

# HERITAGE IMPACT STATEMENT

153-157 Walker Street, North Sydney

Prepared for:

**FREECITY NORTH SYDNEY DEVELOPMENT PTY LTD**

July 2025

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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming  
Artist Hayley Pigram  
Darug Nation  
Sydney, NSW

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# EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of Freecity North Sydney Development Pty Ltd to support a State Significant Development Application (SSDA) for a mixed-use hotel and residential development at 153-157 Walker Street, North Sydney (subject site).

This HIS has been prepared in accordance with the following directions contained within the Secretary's Environmental Assessment Requirements (SEARs) that were issued by DPHI for this project (SSD-82599709]:

SEARs Requirement	Section of Report where response is provided
<p><b>Condition 23. Environmental Heritage</b></p> <p><i>Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</i></p>	<p>This report provides an assessment of the potential impacts on built heritage.</p>

The proposed development seeks consent for a change of use from the existing commercial office tower use to a mixed-use retail, hotel and residential tower development.

The proposed development includes:

- Site preparation, including ground excavation and the demolition of existing structures at the site.
- Construction of a new fifty-one (51) storey mixed-use tower, which will accommodate:
  - Residential apartments, including a build-to-rent housing component.
  - Nine (9) affordable housing apartments equating to 3% of the total dwellings proposed.
  - A hotel that will be operated by one entity with a central management structure.
  - Ancillary lounge and wellness facilities
  - Retail floorspace at ground level.
- Eleven (11) basement levels with car parking facilities and plant rooms to service the proposed development.
- One (1) loading zone at the Lower Ground Level.
- Vehicle access from Little Walker Street.
- Associated building plant, utilities and service connections.

Further reference should be made to the detailed description of the proposed development within the Environmental Impact Statement (EIS) that has been prepared by Urbis Ltd (Urbis).

Further reference should be made to the detailed description of the proposed development within the Environmental Impact Statement (EIS) that has been prepared by Urbis Ltd (Urbis). Further details of the proposed works are also included in Section 5 of this report.

None of the buildings located on the subject site are state or locally listed heritage items, nor is the subject site located within a heritage conservation area. An assessment of significance of the subject site is undertaken in Section 4 of this report, which concluded that it does not meet the requisite threshold for heritage listing as assessed against the Heritage Council of NSW's seven criteria for assessing heritage significance. Further, the existing buildings on the site have previously been approved for demolition via an

approved Development Application DA393/22. Consent was granted under the original DA for demolition of two office buildings and associated works and removal of trees, and construction of a 43-storey commercial building including a five-level basement with parking and associated works at 153-157 Walker Street, North Sydney.

- However, the subject site is located within the vicinity of multiple heritage items being, 'Former Fire Station' (#10983), 86 Walker Street North Sydney, listed under Part 1 of Schedule 5 of the *North Sydney Local Environmental Plan (LEP) 2013* and the 'MLC Building' (#10893), 105-153 Miller Street, North Sydney which is listed under the same instrument. The 'MLC Building North Sydney (former)' is also listed as a State Heritage item under the *Heritage Act 1977* and is identified as SHR #02069. This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of these vicinity items.

A detailed heritage impact assessment has been undertaken in the following sections of this report. The proposed development will have no impact on the vicinity heritage items. This will be achieved in the following ways:

- The proposed development at 153-157 Walker Street, North Sydney is considered to respect the heritage significance of the heritage items located within the vicinity of the subject site.
- Due to the proposed development's positing and location along the northern end of Walker Street, the proposed tower will not impact views to or from items of heritage significance within the vicinity which are located to the west and south, approximately 115 and 80m distance, respectively from the subject site. No significant views to or from the heritage items will be affected by the proposed works, due to the distance between the subject site, and both heritage items being separated by multiple high-density developments.
- The proposed scheme will incorporate a neutral and contemporary material palette, including materials such as concrete, timber and glass, establishing the proposal as a light-weight insertion into the streetscape that will be in-line with existing façade treatments of surrounding high-rise towers.
- The bulk, scale and form of the development has been sculpted and broken up to respond to its surrounding context. The overall form is separated into a distinct podium and sculpted tower form. The overall impression of the development when viewed from the streetscape will be a visually submissive facade that does not create clutter along the streetscape. This will be achieved through simple yet filleted façade treatment, resulting in a visually softer presentation.
- The subject site's proposed development will change the use of the site from a commercial tower premises to a hybrid hotel/residential use. Multiple high-rise residential and hotel towers exist within the vicinity of the subject site therefore the subject site's proposed change of use will be in-keeping with the broader North Sydney context.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

# 1. INTRODUCTION

## 1.1. BACKGROUND

This Heritage Impact Statement (HIS) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf Freecity North Sydney Development Pty Ltd to support a State Significant Development Application (SSDA) for a mixed-use hotel and residential development at 153-157 Walker Street, North Sydney (subject site).

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  - Residential apartments, including a build-to-rent housing component.
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  - Ancillary lounge and wellness facilities
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The subject site is located within the vicinity of multiple heritage items being, 'Former Fire Station' (#I0983), 86 Walker Street North Sydney, listed under Part 1 of Schedule 5 of the North Sydney Local Environmental Plan (LEP) 2013 and the 'MLC Building' (#I0893), 105-153 Miller Street, North Sydney which is listed under the same instrument. The 'MLC Building North Sydney (former)' is also listed as a State Heritage item under the Heritage Act 1977 and is identified as SHR #02069. This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of these vicinity items.

## 1.2. SITE LOCATON

The site, located at 153 - 157 Walker Street, North Sydney, comprises two rectangular lots situated between Walker Street (to the west) and Little Walker Street (to the east). The total site area is 1,928m<sup>2</sup>.



Figure 1 Location map showing the subject site outlined in red.

Source: Urbis

## 1.3. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *North Sydney Local Environmental Plan (2013 LEP)* and with reference to

the North Sydney Development Control Plan (2013 DCP). This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

## **1.4. AUTHOR IDENTIFICATION**

The following report has been prepared by Maia Protivinsky (Heritage Assistant). Keira Kucharska (Senior Consultant) has reviewed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

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## 2. SITE DESCRIPTION

### 2.1. SITE SETTING

The site, located at 153 - 157 Walker Street, North Sydney, comprises two rectangular lots situated between Walker Street (to the west) and Little Walker Street (to the east). The total site area is 1,928m<sup>2</sup>.

The site benefits from dual street frontages:

- Walker Street (west), with a frontage length of 45.5m.
- Little Walker Street (east), with a frontage length of 45.9m.

The site has two side boundaries:

- The northern side boundary, measuring 42.2 metres in length, abuts the property at 161-165 Walker Street.
- The southern side boundary, also measuring 42.2 metres in length, abuts the property at 141 Walker Street.

The topography of the site features a gentle slope towards the south-east, with a total elevation change of approximately 6.7 metres from the north-western to the south-eastern extent of the site.

The legal lot entities within the site are Lot 1 in Deposited Plan (DP) 84729 and Strata Plan (SP)50411.

The subject site is located at 153-157 Walker Street, North Sydney, on the traditional lands of the Ku-ring-gai people in NSW. Legally, the location is defined as Lot 1 in Deposited Plan (DP) 8479 and Strata Plan (SP) 50411 (the 'subject site').

The subject site is located approximately 3km North of the Sydney CBD (Central Business District), in the North Sydney Local Government Area (LGA). The subject site measures approximately 1,928m<sup>2</sup>. and is located on a medium sized land parcel bounded by Walker Street to the West, Little Walker Street to the east, a mixed-use medium-rise commercial tower to the north and a low-rise mixed use commercial block to the south.



Figure 2 Location map showing the subject site outlined in red.

Source: Six Maps, 2025

Walker Street is a single carriageway artery, with footpaths on either side and sparse tree plantings lining the street towards the Mount Street intersection. The portion of Walker Street abutting the site is predominantly commercial in character. Medium to high-rise, contemporary commercial towers with retail tenancies occupied by restaurants and cafes that line the street. Additional facilities for office occupants are present within the adjoining buildings, including stationary suppliers and gyms. The former heritage listed fire station is located south along Walker Street to the western side approximately 160m away from the subject site.

Little Walker Street is a quiet, one-way vehicular laneway providing rear access to commercial mixed-use towers with primary frontages towards Walker Street. The streetscape is characterised by garage entry ways, narrow pedestrian footpaths on either side and minimal vegetation plantings.



Figure 3 Little Walker Street looking towards rear of 157 Walker Street

Source: Urbis, 2025



Figure 4 Little Walker Street looking north towards Berry Street intersection

Source: Urbis, 2025



Figure 5 Little Walker Street looking south towards Mount Street intersection

Source: Urbis, 2025



Figure 6 Walker Street looking across from subject site

Source: Urbis, 2025



Figure 7 Walker Street looking north towards Berry Street intersection

Source: Urbis, 2025



Figure 8 Walker Street looking south towards Mount Street intersection

Source: Urbis, 2025

## 2.2. FORMER FIRE STATION

The former North Sydney fire station is located to the south of the subject site along the western side of Walker Street at 86 Walker Street, approximately 80m by direct line. The primary frontages of the former fire station are to Walker Street to the east and Spring Street to the south. The subject site and the former fire station are visually and physically separated by multiple separating commercial buildings and Walker Street itself. The site of the former fire station has recently undergone development with a high-rise contemporary glazed office tower being constructed on top of the heritage building in 2023.

The building was designed by W. Vernon and Charles Hellmrich and built by the Department of Public Works. The following description of the former fire station has been adapted from the State Heritage Inventory page on the item.

*Two storey rendered brick fire station with balustraded parapet with central semi-circular pediment above heavy cornice, three pairs of semi-circular arched windows on the upper floor, all with moulded archivolts and keystones carried on simulated square columns with dentilated impostes and corbelled sills. Ground floor windows are simple segmental arches with label moulds and corbelled sills. This building is designed in the Victorian Italianate style.*

*The building has undergone minor alteration.*

*The building was converted to a restaurant during the 1970s. Interior extensively altered.<sup>1</sup>*

<sup>1</sup> "Former Fire Station", State Heritage Inventory, NSW Government, accessed January 3, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180872>



Figure 9 Former Fire Station from Walker Street

Source: Urbis, 2025



Figure 10 Close up of Former Fire Station from Walker Street

Source: Urbis, 2025

## 2.3. MLC BUILDING NORTH SYDNEY

The MLC Building North Sydney is located multiple streets away to the west of the subject site at 105-153 Miller Street, approximately 115m by direct line. The MLC Building is bounded by Denison Street to the east, Miller Street to the west and Mount Street to the south. The subject site and the MLC building are entirely visually and physically separated by a series of parallel streets running alongside Walker Street and their associated high-rise developments.

The following description of the MLC Building North Sydney has been adapted from the State Heritage inventory page on the item.

*The MLC Building North Sydney was designed by Bates Smart & McCutcheon with Osborn McCutcheon appointed as the architect and Harvey H. Brown appointed as the engineer. The construction phase of the project was delivered by Concrete Constructions, whilst Julius Poole & Gibson delivered electrical engineering and W.E Bassett & Associates provided mechanical engineering. The construction of the project started in 1955 with project finalisation achieved in 1957.<sup>2</sup>*

*A fourteen store cubiform office block of 450,000 feet of floor space designed in the Post-War International Style and constructed on a rigid steel frame with hollow steel floors.*

*Curtain walls of glass and anodized aluminium spandrels. Vermiculite plaster fireproofing, stamped metal ceilings. Double glazed using anti-actinic heat-resisting glass outer and plate glass inner, ten inches apart. Facing materials include terracotta, marble, granite and mosaic*

<sup>2</sup> NSW Government State Heritage Inventory, 'MLC Building North Sydney (former)', available at <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5062226>, accessed on 13.02.25.

tiles. The building is prominently faced with blue glazed terracotta tiles. A bronze bas-relief sculpture of the company's logo 'Strength in Unity', depicting a man attempting to break up a bundle of rods, by Andor Meszaros, is on the building's southern tiled façade. The front garden on either side of the main entrance on Miller Street with seven shaped sandstone rocks, designed and sculpted by Gerard Lewers.

The building is intact with modifications. Treated-aluminium bas-relief of the MLC 'unity in strength' symbol sculpted by Andor Mészáros is extant on the south tiled facade. The front garden on either side of the main entrance on Miller Street with seven shaped sandstone rocks designed and sculpted by Gerald Lewers, remains in situ.

The building has undergone several major phases of modification. 2001 - major modification of interiors for "Campus MLC" project by architects BVN. Original main entrance stairs from Miller street to first floor entrance removed and replaced with ground floor entrance and an awning structure that hints at the original stairs.

2013 - Woods Bagot redesigned the interiors for National Australia Bank (NAB) adopting an 'agile working' practice. Destination meeting floors were created to encourage movement, while collaborative lounges in the centre of the space on each floor promote impromptu meetings and interaction.



Figure 11 MLC Building North Sydney from corner of Pacific Highway, Miller Street and Brett Whiteley Place

Source: Urbis, 2025

## 2.4. SUBJECT SITE DESCRIPTION

The following subsections provide a description of the buildings and structures located across the site.

Prior to the modern construction of the commercial towers currently located at the subject site, both lots contained separate low-rise residential dwellings. The present shells of both high-rise towers, located at 153-157 Walker Street, were erected on the site between 1965 and 1970 in the International Style. The repetitive yet rhythmic façade treatment of both subject sites was common for the period.

### 2.4.1. 153 Walker Street

153 Walker Street presents to the streetscape with a repeating horizontal fenestration pattern set back into a contemporary uniformly aluminium sheet clad façade. An evenly set out vertical grid of modern pilasters terminate at the building's forecourt, further protruding at the base. A repeating horizontal grid of spandrels is set back from the primary vertical pilaster arrangement, framing the fenestration arrangement. On the ground floor, double-height glazing with several automatic glass-doors provides visual and physical access to the tower's lobby and adheres to the fenestration set out of the upper levels.



Figure 12 153 Walker Street primary façade showing forecourt and contemporary aluminium sheet cladding façade treatment.

Source: Urbis, 2025.

### 2.4.2. 157 Walker Street

The adjacent tower located at 157 Walker Street appears more intact in its façade treatment, presenting to the streetscape with a concrete-rendered façade. Whilst the fenestration pattern respects the vertical spacing of the neighbouring tower's glazing, 157 Walker Street features two window band sizes, the larger of which sits towards the outer perimeters of the façade, whilst the smaller is set into the centre of the façade. An irregular glazing arrangement on the ground floor provides access to the building and an outdoor tenancy

café. The undulating marquee supported by a column set out arrangement establishes a covered forecourt area that is bound by a vertically clad timber balustrade.

The interior ground floor elevator lobby features entirely contemporary finishes and materials, with the same vertical timber balustrade treatment applied to feature walls, the floor and remaining walls are tile clad.



Figure 13 157 Walker Street primary concrete-rendered façade with protruding marquee.

Source: Urbis, 2025.



Figure 14 Interior of 157 Walker Street, showing contemporary ground floor elevator lobby.

Source: Urbis, 2025.

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## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

The following information was extracted via the Dictionary of Sydney by Leonie Masson in 2010<sup>3</sup>:

*North Sydney is on the traditional land of the Cammeraygal people. It is a mostly landlocked suburb located in the North Sydney local government area, bounded to the east by the Warringah Expressway, to the south by the suburb of Lavender Bay, on the south-east by Kirribilli and Milsons Point, and the suburbs of Crows Nest, Waverton and Cammeray share boundaries to the north and west. The suburb also extends to the harbour at Neutral Bay, inclusive of the High Street promontory. The North Sydney central business district, a major feature of the suburb, is one of Australia's largest commercial centres, serving both the local population and the Sydney region. Landmark buildings in the suburb include the Independent Theatre, the Don Bank Museum, Stanton Library, and prestigious schools such as Monte Sant' Angelo Mercy College, Sydney Church of England Grammar School (Shore) and Wenona.*

#### *Early surveys*

*As early as 1828, Sir Thomas Mitchell had been asked to provide a report on James Milson's claim for land on the north shore, after a fire destroyed deeds to his property. In preparing this report, Mitchell also identified an eligible site for a Township, land which to this point had not yet been disposed of in various land grants. The recommendations included in Mitchell's 1828 plan included suggestions for streets and subdivisions, a reserve and a great road towards the north of the colony and Broken Bay.*

*Mitchell's plan was discarded, and in 1836 the entire area was resurveyed in response to demands of several petitioners to purchase land in the area. By 1838 the basic road structure of the town centre was established on a traditional 10-chain grid, with Berry, Mount, Blue and Lavender streets running east-west and Miller and Walker streets running north-south. This initial site for the Township (nowadays the commercial centre of North Sydney) was a small rectangle of Crown land north of Hulk Bay (later named Lavender Bay). It was the southern tip of a reserve for the extension of Sydney. Initially, in 1838 48 half-acre building allotments in three sections were offered for purchase by application.*

#### *Naming the town*

*The Township of St Leonards was formally gazetted in 1838. It is thought to have been named after St Leonards (near Hastings in Britain) by Major Mitchell when he surveyed the district in 1828. An alternative, though less probable explanation, is that the district was named for the British statesman, Thomas Townshend, Baron Sydney of Chislehurst, whose name was given to Sydney Cove by Governor Phillip in 1788, and who was created Viscount Sydney of St Leonards on his retirement from politics in 1789.*

*However the name St Leonards was arrived at, the present name of North Sydney was adopted by the alderman of the newly consolidated borough in 1890. Although there was a strong sentiment attached to the name St Leonards, Alderman Clark proposed the name North Sydney, arguing that it would give the new borough more prestige if they wanted to borrow more money. At this vote, North Sydney won the day. [1]*

#### *Subdivision and development*

*After 1843 there were occasional sales of Crown lots, with substantial sales, especially to the north and north-east of the St Leonards Reserve: in total 35 sections were sold during the 1850s, enlarging the developing St Leonards township. Subdivisions in the late 1850s and*

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<sup>3</sup> Masson, L. (2010). North Sydney. Dictionary of Sydney. Retrieved October 10, 2023, from [https://dictionaryofsydney.org/entry/north\\_sydney](https://dictionaryofsydney.org/entry/north_sydney)

1860s anticipated a boom period and provided allotments of various sizes, encouraging the building of cottages and terraces as well as villas and mansions.

St Leonards Park was envisioned by Mitchell in his original 1828 township plan, but it was Alderman William Tunks who planned and designed the gardens and layout. He fought the Carlow Street Enclosure Bill which would have allowed Carlow Street to cut the park in half in the 1880s. The area bordering the park, south from Ridge Street to Berry Street between Miller and Alfred streets, developed as an upper-middle-class neighbourhood. Here prominent businessmen, parliamentarians and doctors built grand Victorian and Federation houses on large blocks. Sadly, many of these homes were demolished for high-rise residential or commercial buildings from the 1960s onwards. There are however a few outstanding surviving examples at the northern end of Walker Street and in Ridge Street overlooking St Leonards Park, whilst others are located in the grounds of schools including Monte Sant' Angelo Mercy College and Wenona.

Local government began in the area with the formation of the Borough of St Leonards (1869) to administer the township, beginning the provision of utilities such as gas, water, roads, garbage collection, sewerage and sanitation. The three local boroughs (East St Leonards, St Leonards and Victoria) amalgamated to form the present council in 1890.

In the mid-1880s, the intersection of Miller and Mount streets and Lane Cove Road (present day Victoria Cross) was the commercial and civic centre of the township. The development of a town centre was boosted by the construction of the cable tramway from Ridge Street to the ferry wharf at Milsons Point, via Miller and Alfred Streets. The foundation stones of the Post Office/Court House/Police Station complex, designed by government architect James Barnet, were laid in 1885 and the buildings opened in 1886. Opposite this complex was the former School of Arts, and nearby the Masonic (now Central) Hall, owned by the Wesleyan church. The former water hole and quarry at the corner of Blue and Miller streets, and practically the whole of Walker Street, were being developed. Business flourished in this area and banks, public buildings and shops were built in Miller, Mount and Walker streets

Over the next 30 years, the population that settled in the township was a conglomerate of professional and commercial people, skilled tradesmen and labourers. The middle class built grand homes on the heights of North Sydney in the vicinity of the St Leonards Reserve. The medical fraternity established itself in and around Miller Street between Berry and Ridge streets, and this area became known as the 'Macquarie Street of the North Shore'.

The families of the township were also well served by educational establishments. The North Sydney Superior Public School (later the Greenwood Hotel) was erected in Miller and Blue streets in 1878, and expanded over time to serve a rapidly growing local population, eventually spawning North Sydney Girls' and North Sydney Boys' High Schools (1914 and 1912 respectively) and the North Sydney Demonstration School (1932). Religious schools for girls and boys were also established in the area before the end of the nineteenth century, and included Monte Sant' Angelo Convent (Miller Street), SCEGS Shore (Blue Street) and Wenona School (Walker Street).

Churches came to the township in the 1840s and 1850s. The Anglicans built the first St Thomas's in 1843 (the present grand Gothic church was erected in 1884), and the Jesuits established St Mary's in 1856. A church was built by the Methodists in 1863, and Presbyterians erected St Peter's in 1844 (rebuilt 1866). Entertainment venues included the Coliseum Theatre, built on the site of the cable tram winding sheds in Miller and Ridge streets in about 1912. It was later subdivided to become the Hoyts Union De Luxe Cinema and Independent Theatre in the 1930s.

#### *Early twentieth century changes*

In the wake of the Depression and the building of the Sydney Harbour Bridge in 1932, building activity stalled, especially in the shopping centre in the heart of North Sydney. Land values dropped and population levels remained static. In 1926 the town hall was relocated to the heart of middle-class suburban North Sydney, taking over Dr Capper's Federation house at the corner of Miller and McLaren streets. The Lane Cove Road was extended to the Bradfield

Highway and the newly constructed Sydney Harbour Bridge, resulting in the resumption and demolition of an entire street (Junction Street) and the North Sydney Methodist church on the Blue Street intersection. The road was also widened and renamed the Pacific Highway in 1932, at which time the present Victoria Cross intersection was formed. Council chose this name from a public competition held in 1939.

Development after the Depression mainly consisted of rebuilding. New Art Deco style hotels (Albert, Federal and Union Hotels rebuilt in the late 1930s), garages and public buildings replaced earlier buildings. Large Federation and Victorian houses were converted into boarding houses, with verandahs and balconies enclosed to provide additional bed-sitting accommodation and servants' quarters turned into flats. Despite this, the population declined across the suburb and municipality after World War II.

#### Postwar development

Low land prices (by comparison with the Sydney central business district) led several companies to build large headquarters in North Sydney. The headquarters of the Mutual Life and Citizens Assurance Company (MLC Limited) was built in Miller Street, opening in 1957, and the AMP built a substantial office block in Miller Street at the Blue Street corner. The MLC building was the first high-rise office block in North Sydney and the largest for a number of years after its construction: it was a pioneer building which influenced subsequent high-rise design in Sydney.

During the building boom of the 1960s, North Sydney was aggressively promoted as the 'Twin City' to Sydney. Cheap rents encouraged smaller firms to lease office space in the commercial centre. Between 1968 and 1973, 138 million dollars worth of office and bank building was commenced in North Sydney, causing the State Planning Commission to move to limit further growth in 1973. These developments had attracted insurance, advertising, computing and banking businesses to North Sydney.

Progress boomed again in the early 1980s. Companies were encouraged to build office towers in the formerly low-rise Victorian and Federation shopping centre, extending as far north as McLaren Street, and companies such as Philips, Sabemo, NRMA, Transfield and Ampol were attracted.

Directly to the east of this burgeoning commercial district, the Warringah Expressway was built. Opening in 1968, construction involved the demolition of nearly 500 houses and shops. North Sydney was split in half and many long-time residents forced out of the area. The completion of the expressway coincided with intense development in the central business district. With this, North Sydney came to resemble a 'Twin-City' rather than a suburban locality with a local shopping centre.

The building boom resulted in the wholesale demolition of the nineteenth-century township – Victorian and Federation shops, terraces, houses and public buildings disappeared from the streetscape. The residents of North Sydney began to object to the extent of development and the destruction of amenity and heritage, and a number of resident action groups were formed, including the North Sydney Civic Group. Dissatisfaction with the council in the late 1970s, particularly over plans for a new civic centre development to replace the existing council chambers, led to a rout of the existing council in the 1980 elections, with two-thirds of councillors replaced and Ted Mack elected Mayor.

There followed a period of reassessment of planning controls in North Sydney, to take into account the needs of residents living in adjoining streets and within the central business district and the large labour force working in the suburb. North Sydney Council, led by Mayor Mack, focused on reviving a sense of community, humanising and bringing a civic heart back to the suburb. A community identity that was to be distinctly North Sydney was fostered, via new street signs, bus shelters, colour schemes of public buildings, paving and street furniture, and rebuilding public facilities such as North Sydney Oval and Stanton Library. The pioneering North Sydney Heritage Study was released in 1982, a Precinct Committee system for citizen participation was implemented, and in 1989 the new Local Environmental Plan was gazetted.





Figure 16 Excerpt of 1893 Map of North Sydney & Mosman, Parish of Willoughby indicating subject site with red star.

Source: State Library of NSW, 'Map of the boroughs of North Sydney & Mosman, Parish of Willoughby', Higinbotham & Robinson, 1893

By the early twentieth century, Sands Directory records indicate that both subject sites were residential lots with a dwelling located on each lot. The 157 Walker Street site appears to have been inhabited first, with William Smith residing at the lot in 1913.<sup>5</sup> By 1915 the residency of the site was transferred to Sydney Marshall who resided at the site until 1924.<sup>6</sup> In the following six years Compton Thos. Was documented as the following resident from 1930 until 1931<sup>7</sup>, when Mrs. Helen Stephans took over the lease. By 1932 R.W Stephens was the registered tenant, his relative Henry Percy Warren Stephens, formally of Scone, resided at the lot until his death on July 30 1933.<sup>8</sup> The final documented residential tenants of the property were Nellie Esther Falconer-Ash and James Michael Falconer who celebrated their Silver Wedding at the subject site in 1945.<sup>9</sup>

<sup>5</sup> Sands Sydney, Suburban and Commercial Directory, 1913, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898946?type=all&lsk=62336d9d666fb6703441e6824b796699>, accessed on 06.02.2025

<sup>6</sup> Sands Sydney, Suburban and Commercial Directory, 1924, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898935?type=all&lsk=62336d9d666fb6703441e6824b796699>, accessed on 06.02.2025

<sup>7</sup> Sands Sydney, Suburban and Commercial Directory, 1931, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898928?type=all&lsk=62336d9d666fb6703441e6824b796699>, accessed on 06.02.2025

<sup>8</sup> Sands Sydney, Suburban and Commercial Directory, 1932, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898927?type=all&lsk=62336d9d666fb6703441e6824b796699>, accessed on 06.02.2025

<sup>9</sup> The Sydney Morning Herald, Saturday 24 February 1945, available at <https://trove.nla.gov.au/newspaper/article/44998841?searchTerm=%22157%20Walker%20Street%20North%20Sydney%22> accessed on 06.02.2025.



Figure 17 1928 historical aerial indicating residential dwelling present at 153 and 157 Walker Street.

Source: *Military Mapping Photography, MAP1899, Frame 1573, 30 March 1928*

153 Walker Street was first documented as a residence three years after the adjoining 157 Walker Street lot, with H. Dawson William identified as the first tenant from 1916-1918.<sup>10</sup> By 1921 Richard Edward Clark from the Orpheum Pictures was residing at the site when he received a sequestration order for bankruptcy.<sup>11</sup> The property likely underwent a change of use from residential to a mix-use site in 1925 with Blakeman & Sons documented at the site between 1925-1930.<sup>12</sup> The following year F. Blakeman, likely the proprietor of the earlier business was registered as a tenant in 1931.<sup>13</sup> Between 1922-1932 Mrs. E. S. Dawson was registered as a tenant simultaneously to Blakeman & Sons between 1922-1932<sup>14</sup> – the structure present on the site at this time was potentially a form of shop-top housing, allowing for a residential lease on the top floor and a commercial lease on the ground floor. A building application was approved for proposed alterations and additions to the residential dwelling located at the subject site of 153 Walker Street in 24<sup>th</sup> March 1943, under the ownership of McDonald R.<sup>15</sup>

<sup>10</sup> Sands Sydney, Suburban and Commercial Directory, 1918, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898941?type=all&lsk=62336d9d666fb6703441e6824b796699> , accessed on 06.02.2025

<sup>11</sup> Trove, Government Gazette of the State of New South Wales, Friday 20 May 1921, available at <https://trove.nla.gov.au/newspaper/article/224625478?searchTerm=%22153%20walker%20street%20north%20sydney%22>, accessed on 06.02.2025

<sup>12</sup> Sands Sydney, Suburban and Commercial Directory, 1930, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898929?type=all&lsk=62336d9d666fb6703441e6824b796699> , accessed on 06.02.2025

<sup>13</sup> Sands Sydney, Suburban and Commercial Directory, 1931, available at <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898928?type=all&lsk=62336d9d666fb6703441e6824b796699>, accessed on 06.02.2025

<sup>14</sup> The Sydney Morning Herald, Monday 31 July 1932, available at <https://trove.nla.gov.au/newspaper/article/16994608?searchTerm=%22157%20walker%20Street%20North%20Sydney%22> accessed on 06.02.2025

<sup>15</sup> Stanton Library Historical Services, 'Building Application 43/6', accessed on 06.02.2025.



Figure 18 Plans indicating proposed alterations and additions to 153 Walker Street in 1943.

Source: North Sydney Council Archives, 'Building Application 43/6', Stanton Library Historical Services, accessed on 06.02.2025

Historical aerials indicate that both 153 and 157 Walker Street remained in use as residential lots with a house situated on each lot. Between 1965 and 1970 both original dwellings were demolished for the construction of the high-rise commercial towers which are present on the sites today.



Figure 19 1943 site imagery indicating one-storey residence at 157 Walker Street and a smaller dwelling at 153 Walker Street

Source: Historical Imagery Viewer, NSW Government



Figure 20 1955 site imagery indicating both unchanged residences

Source: Historical Imagery Viewer, NSW Government



Figure 21 1965 site imagery indicating both unchanged residences with the construction of a high-rise tower at the northern adjacent lot

Source: Historical Imagery Viewer, NSW Government



Figure 22 1970 imagery indicating construction of present high-rise towers at 153-157 Walker Street

Source: Historical Imagery Viewer, NSW Government



Figure 23 1986 imagery indicating the addition of roof services at 157 Walker Street

Source: Historical Imagery Viewer, NSW Government



Figure 24 1991 imagery indicating the addition of further roof services at 157 Walker Street

Source: Historical Imagery Viewer, NSW Government



Figure 25 1994 imagery indicating that the high-rise towers on the subject site appeared unchanged

Source: Historical Imagery Viewer, NSW Government

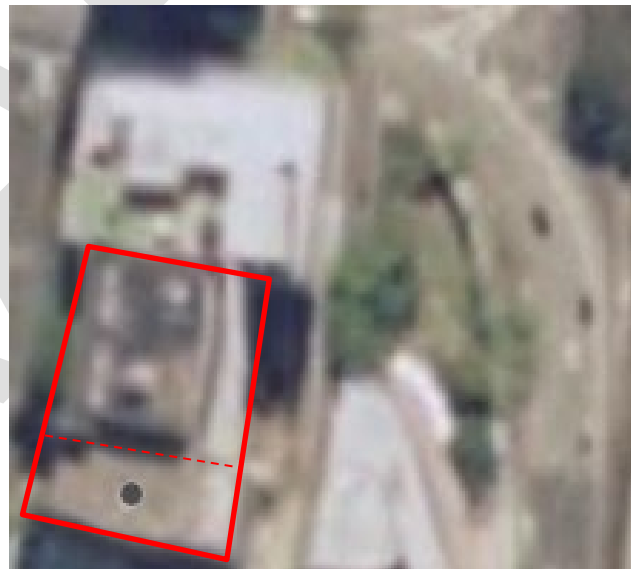


Figure 26 2004 imagery indicating that the high-rise towers on the subject site appeared unchanged

Source: Historical Imagery Viewer, NSW Government

The development of both towers in the 1960-1970s resulted in an influx of successive commercial enterprises that gradually went into voluntary liquidation at the subject sites. Centaur Project Pty Limited operating out of 157 Walker Street was the first documented commercial business on either site. The business appointed Mr Colin Rodney Hopper as liquidator for the business on 25<sup>th</sup> May 1976.<sup>16</sup> The finance and investment consultants and mortgage bankers Reid Sinclair and Co went into voluntary liquidation at the site in 1987.<sup>17</sup> Multiple subsequent businesses declared voluntary liquidation at 157 Walker Street such as

<sup>16</sup> Trove, Government Gazette of the State of New South Wales, Friday 4 June 1976, available at <https://trove.nla.gov.au/newspaper/article/220198570?searchTerm=%22157%20walker%20Street%20North%20Sydney%22>, accessed on 06.02.2025.

<sup>17</sup> Trove, The Australian Jewish Times, Thursday 23 July 1987, available at <https://trove.nla.gov.au/newspaper/article/263172344?searchTerm=%22157%20walker%20Street%20North%20Sydney%22>, accessed on 06.02.2025.

Macdonald Internal Pty Ltd, Beaudesert Pty Limited and Rampart Properties in the following year, Tepenna Investments Pty Limited and Darnos Pty Limited in 1990, John Bunce & Sons Pty Ltd in 1991, Nytramouse Pty Limited in 1997 and Sundream House in 2004.<sup>18</sup>

Several Government offices were present at the 153 Walker Street site in the late 70's-80's. The Australian Broadcasting Tribunal operated out the tower in 1978 whilst the departmental office for the Postal and Telecommunications sector formed a tenancy in 1980<sup>19</sup>. The last recorded government department on the site was recorded to be the Department of Sport, Recreation and Tourism in 1986<sup>20</sup>. Similarly to the adjoining site, 153 Walker Street was subject to the liquidation of multiple of its commercial tenancies from the 1990s until the early 2000's, with Cowan Investments Pty Ltd going into voluntary liquidation in 1994<sup>21</sup> and Famda Pty being liquidated in 2002<sup>22</sup>.

Since the early 2000's both towers at 153 and 157 Walker Street have been retained and are presently in use for commercial purposes.

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<sup>18</sup> Trove, Commonwealth of Australia Gazette Business National, Tuesday 22 June 2004, available at <https://trove.nla.gov.au/newspaper/article/247465748?searchTerm=%22157%20walker%20Street%20North%20Sydney%22>, accessed on 06.02.2025.

<sup>19</sup> Trove, The Parliament of Commonwealth of Australia Postal and Telecommunications Department Annual Report 1979-1980, available at <https://nla.gov.au/nla.obj-843190502/view?sectionId=nla.obj-1095272245&searchTerm=%22153+walker+street+north+sydney%22&partId=nla.obj-844974830#page/n0/mode/1up>, accessed on 06.02.2025

<sup>20</sup> Trove, The Parliament of the Commonwealth of Australia Department of Sport, Recreation and Tourism Annual Report 1985-1986, available at <https://nla.gov.au/nla.obj-1940410191/view?sectionId=nla.obj-2130878630&searchTerm=%22153+walker+street+north+sydney%22&partId=nla.obj-1952396423#page/n0/mode/1up>, accessed at 06.02.2025

<sup>21</sup> Trove, Commonwealth of Australia Gazette, Tuesday 27 September 1994, available at <https://trove.nla.gov.au/newspaper/article/246835237?searchTerm=%22157%20walker%20Street%20North%20Sydney%22>, accessed on 06.02.2025

<sup>22</sup> Trove, Commonwealth of Australia Gazette, Tuesday 28 May 2002, available on <https://trove.nla.gov.au/newspaper/article/247412405?searchTerm=%22153%20walker%20street%20north%20sydney%22>, accessed on 06.02.2025

### 3.3. PROPERTY OWNERSHIP HISTORY (153 WALKER STREET)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 1 Property Ownership History

Year/Date	Owner	Source
1916	H. Dawson William	Sands Directory 1916
1921	Richard Edward Clark	Sands Directory 1921
1922	Mrs. E. S Dawson	
1925	Blakeman & Sons	Sands Directory 1925
1931	F. Blakeman	
1943	R. McDonald	Building Application 43/6
1978	The Australian Broadcasting Tribunal	The Parliament of Commonwealth of Australia Postal and Telecommunications Department Annual Report 1977-1978
1980	Postal and Telecommunications	The Parliament of Commonwealth of Australia Postal and Telecommunications Department Annual Report 1979-1980
1986	Department of Sport, Recreation and Tourism	The Parliament of the Commonwealth of Australia Department of Sport, Recreation and Tourism Annual Report 1985-1986
1994	Cowan Investments Pty Ltd	Commonwealth of Australia Gazette Business, Tuesday 27 September 1994
2002	Famda Pty	Commonwealth of Australia Gazette Business, Tuesday 28 May 2002

### 3.4. PROPERTY OWNERSHIP HISTORY (157 WALKER STREET)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 2 Property Ownership History

<b>Year/Date</b>	<b>Owner</b>	<b>Source</b>
1913	William Smith	Sands Directory 1913
1915	Sydney Marshall	Sands Directory 1915
1930	Compton Thos.	Sands Directory 1930
1931	Mrs. Helen Stephens	Sands Directory 1931
1932	R.W Stephens	Sands Directory 1932
1933	Henry Percy Warren Stephens	Sands Directory 1933
1945	Nellie Esther Falconer-Ash and James Michael Falconer	Sands Directory 1945
1976	Centaur Project Pty Ltd	Government Gazette of the State of New South Wales, Friday 4 June 1976
1987	Reid Sinclair and Co	The Australian Jewish Times, Thursday 23 July 1987
1988	Macdonald Internal Pty Ltd	Government Gazette of the State of New South Wales, Friday 28 October 1988
1988	Beaudesert Pty Limited	Government Gazette of the State of New South Wales, Friday 28 October 1988
1988	Rampart Properties	Government Gazette of the State of New South Wales, Friday 28 October 1988
1990	Tepenna Investments Pty Limited	Government Gazette of the State of New South Wales, Friday 2 November 1990
1990	Darnos Pty Limited	Government Gazette of the State of New South Wales, Friday 2 November 1990
1991	John Bunce & Sons Pty Ltd	Government Gazette of the State of New South Wales, Tuesday 16 April 1991
1997	Nytramouse Pty Limited	Commonwealth of Australia Gazette Business, Tuesday 20 May 1997

2004	Sundream House	Commonwealth of Australia Gazette Business, Tuesday 22 June 2004
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### 3.5. CONSTRUCTION DATE

Based on the historical research outlined herein, we have identified the construction date of 153-157 Walker Street, North Sydney to be between 1965 and 1970. This is substantiated by historical aerials and the Sands owner register.

### 3.6. ALTERATIONS & ADDITIONS

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 3 Alterations & Additions

Year/Date	Alterations/Addition	Source
1986	Addition of rooftop mechanical services at 157 Walker Street	1986 Historical Aerial
2010	Fixed window awnings on 157 Walker Street façade were removed	Google Earth Imagery 2010
2013	Awning fascia and supporting columns repainted to black with establishment of café on right-hand side, entryway podium re-rendered	Google Earth Imagery 2013
2017	Entire façade of 153 Walker Street refurbished and clad with aluminium sheet metal	Google Earth Imagery 2017
2019	Concealed strip light uplighting installed to soffit of 157 Walker Street marquee	Google Earth Imagery 2019
2020	Vertical timber cladding instated to street-fronting balustrade at 157 Walker street, soffit of permanent marquee painted black	Google Earth Imagery 2020

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTINGS

#### 4.2.1. Subject Site Heritage Listings

The following heritage listings apply to the subject site.

The existing buildings on the subject site have previously been approved for demolition under DA DA393/22. A significance assessment of the existing site has not been undertaken as part of this report given this.

Table 4 Statutory Heritage Listings

Heritage List	Item Name	Item Number
North Sydney Local Environmental Plan 2013, Schedule 5	N/A	-
NSW State Heritage Register under the <i>Heritage Act 1977</i>	N/A	-
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	-
Commonwealth Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
Australia's National Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
UNESCO World Heritage List (incl Buffer Zones)	N/A	-

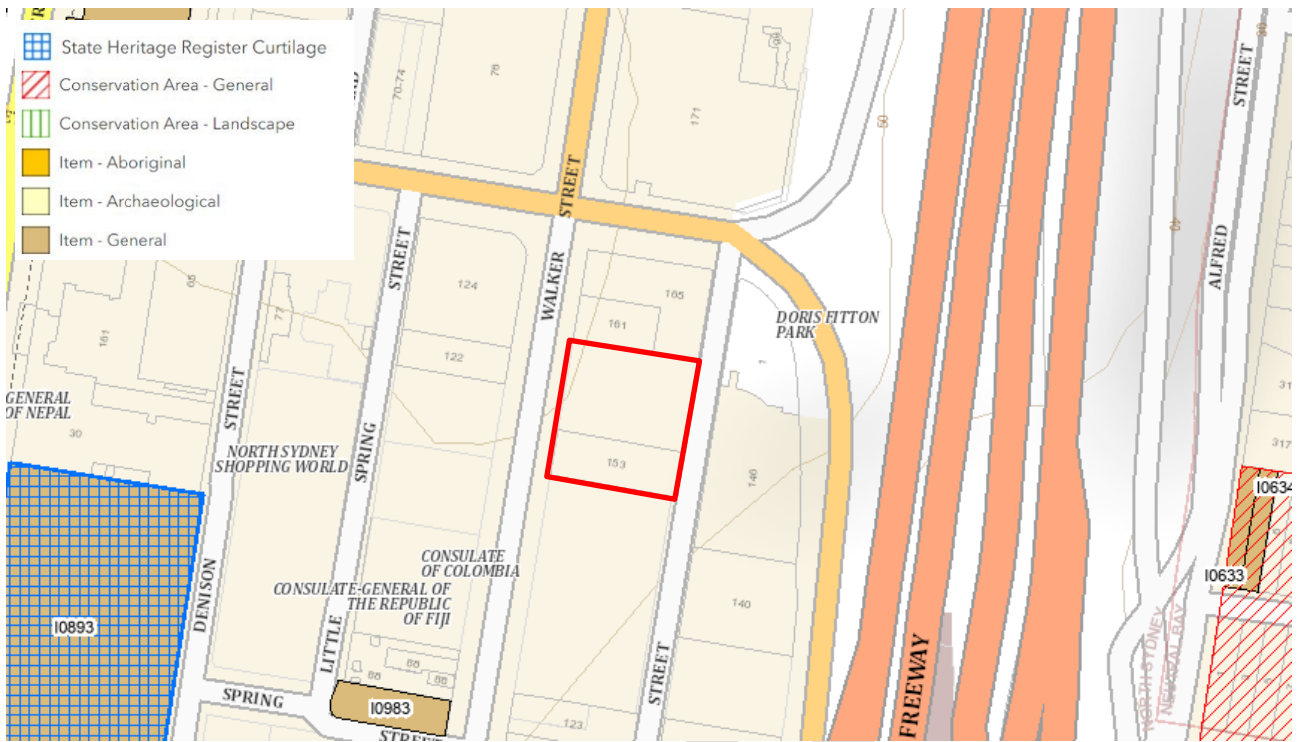


Figure 27 Heritage map showing the subject site outlined in red.

Source: NSW Planning Portal ePlanning Spatial Viewer

## 4.2.2. Vicinity Heritage items

The subject site is located within the vicinity of the following heritage items:

- Former Fire Station: (item no. 10983, North Sydney LEP 2013), 86 Walker Street, North Sydney
- MLC Building: (item no 10893), North Sydney LEP 2013); and SHR #02069105-153 Miller Street, North Sydney



Figure 28 Former Fire State, 86 Walker Street, North Sydney

Source: Urbis, 2025



Figure 29 MLC Building, 205-153 Walker Street, North Sydney

Source: Urbis, 2025

## 4.3. STATEMENTS OF SIGNIFICANCE

### 4.3.1. Vicinity Heritage Item Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 5 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
<p><i>Former Fire Station</i> <i>86 Walker Street,</i> <i>North Sydney</i></p>	<p>Original Fire Station for North Sydney and relic of operations from horse-drawn technology. Indicative of period Fire Brigade organisations and activity. Fine example of a small regional government building and an example of Victorian Italianate architecture.<sup>23</sup></p>
<p><i>MLC Building</i> <i>105-153 Miller Street,</i> <i>North Sydney</i></p>	<p>The former MLC Building, North Sydney is of state heritage significance as Australia's first post-war office block in respect of its design, materials &amp; mode of construction. Completed in 1957 it was the first high rise office block in North Sydney and the largest in NSW for a number of years after its construction, and is a seminal building associated with the evolution of high-rise office design in Sydney and NSW. It is the earliest surviving curtain wall building in Australia.</p> <p>It was designed and constructed by architectural firm Bates Smart and McCutcheon (Architect Sir Walter Osbourne McCutcheon, Engineer Harvey H Brown) utilising construction and structural techniques not previously used in Australia. This includes the first use of a curtain wall design, the first use of modular units in Australia, fully rigid steel frame structure combined with 'light weight' construction of hollow steel floors resulting in reduced construction loads, cost &amp; time. Its significance is also found in its design intentions a people oriented design with natural light, transparency and amenity being high in the design considerations. It is a building lending itself to adaptation to changes in workplace behaviour and requirements for over 60 year as attested by its acclaimed, award winning interior refit in the 2002 and 2010.</p> <p>The building, especially the Miller Street wing, is representative of the Post-War trends in modern offices with the provision of food (cafeteria, lounge and dining) and recreation (squash, billiards, theatre, roof top garden) spaces for its 5000 workers. It is a landmark site which signified the transformation of the center of North Sydney from C19th town to the second CBD of Sydney.</p> <p>The former MLC Building North Sydney, most particularly the widely recognised iconic Miller Street wing, is of state heritage significance for its significant landmark qualities. It has state level heritage values for its use of exceptional modernist building materials such as the curtain wall facade and terracotta glazed bricks that are representative of the Post-War International style of architecture that predominated in early commercial high-rise buildings. McCutcheon's desire for his buildings to integrate modern art within the fabric of the design is demonstrated in the Miller street wing's exterior facade and frontage, through the inclusion of works by significant artists such as Andor</p>

<sup>23</sup> State Heritage Inventory form for Former Fire Station, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180872>

Vicinity Heritage Item	Established Statement of Significance
	<p>Meszros and Gerald Lewers and the design of the forecourt garden by Gerald and Margo Lewers on the Miller Street frontage. As a result, and despite subsequent modifications, the building and its Miller Street landscape setting are of high aesthetic, technical and representative significance.</p> <p>The building is also of associative significance as the (then) NSW's head office of Mutual Life &amp; Citizens Assurance Company Limited (MLC). It is also of state heritage significance as an important work by a significant firm of architects Bates Smart and McCutcheon, and master builders Concrete Constructions.<sup>24</sup></p>

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<sup>24</sup> State Heritage Inventory form for Former Fire Station, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5062226>

## 5. THE PROPOSAL

It is proposed to develop the subject site with a change of use from the existing commercial office tower use to a mixed-use retail, hotel and residential tower development.

The proposed development includes the demolition of existing structures at the site to allow for the construction of a new fifty-three (53) storey mixed-use tower which will include residential apartments a hotel, retail floorspace and other ancillary spaces.

Urbis has been provided with drawing documentation prepared by Architectus. This HIS has relied on these plans for the impact assessment include in Section 6.



Figure 30 Architectural Render of proposed development

Source: Architectus, Architectural Render

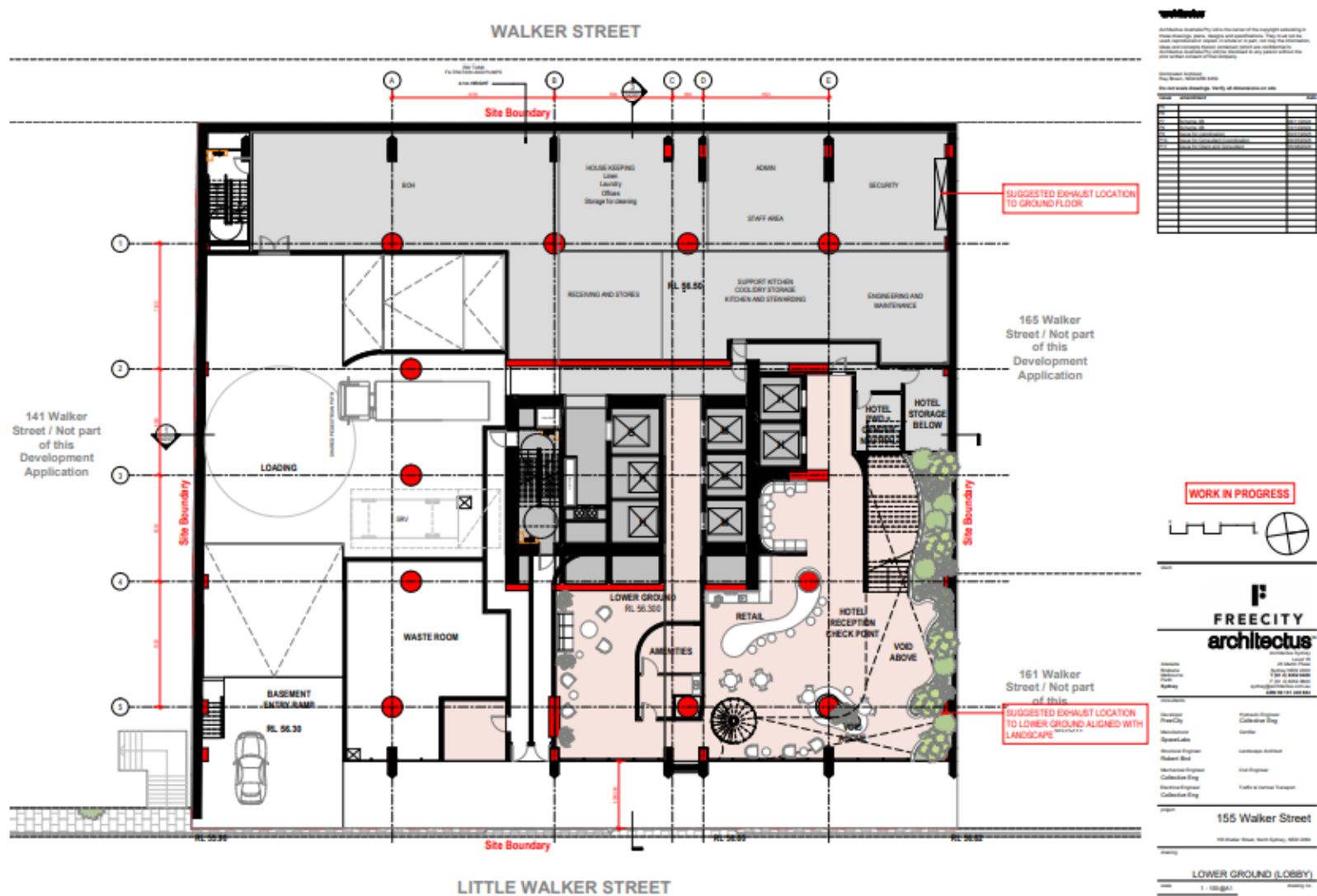


Figure 31 Extract of proposed plans showing Lower Ground (Lobby)

Source: Architectus, Lower Ground Plan (Lobby)





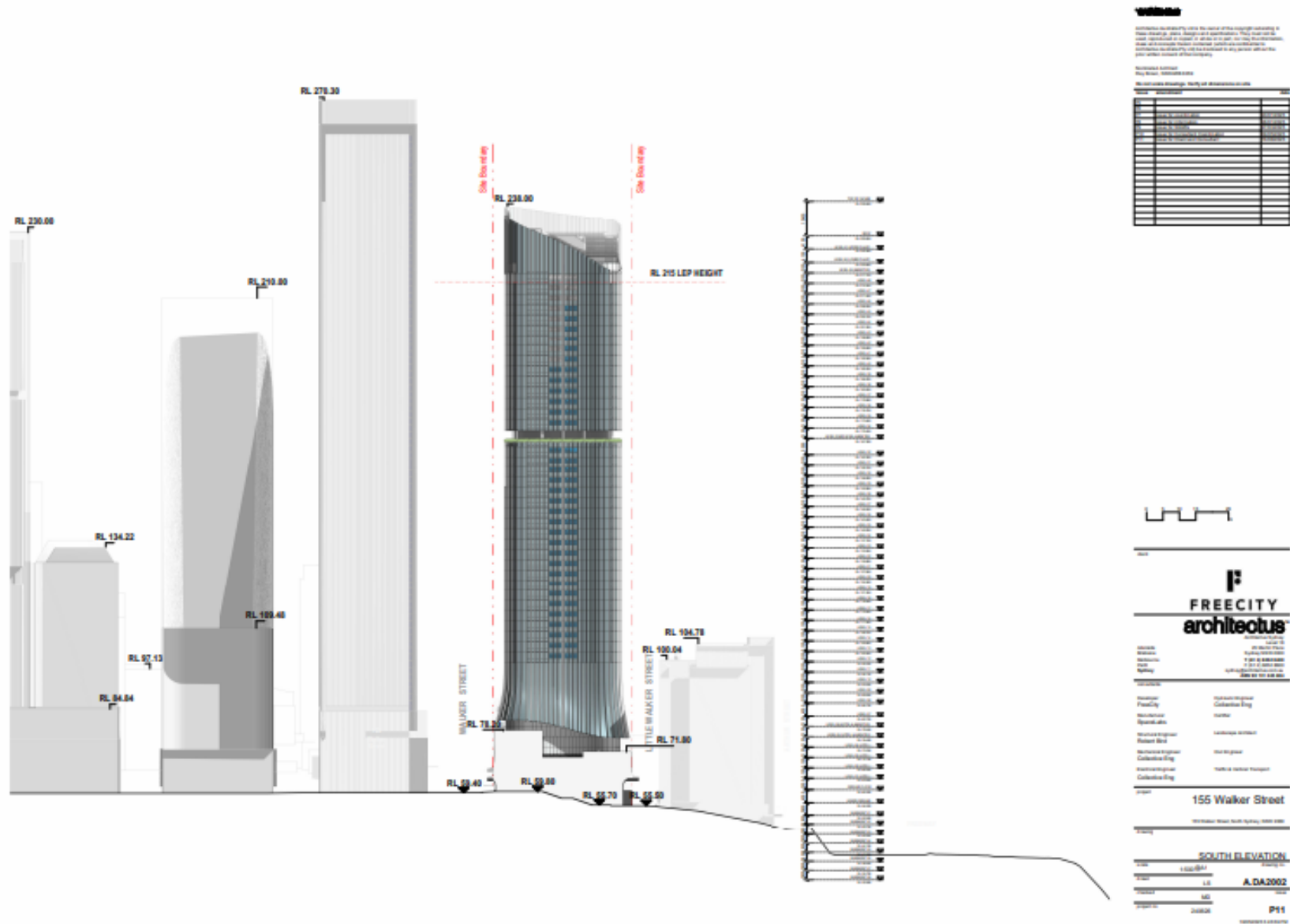


Figure 34 Extract of proposed plans showing South Elevation

Source: Architectus, North Elevation

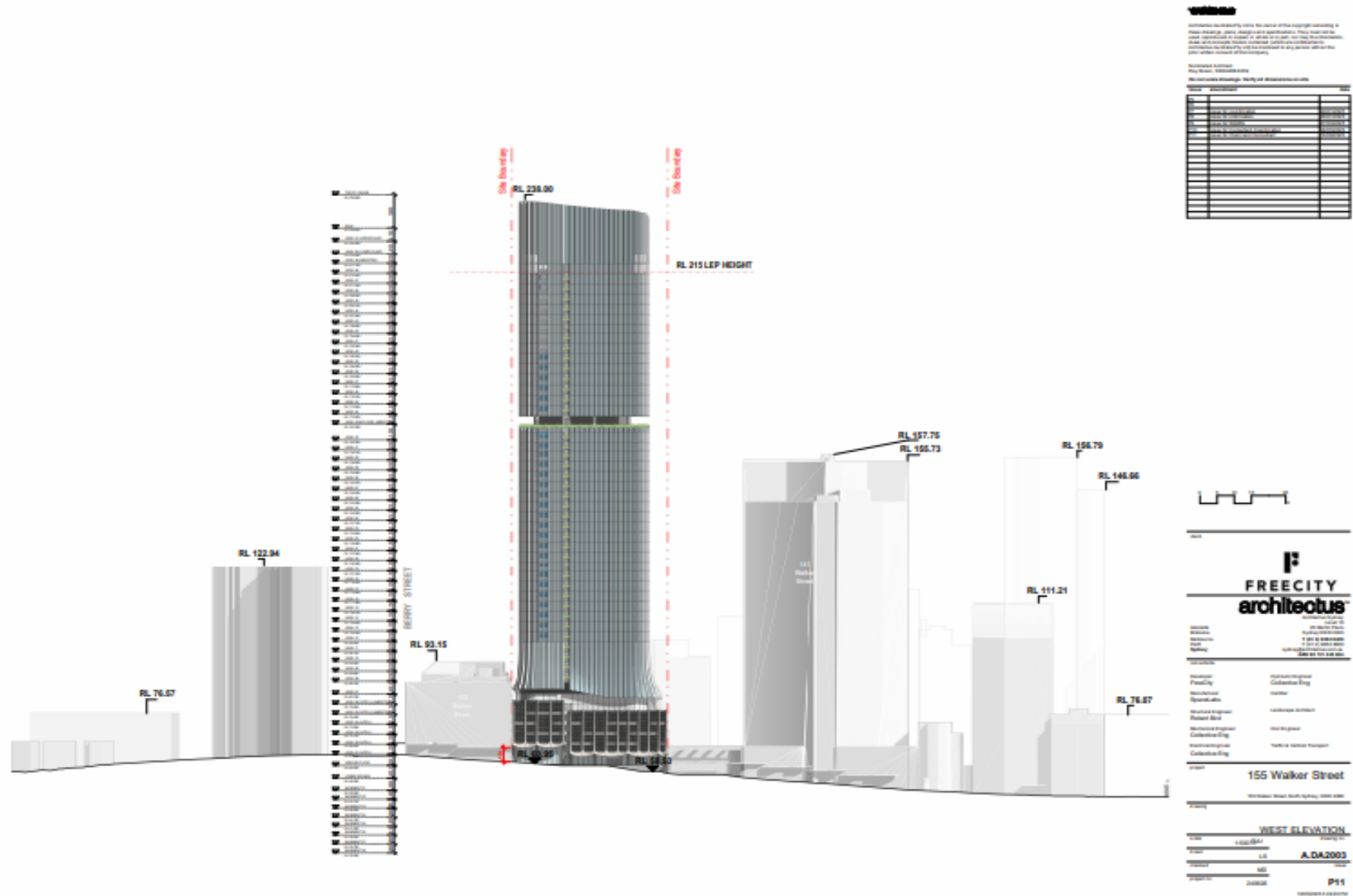


Figure 35 Extract of proposed plans showing West Elevation

Source: Architectus, North Elevation

## 6. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

### 6.1. NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the North Sydney LEP 2013.

Table 6 Impact assessment against the relevant clauses of the North Sydney LEP 2013

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of the City of North Sydney,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The proposed works are in line with the objectives set out in the North Sydney LEP 2013, as discussed below.</p>
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is</i></p>	<p>(a) Not applicable</p> <p>(b) Not applicable</p> <p>(c) Not applicable</p> <p>(d) Not applicable</p> <p>(e) Not applicable</p> <p>(f) Not applicable</p> <p>a. i) The subject site is not listed as a heritage item, nor located within an HCA. It is, however, located in proximity to a number of local heritage items including: Former Fire Station (item no. I0983); MLC Building (item no I0893); which are listed under Part 1 of Schedule 5 of the North Sydney LEP 2013. The MLC Building North Sydney (former) is also listed as a state heritage item and is identified as SHR #02069. Consent is not required for the proposed works per Clause 5.10</p>

Clause	Response
<p><i>likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>b. ii) Not applicable</p>
<p><b>(5) Heritage assessment</b></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This heritage impact statement has been prepared to assess the proposal with regard to its potential impact on the heritage significance of the heritage items located within the vicinity of the subject site..</p> <p>Refer to Section 6.2 for assessment against North Sydney DCP 2013 which is not binding and has been provided as guidance only and Section 6.3 for assessment against Heritage NSW Guidelines.</p>

## 6.2. NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the North Sydney DCP 2013. However, as the proposed development forms part of a State Significant Development, the below controls are not binding to the proposed development. The below assessment has been provided as a means of completeness to the overall heritage impact assessment of the proposed development.

Table 7 Impact assessment against the relevant controls of the North Sydney 2013 DCP

Control	Response
<i>13.4 Development in the vicinity of heritage items</i>	
<i>P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.</i>	<p>The items of heritage significance located within the vicinity of the subject site are located notably distant to the west and south of the subject site along Miller and Walker Streets. Due to the distance between the subject site and the items, as well as the multiple high-rise developments that separate the subject site from these heritage items, no heritage impact will arise to the items nor their curtilage as a result of the proposed development.</p> <p>The building form, setback, scale and style of the proposed development is in keeping with the high rise and medium density commercial and mixed-use developments of the surrounding North Sydney precinct.</p>
<i>P2 Maintain significant public domain views and vistas to the heritage item.</i>	<p>As discussed above, the items of heritage significance located within the vicinity of the subject site are located notably distant to the west and south of the site along Miller and Walker Streets. The subject site is located amongst two existing high-rise towers with a height equivalent or taller to the proposed development. As such the proposed development will not affect any significant views or vistas to and from heritage items within the vicinity.</p>
<i>P3 Ensure compatibility with the orientation and alignment of the heritage item.</i>	See discussion for Provision 1.
<i>P4 Provide an adequate area around the heritage item to allow for its interpretation.</i>	<p>The proposed development is not located within the curtilage of any heritage items and is not located directly adjacent to any heritage items, which are at their closest, located on the southern end of Miller and Walker Street approximately 80 to the south by direct line. It is considered this is adequate area around the heritage items and will not impact the interpretation of the heritage items.</p>

## 6.3. HERITAGE NSW GUIDELINES

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 8 Impact assessment against the relevant Heritage NSW Guideline Considerations

<b>Provision</b>	<b>Response</b>
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	The proposed development includes works to the subject site located at 153-157 Walker Street, North Sydney. The subject site is not listed as a site of heritage significance under any local or state instrument, and has previously been approved for demolition of the existing buildings located on the site. All proposed works are localised to the subject site. The proposed scheme does not include works to items of heritage significance within the vicinity. Therefore, no impact to nearby heritage items will result as per the proposed development.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	The proposed development includes a change of use from the present commercial tower typology to a mixed hotel/residential premises. The subject site's proposed change of use will promote the ongoing use of the site due to evolving requirements for accommodation within the area.
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	The demolition of two existing commercial towers located on the subject site was previously approved under Development Application DA393/22.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	The proposed development, whilst being within the vicinity of two items of heritage significance is not located within a site with views and vistas to or from nearby items. The subject site is located amongst multiple existing high-rise towers with a height equivalent or taller to the proposed development. As such the proposed development will not affect views or vistas to and from heritage items within the vicinity.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	As discussed above, the subject site is not listed as a site of heritage significance under any state or local instrument. The scope of works does not include any works to sites of heritage significance, therefore the proposed works will not result in any adverse heritage impact.
<b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b>	As noted above, the proposed redevelopment of the subject site will have no impact on the heritage items within the vicinity of the site.

Provision	Response
<p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>No significant views to or from the heritage items will be affected by the proposed works, due to the distance between the subject site, and both heritage items being separated by multiple high-density developments.</p> <p>The proposed redevelopment of the site will be in keeping with the building form, setback, scale and style of the high rise and medium density commercial and mixed-use developments of the surrounding North Sydney precinct.</p> <p>The proposed development will incorporate a neutral and contemporary material palette, including materials such as concrete, timber and glass, establishing the proposal as a light-weight insertion into the street-scape that will be in-line with existing façade treatments of surrounding high-rise towers.</p> <p>The bulk, scale and form of the development has been sculpted and broken up to respond to its surrounding context. The overall form is separated into a distinct podium and sculpted tower form. The overall impression of the development when viewed from the streetscape will be a visually submissive facade that does not create clutter along the streetscape. This will be achieved through simple yet filleted façade treatment, resulting in a visually softer presentation.</p>

## 7. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on items of heritage significance within the vicinity. Key aspects of the proposal assessment are listed below:

- The proposed development at 153-157 Walker Street, North Sydney is considered to respect the heritage significance of the heritage items located within the vicinity of the subject site.
- Due to the proposed development's positing and location along the northern end of Walker Street, the proposed tower will not impact views to or from items of heritage significance within the vicinity which are located to the west and south, approximately 115 and 80m distance, respectively from the subject site. No significant views to or from the heritage items will be affected by the proposed works, due to the distance between the subject site, and both heritage items being separated by multiple high-density developments.
- The proposed scheme will incorporate a neutral and contemporary material palette, including materials such as concrete, timber and glass, establishing the proposal as a light-weight insertion into the streetscape that will be in-line with existing façade treatments of surrounding high-rise towers
- The bulk, scale and form of the development has been sculpted and broken up to respond to its surrounding context. The overall form is separated into a distinct podium and sculpted tower form. The overall impression of the development when viewed from the streetscape will be a visually submissive facade that does not create clutter along the streetscape. This will be achieved through simple yet filleted façade treatment, resulting in a visually softer presentation.
- The subject site's proposed development will change the use of the site from a commercial tower premises to a hybrid hotel/residential use. Multiple high-rise residential and hotel towers exist within the vicinity of the subject site therefore the subject site's proposed change of use will be in-keeping with the broader North Sydney context.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

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