

# 153-157 Walker Street DESIGN REPORT



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Project and report	153-157 Walker Street Development Application Report	
Date	July, 11th, 2025	
Client	Freecity Group	
Document no.	K:\240626.00\F_Issue\1_Outgoing\250620_Design Report-Draft Issue 1	
Version and date issued	Issue A – Draft 1 – 20/06/2025	Approved by: MD
Version and date issued	Issue B – Final Draft – 27/06/2025	Approved by: MD
Version and date issued	Issue C – Final 11/07/2025	Approved by: MD
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This report is considered a draft unless signed by a Director or Principal	Approved by: Marko Damic 	

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**Architectus acknowledges the Cammeraygal  
People of the Gai-mariagal Nation as the  
Traditional Custodians of the land on which  
this project is located.**

**We recognise their enduring connection to  
Country and pay our respects to Elders past,  
present and emerging.**

**We are committed to honouring the cultural  
and spiritual significance of this land and  
acknowledging the rich contribution of  
Aboriginal and Torres Strait Islander peoples  
to our shared environment and built heritage**

**architectus™**

# The Team

Architectus gratefully acknowledges the consultant team who were integral to the preparation of this design concept.

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Surveyor	Rygate Surveyors
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BCA	AE & D Pty Ld
Building Services	Collective Engineering
Civil	Robert Bird
Connecting with Country	AMAC
Landscaping	Architectus
Traffic	JMT Consulting
Facade	Prism Facades
ESD	E-Lab
Wind	RWDI
Cost Consultant	MBM
Waste	Elephant's Foot
Vertical Transport	Collective Engineering
Acoustic	PWNA
Geotech & Contamination	Douglas Partners
Access	AE & D Pty Ld
CPTED	Urbis
Fire Engineer	Innova

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# INTRODUCTION AND VISION 1



Artist impression

## Summary of Design Excellence

The Design Report has been prepared by Architectus as part of the submission for the State Significant Development Application for 153-157 Walker Street most commonly referred to 153-157 Walker Street, North Sydney. The design is the result of an iterative process responding to both the strategic potential of the site and the high expectations set by North Sydney's planning framework.

Our proposal achieves design excellence by:

## Designing for Country

- Acknowledging the Cammeraygal people as the Traditional Custodians of the land, and drawing upon their enduring connection to Country through design that is responsive, respectful, and place-specific
- Framing long views to sky, harbour, and ridgeline as contemporary expressions of Country, reinforcing the natural topography and orientation
- Integrating landscape and material choices that echo local ecologies and cultural rhythms, including shade, wind, and seasonal light
- Using water-sensitive design and passive environmental strategies to align with cycles of care and sustainability embedded in First Nations knowledge
- Establishing a spatial narrative grounded in respect, connection, and ongoing custodianship of place

## Improving urban design and built form of the city

- Delivering a refined mixed-use tower that steps gracefully above the podium, aligning with North Sydney DCP guidance on skyline and setbacks
- Retaining a compact and efficient tower footprint that sits comfortably within the envelope of the approved commercial scheme
- Enhancing the public realm along Walker Street with a sculpted podium that defines the street wall while supporting pedestrian comfort and wayfinding.

## Improving public domain

- Establishing a clear and welcoming pedestrian entry sequence along Walker Street through landscape, seating, and active uses
- Integrating hotel amenity to create a highly active and permeable street edge
- Locating vehicle access via Little Walker Street to prioritise the pedestrian experience on the primary frontage
- Enhancing visual and physical connections to the surrounding public domain through transparency and legible massing

## Providing economically superior ESD outcomes

- Incorporating high-performing passive design features to achieve a 7 Star-green Star ESD rating, including orientation, natural ventilation, and deep daylight access.
- Integrating rooftop solar PV systems and water-sensitive design principles across terraces and podium
- Using durable, low-carbon materials and construction systems designed for longevity and ease of maintenance
- Achieving a balanced, energy-efficient building envelope aligned with best-practice sustainability metrics

## Providing superior outcomes

- Providing a high-quality residential mix, including 1 to 5-bedroom dwellings and premium penthouses, optimised for long-term appeal
- Creating an efficient vertical stacking strategy that maximises net-to-gross floor area ratios
- Supporting a resilient mixed-use program including hotel with associated amenities suitable for leisure and business needs and residential uses including communal and wellness facilities to ensure asset value over time



View from Warringah Freeway

## Integrated Design and Technical Collaboration Statement

The design for 153-157 Walker Street has been developed through an iterative and collaborative process between the architectural team and a broad group of technical specialists. This integrated approach ensured that the evolving built form responded not only to design excellence principles but also to planning, environmental, engineering, and operational requirements.

The architectural resolution has been directly informed by specialist inputs across traffic and transport, environmental sustainability, acoustic performance, landscape, infrastructure servicing, and strategic planning. These inputs have shaped key design moves and ensured alignment with relevant legislation, planning controls, and the expectations of State Significant Development assessment.

The Design Report should be read in conjunction with the broader submission package, including the Environmental Impact Statement (EIS), Planning Proposal, and all associated technical reports. Together, these documents form a comprehensive response to the Planning Secretary's Environmental Assessment Requirements (SEARS) and underpin the project's design rationale and justification.



View from Warringah Freeway

# Development Summary

**Client:** Freecity Group

**Site Area:** 1,928 m<sup>2</sup>

**Top of Building:** 234.00 m

**Development GFA:** 50,801 m<sup>2</sup>

**Residential GFA:** 41,454 m<sup>2</sup>

**Hotel GFA:** 6529 m<sup>2</sup>

**Retail GFA:** 175 m<sup>2</sup>

**Residential NSA:** 37,629 m<sup>2</sup>

**Hotel GFA:** 6521 m<sup>2</sup>

**Retail NLA:** 175 m<sup>2</sup>

**Number of Residential Floors:** 42

**Number of Apartments:** 296

**Number of Hotel Keys:** 164

**Car Parking Spaces:** 232

**Motorcycle Spaces:** 24

**Bicycle Parking:** 398 (263 Bike racks + 135 Cages)

**Top Plantroom:** L50 - L51

**HR Residential Floors:** L34 – L49

**Amenities Floor –** L33

**LR Residential Floors:** L08 – L32

**Mid Plantroom:** L07

**Ground Floor Lobby –** Walker St Entry

**Lower Ground Floor Lobby –** Little Walker St Entry

**Basement Floors (Including Mezzanine Floors) -** 11



View from Walker St

# Vision

The 153-157 Walker Street, mixed-use residential tower has been envisaged as a pinnacle of 21st century living. By maximising the potential of a symbiotic relationship between the contemporary city and 21st century flexible living, a new state-of-the-art iconic development has been conceived that offers a true Sydney experience.

Nestled within the North Sydney skyline, 153-157 Walker Street provides well-connected amenity and glimpses across the harbour corridor. The way we live has changed in the post pandemic world and 153-157 Walker Street seamlessly enriches the residential offer through a myriad of facilities providing collaborative, focused and well-being spaces.



# Vision

## Design Principles



**HARBOUR**

For over 60 thousand years the waterways and estuaries have had significant importance on the lives of the people living around it with the settlement eventually growing to into Sydney, known as 'the harbour city'. The unique location of the site and the views to North and South Heads create a leitmotif and a generating force that informs architectural language.



**INHABITING THE EDGE**

The way we interact with nature, with outside is unique to the way we live in our city. We tend to occupy the edge, live, interact and enjoy the presence of water and elements that inform how we go about our days. The sometimes harsh environment brought by the exposure to elements carves those edges but also creates ledges, opportunities that life can inhabit.



**FIRST PEOPLE AND NATURE**

The waters of Sydney Harbour, estuaries and wetlands played a vital part of the way Eora clans lived. The Gadigal inhabited the land stretching along the south side of Port Jackson from what is now South Head, in an arc west to the present Darling Harbour. The Cammeraygal lived on the northern side of the harbour together with many other tribes that shares these shores, living and interacting in harmony with nature. The sandstone engravings continue the learnings that first nations people have passed onto generations, that have benefited many of us who are privileged to inhabit these lands.



**INTRINSIC – EXPRESSIVE**

The rituals that we are involved in on a daily basis inform the spaces created around those. As those evolve and morph with time, especially with rapidly changing nature of workplace, the architecture enveloping those has a responsibility to transform and adapt. The key to that is a human centric design, architecture that is designed around people and their social and physiological needs. Those internal forces morph the envelopes from within creating an expressive language on the architecture that envelops them.



**EXTRINSIC – RESPONSIVE**

The environmental factors are also essential generating forces from which architectural design is derived. The urban context and local planning regulations provide clear influences generating the design response. However, the forces within the natural environment require a considered and sustainable response. They must make an imprint on the building design and the design ought to embrace the response as something integral to its expression in order to recognise the impact we make to our planet.

# Vision

## Design Principles

### Façade Expression and Environmental Response

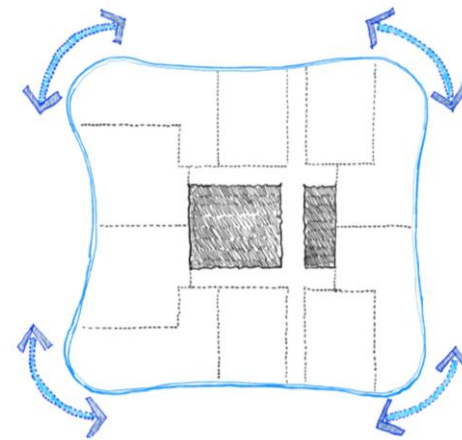
The architectural design of 153-157 Walker Street's facade draws profound inspiration from the concept of movement, echoing Marcel Duchamp's "Nu descendant un escalier" and the fluid lines found in Maria Antonia Siza's untitled drawings.

This artistic narrative, reflecting a rhythmic interplay of forms, is not merely aesthetic but fundamentally informs the facade's strategic performance.

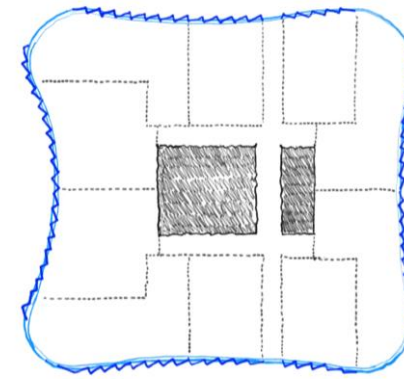
Crucially, this dynamic design directly addresses the imperative for wind mitigation, a key planning consideration under North Sydney's Development Control Plan (DCP) requirements for both building occupants and the surrounding pedestrian environment.

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.

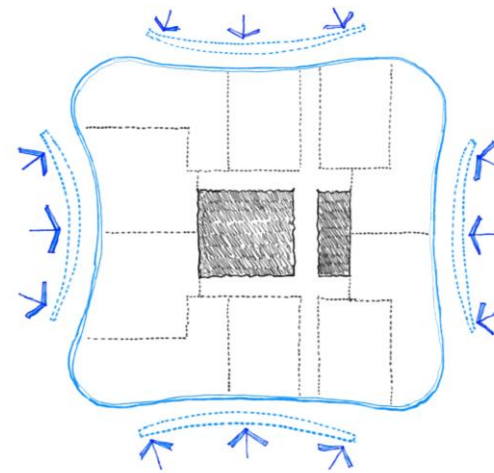
Furthermore, the thoughtfully flared podium effectively deflects downdrafts at ground level. This integrated design ensures optimal wind comfort and safety, showcasing a harmonious blend of artistic vision and essential environmental performance.



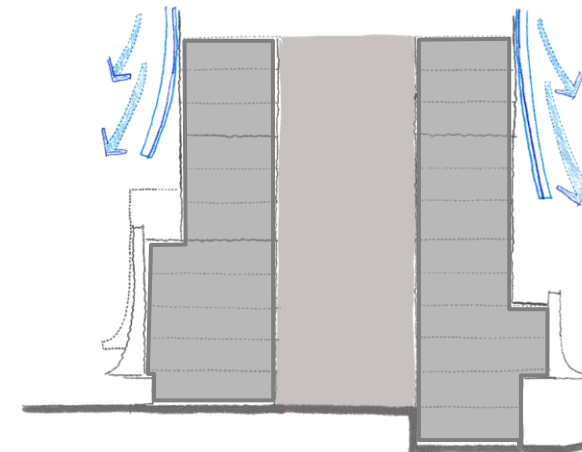
Curved Corners



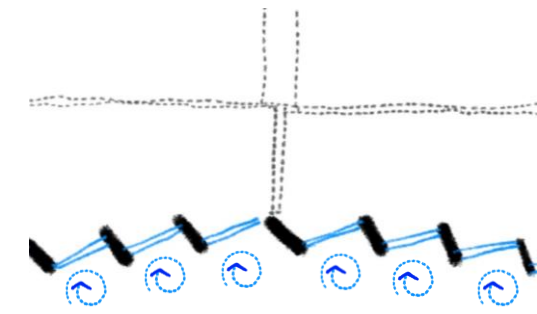
Serrated Façade



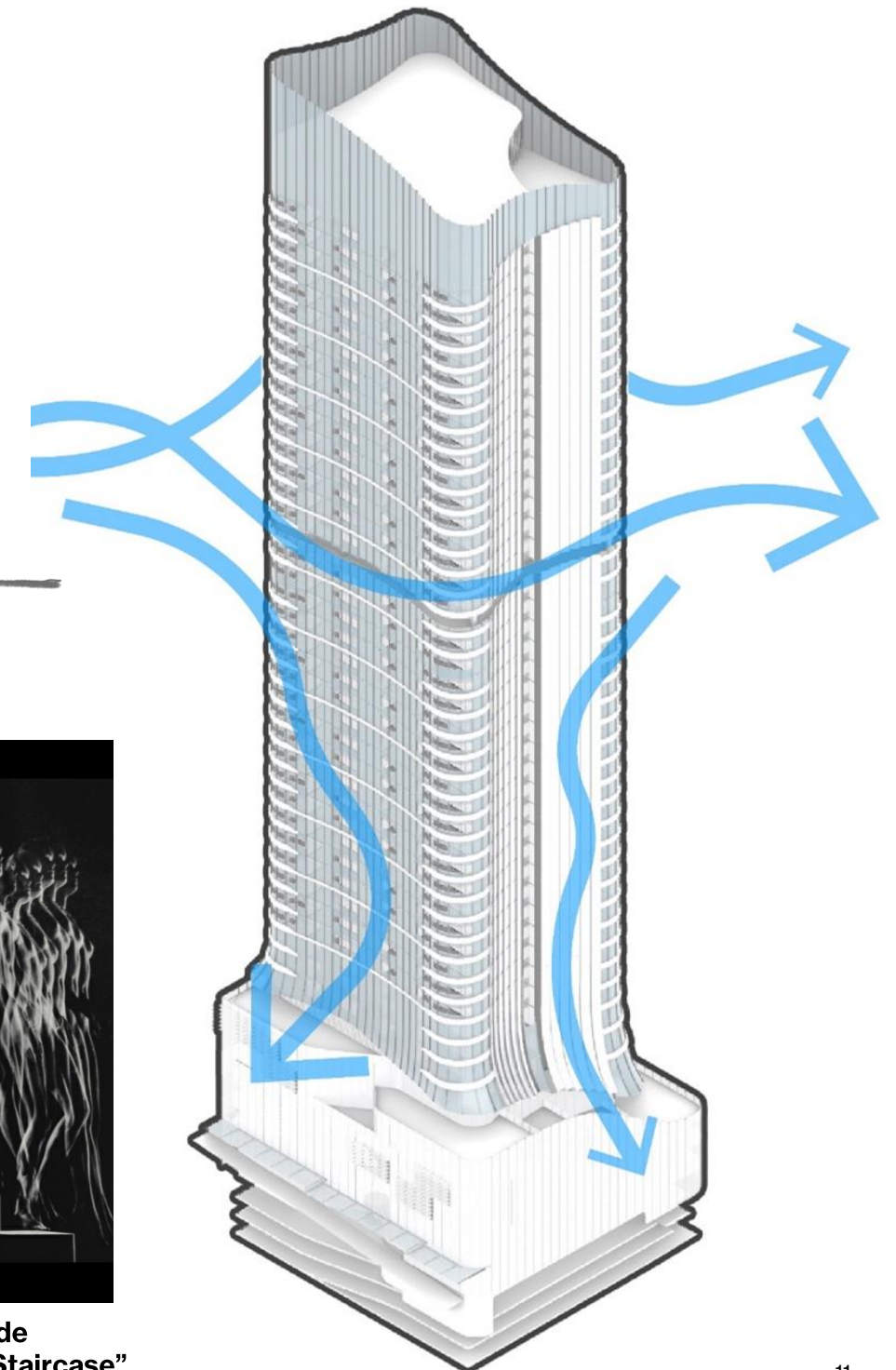
Concave Façade – Negative Pressure Zones



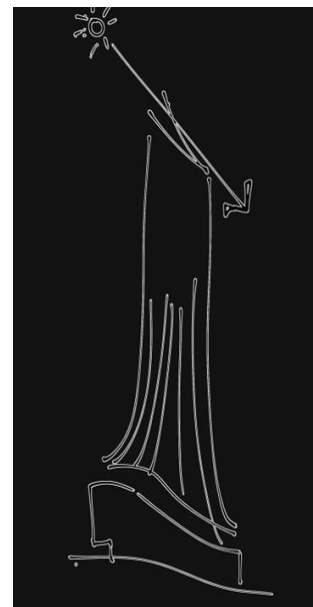
Flared Façade Over the Podium



Serrated Façade Detail



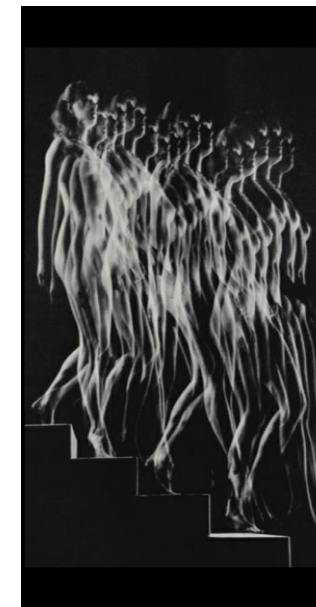
Maria Antonio Siza  
"untitled"



Marko Damjc  
"Sketch"



Marcel Duchamp  
"Nude Descending a  
Staircase, No. 2"



Gjon Mili "Nude  
Descending Staircase"

# Vision

## Design Principles

The design of 153-157 Walker Street is deeply anchored in three interwoven principles: narrative, responsiveness, and innovation. At its core, the project is **anchored on narrative**, embracing a *Design for Country* ethos that centres First Nations perspectives and celebrates the cultural legacy of the Cammeraygal people.

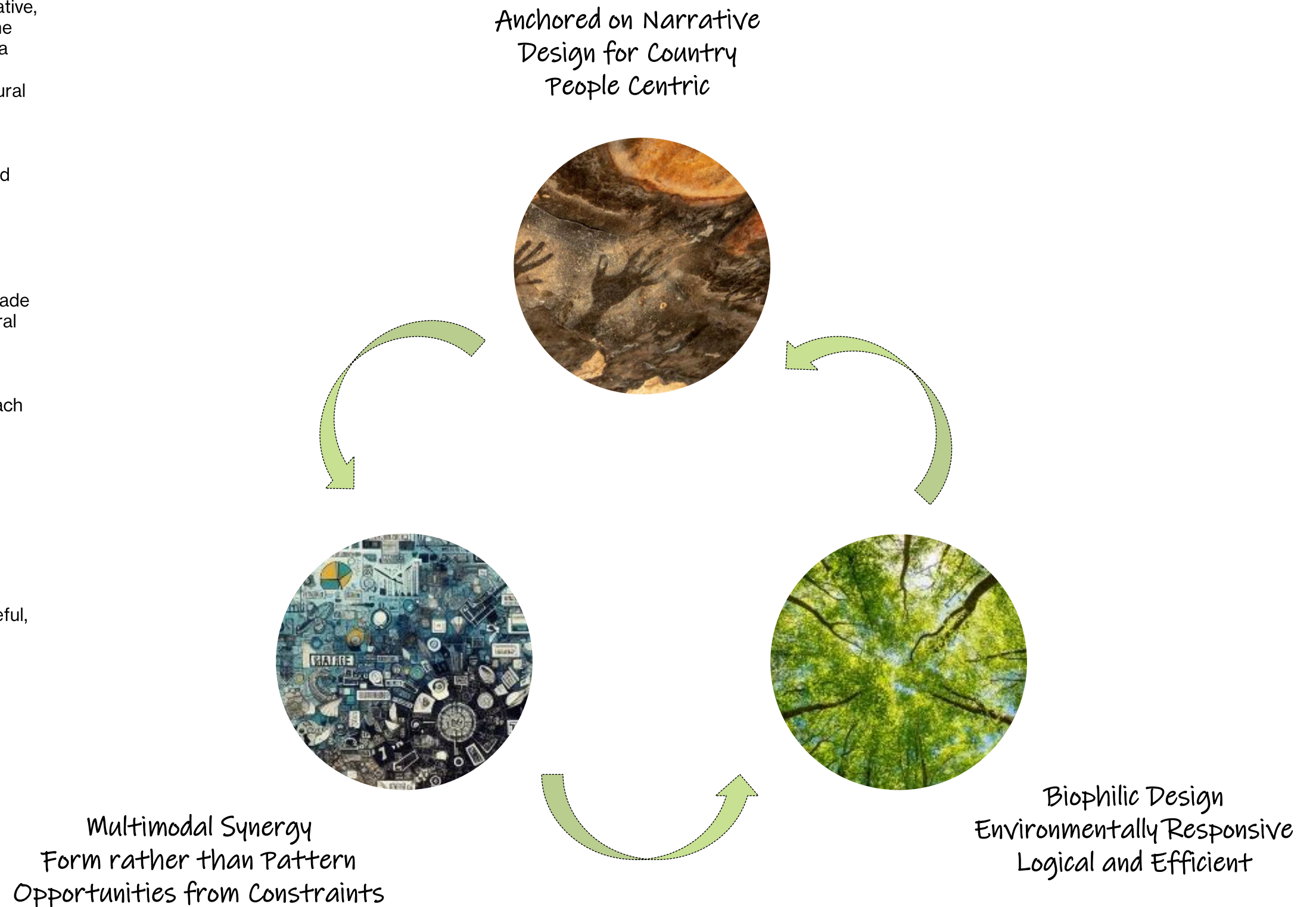
This people-centric approach informs the sandstone podium, landscaped interfaces, and spatial generosity that speak to Country and community.

The tower embodies **biophilic design** and environmental responsiveness, integrating landscaped ventilation slots and operable façade panels to enhance indoor air quality and natural light while respecting the broader ecological context.

These strategies reflect a logic-driven approach that is efficient and sustainable.

Finally, the design demonstrates **multimodal synergy**, where constraints of the site are reinterpreted as design opportunities.

The resulting form emerges not from rigid repetition but from a responsive and layered understanding of context, use, and material, creating a building that is expressive, purposeful, and iconic in the North Sydney skyline.



# SITE CONTEXT 2



Artist impression

# Pre-Colonial History

## Analysis

Long before European settlement, the land now known as North Sydney was home to the Aboriginal, most notably the Cammeraygal and Wallumedegal clans. The Cammeraygal, part of a network of coastal clans, are recognised as the traditional owners of this area, with a continuous presence dating back at least 5,800 years. Their territory extended from Cremorne Point to Woodford Bay and north toward Turramurra. These clans lived in deep connection with Country, sustained by its rich resources, and guided by strong cultural and spiritual traditions.

The Cammeraygal were known for their intimate relationship with the harbour and surrounding bushland. Fishing, tool-making, rock engraving, ceremonies, and totemic storytelling were integral to daily life. Sites at Balls Head, Berry Island, and Cammeray still bear the physical evidence of this long history, through middens, grinding grooves, and hand stencils.

While some sources describe the Cammeraygal as part of the Kuringgai language group, others, including archaeologist Val Attenbrow, suggest their language was more closely linked to coastal Dharug dialects. To the west, the Wallumedegal clan also inhabited parts of the North Shore. The arrival of European colonists in the late 18th century brought devastating change. Smallpox, land dispossession, and foreign governance rapidly eroded Aboriginal autonomy. Yet figures like Barangaroo, Carradah, and Bungaree are remembered for their strength and presence during these turbulent times.

Despite the impacts of colonisation, Aboriginal people remained in and around North Sydney into the 20th century. Today, the Cammeraygal people are formally acknowledged as traditional custodians, with renewed recognition, dual naming of sites, and cultural heritage protections reflecting a growing respect for their legacy and enduring connection to this land.



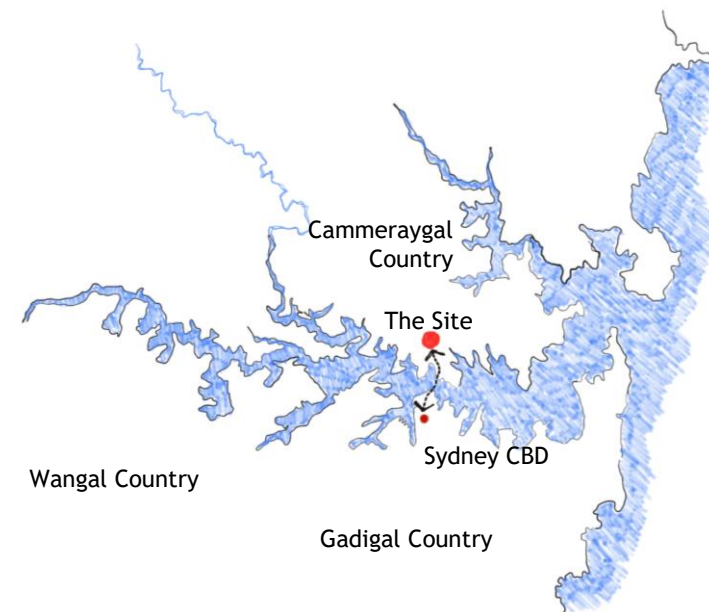
Caves, hunting and fishing of the savages of Port Jackson, New Holland (1824)  
Source: A. Delvaux (after C.-A. Lesueur). Engraving in the Atlas of the Voyage de découvertes aux terres australes, 2<sup>nd</sup> edn (Paris, Arthus Bertrand, 1824), National Library of Australia, an7569797, Plate 31.



Aboriginals Spearing Fish (c1817).  
Source: Joseph Lycett. From the collections of the State Library of New South Wales [a928333 / ML 52].

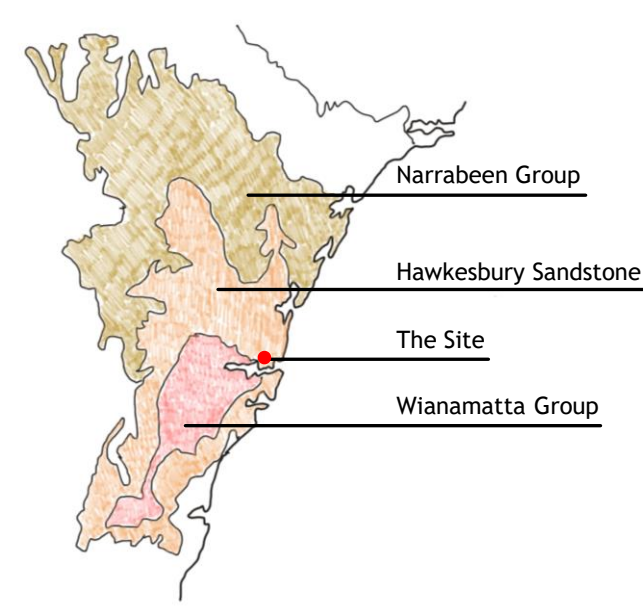


Distant View of Sydney Harbour (c1817)  
Source: Joseph Lycett. From the collections of the State Library of New South Wales [a928333 / ML 52].



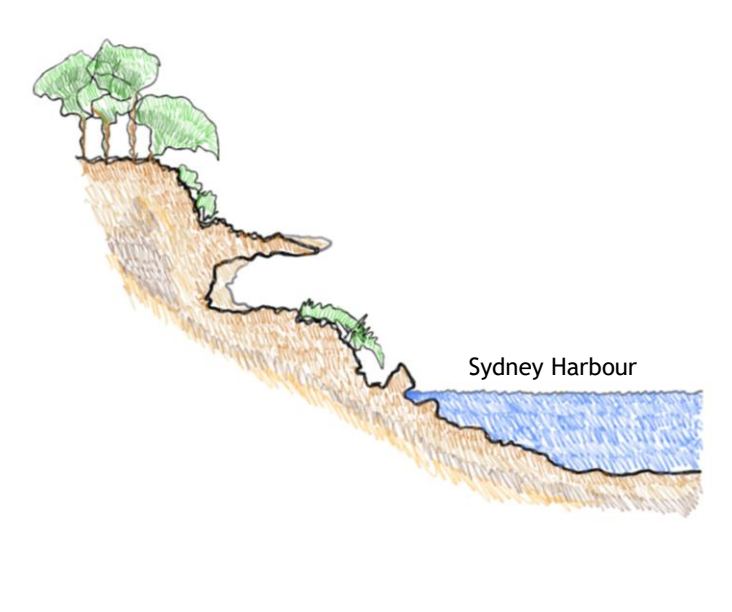
### Country and Culture

The site is located on the lands of Cammeraygal language group. The Gadigal Country is across the water body to the south.



### Place and Space

The site is located on Hawkesbury Sandstone Group. It forms the bedrock for much of the region of Sydney. Well known for its durable quality, it is the reason many First Nation's rock carvings and drawings in the area still exist.



### Character and Expression

Prior to the European settlement, the site would have been an environment characterised by the proximity to water body belonging to Sydney Harbour, sandstone cliff edges with cave shelters and native shrubs. Top of the cliff edges were mostly populated by tall stands of The Coastal Sandstone Foreshores Forest such as Sydney Red Gum, Coast Banksia, Sydney Peppermint and Bangalay.

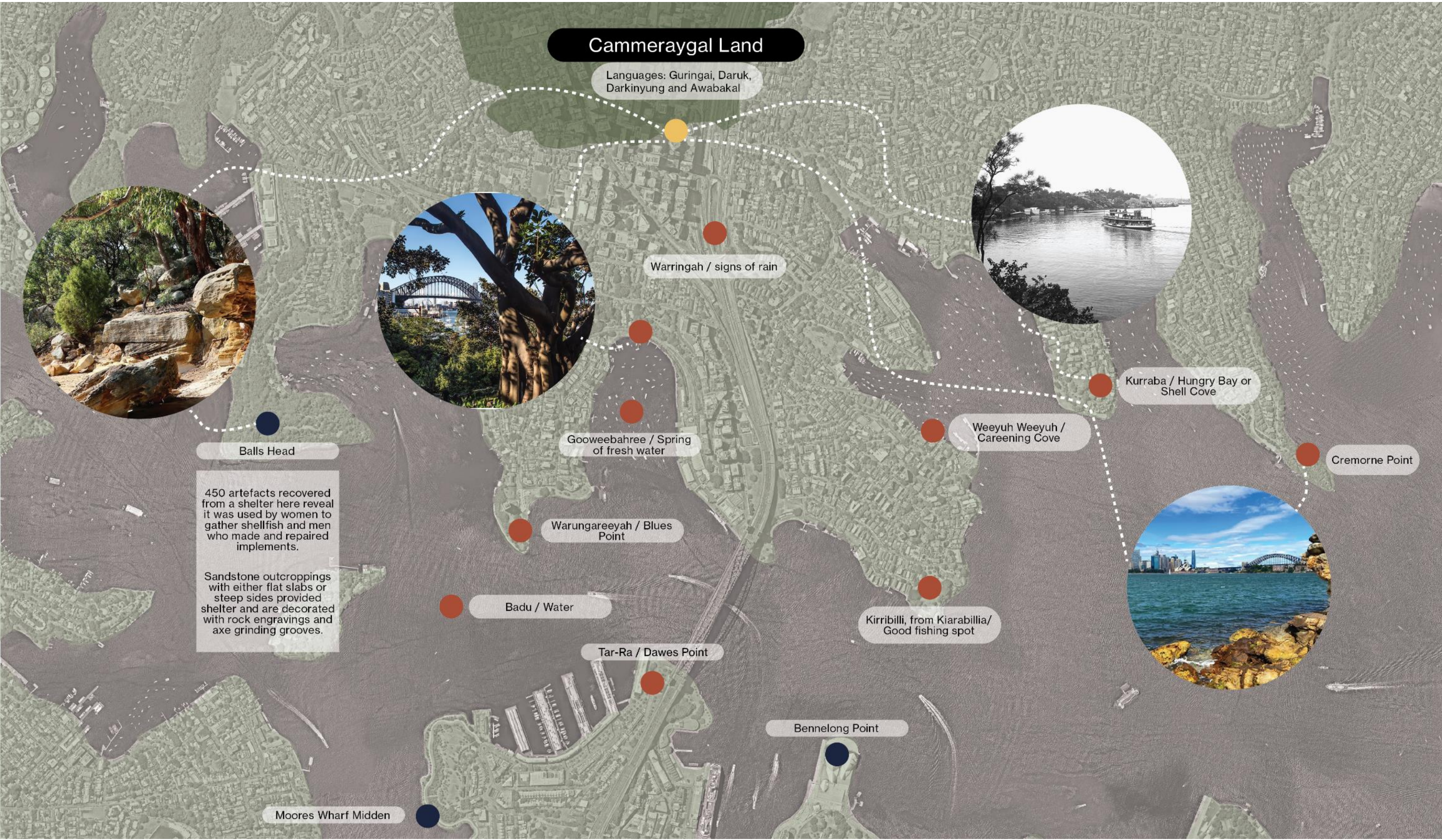
# Pre-Colonial History Analysis

**First Nations Heritage Map**

- Site
- Cammeraygal name
- Colonial name

**Native Vegetation - Pre-Clearing**

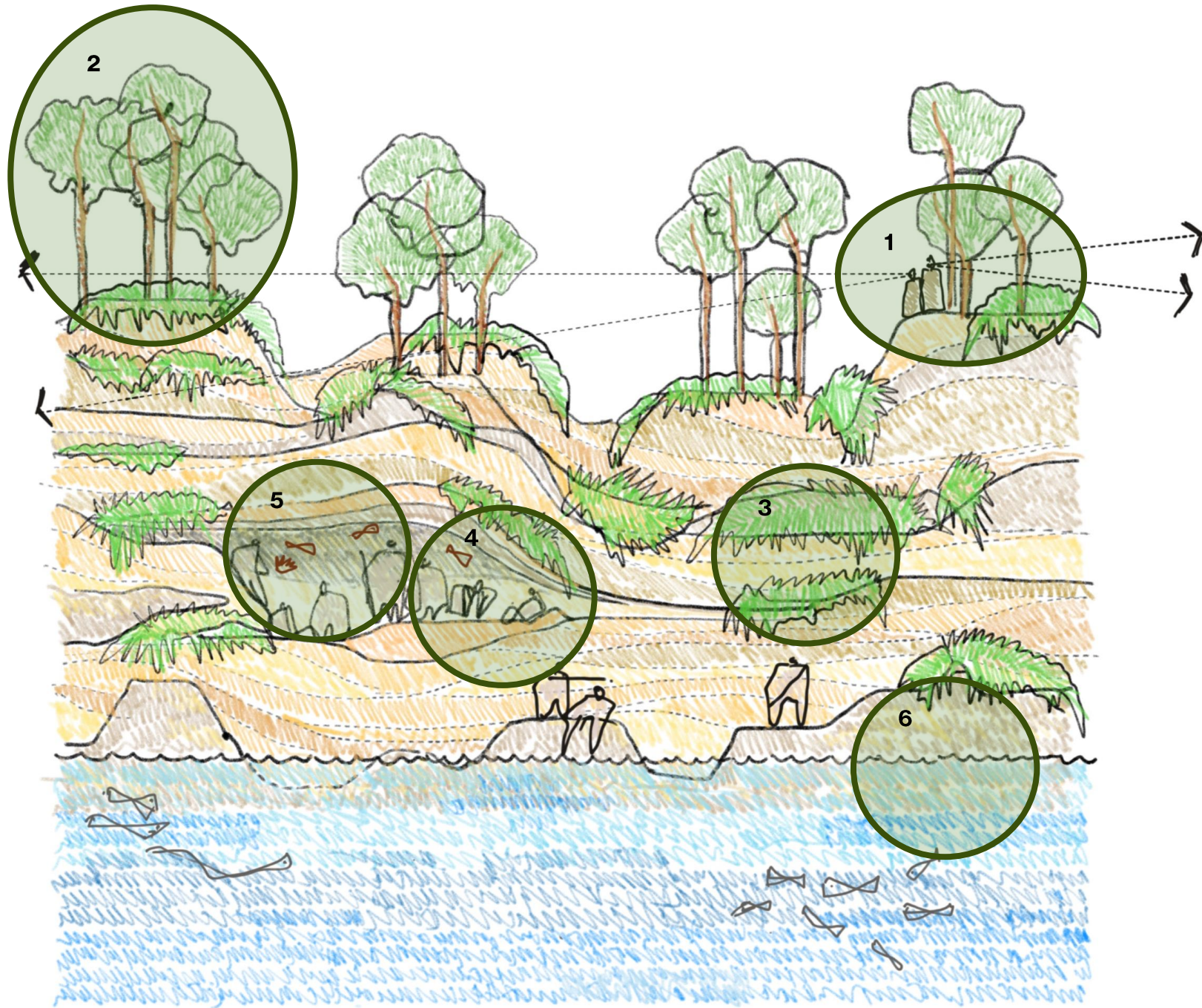
- Sydney Coastal Sandstone Foreshore Forest
- Blue Gum High Forest



# Learning from Country

## Country as Teacher

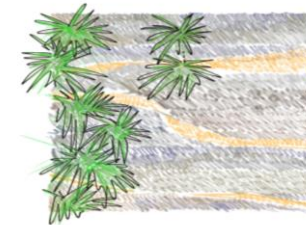
These sketches are part of our understanding of Country – reading the land, its forms, patterns, and stories to guide a meaningful design response.



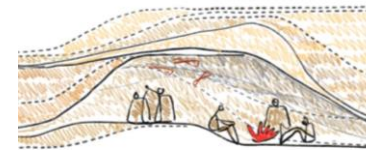
1- Ability to capture **distant views** to major landscape forms



2- Strong **vertical forms** of Coastal Sandstone Foreshore Forest



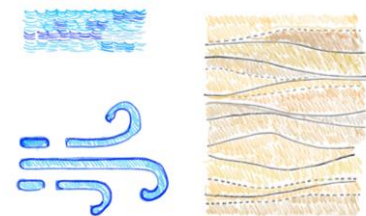
3- **Landscape** inhabiting the **gaps** between rocks and gaps



4- Rock shelters provide areas to take shelter from harsh weather and to **meet fellow community**



5- Rock art and art within rock shelters provide a sense of **connection** to those who come after, ensuring **cultural memory is passed on**



6- The eroded **sandstones** along the bay are a living record of ancient time, their **sinuous curves** shaped over millennia by the rhythmic forces of water and **wind**



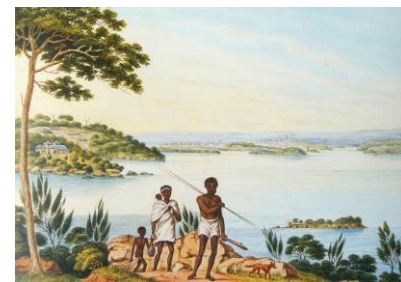
Aboriginals Hunting Kangaroos (c1820), Source: Joseph Lycett



Aboriginals Spearing Fish (c1817), Source: Joseph Lycett



Caves, hunting and fishing of the savages of Port Jackson, New Holland (1824), Source: A. Delvaux



Distant View of Sydney Harbour (c1817), Source: Joseph Lycett



Aboriginal Heritage Source: Sydney Harbour HighLine



Whale carving at Balls Head Source: WSP



Eucalyptus Source: Peter Woodard

North Sydney's colonial history began after the arrival of the First Fleet in 1788.

During the early 1800s, settlers used the land for farming and grazing, developing orchards, small farms and ferry access to the city.

By the 19th century, the area was becoming increasingly urban, with the establishment of schools, churches and residential neighbourhoods.

In 1890, the North Shore railway line opened, encouraging suburban growth in the area.

The completion of the Sydney Harbour Bridge in 1932 linked North Sydney to the CBD, transforming the area into a commercial centre.

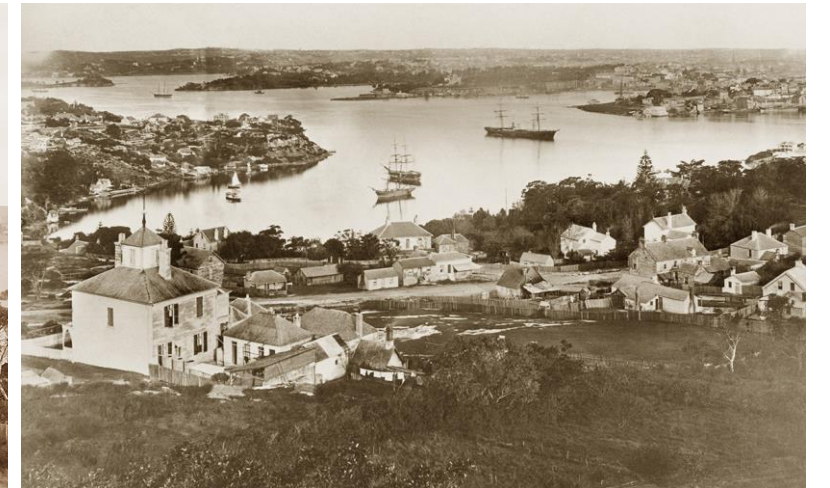
Today, North Sydney remains a vibrant, commercial and residential hub with a mix of modern office towers with scenic harbour views and colonial-era buildings that reflect the area's layered history.



1788 Bennelong Point



1875 Panorama of Sydney & North Sydney



1875 Aerial View of North Sydney



1937 Sydney Aerial View



Modern day Sydney Aerial View



# Global Sydney Strategy

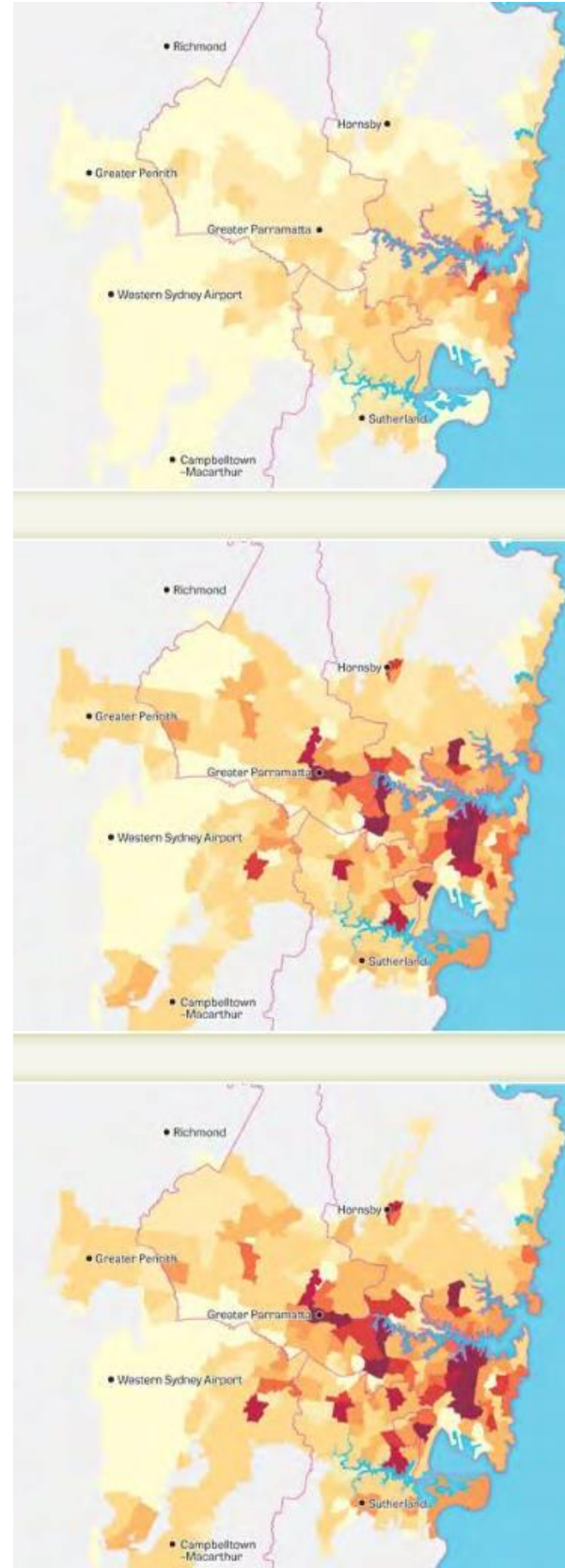
## A Metropolis of Three Cities

### Strategic Context

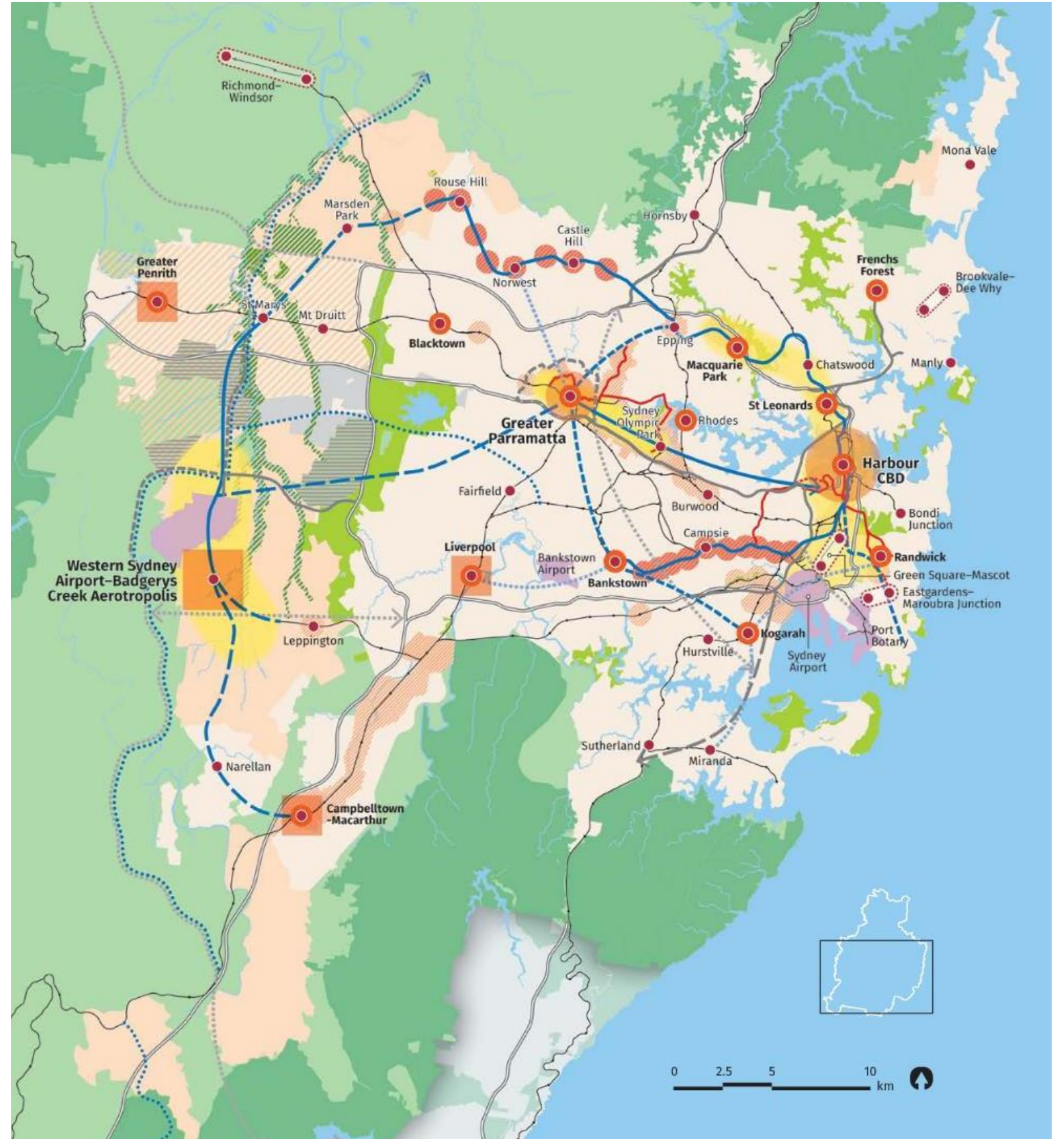
The Greater Sydney Region Plan, "A Metropolis of Three Cities," addresses the intricate needs and structural challenges facing Sydney. It acknowledges unique settlement patterns, geographical constraints, and growth pressures.

Key issues include the uneven distribution of jobs, predominantly in the Eastern Harbour City with its radial rail network, and environmental limitations from the Sydney Basin's geography hindering infrastructure. The plan also tackles historical car-dependent suburban growth, especially in Western Sydney, and demographic shifts, such as an aging population and rising demand for health and education services.

Additionally, the plan considers technology's impact on urban functions, from transport to work, and the diverse climate across the region. Greater Sydney is expanding through new communities, transformative urban renewal, and infill development. "A Metropolis of Three Cities" leverages these opportunities to rebalance and improve prospects for all residents. It seeks to align infrastructure and growth to restructure economic activity and access across three distinct cities: the established Eastern Harbour City, emphasizing liveability and sustainability; the developing Central River City, prioritizing infrastructure and amenity; and the emerging Western Parkland City, focused on its foundational development. This integrated strategy aims to foster a more equitable, resilient, and sustainable metropolis.



Plans extracted from Greater Sydney Region Plan



Plan extracted from Greater Sydney Region Plan

## Strategic Context

North Sydney has been identified as part of 'Global Sydney' in The NSW Department of Planning's 2014 Metropolitan Strategy, A Plan for Growing Sydney.

The proposed mixed-use residential development will serve as a significant addition to the area by providing high-quality, contemporary, and environmentally sustainable living spaces in line with the plan's targets for increasing housing availability.

North Sydney has played a vital role in achieving that vision, with each new residential project enhancing the public domain while also offering a unique lifestyle experience in the rapidly evolving urban landscape.

The development at 153-157 Walker Street, with its emphasis on public domain integration and enhancement, as well as a vision to foster community engagement and collaboration, will make a meaningful contribution to the existing North Sydney CBD. It aims to provide a leading-edge living environment with a strong focus on sustainability and community well-being.



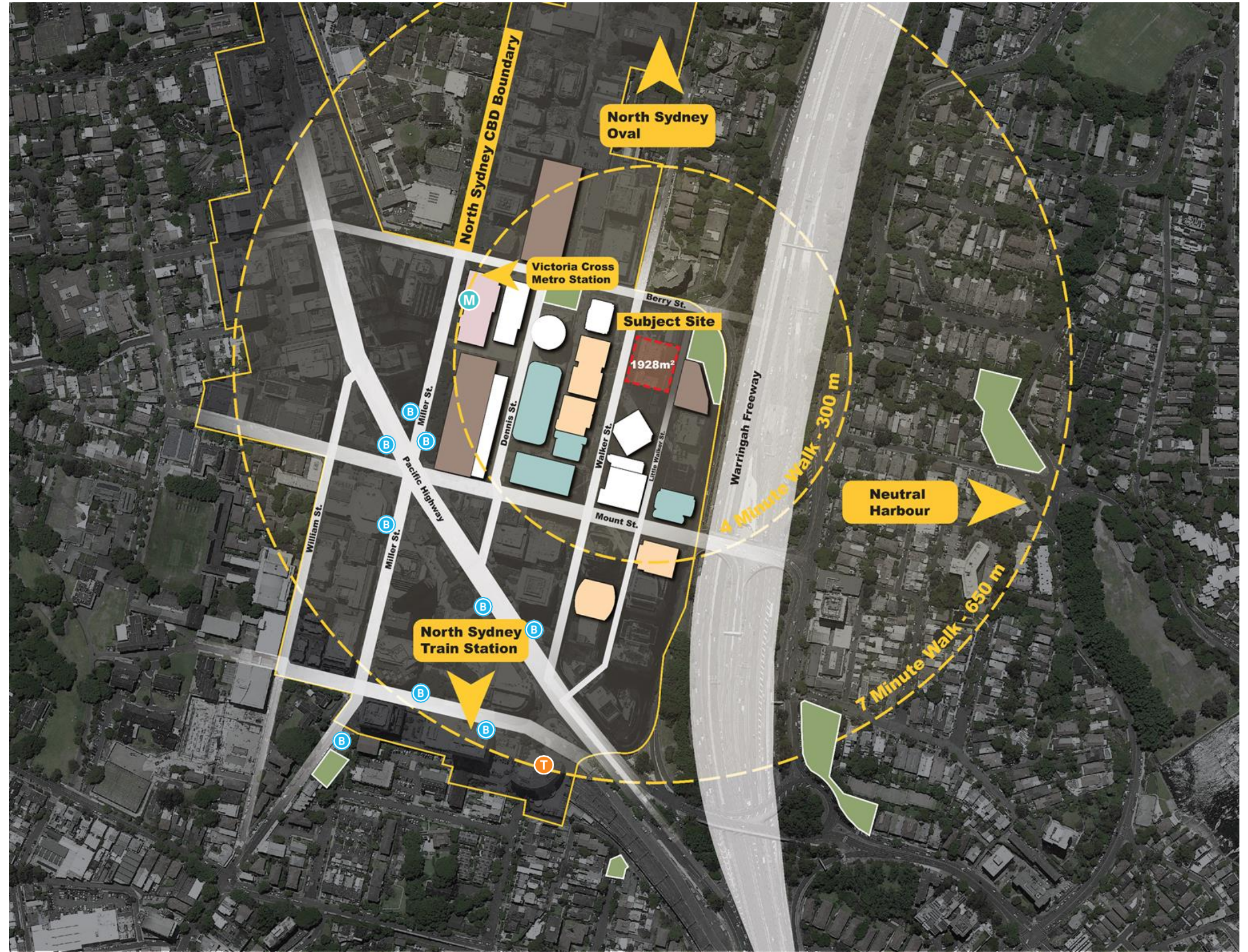
Surrounding Context

## Site Location

The site is located within a well-connected part of North Sydney, with convenient access to public transport, including North Sydney Train Station approximately 400 metres to the south. It will also benefit from proximity to the future Victoria Cross Metro Station, providing connections to Barangaroo and Crows Nest.

The M1 Freeway is in close proximity to the east providing car access to the Greater Sydney road network.

153-157 Walker Street is also close to public green areas such as Doris Fitton Park 70m to north (along Little Walker Street) and St Leonards Park a further 500m away, as well as a green zone located 200m south in Alfred Street.



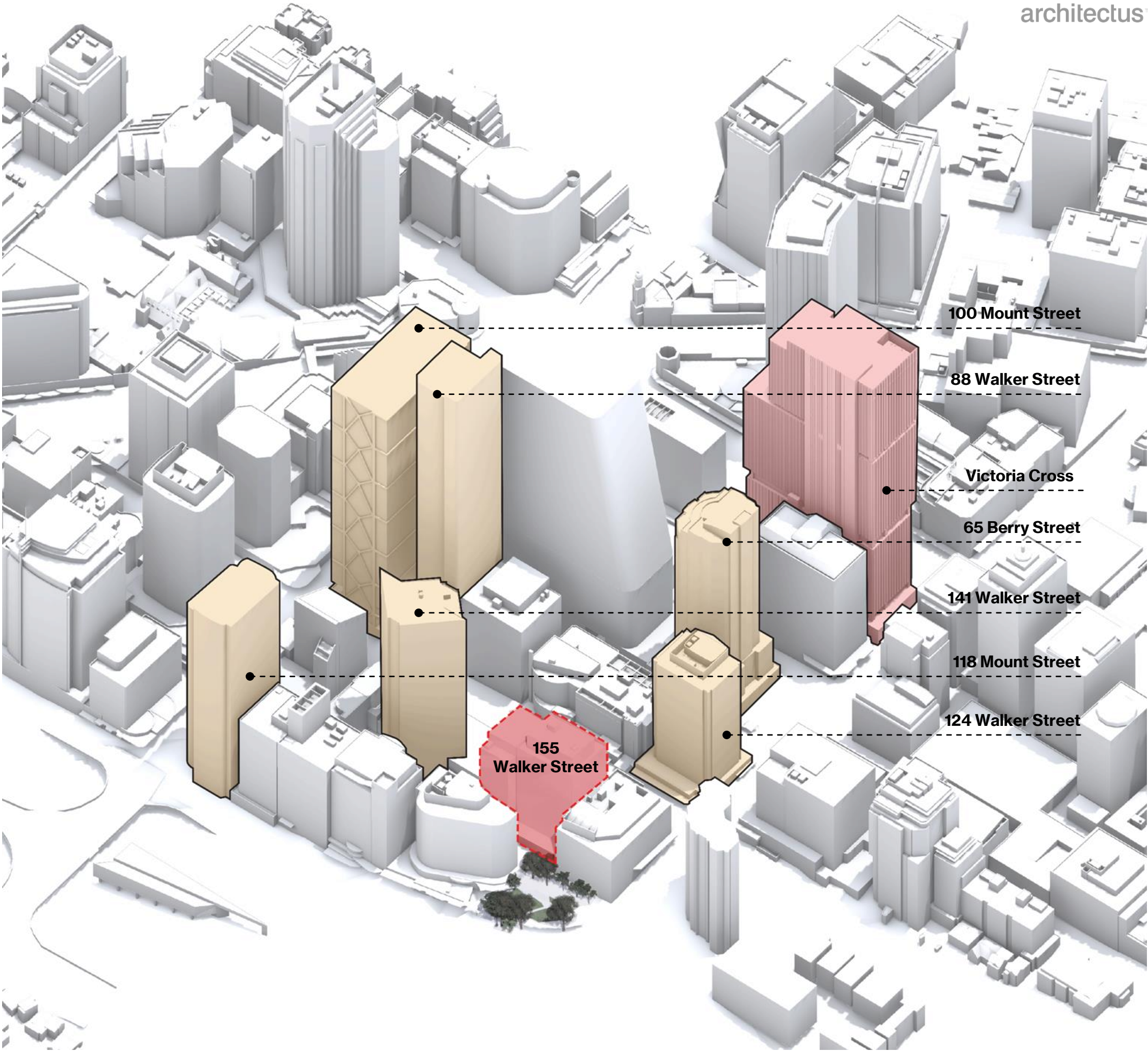
- M Metro Station
- B Bus Station
- T Train Station
- 153 - 157 Walker Street
- Lodged DA's
- Approved DAs
- Completed
- Under Construction
- Green Areas

## Surrounding Context

# Surrounding Built Form

### Existing Buildings

Located between Walker Street to the west and Little Walker Street to the east, 153 Walker Street (640 m<sup>2</sup>) and 157 Walker Street (1287 m<sup>2</sup>) sites are situated in a premium location given proximity to the heart of North Sydney's CBD.



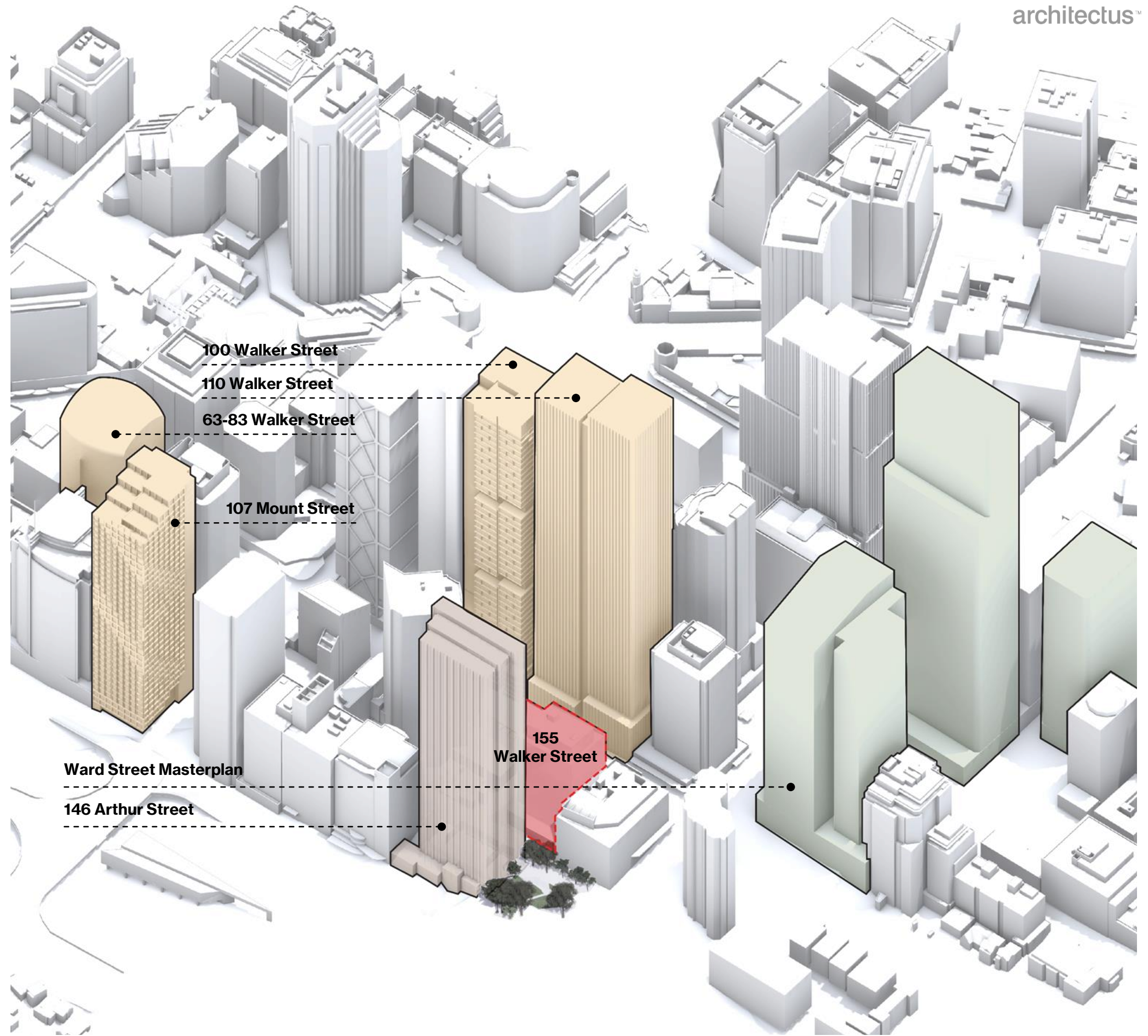
- 153-157 Walker Street
- Existing Context
- Under Construction





Existing Buildings

# Emerging Context

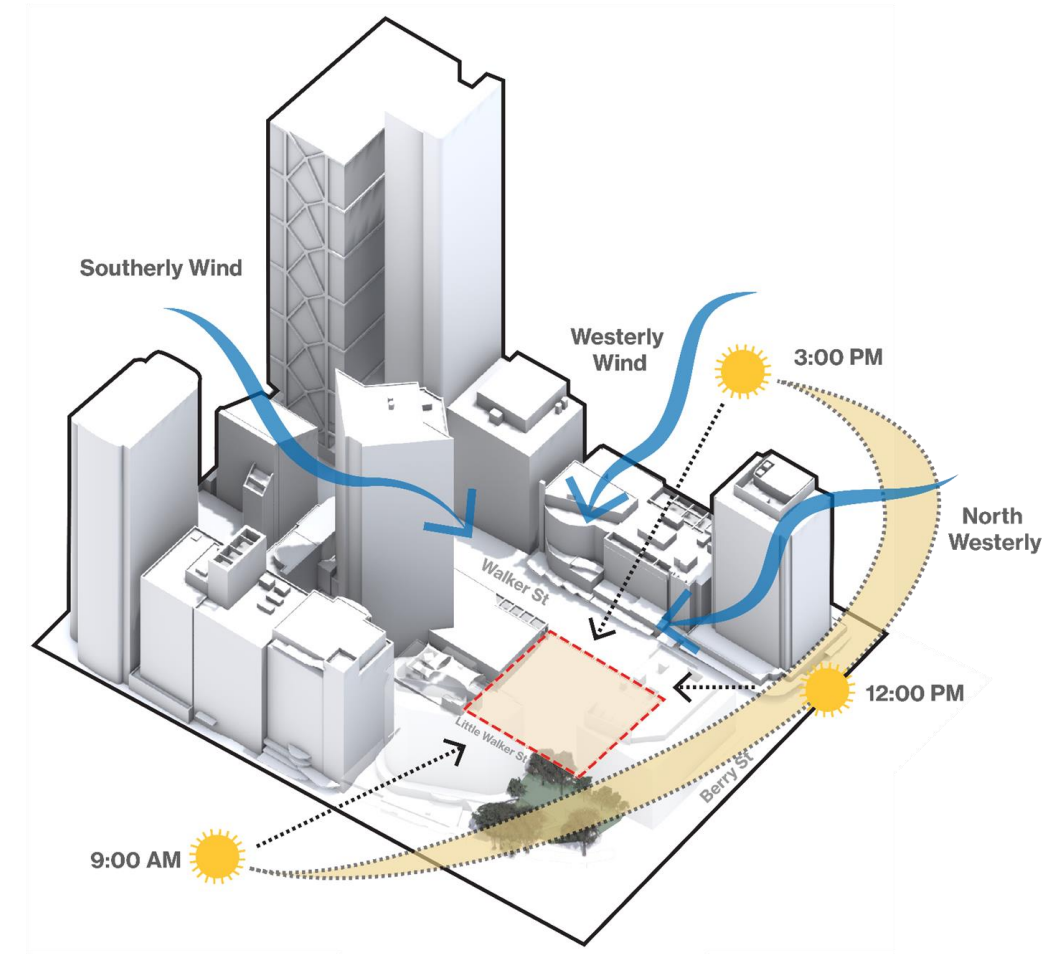
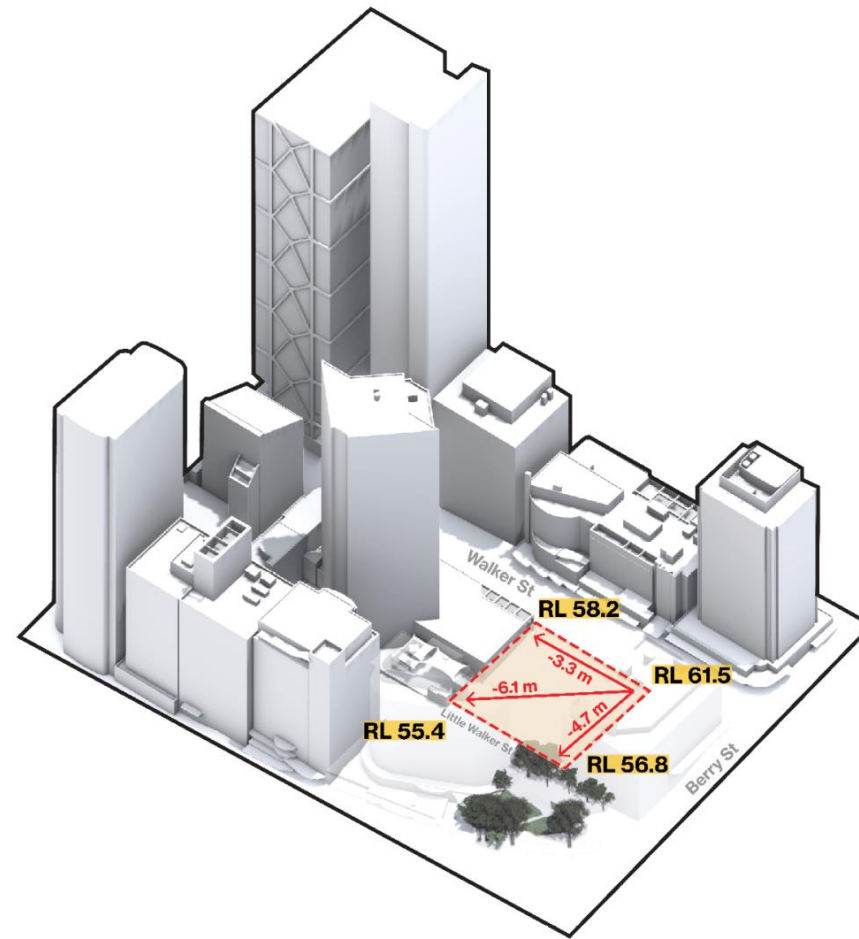
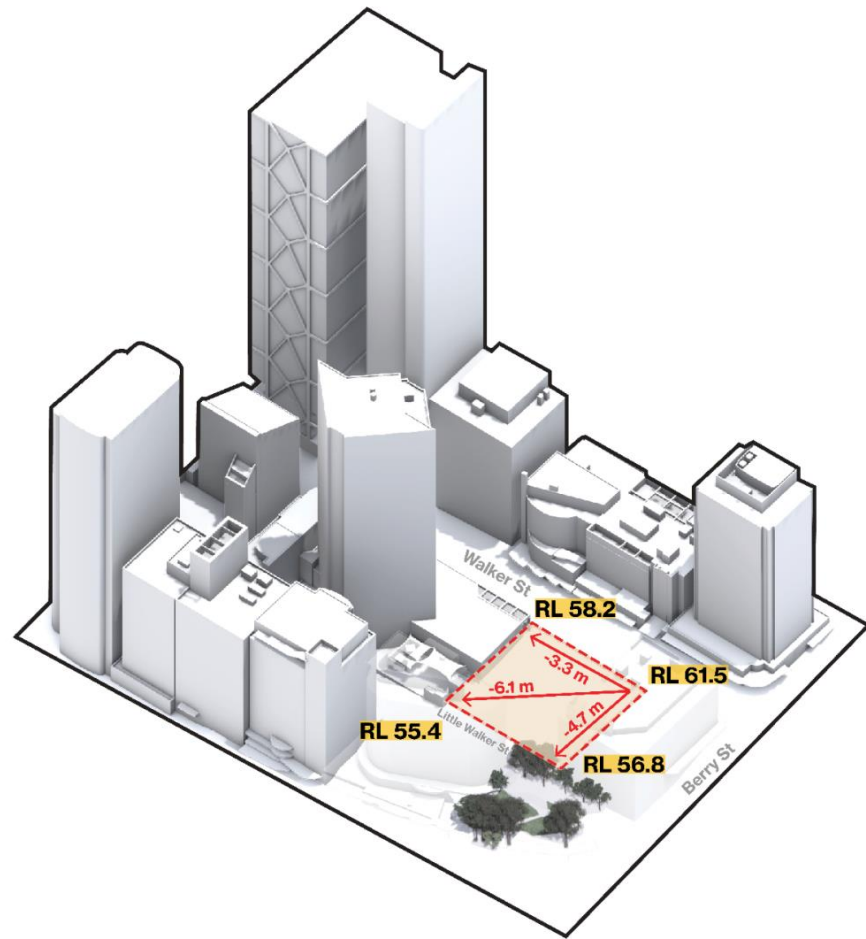
The future development of the subject sites will form part of a vibrant and rapidly increasing high rise development precinct, together with buildings like 110 Walker Street, 100 Walker Street and Victoria Cross Station which are under construction and 118 Mount Street, 1 Denison Street and 100 Mount Street which have been recently completed..

153-157 Walker Street represents an opportunity to become a landmark development that will provide an important contribution to North Sydney's CBD skyline.



-  153-157 Walker Street
-  Approved DAs
-  Submitted DAs
-  Ward Precinct Masterplan

**Emerging Buildings**



## Site

The subject site is the combination of two lots totalling 1928m<sup>2</sup> in area, which is sufficient for a development of a quality mixed-use building with a viable floor plate.

The site is generally rectangular and falls around 2m south along both Walker Street and Little Walker Street. The site depth is around 42m, and there is a 3m level difference in the east/west direction (between Little Walker and Walker Streets).

Little Walker Street currently is the soul entry and exit for vehicles and services with Walker Street being the primary address.

## Topography

The site topography of 153-157 Walker Street presents a noticeable gradient, falling approximately 6.1 metres from RL 61.5 at Berry Street to RL 55.4 along Little Walker Street. This slope runs primarily east to west, with a more subtle fall from north to south.

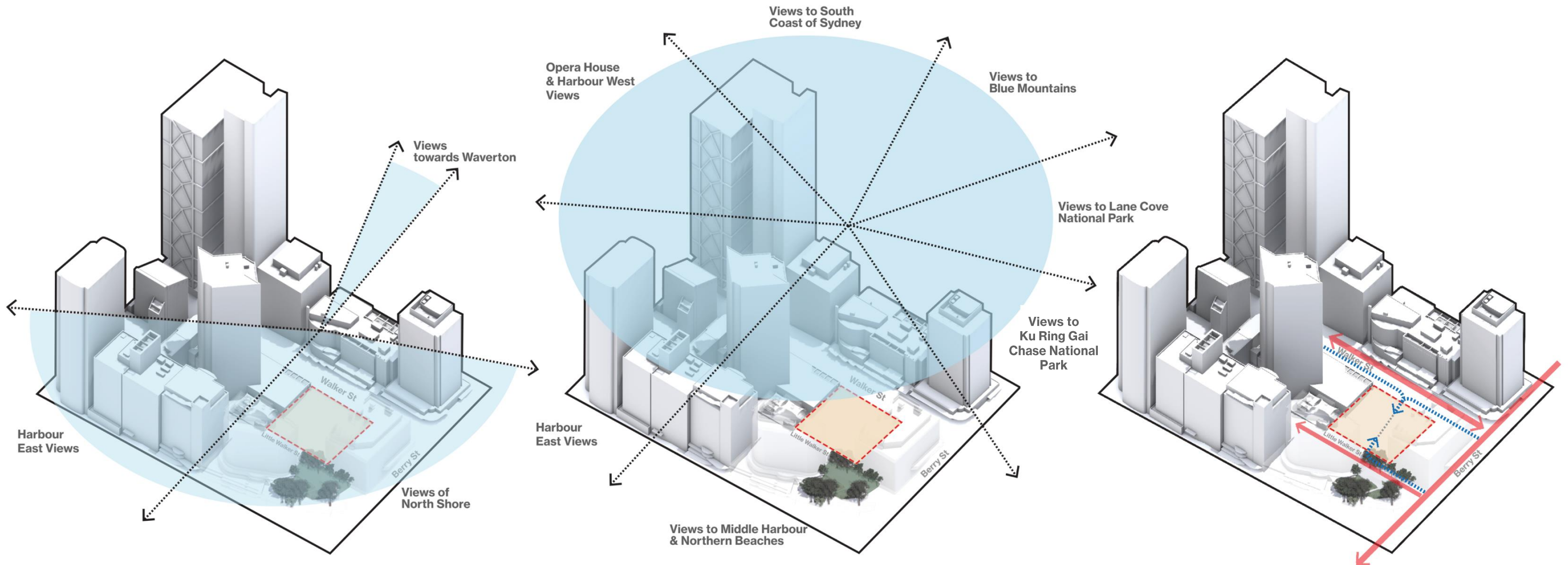
The design responds by stepping the podium with the natural terrain, enabling accessible entry points from all frontages and embedding the building within its urban context.

The level change also allows natural light and ventilation to reach lower levels, supporting passive design strategies. Additionally, the slope creates opportunities for landscaped terraces and a layered public domain, enhancing the building's interface with the street and framing a welcoming arrival experience.

## Environmental (Solar)

The solar access at 153-157 Walker Street is shaped by its east-facing orientation and open northern edge. As shown in the diagram, the site receives strong morning and midday sunlight, with good exposure from 9:00 AM to 12:00 PM. By 3:00 PM, some overshadowing occurs from neighbouring towers to the west.

North Sydney experiences dynamic wind conditions, often characterized by moderate sea breezes, particularly from the southeast. However, the presence of tall buildings can create localized wind effects, such as downwash and channelling, increasing wind speeds at street level.



## Views (Low Rise)

The low-rise levels of 153-157 Walker Street benefit from selective yet valuable view corridors.

To the north, above the roofline of 165 Walker Street, there are open outlooks toward the North Sydney skyline and surrounding neighbourhood.

To the east, above buildings fronting Arthur Street, the low rise captures filtered views toward Sydney Harbour. These visual connections are carefully considered in the planning, with living areas and balconies oriented to maximise outlook while balancing privacy and solar access.

## Views (High Rise)

The high-rise levels of 153-157 Walker Street enjoy panoramic views. To the south and southeast, residents overlook Sydney Harbour, the Opera House, and the city skyline. To the north, upper levels capture expansive views over North Sydney and toward Middle Harbour, offering a balance of urban and natural scenery.

The building is designed to maximise these outlooks with large-format glazing, winter gardens, and operable façade elements that frame views while enhancing comfort.

## Access (Vehicular & Pedestrian)

Vehicular and pedestrian access to 153-157 Walker Street has been thoughtfully planned to ensure smooth and efficient movement.

Vehicle entry is provided from Little Walker Street, allowing discreet access to the basement levels for parking, services, and hotel drop-off, away from the main frontage off Walker Street.

Pedestrian access is prioritised along Walker Street, where a generous plaza and defined entries welcome residents, hotel guests, and visitors. This active frontage enhances the public domain and connects directly to nearby transport links. Clear vertical circulation and articulated podium levels further support intuitive and accessible movement throughout the site.

# Site Photos

The images to the right show the current 153 - 157 Walker Street site conditions.



Existing 153 - 157 Walker Street Entrance



Existing 153 Walker Street Façade



153 - 157 Site from Walker Street North



Existing 157 Walker Street Façade



153 - 157 Site from Walker Street South

# PLANNING CONTEXT

# 3

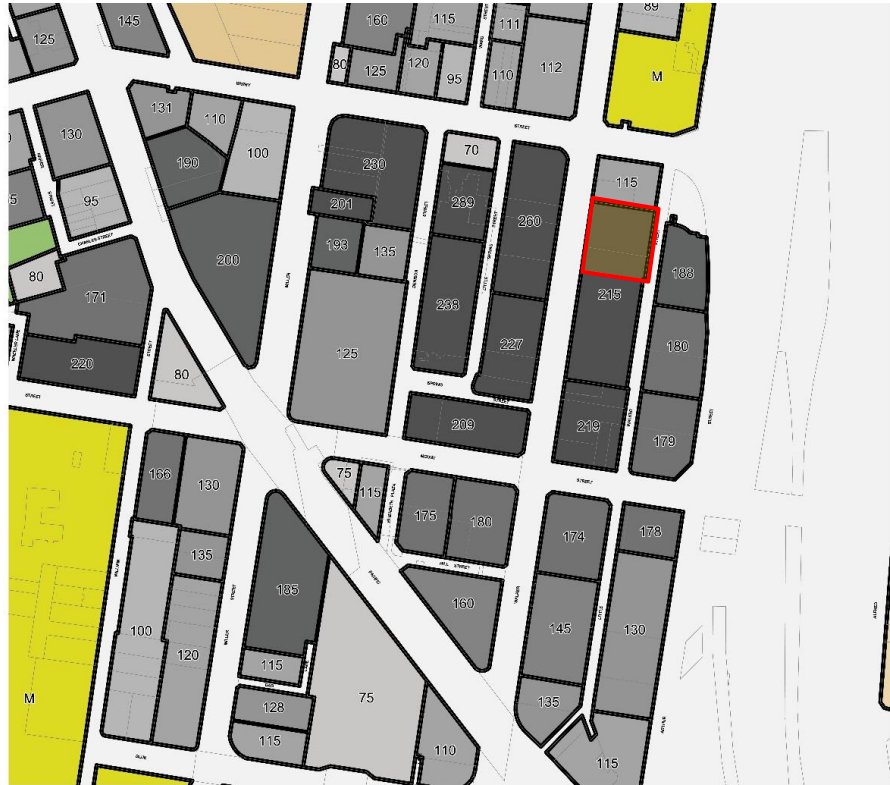
Artist impression

**LEP Controls Summary**

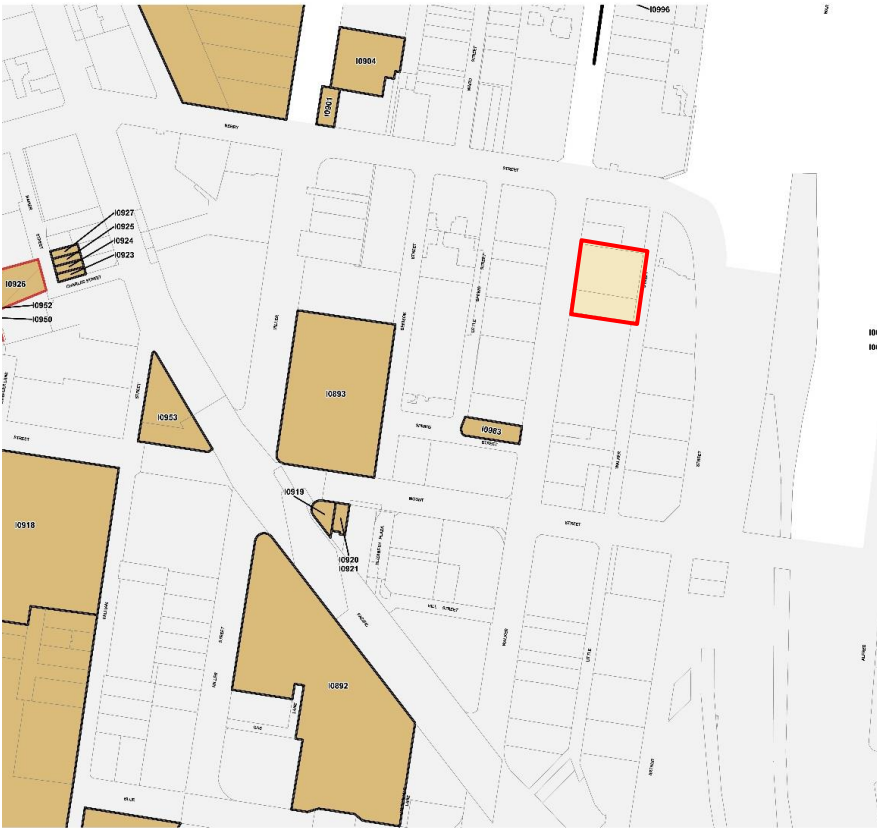
Zoning: B3 Commercial Core Zone  
 Tower Height Limit: RL 215 m  
 Heritage : N/A  
 Special area: N/A  
 \*(note solar plane relevant to parks outside of CBD)



**Land Zoning**



**Height of Buildings (RL m)**



**Heritage**



**Special Provision**

Subject Site

# North Sydney Urban Transformation

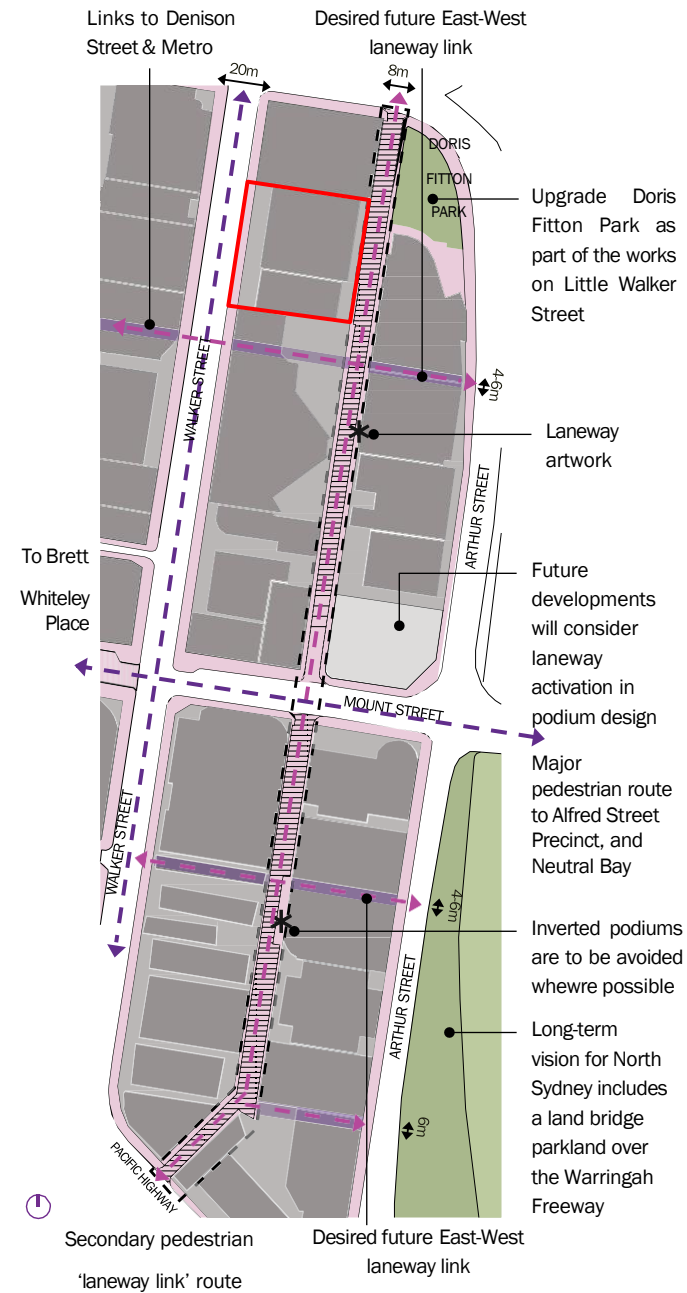
## North Sydney Public Domain Strategy

The North Sydney CBD is undergoing a major transformation. By 2036, new and refurbished commercial towers will support around 20,000 additional workers in the CBD. Many will arrive via the Victoria Cross Metro station which is estimated to bring 16,000 commuters in the morning peak hour.

Council is also working to deliver a new Civic Hub of open space, social and cultural facilities in the Ward Street Precinct. These projects ensure the North Sydney CBD continues to evolve as a vibrant commercial centre for workers, residents, students and visitors into the future.

The North Sydney CBD Public Domain Strategy puts in place a framework to deliver public domain works that will complement the new transport, commercial and cultural infrastructure.

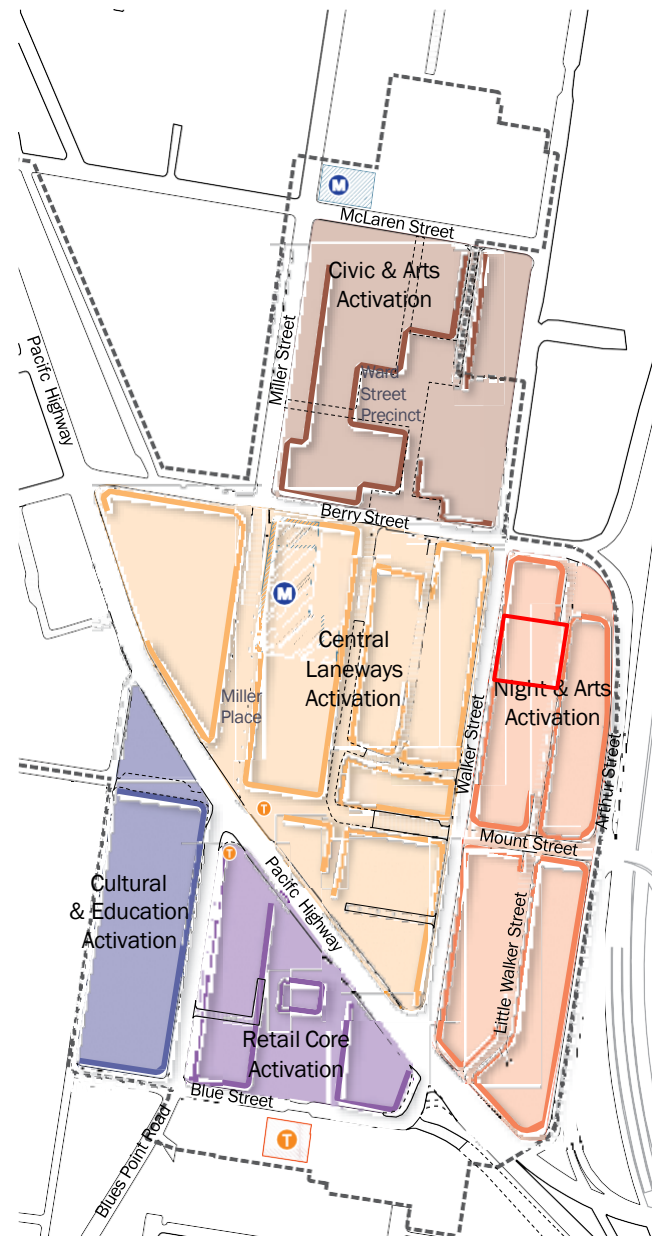
These improvements are encouraged and facilitated by North Sydney Council in the delivery of the NS Public Domain Strategy.



### Little Walker Street Laneway Upgrade

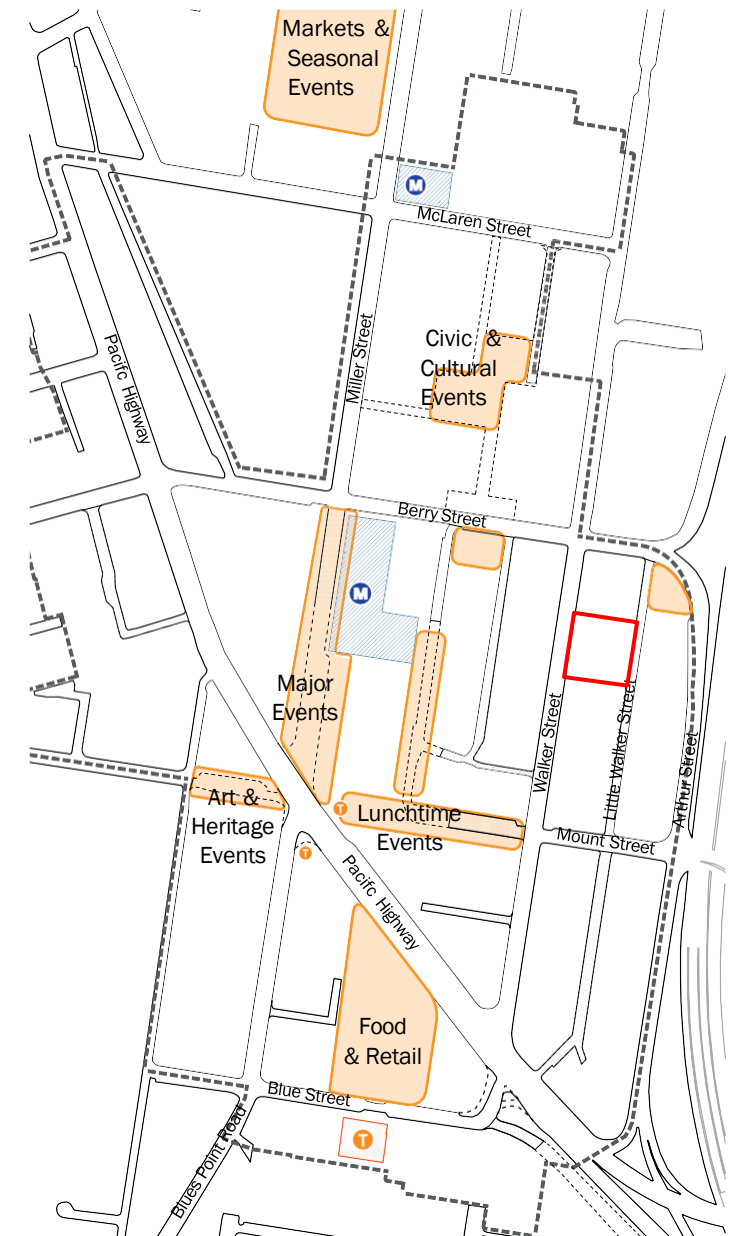
Upgrades to Little Walker Street will see improved public amenity, pedestrian priority and facilitate ground floor activation for buildings facing the laneway.

Subject Site



### Active edges to support the vibrancy of the public domain

Located within the Night and Art precinct, street activation towards Walker Street is encouraged to contribute to the character of the precinct.



### Active Urban Spaces - Doris Fitton Park

Proposed upgrades to Doris Fitton Park, adjacent to 153-157 Walker Street will facilitate weekday and weekend activation.

# Public Domain Strategy Vision

## Placemaking Vision

The North Sydney CBD is rapidly developing with focus to support public spaces that improve the vibrancy, safety, amenity, and appeal of the centre for workers, residents, students, visitors and investors. NSC Public Domain Strategy (NSC PDS) identifies that *'there is the opportunity for this (Little Walker) street to be upgraded to improve its pedestrian role, encourage new businesses and activities along it, and provide entrance points to new buildings.'*

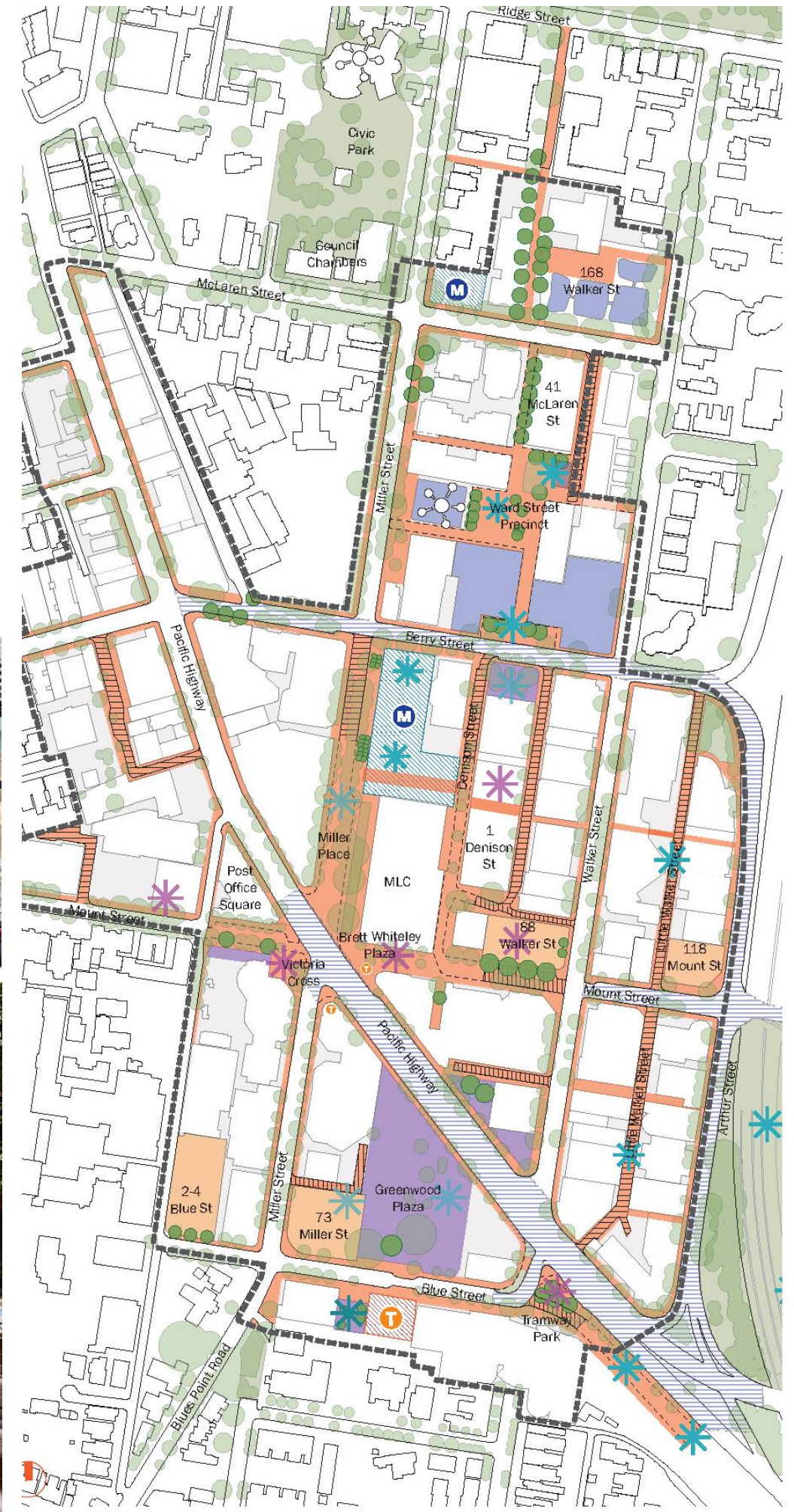
*It is proposed to change the street to a shared zone with pedestrian priority and implement a series of changes for the buildings to provide pocket setbacks, landscaped areas, seating areas and small retail tenancies opening to the street. These changes would create the feeling of traditional 'art & cafes' street to complement other offerings of the CBD.*

Council's Little Walker Street Upgrade identifies the following opportunities:

- Turn the street into a shared zone and incorporate Council's public domain palette
- Establish a program for temporary art installations
- Implement laneway lighting (catenary, pavers, facade lighting)
- Encourage small retail tenancies along the street
- Improve East-West permeability
- Upgrade Doris Fitton Park

*"Council may require the individual owners to provide setbacks, landscaped areas and pocket public corners."*

The design team has been extensively guided by the objectives outlined in NSC PDS and have developed the proposed design to align with those ideas.



**Vision Images for Little Walker Street – NORTH SYDNEY CBD PUBLIC DOMAIN STRATEGY**

**Plan Vision for NS CBD – NORTH SYDNEY CBD PUBLIC DOMAIN STRATEGY**

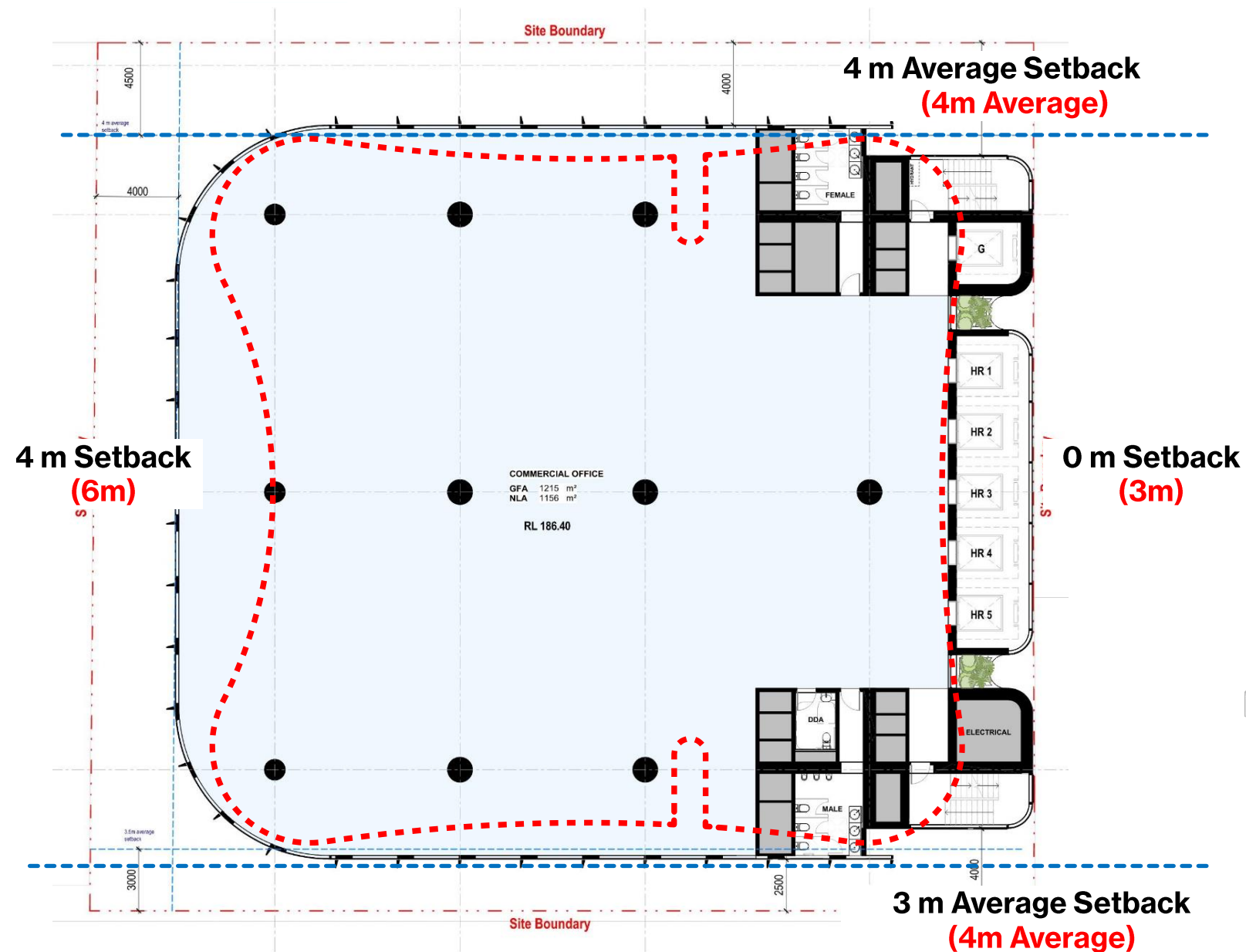
# Approved Commercial DA – Massing Comparison with new proposed mixed-use scheme

The drawings to the left – comprising a plan and an isometric view – illustrate a direct comparison between the previously approved commercial scheme for 153-157 Walker Street and the current mixed-use proposal.

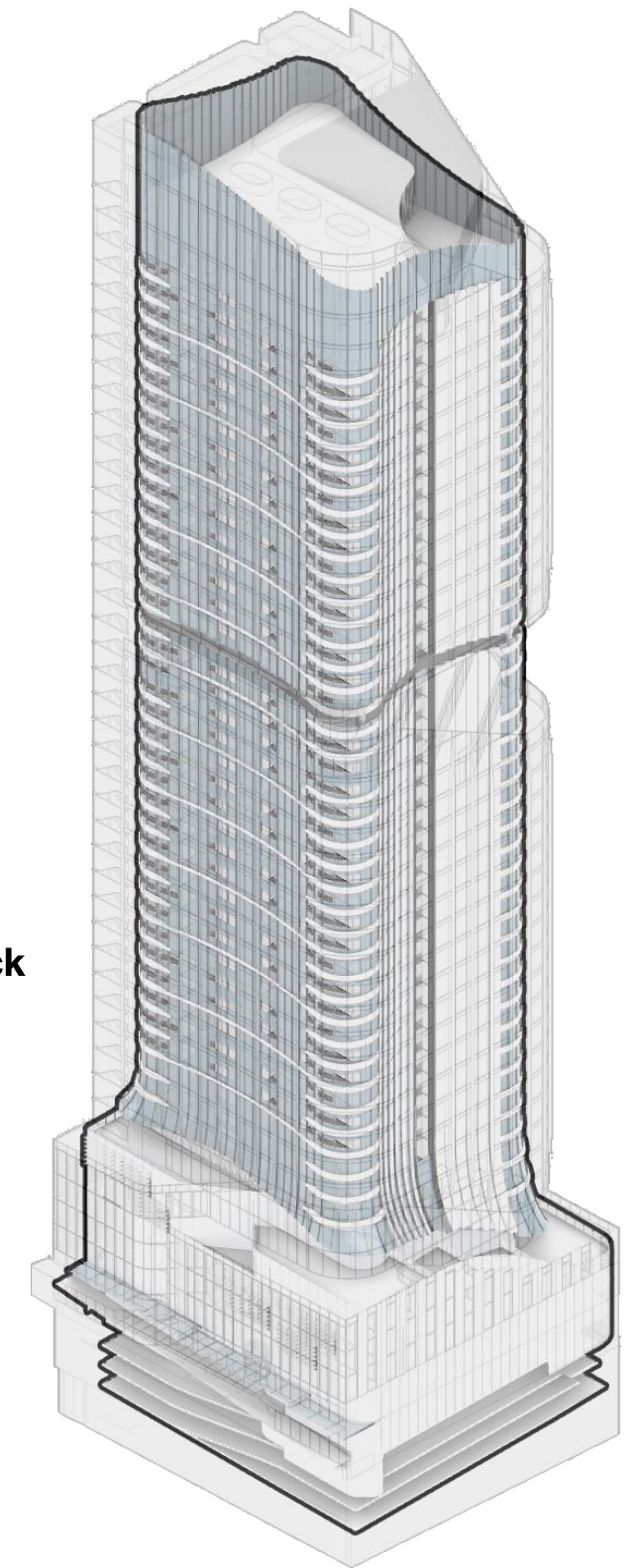
The approved commercial DA envelope is shown superimposed beneath the mixed-use design, clearly demonstrating that the new scheme sits within the bounds of the approved massing. The residential tower presents a reduced building footprint and a more slender form, particularly evident in the upper levels, which are significantly recessed.

This outcome reflects the more stringent setback and separation requirements of the Apartment Design Guide (ADG), which differ from the commercial tower setback controls established under the North Sydney DCP.

The diagram shows how the proposed envelope has been further refined in form and scale compared to the approved commercial floor plate, ensuring external amenity impacts are further reduced as part of the proposed development. This comparison supports the suitability of mixed-use within the approved planning context.



Plan with approved mixed-used scheme superimposed with plan of new proposed mixed-use scheme



Isometric with approved commercial scheme superimposed with plan of new proposed mixed-use scheme

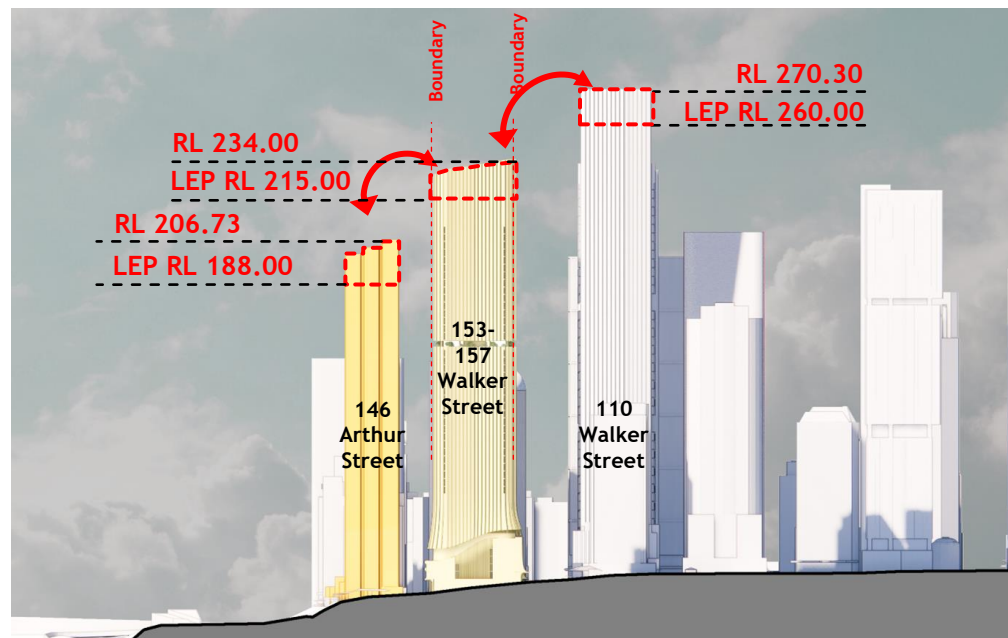
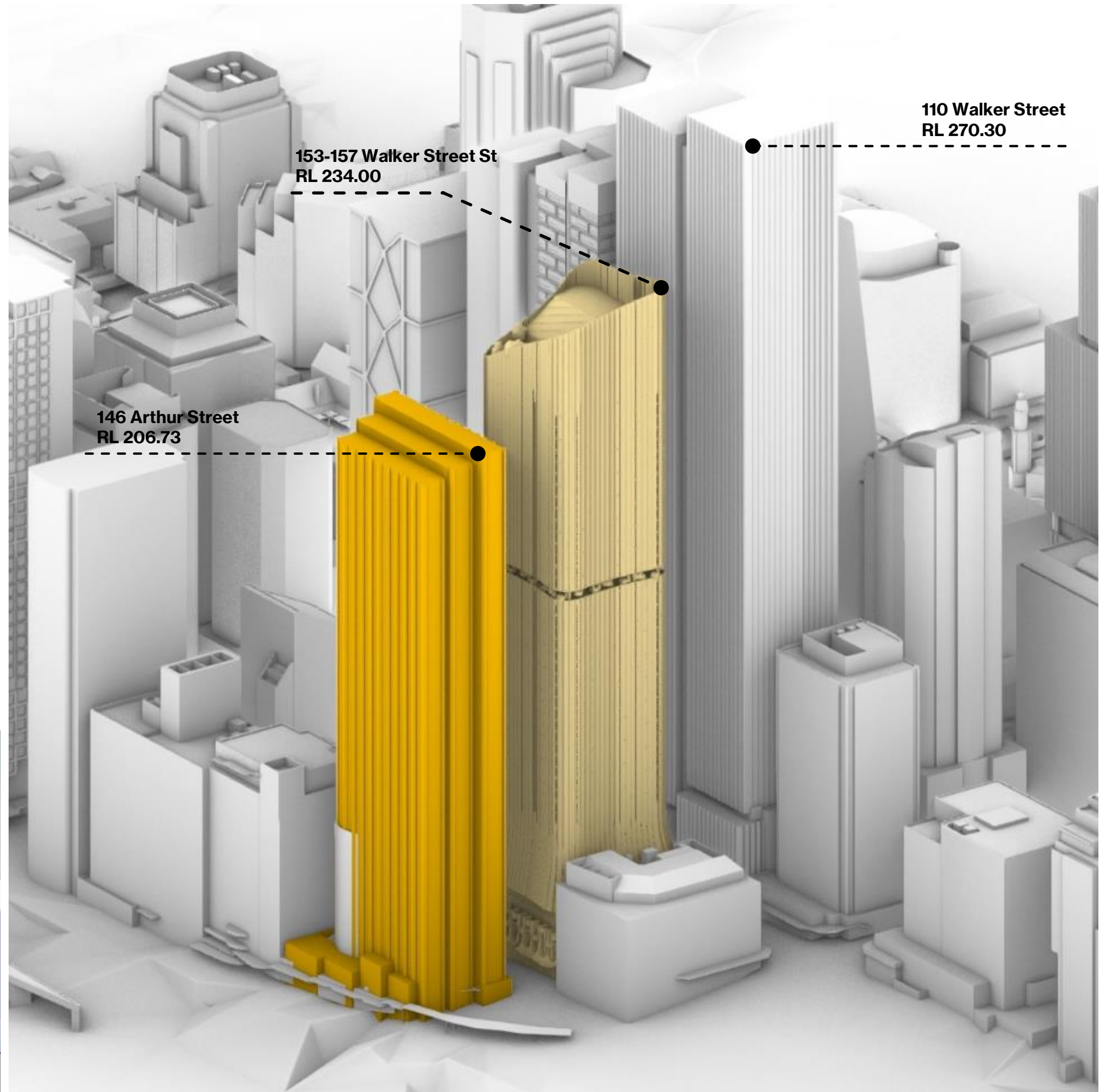
# Proposed Development in Future Context

## North Sydney Skyline

153-157 Walker Street will make a bold and positive contribution to the North Sydney skyline through its refined architectural expression and articulated rooftop form.

The tower's carefully crafted crown introduces a visually striking silhouette, enhancing legibility within the skyline and aligning with the DCP's goal of a distinctive and well-designed skyline (Objective 01).

The upper levels feature elegant detailing and sculptural elements that enrich the city's visual identity. Complying with LEP height controls and respecting transitions to lower-scale residential interfaces, 153-157 Walker Street supports a cohesive urban form while reinforcing North Sydney's position as a dynamic and evolving urban area.



Current North Sydney Context with approved DAs and proposed 153-157 Walker Street mixed-use

# DESIGNING WITH COUNTRY

4

# Designing with Country

## Research

The development of the Designing with Country approach for this project consisted of desktop research and engagement with key Indigenous stakeholders.

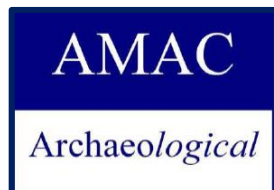
The study site in North Sydney lies within the Eora Nation, specifically within the Darug language group, which had coastal and hinterland dialects. The area is recognised as part of the Cammeraygal clan, a historically influential group. While colonial impact has disrupted traditional knowledge, continued connection to Country remains strong among Aboriginal stakeholders. Ethnographic and archaeological records note rich cultural practices in the area, including initiation rites (like scarification and dental modification), gendered fishing methods, and tool use. Materials like bark, wood, shell, bone, and especially stone have left behind the most archaeological evidence. However, Aboriginal connection to Country is not dependent on physical artefacts, highlighting the cultural and spiritual continuity in the region.

Post-colonisation saw significant changes and destruction to Country and local Indigenous groups. The research also highlights that Indigenous peoples of the area have survived and thrived into the 21st century, including being a significant workforce for the local community and contributing to North Sydney's heritage.

The research was desktop-based and provided opportunities for Walk on Country workshops to reflect the ongoing and dynamic process of Caring for Country.

Based on the research, the key priorities for the project were:

- Ensure that any engagement is respectful of cultural protocols and recognises the ongoing impact of colonisation
- Ensure that this building recognises its place in Country
- Consider ways to represent the abundant flora and fauna that were found on this site prior to colonisation
- Recognise that the story of Indigenous peoples continues to the present day and consider both pre- and post-colonial stories
- Enable Aboriginal community to lead and guide the project from the outset and throughout the project life cycle, including financial decision-making.
- Listen to community concerns about building development and how it will affect Country.



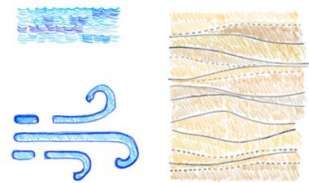
# Designing with Country Principles

Based on initial research and engagement with key Indigenous stakeholders, the following six design with Country project principles were developed:



## Materiality and Landscape Response

Sandstone podiums and landscape elements reflect the stone country of Cammeraygal land. 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.



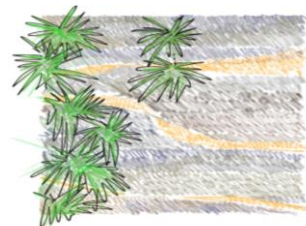
## Air and Light as Cultural Gesture

Operable façades, landscaped voids, and breezeways reflect cultural respect for openness, movement, and interconnection with natural systems.



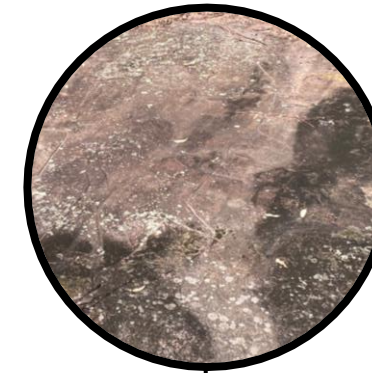
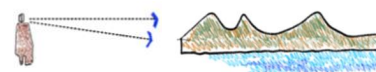
## Ground Plane and Public Domain

Ground-level design reflects Country through soft landscapes, welcoming thresholds, and the potential for storytelling through future interpretation or art commissions.



## Narrative and Form

The building's sculptural massing intentionally avoids repetition, instead evolving responsively in reference to landform, wind patterns, and view lines to major landforms – echoing Indigenous understandings of place and identity.



## Cultural Narrative Development

Stakeholders have identified the potential for the rock engravings at Balls Head and Berry Island to inform future cultural interpretation and narrative layering in the design. These discussions remain active, and the design team is committed to ongoing collaboration to realise this opportunity meaningfully and respectfully.



## Continual Engagement

The project remains open to deeper integration of cultural knowledge through future engagement stages, particularly as the public domain and interiors evolve.



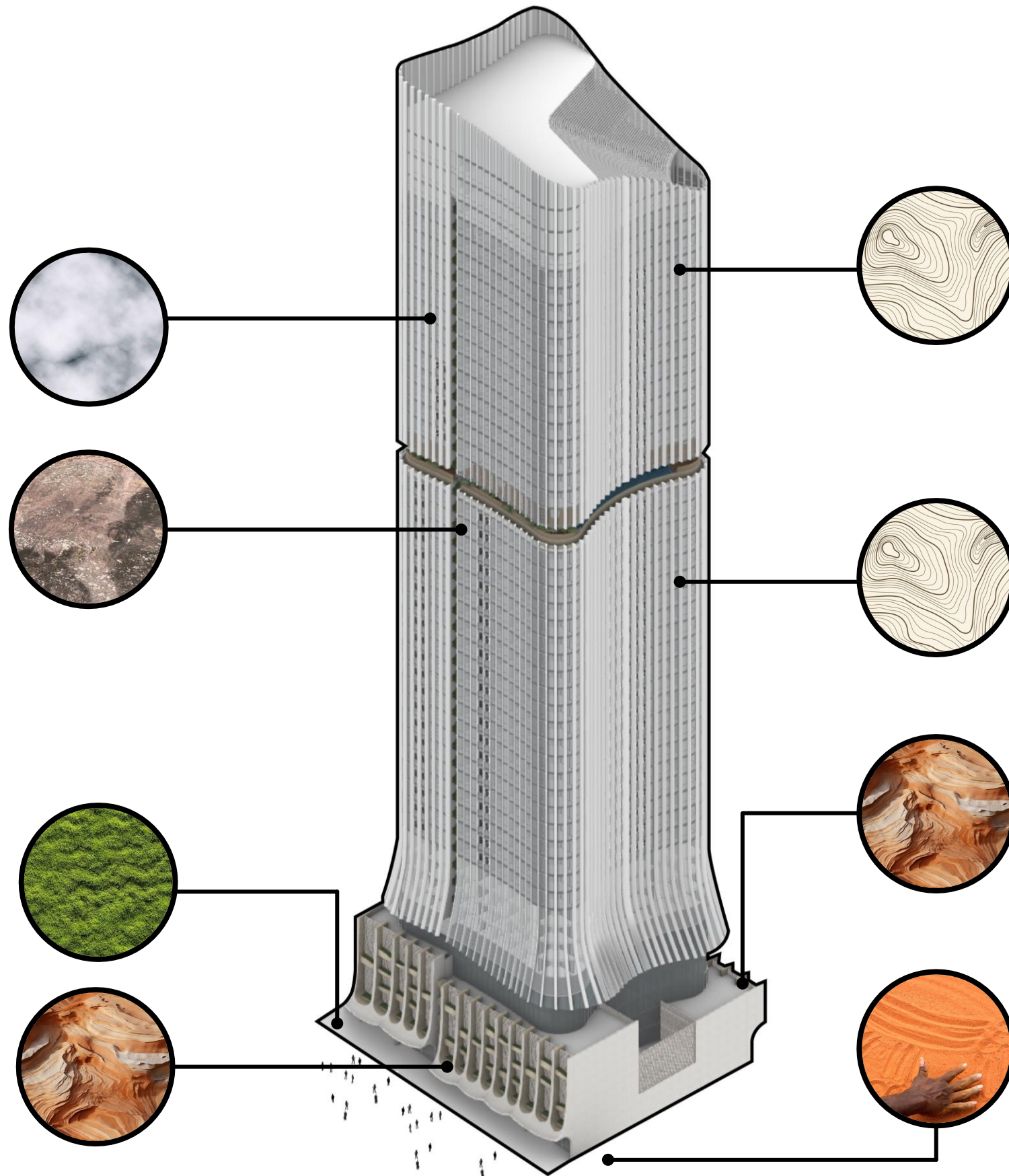
# Designing with Country Integration

Operable façades, landscaped voids, and breezeways reflect cultural respect for openness, movement, and interconnection with natural systems.

Stakeholders have identified the potential for the rock engravings at Balls Head and Berry Island to inform future cultural interpretation and narrative layering in the design.

Ground-level design reflects Country through soft landscapes, welcoming thresholds, and the potential for storytelling through future interpretation or art commissions.

Sandstone podiums and landscape elements reflect the stone country of Cammeraygal land.



Sculptural massing creates view lines to major landforms – echoing Indigenous understandings of place and identity.

Form intentionally avoids repetition, instead evolving responsively in reference to landform and wind patterns.

The language of water erosion of sandstone edges and architectural interpretation of natural forms has been interpreted in the podium design.

The project remains open to deeper integration of cultural knowledge through future engagement stages, particularly as the public domain and interiors evolve.

# DESIGN STRATEGY

5



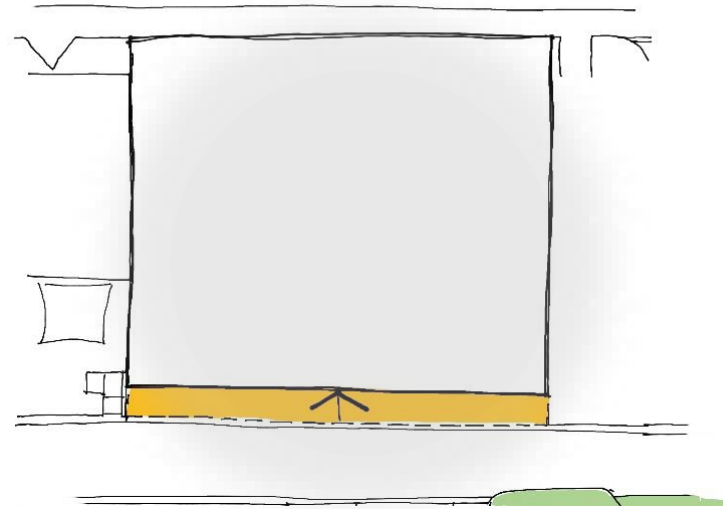
Artist impression

## Key Public Domain Moves

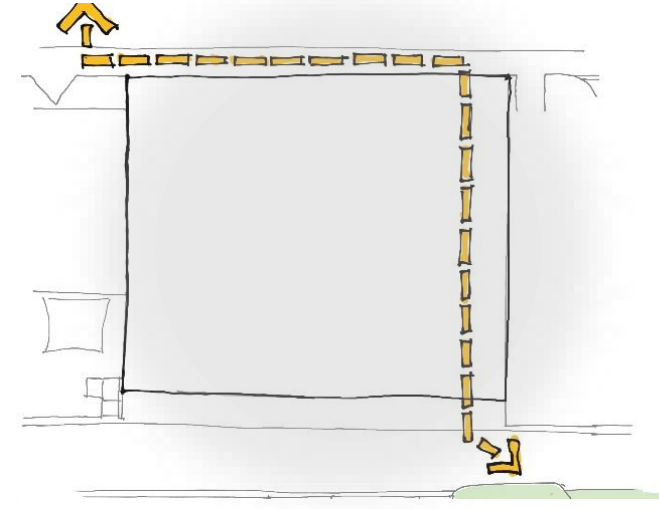
The design response is guided by several key moves that consider site location in making a meaningful contribution to Council's public domain vision, as envisaged in the adopted Public Domain Strategy 2020.

These key moves contribute through following:

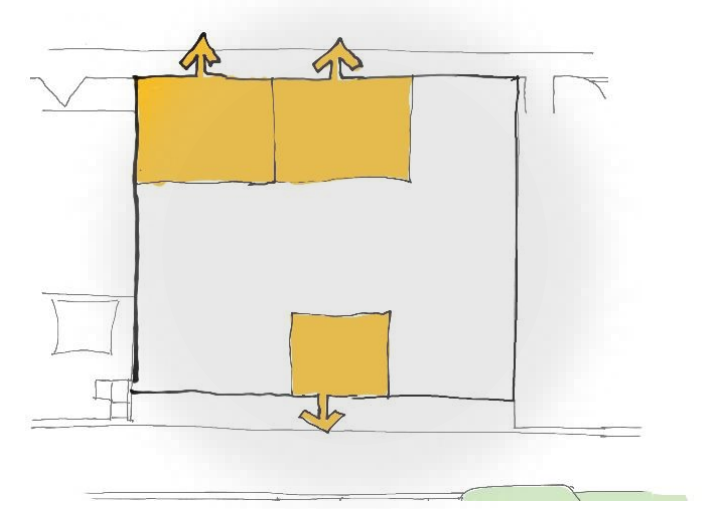
1. The narrow footpath along Walker Street and almost nonexistent pedestrian pathway along Little Walker Street create harsh and difficult to inhabit public space. The podium has been recessed to create a sheltered zone more readily occupied by pedestrians and visitors.
2. While the Metro Station will create a significant focus for people movement, there are few proper east-west links. The development contemplates the introduction of a high-quality east-west internal through-site link effectively connecting North Sydney CBD to one of few green park spaces, in Doris Fitton Park.
3. The setback zones will be meaningfully activated through small and medium-scale retail tenancies allowing passers-by to linger within the footprint of the building.
4. The site topography creates opportunities for additional through connections and the establishment of a dual address residential and hotel lobby to both streets, which will create an important focal point particularly on Little Walker Street.
5. The green landscape elements extend the presence of Doris Fitton Park through links to the centre of CBD, enriching and softening the journey to the park.
6. Landscape and nature occurs throughout the lobby and further within the podium of the building, extending the sensation of public domain into the building footprint and blurring the edge between public and private realms.



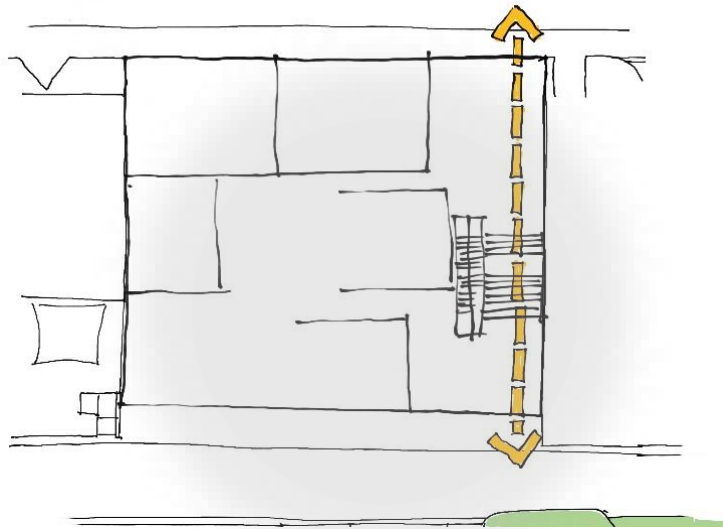
**1 Widen Public Domain**



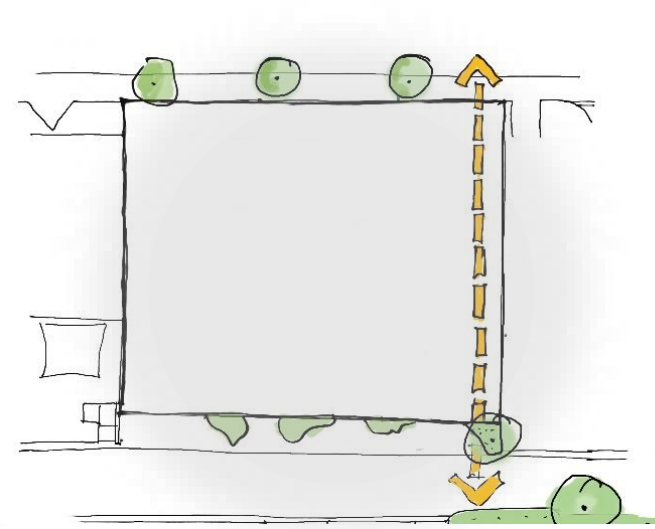
**2 Create Pedestrian Connection to Park**



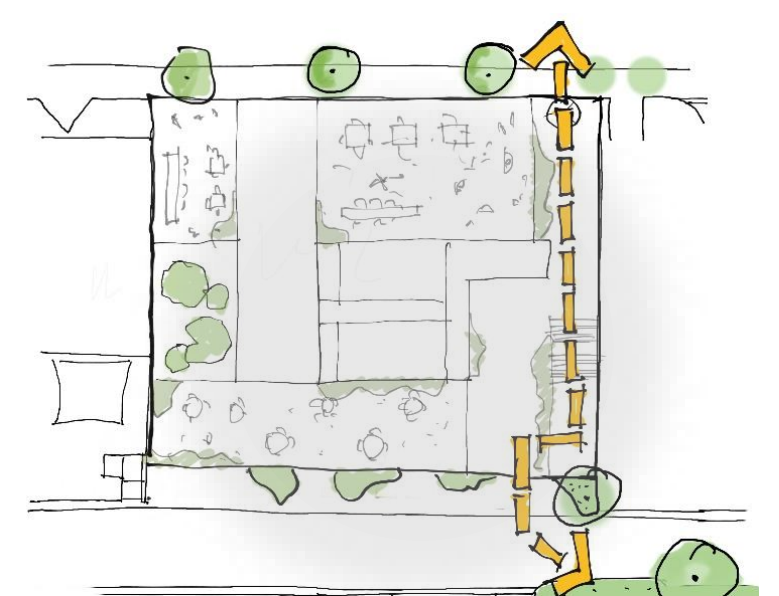
**3 Provide Retail Activation**



**4 Permeable Ground Floor**



**5 Landscape Connection**



**6 Biophilia in Public Room**

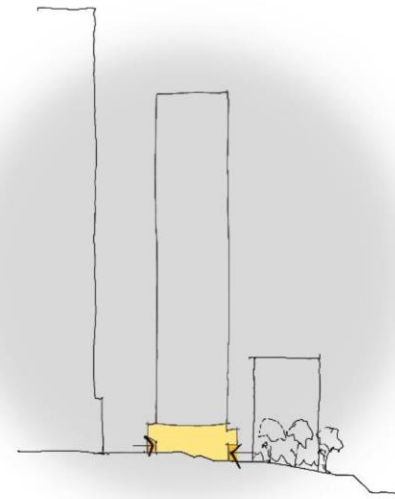
# Key Massing Moves

## Key Massing Moves

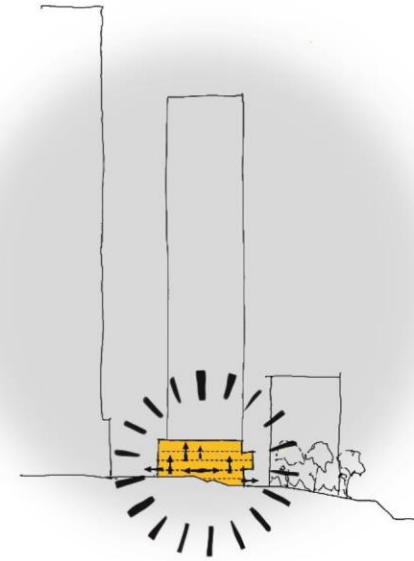
The proposed development can be summarised through a number of key massing moves in response to its natural and urban environment.

These key moves can be described as follows:

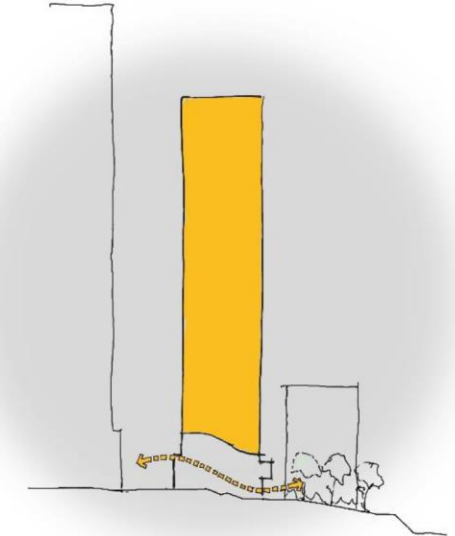
1. The podium has been recessed on both Walker Street and Little Walker Street to extend the public domain into the footprint of the building to create safe pedestrian areas.
2. The steep site topography is also an opportunity that informs architectural expression creating natural vertical connection pedestrian links and linger opportunities that people can between spaces, allowing for views and generosity of spaces maximising activation opportunities and podium transparency.
3. The podium has been conceived as a vertical extension of the public domain. This is particularly important as North Sydney can, at times, be a harsh environment due to its building density and high wind conditions, which are caused by its unique topography and exposure.
4. The park to south has been used to visually express the building crown, sculpting the roof in response to this particular environmental condition.
5. The mid section of the building relates to the point from where uninterrupted harbour views can be enjoyed. The mid section articulation is an element capturing this engagement.
6. The building further acknowledges the connection to parklands through integration of landscaped elements within the building through terraced elements. As eroded edges around harbour coastlines cultivate life, opportunities are found within these terraces for greenery to inhabit and interact with the building and its occupants.



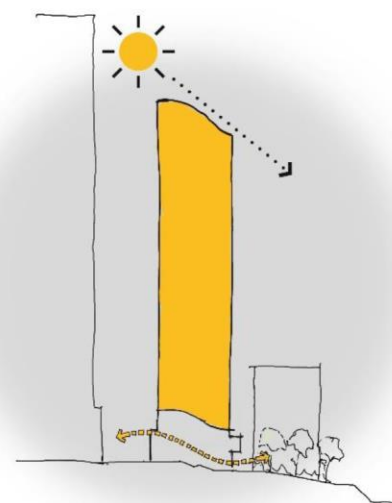
**1 Recess Podium to Expand Public Domain**



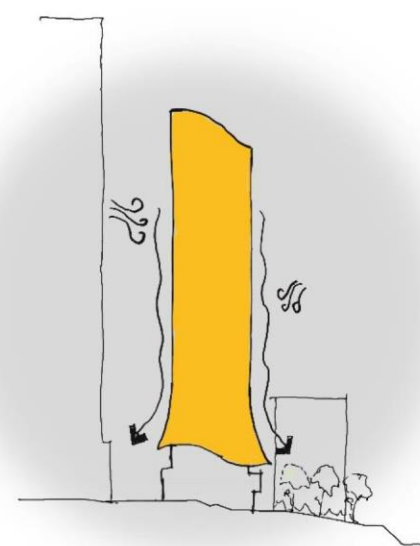
**2 Expand Podium Connections into Public Domain**



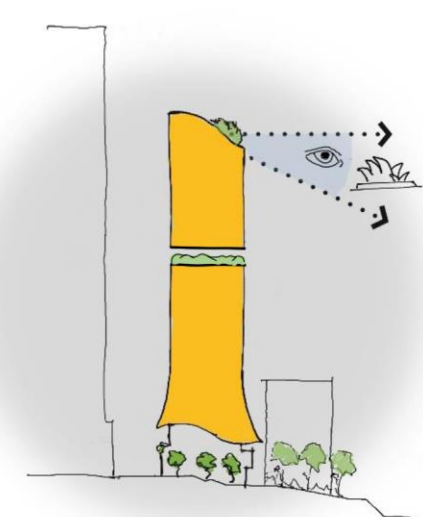
**3 Reflect Topography and Water Flow Movement into Podium Transition**



**4 Reflect Solar Plane to Park on Top and Bottom of Tower Form**



**5 Articulate Façade to Mitigate Wind Effect on Public Domain**



**6 Integrate Biophilia and Create Visual Connection to Harbour**

# DESIGN RESPONSE

6

Artist impression

# Design Overview

## Overview

The proposed design at 153-157 Walker Street is a 53 storey mixed use tower, consisting of Hotel Levels, Build-To-Sell Apartments and Amenities. These spaces are surrounded by natural vegetation through soft landscaped terraces featuring plants, natural materials, and other biophilic elements found in Country.

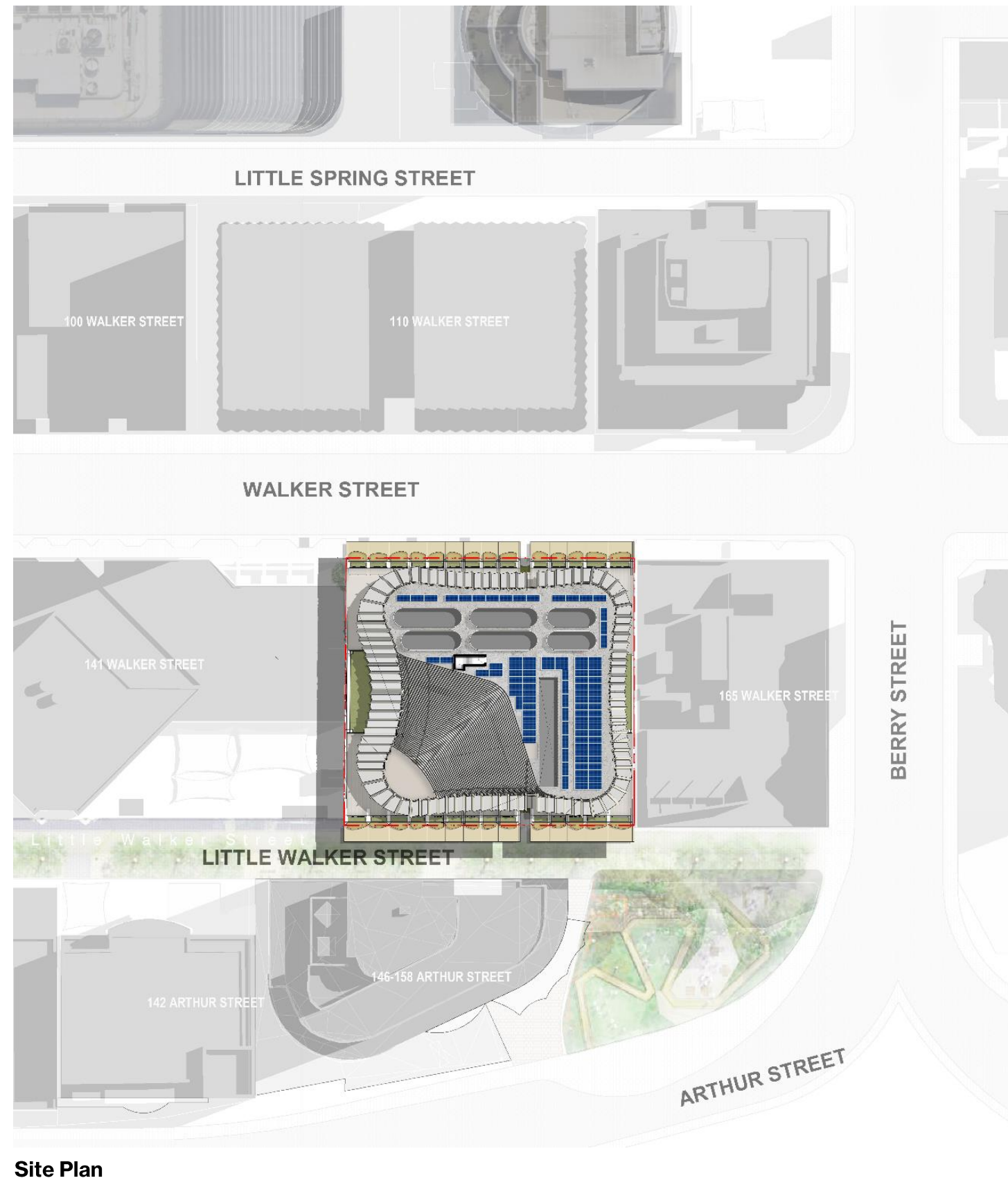
Due to the sloping nature of the site, there are two primary entrances into the building. The first is the Lower Ground Level at Little Walker Street which contains the secondary hotel lobby and retail spaces. The 10-storey basement carpark entrance is also accessed from the lower ground and consists of EV charging stations, bicycle parking and residential storage.

The Ground Level on Walker Street contains the primary hotel entrance, as well as a hotel restaurant, all day dining, amenities and residential lobby.

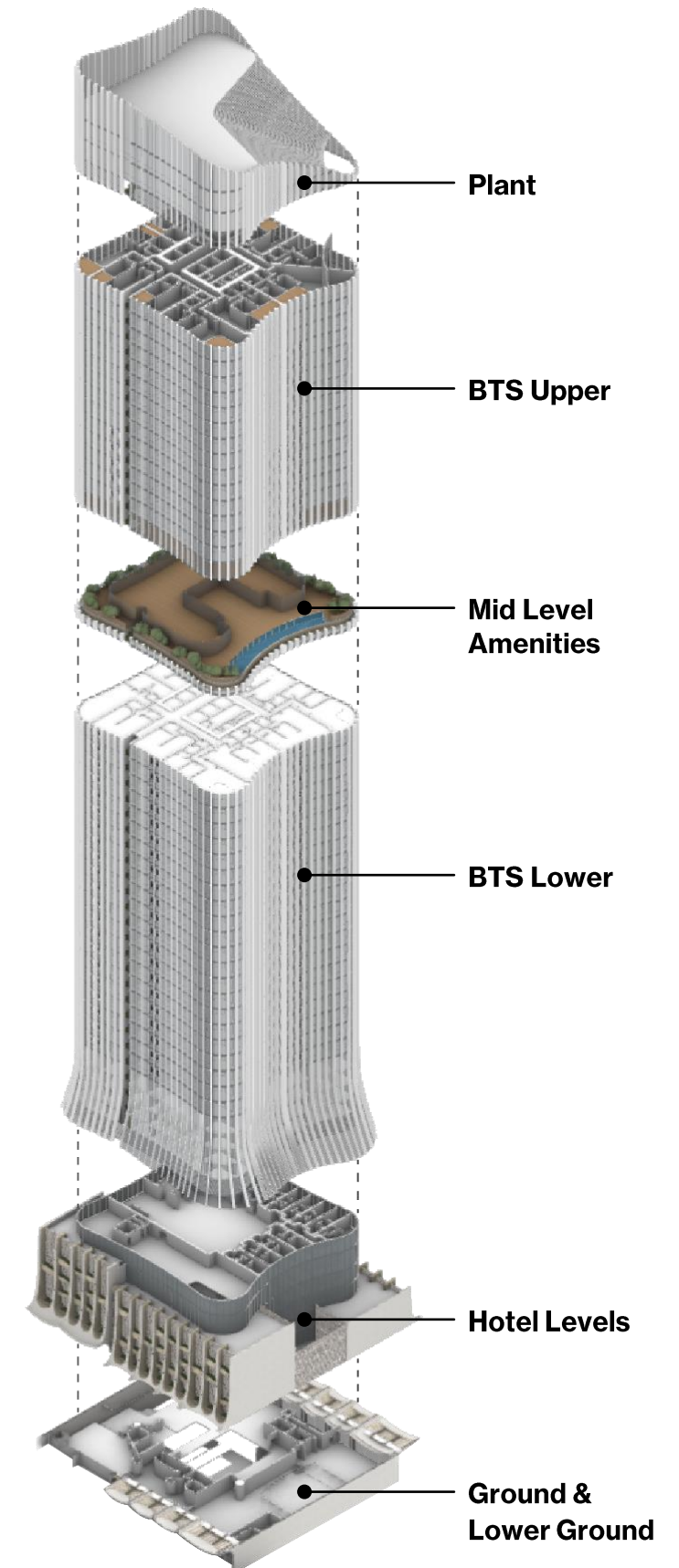
The hotel component is situated within the podium levels, spanning six levels above ground and includes 164 guest rooms, among them eight rooms designed to meet DDA compliance standards. Levels 5 and 6 along the Walker Street frontage are dedicated to hotel amenities.

The residential portion of the tower comprises of Build-To-Sell apartments extending across 42 levels. This vertical community offers a diverse mix of apartment types, including one, two, three, four, and five bedroom layouts, designed to meet a wide range of household needs.

The top of the tower contains plant levels and PV panels to harness renewable energy. Through implementing passive high-performance facades, natural ventilation, low carbon materials, & structural efficiency, the proposed design creates a synergy with sustainability to care for Country.



Site Plan



## North Sydney Public Domain Strategy

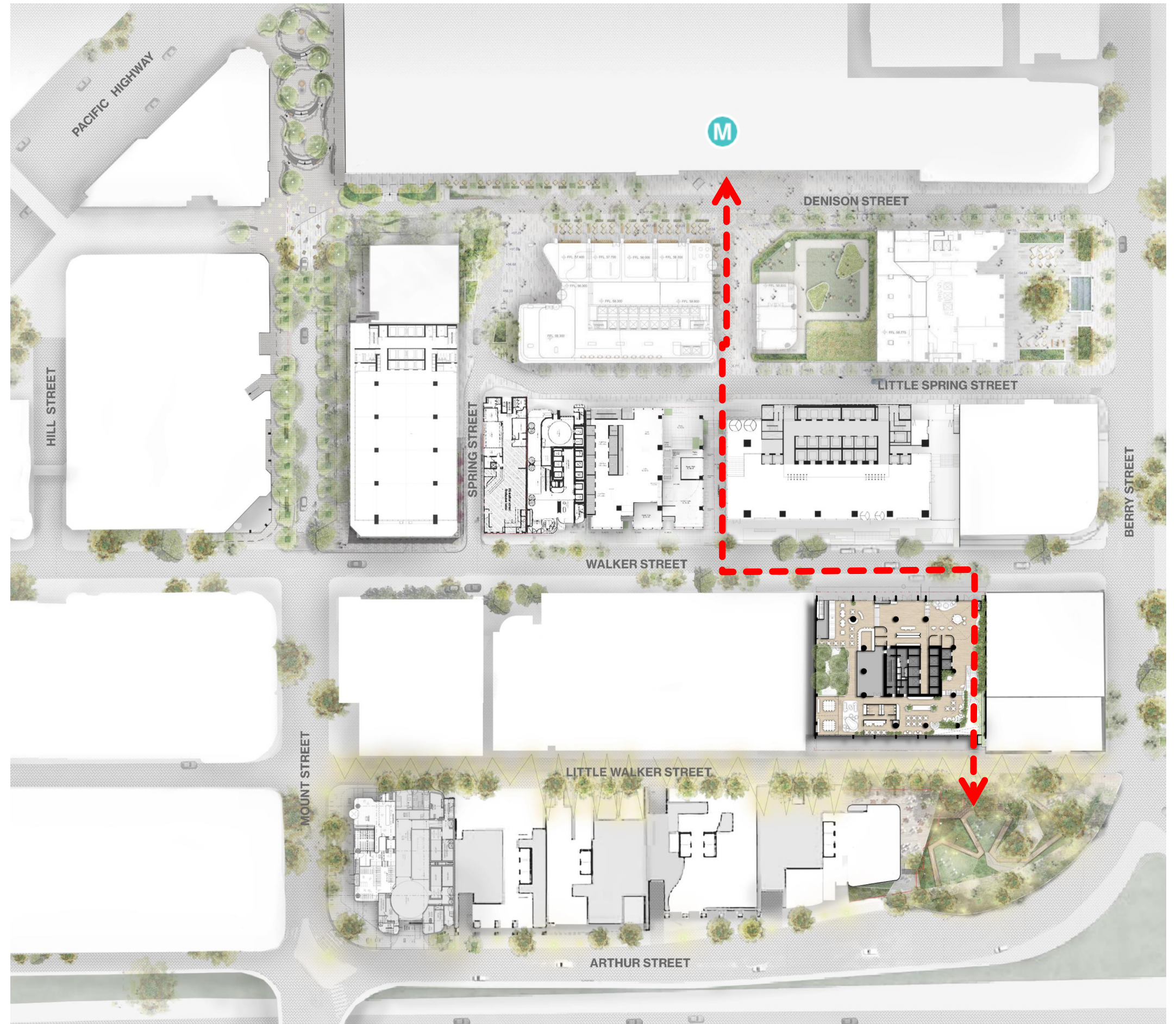
The introduction of the new Metro Station together with a number of key developments either completed (100 Mount & 1 Denison) or under construction (Victoria Cross, will substantially transform the existing precinct.

The site's proximity to Doris Fitton Park presents an opportunity to extend the existing east-west CBD metro connection to one of the primary landscaped open spaces within the precinct.

This is further strengthened with the Council vision for Walker and Little Walker Street upgrades and enhancement of pedestrian links and overall quality of public domain.

The diagram to the right shows a collation of different landscape improvements as well as the impact of approved and possible future building footprints that could work together to enhance activation and permeability.

The site location provides a unique opportunity through ground level setbacks to provide a safe and enhanced public domain by increasing the allowable space. This is particularly the case on Little Walker Street which substantially narrows on its northern end (6m rather than 10m as stipulated in NSC PDS) therefore providing a possible substantial contribution to realising the Council vision for this space. This needs to be coordinated in conjunction with other street upgrades (conversion to share-way) and future improvements to Doris Fitton Park.



- - - Potential Pedestrian Connection
- M Metro Station

Site Plan



Artist impression

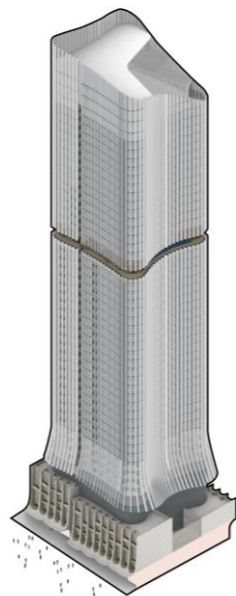
## Ground Floor Lobby

The ground floor of 153-157 Walker Street is 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.

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.

Back-of-house kitchen and service areas are efficiently arranged to maintain smooth hotel operations in the background. Shared amenities, including restrooms and change areas, are conveniently positioned near the communal courtyard.

This landscaped courtyard, accessible from both the interior and the street, acts as a central open-air lounge – offering seating, greenery, and a moment of respite within the urban setting. Lift cores and circulation spaces are centrally located to ensure efficient vertical access across all building functions.



Ground Floor Plan

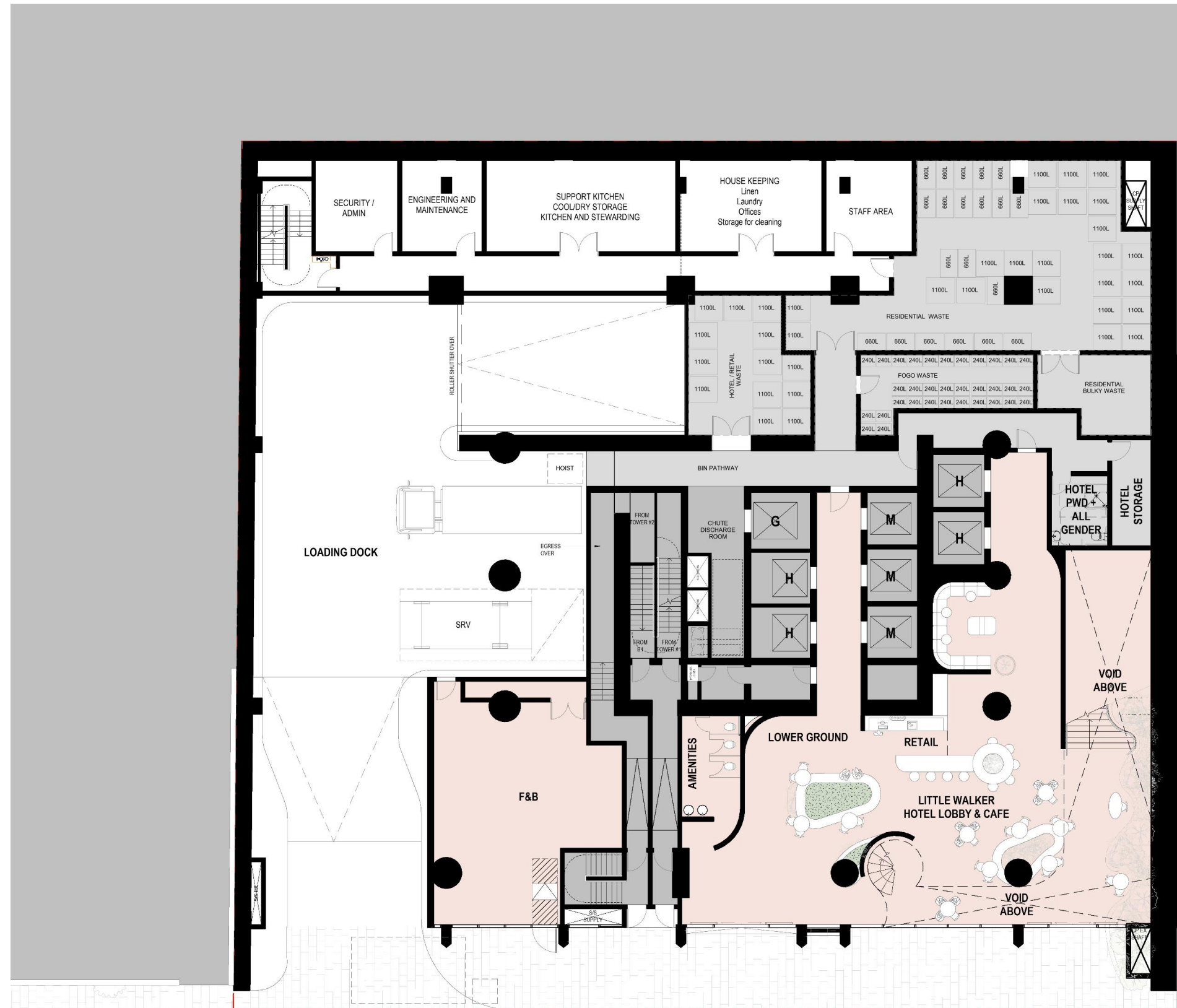
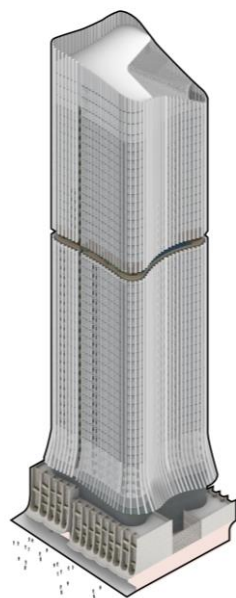
# Lower Ground Level

The lower ground floor of 153-157 Walker Street is a highly functional zone, supporting seamless building operations while activating the public domain.

A dedicated loading dock services SRVs and connects efficiently to key back-of-house areas, including the support kitchen, storage, engineering, maintenance, and housekeeping. Discreet pathways manage waste, linen, and food circulation without interrupting guest or resident experience. The hotel's central core ensures secure, efficient vertical movement across all levels.

Facing Little Walker Street, the hotel lobby and café create an active frontage, opening to a landscaped forecourt that welcomes pedestrians and softens the building edge. A café/retail tenancy further enlivens this corner and complements the street-level offering. Nearby, high-quality amenities serve staff and guests, while 407m<sup>2</sup> of flexible lower ground GFA supports future programming or operational needs.

Balancing service and street engagement, this level ensures efficient hotel operations while contributing to the vibrancy of the precinct.



Lower Ground Floor Plan

# Podium

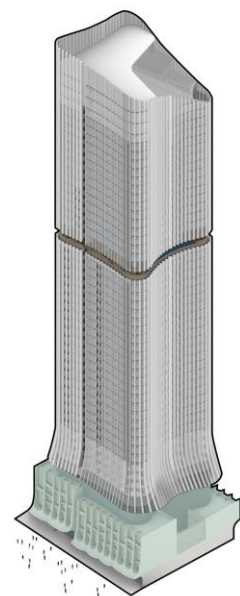
## Hotel Overview

The proposed hotel at 153-157 Walker Street is conceived as a contemporary hotel, primarily catering to visitors attracted to visiting North Sydney and the Sydney CBD. The main hotel lobby and check-in facilities are accessed via Walker Street, with a secondary entry lobby located on Little Walker Street. From the main lobby, guests are directed to an all-day dining area offering open views across to Doris Fitton Park. The hotel comprises six levels above ground, accommodating 164 guest rooms, including eight DDA-compliant rooms.

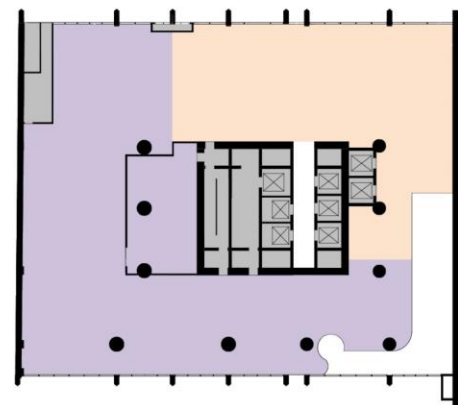
Levels 5 and 6 (Walker Street frontage) are dedicated to guest amenities, including:

- A bar
- Bookable meeting rooms
- Business lounge
- Gym
- Pool

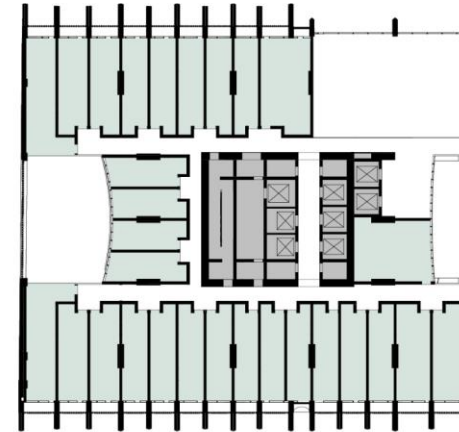
A generously landscaped terrace with outdoor seating is accessed from the business lounge, offering guests a comfortable outdoor retreat in the heart of North Sydney.



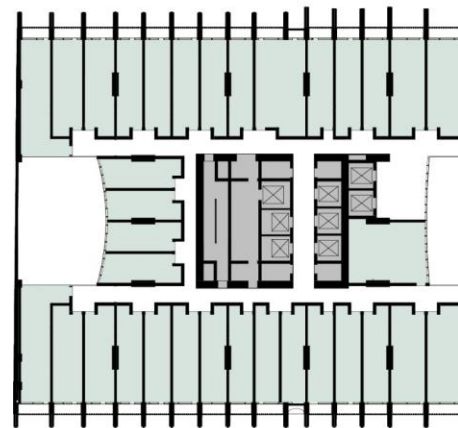
- Hotel Restaurant
- Hotel Room
- Hotel Amenity



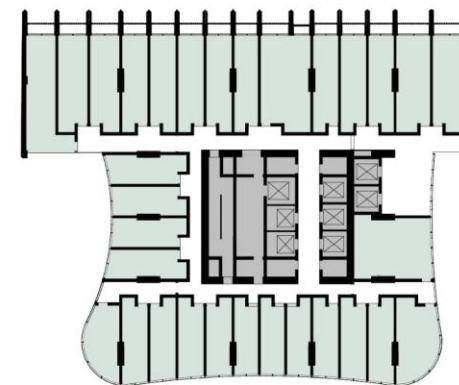
Level GR



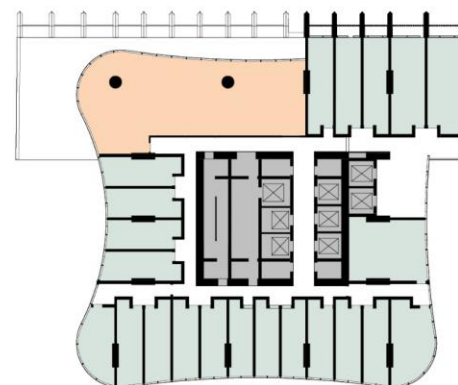
Level 01



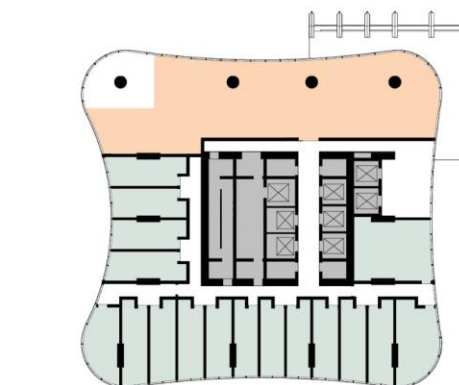
Level 02



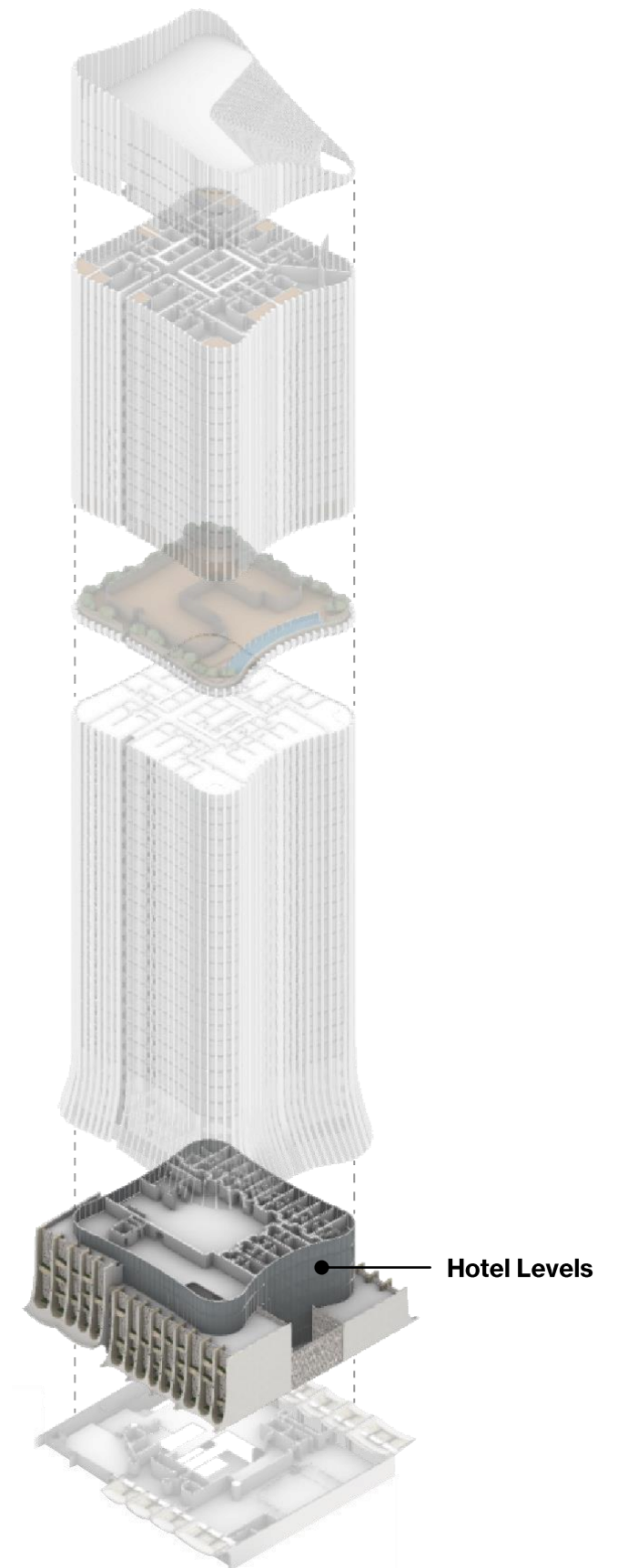
Level 03-04



Level 05

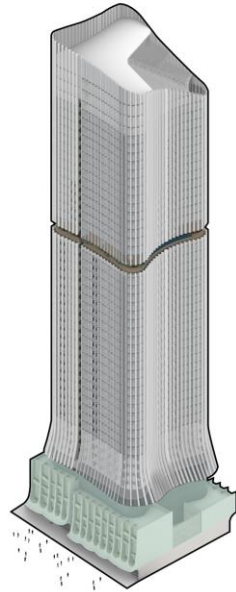
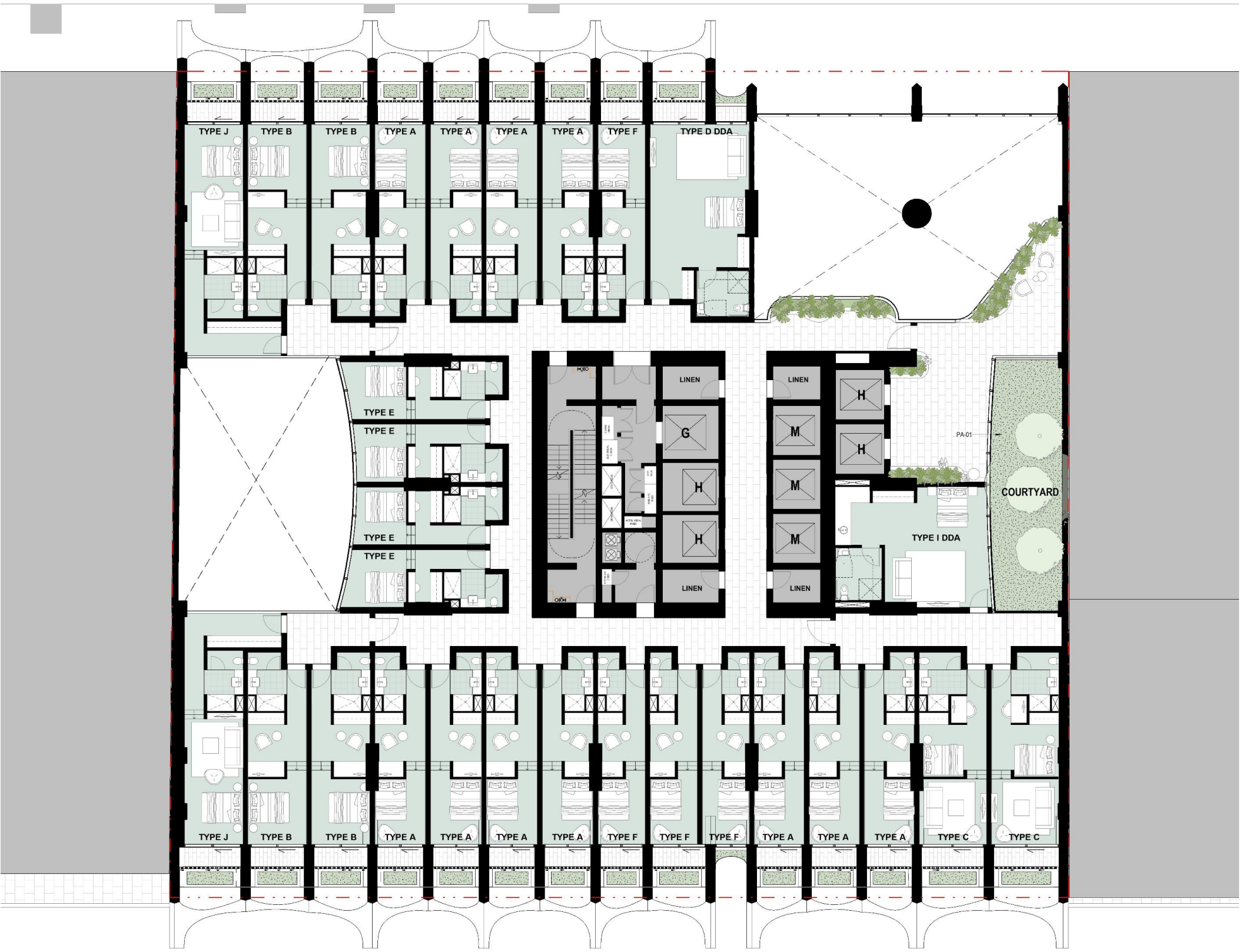


Level 06



# Hotel Floors Level 01

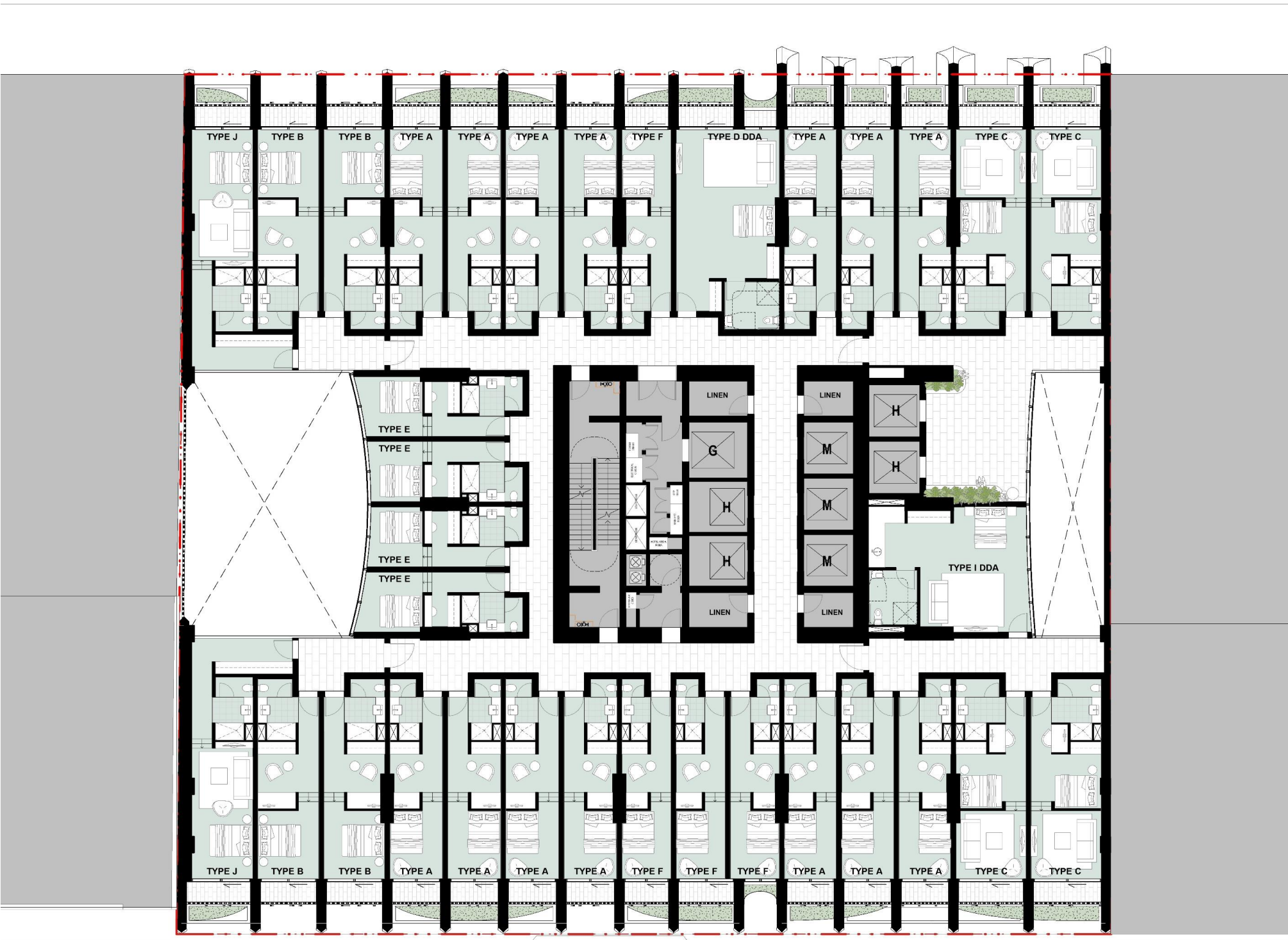
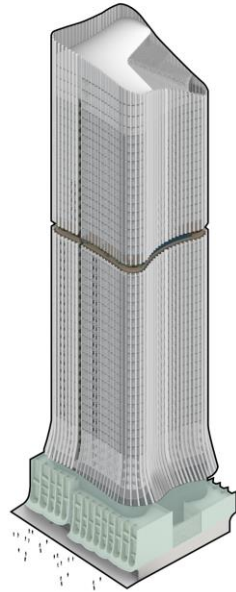
Level 1 of the hotel accommodates 29 guest rooms and includes two internal voids that overlook the ground floor, providing a sense of openness and visual connection to the main hotel lobby below.



# Hotel Floors

## Level 02

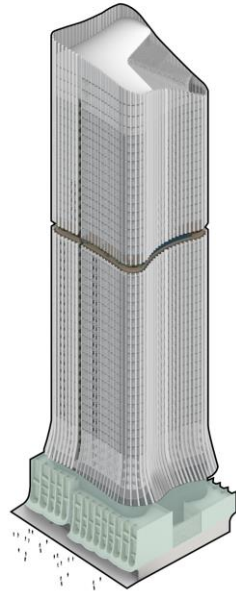
Typical hotel levels accommodate 34 guest rooms arranged around a central core with vertical circulation. Most guest rooms are oriented towards Walker Street or Little Walker Street, providing access to natural light and external outlook. Street-facing rooms include private balconies, with a landscaped interface between the balconies and the street offering privacy for guests. Four guest rooms are inward-facing but receive daylight and natural ventilation through carefully positioned voids located on the north and south sides of the building.



# Hotel Floors

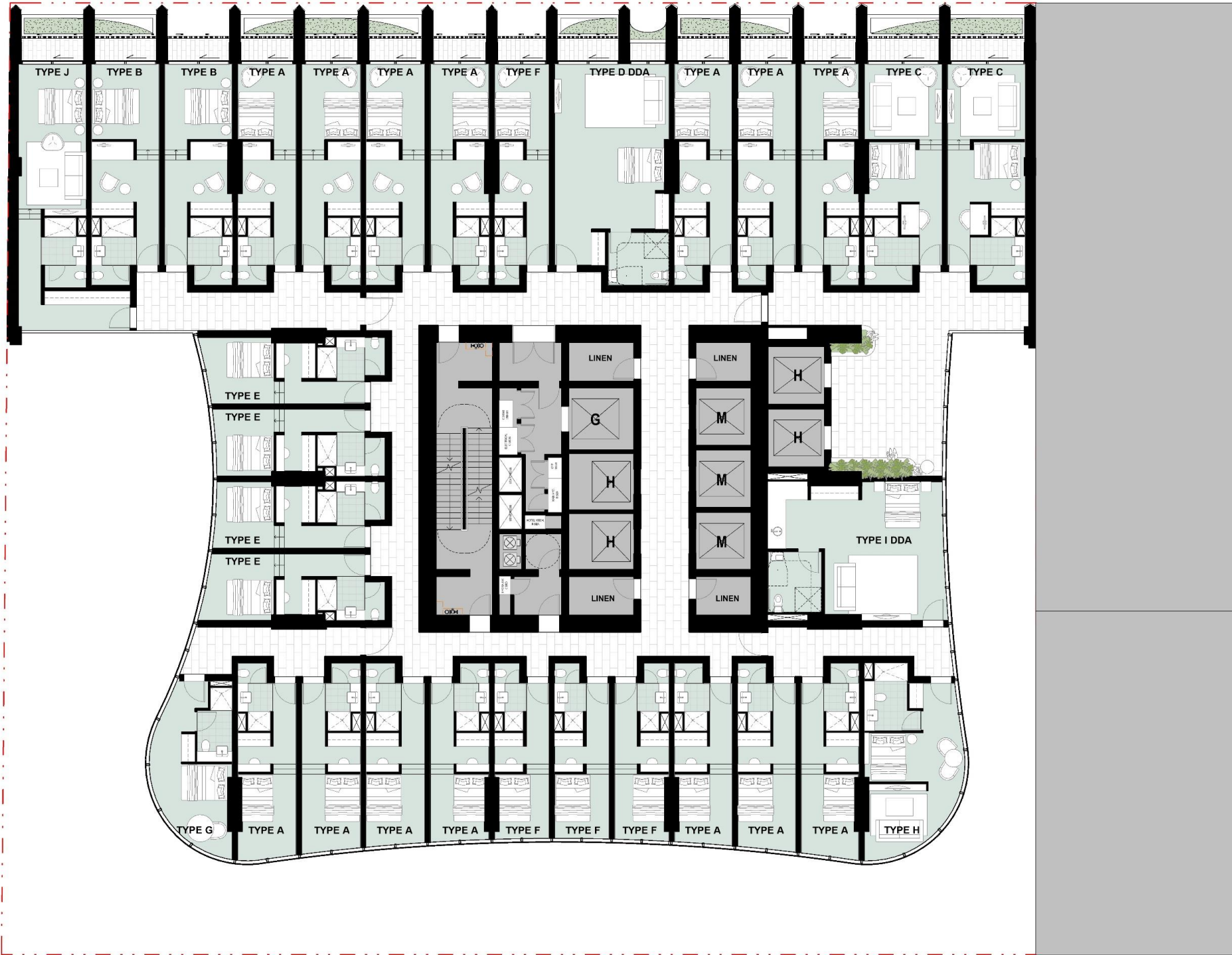
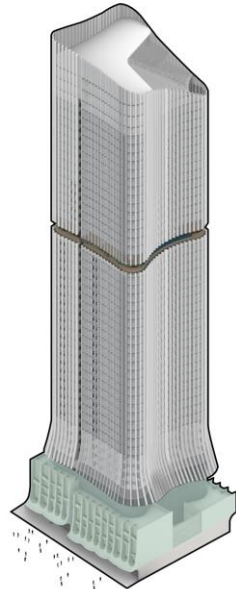
## Level 03

Level 3 accommodates 31 guest rooms, with east-facing rooms opening onto large individual private terraces. Guest room corridors benefit from natural light, with daylight entering at the corridor ends to enhance amenity and wayfinding.



# Hotel Floors Level 04

Level 4 is similar to level 3 with 31 guest rooms.

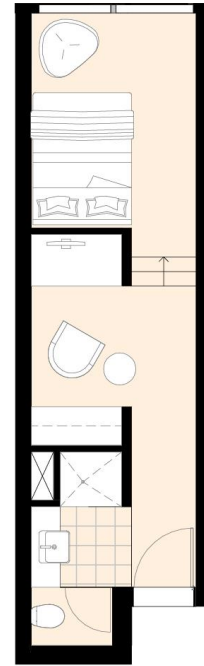


# Hotel Room Types

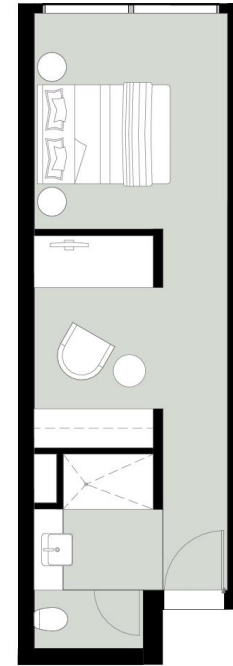
The hotel component at 153-157 Walker Street comprises ten distinct room typologies distributed across all guestroom levels, including two fully accessible DDA-compliant variants.

Most room types adopt a refined Japanese-inspired layout, with a raised bed platform positioned at the rear of the room, opening onto private balconies that overlook either Walker or Little Walker Street. Each room integrates a functional workstation with dedicated desk and chair, generous storage, and a well-appointed bathroom.

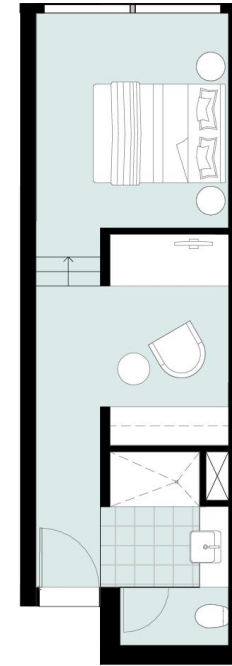
Select premium typologies – such as Types C, H, and J – are conceived as larger suites with separate living zones to accommodate extended stays or executive guests. This diversity in layout supports the hotel's flexible operational model, catering to a wide range of travellers within close proximity to the Sydney CBD, while maintaining architectural consistency and spatial efficiency across the tower.



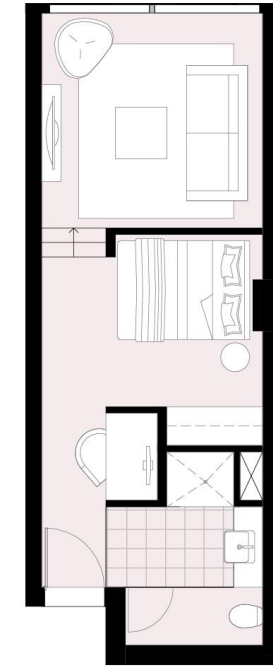
Type A



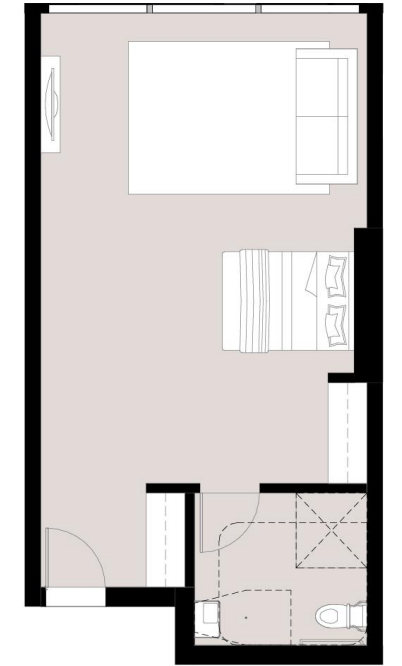
Type B



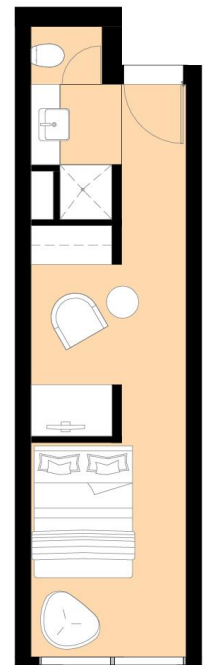
Type C



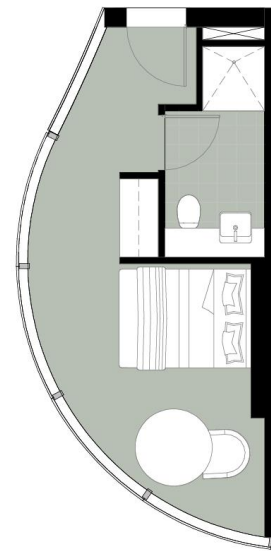
Type D - DDA



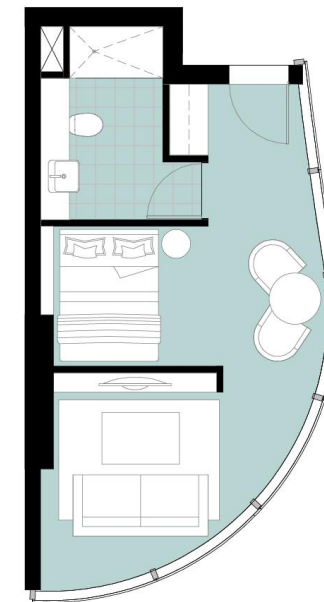
Type E



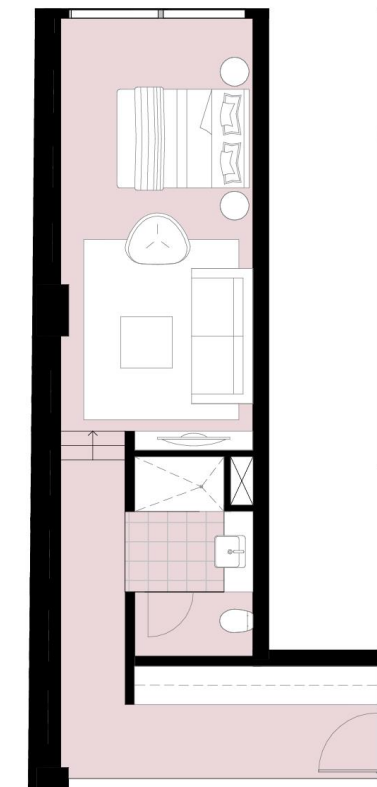
Type F



Type G



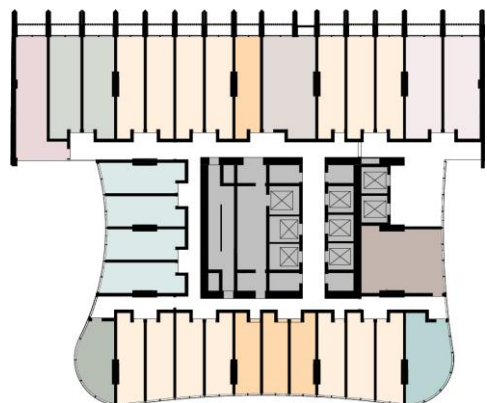
Type H



Type J



Type I - DDA



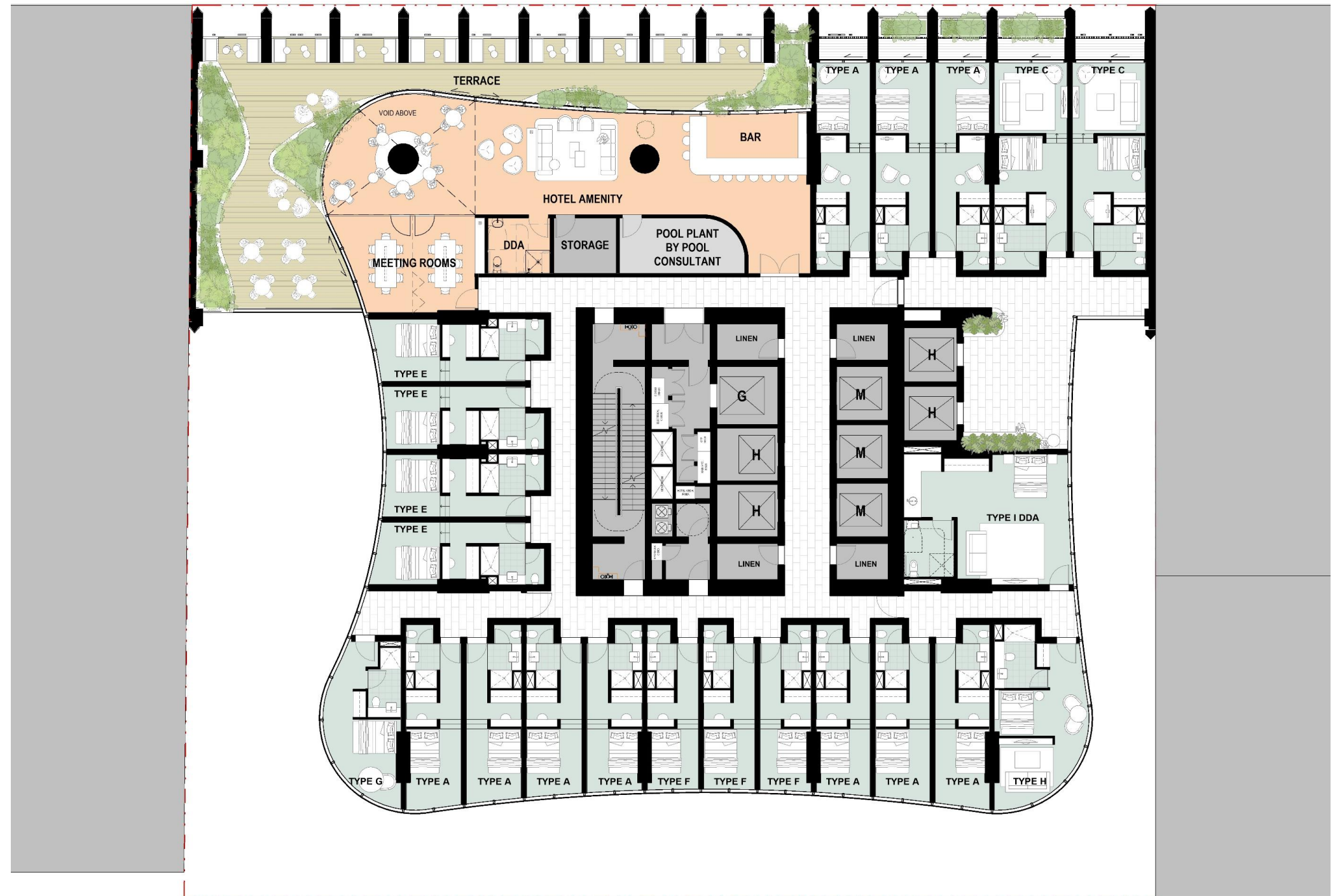
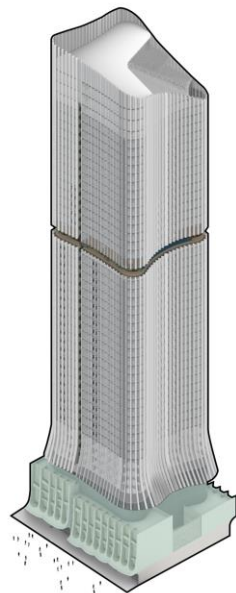
# Hotel Amenity Level 05



## Hotel Amenities

The hotel's amenity levels are strategically positioned along the western edge of the tower, fronting Walker Street to maximise natural light and urban outlook. Level 05 is tailored to corporate users, offering a suite of flexible meeting rooms, breakout lounges, and a dedicated bar adjacent to the main entry.

A landscaped terrace wraps the western façade, providing informal outdoor seating and a visual connection to the street below.



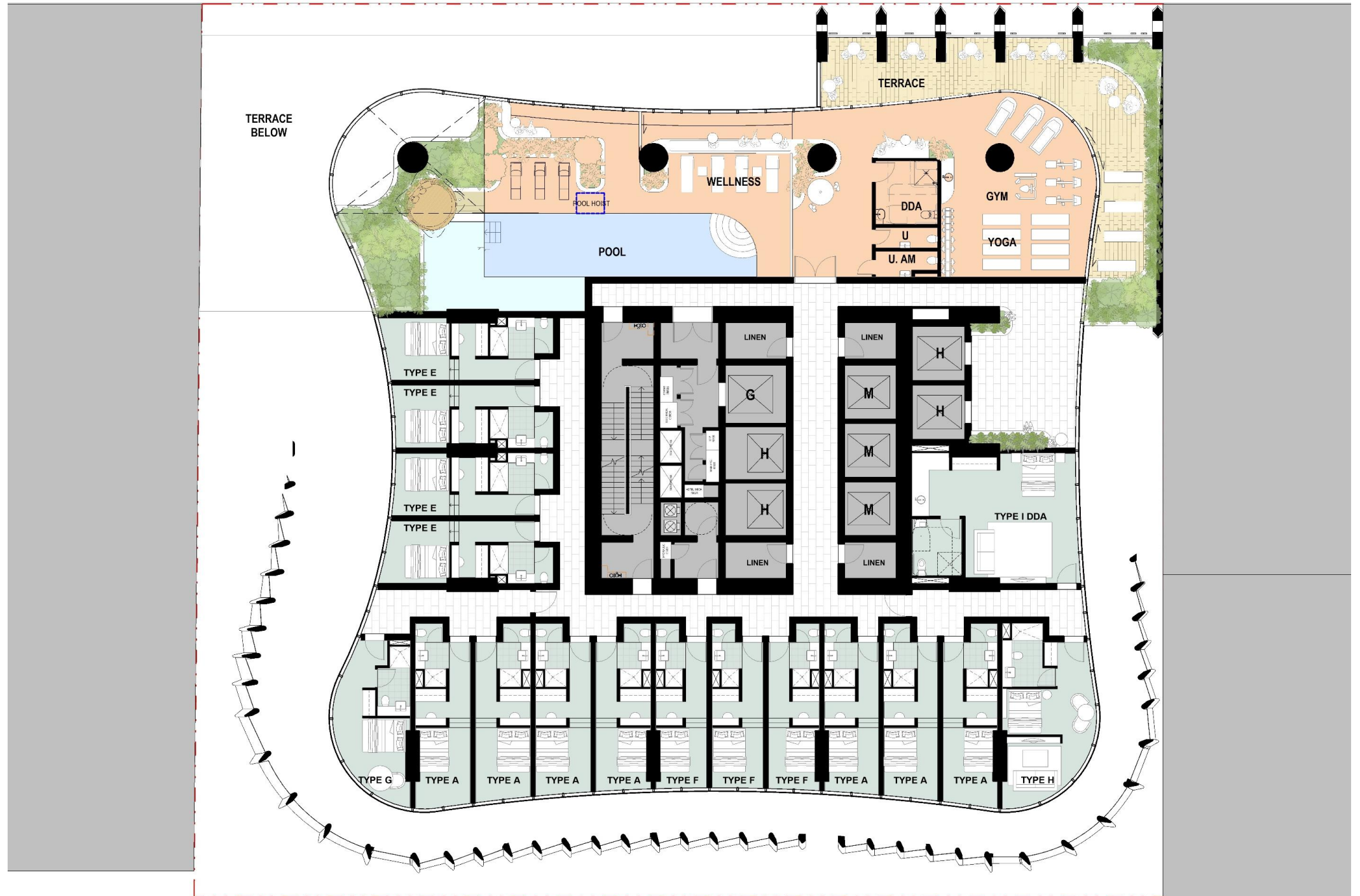
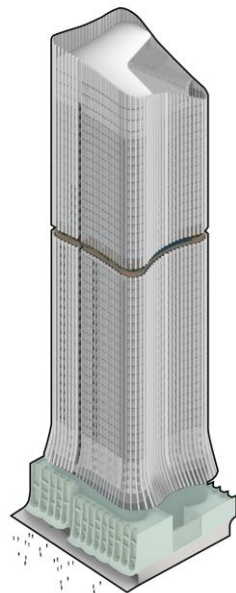
# Hotel Amenity Level 06



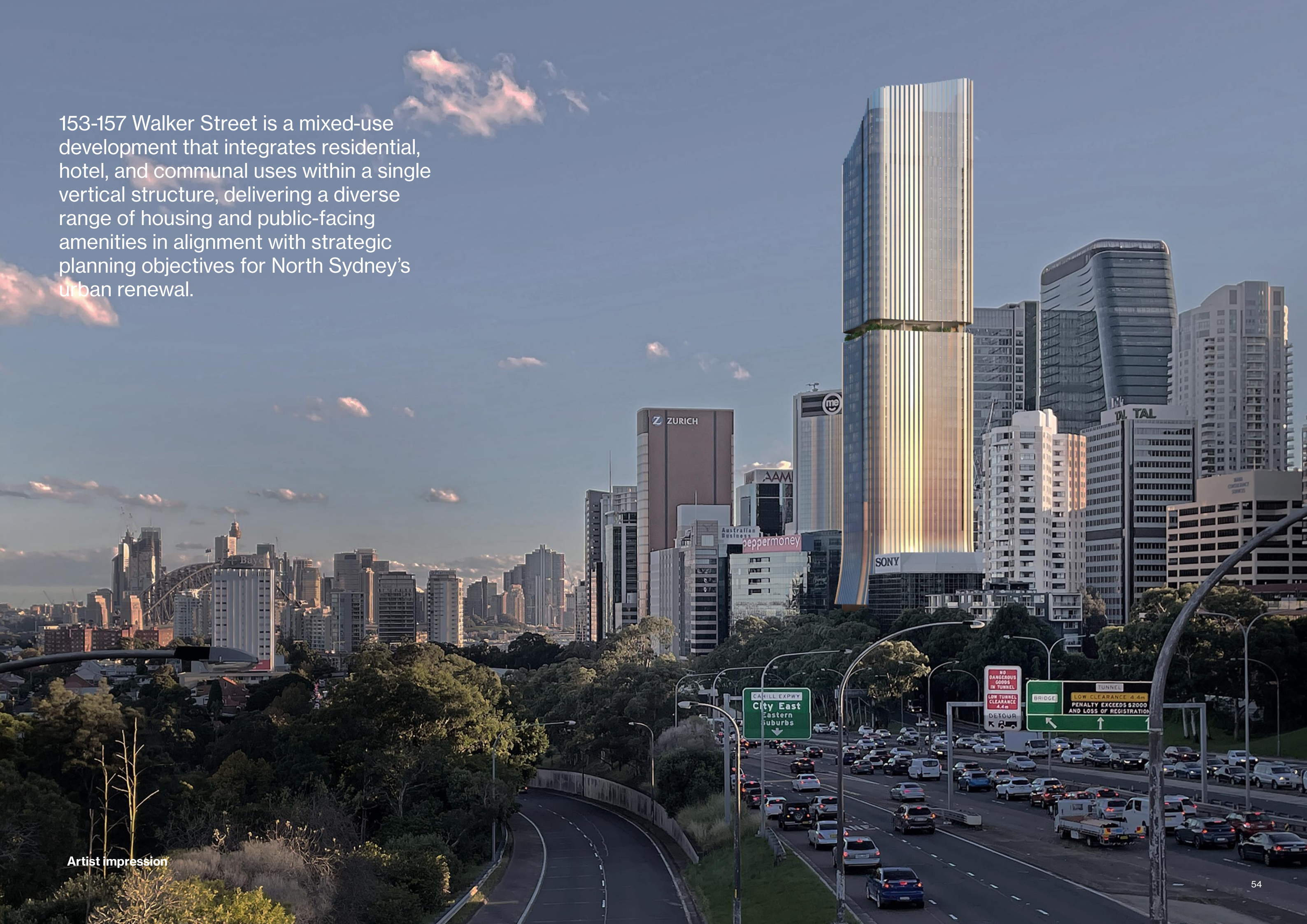
## Hotel Amenities

Above, Level 06 transitions into a wellness-oriented environment. This floor features a gym equipped with dedicated yoga space, a resort-style pool, and a wellness lounge designed for rest and recovery.

Generous change facilities – including DDA-compliant restrooms – ensure inclusivity and accessibility across all guests. Like the level below, this floor also opens to a landscaped terrace that softens the tower edge and enhances the amenity offering. Together, these two levels provide a seamless blend of functionality and restorative retreat in the heart of North Sydney.



153-157 Walker Street is a mixed-use development that integrates residential, hotel, and communal uses within a single vertical structure, delivering a diverse range of housing and public-facing amenities in alignment with strategic planning objectives for North Sydney's urban renewal.



Artist impression

# Tower

## Residential Overview

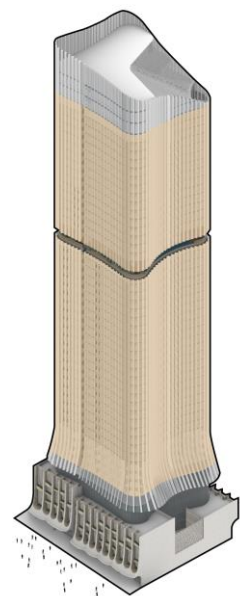
### Residential Offer

The residential component of 153-157 Walker Street delivers a vertically integrated community that spans 42 levels, offering a range of housing types to support diverse household needs.

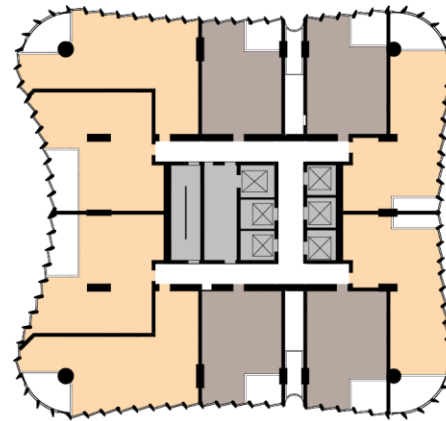
The mix includes one, two, three, four and five bedroom dwellings, in line with planning objectives for housing diversity and choice in high-density urban areas.

Lower and mid-level floors feature a consistent, efficient core layout that promotes natural cross-ventilation and solar access in accordance with ADG standards.

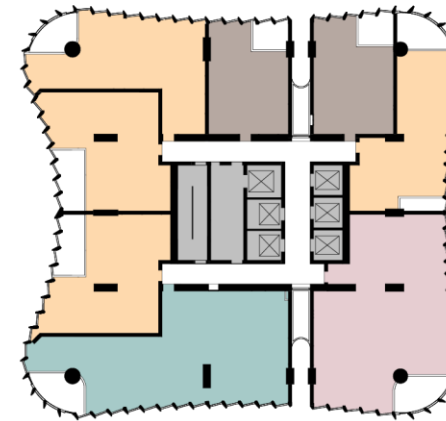
As the tower rises, unit sizes increase to accommodate larger households, maintaining amenity and privacy. The design prioritises functionality, equitable access, and strong connections to the surrounding urban context.



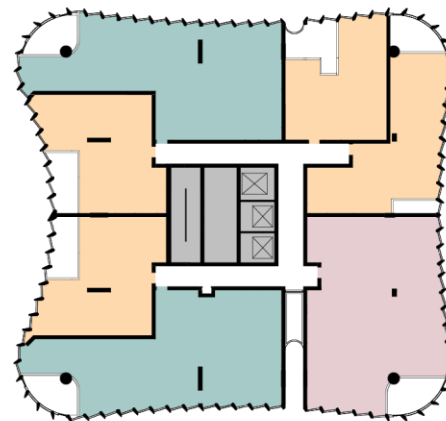
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom



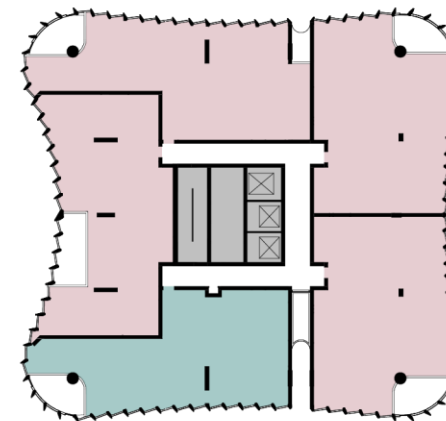
Level 08-14



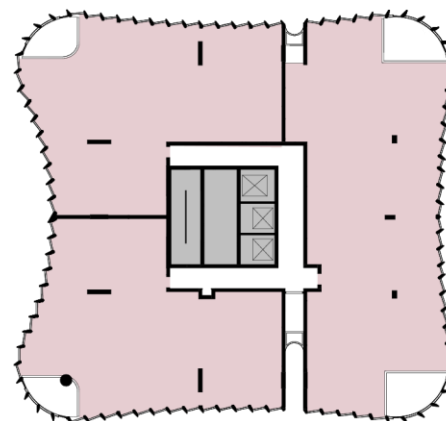
Level 15-32



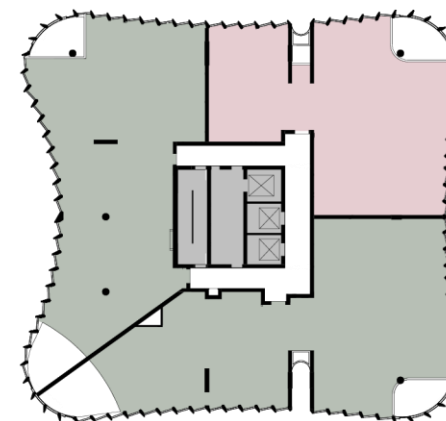
Level 34-39



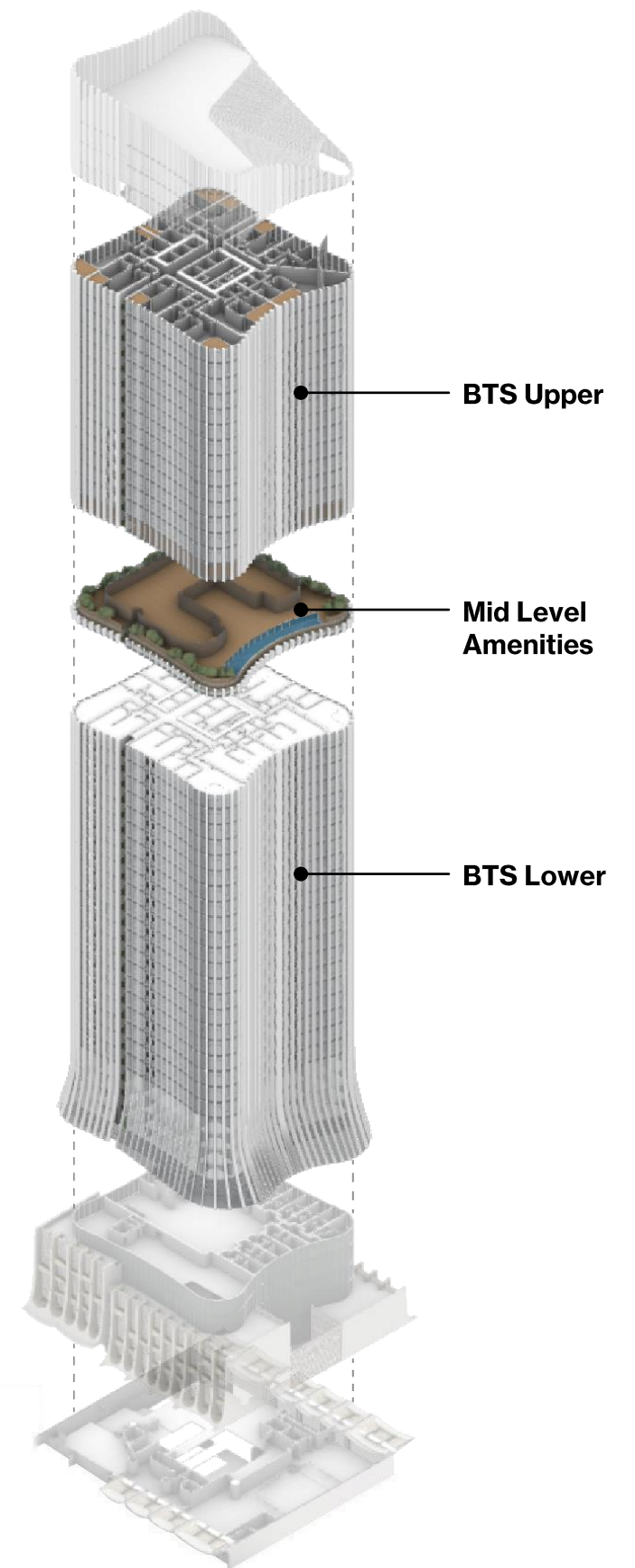
Level 40-45



Level 46-47



Level 48-49



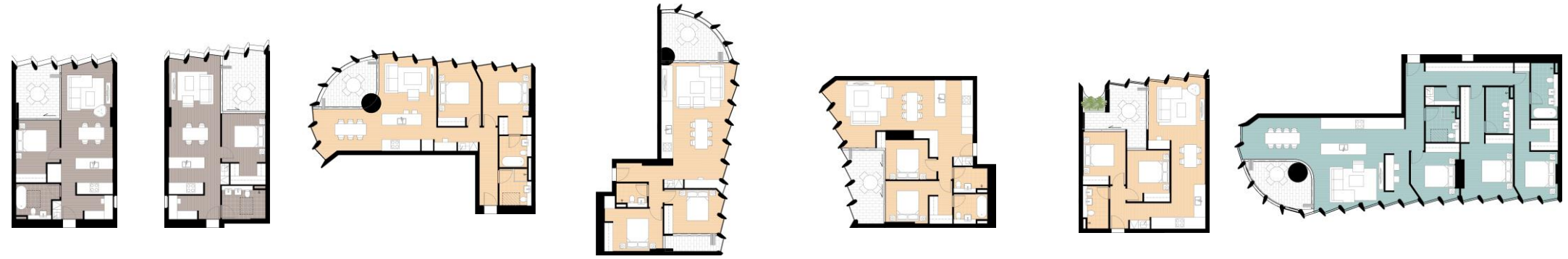
# Apartment Unit Types

## Residential Overview

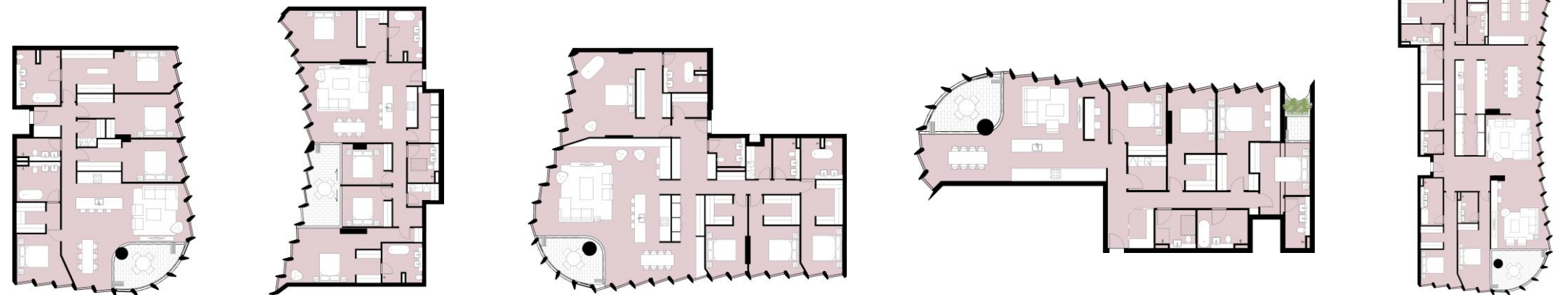
The architectural planning of 153-157 Walker presents a comprehensive housing typology designed to address diverse market demands.

The development's offer spans from compact 1-bedroom (1B Type A, 1B Type B) and 2-bedroom (2B Type A, B, C, D) units, scaling up to more expansive 3-bedroom (3B Type A) and highly varied 4-bedroom configurations (4B Type A, B, C, D, E, F-Upper, F-Lower).

Further extending the programmatic range are the 5-bedroom types (5B Type A-Upper, A-Lower, B-Upper, B-Lower), demonstrating a strategic approach to unit mix. This meticulous articulation of floor plans, each exhibiting unique spatial relationships and circulation patterns, underscores a commitment to flexibility and optimal space utilization within a multi-residential framework.

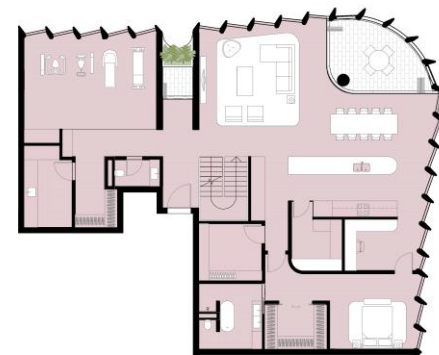


1B Type A    1B Type B    2B Type A    2B Type B    2B Type C    2B Type D    3B Type A

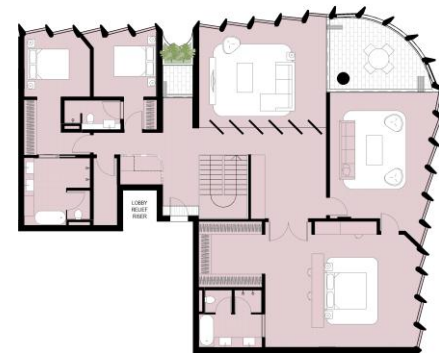


4B Type A    4B Type B    4B Type C    4B Type D    4B Type E

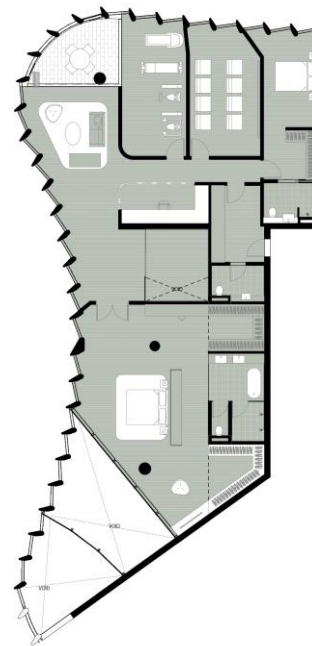
- 1 Bedroom**  
Type A – 33 Units  
Type B – 32 Units
- 2 Bedroom**  
Type A – 33 Units  
Type B – 62 Units  
Type C – 38 Units  
Type D – 6 Units
- 3 Bedroom**  
Type A – 35 Units
- 4 Bedroom**  
Type A – 36 Units  
Type B – 6 Units  
Type C – 4 Units  
Type D – 6 Units  
Type E – 2 Units  
Type F – 1 Unit
- 5 Bedroom**  
Type A – 1 Unit  
Type B – 1 Unit



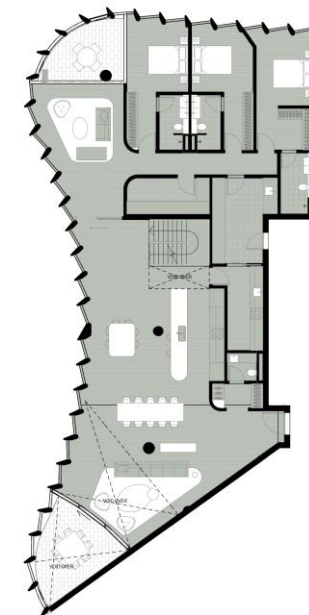
4B Type F-Upper



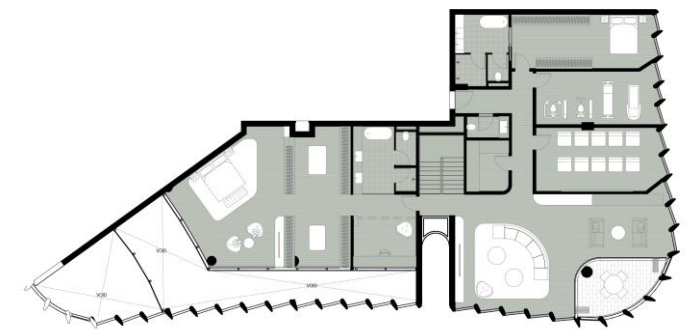
4B Type F-Lower



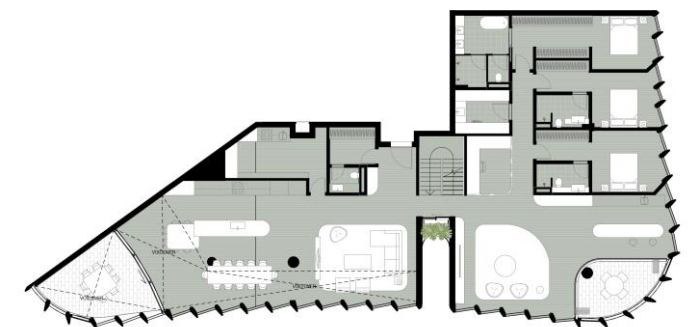
5B Type A-Upper



5B Type A-Lower



5B Type B-Upper



5B Type B-Lower

# Residential

## Affordable Housing

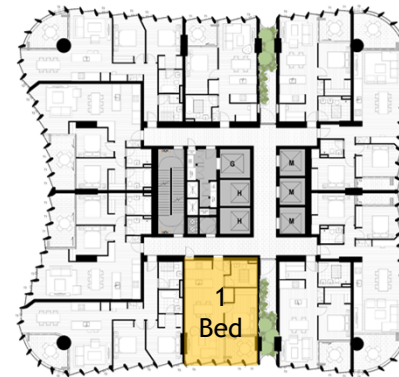
### Affordable Housing

The residential component of 153-157 Walker Street delivers a vertically integrated community spanning 42 levels, offering a range of housing types to support diverse household needs.

In line with planning objectives for housing diversity and choice in high-density urban areas, 3% of the apartments, equating to 9 dwellings, are dedicated to affordable housing. These affordable units, ranging from one-bedroom to two-bedroom dwellings, are strategically distributed from Level 09 to Level 13 to promote social integration and avoid segregation.

This provision aligns with Housing Delivery Authority (HDA) requirements and demonstrates a genuine commitment to housing diversity. The integration of affordable housing within the building supports the broader vision of the project: to deliver a range of housing options that respond to community needs. These levels are designed to the same high standard as the market apartments, ensuring equity, inclusion, and access to quality housing in the heart of North Sydney.

Level	1 Bed	2 Bed
09	1	-
10	1	2
11	1	2
12	1	
13	1	
<b>Total</b>	<b>9 Apartments</b>	



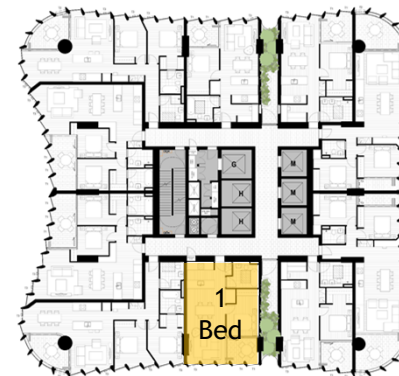
Level 09



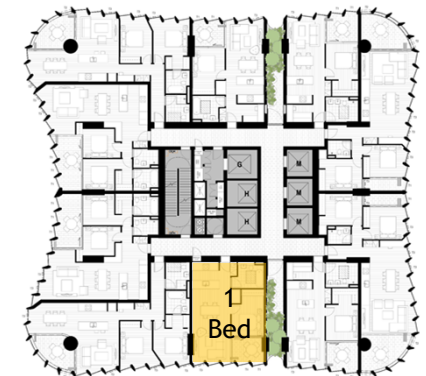
Level 10



Level 11



Level 12



Level 13

# Residential

## Typical Floorplate 1

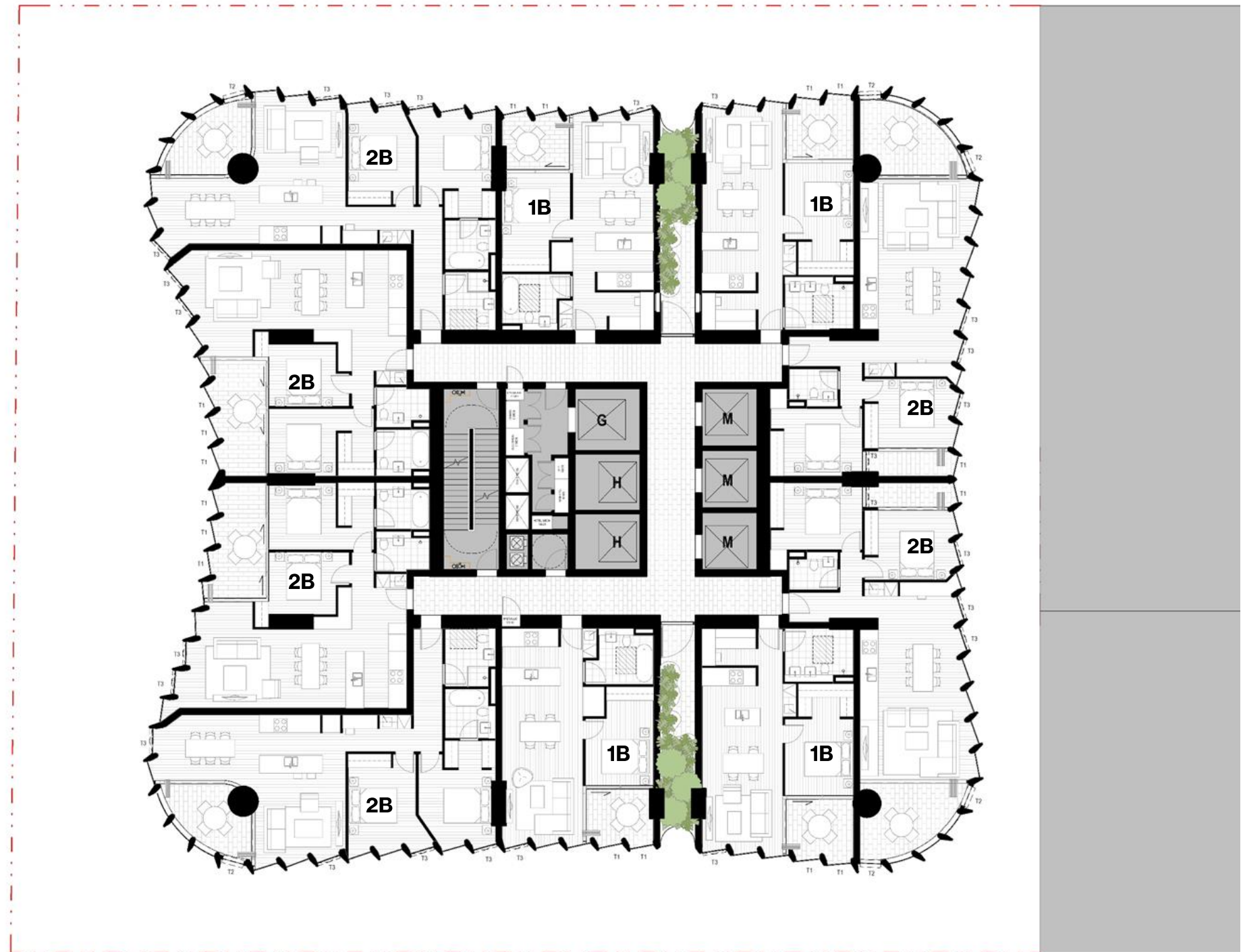
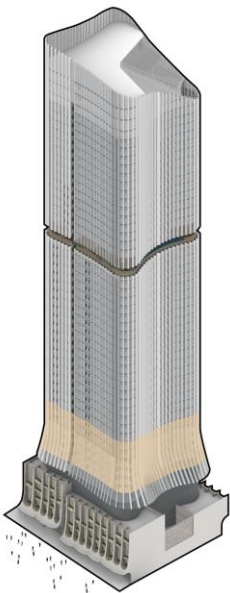
### Levels 08-14

The typical floorplate delivers ten dwellings – six 2-bedroom and four 1-bedroom apartments – organised around a compact central core to optimise access and privacy.

Consistent north-south orientation maximises daylight and natural ventilation, aligning with ADG and ADG objectives.

Landscaped voids to the east and west enhance cross ventilation, visual amenity, and passive environmental performance.

A naturally ventilated lobby supports sustainability and clear wayfinding. Efficient internal layouts, generous balconies, and privacy buffers ensure liveability while responding to planning principles for amenity, environmental quality, and compact urban form in high-density residential development.



Level 11-14 Floor Plan

# Residential

## Typical Floorplate 2

### Level 15-32

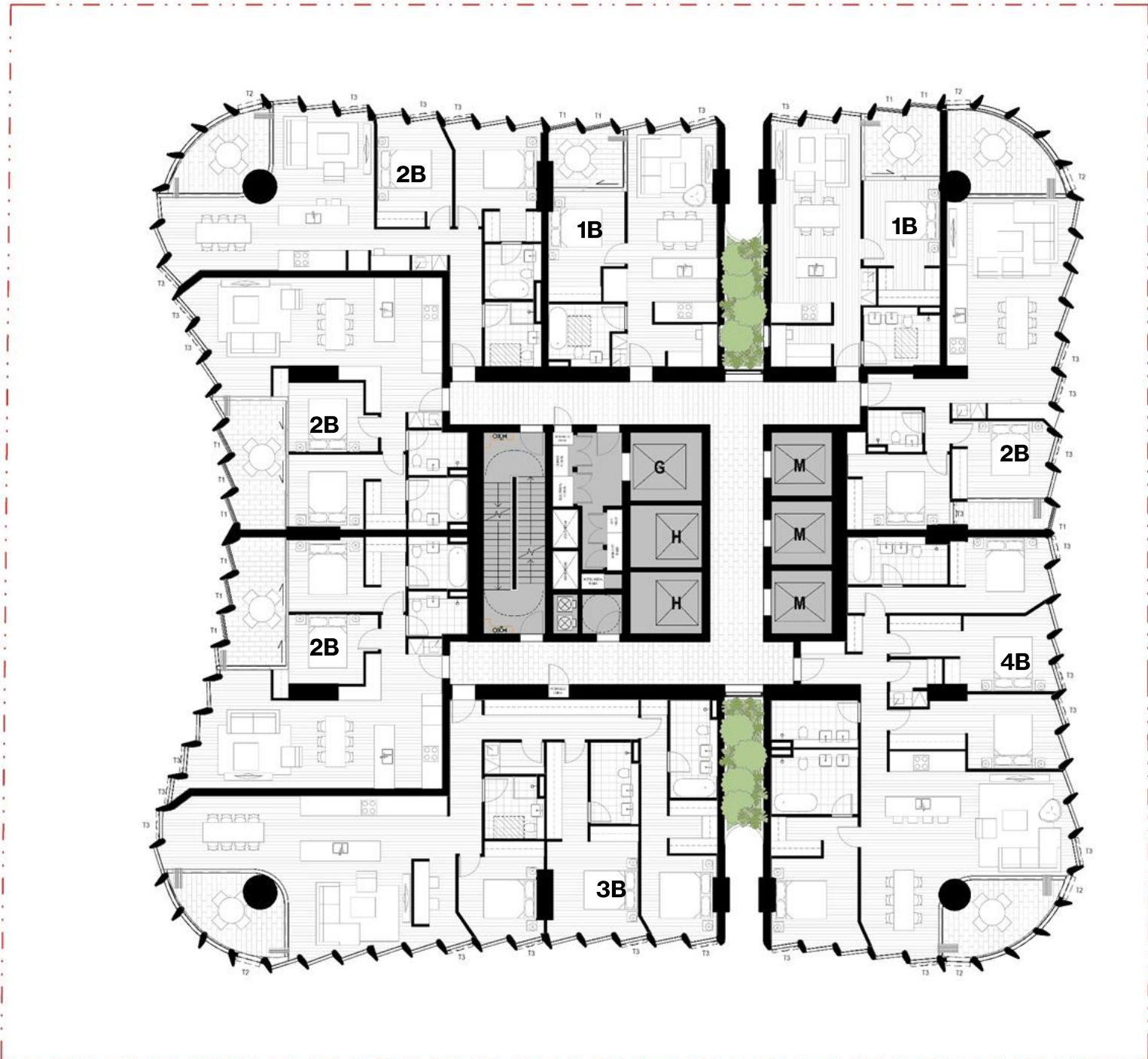
Floorplate 2 continues the planning-led logic of Floorplate 1, with nine apartments arranged around a compact, efficient core.

This layout reflects key ADG and ADG objectives, delivering compliant building depth, solar access, and natural ventilation.

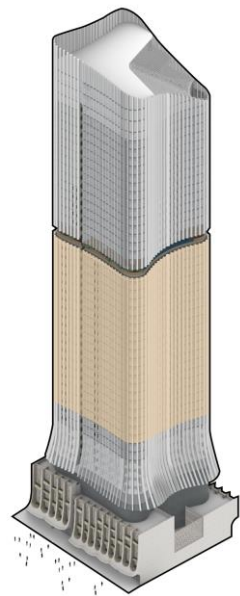
The thoughtful reconfiguration of one 1-bedroom and one 2-bedroom unit into two larger dwellings improves internal amenity while maintaining overall density targets.

A naturally ventilated lobby, framed by landscaped voids, enhances environmental performance and supports visual relief – contributing to residential amenity.

North and south-facing apartments maximise passive solar access and cross-ventilation, reinforcing the project's compliance with planning controls for high-density urban living.



Level 15-32 Floor Plan



# Sky Amenities

## Residential Communal Area

### Level 33

Level 33 of 153-157 Walker Street delivers high-quality communal open space in line with ADG requirements, enhancing residential amenity and supporting planning objectives for social connection and wellness.

This dedicated amenities floor includes a gym and yoga space on the northern edge, maximising daylight and outlook.

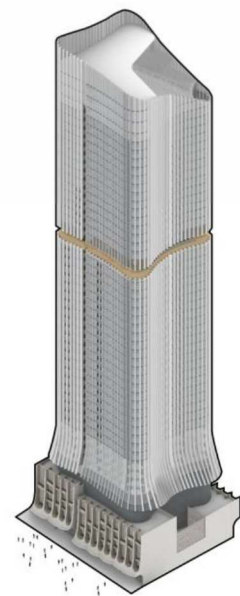
To the south, quieter spaces such as a library and VIP lounge offer contemplative retreat.

Central to the level are flexible communal zones including indoor and outdoor dining, lounge areas, and a display kitchen, fostering interaction among residents.

An infinity pool facing the CBD completes the offering, supporting equitable access to shared facilities.



Level 33 Floor Plan



# Sky Amenities Level 33

The residents' amenity level is a place to recharge, connect, and belong. From sunrise yoga to city-facing swims, this shared space brings wellness, community and quiet retreat into everyday life.

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- 1 - Pool
- 2 - Pool Plant
- 3 - External Seating Area
- 4 - Lift Lobby
- 5 - Wellbeing Area
- 6 - Outriggers



# Sky Amenities Look and Feel

The residents' amenity level is a place to recharge, connect, and belong. From sunrise yoga to city-facing swims, this shared space brings wellness, community and quiet retreat into everyday life.

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# Residential

## Typical Floorplate 3

### Levels 35-39

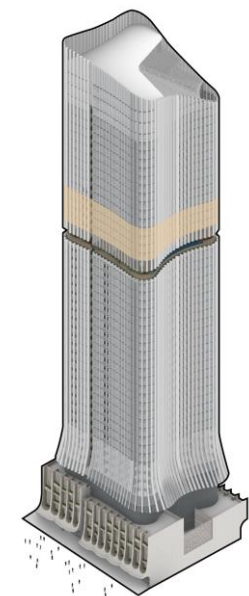
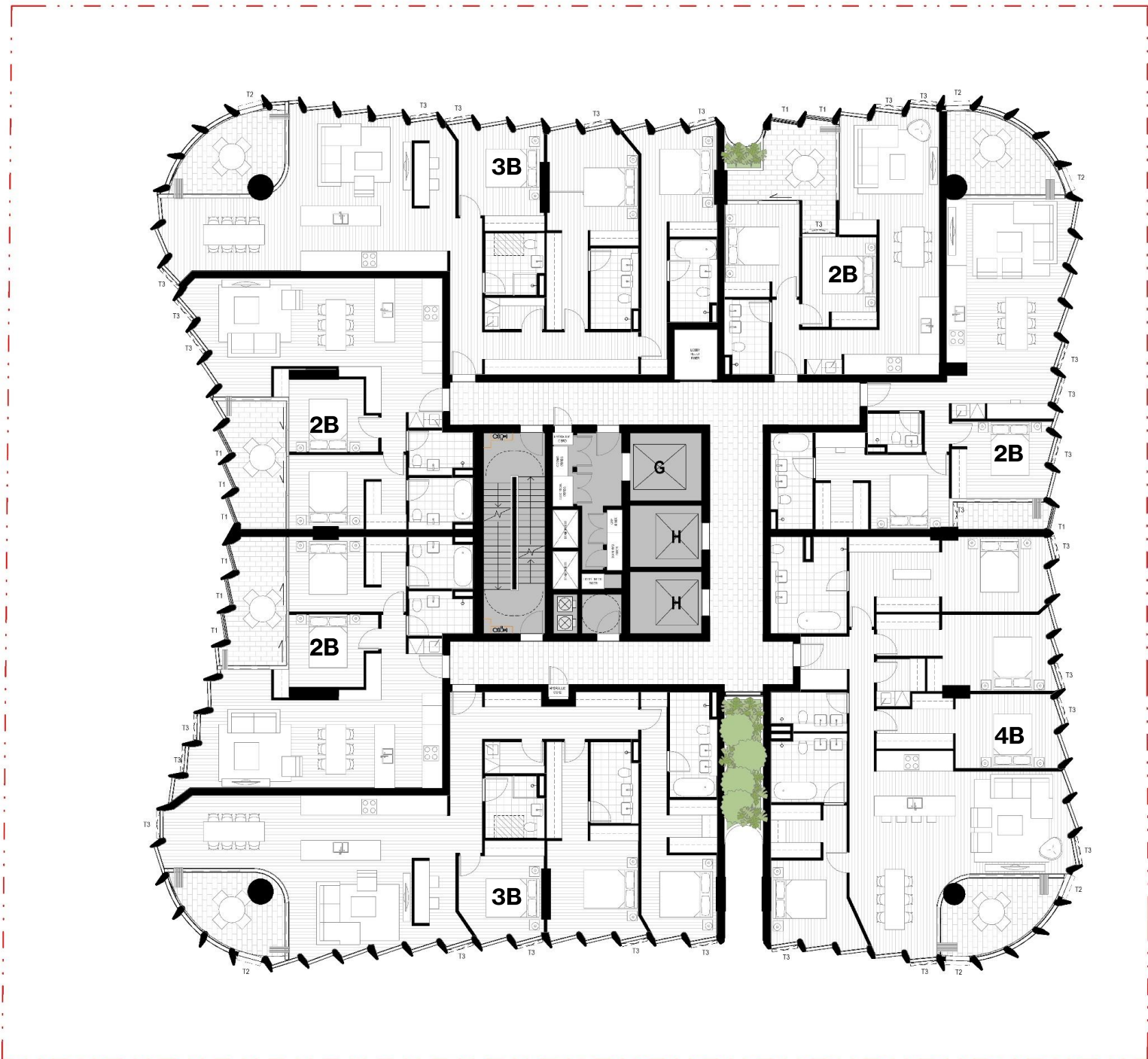
Floorplate 3 marks the upper residential levels of 153-157 Walker Street, comprising seven dwellings per floor: one 4-bedroom, two 3-bedroom, and four 2-bedroom units.

Like previous typical floors, this configuration supports housing diversity and meets ADG targets for solar access, cross-ventilation, and apartment mix.

Larger dwellings are positioned on corners to maximise natural light and outlook, while efficient internal layouts maintain compliance with planning controls for amenity.

Circulation is simplified with a single high-rise core, reducing shared lift access and increasing privacy.

A naturally ventilated lobby and landscaped eastern void contribute to environmental performance, reinforcing planning goals for sustainable, high-density housing.



Level 35-39 Floor Plan

# Residential

## Typical Floorplate 4

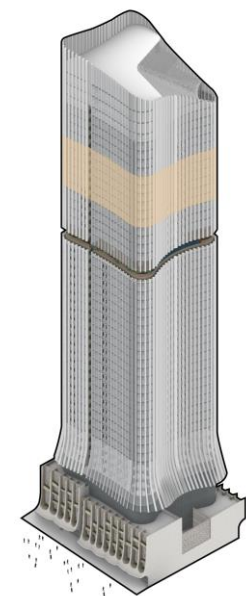
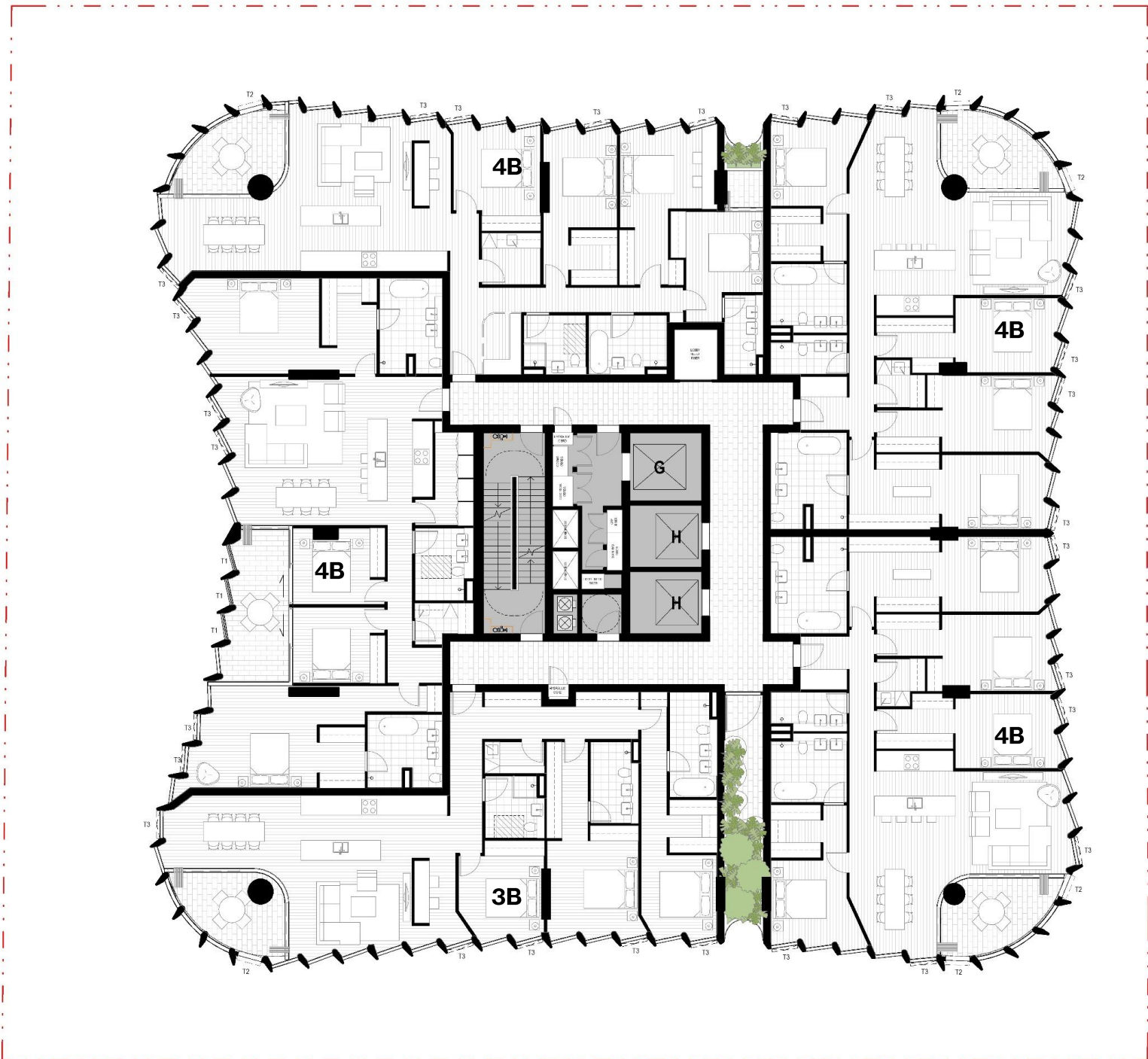
### Levels 40-45

Levels 40 to 45 provide five large apartments per floor – four 4-bedroom and one 3-bedroom – supporting planning objectives for family-sized dwellings and housing diversity.

The reduced unit count enhances privacy and amenity while ensuring compliance with ADG solar access, ventilation, and layout standards. Positioned at the tower's upper levels, apartments maximise panoramic views of Sydney's skyline and harbour.

Generous winter garden balconies, full-height glazing, and multi-aspect orientations provide adaptable private open space and optimise natural light.

This floorplate reinforces the project's commitment to delivering high-quality, well-planned housing solutions for the community within a dense urban environment.



Level 40-45 Floor Plan

# Residential

## Typical Floorplate 5

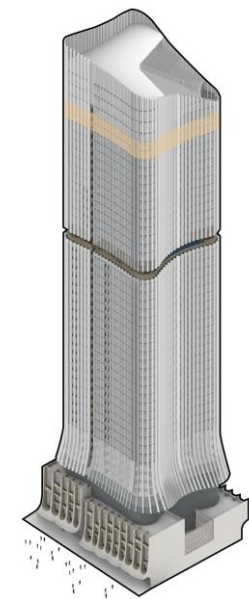
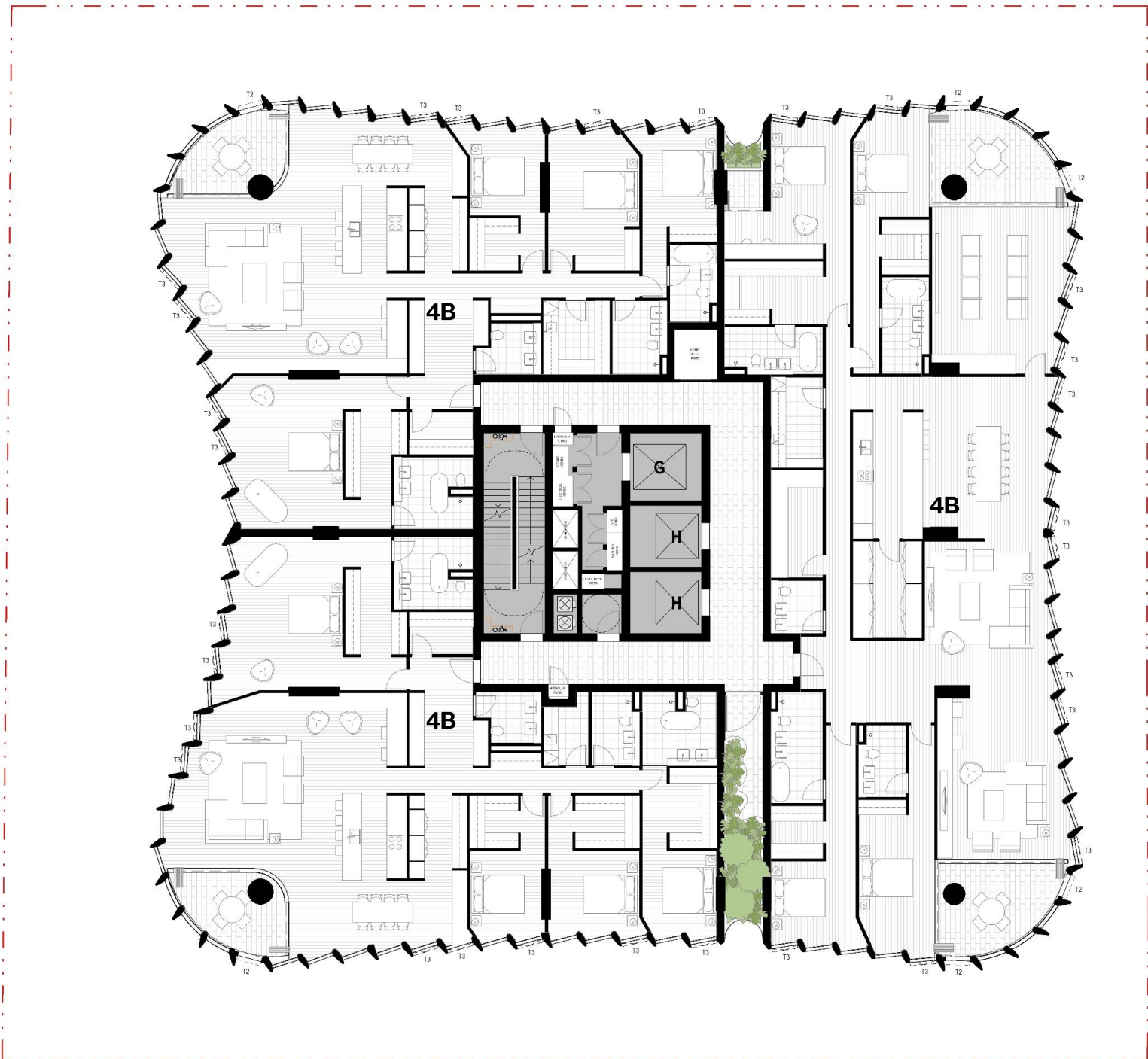
### Levels 46-47

Levels 46 and 47 provide three large 4-bedroom apartments, addressing planning goals for family housing variety and high amenity.

Each unit includes ensuite bedrooms, spacious living zones, and layouts designed to maximise natural light and ventilation in accordance with ADG standards.

Two apartments are oriented south to capture views of the Sydney CBD, while the northern unit benefits from extended sunlight exposure and broad district views.

Functional elements such as walk-in pantries, guest powder rooms, and dressing spaces are incorporated to support everyday living. The floor's vertical circulation integrates seamlessly with lower levels, promoting efficient and private resident access.



Level 46-47 Floor Plan

# Residential

## Typical Floorplate 6

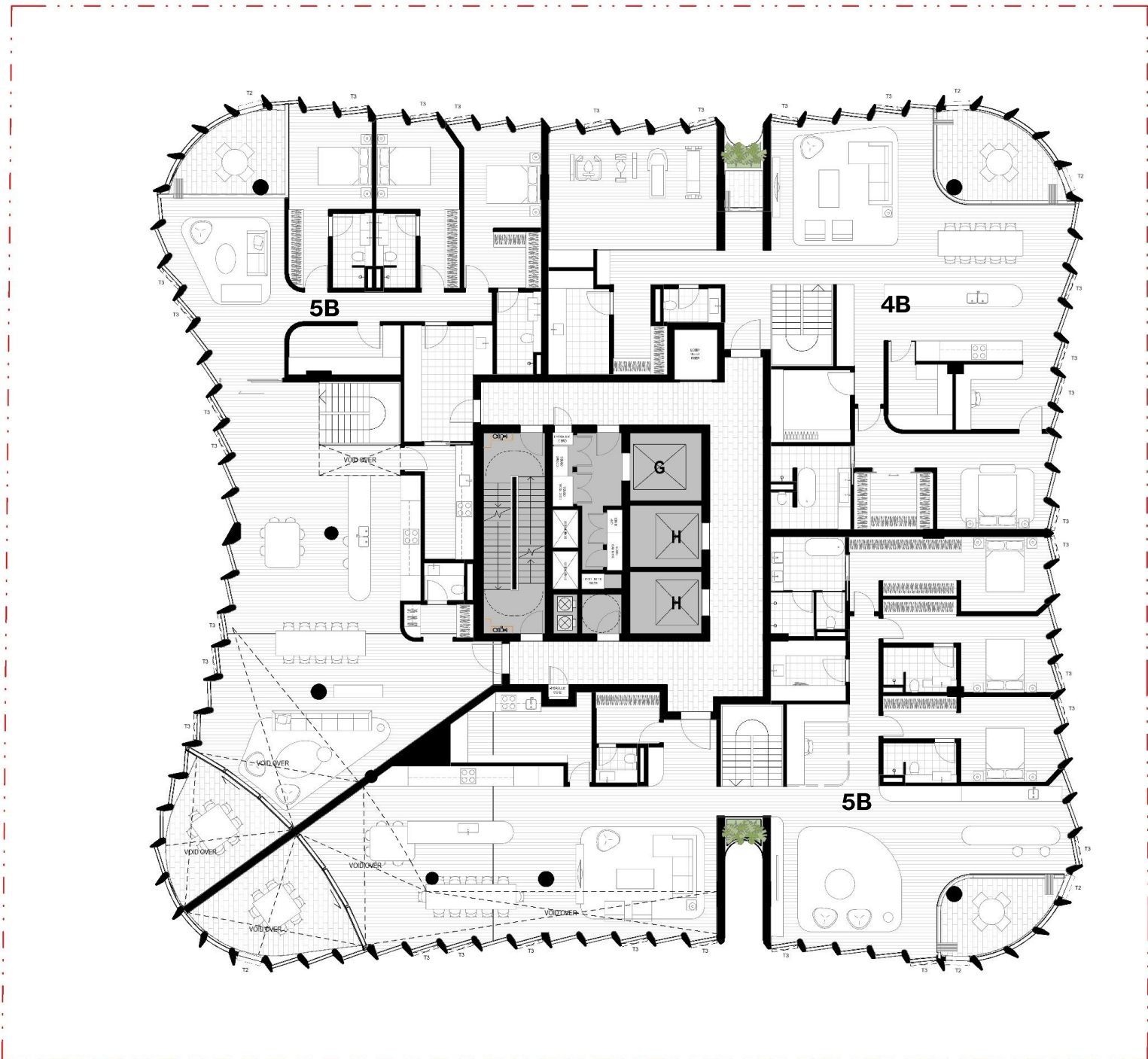
### Level 48

Floorplate 6 at 153-157 Walker Street features three duplex penthouses arranged over two levels, responding to planning goals for housing diversity and accommodation.

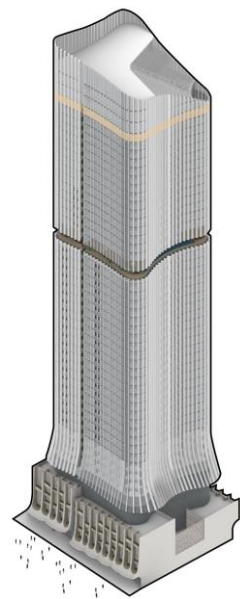
The central core aligns with lower floors, providing efficient and discrete vertical circulation via a dedicated lift lobby, maintaining consistency with the tower's circulation strategy.

Apartment layouts maximise panoramic harbour and city views, with living areas positioned for optimal solar access and outlook. All bedrooms are ensuited, supporting amenity standards.

Large winter garden balconies provide adaptable private open space in line with ADG requirements. This floorplate balances spaciousness, privacy, and planning compliance within a high-density urban context.



Level 48 Floor Plan



# Residential

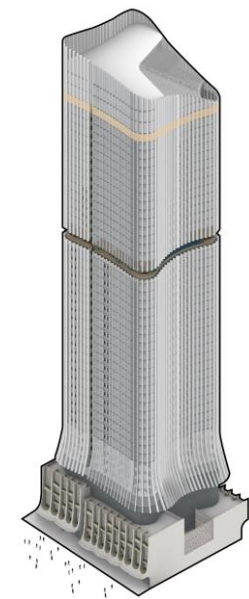
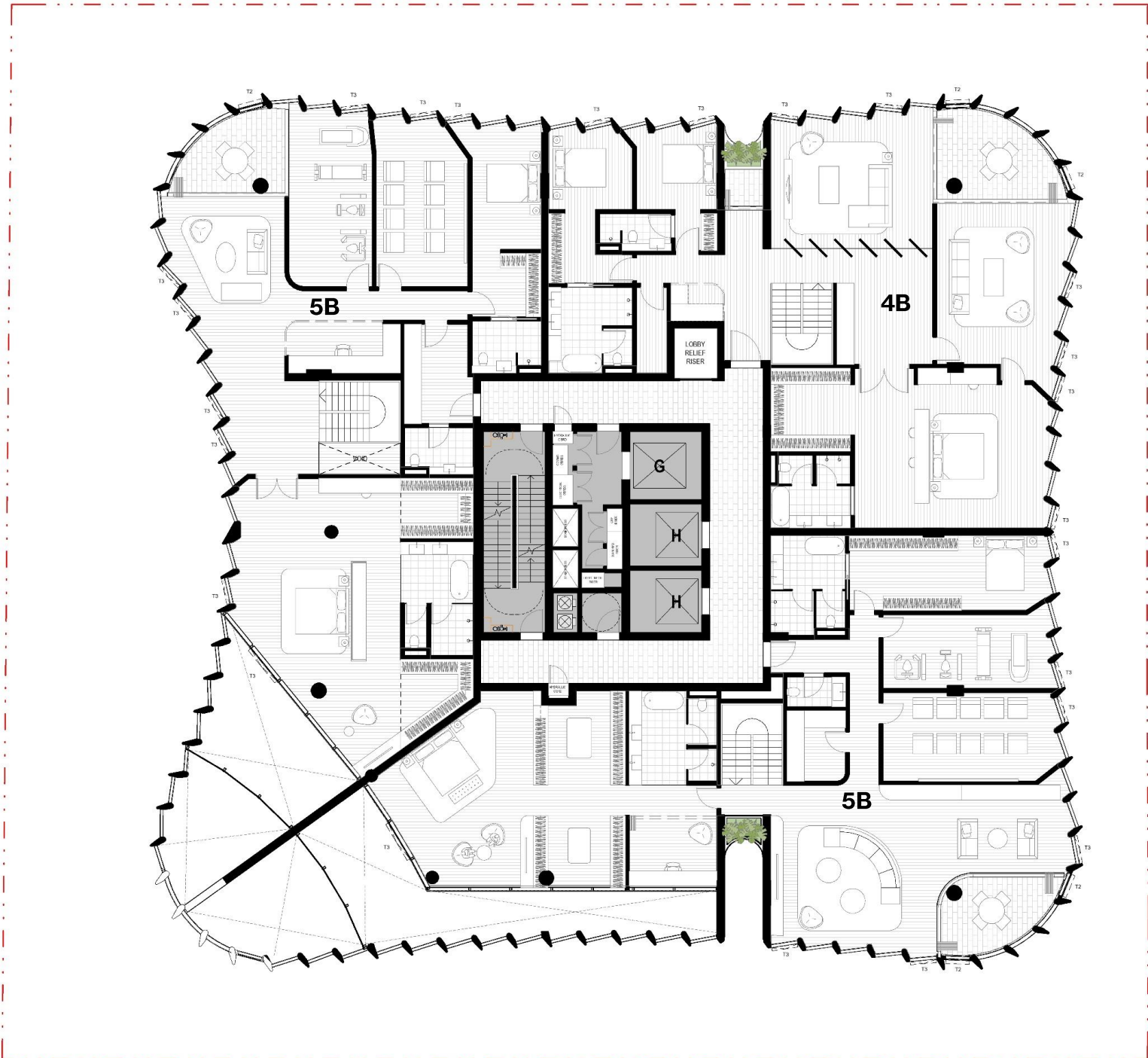
## Typical Floorplate 6

### Level 49

The top floor of the 5-bedroom apartments at 153-157 Walker Street is designed to maximise planning objectives including natural light, ventilation, and privacy. It features well-planned living spaces with full-height glazing and winter garden balconies that comply with ADG private open space standards.

The layout promotes efficient space use and acoustic separation, supporting resident amenity. Vertical circulation aligns with the building's core and lift lobby system for seamless access.

This floor supports the project's commitment to delivering diverse, high-quality housing solutions that address community needs in a dense urban environment.



Level 49 Floor Plan

## Roof Plan

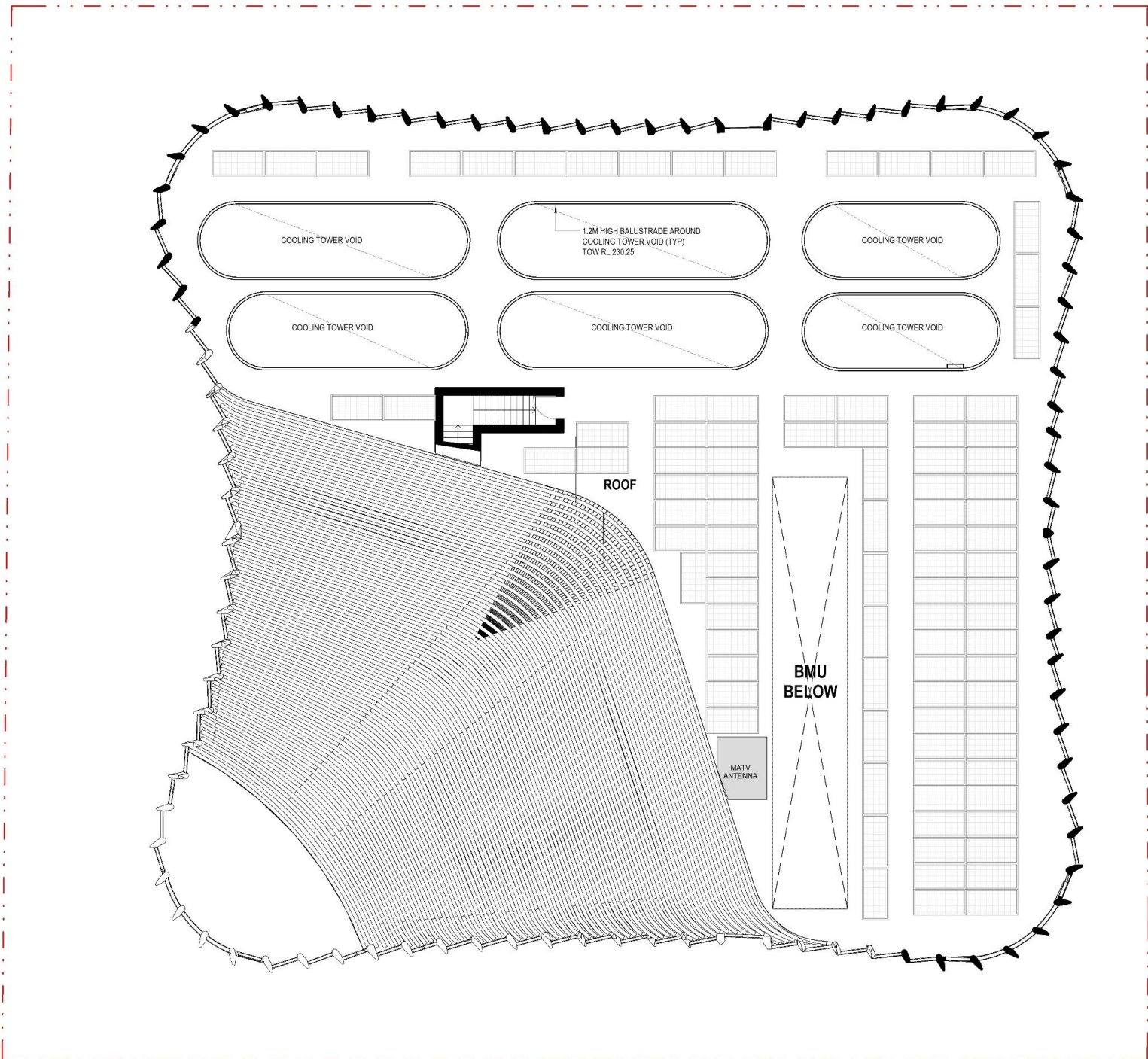
The roof geometry is carefully designed to comply with solar access requirements for Alfred Park across the Warringah Freeway, ensuring minimal overshadowing in accordance with planning controls.

Its angled form supports the integration of photovoltaic panels on the western side, enhancing the building's sustainability and energy efficiency.

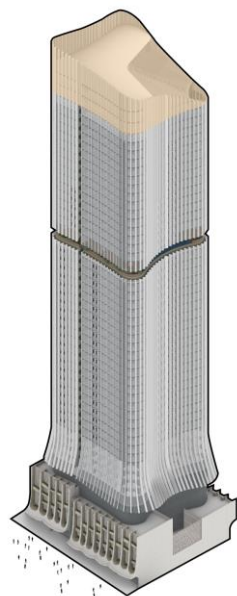
Cooling tower exhausts are strategically positioned within the eastern zone, arranged for operational efficiency and enclosed by safety barriers to meet regulatory standards.

The roof also provides discreet access for building maintenance systems, enabling ongoing facade management.

Overall, the design balances functional performance with planning compliance and environmental responsibility.



Roof Plan



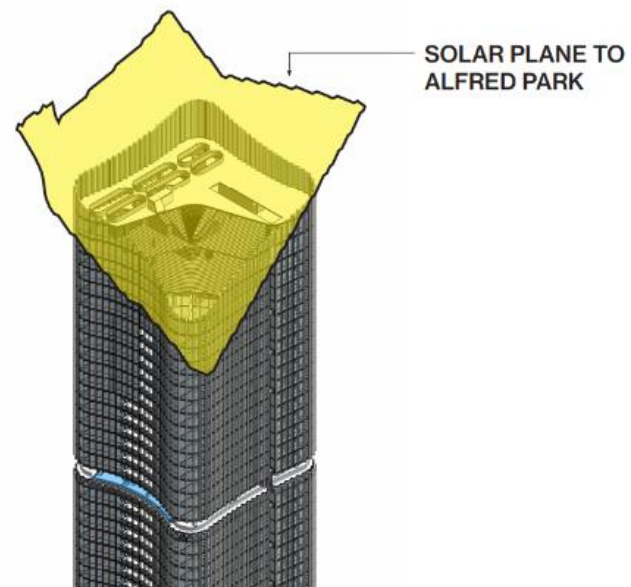
## Tower Sections

The sectional drawings illustrate the project's clear vertical organisation and efficient spatial hierarchy.

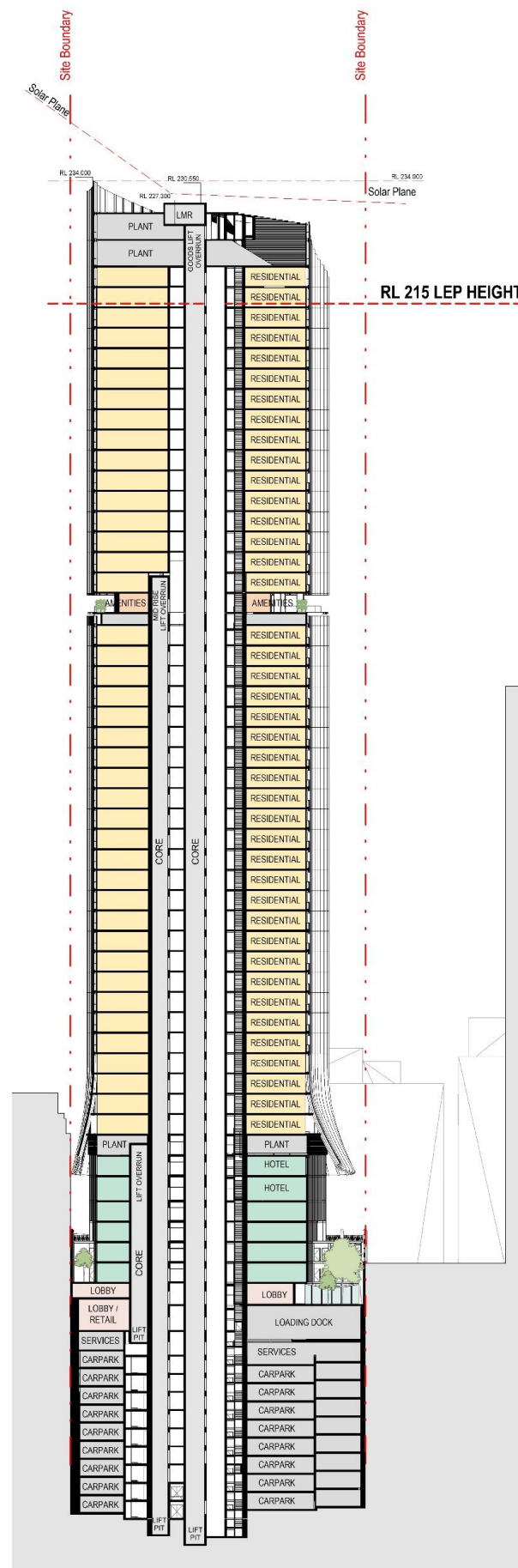
The building rises from a terrain-responsive podium above ten basement levels that accommodate parking, services, and back-of-house functions through a split-level design, reducing excavation and environmental impact while ensuring functional circulation.

At ground level, dual entries respond to the site's natural slope, activating public-facing uses including hotel and residential lobbies, retail, and dining. The hotel occupies Levels 1 to 6, with Level 7 providing shared amenities that mark the transition to the residential tower above.

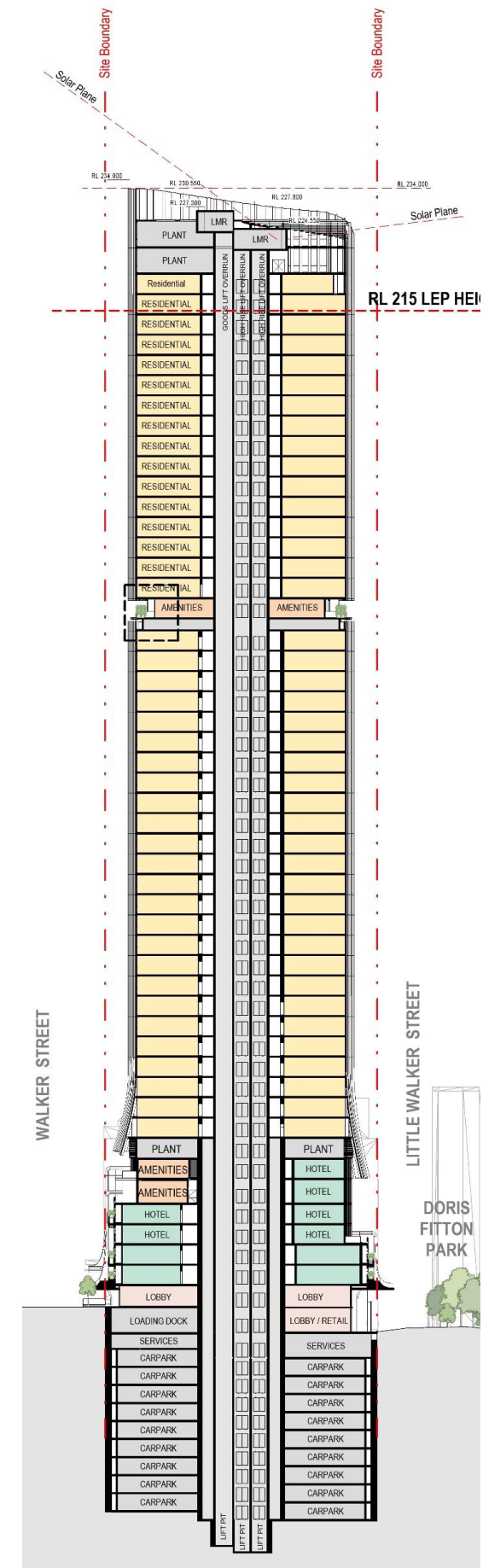
Residential floors stack logically up to Level 49, with a communal amenities floor at Level 33 promoting social interaction. The uppermost plant floors support building services. The building form is shaped to comply with solar plane controls, optimising solar access and views while maintaining planning compliance and environmental responsiveness.



Solar plane axonometric



North / South Section



East / West Section

# ADG

# 7



Artist impression

# Amenity

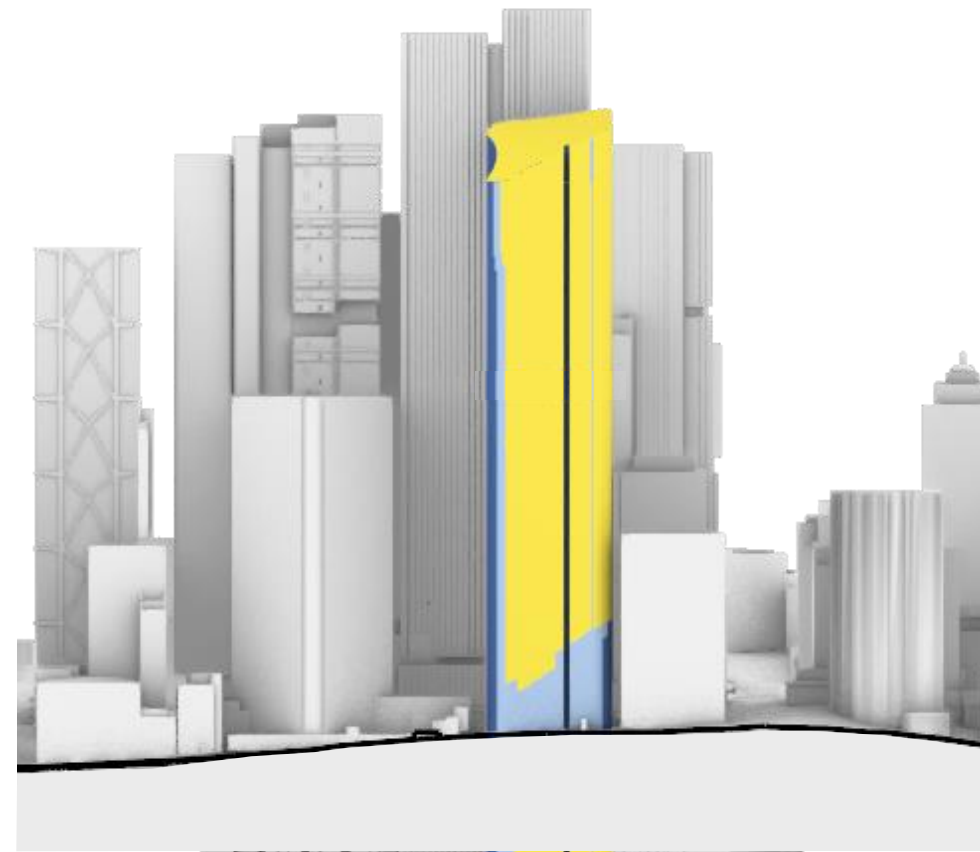
## Daylight Access

### Solar Access

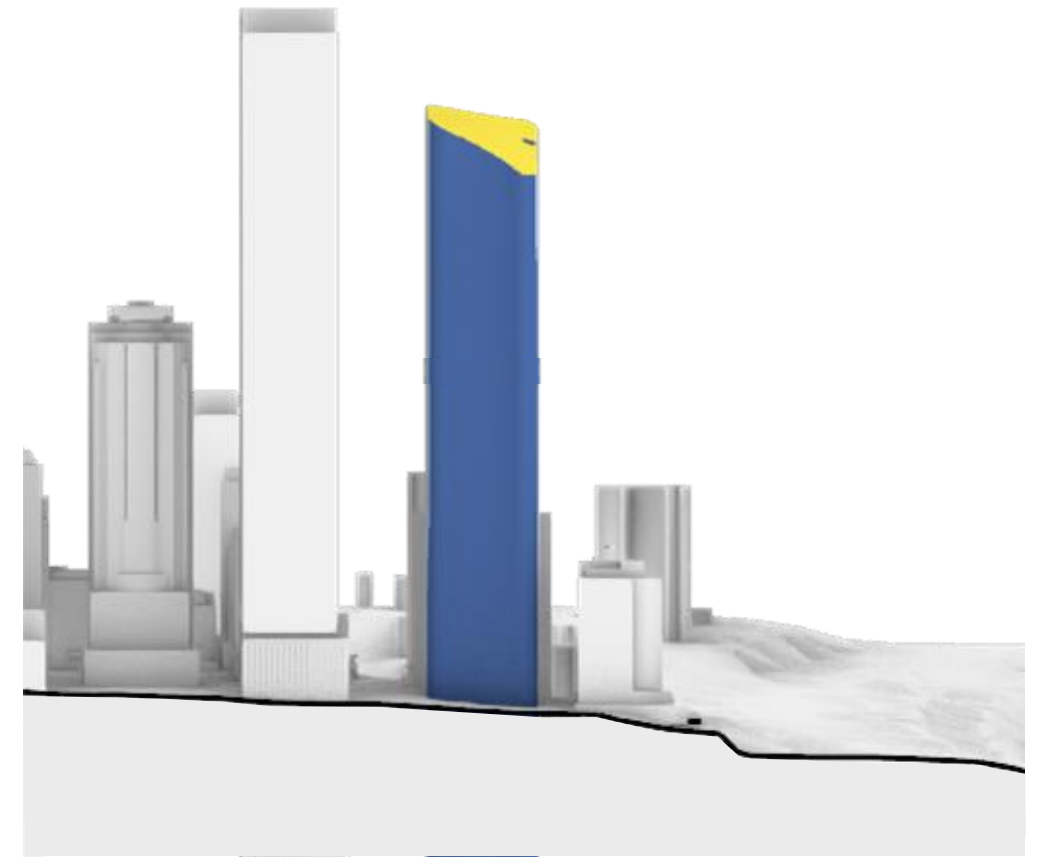
The elevations to the left clearly demonstrate how 153-157 Walker Street maximises access to direct sunlight across key orientations – east, north, and west.

The tower's slim floorplate and strategic siting ensure that apartments benefit from excellent solar exposure throughout the day, with morning light from the east, abundant midday sun from the north, and warm afternoon light from the west. This thoughtful design approach not only enhances residential amenity but also aligns with the intent of the ADG by promoting daylight access to living spaces.

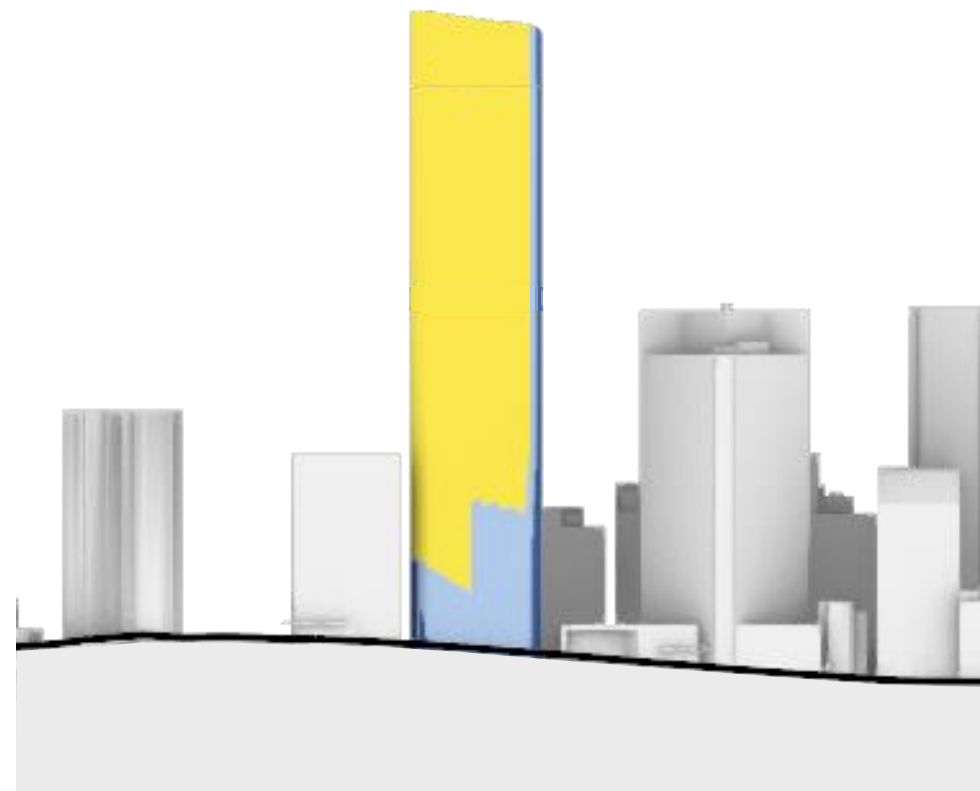
The vertical articulation of the façades and recessed balconies further optimise sunlight penetration into apartments. As confirmed in the accompanying solar access analysis, 75% of the proposed dwellings receive a minimum of 2 hours of direct sunlight to primary living rooms and private open spaces, **in compliance with the ADG standards**. This reinforces the quality of the residential offering and contributes to a comfortable, liveable environment for future residents.



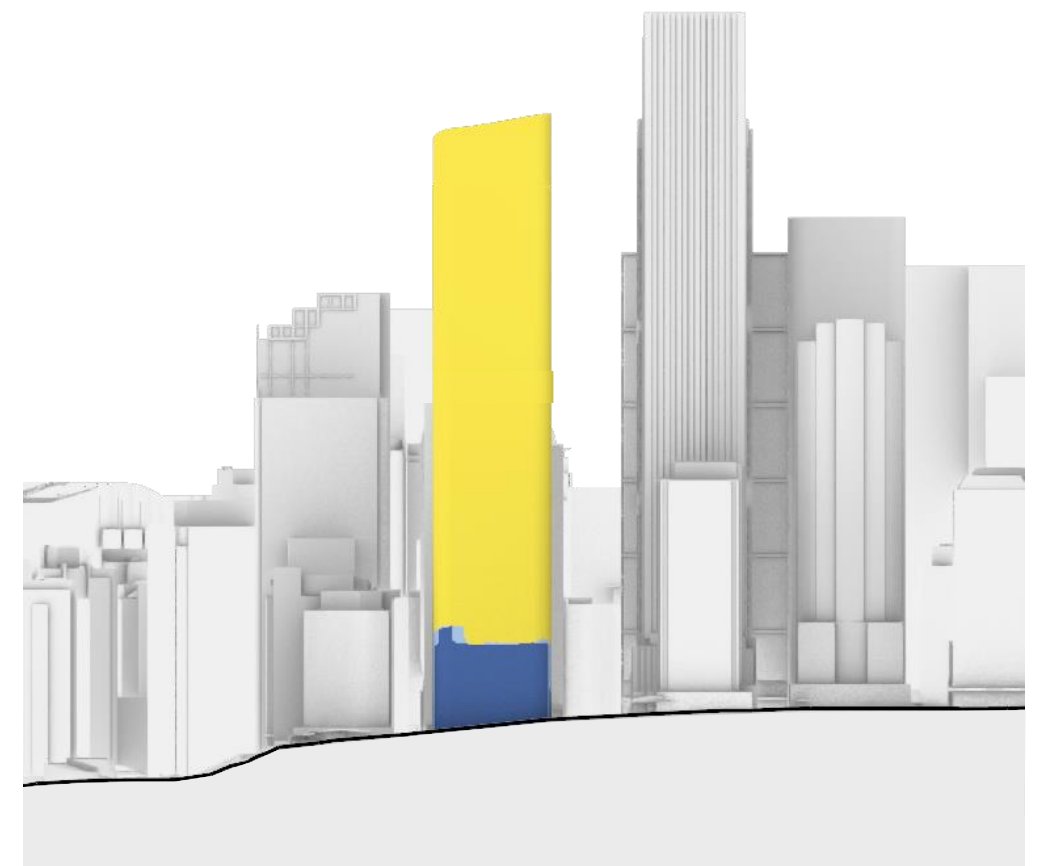
Eastern Elevation



Southern Elevation



Western Elevation



Northern Elevation



# Amenity

## ADG Solar Access

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

Through careful massing and orientation, 153-157 Walker Street ensures that 75% of apartments receive a minimum of two hours of direct sunlight to primary living areas and private open spaces during mid-winter, comfortably exceeding the 70% minimum benchmark required under the ADG. The building form avoids sole southern orientation for all units, further enhancing daylight performance.

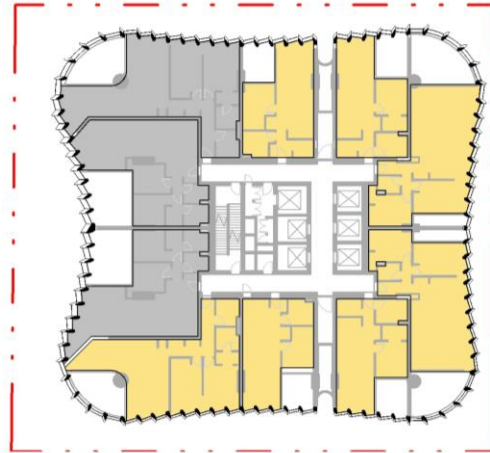
While the ADG generally discourages south-facing apartments, approximately 20% of the units in this development are oriented to the south to take advantage of the exceptional views towards Sydney Harbour, the CBD, and the surrounding skyline – balancing solar performance with high residential amenity.

### SOLAR ACCESS SUMMARY PER LEVEL

LEVEL	NUMBER OF FLOORS	2 HRS SOLAR	UNDER 2 HRS SOLAR (9AM - 3PM)	NO SOLAR ACCESS
LEVEL 8-11	4	28	-	12
LEVEL 12-14	3	24	-	6
LEVEL 15-32	18	108	-	36
LEVEL 34	1	6	-	8
LEVEL 35-39	5	25	-	10
LEVEL 40-45	6	24	-	6
LEVEL 46-47	2	6	-	-
LEVEL 48	1	3	-	-
LEVEL 49	SECOND STOREY OF PENTHOUSES NOT COUNTED			

### SOLAR ACCESS SUMMARY (TOTAL NUMBER OF APT: 296)

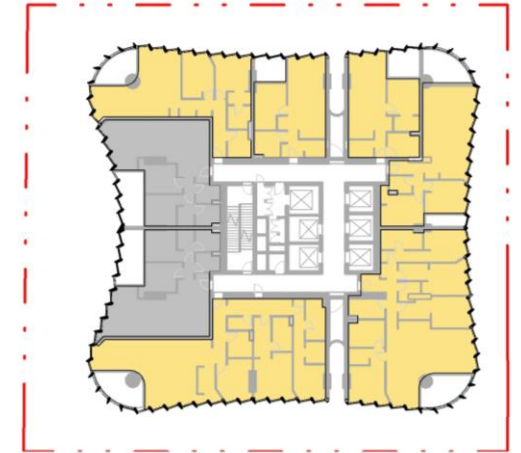
2 HR SOLAR ACCESS*	224	75%
NO SOLAR ACCESS*	78	25%
(9AM - 3PM)		
*VERIFIED BY SUN EYE VIEW DIAGRAMS AS INDICATED ON DA9650		



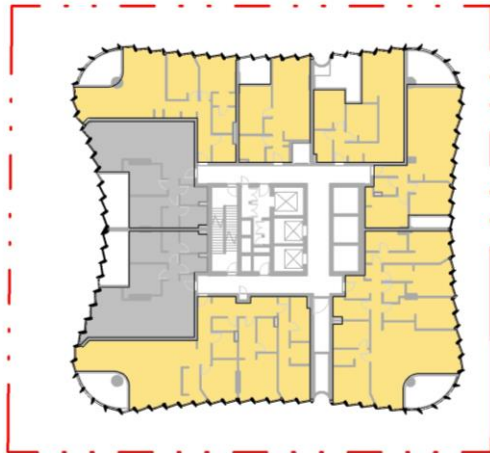
Level 08-11



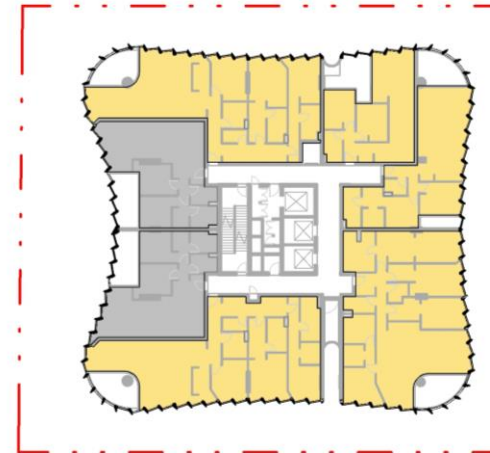
Level 12-14



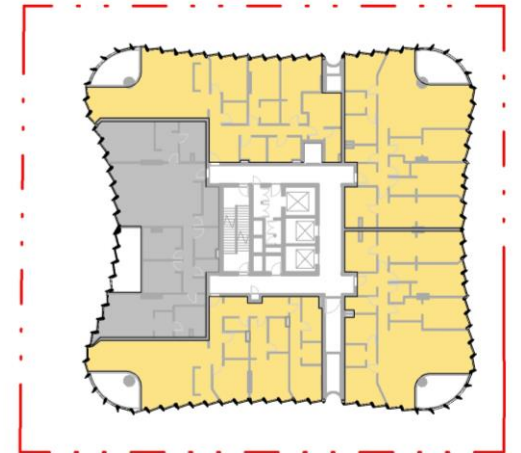
Level 15-32



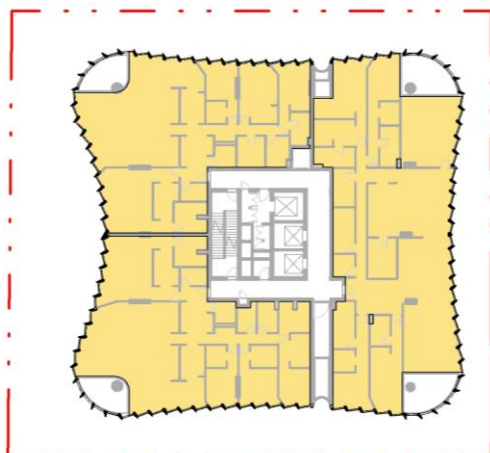
Level 34



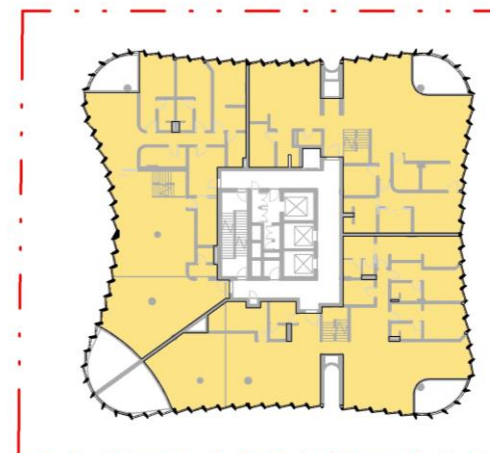
Level 35-39



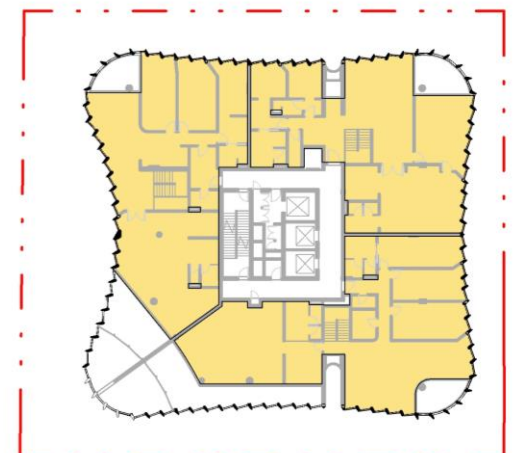
Level 40-45



Level 46-47



Level 48



Level 49

# Amenity

## South Facing Apartments

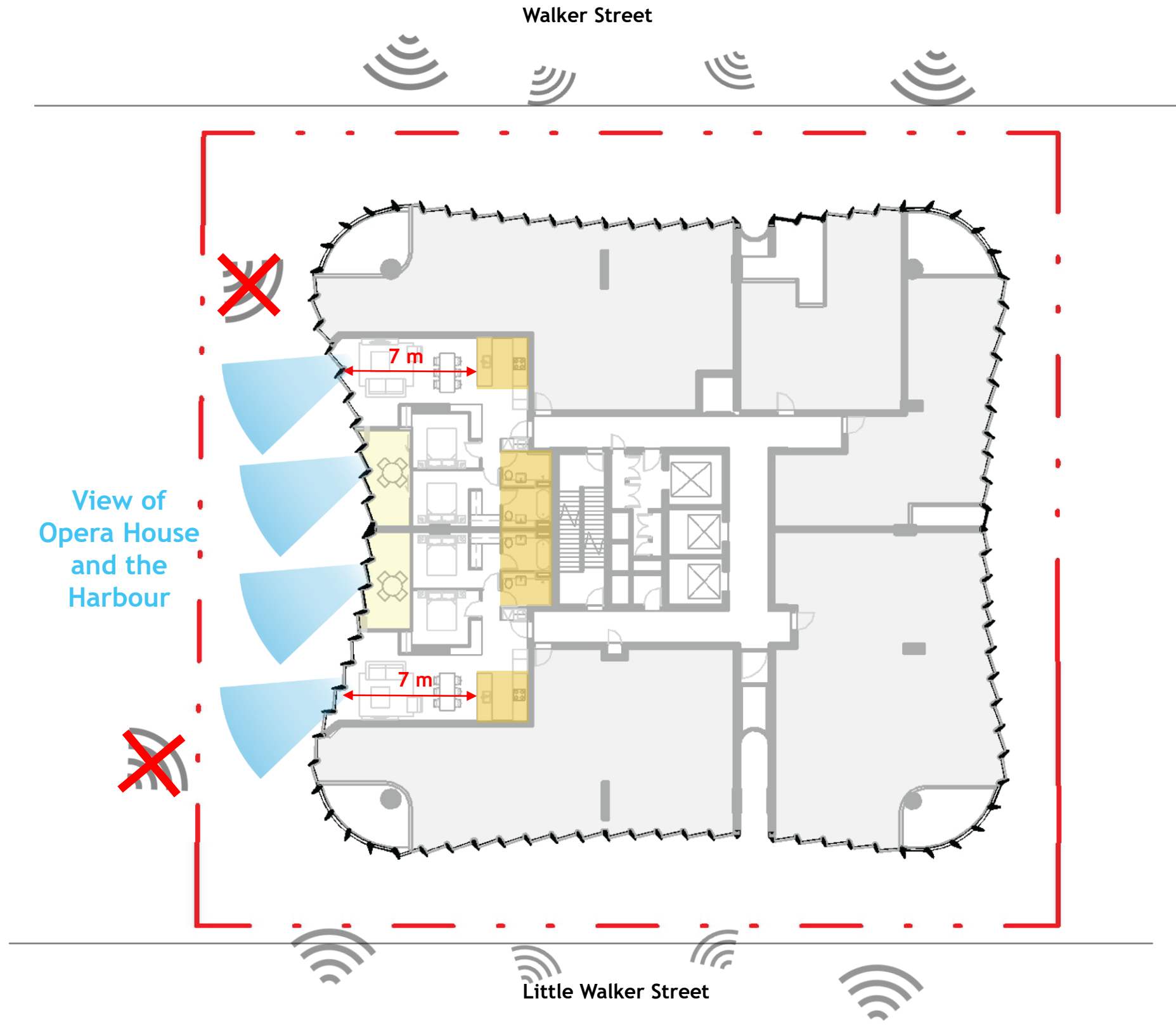
20% of the apartments within the proposed 153-157 Walker Street Development, are facing South, and are confirmed to receive no direct sunlight, consequently not aligning with the solar access criteria stipulated on ADG that mentions:  
*A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.*

This orientation is a direct consequence of prioritising the significant Sydney CBD and Opera House views.

To maximise this valuable visual asset, the architectural planning employs narrow-depth apartment layouts. This strategic design places all ancillary spaces, including toilets and service areas, in the darkest zones of the floor plate. Conversely, living rooms and balconies are strategically located at the façade, capitalising on the views.

A key benefit of this south-facing aspect, however, is significantly reduced acoustic impact; these apartments will experience less noise intrusion from Walker Street and Little Walker Street, enhancing resident comfort.

While solar compliance is not met, key views and superior acoustic environment provide alternative, compelling amenity.



Ancillary spaces

Level 49

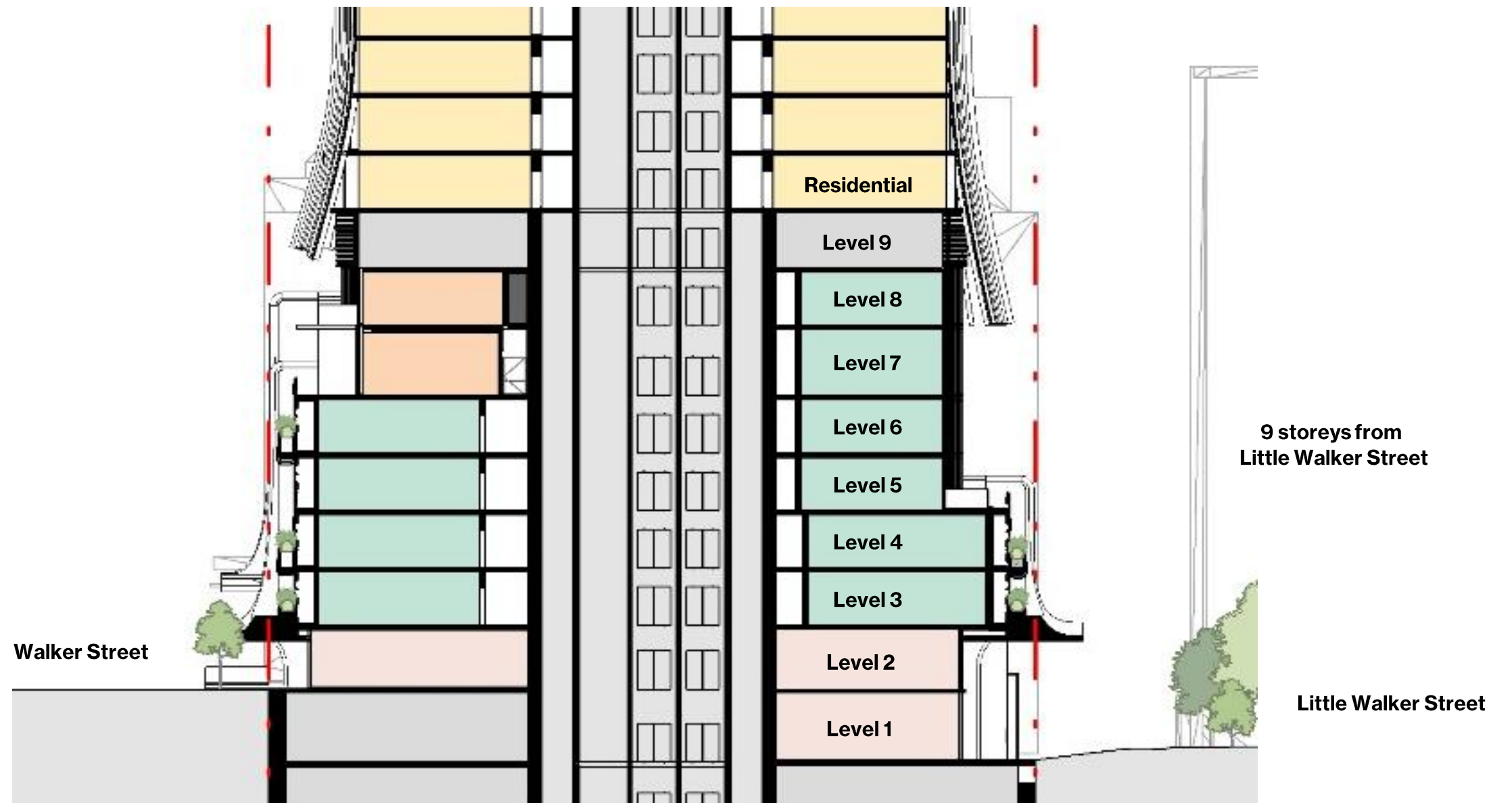
# Amenity

## ADG Natural Ventilation

### Natural Ventilation Exemption

All residential levels within the building are above 9 storeys. The ADG notes that "Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed"

All residential levels above 9 storeys include non-enclosable balconies and therefore are deemed naturally cross ventilated



- Residential
- Services/Plant
- Amenities
- Hotel
- Lobby/Retail

# Amenity

## Building Separation

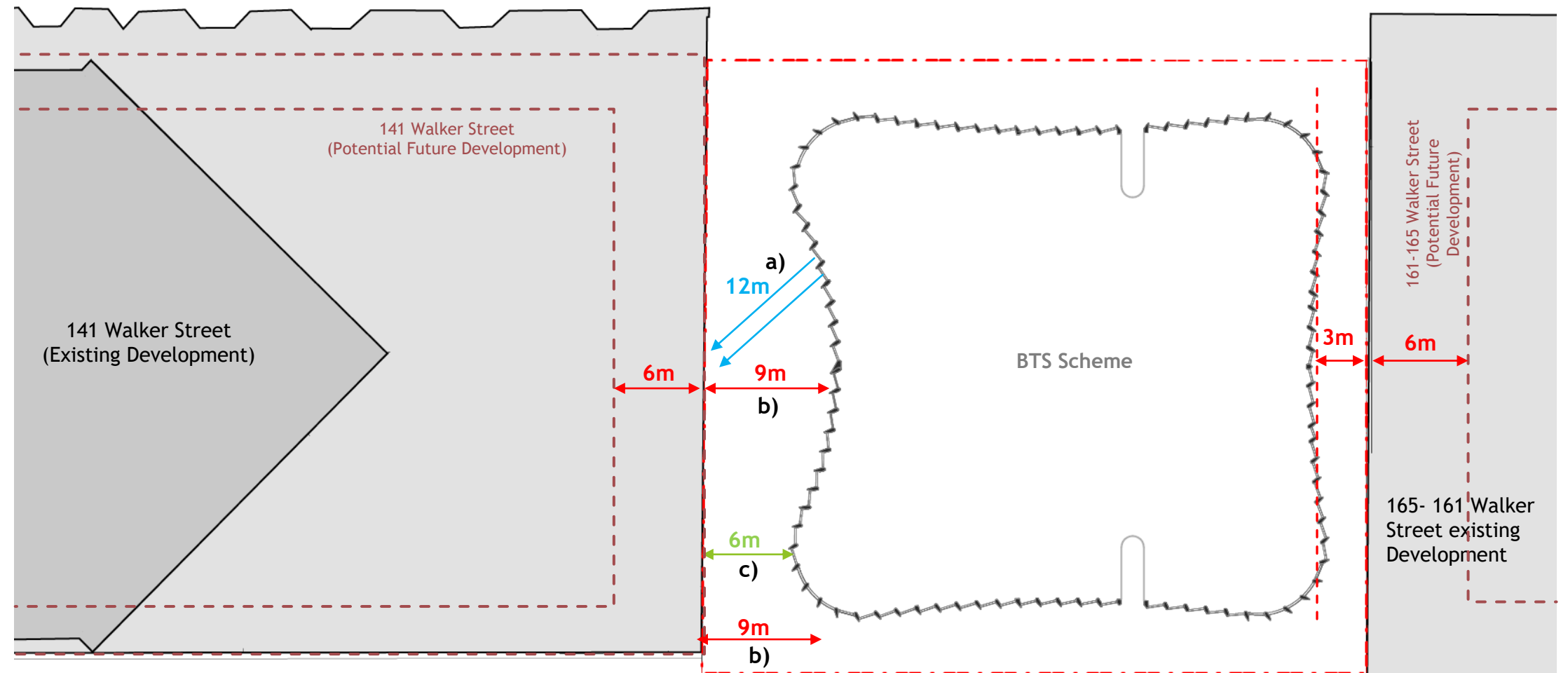
### Building Separation

The proposed development at 153-157 Walker Street has been carefully designed to comply with the building separation and visual privacy objectives of ADG.

In accordance with the ADG (Clause 3F-1), buildings over 25 metres in height are required to provide a minimum separation of 12 metres from habitable room windows and balconies to side boundaries, achieving a combined separation of 24 metres between buildings. Along the western boundary shared with 141 Walker Street, the proposal provides a 6-9 m setback from the boundary.

On the assumption of a future matching 6-metre setback from the adjoining site, a full 18-metre separation between opposing habitable rooms and blank walls is achieved. To note that when looking perpendicularly at the proposed development the façade appears as a blank wall. This design outcome satisfies the ADG's requirements for visual and acoustic privacy and supports high levels of residential amenity. This separation is facilitated by the configuration of the building envelope and the considered design of the façade, including the strategic use of angled fixed louvres to direct views obliquely away from adjacent properties. These louvres ensure that all habitable room windows are effectively oriented to maintain the required 12-metre clearance from the side boundary, thereby mitigating direct overlooking and preserving privacy.

The proposed building separation responds appropriately to the future context of adjoining development and meets the intent of ADG and the ADG by ensuring a high standard of amenity, outlook, and privacy for residents and neighbouring properties.

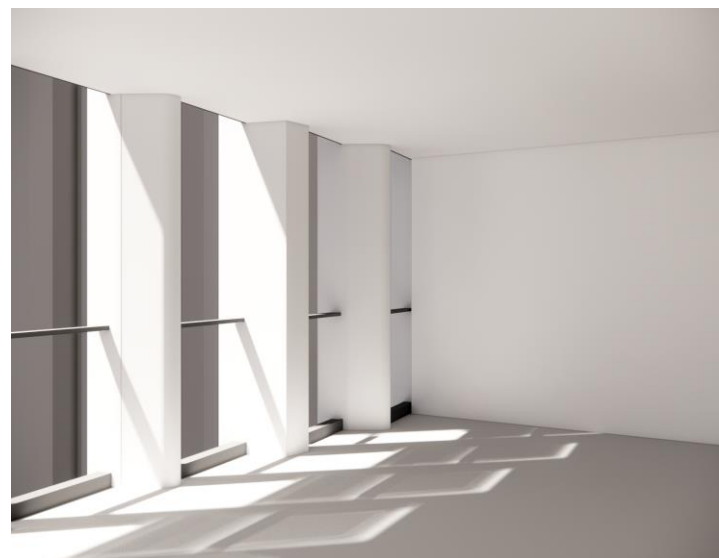
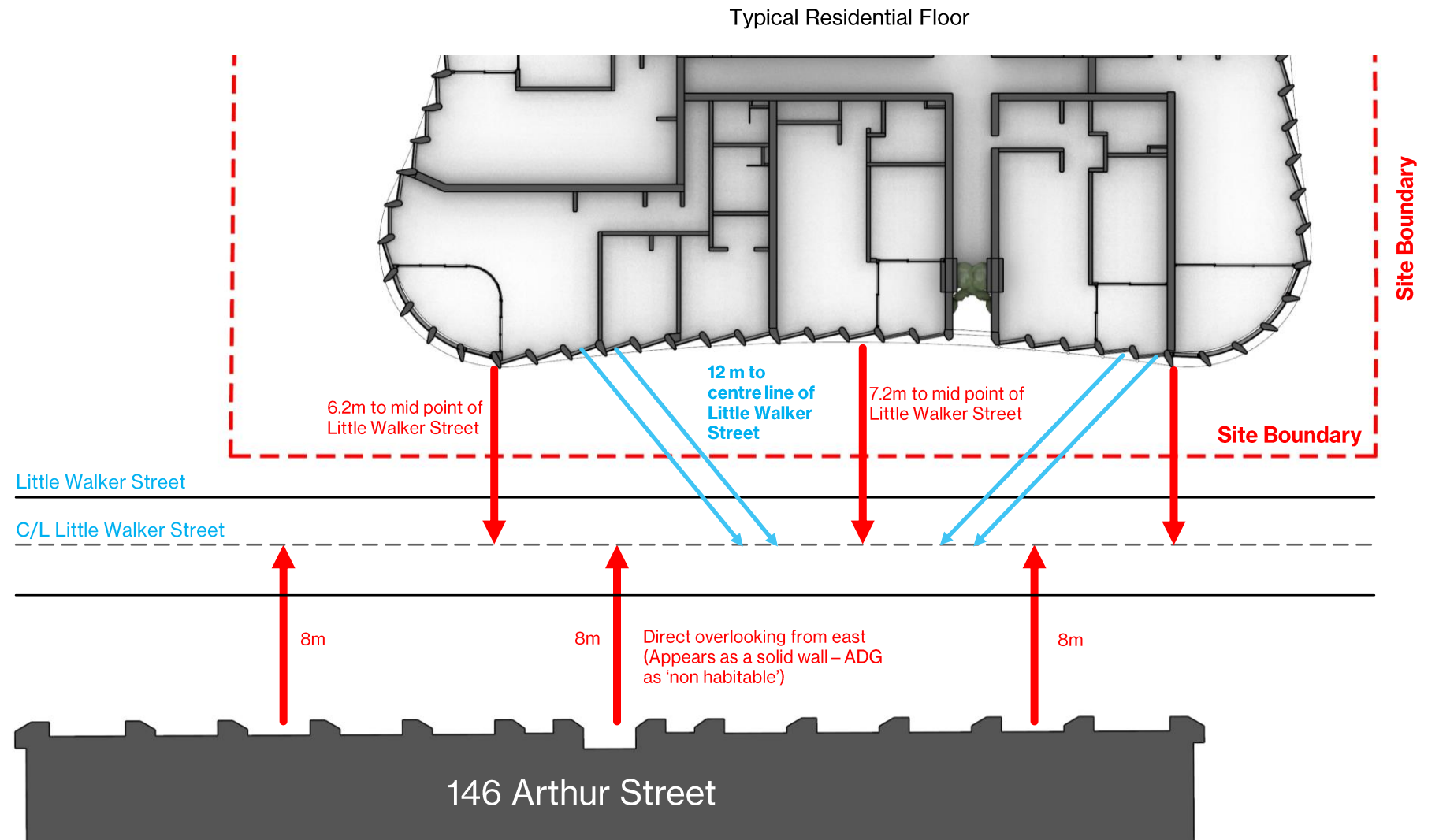


- a) 12m + 12m = 24m habitable to habitable
- b) 9m + 9m = 18m habitable to non-habitable
- c) 6m + 6m = 12m non habitable to non-habitable / blank wall

### Separation from between 153-157 Walker Street and 146 Arthur Street

The eastern façade (facing 146 Arthur Street) is meticulously engineered to ensure optimal visual privacy.

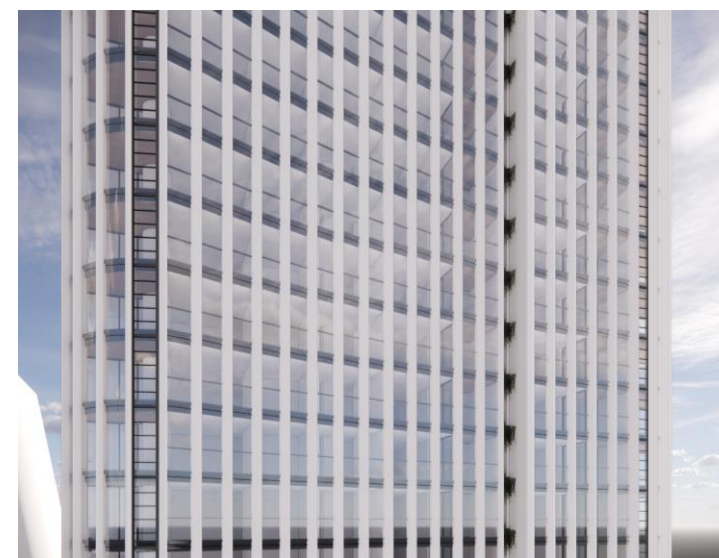
- Views from residential apartments within the site towards 146 Arthur Street, when perpendicular to the façade glass line, consistently exceed 12 metres.
- Whilst the physical separation between the proposed building envelopes at 153-157 Walker Street and 146 Arthur Street are approximately 16m, both development sites have adopted facade treatment which avoids direct overlooking. The combination of angled facade on the site and the proposed louvered system ensures that the intent of the objective for visual privacy is met.



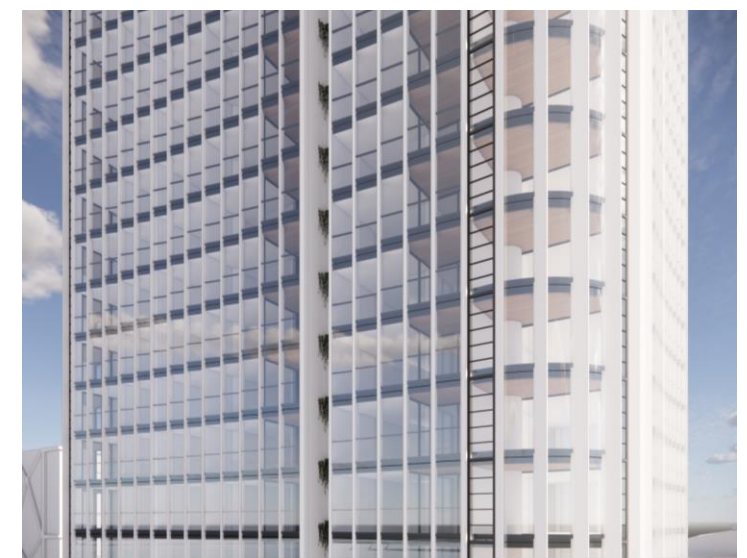
Interior view – Interrupted Views to 146 Arthur St



Interior view – Uninterrupted Views to Harbour



Eastern Façade – View from East



Eastern Façade – View from Northeast

# Amenity

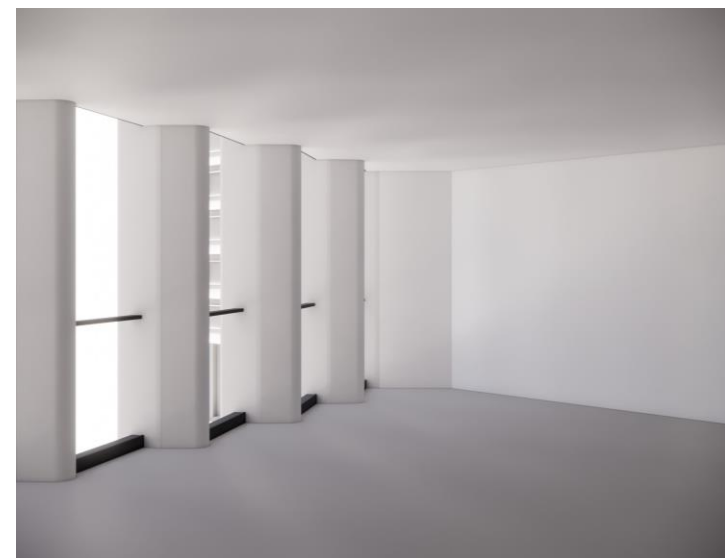
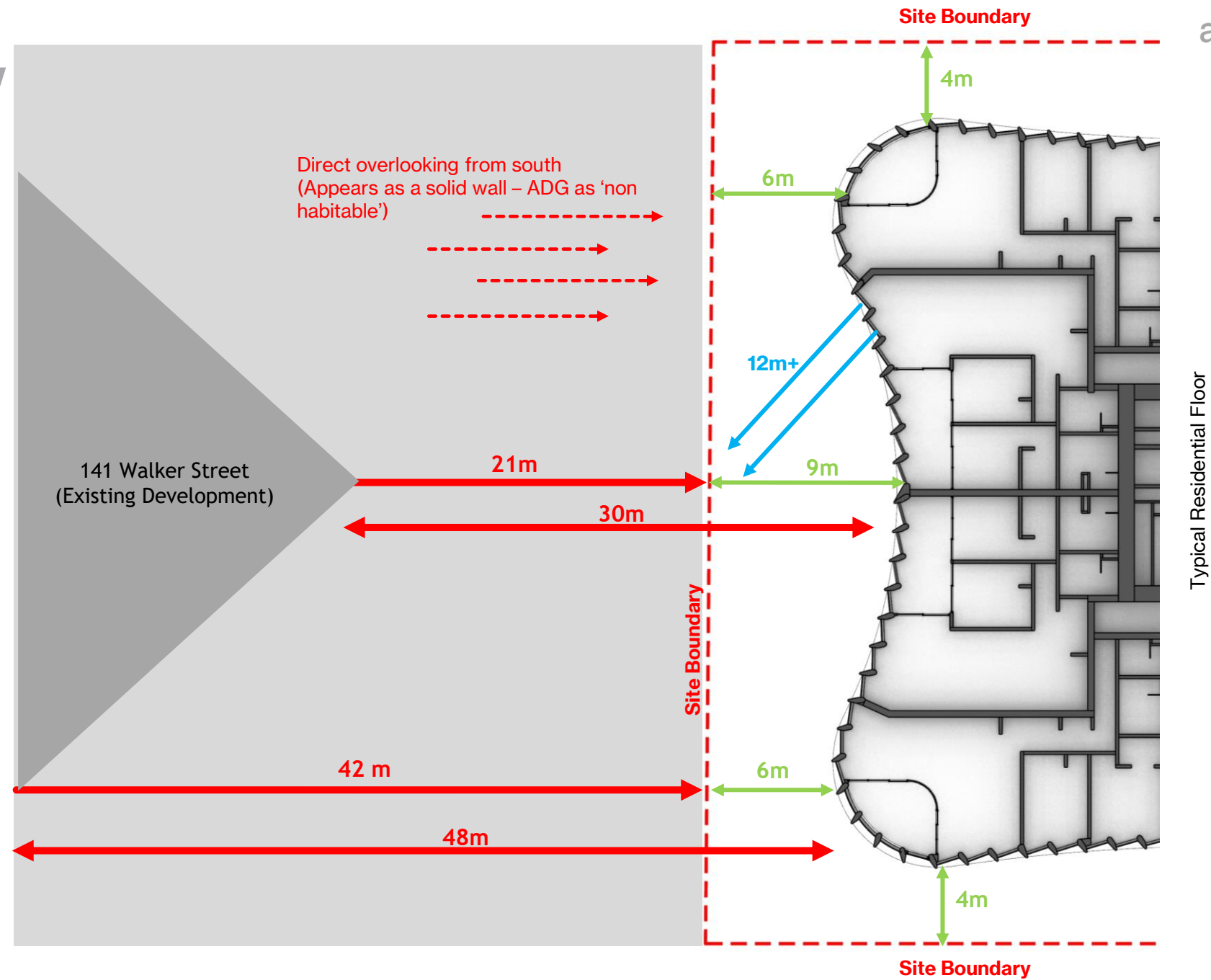
## Building Separation - South View

### Separation from between 153-157 Walker Street and 141 Walker Street

The southern facade of 153-157 Walker Street, facing 141 Walker Street, has been carefully crafted to provide exemplary visual privacy and separation, aligning fully with the ADG (ADG), specifically Clause 4D (Objective 2F-1).

This innovative louvred facade strategy accomplishes dual compliance. When viewing from 153-157 Walker Street, perpendicular to the glass line, the distance to the 141 Walker Street site boundary consistently exceeds 12 metres, thereby surpassing ADG visual privacy criteria for habitable spaces. Significantly, when observed directly from 141 Walker Street, our louvred facade deliberately appears as a solid wall.

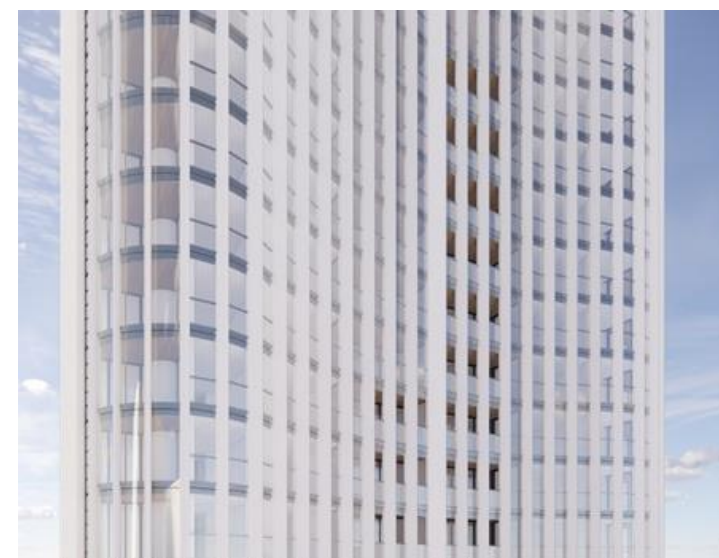
This approach effectively mitigates direct overlooking from the adjacent property, meeting the ADG's stipulation for a 9-metre separation to a solid wall for buildings of this scale. This advanced louvring system, while providing strong privacy, is cleverly designed to safeguard important outlooks towards the Opera House and the City, harmonising regulatory adherence with improved residential amenity.



Interior view – Interrupted Views to 141 Walker St



Interior view – Uninterrupted Views to Harbour



Southern Façade – View from Southwest



Southern Façade – View from Southeast

# Amenity

## Building Separation - West View

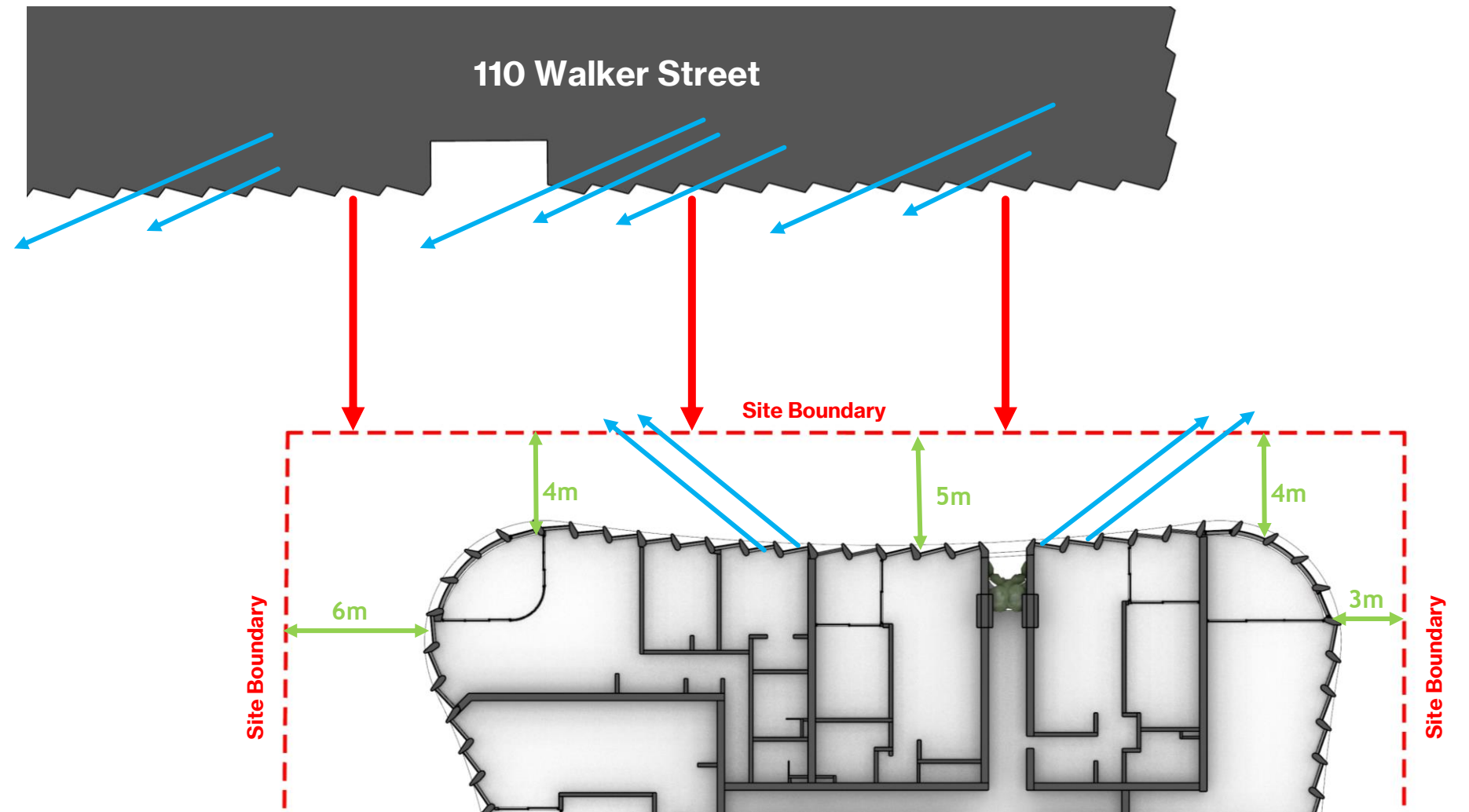
### Separation from between 153-157 Walker Street and 110 Walker Street

The northern facade of 153-157 Walker Street, addressing 110 Walker Street, is thoughtfully designed to provide exemplary visual privacy and separation, fully aligning with the ADG (ADG), specifically Clause 4D (Objective 2F-1).

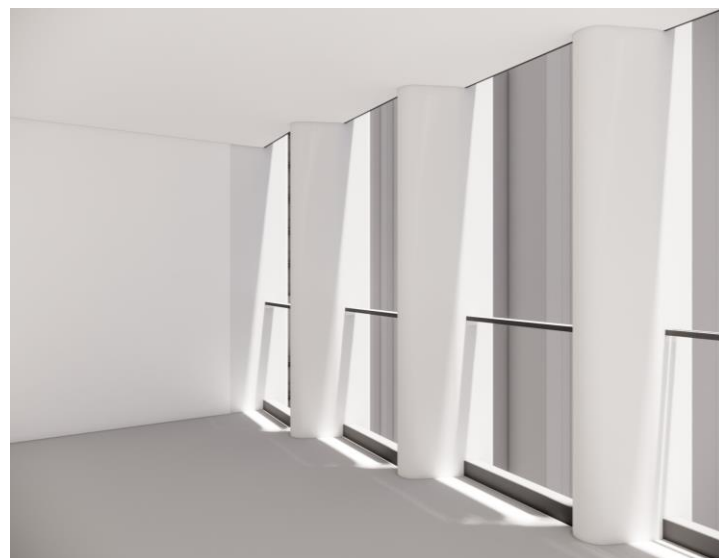
In this instance, the significant inherent separation distance between 153-157 Walker Street and 110 Walker Street ensures comprehensive compliance. Views from 153-157 Walker Street, even when looking directly or perpendicular to the glass line, confirm the distance to the 110 Walker Street site boundary consistently exceeds 12 metres. This naturally satisfies ADG visual privacy criteria for habitable spaces, both from our building and when observed from 110 Walker Street.

While the generous setback ensures compliance, our innovative louvered facade strategy further enhances resident amenity. This advanced system is cleverly designed to safeguard important outlooks towards the City.

Regarding the western boundary, direct overlooking is managed as a "non-habitable" solid wall, consistent with ADG provisions.



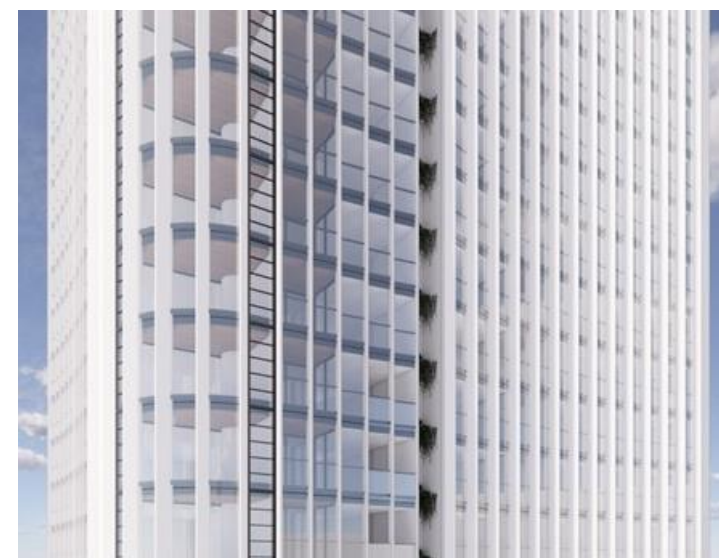
Typical Residential Floor



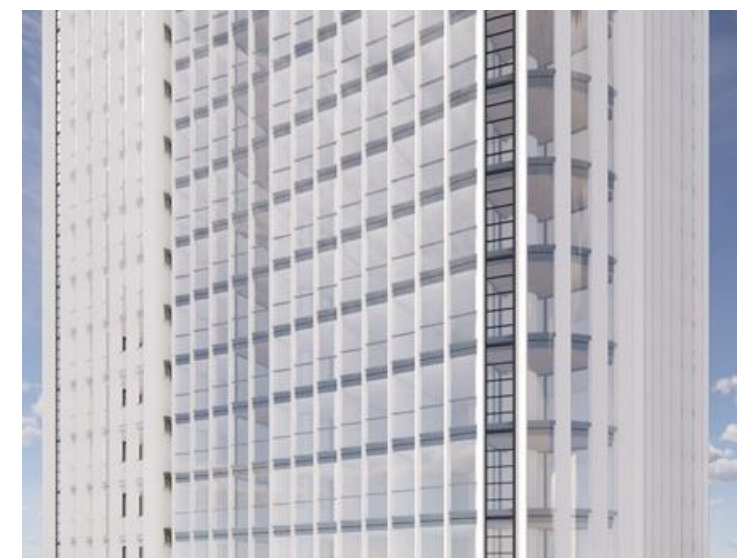
Interior view – Interrupted Views to 110 Walker St



Interior view – Uninterrupted Views to City



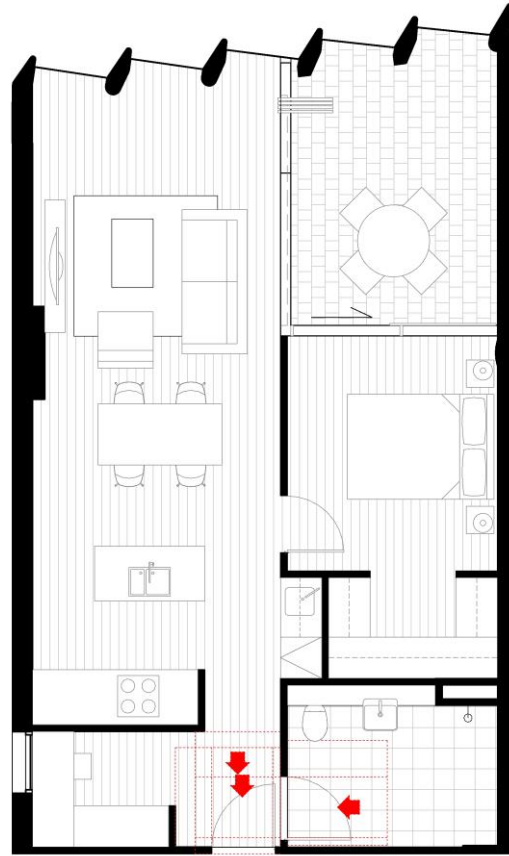
Western Façade – View from West



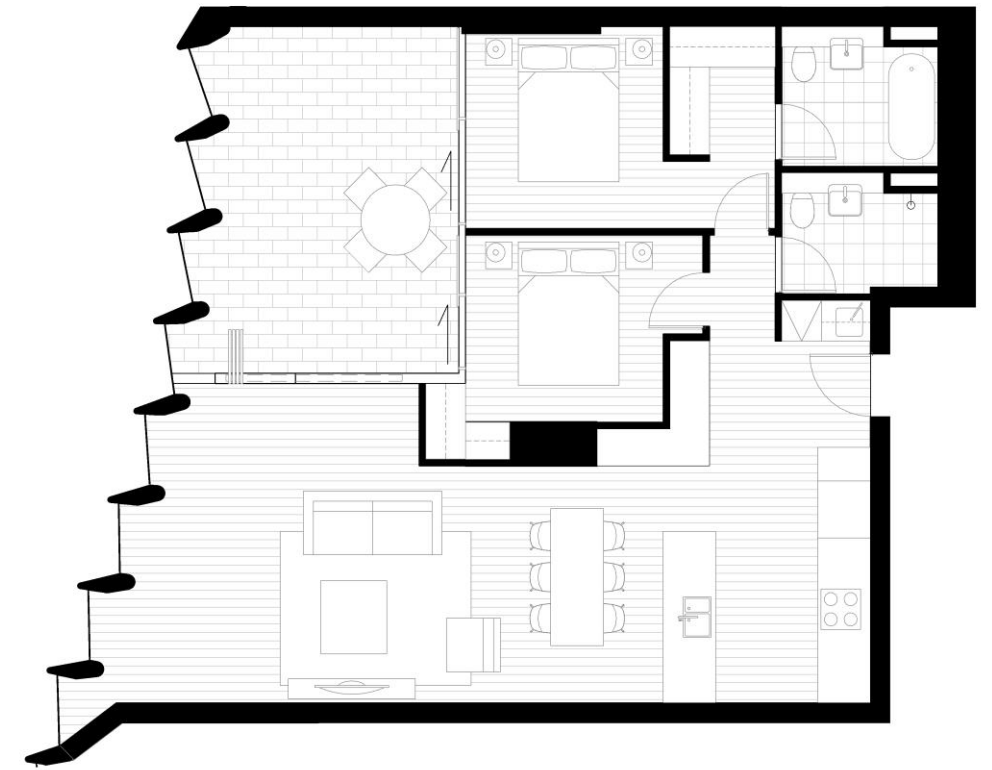
Western Façade – View from Southwest

# Accessibility Residential

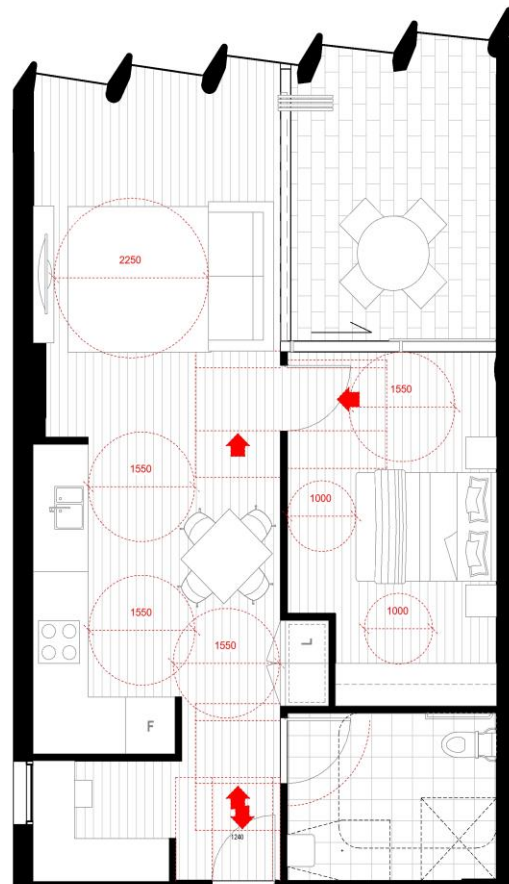
This development prioritises accessibility with 100% wheelchair access to all units, communal areas, and public spaces. A separate accessibility report details specific design principles.



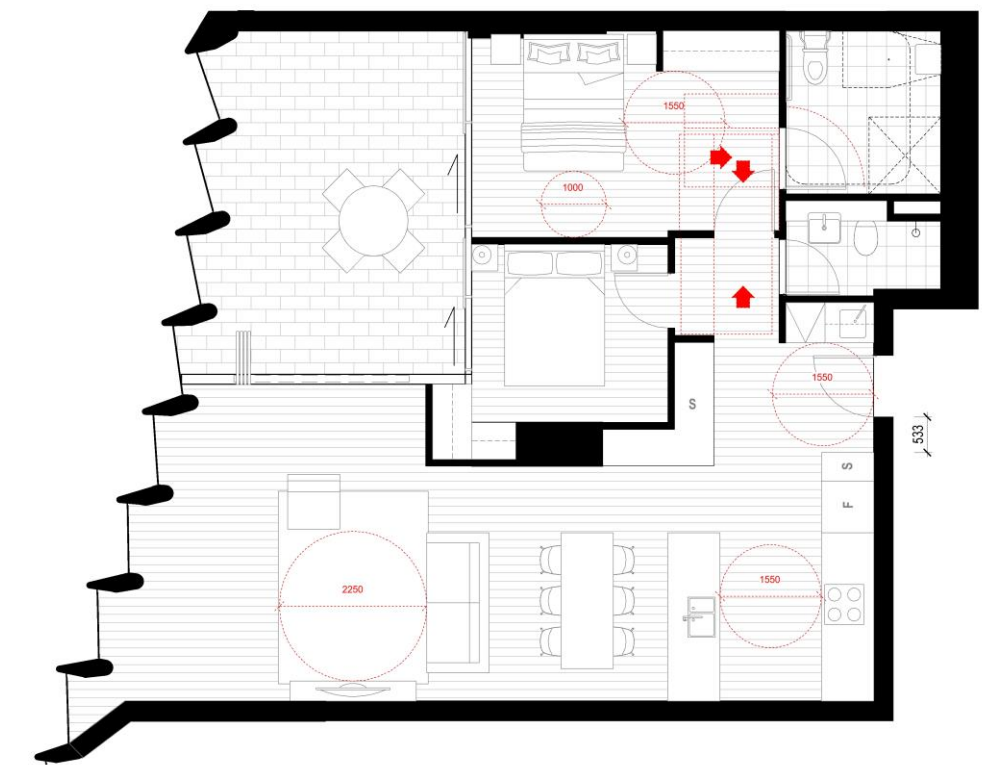
Apartment 1B-B Pre-Adaptation Plan



Apartment 2B-C Pre-Adaptation Plan



Apartment 1B-B Post-Adaptation Plan

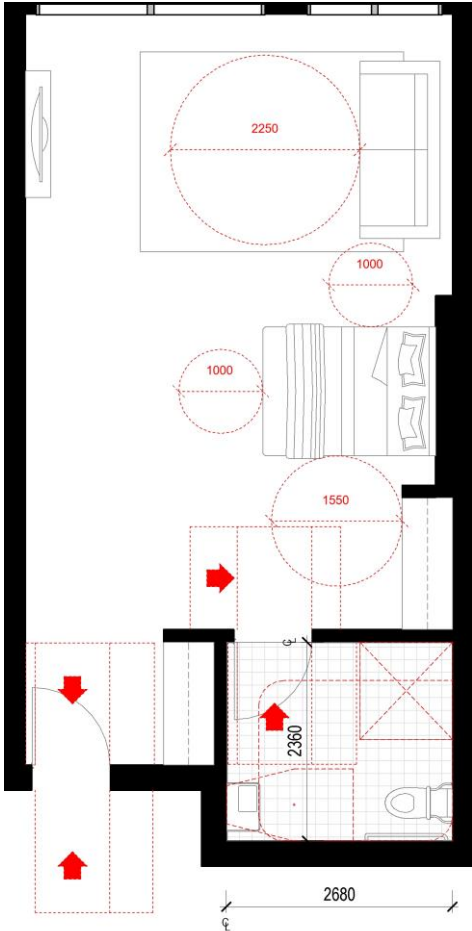


Apartment 2B-C Post-Adaptation Plan

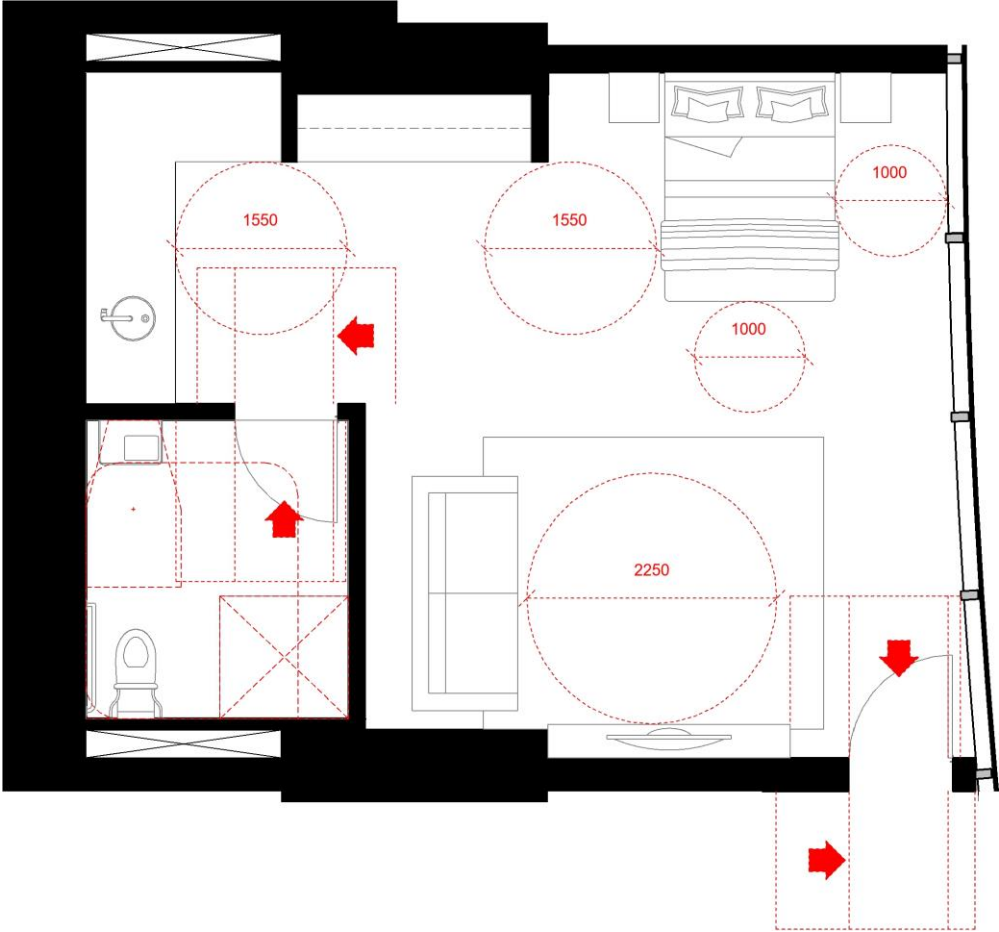
# Accessibility

## Hotel Rooms

This development prioritises accessibility with 100% wheelchair access to all units, communal areas, and public spaces. A separate accessibility report details specific design principles.



TYPE D DDA Hotel Layout Level 1-4



TYPE I DDA Hotel Layout Level 1-6

# LANDSCAPE DESIGN SUMMARY 8



Artist impression

# Landscape

Four distinct typologies collectively make up the landscape at 153-157 Walker Street, with each offering a unique amenity and aesthetic whilst held together by a project-wide aesthetic.

## Lobby Landscapes

The lobby landscapes signal the arrival to the hotel and residential apartments. Tying into Dorris Fitton Park, by drawing landscape in at Little Walker Street, and through to Walker Street, the landscape features layered, cascading planters that take advantage of the double height spaces to welcome people upon arrival.

## Hotel

Provided over 3 levels, the hotel landscapes provide a functional external complement to the internal hotel amenities. Blurring the line between indoor and out, the spaces allow visitors to extend their internal living space.

## Communal Open Space (COS)

Located at level 33, the COS provides extended living space for residents beyond their apartments. Consisting of internal and external spaces, amazing views over the neighbourhood and City, engage with Sky Country, while endemic plantings and biophilic materials create further connection to the site.

## Podium Facades

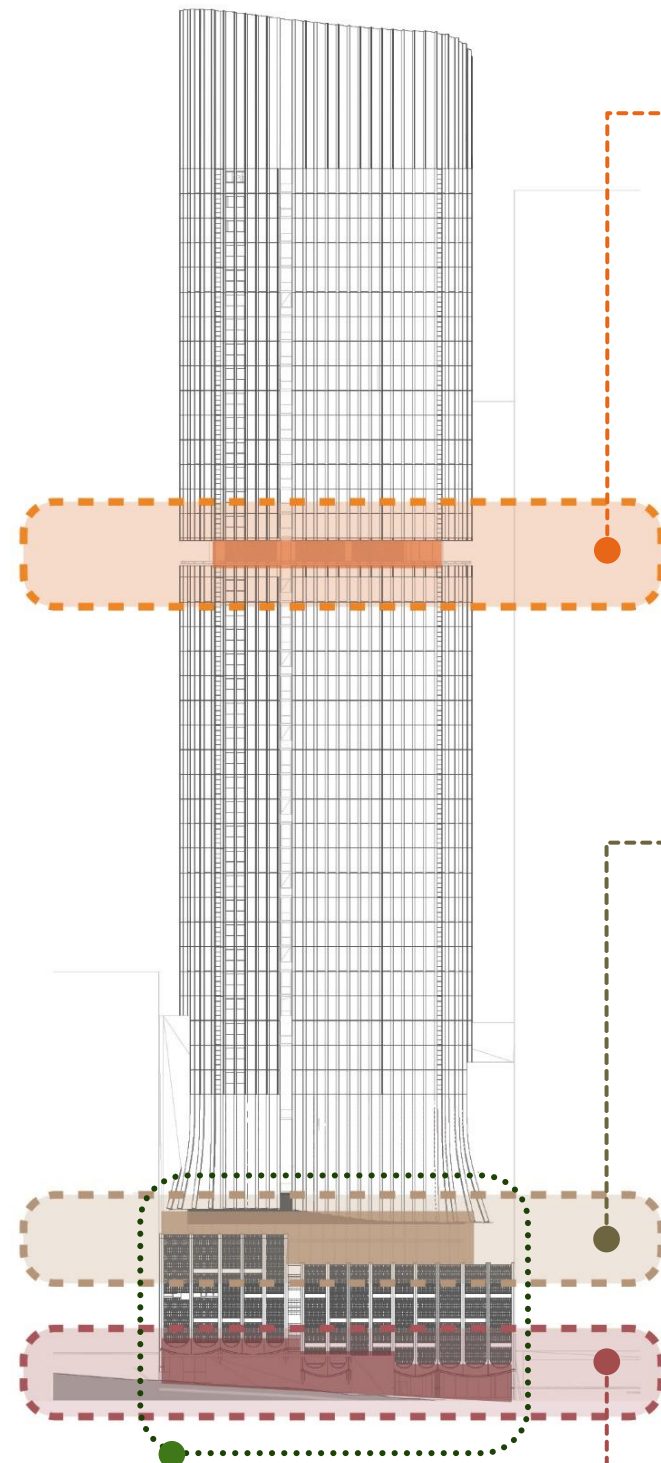
Drawing inspiration from the eroded sandstone of North Sydney, the facades draw upon the way vegetation inhabits the hollows and brings life to these amazing rock formations, much like the podium creates a solid base upon which the building stands.

### Precedent



### Podium Facades

Little Walker St, Walker St



## Precedents



Communal Open Space  
L33

## Precedents



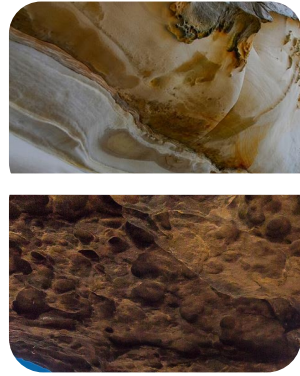
Hotel Communal Spaces  
Levels 3, 5 and 6

## Precedents



### Lobby Landscapes

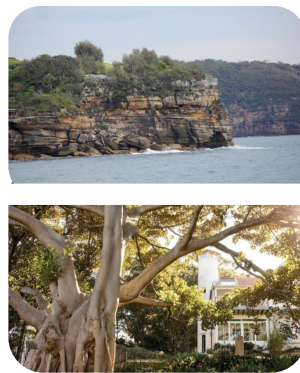
Little Walker St, Walker St



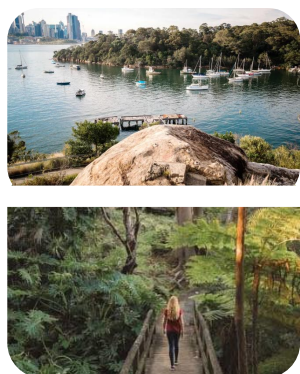
**Formed by Water and Wind**



**Inhabiting the Hollows**

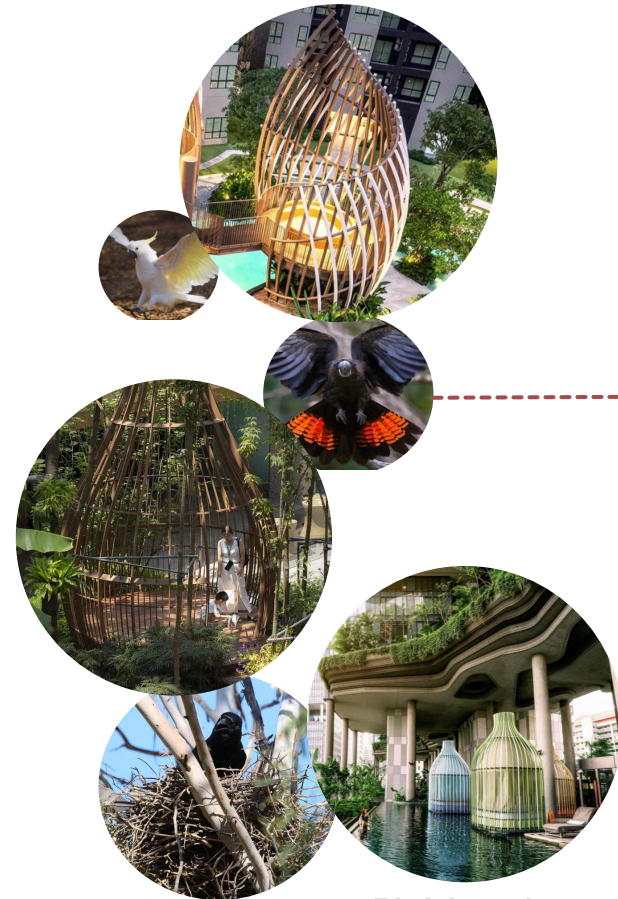


**Enclosure and Exposure**

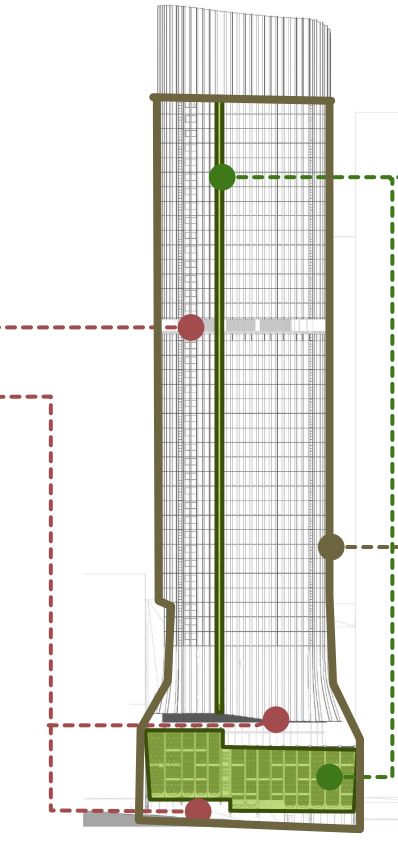


**Home and Away**

## Landscape Principles



**'Birds' nest' Pavilion**



**Vertical 'Cliff Edge' Garden**

**Inspired by Country**



**Endemic vegetation across all levels**



**Key Landscape Plans**



# FACADE AND MATERIALS

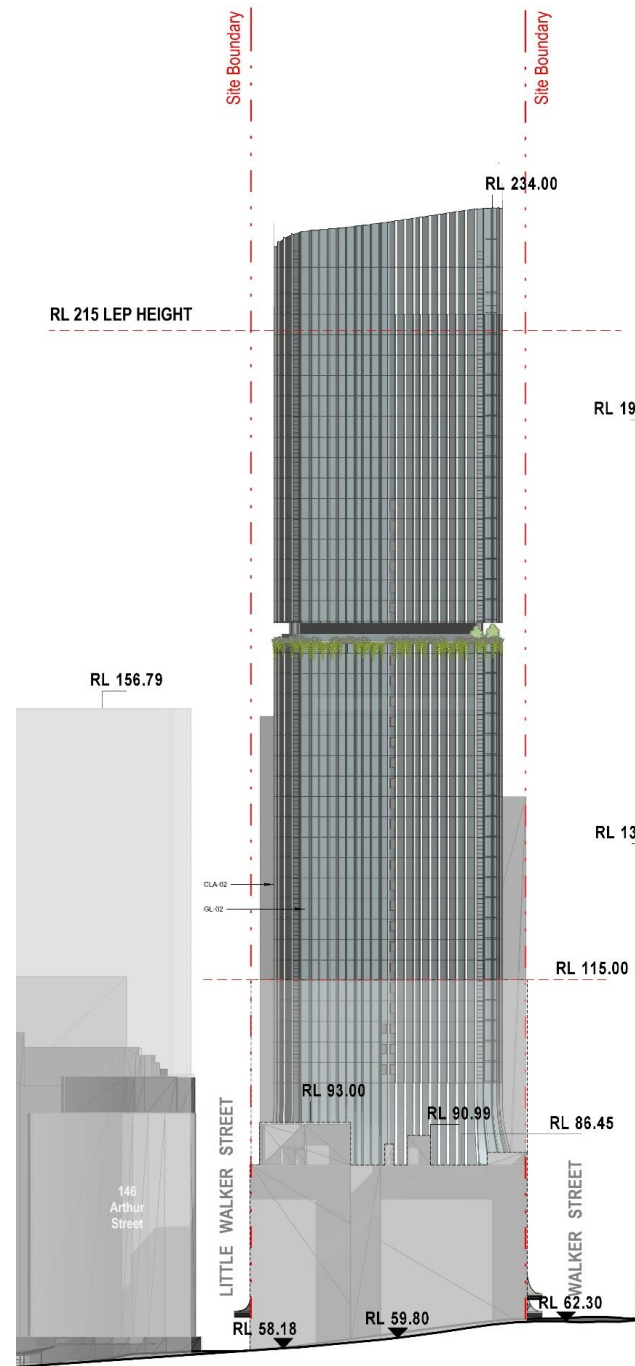
9

# Façade Narrative

The façade composition of 153-157 Walker Street in North Sydney is a nuanced architectural response that balances contemporary urban form with contextual sensitivity and cultural grounding.

The tower rises as a slender, elegant figure defined by a high-performance curtain wall system, articulated through a varied palette of glazed façade panels that reflect interior functions, environmental strategy, and privacy requirements.

Along the east and south elevations, where proximity to neighbouring towers and potential overlooking is a concern, the design integrates specialised panel types that preserve privacy while carefully framing expansive views to the south, east, and north. Operable winter garden louvres and alternate ventilation panels for bedrooms and living spaces offer occupants both comfort and control, while the predominant glazed awning panels create visual coherence and rhythmic articulation.



North Elevation



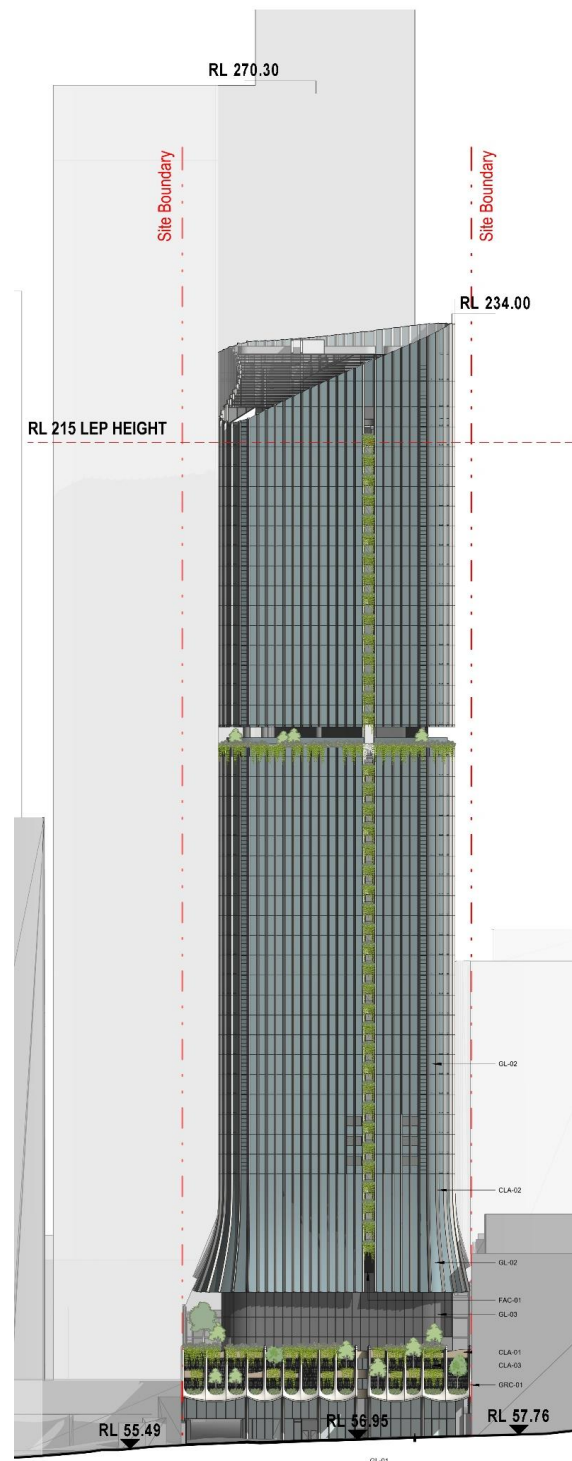
South Elevation



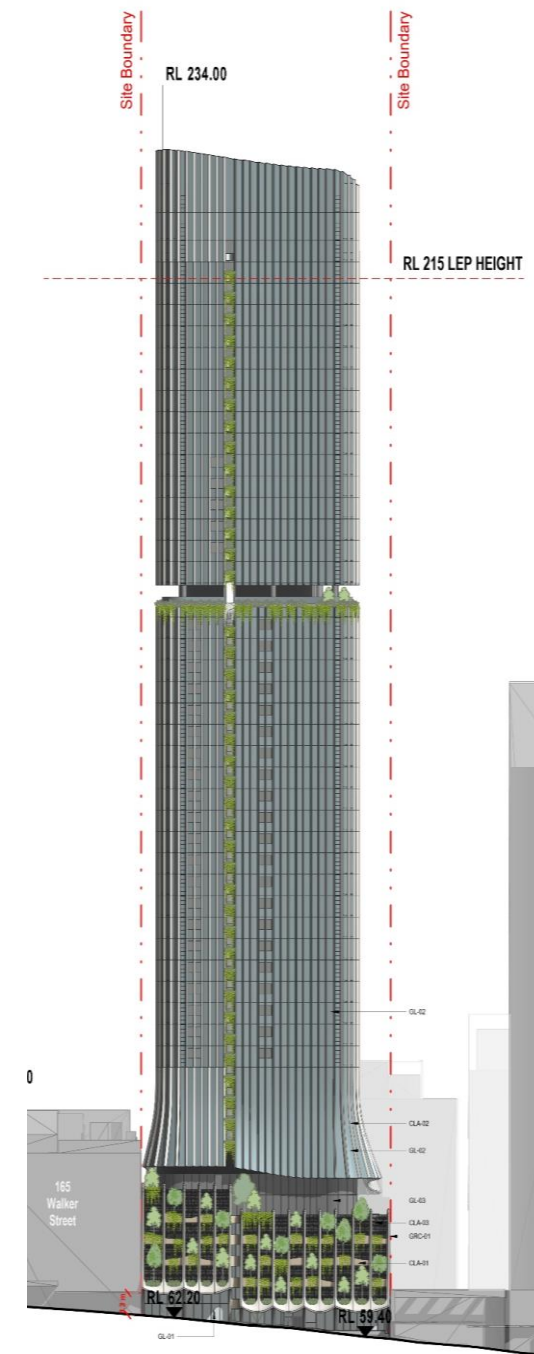
# Façade Narrative

Two vertical landscape-filled slots punctuate the tower, providing natural cross-ventilation and contributing a soft, green expression to the building's verticality.

The podium, in contrast, is grounded in texture and place. Clad in locally sourced sandstone, it draws from the geological language of the area and pays respect to the Cammeraygal people – Traditional Custodians of the North Sydney region. The landscaped façade of the podium reflects the native terrain and vegetation that once defined the site, expressing Country through layered planting and organic forms that soften the urban edge. With its refined, state-of-the-art façade and culturally embedded podium, 153-157 Walker Street is set to become a defining landmark in North Sydney's skyline.



East Elevation



West Elevation



# Façade Design

## Podium

### Podium Façade

The podium façade of 153-157 Walker Street has been designed to satisfy the built form, visual privacy, and acoustic amenity provisions of the North Sydney Development Control Plan (DCP), while embedding First Nations cultural input into the architectural response.

Central to the design is the use of locally-sourced sandstone, selected for its strong cultural and material significance to the local First Nations communities, particularly the Cammeraygal people.

Sandstone is not only a prevalent geological feature of the North Shore, but also a material deeply connected to Country – representing continuity, memory, and belonging. Its integration into the podium reinforces a sense of place and cultural responsiveness.

Hotel rooms within the podium are provided with private balconies screened by a system of ceramic battens, which ensure compliance with DCP requirements for acoustic performance and visual privacy.

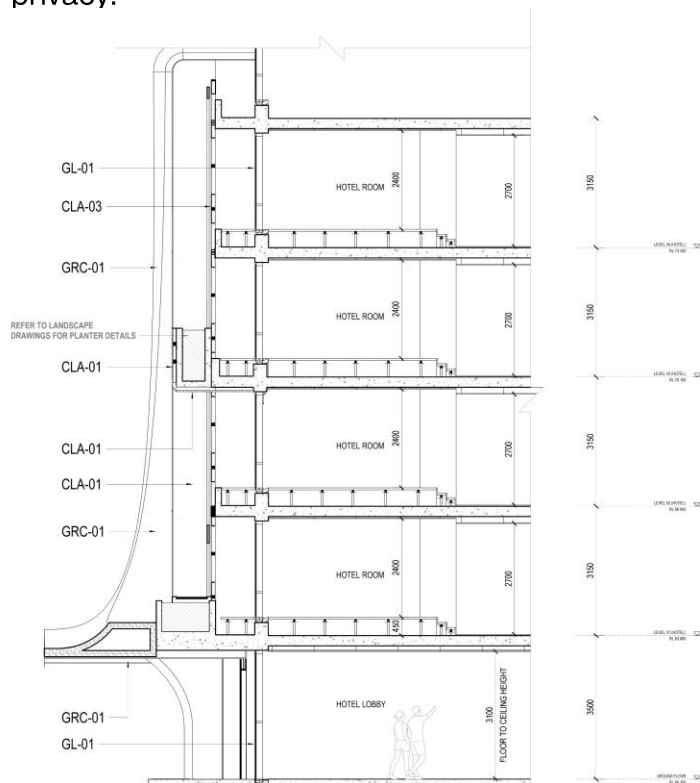


CLA-01

CLA-03

GRC-01

GL-01



PAV-01  
North  
Sydney  
Public  
Domain  
Paving



CLA-01  
Sandstone  
Cladding



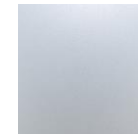
CLA-02  
White  
Terracotta  
Ceramic  
Finish



CLA-03  
Terracotta



GRC-01  
GRC White  
Concrete  
Look  
Finish



GL-01  
Façade  
Glazing –  
‘Clear’  
Low-E  
(VLT 80+)



GL-02  
Façade  
Glazing –  
‘Tinted’  
Low-E  
(VLT 60)



GL-03  
Façade  
Glazing –  
‘Grey’  
(VLT 60)



CHR-01  
Chrome  
Panel



FAC-01  
Silver  
Aluminium  
Louvres

# Façade Design

## Type 1 - South

### Southern Tower Façade

The south facade of 153-157 Walker Street strategically addresses privacy and separation from the adjacent southern building, a key consideration for compliance with the ADG (ADG).

This is achieved through a sophisticated curtain wall system featuring 1.5-metre-wide panels, integrated with a dynamic terracotta louvring strategy.

These terracotta louvres are meticulously angled to provide essential privacy for residents, particularly at the amenity level as seen in the provided image, while simultaneously safeguarding crucial views.

This design ensures that key vistas towards Sydney Harbour, the Sydney CBD, and the iconic Opera House are preserved and framed, offering residents unparalleled access to these panoramic scenes. The carefully considered angling of the terracotta elements, in conjunction with the modular 1.5-metre curtain wall panels, allows for selective visual permeability, balancing the need for seclusion with the desire for expansive city and water outlooks.



PAV-01  
North  
Sydney  
Public  
Domain  
Paving



CLA-01  
Sandstone  
Cladding



CLA-02  
White  
Terracotta  
Ceramic  
Finish



CLA-03  
Terracotta



GRC-01  
GRC White  
Concrete  
Look  
Finish



GL-01  
Façade  
Glazing -  
'Clear'  
Low-E  
(VLT 80+)



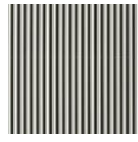
GL-02  
Façade  
Glazing -  
'Tinted'  
Low-E  
(VLT 60)



GL-03  
Façade  
Glazing -  
'Grey'  
(VLT 60)



CHR-01  
Chrome  
Panel



FAC-01  
Silver  
Aluminium  
Louvres

# Façade Design

## Type 2 - East

### Eastern Tower Façade

The eastern façade of 153-157 Walker Street presents a sophisticated and highly responsive design, utilising the same refined material palette of 1.5-metre-wide curtain wall panels and strategically angled terracotta louvers seen on the south façade.

This elevation is primarily engineered to address the specific privacy challenges posed by the adjacent 146 Arthur Street development to the east, while simultaneously responding to critical environmental conditions.

The integrated terracotta louvers are meticulously designed and angled to mitigate acoustic transfer and enhance privacy for residents, creating a comfortable and secluded living environment.

Crucially, this advanced façade system is also a direct response to the stringent ADG (ADG) requirements for natural light. Extensive testing has been conducted to fine-tune the louver angles and façade composition, ensuring full compliance with privacy regulations while guaranteeing that all habitable spaces within the apartments will achieve a minimum of two hours of direct sunlight daily, even with the presence of the eastern development.

This thoughtful design approach successfully balances the imperative for privacy and environmental performance with the retention of valuable views, offering residents a truly optimised urban living experience.



PAV-01  
North  
Sydney  
Public  
Domain  
Paving



CLA-01  
Sandstone  
Cladding



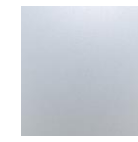
CLA-02  
White  
Terracotta  
Ceramic  
Finish



CLA-03  
Terracotta



GRC-01  
GRC White  
Concrete  
Look  
Finish



GL-01  
Façade  
Glazing –  
'Clear'  
Low-E  
(VLT 80+)



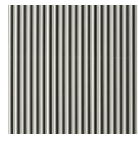
GL-02  
Façade  
Glazing –  
'Tinted'  
Low-E  
(VLT 60)



GL-03  
Façade  
Glazing –  
'Grey'  
(VLT 60)



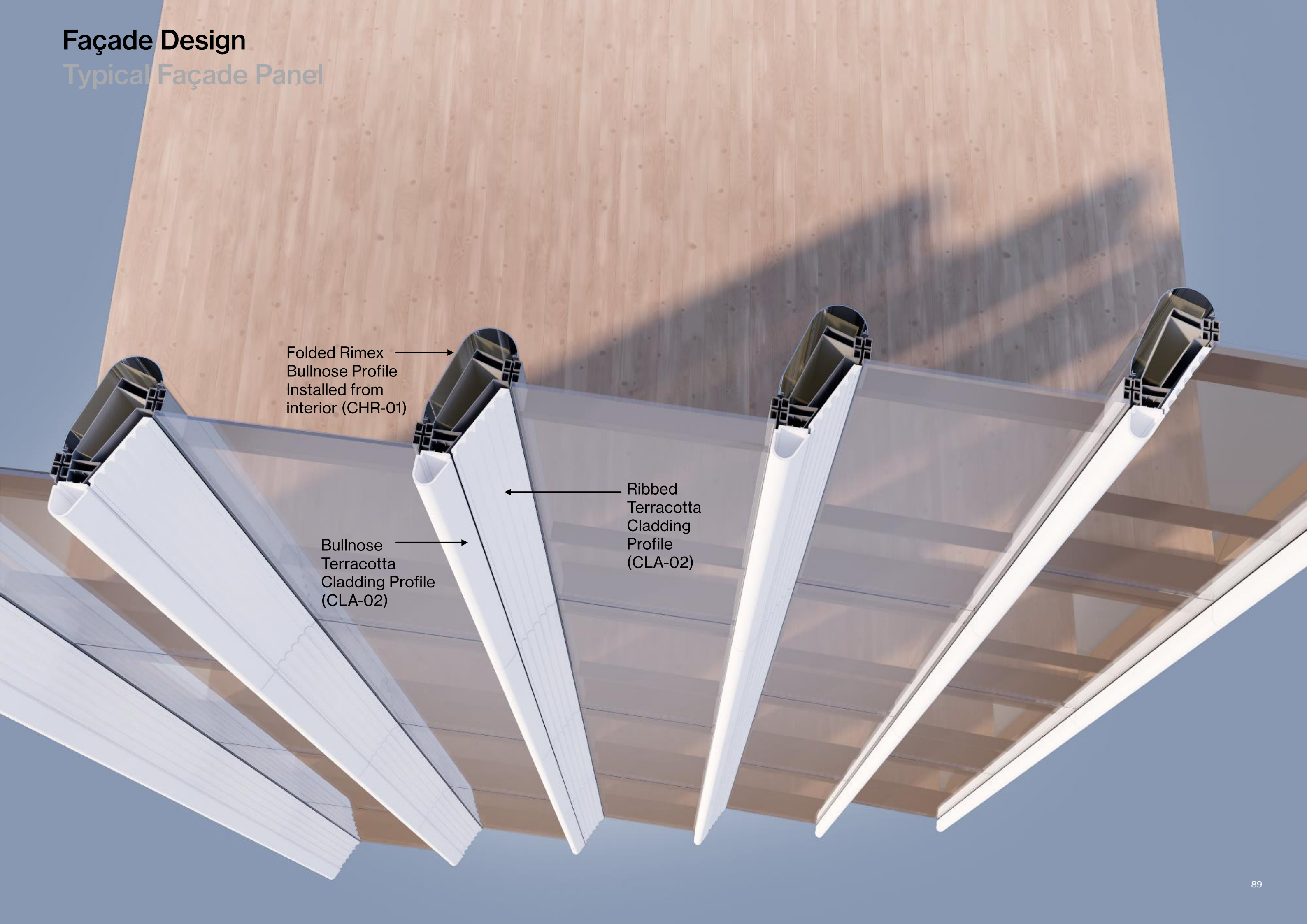
CHR-01  
Chrome  
Panel



FAC-01  
Silver  
Aluminium  
Louvres

# Façade Design

## Typical Façade Panel



Folded Rimex  
Bullnose Profile  
Installed from  
interior (CHR-01)

Bullnose  
Terracotta  
Cladding Profile  
(CLA-02)

Ribbed  
Terracotta  
Cladding  
Profile  
(CLA-02)

# Façade Design

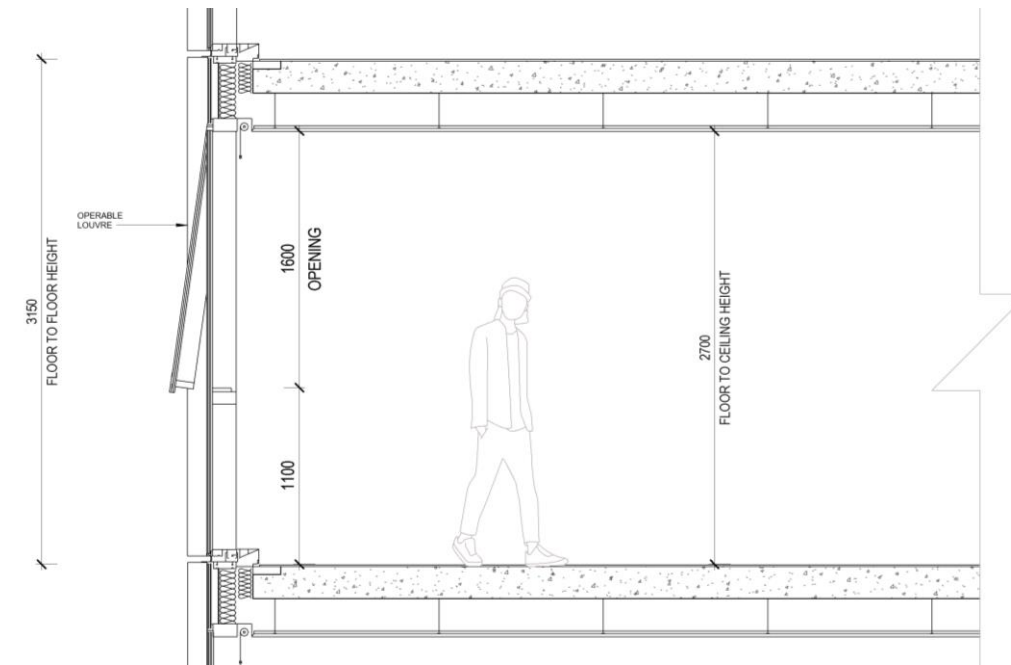
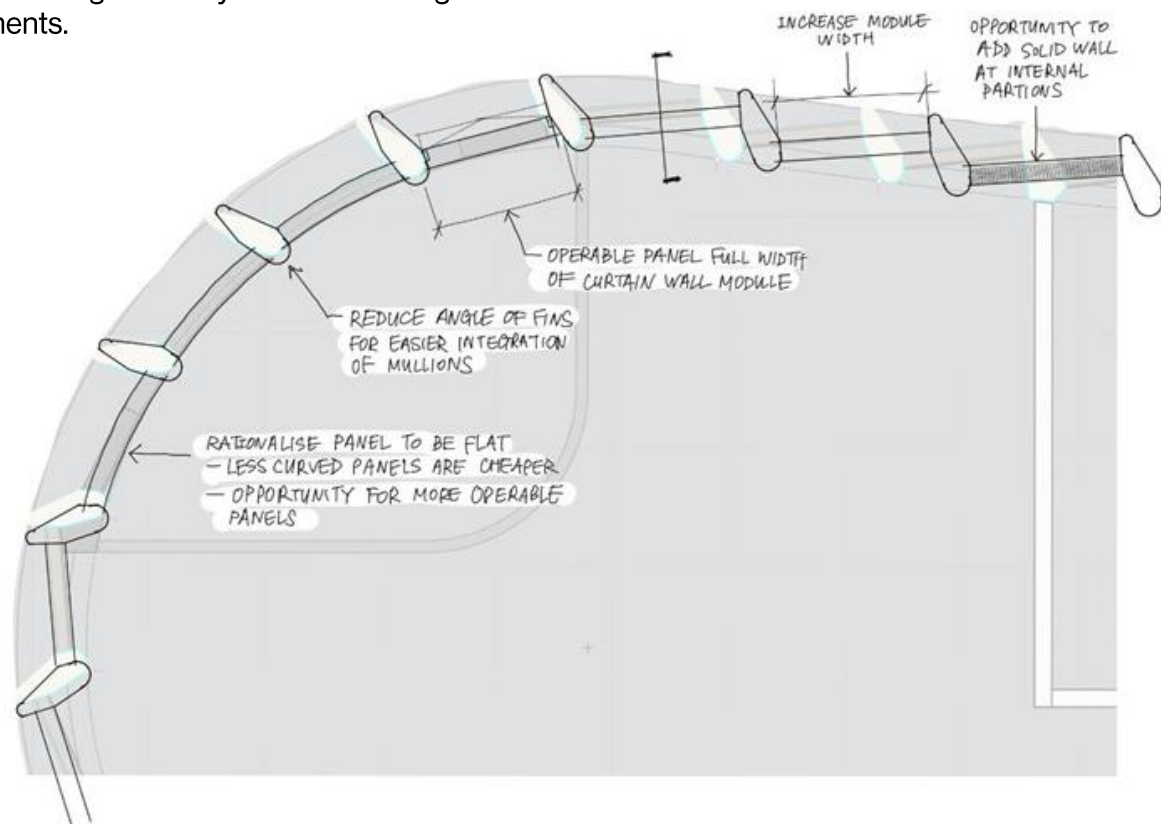
## Winter Gardens

The design of the winter gardens at 153-157 Walker Street features a sophisticated facade system of operable glazing panels, a critical solution for addressing the challenging wind conditions prevalent at the tower's height where traditional open balconies are not feasible.

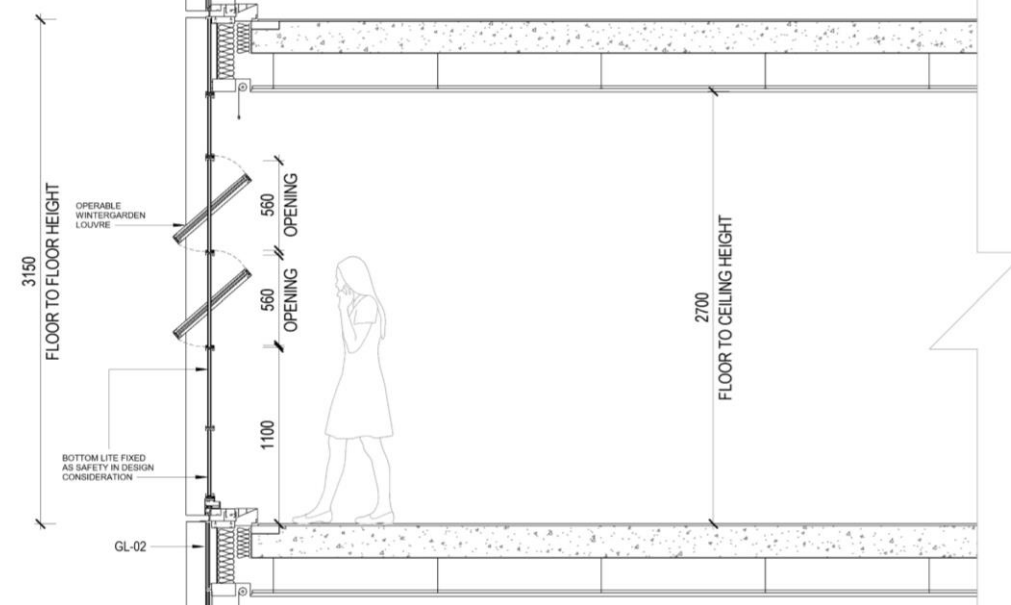
These operable panels, precisely aligned with the building's aesthetic, are 150mm wide, maintaining visual consistency with the larger facade elements.

Beyond their functional response to wind, these panels are instrumental in fulfilling essential planning requirements for natural ventilation. By allowing residents to control the flow of air into their winter gardens, the system ensures optimal thermal comfort and air quality within these spaces.

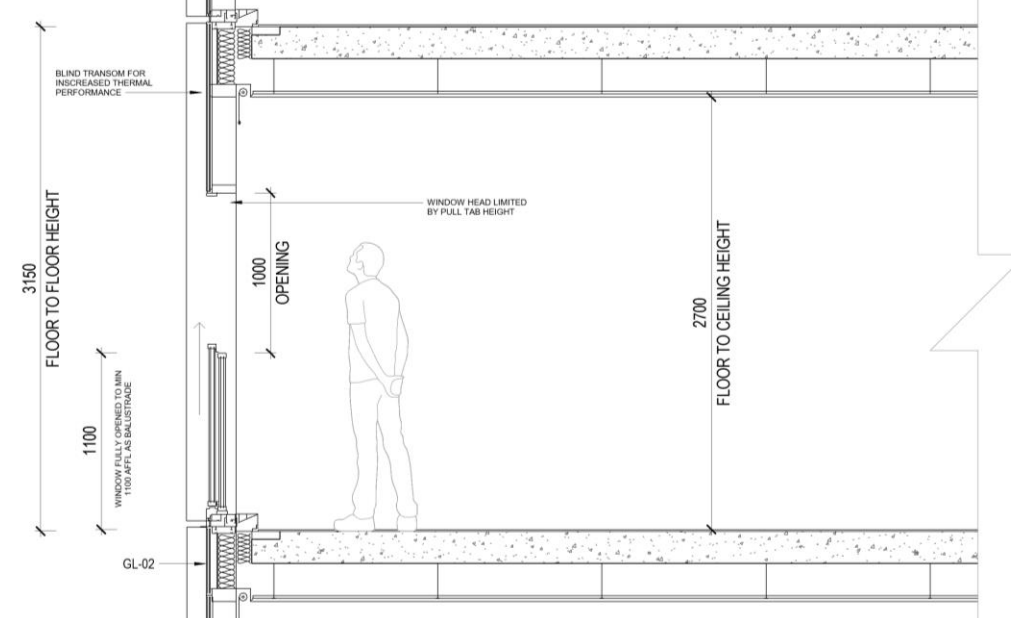
This innovative approach to the facade design effectively transforms what would otherwise be unusable outdoor areas into adaptable, well-ventilated extensions of the living space, offering residents a unique connection to the outdoors without compromising on safety or comfort in high-wind environments.



Type 3 - Awning Window



Type 2 - Operable Wintergarden Louvres



Type 1 - Vertical Slider

## Tower Crown

The building tower crown has been designed as a deliberate expression of the solar plane drawing a notional reference to landscape park to south-east.

The curtain wall façade extends to solar plane to hide building core and plant room effectively integrating service elements into building expression.

The roof maximises solar energy generation through installation of over 207m<sup>2</sup> of PV cells, which are one of the elements required in order for development to reach the target of 7-star green star in operation.

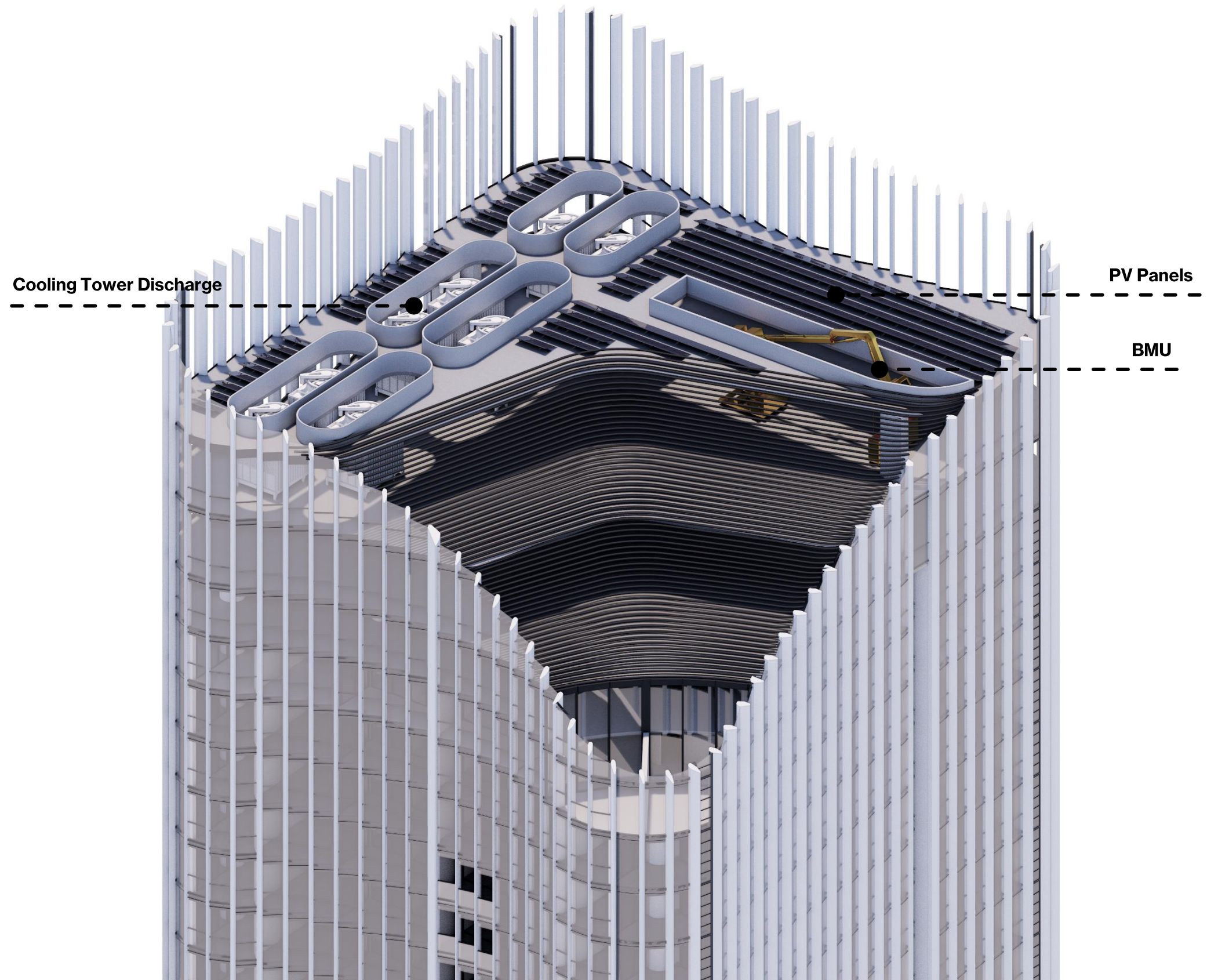
## Façade Maintenance

Access to the tower external façades for cleaning and maintenance is to be provided by a single Building Maintenance Unit.

The BMU is to be a stationary unit, anchored to the L51 plant level structure, and consuming around 80 square metres. A telescoping pedestal (or mast) will raise the a 4-stage telescoping jib up through a gap between the upper roof slab and the louvres, until the jib is above the highest point of the façade for operation.

The unit can then slew (rotate about a vertical axis) through 360 degrees. The combination of jib telescoping, unit slewing and jib head slewing allows the cradle to be aligned above the façade to be cleaned before the hoist lowers the cradle down the face of the building.

Outside of operation the unit will be parked in concealed location within the line of the roof louvres following the angle of the solar plane.



Tower Crown

# ESD

# 10



Artist impression

**Using passive high-performance facades, natural ventilation, low carbon materials, & structural efficiency, we are creating a sustainable design.**

#### **Low Carbon Building – Embodied Carbon**

Embodied carbon will be greatly reduced relative to a business-as-usual approach through the following measures:

- Materially efficient structural design to reduce the volume of concrete and steel
- Potential elimination of suspended ceilings and other architectural finishes in public areas to reduce total material volume in building
- Potential use of low carbon concrete, delivered through specification of cementitious replacement materials and procurement of low-carbon cements

#### **Operational Carbon**

Operational carbon will be reduced through:

- Vertical passive solar shades to reduce heat loads substantially
- Reduced glazing area through solid façade elements increases thermal insulation to improve thermal performance
- Glazing with high quality daylight/VLT to minimise electric lighting energy needs
- Centralised water - cooled mechanical solution
- Chillers will use a low Global Warming Potential refrigerant
- High performance sensors & building controls including daylight responsive lighting, occupancy responsive HVAC, extensive metering and performance monitoring
- PV array on roof to provide onsite renewable energy generation
- Elimination of fossil fuels from building systems, including domestic hot water and heating hot water, except for emergency power generation for battery storage in basement to allow for peak load reduction provisions
- Exceeding compliance requirements for NCC/BCA Section J 2022 (or NCC 2025 as appropriate)
- Fossil fuel free design to allow for carbon neutrality by 2035

#### **Resilient Building**

An exceptionally resilient and adaptive building will result from:

- High performance facade with integrated natural ventilation to hotel levels
- Spatial provision made for rooftop PV

#### **Water Smart Building**

- High performance facades reducing cooling loads and water used by cooling towers
- Potential to make heat pumps service cooling loads when conditions are favourable to enable water free cooling
- Selection of water efficient fixtures and fittings to reduce potable water demand

#### **Circular Economy**

Material needs and future waste will be minimised by:

- Façade components designed for disassembly and reuse
- High post-industrial recycled content through careful specification and procurement
- Potential design for component reuse through QR identification coding of all building components
- Ample space for collection, separation, and storage of recyclable or recoverable waste materials
- 75% diversion from landfill for construction and demolition waste

#### **Connecting with Country**

- Specialist consultant directly appointed to the project team, informing the overall design and public domain design in particular from the start
- Indigenous flora prioritised in public domain
- All building signage in dual language (English / Eora)
- Use of locally indigenous finish materials (timber, stone, etc) in areas of high visibility
- Potential for public art and heritage interpretation program to include Aboriginal works

#### **Social Sustainability**

- Support a vibrant, active and healthy community through street level activation and an active internal link between Walker and Little Walker Street
- Provide restorative spaces inside and out featuring plants, natural materials, and other biophilic elements

#### **Sustainability Assurance**

- The building will achieve a NABERS Energy rating of 4 Star for Hotel spaces, and 3 Star for NABERS Water rating for Hotel spaces

Materially efficient structural design to reduce the volume of concrete and steel

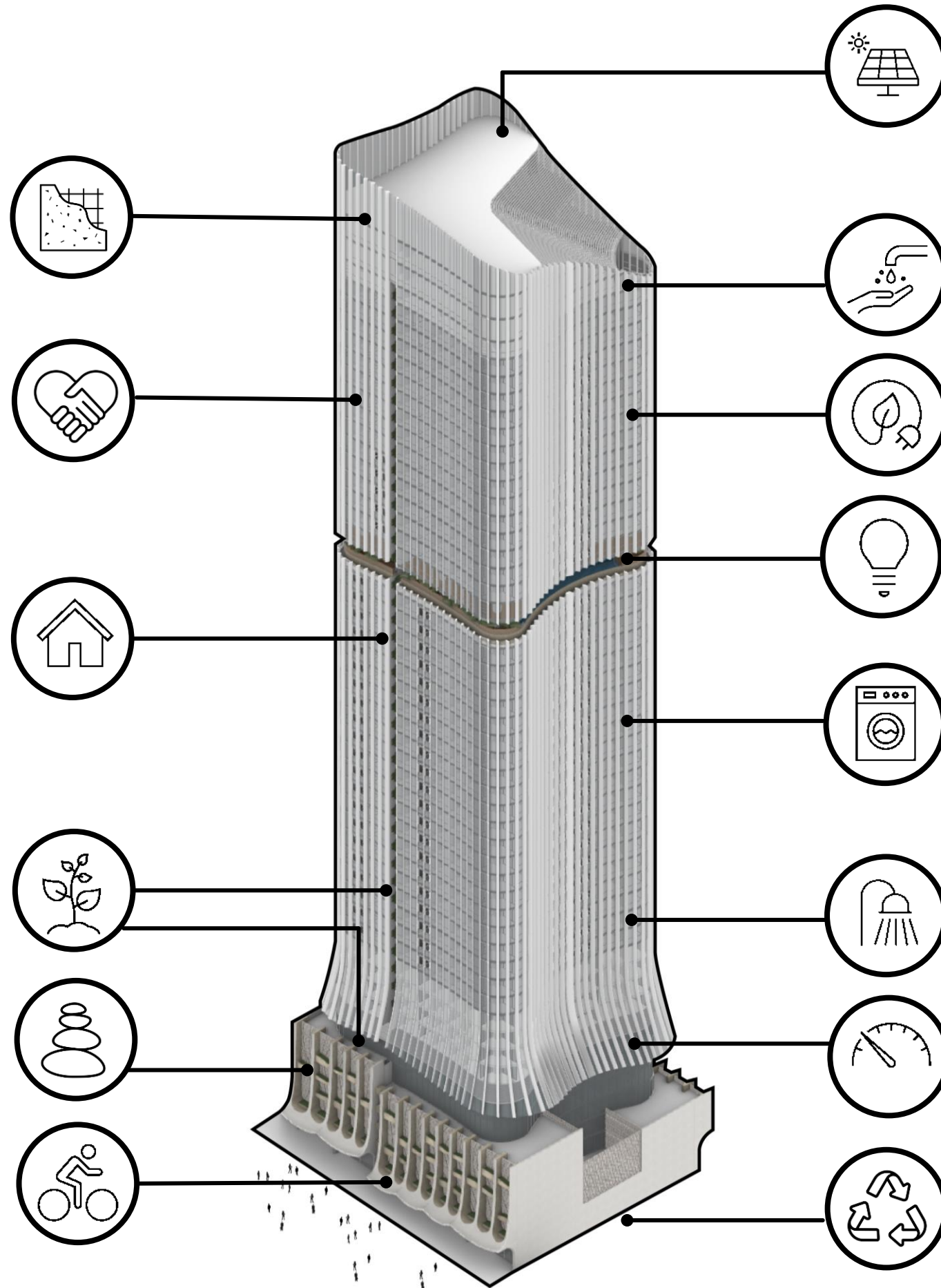
Social Sustainability: Street level activation together with restorative spaces spread throughout the building support a vibrant, active and healthy community

Façade Envelope balances daylight access and solar heat gains

Modular Landscaped terraces to improve heat island effect

Connection to Country: Principles of country are woven through design

Low Emission transportation encouraged through bicycle parking



Renewable Energy: PV Coverage on rooftops

Low-flow Sanitary fixtures implemented

Full Electrification to omit the use of fossil fuel sources of energy

Efficient Lighting Systems throughout

Appliances & Equipment with high energy rating selected

Hot Water provided by energy efficient heat pump systems

Energy meters and monitoring systems provided

75% diversion from landfill for construction and demolition waste

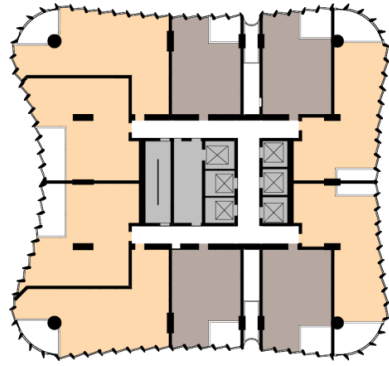
# AREA SCHEDULE

11

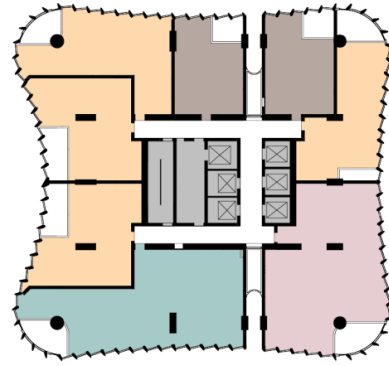
Artist impression



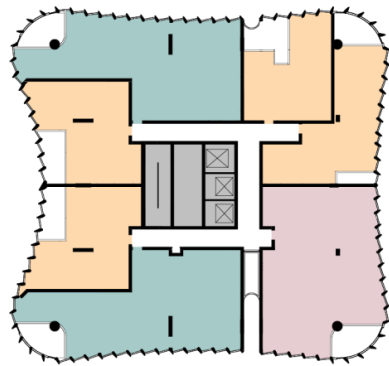
# Residential Unit Schedule



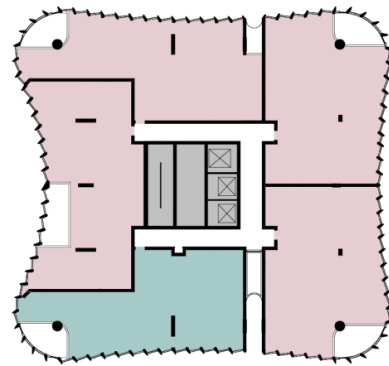
Level 08-14



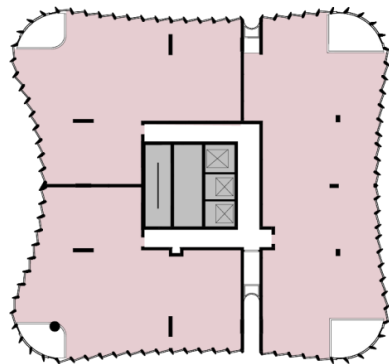
Level 15-32



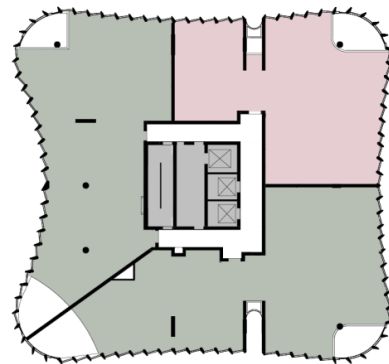
Level 34-39



Level 40-45



Level 46-47



Level 48-49

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom

	1B	2B	3B	4B	5B
Floorplate 1	28	42			
Percentage	40%	60%			

	1B	2B	3B	4B	5B
Floorplate 2	37	77	19	19	
Percentage	24%	51%	13%	13%	

	1B	2B	3B	4B	5B
Floorplate 3		20	10	5	
Percentage		57%	29%	14%	

	1B	2B	3B	4B	5B
Floorplate 4			6	24	
Percentage			20%	80%	

	1B	2B	3B	4B	5B
Floorplate 5				6	
Percentage				100%	

	1B	2B	3B	4B	5B
Floorplate 6				1	2
Percentage				33%	67%

<b>TOTAL UNITS</b>	<b>65</b>	<b>139</b>	<b>35</b>	<b>55</b>	<b>2</b>
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# SDRP COMMENTS + COUNCIL RESPONSE



12

Artist impression

# Council Comments

## Isolation Sites – 161 & 165 Walker Street

### 161-165 Walker Street Commercial

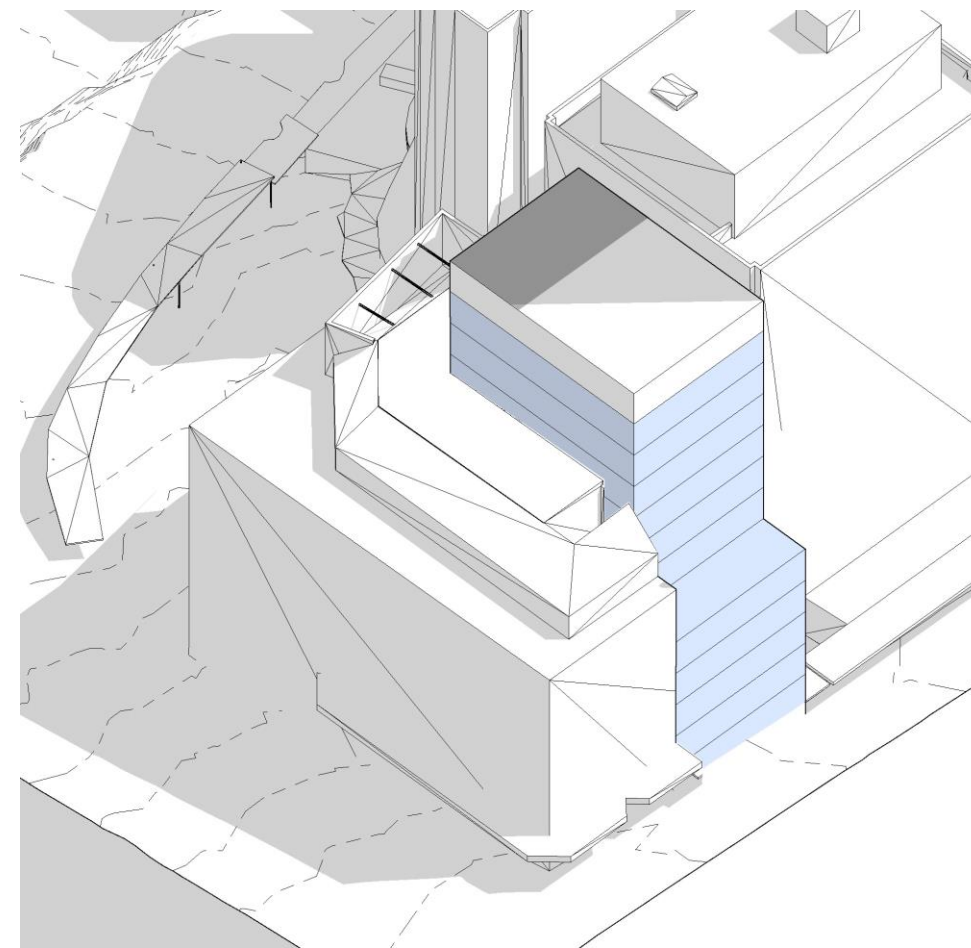
The Council has expressed concerns that the design of 153-157 Walker Street might limit the future development potential of adjacent sites to the north, specifically 161 and 165 Walker Street.

We wish to unequivocally demonstrate that our design imposes no such limitations, and that these sites retain their full capacity for independent and viable development.

Our comprehensive feasibility studies for both 161 and 165 Walker Street, considered as individual development parcels, confirm their ability to proceed without constraint from our proposed scheme.

These studies show that each site can accommodate new development while fully complying with all relevant North Sydney DCP setbacks. Crucially, our design for 153-157 Walker Street has been developed with careful consideration for its context, ensuring that it does not create any overshadowing, privacy, or amenity impacts that would hinder the permissible future development of these northern neighbours.

As previously highlighted, in a commercial development scenario for these sites, the ADG's solar compliance requirements are not applicable, further removing potential barriers. In essence, the design of 153-157 Walker Street has been meticulously crafted to be a good neighbour, allowing 161 and 165 Walker Street to be developed to their full potential, either individually or concurrently, without being limited by our building's envelope or design.

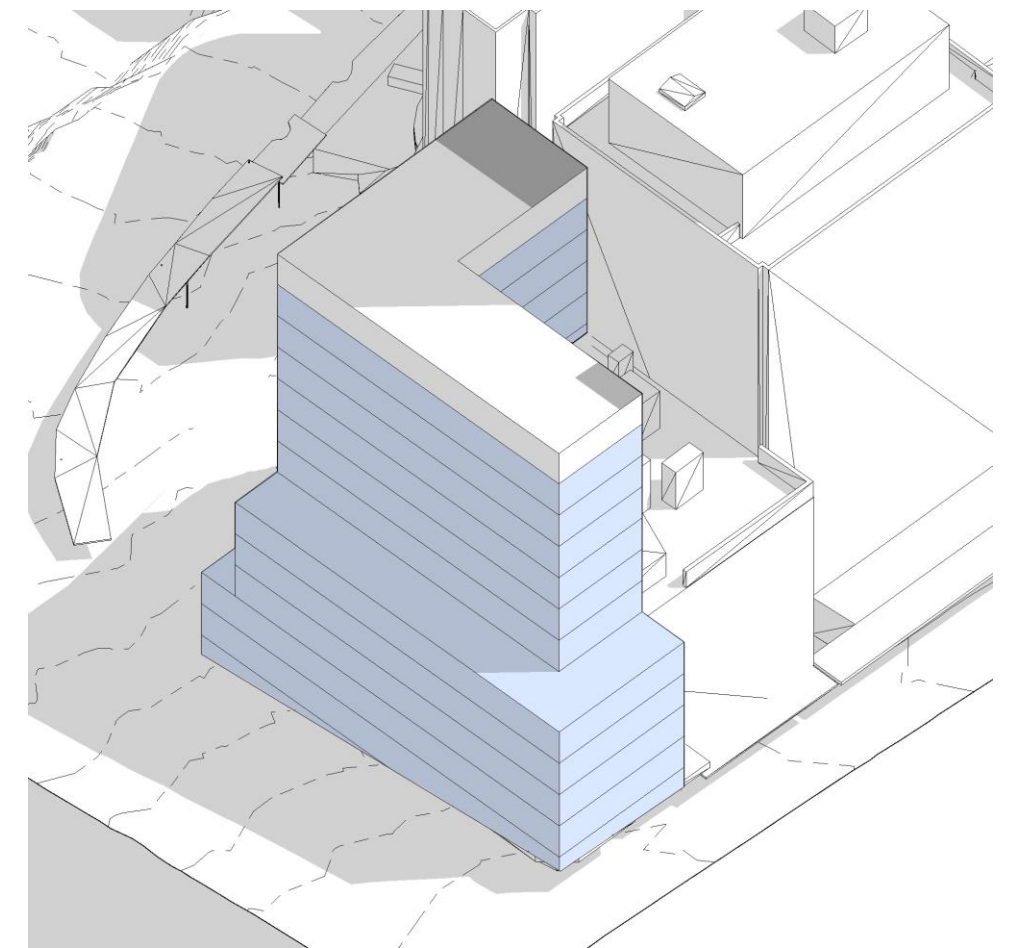


### 161 Walker Street

Grand Total GFA: **3,179m<sup>2</sup>**  
Grand Total NLA: **3,919m<sup>2</sup>**

Level 1-4 Podium floor GFA: **346m<sup>2</sup>**  
Level 1-4 Podium floor NLA: **322m<sup>2</sup>**

Level 5-10 Tower floor GFA: **286m<sup>2</sup>**  
Level 5-10 Tower floor NLA: **265m<sup>2</sup>**



### 165 Walker Street

Grand Total GFA: **5,920m<sup>2</sup>**  
Grand Total NLA: **5,428m<sup>2</sup>**

Level 1-2 Podium floor GFA: **738m<sup>2</sup>**  
Level 1-2 Podium floor NLA: **686m<sup>2</sup>**

Level 3-5 Tower floor GFA: **608m<sup>2</sup>**  
Level 3-5 Tower floor NLA: **565m<sup>2</sup>**

Level 6-10 Tower floor GFA: **408m<sup>2</sup>**  
Level 6-10 Tower floor NLA: **379m<sup>2</sup>**

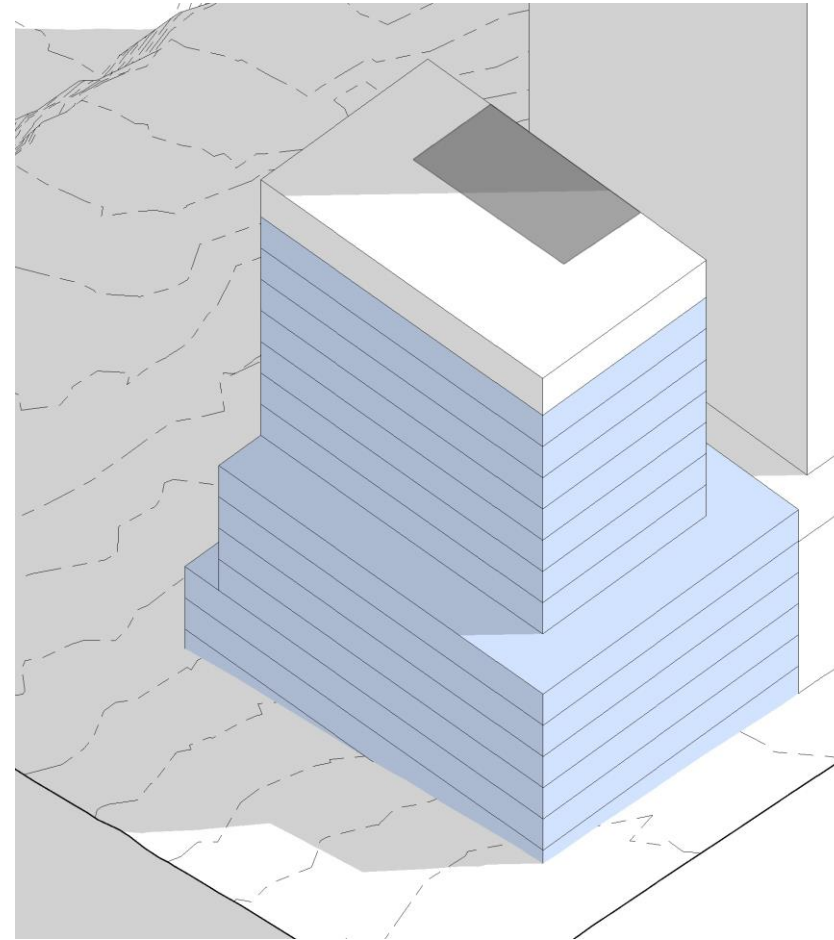
### 161-165 Walker Street Commercial – Amalgamation scenario

Addressing the Council's concerns regarding potential limitations on development rights for adjacent sites, our design for 153-157 Walker Street has been thoroughly tested through feasibility studies for the sites to our north and south. Specifically, for 161-165 Walker Street to the north, our analysis demonstrates that a commercial development is highly feasible in an amalgamation scenario and can proceed without undue constraints imposed by our design.

The proposed commercial scheme for 161-165 Walker Street will face no limitations in terms of setbacks from our building, ensuring its independent development potential and full compliance with all North Sydney DCP setbacks.

Furthermore, it is important to note that the ADG (ADG) does not mandate solar compliance for commercial buildings, thus removing a key potential constraint that might otherwise arise in a residential context.

This confirms that our design at 153-157 Walker Street does not impede the viable and unconstrained development of 161-165 Walker Street for commercial purposes.



### Complying Setbacks

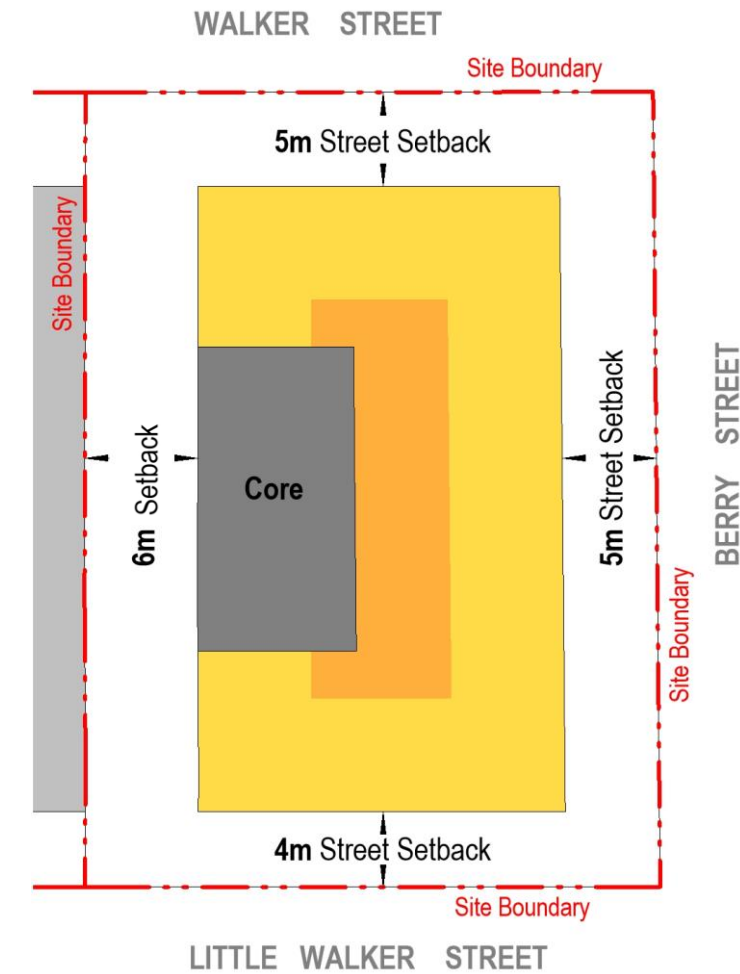
Complies with all DCP street setbacks and street frontage heights with a 6m side setback to the north boundary. Centrally located core.

Grand Total GFA: **10,749m<sup>2</sup>**  
Grand Total NLA: **9,990m<sup>2</sup>**

Level 1-2 Podium floor GFA: **1091m<sup>2</sup>**  
Level 1-2 Podium floor NLA: **1014m<sup>2</sup>**

Level 3-6 Podium floor GFA: **985m<sup>2</sup>**  
Level 3-6 Podium floor NLA: **916m<sup>2</sup>**

Level 7-14 Tower floor GFA: **547m<sup>2</sup>**  
Level 7-14 Tower floor NLA: **508 m<sup>2</sup>**



### Complying Setbacks

Complies with all DCP street setbacks and street frontage heights with a 6m side setback to the north boundary. Centrally located core.

Grand Total GFA: **10,749m<sup>2</sup>**  
Grand Total NLA: **9,990m<sup>2</sup>**

Level 1-2 Floor Plate: **508m<sup>2</sup>**NLA

# Council Comments

## isolation Sites – 161 & 165 Walker Street – Residential Scheme

### 161-165 Walker Street - Residential scheme

This residential scheme for 161–165 Walker Street has been developed to test the site's capacity and assess any potential constraints resulting from the adjacent proposal at 153-157 Walker Street St. The scheme incorporates a mixed-use arrangement with:

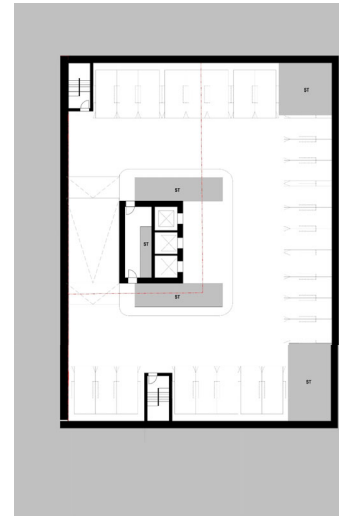
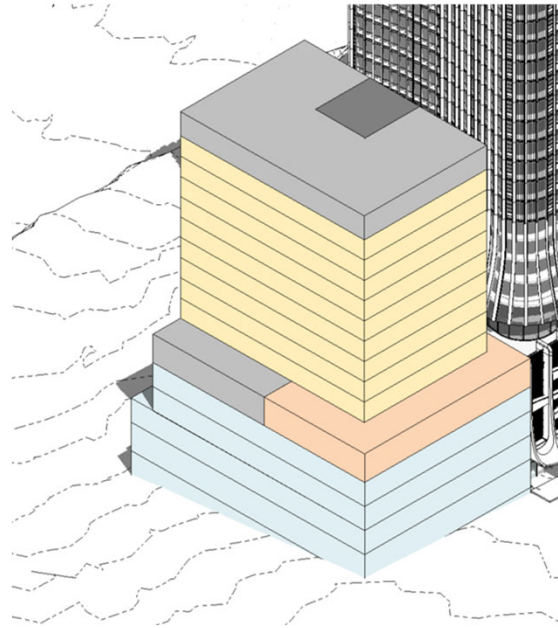
- Commercial uses on Lower Ground to Level 3
- Amenities (orange) above the podium
- Residential apartments from Levels 5 to 14

Our feasibility testing confirms that the adjacent development at 153-157 Walker Street does not compromise solar access, outlook, or planning compliance for a residential outcome on this site.

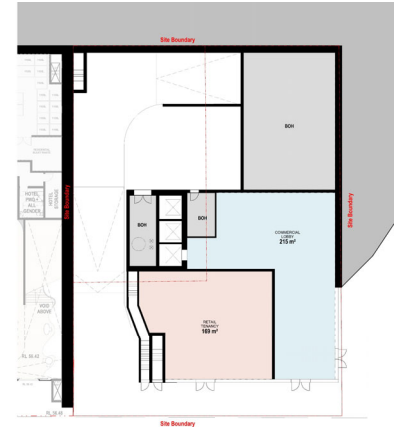
The proposed building form fits comfortably within North Sydney DCP controls, maintaining adequate setbacks and achieving ADG targets for cross-ventilation (71%) and solar access (71%).

This demonstrates that 153-157 Walker Street does not inhibit a viable and well-performing residential development on 161–165 Walker Street.

To note that due to the floorplate depth, residential use on the podium is not adequate.



Typical Basement Level



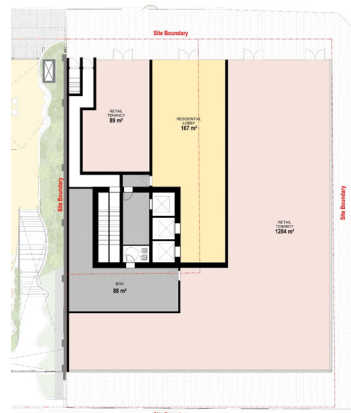
Lower Ground

### APARTMENT MIX

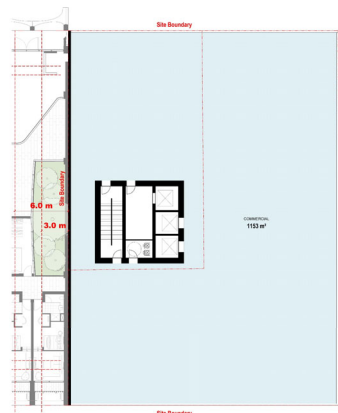
Studio	28.57%
1 Bedroom	28.57%
2 Bedroom	14.28%
3 Bedroom	28.57%

LEVEL	GBA	NLA
LG	1283m <sup>2</sup>	385m <sup>2</sup>
GROUND	1283m <sup>2</sup>	740m <sup>2</sup>
L1	1283m <sup>2</sup>	1153m <sup>2</sup>
L2-L3	1145m <sup>2</sup>	1040m <sup>2</sup>
L4	1145m <sup>2</sup>	591m <sup>2</sup>
L5-L14	740m <sup>2</sup>	540m <sup>2</sup>
L15	740m <sup>2</sup>	-
<b>TOTAL</b>	<b>14,684m<sup>2</sup></b>	<b>9,809m<sup>2</sup></b>

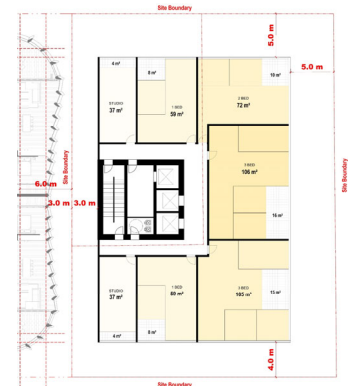
**ADG SOLAR ACCESS: 71%**  
**ADG CROSS-VENTILATION: 71%**



Ground Level



Typical Commercial Level (L1-L3)



Typical Residential Level (L5-L14)

## Isolation Site – 141 Walker Street – Commercial Scheme

### 141 Walker Street – Commercial Scheme

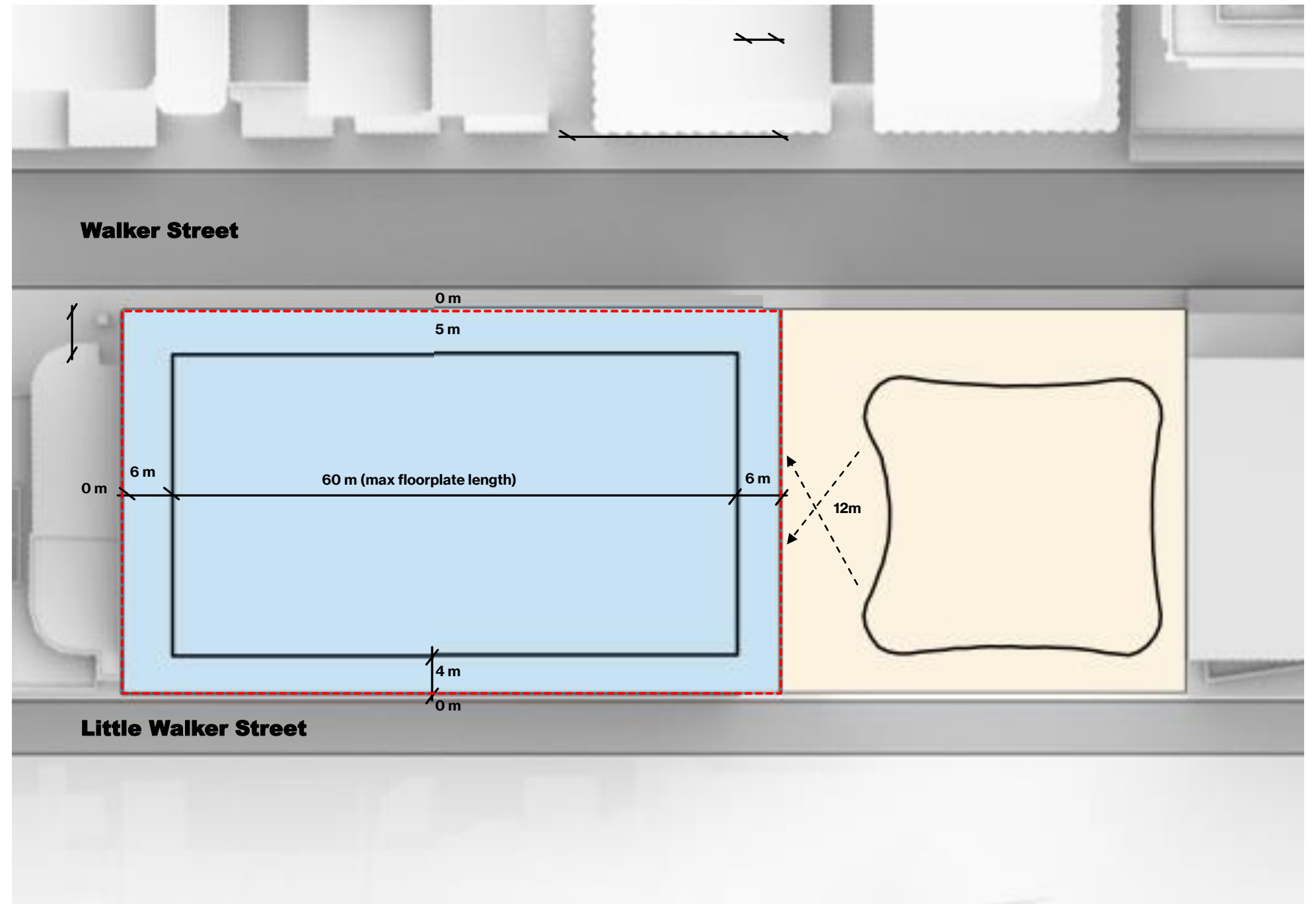
The design of 153-157 Walker Street ensures it will not constrain the future commercial development potential of 141 Walker Street.

While our proposed setbacks appear as 9 & 6 metres in a straight line, this perspective changes when considering the statutory controls applicable to 141 Walker Street.

Specifically, once 141 Walker Street applies its nil podium setback and adheres to the 60-metre maximum floorplate length, the resultant separation between our respective towers will be 18 metres.

This distance achieves typical ADG (ADG) separation provisions, demonstrating ample space for a future commercial building at 141 Walker Street.

Our thoughtful design ensures the viability and amenity of any future development on the adjacent site, promoting appropriate urban density without compromise.



### Approximate Yield:

GBA: 71,900 m<sup>2</sup>  
 GFA: 61,000 m<sup>2</sup>  
 NLA: 53,500 m<sup>2</sup>

### Podium Setbacks:

North: 0 m  
 South: 0 m  
 East: 0 m  
 West: 0 m

### Tower Setbacks:

North: 11 m  
 South: 6 m  
 East: 4 m  
 West: 5 m

# Council Comments

## Isolation Site – 141 Walker Street – Commercial Scheme

### ADG Solar Access

The accompanying elevations present an ADG (ADG) solar access analysis, specifically addressing compliance with ADG Clause 4C-1.

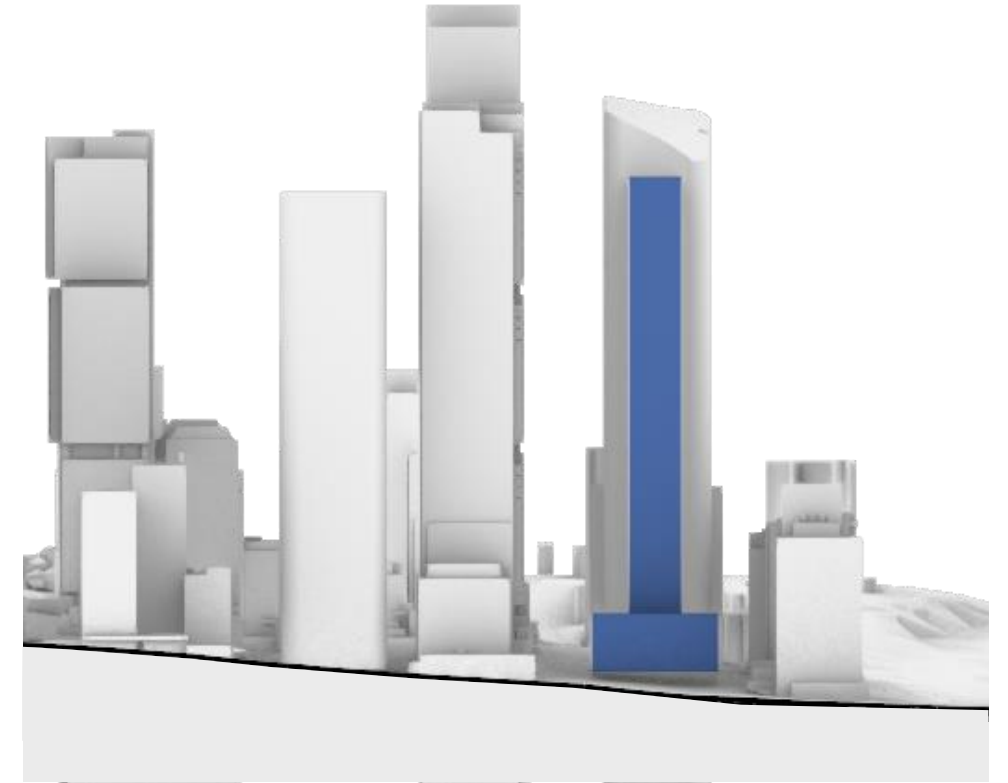
This clause stipulates that a minimum of 70% of apartments should receive at least two hours of direct sunlight between 9:00 AM and 3:00 PM at mid-winter.

The solar study results unequivocally demonstrate that a vast majority of the 141 Walker Street facade will receive less than the requisite two hours of direct sunlight during mid-winter.

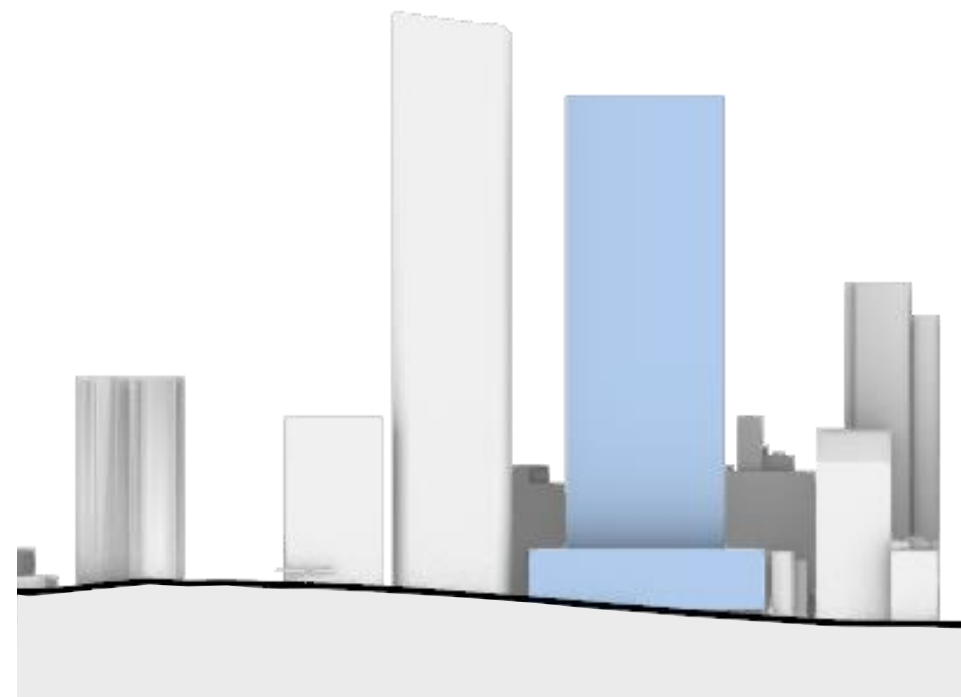
Consequently, given these significant solar access constraints, a residential development for the 141 Walker Street site, particularly one relying on this facade for habitable room solar amenity, is not considered adequate or compliant with fundamental ADG solar access provisions.



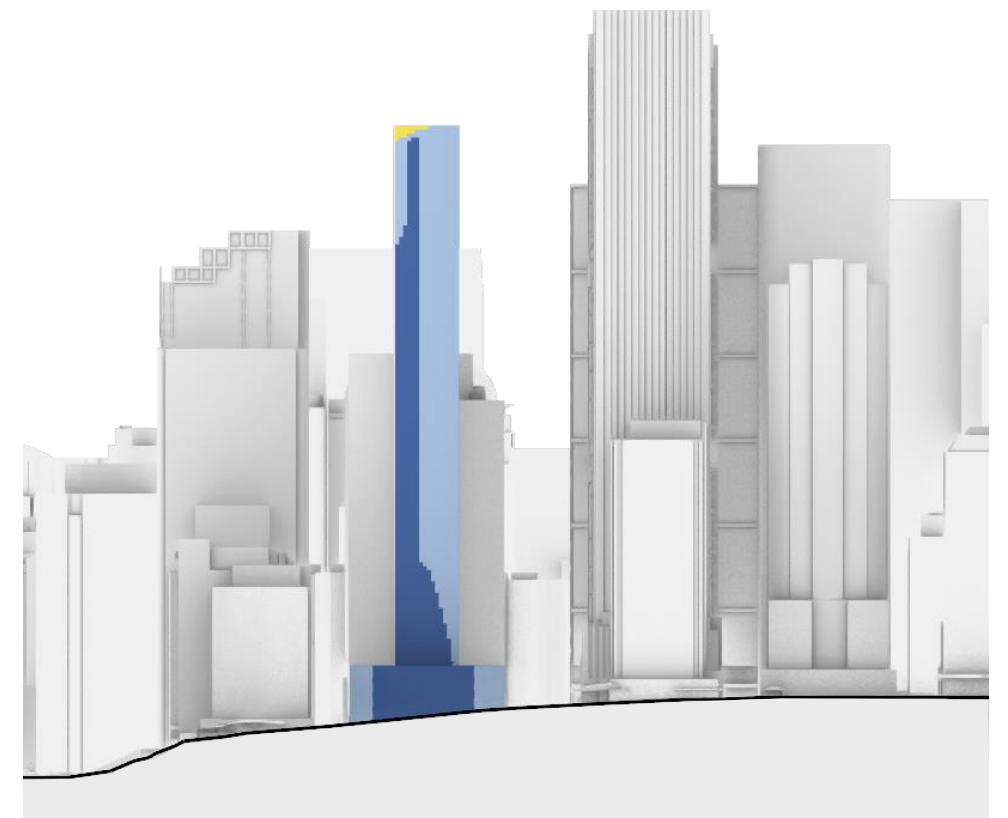
Eastern Elevation



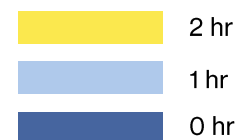
Southern Elevation



Western Elevation



Northern Elevation



# Shadow Analysis

## Alfred Park and Warringah Freeway Upgrade

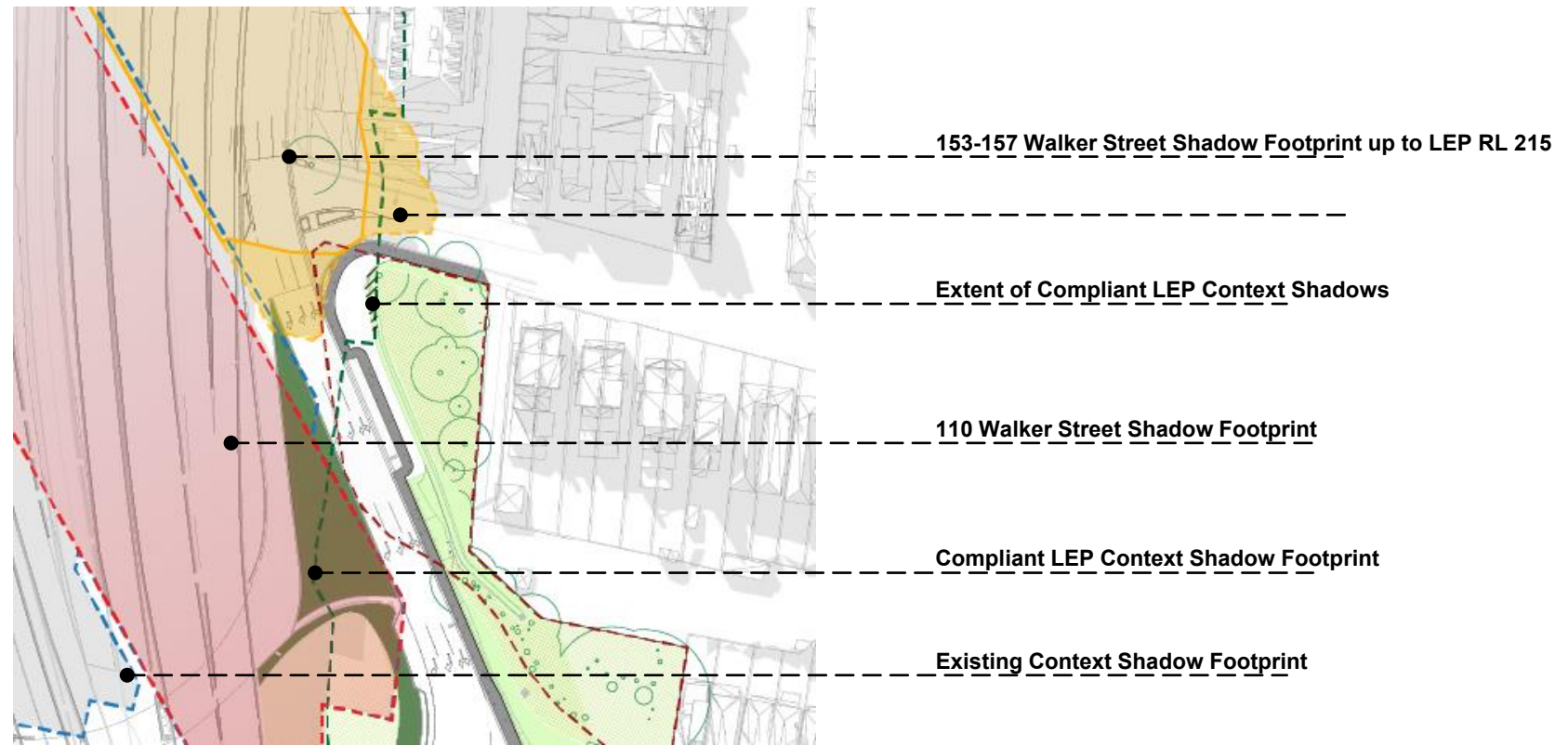
### Solar impact on former RE1 Zone.

The images to right show the solar impact of the proposed tower on the small parkland zone that is shown on LEP maps as RE1.

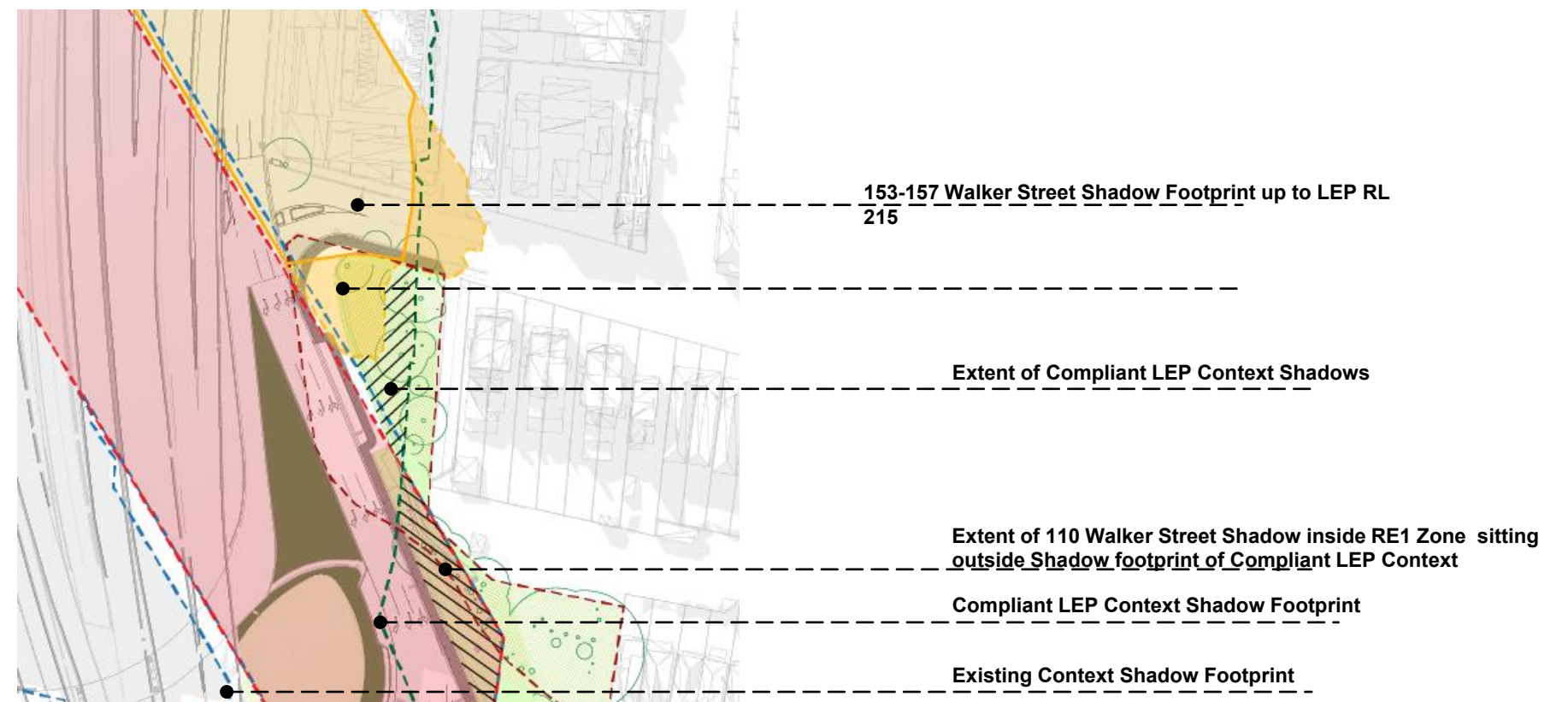
However, due to current works in relation to Warringah Freeway upgrades and in particular the on-ramp extending from Alfred St, the small park has been substantially modified and reduced to a small green buffer between the road and the neighbouring residential properties.

Regardless of these modifications to the park, the tower crown has been designed to sit well in the future shadow profile of LEP envelopes (shown dotted green).

As it can be seen from the diagrams to the right the proposed envelope (as well as other CBD LEP envelopes) only start to affect this zone from 2PM onwards.



1:50PM - COMPLIANT LEP CONTEXT WITH WESTERN HARBOUR TUNNEL AND WARRINGAH FREEWAY UPGRADE PROJECT



2:00PM - COMPLIANT LEP CONTEXT WITH WESTERN HARBOUR TUNNEL AND WARRINGAH FREEWAY UPGRADE PROJECT

GOVERNMENT  
ARCHITECT  
NEW SOUTH WALES

14 March 2025

Sophy Purton  
Associate Director  
Urbis  
spurton@urbis.com.au

**PROJECT:** 153 – 157 Walker Street – Hotel and Build-to-Rent  
**RE:** State Design Review Panel – 5 March 2025 – Review 1

Dear Sophy,

Thank you for the opportunity to review the project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 5<sup>th</sup> March 2025.

Build-to-Rent (BTR) development contributes to housing diversity of local government areas, as a further benefit, this proposal is an opportunity to provide good urban design outcomes for the revitalisation of North Sydney CBD.

While the site has an existing approval, this is a separate application; and the proposal must demonstrate the merits of the proposed BTR use. The proposal should focus on how it achieves the objectives of the Apartment Design Guide (ADG) and Housing SEPP, whilst providing a high-quality urban design outcome. Accordingly, SDRP advice focuses on amenity, urban design and built form issues.

The following elements of the proposal are supported:

- The preliminary investigations into sustainability initiatives.
- The proposed workshops and commencement of engagement with Traditional Custodians and the broader Aboriginal community.
- The provision of a tower setback to the north.
- Podium heights aligned to the DCP at Little Walker Street.
- The facade strategy which angles views up-and-down streets to help mitigate overlooking of neighbouring buildings.
- The dual key arrangements, to support flexibility.
- Locating the hotel component in the podium.
- The net area and tessellated form of the upper-level shared spaces.
- Balconies as operable glazed winter gardens sized to work for table layouts.
- The intention to provide durable and tactile materials informed by Country at the podium.

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The following commentary provides advice and recommendations for the project:

## Connecting with Country

The engagement is in its early stages. Develop the themes and response to Country as part of the engagement process and align work with project milestones to maximise opportunities to embed these into the design.

1. Consider initiatives that the project can deliver and that will be enduring and beneficial for Country
2. Seek synergies with sustainability to Care for Country.
3. Demonstrate how these initiatives are manifest in the design at the next SDRP session.

The project team is encouraged to refer to the [Connecting with Country framework \(2023\)](#) and case studies available on the [GANSW website](#).

## Urban design and landscape

The proposal should prioritise good urban design outcomes and a high level of residential amenity.

Regarding the following advice, points 4,5 & 6 are raised out of session:

4. Demonstrate how the proposal will deliver significant public benefit and why additional height beyond the maximum allowable height limit should be considered in an already intense urban condition.
5. Advise if any of the development is to be provided as affordable housing.
6. Demonstrate how the proposal delivers high-quality urban and sustainability outcomes and test options to mitigate the verticality of the built form.
7. Provide wind impact analysis and mitigation measures to ensure the wind environment of public domain and outdoor spaces of the building, are safe, comfortable and fit for their intended use:
  - a. ensure the building itself is the primary mitigation strategy. This includes testing options of the tower to podium setbacks
  - b. avoid reliance on screens or planting for mitigation
  - c. ensure wind tunnel testing and analysis includes existing and future adjacent development, including 146 Arthur Street (currently under assessment).
8. The future character of Little Walker Street as an active, pedestrian-friendly laneway is a desired urban outcome for the North Sydney CBD. To ensure the design achieves this character and is consistent with the North Sydney Council vision for the street, further development and analysis are required.

- a. prioritise pedestrian amenity and safety by minimising conflict with vehicles and servicing. Provide modelling to test options, including appropriate spatial allowance for footpaths
  - b. provide a facade that is active and permeable with smaller 'fine grain' retail tenancies in lieu of the hotel gym
  - c. provide entrances that are easily identified, welcoming and engaging
  - d. refer to the [North Sydney CBD Public Domain Strategy](#) as necessary.
9. Maximise landscape opportunities throughout the building and streetscape to help mitigate bulk and scale and optimise amenity of the development. In addition to retaining the existing street trees address the following:
- a. significantly increase greening of the podium
  - b. maximise opportunities for trees and greening at the entrances to both streets and other key facade areas.

Refer to *Built form and architecture* below for landscaping to upper levels.

## Built form and architecture

Concerns are raised about the amenity of the dwellings and common circulation areas, along with urban impacts of the built form. This includes:

- The limited tower setback to the east and separation to 146 Arthur Street, which will impact visual privacy, outlook, and solar access, and may contribute to an uncomfortable and impactful wind environment along Little Walker Street.
- The number of undersized, single aspect apartments with limited solar and daylight access.
- Potential acoustic impacts from traffic noise, especially from the Warringah Freeway.
- The low number of apartments with balconies and cross ventilation.
- The amenity of the typical floor common circulation spaces and the large number of apartments per circulation core.

In response, address the following advice and commentary:

10. Pursue opportunities to maximise internal, and shared amenity with neighbouring properties, including solar amenity.
11. Test opportunities and constraints of the modular system to provide a greater diversity of apartment types - noting that dual key apartments are regarded as two sole occupancy units when calculating apartment mix.

12. Where departures from the ADG are sought, demonstrate how proposed alternatives will meet the objectives of the ADG and design principles of the Housing SEPP while not impacting overall amenity and design quality.
13. Demonstrate how overshadowing of future nearby residential properties has been minimised in accordance with Objective 3B of the ADG.
14. Model the allowable built form envelope of the site to the north and use 'sun's eye' and solar access to dwellings studies to illustrate that future development at the northern site will not be impeded by this design proposal.
15. Where private open space of balconies is underprovided (the important function that this performs) must be offset - e.g. by providing high-quality open spaces in addition to the larger communal outdoor spaces of the upper levels. Address the following:
  - a. the upper-level communal outdoor spaces face south, and do not appear to achieve optimal amenity. Provide analysis to demonstrate these spaces achieve or exceed the minimum ADG requirements, and are optimised for comfort, wellbeing and socialising – e.g. maximising greening and solar access, and minimising wind and heat impacts (in response to detailed studies).
  - b. the communal internal spaces are concentrated at the upper and lower levels, and some are co-located with the hotel. For residents, this impacts the proximity, privacy and diversity of these spaces. Provide a diversity of shared spaces, that are:
    - generous and of good amenity
    - well-distributed between the ground and upper levels
    - separate from the hotel.
16. Optimise the amenity of common circulation spaces for the residents:
  - a. test options for amenity, including providing greater spatial generosity, and maximising views, daylight and ventilation
  - b. explore strategies to separate BTR and hotel lift-movements
  - c. demonstrate the number of lifts can support the number of apartments. Factor-in that dual key apartments are regarded as two sole occupancy units.
17. Develop facade strategies that improve the legibility of the winter gardens.
18. Pursue use of high-quality materials that maximise the durability and performance of the facade – e.g. terracotta rainscreens.

## Sustainability and climate change

The following is to be addressed at the next SDRP session:

19. As the design develops, demonstrate how the proposed sustainability ratings and initiatives, (including any synergies with Country), are manifest in the design.
20. Ensure sustainability drives the architecture in relation to passive design, ventilation and sun-shading relative to orientation.
  - a. provide analysis demonstrating how each facade responds to its orientation, with a focus on mitigating heat gain during warmer months
  - b. consider integrated, operable shading, and avoid solutions that rely on treated glazing
  - c. provide analysis to demonstrate how all apartments can achieve required internal acoustic levels and also natural ventilation. Include analysis of the external acoustic environment.
21. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

It is recommended the project return to the SDRP following further development. The advice provided is to be addressed at the next session.

Please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,

Liz Bowra  
Principal Design Advisor  
Chair, SDRP



### Distribution:

NSW SDRP Panel Members	Anna Chauvel, Penny Fuller, Qianyi Lim, Liz Bowra (Chair)
GANSW Design Advisor	Angus Bell
DPHI Observer	Judith Elijah
North Sydney Council Observer	Wendy Lam
Cox	John Caldwell, Griffin Lee, Brooke Lloyd, Felipe Miranda

### Item 1 – Connecting with Country

1. Consider initiatives that the project can deliver and that will be enduring and beneficial for Country

The proposal at Walker Street explores initiatives that can be delivered that will be enduring and beneficial for Country

- Using Dharug words in the naming of public and outdoor spaces
  - Artwork to be incorporated in the design, Suggestions for artists to use and appropriate motifs and designs, this does not need to be limited to traditional art and may include murals of appropriate Aboriginal people. Art would then be either purchased from an artist or an artist commissioned to conduct works.
  - Incorporating stories into the design of the building in an interesting way and a thoughtful consideration of where can they be displayed
  - Consideration of the pre-settlement and post-settlement history of the area
  - Consideration of what is appropriate for a residential building and what are the participants comfortable with displaying. Local creation legends or just an overview of the pre settlement life of the region may be considered.
  - Incorporation and acknowledgement of Aboriginal cultural practices into the design, construction and ongoing maintenance of the building
  - Smoking ceremonies, traditional practices may be considered but it does not need to be limited to actual practices but may include information about traditional ways of life and methods of Caring for Country.
- Input of Aboriginal people of the area into the ongoing maintenance of the building
  - Input of Aboriginal people of the area into the construction of the building
  - Acknowledgement of events such as NAIDOC week, National Sorry Day and other such events may be considered.



### Item 2 – Connecting with Country

#### 2. Seek synergies with sustainability to Care for Country.

The proposal seeks synergies with sustainability to Care for Country in the following ways:

- Social Sustainability: Provide restorative spaces inside and out featuring plants, natural materials, and other biophilic elements found in Country in apartments and hotels
- Seek native vegetation that is appropriate. This would need to consider the practicalities of building design to ensure the chosen vegetation does not have an adverse impact on the infrastructure.
- Potential use of local recycled sandstone to be implemented as a feature of the development, as suggested by key indigenous stakeholders
- Interconnection with natural systems through passive ventilation through using air and light as cultural gestures incorporated in operable façades, landscaped voids, and breezeways which reflect cultural awareness of openness and movement
- Use of locally indigenous finish materials (timber, stone, etc) in areas of high visibility



### Item 3 – Connecting with Country

3. Demonstrate how these initiatives are manifest in the design at the next SDRP session.

The proposal demonstrates the following initiatives in the design, which are a result of rigorous ongoing consultation with numerous First Nations organisations and individuals that have a past and ongoing connections to the North Sydney Area:

- Materiality and Landscape Response - Sandstone podiums and landscape elements reflect the Hawkesbury and Narrabeen sandstone geology of Gamaragal country.
- Planting palettes and thresholds are informed by native vegetation and seasonal shifts.
- Language of water and wind erosion of sandstone edges and architectural interpretation of natural forms
- Air and light as cultural gestures incorporated into operable façades, landscaped voids, and breezeways which reflect cultural awareness of openness, movement, and interconnection with natural systems.
- Ground plane and Public Domain - Ground-level design reflects Country through soft landscapes, welcoming thresholds, and the potential for storytelling through future interpretation or art commissions.
- Narrative and Form - The building's sculptural massing intentionally avoids repetition, instead evolving responsively in reference to landform, wind patterns, and view lines - echoing Indigenous understanding of place and identity.

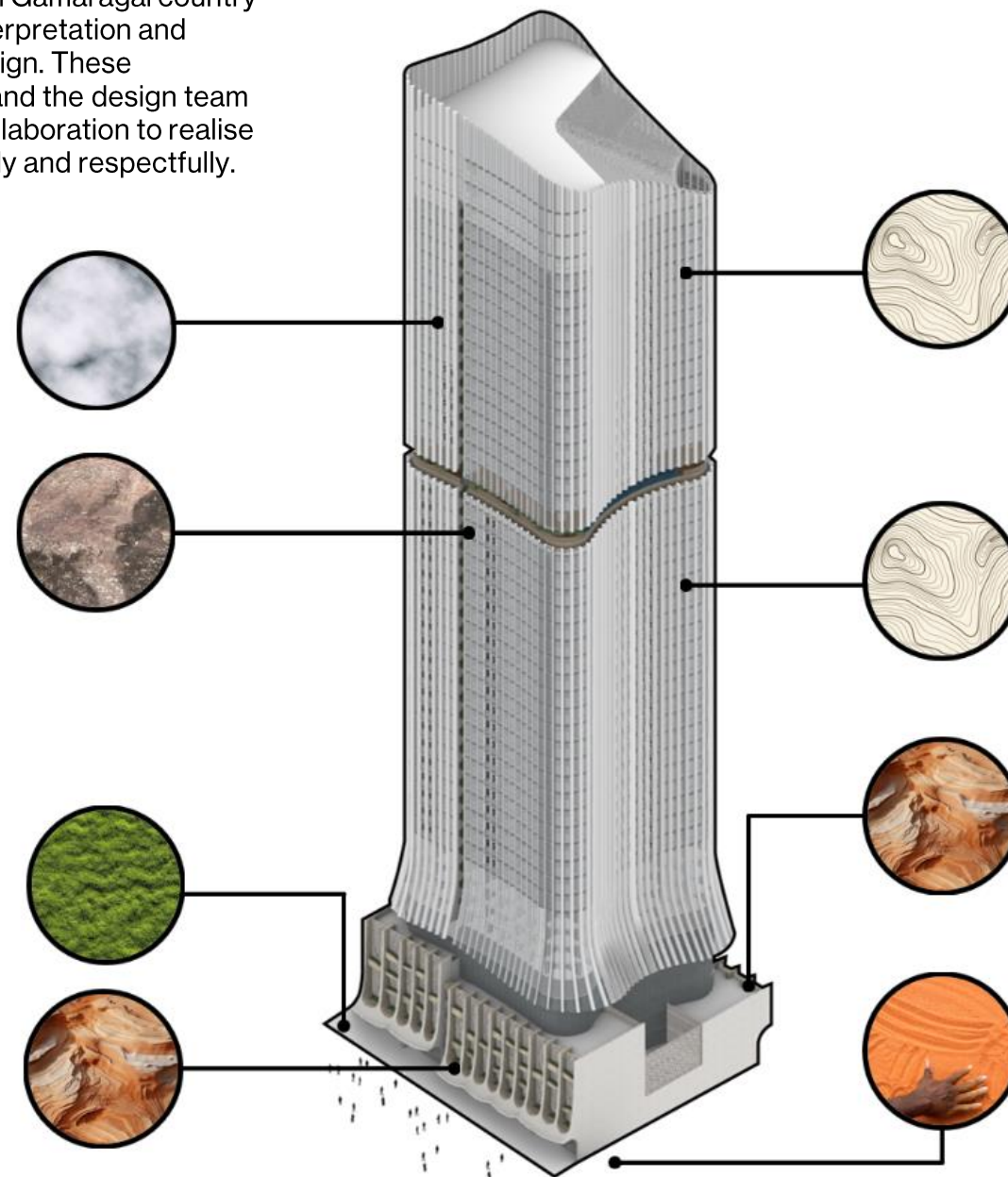
- Cultural Narrative Development - Stakeholders have identified the potential for the rock engravings such as Balls Head and Berry Island as well as others located on Gamaragal country to inform future cultural interpretation and narrative layering in the design. These discussions remain active, and the design team is committed to ongoing collaboration to realise this opportunity meaningfully and respectfully.

Operable façades, landscaped voids, and breezeways reflect cultural respect for openness, movement, and interconnection with natural systems.

Stakeholders have identified the potential for the rock engravings at Balls Head and Berry Island to inform future cultural interpretation and narrative layering in the design.

Ground-level design reflects Country through soft landscapes, welcoming thresholds, and the potential for storytelling through future interpretation or art commissions.

Sandstone podiums and landscape elements reflect the stone country of Gamaragal land.



Sculptural massing creates view lines to major landforms – echoing Indigenous understandings of place and identity.

Form intentionally avoids repetition, instead evolving responsively in reference to landform and wind patterns.

The language of water erosion of sandstone edges and architectural interpretation of natural forms has been interpreted in the podium design.

The project remains open to deeper integration of cultural knowledge through future engagement stages, particularly as the public domain and interiors evolve.

### Item 4 – Urban Design and Landscape

*4. Demonstrate how the proposal will deliver significant public benefit and why additional height beyond the maximum allowable height limit should be considered in an already intense urban condition.*

The Environmental Impact Statement highlights the significant public benefit associated with the residential uplift at the site, driven by the critical need for housing in the North Sydney Local Government Area. This need is thoroughly detailed in Urbis' Economic Impact Assessment. For a comprehensive understanding of the public interest, which is a key consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, refer to the Environmental Impact Statement, Economic Impact Assessment, and Social Impact Assessment prepared to support this SSDA.

The proposed height variation will facilitate the delivery of 3 residential apartments above the maximum permitted building height (RL 215m) without breaching Clause 6.3 of the North Sydney Local Environmental Plan 2013. As detailed in the Clause 4.6 Variation Request supporting this SSDA, the height variation offers a superior housing delivery outcome compared to a height-compliant development scenario, where the achievement of residential uplift would be limited in the absence of any impact-based environmental planning rationale.

A generic argument that is used to oppose height variations in residential projects is that premium (larger) apartment typologies above the height plane contribute less than proportionately to overall housing delivery. This argument is unfounded, as it is standard practice for premium apartments to be located at the upper levels of any tower. This commercial principle applies regardless of whether a height variation is being sought, particularly in the North Sydney CBD, where land value necessitates financial yield. Given the chronic need for additional housing, this generic argument is considered to undermine the public interest instead of uplifting it. The rationale for locating larger apartments at higher elevations is further evidenced in the build-to-rent housing scheme that is proposed under SSD-61000021 at 146 Arthur Street, which is seeking approval for a height variation that is greater than the one proposed under this SSDA in numerical terms.

The proposed height variation does not exceed the extent of the height variation approved under DA393/22. The provision of public space at roof level was not required to support the approved height variation under DA393/22. Practical considerations, such as wind comfort and the functional need to locate building plants at the top of the tower, make it unfeasible to deliver public space at this elevation. It is further noted that the proposed distribution of apartment typologies does not compromise the delivery of communal open space at a high elevation. Specifically, the amenities on Level 33 are appropriately located and accessible to future residents throughout the tower.

While the public interest remains a statutory planning consideration, it is noted that Clause 4.6 was simplified on 1 November 2023 to remove formal requirements to address the public interest. Nonetheless, the proposed height variation is supportable with respect to the public interest for the reasons outlined above.

### Item 5 – Urban Design and Landscape

5. Advise if any of the development is to be provided as affordable housing.

The proposal includes 3% of affordable housing apartments (9 apartments) which are spread between Levels 09 to 13. The images below depict their location.



Level 09



Level 10



Level 11



Level 12



Level 13

Level	1 Bed	2 Bed
09	1	-
10	1	2
11	1	2
12	1	
13	1	
<b>Total</b>	<b>9 Apartments</b>	

### Item 6 – Urban Design and Landscape

6. Demonstrate how the proposal delivers high-quality urban and sustainability outcomes and test options to mitigate the verticality of the built form.

The 153-157 Walker Street development embodies a high-quality urban design and sustainable approach, demonstrating comprehensive planning compliance. Its meticulous facade ensures robust visual privacy and ADG Clause 4D separation: louvered systems provide over 12m perpendicular views, while appearing as a 9m compliant solid wall when directly observed from 146 Arthur and 141 Walker Streets. Inherent setbacks provide full compliance with 110 Walker Street, safeguarding city views.

Inspired by concepts of movement, the tower's dynamic form is the primary wind mitigation strategy, using curved corners, a serrated facade, and a flared podium to manage airflow and enhance comfort in North Sydney's conditions. This design also expertly mitigates the building's verticality.

Little Walker Street's future character is actively supported by widening the footpath to 4 metres, providing active retail/F&B tenancies and clear entries, aligning with Council's vision. Critically, 153-157 Walker Street will not constrain 141 Walker Street's future commercial development; applying 141's statutory controls results in a greater than 24m tower separation, exceeding ADG norms. Notably, an ADG solar analysis indicates 141 Walker's facade would receive insufficient mid-winter sunlight for residential adequacy.

### Item 7 – Urban Design and Landscape

7. Provide wind impact analysis and mitigation measures to ensure the wind environment of public domain and outdoor spaces of the building, are safe, comfortable and fit for their intended use:
- a. ensure the building itself is the primary mitigation strategy. This includes testing options of the tower to podium setbacks
  - b. avoid reliance on screens or planting for mitigation
  - c. ensure wind tunnel testing and analysis includes existing and future adjacent development, including 146 Arthur Street (currently under assessment).

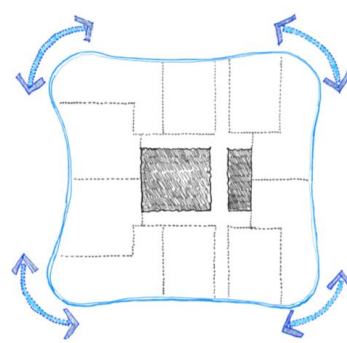
The design of 153-157 Walker Street's facade is the primary wind mitigation strategy, a core response to North Sydney's strong wind conditions and DCP requirements for occupant and pedestrian comfort. Inspired by the dynamic forms of Duchamp and Siza, the building's architecture inherently manages airflow.

Key elements include curved corners, serrated facade detailing, and concave sections creating beneficial negative pressure zones. A flared podium effectively deflects downdrafts at ground level.

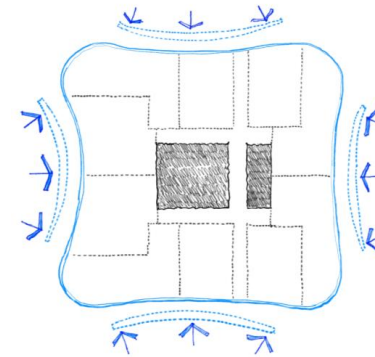
This integrated approach ensures optimal wind conditions directly through form, avoiding reliance on supplementary screens or planting.

Analysis meticulously included existing and future adjacent developments, specifically 146 Arthur Street, ensuring the proposed design's effectiveness under anticipated conditions.

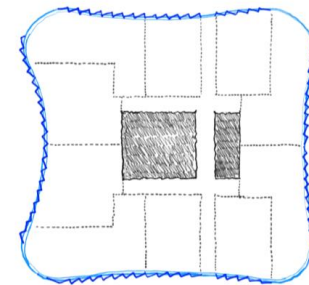
This rigorous process confirms 153-157 Walker Street will provide a safe and comfortable wind environment. Please refer to Design Report Provided.



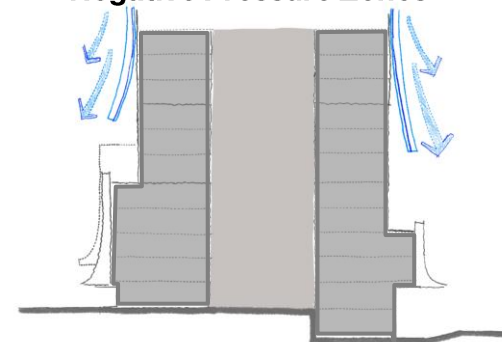
**Curved Corners**



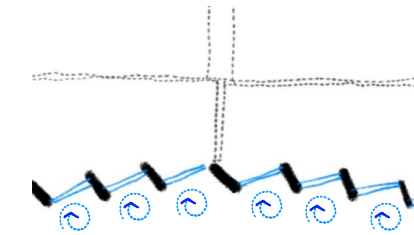
**Concave Façade – Negative Pressure Zones**



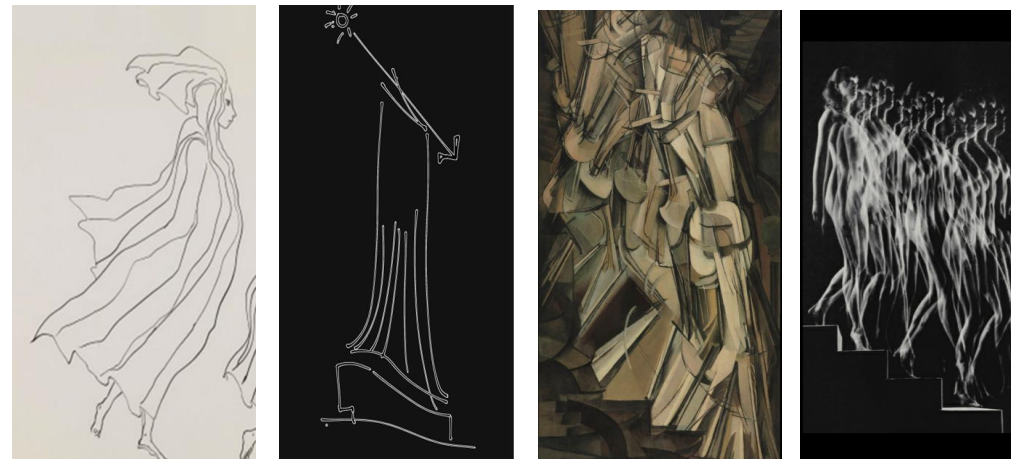
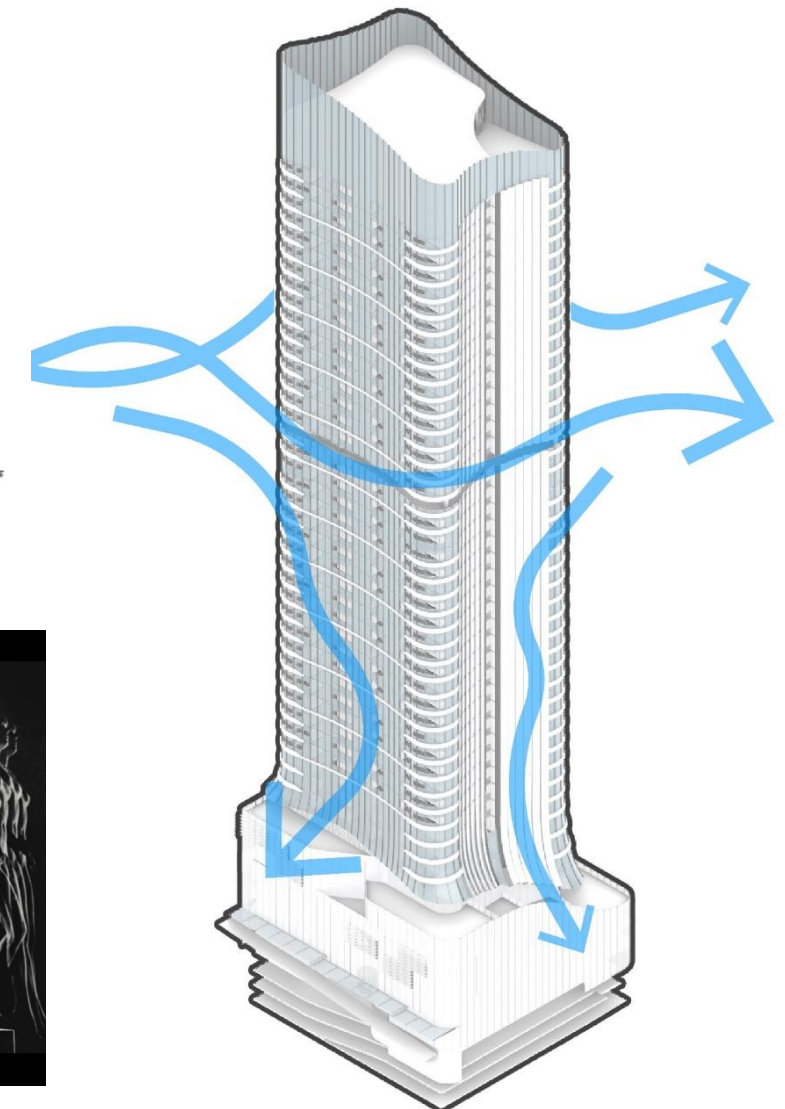
**Serrated Façade**



**Flared Façade Over the Podium**



**Serrated Façade Detail**



### Item 8 – Urban Design and Landscape

8. The future character of Little Walker Street as an active, pedestrian-friendly laneway is a desired urban outcome for the North Sydney CBD. To ensure the design achieves this character and is consistent with the North Sydney Council vision for the street, further development and analysis are required.

- a. prioritise pedestrian amenity and safety by minimising conflict with vehicles and servicing. Provide modelling to test options, including appropriate spatial allowance for footpaths
- b. provide a facade that is active and permeable with smaller ‘fine grain’ retail tenancies in lieu of the hotel gym
- c. provide entrances that are easily identified, welcoming and engaging
- d. refer to the North Sydney CBD Public Domain Strategy as necessary.

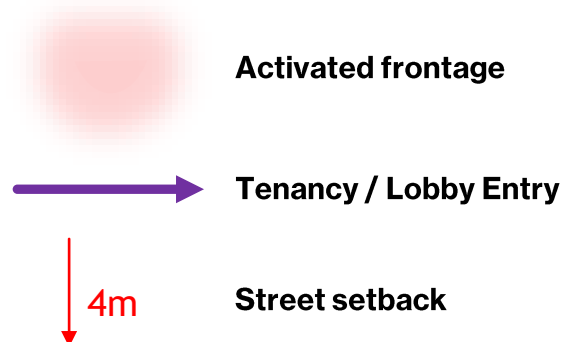
The proposed design supports North Sydney Council's vision for Little Walker Street as an active, pedestrian-friendly laneway, with our design ensuring consistency.

Pedestrian amenity and safety are prioritised by significantly widening the footpath from 600mm to a generous 4 metres, as shown on the ground floor plan, which reduces pedestrian-vehicle conflict, with servicing managed internally.

The facade along Little Walker Street is highly active and permeable, featuring dedicated retail and Food & Beverage (F&B) tenancies and the hotel lobby, ensuring continuous street-level engagement.

All development entries are designed to be clear, legible, and welcoming from the public realm.

These design decisions are explicitly consistent with the North Sydney CBD Public Domain Strategy, directly supporting its vision for a vibrant, pedestrian-centric laneway.



Lower Ground Floor Plan

### Item 9 – Urban Design and Landscape

9. Maximise landscape opportunities throughout the building and streetscape to help mitigate bulk and scale and optimise amenity of the development. In addition to retaining the existing street trees address the following:

- a. significantly increase greening of the podium
- b. maximise opportunities for trees and greening at the entrances to both streets and other key facade areas.

Landscape has been carefully integrated into the building, a collaboration between architecture and landscape architecture. Spatial characteristics, in terms of how landscape creates outdoor rooms, improves user comfort and breaks down the mass of the building has been balanced with a biophilic uplift in the aesthetic.

The Little Walker and Walker Street façades incorporate undulating horizontal planters that mimic how hollows within weathered sandstone are colonised by planting over time. They create a striking façade that uses materials and species derived of Country.



Elevation - Walker St Green Façade



Plan – Walker St Entrance



Elevation - Little Walker St Green Façade



Plan - Little Walker St Entrance

### Item 10 – Built Form and Architecture

10. Pursue opportunities to maximise internal, and shared amenity with neighbouring properties, including solar amenity.

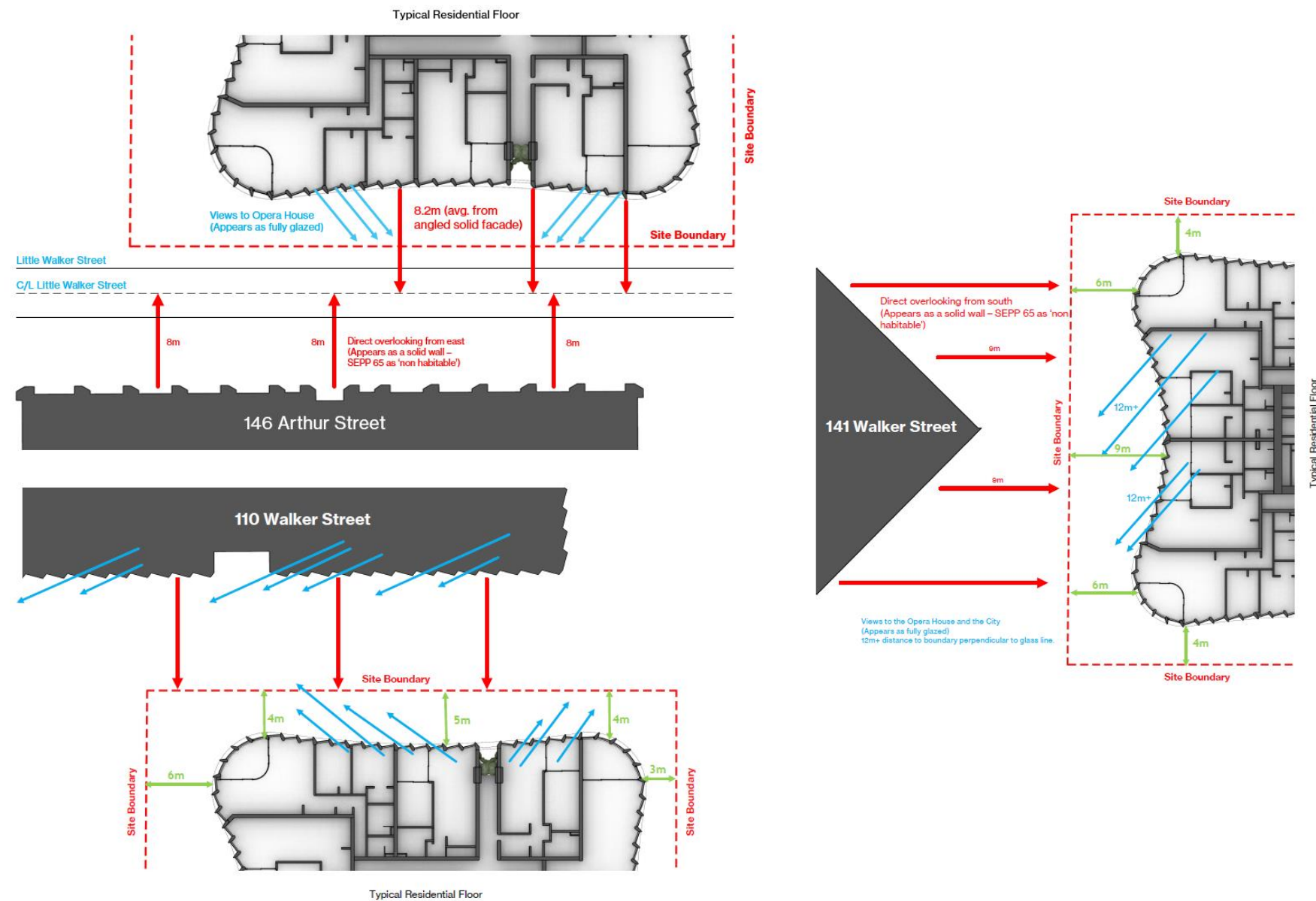
We maximised both internal and shared amenity by adopting a design-led approach that considered site orientation, adjacent developments, and future context.

Internally, we optimised solar access through careful building placement, modulation, and apartment layout thereby ensuring that living areas receive ample natural light and access to views while balancing privacy and thermal comfort.

With neighbouring properties opportunities exist to align communal zones, setbacks, and landscape interfaces to create a cohesive network of open spaces that encourage passive surveillance and social interaction. The proposed developments building height and massing is designed to preserve solar access to neighbouring windows, enhancing the overall solar amenity of the precinct.

The design will continue to develop to support long-term urban quality and liveability.

See pages 73-75 of Design Report for further detail.



### Item 11 – Built Form and Architecture

*11. Test opportunities and constraints of the modular system to provide a greater diversity of apartment types - noting that dual key apartments are regarded as two sole occupancy units when calculating apartment mix.*

Not Applicable to this design.

### Item 12 – Built Form and Architecture

*12. Where departures from the ADG are sought, demonstrate how proposed alternatives will meet the objectives of the ADG and design principles of the Housing SEPP while not impacting overall amenity and design quality.*

The design of 153-157 Walker Street demonstrates strong alignment with the objectives of the ADG and the design principles of the Housing SEPP, with compliance achieved across the vast majority of key metrics. This includes solar access, natural ventilation, apartment layout, and communal open space provisions. The proposal prioritises residential amenity and design quality through careful massing, orientation, and façade treatment. Any minor variations are minimal in nature and do not compromise performance or liveability, with the overall design delivering a high level of environmental quality, functional planning, and architectural integrity. Refer to Design Verification Statement Provided.

### Item 13 – Built Form and Architecture

13. Demonstrate how overshadowing of future nearby residential properties has been minimised in accordance with Objective 3B of the ADG.

The proposal for 153-157 Walker Street demonstrates a considered approach to minimising overshadowing of future nearby residential properties, fully aligning with **Objective 3B of ADG**. The design strategically limits potential overshadowing by proposing an envelope that is demonstrably smaller than both the maximum permissible LEP prescribed envelope for the site and, crucially, the envelope of the previously approved mixed-use scheme for 153-157 Walker Street. By reducing the overall bulk and scale compared to established precedents and statutory controls, the current proposal inherently minimises its overshadowing impact. This reduced building footprint and height ensures that any potential overshadowing on adjacent future residential developments is mitigated to the greatest extent possible, providing enhanced solar access and amenity in accordance with ADG objectives.

Refer to the shadow plans provided on the Drawing set – DA9600, DA9603 and DA9606.

### Item 15 – Built Form and Architecture

15. Where private open space of balconies is underprovided (the important function that this performs) must be offset - e.g. by providing high-quality open spaces in addition to the larger communal outdoor spaces of the upper levels. Address the following:

a. the upper-level communal outdoor spaces face south, and do not appear to achieve optimal amenity. Provide analysis to demonstrate these spaces achieve or exceed the minimum ADG requirements, and are optimised for comfort, wellbeing and socialising – e.g. maximising greening and solar access, and minimising wind and heat impacts (in response to detailed studies).

b. the communal internal spaces are concentrated at the upper and lower levels, and some are co-located with the hotel. For residents, this impacts the proximity, privacy and diversity of these spaces. Provide a diversity of shared spaces, that are:

- generous and of good amenity
- well-distributed between the ground and upper levels
- separate from the hotel.

a. Not Applicable to this design. All private open spaces provided (Winter Gardens) comply with ADG requirement, in terms of area and depth.

b. Not Applicable to this design. All residential communal spaces are for exclusive of residents.

### Item 16 – Built Form and Architecture

16. Optimise the amenity of common circulation spaces for the residents:

a. test options for amenity, including providing greater spatial generosity, and maximising views, daylight and ventilation

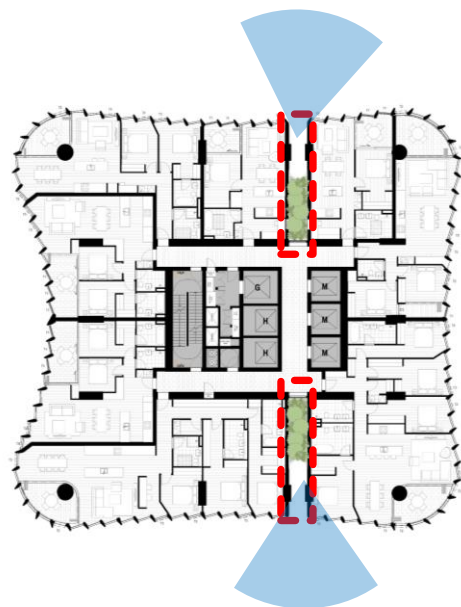
b. explore strategies to separate BTR and hotel lift-movements

c. demonstrate the number of lifts can support the number of apartments. Factor-in that dual key apartments are regarded as two sole occupancy units.

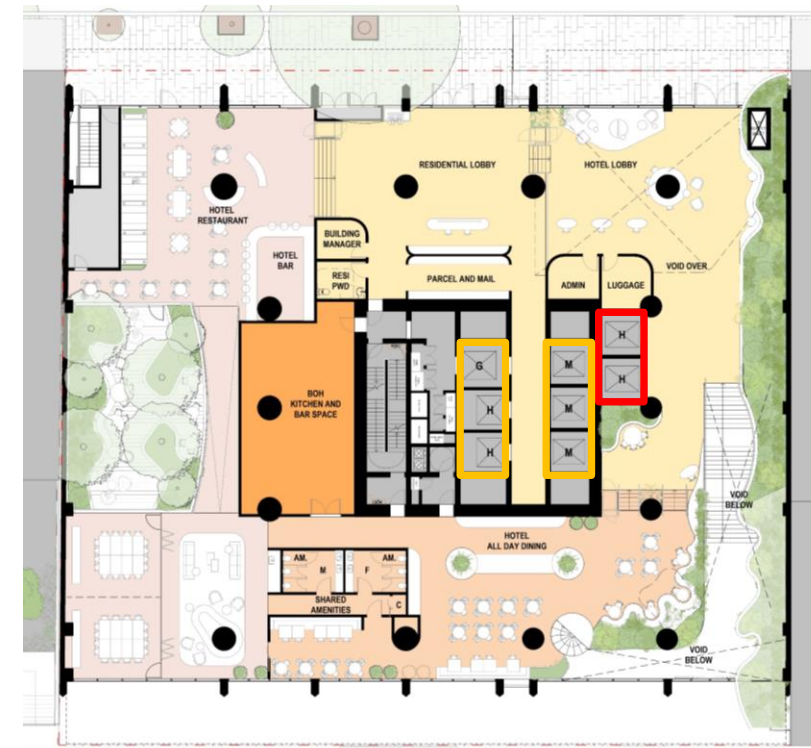
The common circulation spaces at 153-157 Walker Street have been carefully designed to optimise residential amenity through spatial generosity and environmental quality.

Lift lobbies and corridors have been strategically positioned to maximise access to natural daylight, views, and cross-ventilation where possible. These design moves elevate everyday resident experience, enhance legibility, and contribute to a sense of openness, safety, and comfort throughout the building.

On all typical floors at 153-157 Walker Street, landscaped slots have been integrated into the design to bring daylight, ventilation, and outlook to the common lift lobby areas – enhancing resident comfort and spatial quality. These green openings provide visual relief and support passive environmental performance. At ground level, the layout has been carefully crafted to optimise amenity, offering a welcoming and high-quality arrival experience with generous space, access to natural light, and seamless integration with the public domain.



b. Residential and Hotel lifts are independent. Refer to drawings provided.



- Residential Core
- Hotel Core

c. Not Applicable to the proposed design.

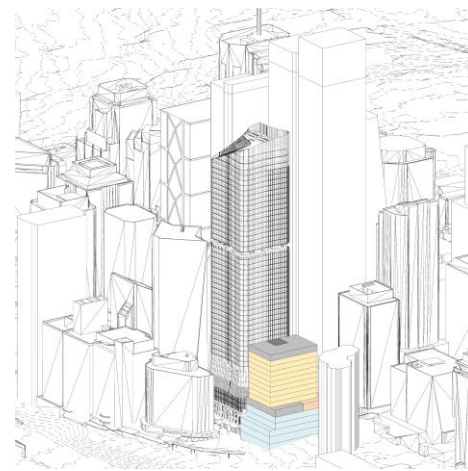
### Item 14 – Built Form and Architecture

14. Model the allowable built form envelope of the site to the north and use 'sun's eye' and solar access to dwellings studies to illustrate that future development at the northern site will not be impeded by this design proposal.

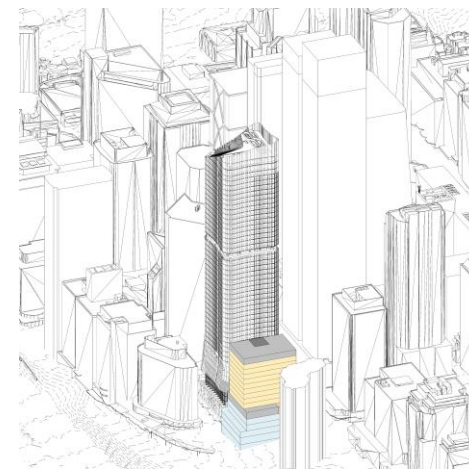
The 153-157 Walker Street proposal's solar access has been rigorously assessed, considering future impacts from adjacent sites.

Analysis, shown in the accompanying sun eye views and solar study, demonstrates that even if 161+165 Walker Street is developed, our proposal's solar amenity will be only marginally affected.

Crucially, despite potential overshadowing, 153-157 Walker Street will maintain 71% ADG solar compliance. This exceeds the ADG (ADG) Clause 4C-1 requirement for 70% of apartments to receive two hours of direct sunlight mid-winter. This outcome highlights the design's resilience and commitment to high-quality residential amenity under all future development scenarios, ensuring key planning compliance.



9:00 AM



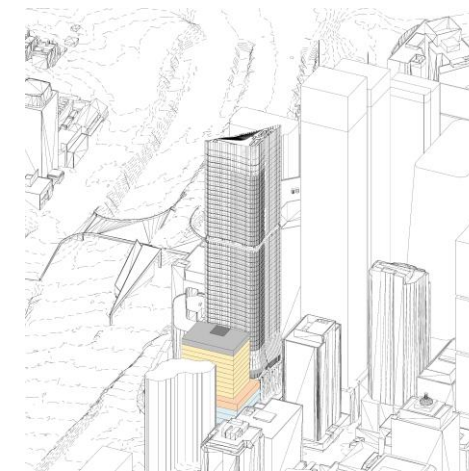
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11:00 AM



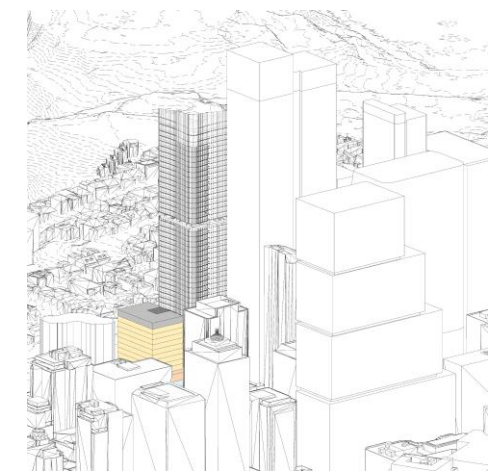
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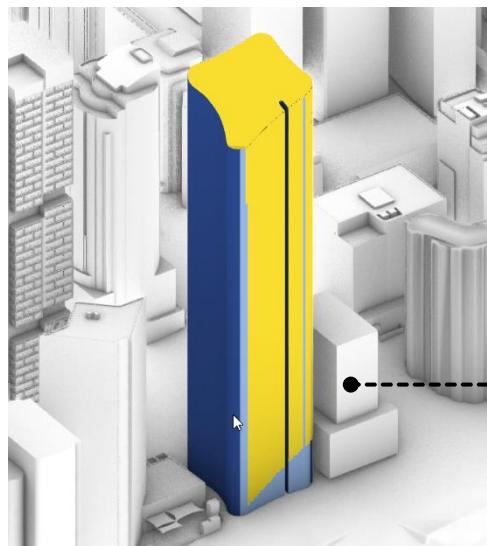
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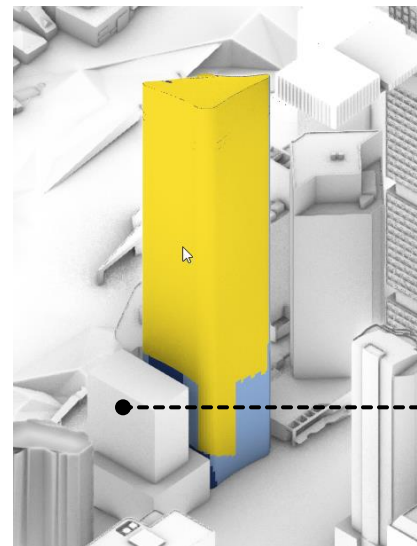


3:00 PM



161&165 Walker Street DCP Envelope

Solar Access View from Southeast



161&165 Walker Street DCP Envelope

Solar Access View from Northwest

### Item 17 – Built Form and Architecture

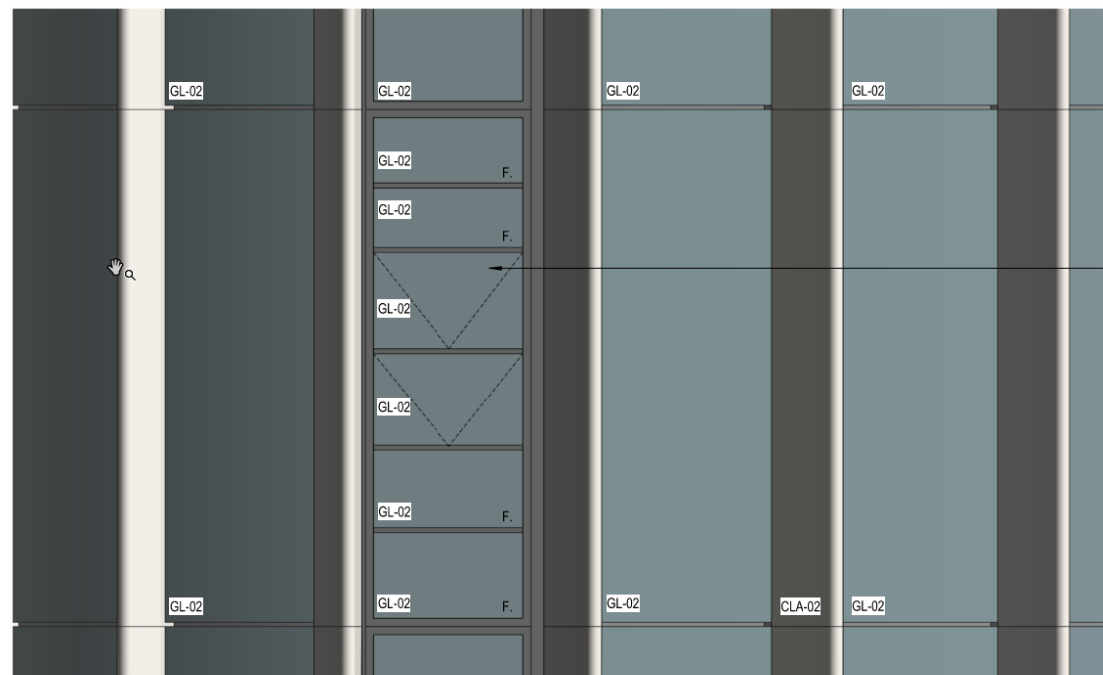
17. Develop facade strategies that improve the legibility of the winter gardens.

The façade strategy at 153-157 Walker Street enhances the legibility of the winter gardens through the use of a refined curtain wall system with operable glazing panels.

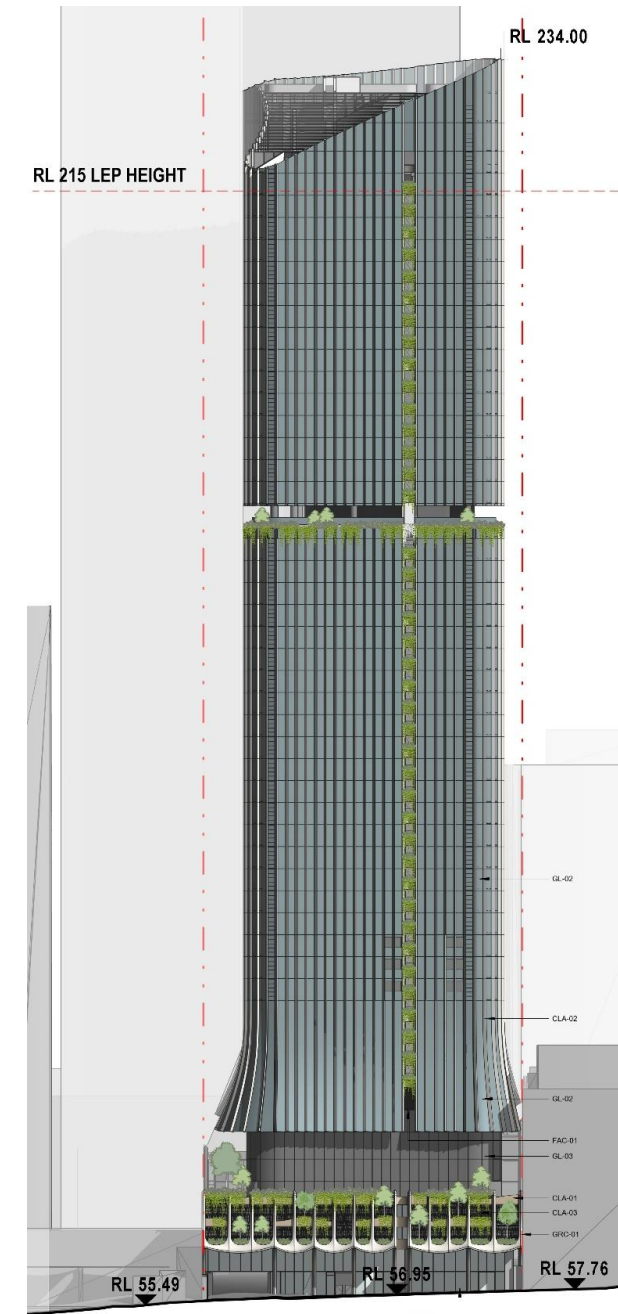
As illustrated, this approach allows for visual transparency and subtle articulation, distinguishing the winter gardens from standard balconies.

Operable elements increase engagement with the public domain, while maintaining weather protection and acoustic performance.

This design move supports a high level of amenity for residents and contributes to a more expressive and active façade composition.



Winter Garden Façade Detail Elevation

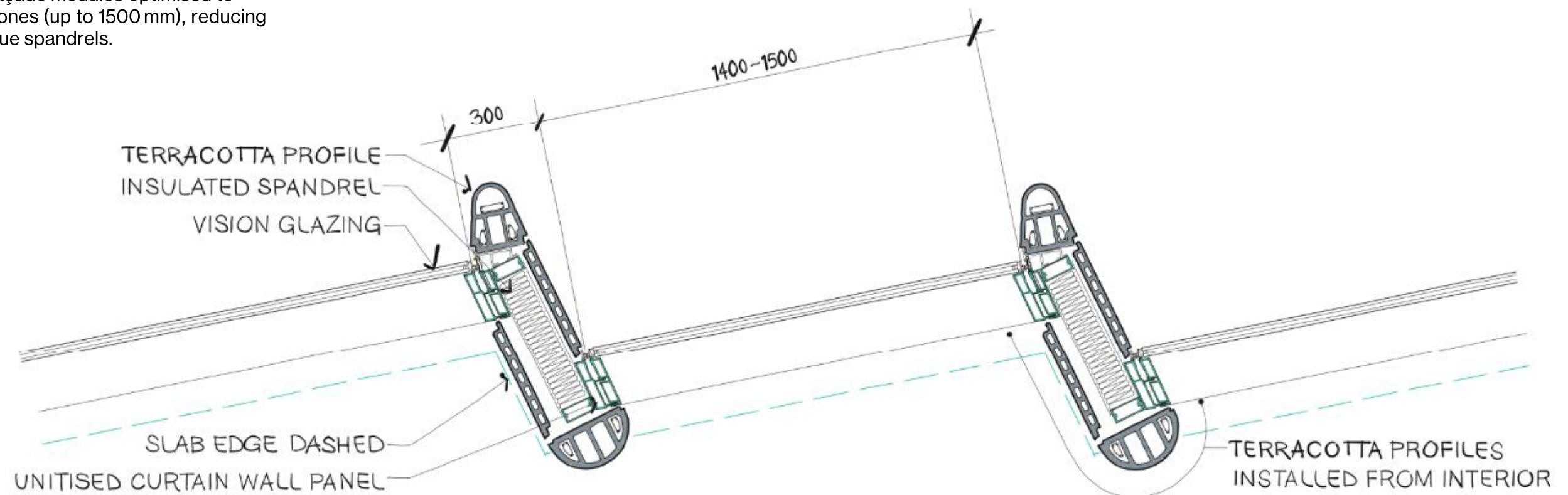


Eastern Elevation

### Item 18 – Built Form and Architecture

18. Pursue use of high-quality materials that maximise the durability and performance of the facade – e.g. terracotta rainscreens.

The façade of 153-157 Walker Street has been carefully designed to maximise durability, performance, and visual depth through the use of high-quality terracotta rainscreens. As shown in the drawing, terracotta profiles are installed from the interior for efficient assembly, paired with insulated spandrels and high-performance vision glazing. This unitised curtain wall system ensures long-term thermal efficiency and material resilience, with façade modules optimised to increase vision zones (up to 1500 mm), reducing reliance on opaque spandrels.



### Item 19 – Sustainability and climate change

19. As the design develops, demonstrate how the proposed sustainability ratings and initiatives, (including any synergies with Country), are manifest in the design.

Please refer to ESD pages 91 & 92 for the proposed sustainability ratings and initiatives for the design.

For further reading, please refer to the *153-157 Walker Street North Sydney Ecologically Sustainable Development Report* by E-Lab Consulting.

### Item 20 – Sustainability and climate change

20. Ensure sustainability drives the architecture in relation to passive design, ventilation and sun-shading relative to orientation. a. provide analysis demonstrating how each facade responds to its orientation, with a focus on mitigating heat gain during warmer months  
b. consider integrated, operable shading, and avoid solutions that rely on treated glazing  
c. provide analysis to demonstrate how all apartments can achieve required internal acoustic levels and also natural ventilation. Include analysis of the external acoustic environment.

The proposal for 153-157 Walker Street places sustainability at the forefront of its architectural design, fundamentally driven by passive design principles, optimal ventilation strategies, and sun-shading tailored to each facade's orientation, all rigorously analysed to ensure high-quality environmental outcomes

- a. Facade Response to Orientation and Heat Gain Mitigation:** Each facade has been carefully articulated to respond to its specific solar orientation, with a primary focus on mitigating heat gain during warmer months. The innovative louvered facade strategy, central to our design, acts as a primary sun-shading device. For facades exposed to significant solar loads, particularly the east and west, the louvered elements are precisely angled to strategically block high-angle summer sun, thereby reducing solar heat gain and minimising reliance on mechanical cooling. Comprehensive analysis, informed by solar modelling, demonstrates the effectiveness of this approach in maintaining comfortable internal temperatures.
- b. Integrated, Operable Shading:** The architectural design prioritises integrated shading solutions over a sole reliance on treated glazing. The louvered system is a prime example of an integrated architectural element that provides inherent sun protection. This approach ensures robust thermal performance and reduces energy consumption associated with cooling. While integrated, the design also considers how residents can further manage their internal environment through potential operable elements within the facade system (where applicable), offering occupants control over light and thermal comfort.
- c. Internal Acoustic Levels and Natural Ventilation:** Please refer to Acoustic Report provided.

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# APPENDIX A: ARCHITECTURAL DRAWINGS

Artist impression

# APPENDIX B: LANDSCAPE

Artist impression

# APPENDIX C: DESIGN VERIFICATION & COMPLIANCE

Artist impression

## DESIGN VERIFICATION

I, Marko Damic, of Architectus Pty Ltd, hereby declare that I am a qualified Architect in accordance with the Architects Act 2003, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I confirm that the design of the proposed mixed-use residential development adheres to the design quality principles set forth in ADG. Where deviations from the ADG objectives occur, comprehensive justifications are provided.

This statement has been prepared on behalf of Freecity Group to support the development application submitted to North Sydney Council for 153-157 Walker Street, North Sydney, NSW 2060.

This statement addresses the nine Design Quality Principles outlined in ADG and subsequently details the objectives contained in Parts 3 and 4.



Marko Damic (reg. 8730)  
Architectus Principal

27/06/2025

ADG - DESIGN QUALITY PRINCIPLES			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<p>Principle 1:</p> <p>Context and Neighbourhood Character</p>	<p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>✓</p>	<p>The proposed design for 153-157 Walker Street presents a high-quality mixed-use development that strategically leverages its prime location within the North Sydney CBD. The architectural narrative pays tribute to the area's inherent natural beauty and cultural heritage, drawing inspiration from significant local landmarks such as Balls Head and Berry Island, as well as the broader context of Cammeraygal Land.</p> <p>This development enhances the public domain and the urban fabric of the locality by integrating a thoughtfully designed internal landscaped through-site link. This feature seamlessly connects Walker Street and Little Walker Street, thereby improving pedestrian connectivity within the North Sydney CBD and facilitating access to Doris Fitton Park.</p> <p>The retail and food and beverage tenancies are strategically oriented towards Walker Street and Little Walker Street, fostering visual connectivity to Doris Fitton Park. This design approach not only promotes active street frontages but also contributes to the creation of vibrant public spaces, enhancing the overall urban experience.</p>
<p>Principle 2:</p> <p>Built Form and Scale</p>	<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>✓</p>	<p>The proposed design for 153-157 Walker Street is meticulously crafted to sit comfortable within the surrounding context, which includes a mix of tall commercial towers and emerging BTR developments for the site, whilst presenting a reduced footprint achieved through enhanced setbacks. This approach facilitates the development of a more elegant and slender tower form, ensuring an appropriate scale and bulk that harmonises with the existing and desired future character of the surrounding streetscape.</p> <p>The design responds thoughtfully to both street frontages, incorporating activated ground-level interfaces that foster engagement with the public domain. Additionally, the provision of internal connectivity enhances the overall quality of the urban environment, contributing positively to the character of adjacent streets and parks while ensuring optimal internal amenity and outlook for occupants.</p>

# Design Verification Statement

ADG - DESIGN QUALITY PRINCIPLES			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Principle 3: Density	<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	✓	<p>The proposed design for 153-157 Walker Street prioritises the delivery of a high level of amenity for residents, ensuring that each apartment is thoughtfully configured to maximise comfort and livability. The development achieves a density that is not only appropriate for the site but also aligns with the existing and projected demographic trends of the area.</p> <p>This density is strategically supported by the surrounding infrastructure, particularly with convenient access to local transport stations, including the North Sydney Train Station and the Victoria Cross Metro Station. Additionally, nearby bus stops further enhance connectivity, providing residents with seamless access to employment opportunities and community facilities.</p>
Principle 4: Sustainability	<p>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.</p> <p>Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</p>	✓	<p>The design promotes high environmental performance, integrating biophilic design principles and passive design strategies. It maximizes natural light and through thoughtful orientation and layout (to note that the design is not required to comply with cross ventilation). The proposal uses sustainable construction materials, energy-efficient appliances, and sun screening devices to minimize energy consumption, and incorporates waste minimization and recycling strategies, alongside a landscape design featuring drought-resistant plants and sustainable irrigation methods.</p>
Principle 5: Landscape	<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.</p>	✓	<p>The proposal includes pedestrian links and internal and external landscaped areas, enhancing green space for residents. Sustainable planting species have been selected to ensure low maintenance and suitability to the local climate.</p> <p>Communal amenities are easily accessible and provide a degree of privacy, with equitable access ensured.</p>

ADG - DESIGN QUALITY PRINCIPLES			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<p>Principle 6:</p> <p>Amenity</p>	<p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p>	<p>✓</p>	<p>The proposal significantly enhances both internal and external amenity by thoughtfully integrating dedicated amenity areas within the development. It is designed to ensure that 75% of the proposed apartments receive a minimum of two hours of direct sunlight during midwinter, specifically between 9 am and 3 pm and 20% receive no solar access. These 20% apartments are oriented southward, limiting their exposure to sunlight due to the prioritisation of significant views, the overall design optimises light access for most residences.</p> <p>Notably, the development excludes residential use below the first ten floors adjacent to Little Walker Street, thereby exempting it from the ADG cross-ventilation compliance requirements. The ADG states that residential apartments above 9 levels are naturally cross ventilated and therefore consistency with the objective is assumed.</p> <p>To further enhance the living experience, the design incorporates generous ceiling heights of 2.7 metres in habitable spaces and a minimum of 2.4 metres in bathrooms, ensuring a sense of openness and comfort throughout the development.</p>
<p>Principle 7:</p> <p>Safety</p>	<p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>✓</p>	<p>Residential, hotel and tenancy entry points are located in high activity and visibility areas to enhance safety, with passive surveillance ensured from all levels. Access lobbies and external areas are well lit, with clear sight lines from active frontages. Additionally, separate lifts are provided for the hotel guests ensuring safety between residents and hotel users.</p> <p>Secure car parking spaces are provided with appropriate allocations for residents, hotel guests, etc. and access to common open spaces is restricted to residents and hotel guests and their visitors using secure entry systems.</p>

ADG - DESIGN QUALITY PRINCIPLES			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<p>Principle 8: Housing Diversity and Social Interaction</p>	<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p>	<p>✓</p>	<p>The development achieves a diverse mix of apartment sizes, offering various housing options for different demographics, living needs, and household budgets.</p> <p>1Bed = 22% / 2Bed = 47% / 3Bed = 12% / 4Bed = 16% / 5bed = 3%</p> <p>Adaptable apartments provided = 60 (20%) Livable apartments provided = 145 (49%)</p> <p>This diverse residential strategy supports a broad range of social groups and aligns with optimal density while considering social impacts. Residential entry points are clearly marked with signage to prevent confusion between hotel and residential entries, ensuring a seamless separation while promoting vibrant street-level activity.</p>
<p>Principle 9: Aesthetics</p>	<p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>✓</p>	<p>The design of 153-157 Walker Street achieves a built form characterised by harmonious proportions and a balanced composition of architectural elements that reflect the internal layout and structure.</p> <p>The façade prominently features locally sourced materials, such as sandstone, which not only pay homage to the region's heritage but also enhance the building's connection to its environment.</p> <p>The tower façade has been meticulously designed to respond to both the local context and environmental conditions, ensuring that it integrates seamlessly with the surrounding streetscape.</p> <p>This thoughtful approach to materials and design elements fosters a visually appealing development that resonates with the character of North Sydney while contributing positively to the urban landscape.</p>

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<b>Part 3 – SITING THE DEVELOPMENT</b>			
Site Analysis	<b>Objective 3A-1</b> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	✓	<p>The Design Report's site survey and analysis thoroughly explore the opportunities and constraints presented by the site within the North Sydney CBD context.</p> <p>As outlined in the design report, two internal courtyard for the residential and hotel lobbies have been meticulously crafted to provide a landscaped private open space for future residents and hotel users. This courtyard serves as an urban response to the adjacent Doris Fitton Park, envisioned as an intimate retreat for leisure and community events.</p> <p>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.</p> <p>Building entry points on Walker Street and Little Walker Street are accentuated through careful massing subtractions, which not only reduce the perceived bulk of the development but also create five appropriately scaled volumes that harmonise with the existing urban context.</p> <p>The proposal is designed to maximise views to significant contextual features such as the Sydney Harbour, North Sydney's iconic skyline, and the nearby parks, enriching the overall architectural expression and enhancing the living experience for residents.</p> <p>The residential apartments layout and stack are also a response the environmental conditions of the context as views, solar and wind conditions.</p>

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<b>Part 3 – SITING THE DEVELOPMENT</b>			
Orientation	<b>Objective 3B-1</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development.	✓	<ul style="list-style-type: none"> <li>The proposed design contribute to and shape their neighbouring streets reinforcing Walker Street urban character and transforming Little Walker Street into a pleasant and activated environment for pedestrian use which is aligned with NS Public Domain Strategy.</li> <li>The apartment configuration on each floor and its internal layout are a direct response to the site solar conditions and key views.</li> </ul>
	<b>Objective 3B-2</b> Overshadowing of neighbouring properties is minimised during mid-winter	✓	<p>The proposed scheme for 153-157 Walker Street features a smaller built form than the approved commercial development, resulting in reduced overshadowing on neighbouring properties throughout the year.</p> <p>This compact design maximises sunlight access, enhancing the amenity for both residents and the surrounding community while fostering a harmonious urban environment.</p>
Public Domain Interface	<b>Objective 3C-1</b> Transition between private and public domain is achieved without compromising safety and security		<p>Access from the surrounding streets to the building entries is marked by entry lobbies that open directly onto public streets and walkways.</p> <p>These lobbies serve as the main address points and its access considers safety in design by being well visible from the public domain.</p>

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 3 – SITING THE DEVELOPMENT			
	<b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced.	✓	<p>The design of the building enhances public amenities by proposing an expanded footpath along Little Walker Street, effectively integrating the public domain into the site. An internal through-site link facilitates connectivity between Walker Street, Little Walker Street, and Doris Fitton Park, promoting pedestrian movement.</p> <p>Additionally, strategically placed awnings provide shelter from varying weather conditions, ensuring year-round comfort and usability. Together, these elements create a more inviting and functional urban environment for both residents and visitors.</p>
Communal and Public Open Space	<b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	✓	<p>The proposal includes indoor and outdoor communal spaces at level 33 for resident use only. The outdoor space has an area of 550 sqm which is more than 25% of the subject site (1928sqm). The internal communal space has 312 sqm. When combining indoor and outdoor communal area these outperform the objectives of the ADG. Lastly due to the design premium location it benefits from 2 or more hours of direct sunlight from East, West and North and it's landscaped with local flora species.</p>
	<b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	✓	<p>The communal space at 153-157 Walker Street, located on Level 33 to capitalise on stunning views, is a beautifully landscaped and inviting area that harmonises with the site's natural slope. This tiered outdoor space features an outdoor dining area, a refreshing pool, and amenities such as evening lounges and a gym, offering residents versatile options for relaxation and socialising.</p> <p>With exceptional solar exposure from the east, west, and north, the space receives more than two hours of direct sunlight daily. A private and display kitchen enhances the communal experience, while a residents' lounge and bar provide elegant venues for gatherings. The landscape is enriched with carefully selected plantings that celebrate the native flora of the region, further enhancing the charm and appeal of this inviting communal space.</p>

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 3 – SITING THE DEVELOPMENT			
	<b>Objective 3D-3</b> Communal open space is designed to maximise safety	✓	<p>The design of the communal open space on Level 33 at 153-157 Walker Street prioritises safety in alignment with Objective 3D-3. Access to this area is restricted to residents only, ensuring a secure environment for all users.</p> <p>To further enhance safety, the communal space is equipped with CCTV surveillance, providing continuous monitoring and peace of mind for residents. This controlled access, combined with strategic design elements, fosters a welcoming yet secure atmosphere, allowing residents to enjoy the beautifully landscaped area with confidence.</p>
	<b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	✓	<p>The design of 153-157 Walker Street effectively achieves this item by enhancing the public open space along Little Walker Street. The proposal includes the widening of the footpath, which not only increases accessibility but also creates a more inviting environment for pedestrians.</p> <p>This improvement contributes to the existing pattern of the neighbourhood by introducing activated frontages that are currently lacking on Little Walker Street. By incorporating vibrant retail and dining options, the design fosters greater interaction and engagement within the public domain, enriching the overall urban experience and seamlessly integrating with the community's needs and character.</p>

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA								
OBJECTIVE	DESIGN CRITERIA			COMPLIANCE	ASSESSMENT			
<b>Part 3 – SITING THE DEVELOPMENT</b>								
Deep Soil Zones	<b>Objective 3E-1</b> Deep Soil Zones are to meet the following minimum requirements			N/A	Typically of most developments within the business zones, there is an expectation that podiums are built to boundary, limiting opportunities for deep soil planting. This is however offset with landscaping that is interwoven throughout the design.			
	Site Area	Min. Dimensions	Deep soil zone (% of site)					
	Less than 650 m2	-	7%					
	650 m2 – 1500 m2	3m						
	Greater than 1500 m2	6m						
Visual Privacy	<b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.			Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		The proposed design generally complies with separation controls. Please refer to design report pages 72 – 75.  <b>Separation to Southern Boundary (141 Walker):</b> <ul style="list-style-type: none"> <li>9 / 6 m (perpendicular to site boundary / Seen as solid wall)</li> <li>12m (perpendicular to glass / seen as glazing)</li> </ul> <b>Separation to Northern Boundary (161/165 Walker Street):</b> <ul style="list-style-type: none"> <li>3 m Average</li> </ul> <b>Separation to Eastern Boundary (146 Arthur Street):</b> <ul style="list-style-type: none"> <li>6.7 m average (perpendicular to site boundary / Seen as solid wall)</li> <li>12m (perpendicular to glass / seen as glazing) to centre line of Little Walker Street</li> </ul> <b>Separation to Western Boundary (110 Walker Street):</b> <ul style="list-style-type: none"> <li>4 m average (perpendicular to site boundary / Seen as solid wall)</li> <li>15m + (perpendicular to glass / seen as glazing) to centre line of Walker Street</li> </ul>		
				Building Height	Habitable rooms and balconies		Non-Habitable rooms	✓
				Up to 12m (4 storeys)	6m		3m	
				Up to 25m (5-8 storeys)	9m		4.5m	
				Over 25m (9+ storeys)	12m		6m	
<b>Objective 3F-2</b> Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			✓	The building façade was meticulously designed to provide adequate privacy to neighboring buildings while retaining key vistas to local context.				
Pedestrian Access and Entries	<b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain			✓	Refer to justification for item 3C-1. All building entries and pedestrian accesses are connected to public domain.			

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<b>Part 3 – SITING THE DEVELOPMENT</b>			
	<b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify	✓	Refer to justification to Item 3C-1 Additionally, all building entries were designed to comply with DDA access, therefore access is not limited to any resident / user.
	<b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations	✓	The design an internal pedestrian link to connect both street frontages and it also promotes pedestrian connectivity from broader North Sydney CDB to Doris Fitton Park.
Vehicle Access	<b>Objective 3H-1</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes .	✓	In alignment with Objective 3H-1, the vehicle access point for 153-157 Walker Street has been strategically positioned east of the development along the Little Walker Street laneway to prioritise safety and minimise conflicts between pedestrians and vehicles. This decision takes into account the high activity levels of Walker Street and the potential risks associated with multiple direct driveway entrances, which could disrupt pedestrian flow and negatively impact the retail experience along active frontages.  By discreetly locating the driveway, we effectively mitigate these concerns while preserving the aesthetic appeal of the area. Our careful planning ensures smooth vehicular operations, enhancing the activation of Little Walker Street and promoting a vibrant, pedestrian-friendly environment that contributes to high-quality streetscapes.
Bicycle and Car Parking	<b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centers in regional areas For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	✓	Vehicle parking provided on levels Basement 02 to Basement 10. The development complies with parking provisions required. Please refer to the parking schedule on drawing A.DA9507 part of the Design Drawing set.

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 3 – SITING THE DEVELOPMENT			
		✓	Please refer to the parking schedule on drawing A.DA9507 part of the Design Drawing set.
	<b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport	✓	Bicycle parking is designated in the plans primarily at the Basement levels to ensure safe access and convenient circulation for cyclists near residential lobbies. The design also includes ample space in the basement for 24 motorbike parking spots.
	<b>Objective 3J-3</b> Car park design and access is safe and secure	✓	Access to the basement levels will be controlled via swipe card access, and motion sensor lights will be installed for enhanced security and energy efficiency. Additionally, access to basement from the laneway will also be controlled with gates off hours to ensure adequate privacy and safety for residents.
	<b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised	✓	The car park is totally below ground floor therefore it creates no visual or environmental impact.
	<b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised	✓	The design does not propose any on-grade parking
	<b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed car parking are minimised	✓	The design does not propose any above parking

# Design Verification Statement

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA				
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT	
Part 4 – DESIGNING THE BUILDING				
	<b>Objective 4A-1</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	✓	Please refer to Chapter 6 of the design report, which demonstrates that the development complies with the Solar Access requirements of the ADG. • Total development compliance 75%
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	N/A	N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	✗	The proposal outperforms the number of apartments which receive 2 hours solar access which is offset by the 5% variance in apartments which receive no solar access. However these apartments still delivery a high level of amenity.
	<b>Objective 4A-2</b> Daylight access is maximised where sunlight is limited		✓	The careful consideration of the building mass assures that the proposal comfortably exceeds min. 70% solar access requirement for 2 hours to primary living and open spaces of units mid-winter, with 75% of the units exceeding this min. requirement.
	<b>Objective 4A-3</b> Design incorporates shading and glare control, particularly for warmer months		✓	The BASIX Certificate validates the achievement of required thermal comfort levels for the development's scale. Proposed materials and finishes in the architectural plans feature shading and glare control elements, an appropriate gazing glare.
Natural Ventilation	<b>Objective 4B-1</b> All habitable rooms are naturally ventilated		✓	All the habitable rooms of the development benefit from natural ventilation through the openings provided.
	<b>Objective 4B-2</b> The layout and design of single aspect apartments maximises natural ventilation		✓	The apartments have minimized depths and emphasize open-plan layouts. Building indentations are strategically designed to facilitate natural cross ventilation through naturally ventilated circulation areas. These indentations are engineered to ensure efficient air circulation or are sufficiently wide to enable effective cross ventilation.

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA					
OBJECTIVE	DESIGN CRITERIA		COMPLIANCE	ASSESSMENT	
Part 4 – DESIGNING THE BUILDING					
	<b>Objective 4B-3</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	N/A	N/A.	
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	✓	Complies. Please refer to Drawings.	
Ceiling Heights	<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	✓	All proposed ceiling heights for the development are 2.7m and comply with the ADG Ceiling Height controls. Refer to the drawings provided.	
		Minimum ceiling height for apartment and mixed-use buildings			
		Habitable Rooms			2.7 m
		Non-Habitable			2.4 m
		For 2 Storey Apartments			2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area
		Attic Spaces			1.8m at edge of room with a 30 degree minimum ceiling slope
	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use			
	<b>Objective 4C-2</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		✓	All the units have compliant ceiling heights in habitable rooms. All apartments were carefully planned to ensure all spaces are well-proportioned.	

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA					
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT		
Part 4 – DESIGNING THE BUILDING					
	<b>Objective 4C-3</b> Ceiling heights contribute to the flexibility of building use over the life of the building	✓	Complies.		
Apartment Size and Layout	<b>Objective 4D-1</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	✓	Refer to the Architectural plans provided.  1 Bed – minimum 53 sqm 2 Bed – minimum 71 sqm 3 + Bed – minimum 153 sqm	
		Apartment Types			Minimum Internal Area
		Studio			35 m2
		1 Bed			50 m2
		2 Bed			70 m2
3 Bed	90 m2				
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.				
	2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	✓	Refer to the Architectural plans provided. All habitable rooms have a window in an external wall of at least 10% of the floor area served.		
	<b>Objective 4D-2</b> Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓	Generally Complies Based on a ceiling height of 2.7 meters, habitable room depths are restricted to 6.75 meters. The design adheres to this requirement, emphasizing open-plan layouts within the proposal. The open-plan layouts generally exceed this depth. This approach is deemed suitable because the kitchens are centrally located, and the main living areas are positioned adjacent to windows and private outdoor spaces within the apartments.	
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓	Generally Complies Three units on the typical floor plan exceed this depth by 1.3 meters, however layouts can readily be adjusted to fall within 8m. If kitchen joinery or other fixed joinery is excluded from the measurement, all instances achieve compliance with the specified depth.	

# Design Verification Statement

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA					
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT		
<b>Part 4 – DESIGNING THE BUILDING</b>					
	<b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space)	✓ Refer to Architectural plans provided.		
		Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓ Refer to Architectural plans provided.		
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	✓ Refer to Architectural plans provided.		
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	✓ Refer to Architectural plans provided.		
Private Open Space and Balconies	<b>Objective 4E-1</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	✓ Refer to Architectural plans provided.		
		Dwelling type		Minimum Area	Minimum Depth
		Studio		4m <sup>3</sup>	
		1 bedroom		8m <sup>3</sup>	2m
		2 bedroom		10m <sup>3</sup>	2m
		3+ bedroom		12m <sup>3</sup>	2.4m
		The minimum balcony depth to be counted as contributing to the balcony area is 1m			
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m.			N/A		
<b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents		✓	The proposed winter gardens are oriented to maximize solar access, located on the with corner of the apartments offering dual views towards adjacent streets and ensuring favourable aspects. Each winter garden is directly accessible from the living spaces, enhancing convenience and usability.		

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA				
OBJECTIVE	DESIGN CRITERIA		COMPLIANCE	ASSESSMENT
<b>Part 4 – DESIGNING THE BUILDING</b>				
	<b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		✓	The design of the Winter Gardens is seamlessly integrated into and enhances the overall architectural form and detail of the building.
	<b>Objective 4E-4</b> Private open space and balcony design maximises safety		✓	All winter gardens are equipped with operable and static panels that ensure adequate safety for residents.
Common Circulation and Spaces	<b>Objective 4F-1</b> Common circulation spaces achieve good amenity and properly service the number of apartments.	1. The maximum number of apartments off a circulation core on a single level is eight	✓	Generally complies. From floor 8 to floor 14 each floor has a total of 10 units. Above level 15 all floors have 8 or less apartments.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	✗	The proposed design has a total of 296 units and a total of 6 lifts serving these units which results in 49 units per lift contrary to the 40 units per lift requirement. The lifting calculation was done by a certified professional which concluded that this number of units could adequately be served by 6 lifts.
	<b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents		✓	The proposal features appropriately proportioned widths and robust materials for both internal circulation spaces, fostering communal interaction.
	<b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		✓
	Dwelling Type	Storage size volume		
	Studio	4 m3		
	1 Bed	6 m3		
	2 Bed	8 m3		
	3 Bed +	10 m3		

# Design Verification Statement

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 4 – DESIGNING THE BUILDING			
	<b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments	✓	Additional storage options are available in a secure basement storage area situated behind designated parking spaces, or in dedicated storage zones within the basement next to the residents' lift core and parking. These storage allocations do not exceed 50% of the total storage requirement.
	<b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout	✓	Refer to the Acoustic Report provided.
	<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments	✓	Living areas and bedrooms are situated in zones distinct from shared communal spaces within the building.
Noise and Pollution	<b>Objective 4J-1</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	✓	Refer to the Acoustic Report provided.
	<b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	✓	Refer to the Acoustic Report provided.
Apartment mix	<b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future	✓	The design proposes a thoughtfully balanced mix of apartment types and sizes to enhance the diversity of residential accommodation options available.
	<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building	✓	At the building ends and corners, larger apartments are placed, while adaptable and comfortable living spaces are evenly distributed throughout the tower.
Ground Floor Apartments	<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located	N/A	N/A
	<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents	N/A	N/A

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 4 – DESIGNING THE BUILDING			
Facades	<b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area	✓	Refer to the provided building elevations.
	<b>Objective 4M-2</b> Building functions are expressed by the facade	✓	The façade design both reflects and enhances the building's internal functions, using thoughtfully selected materials and strategy through building form. Each façade element and form such as winter garden and glazing is purposefully crafted, optimizing solar access and ventilation. Natural light is also introduced to lobby corridors through a glazed and landscaped slot.
Roof Design	<b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street	✓	The roof of the proposed scheme is seamlessly integrated into the overall building design, creating a unified architectural element with the tower. This cohesive approach ensures that the roof and tower function as a singular entity, enhancing the aesthetic appeal of the structure.  The roof design is meticulously crafted to conceal all technical equipment and plant rooms from view, ensuring that no mechanical elements are visible from any street. This thoughtful consideration maintains the visual integrity of the building while contributing to the overall elegance of the design.
	<b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised	✓	The roof of the proposed design is purely for use of plantroom space.
	<b>Objective 4N-3</b> Roof design incorporates sustainability features	✓	The roof design thoughtfully incorporates the potential for photovoltaic panels, allowing for up to 38% of the total roof area to be dedicated to PV panel installation. Roof area= 538sqm / PV area= 207 sqm

# Design Verification Statement

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 4 – DESIGNING THE BUILDING			
Landscape Design	<b>Objective 4O-1</b> Landscape design is viable and sustainable	✓	<p>Planting will be 100% native with the added intention to choose endemic species wherever possible to enhance the local biodiversity and support Caring for Country.</p> <p>The proposal aims to seamlessly integrate with the surrounding urban fabric while providing residents with high-quality, functional, and aesthetically pleasing outdoor spaces. The design incorporates sustainable practices, such as native plantings, efficient water management systems, to promote environmental stewardship and enhance the overall quality of life for residents.</p> <p>Refer to the Landscape Report and Drawings provided.</p>
Planting on Structures	<b>Objective 4P-1</b> Appropriate soil profiles are provided	✓	<p>Soil profiles on structure are provided to at least meet the ADG minimum standards as set out in Table 5. On lower floors this is via raised planters, on level 33 this is via a total floor set down for the entire level allowing planting to finish flush with surrounding spaces, and on the facades this via an undulating planting depth of at least 400mm suitable for ground covers and up to 800mm suitable for small trees / tree ferns as proposed. Planters are contiguous in most locations to maximise overall soil volume.</p> <p>Refer to the Landscape Report and Drawings provided.</p>
	<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance	✓	<p>The planting design references native plant communities of the North Sydney region and is tailored to suit the specific microclimates of the site. Drainage and irrigation will be provided to all planters.</p> <p>Refer to the Landscape Report and Drawings provided.</p>
	<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces	✓	<p>Planting has been incorporated on balconies, terraces, podiums, and light corridors to help define spaces and improve the aesthetic qualities of the COS. These planted spaces are thoughtfully integrated within the development, featuring species that enhance biodiversity, capture the sense of place, and respond to distinct microclimates.</p> <p>Refer to the Landscape Report and Drawings provided.</p>

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<b>Part 4 – DESIGNING THE BUILDING</b>			
Universal Design	<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members	✓	The development features a varied assortment of apartment sizes, catering to a spectrum of demographic groups, living requirements, and financial capacities. Additionally, the proposal also include affordable housing offer.  Refer to the Access Report and Drawings provided.
	<b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided	✓	20% adaptable units have also been provided.  Refer to the Access Report and Drawings provided.
	<b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs	✓	The proposal offers a distribution of apartment sizes as follows: 22% one-bedroom units, 47% two-bedroom units, 12% three-bedroom units, 16% four-bedroom units and 3% 5 bedroom units. This inclusive residential approach meets the needs of various social groups, ensures optimal density, and considers social implications comprehensively.
Adaptive Reuse	<b>Objective 4R-1</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	N/A.
	<b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	N/A.
Mixed Use	<b>Objective 4S-1</b> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	✓	Proposal includes retail spaces on the ground floor, with residential levels beginning well above this zone (level 08). To enhance accessibility and maintain public engagement, residential entrances are distinct from retail entries, ensuring seamless separation while promoting vibrant street-level activity.

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 4 – DESIGNING THE BUILDING			
	<b>Objective 4S-2</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	✓	Pedestrian and vehicle access will be controlled through swipe cards and intercom systems, supplemented by extensive security camera surveillance. Service zones for parking, hotel, retail facilities are positioned away from residential access, with access off Little Walker Street. Refer to CPTED Report provided.
Awnings and Signage	<b>Objective 4T-1</b> Awnings are well located and complement and integrate with the building design	✓	The proposed ground-level awnings are designed to offer noise reduction, smoking protection, privacy, and comfort for both pedestrians, residents and hotel users. They are proposed to be built in Glass reinforced concrete and its structure harmonizes with the overall design vision of the podium proposal.  Refer to Architectural drawings and Design Report.
	<b>Objective 4T-2</b> Signage responds to the context and desired streetscape character	✓	Residential entry points will be distinctly marked with signage to eliminate any confusion with other entrances. Security gates well-placed signage, and intuitive wayfinding will clearly delineate public areas from private spaces, enhancing safety for both residents and general users.
Energy Efficiency	<b>Objective 4U-1</b> Development incorporates passive environmental design	✓	The development is accompanied by a BASIX Certificate, which verifies that it meets the required thermal performance standards. Additionally, a NatHERS Assessment has been conducted, detailing the outcomes of the environmentally sustainable design.  Refer to BASIX and NatHERS Assessment Report provided.

# Design Verification Statement

ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
<b>Part 4 – DESIGNING THE BUILDING</b>			
Energy Efficiency	<b>Objective 4U-2</b> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	✓	The design of the building mass ensures that the proposal significantly surpasses the minimum requirement of 70% solar access for two hours to primary living and open spaces of units during mid-winter, with 75% of the units exceeding this standard. Refer to the Design Report provided.
	<b>Objective 4U-3</b> Adequate natural ventilation minimises the need for mechanical ventilation	✓	In alignment with Objective 4U-3, the design of 153-157 Walker Street is optimally equipped with internal courtyards and outdoor access points on each floor, significantly enhancing natural ventilation throughout the development. This thoughtful configuration encourages cross-ventilation and allows fresh air to circulate freely, reducing the reliance on mechanical ventilation systems.
Water Management and Conservation	<b>Objective 4V-1</b> Potable water use is minimised	✓	Rainwater is harvested and recycled, and the landscaping features low-water-use plants. Water efficient fittings and appliances are used throughout. Refer to Basix report provided.
	<b>Objective 4V-2</b> Urban stormwater is treated on site before being discharged to receiving waters	✓	Refer to Civil Engineers Stormwater Drawings and Report provided.
	<b>Objective 4V-3</b> Flood management systems are integrated into site design	✓	Refer to the Flood Impact and Risk Management Report provided.

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ADG - DESIGN OBJECTIVES AND DESIGN CRITERIA			
OBJECTIVE	DESIGN CRITERIA	COMPLIANCE	ASSESSMENT
Part 4 – DESIGNING THE BUILDING			
Waste Management	<b>Objective 4W-1</b> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓	Waste room is strategically located on lower ground with no impact on streetscape, building main entries and amenity of residents.  Refer to Waste Consultants OWMP provided.
	<b>Objective 4W-2</b> Domestic waste is minimised by providing safe and convenient source separation and recycling	✓	Waste chute is installed for general waste, while recycling bins are available on each floor of the building.  Refer to Waste Consultants OWMP provided.
Building Maintenance	<b>Objective 4X-1</b> Building design detail provides protection from weathering	✓	The design, detailing, and materials have been meticulously selected to ensure the building's protection against the elements.
	<b>Objective 4X-2</b> Systems and access enable ease of maintenance	✓	The design avoids the need for external scaffolding for maintenance access. Manually operated systems such as blinds, sunshades, and curtains have been provided, with no mechanical systems included.
	<b>Objective 4X-3</b> Material selection reduces ongoing maintenance costs	✓	The design and material selection are tailored to the location and maintenance requirements. The proposal incorporates durable, low-maintenance materials with long lifespans, such as sandstone, terracotta, concrete, and aluminum. These materials are robust, high-quality, and chosen for their durability. Additionally, surfaces like painted masonry are easy to clean, ensuring the building remains in excellent condition with minimal upkeep.

## Objective 1

**Better fit**  
**Better fit contextual, local and of its place.**

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

The design responds holistically to the site's environmental context and the urban character of North Sydney CBD. The ground plane is carefully planned to enhance permeability through a new internal through-site link between Walker Street and Little Walker Street, strengthening local pedestrian connections.

Active frontages on both streets align with the North Sydney Public Domain Strategy, supporting street activation and improved public amenity. Increased setbacks along Little Walker Street enhance the public domain, transforming it into a more welcoming and walkable space for the community.

## Objective 2

**Better performance**  
**Better performance is sustainable, adaptable and durable.**

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

The proposal integrates a range of Environmentally Sustainable Design (ESD) strategies that reflect a strong commitment to sustainability and align with current industry best practice.

Key features include the incorporation of renewable energy systems, biophilic design principles, promotion of sustainable transport options, and measures to optimise operational waste management.

These initiatives will be further refined and detailed through later design phases.

## Objective 3

**Better for community**  
**Better for community is inclusive, connected and diverse.**

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

The proposed design aims to foster an inclusive and equitable urban environment by offering a diverse mix of apartment types including affordable housing, from 1-bedroom dwellings to large family-oriented penthouses. This variety supports a broad demographic and promotes social diversity within the building. The integration of ground plane activation and an hotel component encourages economic inclusivity and community interaction, contributing to a resilient and engaging precinct. The proposal creates a welcoming public interface, reinforcing accessibility and a sense of belonging for all users.

## Objective 4

**Better for people**  
**Better for people is safe, comfortable and liveable.**

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

The design of 153-157 Walker Street places people at the centre of its approach, prioritising safety, comfort, and accessibility across all public and shared spaces.

The through-site link and widened setbacks along Little Walker Street enhance pedestrian amenity, offering generous circulation, passive surveillance, and clear sightlines.

Human comfort is further supported through the integration of active frontages, landscaping, and sheltered areas that improve microclimate conditions and encourage year-round use. These elements work together to create a welcoming, functional, and enjoyable public domain.

## Objective 5

**Better working**  
**Better working is functional, efficient and fit for purpose.**

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

The design prioritises functional, efficient, and fit-for-purpose spaces. By addressing the specific programmatic requirements, the design enhances usability and adaptability, allowing spaces to evolve with future needs.

Each element is tailored for efficiency, from the layouts of residential areas to communal spaces that encourage interaction. This approach maximises the building's utility and ensures it remains a valuable asset for residents and the community. By focusing on functionality and adaptability, the design ensures that the spaces within 153-157 Walker Street will be well-utilised over time.

## Objective 6

**Better value**  
**Better value is creating and adding value.**

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

The design of 153-157 Walker Street delivers better value by integrating hotel, residential, retail, and food and beverage (F&B) uses, enhancing community benefits. This diverse mix fosters vibrancy and improves quality of life.

The hotel attracts corporate guests and boosts local businesses through increased foot traffic. By minimising operational costs, the development remains sustainable and provides a strong return on investment, creating shared value in the built environment.

## Objective 7

**Better look and feel**  
**Better look and feel engaging, inviting and attractive.**

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

The design of 153-157 Walker Street prioritises a welcoming and attractive environment. Aesthetic quality enhances the building's surroundings, encouraging community interaction and enjoyment.

Thoughtful design elements, including appealing façades and landscaped public spaces, foster positive engagement, ensuring the development becomes a valued part of the community for residents and visitors alike.

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