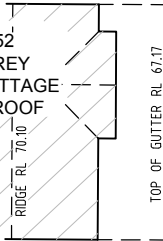
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SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEY

datum AHD	project number -	reference number 44659DT
site Area 2339m ²	scale 1:300 @A1	date of survey 15/05/17
LGA NORTH SYDNEY	SHEET 7 OF	SHEETS 1

MGA



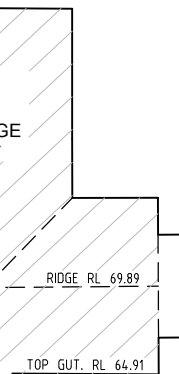
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2 STOREY
BRICK COTTAGE
METAL ROOF



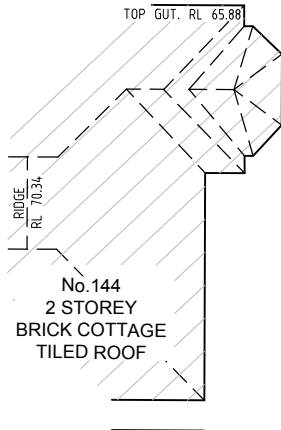
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2 STOREY
BRICK COTTAGE
TILED ROOF



No.146
2 STOREY
BRICK COTTAGE
TILED ROOF



No.144
2 STOREY
BRICK COTTAGE
TILED ROOF



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SEE SHEET 1 FOR NOTES AND LEGEND

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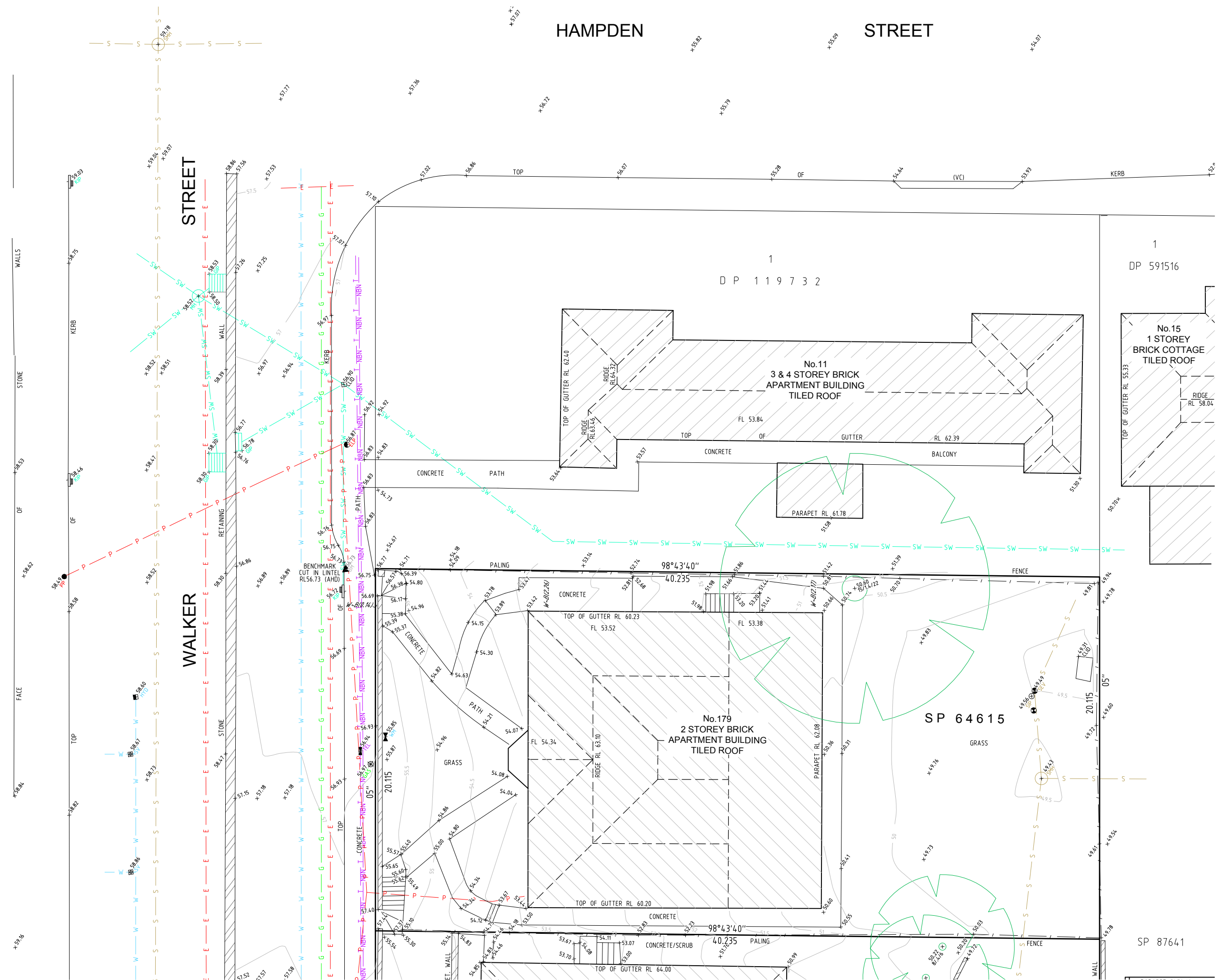
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datum
AHD
site Area
2339m²
LGA
NORTH SYDNEY

project number
44659DT
scale
1:100 @A1
date of survey
15/05/17
SHEET
7
SHEETS
2

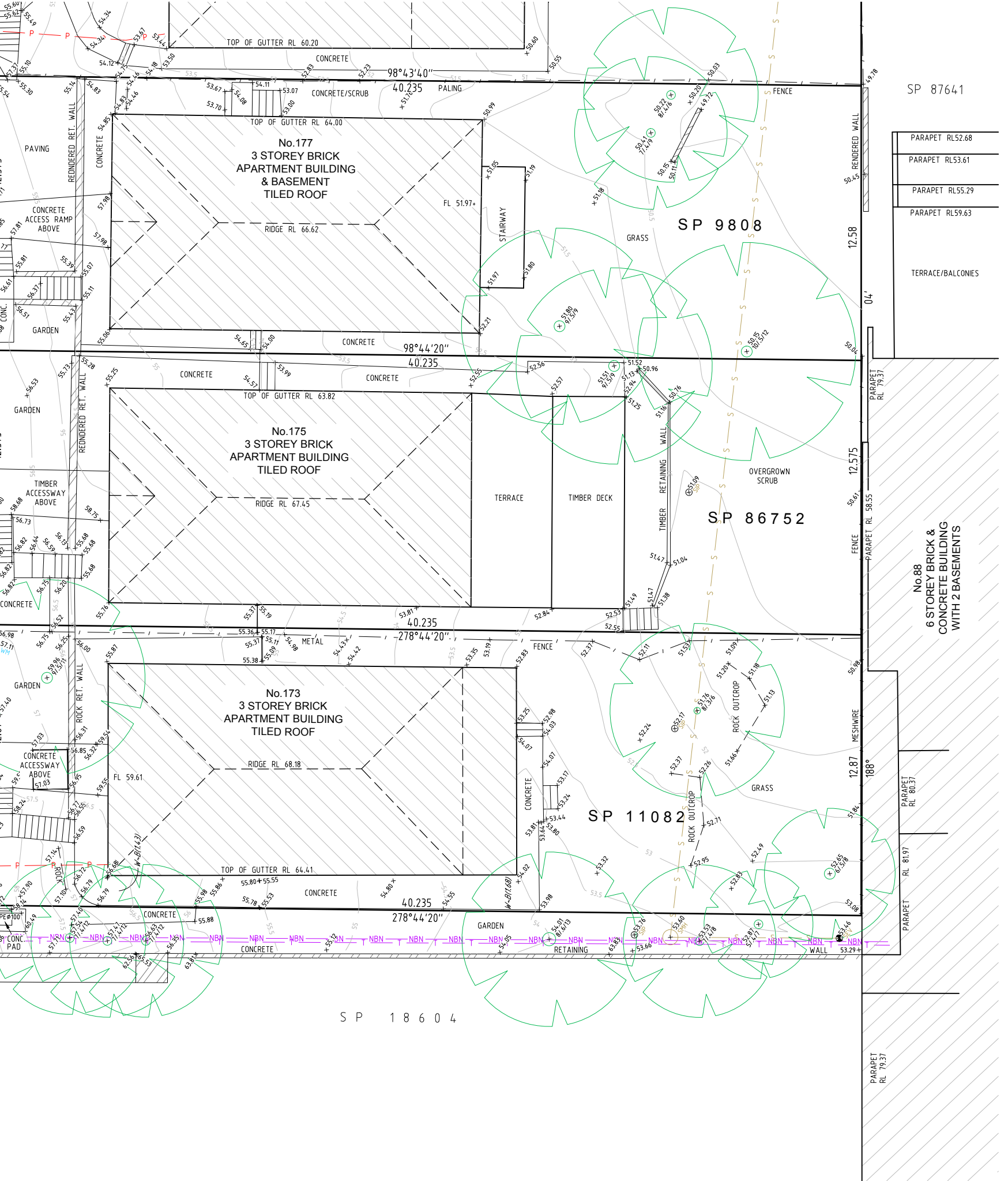
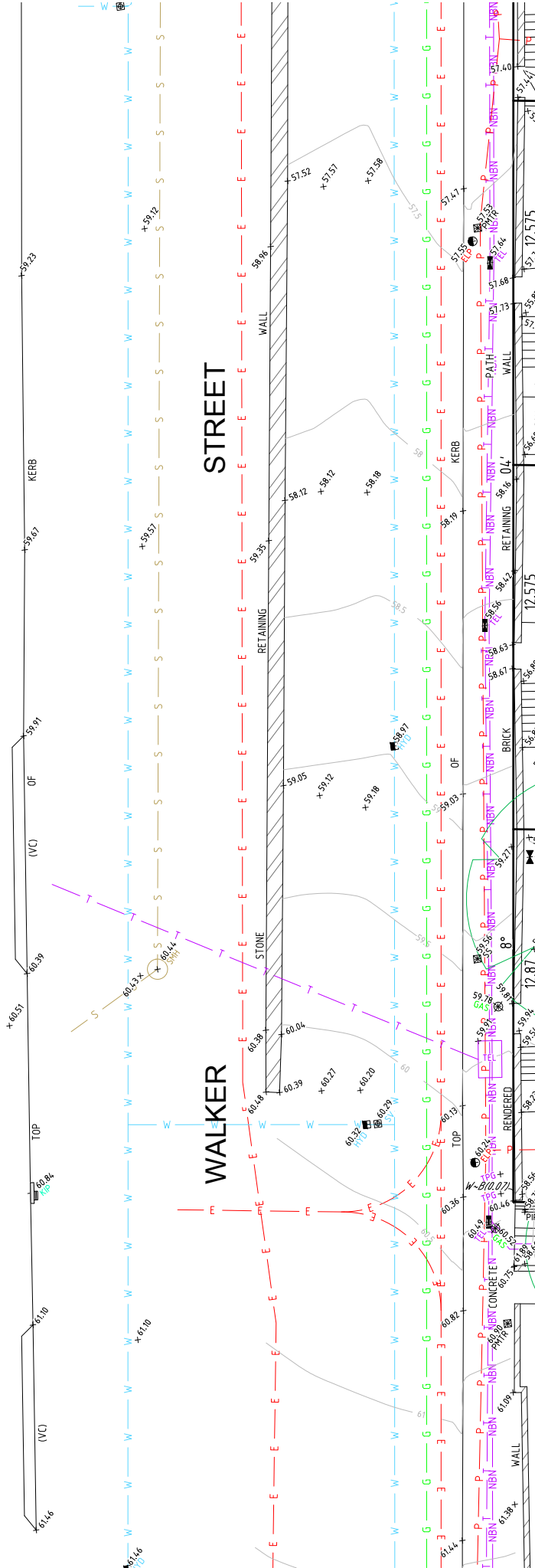
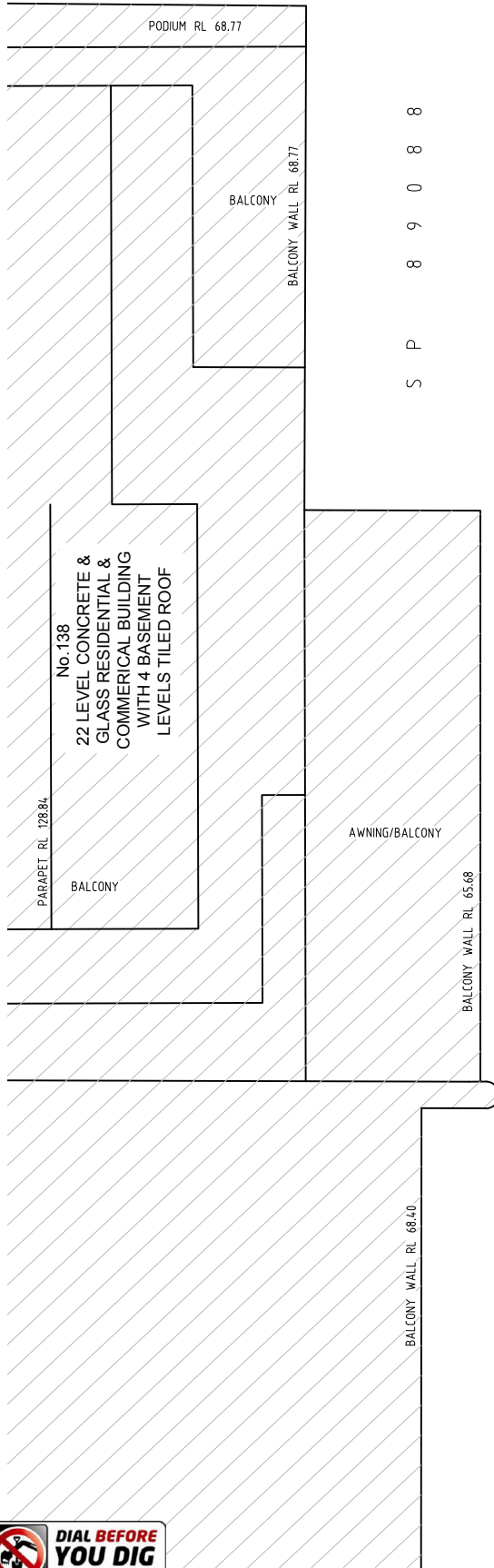
HAMPDEN

STREET





S P 8 9 0 8 8



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Drawing title
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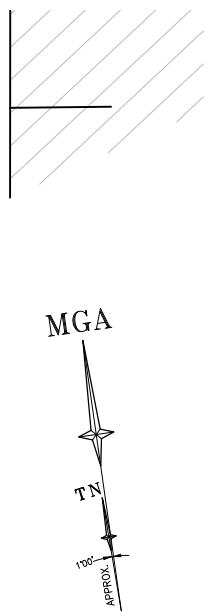
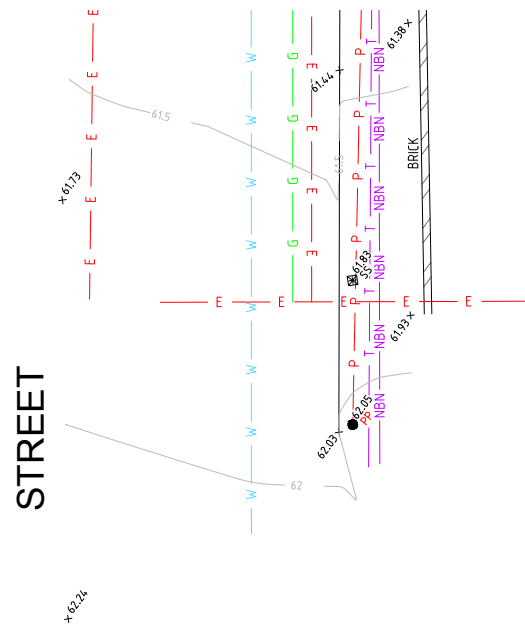
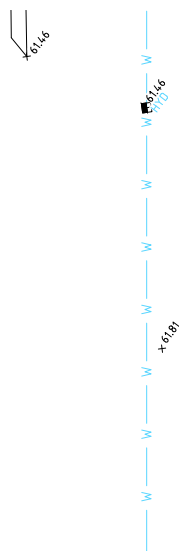
datum AHD
site Area 2339m²
LGA NORTH SYDNEY
project number 44659DT
scale 1:100 @A1
reference number 15/05/17
SHEET 7 OF 7 SHEETS | 3



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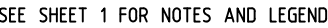
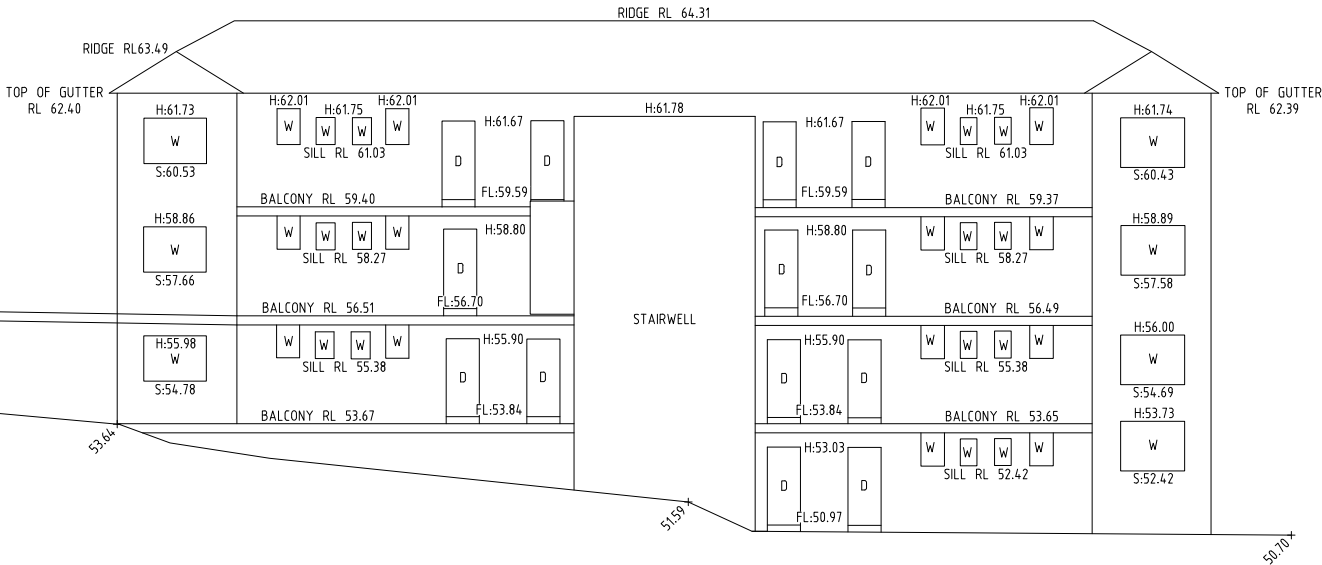
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SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEY

datum AHD	project number -	reference number 44659DT
site Area 2339m ²	scale 1:100 @A1	date of survey 15/05/17
LGA NORTH SYDNEY	SHEET OF 7 SHEETS	4

+58.73

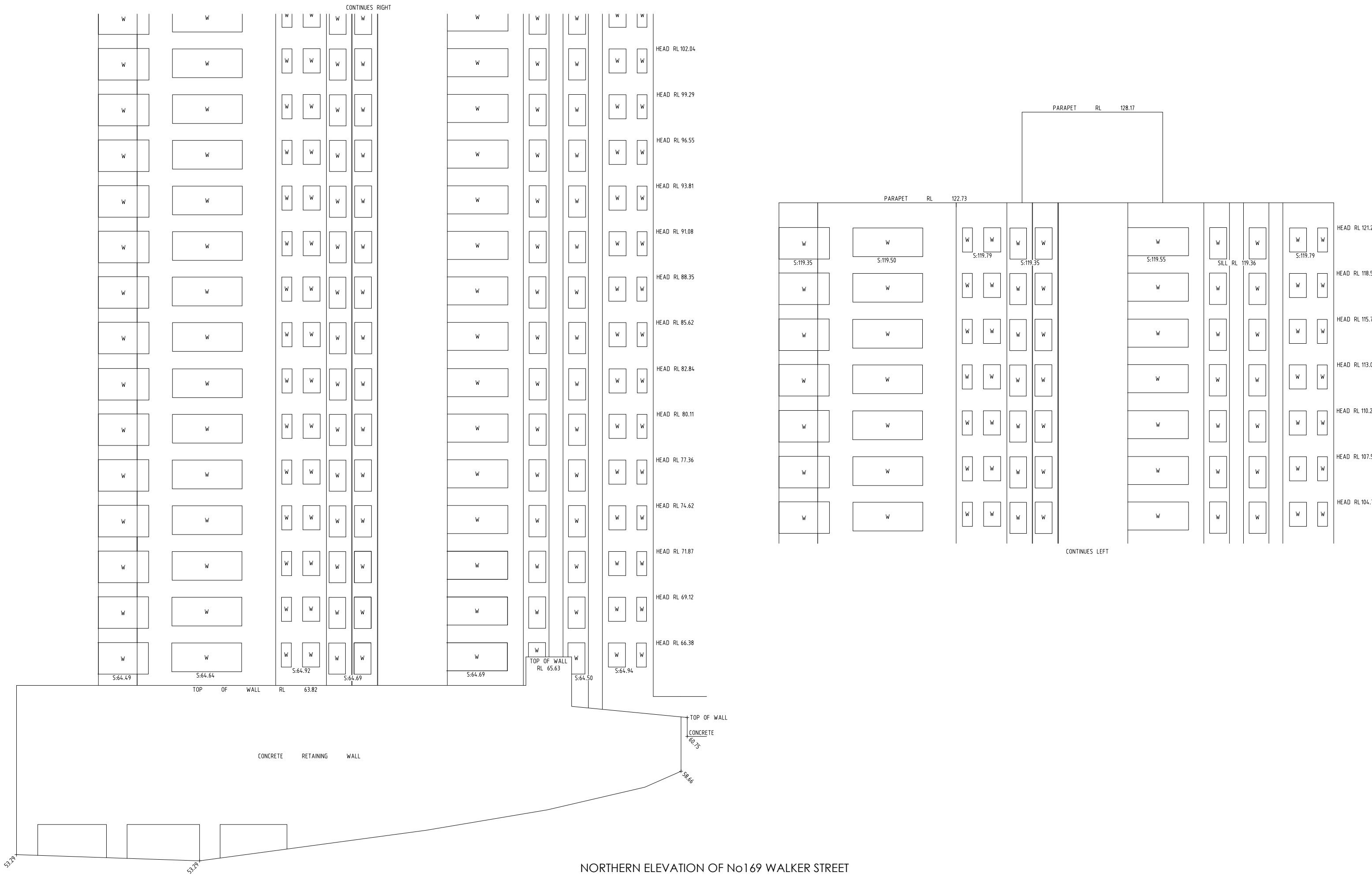


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AHD	-	44659DT
site Area	scale	date of survey
2339m ²	1:100 @A1	15/05/17
LGA		
NORTH SYDNEY	OF SHEET 7	SHEETS 6



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LGA NORTH SYDNEY	OF 7	SHEET 7

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