



North Sydney Development Control Plan 2013

Assessment Table | SSD-78073736 | 153-157 Walker Street, North Sydney

ASSESSMENT TABLE | NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013 – PART C, SECTION 2 NORTH SYDNEY AREA

Provision	Proposed
2.0 North Sydney Planning Area Character Statement	
<p><i>New development within the Planning Area Should Result in:</i></p> <ul style="list-style-type: none"> ▪ <i>a viable and attractive employment centre</i> ▪ <i>a diverse range of living, employment, recreation and social opportunities being provided that attract both local and regional populations which contribute to the vibrancy of the North Sydney CBD</i> ▪ <i>a vibrant and engaging Education Precinct with safe pedestrian networks and a range of formal and informal public spaces for students to study, socialise and engage with the local community</i> ▪ <i>the creation of a new vibrant public meeting place within the Ward Street Precinct for workers, residents and visitors which has high levels of amenity and is activated in the daytime, evenings and weekends</i> ▪ <i>a high level of amenity for residents, workers, students and visitors to enjoy</i> ▪ <i>a high quality built form</i> ▪ <i>a high level of public transport patronage which is easily accessible to residents, workers, students and visitors</i> ▪ <i>the area being linked to the Sydney CBD, other suburban centres and many parts of the Sydney Region by rail and bus as well as by road and is a place of interchange between the various modes</i> <p><i>Function:</i></p> <ul style="list-style-type: none"> ▪ <i>The North Sydney CBD comprises one of Australia’s largest commercial centres serving the local population and that of the Sydney region</i> ▪ <i>There is a mix of uses and activities to meet the demands of the residents, workforce, students and visitors</i> ▪ <i>There is a civic focus supported by community facilities such as North Sydney Oval, the Stanton Library and the Independent Theatre</i> ▪ <i>There is an education focus in the Education Precinct, supported by educational establishments such as the Australian Catholic University (ACU), the Sydney Church of England Grammar School (Shore) and North Sydney Demonstration School</i> 	

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<ul style="list-style-type: none"> ▪ <i>Creation of a new pedestrian focal point centrally within the Ward Street Precinct, through the provision of new public squares which integrate with a highly permeable pedestrian network and is activated by commercial and community frontages</i> ▪ <i>Community facilities meet the needs of the CBD's working and resident population, students, visitors, and residents of nearby neighbourhoods, in terms of wellbeing, culture and recreation, and add to the diversity and activity of the CBD</i> ▪ <i>Various grades and sizes of commercial floorspace accommodate a mix of small and larger business, services and retail</i> ▪ <i>New residential development will not occur in the commercial core, with further high density housing to be concentrated in the areas zoned mixed-use</i> ▪ <i>There is housing choice in the mix of dwelling sizes and in the range of affordability</i> ▪ <i>There are active uses outside of standard business hours</i> ▪ <i>Parks and public spaces are well used and provide for a range of social and recreational activities</i> 	
<p>Environmental Criteria:</p> <ul style="list-style-type: none"> ▪ <i>The extremes of sun, wind and rain are mitigated by good building design</i> ▪ <i>Buildings, public places and streets all receive good access to natural light</i> ▪ <i>Mechanical noise and other commercial noise is controlled, to protect residential amenity</i> ▪ <i>Use of local flora extends habitats for native birds and other fauna</i> ▪ <i>Solar access to special areas and open spaces is maintained and contributes to the enjoyment of those spaces for use by the public</i> ▪ <i>There is an opportunity to enjoy the views from and within the area towards the Sydney CBD, Sydney Harbour, heritage items and surrounding areas</i> ▪ <i>Additional public open space is provided for increased worker and residential populations</i> 	
<p>Built Form:</p> <ul style="list-style-type: none"> ▪ <i>There is a pleasant, well designed and well-lit series of easily accessible and connected urban plazas and gardens</i> ▪ <i>The setback on the eastern edge of Miller Street between McLaren Street and Mount Street is maintained and incorporates landscaped areas and actively utilised open space</i> 	

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	<ul style="list-style-type: none"> ▪ <i>Physical breaks are provided between tall commercial towers to afford occupants of commercial buildings reasonable levels amenity in terms of ventilation, daylight access, solar access and views</i> ▪ <i>Physical breaks are provided between tall commercial towers to afford users of the public domain reasonable levels of amenity in terms of daylight access, solar access, sky views and reduction in adverse wind impacts</i> ▪ <i>Avoiding continuous, uninterrupted walls of towers to reinforce a human scale when read from the public domain</i> ▪ <i>The significance of heritage items is retained, and promotes the rich development history and provides interest in the physical fabric of the area</i> ▪ <i>Heritage items are protected, and significant streetscape elements are conserved in the Walker and McLaren Street Conservation Areas</i> ▪ <i>Predominant early 20th Century character of the McLaren Street Conservation Area is maintained and protected</i> ▪ <i>Victorian and Federation character of streets in the Walker Street Conservation Area is maintained and protected</i> ▪ <i>Pedestrian connections provide alternate east/west and north/south routes through the CBD to promote pedestrian movement</i>
<p>Quality Urban Environment:</p>	<ul style="list-style-type: none"> ▪ <i>There are links to the Sydney CBD, other suburban centres and many parts of the Sydney region by ferry, rail, bus and road and the CBD is a place of interchange between the various transport modes</i> ▪ <i>Public transport, including walking and cycling, is the main form of access to the North Sydney CBD and the Education Precinct</i> ▪ <i>Traffic is managed so that pedestrians can move within the area freely and safely, and amenity is maintained</i> ▪ <i>Parking is managed in a way that maintains pedestrian safety and the quality of the public realm and minimises traffic generation</i> ▪ <i>The cumulative desired future built form outcome within the Ward Street Precinct does not result in a nett increase in traffic generation for the Precinct</i> ▪ <i>Rear lanes allow for the primary vehicular access to properties</i> ▪ <i>Limited increase to the capacity of private parking</i> ▪ <i>Pedestrians are assisted to safely cross barriers such as the Pacific Highway</i> ▪ <i>Educational establishments are oriented to the public domain to provide increased surveillance and activation</i>

Provision	Proposed
<ul style="list-style-type: none"> ▪ <i>Loading and delivery facilities should be located away from the street and where possible be located underground</i> <p>Efficient Use of Resources:</p> <ul style="list-style-type: none"> ▪ <i>Energy efficient design and life cycle assessment of buildings enables the conservation of natural resources and minimisation of use of non-renewable energy resources</i> ▪ <i>Stormwater runoff is minimised, and recycled on-site where possible</i> <p>Public Domain:</p> <ul style="list-style-type: none"> ▪ <i>Additional open space is provided to service the increased residential, working and student population of the North Sydney CBD and the Education Precinct</i> ▪ <i>A new public square/s be provided centrally within the Ward Street Precinct which is integrated with a highly permeable pedestrian network</i> ▪ <i>Streetscape improvements occur in accordance with the North Sydney Centre Public Domain Strategy, Education Precinct Public Domain Masterplan and Ward Street Precinct Masterplan</i> ▪ <i>In addition to the above character statement for the Planning Area, the relevant character statement for the following Locality Areas also requires consideration:</i> <p><i>Section 2.1: Central Business District</i></p>	
<p>The proposed mixed-use development at 153–157 Walker Street aligns with the Character Statement by creating a viable and attractive employment centre through the inclusion of retail spaces and a hotel, which will generate jobs and attract businesses. The development offers a diverse range of living, employment, recreation, and social opportunities, enhancing the vibrancy of the North Sydney CBD. By integrating residential apartments, a hotel, and retail spaces, the project caters to both local and regional populations, contributing to the area's dynamic atmosphere.</p> <p>The development integrates with the surrounding area by incorporating safe pedestrian networks and activated uses at ground level. The project also fosters economic activation and supports the night time economy by establishing a diverse customer base of permanent residents and visitors towards the eastern periphery of the North Sydney CBD. This will support local businesses outside of corporate trading hours. The high-quality built form ensures a pleasant environment, while the strategic location near major transport hubs promotes high public transport patronage and easy accessibility.</p>	

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<p>Functionally, the development meets the demands of residents, workers, students, and visitors by offering a mix of uses and activities. It supports community facilities and integrates with existing civic amenities, enhancing the cultural and recreational landscape. The design also addresses environmental criteria by mitigating extremes of sun, wind, and rain, ensuring good access to natural light, and incorporating local flora to extend habitats for native wildlife.</p> <p>This project is a forward-thinking response to the needs and opportunities of the North Sydney CBD, delivering significant public benefits and aligning with strategic policy directions.</p>	
<h2>2.1 Central Business District</h2>	
<h3>2.1.1 Significant Elements</h3>	
<p>Land Use:</p>	
<p><i>P1 Predominantly high-rise commercial development.</i></p>	<p>The proposal is a high-rise mixed use retail, hotel and residential development.</p>
<p><i>P2 Medium to high rise mixed commercial and residential development at the fringes.</i></p>	
<p>Topography:</p>	
<p><i>P5 Typically falling from the north to the south towards Sydney Harbour.</i></p>	<p>The building form responds to the topography of the site.</p>
<p>Views:</p>	
<p><i>P7 The following views and vistas are to be preserved and where possible enhanced:</i></p> <p>...</p> <p><i>(b) From Doris Fitton Park (160-166 Arthur Street) to Sydney Harbour and Neutral Bay district.</i></p>	<p>The site is located to the west of Doris Fitton Park and therefore will not interrupt any views east and south towards Sydney Harbour and Neutral Bay.</p>
<p>Subdivision:</p>	
<p><i>P13 Predominantly large consolidated allotments within a rigid grid pattern.</i></p>	<p>Complies.</p>
<p>Streetscape:</p>	

Provision	Proposed
<i>P15 Wide fully paved footpaths, promoting heavy pedestrian use.</i>	<p>The narrow footpath along Walker Street and almost non-existent pedestrian pathway along Little Walker Street create harsh and difficult to inhabit public space. The podium has been recessed to create a sheltered zone more readily occupied by pedestrians and visitors.</p> <p>Active uses are provided at ground level and lower ground level that will activate Walker and Little Walker Street.</p> <p>Walker Street street tree planting is incorporated into the design.</p>
<i>P16 Active street frontages provided with a variety of shops, cafes and other commercial uses.</i>	
<i>P17 Buildings generally built to the boundary, with entry at street level.</i>	
<i>P18 Continuous awnings provided on commercial buildings.</i>	
<i>P19 Street trees.</i>	
Public transport:	
<i>P20 Development is to take advantage of the accessibility provided by existing and planned public transport infrastructure</i>	The site's strategic location near major transport hubs promotes high public transport patronage and easy accessibility.
2.1.2 Desired Future Character	
Diversity of activities, facilities, opportunities and services	
<i>P1 High rise and medium density, commercial and mixed use developments.</i>	<p>The ground floor uses are a vibrant convergence of public life, hotel operations, and residential arrival. At its centre, the residential and hotel lobbies are clearly defined yet seamlessly integrated, supported by mail, parcel, and management facilities.</p> <p>Surrounding these entry points, an active food and beverage precinct animates the street edges and internal courtyard. A hotel restaurant, bar, and all day dining venue open to landscaped terraces, inviting guests and visitors into a relaxed, lively atmosphere.</p>
<i>P2 Provision of a variety of different sized office, retail, community and entertainment spaces.</i>	
<i>P3 Provision of a variety of outdoor and indoor community spaces (e.g. urban plazas gymnasium; gardens; outdoor and indoor dining areas and food courts).</i>	
<i>P4 The commercial focus of the CBD is to be enhanced by preventing any further residential development from occurring in its core (i.e. the E2 Commercial Centre zone).</i>	
<i>P7 Creation of a substantial new public space within the middle of the street block bound by McLaren, Walker, Berry and Miller Streets, activated by surrounding buildings and new community facilities consistent with the Ward Street Precinct Masterplan. This space is to be designed to be highly adaptable for events and prominent activities and form a spill over</i>	

Provision	Proposed
<i>space for other community events associated with community facilities to be located in adjacent buildings.</i>	This landscaped courtyard, accessible from both the interior and the street, acts as a central openair lounge - offering seating, greenery, and a moment of respite within the urban setting.
<i>P8 Brett Whiteley Place is a key public space for the North Sydney CBD which will incorporate an expanded Elizabeth Plaza, as well as portions of Denison Street and Mount Street. This expanded plaza will provide dedicated space for outdoor dining, large and small events, and other activities.</i>	The lower ground floor is a highly functional zone, supporting seamless building operations while activating the public domain.
<i>P9 Consideration be given to expanding Berrys Square to the northern side of Berry Street.</i>	Facing Little Walker Street, the hotel lobby and cafe create an active frontage, opening to a landscaped forecourt that welcomes pedestrians and softens the building edge. A cafe/retail tenancy further enlivens this corner and complements the street-level offering.
<i>P14 Provide roof top gardens and/or public facilities that allow the public and/or residents to access district views.</i>	
<i>P15 Development should maximise opportunities to incorporate retail, restaurant, bar facilities and other non-residential floor space at ground level to promote street level activation, amenity, diversity and place making objectives.</i>	
Accessibility and permeability	
<i>P20 Victoria Cross metro station is designed to enhance the North Sydney CBD as a major commercial centre and further encourage the use of public transport. Pedestrians are prioritised throughout the CBD with a number of interconnected pedestrian routes that facilitates all direction movement and encourages fine grain retail and dining uses.</i>	The site's strategic location near major transport hubs promotes high public transport patronage and easy accessibility.
<i>P23 New development focuses on the use of public transport, cycling and walking.</i>	A new through-site link is proposed to enhance connectivity within the North Sydney CBD, facilitating movement between Walker Street and Little Walker Street. Adequate separation on the eastern edge of the development allows for the creation of a pedestrian-focused laneway, promoting a vibrant public domain.
<i>P24 Pick up and drop off points for public transport and taxi ranks are located as close as possible to public spaces and activities, and main building entries.</i>	
<i>P25 Loading and delivery facilities should be located away from the street and where possible be located underground.</i>	
<i>P26 The following through site links are to be provided, retained and enhanced:</i>	

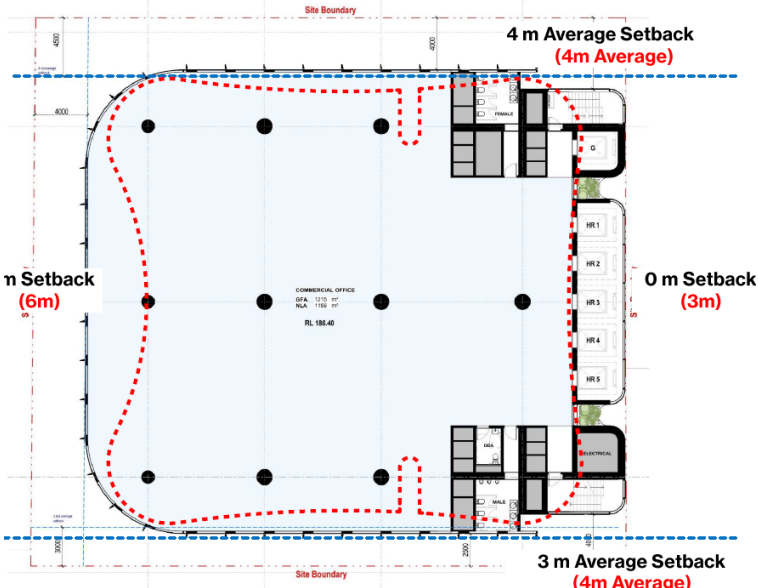
Provision	Proposed
<p><i>(j) An east - west pedestrian link from Walker Street to Little Walker Street across 81-83 Walker Street.</i></p> <p><i>(k) An east - west pedestrian link from Little Walker Street to Arthur Street across 100 Arthur Street.</i></p>	
<p>2.1.3 Desired Built Form</p>	
<p><i>P1 Development sites should be of a size which enable:</i></p> <p><i>(a) the creation of large high quality floor plates which helps to reinforce the Centre's role as a Global City as identified within the Metropolitan Strategy; and</i></p> <p><i>(b) the incorporation of adequate setbacks and breaks between tall commercial towers above the podium level to maintain reasonable access to sky views and daylight to the public domain.</i></p> <p><i>P2 Development on small sites should not detrimentally impact on the long-term ability of the amalgamation of sites for significant commercial development.</i></p>	<p>Large high quality floor plates of 1,200sqm to 1,700sqm are proposed on the podium levels.</p> <p>Slimmer floorplates on the residential levels reinforce the project's commitment to delivering high-quality, well-planned housing solutions for the community within a dense urban environment.</p>
<p>Form, massing and scale</p>	
<p><i>P4 Buildings should be carefully designed to minimise the impact of their height and bulk on surrounding residential areas.</i></p>	<p>The key massing moves are as follows:</p> <ul style="list-style-type: none"> ▪ Recess podium to expand public domain ▪ Expand public connections into public domain ▪ Reflect topography and water flow movement into podium transition ▪ Reflect solar plane to park on top and bottom of tower form ▪ Articulate façade to mitigate wind effect on public domain ▪ Integrate biophilia and create visual connection to harbour.
<p><i>P5 Roof design contributes to building's appearance from a regional view catchment.</i></p>	
<p><i>P7 No part of a building located above the podium and which exceeds 45m in height may have a horizontal width of more than 60m.</i></p>	
<p><i>P9 Development must not result in a nett increase in overshadowing to the main southern square to be created centrally within the Ward Street Precinct between 9am and 4pm from the March equinox to the September equinox (inclusive).</i></p>	

Provision	Proposed
Setbacks:	
<i>P10 Buildings are to provide a zero metre setback to all street frontages and adjacent to heritage items,</i>	The proposed setbacks sit within the approved commercial tower envelope that was assessed and deemed to be reasonable and appropriate under DA393/22.
<i>P11 Buildings must be setback to conserve views to, and the setbacks and settings of, heritage items at 86 and 144 - 150 Walker Street, 94 Pacific Highway (Post Office), 36 Blue Street (Greenwood), 153 Miller Street (MLC Building), 168 - 172 Pacific Highway and 1-7 Napier Street.</i>	As noted within the Architectural Design Report that accompanies the EIS, the proposed development is of a more refined scale, with marginal increases to setbacks, which results in improvements to the original planned massing for the site.
Podium Heights	
<i>P13 Podiums are to be provided in accordance with the Podium Heights Map (refer to Figure C-2.2).</i>	<p>The proposed podium height of 7-8 storeys sits within the approved tower envelope that was assessed and deemed to be reasonable and appropriate under DA393/22.</p> <p>The podium is a flared form that narrows towards the upper levels and is set back above Level 4, providing a 5-storey street wall height.</p>



Provision	Proposed
<p><i>P15 The entirety of a podium must be setback from any street frontage if required under Provisions P10 – P12 to s.2.1.3 to this Part of the DCP.</i></p>	
<p><i>P16 Podiums are to be built to all side and rear boundaries that do not have a street frontage, except where the site directly adjoins residentially zoned land (i.e. R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential) or requires a through site link as required under P23 to s.2.1.2 to this Part of the DCP.</i></p>	
<p><i>P17 Podium heights should match or provide a transition in height between immediately adjacent buildings.</i></p>	
<p><i>P18 Podium heights should match the height of adjacent heritage items.</i></p>	
<p>Above Podium Setbacks</p>	
<p><i>P20 All parts of a building located above the podium are to be setback from the podium's frontage to a street or laneway in accordance with the Above Podium Setbacks Map (refer to Figure C-2.3). Setbacks are to be measured from the outer wall of the podium. Where a weighted setback is required, it applies to the width of the building's façade located above the podium.</i></p>	<p>There is a clear delineation of building form between the podium and tower levels, with residential tower levels set in from hotel podium levels below.</p>
<p><i>Figure C-2.3: Above Podium Setbacks Map</i></p>	



Provision	Proposed
<p>P21 Despite P20, no part of any building may be located within 3m of the outer wall of the podium level fronting a street or laneway.</p>	<p>The tower setbacks sit within the massing of the previously approved commercial scheme.</p>
<p>P23 Where a building is to be erected on land zoned E2 Commercial Centre or on any other land and the building will not contain residential accommodation, all parts of the building located above the podium must be setback a minimum of 6m from any side boundary, unless:</p> <p>(a) the area of the site is less than 1,000sqm; and</p> <p>(b) the building does not exceed 45m in height.</p>	<p>The residential tower presents a reduced building footprint and a more slender form, particularly evident in the upper levels, which are significantly recessed.</p> <p>This outcome reflects the more stringent setback and separation requirements of the ADG, which differ from the tower setback controls established under the North Sydney DCP.</p>
<p>P25 Where a building does not contain residential accommodation, all parts of the building located above the podium must be setback a minimum of 6m from any rear boundary that does not have a street or laneway frontage.</p>	<p>The diagram below shows an approved commercial tower floor plate with new residential floor plate outlined in red.</p>
<p>P27 Where there is more than one tower located above the podium level on land zoned E2 Commercial Centre or on any other land and the building will not contain residential accommodation, the towers must maintain a minimum 12m separation from one another.</p>	 <p>The diagram illustrates the setbacks for the proposed residential tower (outlined in red) relative to the site boundaries and the existing commercial office building (shown in black). The setbacks are as follows:</p> <ul style="list-style-type: none"> Top Boundary: 4 m Average Setback (4m Average) Bottom Boundary: 3 m Average Setback (4m Average) Left Boundary: 6 m Setback (6m) Right Boundary: 0 m Setback (3m) <p>The commercial office building is labeled with 'COMMERCIAL OFFICE' and 'GFA 1210 sqm'. The residential tower is labeled with 'RESIDENTIAL' and 'HR1' through 'HR5'.</p>

Provision	Proposed
<p>Building design:</p>	
<p><i>P28 Provide architectural detailing, high quality materials and ornamentation provide a rich visual texture and a symbolic/decorative reference to the history of the place, the building's use or occupant.</i></p>	<p>Sandstone podiums and landscape elements reflect the stone country of Cammeraygal land.</p>
<p><i>P29 Provide a visually rich intimate pedestrian environment with active street frontages at ground level.</i></p>	<p>Planting palettes and thresholds are informed by native vegetation and seasonal shifts. The language of water erosion of sandstone edges and architectural interpretation of natural forms has also been interpreted in the podium design.</p> <p>The tower façade design draws inspiration from the concept of movement, echoing Marcel Duchamp's "Nu descendant un escalier" and the fluid lines found in Maria Antonia Siza's untitled drawings.</p> <p>This artistic narrative, reflecting a rhythmic interplay of forms, is not merely aesthetic but fundamentally informs the facade's strategic performance. Crucially, this dynamic design directly addresses the imperative for wind mitigation.</p> <p>The tower's form has been meticulously engineered to counteract the area's strong wind conditions. Innovative facade elements, including the building's curved corners, the creation of concave facade sections generating beneficial negative pressure zones, and the implementation of a serrated facade detail, all work cohesively to disrupt and manage wind flow.</p> <p>Furthermore, the thoughtfully flared podium effectively deflects downdrafts at ground level. This integrated design ensures optimal wind comfort and safety, showcasing a harmonious blend of artistic vision and essential environmental performance.</p>

Provision	Proposed
Awnings:	
<i>P31 Continuous awnings must be provided to all commercial buildings, except on the eastern side of Miller Street between the Pacific Highway and McLaren Street.</i>	Awnings are provided to Walker and Little Walker street frontages.
Public Domain:	
<i>P39 Have regard to Public Domain designed in accordance with the North Sydney Centre Public Domain Strategy and North Sydney Council Infrastructure Manual.</i>	The proposal has had regard to the North Sydney Centre Public Domain Strategy and Infrastructure Manual.
Landscaping:	
<i>P43 Continued use of tree planting and use of native vegetation to enhance the urban environment and attract birdlife.</i>	The proposal includes the retention of four existing street trees along the Walker Street frontage.
<i>P44 Choice of trees and vegetation in accordance with North Sydney Centre Public Domain Strategy, Street Tree Strategy and North Sydney Council Infrastructure Manual.</i>	