

Planning Proposal Supplementary Submission Alfred Street Precinct, North Sydney (PP-2020-74)

Planning Panels Secretariat

Locked Bag 5022

PARRAMATTA NSW 2124

By email: PlanComment@planningpanels.nsw.gov.au

**Prepared by Mayoh Architects and dmeps Town Planning on behalf of the
owners of No. 271 and No. 273 Alfred Street, North Sydney**

24 June 2021



MAYOH ARCHITECTS

PD MAYOH PTY LTD
ABN: 16788096806
Peter Mayoh: Registered Architect No. 3788

L1/106 Alexander Street, Crows Nest NSW 2065
P: (02) 9958 0488 F: (02) 9958 6424
E: info@mayoharchitects.com.au
www.mayoharchitects.com.au



1.0 SUPPLEMENTARY SUBMISSION

This supplementary submission is made on behalf of the owners of No. 271 (Lot 1 DP 532504) and No. 273 (SP 6830) Alfred Street, North Sydney. These sites are collectively referenced as Site C within the Site Specific Development Control Plan (DCP) exhibited with the Alfred Street Precinct Planning Proposal (PP).

It is reinforced that the intent of the PP is whole heartedly supported, particularly the intended change in land use zoning to promote the potential for a mix of land uses, providing both opportunities for employment and housing in close proximity to the North CBD.

There is however a fundamental failure identified in the suite of documents exhibited in support of the PP, as the proposed controls are not able to deliver claimed outcomes upon the subject site.

The primary justification in the PP for proposed changes in height for Sites A, C and D, is to enable the existing 3.5:1 floor space ratio (FSR) to be achieved in a mixed use development, i.e. that the ability to incorporate a component of residential use, without increasing the FSR, would be sufficient incentive to encourage lot consolidation and redevelopment.

The exhibited 28 metre maximum height control does not however enable redevelopment of Site C to its current available potential (i.e. 3.5:1), when further constrained by envelope controls relating to a mixed use development (building depth, solar penetration, natural cross flow ventilation etc) – see attached Appendix B floor space analysis included in our principle submission.

The established height of the existing Bayer Building means that a higher building form could be accommodated upon Site C (42 metres is suggested), without significant disruption to the streetscape rhythm, no view loss, no impact of heritage, and without any adverse overshadowing impacts upon nearby residents, thus allowing the achievement of an appropriate built form outcome that will encourage the site's redevelopment.

No additional FSR is sought beyond that available today.

The maximum proposed building height must however be amended to enable an appropriate tower form to accommodate the maximum prescribed FSR.

We have included our diagrams that demonstrate a FSR approaching 3.5:1 cannot be achieved within the recommended building envelope (draft LEP height standard, draft DCP setback controls and ADG design guidance and criteria).

We have also included a copy of our overshadowing analysis, which reinforces that the increase in building height sought (28 to 42 metres) has only a negligible impact upon the amenity of any adjacent residential properties, being limited to an hour of impact at midwinter beyond 2pm.

We thank you for the opportunity to participate in this process and hope that our input will be given appropriate attention.