Prepared for: Freecity Group
Date: December 17th, 2025

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153-157 Walker Street Response to DPHI and NS Council Comments

Table of Contents

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Response to DPHI Comments

DPHI Comments
Appendix A

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Modifications

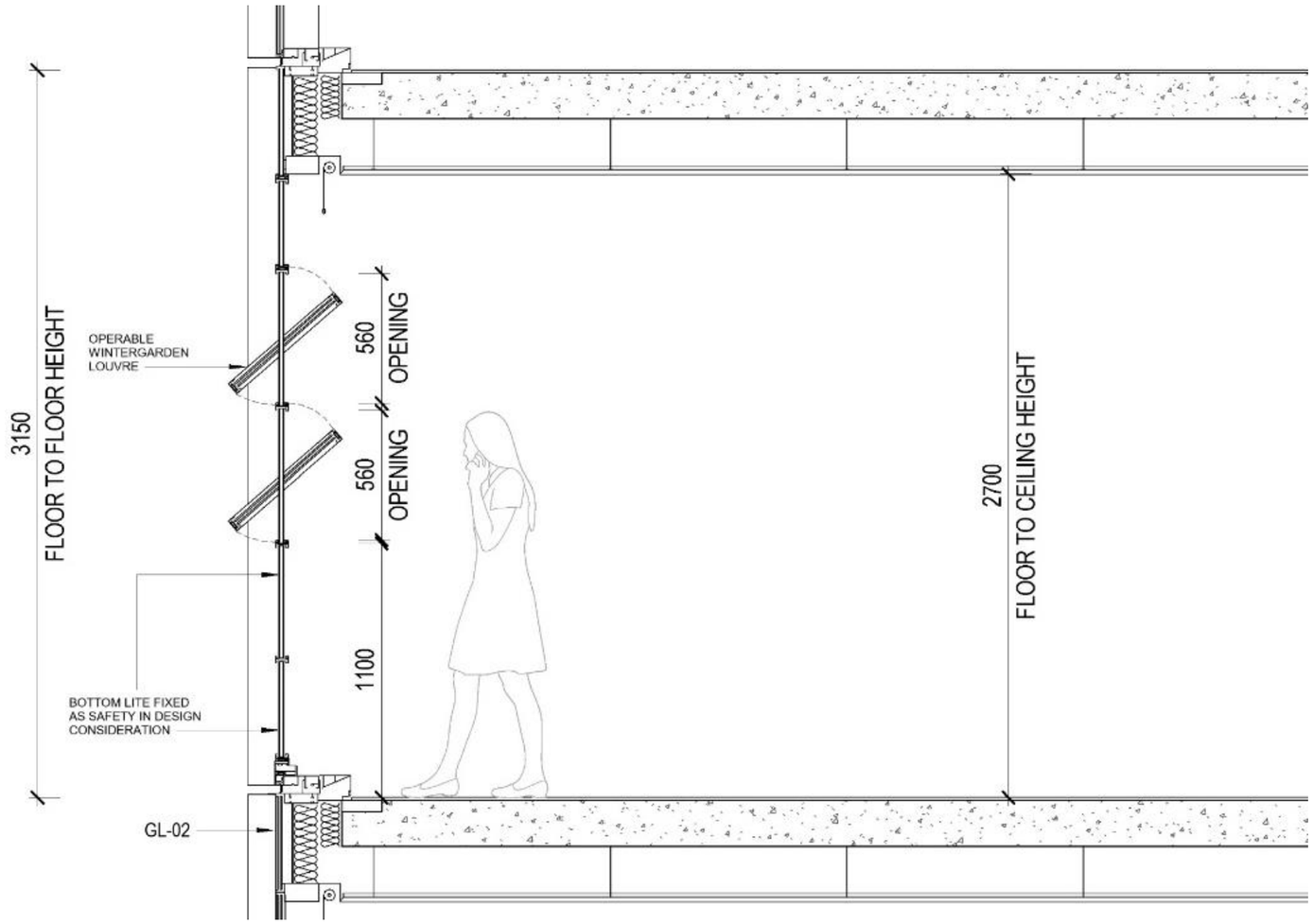
1. Given operable louvers are proposed, there is potential for these balconies to be fully enclosed and as such cannot provide cross-ventilation

The proposed winter gardens are designed to maintain cross-ventilation in accordance with ADG Part 4B-3. Operable louvres are provided along the winter garden façades, which are not fully air-tight, allowing continuous airflow between the external environment and internal living spaces.

These panels are not permanently fixed; residents can adjust them seasonally, ensuring the space is naturally ventilated. This allows for maximum occupant flexibility, allowing for enclosing of the balcony areas at times when wind and weather conditions are too severe to keep them open. According to RWDI wind engineers' advice (reference no. 2507337, dated 12/12/2025), fixing the louvre in a fixed open condition would result in wind noise (whistling) during high wind events, which, due to site location and exposure, particularly to southerlies and easterlies, would have an adverse impact on occupant amenity.

In addition, the constantly open winter garden will have an adverse impact on the efficiency of mechanical systems, providing constant air leakage. Additionally, inability to close the façade and assure water waterproof barrier in this, extremely high wind location, further would reduce the amenity of the winter garden spaces.

The design of winter gardens has been carefully considered with this particular location in mind. By utilising a flexible façade design, these spaces, directly connected to the living areas, enable air to flow through the primary habitable spaces and provide ventilation equivalent to an open balcony, demonstrating that the winter gardens meet the intent and objectives of the ADG cross-ventilation requirements.



Typical Façade Section

DPHI Comments
Appendix A

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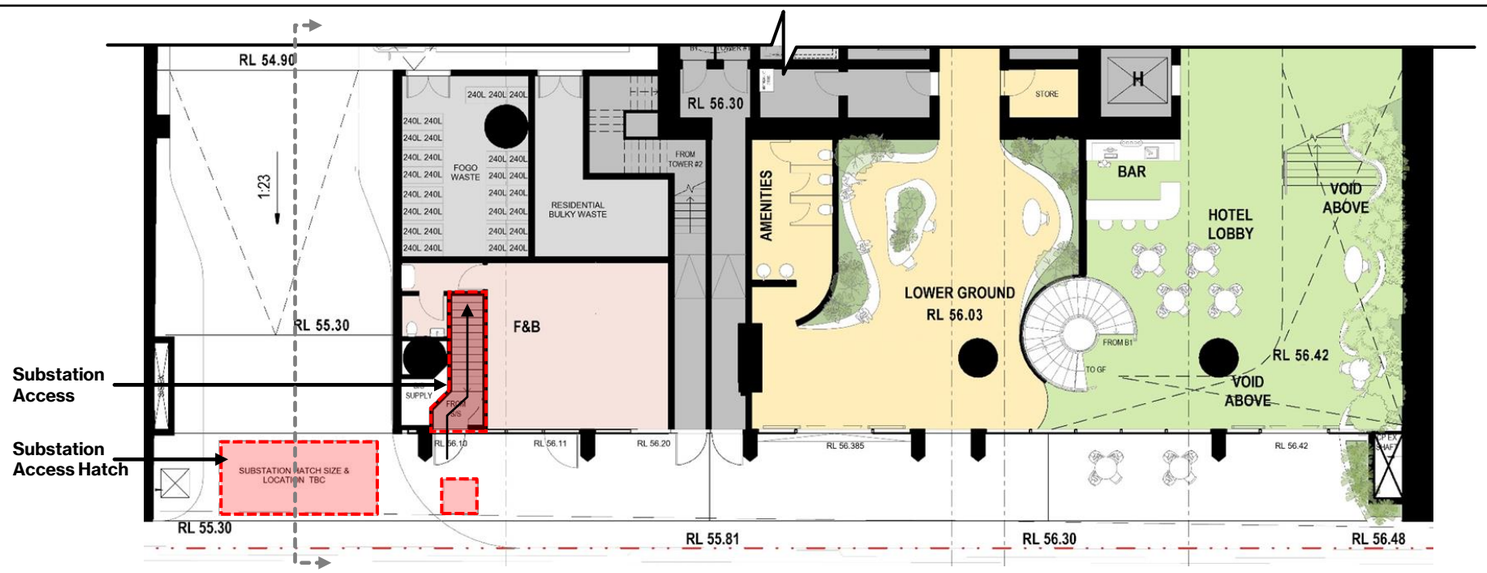
Modifications

2. All access points to the substation need to be external to the building per Ausgrid Network Standard NS113 and details submitted with amended plans. All access points to the substation need to be external to the building per Ausgrid Network Standard NS113 and details submitted with amended plans.

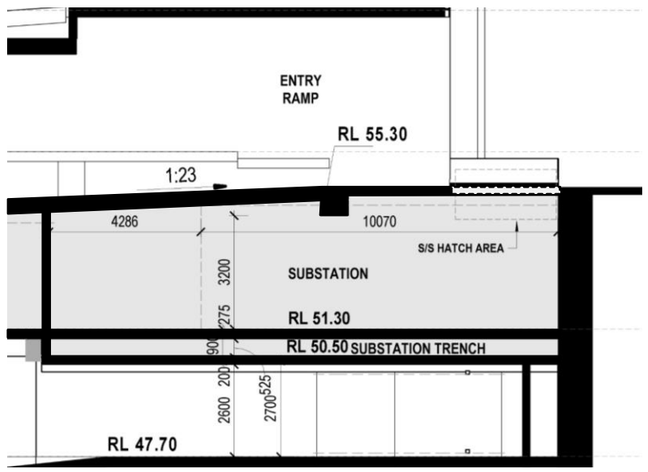
The proposal provides a dedicated personnel access door and secondary service hatch on Little Walker Street. This arrangement complies with Ausgrid Network Standard NS113, which requires external, 24/7 access that does not pass through secure or internal areas. The configuration is consistent with Clause 8.2.5.3 (Option C), permitting a street-level hatch with ladder and equipment access via a vertical shaft.

Accordingly, the substation can be fully serviced from the street without reliance on internal circulation routes, loading docks, or building-controlled spaces.

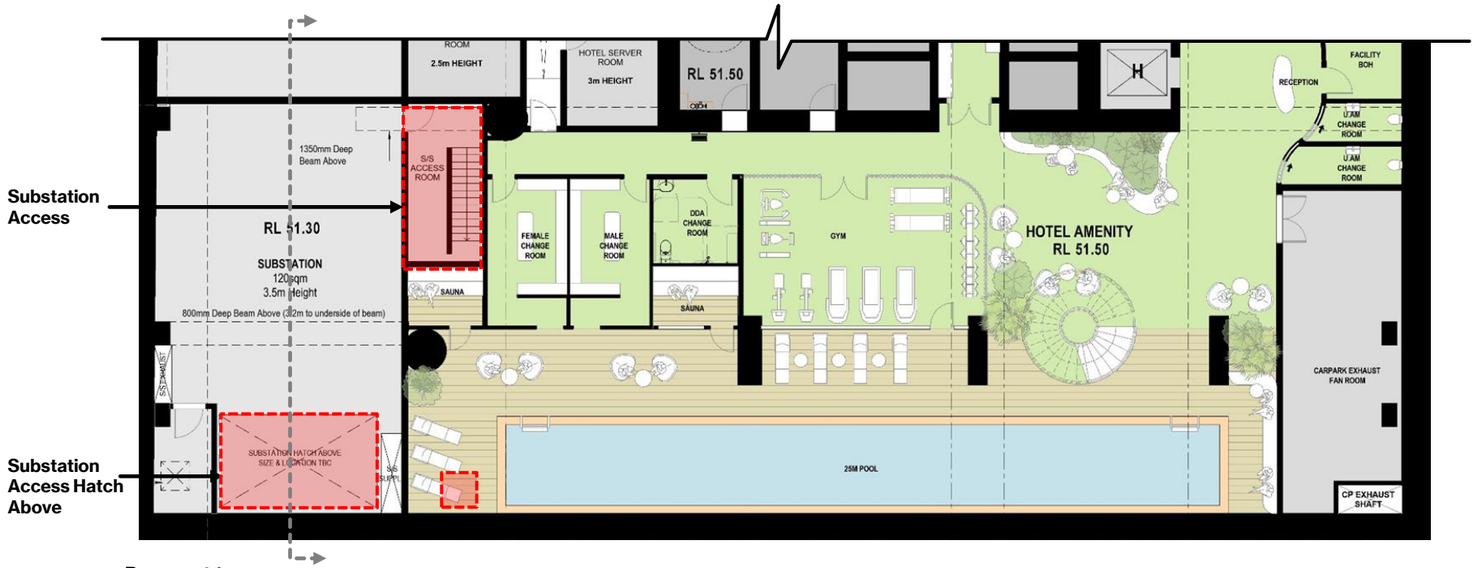
The substation has been design with input from DEP Consulting Electrical and Level 3 Engineer, please refer to the Electrical Engineer's letter (reference no. 250045, dated 8/12/25) for more information.



Lower Ground Level



Section through Access Hatch



Basement 1

DPHI Comments
Appendix A

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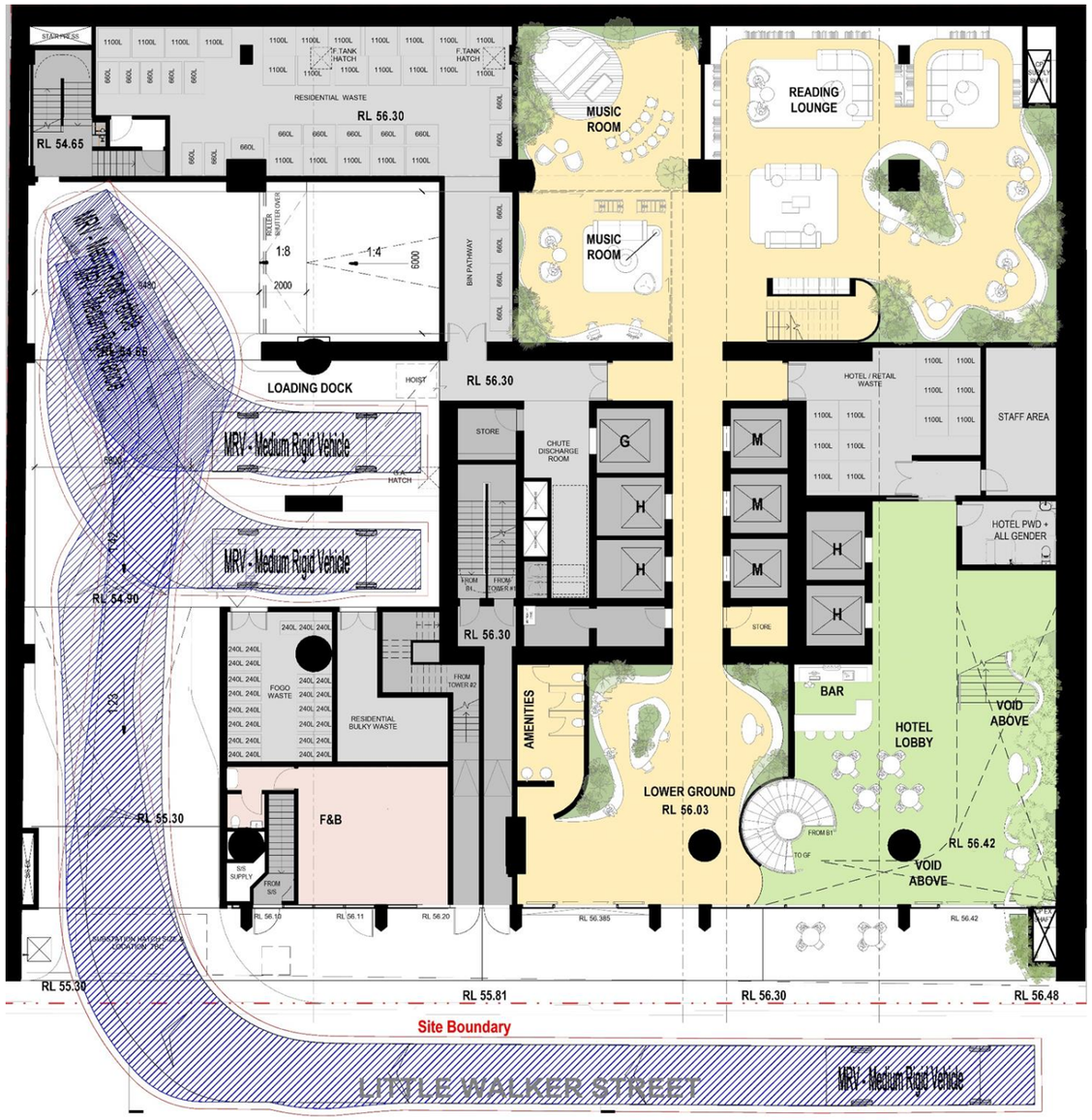
Documentation - Plans

3. Please provide turning circles demonstrating that a 12.5m long Heavy Rigid Vehicle (HRV) waste vehicle can enter, load waste and exit a in a forward direction.

The on-site loading dock has been redesigned to accommodate two MRVs, which are the standard service vehicles required to support deliveries and waste collection for the development.

North Sydney DCP 2025 stipulates that service delivery areas must provide capacity for either one HRV or two MRVs. The proposal satisfies this requirement by providing space for two MRVs, which are sufficient to manage all servicing operations for both residential and non-residential uses.

Swept path analysis confirms that MRVs can safely enter, maneuver, load/unload, and exit the site in a forward direction. The operational management plan will ensure the dock remains available during scheduled service periods, supporting safe and efficient waste and delivery operations



Proposed Lower Ground Floor Layout with MRV Swept Path

DPHI Comments
Appendix A

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Documentation - Plans

4. Consent has been granted for the proposed residential building at 146 Arthur Street to the east under SSD-61000021. Please modify the sun view diagrams and shadow diagrams to include this building.

The images to the right depict a shadow analysis Study done for the 21st March from 9AM to 3PM. The study considers the existing North Sydney Context plus approved DAs as 110 Walker Street, 100 Walker Street and 146 Arthur Street.

21 March – 9am

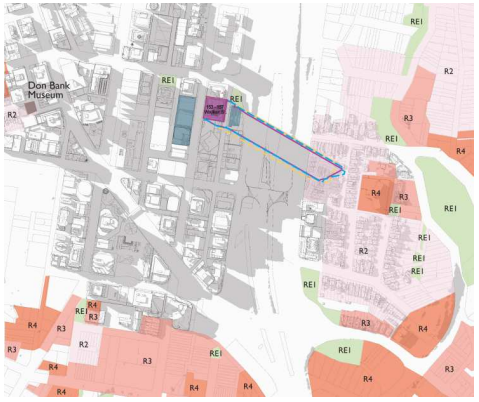
21 March – 10am

21 March – 11am

21 March – 12pm

21 March – 1pm

21 March – 2pm



21 March – 3pm

RE1 Zone – Public Recreation

R2 Zone – High Density Residential

R3 Zone – Medium Density Residential

R4 Zone – High Density Residential

Approval DA

Extent of additional overshadowing

Extent of overshadowing from proposed 155 Walker St

Extent of overshadowing from LEP envelope

Extent of overshadowing from previously approved DA of 155 Walker St Commercial Scheme

DPHI Comments
Appendix A

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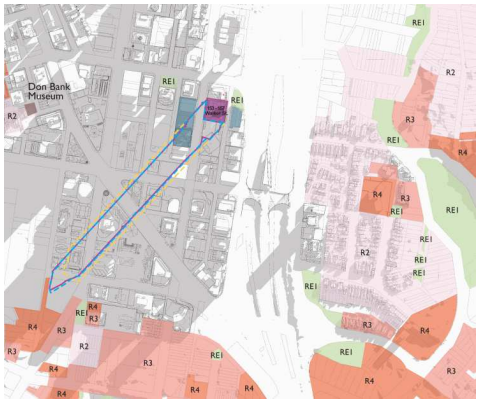
Documentation - Plans

4. Consent has been granted for the proposed residential building at 146 Arthur Street to the east under SSD-61000021. Please modify the sun view diagrams and shadow diagrams to include this building.

The images to the right depict a shadow analysis Study done for the 21st June from 9AM to 3PM. The study considers the existing North Sydney Context plus approved DAs as 110 Walker Street, 100 Walker Street and 146 Arthur Street.



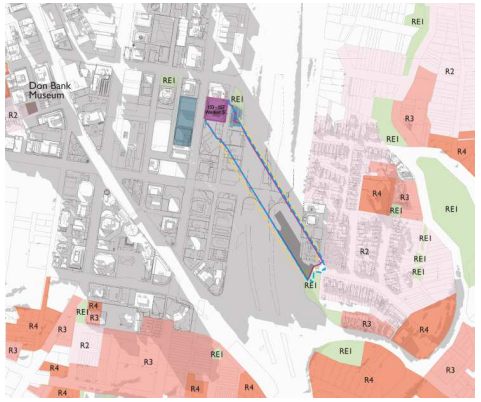
21 June – 9am

21 June – 10am

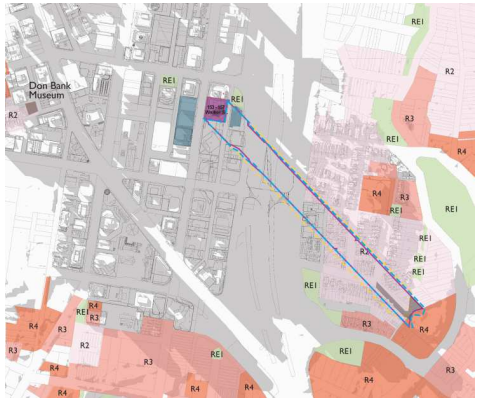
21 June – 11am

21 June – 12pm

21 June – 1pm



21 June – 2pm



21 June – 3pm

RE1 Zone – Public Recreation

R2 Zone – High Density Residential

R3 Zone – Medium Density Residential

R4 Zone – High Density Residential

Approval DA

Extent of additional overshadowing

Extent of overshadowing from proposed 155 Walker St

Extent of overshadowing from LEP envelope

Extent of overshadowing from previously approved DA of 155 Walker St Commercial Scheme

DPHI Comments
Appendix A

architectus

Documentation - Plans

4. Consent has been granted for the proposed residential building at 146 Arthur Street to the east under SSD-61000021. Please modify the sun view diagrams and shadow diagrams to include this building.

The images to the right depict a shadow analysis Study done for the 23rd September from 9AM to 3PM. The study considers the existing North Sydney Context plus approved DAs as 110 Walker Street, 100 Walker Street and 146 Arthur Street.

23 September – 9am

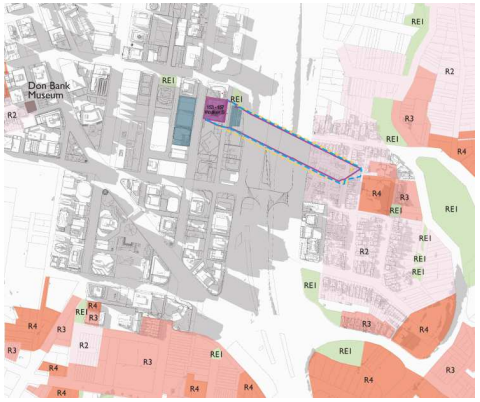
23 September – 10am

23 September – 11am

23 September – 12pm

23 September – 1pm

23 September – 2pm



23 September – 3pm

RE1 Zone – Public Recreation

R2 Zone – High Density Residential

R3 Zone – Medium Density Residential

R4 Zone – High Density Residential

Approval DA

Extent of additional overshadowing

Extent of overshadowing from proposed 155 Walker St

Extent of overshadowing from LEP envelope

Extent of overshadowing from previously approved DA of 155 Walker St Commercial Scheme

DPHI Comments
Appendix A

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Documentation - Plans

4. Consent has been granted for the proposed residential building at 146 Arthur Street to the east under SSD-61000021. Please modify the sun view diagrams and shadow diagrams to include this building.

The images to the right depict a Views from Sun Analysis done for for the lodged design that considers approved DAs for North Sydney CBD including the recently approved 146 Arthur Street.

As it can be seen the impact of the approved development at 146 Arthur Street has a minimal impact on solar amenity, predominantly affecting the proposed building in the period up to 9AM. Only a small southeastern corner is affected at 9AM, which gets solar access past 11AM still complying with the 2 hour minimal requirement.

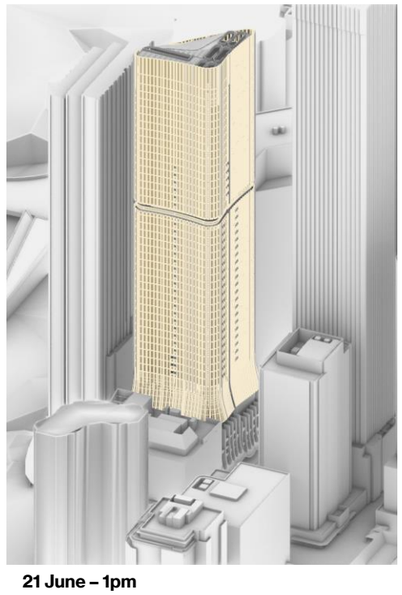
The images represent 1 hr intervals from 9 AM to 3 AM take on the 21st of June.

21 June – 9am

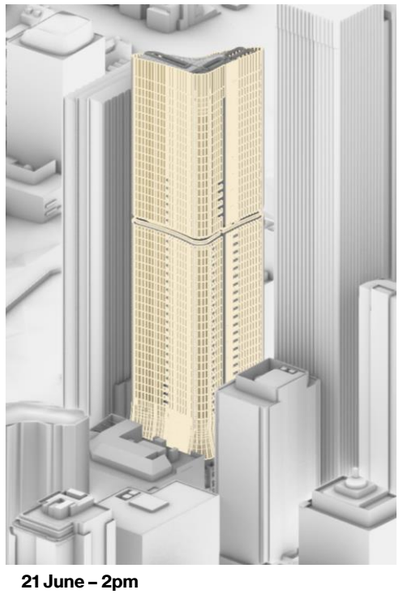
21 June – 10am

21 June – 11am

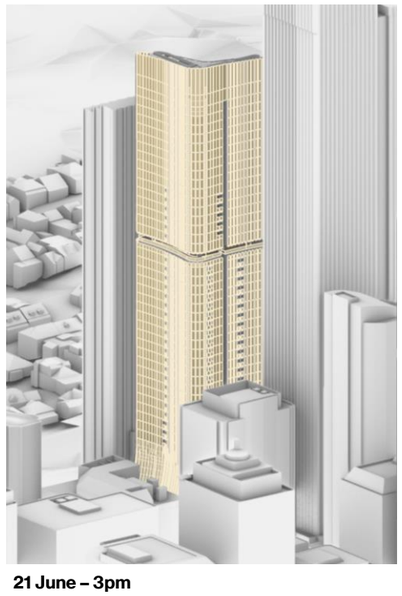
21 June – 12noon



21 June – 1pm



21 June – 2pm



21 June – 3pm

DPHI Comments
Documentation - Other

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Documentation - Plans
5. The submitted architectural plans do not include the floor plan for level 8. Please submit amended plans for level 8.
Level 8 Plan submitted.
Documentation - Plans
6. Visual Impact Assessment
Refer to Urbis Report.
Documentation - Other
7. Details demonstrating that the loading dock can be used by multiple operators are required. Include the type, number and frequency of use of vehicles likely to use the dock and hours of operation. A Management Plan for the loading dock is required.
Refer to Traffic Report.

DPHI Comments
General Information

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General Information

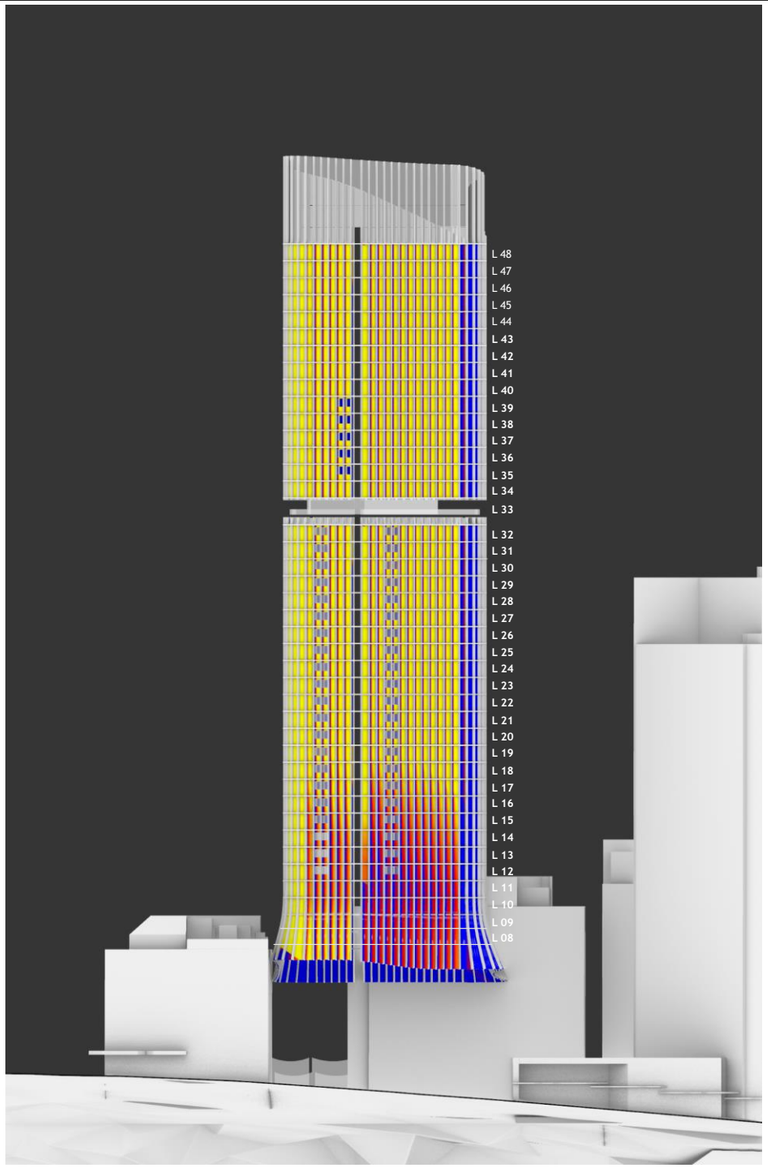
8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.

The images to the right illustrate an ADG Solar Access Analysis for the western elevation of the lodged design at 153–157 Walker Street. The ADG requires that a minimum of 70% of apartments receive at least two hours of direct sunlight on 21st June.

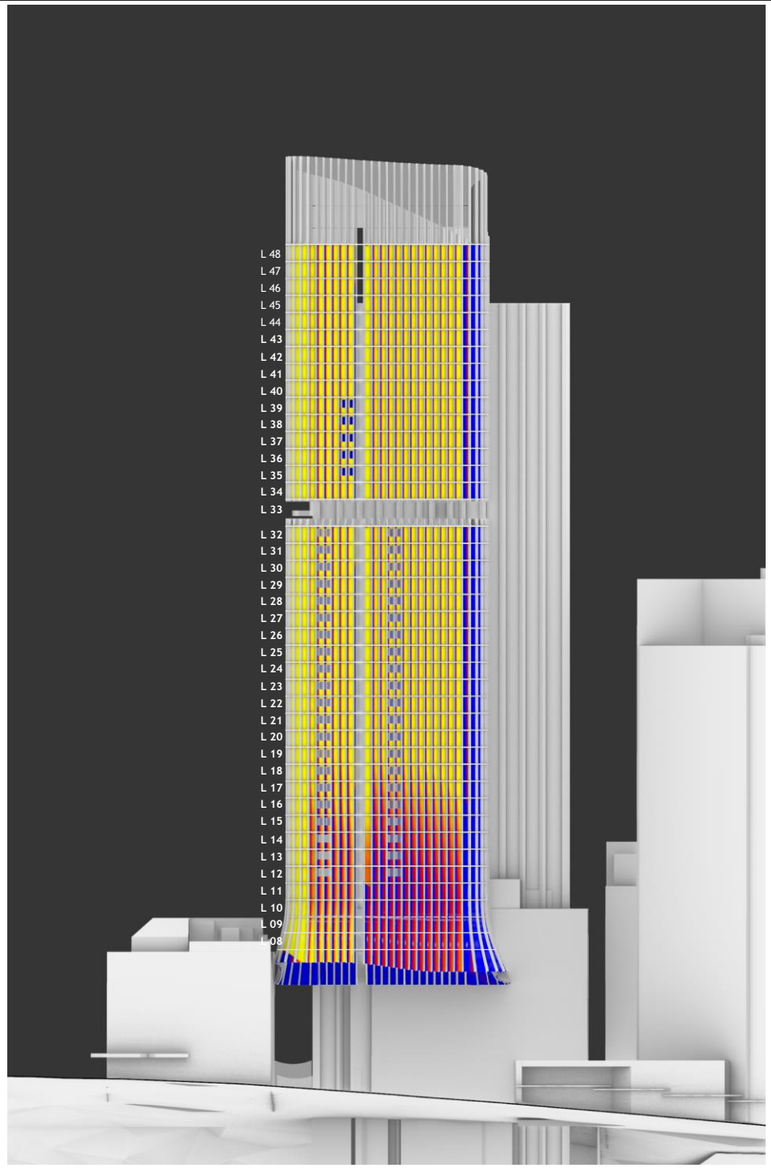
The first image reflects the results considering the existing North Sydney CBD context plus 110 Walker Street and 100 Walker Street, while the second image results incorporate the recently approved 146 Arthur Street.

The analysis confirms that the 146 Arthur Street has no impact on the proposed design's solar access performance. The vast majority of apartments are oriented westward and continue to meet the ADG requirements. The proposed development achieves 72% solar access compliance.

Lastly, to mention that 146 Arthur Street massing has no impact whatsoever on the Western façade of the proposed design.



Western Elevation – Without 146 Arthur Street



Western Elevation – With 146 Arthur Street

2 hr
1 hr
0 hr

DPHI Comments
General Information

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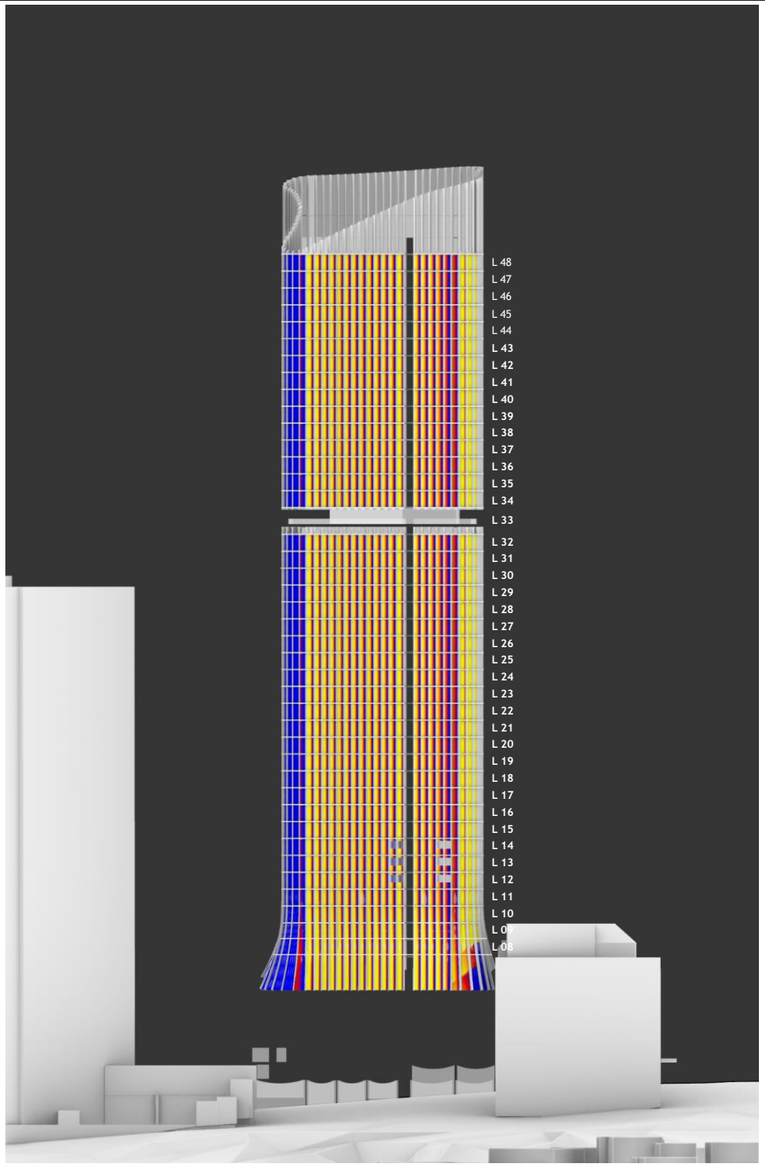
General Information

8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.

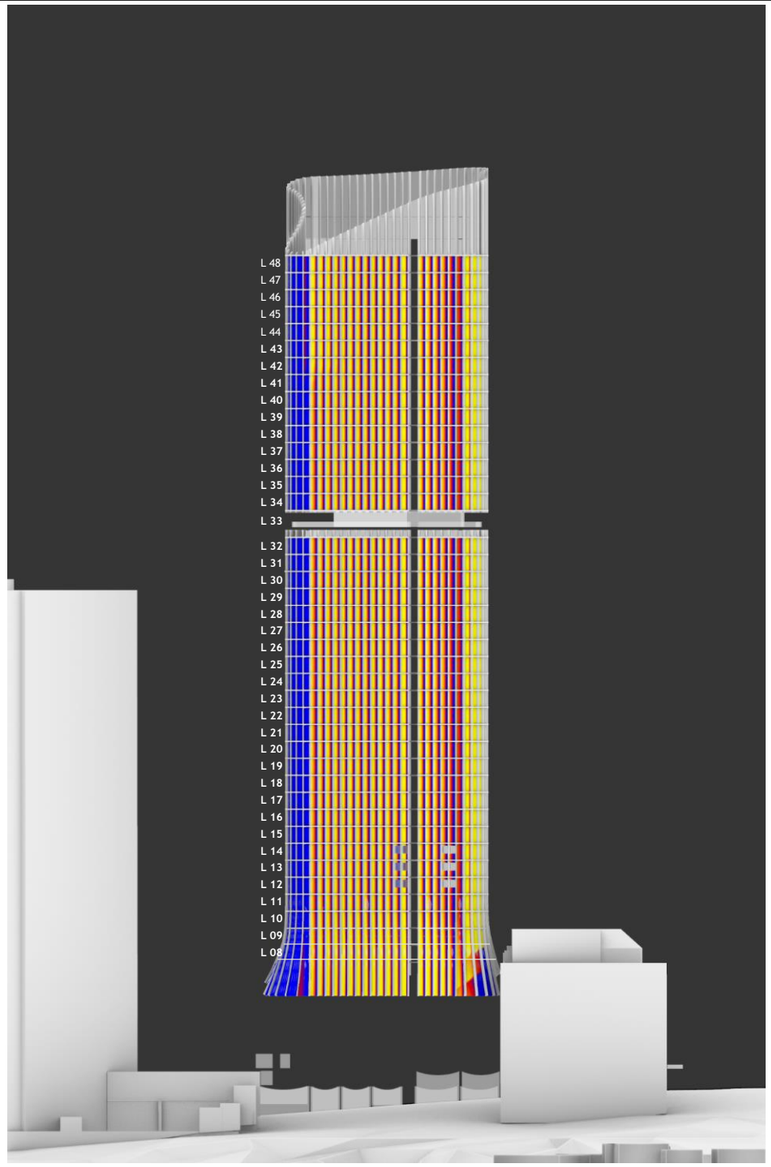
The images to the right illustrate an ADG Solar Access Analysis for the eastern elevation of the lodged design at 153–157 Walker Street. The ADG requires that at least 70% of apartments receive a minimum of two hours of direct sunlight on 21 June.

The first image reflects the results considering the existing North Sydney CBD context plus 110 Walker Street and 100 Walker Street, while the second image results incorporate the recently approved 146 Arthur Street.

The analysis indicates that the approved 146 Arthur Street will have only a marginal, barely noticeable impact on the proposal's solar access as the images depict. The design continues to achieve compliance, maintaining solar access above the required 70% threshold (72% compliance) .



Eastern Elevation - Without 146 Arthur Street



Eastern Elevation - With 146 Arthur Street

2 hr
1 hr
0 hr

DPHI Comments
General Information

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General Information

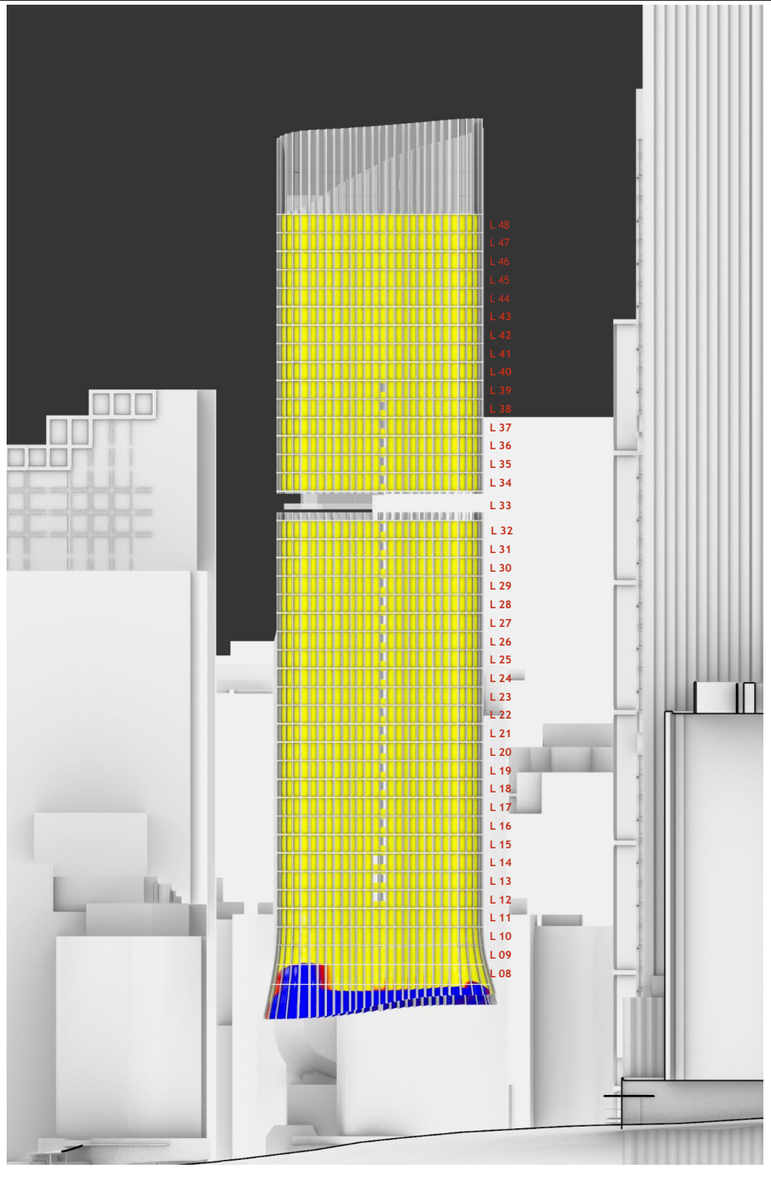
8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.

The images to the right illustrate an ADG Solar Access Analysis for the Northern elevation of the lodged design at 153–157 Walker Street. The ADG requires that at least 70% of apartments receive a minimum of two hours of direct sunlight on 21 June.

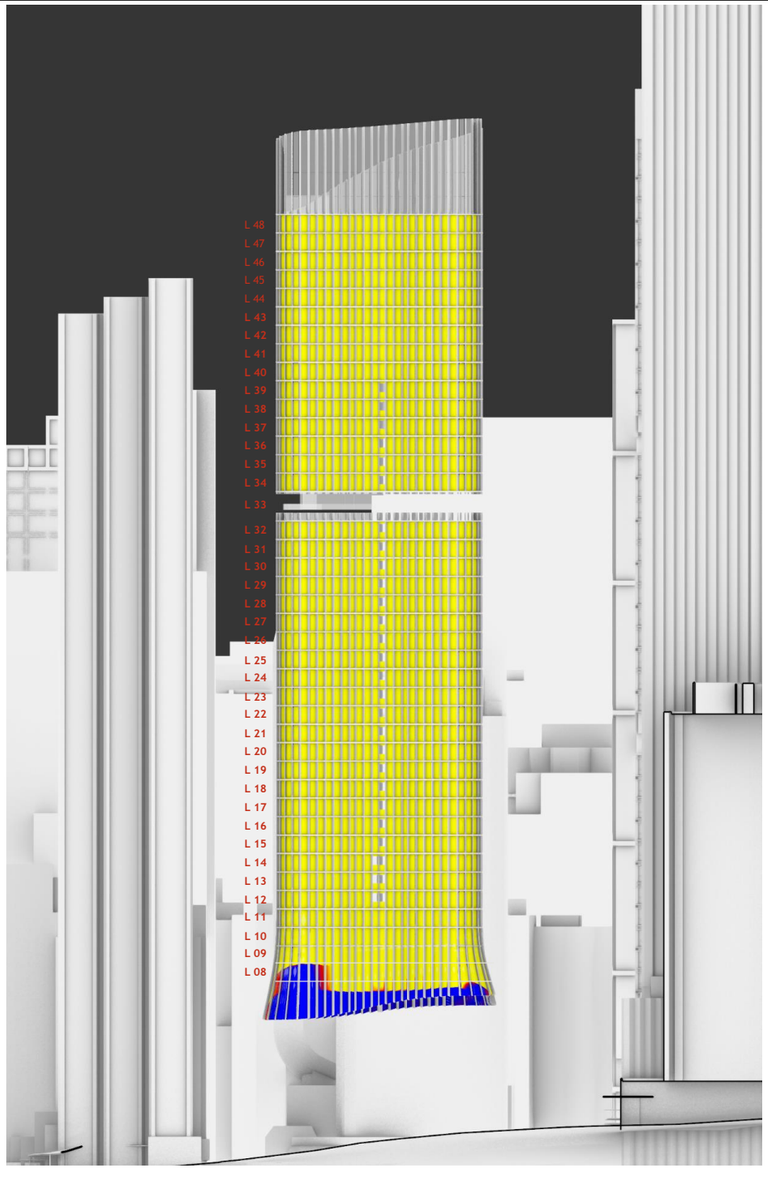
The first image reflects the results considering the existing North Sydney CBD context plus 110 Walker Street and 100 Walker Street, while the second image results incorporate the recently approved 146 Arthur Street.

LEVEL	TOTAL	SOLAR	
		YES	NO
Level 49	3		
Level 48		3	0
Level 47	3	3	0
Level 46	3	3	0
Level 45	5	4	1
Level 44	5	4	1
Level 43	5	4	1
Level 42	5	4	1
Level 41	5	4	1
Level 40	5	4	1
Level 39	7	5	2
Level 38	7	5	2
Level 37	7	5	2
Level 36	7	5	2
Level 35	7	5	2
Level 34	8	6	2
Level 33	Amenities		
Level 32	8	6	2
Level 31	8	6	2
Level 30	8	6	2
Level 29	8	6	2
Level 28	8	6	2
Level 27	8	6	2
Level 26	8	6	2
Level 25	8	6	2
Level 24	8	6	2
Level 23	8	6	2
Level 22	8	6	2
Level 21	8	6	2
Level 20	8	6	2
Level 19	8	6	2
Level 18	8	6	2
Level 17	8	6	2
Level 16	8	6	2
Level 15	8	6	2
Level 14	10	5	5
Level 13	10	6	4
Level 12	10	6	4
Level 11	10	6	4
Level 10	10	6	4
Level 9	10	6	4
Level 8	10	6	4
Total		213	83
	296	72%	28%

2 hr
1 hr
0 hr



Northern Elevation – Without 146 Arthur Street



Northern Elevation – With 146 Arthur Street

DPHI Comments
General Information

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General Information

8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.

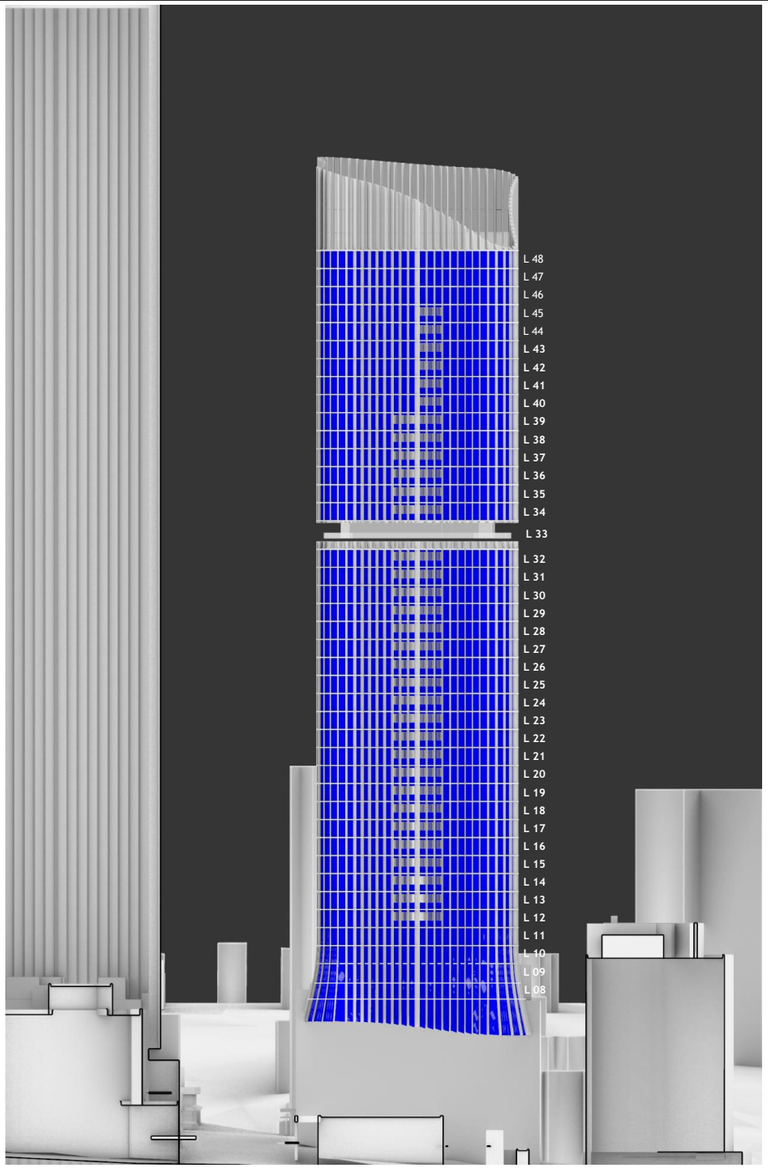
The images to the right illustrate an ADG Solar Access Analysis for the Southern elevation of the lodged design at 153–157 Walker Street. The ADG requires that at least 70% of apartments receive a minimum of two hours of direct sunlight on 21 June.

The first image reflects the results considering the existing North Sydney CBD context plus 110 Walker Street and 100 Walker Street, while the second image results incorporate the recently approved 146 Arthur Street.

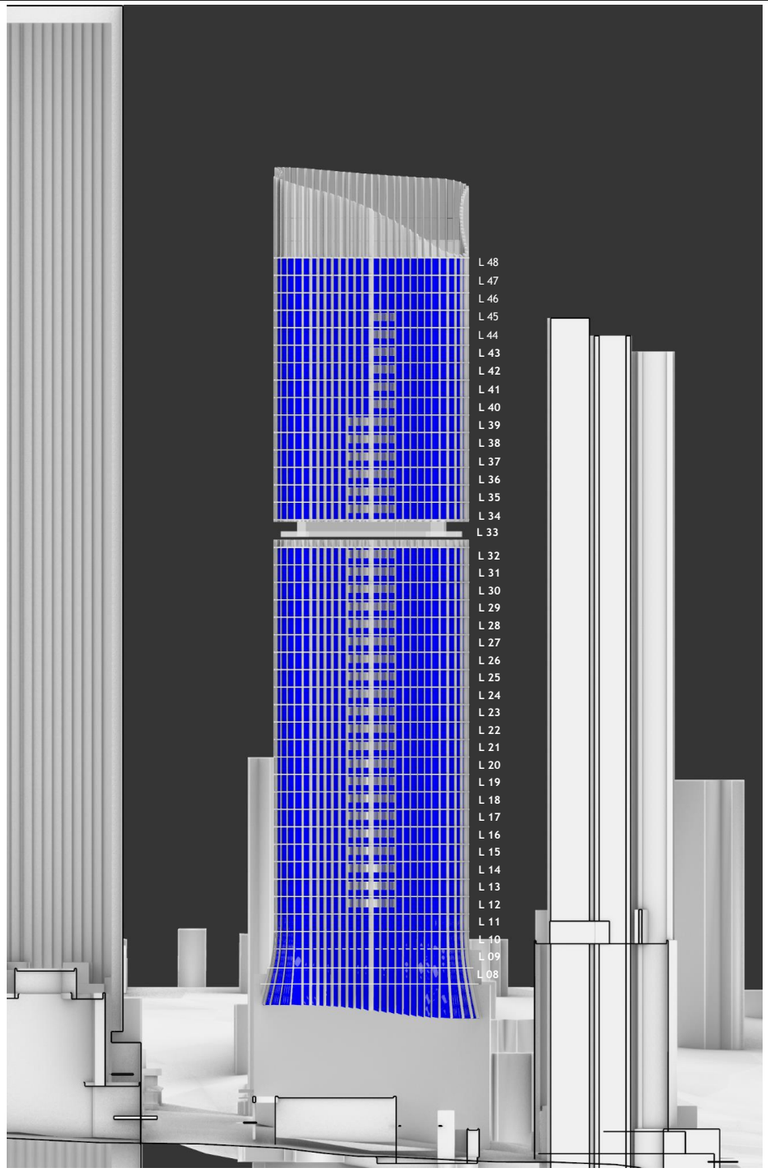
As the results depict, no apartment facing south receives 2 hr of direct sunlight due to its obvious orientation.

Overall the development achieves 72% ADG Solar Access compliance.

2 hr
1 hr
0 hr



Southern Elevation - Without 146 Arthur Street



Southern Elevation - With 146 Arthur Street

DPHI Comments
General Information

General Information

8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.

The plan diagrams to the right and the accompanying table confirm that the proposal achieves full compliance with the ADG solar access requirements.

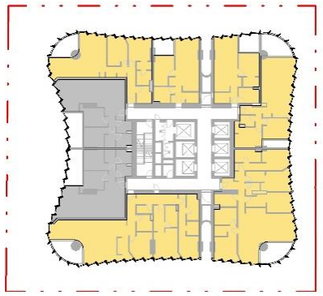
The table below depicts the number of complying apartments per floor for the entire development.

LEVEL	TOTAL	SOLAR	
		YES	NO
Level 49	3		
Level 48		3	0
Level 47	3	3	0
Level 46	3	3	0
Level 45	5	4	1
Level 44	5	4	1
Level 43	5	4	1
Level 42	5	4	1
Level 41	5	4	1
Level 40	5	4	1
Level 39	7	5	2
Level 38	7	5	2
Level 37	7	5	2
Level 36	7	5	2
Level 35	7	5	2
Level 34	8	6	2
Level 33	Amenities		
Level 32	8	6	2
Level 31	8	6	2
Level 30	8	6	2
Level 29	8	6	2
Level 28	8	6	2
Level 27	8	6	2
Level 26	8	6	2
Level 25	8	6	2
Level 24	8	6	2
Level 23	8	6	2
Level 22	8	6	2
Level 21	8	6	2
Level 20	8	6	2
Level 19	8	6	2
Level 18	8	6	2
Level 17	8	6	2
Level 16	8	6	2
Level 15	8	6	2
Level 14	10	5	5
Level 13	10	6	4
Level 12	10	6	4
Level 11	10	6	4
Level 10	10	6	4
Level 9	10	6	4
Level 8	10	6	4
Total		213	83
	296	72%	28%

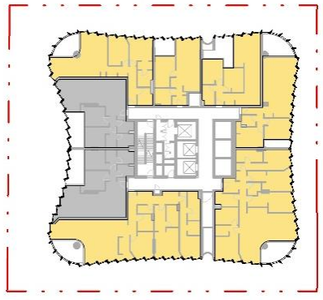
Level 08

Level 09-13

Level 14

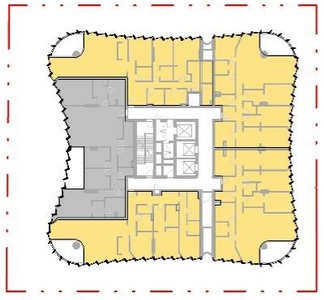


Level 15-32

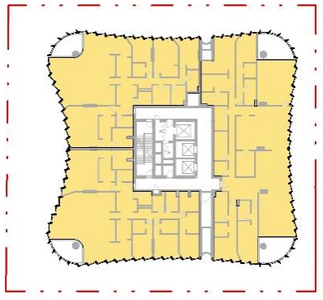


Level 34

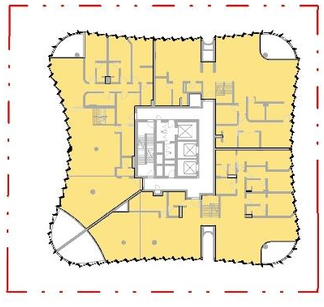
Level 35-39



Level 40-45



Level 46-47



Level 48

DPHI Comments
General Information

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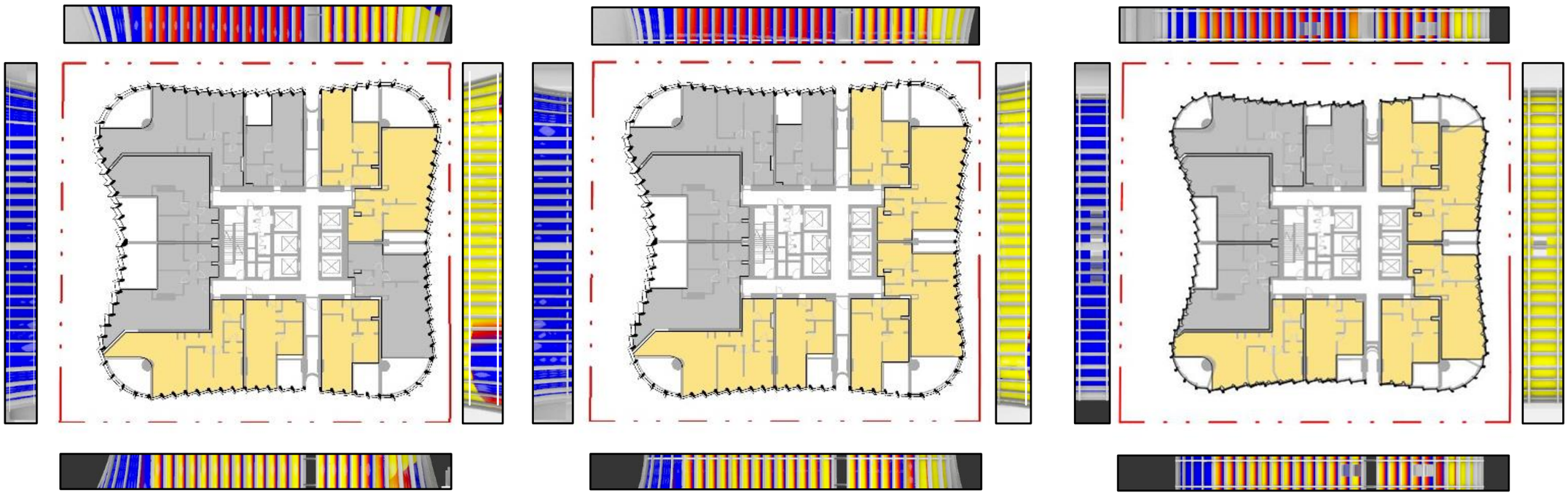
General Information
8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.



Level 08

Level 09-13

Level 14

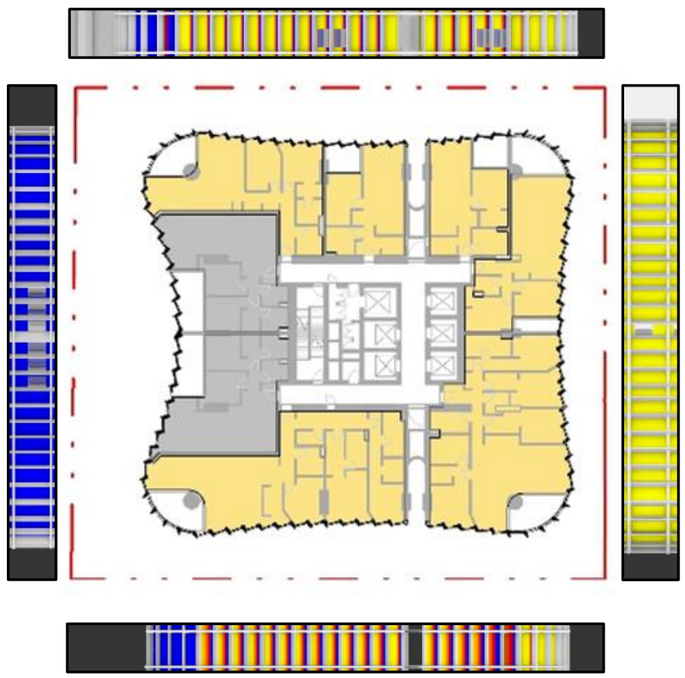
2 hr

1 hr

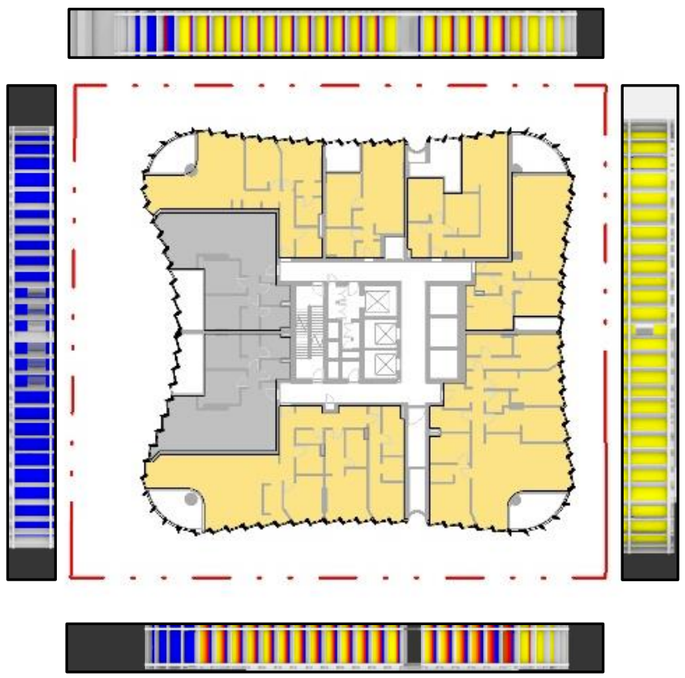
0 hr

DPHI Comments
General Information

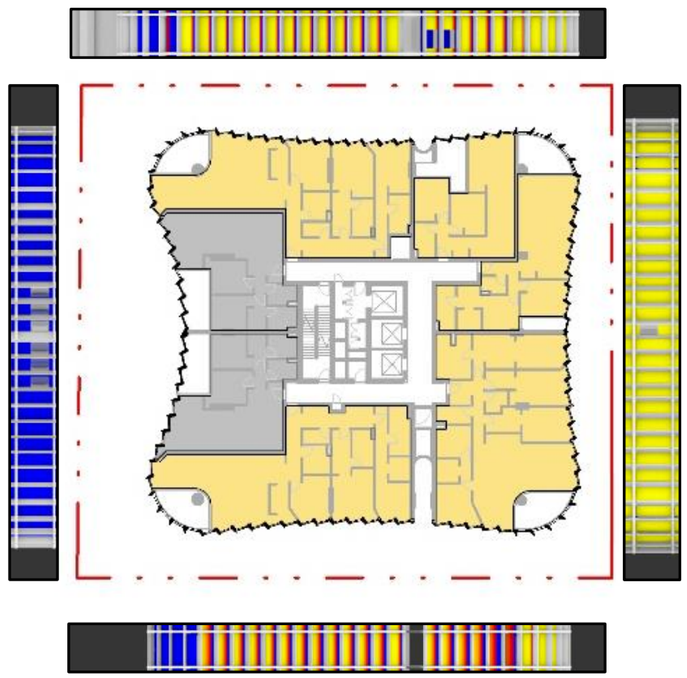
General Information
8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.



Level 15-32



Level 34

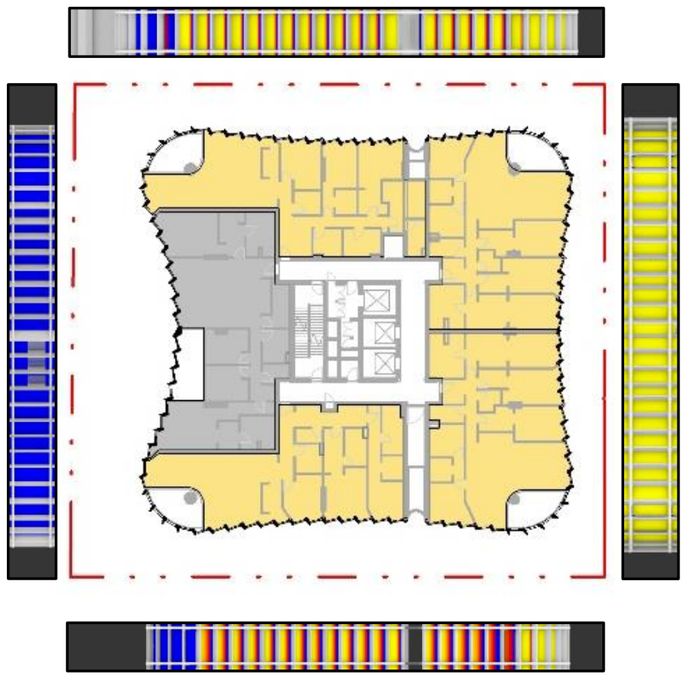


Level 35-39

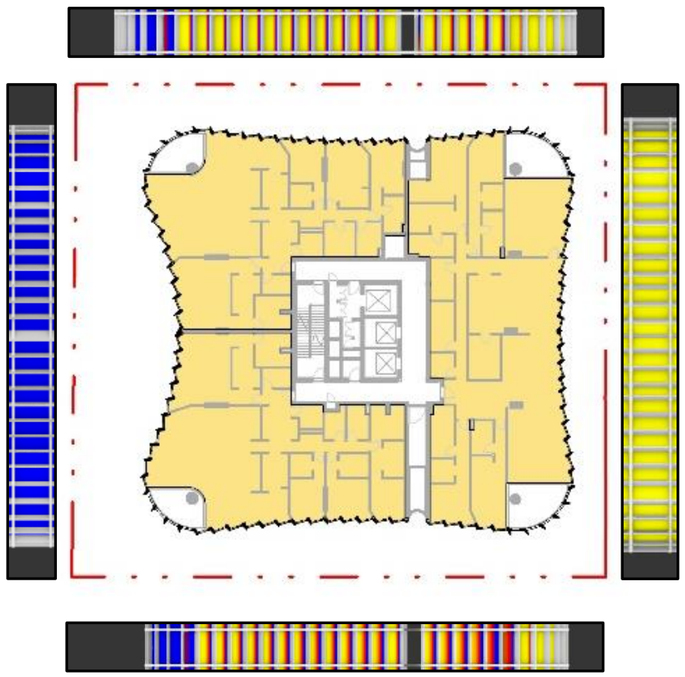
2 hr
1 hr
0 hr

DPHI Comments
General Information

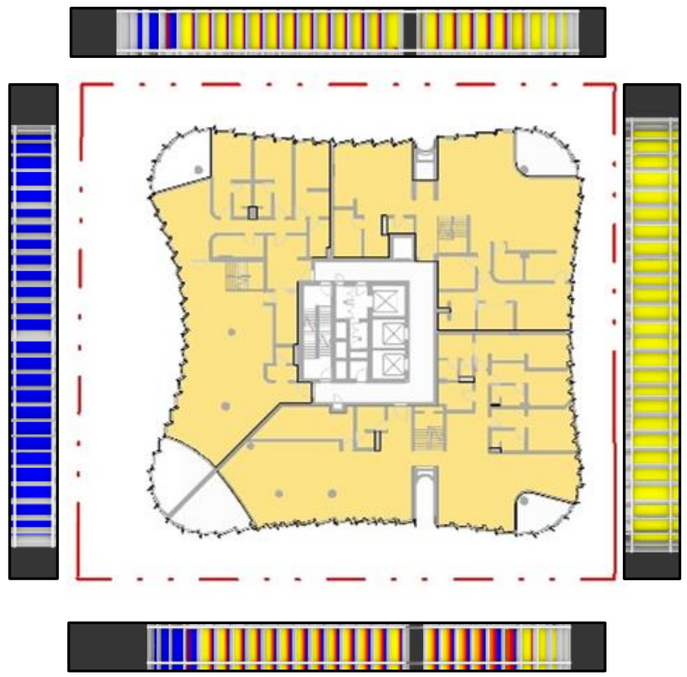
General Information
8. Further information is required to confirm the level of solar access to the dwellings of the proposal. Please provide hourly elevational solar diagrams and an accompanying information table in order to demonstrate where solar access falls within the building and its duration.



Level 40-45



Level 46-47



Level 48

DPHI Comments
General Information

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General Information
9. Noting the large paved area proposed along the Little Walker Street frontage, details are required to clarify whether access for buses / coaches or other vehicles is intended.

No access is proposed for buses or coaches. Hotel guest pick-up and drop-off will be facilitated via taxis on Little Walker Street, while a separate loading entry accommodates service vehicles and provides access to private car parking. This ensures minimal vehicular intrusion to the public domain and maintains a predominantly pedestrian-focused frontage.

The arrangement supports safe pedestrian circulation, passive surveillance, and active street frontage, consistent with the intended character of Little Walker Street and the objectives of Council's upgrade strategy, while still allowing practical access for parking and servicing in a controlled manner.

Taxi drop off Area

General Information	General Information
10. Noting that the proposed substation is accessed from within the level 1 basement from Little Walker Street, please discuss the proposed arrangements for access and serviceability by Ausgrid staff.	*11. The submitted DSI includes mention of 3 basements and a Build to Rent scheme. Please modify the report to omit any reference to the previous BTR scheme.*
Access to the substation is primarily provided via a dedicated stair with direct entry from Little Walker Street, allowing Ausgrid staff to enter and service the chamber directly from the public domain without passing through internal building areas. This arrangement ensures 24/7 unobstructed personnel access and safe movement of small equipment from street level. In addition to the stair, a street-level hatch with a fixed ladder is also provided as an alternative access point. Both access methods align with Ausgrid Network Standard NS113, including the provisions of Clause 8.2.5.3 (Option C), and enable all maintenance activities to occur externally without requiring vehicle entry into the basement, ensuring safe and compliant serviceability for Ausgrid staff.	Refer to Geotechincal report provided.

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Response to NS Council Comments

North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

A. Building setbacks fall well short of Apartment Design Guide (ADG) minimums, leading to overshadowing, privacy loss, reduced daylight, and negative impacts on neighbouring commercial towers.

Proposed Setbacks – Southern Setback (to 141 Walker Street)

The Southern setback has been designed to achieve full compliance with the Apartment Design Guide (ADG) visual privacy provisions under Clause 3F-1, which requires a minimum 12 metre contribution from both sites (24m) for buildings above 25 m in height, measured from the primary habitable facade to the site boundary.

The proposal provides physical setbacks from the site boundary from 9m to 6m when measured from closest most projecting elements of the facade. However, when assessed according to the ADG methodology – measuring separation perpendicularly from the glazing line of habitable spaces – the southern setback achieves 12m as clearly illustrated in the accompanying diagram (referencing the ADG Setback line). The louvre location and façade angles assure the appearance of the façade as non-habitable (solid) when viewed directly from the neighbouring boundary (with ADG-compliant non-habitable setbacks) assuring appropriate visual privacy in accordance with the ADG requirements.

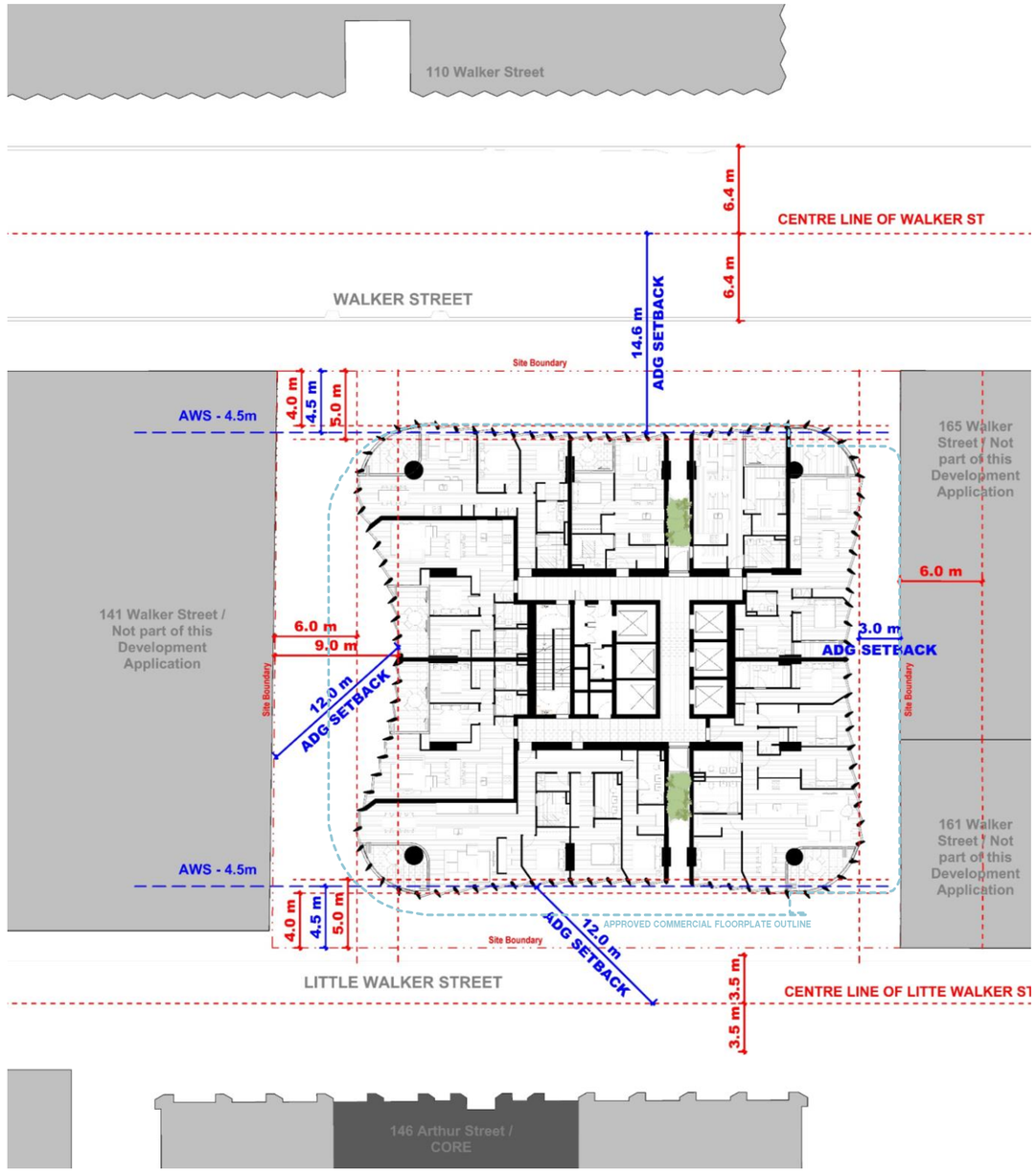
In terms of urban context and building separation, crucially, the site benefits from a previously approved commercial building envelope and increases boundary setbacks to all sides. The building setbacks provided by the current residential design are demonstrably greater than those established under the approved commercial scheme. Therefore, the current design provides superior building separation and significantly enhanced visual privacy compared to the approved planning precedent for this site.

To further strengthen privacy outcomes and mitigate any residual perception of bulk, the southern elevation incorporates a full-height vertical louvre system that reads externally as a solid façade. This architectural treatment effectively removes direct sightlines toward the southern neighbour and satisfies the ADG requirement for minimising inter-visibility between dwellings, robustly achieving the performance outcomes of ADG Clause 3F-1.

Interior view – Interrupted Views to 141 Walker St

Interior view – Uninterrupted Views to Harbour

Southern Façade – View from Southwest



North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

A. Building setbacks fall well short of Apartment Design Guide (ADG) minimums, leading to overshadowing, privacy loss, reduced daylight, and negative impacts on neighbouring commercial towers.

Proposed Setbacks – Eastern Setback (to Little Walker Street)

The Eastern setback at 153–157 Walker Street demonstrates full compliance with the building separation requirements of the Apartment Design Guide (ADG) Part 3F, Clause 3F-4: Side and Rear Setbacks for buildings over 25m in height. The ADG requires a minimum 24m tower separation, achieved through a 12m setback from the shared boundary on each site. When measured perpendicularly from the glazing line (the primary dwelling façade) to the centre line of Little Walker Street, the setback is 12m, ensuring that our development alone satisfies the ADG tower separation requirement irrespective of any setback provided by the adjoining property at 146 Arthur Street.

In addition, it is important to note that the 146 Arthur Street development locates its core on the western side of its tower, directly facing the subject site. This placement inherently limits direct lines of sight between habitable rooms of the two developments and further strengthens the level of privacy between the buildings. The interface of core-to-louvered façade ensures that a high standard of visual separation is maintained from both sides.

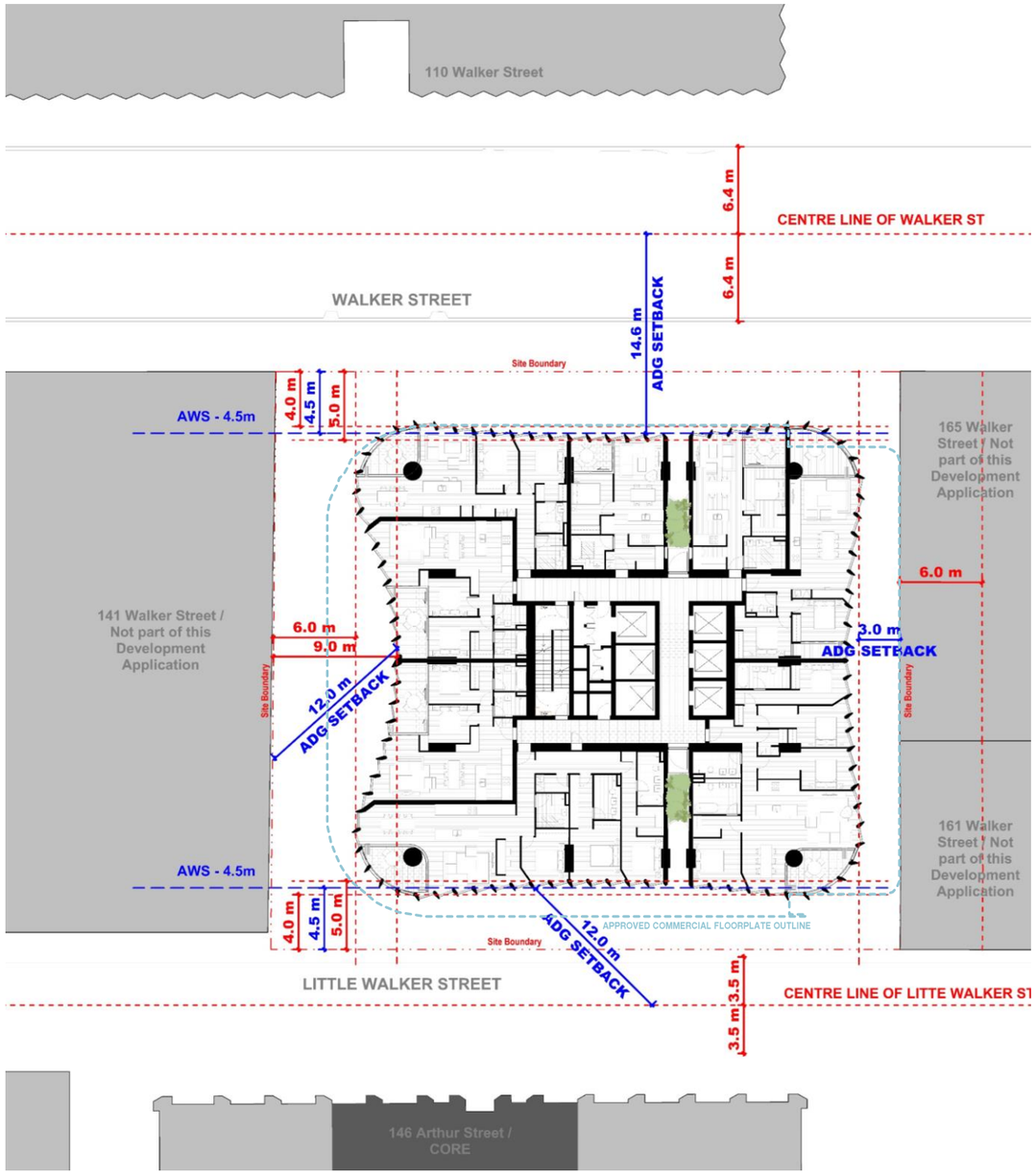
Furthermore, the design addresses potential amenity impacts through a carefully considered architectural stratagem that integrates vertical louvres into the eastern façade. While the proposed boundary setback is consistently generous, the vertical louvers and angled windows have been purposefully designed to deflect views away from direct sightlines toward the approved development at 146 Arthur Street. This deliberate design measure mitigates any concerns regarding visual privacy and overlooking in accordance with ADG 3F-4 (A2).

The louvers operate as a permanent architectural screening device that safeguards residential amenity for both developments. This approach not only complies with the numerical requirements of the ADG but also clearly achieves its performance objectives for visual privacy and urban amenity within a high-density CBD context

Interior view – Interrupted Views to 146 Arthur St

Interior view – Uninterrupted Views to Harbour

Southern Façade – View from Southeast



North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

A. Building setbacks fall well short of Apartment Design Guide (ADG) minimums, leading to overshadowing, privacy loss, reduced daylight, and negative impacts on neighbouring commercial towers.

Proposed Setbacks – Western Setback (to Walker Street)

The Western setback of the proposed development demonstrates full compliance with the building separation and street setback requirements of the Apartment Design Guide (ADG) Part 3F, Clause 3F-4: *Side and Rear Setbacks for buildings over 25 m in height*, as well as the relevant street setback controls.

The ADG mandates a minimum 24 m separation between towers. The Western setback is measured from the centreline of Walker Street to the glazing line of the proposed façade. The submitted architectural plans clearly demonstrate setback of 14.6 m from the centreline to the site boundary (29.2m total), ensuring compliance with the applicable setback provisions.

Beyond meeting the numerical criteria, the design incorporates a deliberate façade and mullion strategy that is integral to achieving the ADG's performance objectives. The articulation of the western façade has been expressly designed to angle and orient views away from the adjacent development at 110 Walker Street.

This geometric façade arrangement, in combination with the integrated vertical louvering, ensures that views are directed away from sensitive interfaces and towards less intrusive outlooks.

This façade strategy works in tandem with the approved façade design of 110 Walker Street, which, through similar angling (in opposite direction) further mitigates any overlooking concerns.

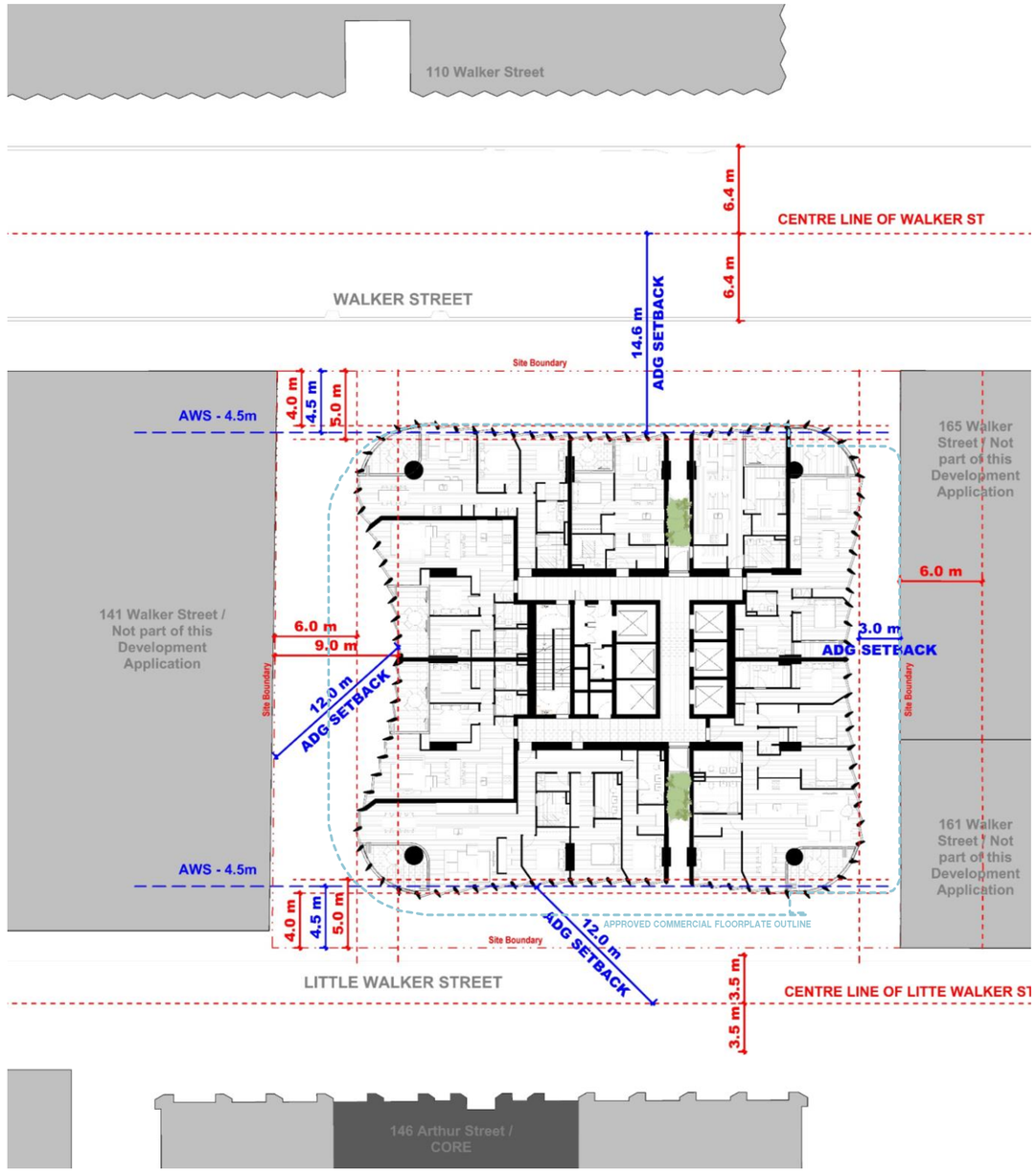
This intentional visual redirection significantly mitigates opportunities for overlooking and prevents direct sightlines into neighbouring habitable rooms. The façade system functions as a permanent architectural screening measure that upholds both residential amenity and the privacy of adjoining developments.

Together, the generous setback, the enhanced separation relative to the approved envelope, and the carefully engineered façade strategy ensure the proposal satisfies – and in all key aspects exceeds – the ADG's numerical and performance benchmarks relating to visual privacy, outlook, and perceived building bulk.

Interior view – Interrupted Views to 110 Walker St

Interior view – Uninterrupted Views to City

Southern Façade – View from Northwest



North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

A. Building setbacks fall well short of Apartment Design Guide (ADG) minimums, leading to overshadowing, privacy loss, reduced daylight, and negative impacts on neighbouring commercial towers.

Proposed Setbacks – Northern Setback (to 161 and 165 Walker Street)

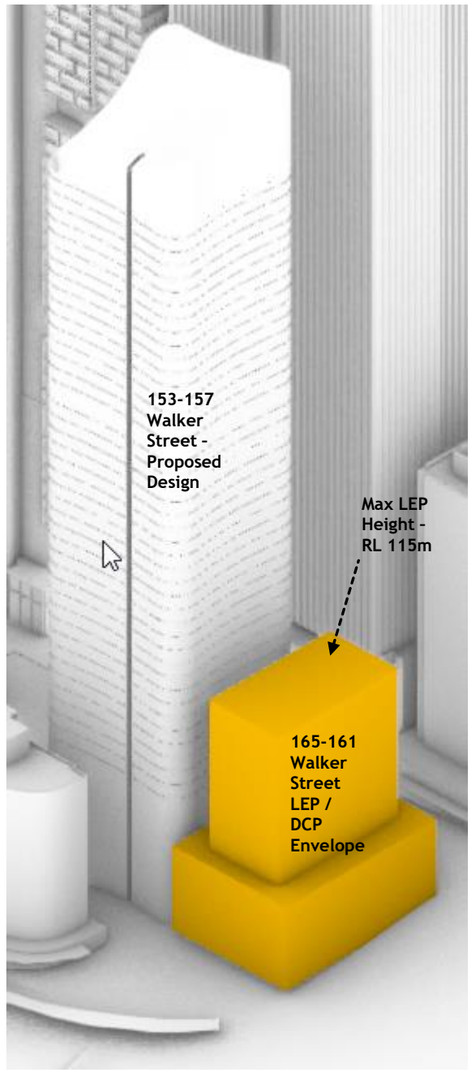
The Northern Elevation setback is designed to achieve the performance objectives of the Apartment Design Guide (ADG) regarding visual privacy and building separation, particularly concerning blank walls, while respecting the existing planning controls for the neighbouring site.

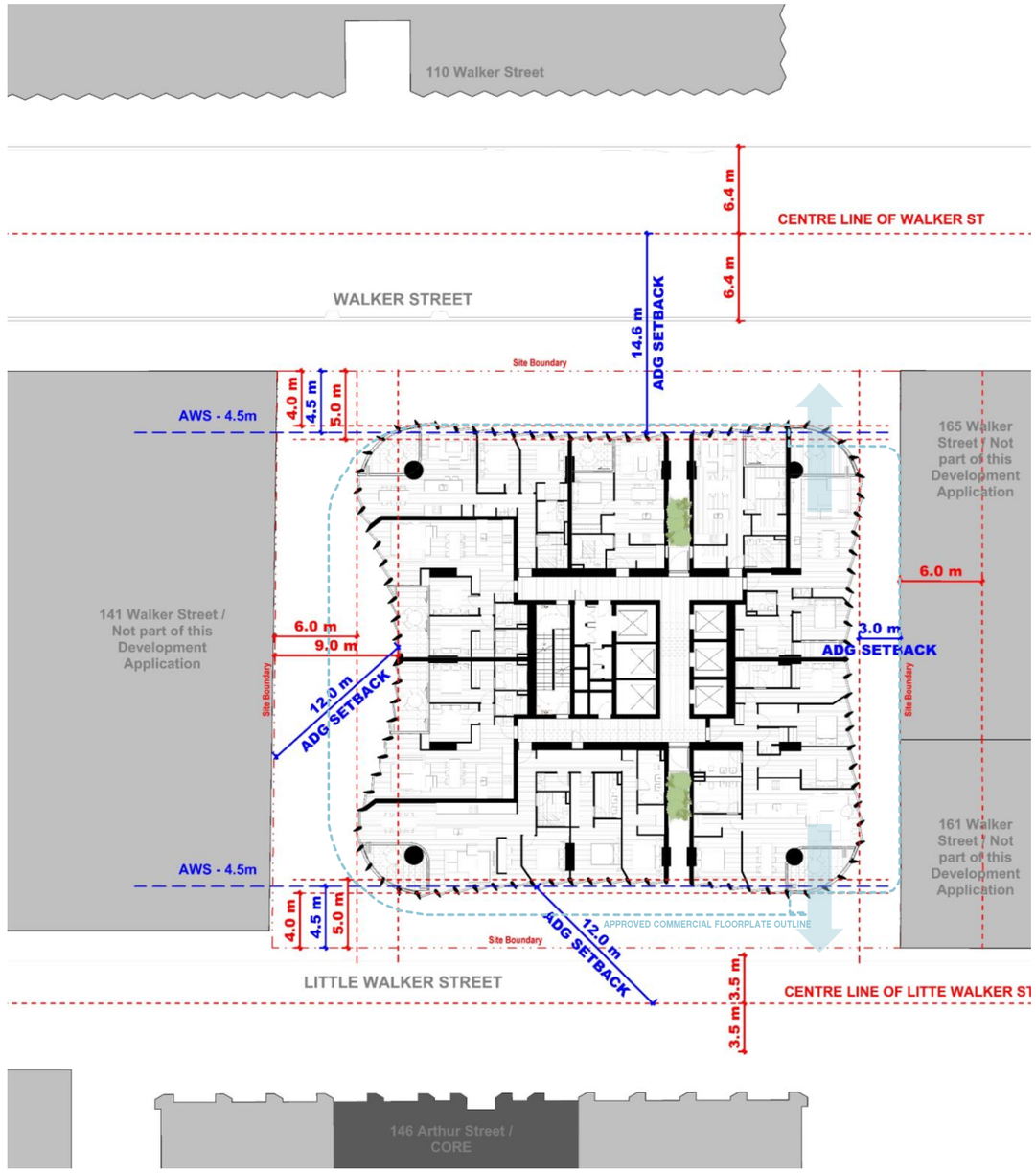
The design provides a 3.0m setback from the northern site boundary, which is significantly enhanced compared to the previously approved commercial scheme for this site (that featured nil (0m) setback). Therefore, the current residential proposal, by providing a 3.0m setback, demonstrates superior separation and a reduced visual impact when compared to the established planning precedent, whilst providing appropriate fire separation in accordance with NCC.

It is worth noting that the LEP controls for 161 and 165 Walker Street only allow for a minimal height addition (4-5 additional floors) due to solar plane towards Dorris Fitton Park. As such the adjacent sites can only be developed in a minimal fashion. The proposed development does not rely on, for view, light nor air, allowing for development of those additional floors. This has been achieved through the orientation of low-level units towards East and West,

The Northern Elevation also incorporates a full-height vertical louvering system, consistent with the other facades, which has an appearance of a blank wall, when viewed perpendicularly to it. However in this case this is predominantly an aesthetically consistent approach and solar heat radiation mitigating design, as the neighbouring development can only be developed up to RL 115.

The previously approved commercial scheme has tested the development options for the combined 161 and 165 Walker St (noting that to be redeveloped to RL115 they would need to be amalgamated). The study has shown that the most feasible option would rely on 0m setback to 153 Walker by placing the core element along the boundary and opening the facades to East, West and North. The proposed development has been conceived to allow for maximum flexibility and facilitates such redevelopment of the neighbouring sites.





North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

B. Non-compliance with ADG solar access (25% of apartments with no winter sunlight) and core circulation (49 apartments per lift core).

ADG Solar Access

ADG allows flexibility where site orientation or key amenity factors justify an alternative design response. Page 79 of ADG specifies:

Achieving the design criteria may not be possible on some sites. This includes:

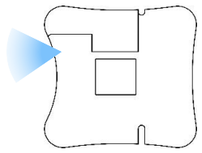
- *where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source*
- *on south facing sloping sites*
- ***where significant views are oriented away from the desired aspect for direct sunlight***

The site's primary outlook and its highest-value residential amenity – panoramic views to the Opera House, Harbour Bridge and the harbour – are oriented to the south. Designing apartments to turn away from these significant views in order to meet the prescriptive solar-access metric would result in a substantial loss of residential amenity and would conflict with the ADG's objective of optimising overall environmental performance and liveability.

As it is demonstrated, the development enjoys excellent solar access in excess of the minimal requirement (70%) however due to view amenity a greater percentage of apartments have been placed on southern façade to optimise view amenity towards Sydney CBD (Sydney Opera House and Harbour Bridge views).

The design therefore prioritises orientation to these landmark views, consistent with the ADG's guidance, while ensuring that apartments still receive effective daylight through façade modulation, angled glazing and optimised internal layouts.

View from South facing unit



Core Circulation

The vertical transportation strategy has been developed in consultation with our VT specialist, who has confirmed that the proposed lift configuration and capacities are appropriate for a building of this scale accommodating 49 apartments per core. The system provides efficient vertical movement, with acceptable waiting times and service performance, and the core layout ensures clarity of access, safety, and operational efficiency in accordance with contemporary residential design standards. Refer to the attached VT consultant letter (reference no. 24377, dated 9/12/25).

SPECIFICATION

Lift Core / Option			GOODS	HR PASSENGER	LR PASSENGER	HOTEL
Service						
Lift Car Size Description			1800 Goods	Square	MRL	MRL
Lift No.						
No. off			1	2	3	2
rating	kg		1800	1350	1350	1600
type			OH MR	OH MR	MRL	MRL
rated speed	m/s		4	5	3	1.75
travel (est.)	m		166.1	183.5	~ 130 | 110	~ 30
car config.			Through Entry	Single Entry	Single Entry	Single Entry
car size (w x d) - clear	mm		1800 x 2100	1700 x 1650	1500 x 1975	1500 x 2050
- clearance - sides			*0*	*50 + 50*	*25 + 25*	*50 + 50*
- clearance - rear			*0*	*50*	*25*	*50*
car size (w x d) - shell (EN81.20)			1800 x 2100	1800 x 1700	1550 x 2000	1600 x 2100
ceiling			2700	2400 | 2600	2400 | 2600	2400 | 2600
door type			2PCO	2PCO	2PCO	2PCO
door size (w x d)	mm		1200 x 2100	1100 x 2100	1100 x 2100	1100 x 2100
CW location			side	rear	side	side
Controls			Simplex	Duplex	Triplex GC	Duplex

Excerpt from VT Report

North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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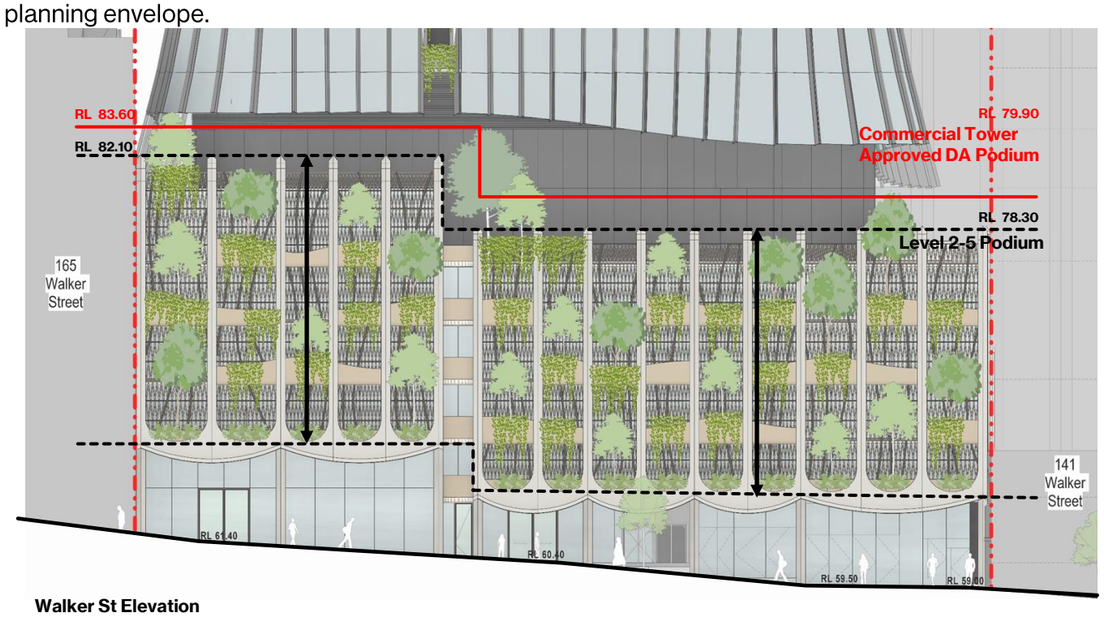
Item 5 – Urban Design and Amenity Issues

C. Podium height and streetscape elements are inconsistent with local controls, reducing human-scale street interface.

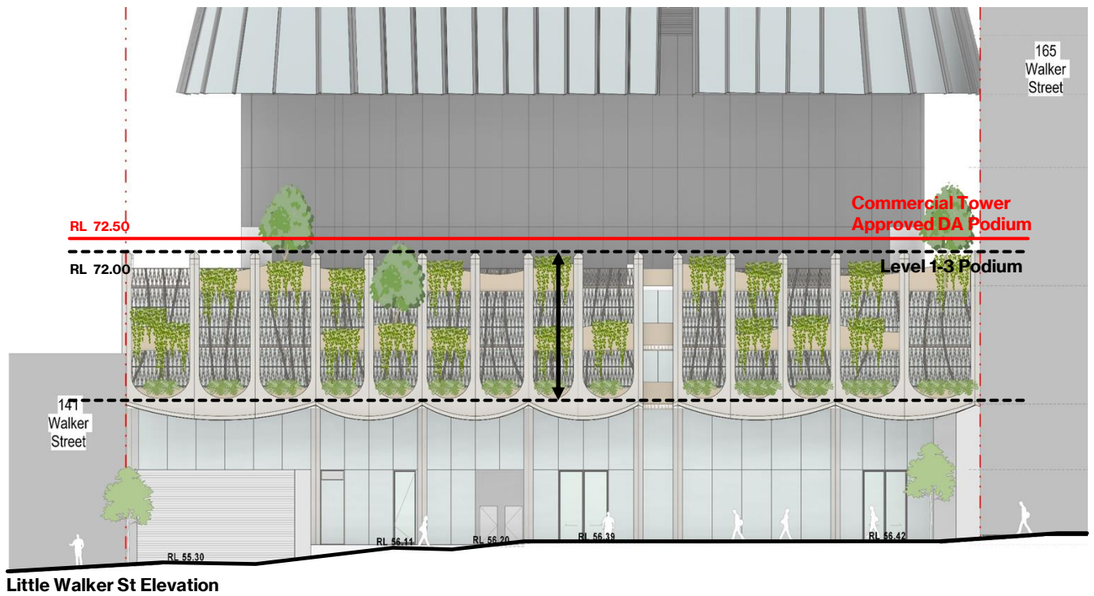
The proposed development has been designed to provide a human-scale interface along all street frontages, responding to the surrounding context while maintaining a strong connection with the public realm. The podium is 2–5 storeys high along Walker Street and 1–3 storeys high along Little Walker Street, consistent with the North Sydney DCP and local height requirements. The derived podium heights have been developed entirely in collaboration with North Sydney Council during previously approved Commercial Scheme DA (*Please refer to the Please refer to extracts of NS Council Assessment Report with Panel Reference PPSSNH-360 dated of 20 October 2023 page 21, quoted on the following page*) . The slightly increased ground floor height towards Little Walker St, allows for substation access below ground (under the awning) assuring excellent street activation placement of key service plant below ground.

The podium massing is articulated into human-scaled elements, with a modulated vertical expression incorporating planters, occupiable balconies and terraces, and awnings that provide shelter and encourage engagement with the public realm. At street level, interfaces along both Walker Street and Little Walker Street are activated with F&B tenancies and hotel lobby entries, creating visual interest and clear pedestrian orientation. Collectively, these measures ensure an active, welcoming, and pedestrian-focused streetscape.

The following built-form explanation should be read together, as both the podium design response (page 24) and the podium height/setback justification (page 25) collectively address the DPHI comment regarding the appropriateness of the proposed podium form and its relationship to the approved planning envelope.



Walker St Elevation



Little Walker St Elevation

North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

C. Podium height and streetscape elements are inconsistent with local controls, reducing human-scale street interface.

The podium form of the lodged design in regards to height and setback is equivalent to the podium form of the approved Commercial design for the subject site. The podium of the lodged design comprises of compliant podium setbacks, and its height refers to the height of the approved commercial scheme. A podium built to boundary and compliant podium height was requested by North Sydney Council part of the Section 34 negotiation process and it was one of the conditions of consent.

Please refer to extracts of NS Council Assessment Report with **Panel Reference PPSSNH-360 dated of 20 October 2023 page 21** and following:

Ground Floor Setbacks
The North Sydney Public Domain Strategy (PDS) guidelines encourage buildings to be built to the site boundary at ground level unless the design response includes a purposeful setback with a high standard of amenity. Building to the street frontage adds to the public realm by:

- *Strengthening the street wall and enhancing the streetscape character*
- *Offering continuous awning-covered weather protection windows, shops and openings to pedestrians*
- *Reducing security or safety issues of unused indented areas*
- *Creating a continuous line of activity which gives the street a clear urban form*
- *Preventing the creation of spaces that are ambiguous in terms of public accessibility, ownership, and safety, which can lead to long term problems for maintenance and upkeep.*

The NSDCP 2013 requires a zero setback to all street frontages at the ground level, unless otherwise stated. The proposal incorporates a 4.3m ground floor setback to Walker Street to 'expand the public domain' and a 4m lower ground floor setback to Little Walker Street to enhance the 'almost non-existent pedestrian pathway.'

Walker Street
With the exception of the area directly outside the south-west corner retail tenancy, the design approach to the street frontage on Walker Street lacks a clear purpose for the setback other than to increase the publicly accessible space within the site. Considering the extent of the setback, the level of activation appears to be limited as it is primarily occupied by the lobby entry, services, and the through-site-link entry.

Further, the setback on Walker Street results in a podium design that is inconsistent with the adjacent sites and the desired streetscape character. Reference can be made to the approved development at 110-122 Walker Street, where the lobby entry is proportionately sized and the podium addresses the street and topography appropriately. It is encouraged that the podium to Walker Street is built to boundary, with minimal indentations for the lobby entry.

It is recommended that the ground level setback to Walker Street be built to the boundary for most of the frontage with indents to comers for wayfinding.

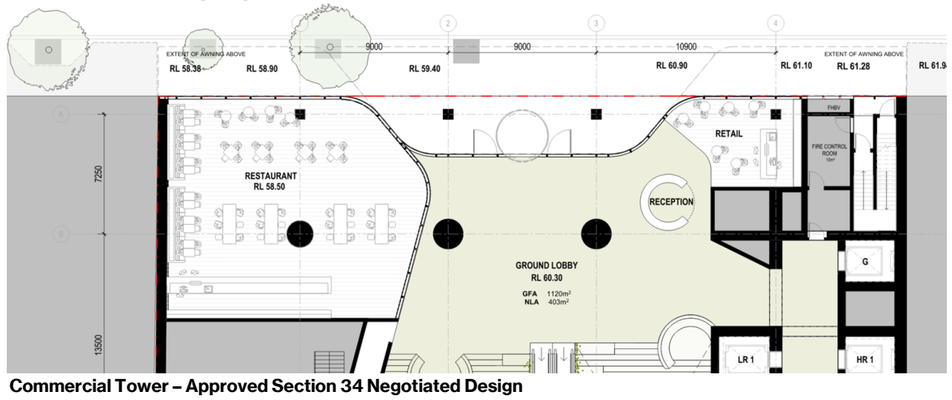
Little Walker Street
Similar to Walker Street, except for the area directly outside the south-east corner retail tenancy, the street's activation is limited due to the predominant presence of the lobby entry, services, vehicular access, and the through-site link. Notwithstanding, it is recognised that there could be advantages to slightly widening the existing 840mm pedestrian pathway on Little Walker Street and incorporating a setback integrated with landscaping, which would establish a positive connection with Doris Fitton Park. Nevertheless, the proposed 4m setback along the entire frontage is excessive, and it would create an inconsistent street pattern once adjacent sites are developed in the future. Moreover, it remains unclear how effective this 4m setback would be in providing weather protection, especially considering the proposed overhead shelter is positioned at least 12m above.

- Furthermore, the proposed 4m setback on Little Walker Street is accompanied by an almost non-existent tower setback, resulting in a reverse podium design. The absence of a podium undermines the desired streetscape character, diminishes the human scale, and creates the perception of an imposing tower looming over the relatively narrow street. Therefore, any setback at ground level on Little Walker Street should be accompanied with an above podium setback.

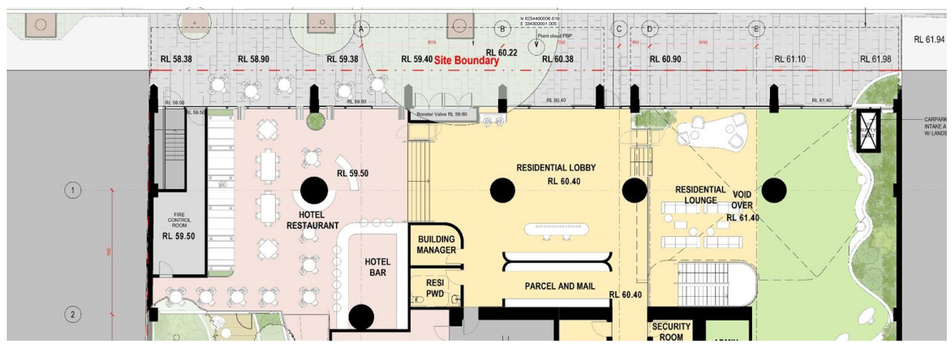
It is recommended that the proposed lower ground level setback to Little Walker Street be reduced.

Importantly, the proposed design maintains the podium setback strategy adopted by the currently approved commercial scheme under the Section 34 agreement. This ensures continuity with the endorsed planning envelope, reinforces the intended street wall condition, and delivers a podium configuration consistent with Council's negotiated outcome for the site.

Commercial Tower Originally Submitted DA



Commercial Tower – Approved Section 34 Negotiated Design



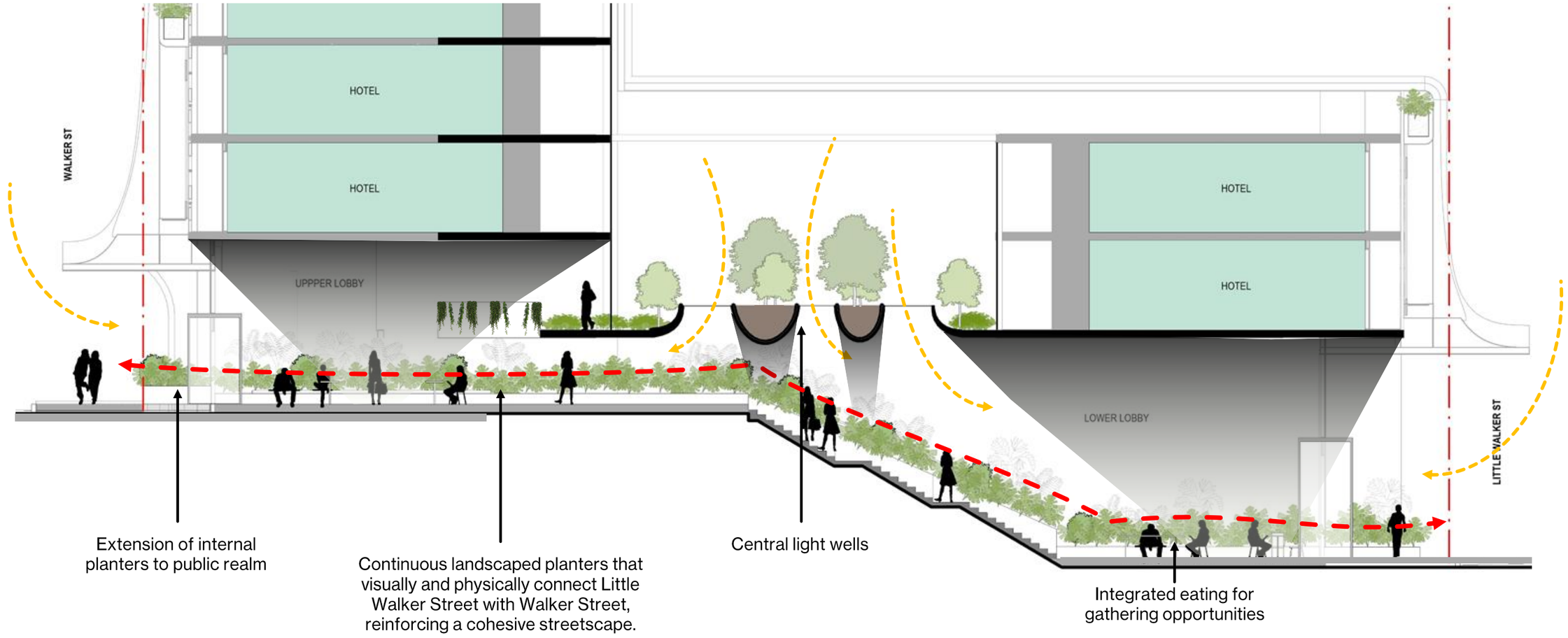
Proposed Design

North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

Item 5 – Urban Design and Amenity Issues
D. Arcade link design lacks clear wayfinding and activation.

The through-site link has been designed with architectural cues that enhance wayfinding and connectivity.

1. Continuous landscaped planters extend from the interior out onto Walker Street and Little Walker Street, visually and physically connecting the edges and softening the transition between building and public realm. Their curved form incorporates opportunities for informal seating and passive occupation, supporting pedestrian comfort and activation.
2. A central light well introduces natural daylight deep into the passage, improving visibility from both entries and encouraging movement through the arcade.
3. The link is internal and necessarily enclosed for security and operational reasons, therefore cannot function identically to a fully open through-site connection. However, the architectural arrangement provides strong sightlines, spatial cues, and clear visual permeability, with signage to be developed in upcoming stages to further enhance wayfinding and activation as required.
4. The link also incorporates two lifts providing for equitable access between the two streets for people with disabilities.



North Sydney Council Comments
Item 5 - Urban Design and Amenity Issues

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Item 5 – Urban Design and Amenity Issues

E. Minimal population-serving floor space (only 174m² retail, no community or cultural facilities) despite significant residential and hotel components

The proposed development provides substantial population-serving floor space, far exceeding the incorrectly referenced 174 m².

At ground level, approximately 790 m² is dedicated to active uses, including F&B offerings integrated with casual gathering spaces for the public. The through-site link is dedicated for pedestrians, contributing to population-serving amenity. Meeting rooms at the rear of the ground floor can be made available for public hire, supporting community and cultural events, while the landscaped courtyard offers open-air seating and greenery to enhance shared amenity.

The lower ground floor contributes an additional 304 m² of publicly accessible uses along Little Walker Street, including café and retail spaces and pedestrian pathways, supporting a vibrant, people-focused laneway environment.

The Lower Ground floor is connected to Basement 1 level via a circular stair and elevators, providing access to wellness hotel amenities, pool, spa, sauna and gym facilities.

Additional Hotel amenities are located on Levels 5 and 6, including the terrace bar and dining facilities, which can also be available for public, reinforcing the site as an inclusive mixed-use community destination.

Collectively, these elements substantially exceed the minimum referenced area and provide meaningful activation and amenity to the wider urban precinct, with the through-site link itself serving as a key public-access component. f

- **F&B**
- **Cultural/Community**
- **Wellbeing**

Basement 01

Lower Ground Floor

Ground Floor

Level 5

Level 6

North Sydney Council Comments
Item 6 – Traffic and Transport Concerns

Item 6 – Traffic and Transport Concerns
A. Lack of dedicated car-share spaces despite high apartment and hotel numbers. *B. Loading facilities do not meet residential servicing requirements and are shared between uses, risking operational conflicts.* *C. Excessive car parking provision (11 basement levels) in a highly accessible location; recommendation to reduce in line with Council rates*
The proposal has been amended to optimise parking and loading access in line with the Council recommendation. The proposal has been designed with input from a traffic consultant which has provided a detailed response to the raised points. For more detail, please refer to the Traffic Report.

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Response to Neighbouring Objections

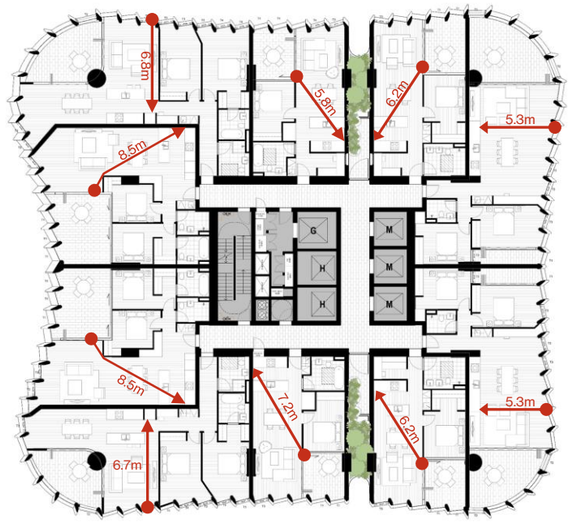
Neighbouring Objections
Aqualand

Item 3 – Apartment Design Guide (ADG) Failures

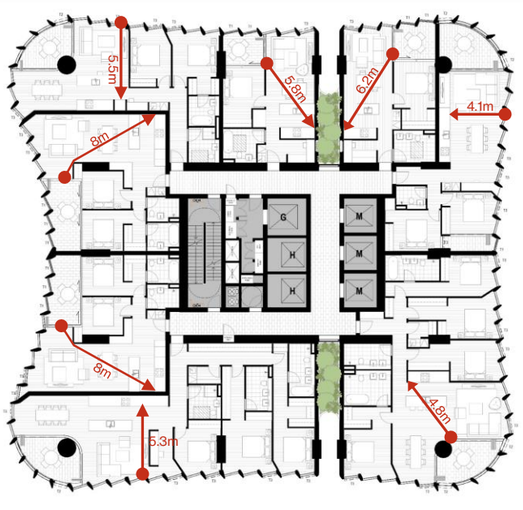
B. Room Depths: Habitable rooms exceed 6.75m depth limit, reducing daylight and ventilation.

The following plans demonstrate that all typical floors in the tower comply with habitable room depth requirements as specified in ADG.

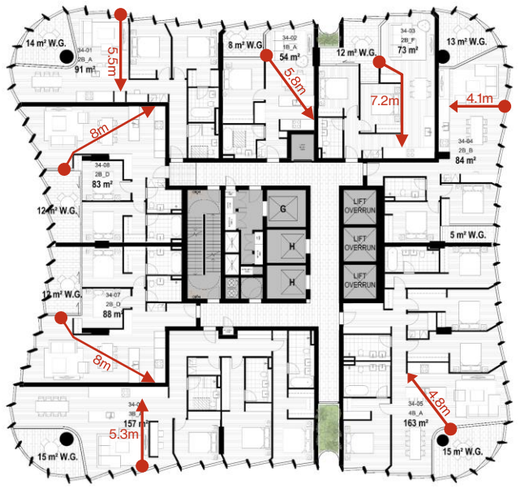
All units have been designed as an open layout enabling the application of the ADG's 8 meter maximum depth allowance, and no instances in the building exceed this 8 meter limit. The layouts maintain good access to daylight and natural ventilation, achieving the performance intent of Objective 4D-2.



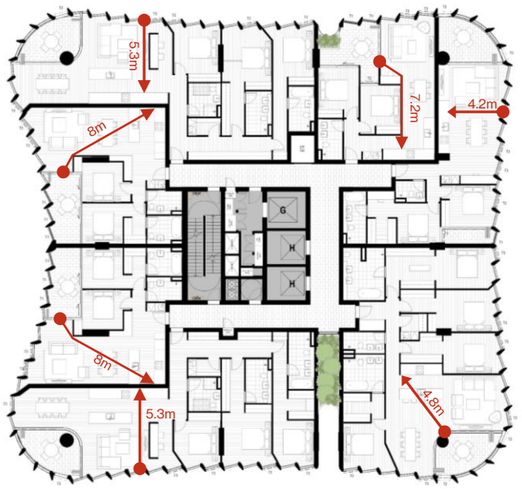
Level 08-14



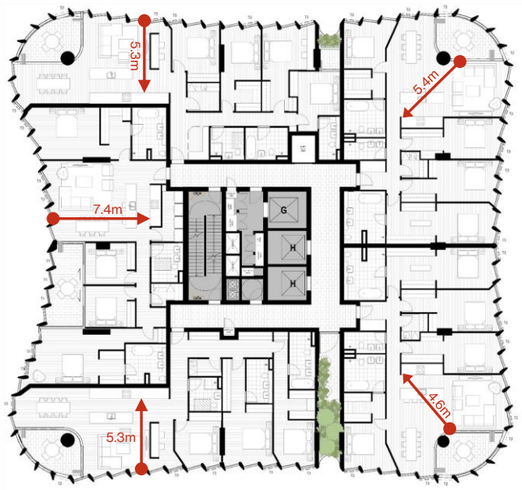
Level 15-32



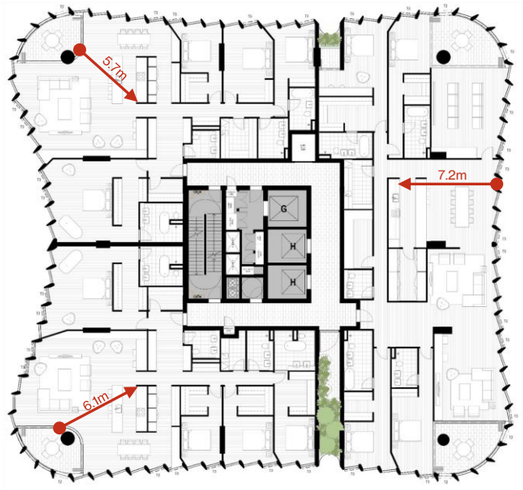
Level 34



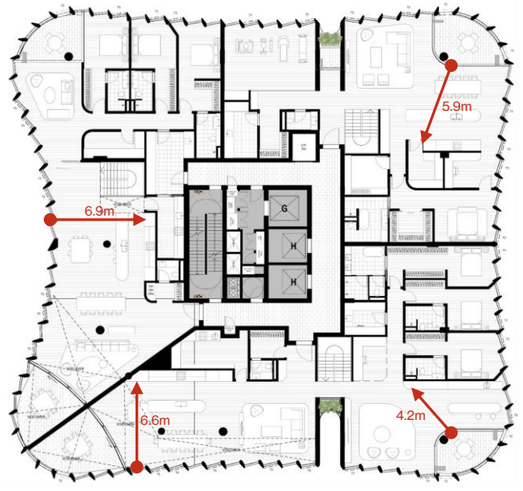
Level 35-39



Level 40-45



Level 46-47



Level 48

Neighbouring Objections
Aqualand

Item 4 – Amenity Impacts
A. Wind tunnel testing shows unsafe wind conditions on Level 33 terraces, breaching AWES safety criteria.
Mitigation measures have been adopted as per Wind Report..

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