

153 - 157 Walker Street

North Sydney, 13 January 2022



2. Review of design issues

2.1 Plant room justification

2.2 Visual impact- North View

2.3 Detailing of Northern Elevation

2.4 Little Walker setback

2.5 Public Realm Benefits – Context

2.6 Public Realm Benefits – Upper Ground Floor

2.7 Public Realm Benefits – Lower Ground Floor

2.8 Review of Floorplate

2.9 Landscaped Areas

2.10 Access to sunlight – Little Walker Street

2.11 Sky View factor analysis – Little Walker Street (testing existing context)

2.12 Sky View factor analysis – Little Walker Street (testing future context)

2

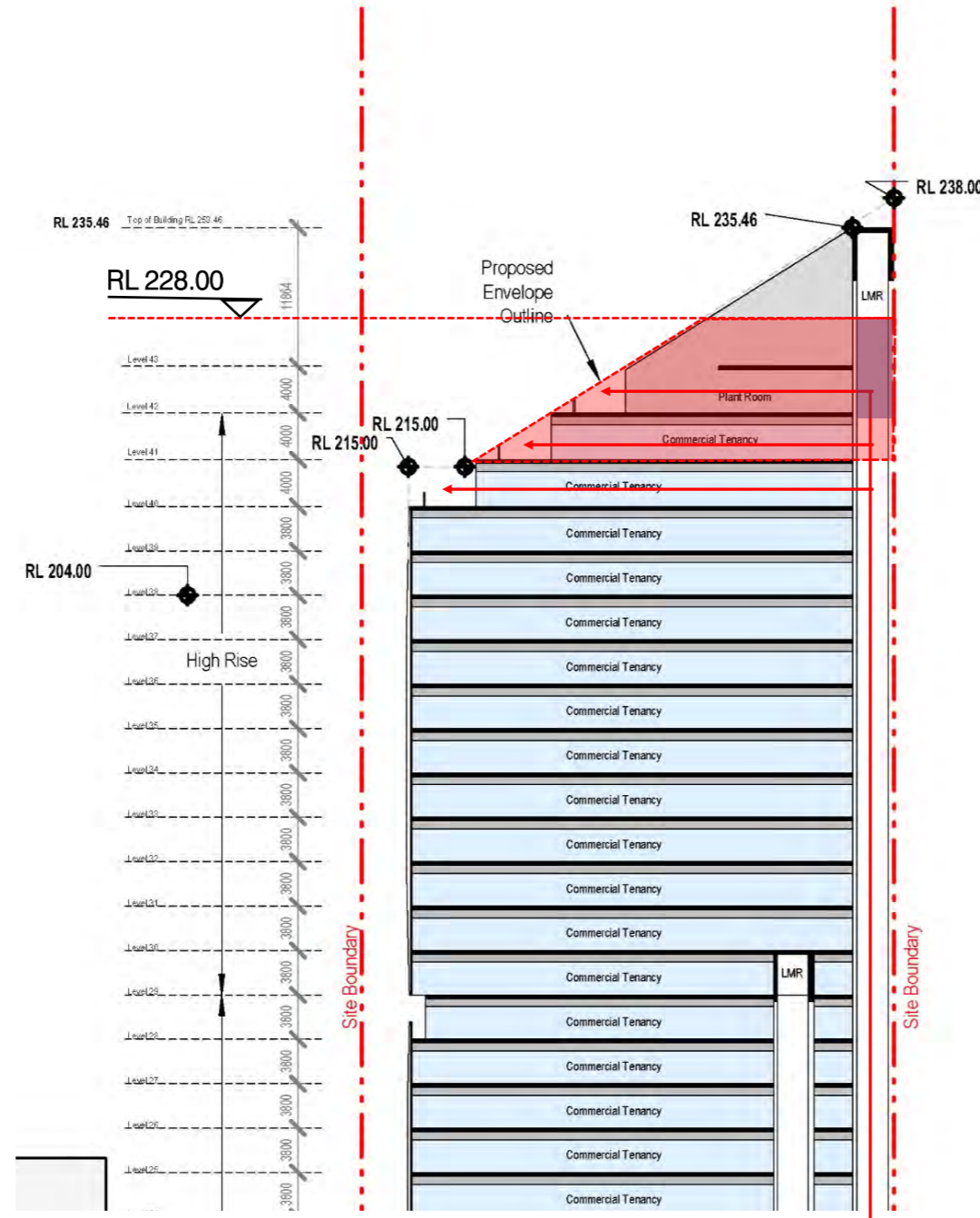
Review of Design issues

2.1 Plant room justification

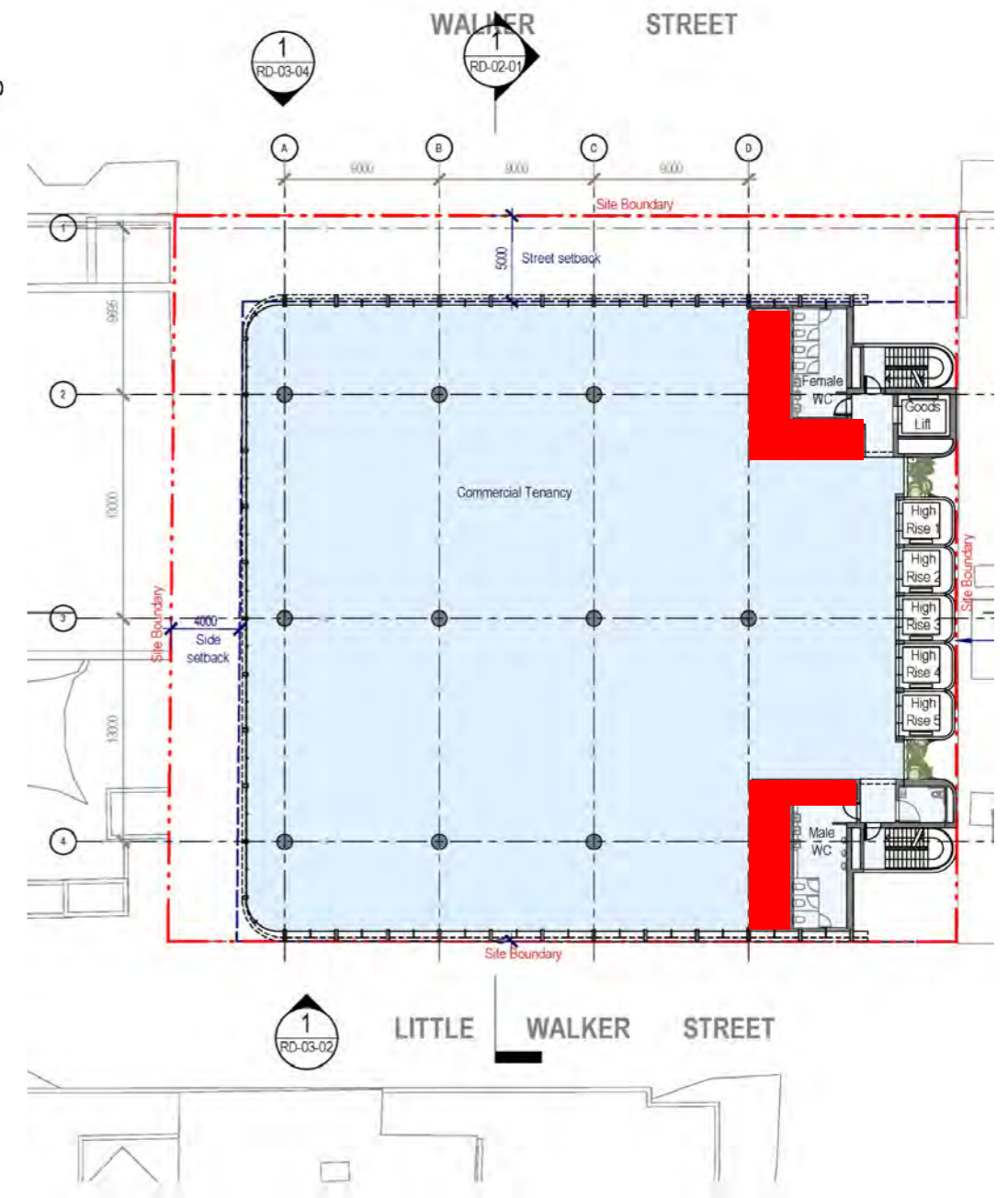
Top plant room

The plant room strategy for the proposed scheme is based on the following key principles:

- Lift overrun allows access to each stepped landscaped open space on roof.
- Envelope shown maximized – however overrun to approx. RL 228.00 may be sufficient (9m overrun)
- Additional zone follows solar plane assuring no additional overshadowing
- Response to Council’s Urban Framework – CBD Vision Document which seeks to maximise landscaped open space (with only 6% being accessible within CBD)
- Reference design places plantrooms on each floor therefore minimizing roof-top plant (note plant zones within each floorplate shown red)
- NLA gain in additional height is less than 800sqm, therefore client advice is that some or all can be deleted.



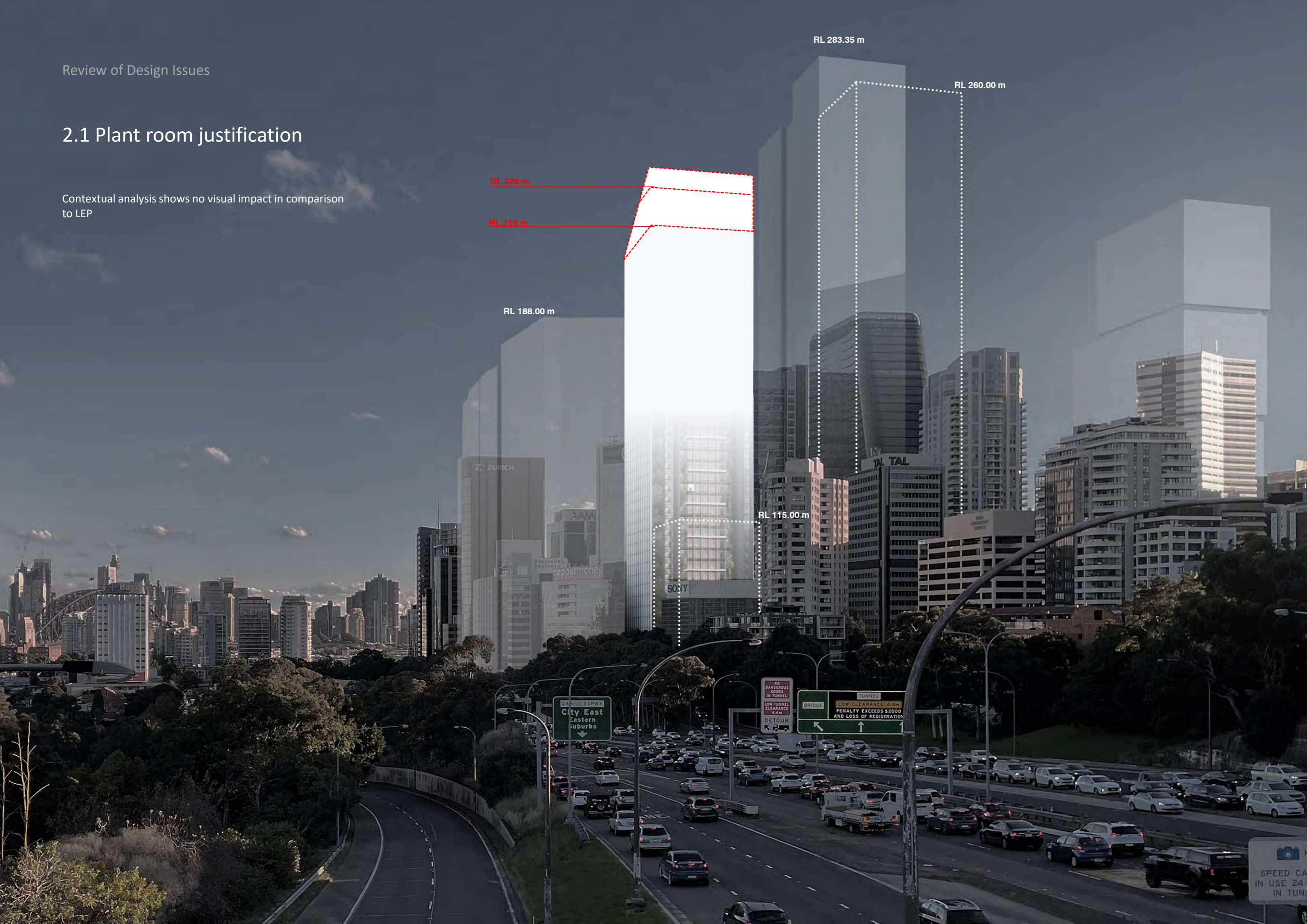
Section of proposed scheme explaining top plant rooms strategy



Schematic floorplate layout of proposed with plant room location on each floorplate

2.1 Plant room justification

Contextual analysis shows no visual impact in comparison to LEP



RL 238 m

RL 215 m

RL 188.00 m

RL 115.00 m

RL 283.35 m

RL 260.00 m

CARILL EXPY
City East
Eastern
Suburbs

NO
DANGEROUS
GOODS
IN TUNNEL
LOW TUNNEL
CLEARANCE
4.4m
DETOUR

TUNNEL
BRIDGE
LOW CLEARANCE 4.4m
PENALTY EXCEEDS \$2000
AND LOSS OF REGISTRATION

SPEED CA
IN USE 24
IN TUN

2.2 Visual impact – North View

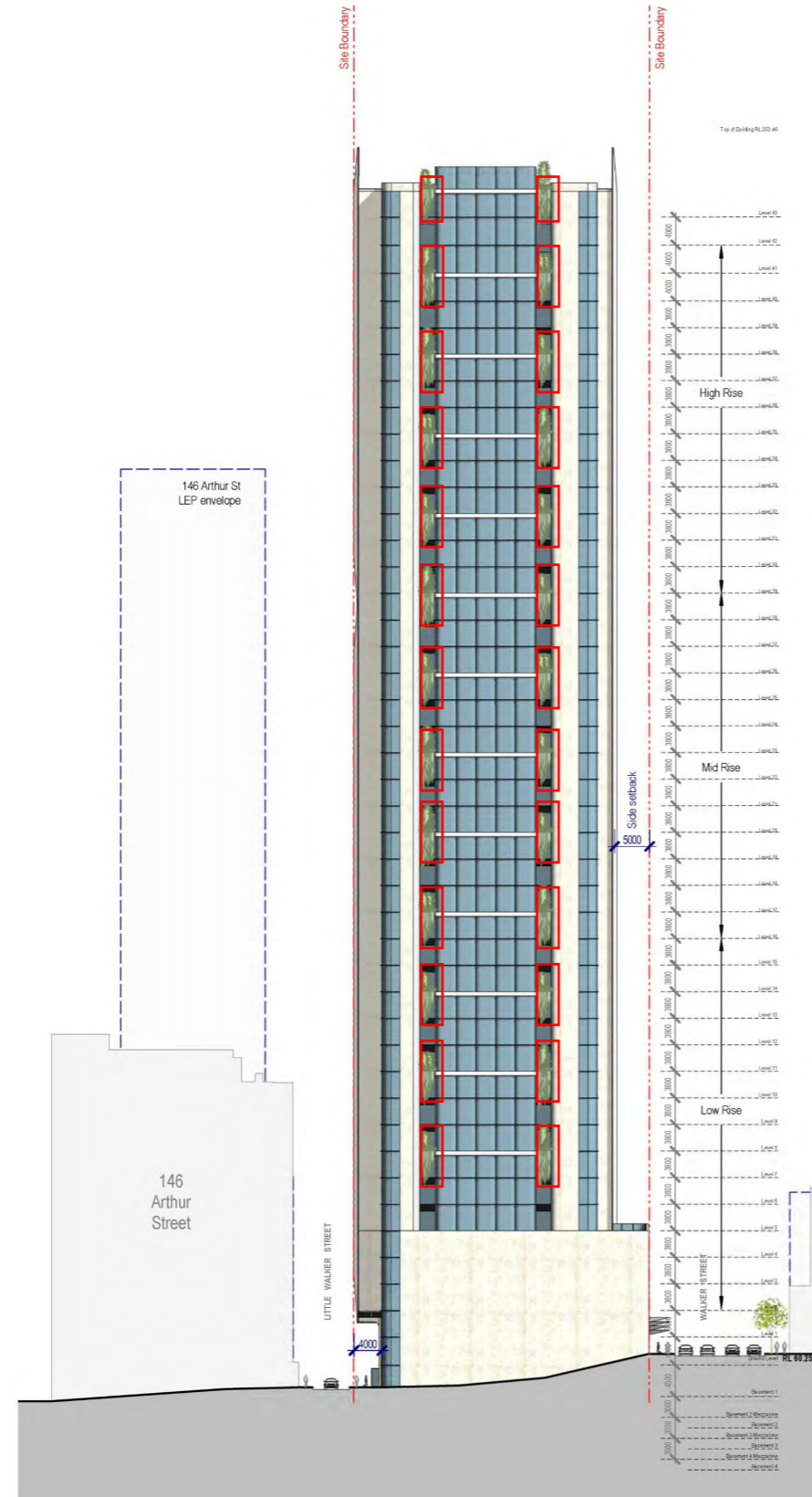
The images shows a possible dynamic façade showing panoramic lifts and landscaped walls to north minimizing solar heat gain and providing interesting façade treatment without reliance on daylight access.



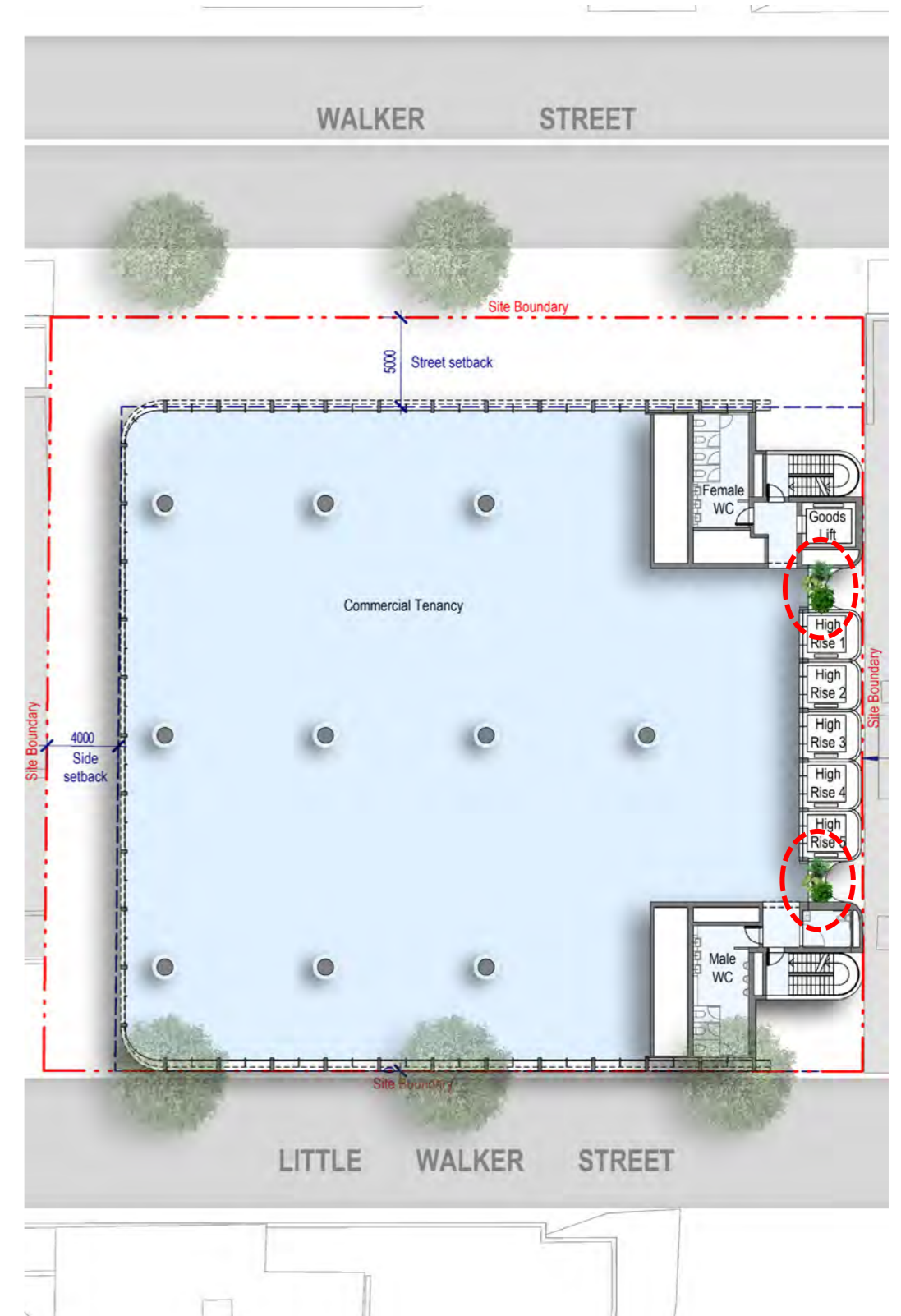
2.3 Detailing of Northern Elevation

North Elevation

As previously shown, Reference design shows landscaped zones to north providing access to air and by floor filtration. Panoramic lifts assure dynamic façade treatment with fire protection easily achieved with pyrolytic glass.



Section of proposed scheme highlighting landscaped areas on each floor



Schematic floorplate layout of proposed highlighting landscaped areas floorplate

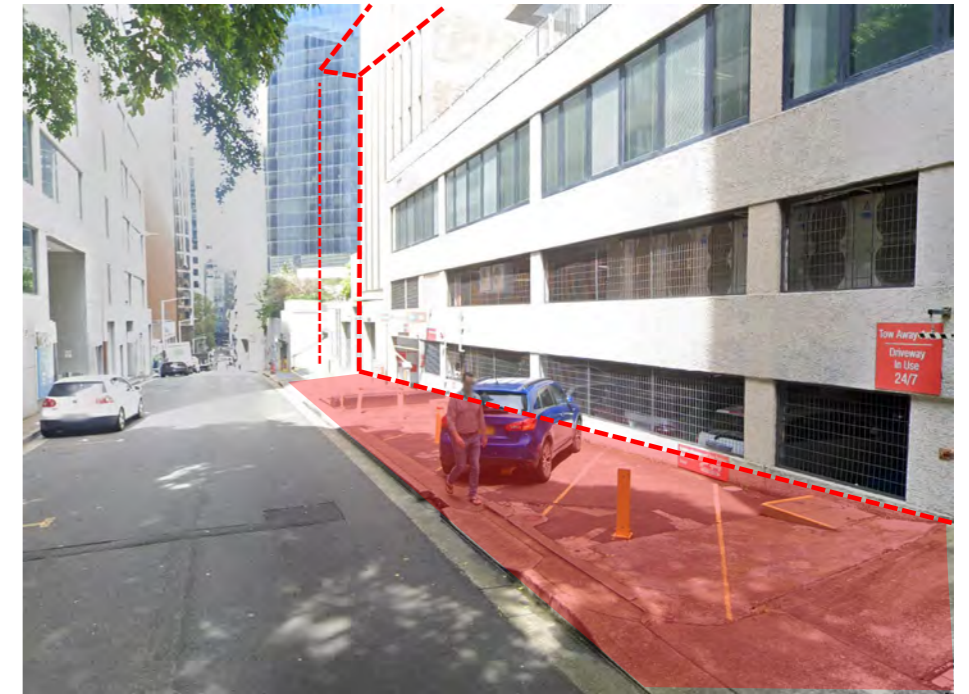
2.4 Little Walker Setback



Existing Footpath Condition at No.165
(extent of pedestrian public domain shown red)



DCP – Podium to Boundary
(insufficient public domain with reliance on street for pedestrian movement)

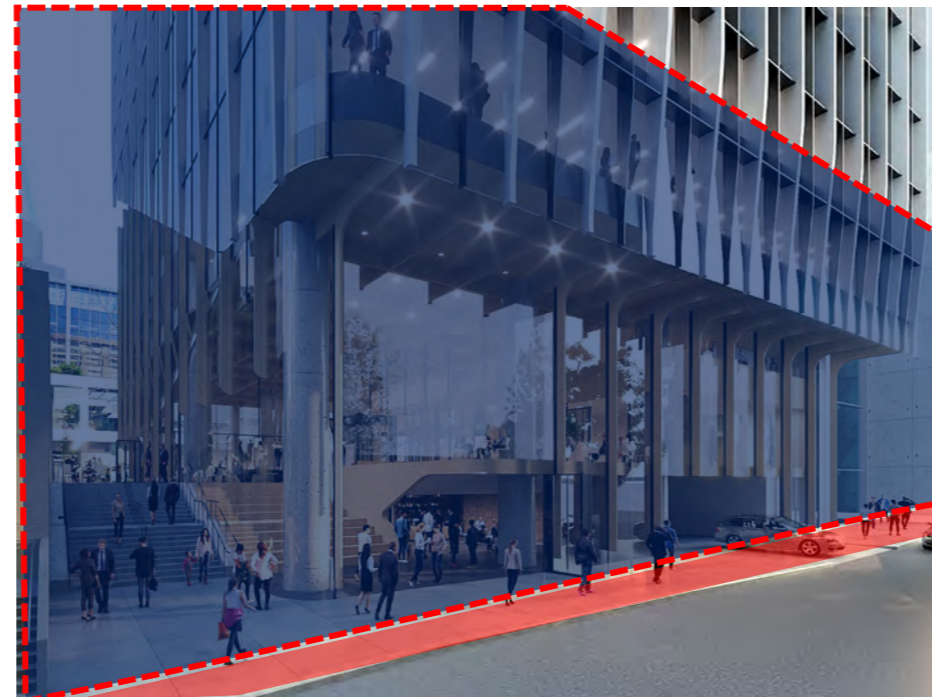


Proposed Envelope
(maximizes public domain with minimal impact to amenity already narrow laneway)

2.4 Little Walker Setback



Future footpath condition at No.153 & 157 Walker St based on DCP controls
(extent of pedestrian public domain shown red)



DCP – Podium to Boundary
(insufficient public domain with reliance on street for pedestrian movement)

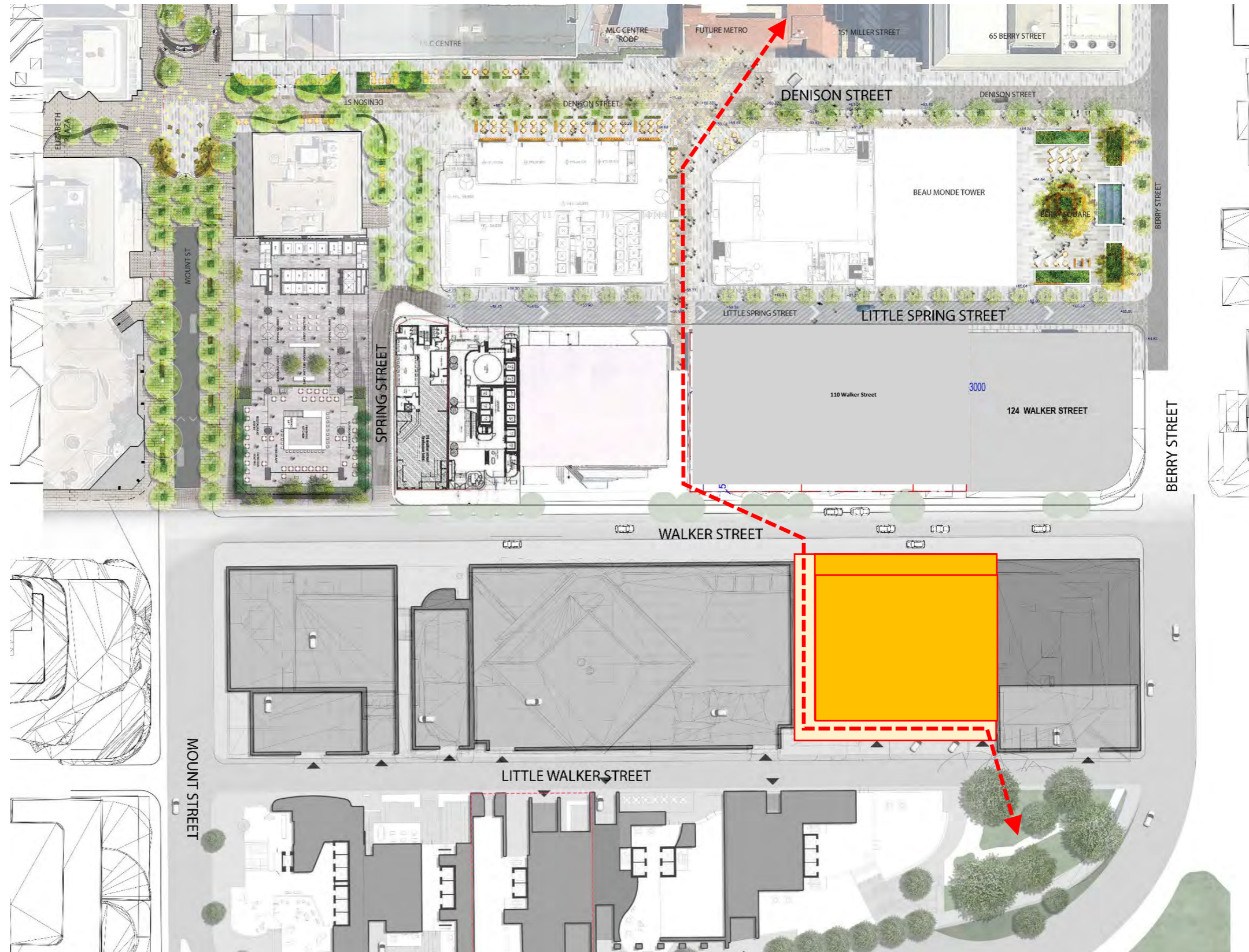


Proposed Envelope
(maximizes public domain with minimal impact to amenity already narrow laneway)

2.5 Public Realm benefits - Context

The introduction of new Metro station together with a number of key developments either recently completed (100 Mount) or under construction (1 Denison, Victoria Cross, 88 Walker) will substantially transform the existing precinct.

The subject site has an important role in how it ties into the overall precinct and into council vision for a vibrant and exciting public domain and therefore the through site Link connecting Doris Fitton Park to Metro Station will be a massive improvement for North Sydney CBD.



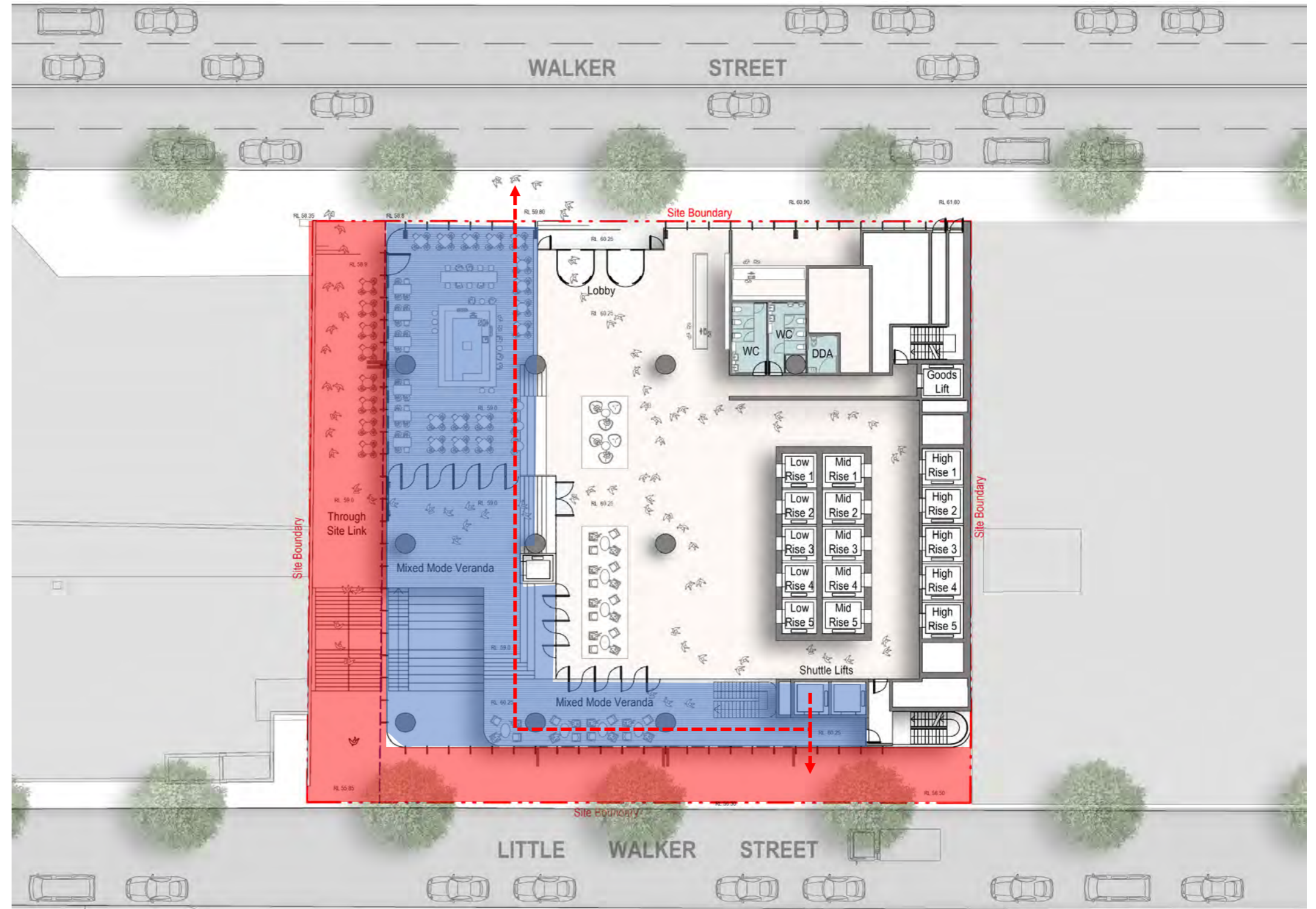
North Sydney Ground Floor Plan with proposed through site link connecting Doris Fitton Park, 153-157 Walker Street, adjacent buildings and Victoria Cross Station

2.6 Public Realm benefits – Upper Ground Floor

Upper Ground Floor

The adjacent plan depicts how changing the DCP controls would improve the public realm when compared to the DCP controls. The benefits of this gesture to the public domain are as follow:

- Public Open Space Increase (red) = 340 sqm
- Enclosed Public Space (blue) =494 sqm
- 834sqm or 43% of site accessible to public (excl. lobby)
- Retail Activation
- DDA compliant access between streets



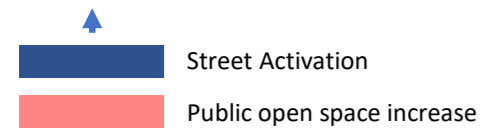
- Public open space increase
- Enclosed Public space
- DDA Access Pathway

Upper Ground Floor plan

2.7 Public Realm benefits

Lower Ground Floor

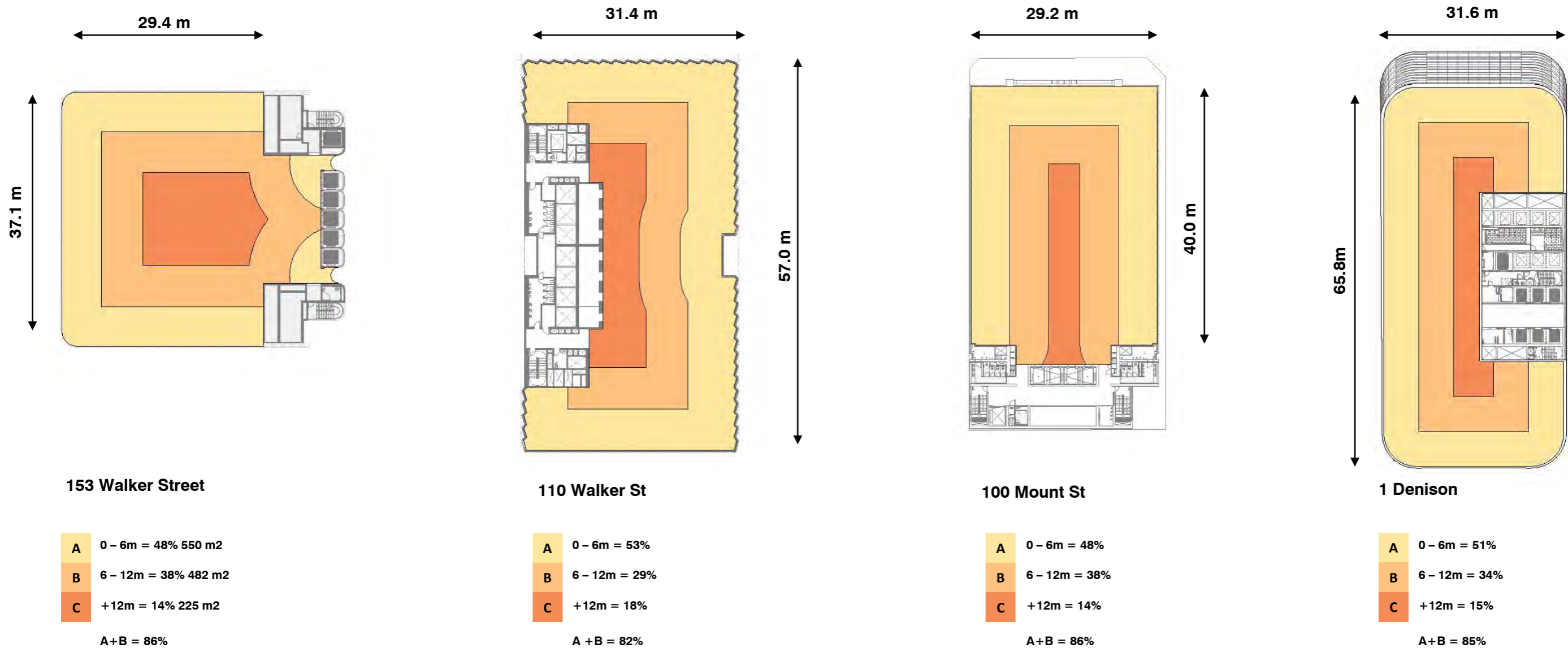
In addition to the previously stated, the changes the promoted changes to the DCP Controls would massively improve the quality of the public realm on Little Walker Street and therefore community experience with an increased footpath width and an active frontages facing East.



Lower Ground Floor plan

2.8 Review of Floorplate

The diagrams explain how the amalgamated sites can result in an office tower with floorplates that can have an amount of sunlight comparable to other premium office towers in North Sydney CBD.



Proposed Typical 153 -157 Walker Street plan

110 Walker Street Typical floor plan

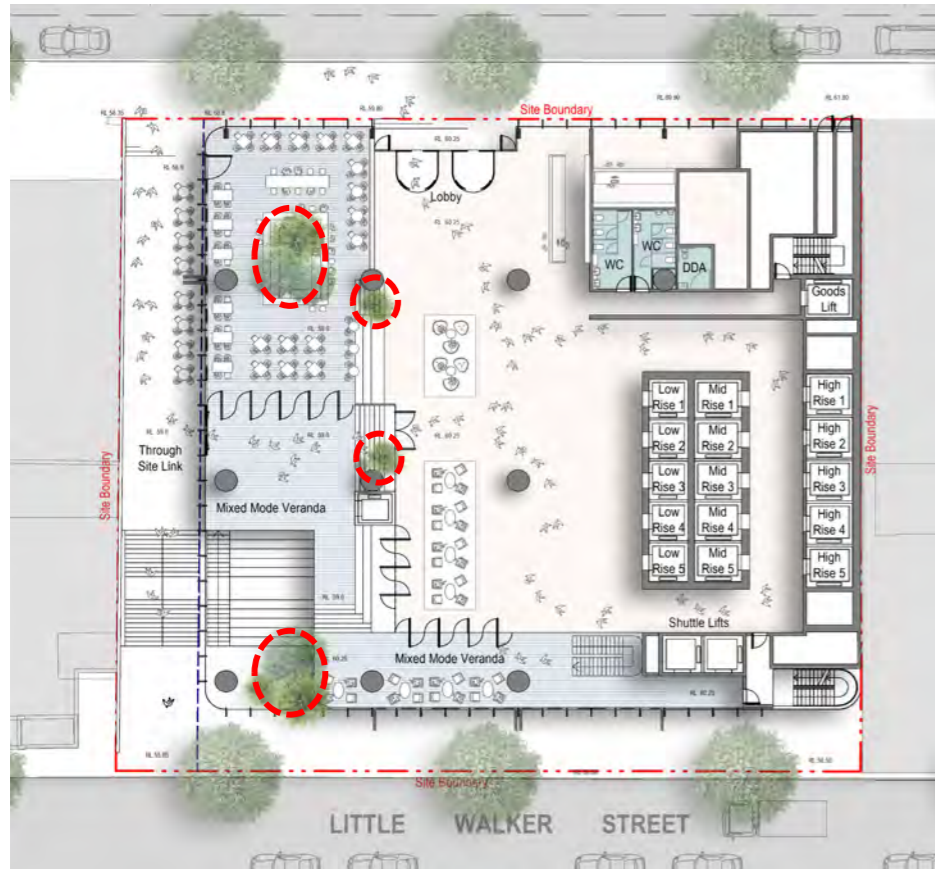
100 Mount Street Typical floor plan

1 Denison Street Typical floor plan

2.9 Landscaped Areas

Biophilia

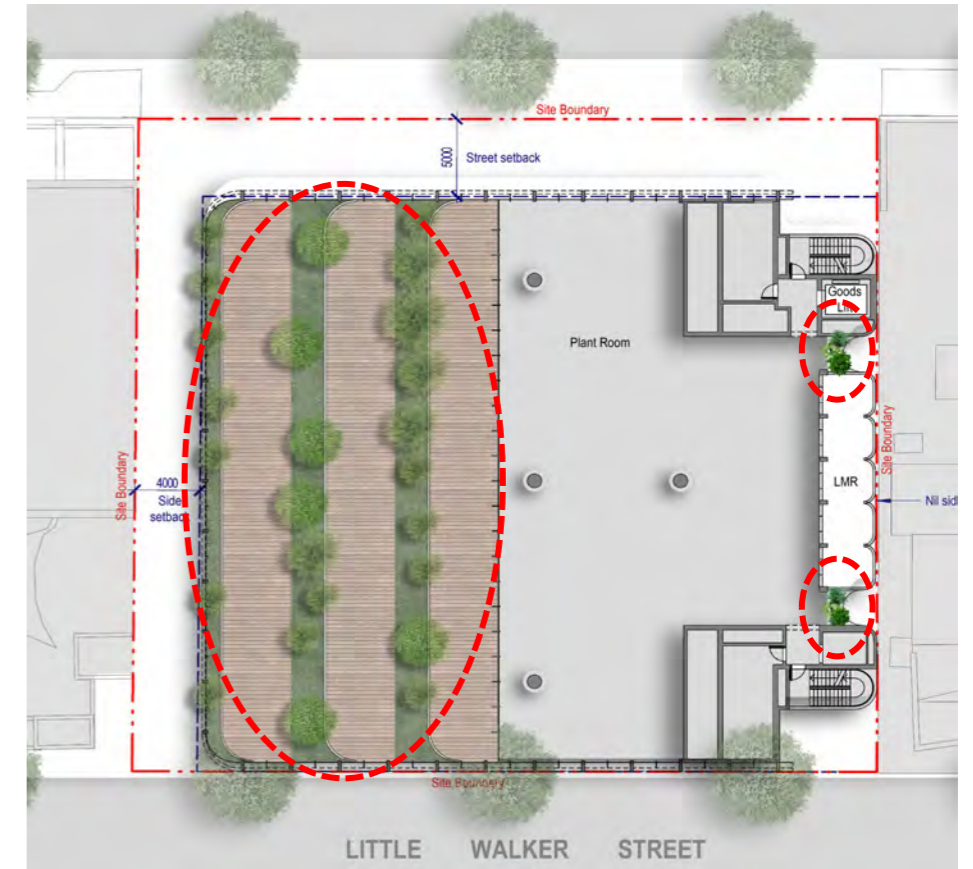
153 – 157 Walker Street will set a new bench mark in a how a commercial tower can facilitate connection to nature North Sydney Residents, the workforce and visitors. The local biodiversity will be supported and celebrated at 153 – 157 Walker Street to create a better, sustainable future for North Sydney where biophilic design principles are employed to create a workplace that goes beyond looking good.



Upper Ground Level plan



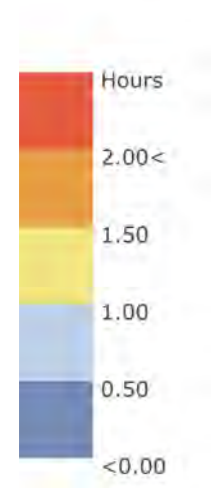
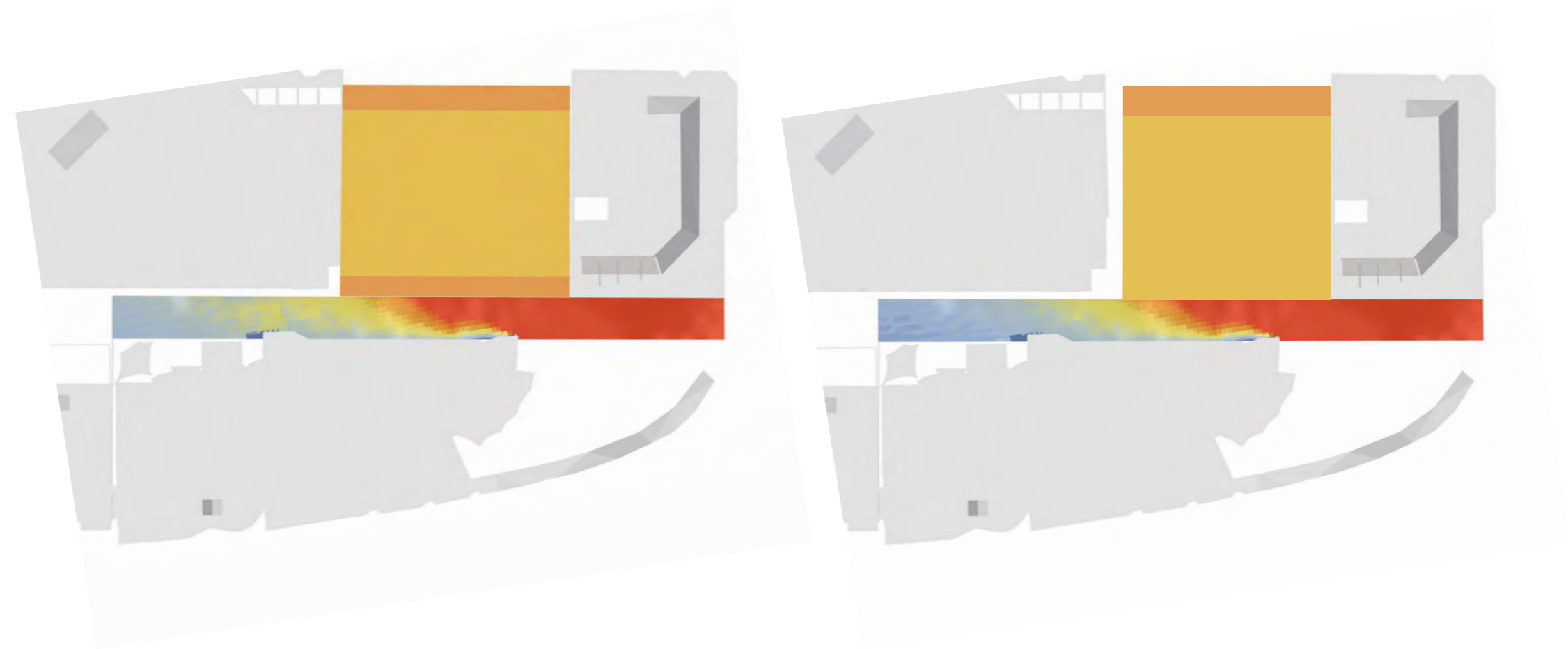
Typical High rise floor plan



Roof Landscaped Terraces

2.10 Access to Sunlight – Little Walker Street (21st June – 9am to 3pm)

The diagrams clearly illustrate that the proposed volume creates an imperceptible impact with less than 2 minutes difference in terms of solar access to Little Walker Street when compared to the LEP envelope.



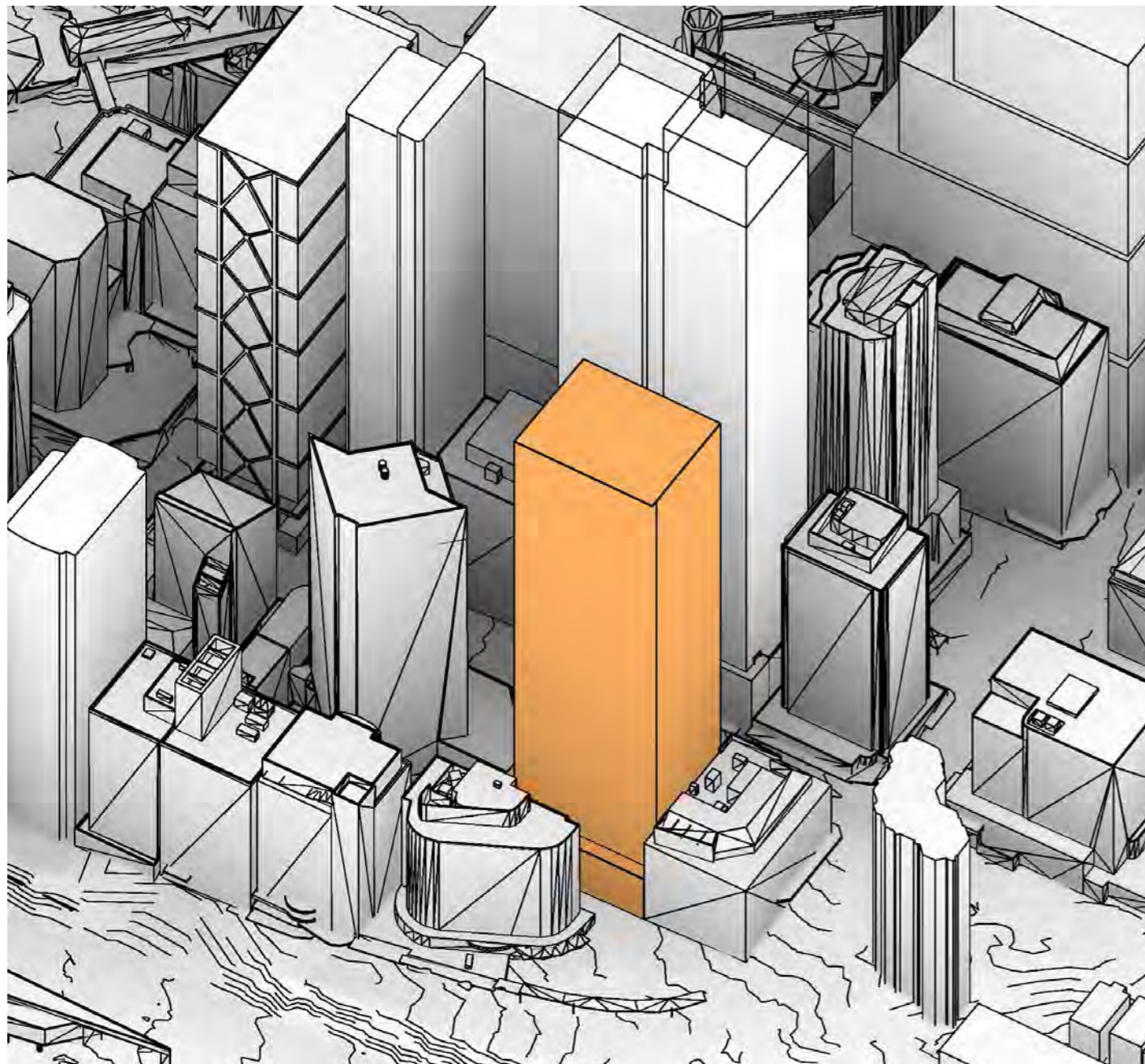
LEP Envelope

Proposed Envelope

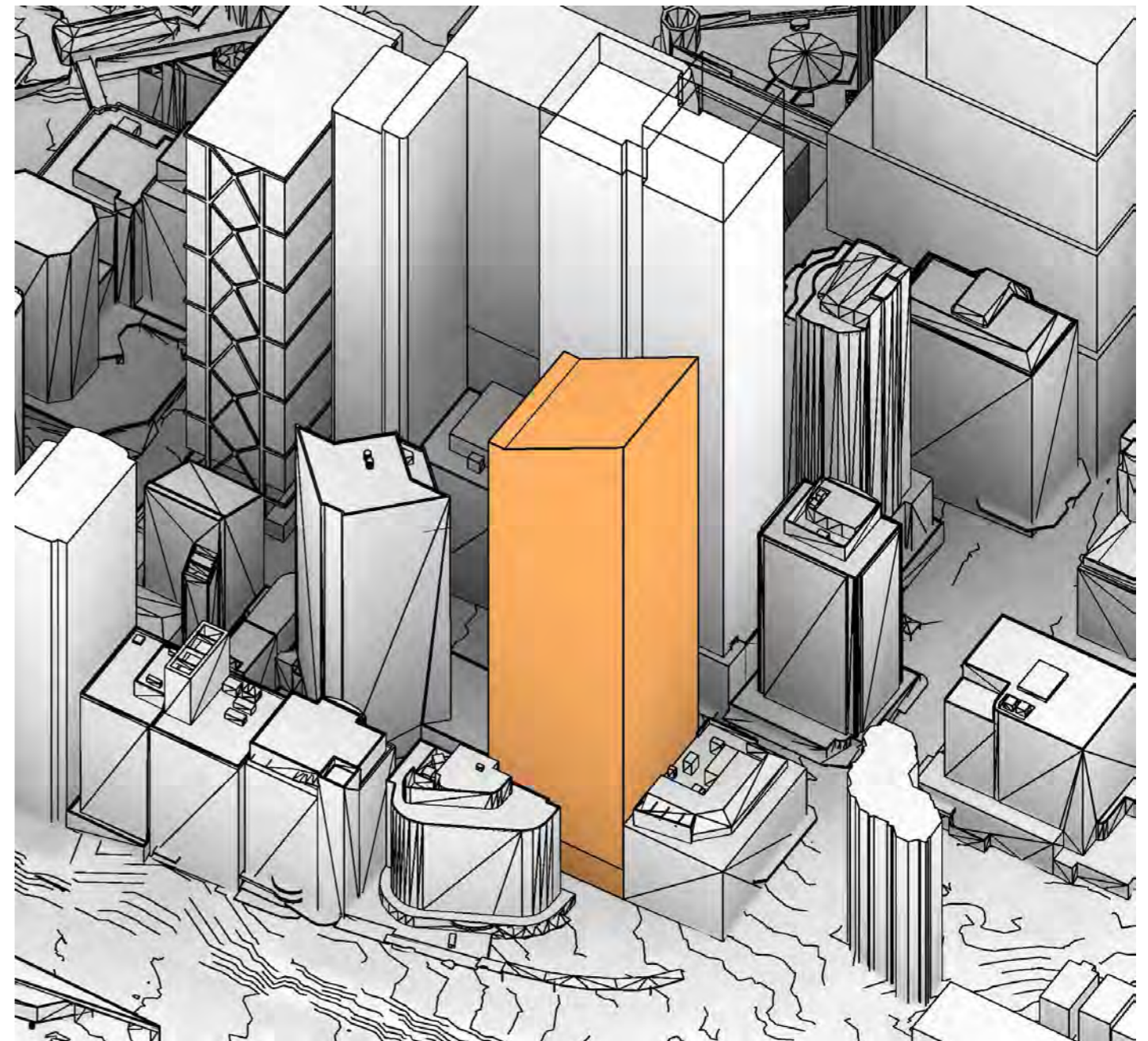
2.11 Sky View Factor analysis – Little Walker Street

Methodology – Testing Existing Context

A sky view factor analysis for both the LEP and proposed envelope was undertaken to compare access to sky with the existing North Sydney context.



DCP + LEP Envelope



Proposed Envelope

2.11 Sky View Factor analysis – Little Walker Street

The analysis demonstrates that when comparing the LEP and proposed envelopes with the current North Sydney Context the there is minimal impact on the percentage of visible sky on the points A, B and Cs along Little Walker Street.



Point A – DCP (41.6937%)



Point B – DCP (12.0444%)



Point C – DCP (9.8884%)



Point A – Proposed (41.4088%)
Reduction of 0.2851%



Point B – Proposed (11.5088%)
Reduction of 0.5356%



Point C – Proposed (9.9980%)
Reduction of 0.5356%

- LEP Envelope & Context
- Massing increase
- Massing Reduction

2.12 Sky View Factor analysis – Little Walker Street

Methodology – Testing Future Envelopes in Context

A sky view factor analysis for both the LEP and proposed envelope was undertaken to compare access to sky with the future envelope North Sydney context.



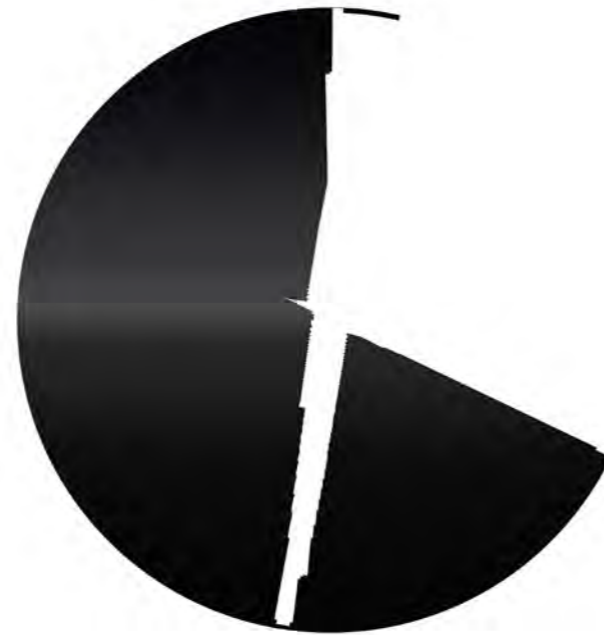
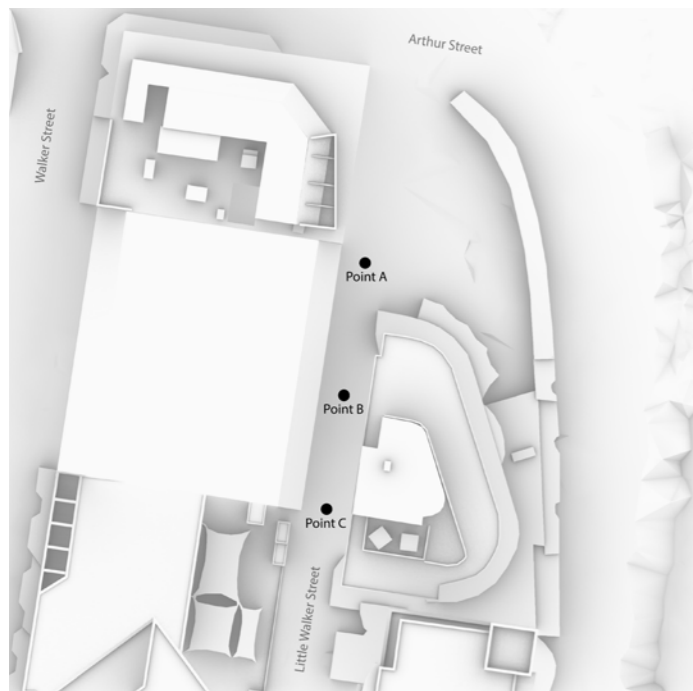
DCP + LEP Envelope



Proposed Envelope

2.12 Sky View Factor analysis – Little Walker Street

The analysis demonstrates that when comparing the LEP and proposed envelopes with the future North Sydney Context the there is minimal impact on the percentage of visible sky on the points A, B and Cs along Little Walker Street.



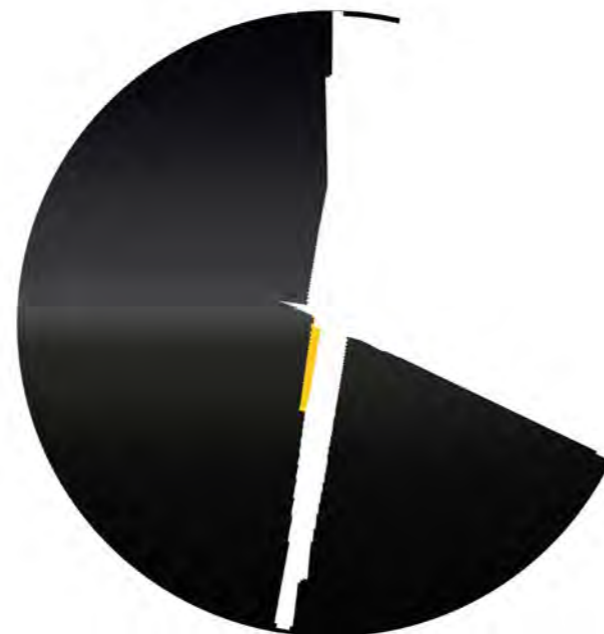
Point A – DCP + Future Context (33.7087%)



Point B – DCP + Future Context (8.4377%)



Point C – DCP + Future Context (6.0924%)



Point A – Proposal + Future Context (33.6022)
Reduction of 0.1065%



Point B – Proposal + Future Context (8.2192%)
Reduction of 0.2185%



Point C – Proposed + Future Context (6.1728%)
Reduction of 0.0804%

- LEP Envelope & Context
- Massing increase
- Massing Reduction

Architectus