

PART D –SPECIFIC SITES

SECTION 1 ALFRED STREET PRECINCT

1.1 INTRODUCTION

The Alfred Street Precinct is located in between the North Sydney CBD (across Warringah Freeway to the west) and the Whaling Road Heritage Conservation Area (to the north and east) which incorporates low scale residential dwellings being 1- 2 storeys in height.

New development within the Precinct should result in:

- A suitable transition in between the CBD and Heritage Conservation Area in terms of heights, scale, function and connectivity;
- A vibrant mixed use Precinct which will incorporate retail uses to activate Alfred Street, Whaling Road and the pedestrian arcade; commercial floor space to provide areas for small businesses, start ups and creative uses (which will play a supportive role to the North Sydney CBD) and residential accommodation to allow for a better transition with the adjoining residential accommodation;
- Improved permeability in between the CBD and Heritage Conservation Area with a pedestrian arcade through the Precinct;
- Improved ground floor plane with the widening of footpaths and increase of landscaping along the street frontages;
- A high quality built form which transitions down to the Heritage Conservation Area; and
- A high level of amenity to the surrounding residential properties in terms of privacy and solar access.

1.1.1 Land to which this Section Applies

This section of DCP applies to the Alfred Street Precinct which is illustrated in Figure 1 and outlined below:

- 283 Alfred Street being Lot 14 DP67882; Lot 15 DP67882; Lot 16 DP67882; Lot 3 DP554750; and Lot 1 DP554749 (Site/Building A);
- 275 Alfred Street being Lot 1 DP54856 (Site/Building B);
- 271-273 Alfred Street being Lot 1 DP532504 and SP6830 (Site/Building C); and
- 263-269 Alfred Street/4 Little Alfred Street being SP71563 and SP71454 (Site/Building D).

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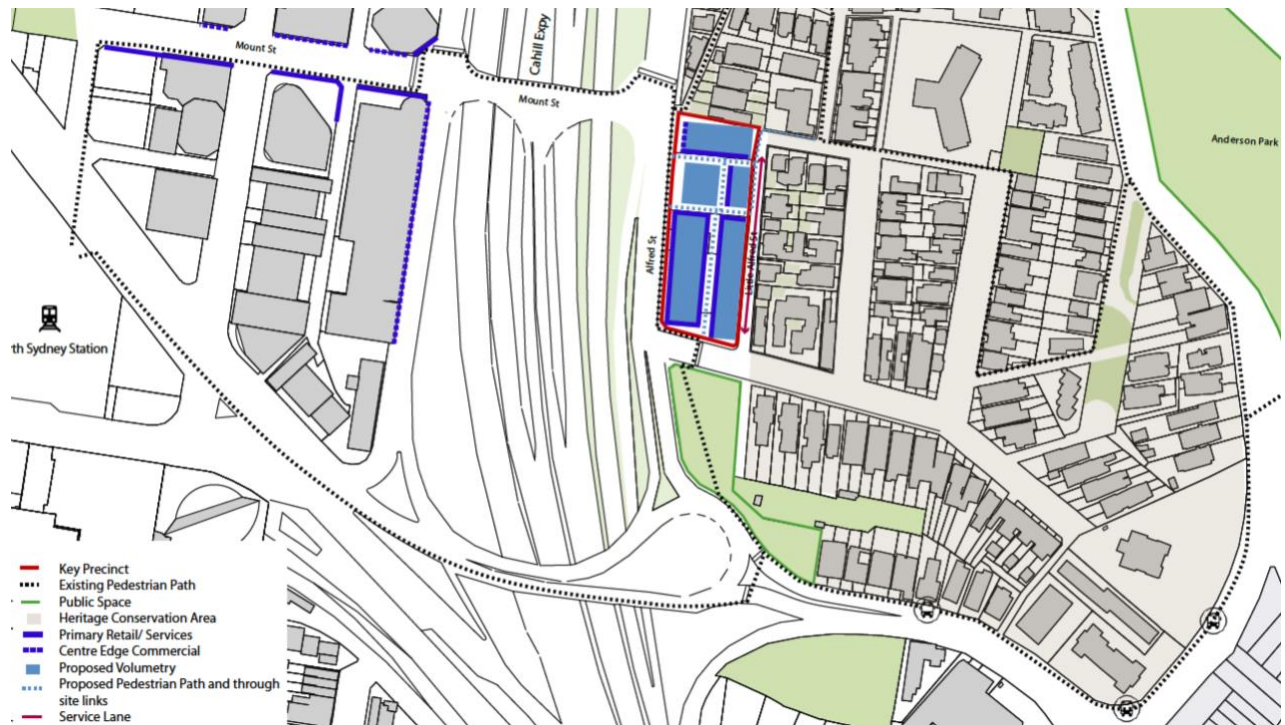


Figure D-1.1: Alfred Street Precinct

1.1.2 Relationship to other sections

Where relevant this section of the DCP should be read in conjunction with the following Sections of the DCP:

- (a) Part A: Section 3 – Submitting an Application;
- (b) Part B: Section 1 – Submitting an Application;
- (c) Part B: Section 2 – Commercial and Mixed Use Development;
- (d) Part B: Section 8 – Outdoor Dining and Display of Goods on the Footpath;
- (e) Part B: Section 9 – Advertising and signage;
- (f) Part B: Section 10 – Car Parking;
- (g) Part B: Section 11 – Traffic Guidelines for Development;
- (h) Part B: Section 12 – Access;
- (i) Part B: Section 13 – Heritage;
- (j) Part B: Section 14 – Contamination and Hazardous Building Materials;
- (k) Part B: Section 16 – Tree and Vegetation Management;
- (l) Part B: Section 15 – Bushland;
- (m) Part B: Section 17 – Erosion and Sediment Control;
- (n) Part B: Section 18 – Stormwater Drainage;
- (o) Part B: Section 19 – Waste Management;
- (p) Part B: Section 20 – Public Infrastructure; and
- (q) Part C: Section 2 – North Sydney Planning Area.

1.1.4 Relationships to other documents and planning policies

Where relevant, this section of the DCP should be read in conjunction with the following:

- (a) SEPP No.65 – Design Quality of Residential Flat Development and Apartment Design Guide;
- (b) SEPP (Affordable Rental Housing) 2009;
- (c) SEPP (Housing for seniors and people with a disability) 2004; and
- (d) SEPP (Building Sustainability Index: BASIX) 2005.

1.1.5 General Objectives

- To provide a planning and urban design framework that guides the future redevelopment of the Alfred Street Precinct;
- To enable the redevelopment of the Alfred Street Precinct as a vibrant and liveable mixed use Precinct which integrates retail, commercial and residential uses close to public transport;
- To provide a height and massing which creates a smooth transition between the North Sydney CBD and Whaling Road Heritage Conservation Area and is highly articulated;
- To improve permeability within and around the Precinct to allow for better connections between the CBD and Heritage Conservation Area;
- To improve the ground floor plane and public domain for a better pedestrian experience and promote social interaction;
- To upgrade existing outdated commercial floor space and provide employment opportunities and areas for commercial uses that play a supportive role to the North Sydney CBD;
- To promote housing diversity through a mix of dwelling types; and
- To minimise the amenity impacts to the adjoining residential dwellings in the Heritage Conservation Area.

1.1.6 Layout and Massing

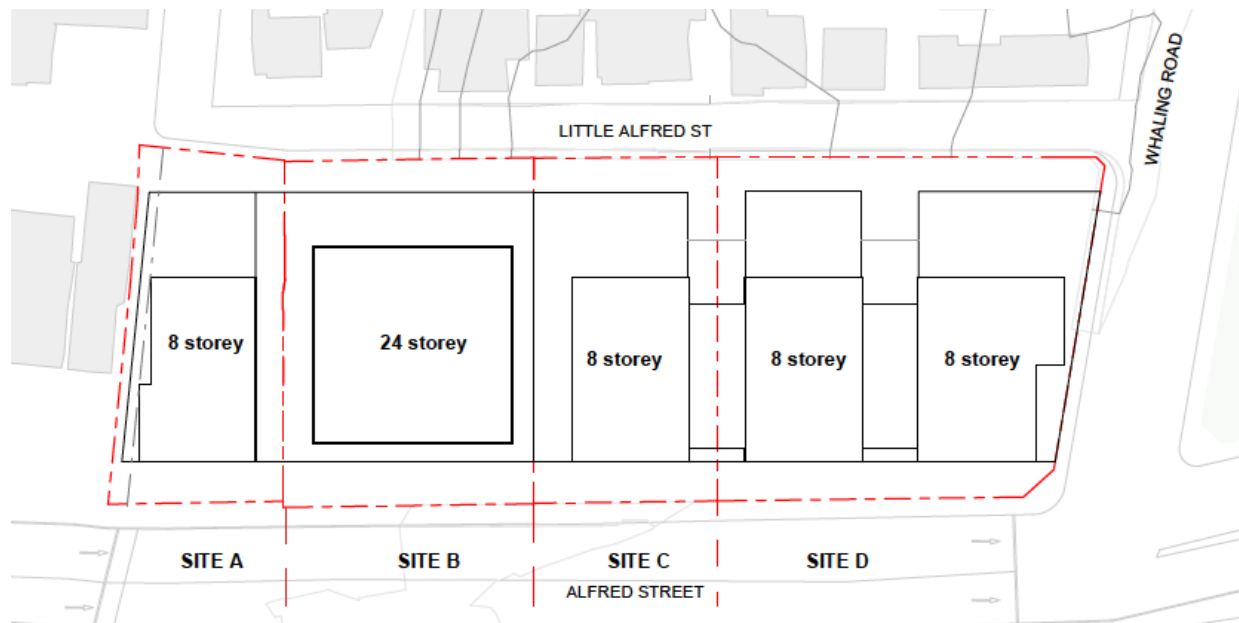


Figure D-1.2: Number of storeys

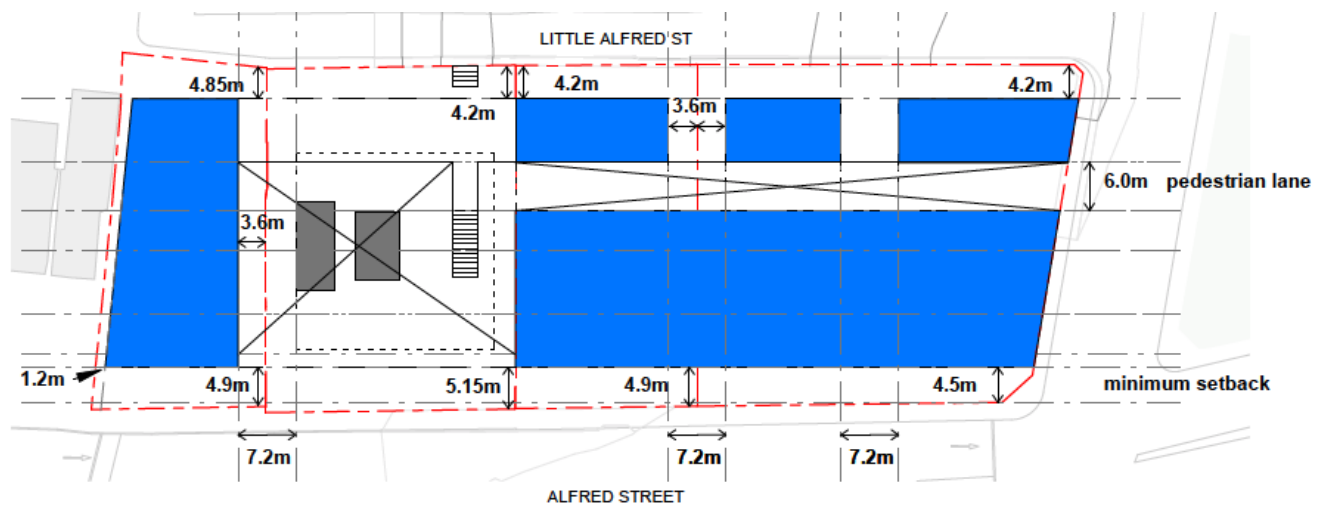


Figure D-1.3: Ground Floor setbacks

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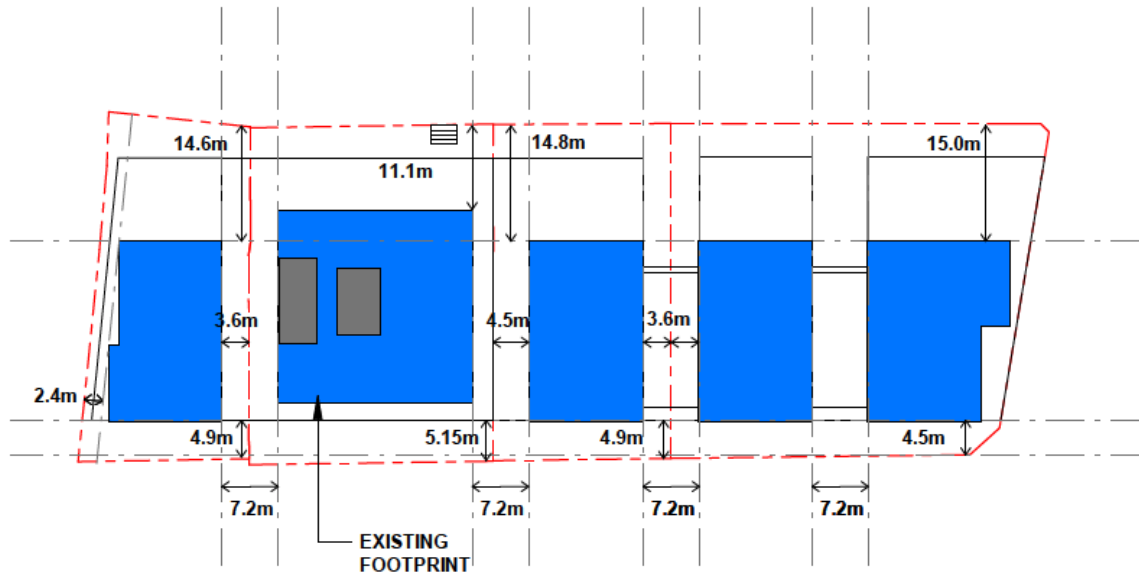


Figure D-1.4: Level 1 setbacks

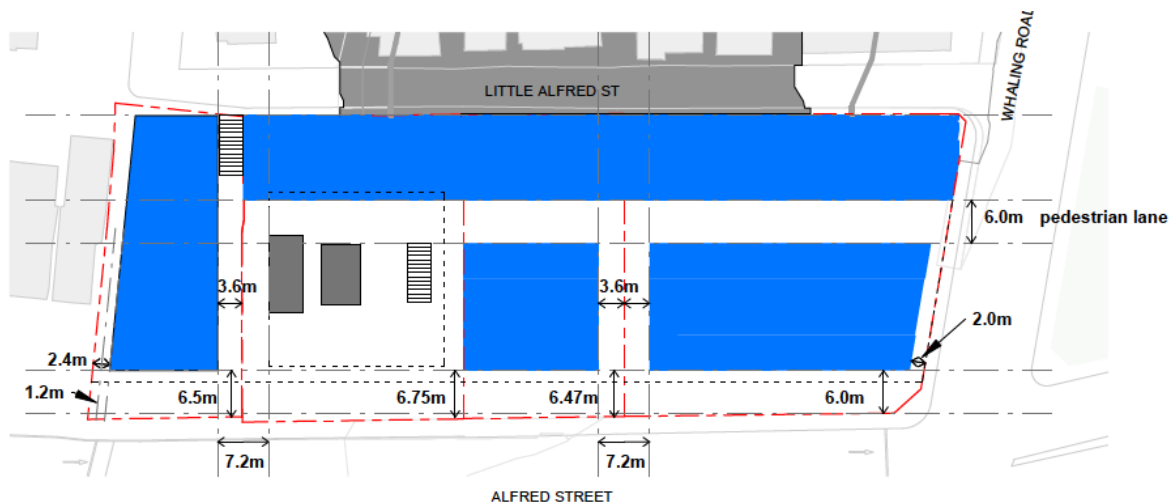


Figure D-1.5: Level 7 setbacks

Provisions

- P1 The layout and massing of the development is to be consistent with Figures D – 1.2 to D-1.5 above and to be redeveloped in isolation
- P2 The built form is to incorporate a 3 storey podium level around the perimeter of the Precinct.
- P3 The built form within the podium along Little Alfred Street is to incorporate fine grain residential accommodation to create an appropriate transition with the adjoining Heritage Conservation Area.
- P4 The ground floor setbacks along Little Alfred Street, Alfred Street and the northern landscaping where possible.
- P5 Limit the overshadowing to the surrounding neighbours within the Heritage Conservation Area.

1.1.7 Pedestrian Arcade

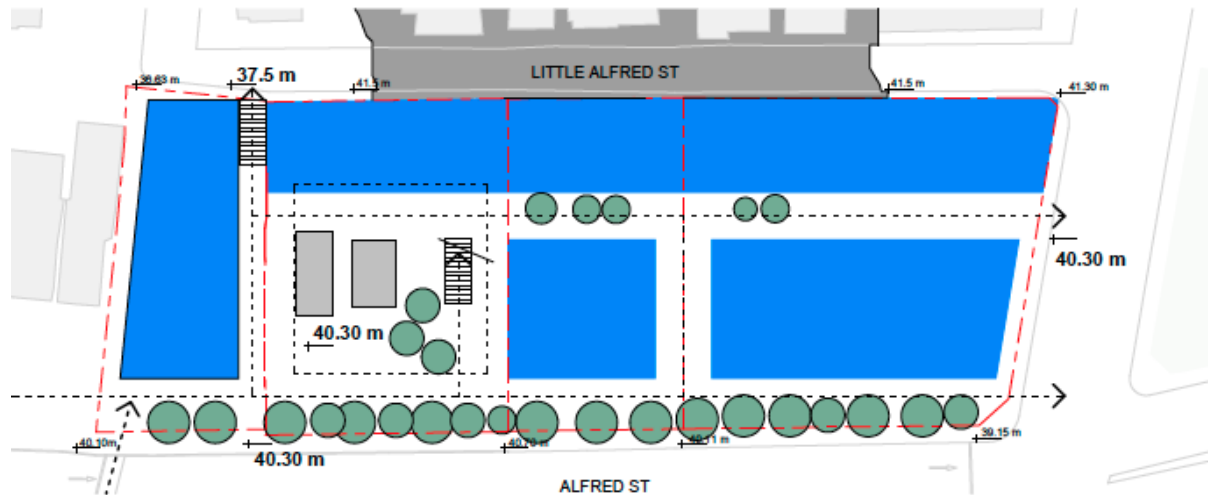


Figure D-1.6: Ground floor pedestrian arcade

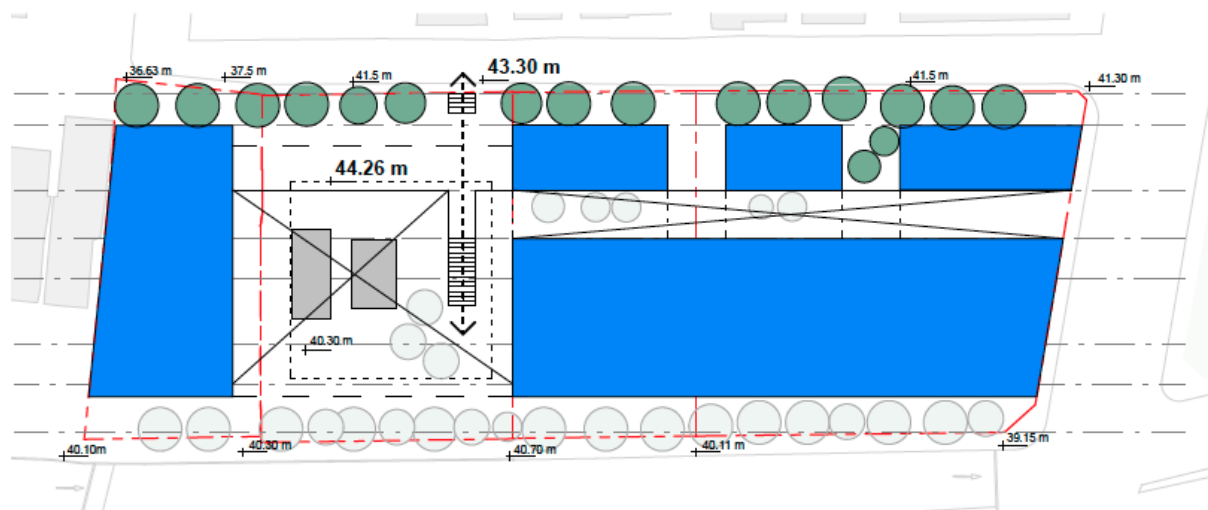


Figure D-1.7: Level 1 pedestrian arcade

Provisions

- P1 Create a pedestrian arcade which is consistent with Figures D-1.6 to D-1.7 above which will provide connections between Little Alfred Street, Alfred Street and Whaling Road.
- P2 The pedestrian arcade is to be activated by retail shops and create places for social interaction.
- P3 The pedestrian arcade is to provide some covered areas for weather protection.

1.1.8 Amalgamations

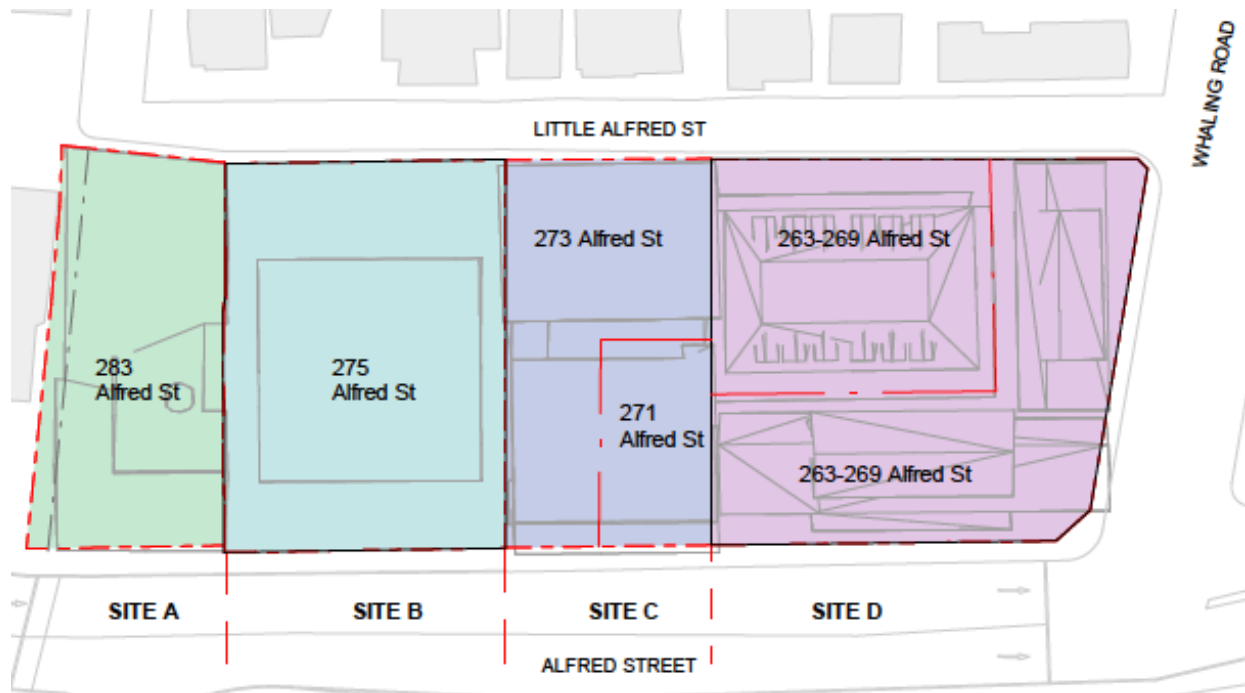


Figure D-1.8: Amalgamation pattern

Provisions

- P1 The redevelopment is to be amalgamated in 4 individual sites which is consistent with Figure D-1.8 and outlined below:
- **Site A** (283 Alfred Street): no amalgamations required;
 - **Site B** (275 Alfred Street being): no amalgamations required;
 - **Site C**: amalgamation of 271 and 273 Alfred Street and
 - **Site D**: amalgamation of 263-269 Alfred Street and 4 Little Alfred Street.

1.1.9 Public Domain Works

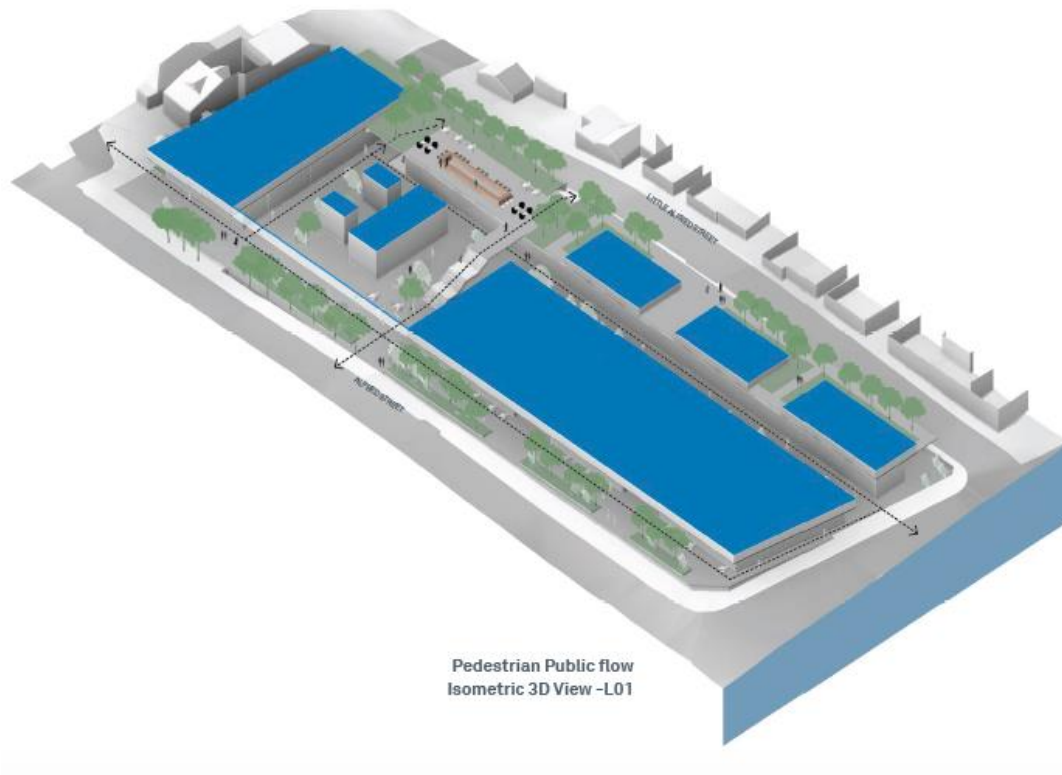


Figure D-1.9: Public domain works

Provisions

- P1 Provide new public domain and improvements to the existing pedestrian infrastructure including the following:
- Increase landscaping along Little Alfred Street and Alfred Street to create a landscaping buffer;
 - Increase setbacks along Little Alfred Street and Alfred Street to improve the pathways with some kerb build outs along Alfred Street; and
 - Upgrade and reconfigure the Mount Street overpass to improve pedestrian amenity (including potential weather protection and plantings) and to optimise for access to public transport.

1.1.8 Vehicle access

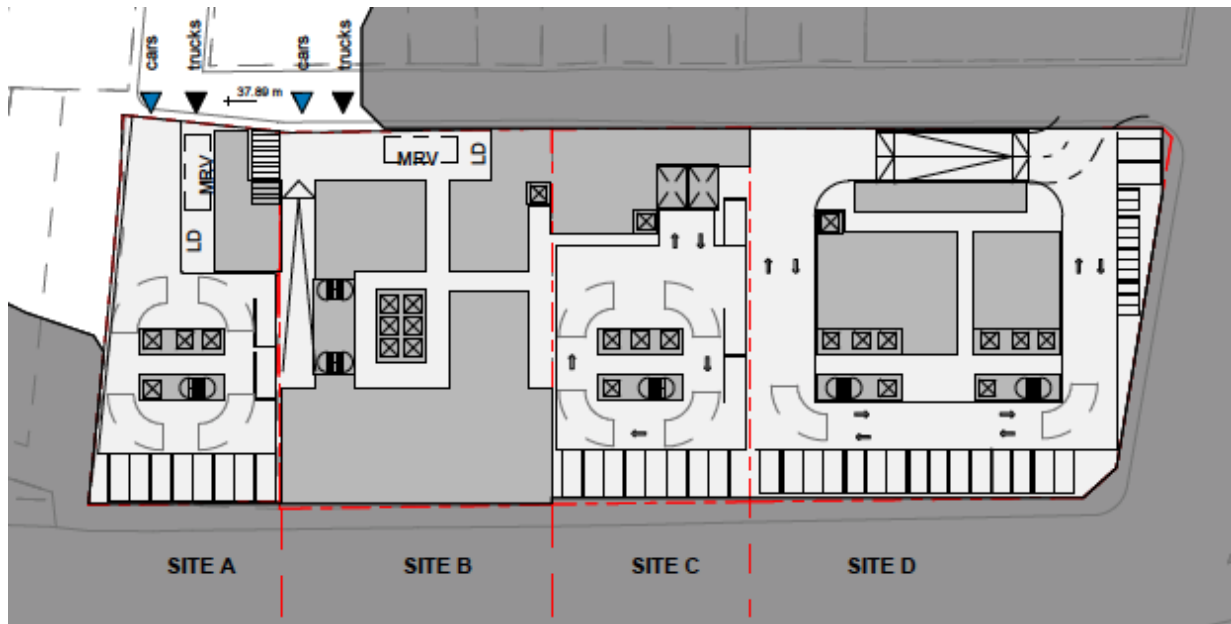


Figure D-1.10: Indicative Basement 1 illustrating vehicle access

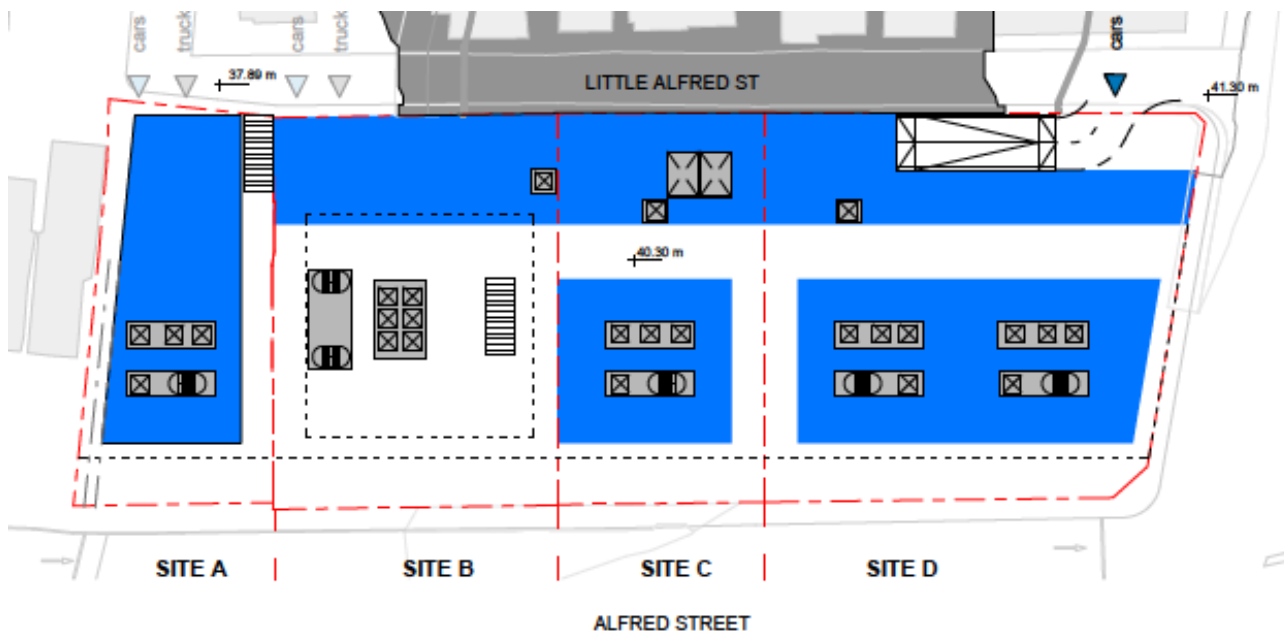


Figure D-1.11: Indicative Ground floor illustrating vehicle access

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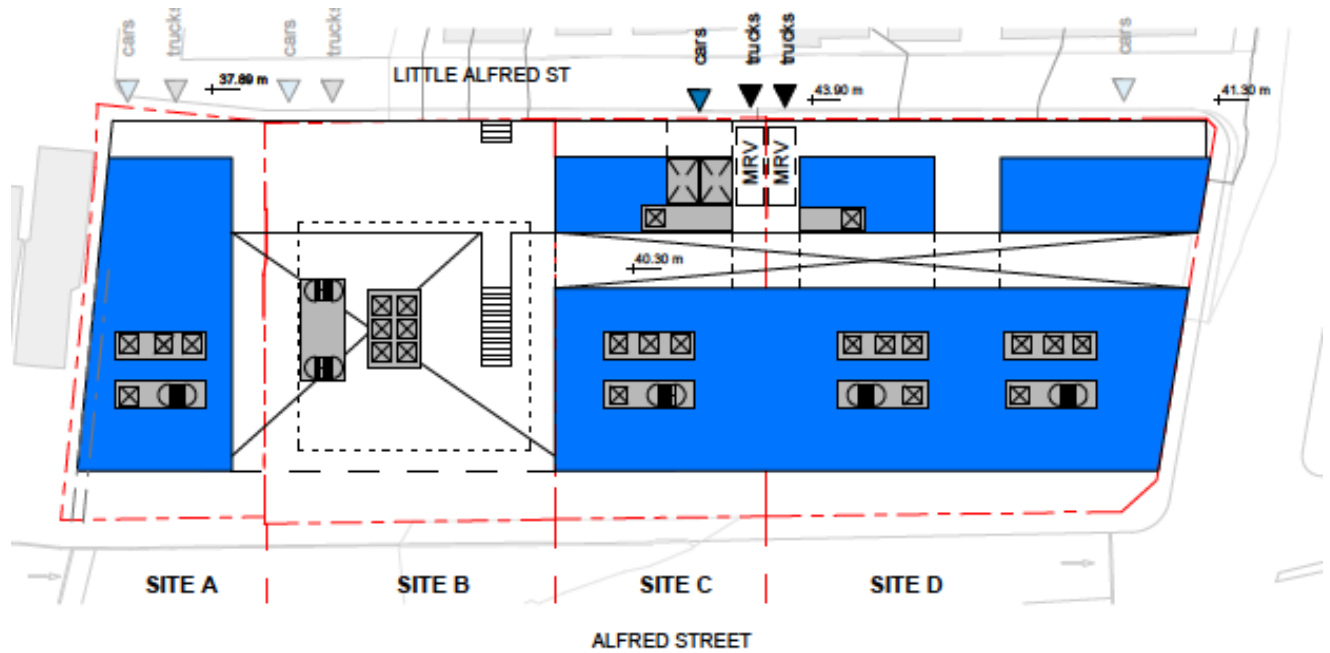


Figure D-1.12: Indicative Level 1 illustrating vehicle access

Provisions

- P1 Vehicle access for the Precinct is to be provided along Little Alfred Street and for the individual site which is consistent with Figures D-1.10 to D-1.12.
- P2 For Site C basement a car lift system is to be considered due to the building constraints ie. available building footprint and car parking required for the site.

9.2 Advertising Design Analysis

9.2.2 B4 - Mixed Use Zone

(e) Alfred Street Precinct

The Alfred Street Precinct is located in between the North Sydney CBD and the Whaling Road Heritage Conservation Area (being a comprised of low scale residential development). The precinct currently comprises both commercial and residential uses however future redevelopment will incorporate a mixed use Precinct with retail, commercial and residential uses. The precinct also includes a landmark 18 storey building, commonly known as the Bayer Building (275 Alfred Street) which is located along the eastern side of the Warringah Freeway; highly visible; and is a key component of North Sydney's skyline.

Signage within the precinct comprises of a variety of advertising (including both wall and roof or sky advertisements) and business identification signs.

To minimise the impacts to the Heritage Conservation Area and surrounding locality, no advertising or signage structures should be located along Little Alfred Street or Whaling Street. Other than what is set out below, business and or building identification signage along Alfred Street is to be limited to small scale signage at ground floor.

Given the prominent location of the precinct adjacent to the Bradfield Highway and views from Sydney Harbour large wall signs should be limited to the northern and western elevations with business/building identification signs and roof or sky advertisements being limited to the north, west and south elevations and no larger than as is presently existing. All such signs should be incorporated into the overall design of the building(s).