

# URBAN CONTEXT


## NORTH SYDNEY ZONING ANALYSIS

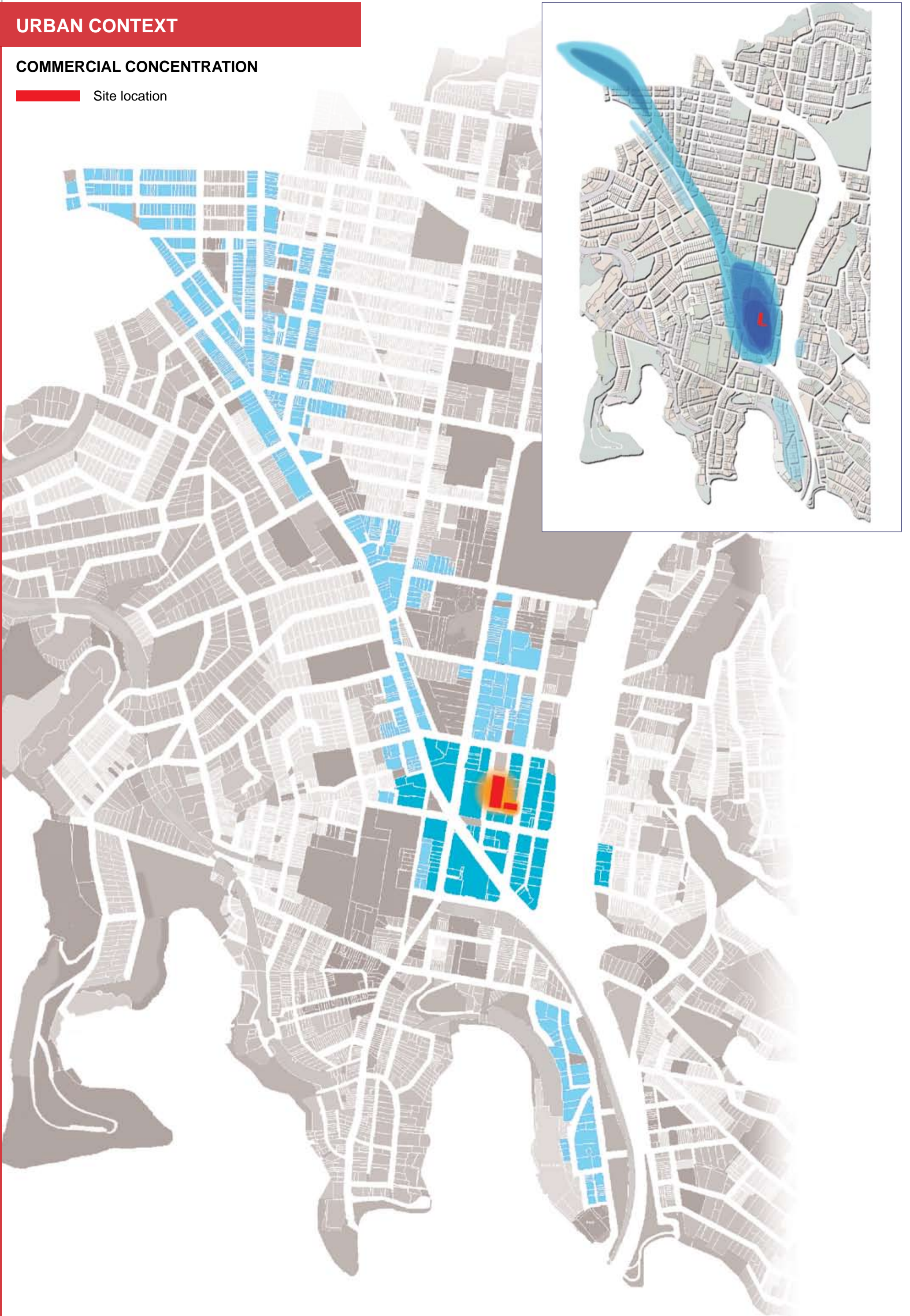
- Residential A1
- Residential A2
- Residential B
- Residential C
- Residential / Neighbourhood Business D
- Residential F
- Residential G
- Mixed Use
- Commercial
- Waterfront
- Special Uses
- Road & Sea
- Railway
- Public open space
- Bushland
- Public recreation
- Private recreation
- Site location



## URBAN CONTEXT

### COMMERCIAL CONCENTRATION

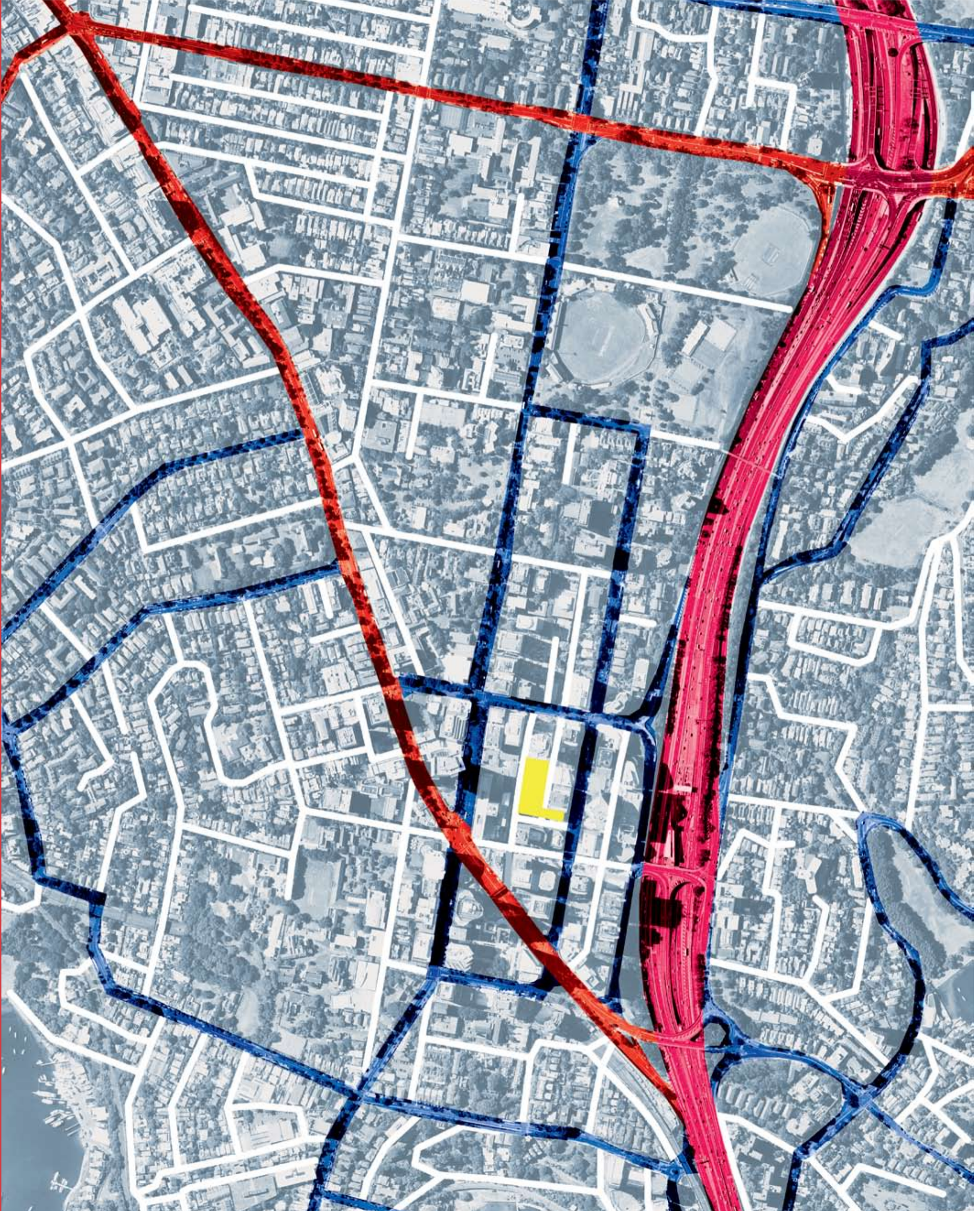
 Site location



URBAN CONTEXT

NORTH SYDNEY STREET ANALYSIS

- Main arterial road (freeway)
- Arterial roads
- Sub-arterial roads
- Minor roads & lanes
- Site location



# CONTEXT





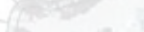



## SITE SPECIFIC STREET ANALYSIS

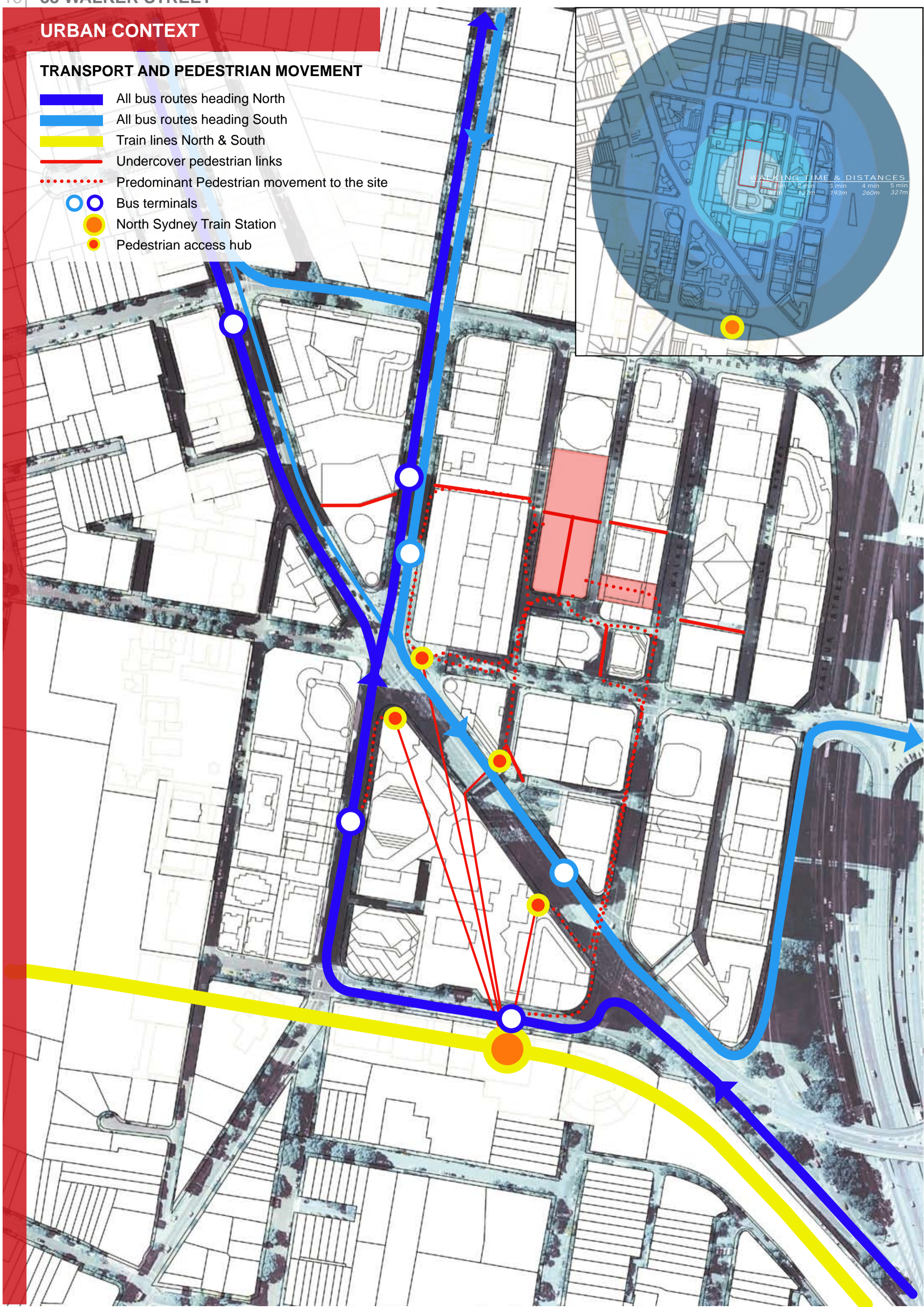
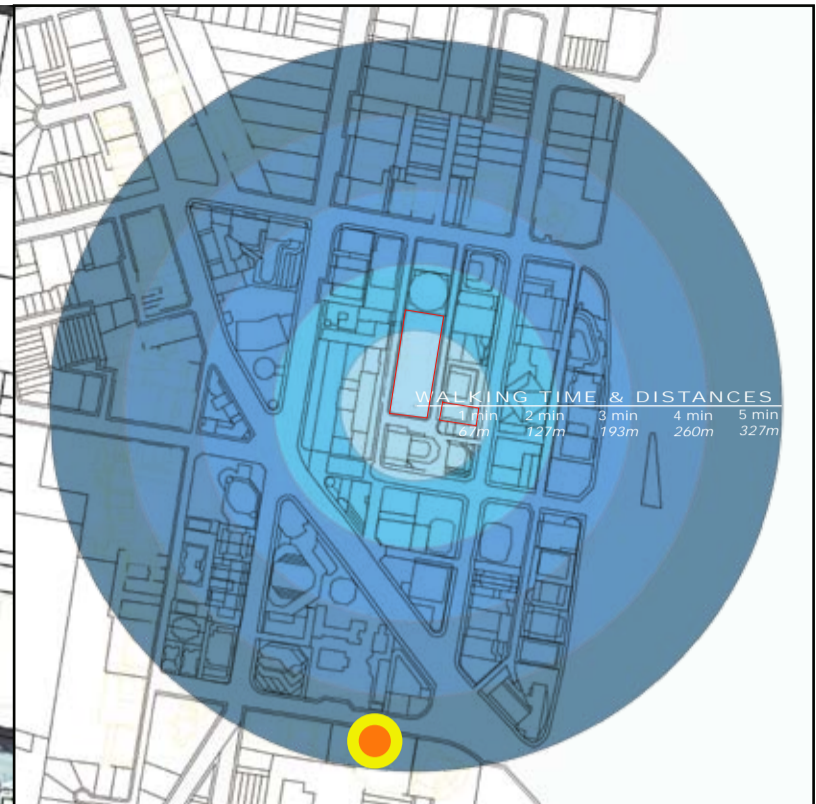
- Main arterial road (freeway)
- Arterial roads
- Sub-arterial roads
- Minor roads & lanes laneways
- Pedestrian only lanes or streets



### URBAN CONTEXT

#### TRANSPORT AND PEDESTRIAN MOVEMENT

-  All bus routes heading North
-  All bus routes heading South
-  Train lines North & South
-  Undercover pedestrian links
-  Predominant Pedestrian movement to the site
-  Bus terminals
-  North Sydney Train Station
-  Pedestrian access hub



# URBAN CONTEXT

## SIGNIFICANT TOWERS AND HERITAGE ITEMS

- SITE ■
- MAJOR TOWERS ■
- HERITAGE ITEMS ■



65-69 BERRY STREET - RL 133.8



71-78 BERRY STREET - RL 180



124 WALKER STREET - RL 137.2



100 MILLER STREET - RL 194.9



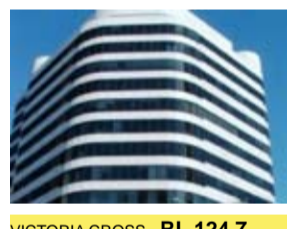
POST OFFICE BUILDING



141 WALKER STREET - RL 155.3



105 MILLER STREET - RL 113.8



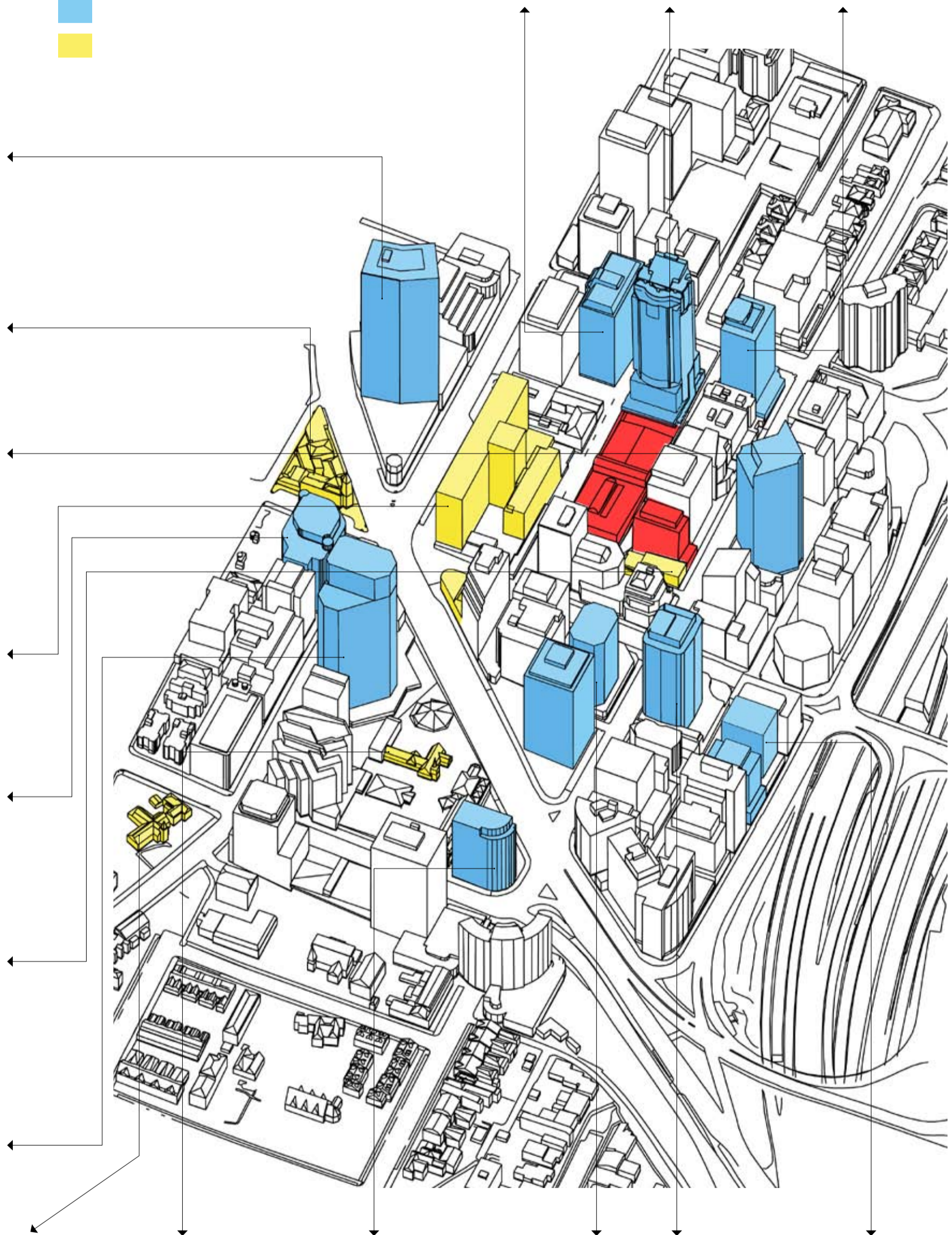
VICTORIA CROSS - RL 124.7



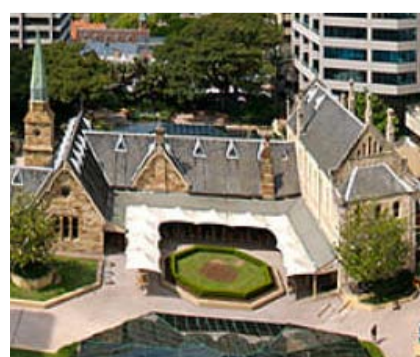
FIRE HOUSE HOTEL



101 MILLER STREET - RL 184.4



ST PETERS PRESBITERIAN CHURCH



GREENWOOD PLAZA



80 PACIFIC HIGHWAY - RL 105.9



99 MOUNT STREET - RL 116.1



99 WALKER ST - RL 134.7

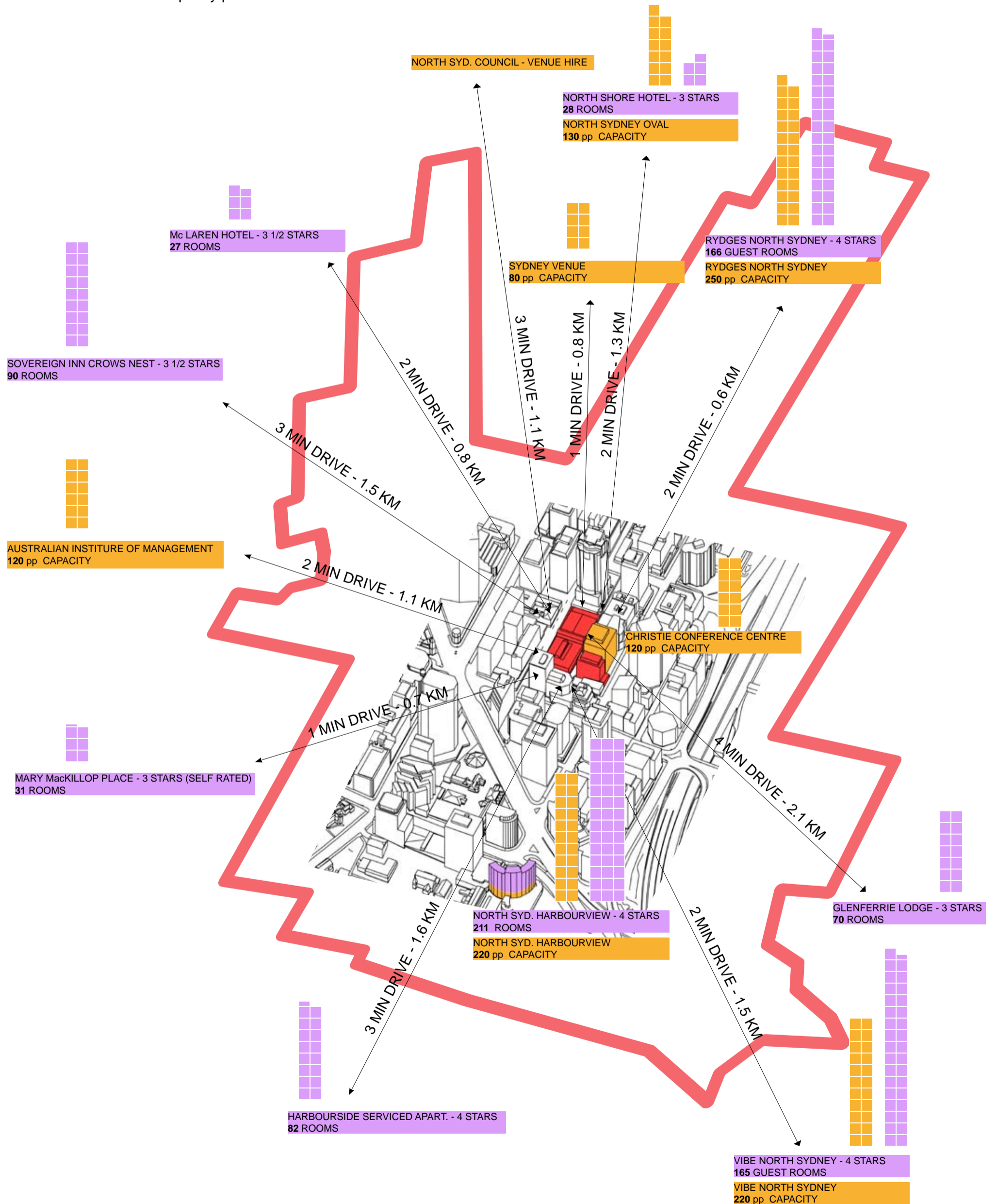


INNOVATION PLACE

# URBAN CONTEXT

## SURROUNDING CONFERENCE CENTRES & HOTELS

- Site location
- Conference centres
- 5 pp capacity per unit
- Hotels
- 10 rooms capacity per unit



URBAN CONTEXT

FIGURE GROUND FOR ACCESSIBLE OPEN AREA

Green areas



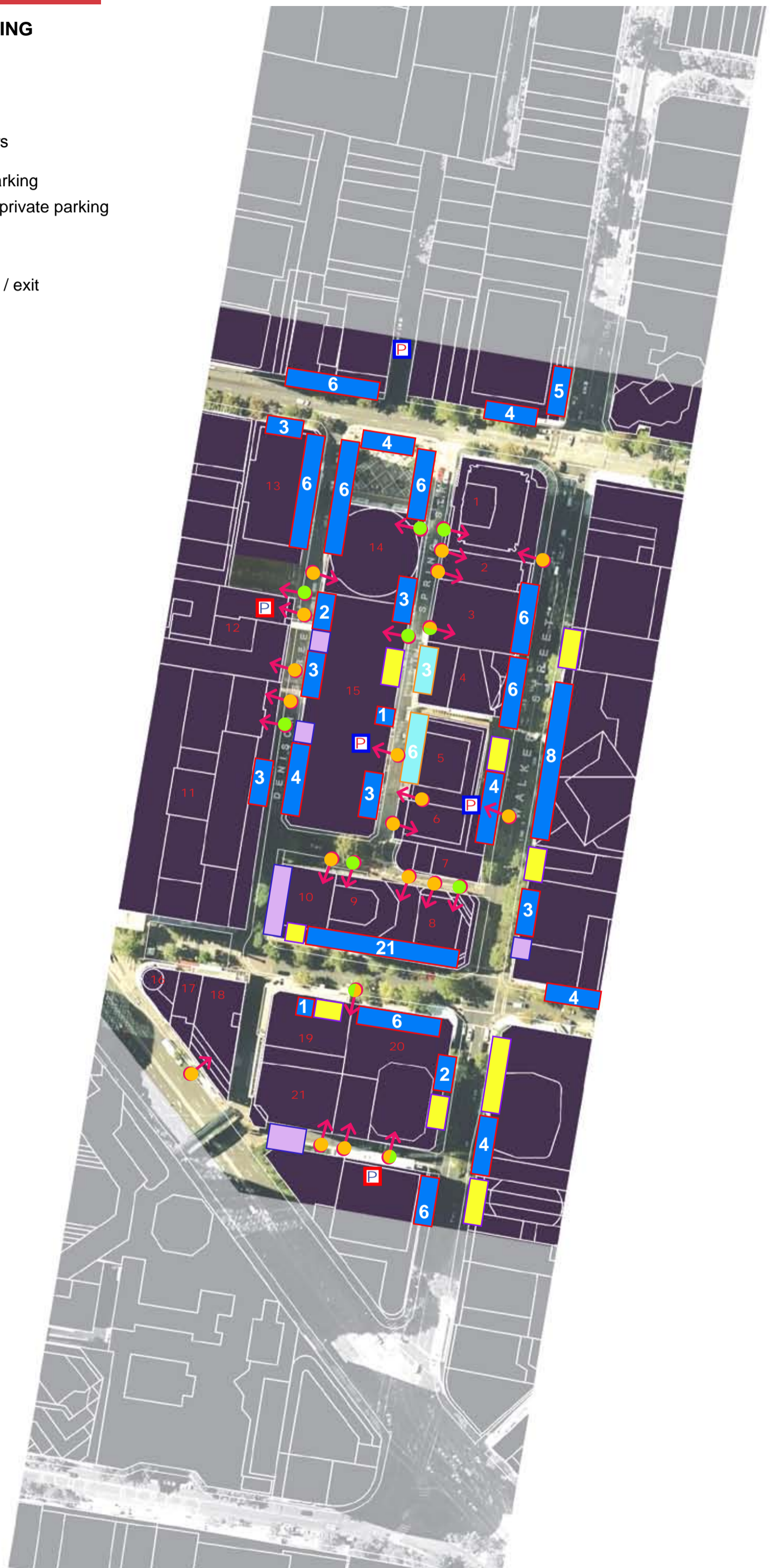
**URBAN CONTEXT**

**PARKING ACCESS & STREET PARKING**

- No. Spaces Car parking spaces
- No. Spaces 5 minute 'drop-off' spaces
- Motorcycle spaces
- Loading only during office hours
- P Enclosed multi storey public parking
- P Enclosed multi storey public & private parking
- Car Park entry / exit
- Loading dock entry / exit
- Car Park & Loading dock entry / exit

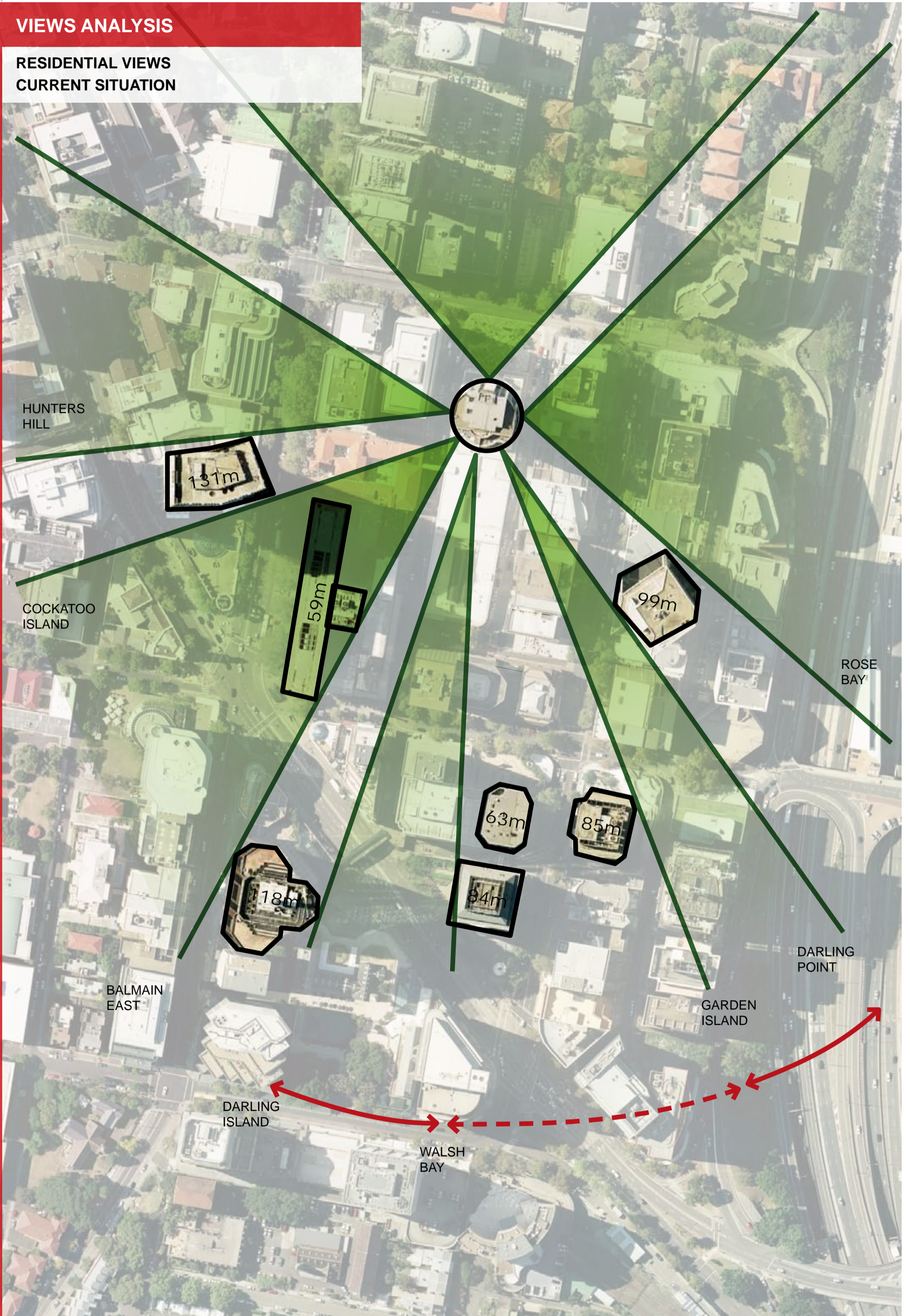
**BUILDING NAMES & PARKING SPACES**

- 1** 124 Walker Street  
80 Spaces
- 2** 122 Walker Street  
18 Spaces
- 3** Amey Vare House  
42 Spaces
- 4** 110 Walker St.  
80 Spaces (public & private)
- 5** 94-102 Walker St.  
150 Spaces (public)
- 6** 88-92 Walker St.
- 7** Fire House  
0 Spaces
- 8** 100 Mount St.  
17 Spaces
- 9** 86-96 Mount St.  
62 Spaces
- 10** 76-84 Mount St.
- 11** MLC BUilding
- 12** Tower Sq.
- 13** The Denison  
253 Spaces (public & private)
- 14** Beau Monde  
299 Spaces
- 15** Berry Sq. Shopping area  
117 Spaces (public & private)
- 16** 51 Mount St.  
0 Spaces
- 17** 67-69 Mount St.  
0 Spaces
- 18** 73-79 Mount St. (Elizabeth Place)
- 19** Barclays Building
- 20** Global Centre  
60 Spaces (public & private)
- 21** Shipping Newspapers Building



# VIEWS ANALYSIS

RESIDENTIAL VIEWS  
CURRENT SITUATION



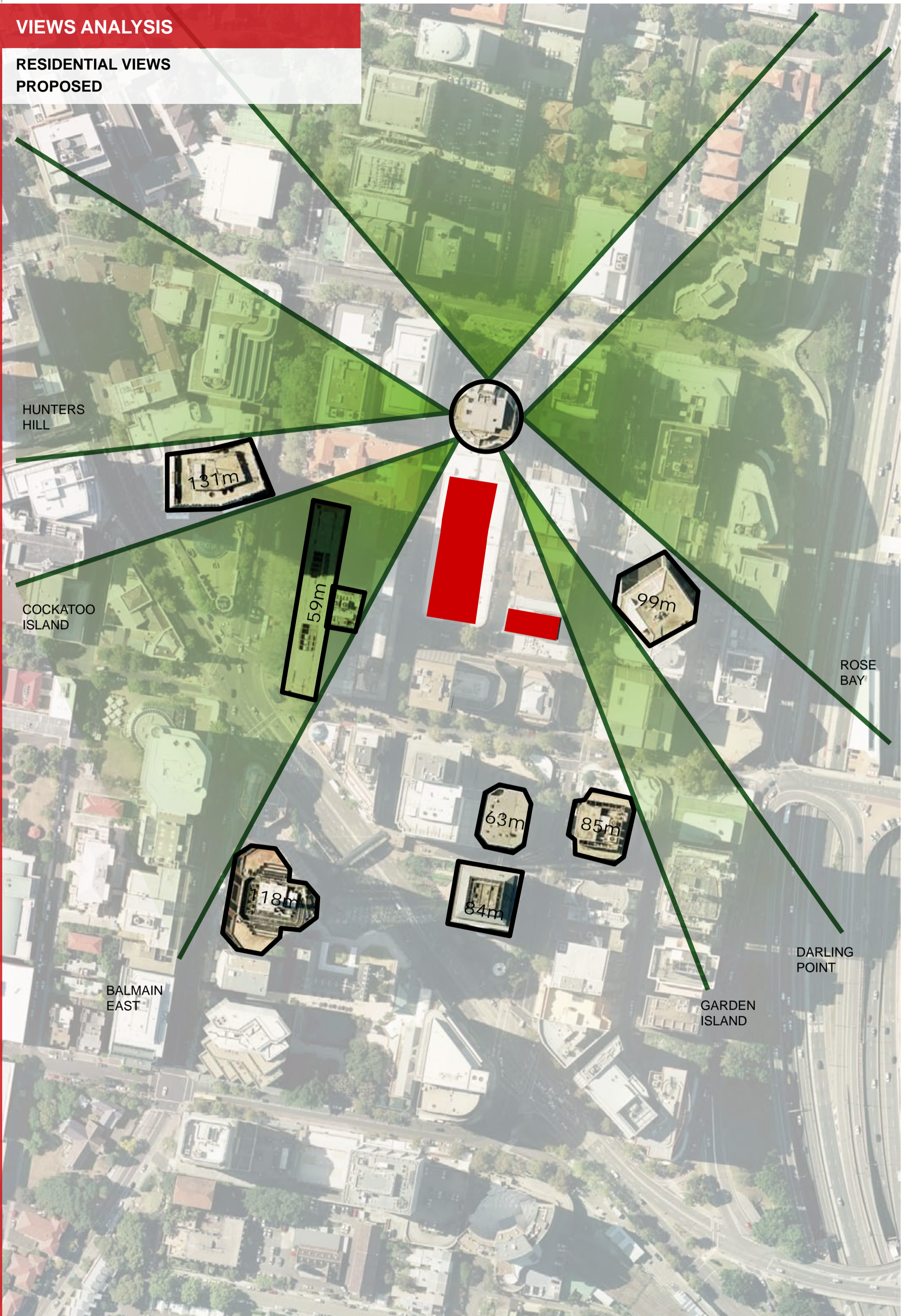
# VIEWS ANALYSIS

RESIDENTIAL VIEWS  
DLEP MAXIMUM HEIGHTS



# VIEWS ANALYSIS

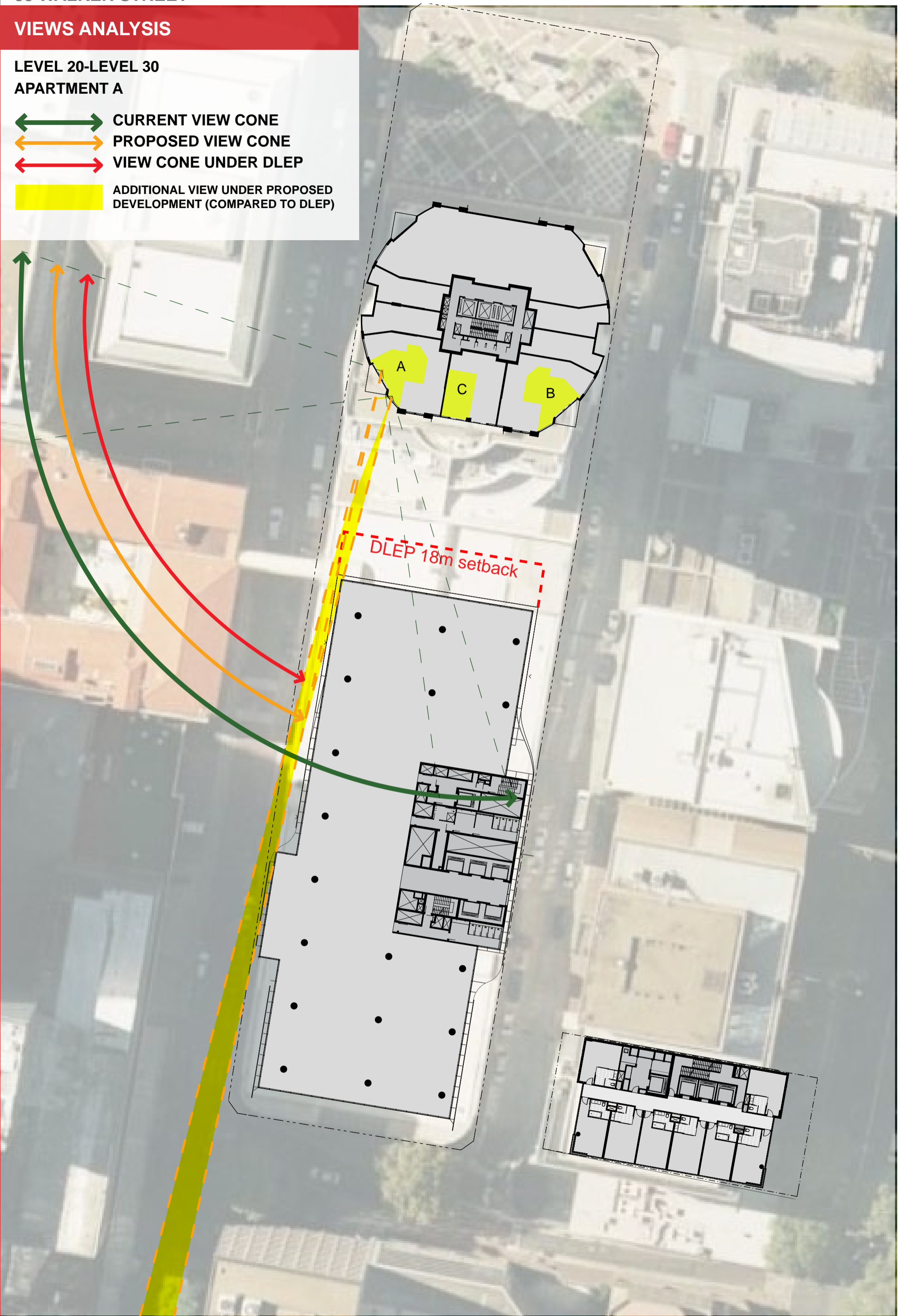
## RESIDENTIAL VIEWS PROPOSED



# VIEWS ANALYSIS

LEVEL 20-LEVEL 30  
APARTMENT A

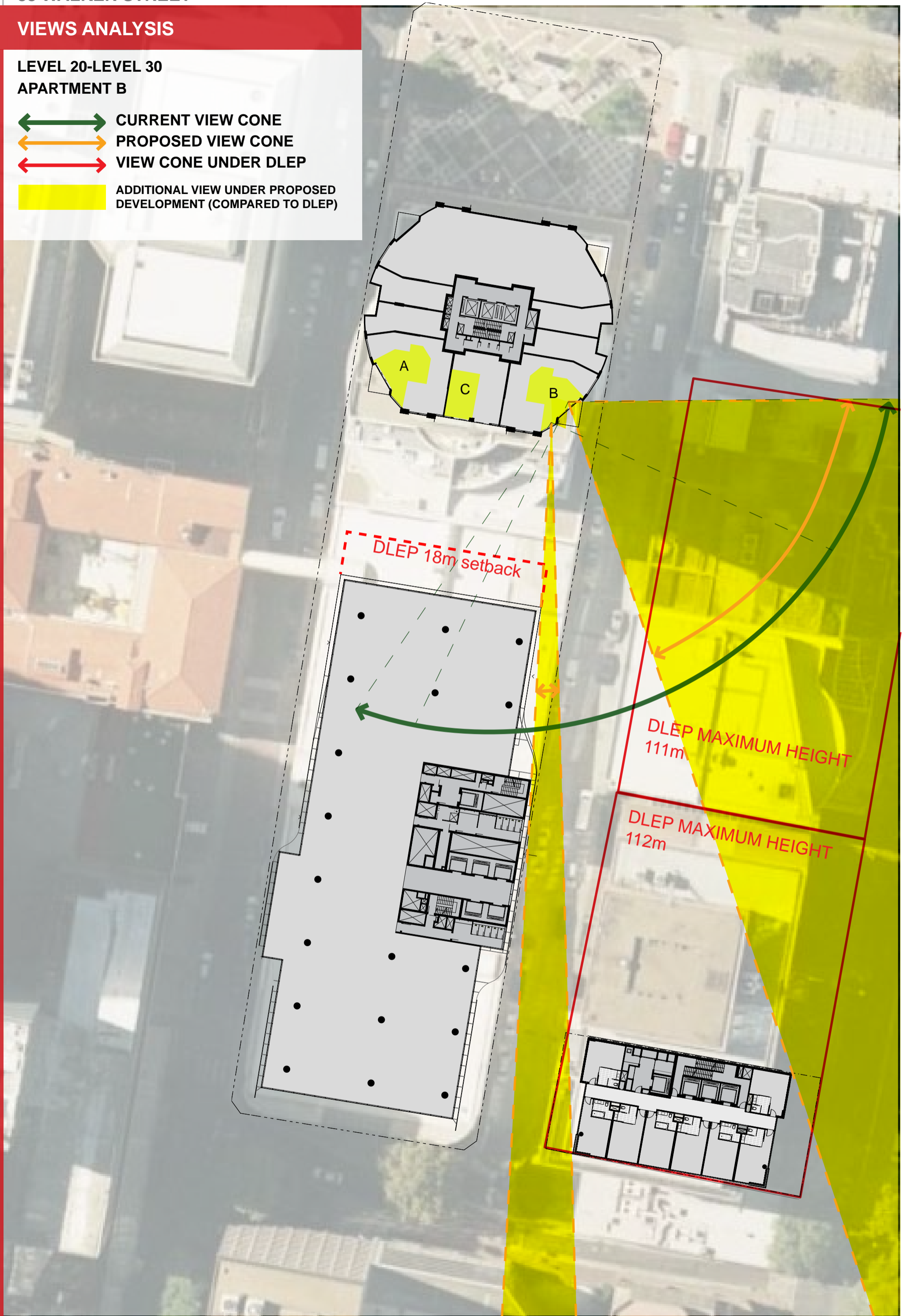
- ↔ CURRENT VIEW CONE
- ↔ PROPOSED VIEW CONE
- ↔ VIEW CONE UNDER DLEP
- ADDITIONAL VIEW UNDER PROPOSED DEVELOPMENT (COMPARED TO DLEP)



# VIEWS ANALYSIS

LEVEL 20-LEVEL 30  
APARTMENT B

- ↔ CURRENT VIEW CONE
- ↔ PROPOSED VIEW CONE
- ↔ VIEW CONE UNDER DLEP
- ADDITIONAL VIEW UNDER PROPOSED DEVELOPMENT (COMPARED TO DLEP)



# VIEWS ANALYSIS

LEVEL 20-LEVEL 30  
APARTMENT C

- ↔ CURRENT VIEW CONE
- ↔ PROPOSED VIEW CONE
- ↔ VIEW CONE UNDER DLEP
- ADDITIONAL VIEW UNDER PROPOSED DEVELOPMENT (COMPARED TO DLEP)

