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# 4 Proof of Concept Design



The proof of concept design has been developed to demonstrate how a high quality design capable of achieving design excellence can be developed in compliance with the proposed planning envelopes.

The proposal utilises opportunities provided by the dramatic roof form derived directly from solar planes to create interest and provide a sympathetic addition to the rapidly transforming North Sydney skyline.

88 Walker Street

110 Walker Street

122 Arthur Street  
LEP Envelope

132 Arthur Street  
LEP Envelope

140 Arthur Street  
LEP Envelope

146 Arthur Street  
LEP Envelope

ZURICH

# Concept Design

## 4.1 Ground Connections

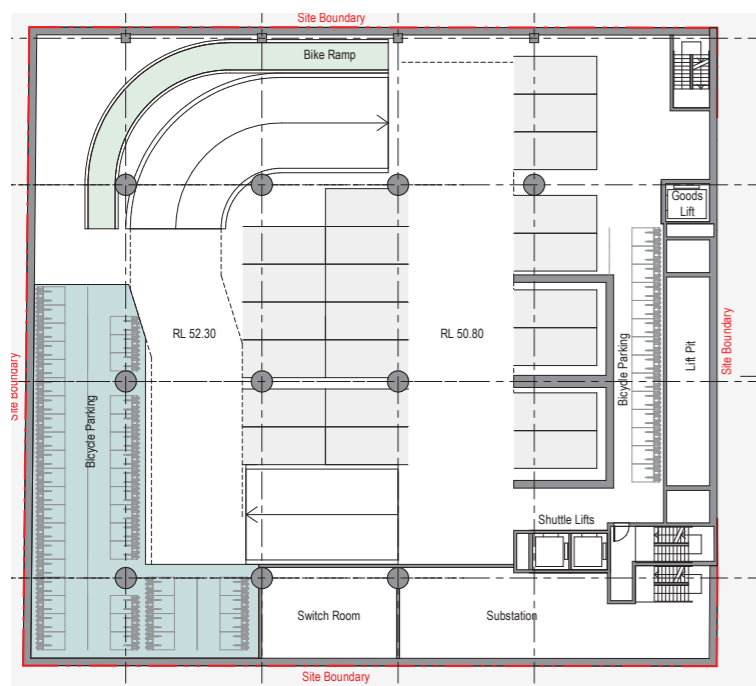
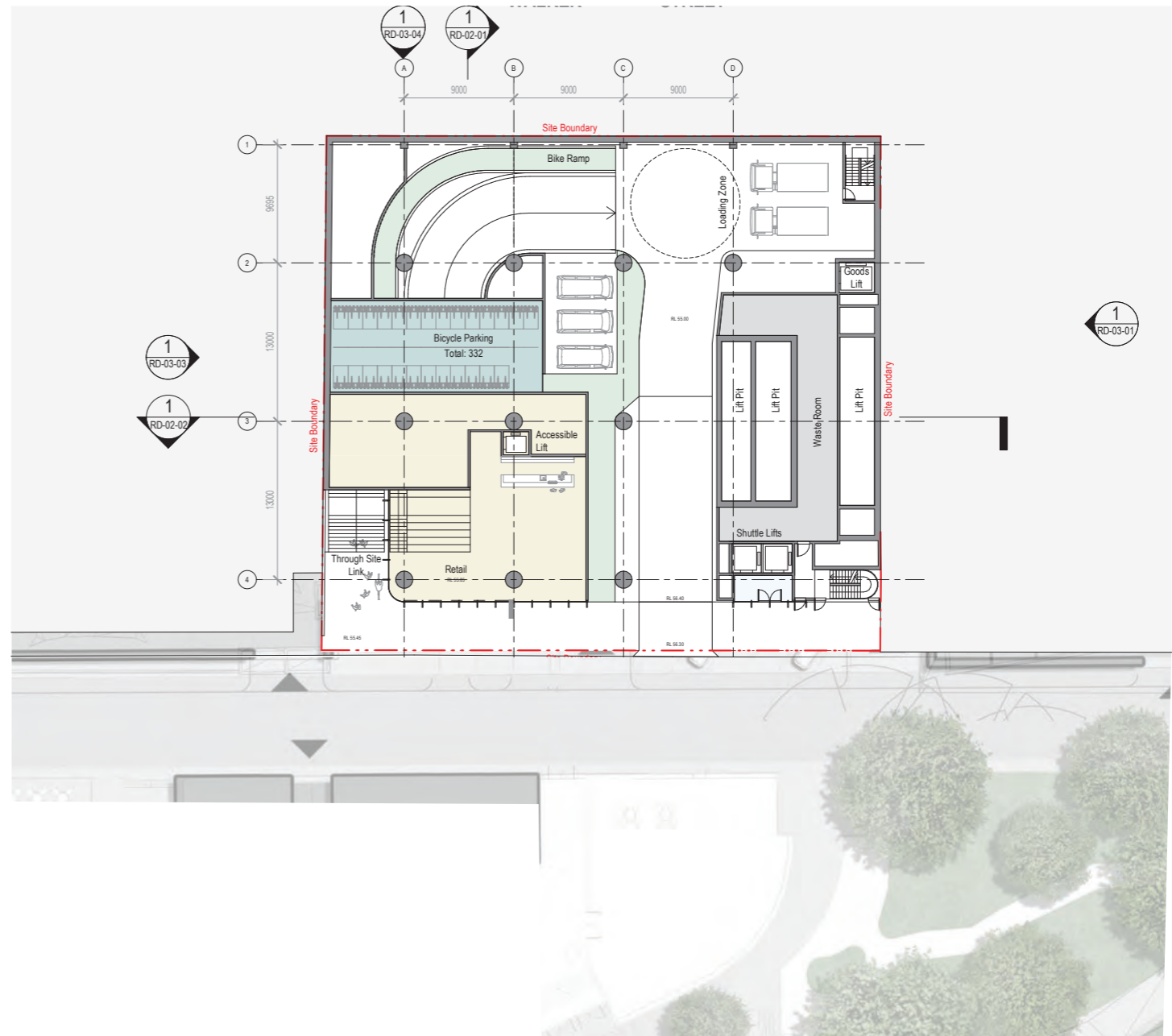
### Basement + Lower Ground Level - Little Walker Street

The lower ground level features an open through site laneway east-west link located along the southern boundary of the site. This through site link is a natural extension of mid site precinct links connecting the new Victoria Cross Metro station with the landscaped public space of Doris Fitton Park. The link will be activated with small retail zone.

The Little Walker Street frontage utilises the natural site contours to place the main carparking and service zone on the low point of the site with simple access to loading zone and further into basement car parking levels. Two DDA accessible lifts have been provided along the street connecting basement bicycle parking, Little Walker St, ground level lobby and Level 1 EOT, assuring simple access for people with disabilities.

As suggested by the Council officers and in anticipation of future upgrades to Little Walker Street an additional retail activation along this frontage has been proposed with a corner retail tenancy activating both the through-site link and the Little Walker streetscape.

A typical Basement level will feature a maximum of 36 spaces, whilst a dedicated bicycle ramp will provide access to storage area on B1 (shown below).



# Concept Design - Option B

## 4.2 Ground Level Lobby

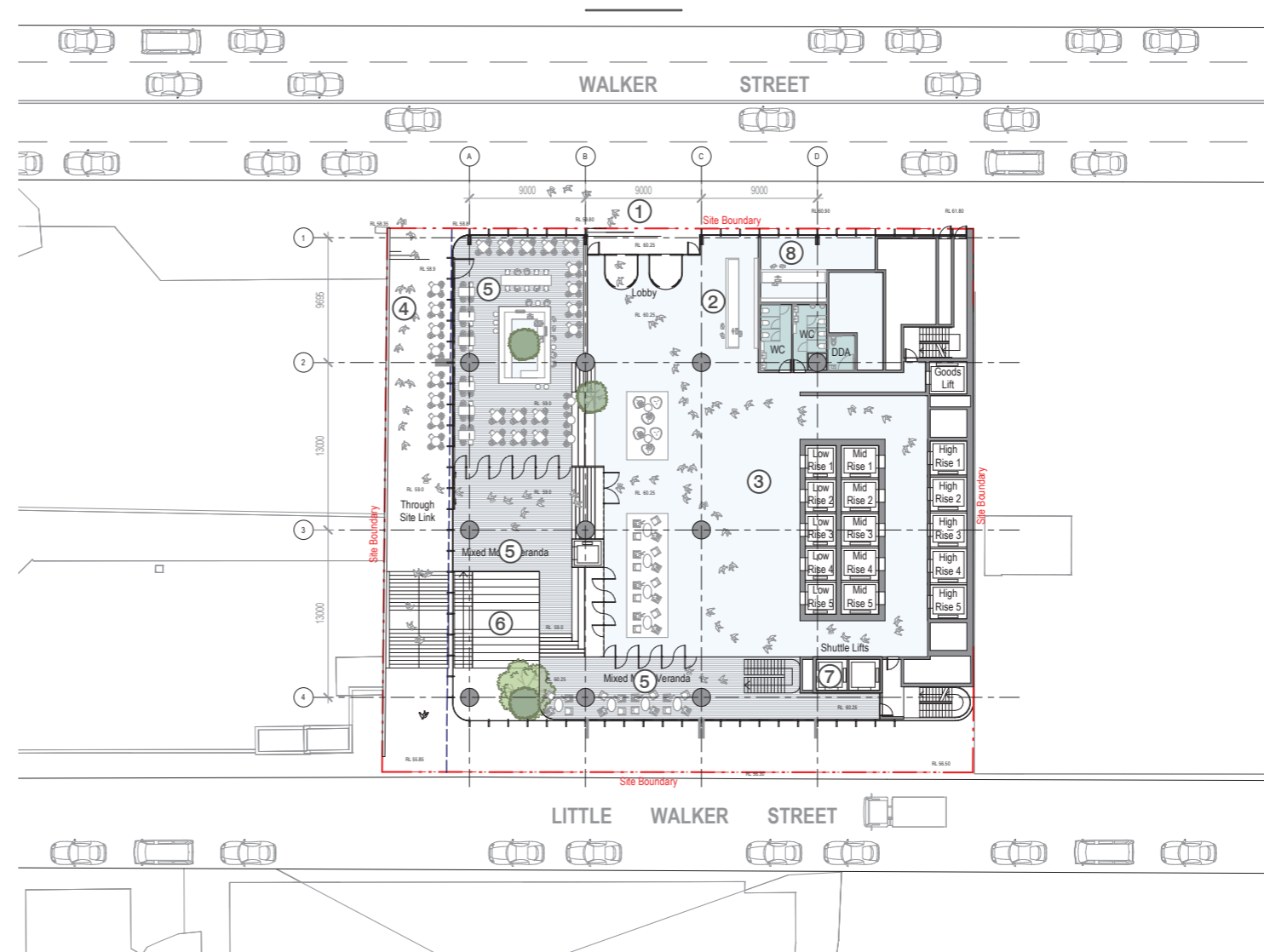
### Ground Floor

The ground floor provides an active frontage to Walker Street through a large multipurpose ground level lobby space and series of f&b retail zones.

The lobby utilises existing natural topography to present itself as an elevated platform with excellent views towards Doris Fitton Park and Sydney Harbour beyond, as well as stepped amphitheatre link to Little Walker St. This allows for F&B integration within the commercial lobby fitout and effective extension of the public realm within the entire footprint of the development.

The enclosed lobby zone is enveloped by an active naturally ventilated 24/7 accessible verandah space that incorporates DDA lifts connecting two streets and resolving level change between Walker and Little Walker Streets.

Alongside the Southern boundary the scheme envisages an open through site link by a virtue of 24/7 accessible public laneway which will be further activated by Lower Ground Level retail. The laneway connection will form an important part of the east-west mid block links extending towards the new metro station.



### Legend:

- 1. Main Lobby Entry
- 2. Reception Desk
- 3. Low-Mid-High Lift Banks
- 4. Through Site Link (5m wide)
- 5. Naturally Ventilated Verandah Area
- 6. Amphitheatre Space
- 7. EOT and DDA Lifts
- 8. Small Retail on Walker Street

# Concept Design

## 4.3 Typical Levels

### Commercial Office

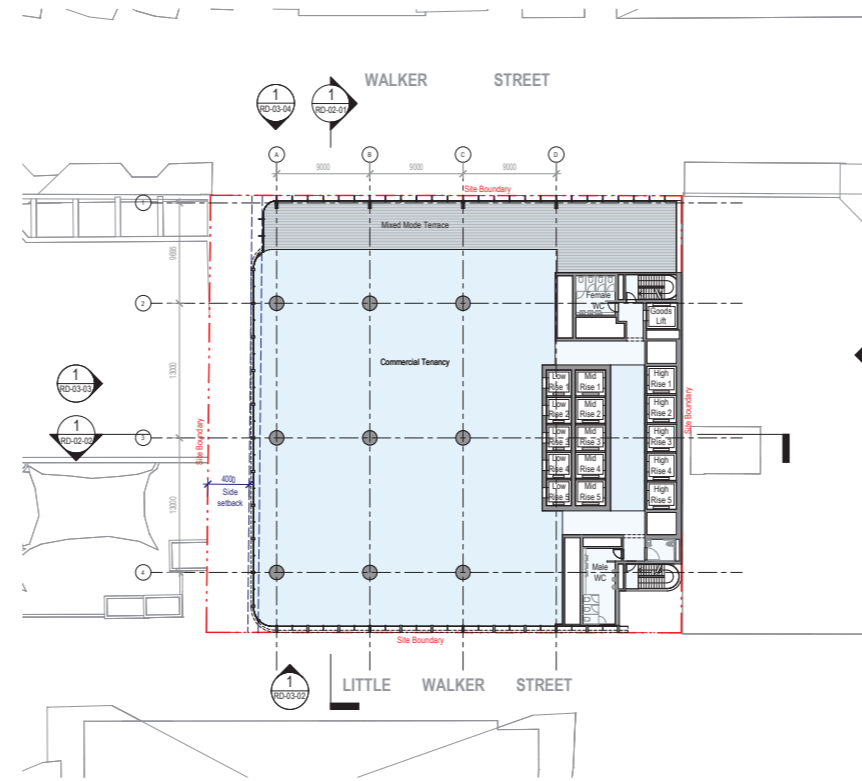
The typical office levels feature excellent solar and view amenity, are well proportioned and have adequate size for a PCA Premium or A-Grade commercial space.

The podium commercial levels are quite flexible and feature a naturally ventilated (or mixed mode) verandah space along Walker Street frontage which could be constructed using mass timber technology. This space could act as a breakout space or could simply provide an alternative flexible zone catering for range of collaborative or co-working uses.

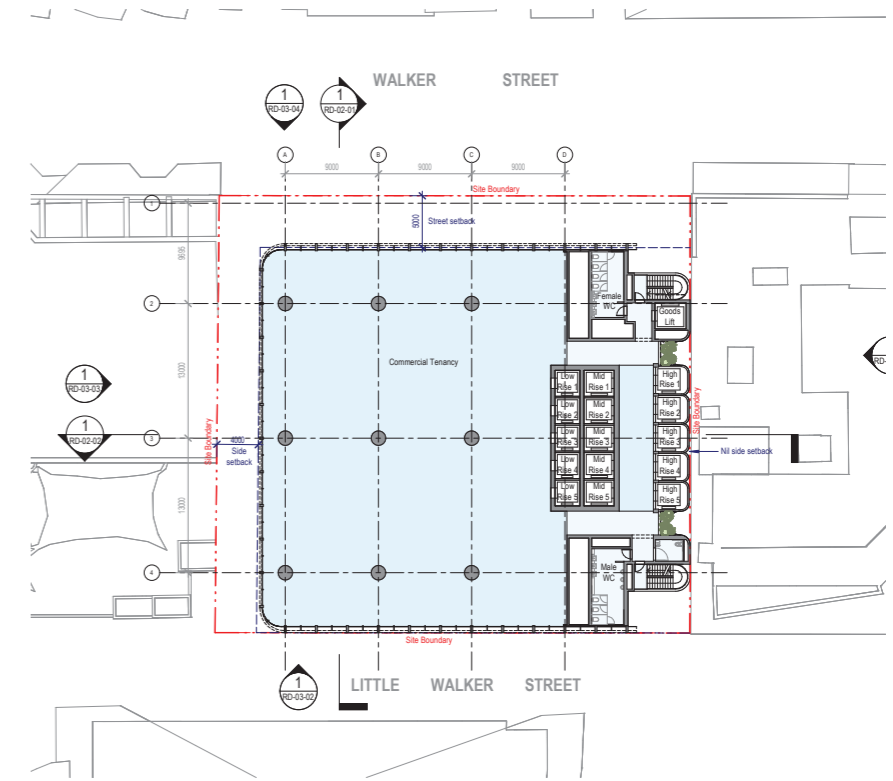
The proposal features an efficient structural grid with no column transfers allowing for highly flexible commercial fitouts.

The building features side core located on the northern boundary that utilise glass lifts to activate the facade and provide amenity to the space between lift cores. The core has been carefully designed to create recess zone where landscape elements could be located providing amenity as well as screening the northern facade and minimising solar heat gain.

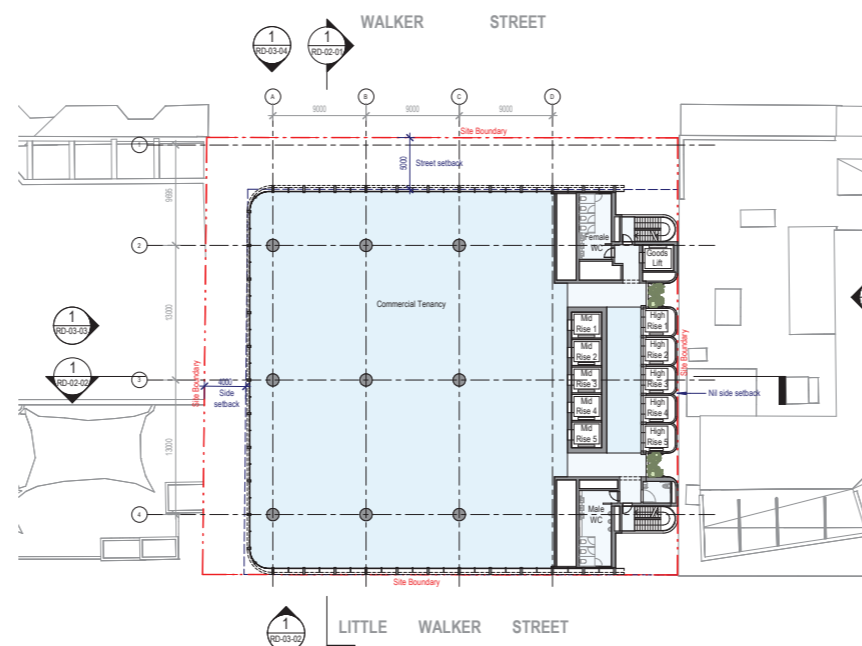
Additionally the fire stairs has been located on the perimeter of the building featuring glass facade (with pyrolitic glass and drenches) that allows for vertical connectivity between the plates without loss of NLA. A similar core strategy has been successfully demonstrated in recently completed 100 Mount Street development located in the near proximity of the subject site.



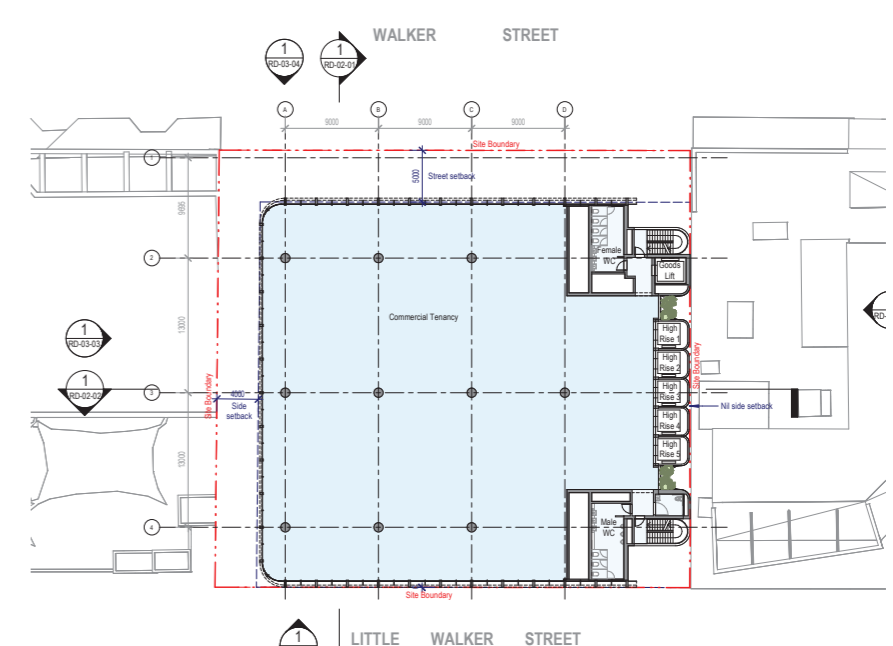
Typical Podium Plan



Typical Low-Rise Plan



Typical Mid-Rise Plan



Typical High-Rise

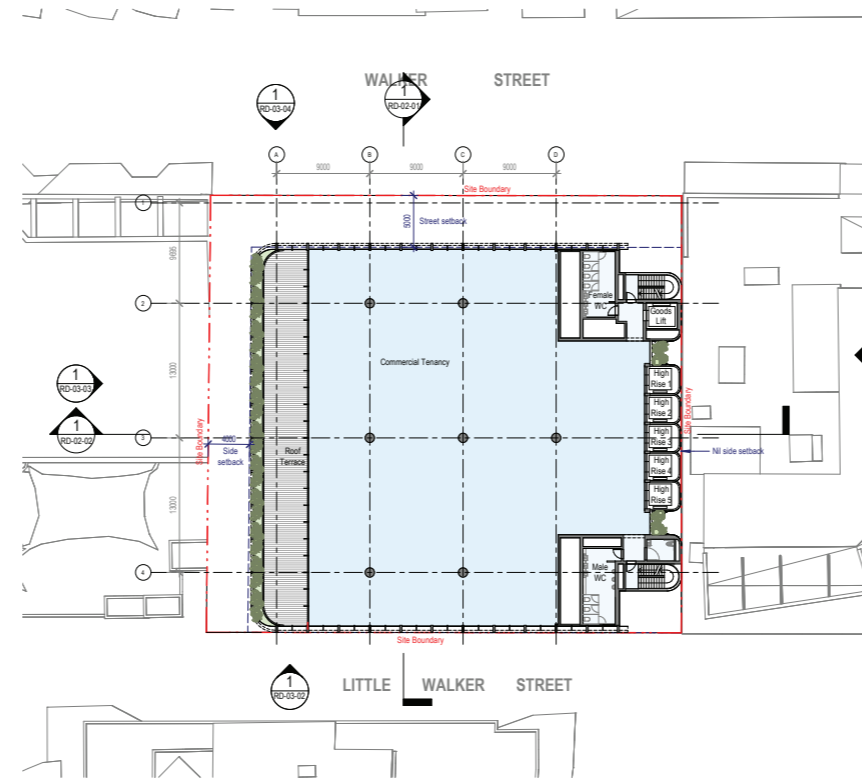
# Concept Design

## 4.4 Typical Levels

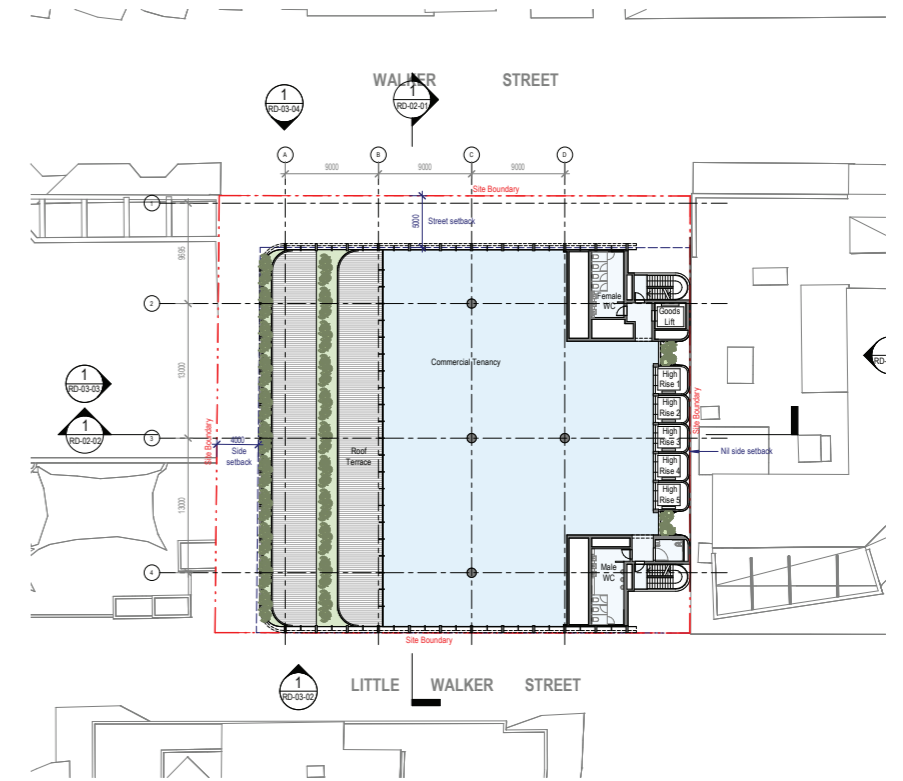
### Commercial Office - Crown

The office crown adopts stepping typology to minimise shadowing impacts and articulate roof area by reflecting the solar plane.

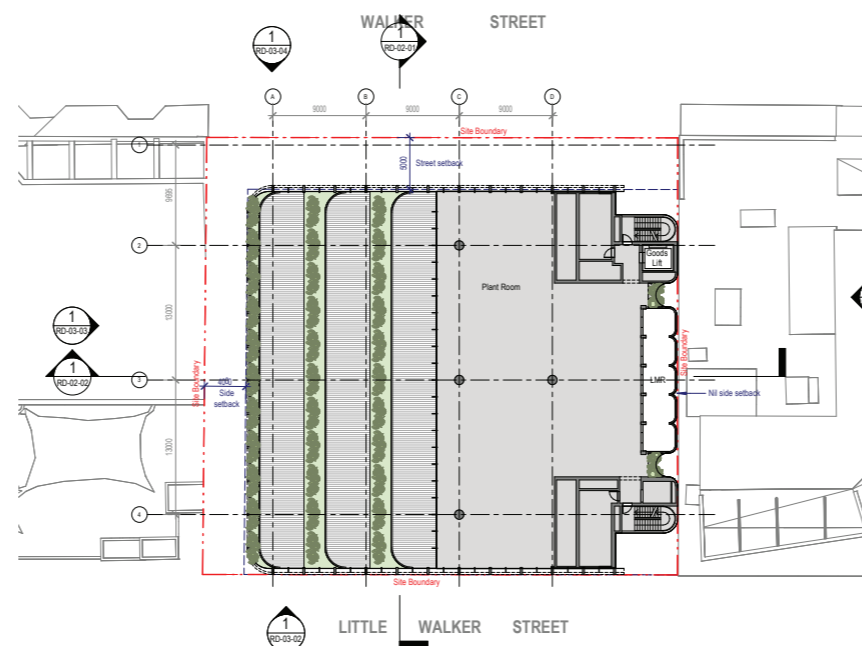
While there is some small impact on efficiency, the benefit is that greater number of office floorplates will feature outdoor terrace areas enjoying excellent views of Sydney harbour.



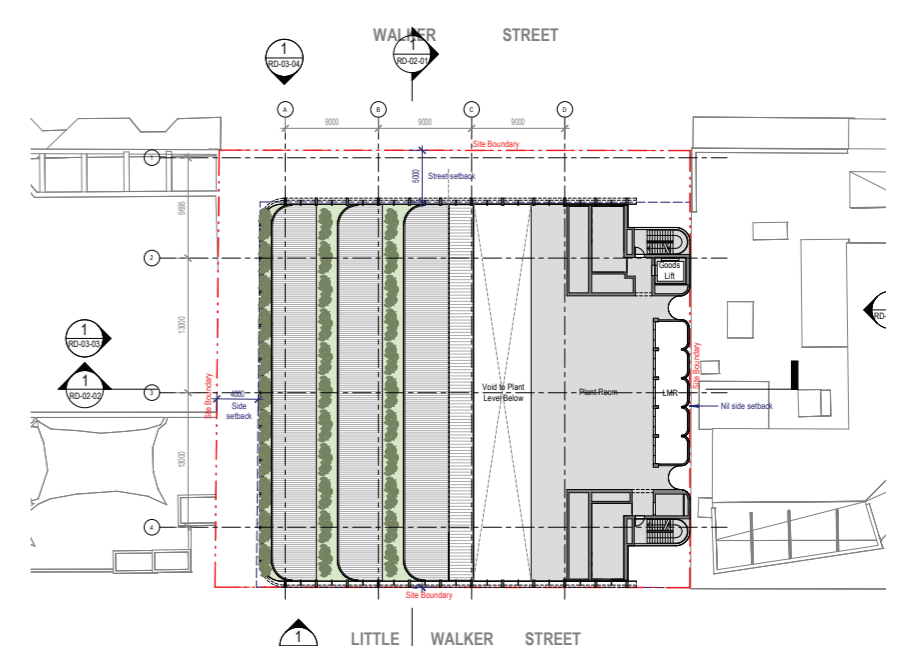
Level 40 High-Rise Terrace Plan



Level 41 High-Rise Terrace Plan



Level 42 High-Rise Terrace/Plant Plan

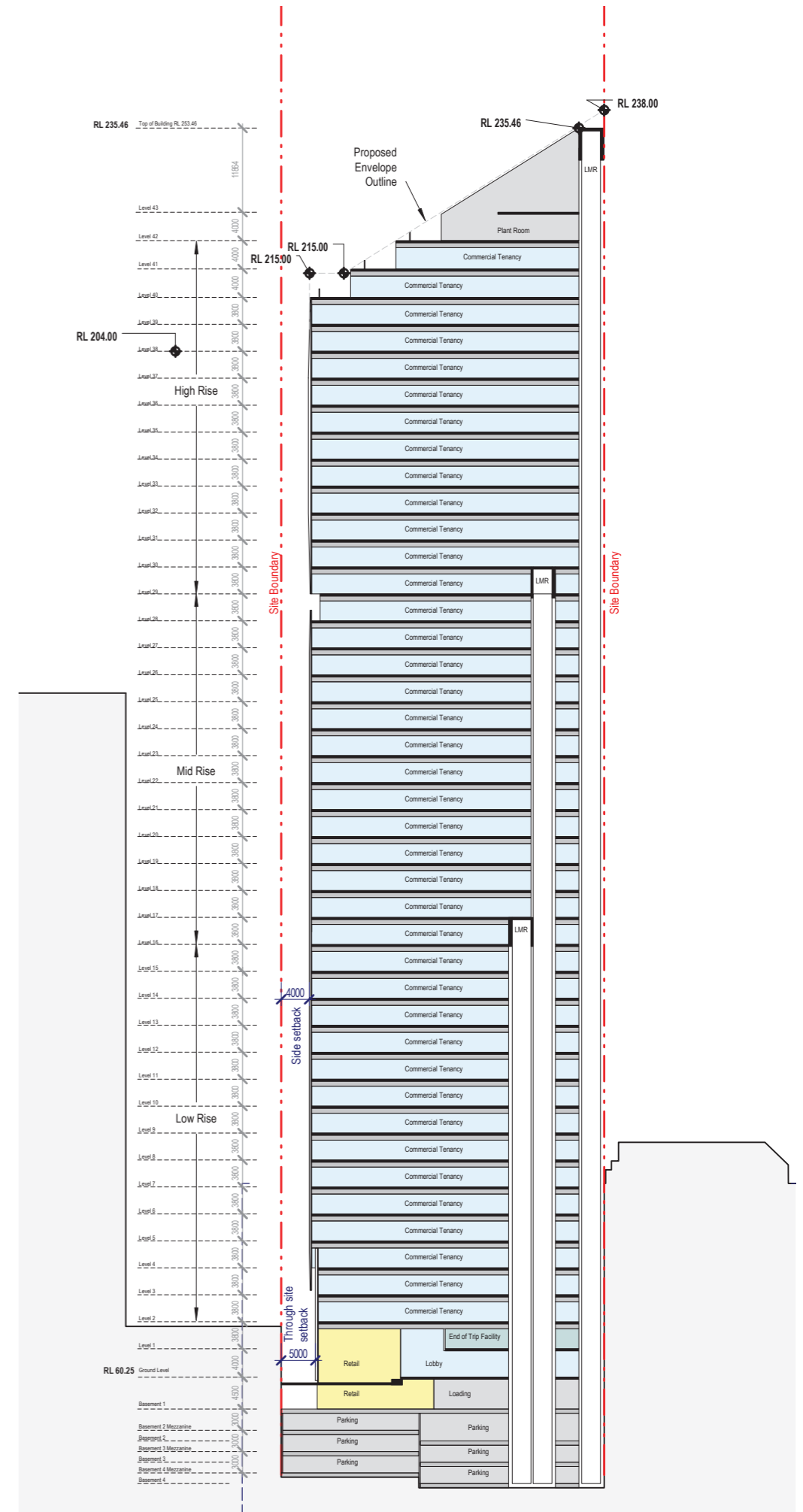
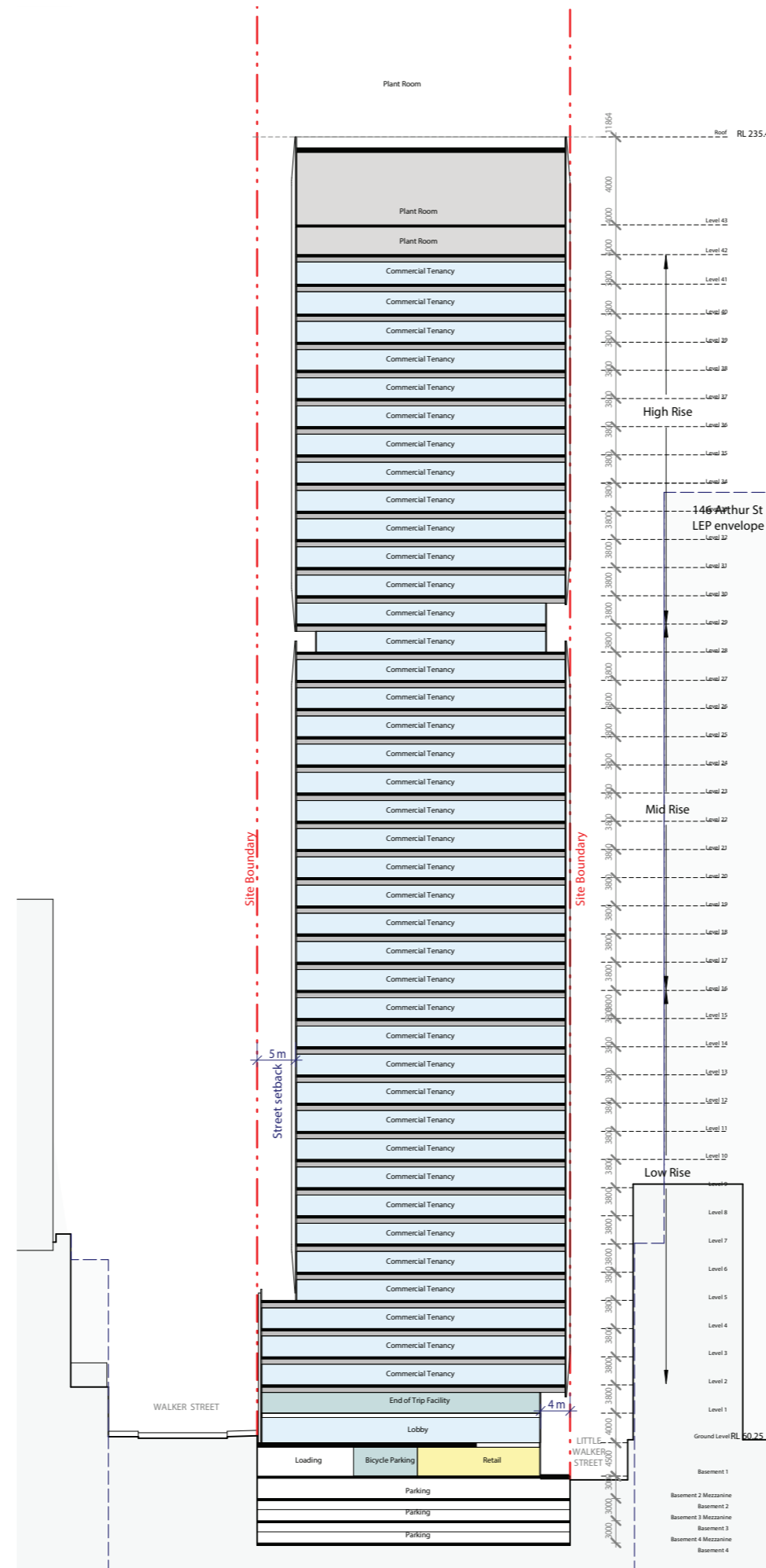


Level 43 Roof / Plant Crown Plan

# Concept Design

## 4.5 Sections

The concept design shows a simple triple stack commercial tower organisation with by floor plant room strategy and double stacked roof level plant zone that assures efficient servicing concept.



The proof of concept design explores the unique opportunity the subject site provides by creating an active and DDA compliant pedestrian connection between Victoria Cross Metro precinct and Doris Fitton Park, one of the few proper park spaces within North Sydney CBD.

By elevating the building form and providing ample naturally ventilated, verandah, spaces within the base of the tower, the public realm has been effectively expanded to occupy the entire building footprint that assures spaces that can be occupied year round even at times of adverse weather conditions.





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# APPENDIX A

## Planning Proposal Envelope Drawings



# APPENDIX B

## Reference Design Drawings



# APPENDIX C

## Shadow Analysis

produced by CAD Draft Pty Ltd

# 153-157 Walker Street, North Sydney

## Reference Design

Sheet Number	Sheet Name
RD-01-01	Site Plan
RD-01-02	Basement Level 04
RD-01-03	Basement Level 03
RD-01-04	Basement Level 02
RD-01-05	Basement Level 01
RD-01-06	Ground Level
RD-01-07	Level 1 (Low Rise Podium)
RD-01-08	Levels 2-4 (Low Rise Podium)
RD-01-09	Levels 5-14 (Low Rise Typical)
RD-01-10	Level 15 (Mid Level Plant)
RD-01-11	Levels 16-28 (Mid Rise Typical)
RD-01-12	Levels 29-39 (High Rise Typical)
RD-01-13	Level 40 (High Rise Terrace)
RD-01-14	Level 41 (High Rise Terrace)
RD-01-15	Level 42 (Roof Plant)
RD-01-16	Level 43 (Roof Plant)
RD-01-17	Roof
RD-02-01	Section East West
RD-02-02	Section North South
RD-03-01	North Elevation
RD-03-02	East Elevation
RD-03-03	South Elevation
RD-03-04	West Elevation
RD-04-01	Perspective 1 - Looking North
RD-04-02	Perspective 2 - Looking North with LEP Context
RD-04-03	Perspective 3 - Laneway



153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Drawing List**  
RD-00-01  
  
18/06/21

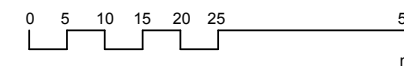
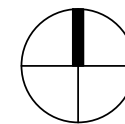
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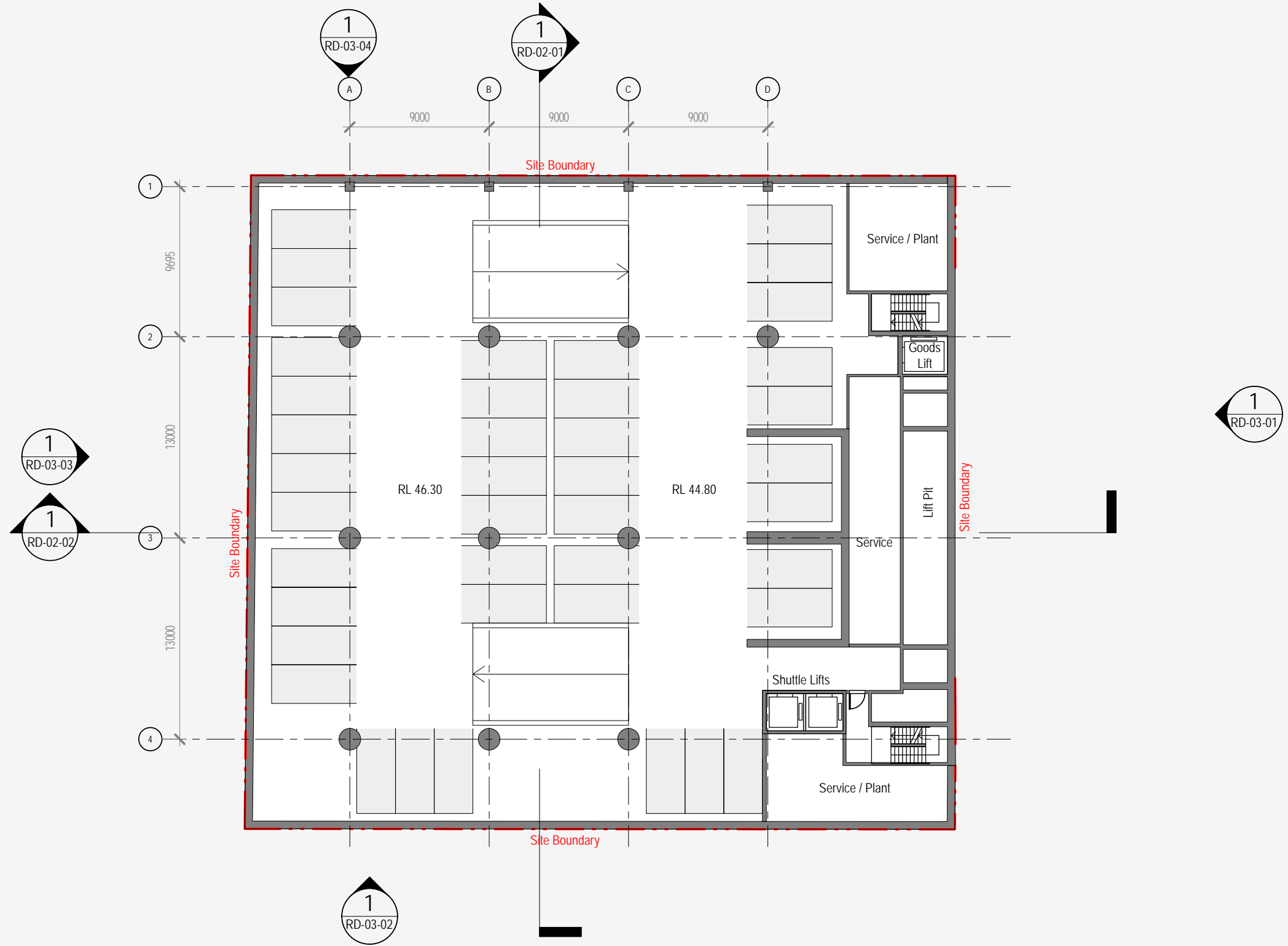
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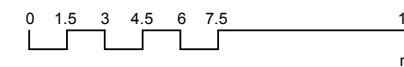
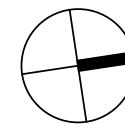
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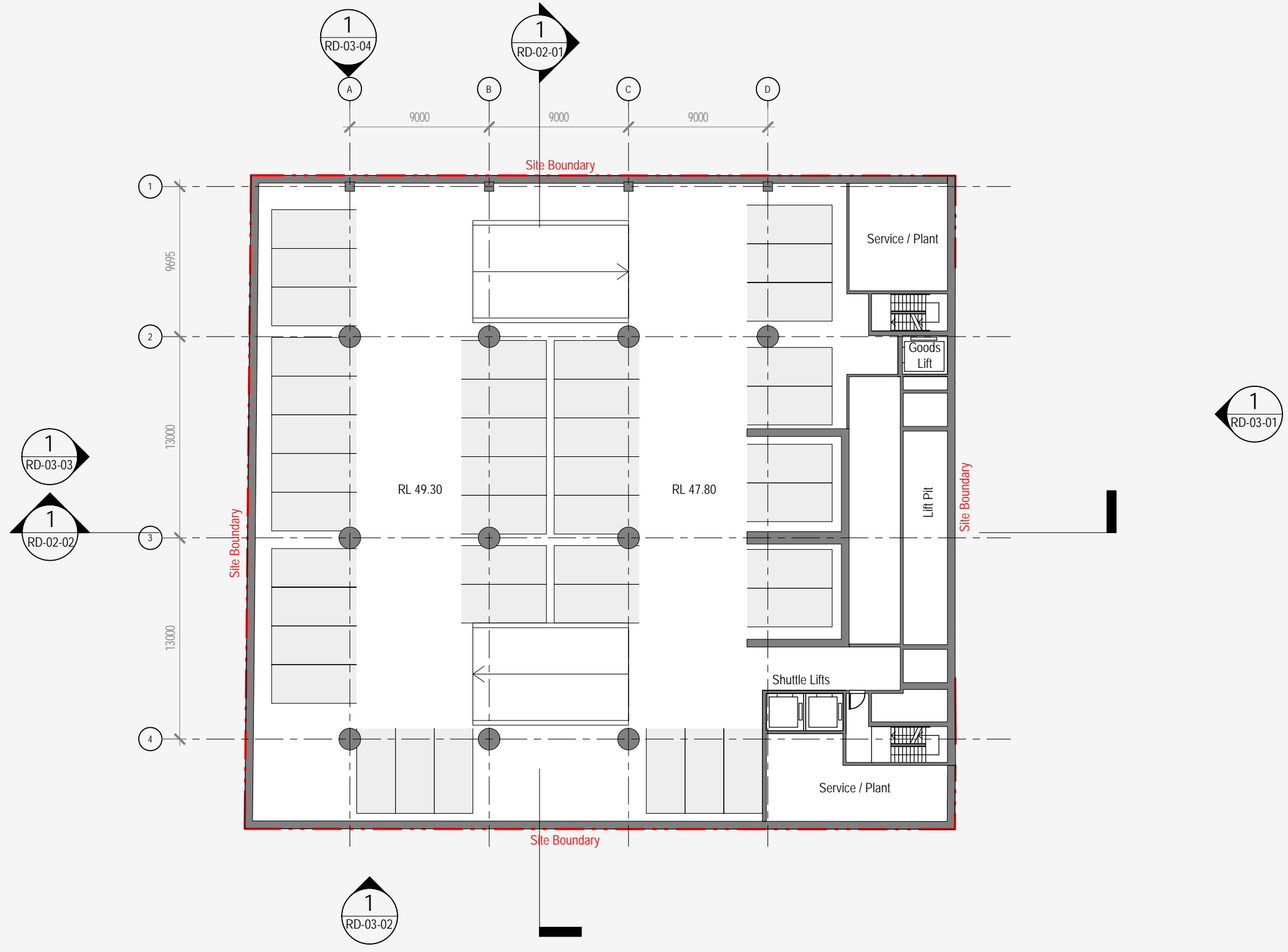
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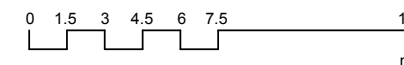
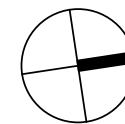
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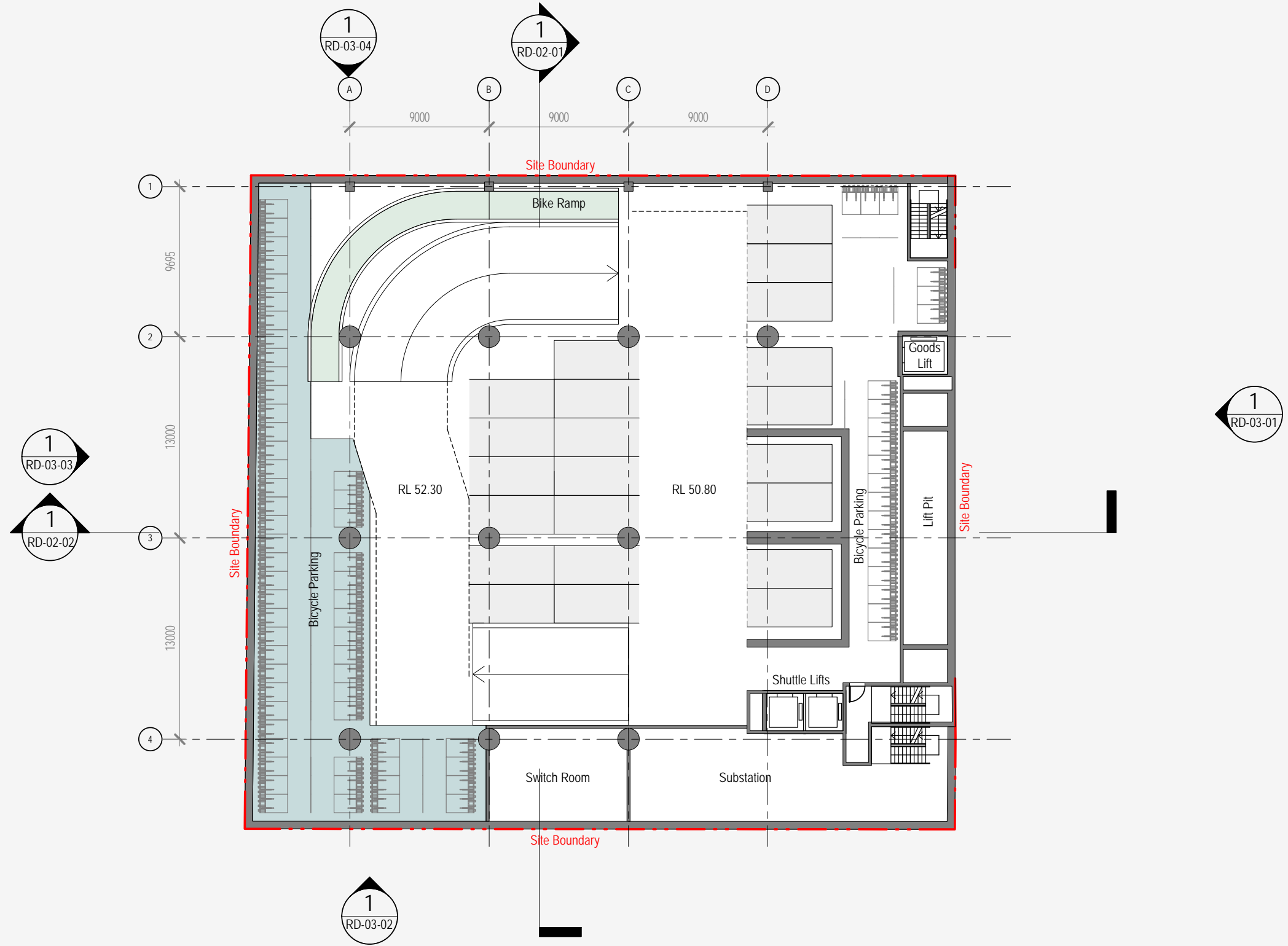
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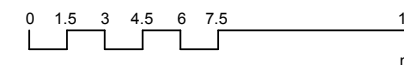
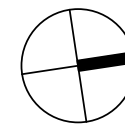




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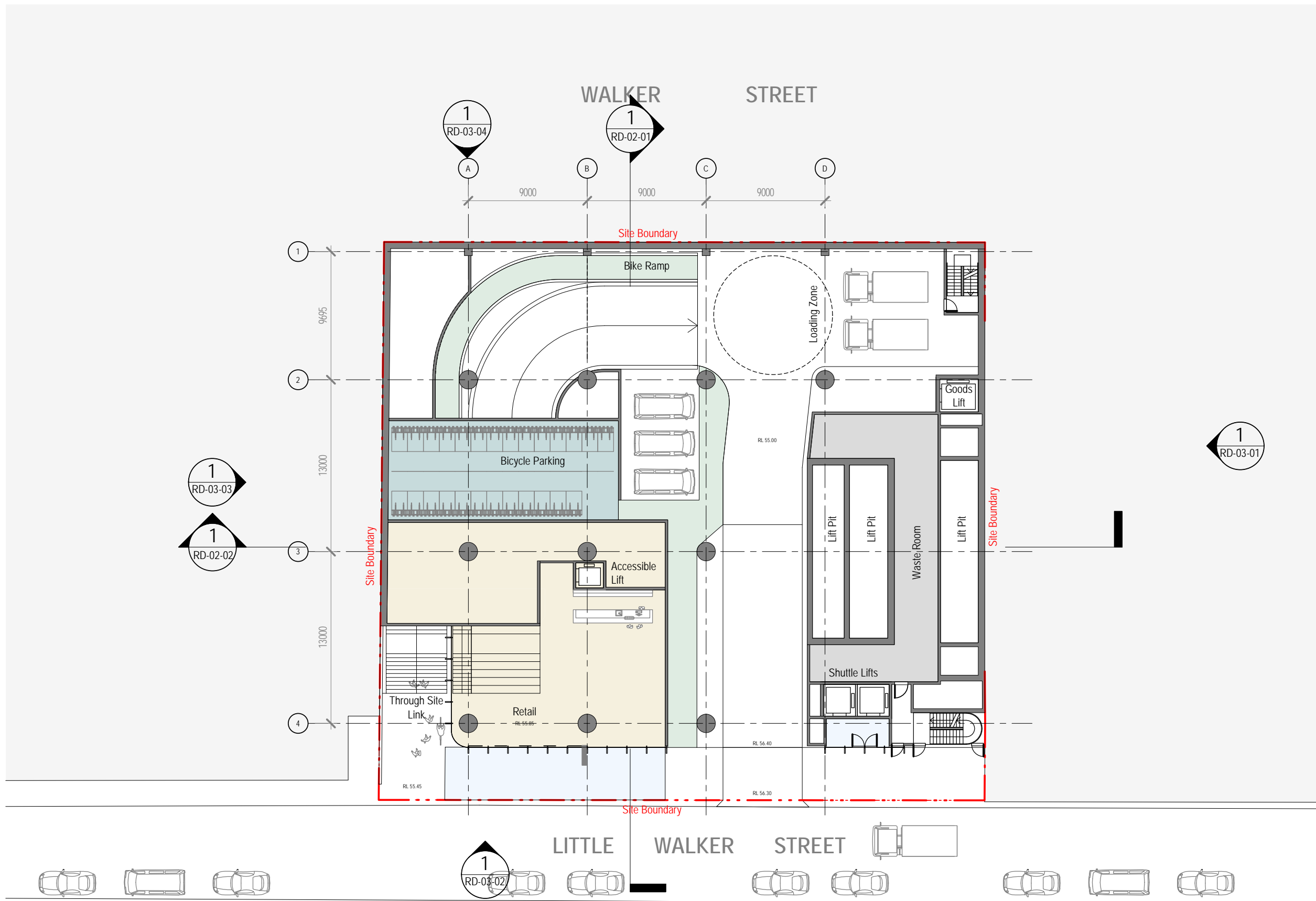
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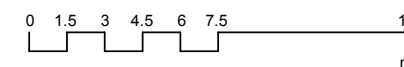
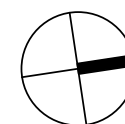
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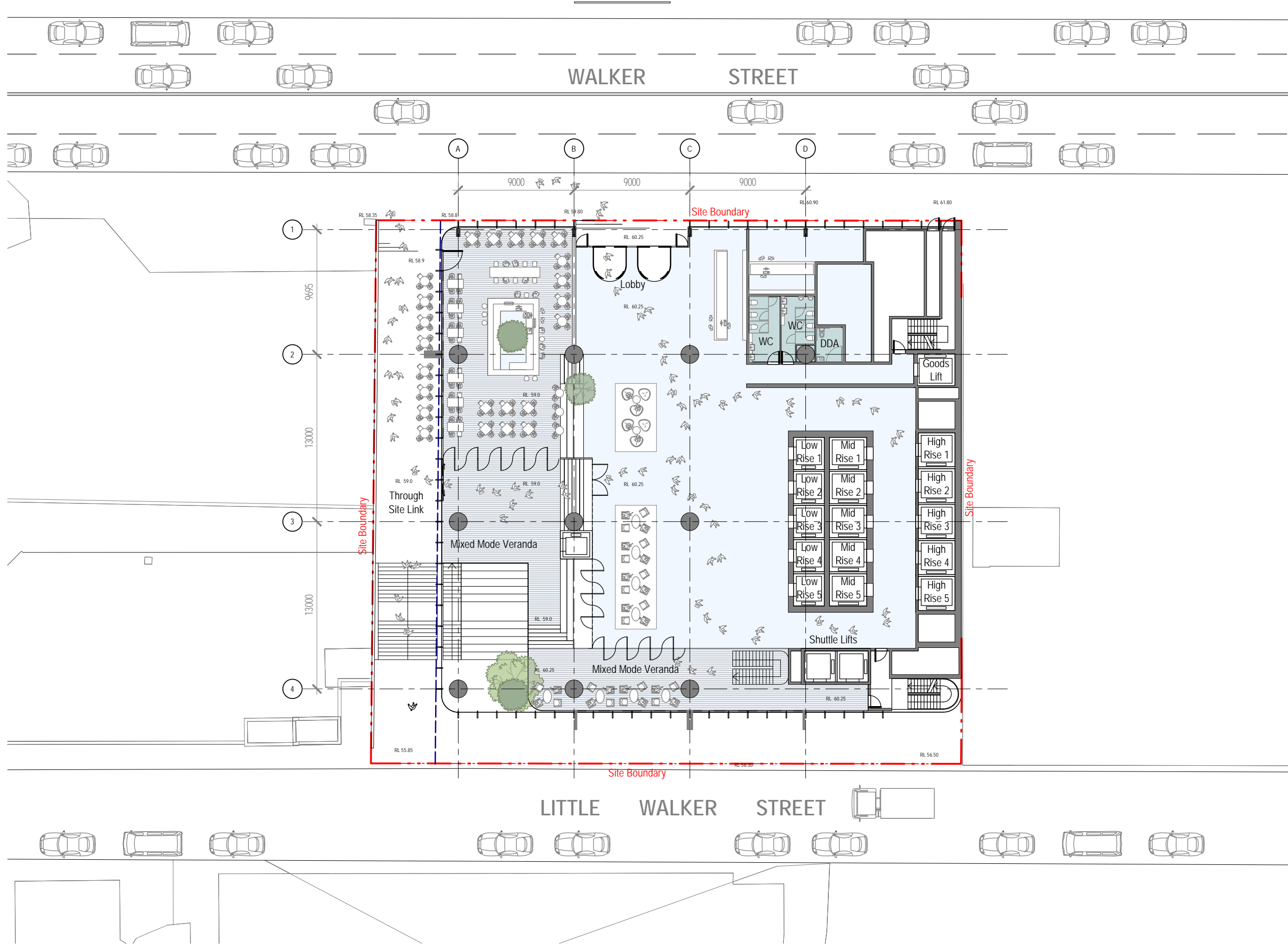
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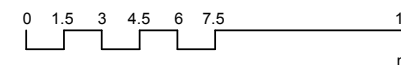
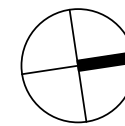
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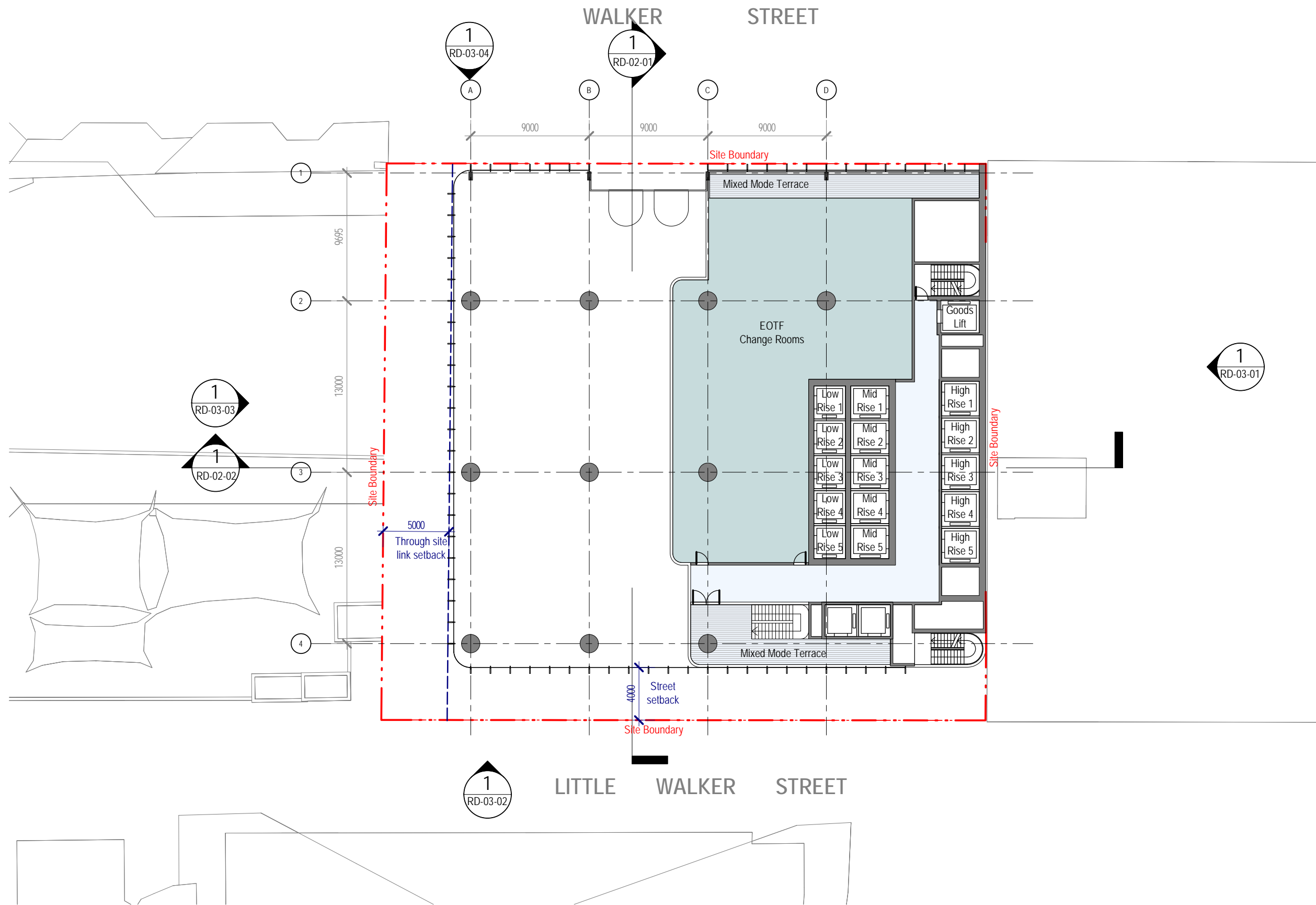
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**Ground Level**  
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18/06/21



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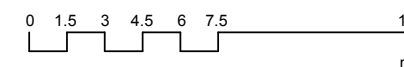
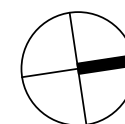
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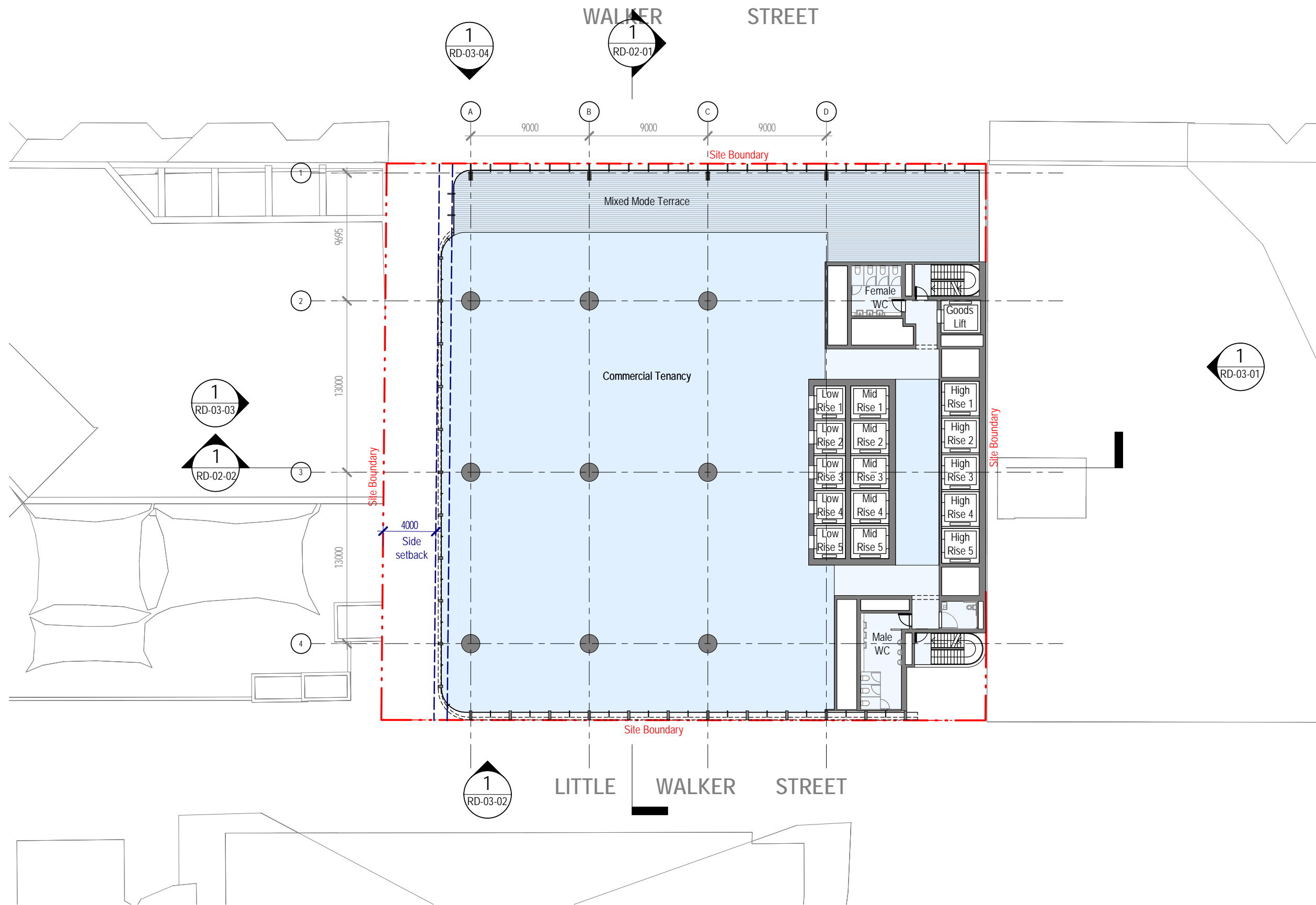
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18/06/21



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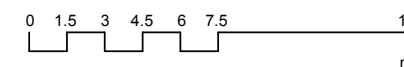
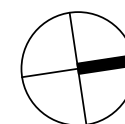
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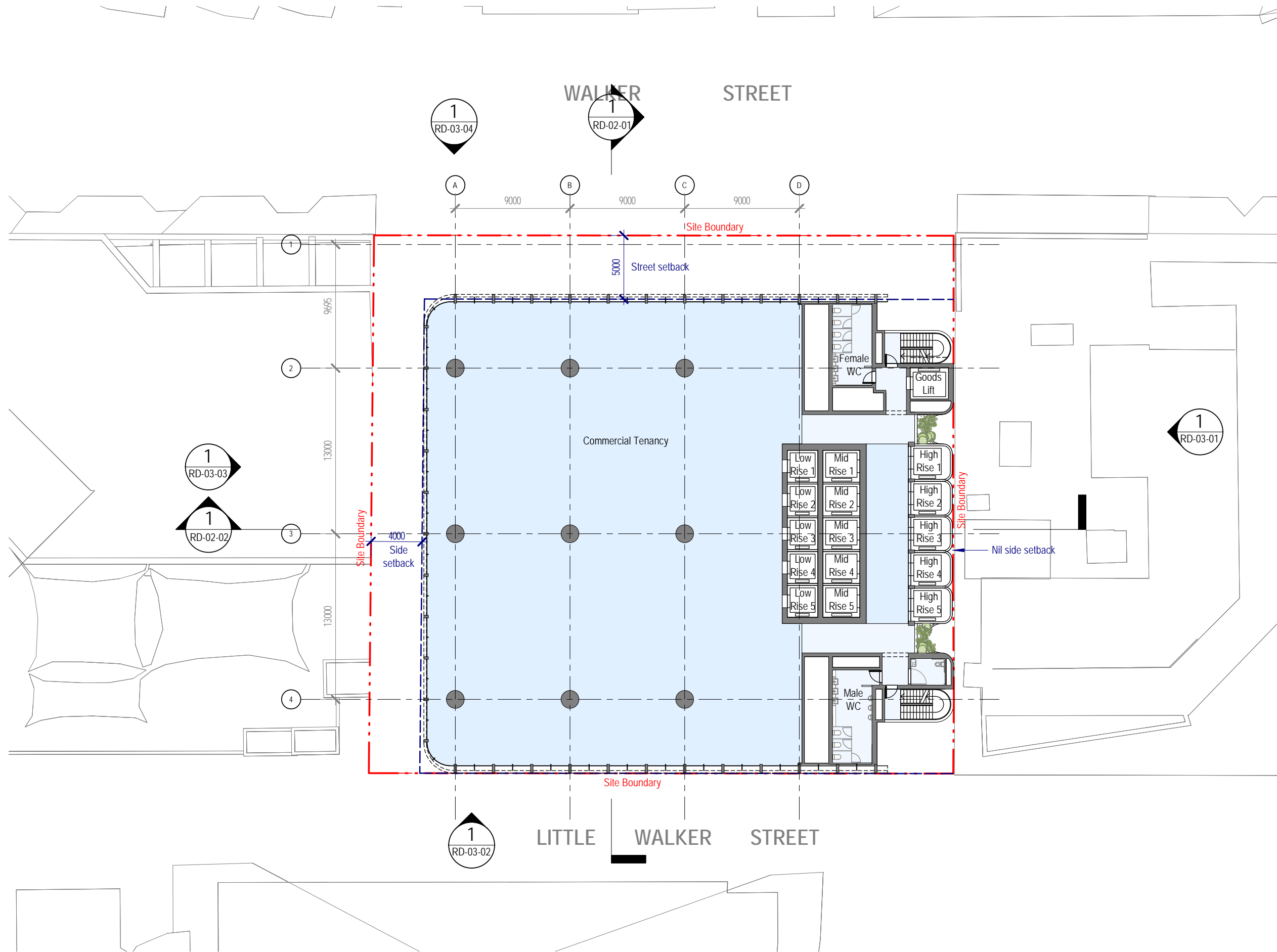
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18/06/21



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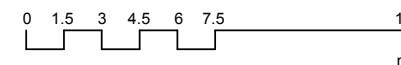
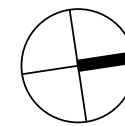
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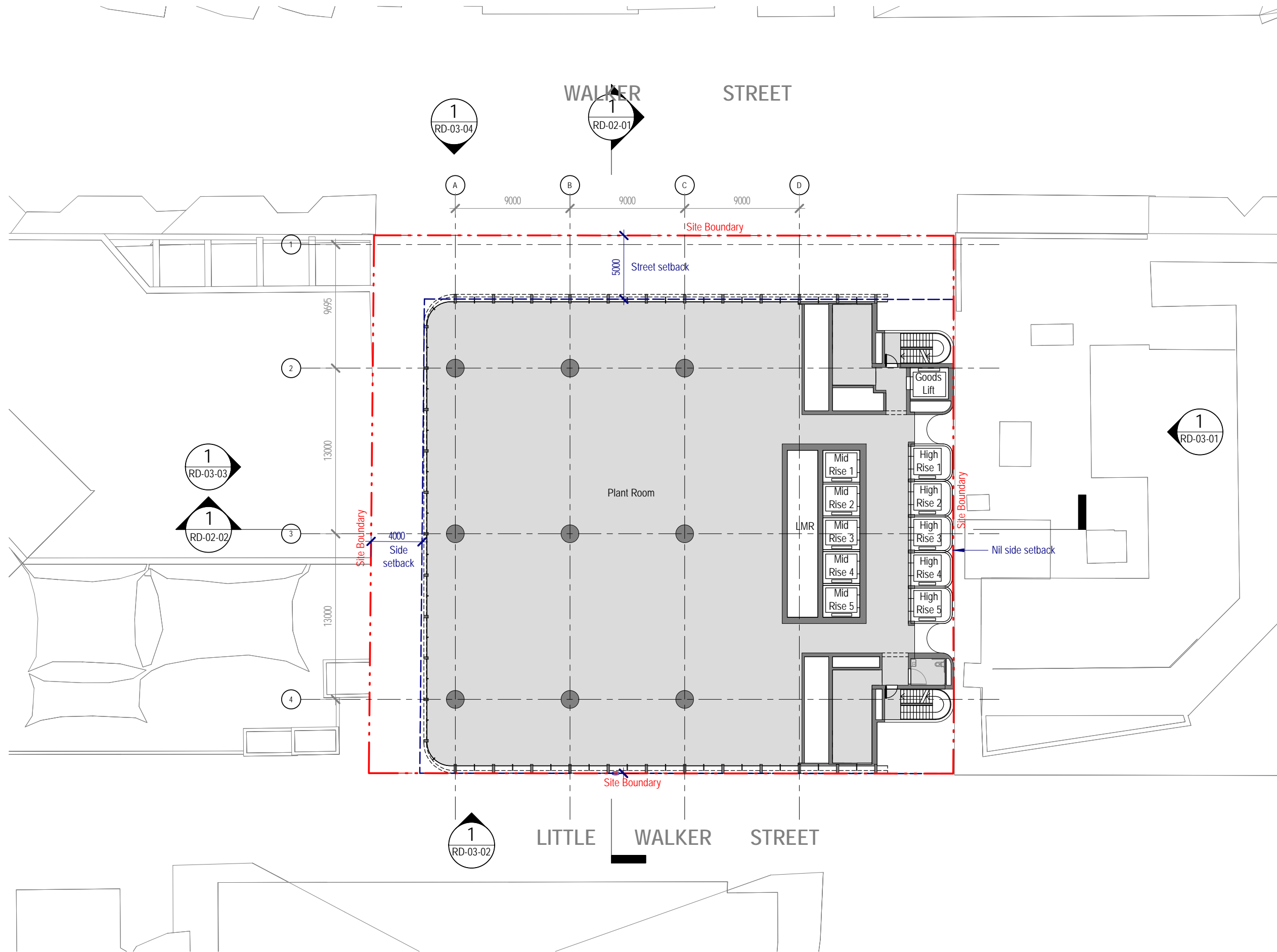
153-157 Walker Street, North Sydney

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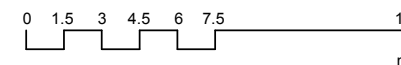
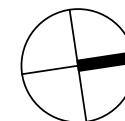
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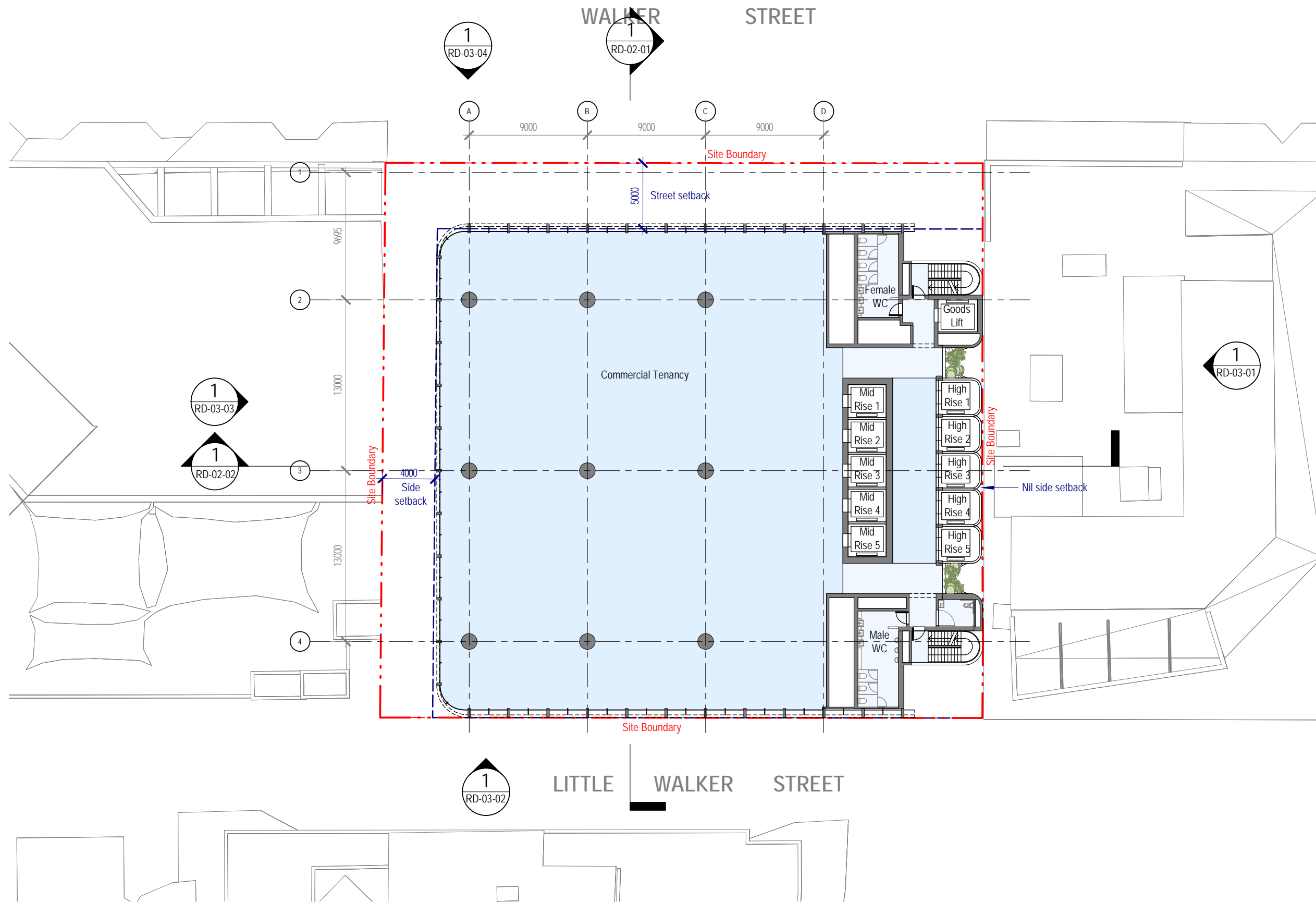
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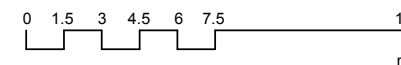
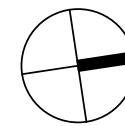
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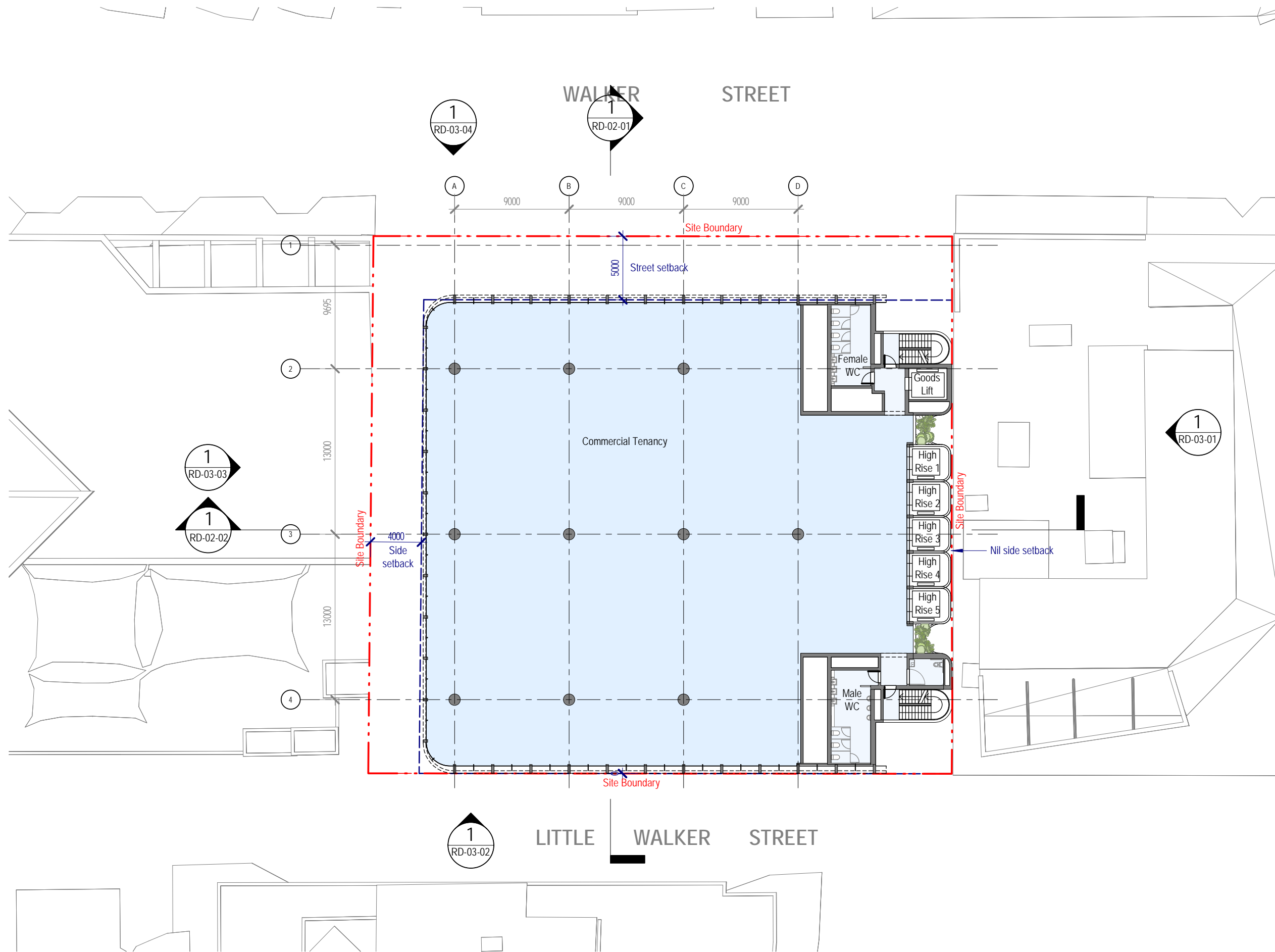
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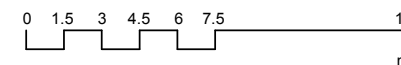
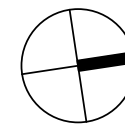




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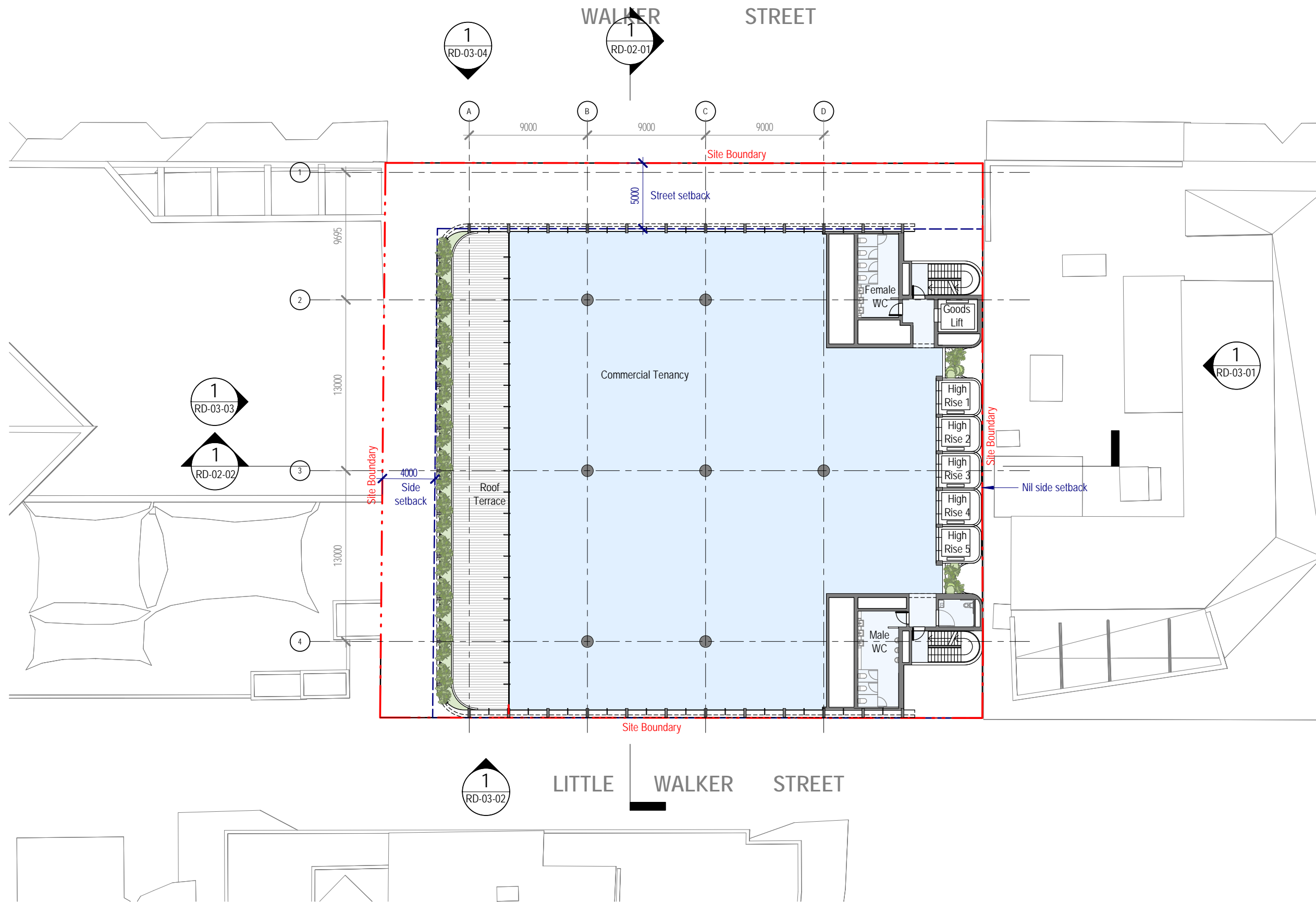
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18/06/21



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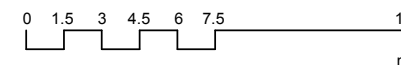
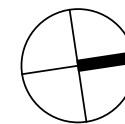
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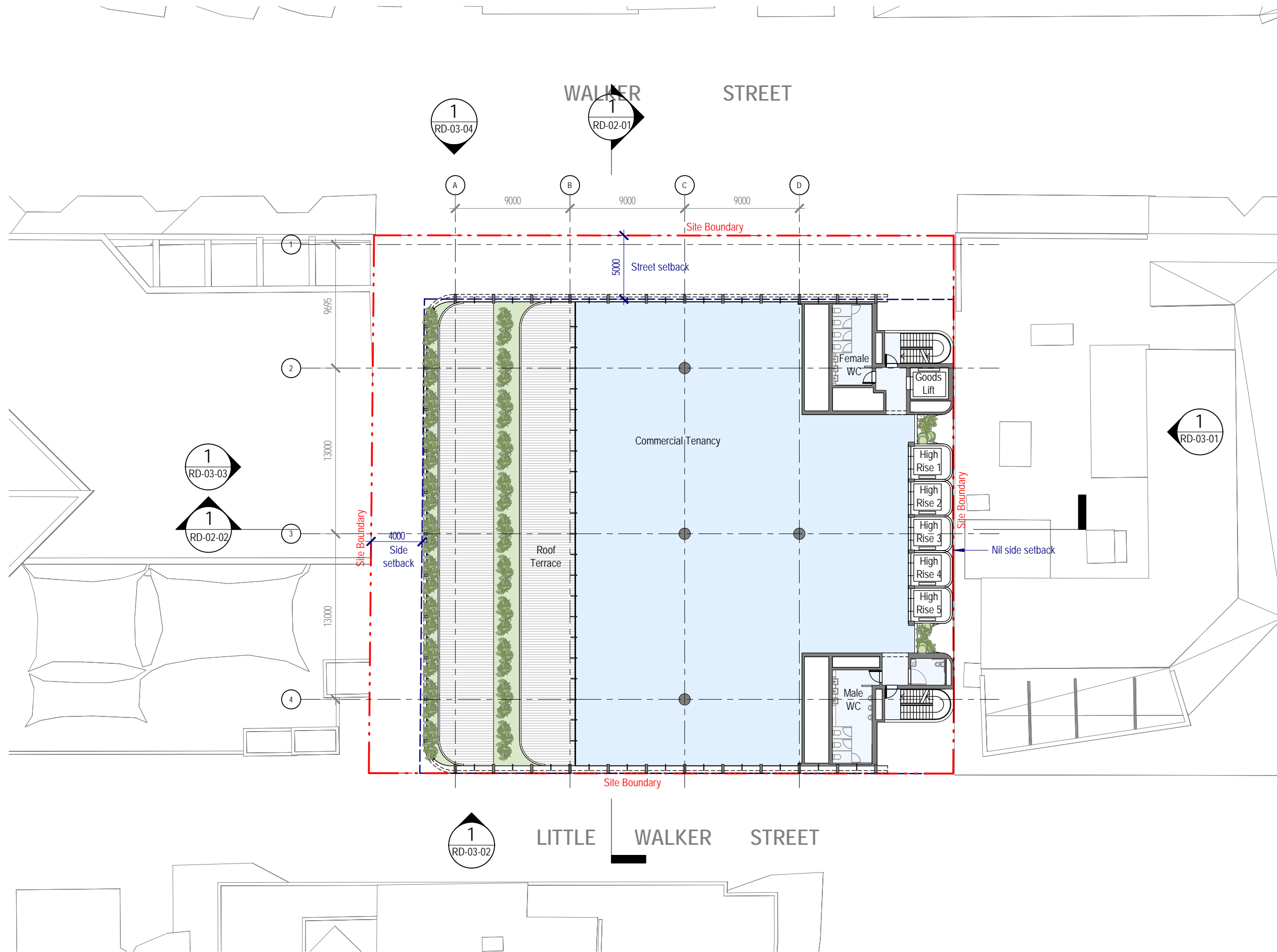
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18/06/21



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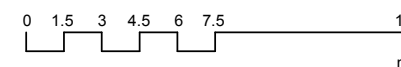
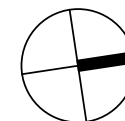
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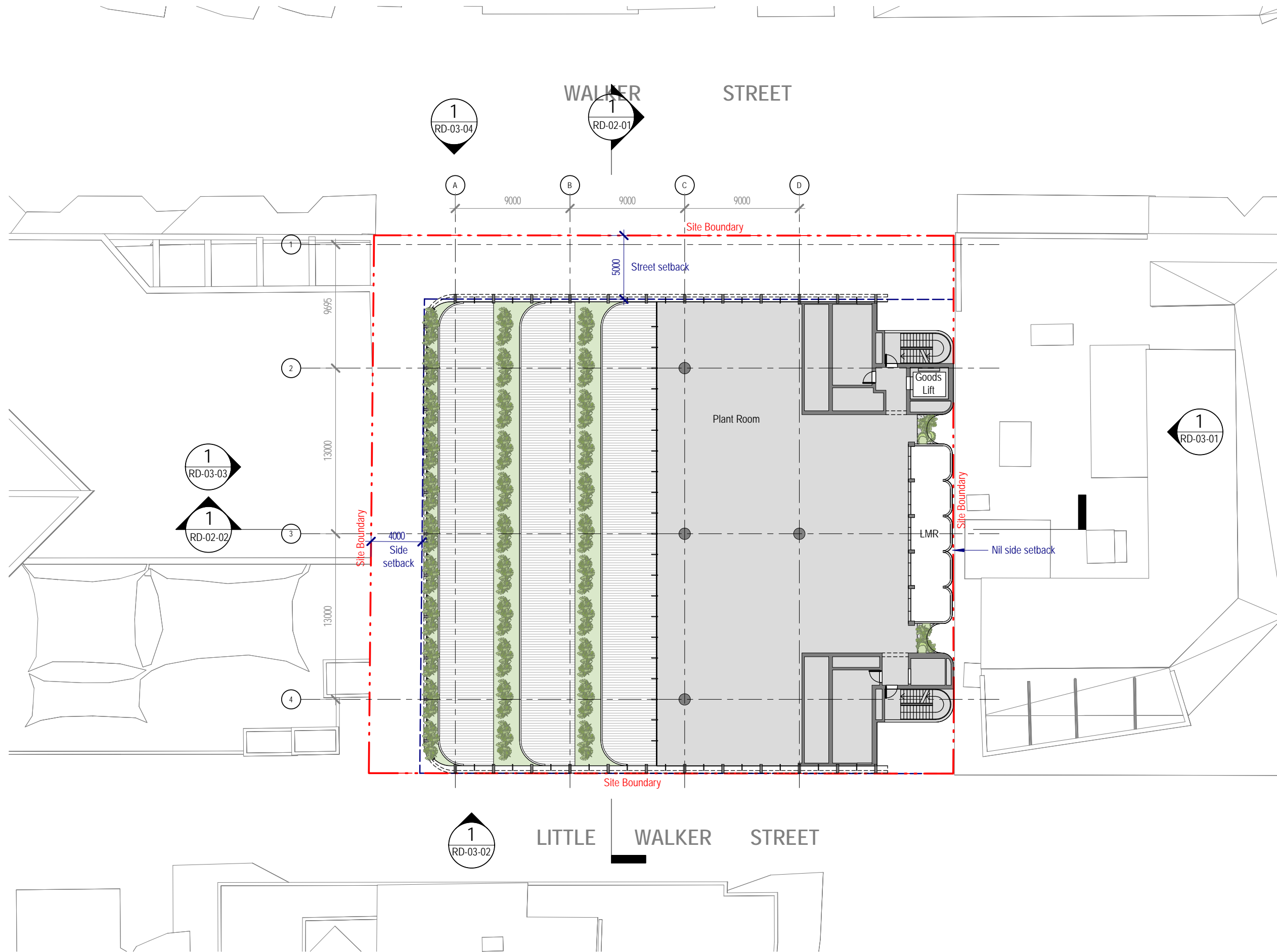
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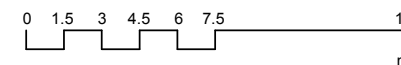
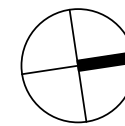
**architectus™**



153-157 Walker Street, North Sydney

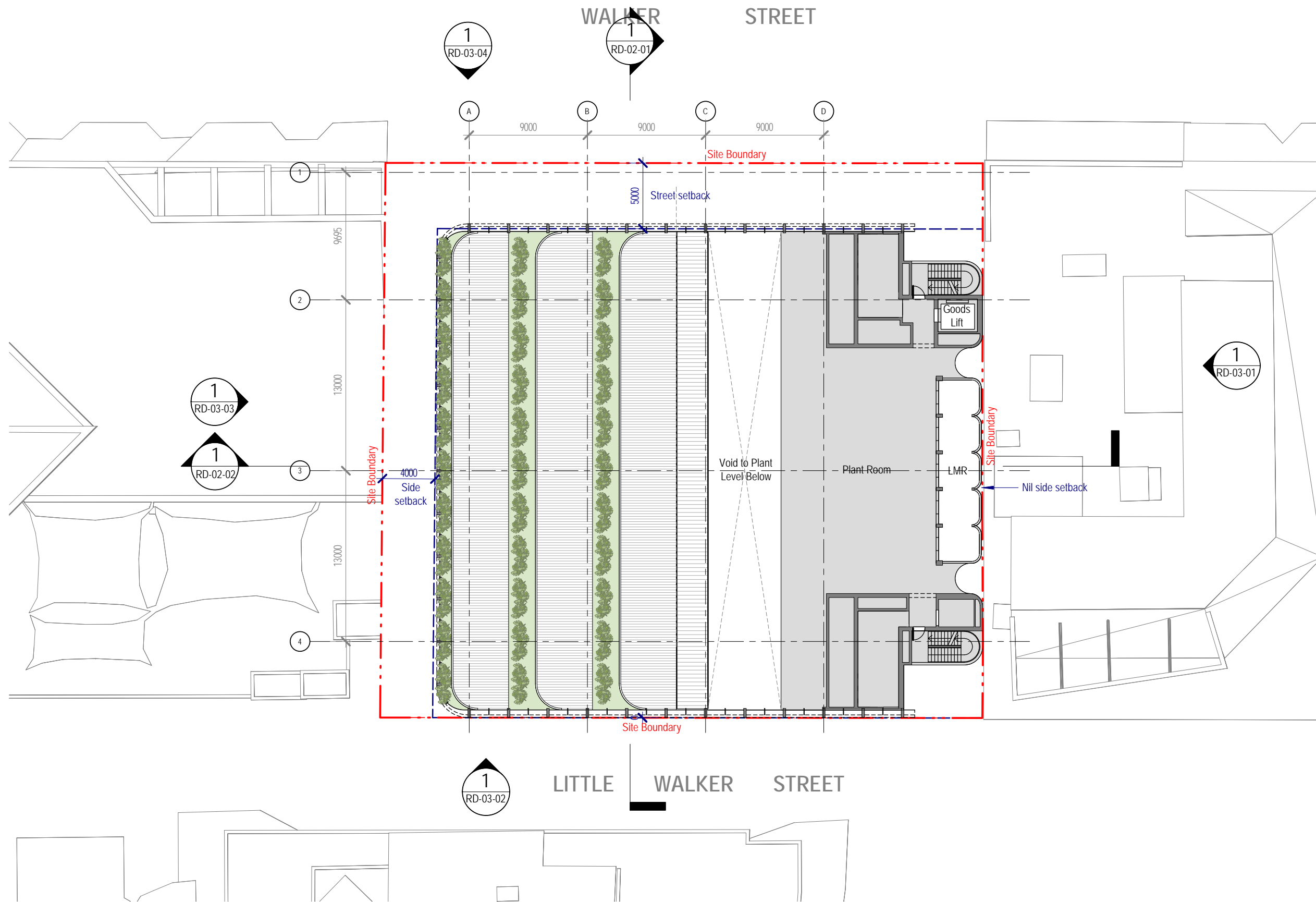
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Level 42 (Roof Plant)**  
RD-01-15  
1 : 300  
18/06/21



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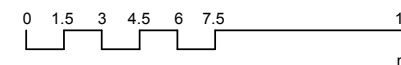
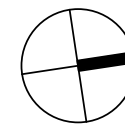
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153-157 Walker Street, North Sydney

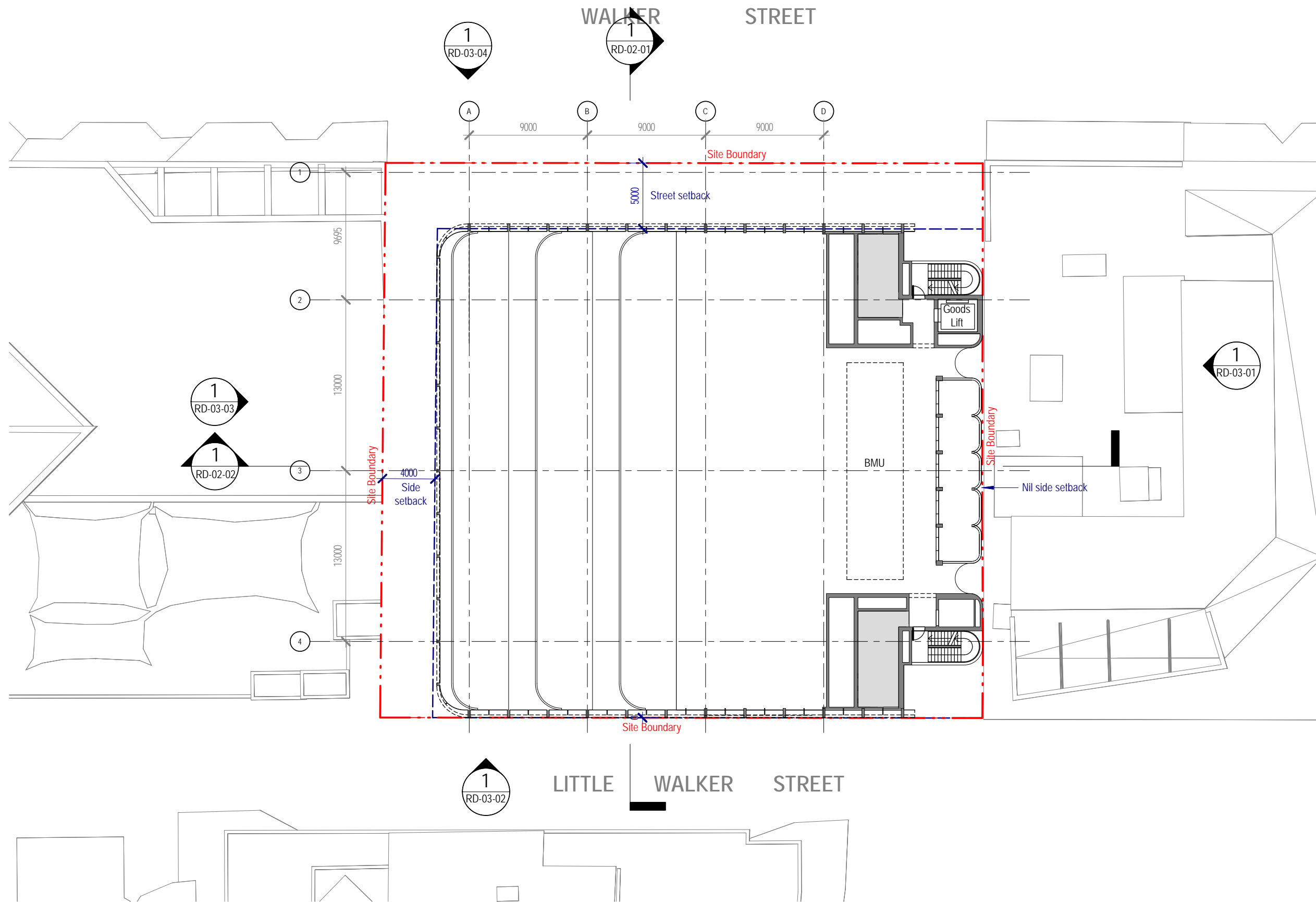
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Level 43 (Roof Plant)**  
RD-01-16  
1 : 300  
18/06/21



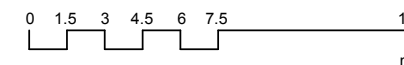
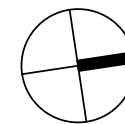
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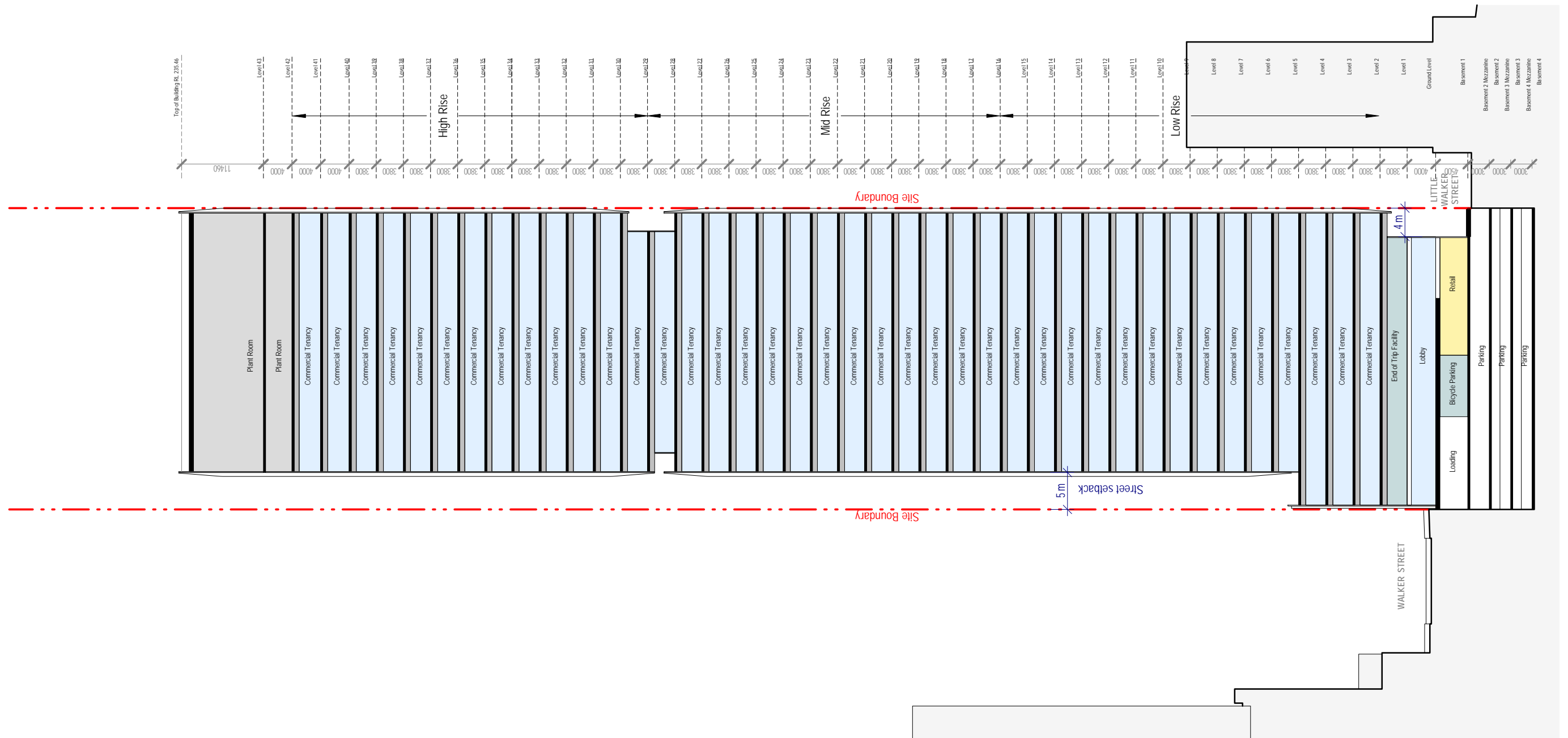
153-157 Walker Street, North Sydney

Drawing: **Roof**  
 Drawing no: RD-01-17  
 Issue:  
 Scale @ A3: 1 : 300  
 Date: 18/06/21



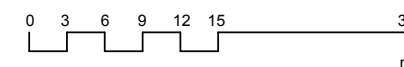
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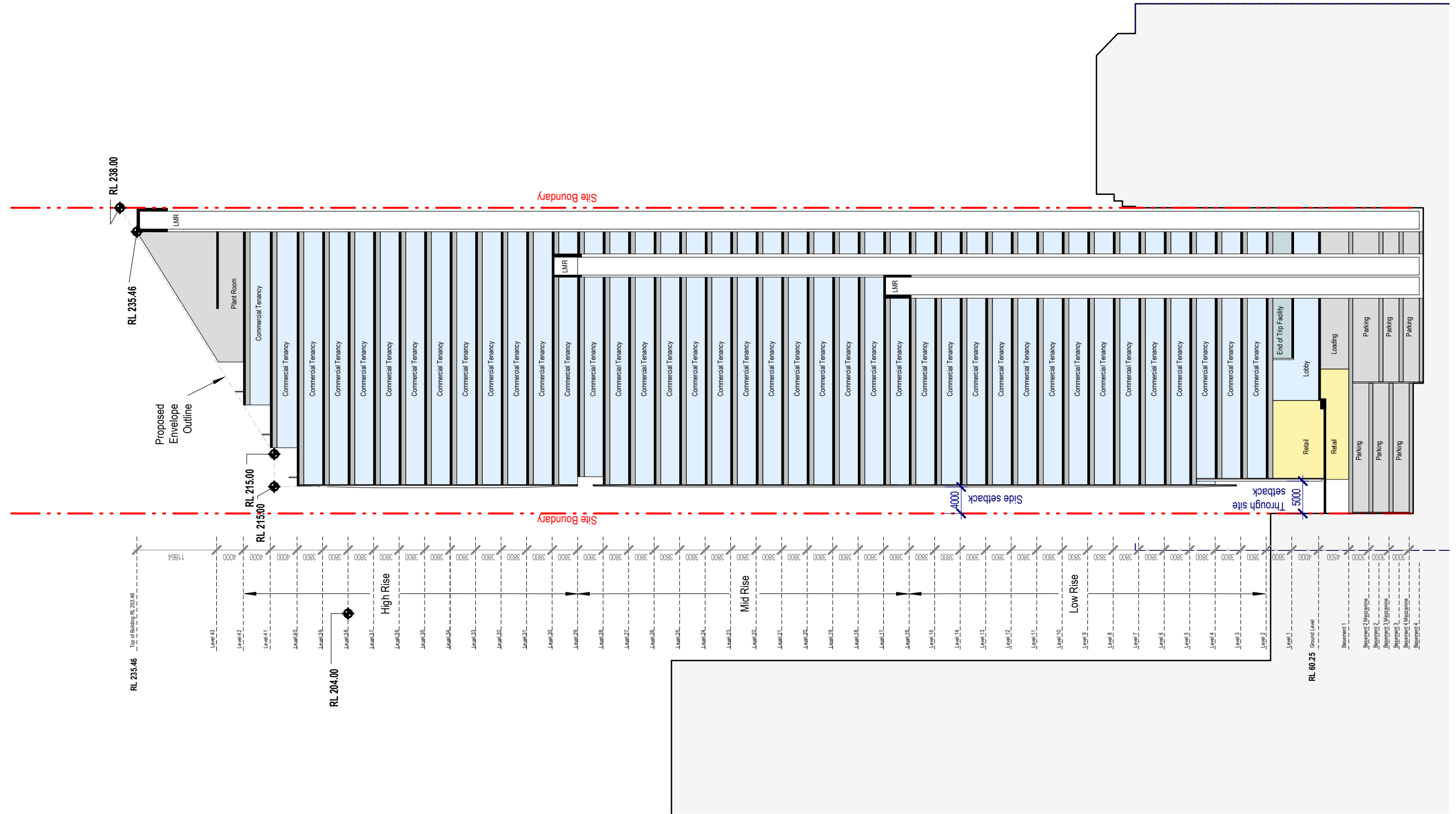
153-157 Walker Street, North Sydney

Drawing: **Section East West**  
 Drawing no: RD-02-01  
 Issue:  
 Scale @ A3: 1 : 600  
 Date: 18/06/21



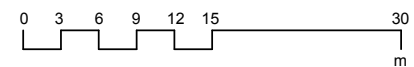
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Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

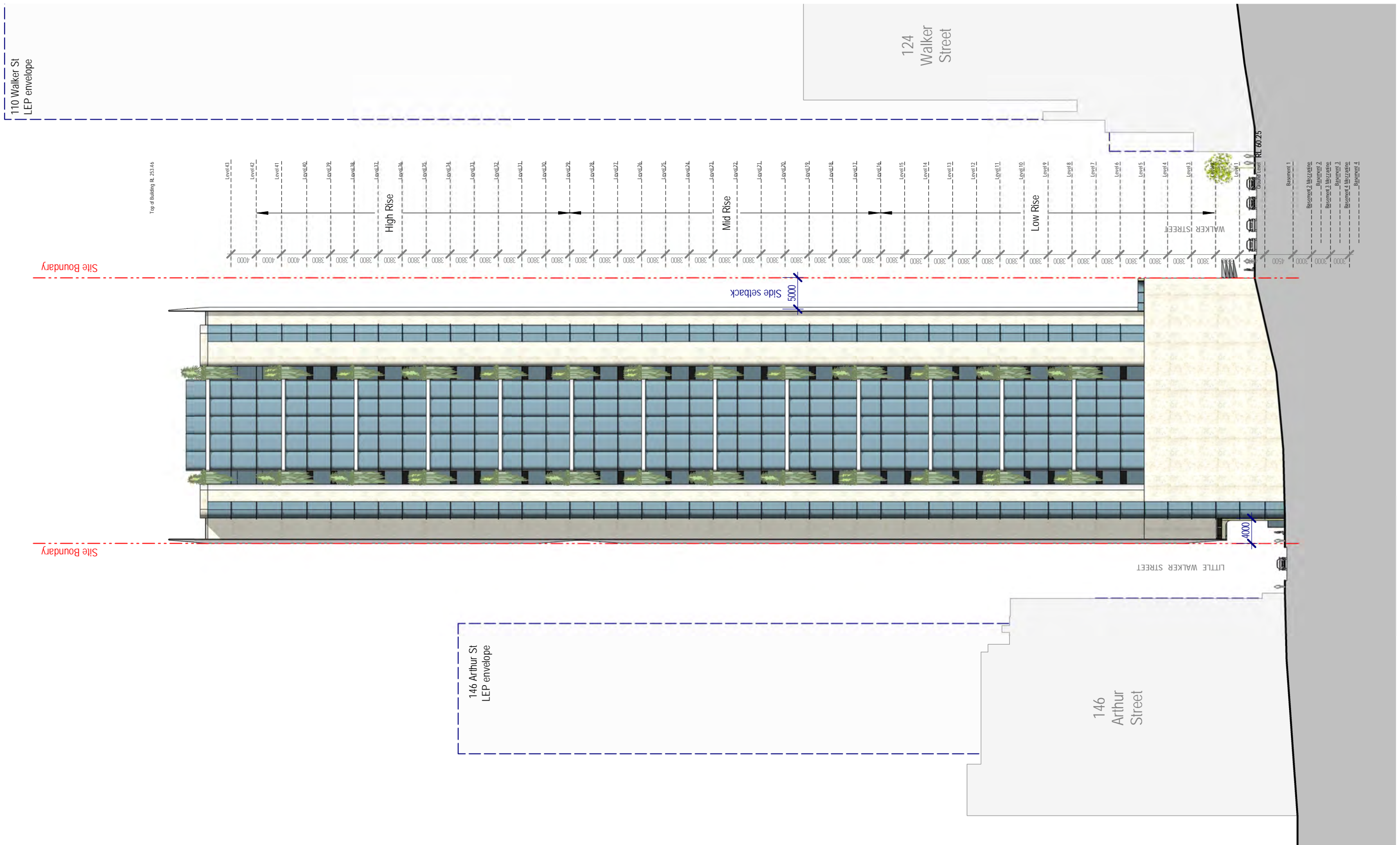
Section North South  
RD-02-02  
1 : 600  
18/06/21



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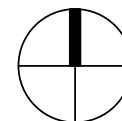
architectus™





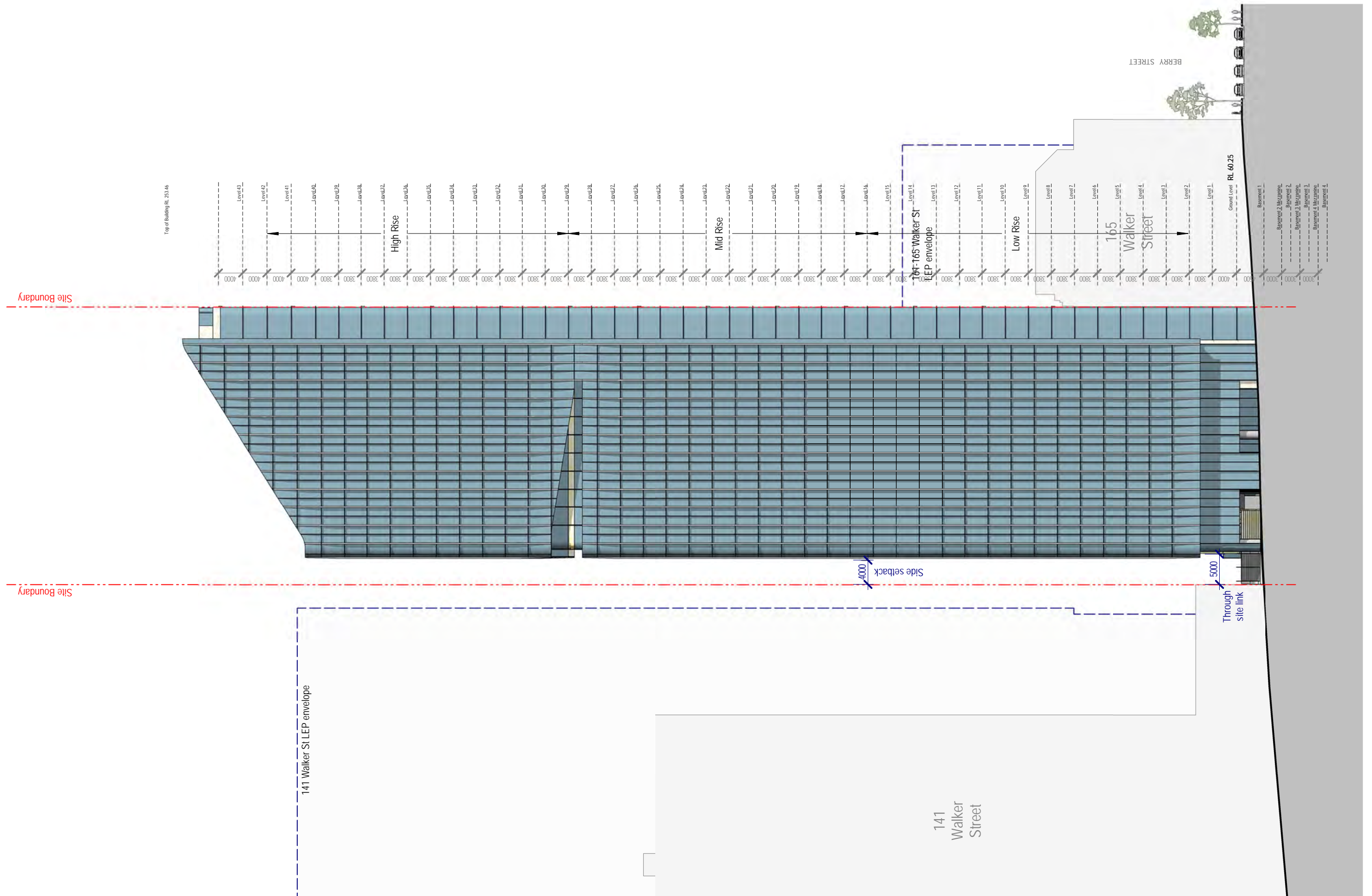
153-157 Walker Street, North Sydney

Drawing: **North Elevation**  
 Drawing no: RD-03-01  
 Issue:  
 Scale @ A3: 1 : 600  
 Date: 18/06/21



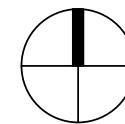
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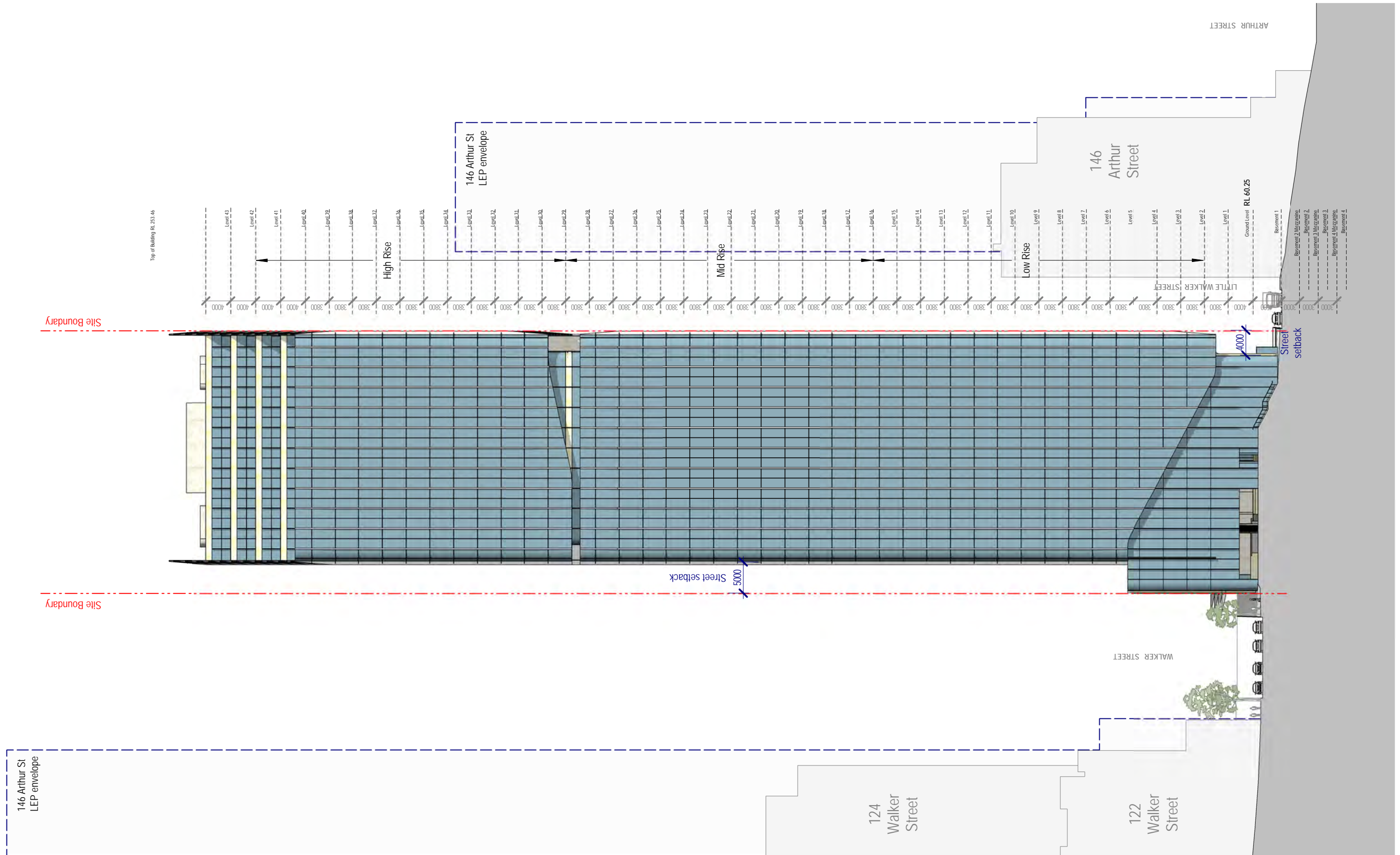
153-157 Walker Street, North Sydney

Drawing: **East Elevation**  
 Drawing no: RD-03-02  
 Issue:  
 Scale @ A3: 1 : 600  
 Date: 18/06/21



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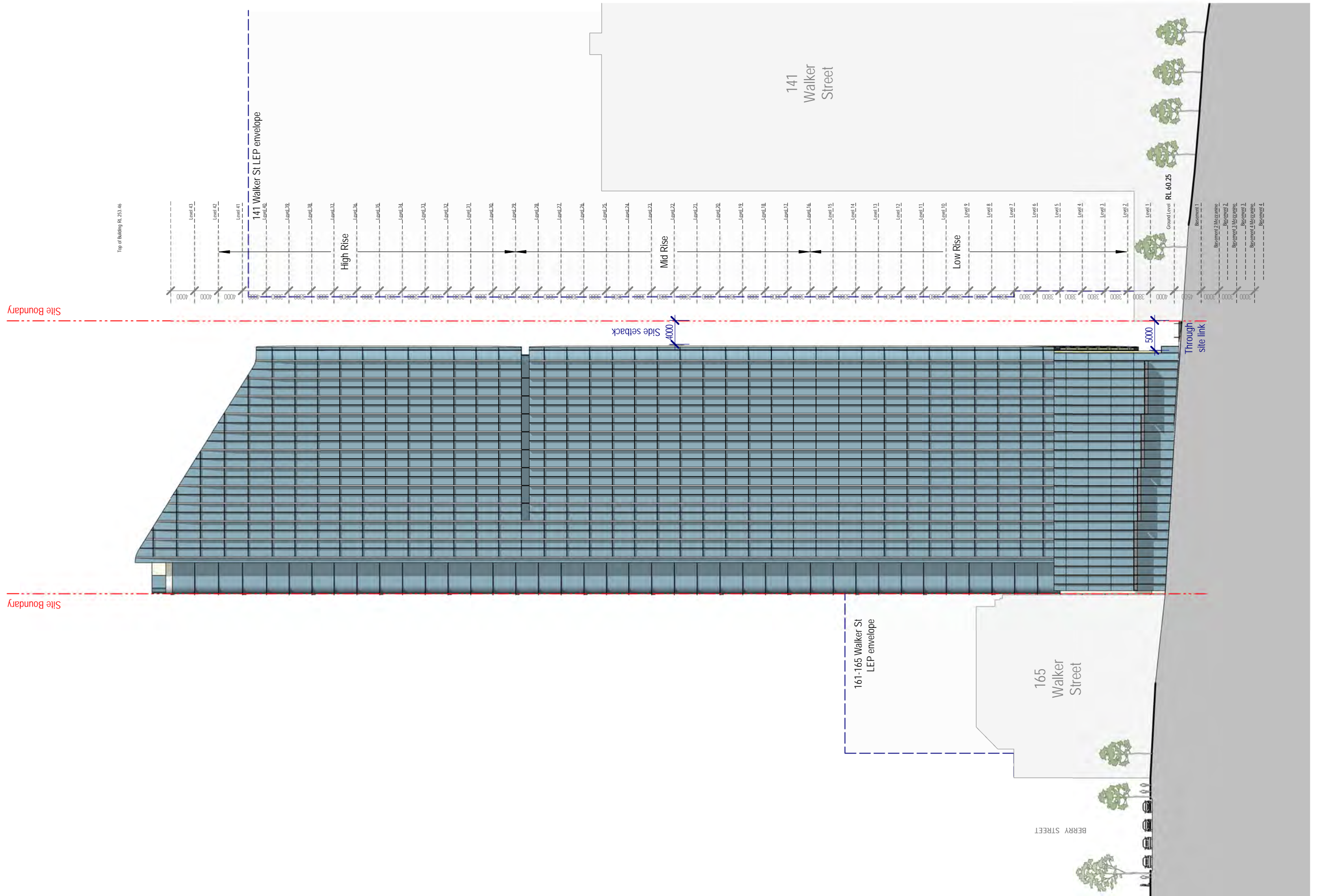


153-157 Walker Street, North Sydney

Drawing: South Elevation  
 Drawing no: RD-03-03  
 Issue:  
 Scale @ A3: 1 : 600  
 Date: 18/06/21

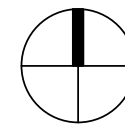
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Drawing: **West Elevation**  
 Drawing no: RD-03-04  
 Issue:  
 Scale @ A3: 1 : 600  
 Date: 18/06/21



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Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Perspective 1 - Looking North**  
RD-04-01  
**18/06/21**

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Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Perspective 2 - Looking North with LEP Context**  
RD-04-02  
29/03/2021

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Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Perspective 3 - Laneway**  
RD-04-03  
18/06/21

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# 153-157 Walker Street, North Sydney

## Planning Proposal Envelope

Sheet Number	Sheet Name
PP-01-01	Location Plan
PP-01-02	Site Plan
PP-01-03	Site Survey Plan
PP-01-04	LEP Permissible Envelope Comparison
PP-02-01	Building Envelope - Basement Levels
PP-02-02	Building Envelope - Lower Ground Level
PP-02-03	Building Envelope - Ground Level
PP-02-04	Building Envelope - Lower Podium Level (Level 01)
PP-02-05	Building Envelope - Upper Podium Levels (Level 02, 03 & 04)
PP-02-06	Building Envelope - Tower Levels
PP-03-01	Building Envelope - Sections
PP-04-01	Building Envelope - Elevations North & East
PP-04-02	Building Envelope - Elevations South & West
PP-05-01	Building Envelope - Massing
PP-06-01	VIA - Walker Street (Looking north)
PP-06-02	VIA - Walker Street (Looking south)
PP-06-03	VIA - Little Walker Street (Looking north)
PP-06-04	VIA - Little Walker Street (Looking south)
PP-06-05	VIA - High Street (Looking north)
PP-06-06	VIA - Kurraba Road (Looking west)

153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Drawing List**  
PP-00-01  
  
18/06/21

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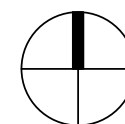




153-157 Walker Street, North Sydney

Drawing:  
 Drawing no:  
 Issue:  
 Scale @ A3:  
 Date:

**Location Plan**  
 PP-01-01  
 18/06/21

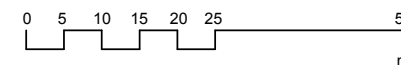
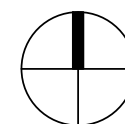


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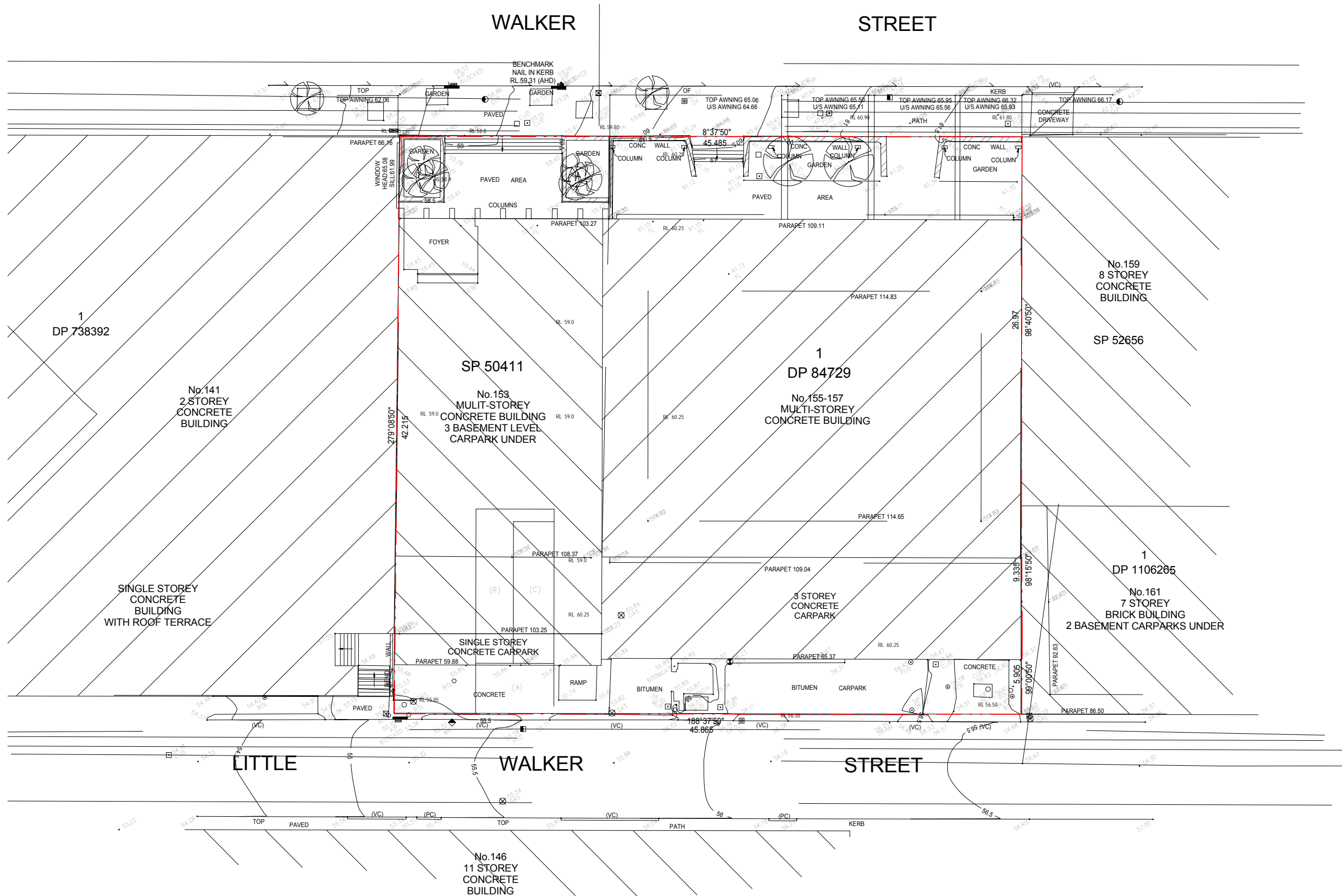
153-157 Walker Street, North Sydney

Drawing: **Site Plan**  
 Drawing no: **PP-01-02**  
 Issue:  
 Scale @ A3: **1 : 1000**  
 Date: **18/06/21**



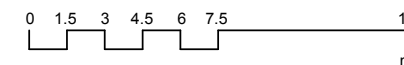
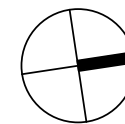
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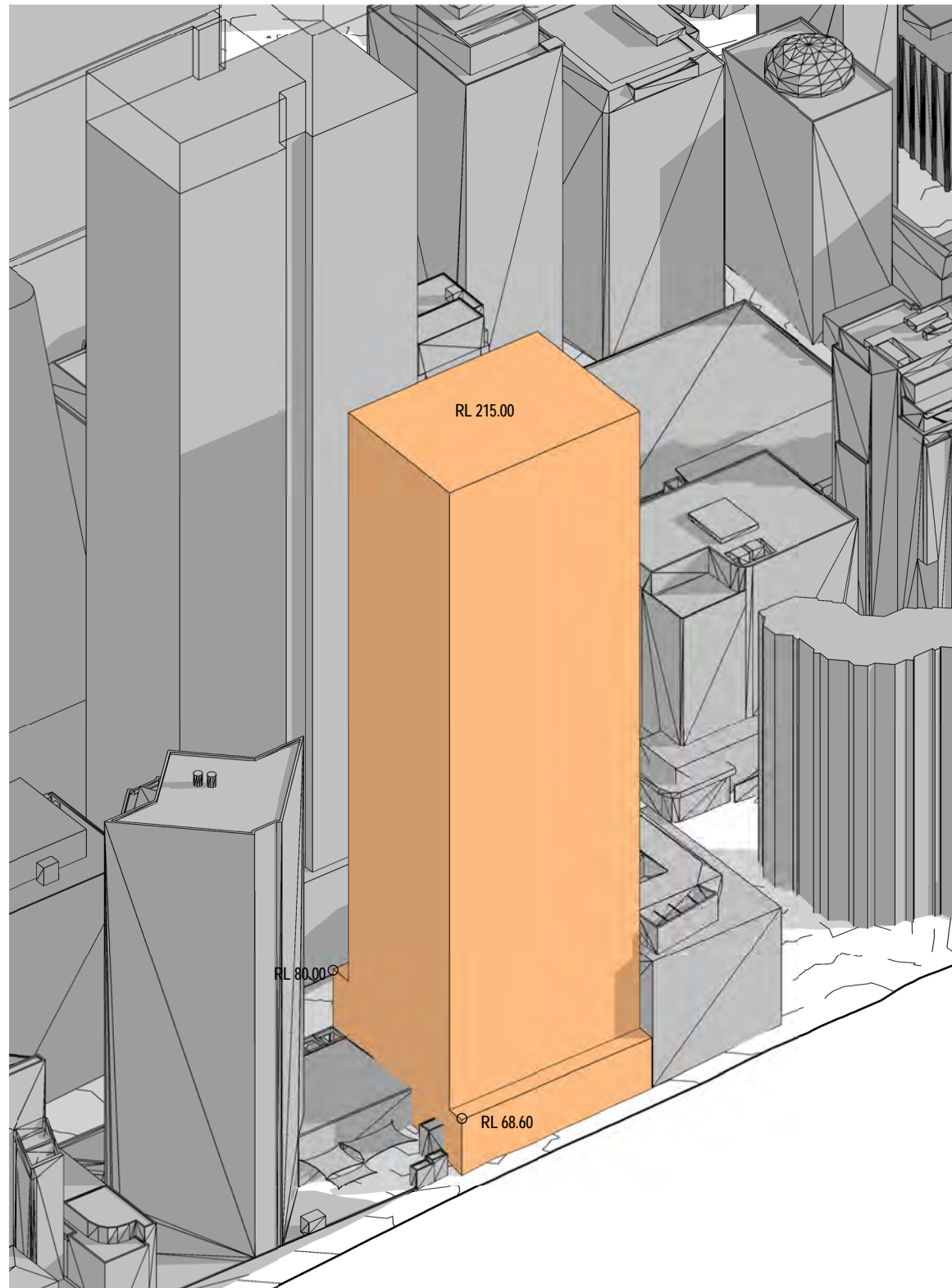
153-157 Walker Street, North Sydney

Drawing: **Site Survey Plan**  
 Drawing no: PP-01-03  
 Issue:  
 Scale @ A3: 1 : 300  
 Date: 18/06/21

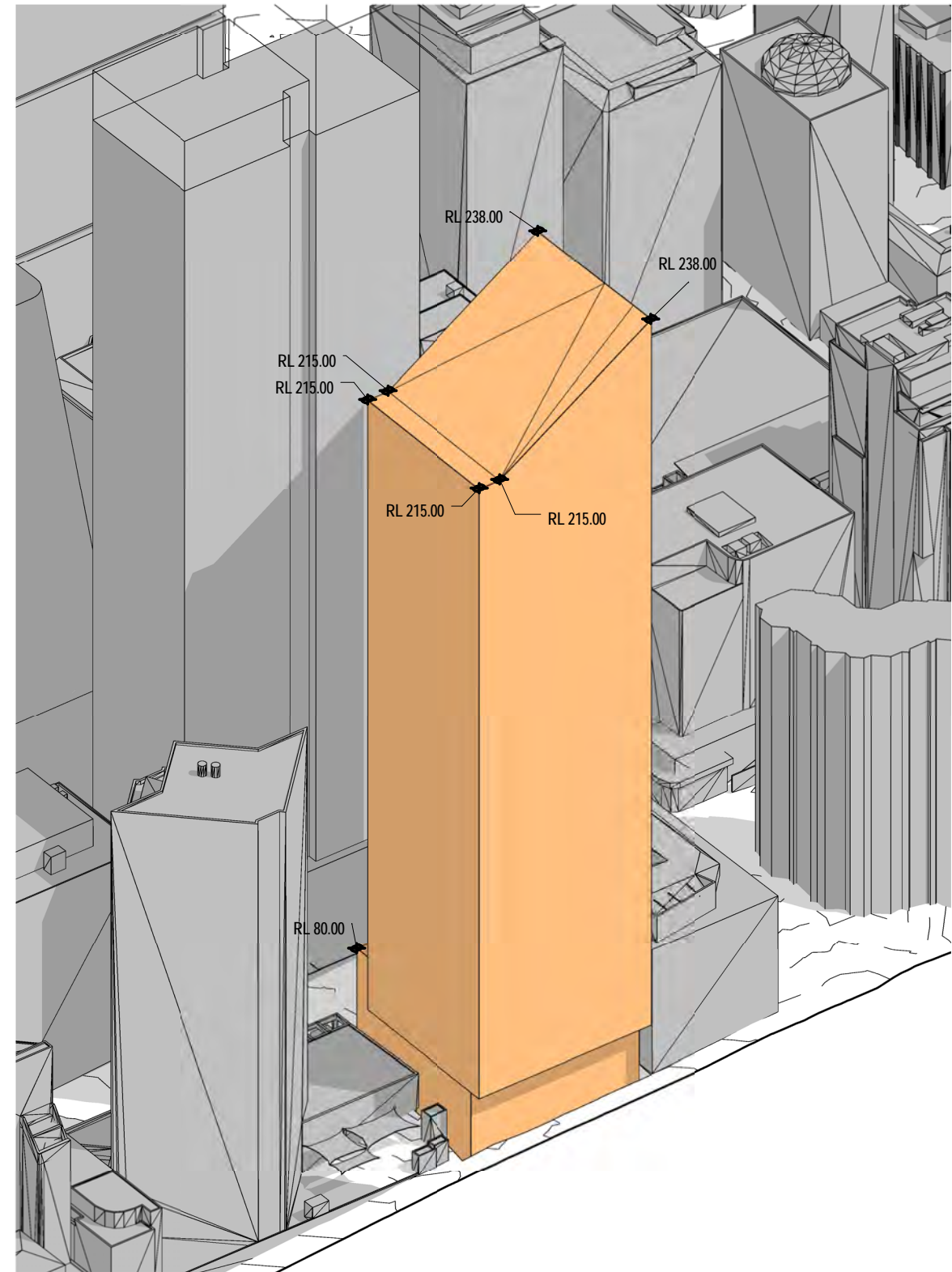


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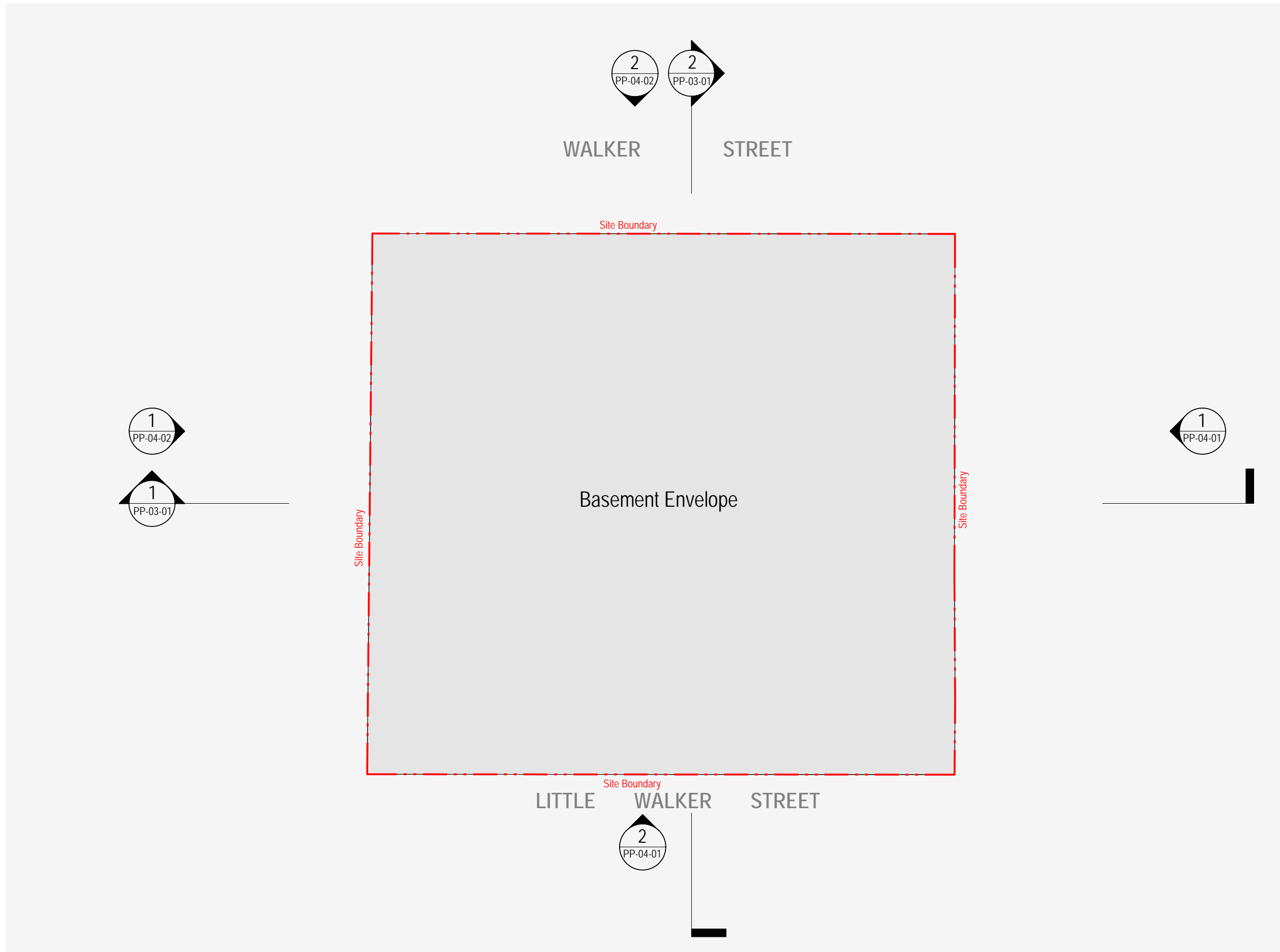
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LEP Permissible Envelope RL 215 - South East



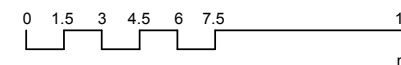
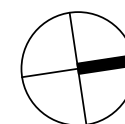
Proposed Envelope - South East



153-157 Walker Street, North Sydney

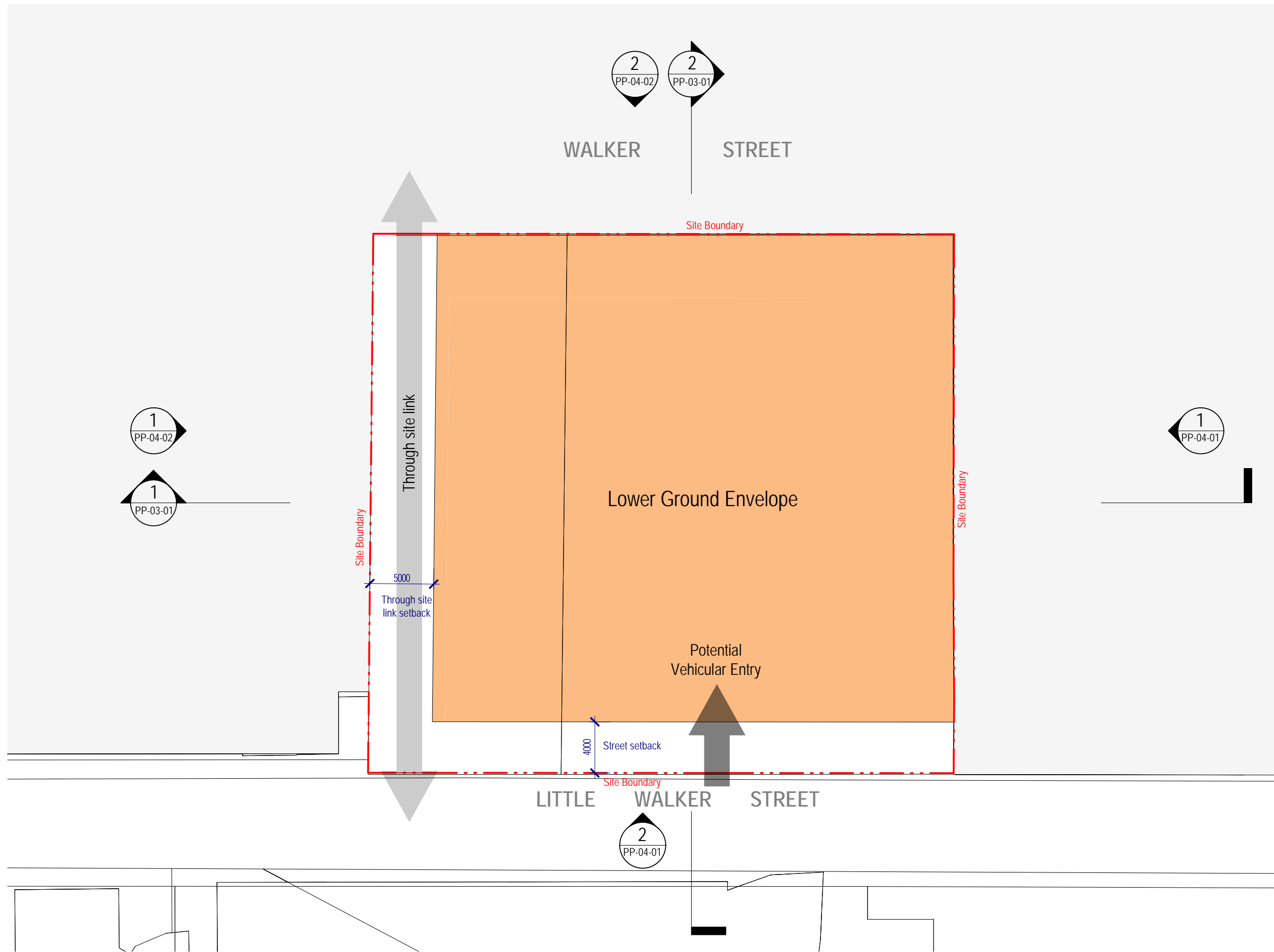
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Building Envelope - Basement Levels**  
PP-02-01  
1 : 300  
18/06/21



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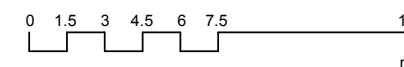
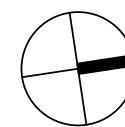
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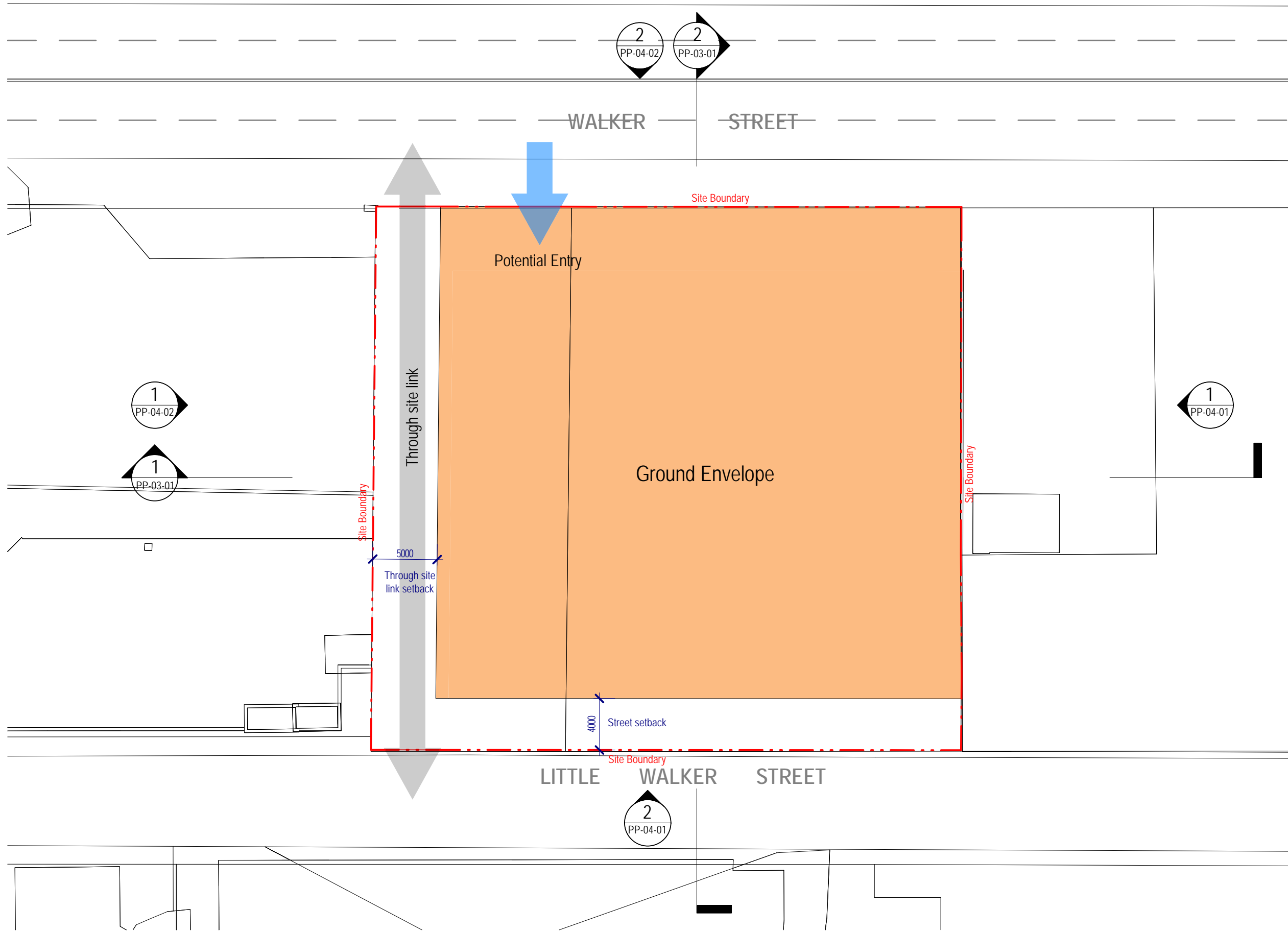
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Building Envelope - Lower Ground Level**  
PP-02-02  
1 : 300  
18/06/21



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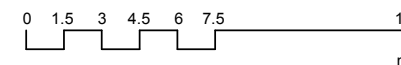
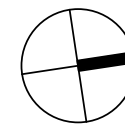
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153-157 Walker Street, North Sydney

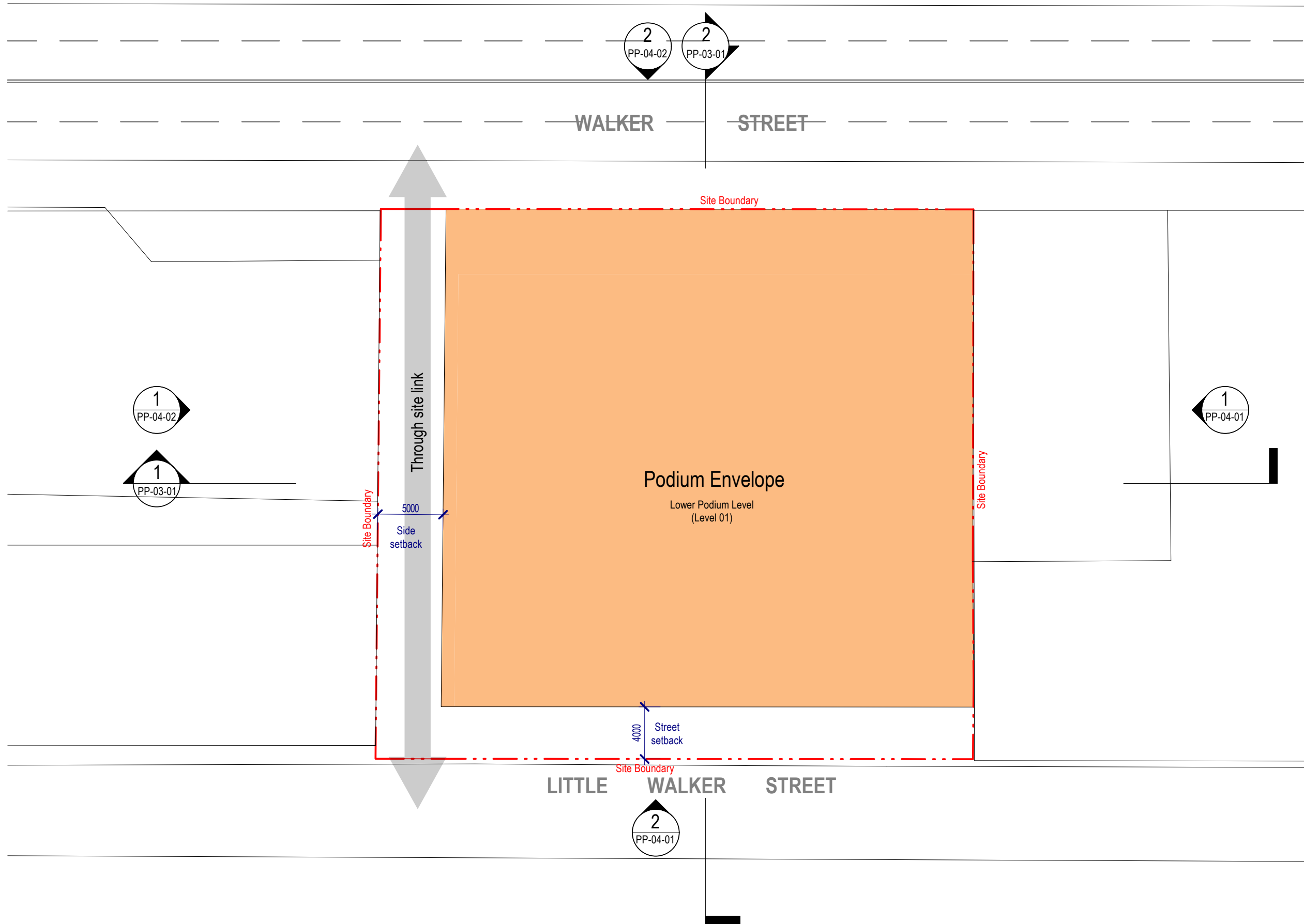
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Building Envelope - Ground Level**  
PP-02-03  
1 : 300  
18/06/21



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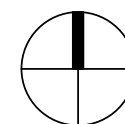
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153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

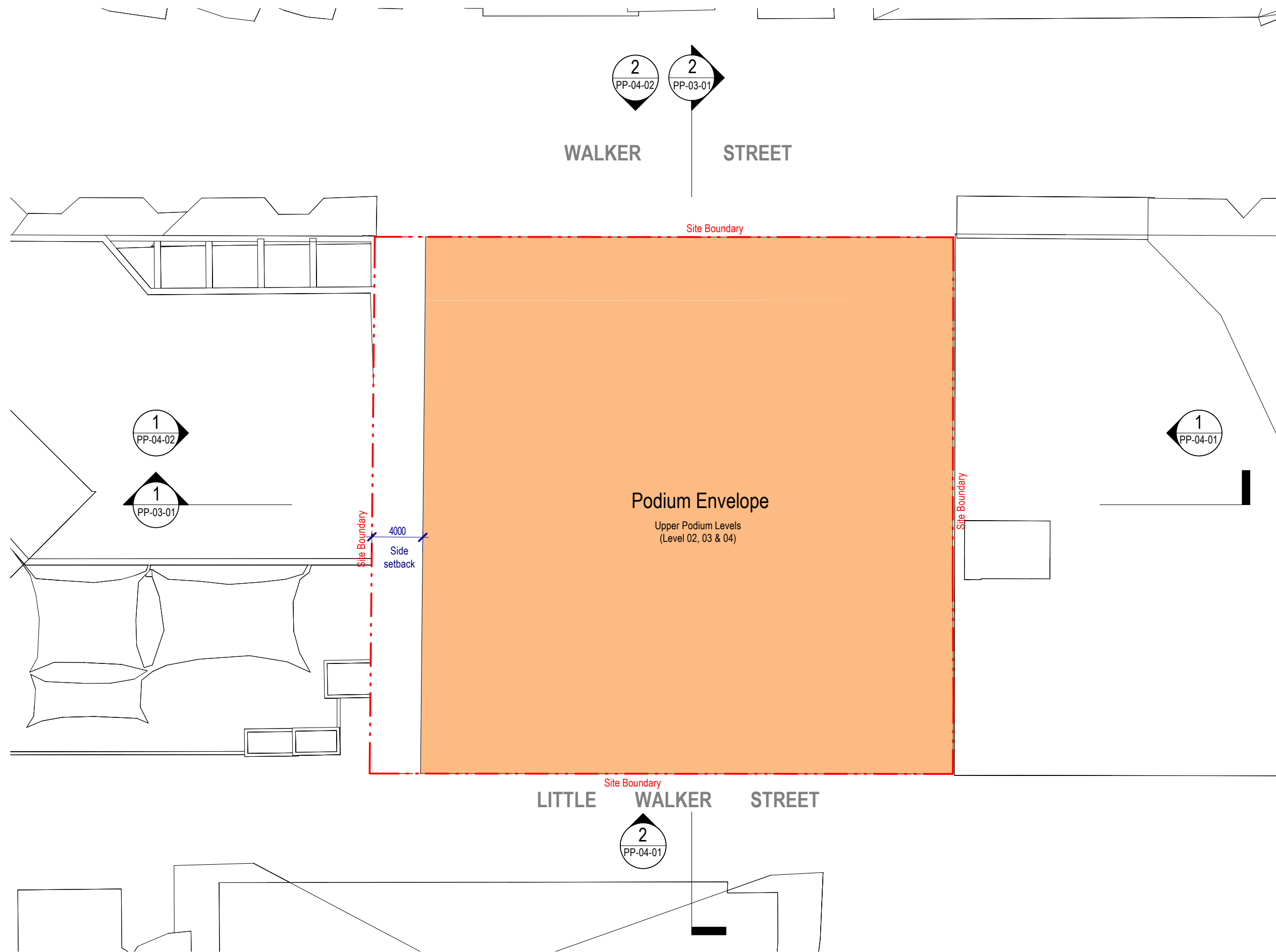
Building Envelope - Lower Podium Level (Level 01)  
**PP-02-04**  
**1 : 300**  
**06/21/21**



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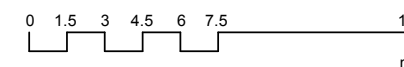
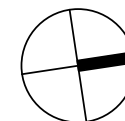




153-157 Walker Street, North Sydney

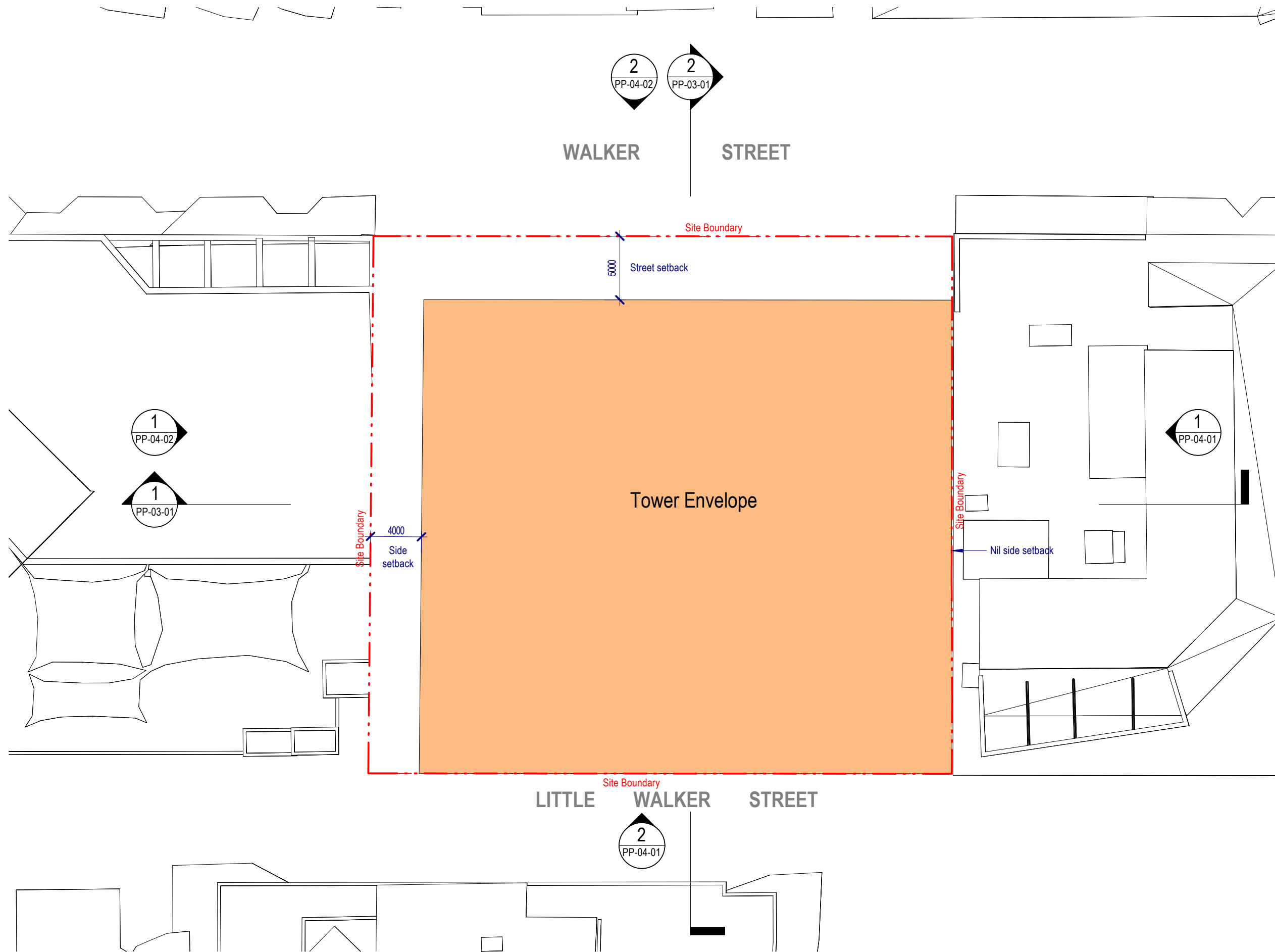
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

Building Envelope - Upper Podium Levels (Level 02, 03 & 04)  
**PP-02-05**  
**1 : 300**  
**18/06/21**



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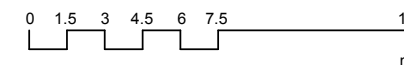
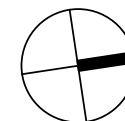
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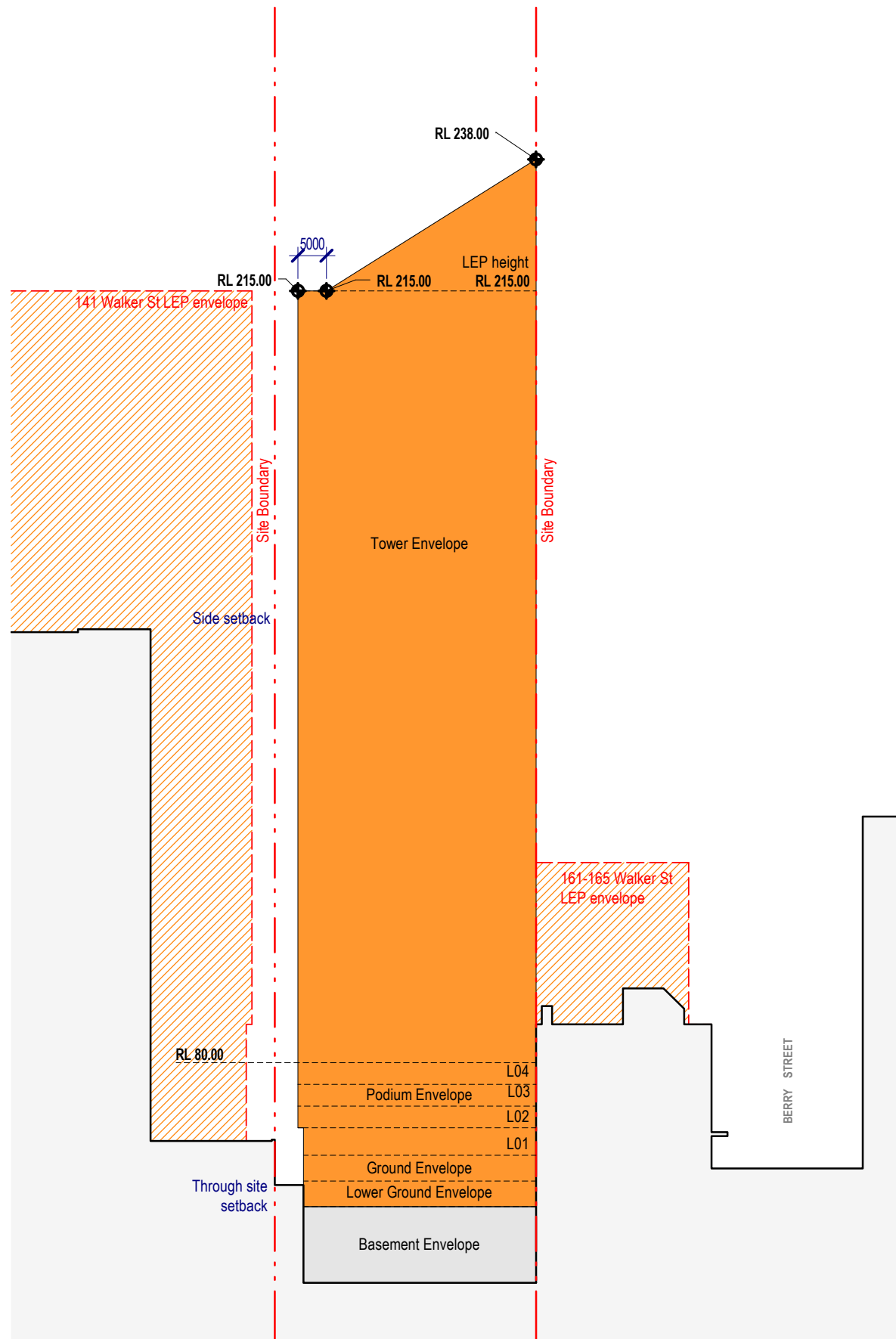
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Building Envelope - Tower Levels**  
PP-02-06  
1 : 300  
18/06/21

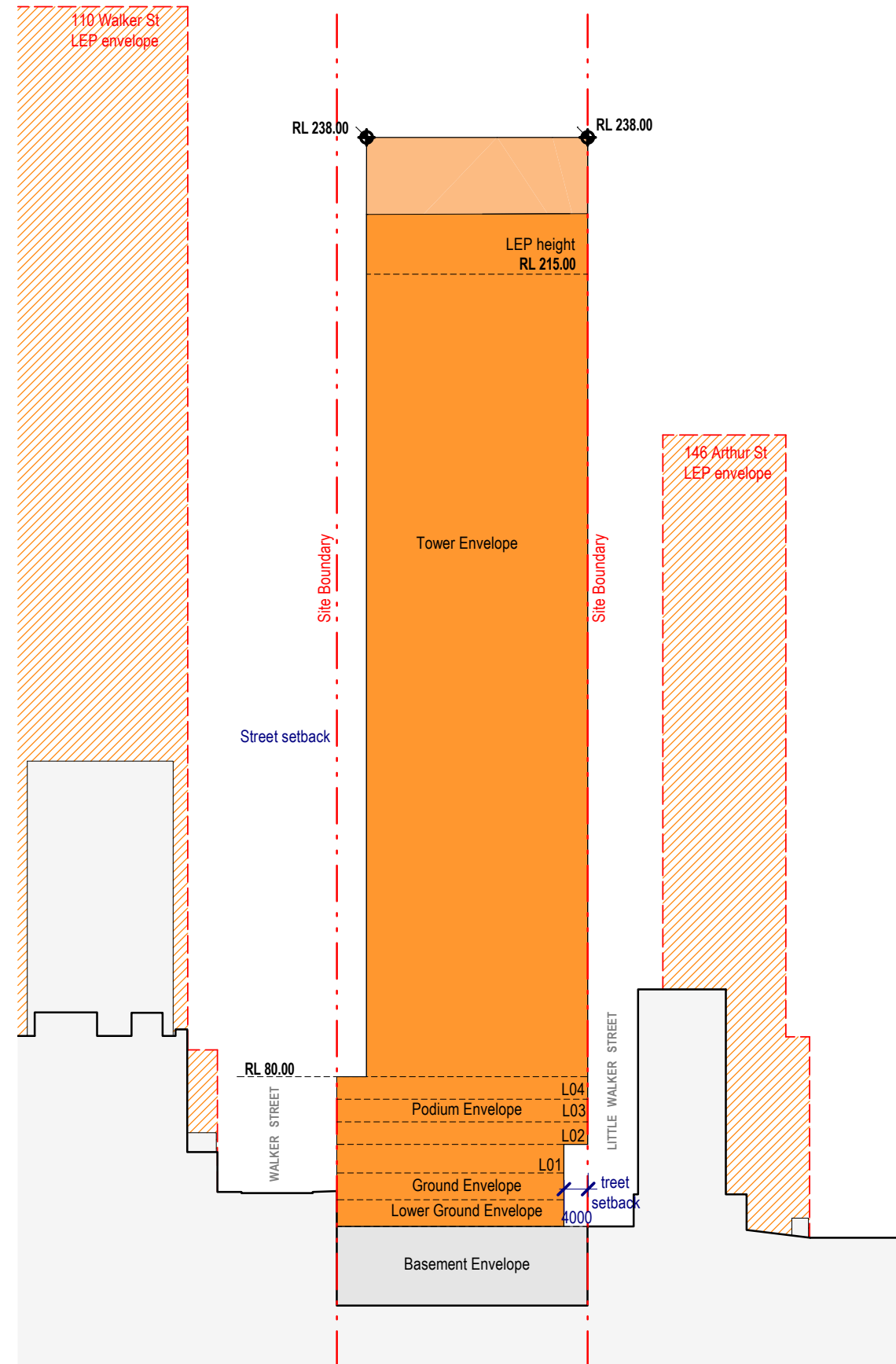


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1 Section - North South

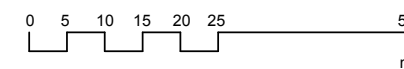


2 Section - East West

153-157 Walker Street, North Sydney

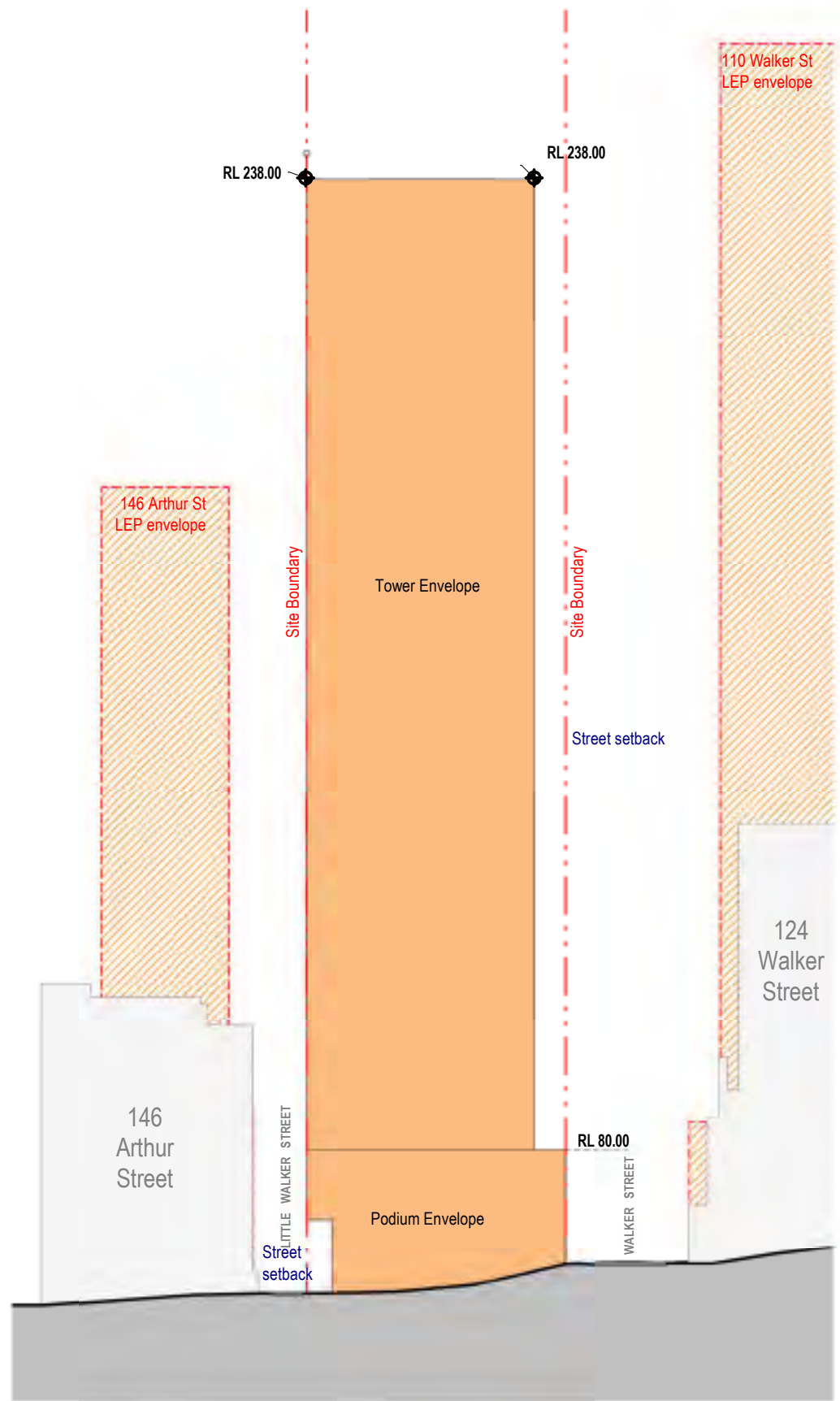
Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

Building Envelope - Sections  
PP-03-01  
1 : 1000  
18/06/21

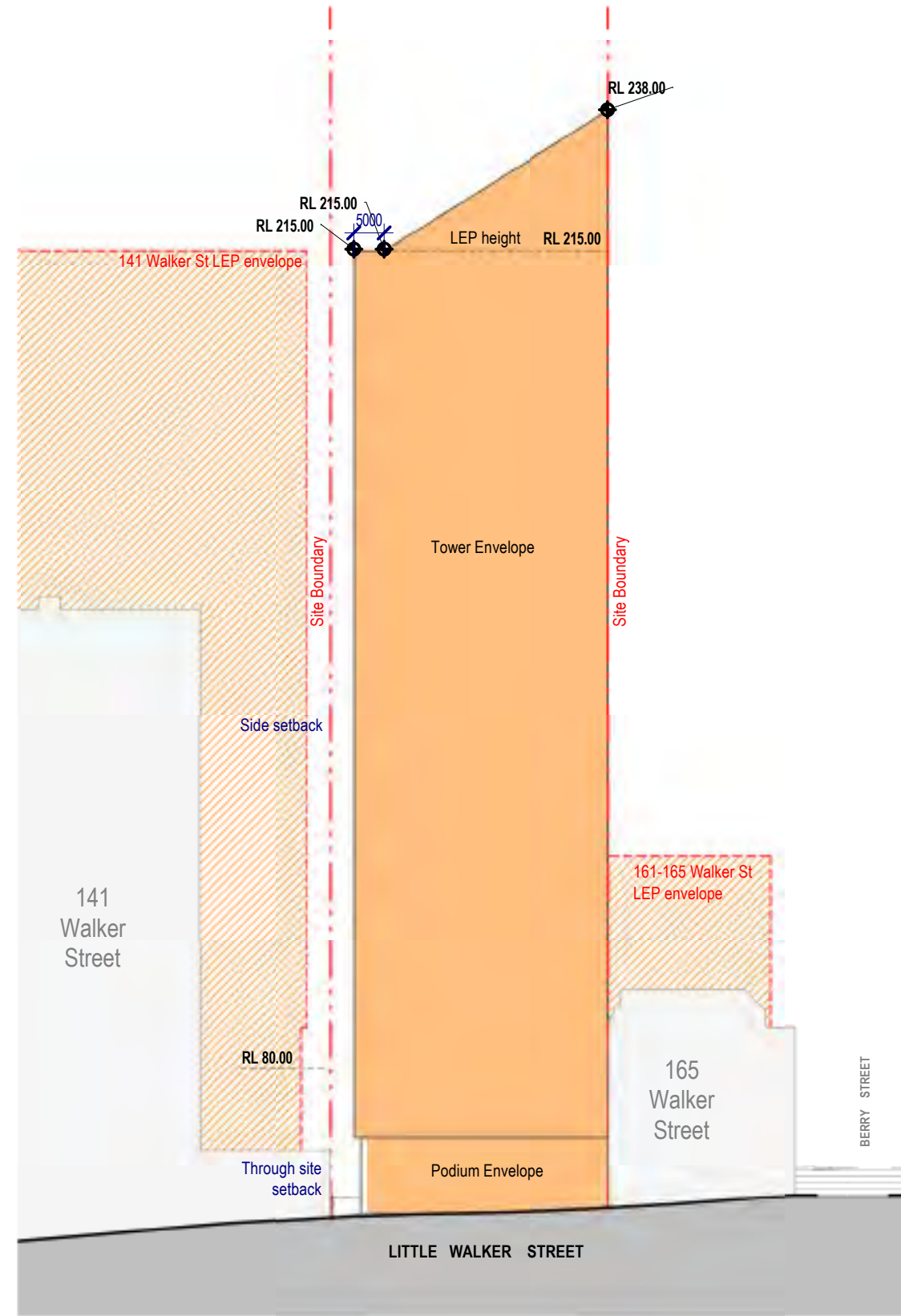


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1 Elevation - North

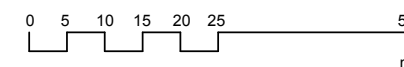


2 Elevation - East

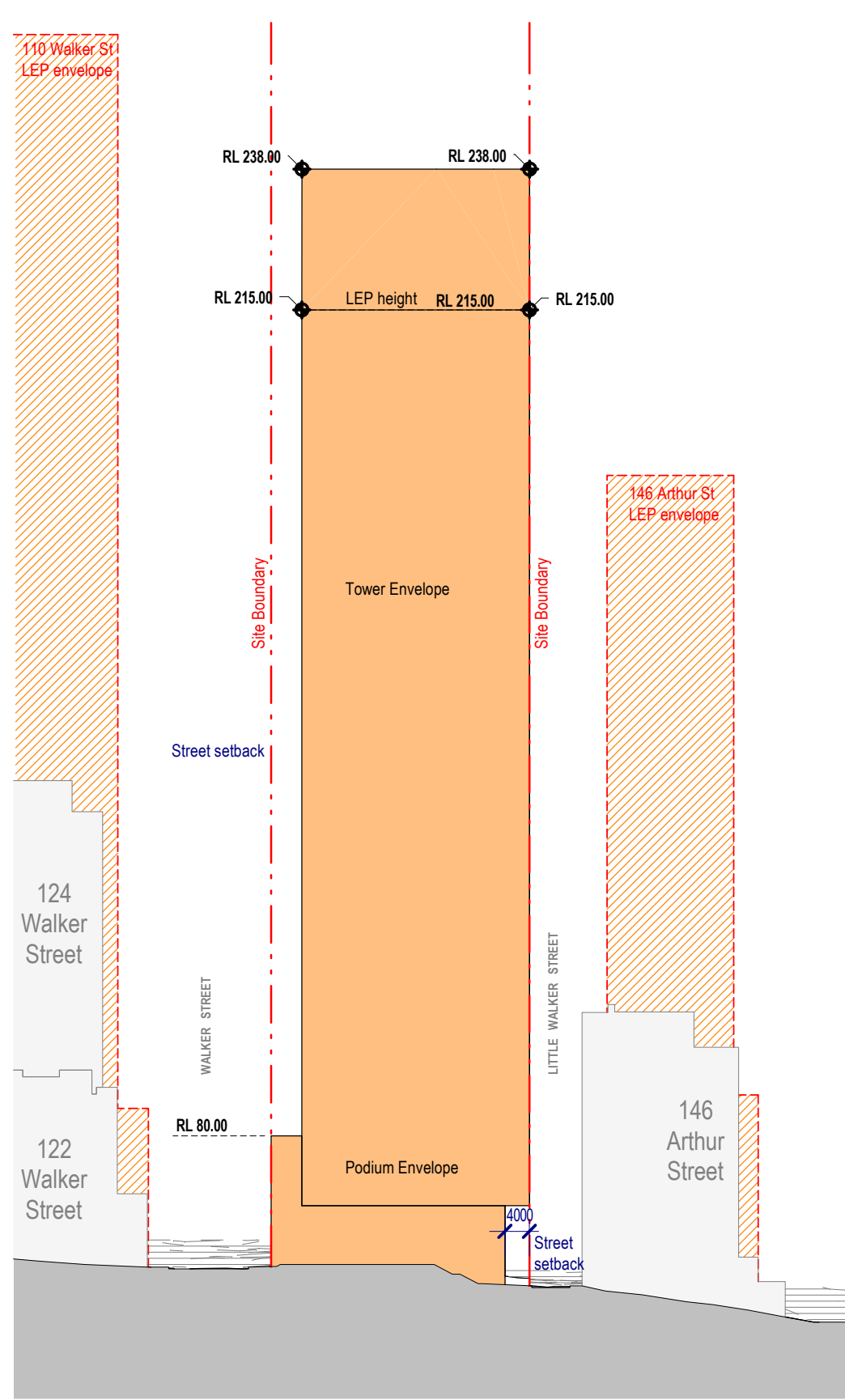
153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

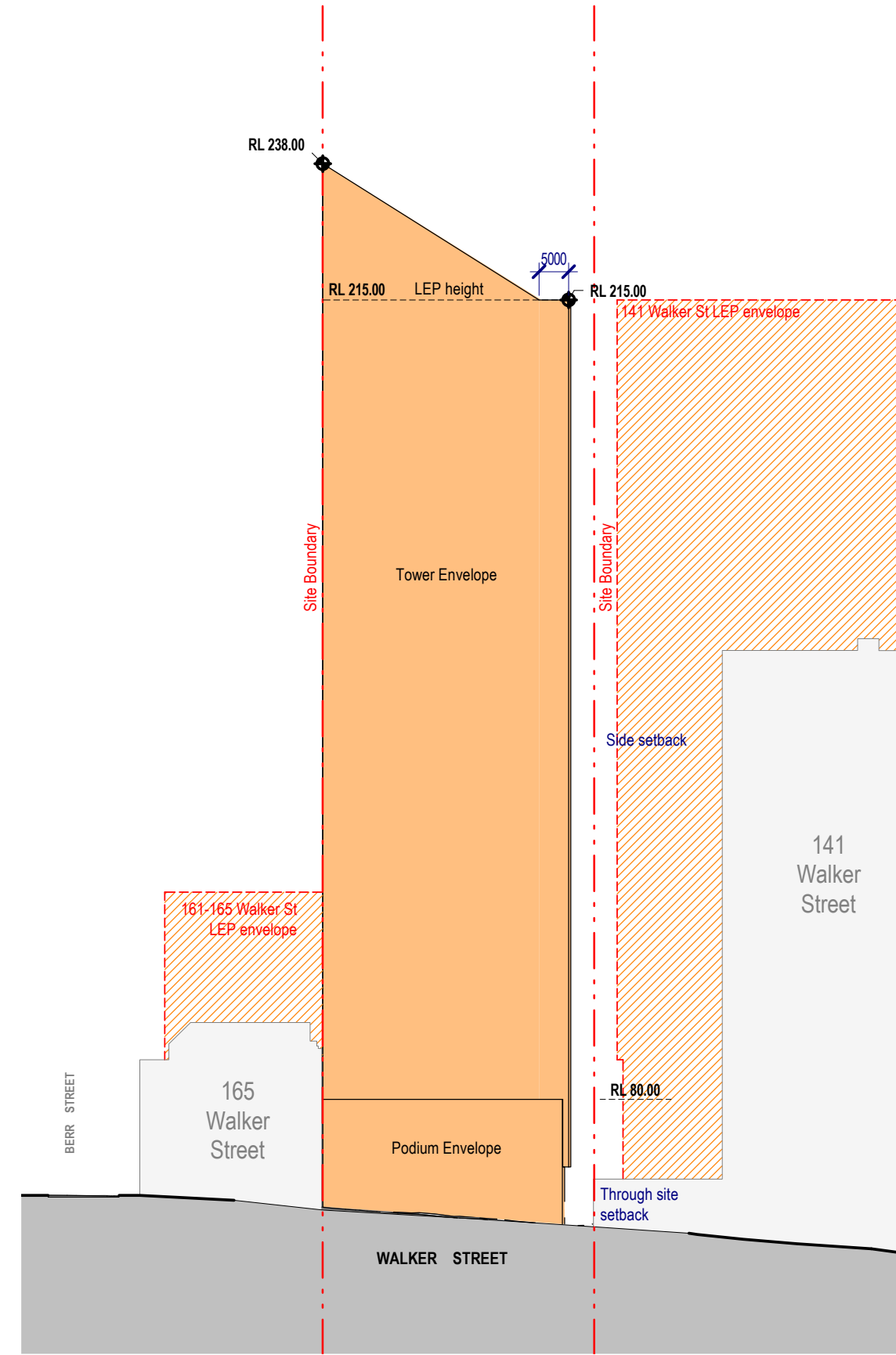
Building Envelope - Elevations North & East  
PP-04-01  
1 : 1000  
18/06/21



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1 Elevation - South

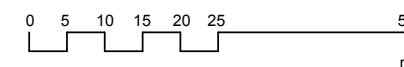


2 Elevation - West

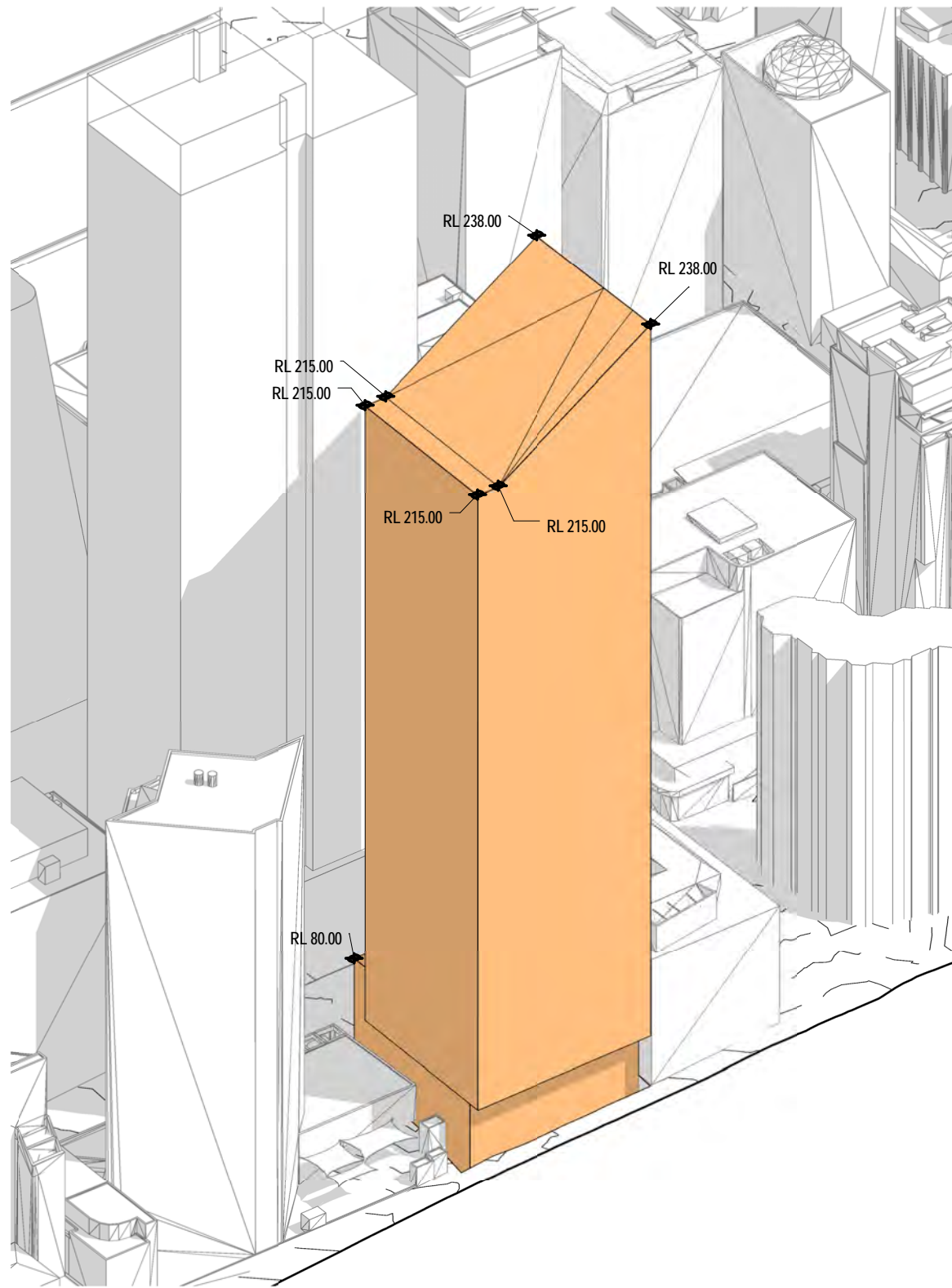
153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

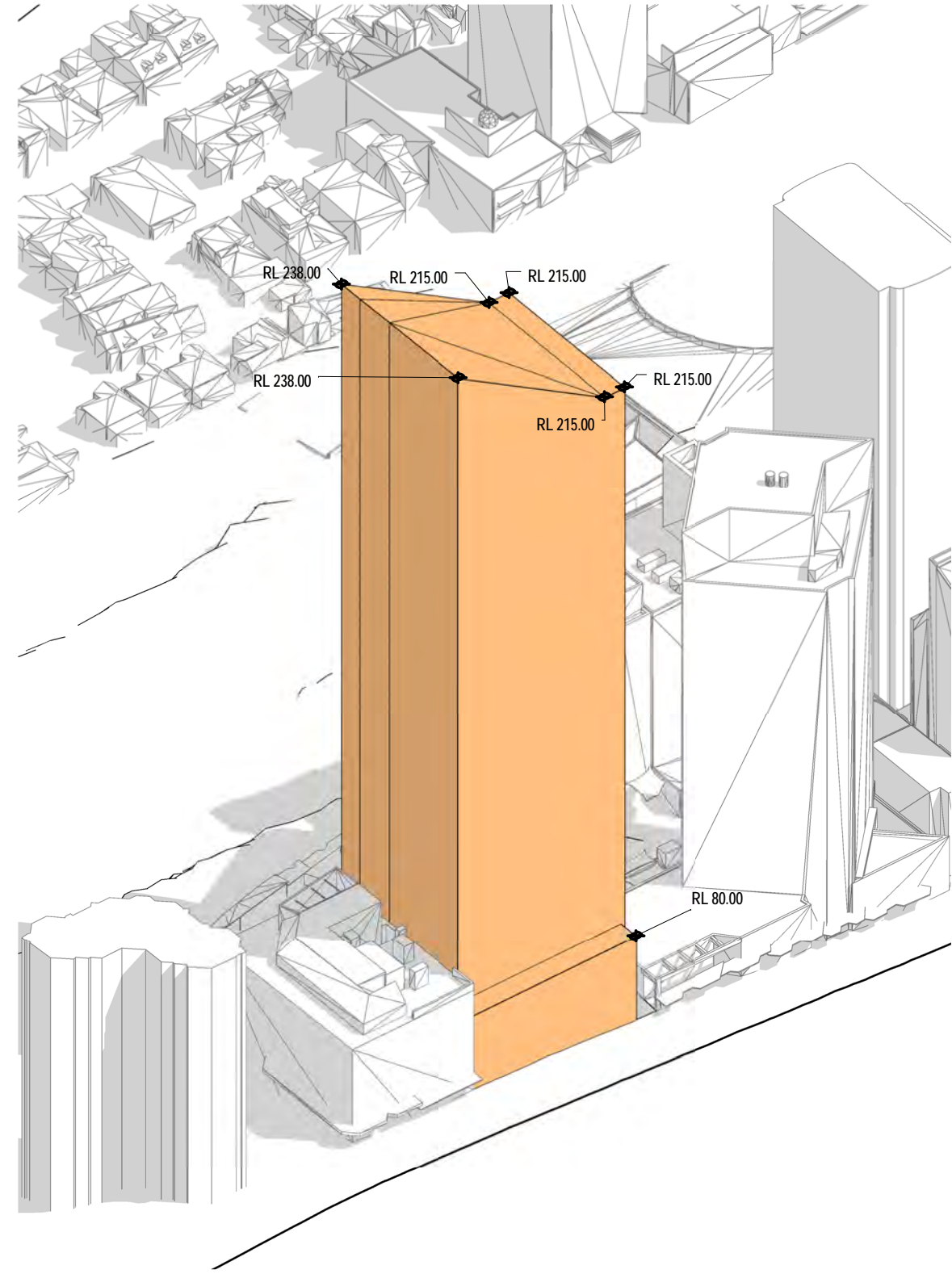
Building Envelope - Elevations South & West  
PP-04-02  
1 : 1000  
18/06/21



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Envelope Mass – South East



Envelope Mass – North West

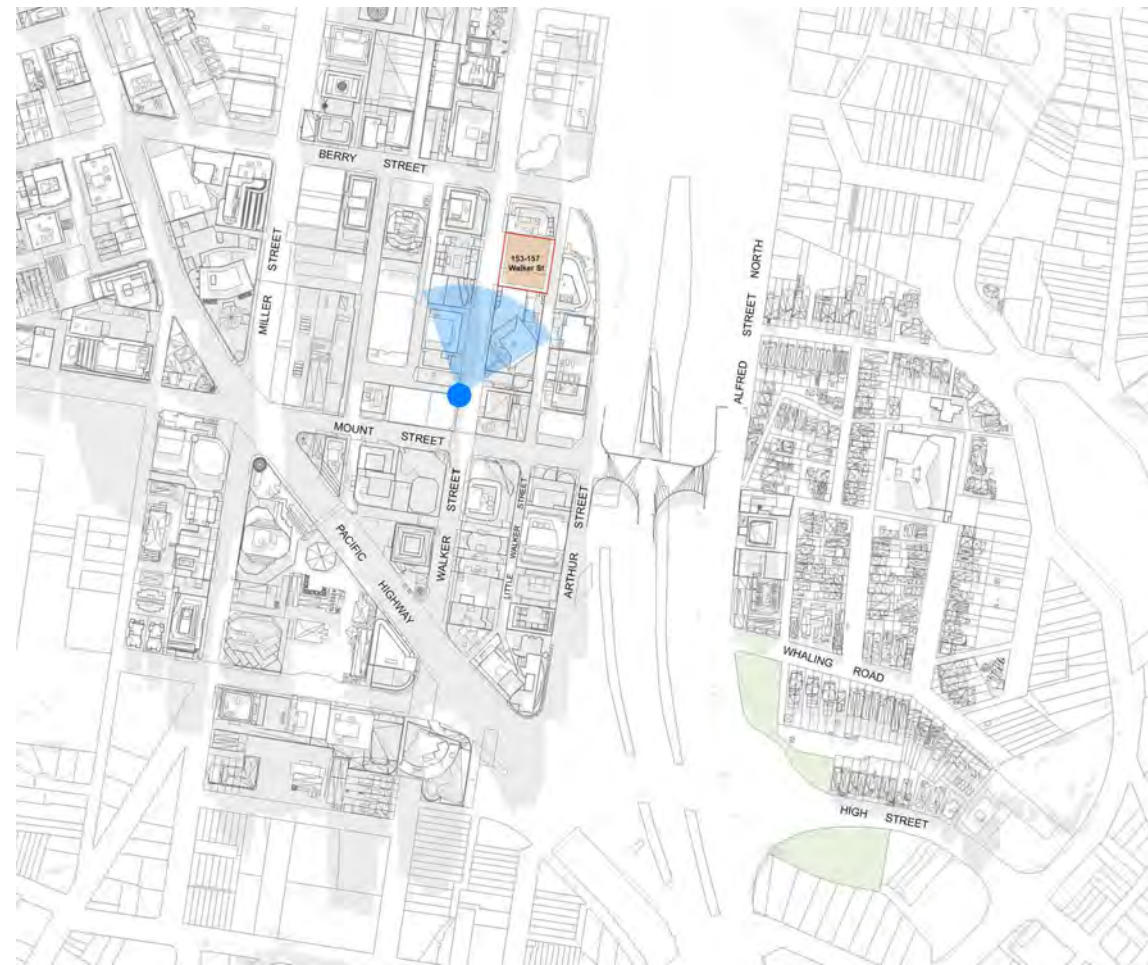
153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Building Envelope - Massing**  
PP-05-01  
  
18/06/21

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Location Plan



View from Walker Street (Looking North)

153-157 Walker Street, North Sydney

Drawing: **VIA - Walker Street (Looking north)**  
 Drawing no: PP-06-01  
 Issue:  
 Scale @ A3:  
 Date: 18/06/21

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Location Plan



View from Walker Street (Looking South)

153-157 Walker Street, North Sydney

Drawing: **VIA - Walker Street (Looking south)**  
 Drawing no: PP-06-02  
 Issue:  
 Scale @ A3:  
 Date: 18/06/21

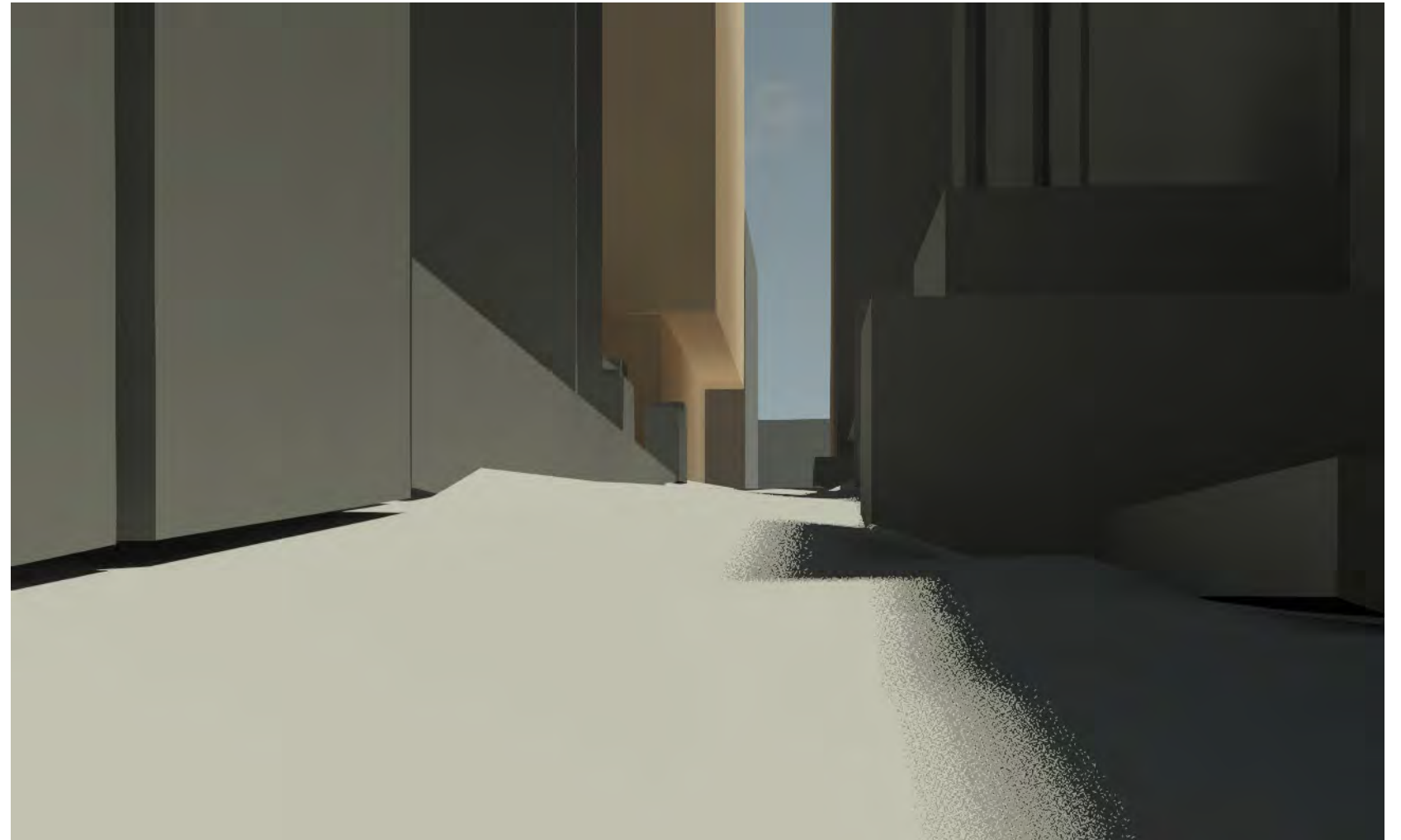
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Location Plan



View from Little Walker Street (Looking North)

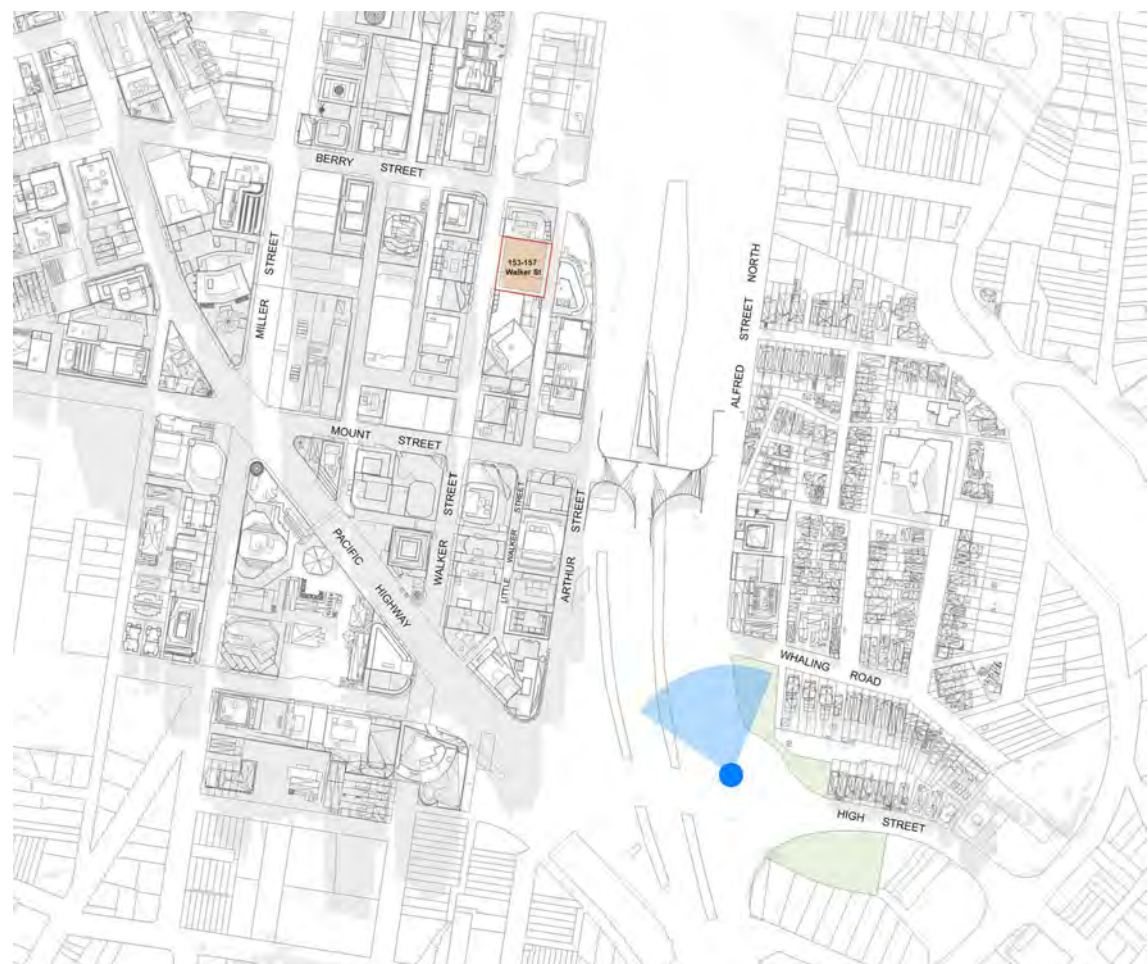
153-157 Walker Street, North Sydney

Drawing: **VIA - Little Walker Street (Looking north)**  
 Drawing no: PP-06-03  
 Issue:  
 Scale @ A3:  
 Date: 18/06/21

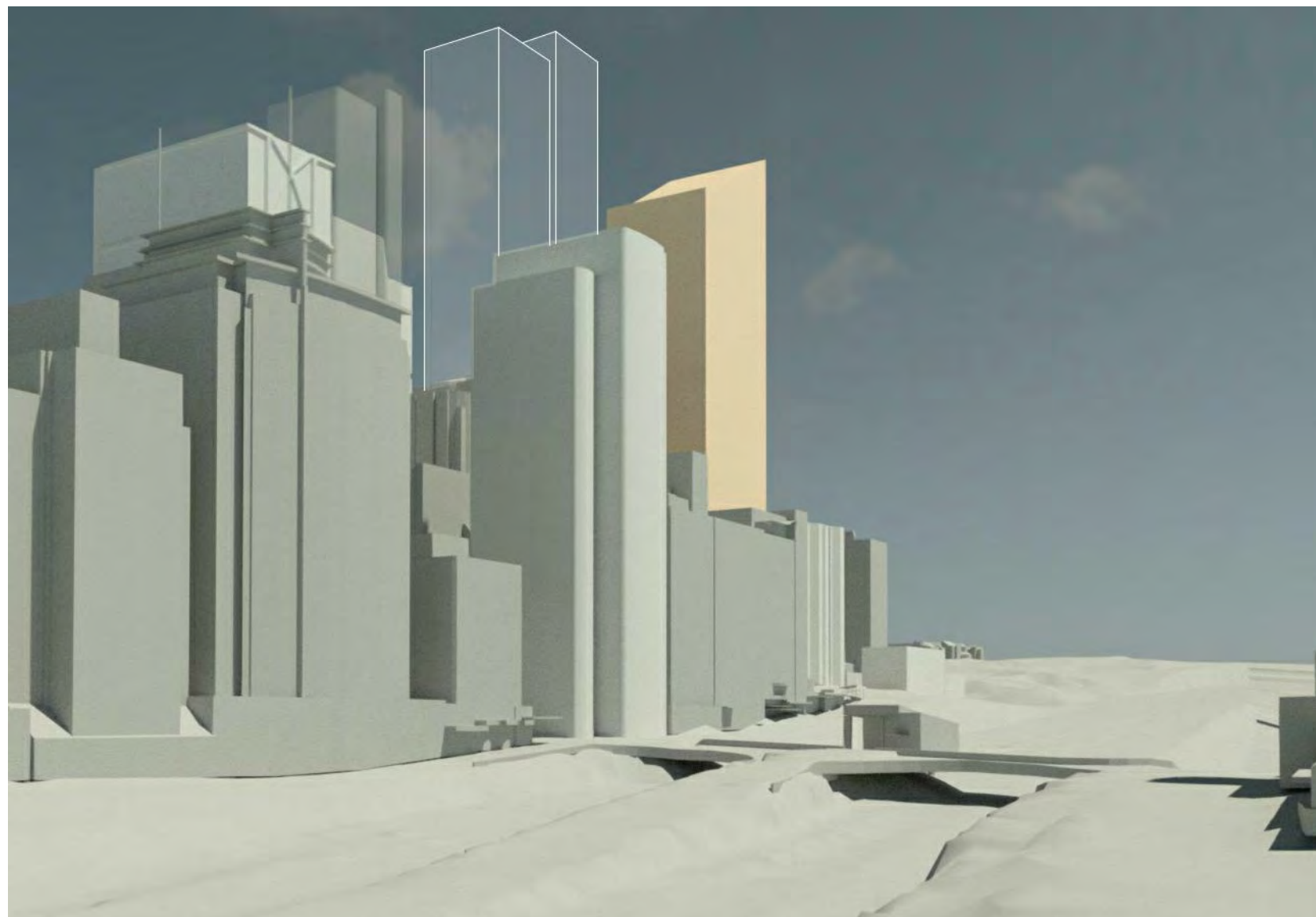
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 Level 18 MLC Centre  
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Location Plan



View from High Street Looking North

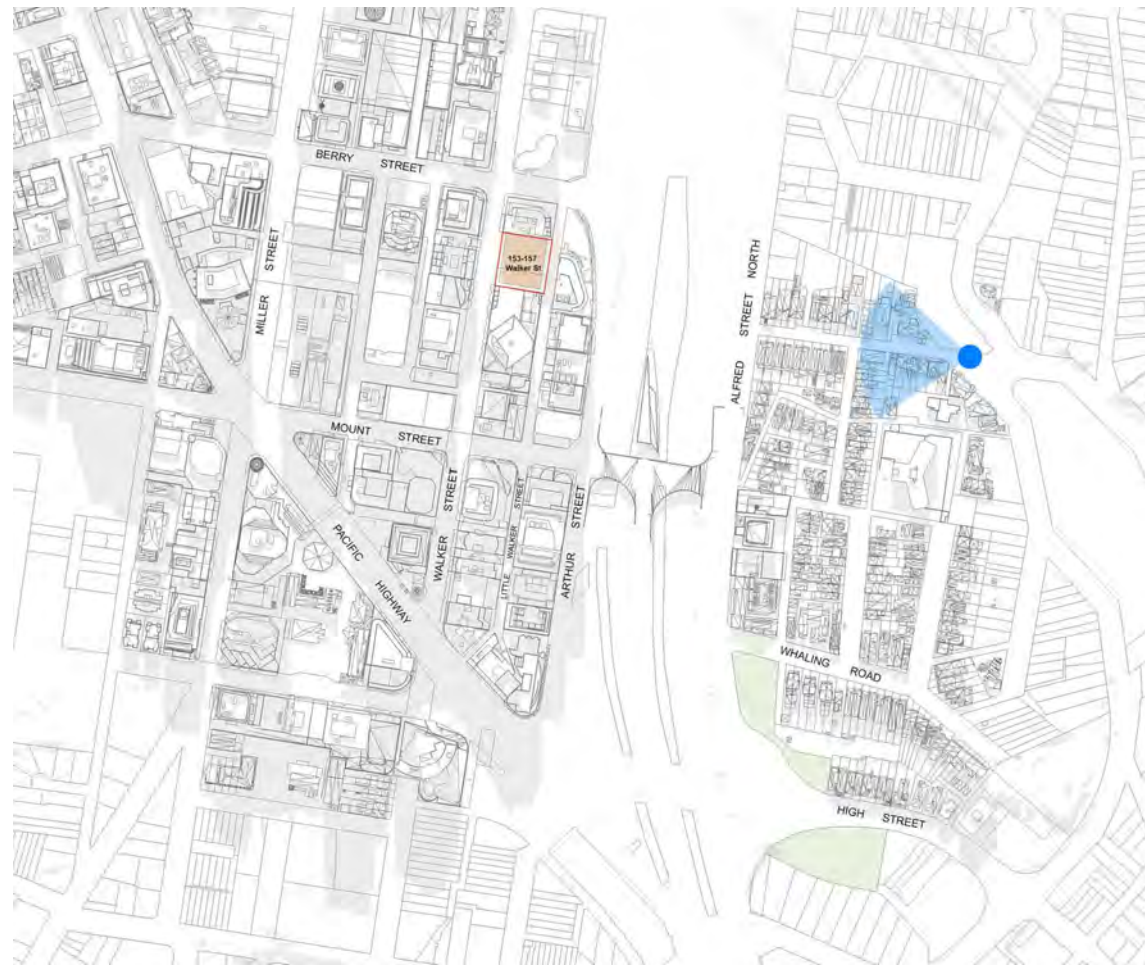
153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**VIA - High Street (Looking north)**  
PP-06-05  
  
18/06/21

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Location Plan



View from Kurraba Road Looking West

153-157 Walker Street, North Sydney

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**VIA - Kurraba Road (Looking west)**  
PP-06-06  
13/05/21

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