



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 226

14 May 2025

Nicholas Beck
Senior Planning Officer
Assessments
Housing Delivery Authority
Department of Planning, Housing and Infrastructure
Via: Nicholas.beck@dpie.nsw.gov.au

Dear Nicholas,

ARCHAEOLOGICAL ADVICE – 153-156 WALKER STREET, NORTH SYDNEY (SSD - 82599709)

This Archaeological Advice is prepared to provide information on the current conditions, historical disturbance and associated archaeological potential of the above listed location, at Lot 1 DP 84729 and SP 504111, hereafter referred as the subject area (see Figure 1 at the end of this letter).

Freecity North Sydney Development Pty Ltd (Freecity) seeks to develop the subject area mixed hotel accommodation and residential development. As the proposal includes development that has an estimated development cost (**EDC**) of more than \$303 million, the proposed development is State Significant Development (**SSD-82599709**) pursuant to Section 27 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*.

The site is located at 153-156 Walker Street, North Sydney, and comprises an approximately rectangular lot over 1,928 m². The site is bounded between Walker Street to the west and Little Walker Street to the east (and beyond that, Warringah Freeway), multi-store buildings to the north to the south. There are two street frontages along both streets.

The site slopes from northeast to southwest with approximately 8 m difference between north-end (RL 62 m) and south-end (RL 56 m), based on the survey provided in the Douglas Partners geotechnical report (Douglas Partners April 2022, 2). The existing buildings on site comprise three basement levels at 153 Walker St deep into the bedrock (RL 50.5).

The geotechnical investigations by Douglas Partners provide further information on the impact of the construction of the extant building and basement. Four (4) boreholes were done within the footprint, and all returned similar results, including the following:

- Concrete slab approximately 15 - 20 cm thick.
- 15 - 20 cm thick fill/sand/residual soil with gravel and sandstone material.
- From – 30/40 cm, various strengths of Hawkesbury sandstone.



Extracts of the Douglas Partners geotechnical report are provided in Figure 2 to Figure 5.

Further to the above, the nature and composition of the fill between the concrete slab and the natural sandstone, as well as the level cut of the sandstone outside of the main impact of the basement suggest that the fill is imported and placed as bedding under the concrete slab. As the results of the above outlined impacts, the original soils of the subject area have been removed and the entire site is excavated into the sandstone bedrock.

Consequently, the subject area has nil potential for any natural soils and the survival of Aboriginal objects. Therefore it is our conclusion that the proposed development will not harm Aboriginal objects, and consequently no further investigation is required under the Part 6 of the *National Parks and Wildlife Act 1974*.

Kind regards,

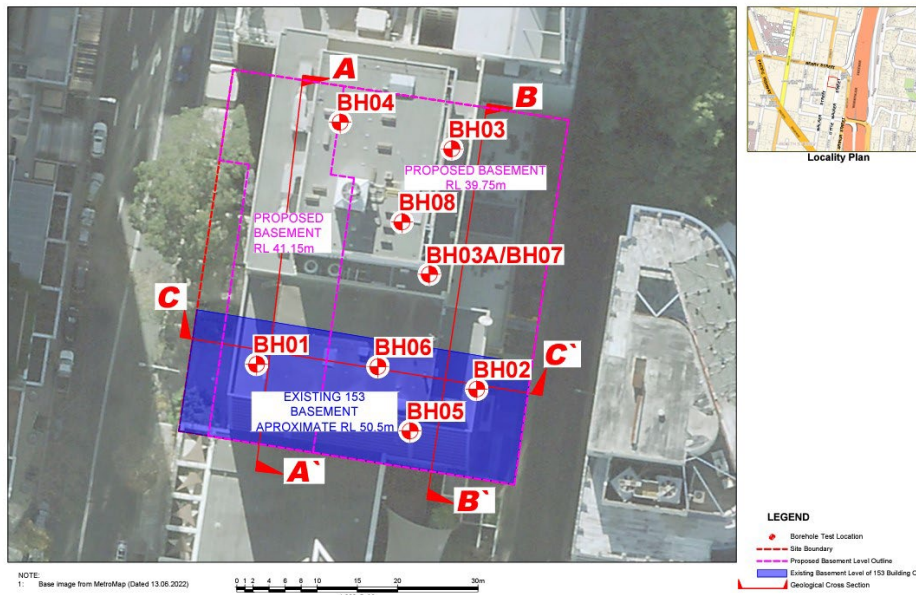
A handwritten signature in black ink, appearing to read "Paul Hansel". The signature is written in a cursive, flowing style.

Balazs Hansel
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Figure 1 Current conditions of the Subject Area

Source: Urbis Oct 2024, 5.



	CLIENT: Essence Project Management Pty Ltd	TITLE: Test Location Plan		PROJECT No: 217311.0
	OFFICE: Sydney	DRAWN BY: MN		PROPOSED Commercial Development
	SCALE: 1:300 @ A3	DATE: 28.11.2022	153-157 Walker Street, North Sydney	REVISION: 0

Figure 2 Proposed Geotech boreholes. Please note only 1, 2, 3A and 4 was done.

Source: Douglas Partners, 2022.

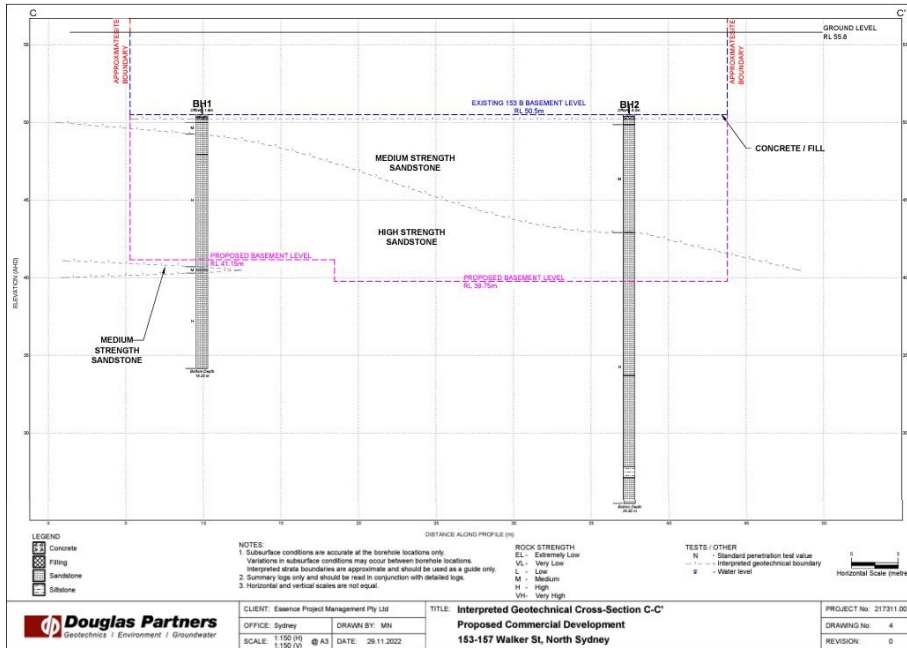


Figure 3 Borehole 1 and 2 cross sections.

Source: Douglas Partners, 2022.

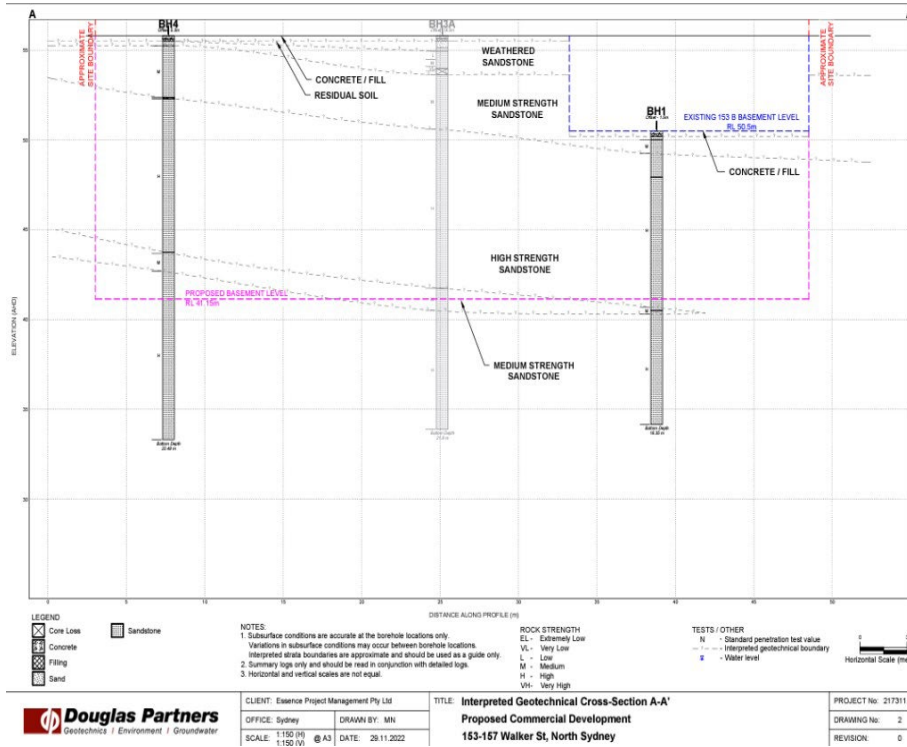


Figure 4 Borehole 1, 3A and 4 cross sections.

Source: Douglas Partners, 2022.

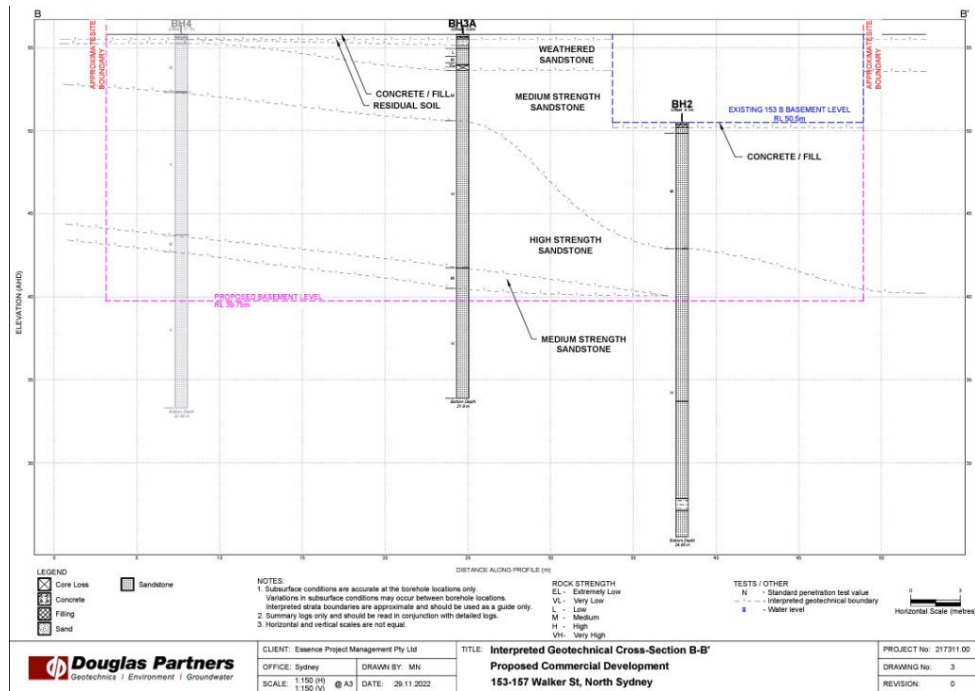


Figure 5 Borehole 2, 3A and 4 cross sections.

Source: Douglas Partners, 2022.