

# 20 Berry Street

North Sydney, NSW

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## An Ageing Commercial Tower Ideal for Adaptive Reuse

20 Berry Street is a prime example of the redevelopment trend. Originally built in the late 1970s, this aging commercial tower sits in a landmark location, making it ideal for adaptive reuse. Its original design featured a pebblecrete precast façade and a large podium. A 1990s update added a blend of mismatched architectural styles, underscoring the need for a cohesive transformation. The initial plan was to demolish the building, but after further analysis, the decision was made to re-purpose it into a hotel. This “Adaptive Reuse” approach aligns with sustainability goals by conserving resources, reducing waste, lowering carbon emissions, and preserving embodied energy.

To complement the building’s history and the local urban character, brick was chosen as the primary exterior material. In designing the hotel, the floor plan was carefully aligned with each building elevation, creating a façade that accommodates factors such as noise, sunlight, views, and proximity to neighbouring structures.

### Project snapshot

|          |                                     |
|----------|-------------------------------------|
| Client   | Holdmark                            |
| Location | 20 Berry Street, North Sydney, NSW  |
| Status   | Development Application             |
| Sector   | Experiential, Repositioning, Hotels |
| Services | Architecture                        |

