



ALFRED STREET PRECINCT

MASSING STUDY

ISSUE C
18/02/2021

AJ+C
ALLEN JACK+COTTIER

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AJ+C acknowledges the Cammeraygal people of the Eora nation and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.



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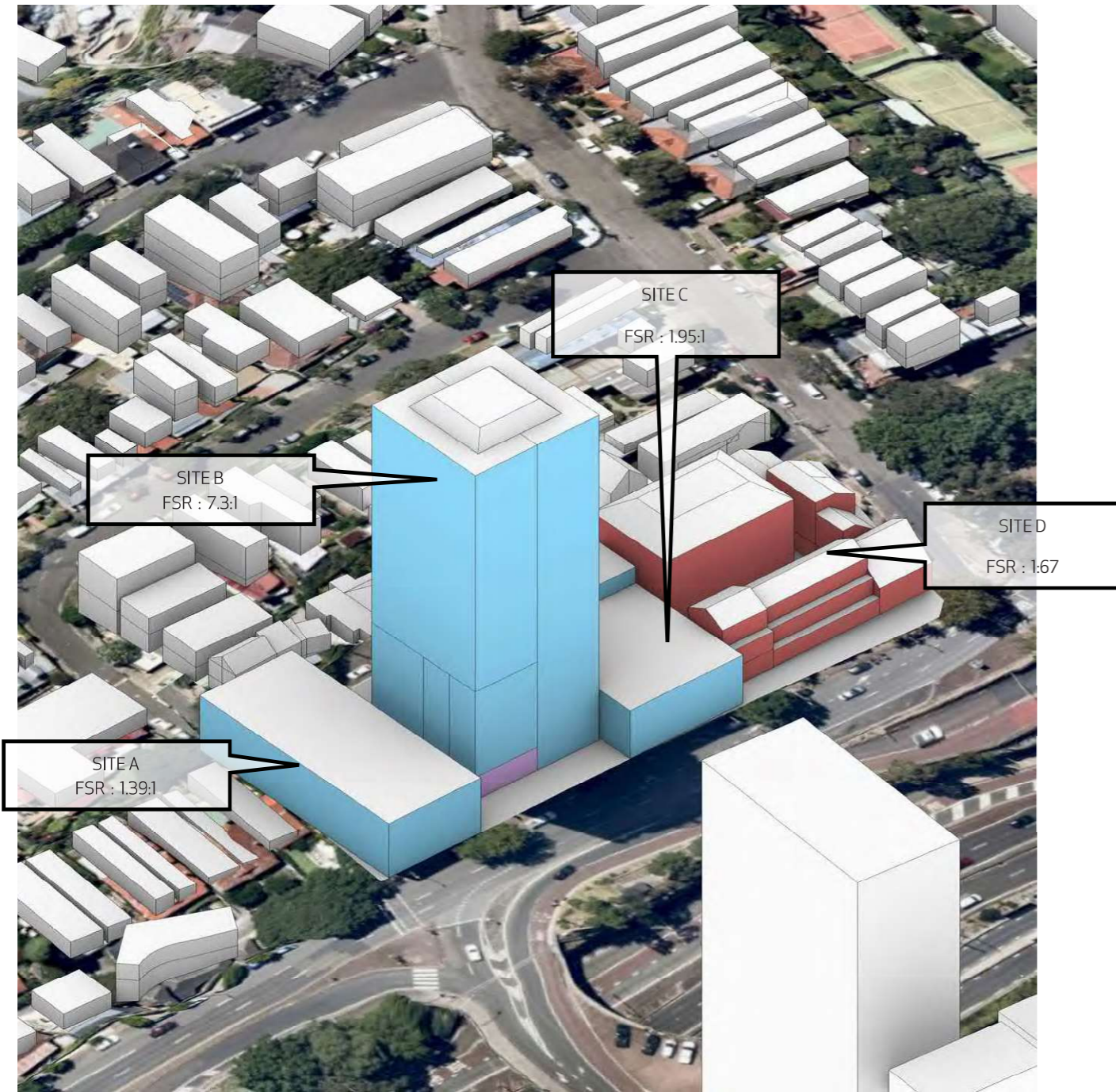
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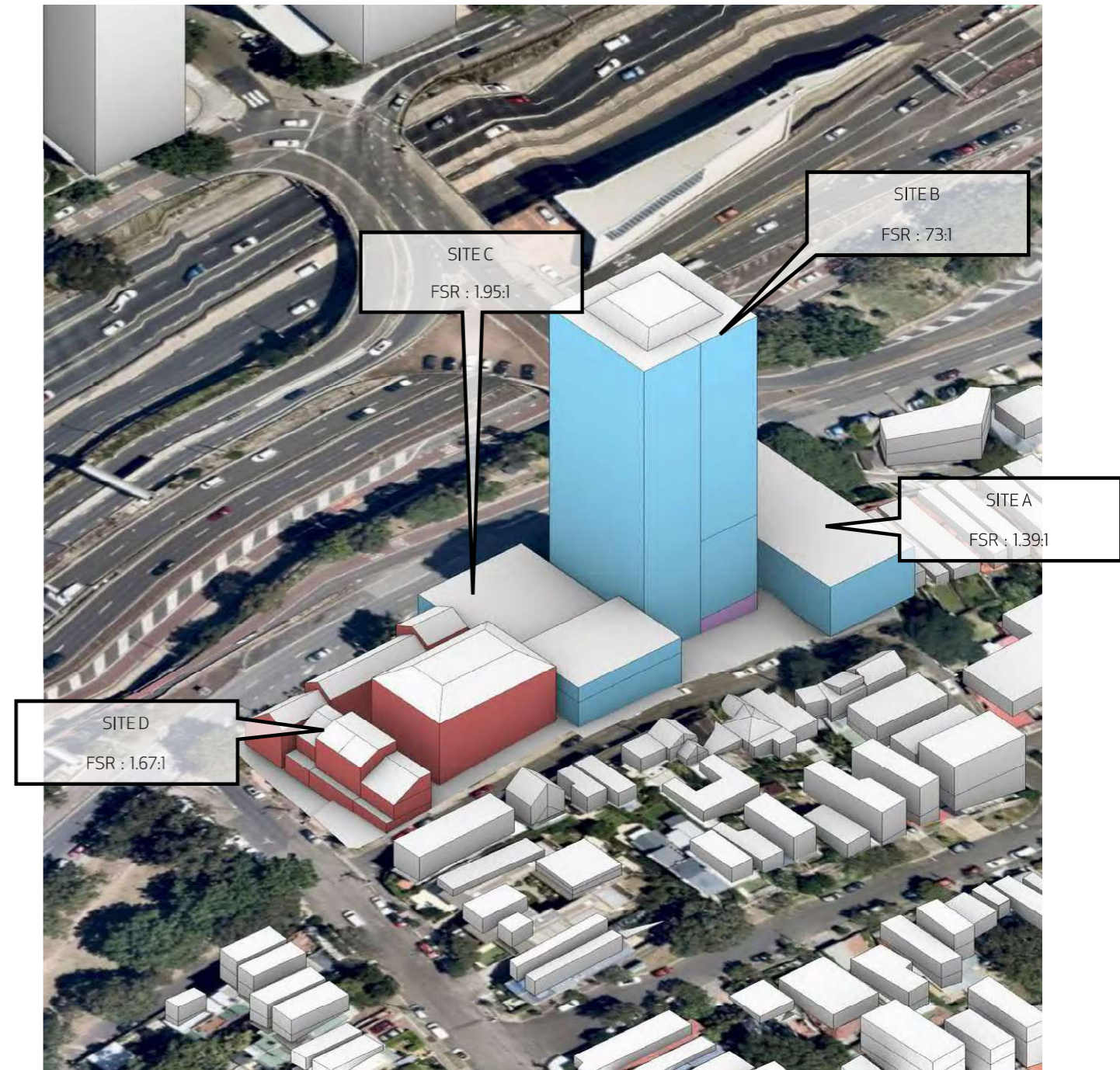
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1.1 EXISTING BUILT FORM

NORTH WEST VIEW

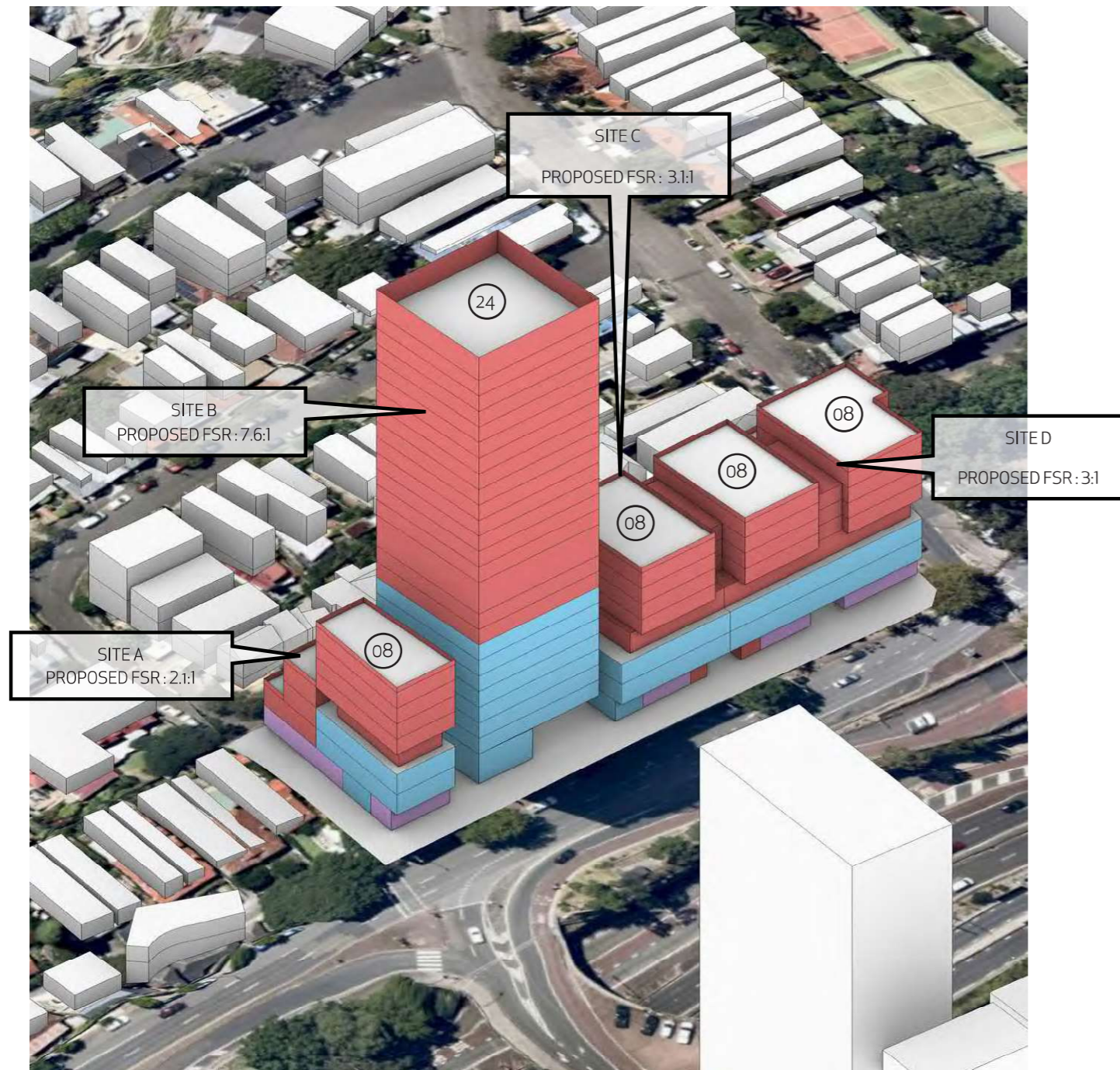


SOUTH EAST VIEW

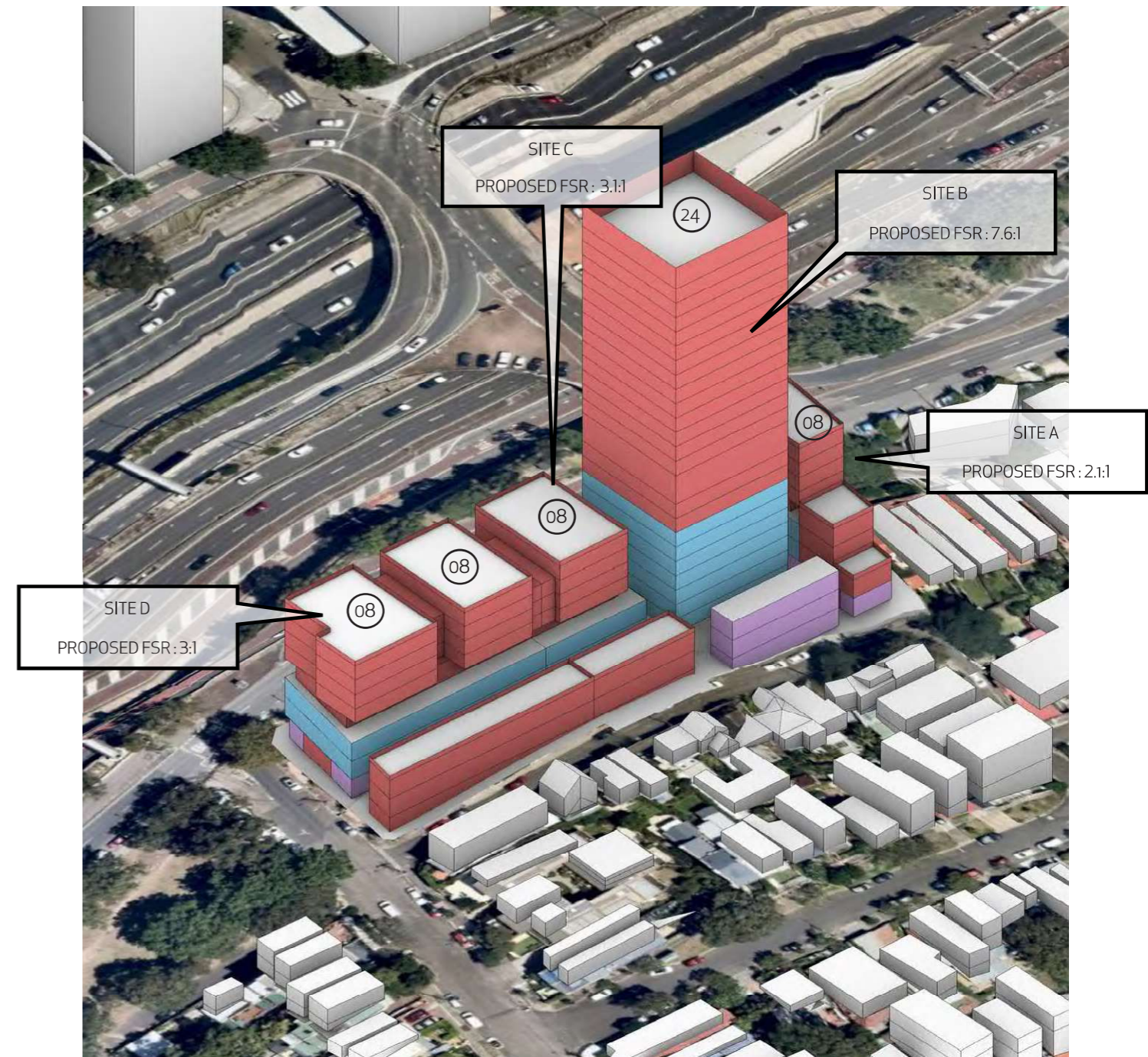


1.2 MODIFIED SCHEME (3:1 FSR APPLIED TO SITE D)

NORTH WEST VIEW



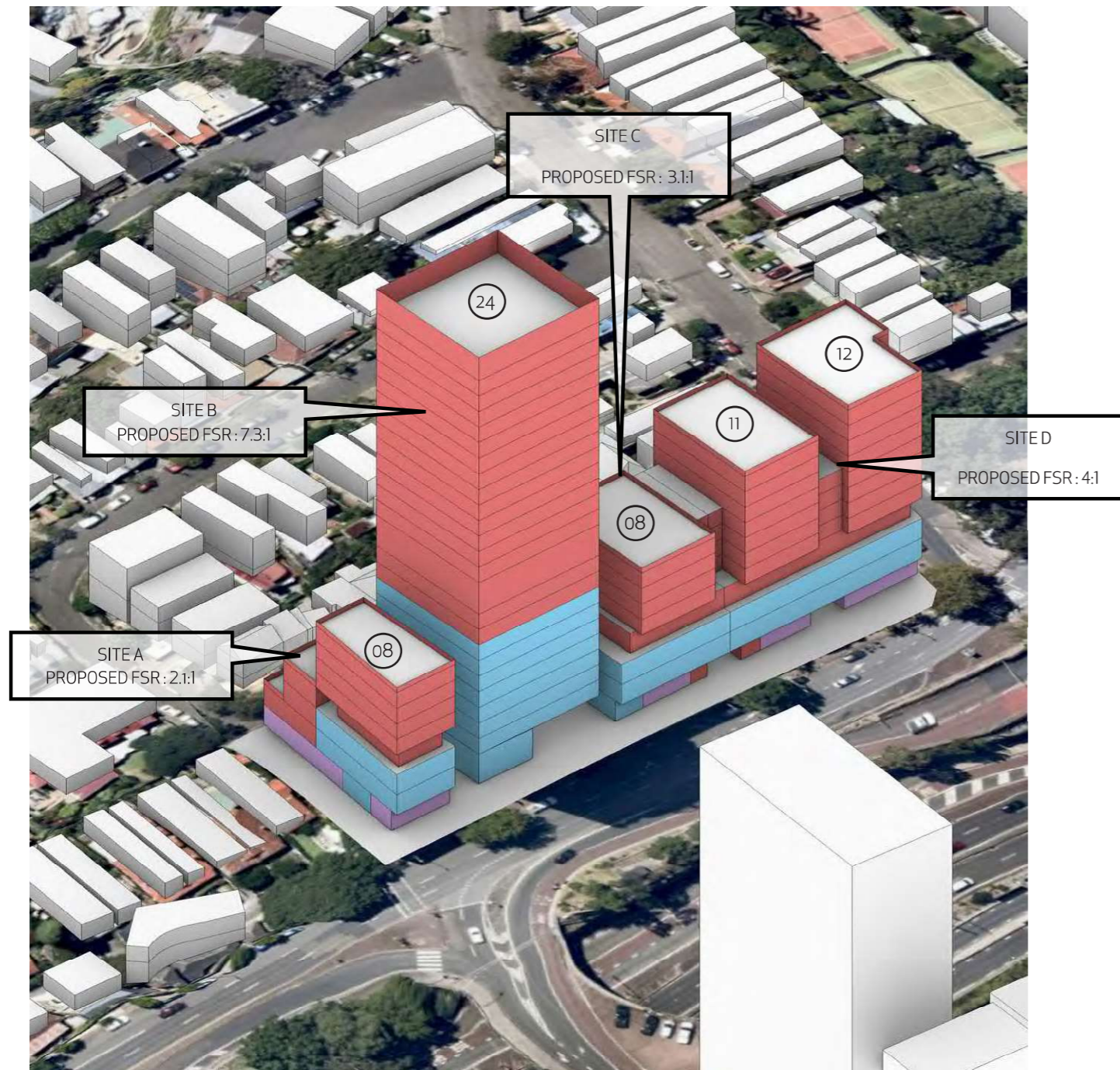
SOUTH EAST VIEW



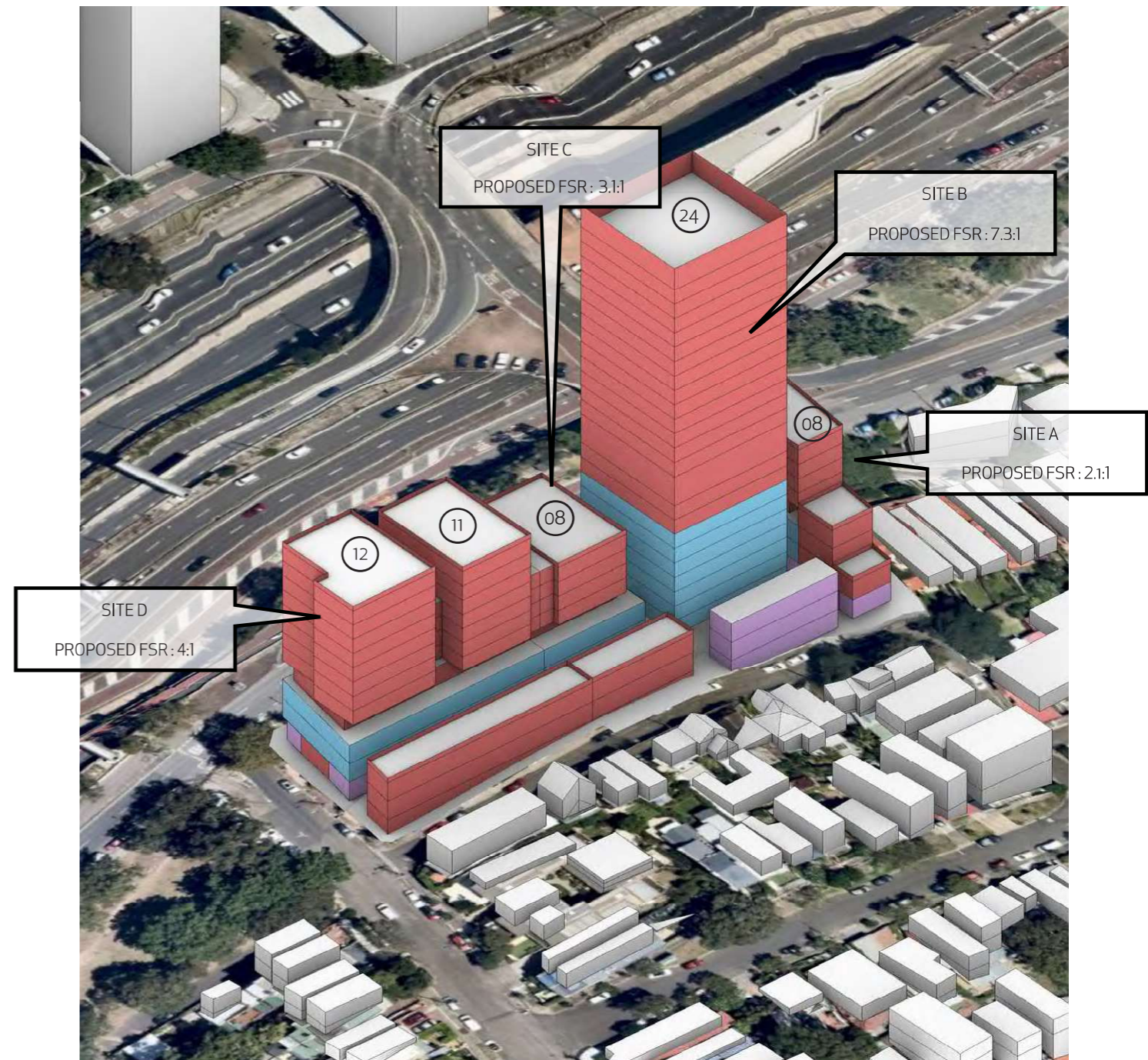
Note: The 3:1 FSR scheme is similar in height to the Grimshaw Scheme.

1.3 MODIFIED SCHEME (4:1 FSR APPLIED TO SITE D)

NORTH WEST VIEW

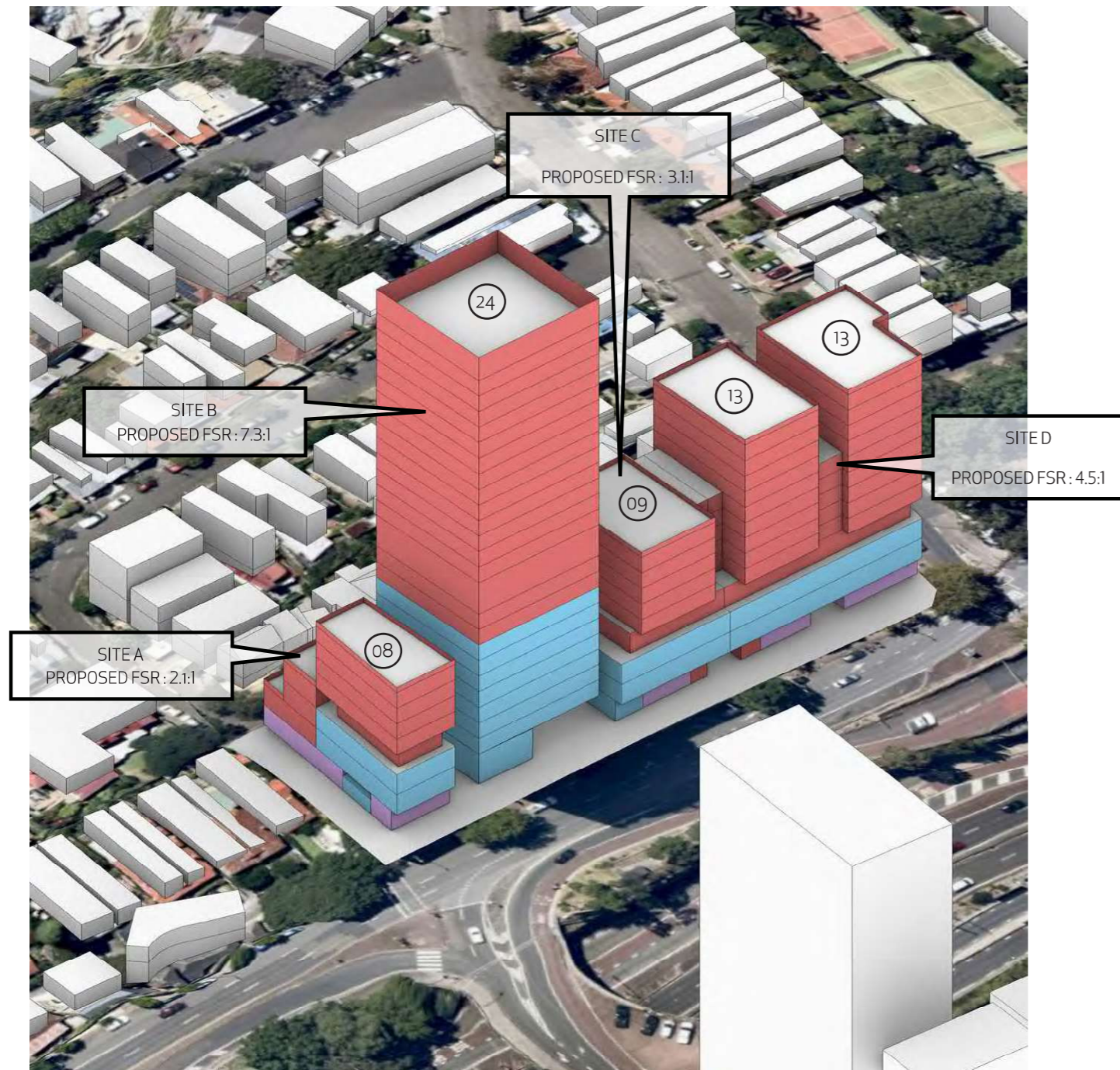


SOUTH EAST VIEW

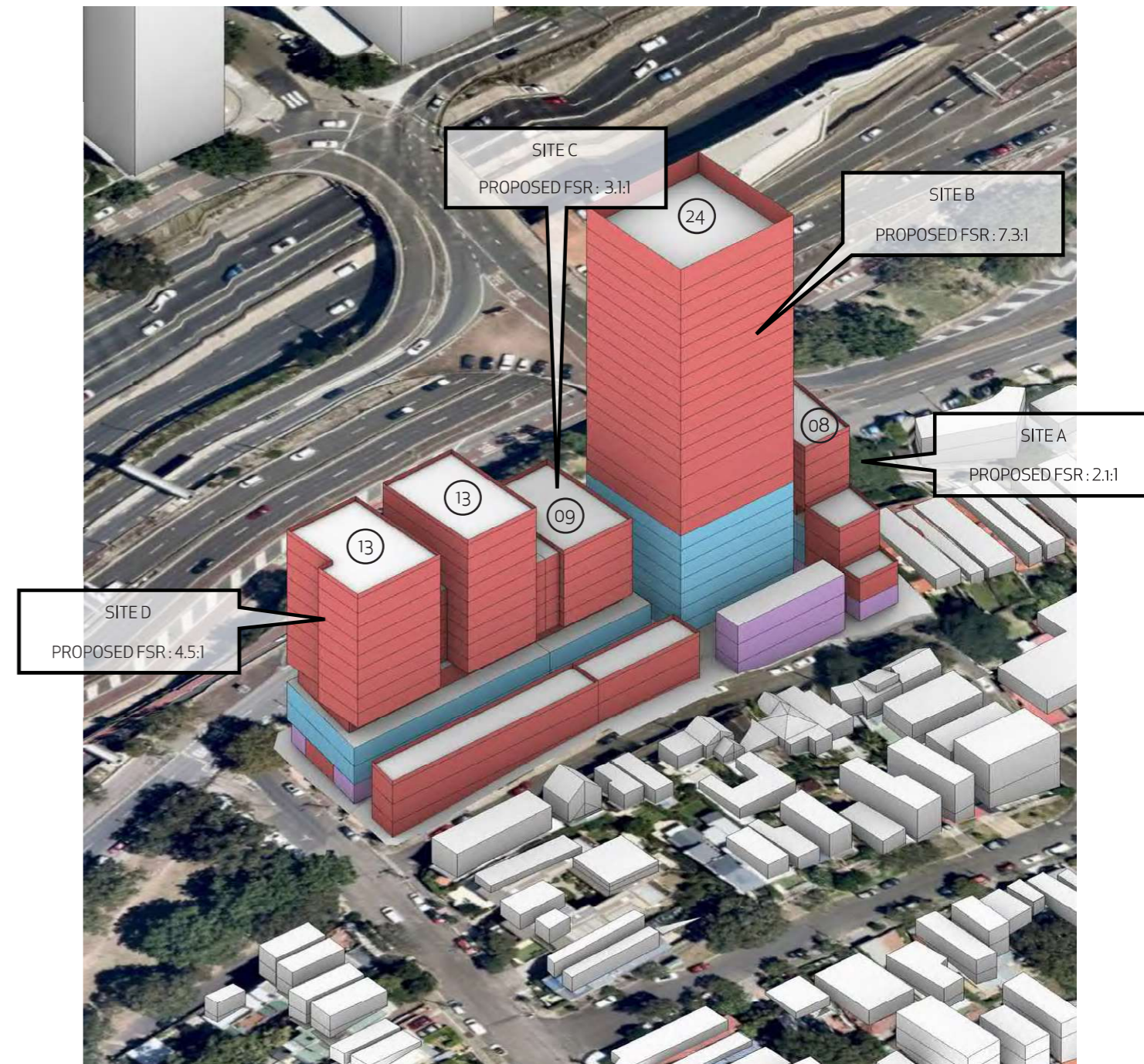


1.4 MODIFIED SCHEME (4.5:1 FSR APPLIED TO SITE D)

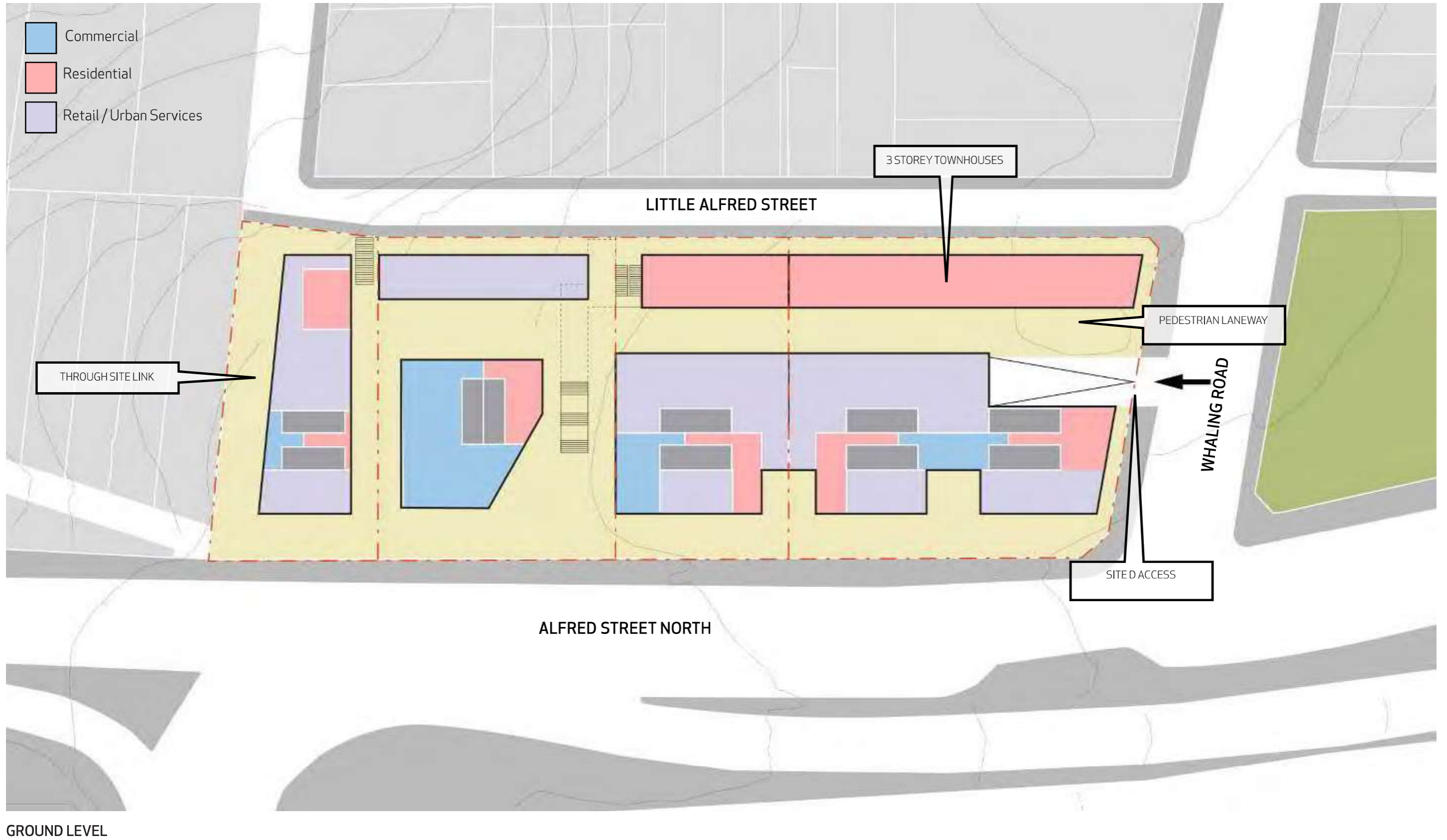
NORTH WEST VIEW



SOUTH EAST VIEW



1.5 INDICATIVE REFERENCE PLANS





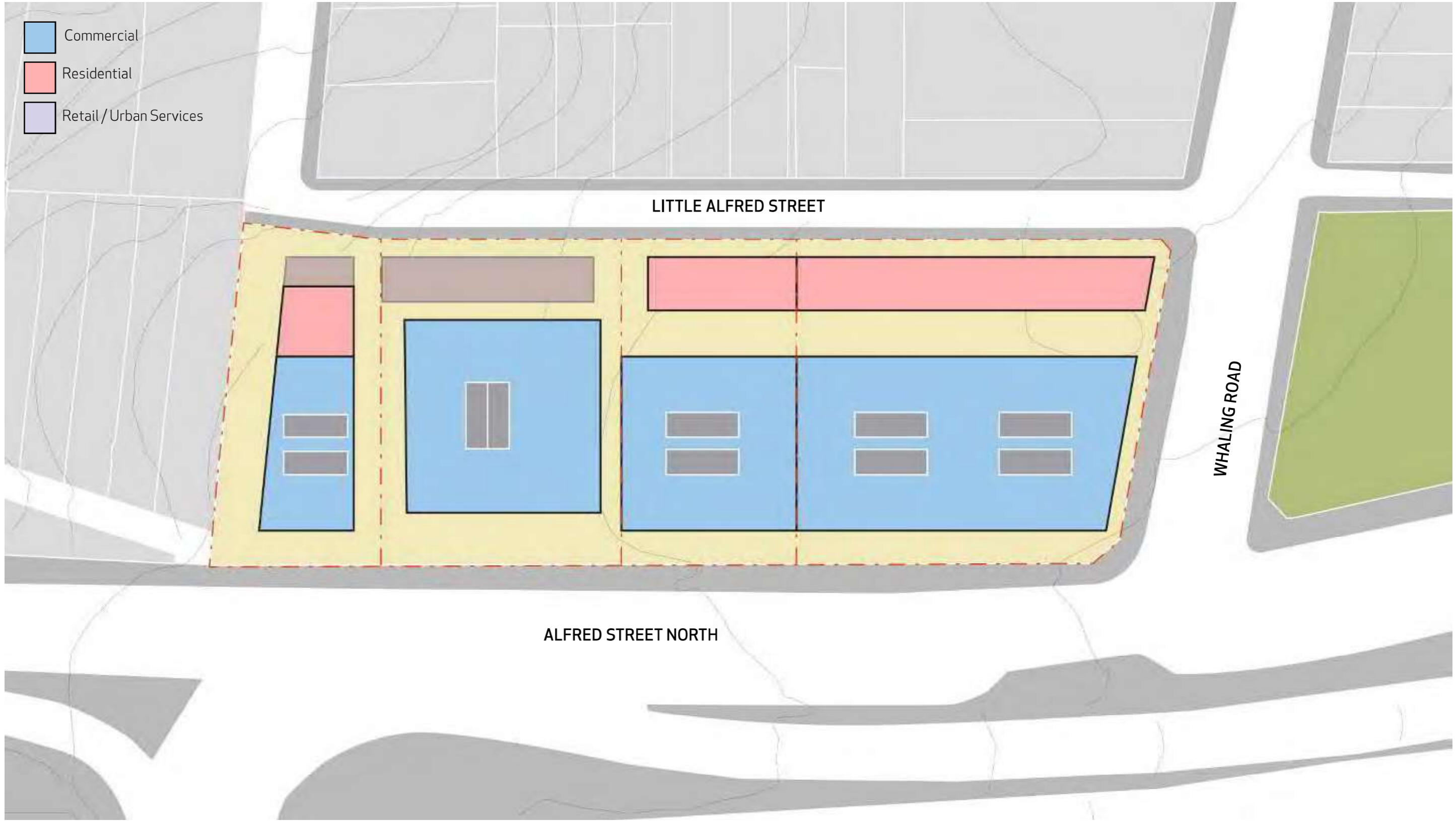
- Commercial
- Residential
- Retail / Urban Services

LITTLE ALFRED STREET

WHALING ROAD

ALFRED STREET NORTH

LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4-6



LEVEL 7

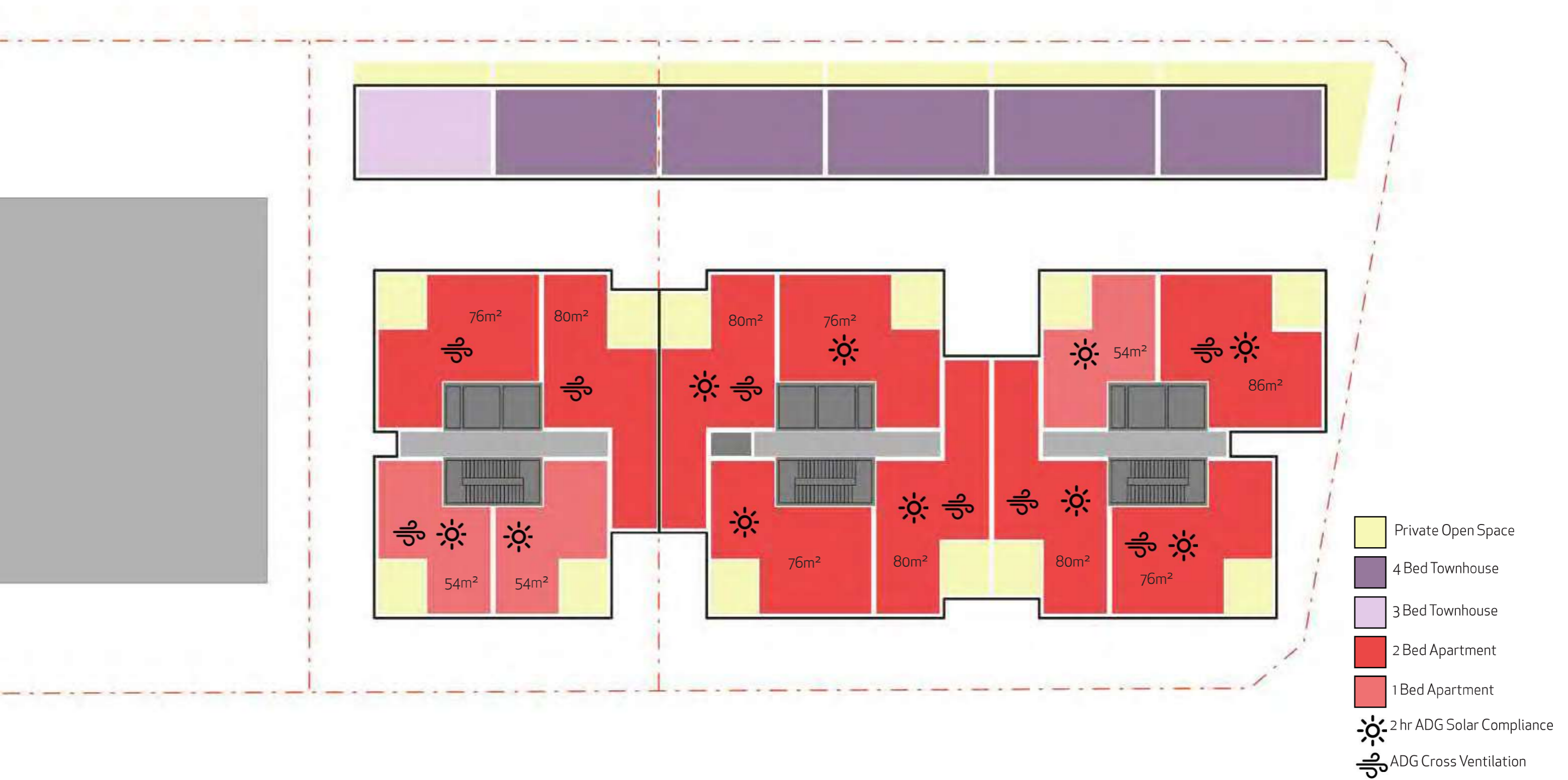


LEVEL 7

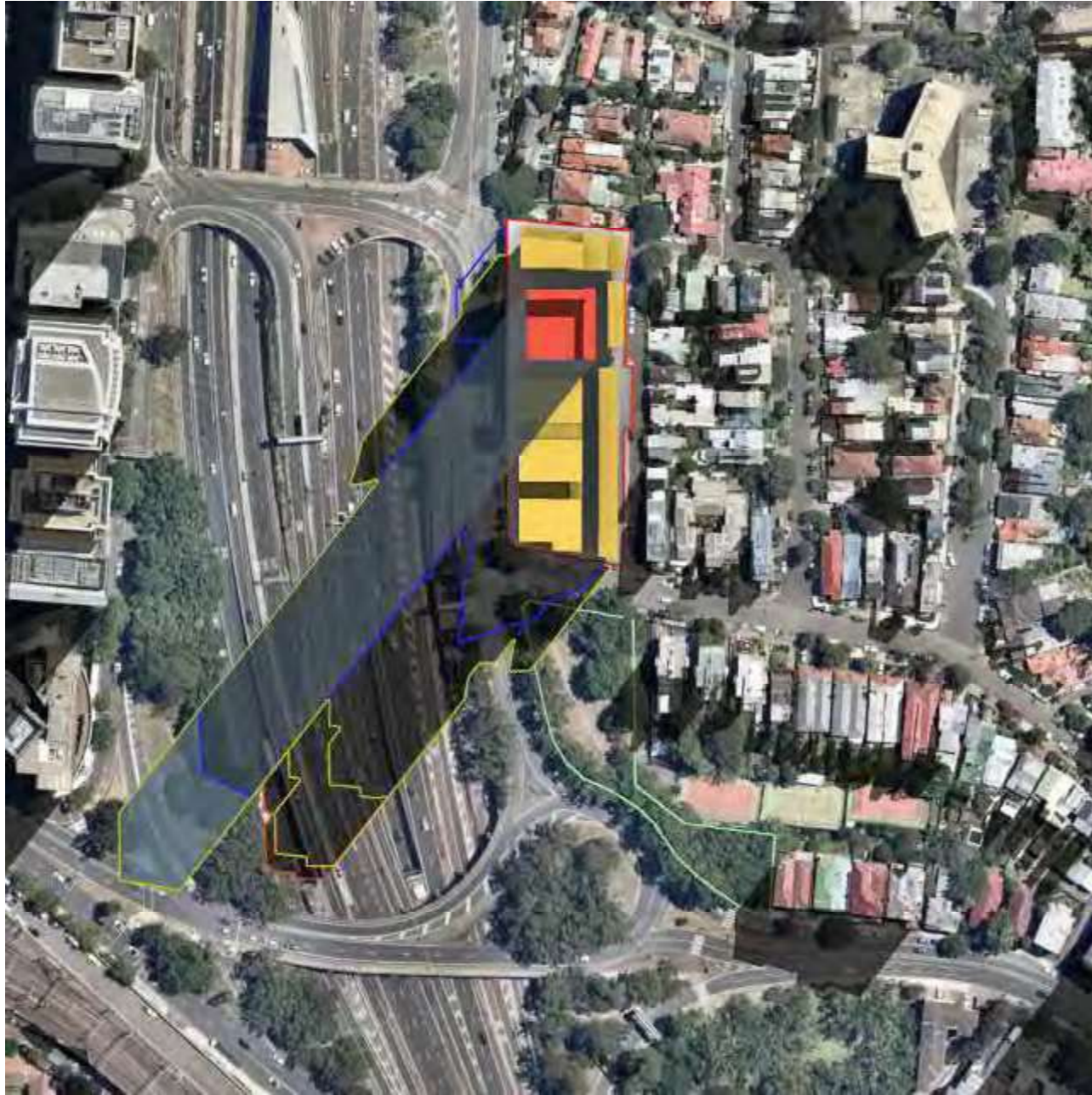
1.6 TYPICAL APARTMENT LAYOUT



1.7 SITE C & D APARTMENT LAYOUT AND ADG COMPLIANCE DIAGRAM



1.8 SHADOW ANALYSIS



9AM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- 3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent



10AM / MID-WINTER

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.



11AM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- 3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent



12 NOON / MID-WINTER

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.



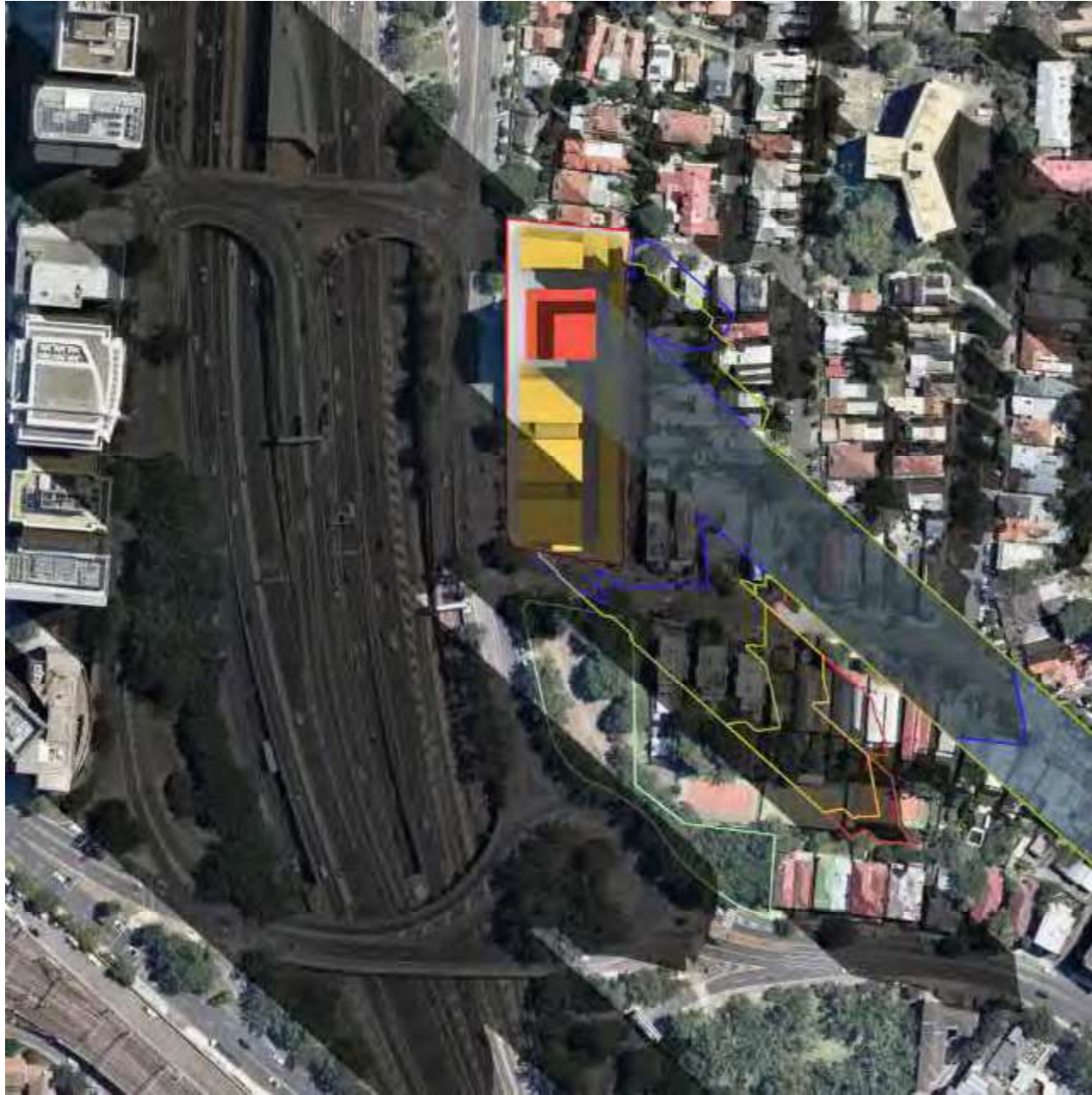
1PM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- 3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent



2PM / MID-WINTER

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.

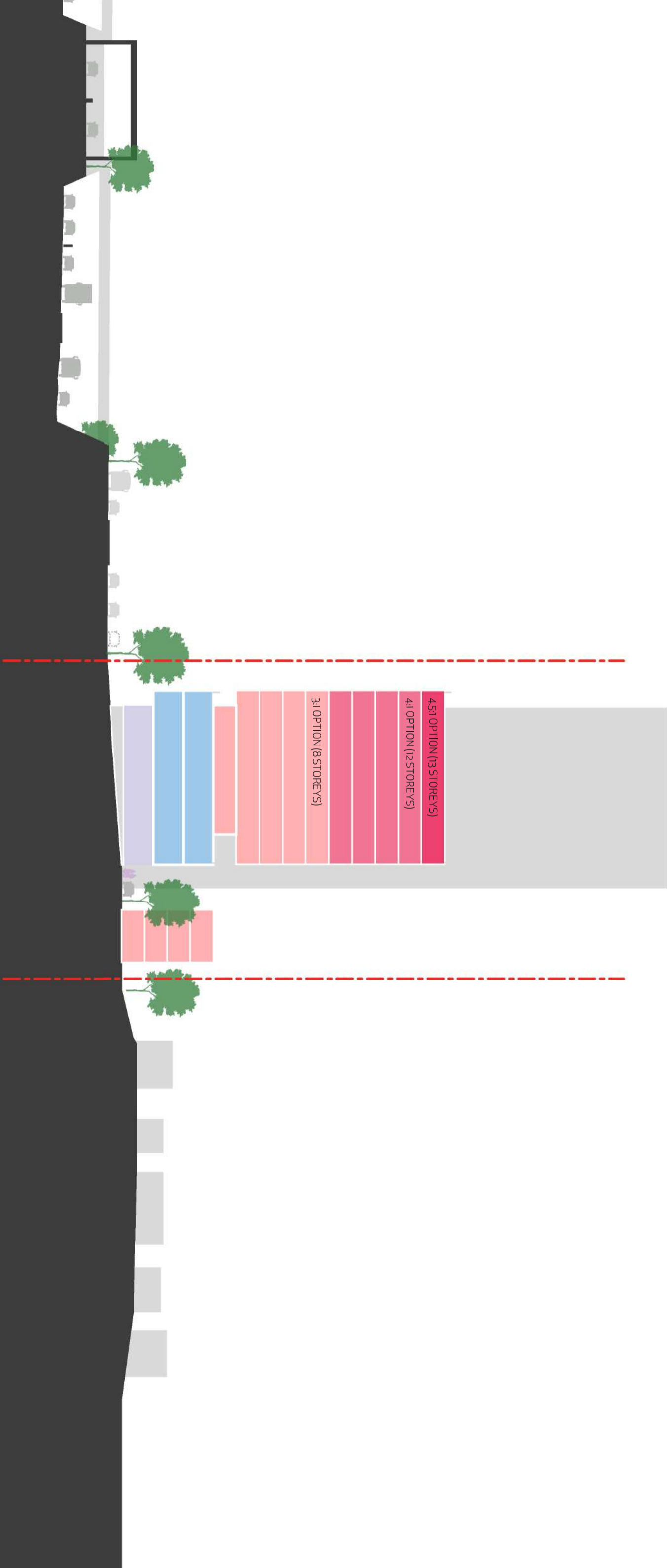


3PM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- 3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.

1.9 SECTION



1.10 YIELD SCHEDULES

MODIFIED SCHEME (3:1 FSR)

Residential Areas

Site-Building	Storeys	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	8	864	1,091	1,208	189	79%	72%
B_275	22	5,852	6,949	7,690	1,204	84%	76%
C_271-273	8	1,418	1,856	2,054	322	76%	69%
D_263-269	8	3,124	4,076	4,511	707	77%	69%
Totals		11,258	13,973	15,483	2,422		

Non Residential Areas

Building	Use	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	Retail	127	141	226	0		56%
L1 and L2 Commercial							
		493	548	619	0		80%
B_275	Retail/Cultural	78	87	139	0		56%
L1 - L4 Commercial							
		2,846	3,162	3,571	0		80%
C_271-273	Retail	157	174	278	0		56%
L1 and L2 Commercial							
		842	935	1,056	0		80%
D_263-269	Retail	230	255	408	0		56%
	Commercial	1,033	1,148	1,296	0		80%
Totals		5,805	6,450	7,594	0		

Carparking areas

Site-Building	Use	NSA	GFA	FECA	UCA
A_283	Carparking	0	0	453	0
B_275	Carparking	0	0	2,842	0
C_271-273	Carparking	0	0	747	0
D_263-269	Carparking	0	0	628	0
Total		0	0	4,669	0

Residential numbers and mix

Building	Unit Type	Studio	1B	1B+Study	2B_Sm	2B_Lg	3B	Total
Mix								
		0%	10%	25%	25%	35%	5%	100%
Average NSA								
A_283		45	50	60	75	85	95	73
B_275		0	1	3	3	4	1	12
C_271-273		0	8	20	20	28	4	80
D_263-269		0	2	5	5	7	1	20
		0	4	11	11	15	2	43
Total		0	15	39	39	54	8	155

Carparking numbers

	Residential	Non Residential
A_283	11	1
B_275	66	10
C_271-273	17	2
D_263-269	35	2
PUBLIC PARKING (STREET LOSS)	13	0
CAR SHARE	2	0
Total	131	28

Permissible FSR

	Current	Allowed	Difference
A_283	1.80	3.50	-1.70 :1
B_275	7.30	3.50	3.80 :1
C_271-273	1.88	3.50	-1.62 :1
D_263-269	1.67	3.50	-1.83 :1

Proposed FSR

	Residential	Non residential	Total
A_283	1.29	0.82	2.11 :1
B_275	5.18	2.42	7.60 :1
C_271-273	1.97	1.18	3.14 :1
D_263-269	2.14	0.74	2.88 :1
Total			

Definitions

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- NSA is Net Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies
- GFA (LEP) is Gross Floor Area measured as defined by the governing Local Government Authority
- FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- UCA is Unenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- Efficiency = NSA/FECA

Rev A

Date

MODIFIED SCHEME (4:1 FSR)

Residential Areas

Site-Building	Storeys	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	8	864	1,091	1,208	189	79%	72%
B_275	22	5,852	6,949	7,690	1,204	84%	76%
C_271-273	8	1,418	1,856	2,054	322	76%	69%
D_263-269	12	4,807	6,056	6,702	1,050	79%	72%
Totals		12,941	15,953	17,654	2,765		

Non Residential Areas

Building	Use	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	Retail	127	141	226	0		56%
L1 and L2 Commercial							
		493	548	619	0		80%
B_275	Retail/Cultural	78	87	139	0		56%
L1 - L4 Commercial							
		2,846	3,162	3,571	0		80%
C_271-273	Retail	157	174	278	0		56%
L1 and L2 Commercial							
		842	935	1,056	0		80%
D_263-269	Retail	230	255	408	0		56%
	Commercial	1,033	1,148	1,296	0		80%
Totals		5,805	6,450	7,594	0		

Carparking areas

Site-Building	Use	NSA	GFA	FECA	UCA
A_283	Carparking	0	0	453	0
B_275	Carparking	0	0	2,842	0
C_271-273	Carparking	0	0	747	0
D_263-269	Carparking	0	0	628	0
Total		0	0	4,669	0

Residential numbers and mix

Building	Unit Type	Studio	1B	1B+Study	2B_Sm	2B_Lg	3B	Total
Mix								
		0%	10%	25%	25%	35%	5%	100%
Average NSA								
A_283		45	50	60	75	85	95	73
B_275		0	1	3	3	4	1	12
C_271-273		0	8	20	20	28	4	80
D_263-269		0	2	5	5	7	1	20
		0	7	16	16	23	3	66
Total		0	18	44	44	62	9	178

Carparking numbers

	Residential	Non Residential
A_283	11	1
B_275	66	10
C_271-273	17	2
D_263-269	53	2
PUBLIC PARKING (STREET LOSS)	13	0
CAR SHARE	2	0
Total	149	28

Permissible FSR

	Current	Allowed	Difference
A_283	1.80	3.50	-1.70 :1
B_275	7.30	3.50	3.80 :1
C_271-273	1.88	3.50	-1.62 :1
D_263-269	1.67	3.50	-1.83 :1

Proposed FSR

	Residential	Non residential	Total
A_283	1.29	0.82	2.11 :1
B_275	5.18	2.42	7.60 :1
C_271-273	1.97	1.18	3.14 :1
D_263-269	3.18	0.74	3.92 :1
Total			

Definitions

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- NSA is Net Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies
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- UCA is Unenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- Efficiency = NSA/FECA

Rev A

Date

MODIFIED SCHEME (4.5:1 FSR)

Residential Areas

Site-Building	Storeys	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	8	864	1,091	1,208	189	79%	72%
B_275	22	5,852	6,949	7,690	1,204	84%	76%
C_271-273	8	1,418	1,856	2,054	322	76%	69%
D_263-269	13	5,706	7,114	7,873	1,233	80%	72%
		13,840	17,010	18,824	2,948		

Non Residential Areas

Building	Use	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	Retail	127	141	226	0		56%
	L1 and L2 Commercial	493	548	619	0		80%
B_275	Retail/Cultural	78	87	139	0		56%
	L1 - L4 Commercial	2,846	3,162	3,571	0		80%
C_271-273	Retail	157	174	278	0		56%
	L1 and L2 Commercial	842	935	1,056	0		80%
D_263-269	Retail	230	255	408	0		56%
	Commercial	1,033	1,148	1,296	0		80%
Totals		5,805	6,450	7,594	0		

Carparking areas

Site-Building	Use	NSA	GFA	FECA	UCA
A_283	Carparking		0	453	0
B_275	Carparking		0	2,842	0
C_271-273	Carparking		0	747	0
D_263-269	Carparking		0	628	0
Total		0	0	4,669	0

Residential numbers and mix

Building	Unit Type	Studio	1B	1B+Study	2B_Sm	2B_Lg	3B	Total
	Mix	0%	10%	25%	25%	35%	5%	100%
	Average NSA	45	50	60	75	85	95	73
A_283		0	1	3	3	4	1	12
B_275		0	8	20	20	28	4	80
C_271-273		0	2	5	5	7	1	20
D_263-269		0	8	19	19	27	4	78
		0	19	47	47	66	10	190

Carparking numbers

	Residential	Non Residential
A_283	11	1
B_275	66	10
C_271-273	17	2
D_263-269	64	2
PUBLIC PARKING (STREET LOSS)		13
CAR SHARE	2	
	160	28

Permissible FSR

	Current	Allowed	Difference
A_283	1.80	3.50	-1.70 :1
B_275	7.30	3.50	3.80 :1
C_271-273	1.88	3.50	-1.62 :1
D_263-269	1.67	3.50	-1.83 :1

Proposed FSR

	Residential	Non residential	Total
A_283	1.29	0.82	2.11 :1
B_275	5.18	2.42	7.60 :1
C_271-273	1.97	1.18	3.14 :1
D_263-269	3.73	0.74	4.47 :1
Total			

Definitions

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- NSA is Nett Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies
- GFA (LEP) is Gross Floor Area measured as defined by the governing Local Government Authority
- FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- UCA is Uencloded Covered Area as defined by the Australian Standard Method of Measuring Building Works
- Efficiency = NSA/FECA

Site Summary

FECA+UCA - Residential	21,773
FECA+UCA - Non residential	7,594
FECA+UCA - Carparking	4,669
FECA+UCA - Total	34,036
GFA - Non Residential	6,450
GFA - Residential	17,010
GFA - Total	23,460
Site Area - Total	5,033.0
FSR - Non Residential	1.28 :1
FSR - Total	4.66 :1
No. of apartments	190
No. of cars	188

Disclaimer This is for high level feasibility only and all projections are approximate

Site Areas

	Total Site
A_283	843.0 m ²
B_275	1,342.0 m ²
C_271-273	943.0 m ²
D_263-269	1,905.0 m ²
Total	

Rev A - - Date