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Planning Application Report

architectus™

153 + 157 Walker Street



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1 Site Description

1.1 Site Description

153 + 157 Walker Street, North Sydney

The site is situated in premium location for a high quality commercial development, being in close proximity to public transport, including North Sydney Train Station (which is located 400m to the South), connecting the site to the whole metropolitan area, and the future Victoria Cross Station Metro Station that will link Barangaroo and Crows Nest. M1 freeway also gives the site car access to greater Sydney freeway network.

153-157 Walker Street is also close to public green areas such as Doris Fitton Park some 70m to north (along Little Walker Street) and St. Leonards Park further 500m away, as well as a green zone located 200m South in Alfred Street.

- Legend
-  Subject Site
 -  Walking Radius
 -  Train Stations
 -  Bus Stops
 -  Ferry
 -  Light Rail
 -  Metro Stations

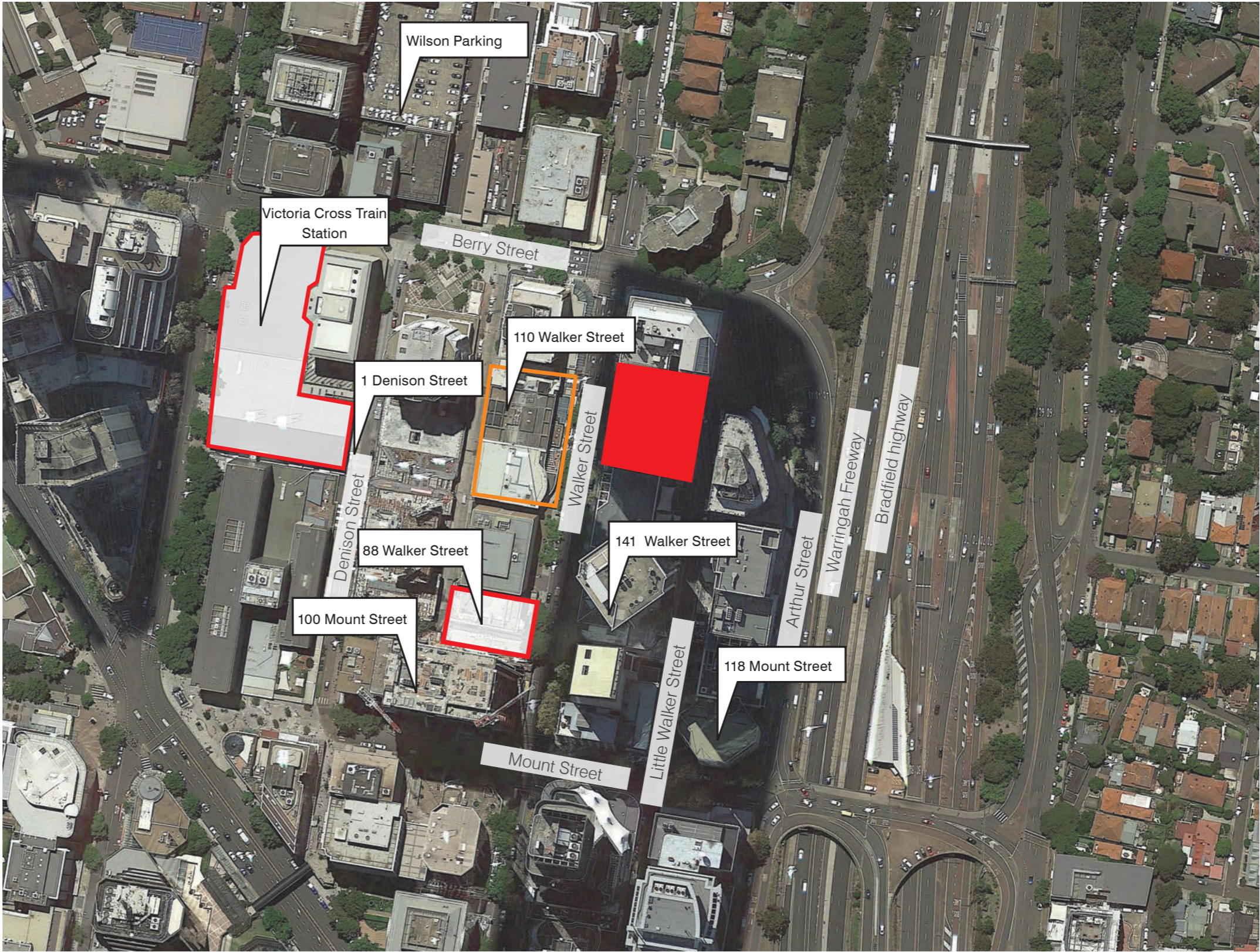


Caption

1.2 Site Description

1.2 Site Information

Address: 153 + 157 Walker Street, North Sydney
Lot and Plan Number: DP799678 +DP84729
Local Government Area (Council): NSC
Planning Controls:
https://www.northsydney.nsw.gov.au/Building_Development/LEP_DCP/Development_Control_Plan
Approx Site Area: 1928m² (641sqm+1287sqm)



Legend

- Subject Site
- Under Construction
- Approved
- Planning Assessment





2 Site Analysis

- Urban Context
- Envelope
- Context Envelopes
- Views
- Urban Framework - CBD Vision
- Urban Framework - CBD Street Hierarchy
- Street Elevations - Existing Conditions
- Street Sections - Existing Conditions

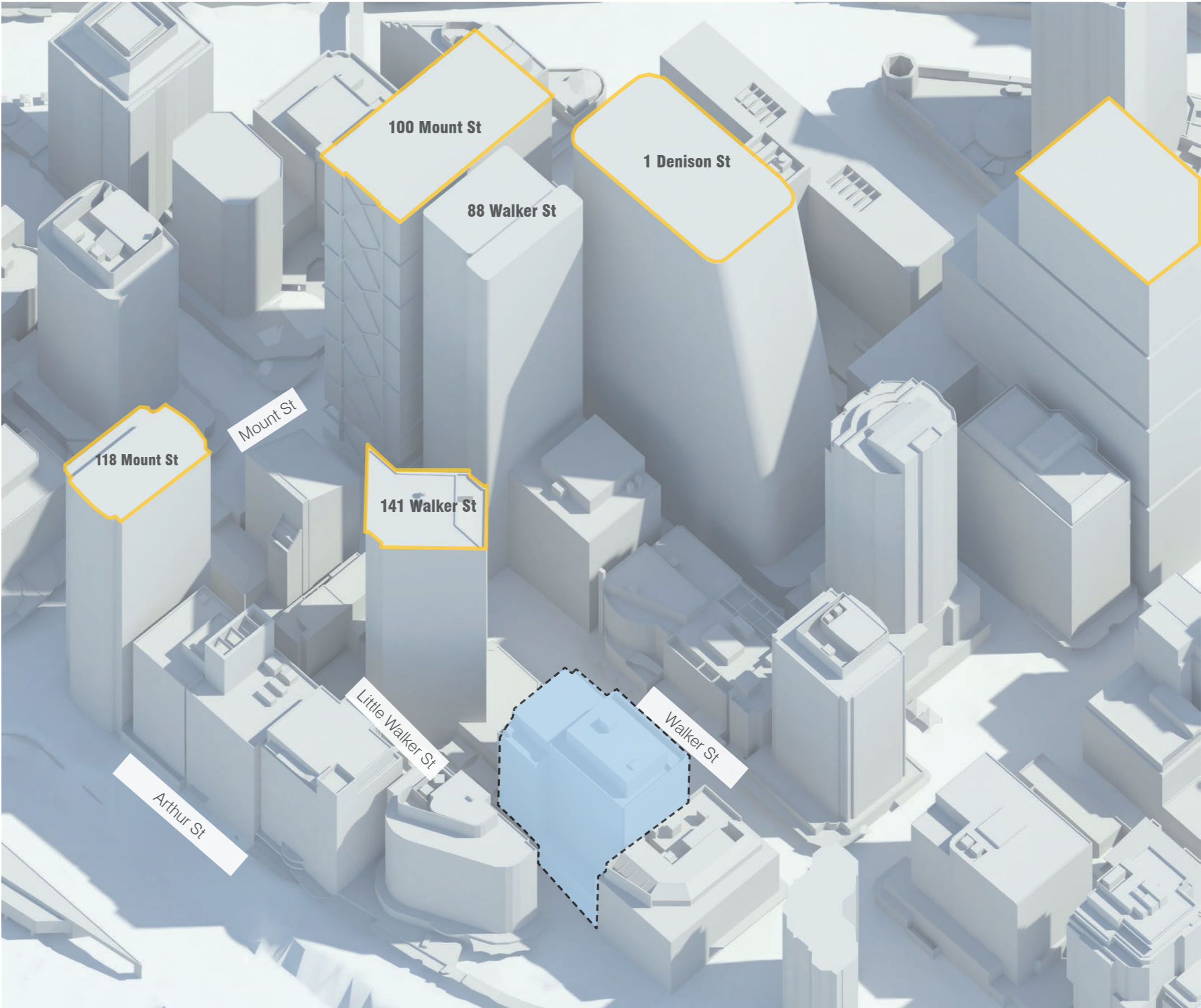
Site Analysis

2.1 Urban Context

Located between Walker Street in the West and Little Walker Street in the East, 153 Walker Street (640 m²) and 157 Walker Street (1287 m²) sites are situated in a premium location due to its proximity to the heart of North Sydney's CBD.

The future development of these sites will form part of a vibrant and rapidly increasing high rise development precinct, together with buildings like 118 Mount Street and 1 Denison Street which are under construction and 100 Mount Street which has been recently completed..

153-157 Walker Street represents an opportunity to become a landmark development that will provide an important contribution to North Sydney's CBD Skyline.

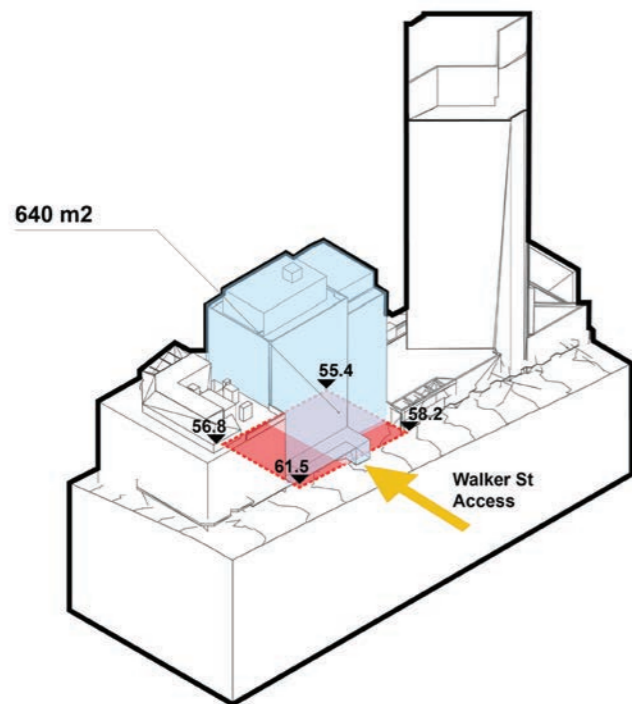


Legend

Existing Buildings of 153 & 157 Walker Street

Urban Context

Site Analysis



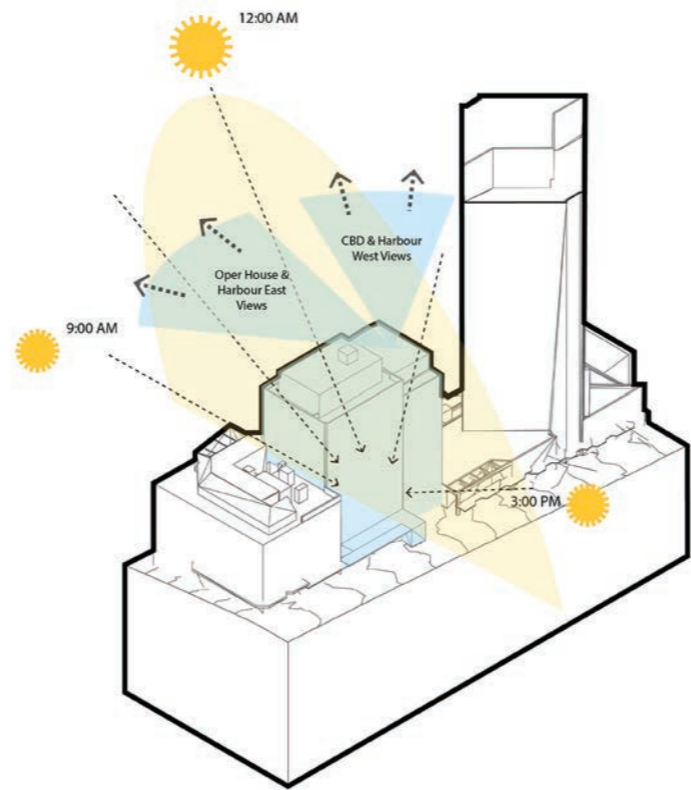
Physical Characteristics

The subject site is a cobined of two allotment totaling 1928sqm in area, which is sufficient for a development of a quality large office building with a viable floor plate.

The site in generally rectangular and falls around 2m South along both Walker Street and Little Walker Street. The site depth is around 42m, There is a 3m level difference in the East/West direction (between Little Walker and Walker Streets). The Little Walker Street currently is the primary service lane with Walker Street being the front address.

Site Information - No. 153 - 157 Walker Street.

- 45.6m Street Frontage (42m depth)
- 3m height difference between streets
- Approx. 2m fall across frontages



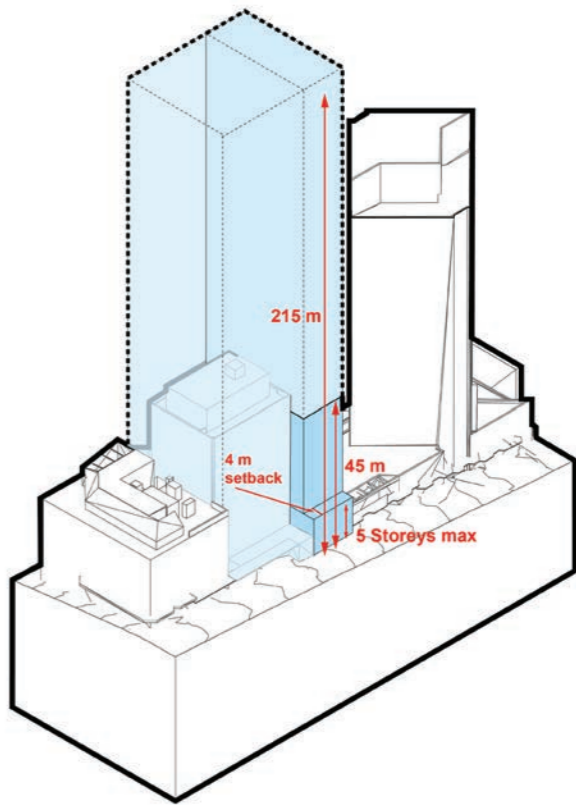
Environmental Characteristics

The site has enjoys solar exposure to East and West along its dual street frontages, allowing for good access to natural light.

The 0m setback to North and South, with potential for adjacent sites of being developed, should be considered with respect to impacts on solar access and daylight amenity.

Solar

- East and West orientation
- 0m setback to side boundaries (blank facades)
- Eastern facade exposure
- Western facade overshadowed by neighbouring properties



Planning DCP

North Sydney DCP Section 2.1 relates to NS CBD. P9P9 A maximum podium of 5 storeys to all streets, with a weighted setback of 5m above the podium with the following exceptions: (a) No podium to Arthur Street.... (c) A podium of between 2 and 3 storeys to ...Little Walker...Streets with a weighted setback of 4m above the podium.

As the subject site is less than required 1000sqm in area, the maximum LEP height (215m) cannot be achieved without amalgamation with adjacent sites, limiting the height to 45m.

Controls

- Site Area: 1928 sqm
- Maximum LEP building height: RL 215m.
- 5 max. podium of 5 storeys to Walker St with weighted setback of 5m.
- A podium of 2-3 storeys to Little Walker St, with a weighted setback of 4m above the podium.

Site Analysis

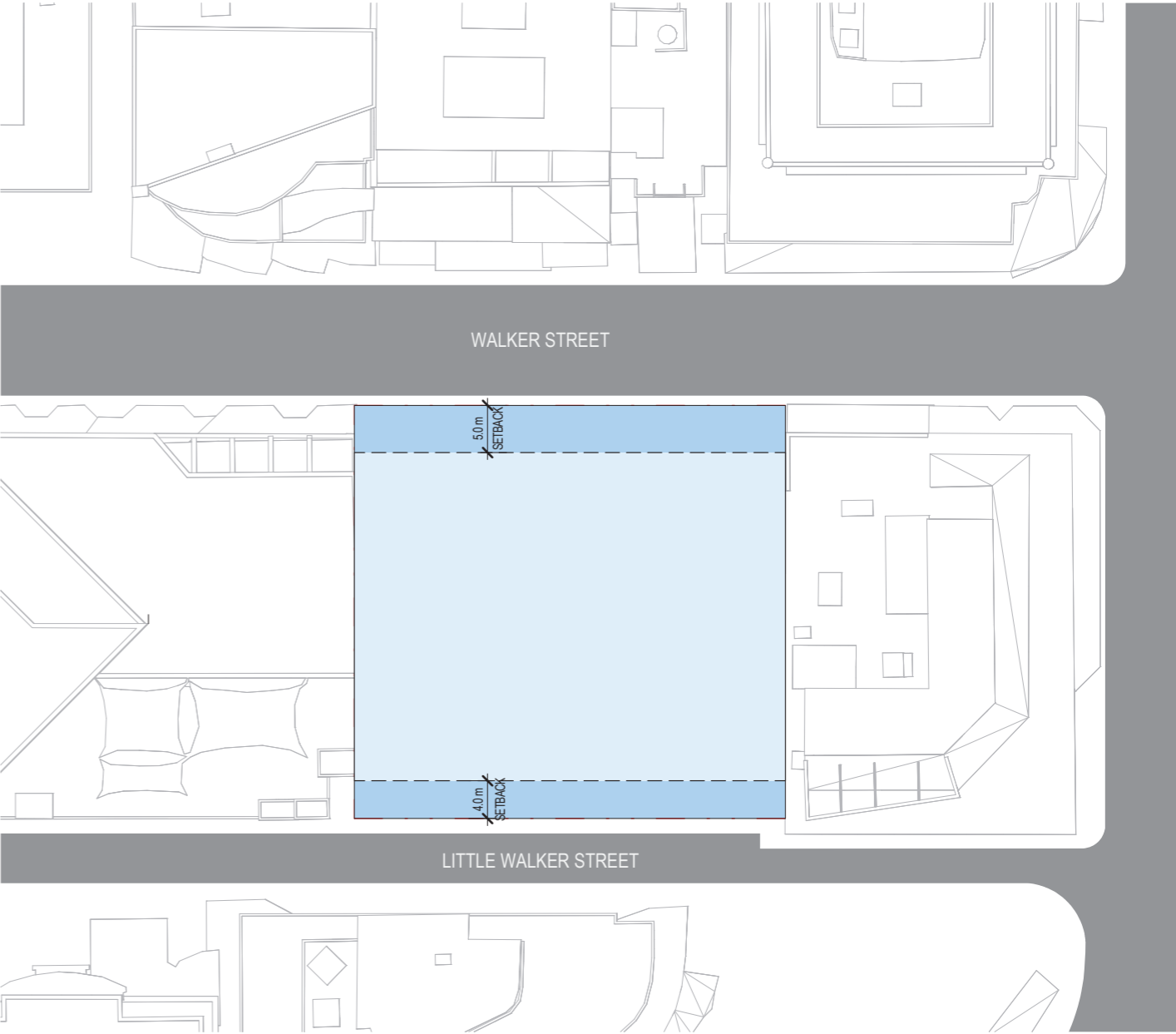
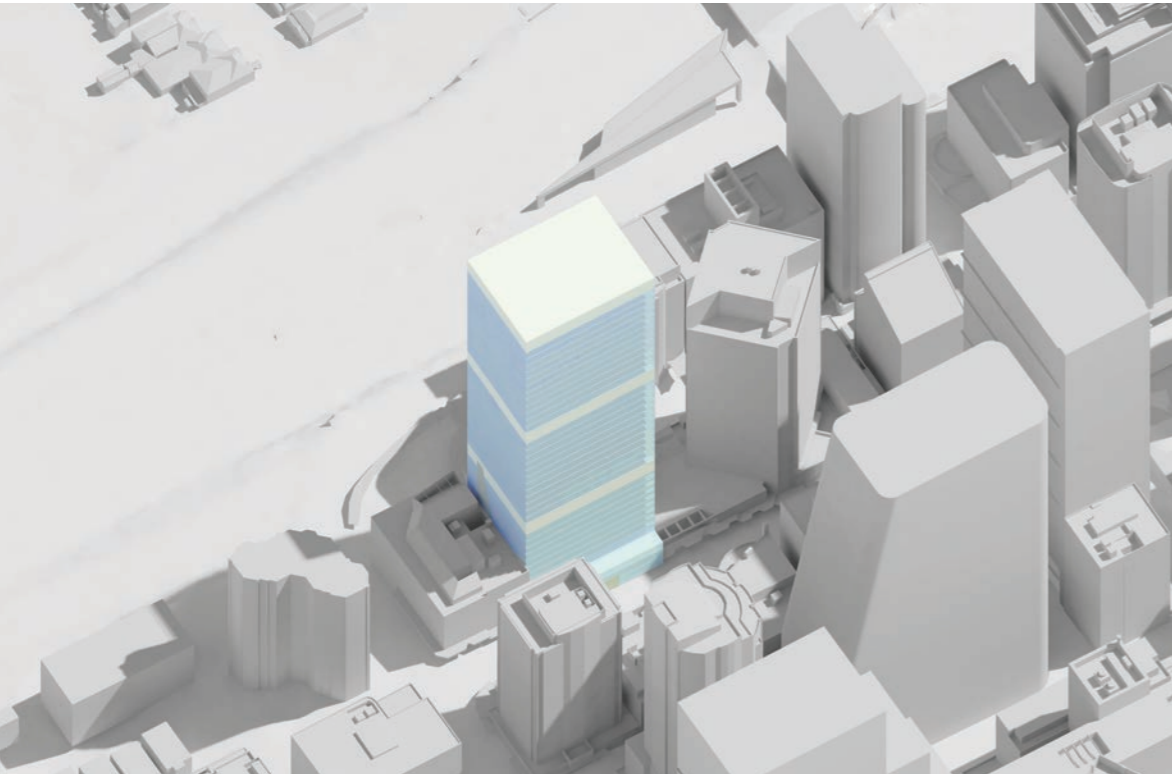
2.2 Envelope

Desired Built Form

North Sydney DCP Controls specifies podium height (max. 5 storeys) that can be varied to relate to existing street context or provide a transition in height between adjacent buildings. In this case a podium of 6 storeys would be considered as an appropriate solution.

Setbacks

A weighted setback of 5 m above the podium for Walker Street and a weighted 4 m setback for Little Walker Street.



Site Analysis

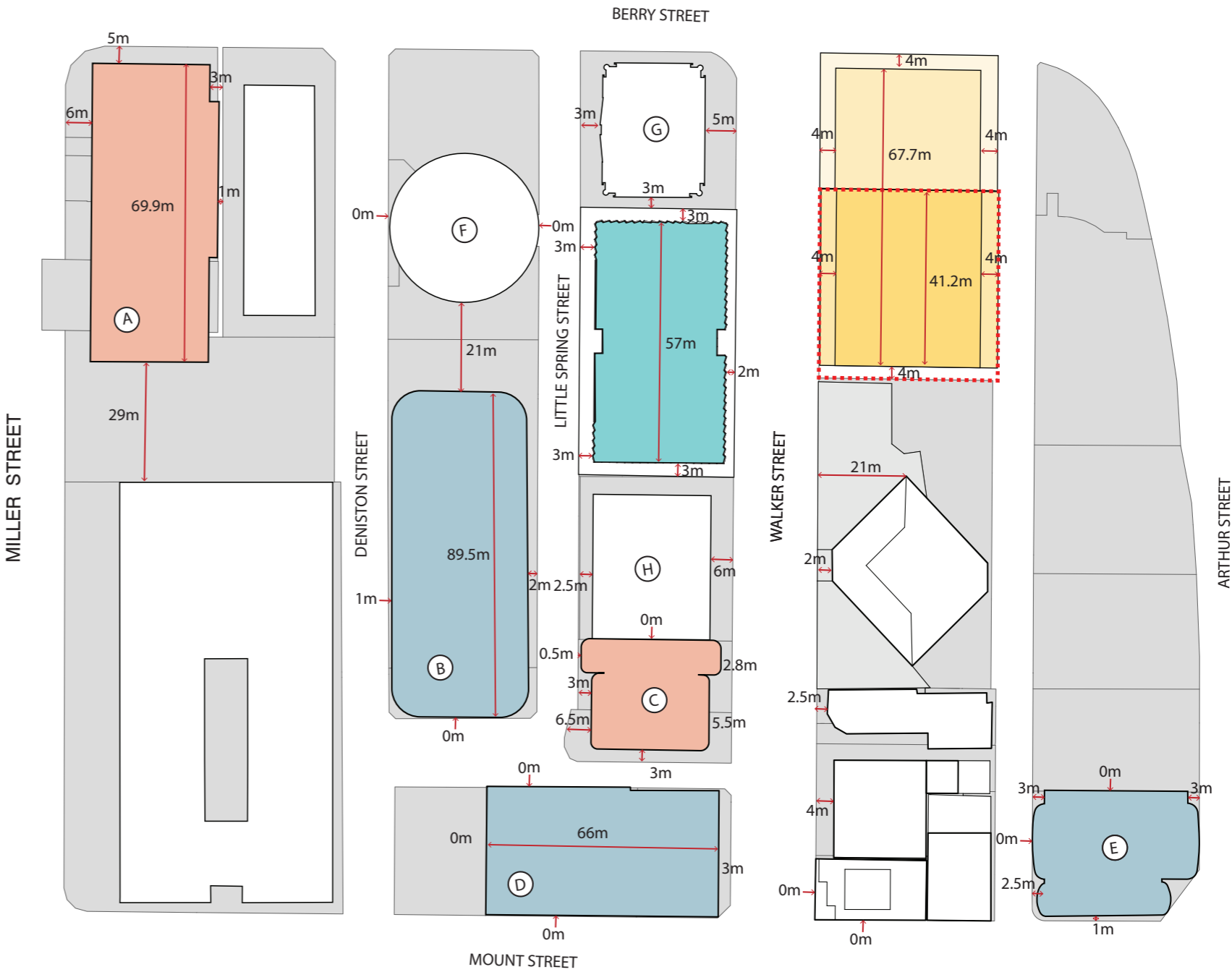
2.3 Context Envelopes

Contextual Analysis of Setbacks

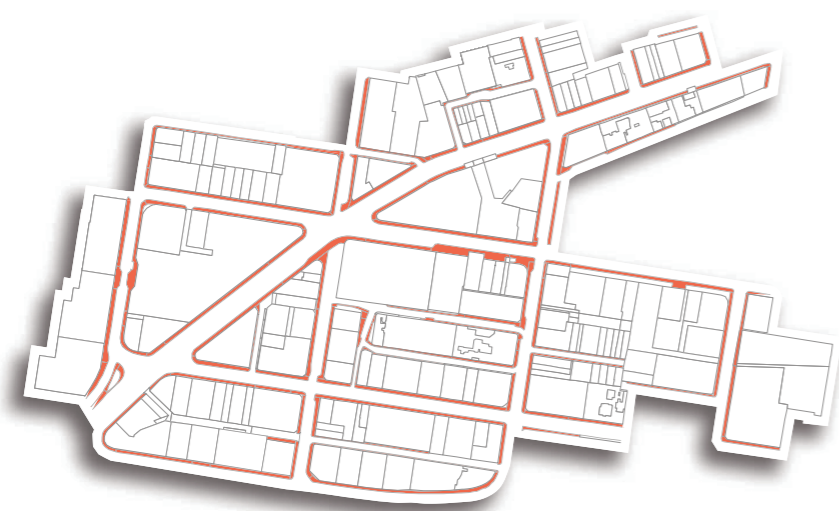
While DCP controls specify 5m street setback from Walker Street and 4m setback from Little Walker Street above podium, the existing urban context contains high level of inconsistencies resulting in myriad of different setback and street wall conditions.

		Street Setbacks	Setbacks to Adjacent Buildings
A	Victoria Cross OSD	5m - 12m	1m - 29m
B	1 Denison Street	0m - 2m	21m+
C	88 Walker Street	2.8m - 6.5m	0m
D	110 Mount Street	0m - 3m	0m
E	118 Mount Street	0m - 6m	0m
F	'The Alexander' Apartments	0m - 28m	0m
G	124 Walker Street	3m - 5m	3m
H	100 Walker Street	2m - 6m	0m - 4.2m (existing through site link)

- Project Boundary
- Proposed Envelope
- Lodged DA Project
- Under Construction
- Recently Completed



2.4 Urban Framework - CBD Vision



EXISTING PUBLIC FOOTPATH AREAS

Existing Public Foothpaths

North Sydney’s CBD vision looks at a comprehensive upgrade and extension of existing public foothpath network through a series of safety and visual foothpath improvements.

The vision for Little Walker Street is a conversion to a public shareway that will create safe pedestrian zones linking to existing and future public spaces.



EXISTING ROAD SPACE

Existing Road Space

The network of existing road spaces has been analysed in the Council vision document to with view to increase the amount of pedestrian public spaces. Little Walker street has been identified as one such area where a future shareway zone with a strong priority given to creation of safe pedestrian environment.

Little Walker Street
Currently Little Walker Street is a 10m wide and 300m long service lane that runs north-south parallel to Walker and Arthur Street between Pacific Highway and Berry Street. It is a standard service lane environment that is dominated by car park access points, loading docks, blank wallsand building servicing.



EXISTING PUBLICLY ACCESSIBLE SPACES
AND PROPOSED PUBLIC SPACES

Existing Public Accessible Space

The Council vision document identifies that only 6% of public domain is actually accesible to public, with vision to more than double (additional 20,000sqm) the accessible public space through creation of pulic piazzas and pedestrian links.

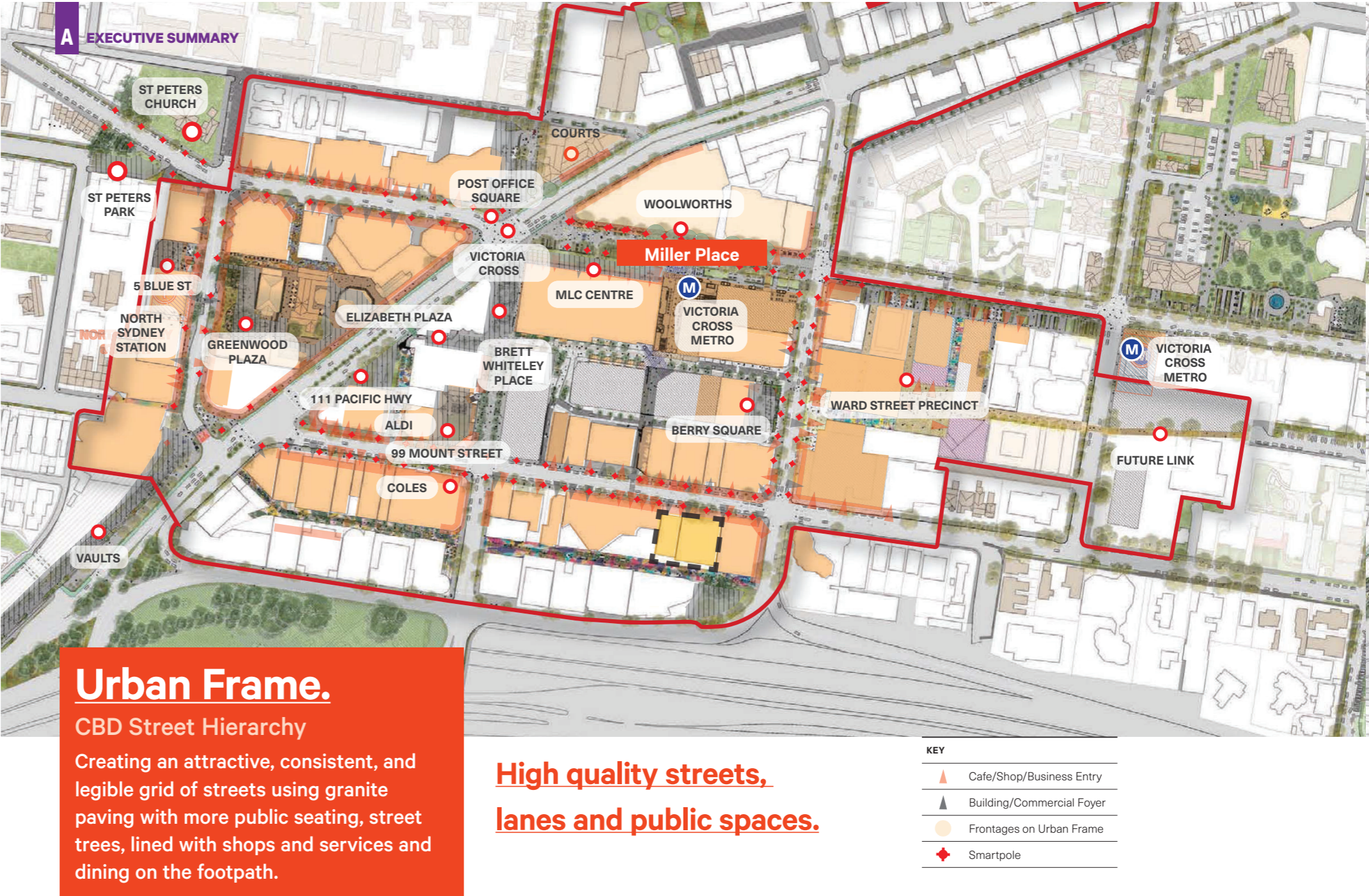
Doris Fitton Park
Doris Fitton Park on the Northern end of Little Walker street has been identified as an accessible public space that is in need of integration into the overall network through upgrade of Little Walker Street into a publically accessible shareway.

2.5 Urban Framework - CBD Street Hierarchy

The concept of the ‘Urban Frame’ is to establish a hierarchy of streets that creates a core of urban amenity and focus for the CBD. The four streets of Miller, Berry, Walker and Blue are all relatively level, have a similar width, an even street wall, mature street trees and a consistent network of awnings that protect pedestrians and shop fronts from wind, sun and rain. Together they can create a legible and consistent frame around the core of the centre.

Continuity of Activity

New projects should be designed to provide a continuity of activity and protected awning spaces that cover the footpath space. Projects that infill the existing setbacks should be encouraged, with everything from pop ups, outdoor dining, public art and new paving and furniture using the council’s public domain palette.



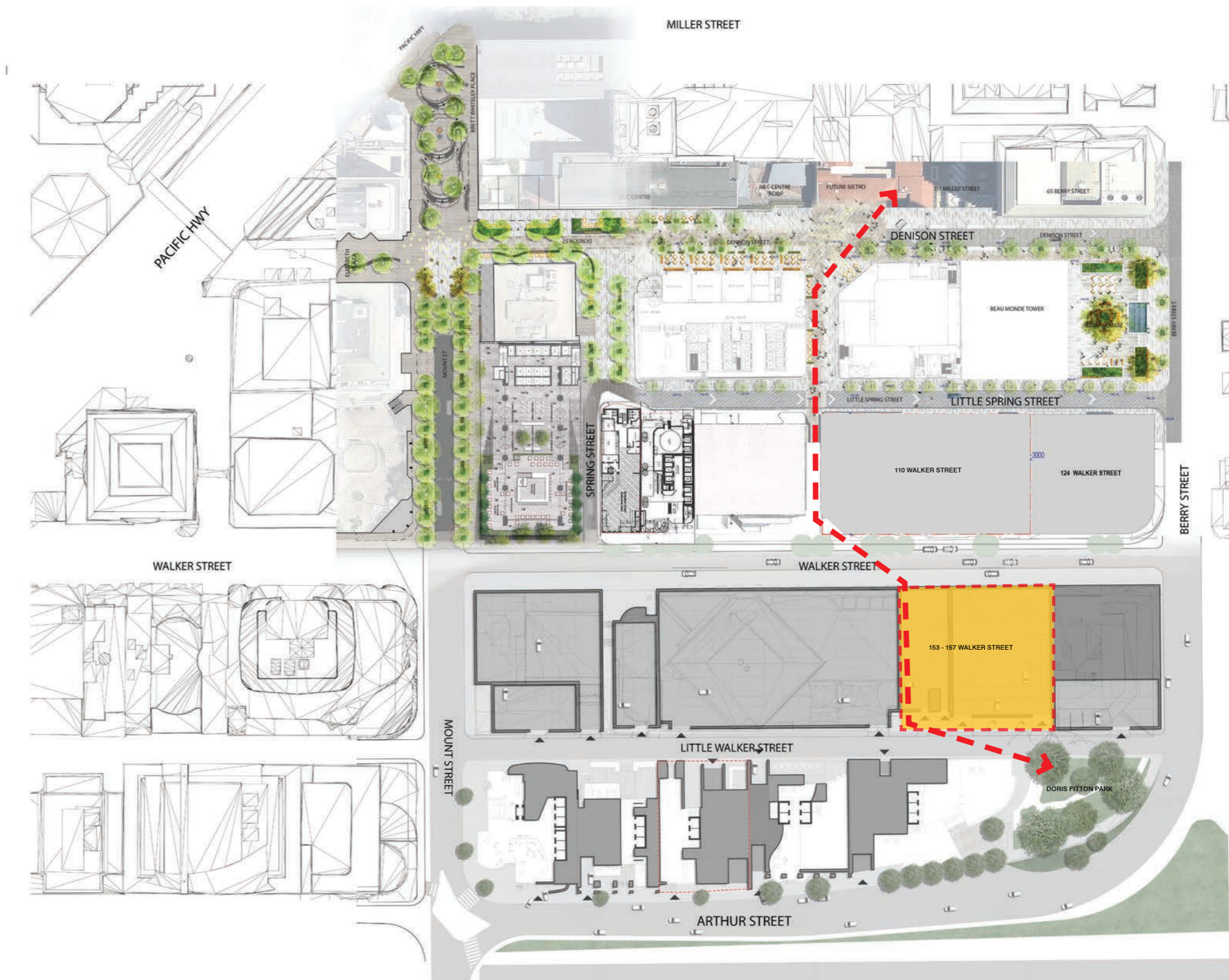
Site Analysis

2.6 Context

Emerging Context

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

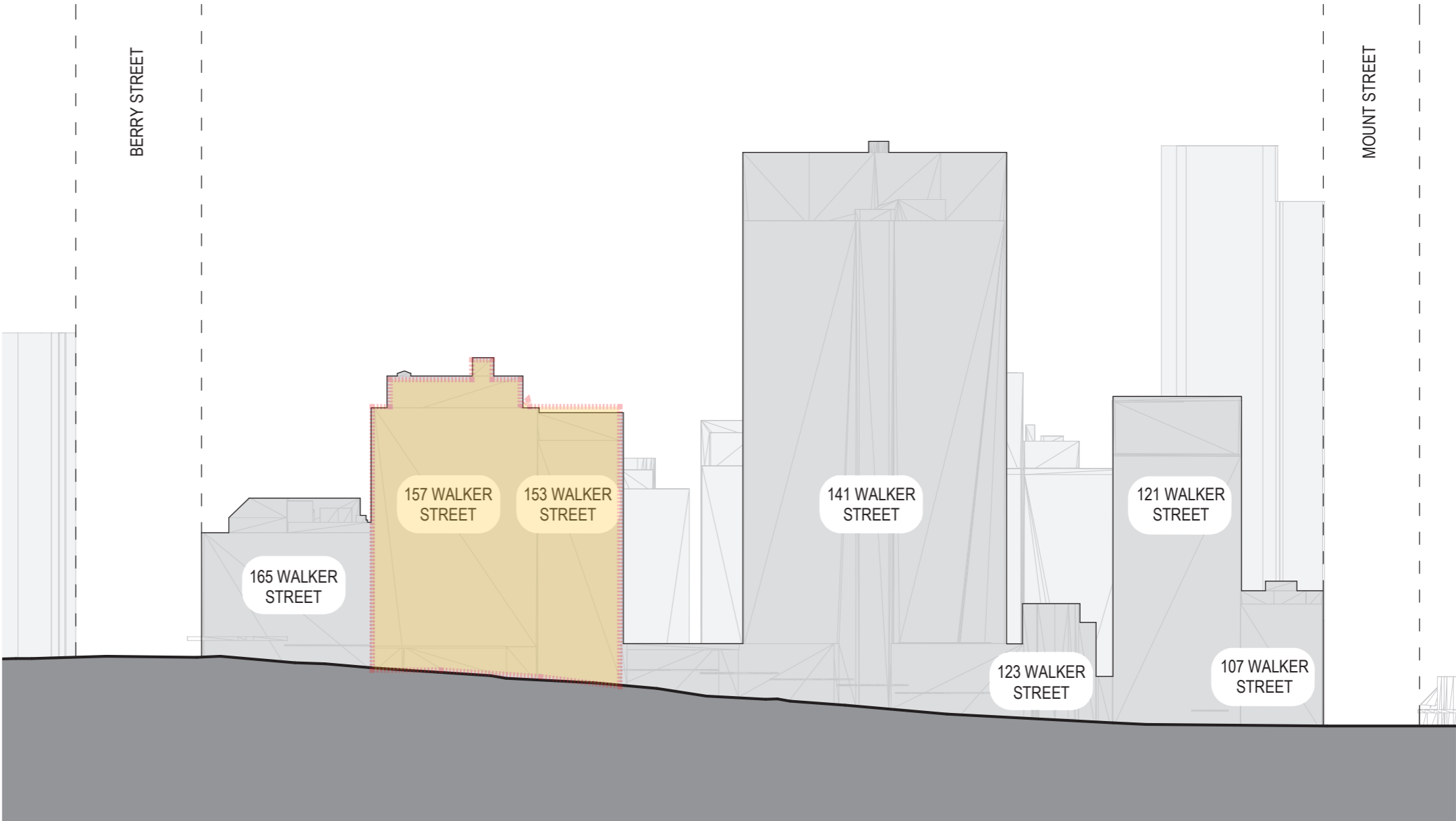
The subject site has an important role in how it ties into the overall precinct and into council vision for a vibrant and exciting public domain.

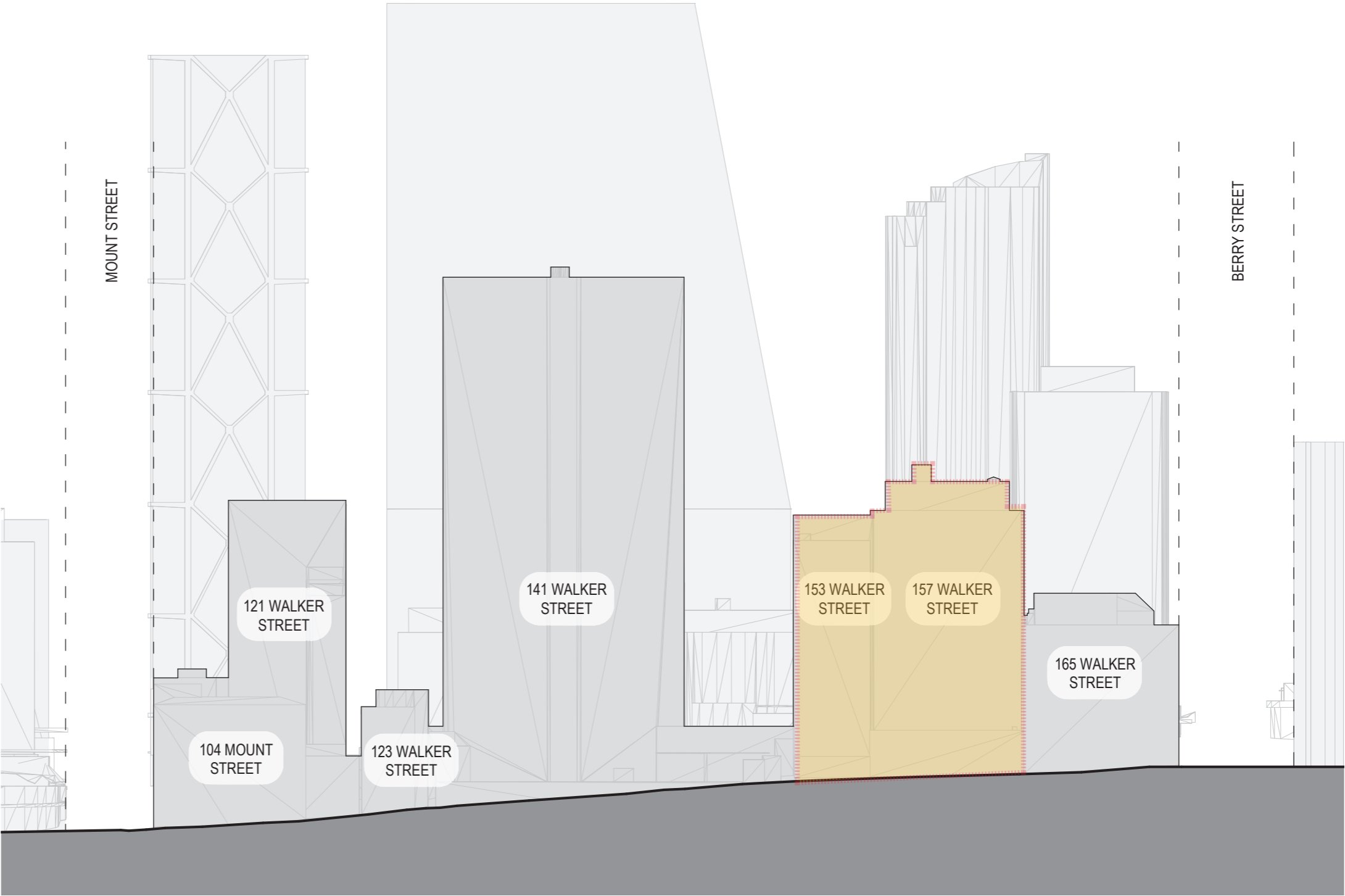


2.7 Street Elevations - Existing Conditions

Walker Street & Little Walker Street

The street elevation shows the subject site in its context demonstrating a great degree of inconsistency in urban form.





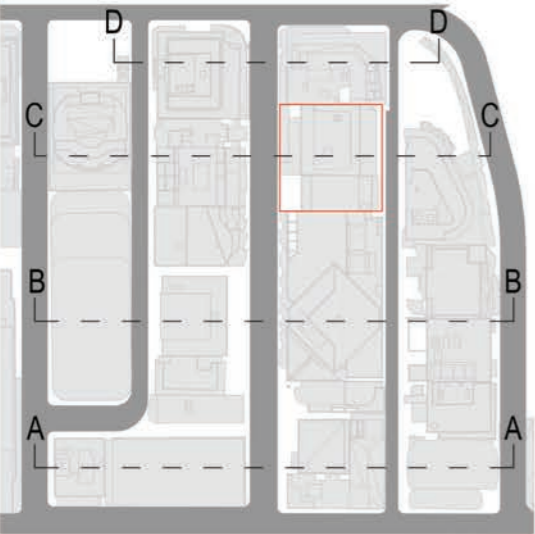
Site Analysis

2.8 Street Sections

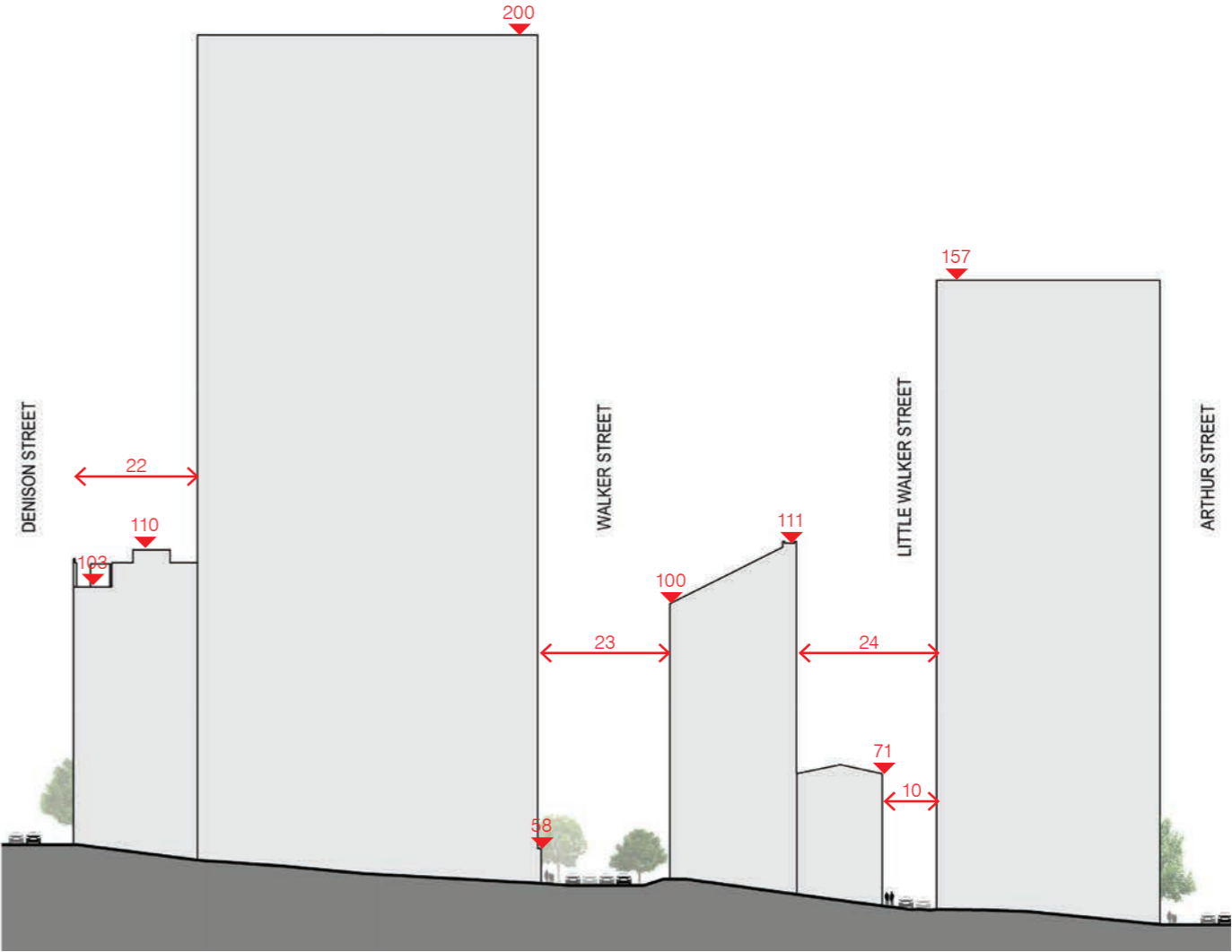
Existing Conditions

The street sections in the immediate precinct show a great degree of inconsistency in building heights, street wall heights and corresponding setbacks that would provide a definite alignment for the subject site.

Furthermore there are a number of recently approved developments (such as 100 Mount Street) that don't include tower podium typology and feature virtually no setbacks.



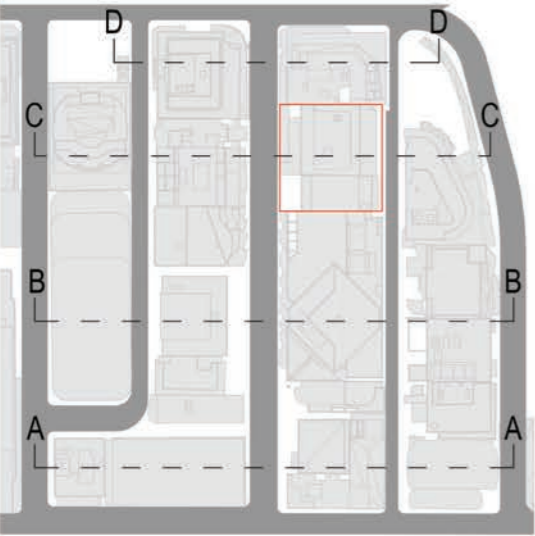
Section A



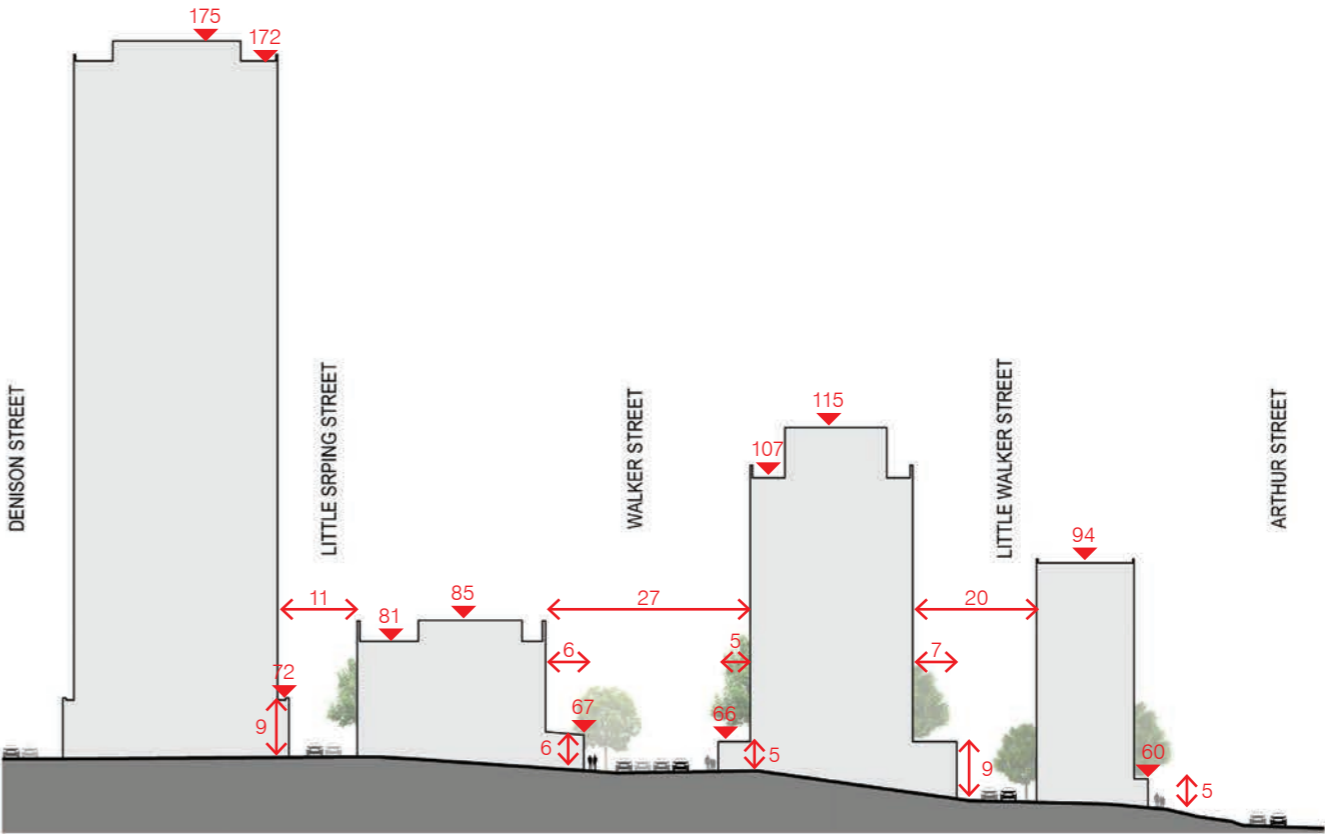
Section B



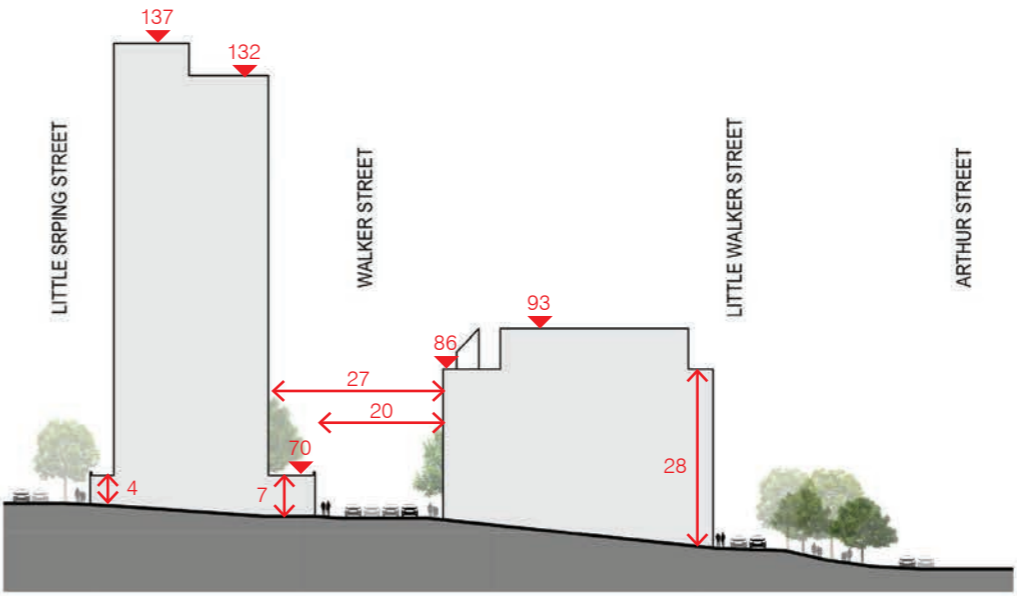
Site Analysis



Section C



Section D





3 Proposed Envelope

Proposed Envelope

3.1 Site Plan

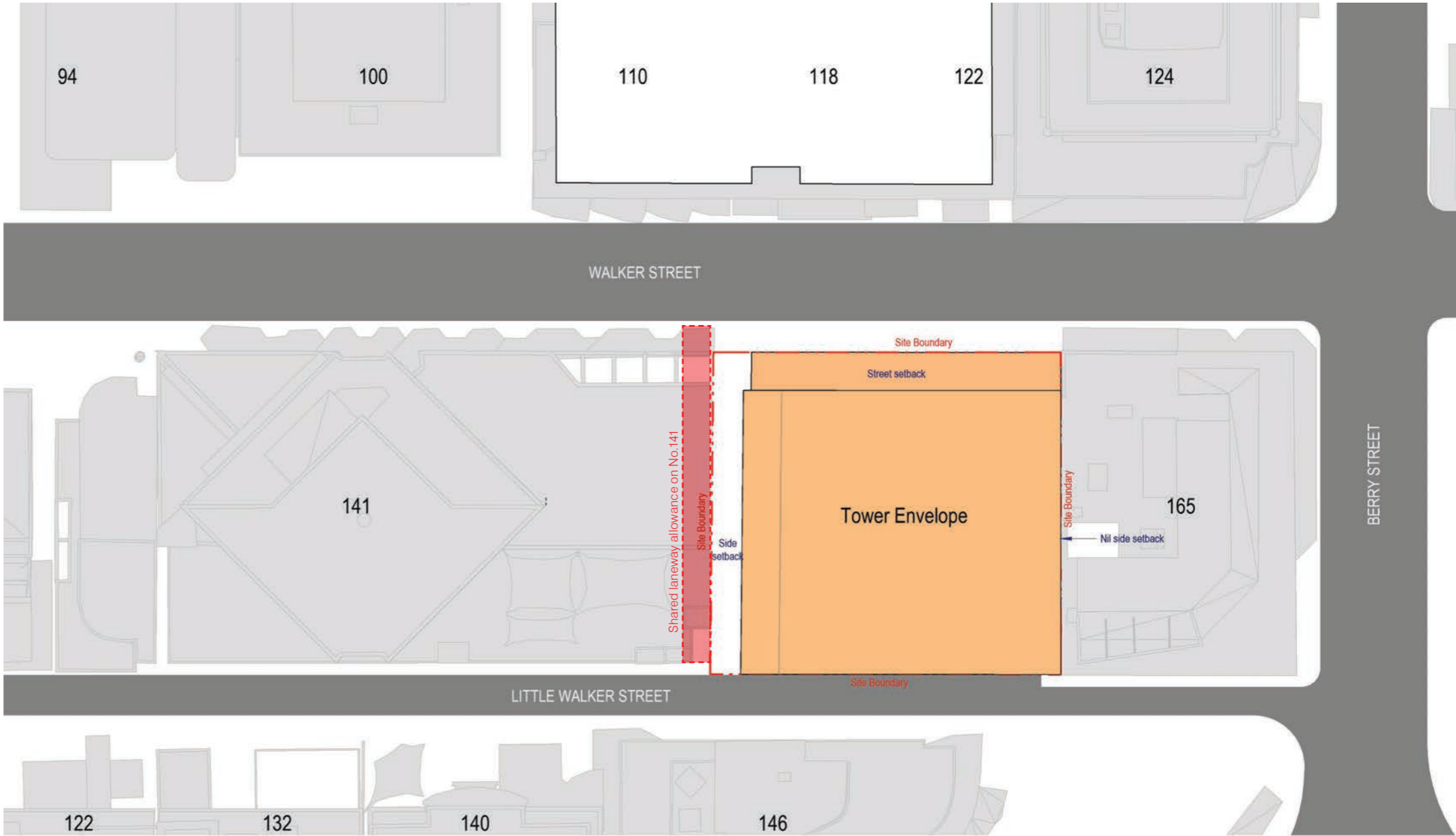
Reduced Walker Street Setbacks

The proposed concept design further refines the setback controls following the pre-planning meeting with the Council officers on Wednesday 14th October 2020 and subsequent discussions.

The Council requested further increase to through-site link tower setback with shared laneway arrangement with No.141 Walker Street.

Additionally further investigation of site setbacks has been conducted in particular to No.165, however the conclusion of this investigation has been that No.165 will require a South side core arrangement when it is developed.

Following council discussion, a compliant setback to Walker Street has been created as well as DCP compliant podium height. The south setback (htrough site link) has been retained as 4m (5m top of podium) in accordance with previous discussions. Little Walker Street setback has been revised to 4m at podium and 0m to tower to compensate for area loss due to south setback increase and to better align with the existing conext along Little Walker Street.



Proposed Envelope

3.2 Area Redistribution

Reduced Walker Street Setbacks

The current combined sites DCP floorplate results in a typical tower area of 1517sqm GBA which, depending on efficiency (say 70% NLA to GBA - low rise), will result in approx. 1060 sqm NLA.

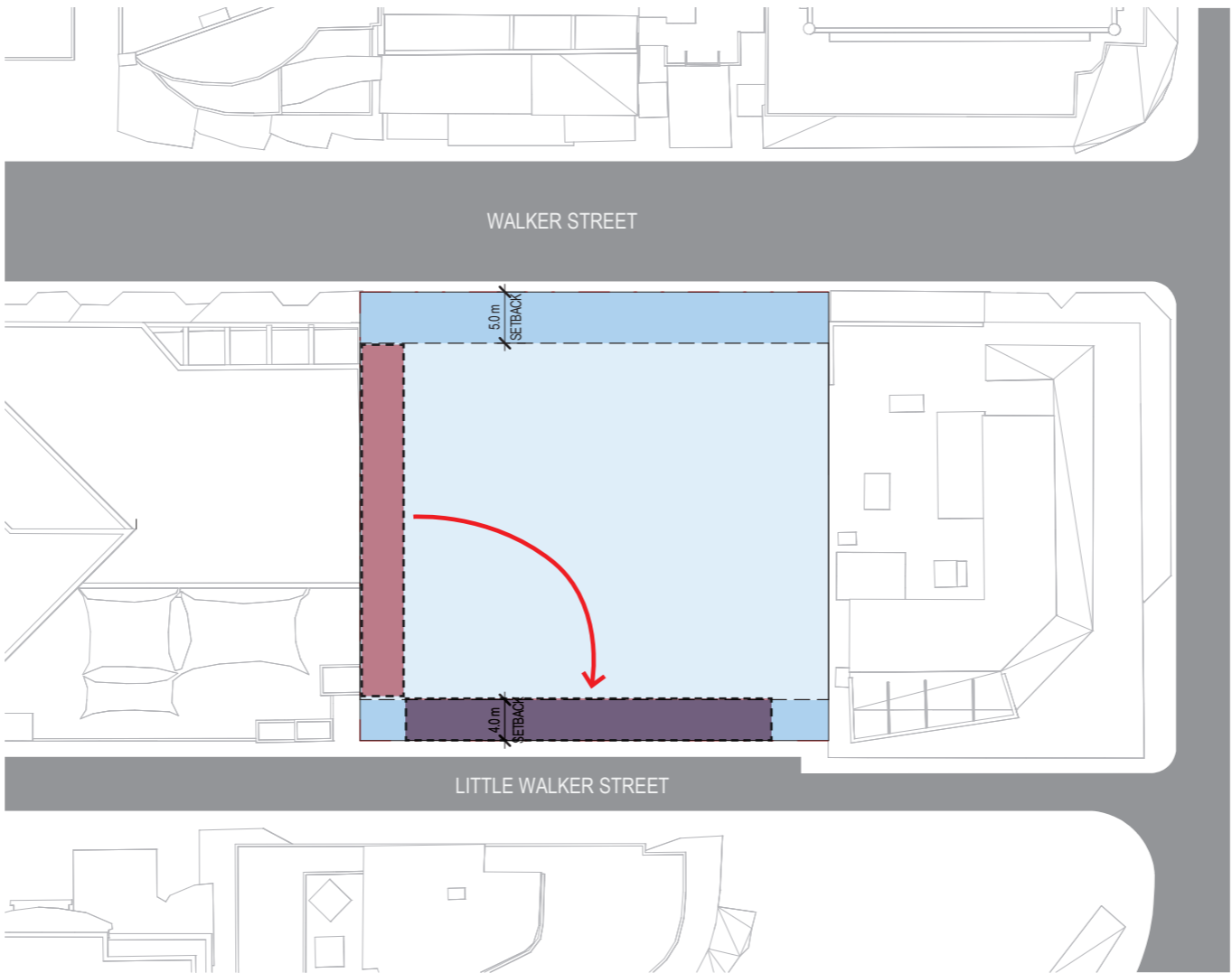
Following pre-lodgment consultation, the North Sydney planning officers requested that if a through site link is to be created on a subject site, that a minimum 4m 'open to sky' clearance is maintained in the proposed building form.

Furthermore, PCA requires for a minimum of 1000sqm NLA floorplate size (75% of floors) in CBD zones in order to achieve PCA A-grade commercial rating (clause B1 - Building Configuration).

Therefore in order to comply with this planning requirement and maintain the ability of consolidated sites to provide a high quality commercial development, the floorplate area needs to be redistributed.

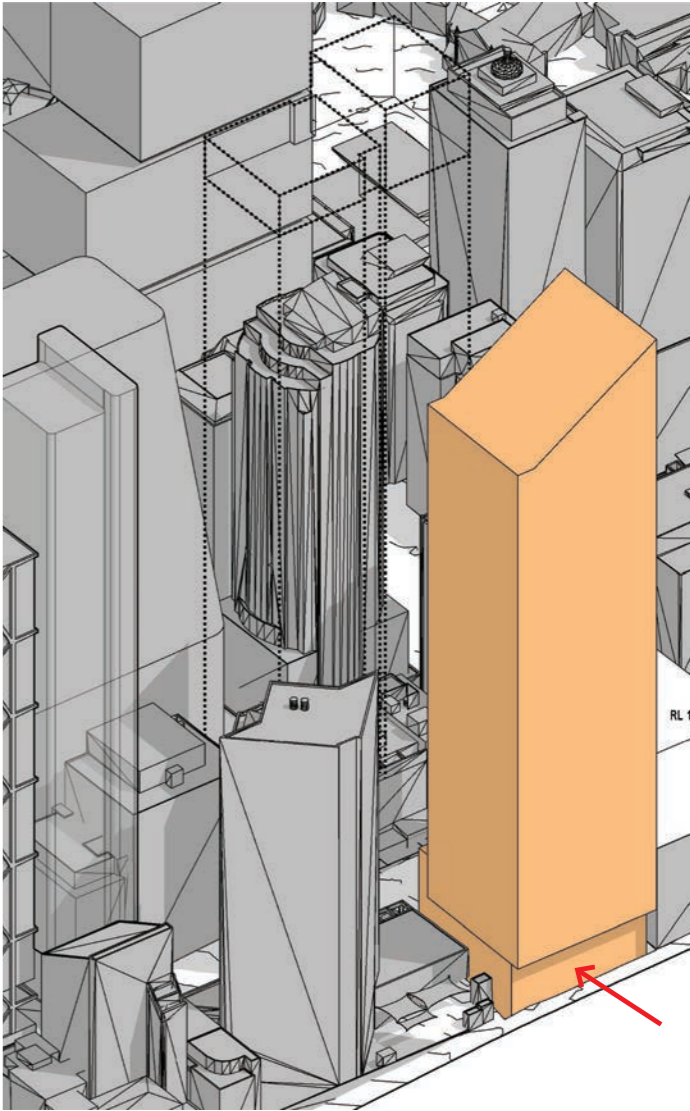
Following further consultation with North Sydney Council, the design team has proposed a building envelope that maintains street setback and podium height compliance to Walker Street with a 'negative' setback to Little Walker Street which results in the following key features:

- Appropriate floorplate necessary for a high quality development (PCA-A grade)
- Compliant podium and setback to Walker Street
- Through site open to sky pedestrian link in accordance with council request;
- Street widening and extension of public realm on narrow Little Walker Street



Relocate Volume

The floorplate area has been transferred from the through-site link zone to the Little Walker Street frontage, which is consistent with predominant setbacks along Little Walker in the immediate context.



Increase Ground Plane

The Little Walker Street features extremely narrow (if any) footpath zones creating quite a hostile pedestrian environment. The proposal recesses the podium space 4m from the boundary line allowing for ample space for street activation and extension of the public domain.

Proposed Envelope

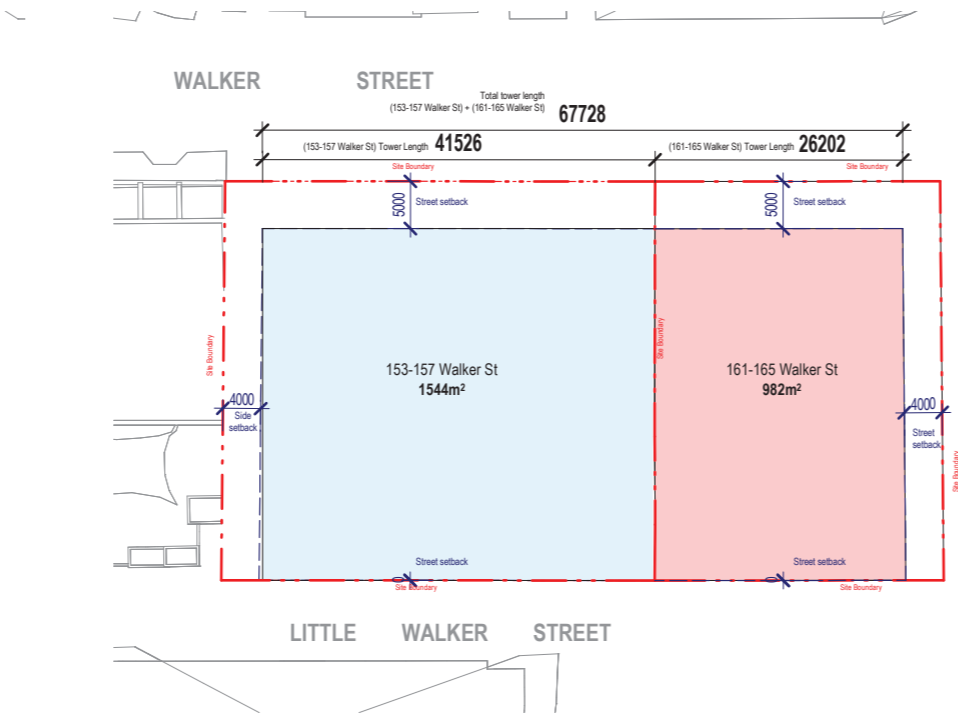
3.3 No.165 Setback Investigation

Floorplate Size

Following council feedback, design team investigated viability of increased setback to 3m given no. 165 development potential.

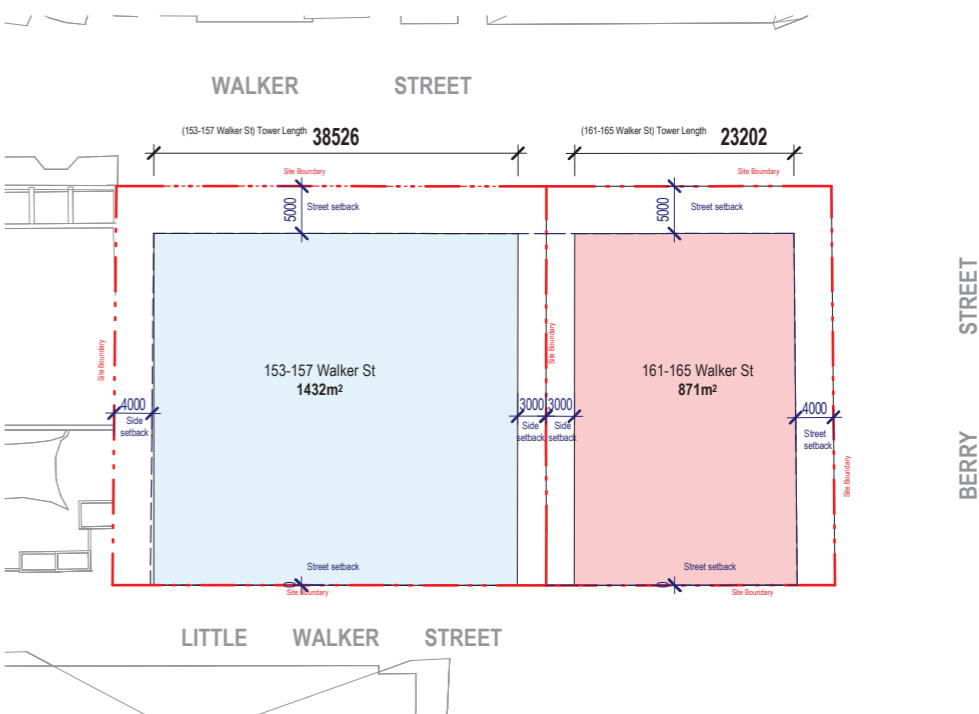
The following study investigates the viability of various floorplate options for No.165 given the core arrangement and resultant flooplate design.

As it can be seen, purely from floorplate size viability, the reduction in floorplate on No.165 would result in further decrease in already small commercial floorplate size, substantially below PCA-A grade requirements.



Nil Tower Side Setback

- 5m street setback
- Nil side setback



3m Tower Side Setback

- 5m street setback
- 3m side setback

Proposed Envelope

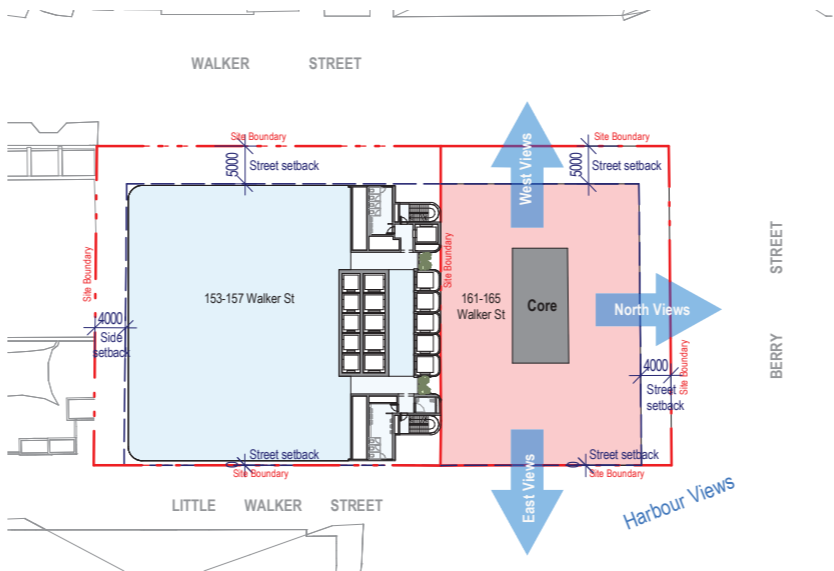
3.3 No.165 Setback Investigation

Core Location

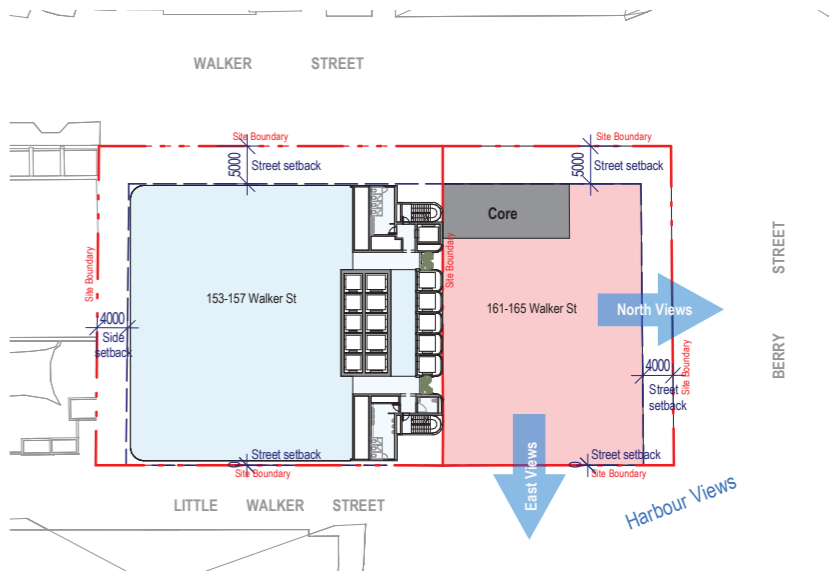
The investigation of the No.165 clearly shows that due to small floorplate size and 3-sided orientation of the site, the only viable core location would be a Side Core South option.

The 3m setback along southern boundary would further erode already small footprint size and would result in floorplate area loss for no benefit.

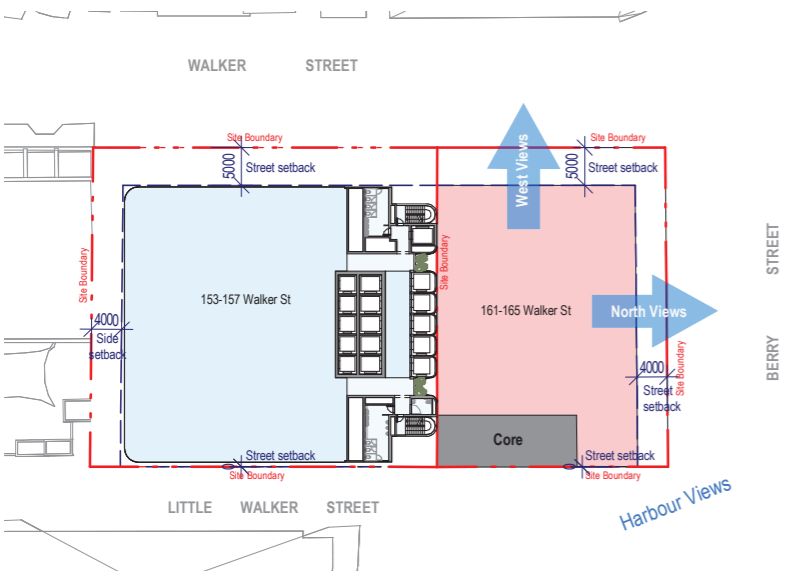
In terms of streetscape, given the relatively small size of these two sites, a 6m setback between buildings would not result in improvement to the streetscape. Moreover, the building length of the combined towers is considered to be quite appropriate given the precedents in the immediate context.



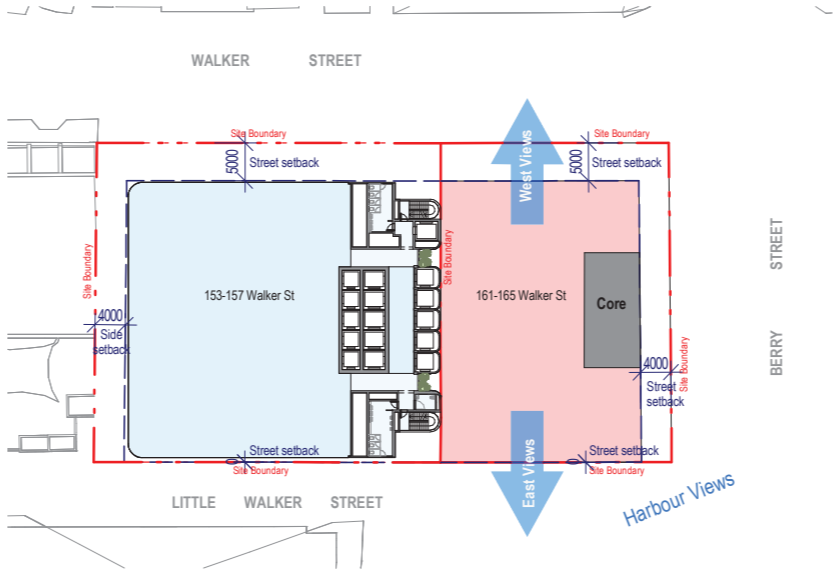
Central Core



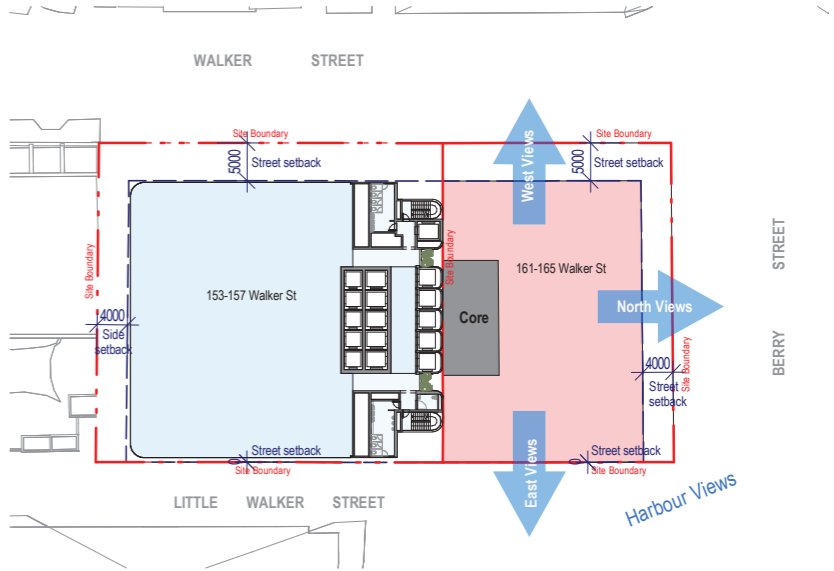
Side Core West



Side Core East



Side Core North



Side Core South

Proposed Envelope

3.3 No.165 Setback Investigation

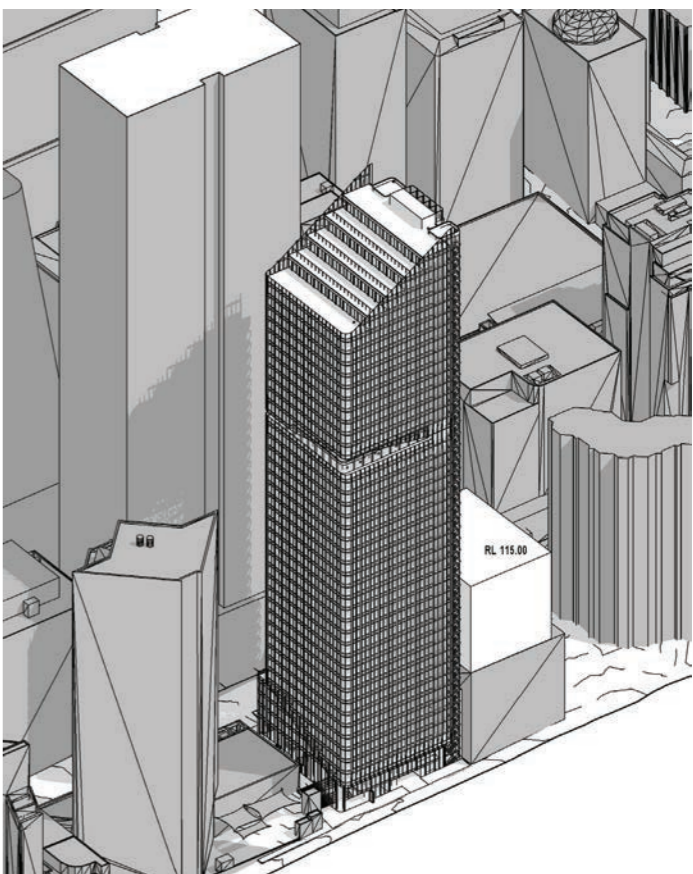
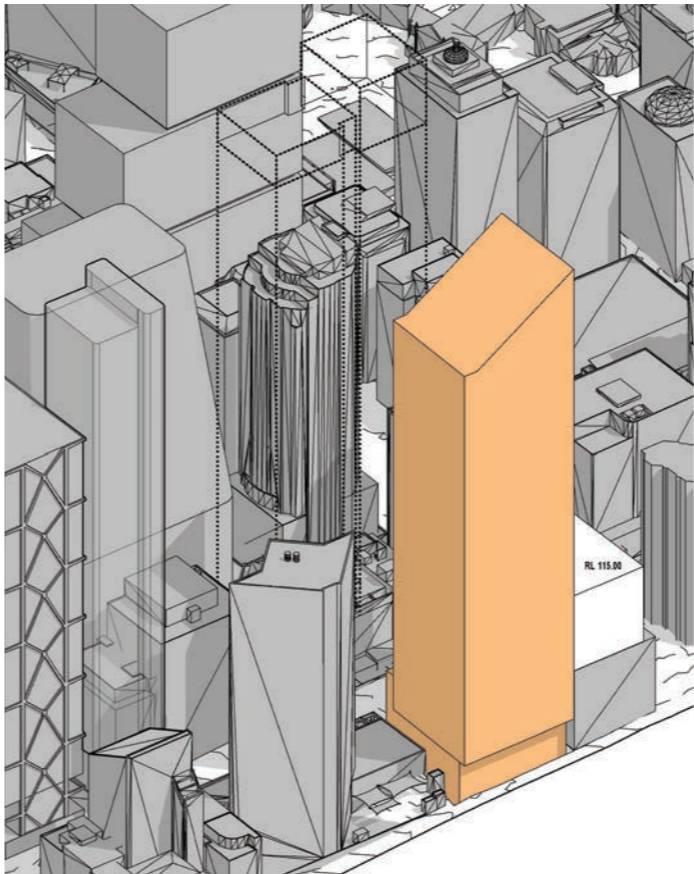
Building Length

The council raised concerns with the current proposed 0m setback to No.165 in terms of perceived building length and facade possible facade treatment.

The proposed context features many buildings that have comparable or even greater building length with similar core arrangement.

In addition the difference in LEP heights between two sites will result in substantial volume articulation without perceiving the development as a singular form.

Finally the proposal features an articulation zone by recessing the core element from east and west facade, assuring high quality design response without impact on the development potential of the neighbouring site.



Building length and Side Core

The combined floorplates results in 67.7m total building length which is either smaller or at least comparable to similar recent developments in the immediate area. Furthermore many of these also include side core which features facade treatment in order not to present a ‘blank’ facade.

These include the following:

- 1. Victoria Cross Station: 70m length + Side Core
- 2. No.1 Denison St: 89.5m length +Side Core
- 3. 100 Mount St: 66m length + Boundary Side Core
- 4. 118 Mount St: Boundary Side Core (similar location)

Envelope Heights

The more than 100m difference in envelope heights will assure that the two developments will not be perceived as a singular building form.

The difference in heights creates a good urban relationship that breaks the perception of bulk of building masses and transitions towards lower scale developments to north of the subject site.

Building Articulation

The proof of concept reference design sculpts the core element and creates a shadow gap between the two building volumes.

While it is quite unlikely that No.165 can be developed beyond its LEP heigh due to overshadowing impact on Dorris Fitton Park, the proposed building articulation future proofs the concept in context of maintenance of development potential to neighbouring site.

The proof of concept design creates activation through glass lifts, landscaped break-out spaces and glazed circulation stairs that clearly demonstrate that a high quality architectural facade treatment can be achieved despite the core location and the 0m setback.

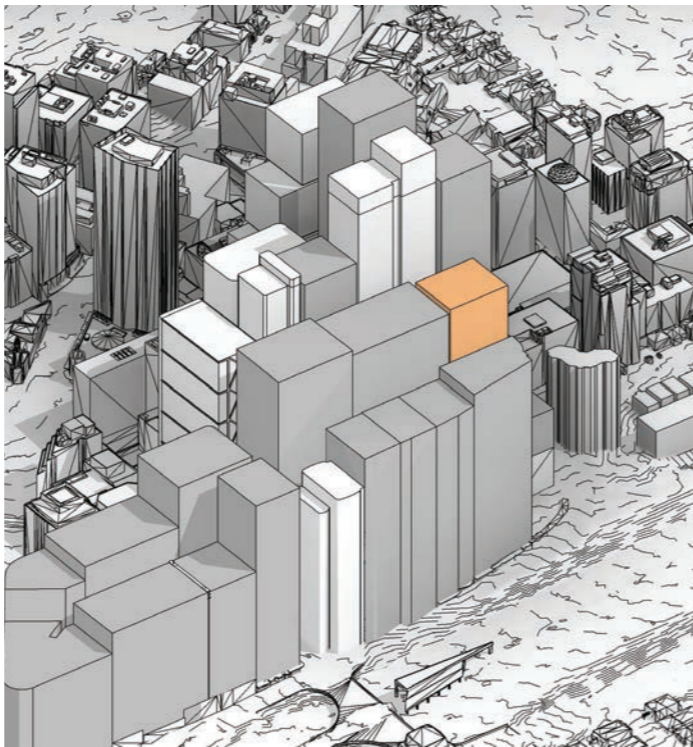
Proposed Envelope

3.4 Envelope Testing

The design team tested a range of envelope options based on overshadowing impacts.

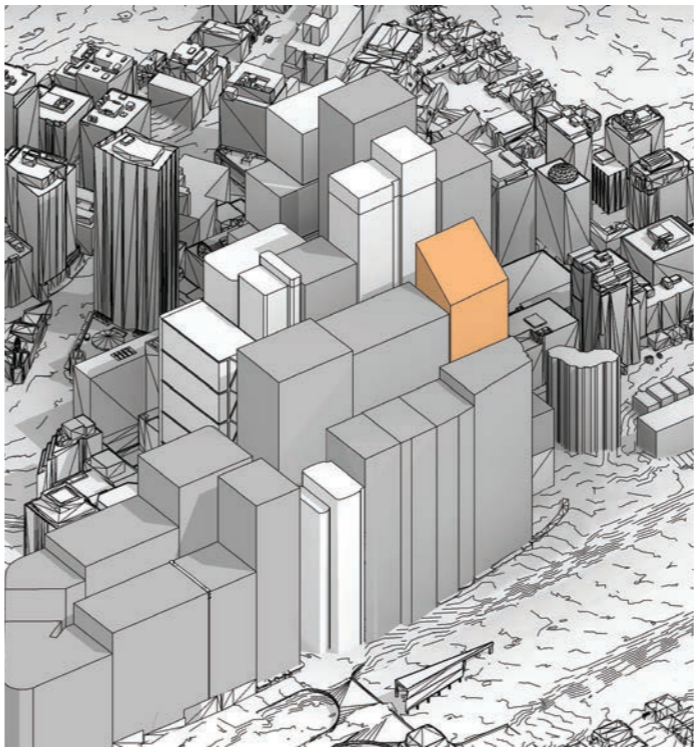
Due to the nature of shadow profile there are a number of options that do not create any additional shadows to the protected public landscape areas.

The option study looked to assure no overshadowing while extrapolating optimum commercial envelope that would have sufficient yield to encourage amalgamation of the two sites.



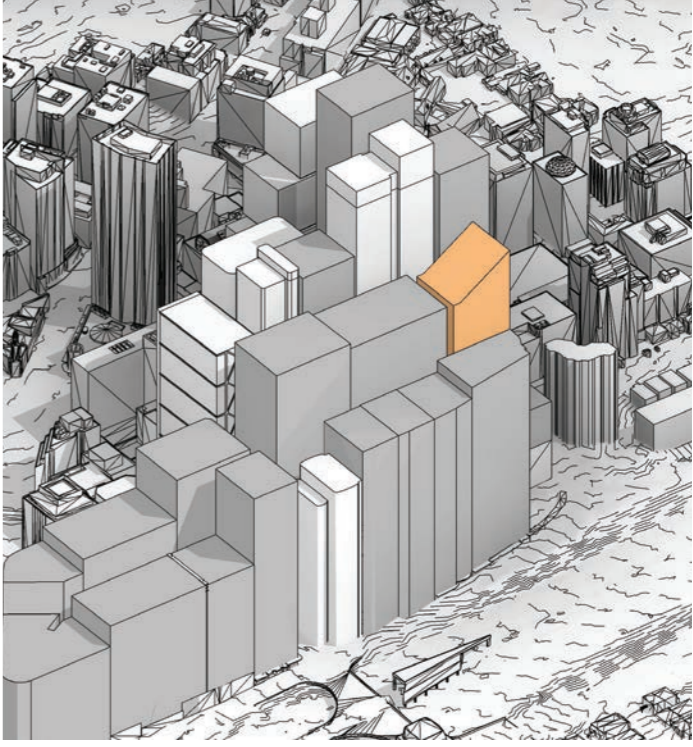
RL 215 LEP Envelope

The shadow modeling of LEP envelope in the overall LEP context has determined that there is small additional envelope potential without any additional overshadowing impact of protected zones (in this particular case solar amenity protection of a small park on the corner of Alfred St and Whaling Rd).



Solar Envelope

The solar plane can be simply applied to the LEP envelope that results in identical shadow profile with small increase in building volume.



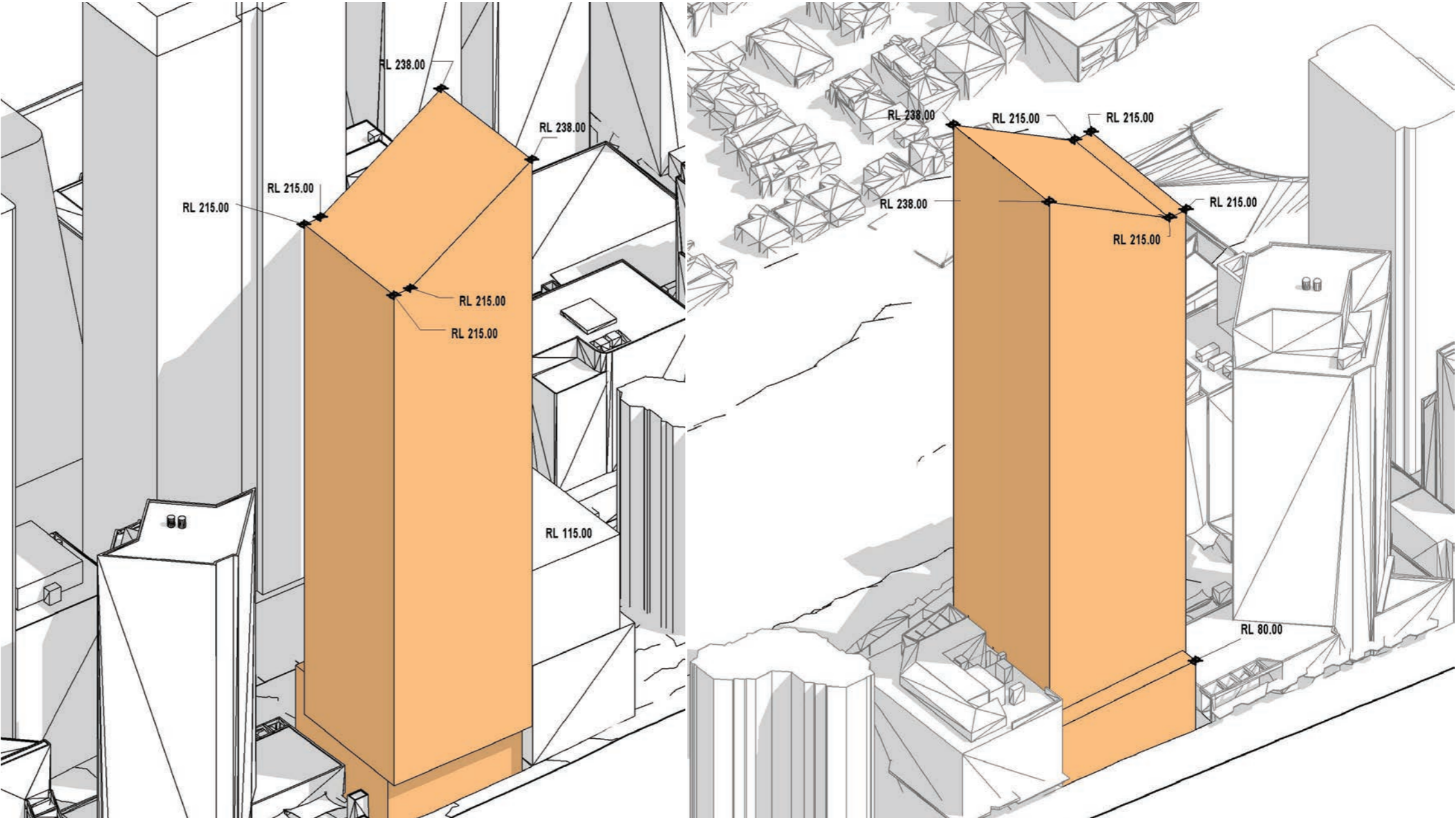
Proposed Optimised Envelope

The solar plane can be further optimised extending from the protected park area (located on the corner of Alfred St and Whaling Rd).that maximises development potential and assures maintenance of solar amenity as per LEP controls.

Proposed Envelope

3.5 Proposed Envelope

The preferred envelope strikes the best balance in maintaining good commercial floorplates (even in the stepped zones within the crown) while assuring no additional overshadowing.



Envelope Mass – South East

Envelope Mass – North West



4 Proof of Concept Design



The proof of concept design has been developed to demonstrate how a high quality design capable of achieving design excellence can be developed in compliance with the proposed planning envelopes.

The proposal utilises opportunities provided by the dramatic roof form derived directly from solar planes to create interest and provide a sympathetic addition to the rapidly transforming North Sydney skyline.

Concept Design

4.1 Ground Connections

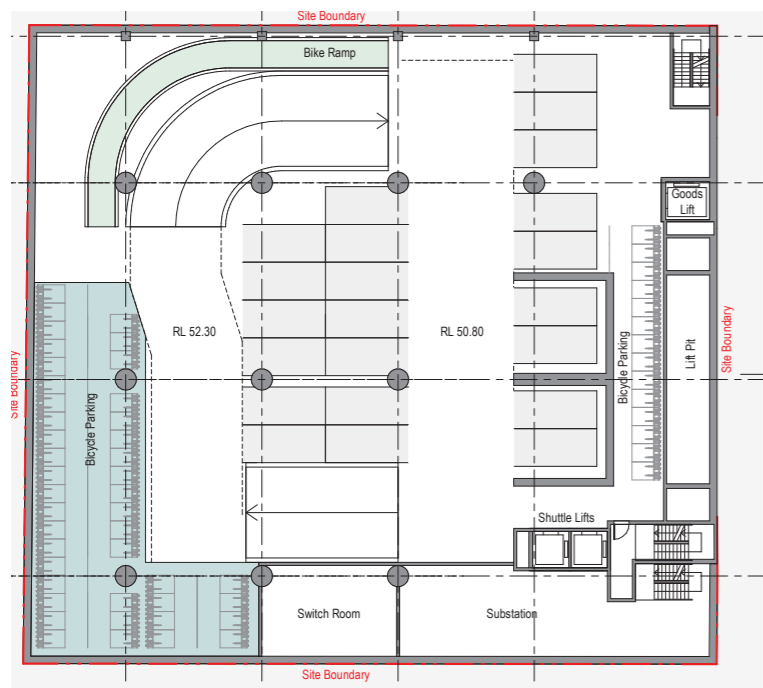
Basement + Lower Ground Level - Little Walker Street

The lower ground level features an open through site laneway east-west link located along the southern boundary of the site. This through site link is a natural extension of mid site precinct links connecting the new Victoria Cross Metro station with the landscaped public space of Doris Fitton Park. The link will be activated with small retail zone.

The Little Walker Street frontage utilises the natural site contours to place the main carparking and service zone on the low point of the site with simple access to loading zone and further into basement car parking levels. Two DDA accessible lifts have been provided along the street connecting basement bicycle parking, Little Walker St, ground level lobby and Level 1 EOT, assuring simple access for people with disabilities.

As suggested by the Council officers and in anticipation of future upgrades to Little Walker Street an additional retail activation along this frontage has been proposed with a corner retail tenancy activating both the throgh-site link and the Little Walker streetscape.

A typical Basement level will feature a maximum of 36 spaces, whilst a dedicated bicycle ramp will provide access to storage area on B1 (shown below).



Concept Design - Option B

4.2 Ground Level Lobby

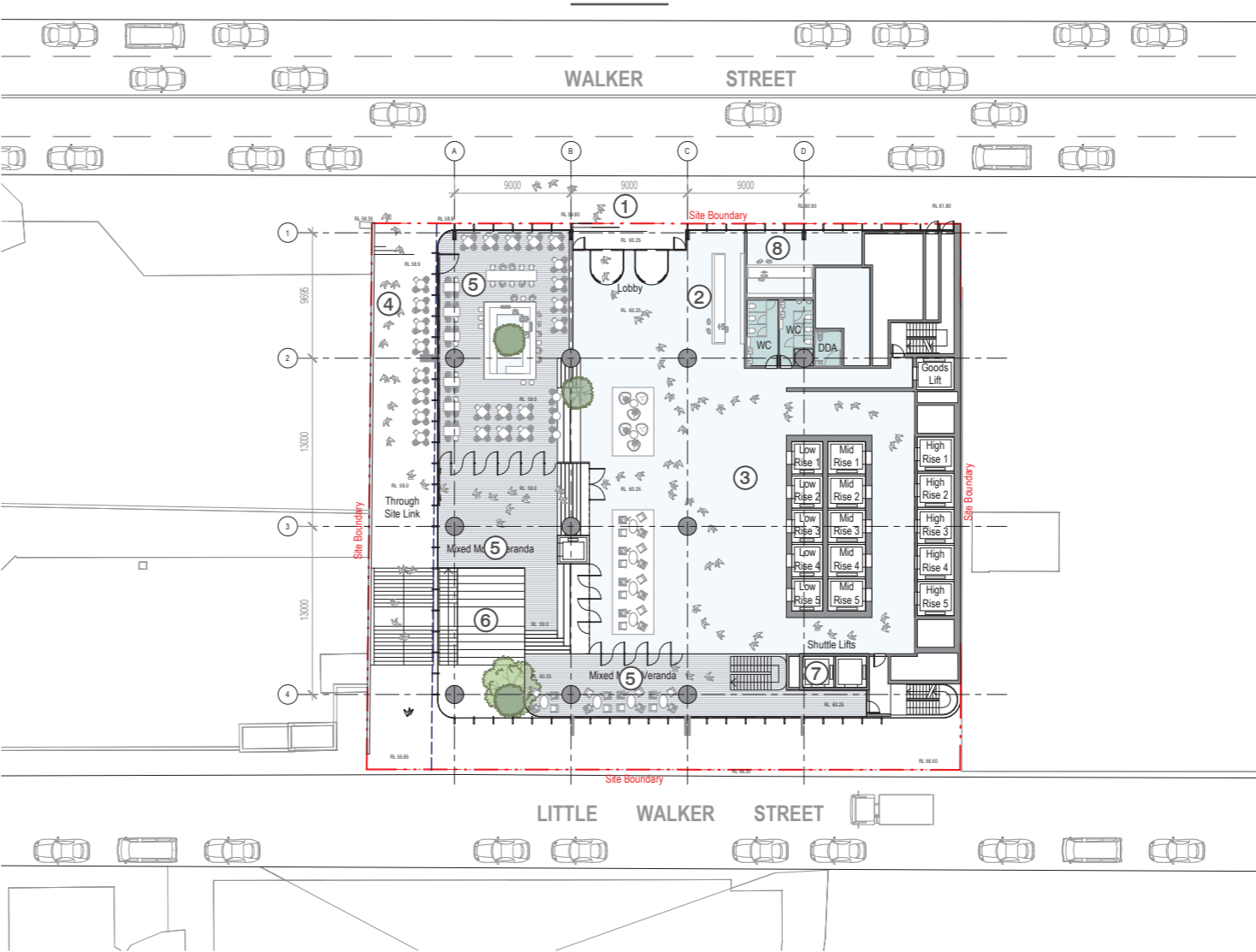
Ground Floor

The ground floor provides an active frontage to Walker Street through a large multipurpose ground level lobby space and series of f&b retail zones.

The lobby utilises existing natural topography to present itself as an elevated platform with excellent views towards Doris Fitton Park and Sydney Harbour beyond, as well as stepped amphitheatre link to Little Walker St. This allows for F&B integration within the commercial lobby fitout and effective extension of the public realm within the entire footprint of the development.

The enclosed lobby zone is enveloped by an active naturally ventilated 24/7 accessible verandah space that incorporates DDA lifts connecting two streets and resolving level change between Walker and Little Walker Streets.

Alongside the Southern boundary the scheme envisages an open through site link by a virtue of 24/7 accessible public laneway which will be further activated by Lower Ground Level retail. The laneway connection will form an important part of the east-west mid block links extending towards the new metro station.



Legend:

- 1. Main Lobby Entry
- 2. Reception Desk
- 3. Low-Mid-High Lift Banks
- 4. Through Site Link (5m wide)
- 5. Naturally Ventilated Verandah Area
- 6. Amphitheatre Space
- 7. EOT and DDA Lifts
- 8. Small Retail on Walker Street

4.3 Typical Levels

Commercial Office

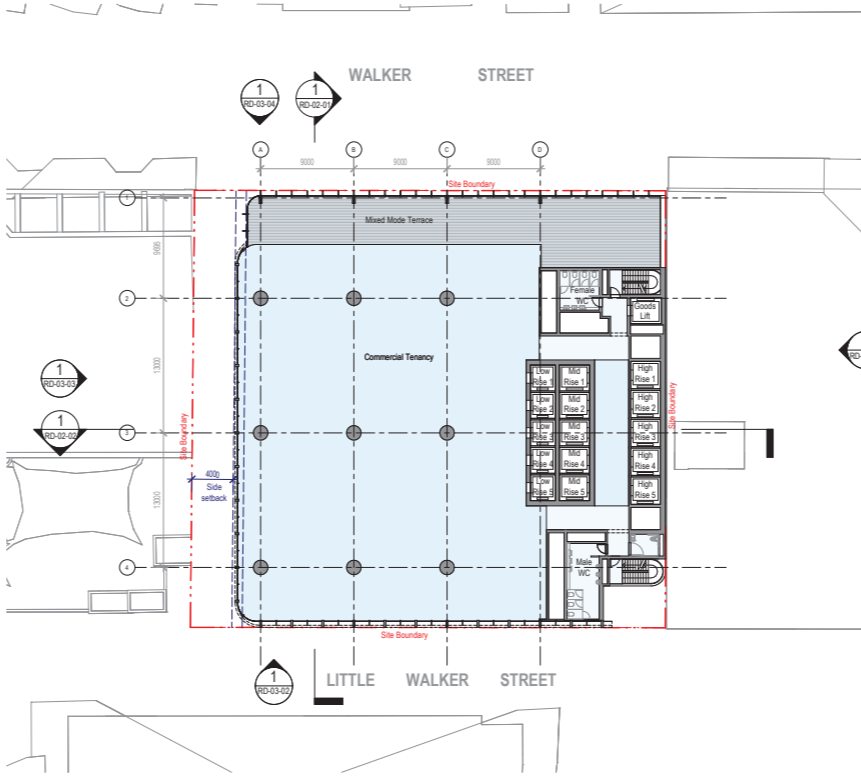
The typical office levels feature excellent solar and view amenity, are well proportioned and have adequate size for a PCA Premium or A-Grade commercial space.

The podium commercial levels are quite flexible and feature a naturally ventilated (or mixed mode) verandah space along Walker Street frontage which could be constructed using mass timber technology. This space could act as a breakout space or could simply provide an alternative flexible zone catering for range of collaborative or co-working uses.

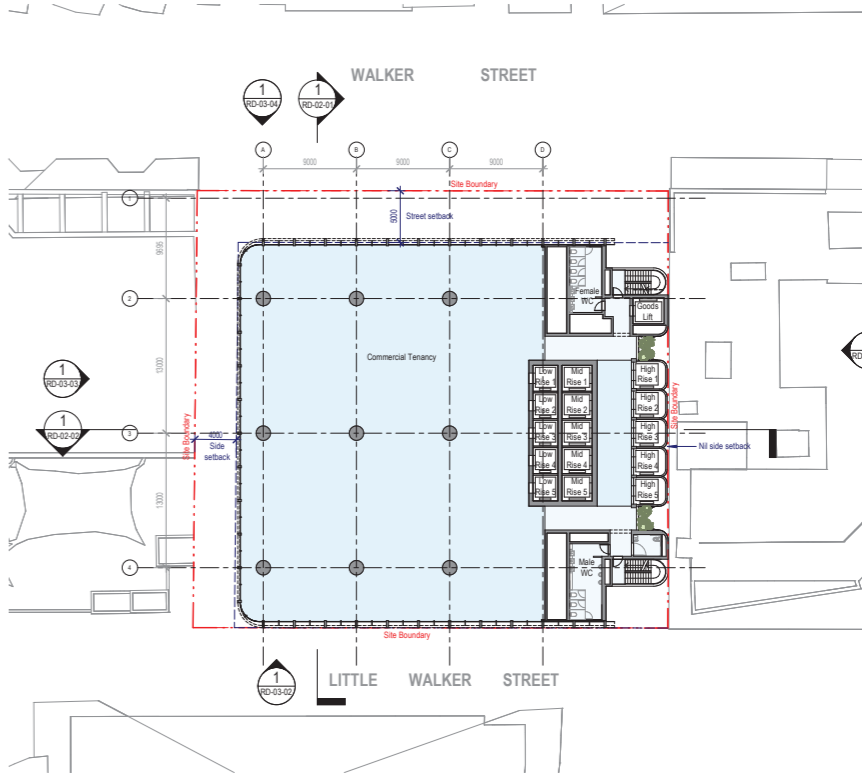
The proposal features an efficient structural grid with no column transfers allowing for highly flexible commercial fitouts.

The building features side core located on the northern boundary that utilise glass lifts to activate the facade and provide amenity to the space between lift cores. The core has been carefully designed to create recess zone where landscape elements could be located providing amenity as well as screening the northern facade and minimising solar heat gain.

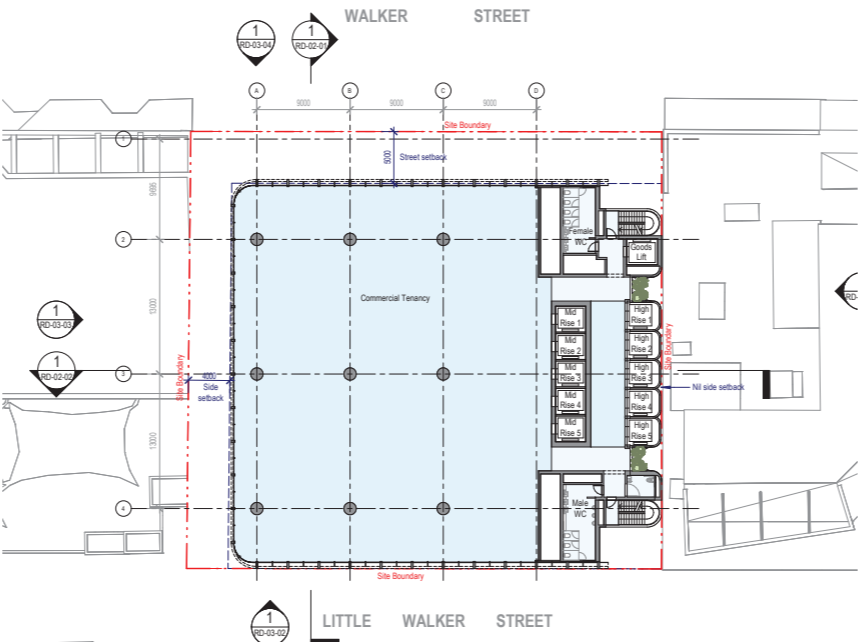
Additionally the fire stairs has been located on the perimeter of the building featuring glass facade (with pyrolitic glass and drenches) that allows for vertical connectivity between the plates without loss of NLA. A similar core strategy has been successfully demonstrated in recently completed 100 Mount Street development located in the near proximity of the subject site.



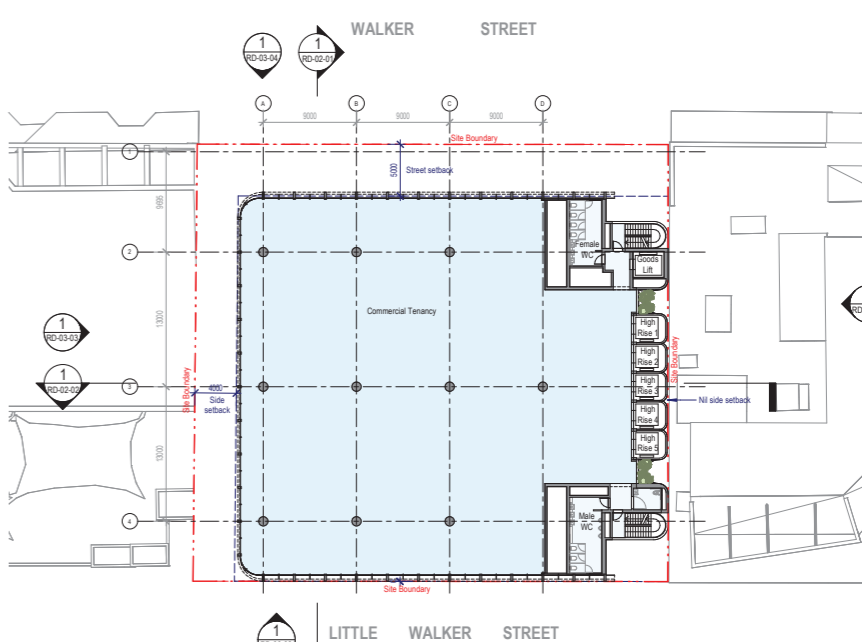
Typical Podium Plan



Typical Low-Rise Plan



Typical Mid-Rise Plan



Typical High-Rise

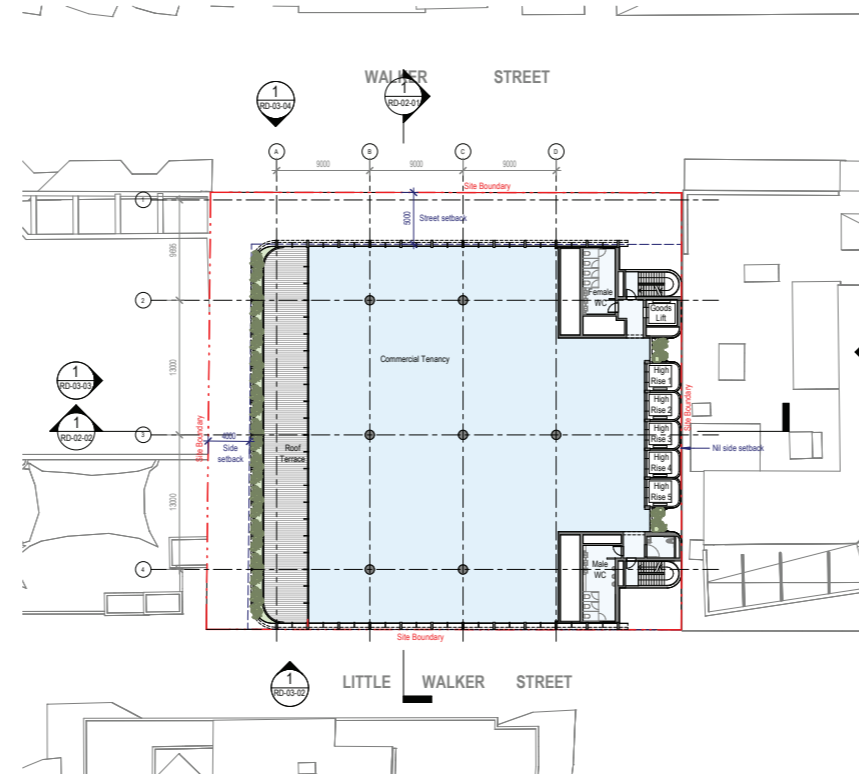
Concept Design

4.4 Typical Levels

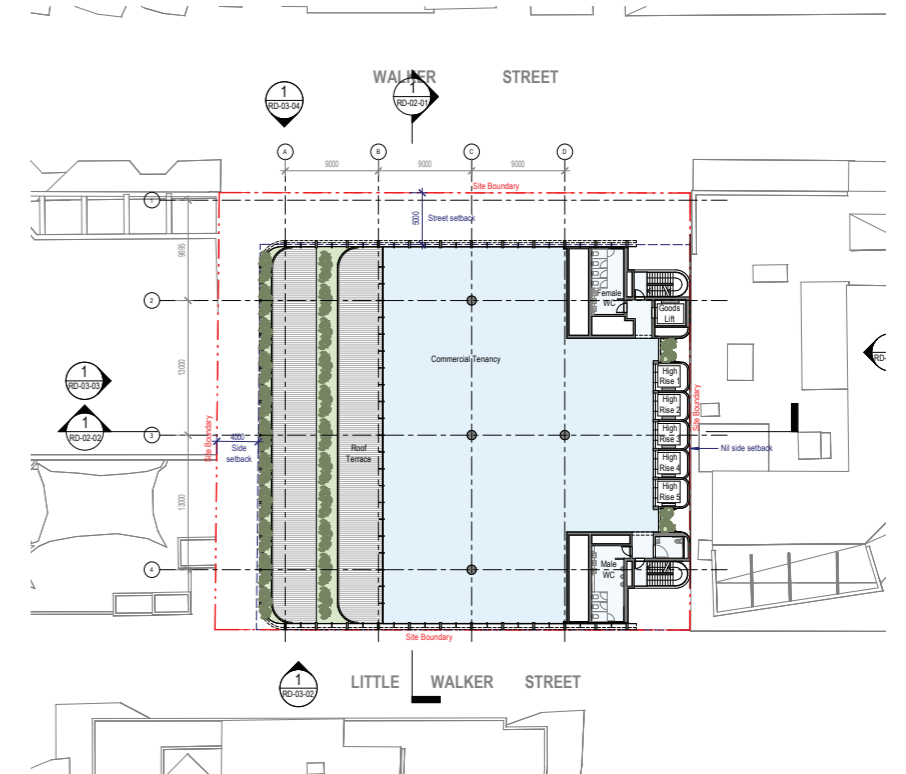
Commercial Office - Crown

The office crown adopts stepping typology to minimise shadowing impacts and articulate roof area by reflecting the solar plane.

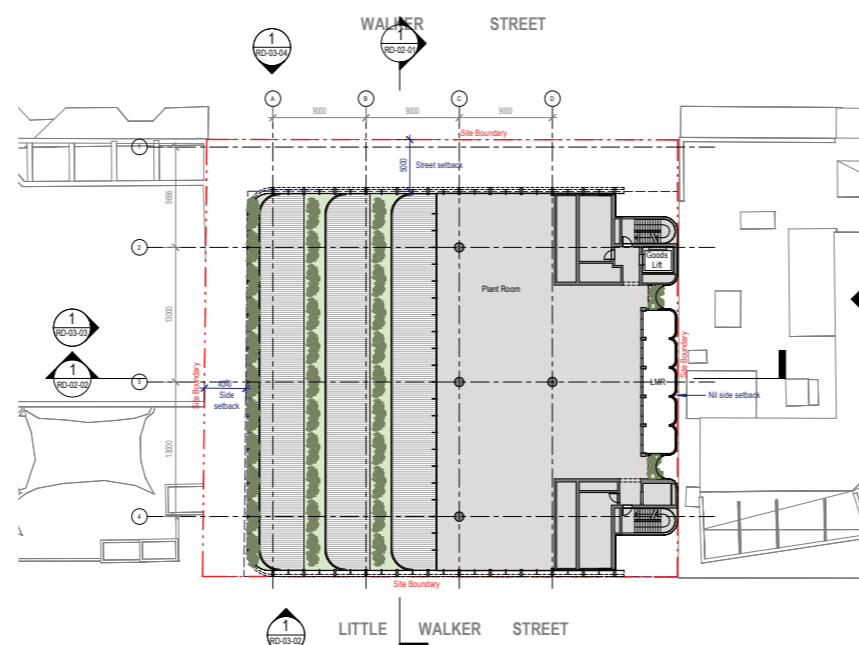
While there is some small impact on efficiency, the benefit is that greater number of office floorplates will feature outdoor terrace areas enjoying excellent views of Sydney harbour.



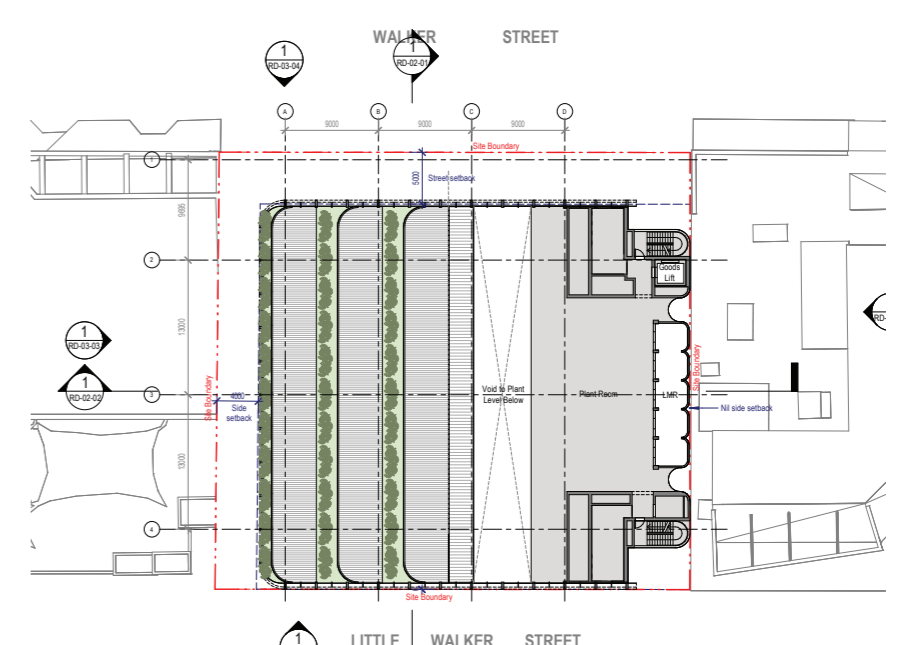
Level 40 High-Rise Terrace Plan



Level 41 High-Rise Terrace Plan



Level 42 High-Rise Terrace/Plant Plan

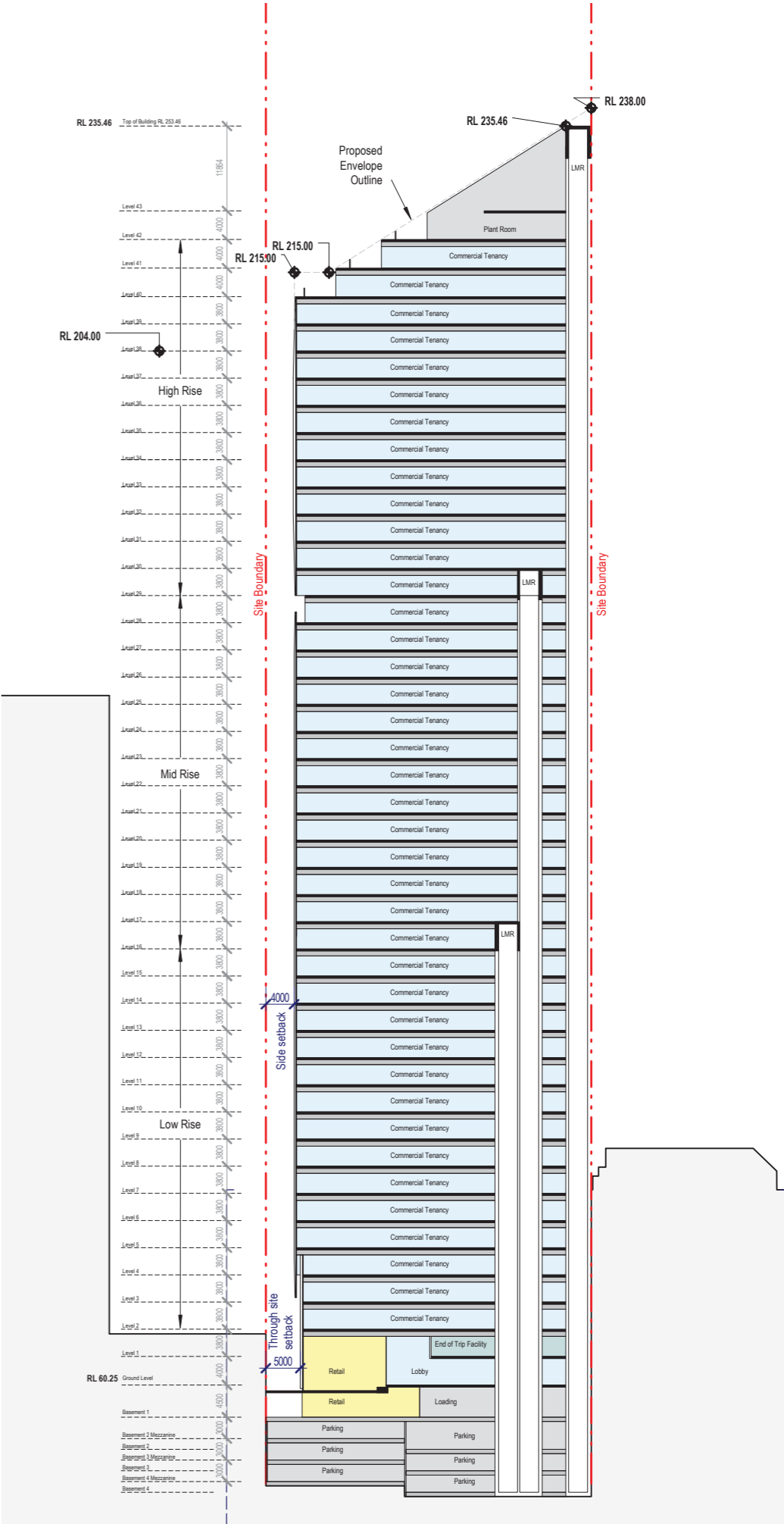
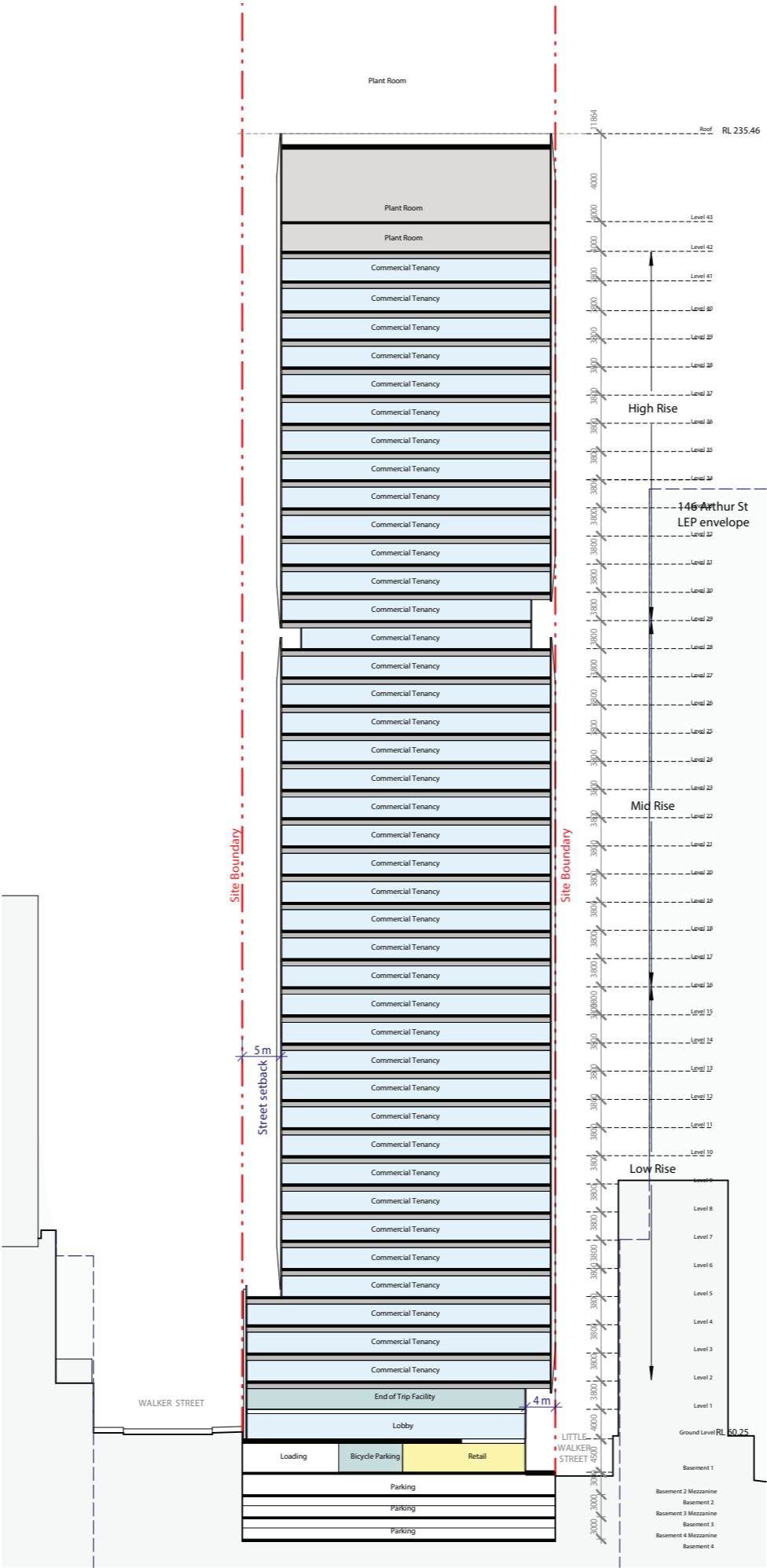


Level 43 Roof / Plant Crown Plan

Concept Design

4.5 Sections

The concept design shows a simple triple stack commercial tower organisation with by floor plant room strategy and double stacked roof level plant zone that assures efficient servicing concept.



The proof of concept design explores the unique opportunity the subject site provides by creating an active and DDA compliant pedestrian connection between Victoria Cross Metro precinct and Doris Fitton Park, one of the few proper park spaces within North Sydney CBD.

By elevating the building form and providing ample naturally ventilated, verandah, spaces within the base of the tower, the public realm has been effectively expanded to occupy the entire building footprint that assures spaces that can be occupied year round even at times of adverse weather conditions.



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APPENDIX A

Planning Proposal Envelope Drawings



APPENDIX B

Reference Design Drawings



APPENDIX C

Shadow Analysis

produced by CAD Draft Pty Ltd

153-157 Walker Street, North Sydney

Reference Design

Sheet Number	Sheet Name
RD-01-01	Site Plan
RD-01-02	Basement Level 04
RD-01-03	Basement Level 03
RD-01-04	Basement Level 02
RD-01-05	Basement Level 01
RD-01-06	Ground Level
RD-01-07	Level 1 (Low Rise Podium)
RD-01-08	Levels 2-4 (Low Rise Podium)
RD-01-09	Levels 5-14 (Low Rise Typical)
RD-01-10	Level 15 (Mid Level Plant)
RD-01-11	Levels 16-28 (Mid Rise Typical)
RD-01-12	Levels 29-39 (High Rise Typical)
RD-01-13	Level 40 (High Rise Terrace)
RD-01-14	Level 41 (High Rise Terrace)
RD-01-15	Level 42 (Roof Plant)
RD-01-16	Level 43 (Roof Plant)
RD-01-17	Roof
RD-02-01	Section East West
RD-02-02	Section North South
RD-03-01	North Elevation
RD-03-02	East Elevation
RD-03-03	South Elevation
RD-03-04	West Elevation
RD-04-01	Perspective 1 - Looking North
RD-04-02	Perspective 2 - Looking North with LEP Context
RD-04-03	Perspective 3 - Laneway

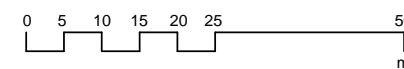
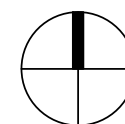




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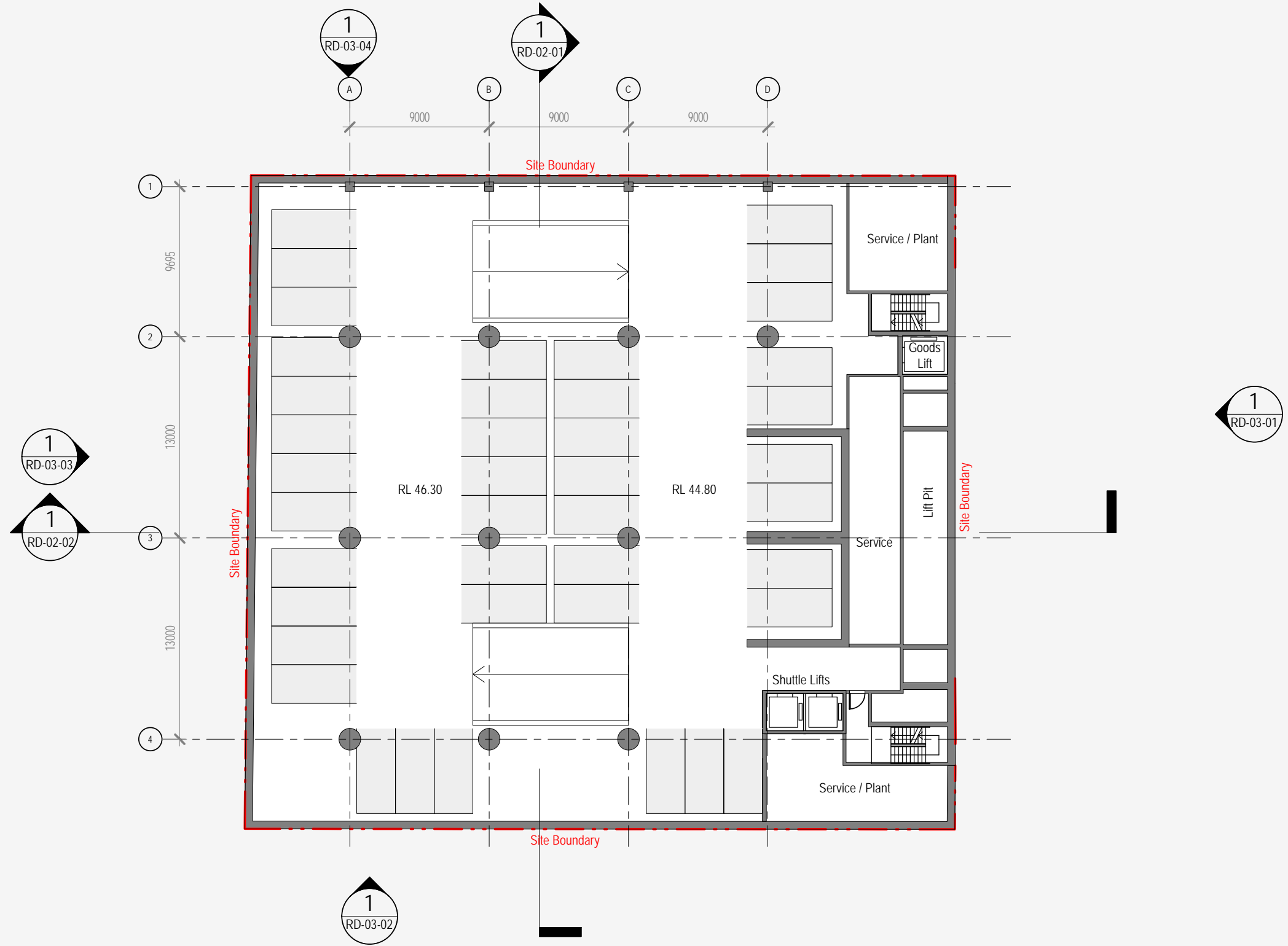
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Site Plan
RD-01-01
1 : 1000
18/06/21



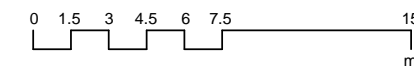
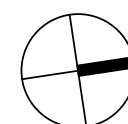
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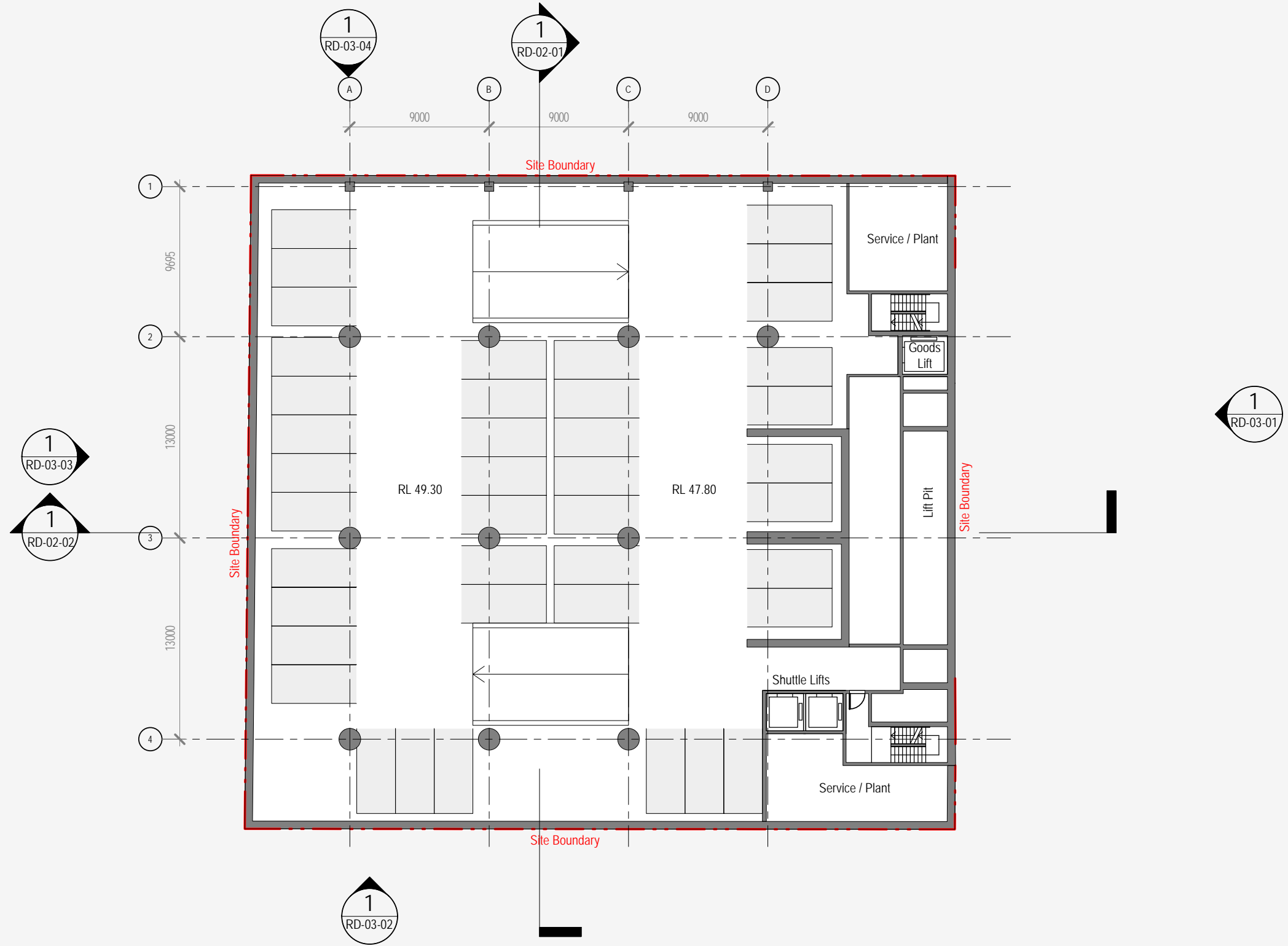
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Issue: **RD-01-02**
Scale @ A3: **1 : 300**
Date: **18/06/21**



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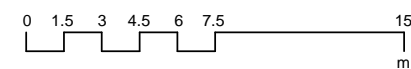
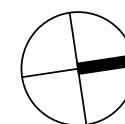
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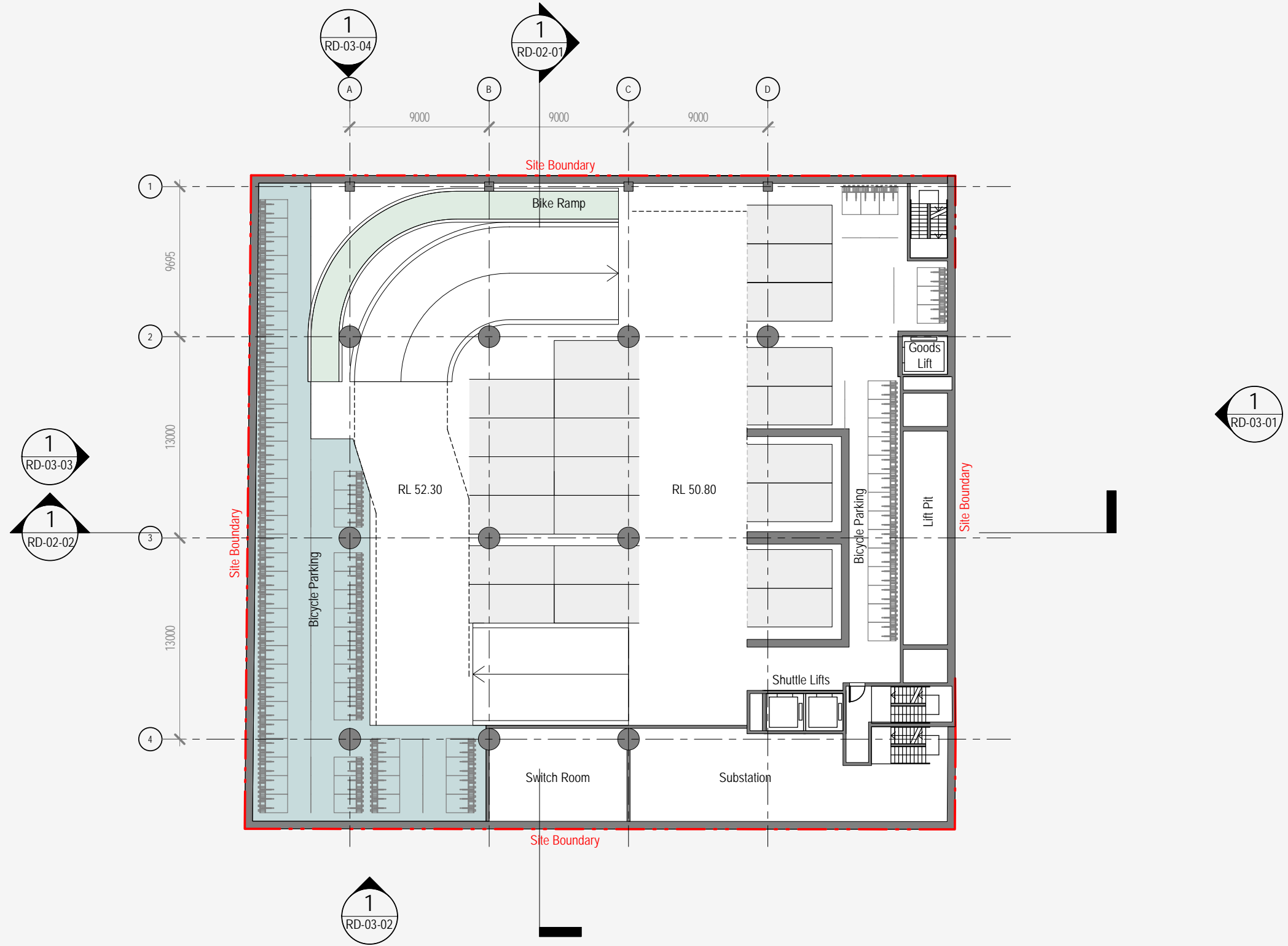
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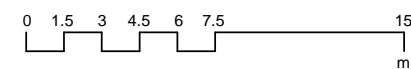
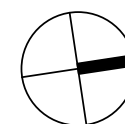
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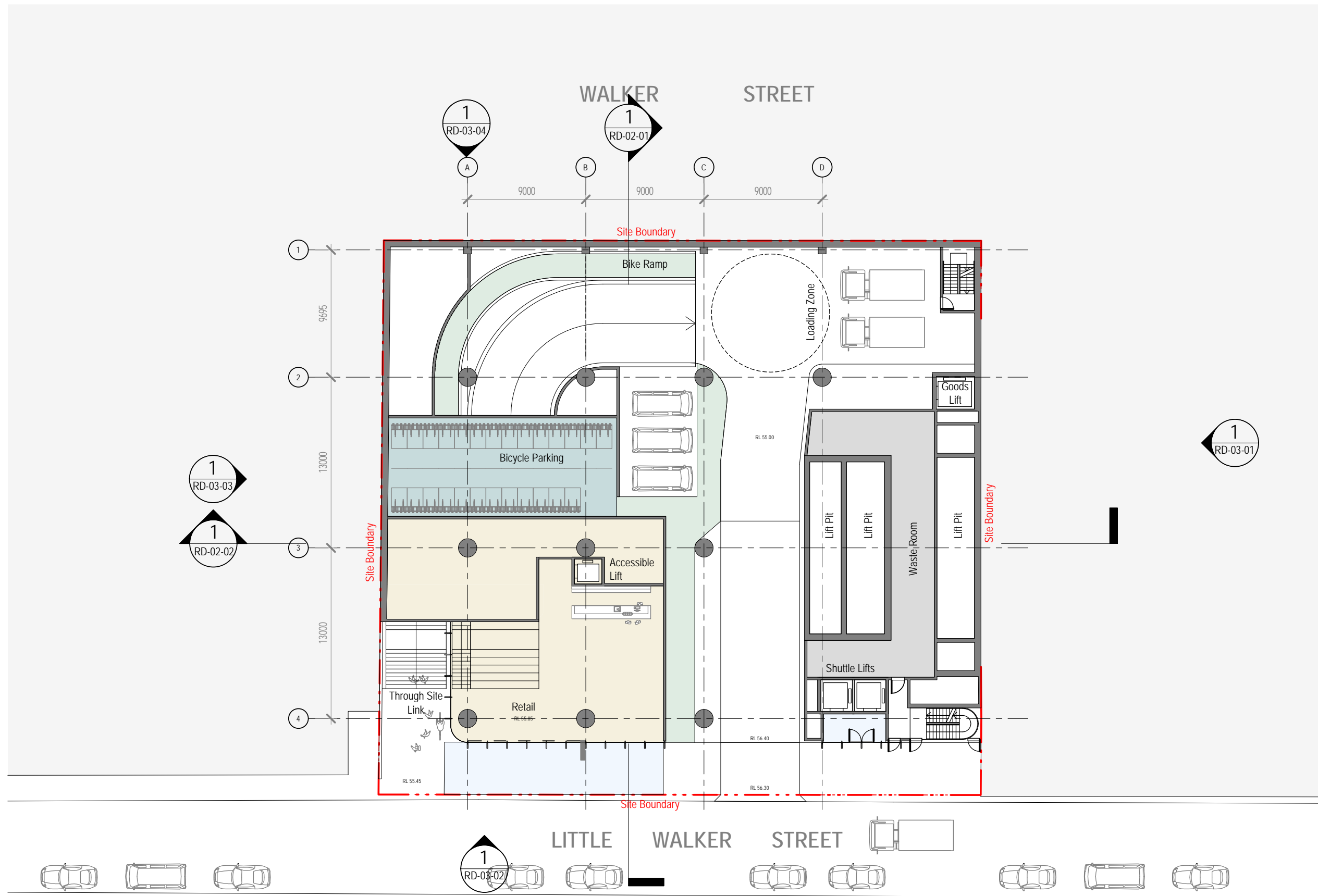
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Basement Level 02
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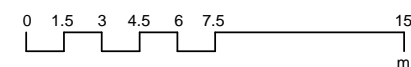
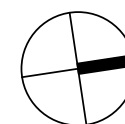
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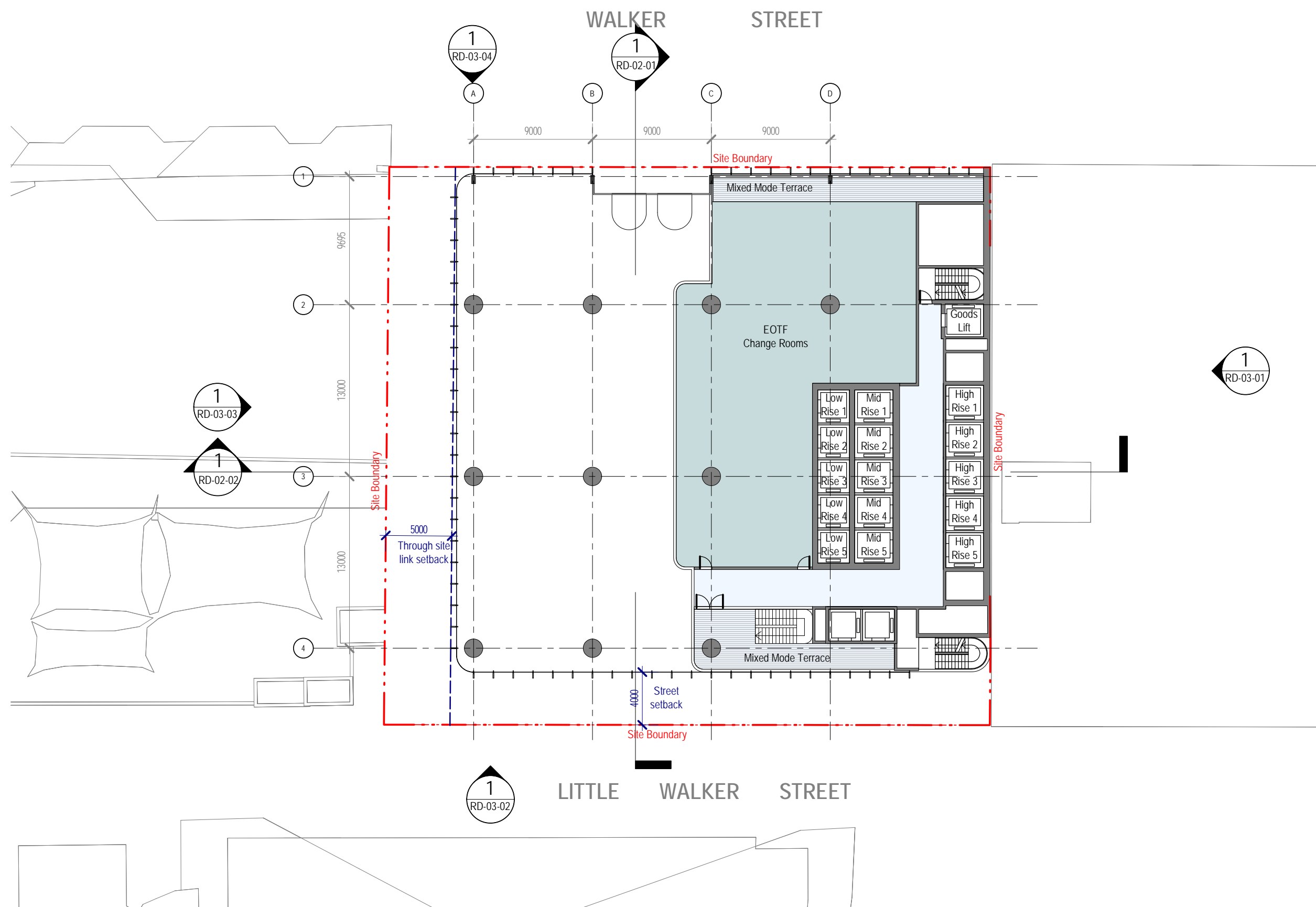
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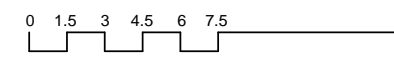
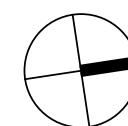
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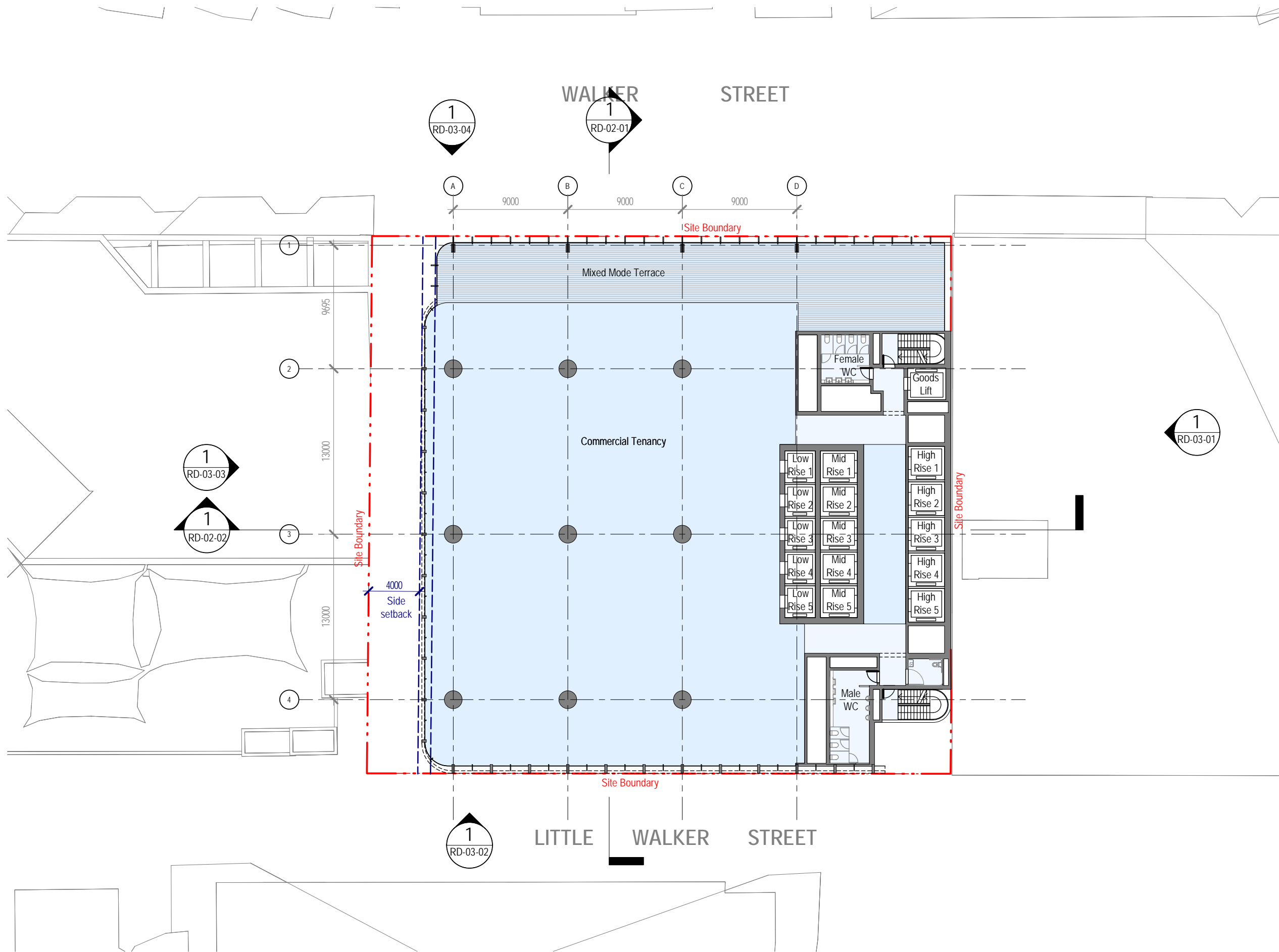
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18/06/21



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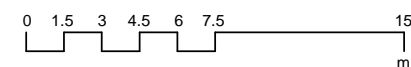
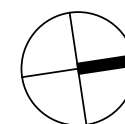
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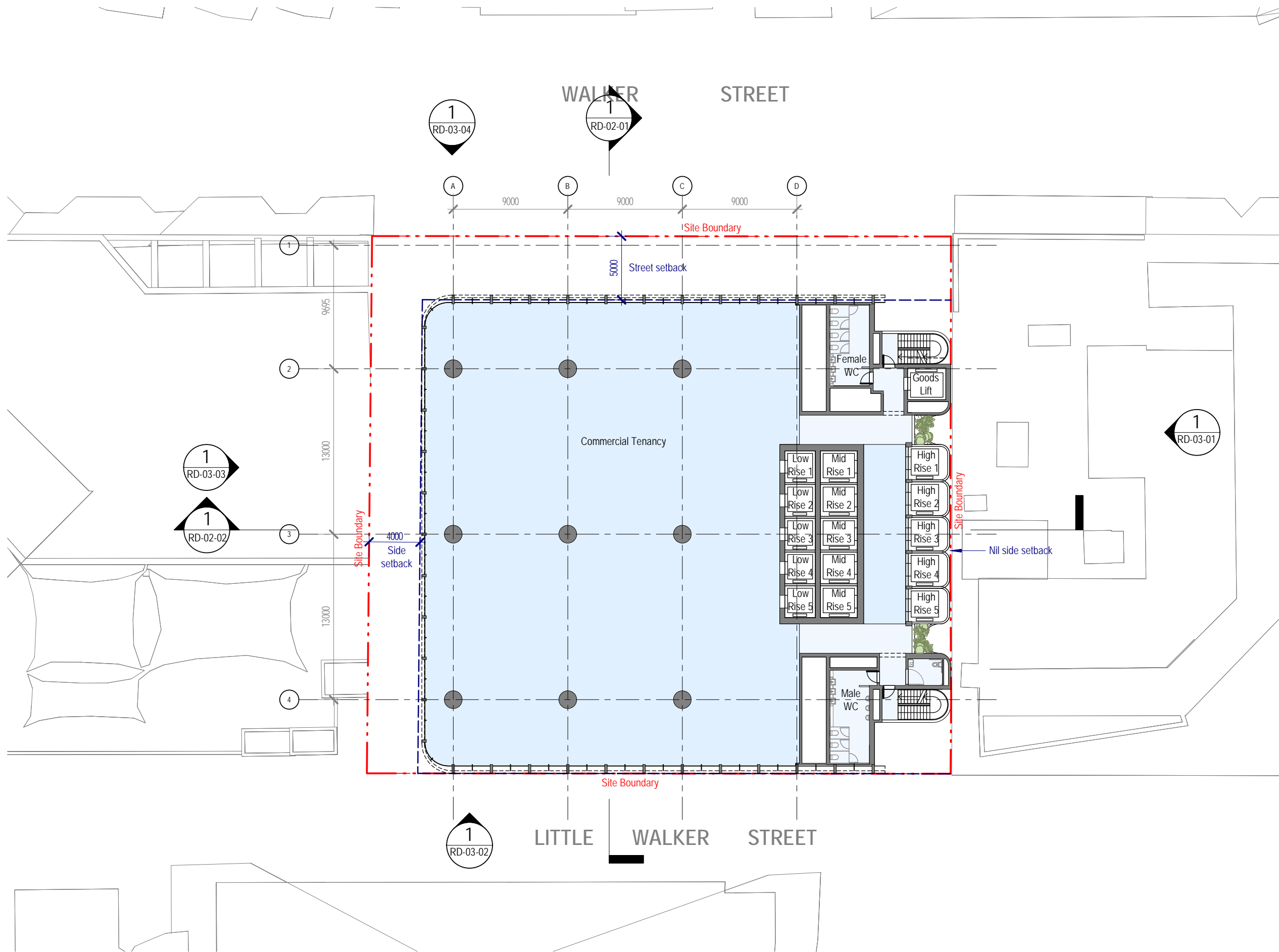
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Levels 2-4 (Low Rise Podium)
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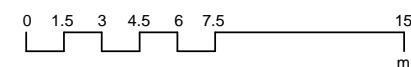
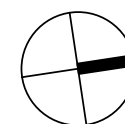


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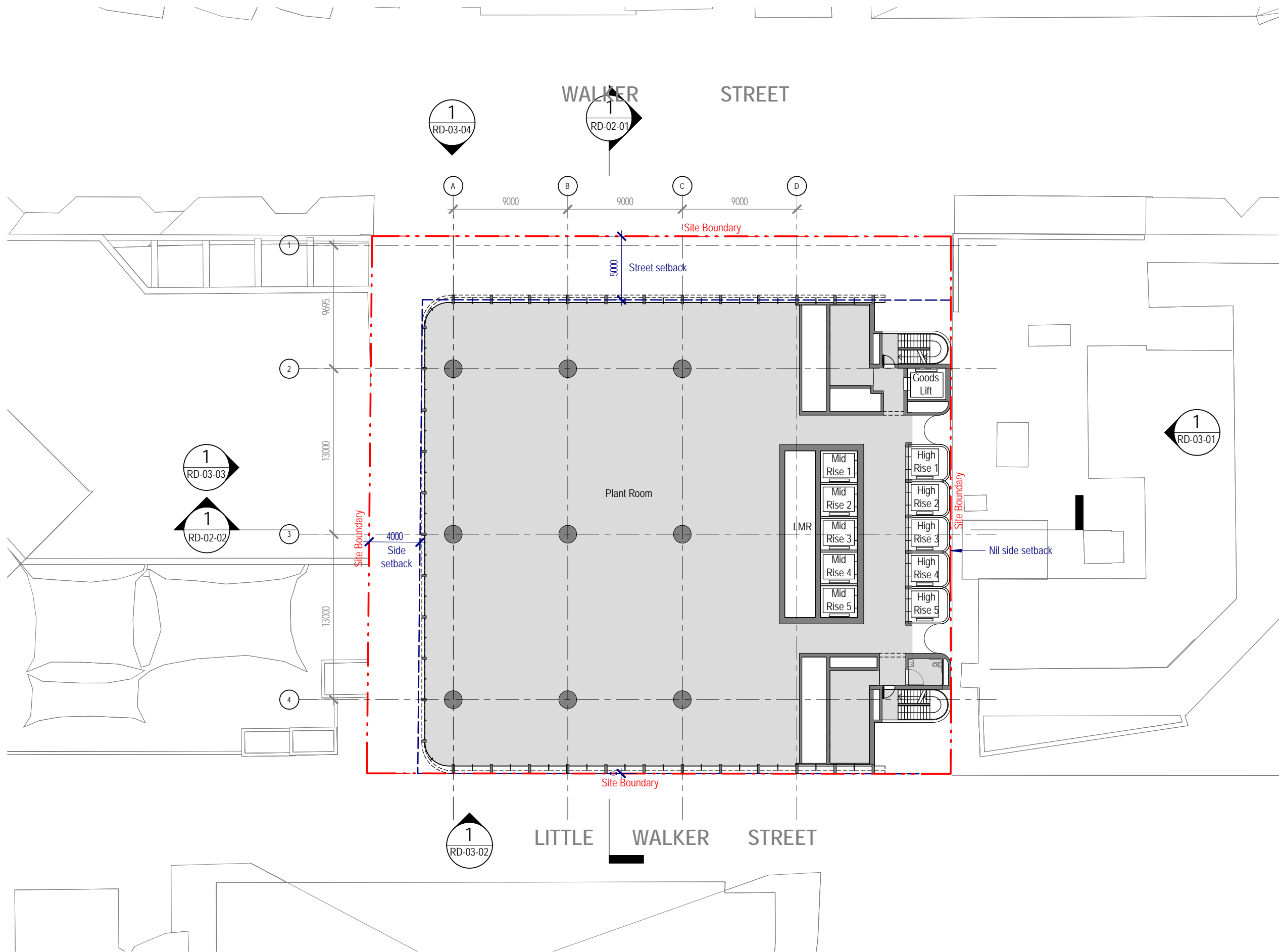
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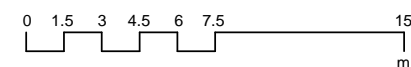
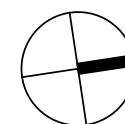
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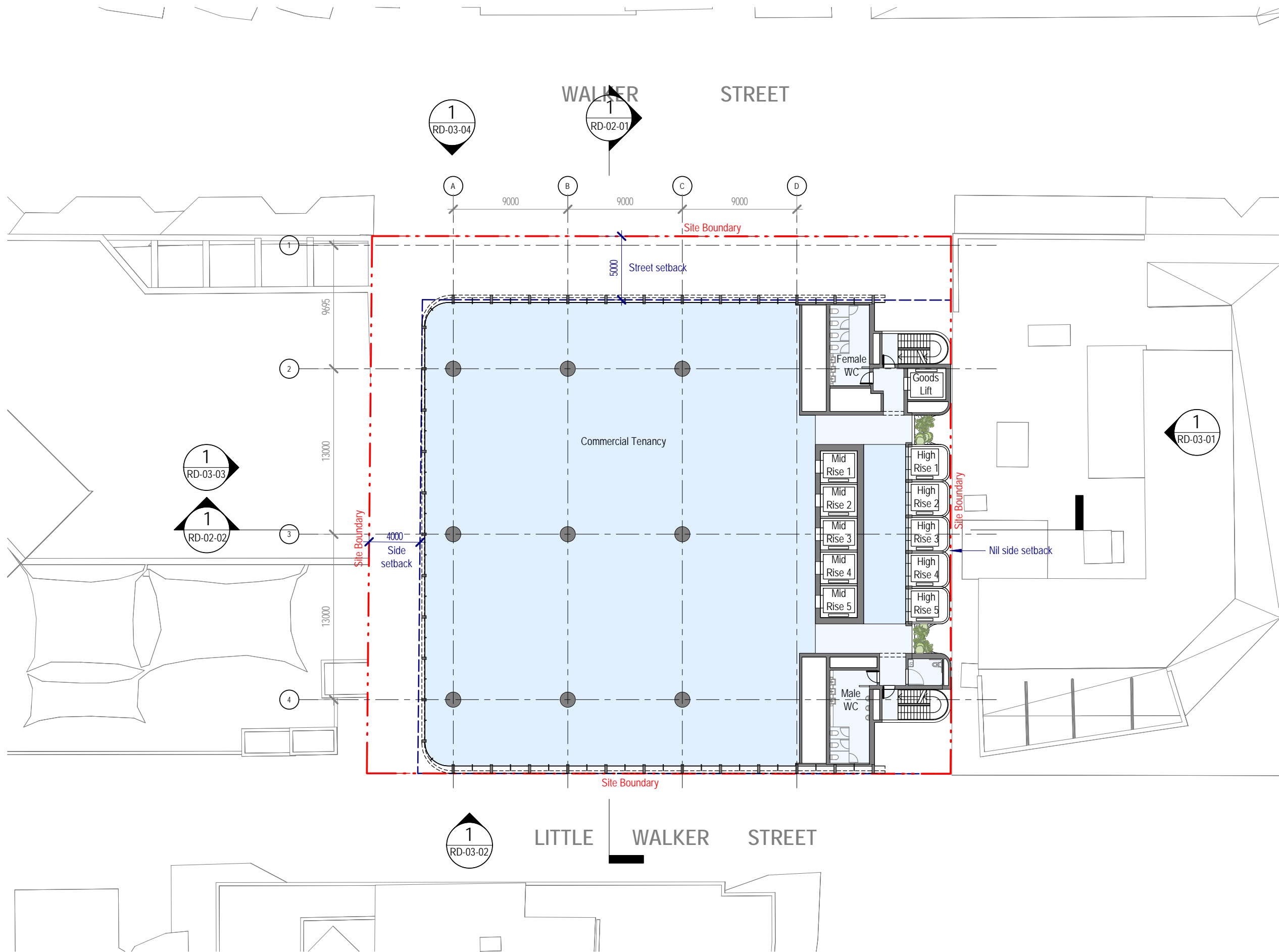
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Level 15 (Mid Level Plant)
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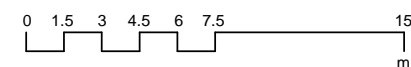
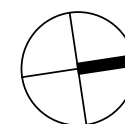
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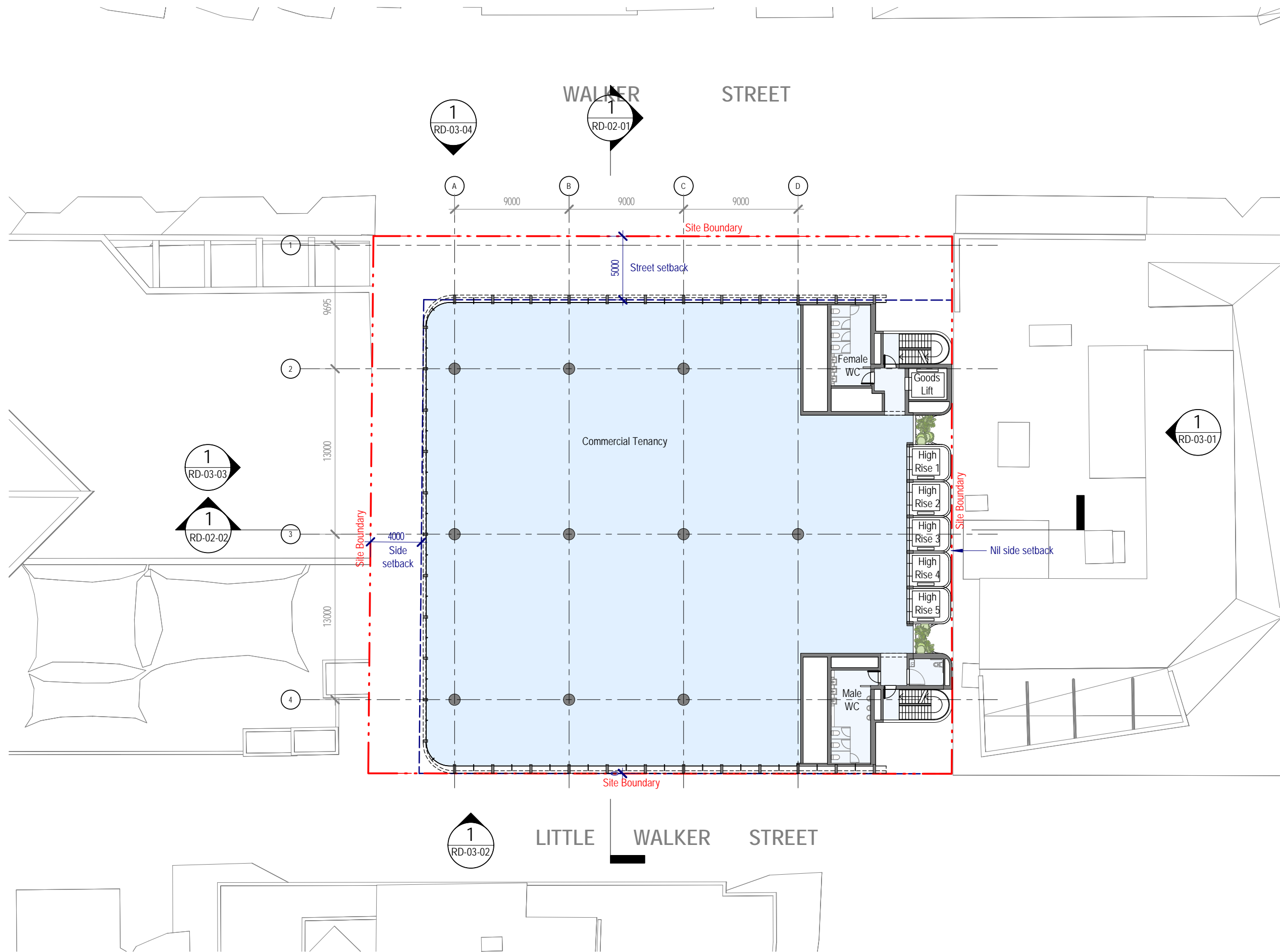
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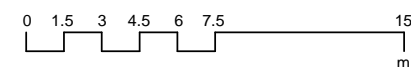
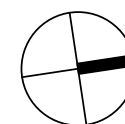
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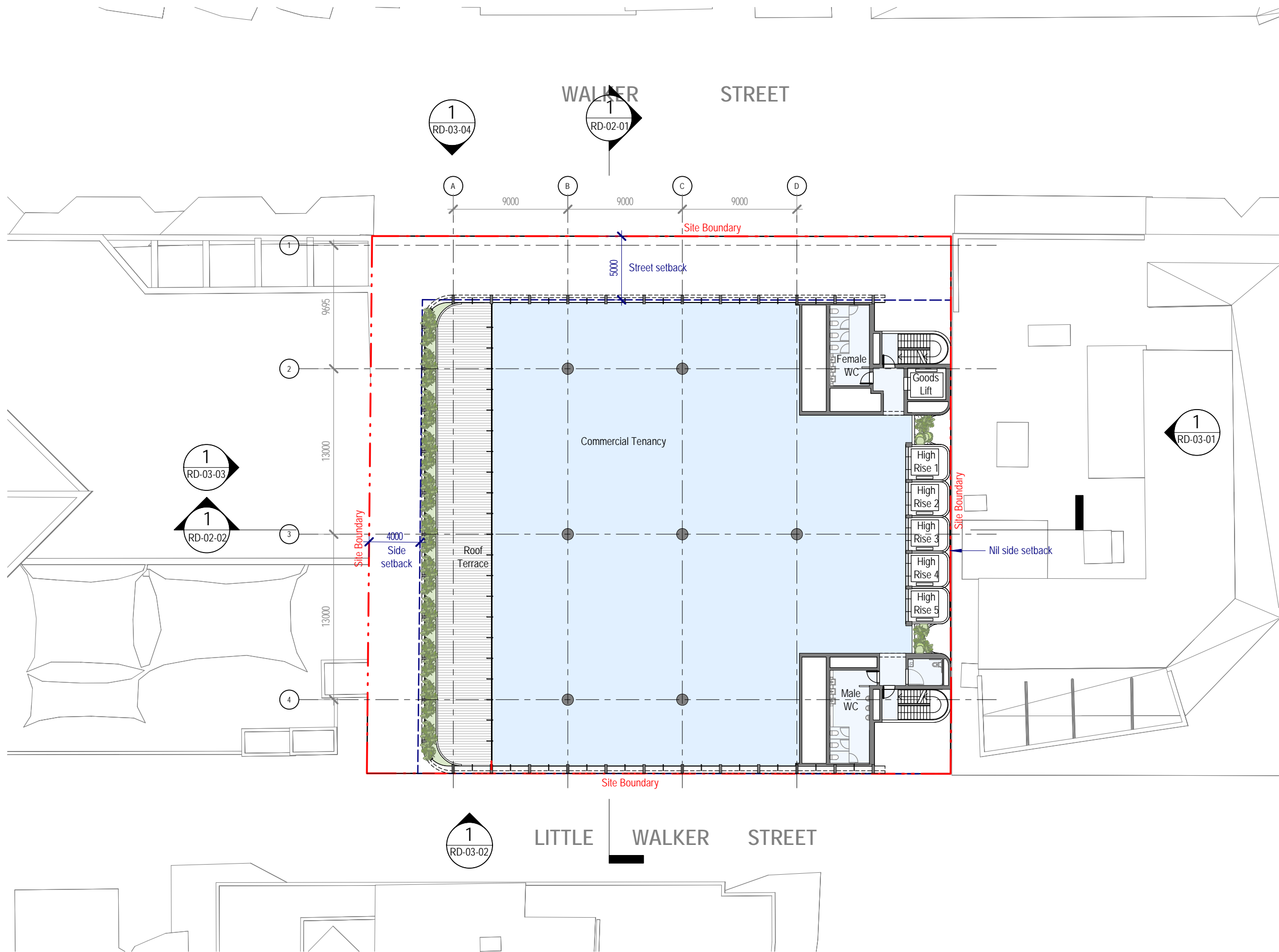
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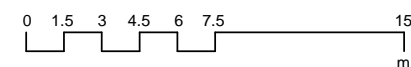
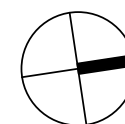
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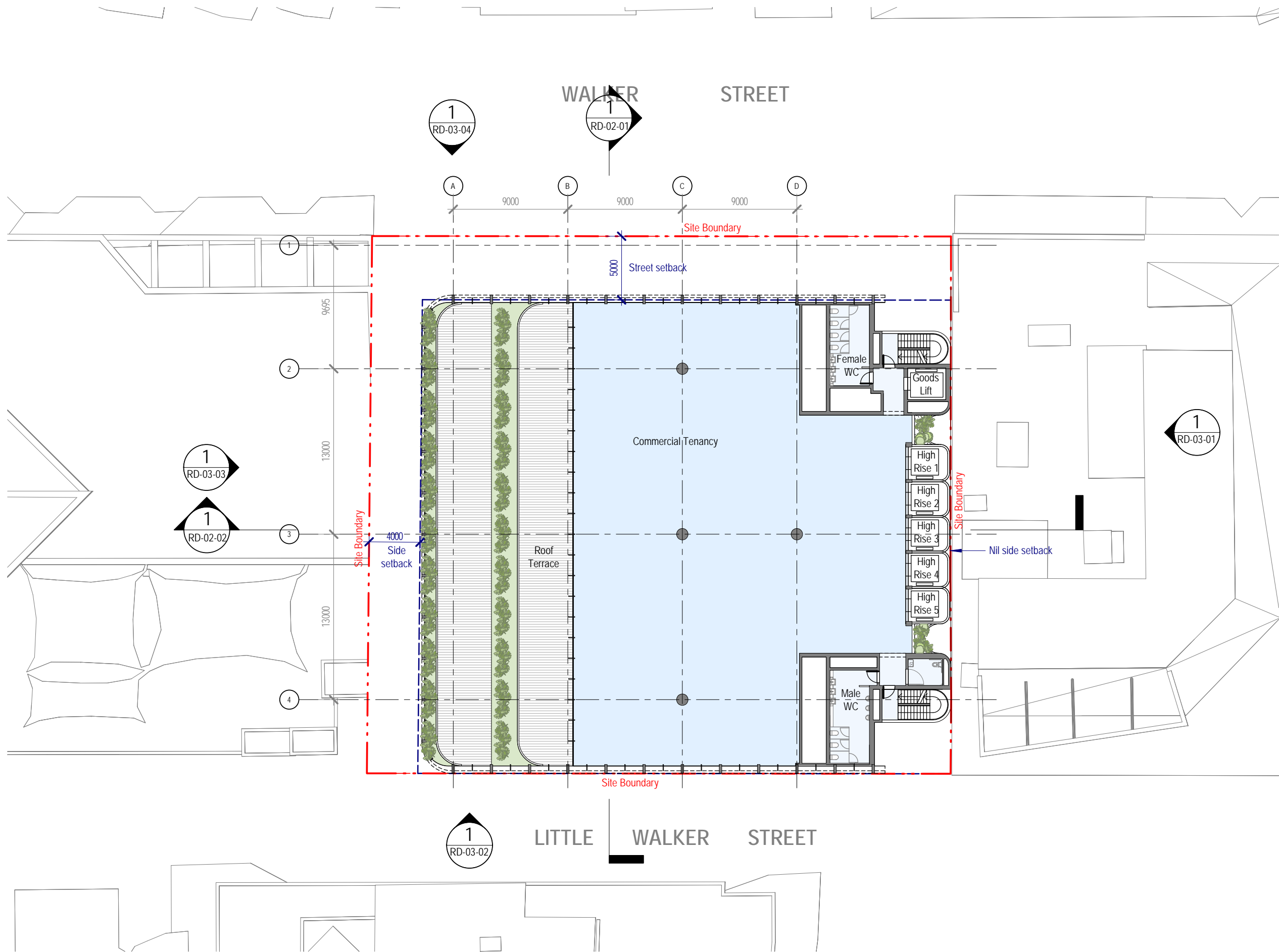
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Level 40 (High Rise Terrace)
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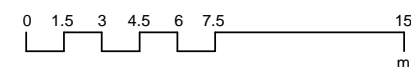
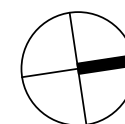
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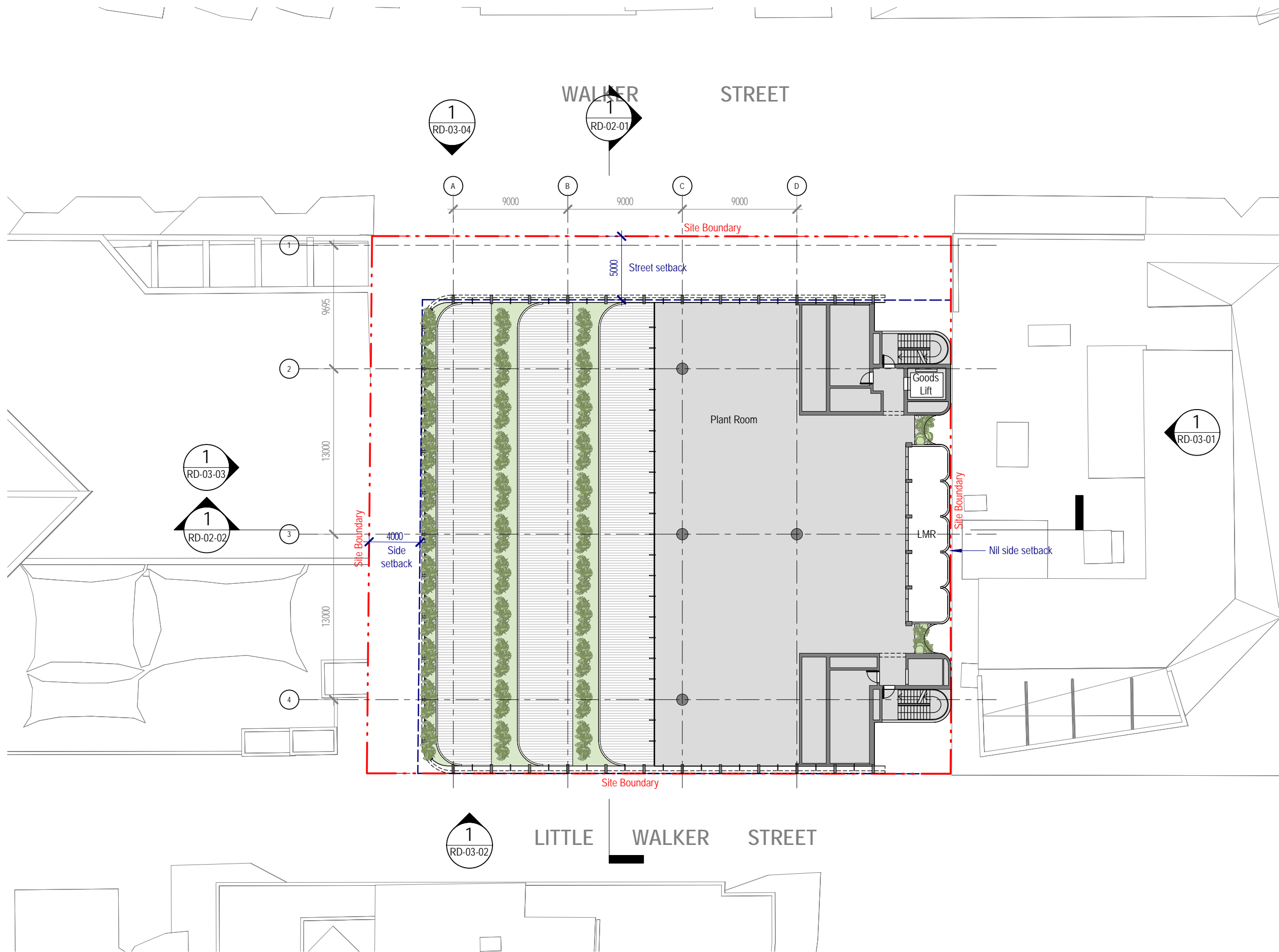
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Level 41 (High Rise Terrace)
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18/06/21



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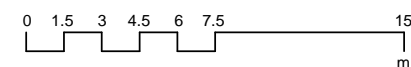
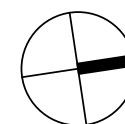
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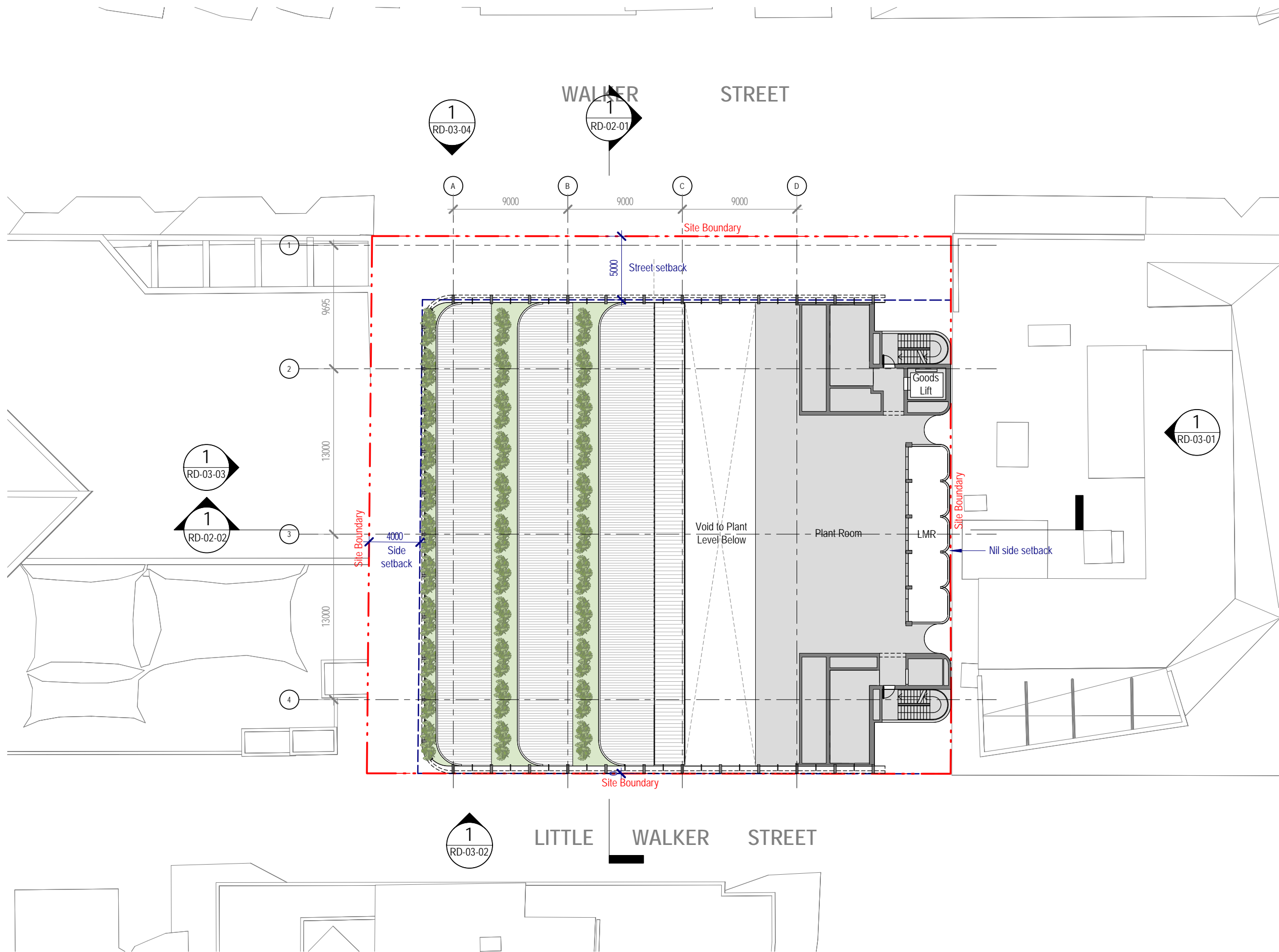
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18/06/21



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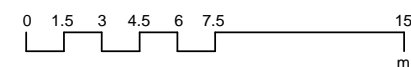
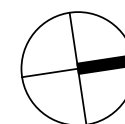
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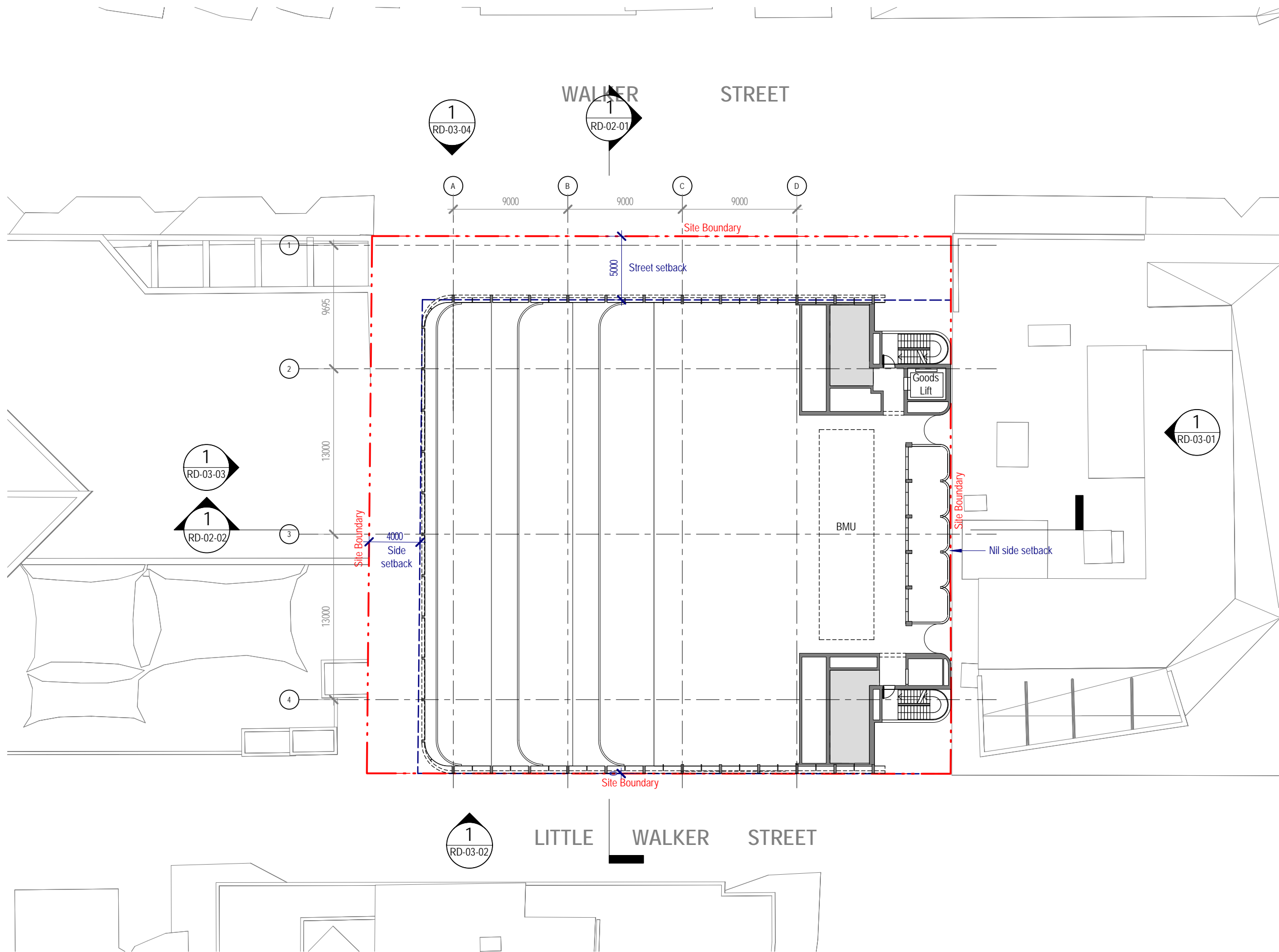
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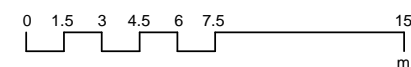
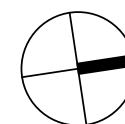
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153-157 Walker Street, North Sydney

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18/06/21



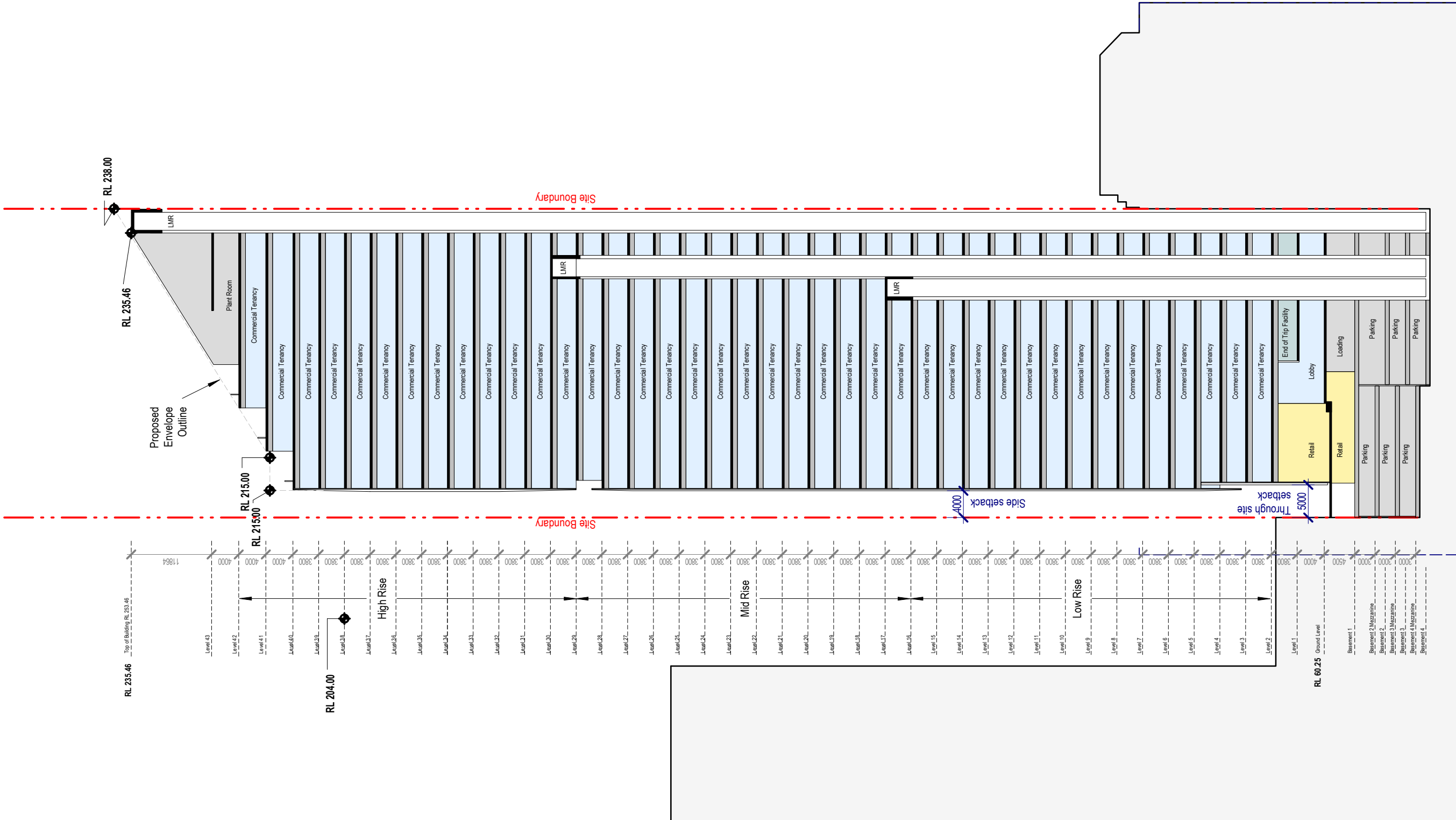
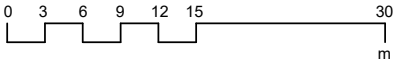
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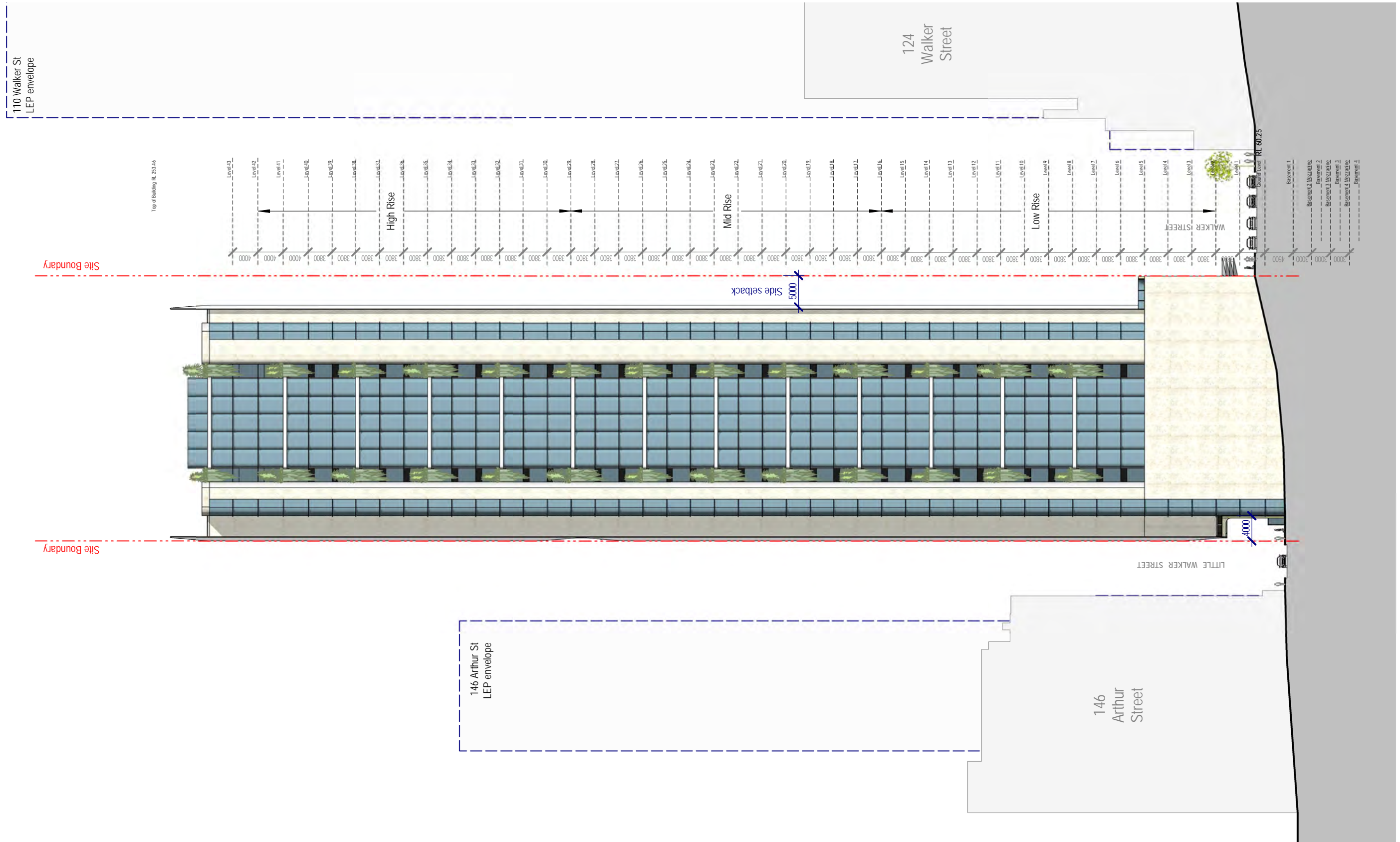
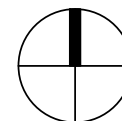
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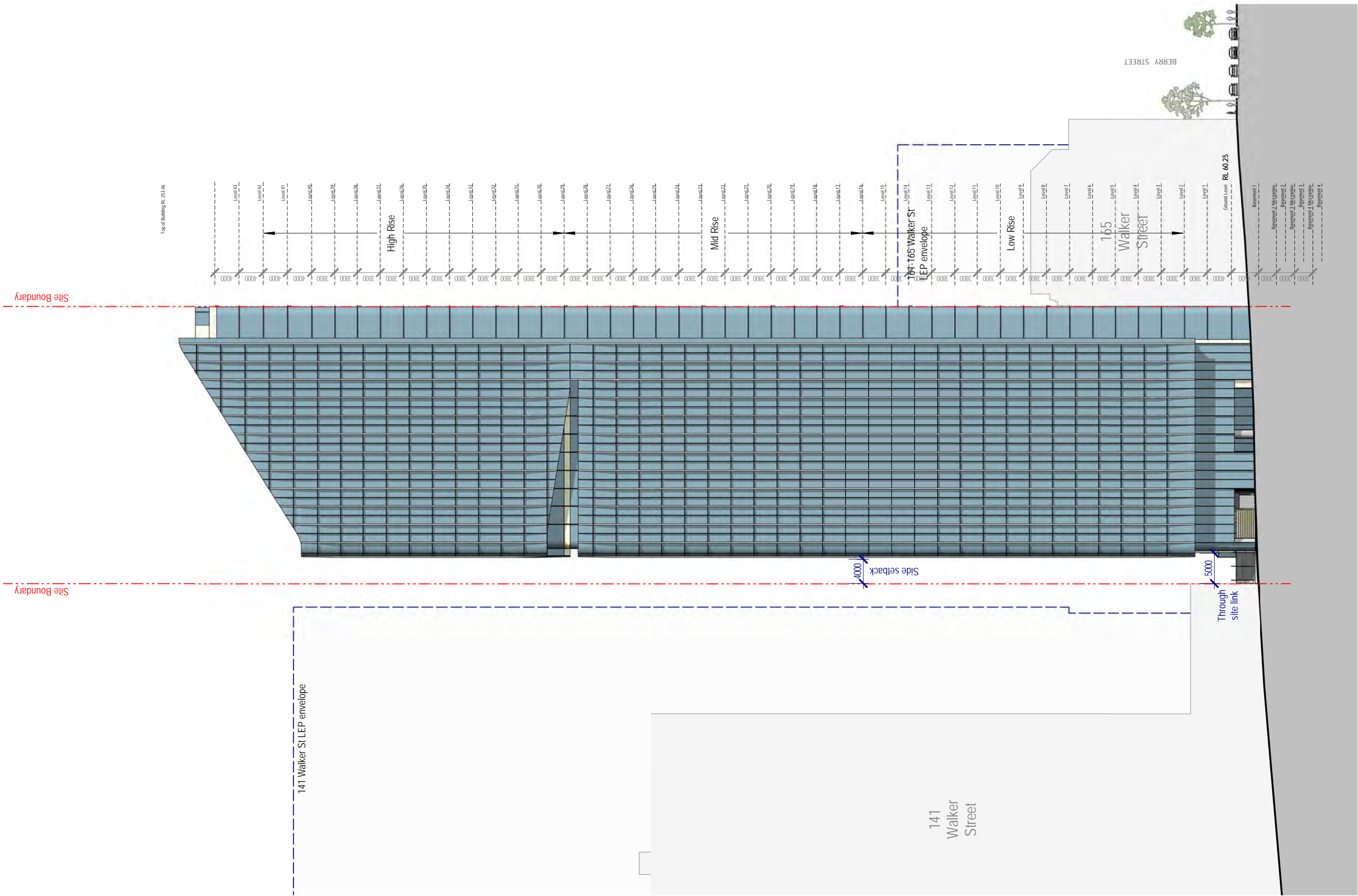
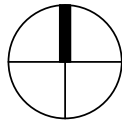
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Drawing no:
Issue:
Scale @ A3:
Date:

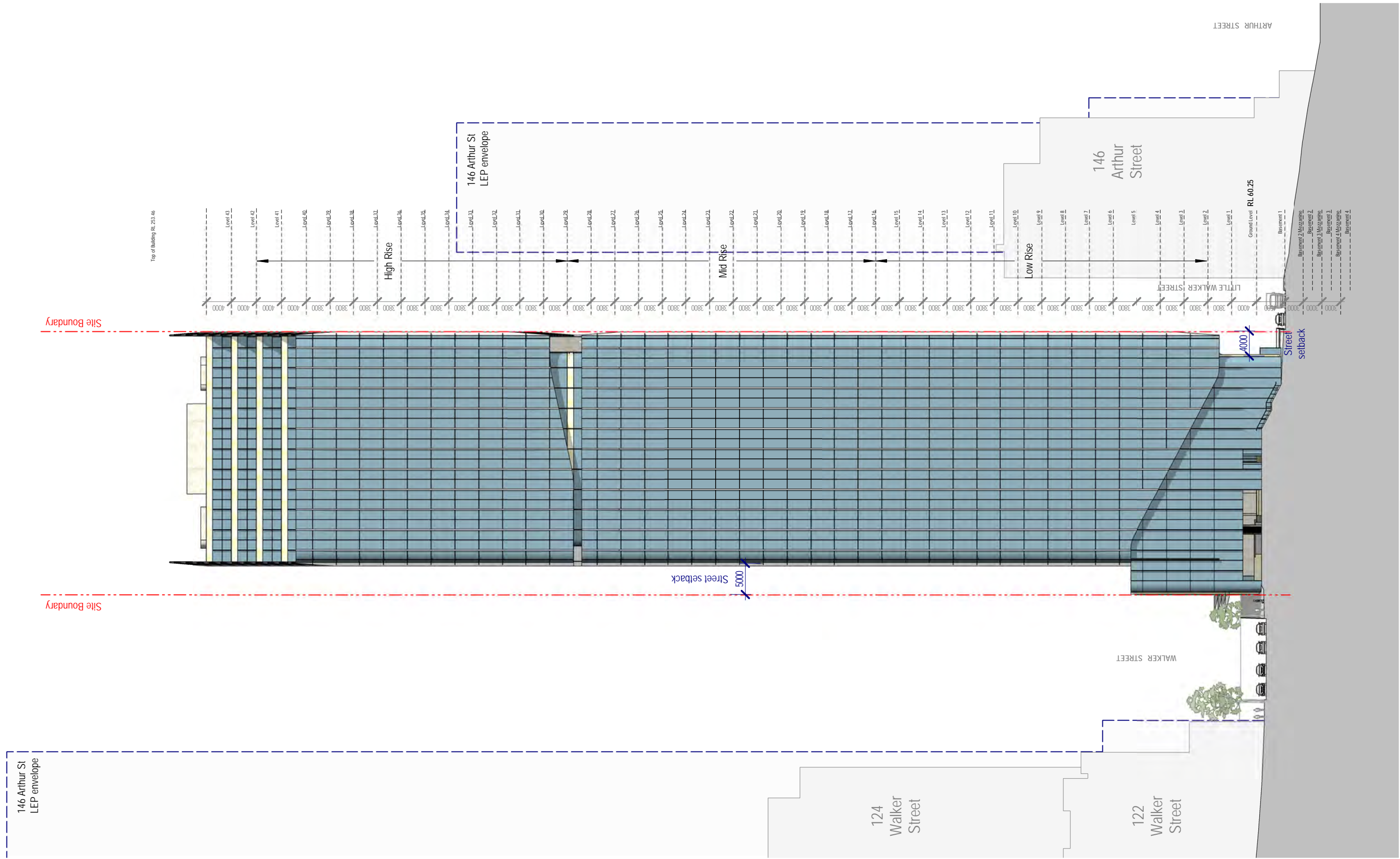
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18/06/21

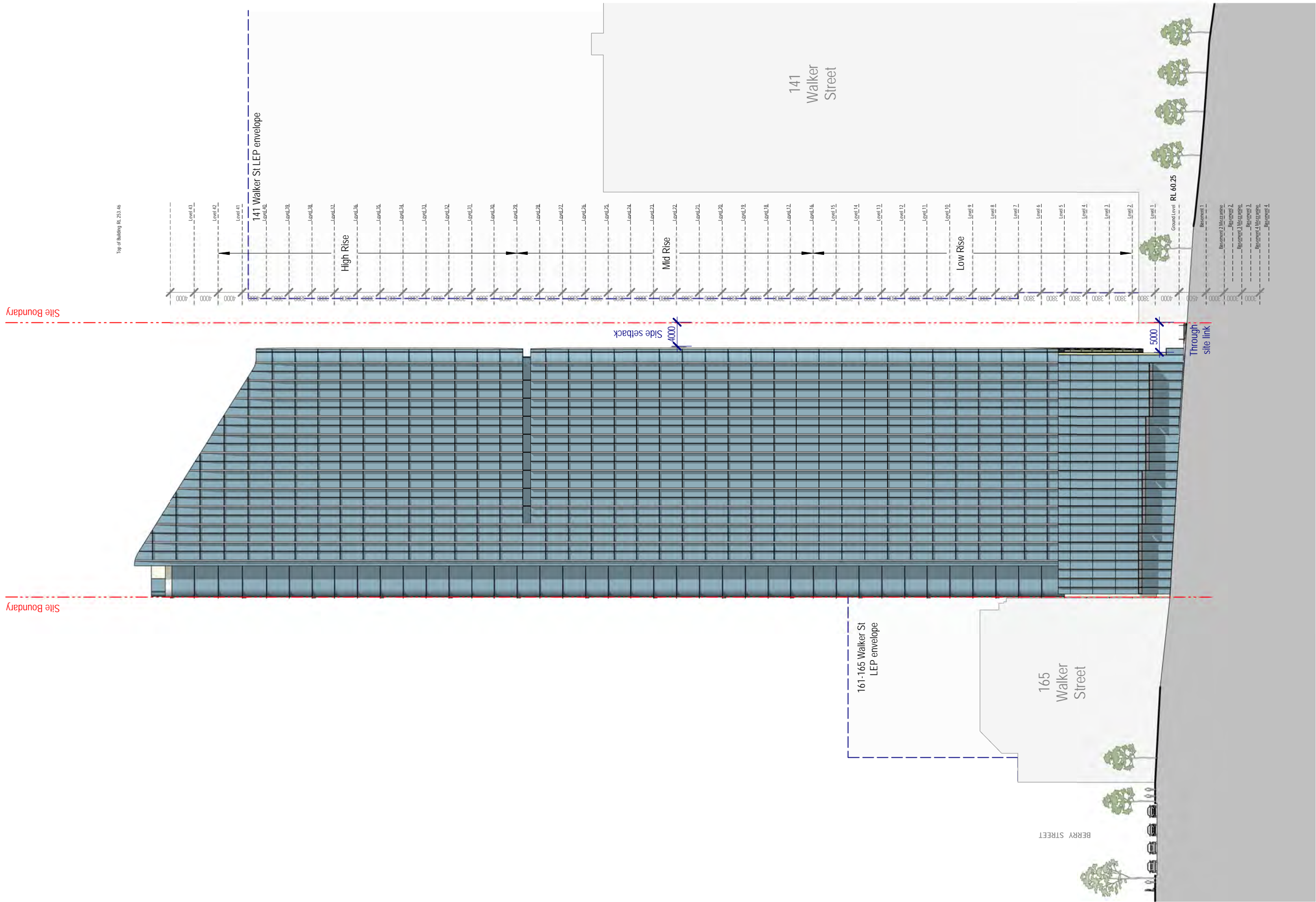
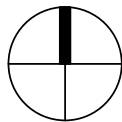
[illegible]













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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Perspective 1 - Looking North
RD-04-01

18/06/21

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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Perspective 2 - Looking North with LEP Context
RD-04-02

29/03/2021

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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Perspective 3 - Laneway
RD-04-03

18/06/21

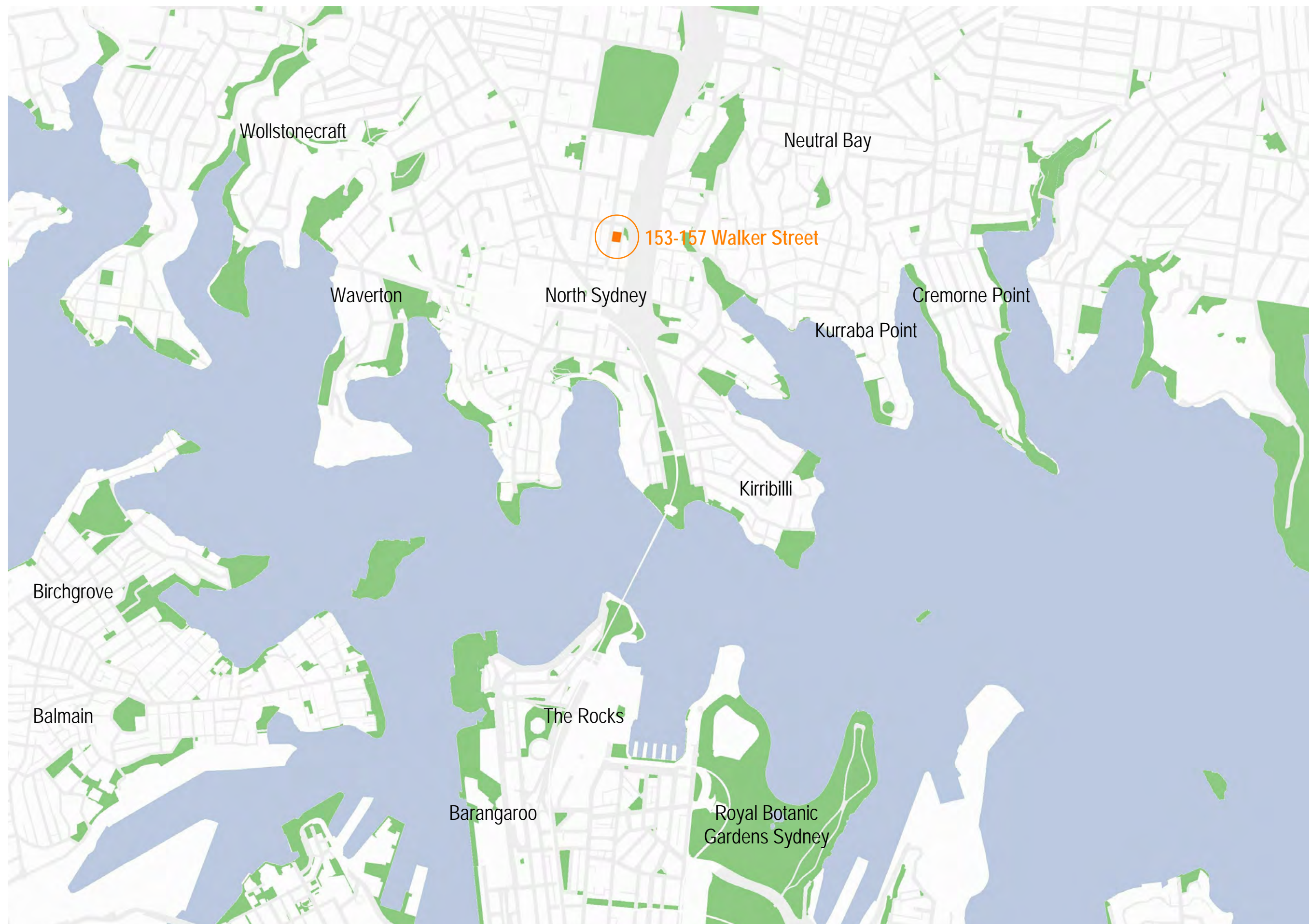
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Planning Proposal Envelope

Sheet Number	Sheet Name
PP-01-01	Location Plan
PP-01-02	Site Plan
PP-01-03	Site Survey Plan
PP-01-04	LEP Permissible Envelope Comparison
PP-02-01	Building Envelope - Basement Levels
PP-02-02	Building Envelope - Lower Ground Level
PP-02-03	Building Envelope - Ground Level
PP-02-04	Building Envelope - Lower Podium Level (Level 01)
PP-02-05	Building Envelope - Upper Podium Levels (Level 02, 03 & 04)
PP-02-06	Building Envelope - Tower Levels
PP-03-01	Building Envelope - Sections
PP-04-01	Building Envelope - Elevations North & East
PP-04-02	Building Envelope - Elevations South & West
PP-05-01	Building Envelope - Massing
PP-06-01	VIA - Walker Street (Looking north)
PP-06-02	VIA - Walker Street (Looking south)
PP-06-03	VIA - Little Walker Street (Looking north)
PP-06-04	VIA - Little Walker Street (Looking south)
PP-06-05	VIA - High Street (Looking north)
PP-06-06	VIA - Kurraba Road (Looking west)

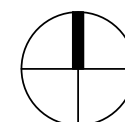


153-157 Walker Street, North Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Location Plan
PP-01-01

18/06/21



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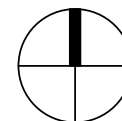
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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

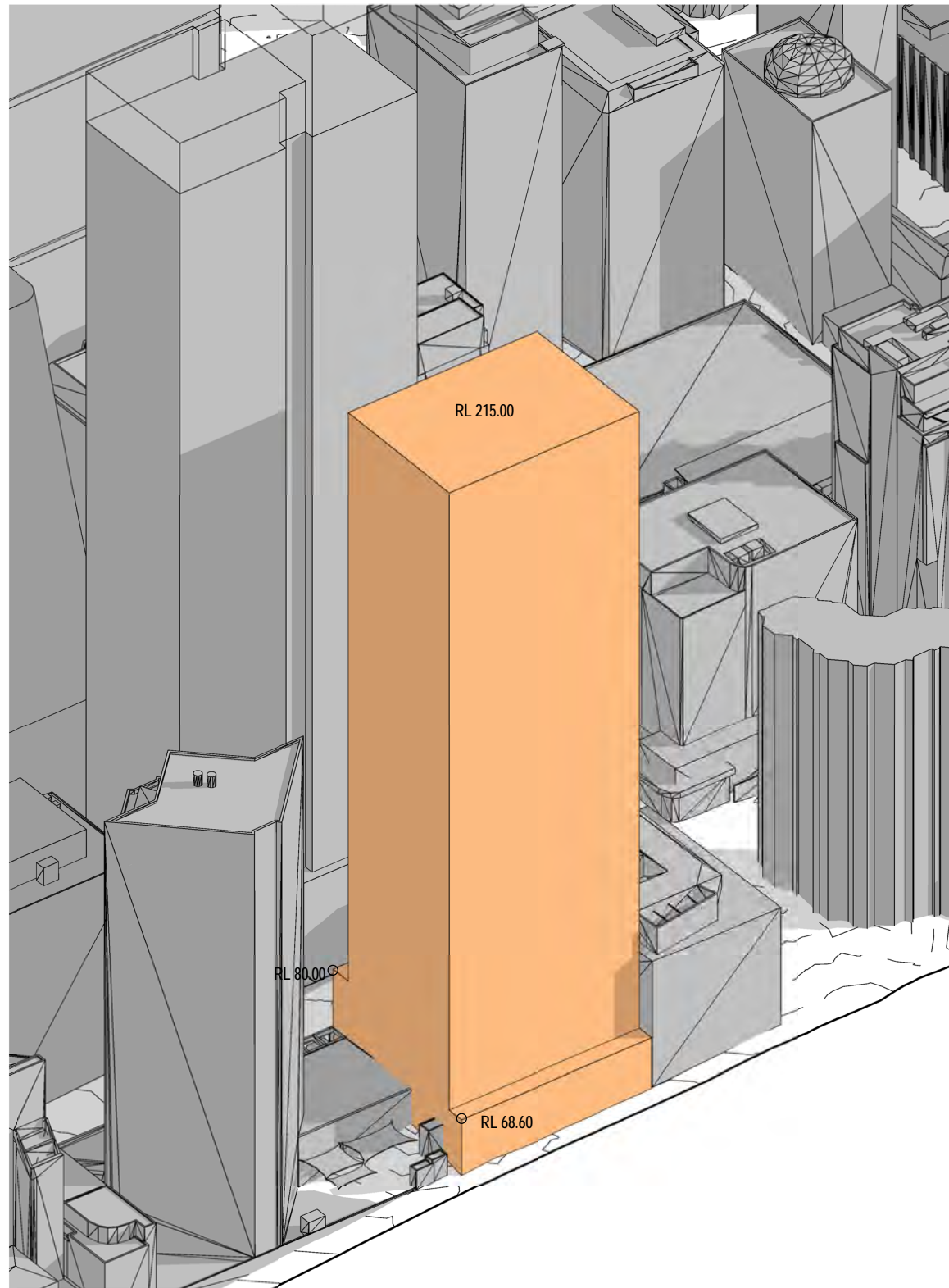
Site Plan
PP-01-02
1 : 1000
18/06/21



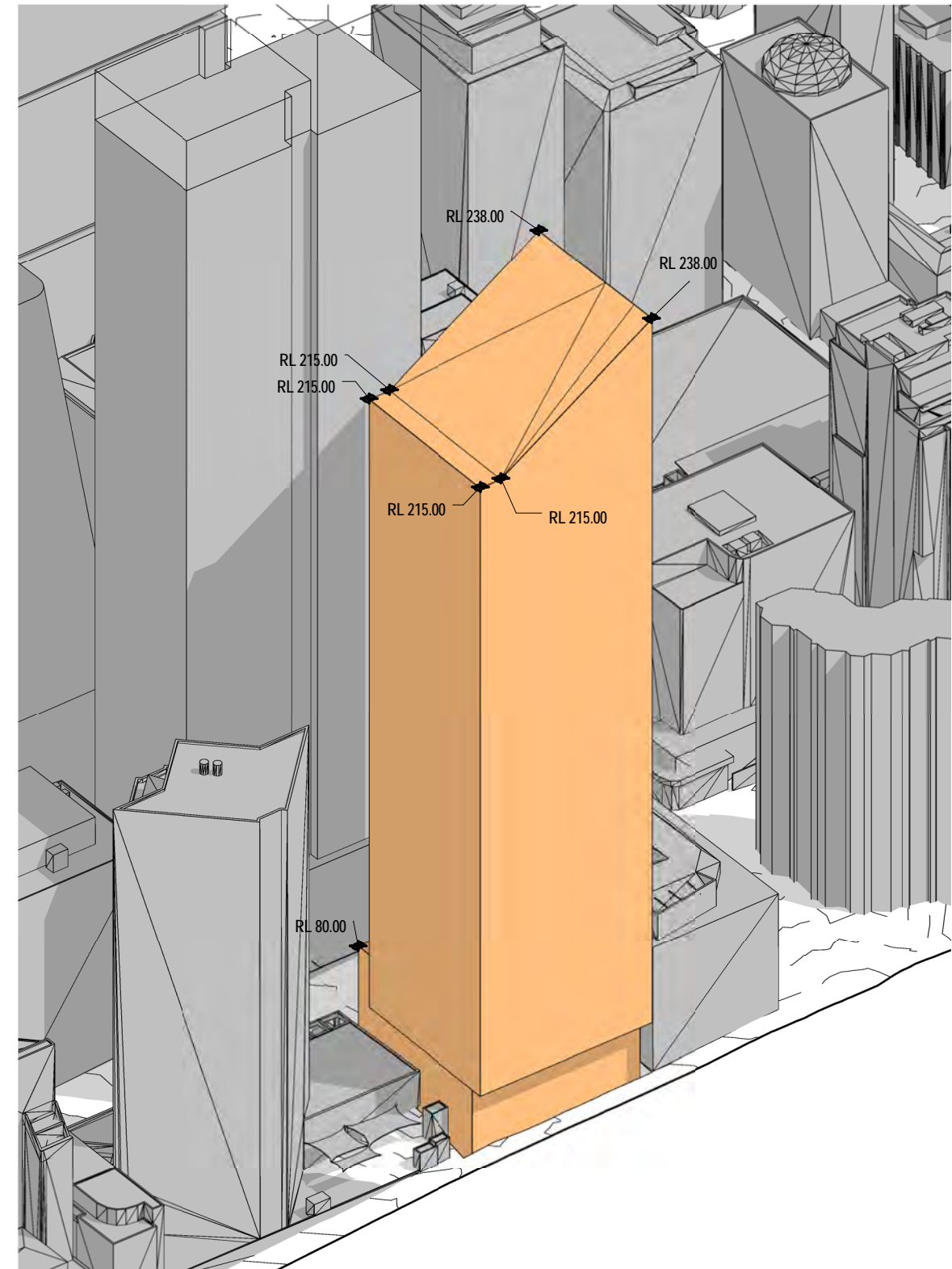
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m

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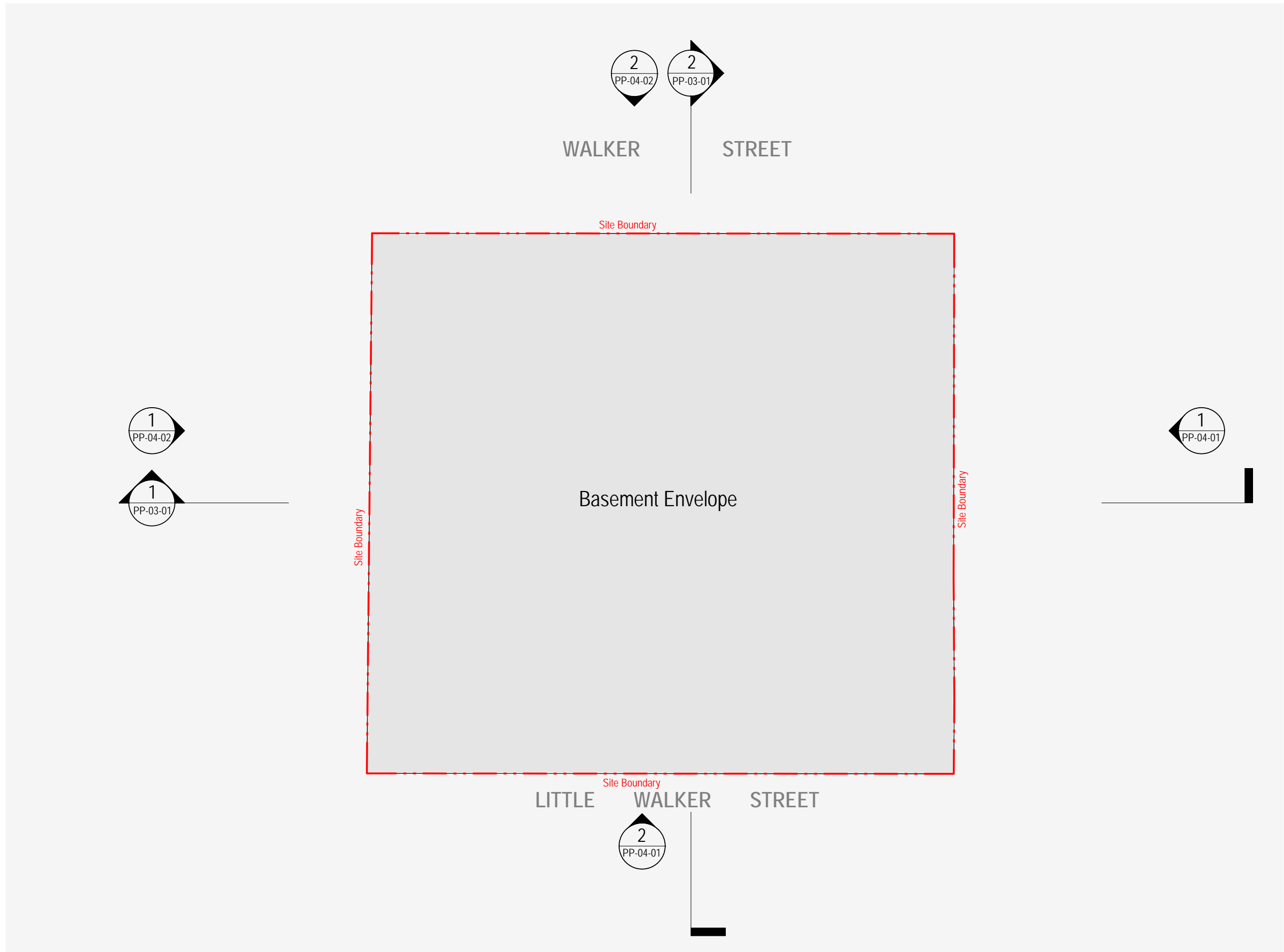
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LEP Permissible Envelope RL 215 - South East



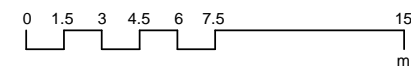
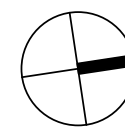
Proposed Envelope - South East



153-157 Walker Street, North Sydney

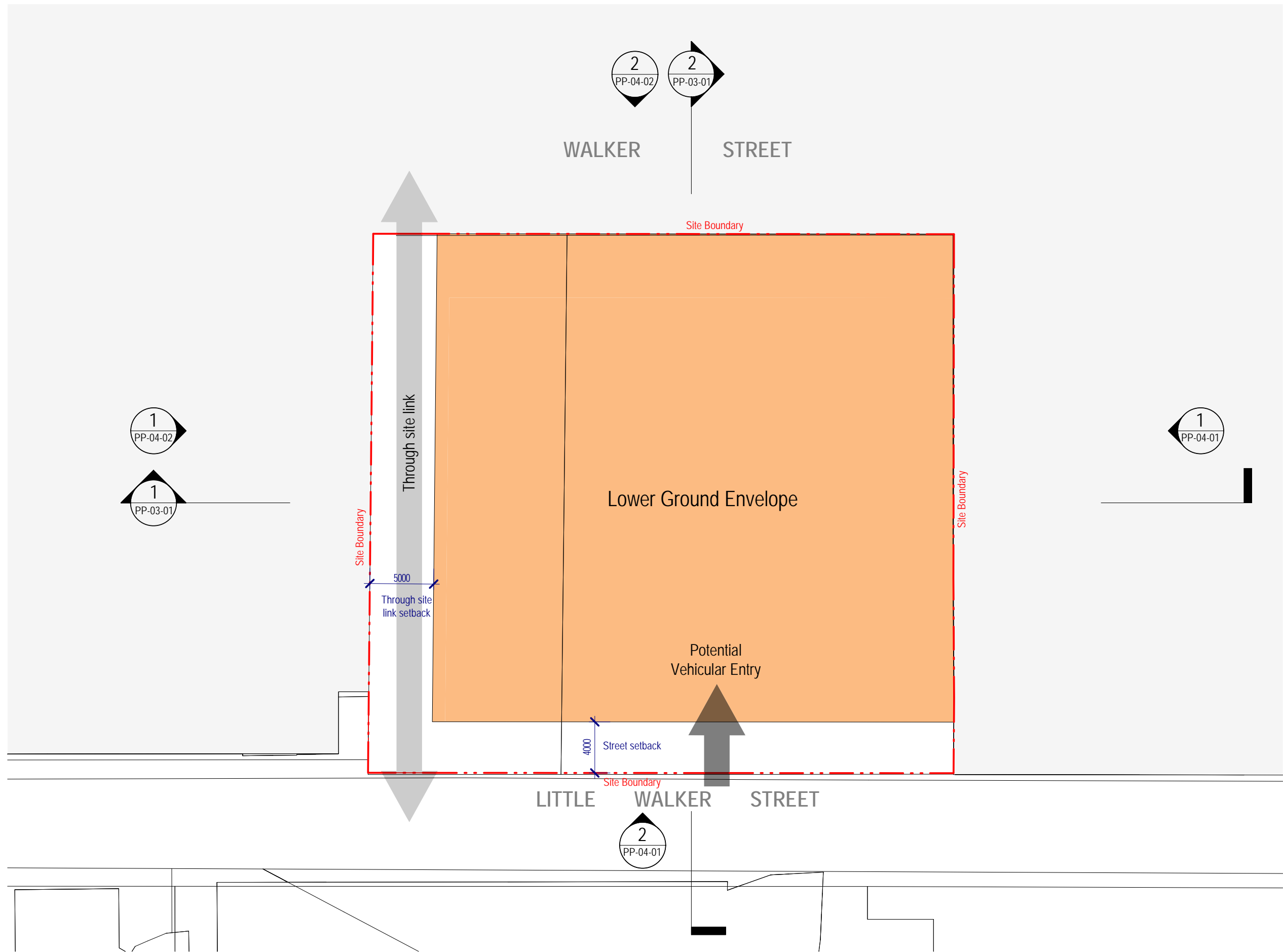
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Basement Levels
PP-02-01
1 : 300
18/06/21



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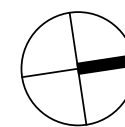
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153-157 Walker Street, North Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

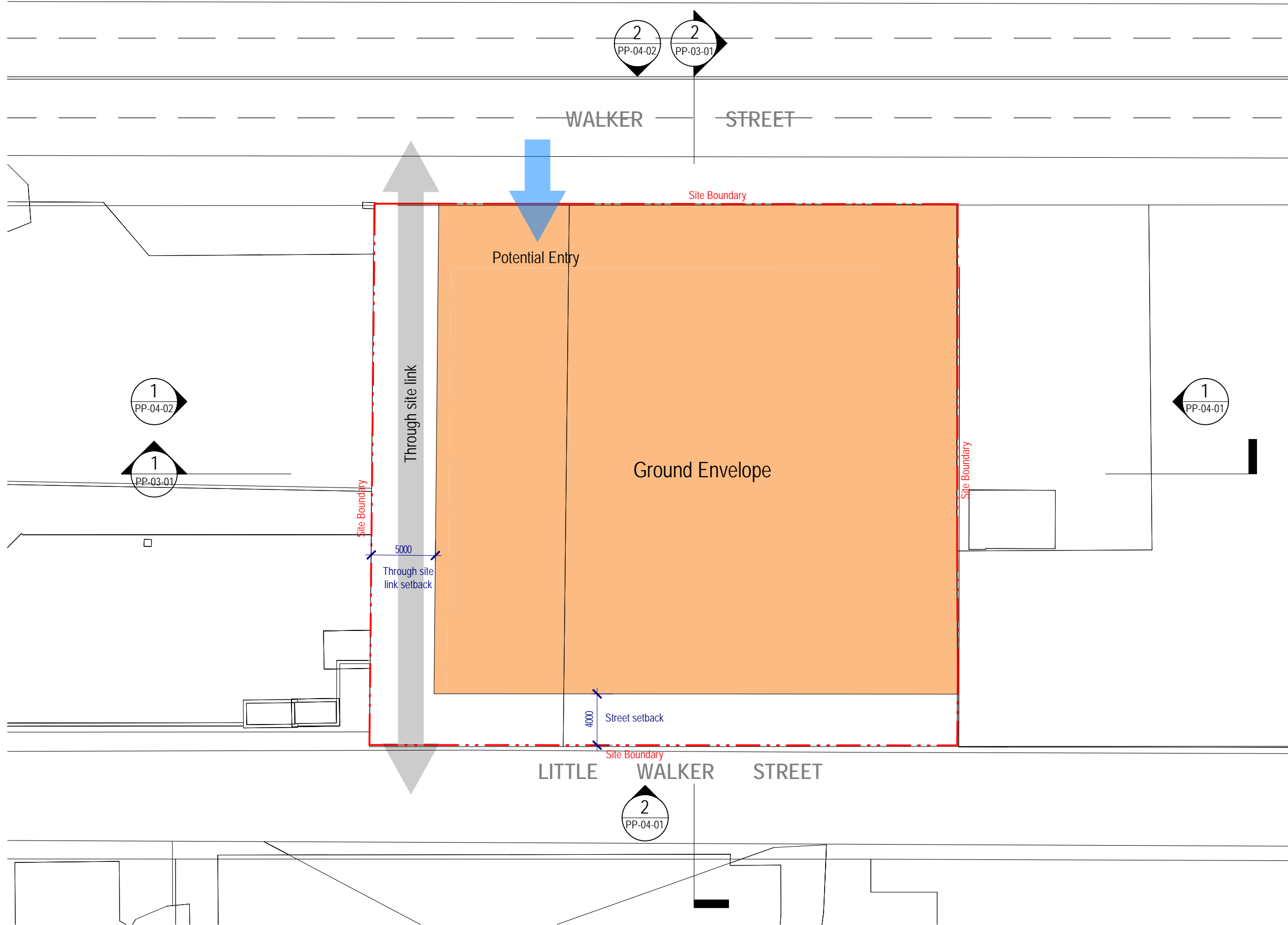
Building Envelope - Lower Ground Level
PP-02-02
1 : 300
18/06/21



0 1.5 3 4.5 6 7.5 15
m

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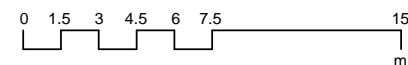
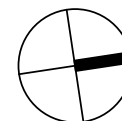
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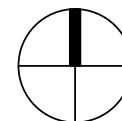
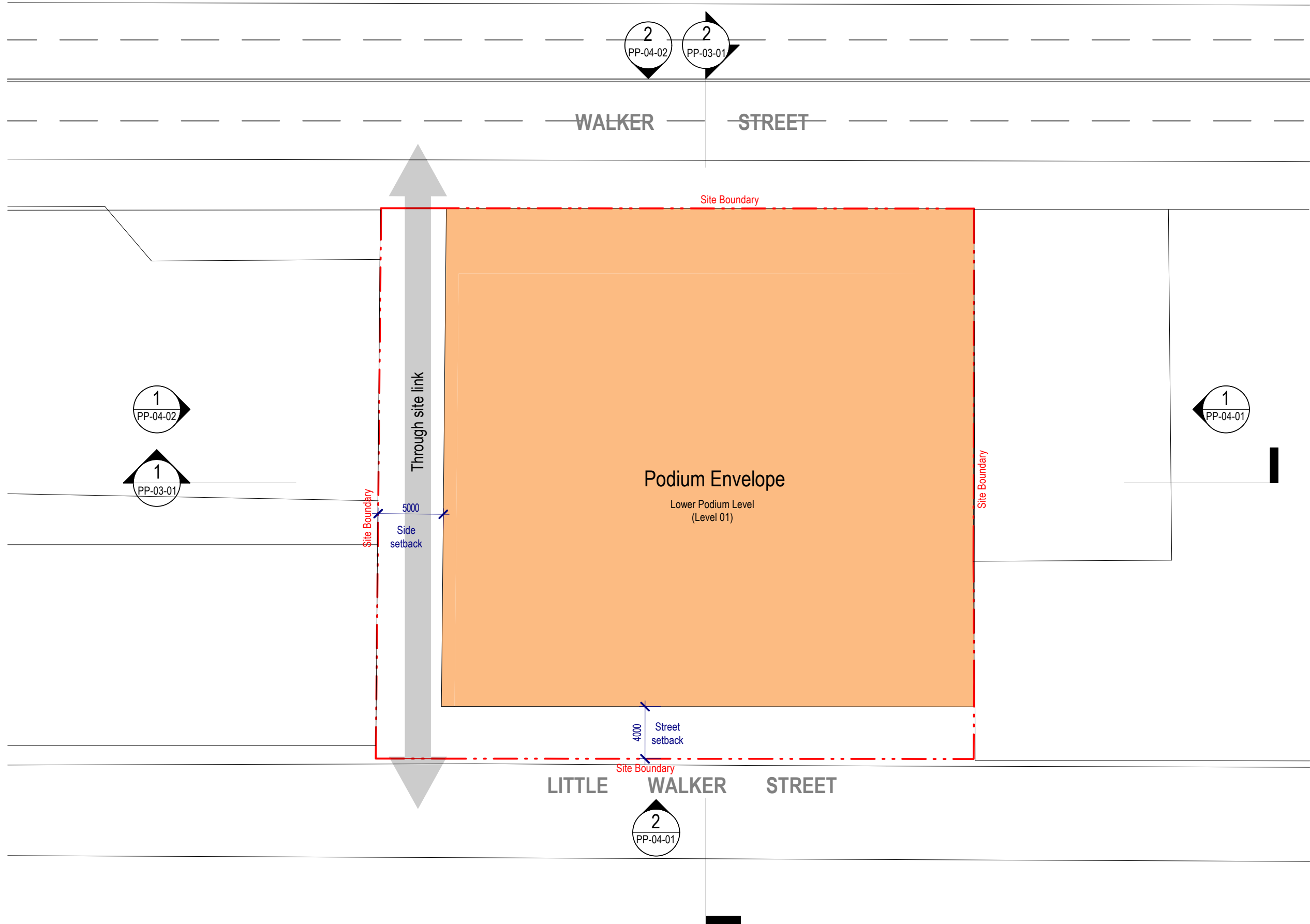
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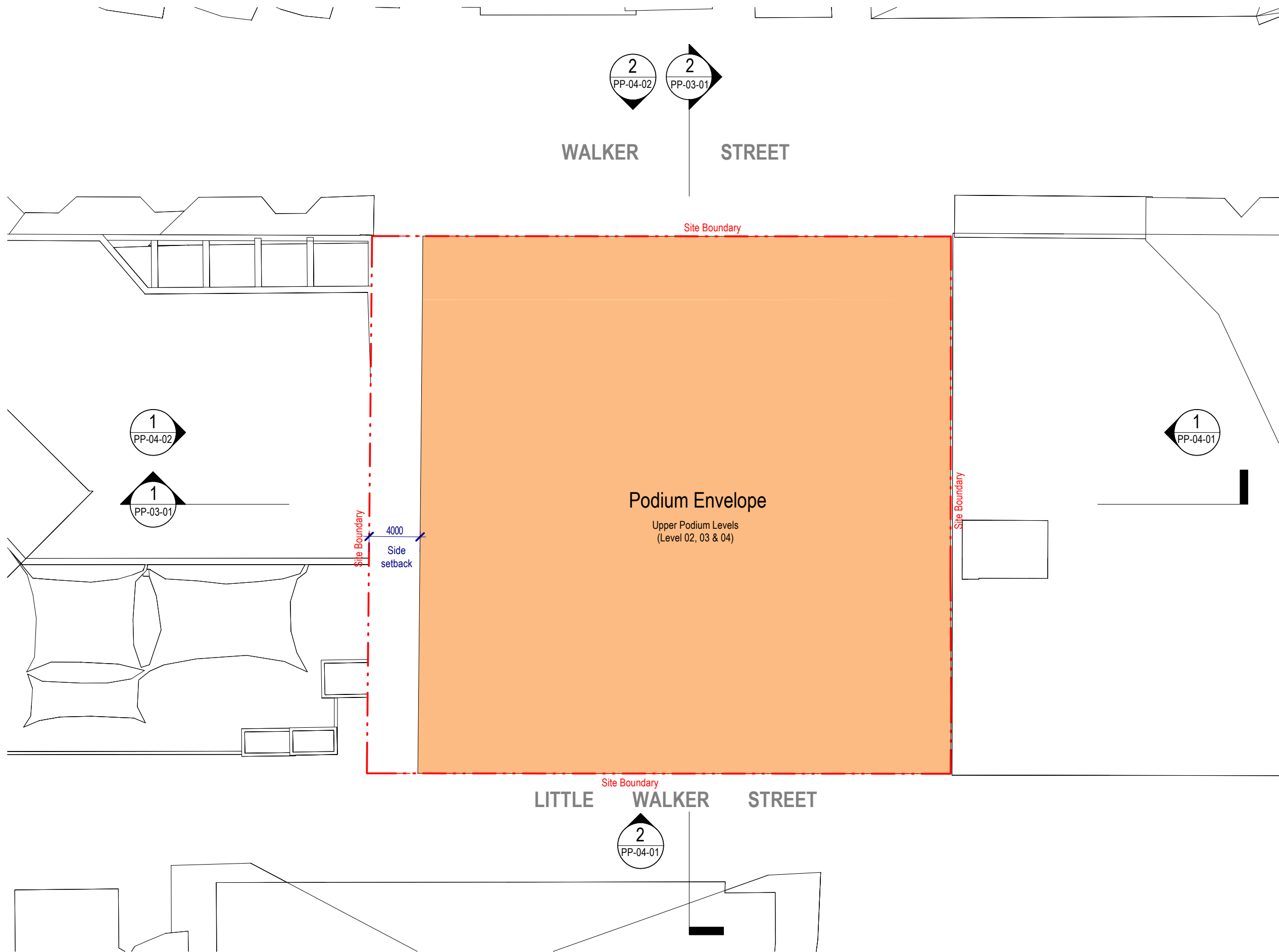
Building Envelope - Ground Level
PP-02-03
1 : 300
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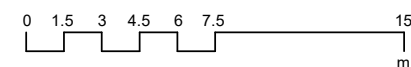
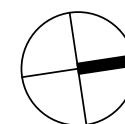




153-157 Walker Street, North Sydney

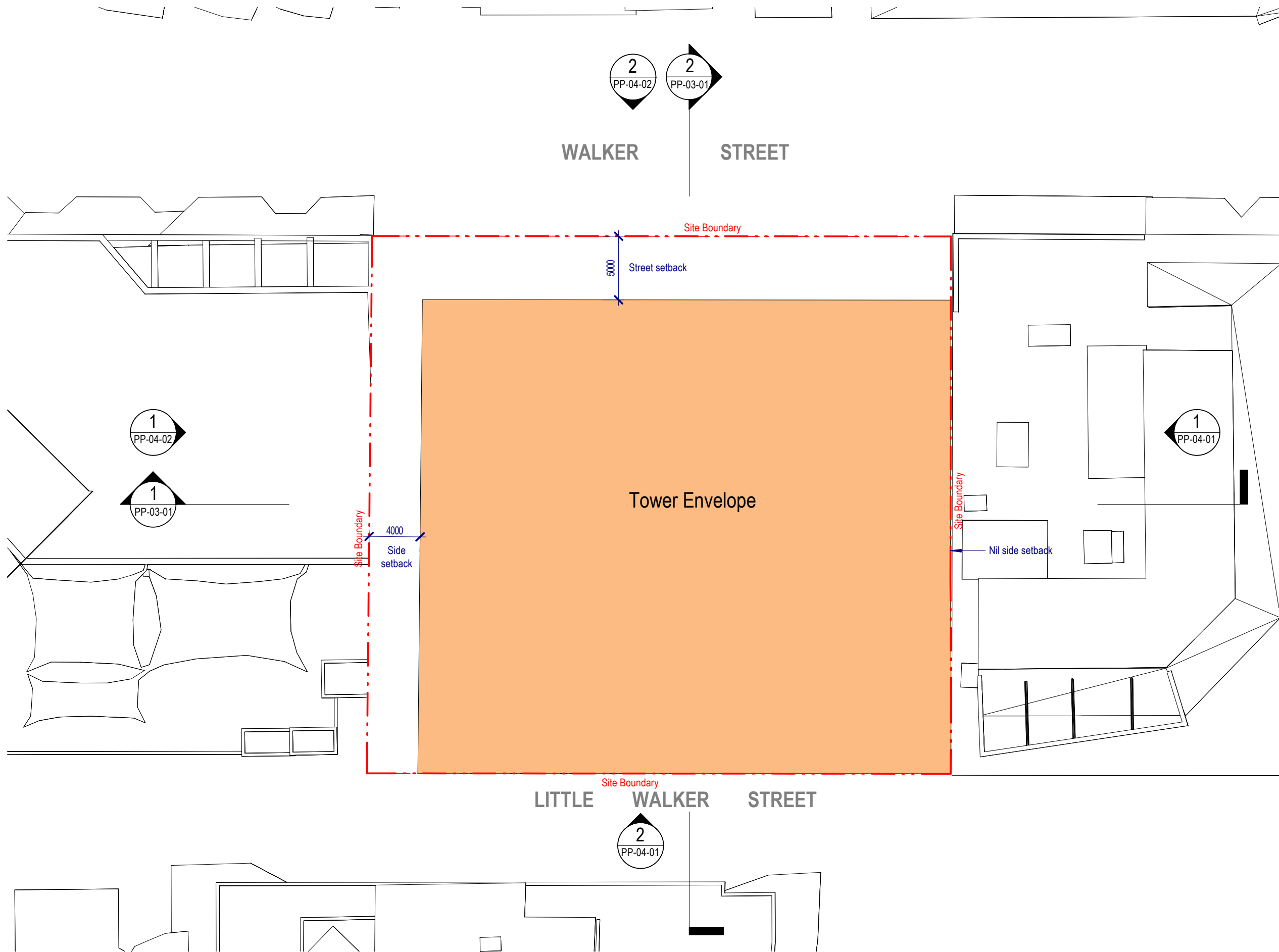
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Upper Podium Levels (Level 02, 03 & 04)
PP-02-05
1 : 300
18/06/21



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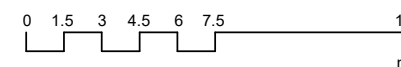
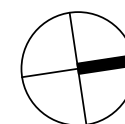
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153-157 Walker Street, North Sydney

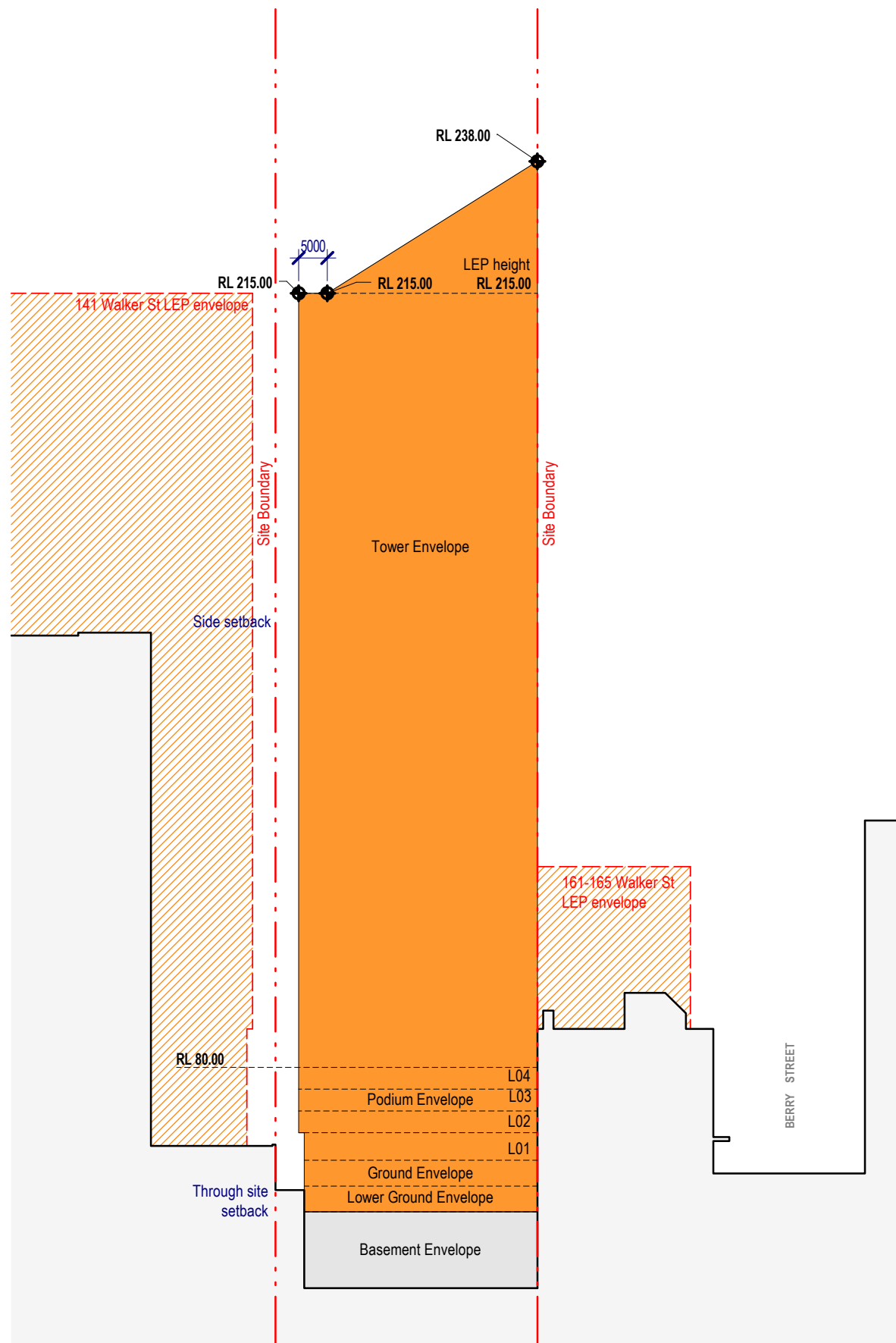
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Tower Levels
PP-02-06
1 : 300
18/06/21

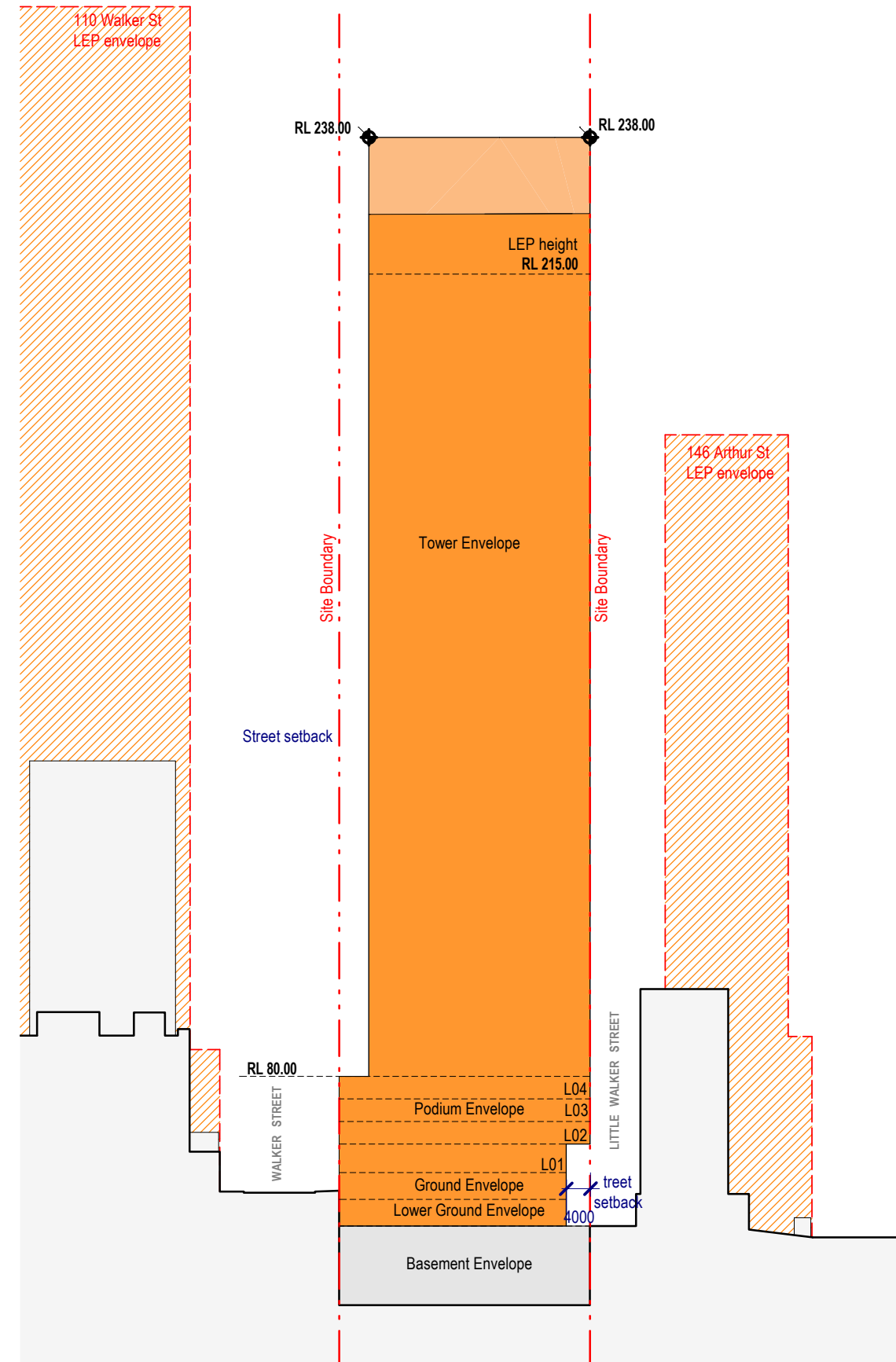


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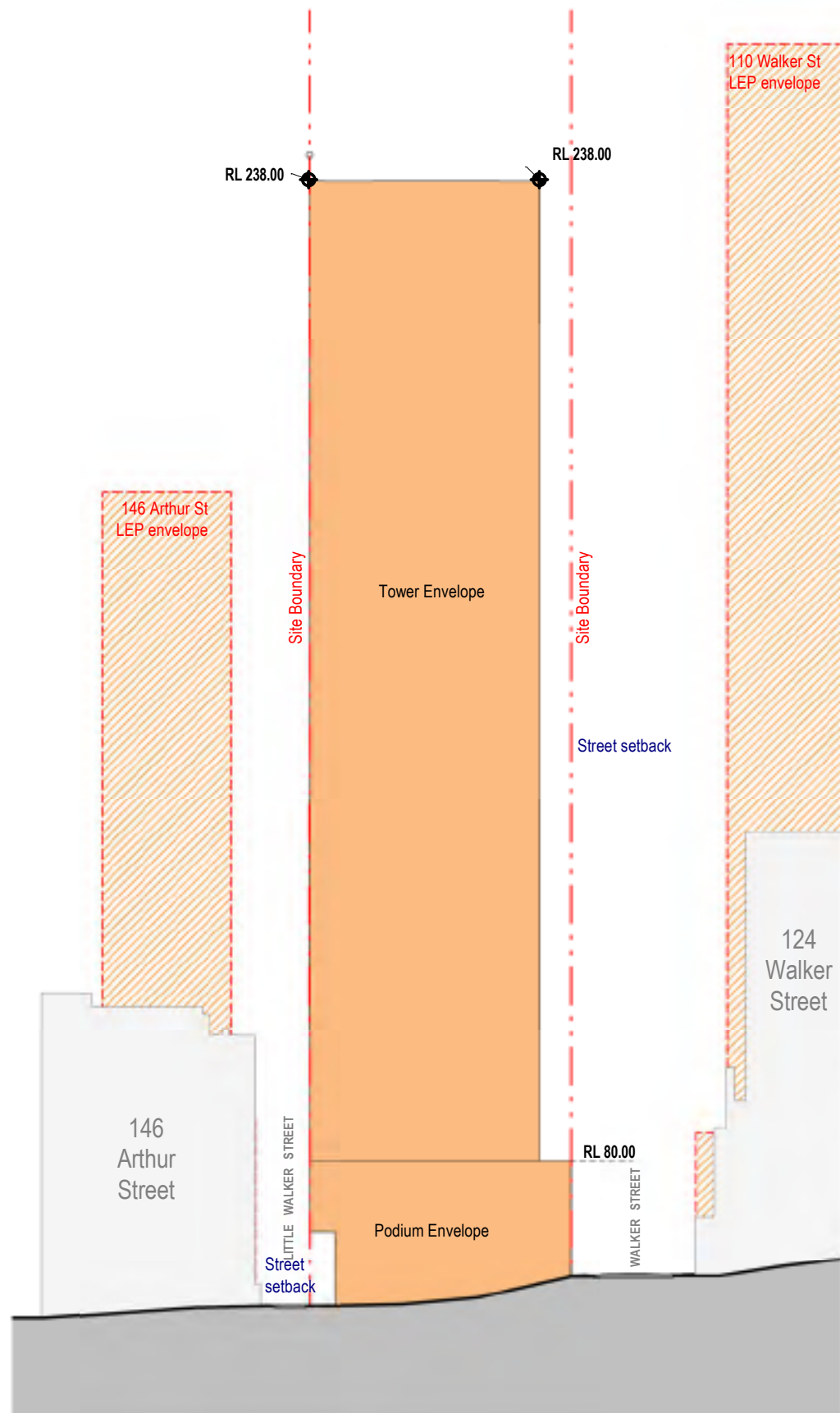
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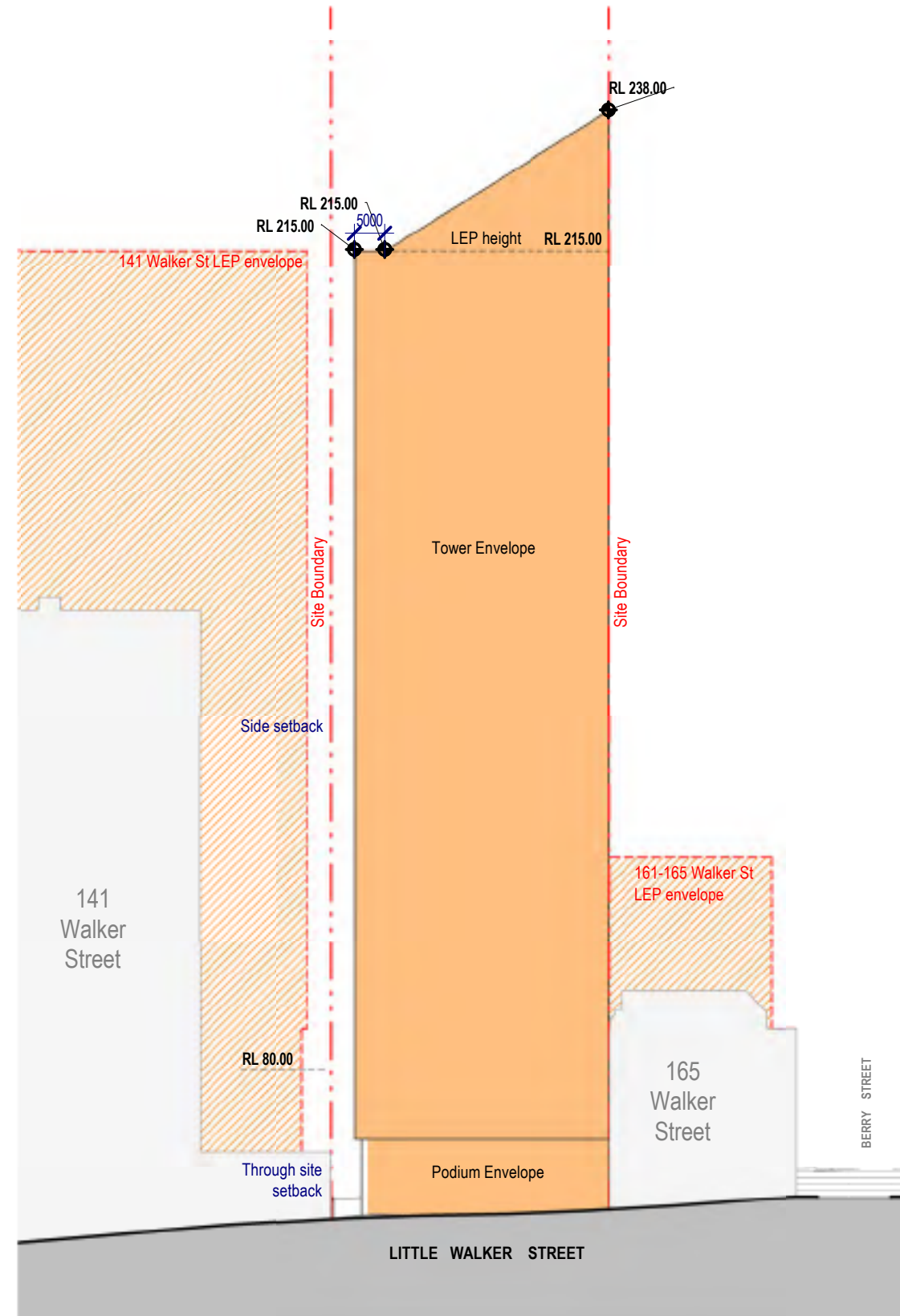
1 Section - North South



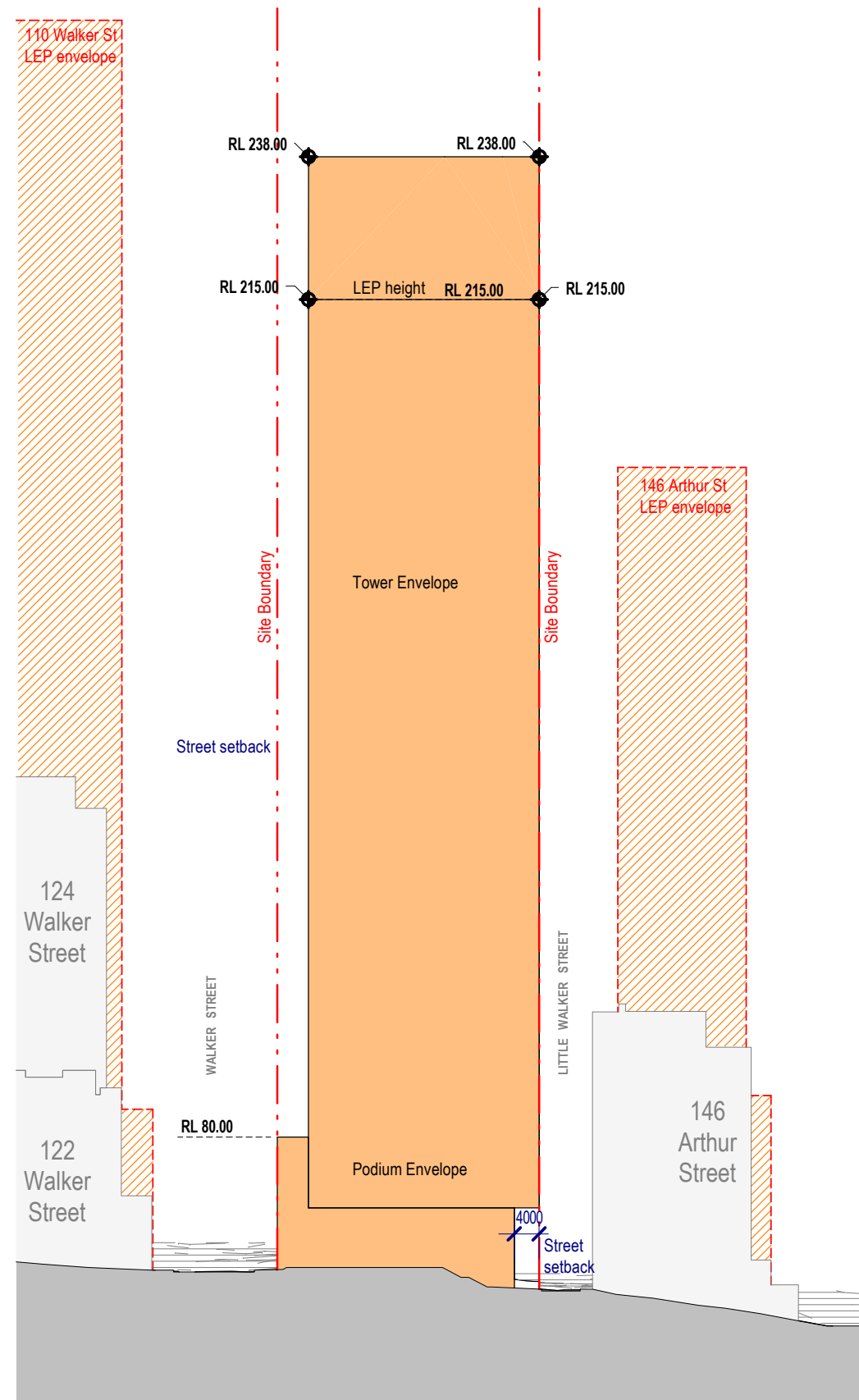
2 Section - East West



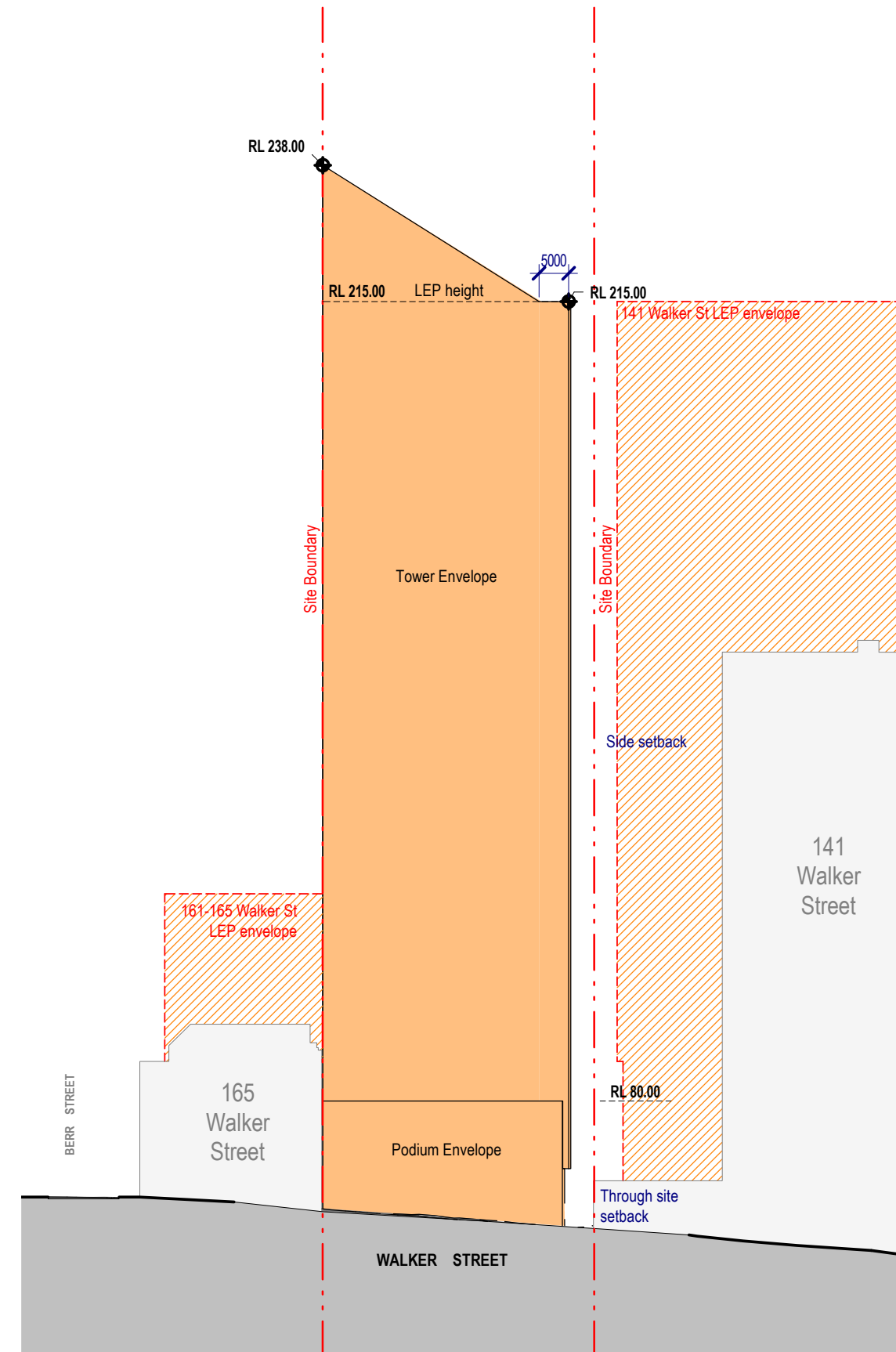
1 Elevation - North



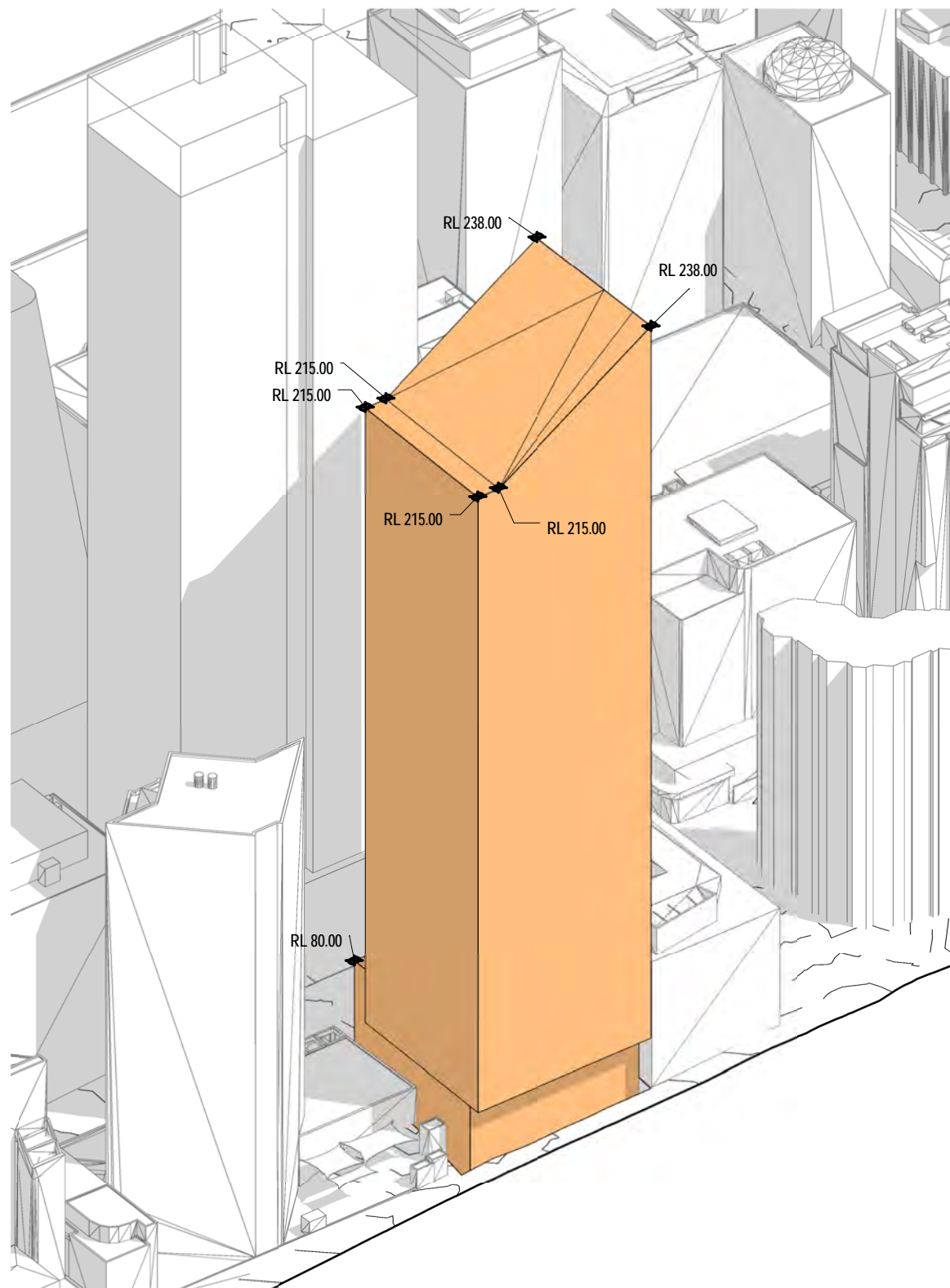
2 Elevation - East



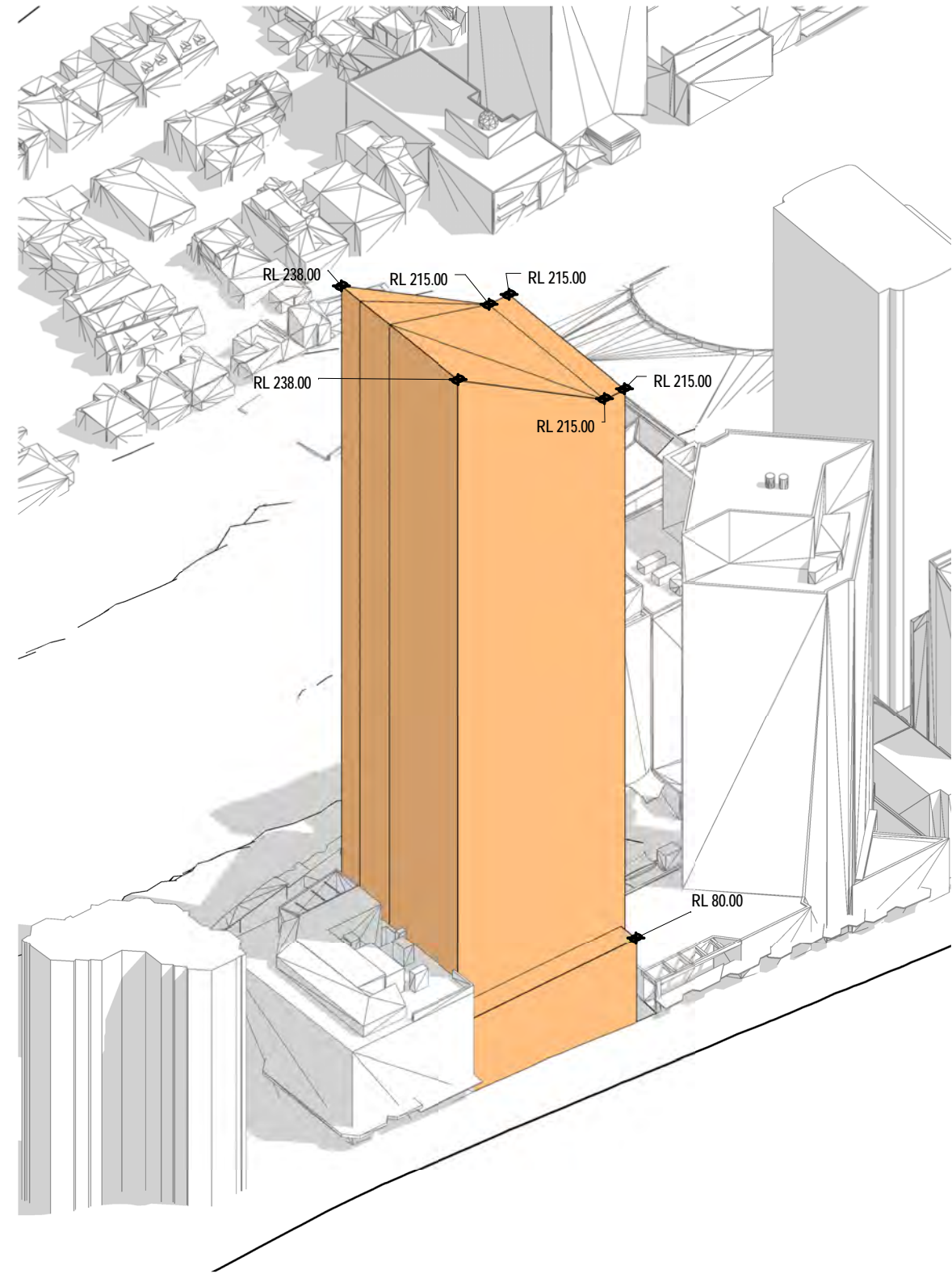
1 Elevation - South



2 Elevation - West



Envelope Mass – South East



Envelope Mass – North West



Location Plan



View from Walker Street (Looking North)

153-157 Walker Street, North Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

VIA - Walker Street (Looking north)
PP-06-01

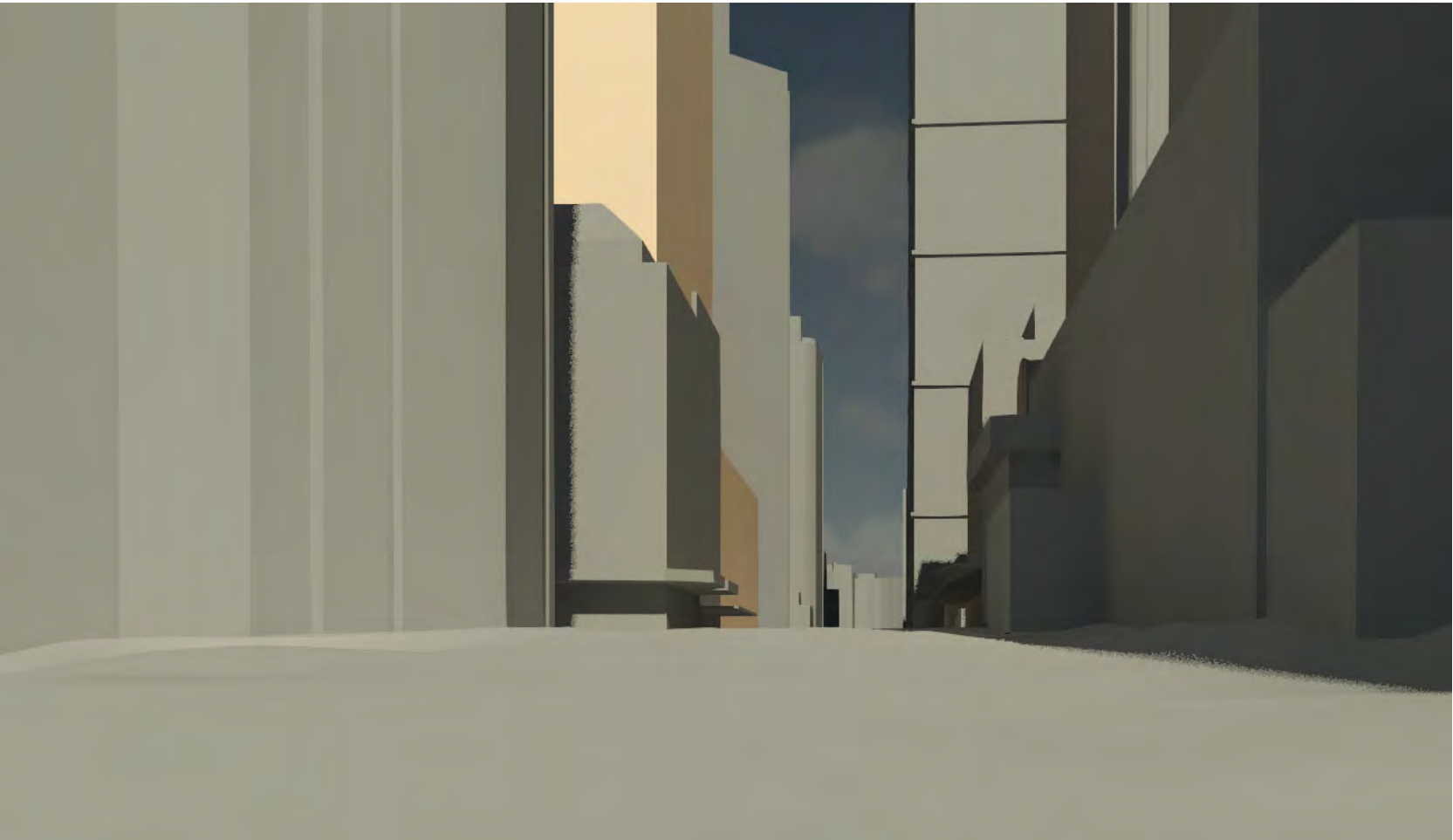
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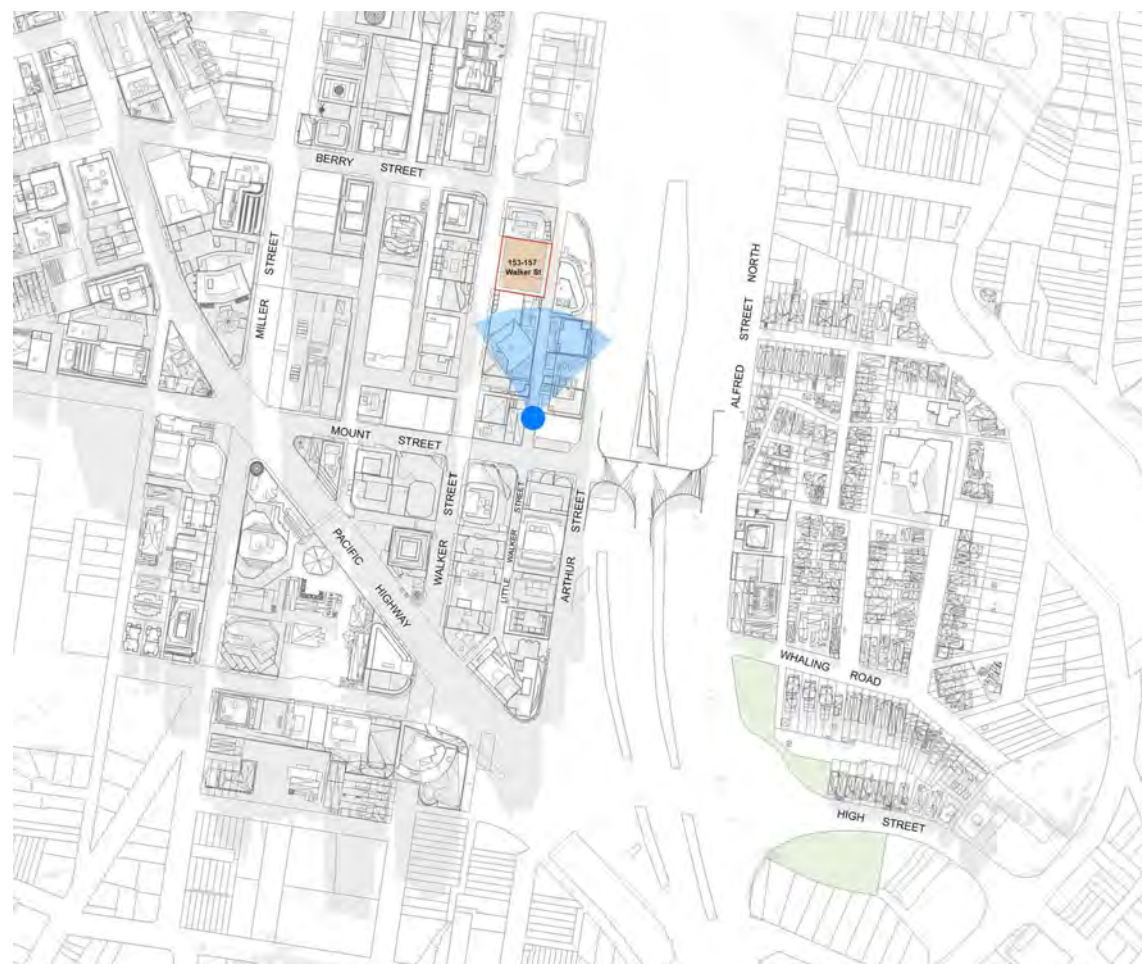
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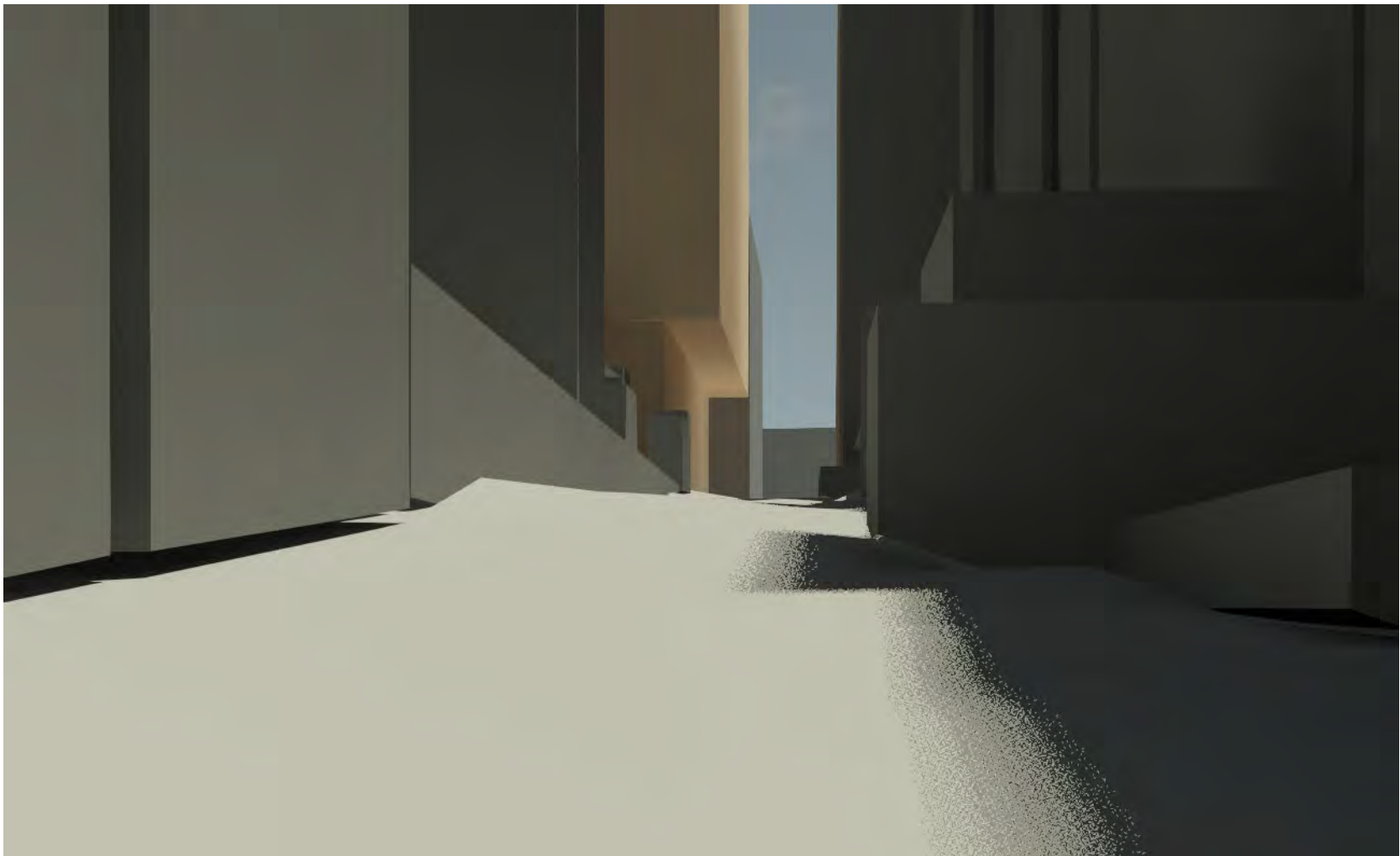
Location Plan



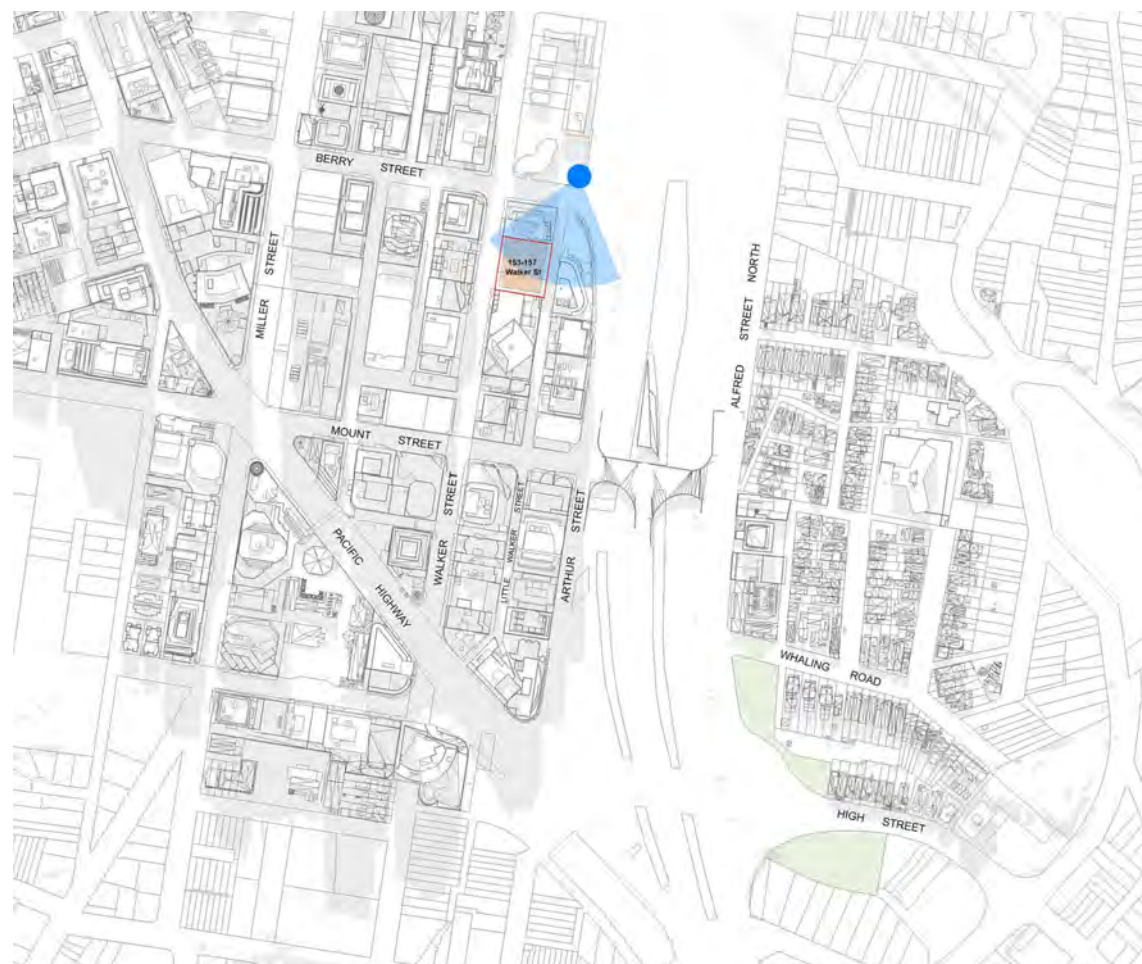
View from Walker Street (Looking South)



Location Plan



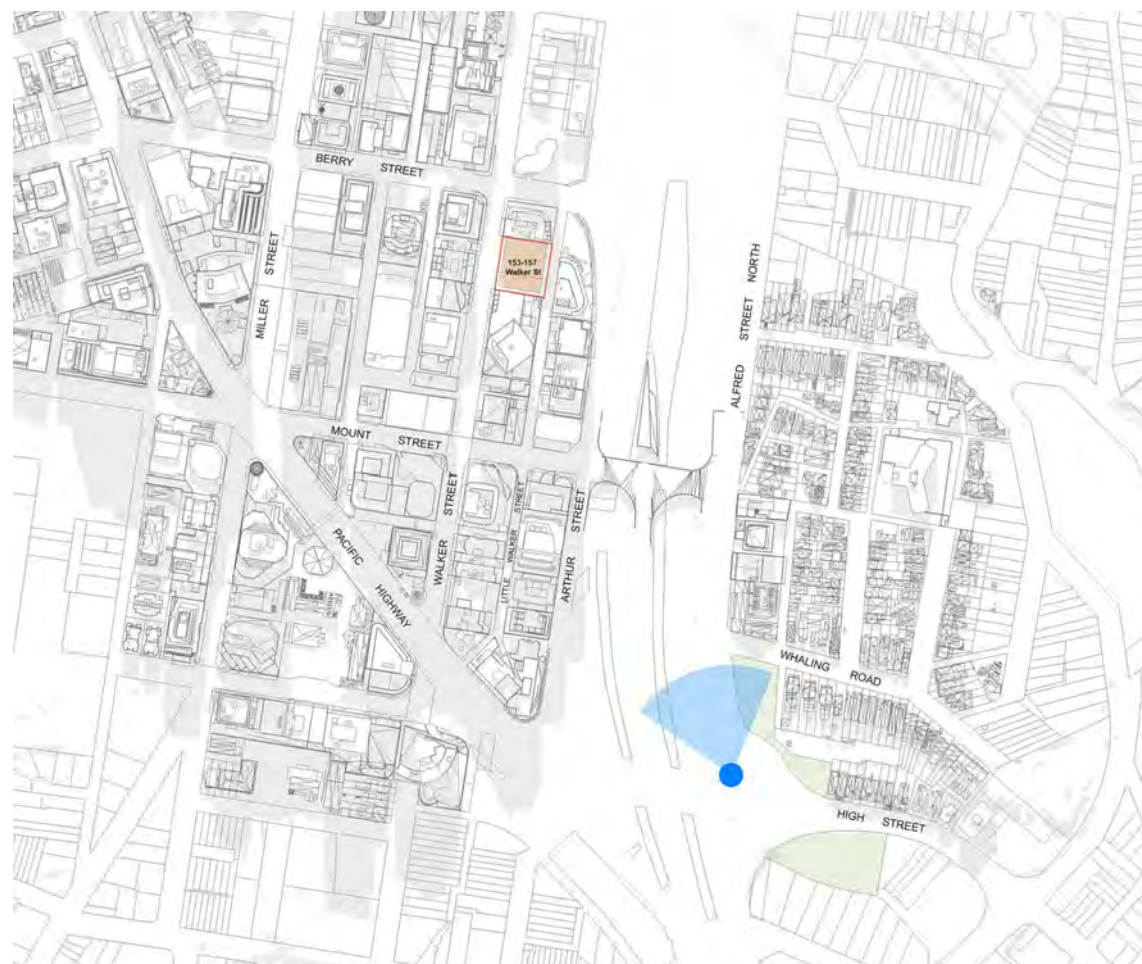
View from Little Walker Street (Looking North)



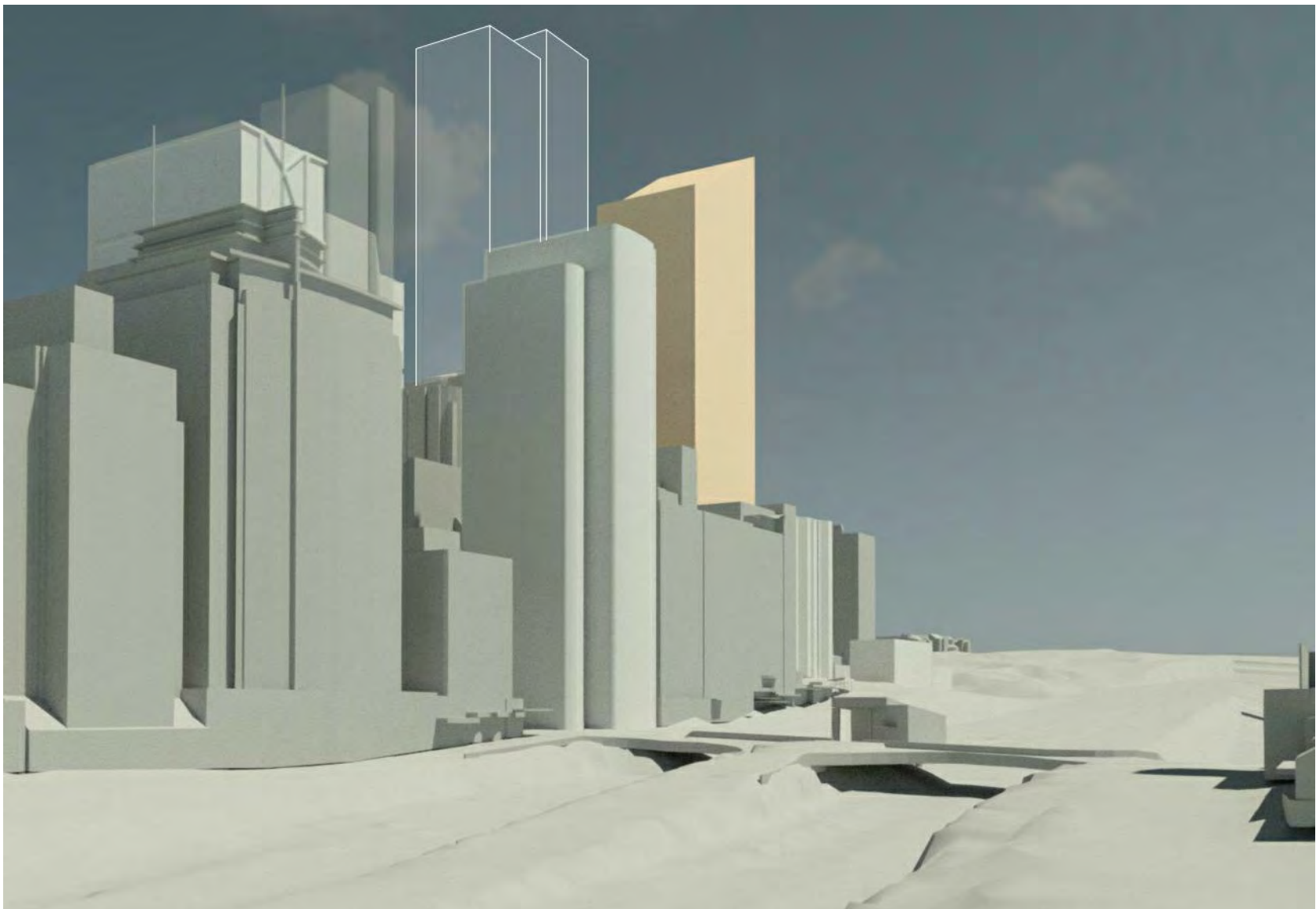
Location Plan



View from Little Walker Street (Looking South)



Location Plan



View from High Street Looking North

153-157 Walker Street, North Sydney

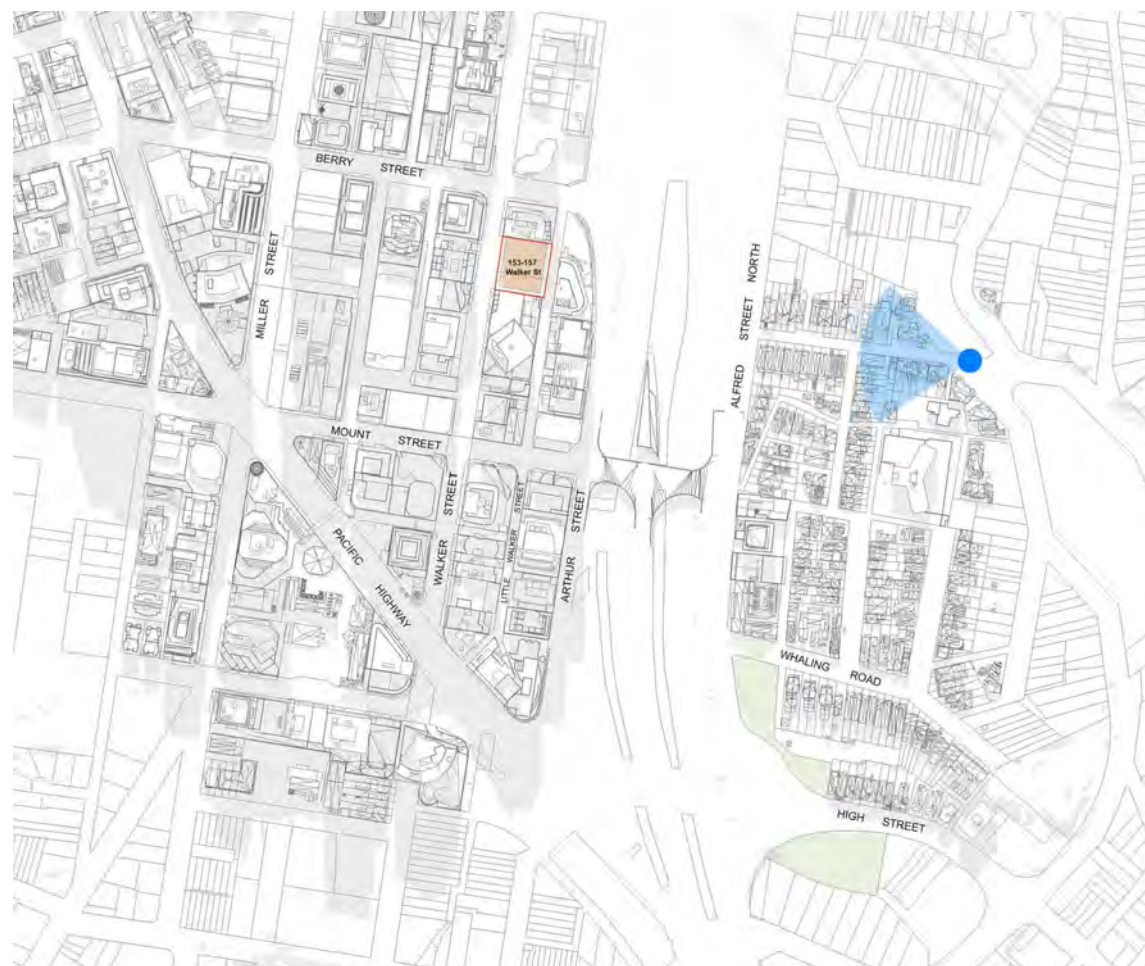
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

VIA - High Street (Looking north)
PP-06-05

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Location Plan



View from Kurraba Road Looking West