



URBIS

# 173-179 WALKER STREET, NORTH SYDNEY

## LANDSCAPE DESIGN REPORT

PREPARED FOR  
**AVENOR.**

11 OCTOBER 2017  
PLANNING PROPOSAL



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# SITE CONTEXT

## INTRODUCTION

This landscape architectural report presents the landscape design philosophy for the proposed development of 173-179 Walker Street, North Sydney. The design incorporates a series of external spaces for both community and private residents both on and off site for public benefit. This report has been prepared after review of the Ward Street Master Plan and the North Sydney Centre Public Domain Review (2015 by Place Partners).

The spaces include:

- Walker Street frontage & arrival park with lobby entry and retail/cafe forecourt and outdoor community terraces.
- Publicly accessible park and open space
- Podium level terrace to community space
- Link to potential future boardwalk

## EXISTING CONDITIONS

The subject site is well located on the fringe of the North Sydney CBD. With walking access to the CBD, buses, trains and the future Metro station + Ward Street Precinct.

The site has significant topographic constraints with a steep slope from street level to the rear property boundary and beyond. Currently there are several dated low density apartment buildings on the site with poor street access and minimal public amenity on the street frontage.

Walker street is a narrow street for both drivers and pedestrians and is constrained by the heritage wall that splits it. Connections across the road are poor and feel somewhat dangerous and disconnected.

Inside the property the current housing provides small front-yard spaces which are not well used nor very usable (mainly clothes hanging spaces).

The existing vegetation on the site is also minimal, there are a few existing trees on the southern property. Street planting is also poor on the eastern side of walker street. Mainly due to limited space and a very narrow footpath.

Generally the surrounding streets provide inconsistent materiality, poor pedestrian amenity and limited public open space. There are however a number of well established street trees on Walker Street but none on the frontage of the subject site.





# PHOTOGRAPHIC ANALYSIS



**Figure 1** Vegetation corridor south of site next to Warringah Freeway



**Figure 2** View south on Walker Street showing Heritage Wall



**Figure 3** Hampden Street Median + Retaining wall. Showing level changes between upper and lower road existing retaining wall retains upper side of Hampden Street.



**Figure 4** Existing Terrace homes on Hampden Street



**Figure 5** View of drop down interface between footpath and lot boundary on Walker Street



**Figure 6** View of transition between footpath and site boundary looking north. Poor interface between street and frontage.



**Figure 7** View south of transition between footpath and site boundary. Showing topography and major level changes



**Figure 8** View south on Walker Street. Narrow, cluttered and uneven footpath and on-street parking provides a poor pedestrian and vehicular experience.



# KEY OBSERVATIONS

## TOPOGRAPHY

There are significant level changes across the site and surrounding streets. Generally the site slopes from west to east.

There are several retaining walls surrounding the subject site. 1. The heritage retaining wall on Walker Street; 2. Retaining wall in median on Hampden Street; 3. Boundary of the subject site and Walker Street footpath.

## ARRIVAL + STREET FRONTAGE

There are a number of redeeming features on Walker Street which give the site a calm and humble residential feel. The heritage wall and terrace housing adjacent provide a highly aesthetic outlook from the subject site.

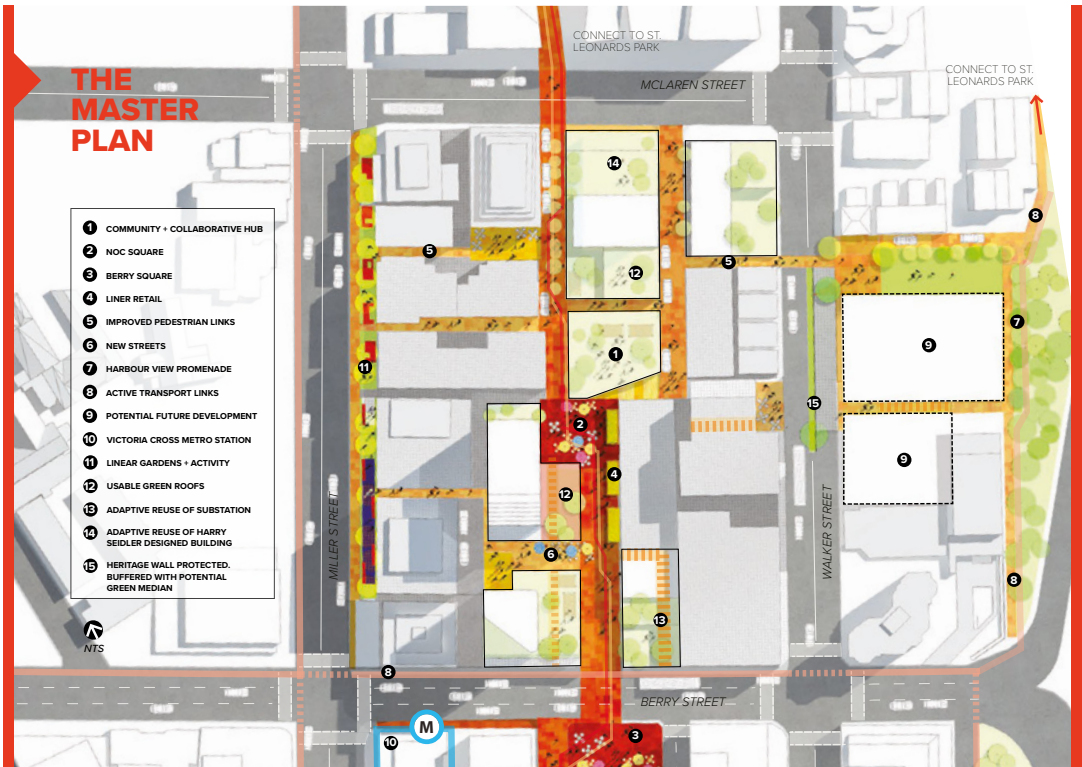
## ACCESS + CONNECTIONS

Existing connections to the CBD and future metro station are strong. There are currently good connections to St Leonards Park to the north on Walker Street. There is an existing connections to Harnett Street from Walker Street which will be strengthened with the proposed master plan.





# WARD STREET MASTER PLAN - BIG MOVES



## PROPOSED CONNECTIONS SECTIONS

TYPICAL CROSS SECTION OF PROPOSED LINK  
ACTIVE TRANSPORT LINKS



North Sydney - North of Centre Precinct Plan



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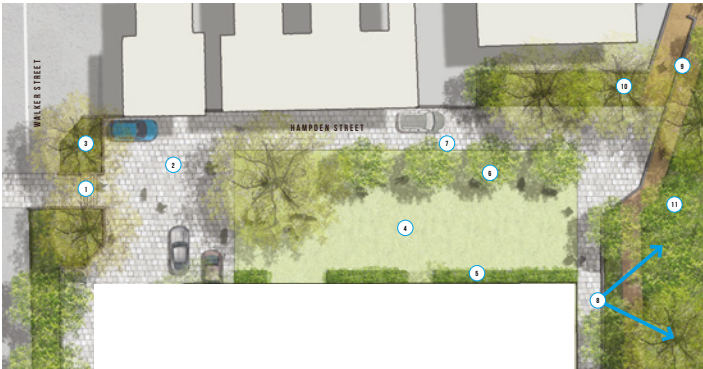
## KEY OPEN SPACE: NEIGHBOURHOOD PARK

PARK LOCATION  
1,300 m2 (approx)



**Legend**

- 1. Stepped transition to neighbourhood park
- 2. Park plaza / shared street
- 3. Feature tree visible from Walker Street approach and anchors lawn / plaza spaces
- 4. Open lawn
- 5. Planting buffer to future development
- 6. Tree lined park edge interface with existing residences
- 7. Driveway access retained
- 8. Harbour view promenade
- 9. Active transport connection
- 10. Existing Fig tree retained
- 11. Gully forest buffer



This north-facing public open space breathes new life into the precinct's eastern edge. Retention of the existing gully forest vegetation to the east provides a visual and acoustic buffer to the highway, and offers wind protection.

Broader connections are established, creating an active transport link to key destinations such as St. Leonards Park. Views east to the water are also revealed.

North Sydney - North of Centre Precinct Plan



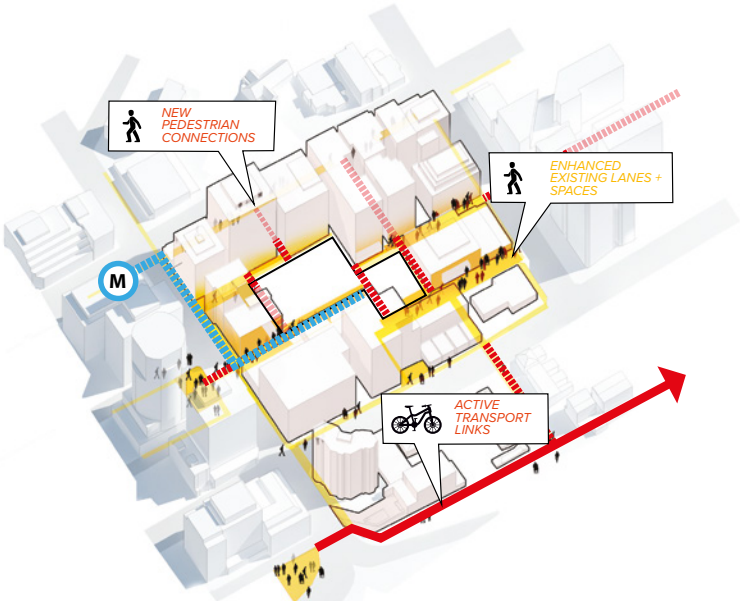
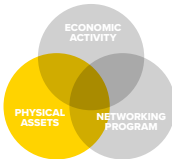
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URBAN DESIGN FRAMEWORK

## FORTIFY THE PLACE CAPITAL FRAMEWORK

FORMALISE A LEGIBLE NORTH-SOUTH SPINE UTILISING EXISTING LANEWAYS

LINK EAST TO WEST VIA NEW PEDESTRIAN CONNECTIONS



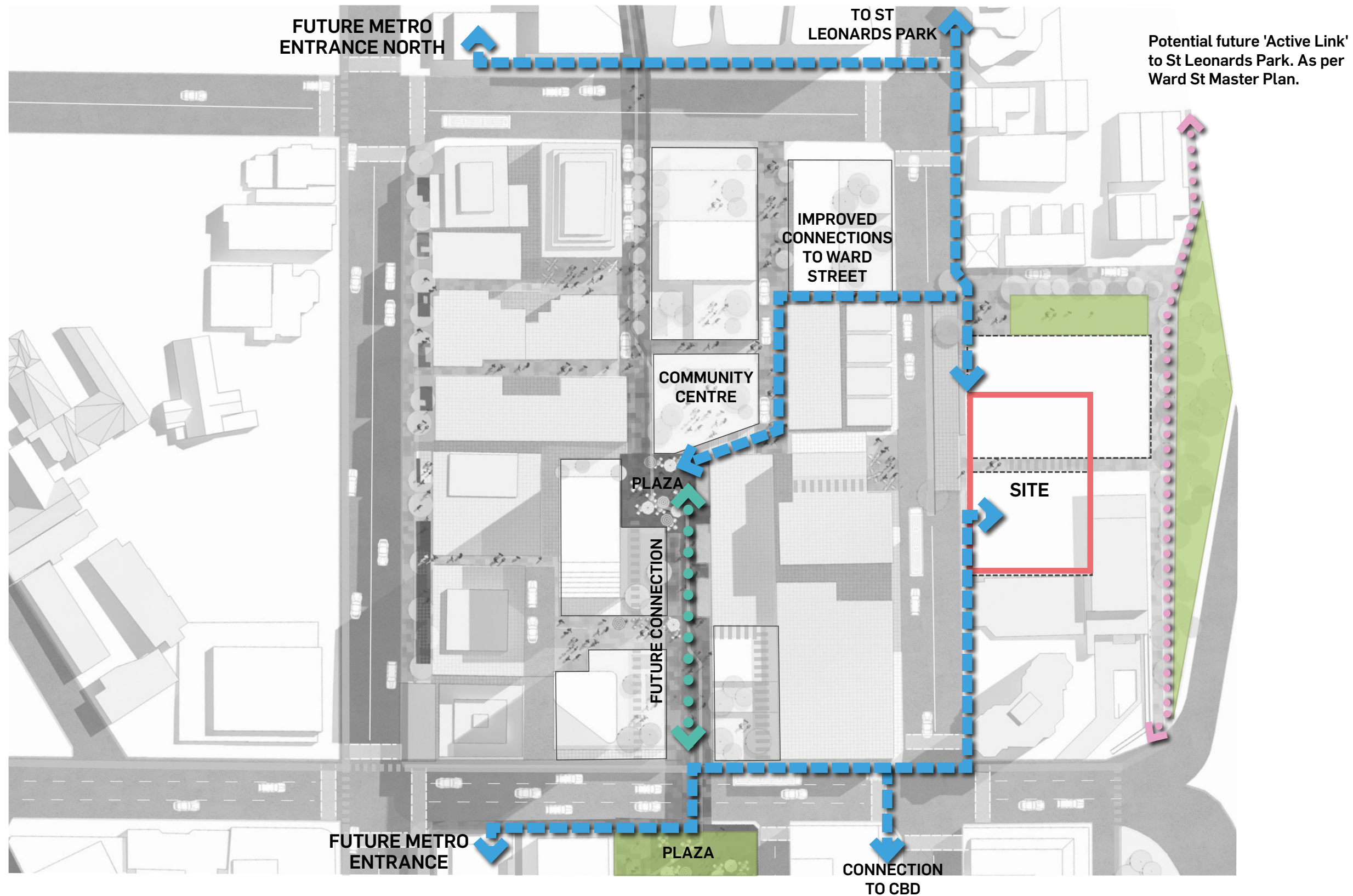
North Sydney - North of Centre Precinct Plan



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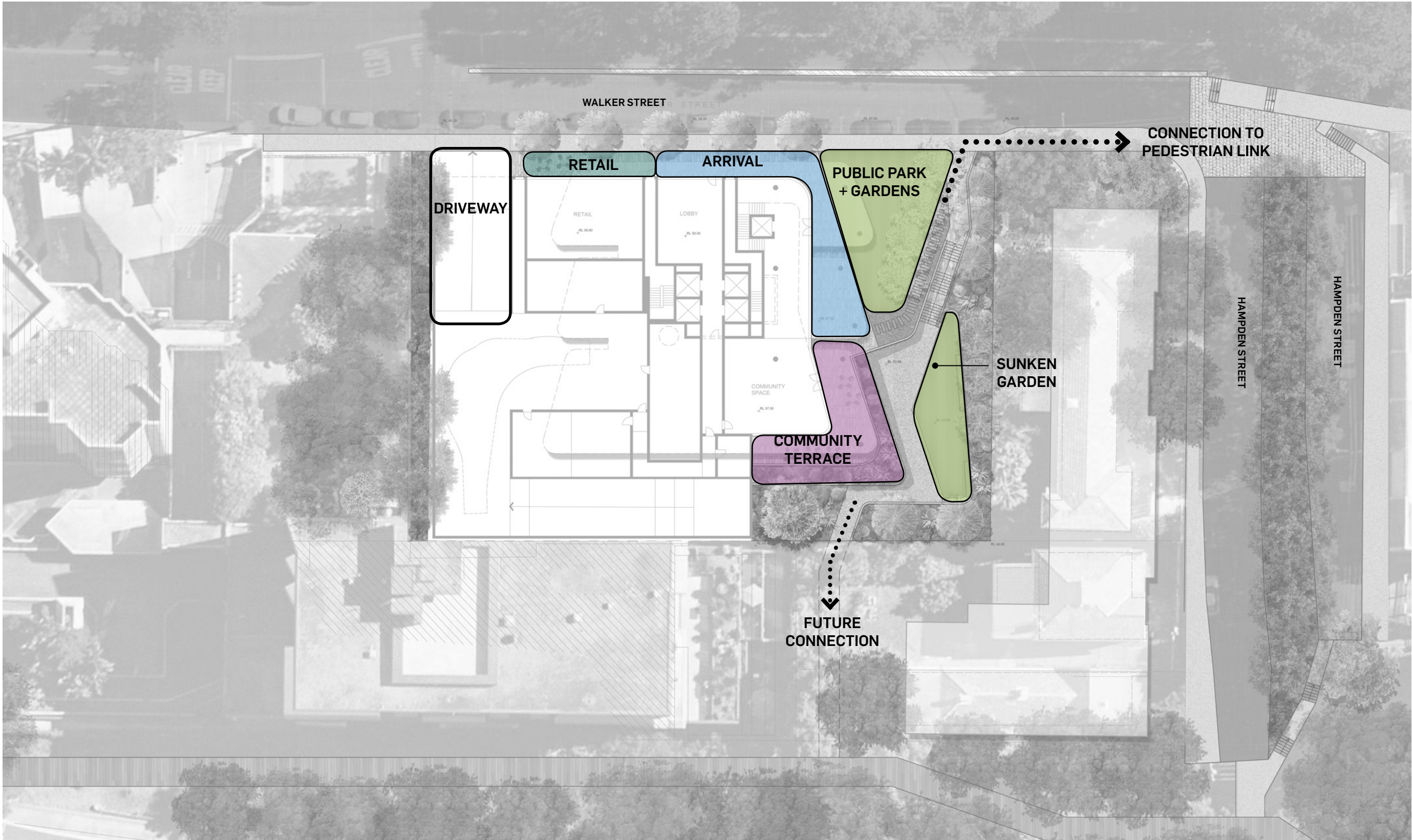


# KEY PUBLIC DOMAIN DESTINATIONS + CONNECTIONS



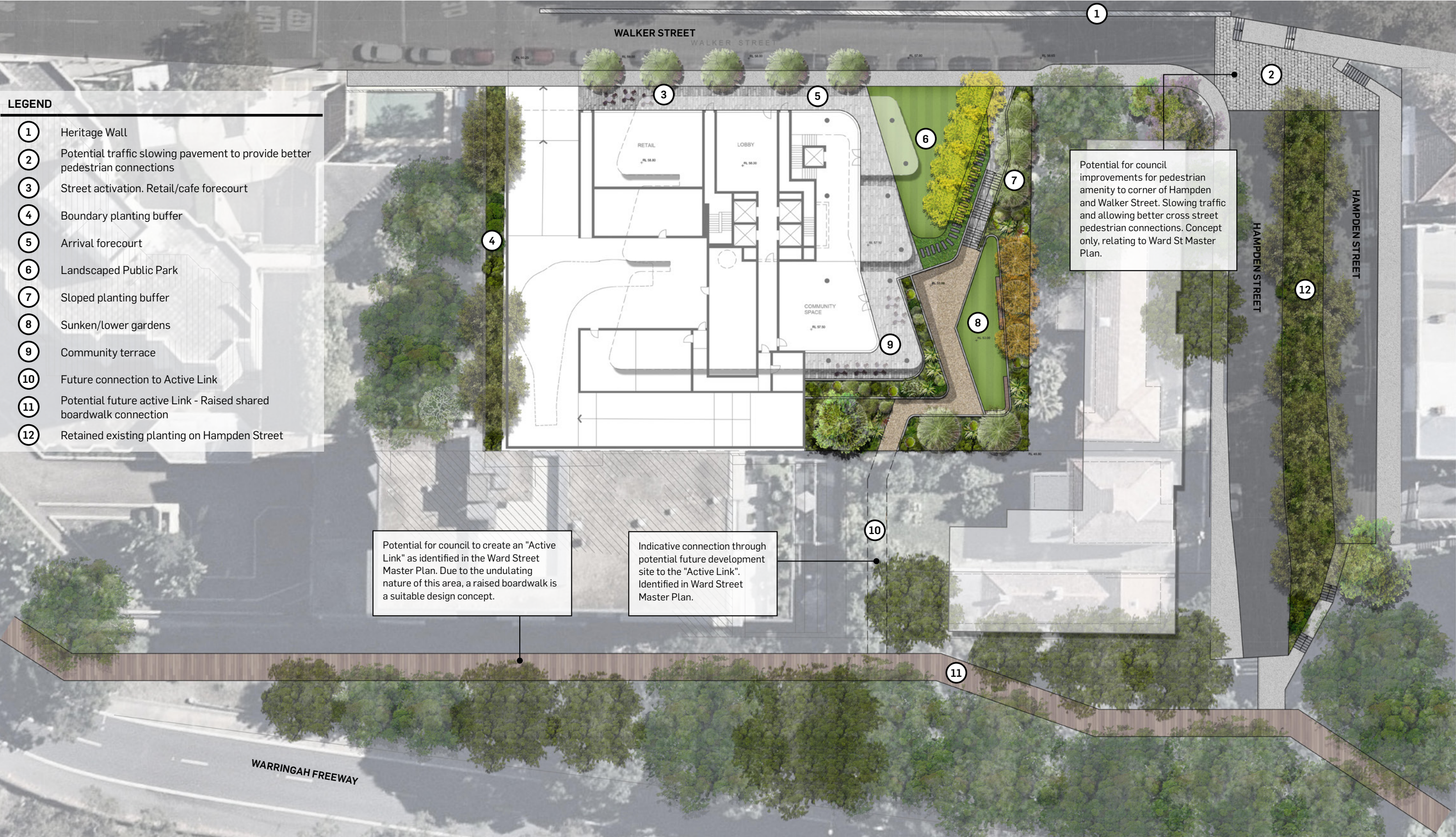


# GROUND LEVEL - LANDSCAPE PROGRAM



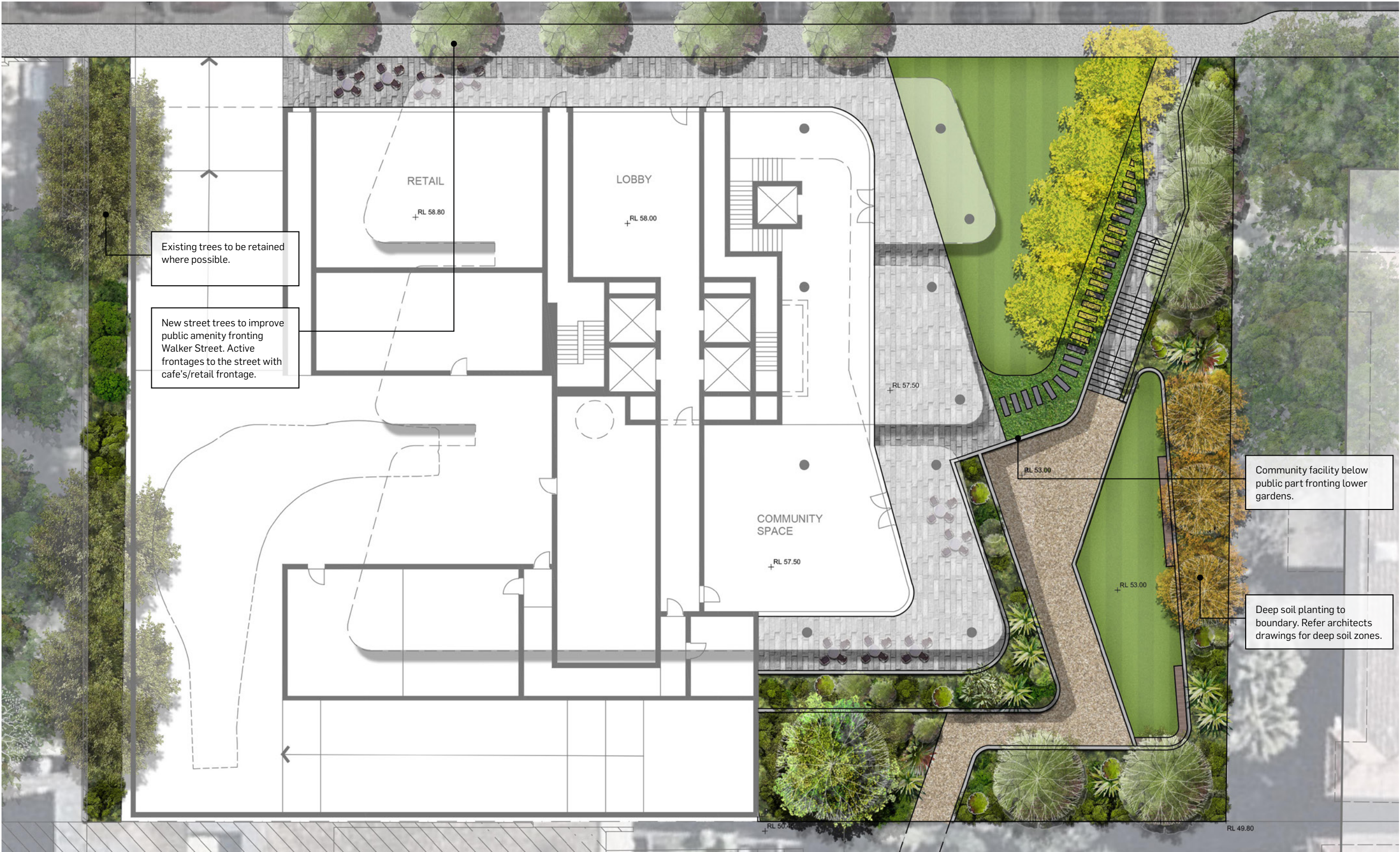


# PRECINCT CONCEPT PLAN



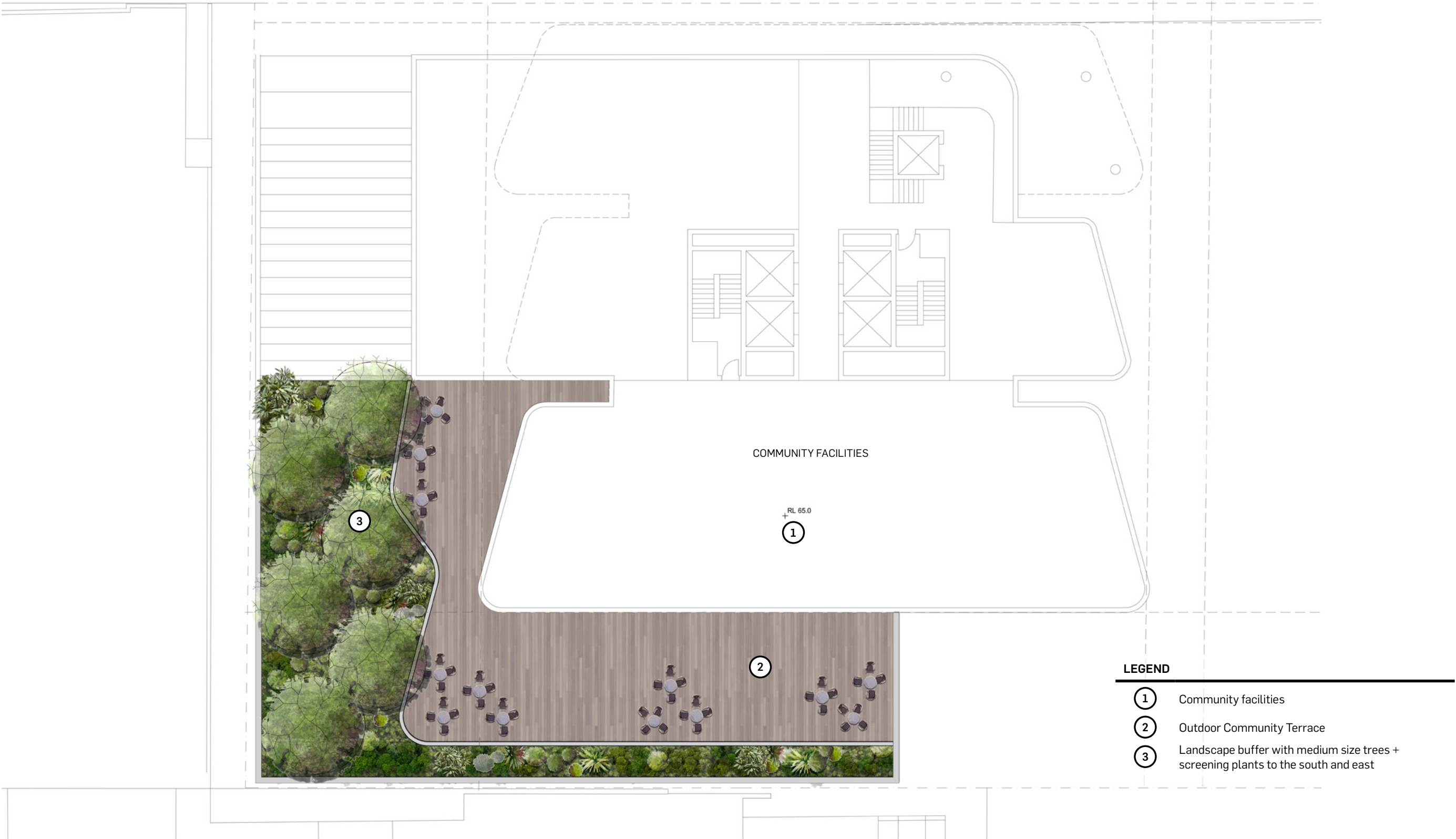


# GROUND LEVEL - LANDSCAPE CONCEPT



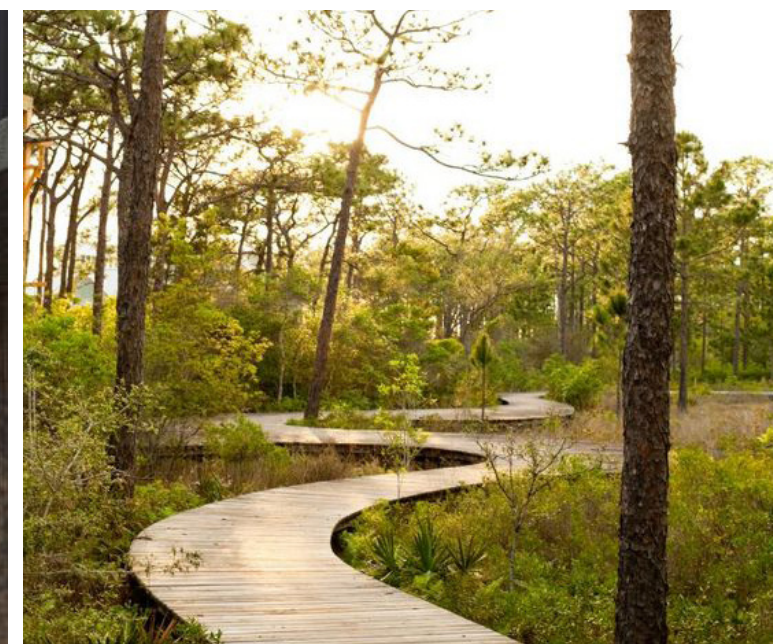
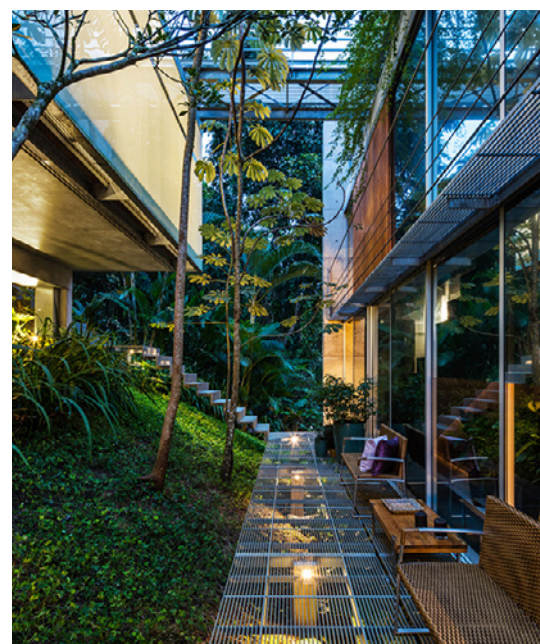
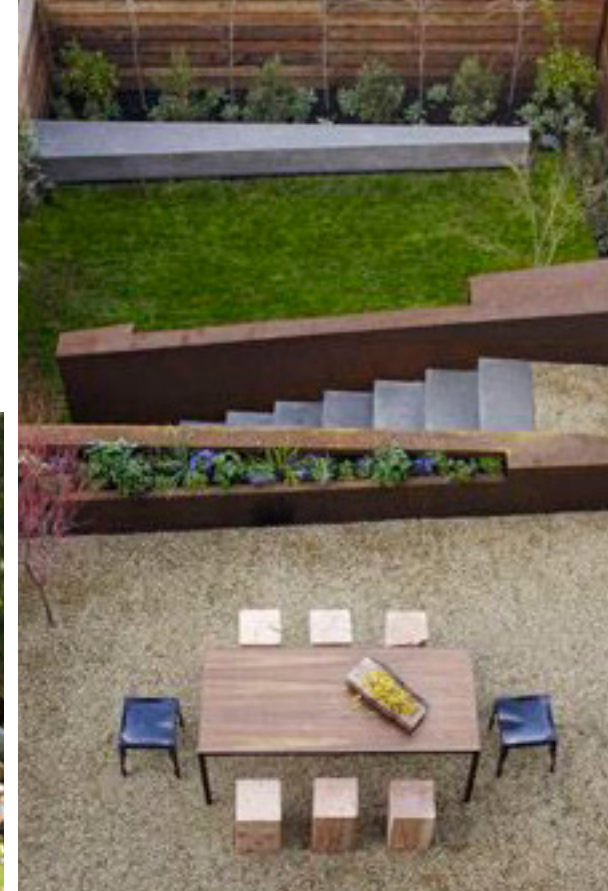


# PODIUM LEVEL- LANDSCAPE CONCEPT

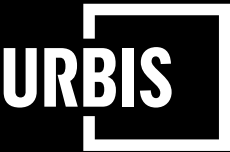




# PRECEDENT IMAGES







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