

An architectural rendering of a modern mixed-use precinct. The central focus is a tall, slender glass skyscraper with a grid-like facade. To its left and right are lower, multi-story buildings with white facades and large glass windows. Some of these lower buildings feature balconies with plants. The ground floor of all buildings is a glass-fronted base. In front of the buildings is a paved plaza with several trees and small figures of people. The sky is a clear, light blue.

ALFRED STREET Mixed-use Precinct

DESIGN REPORT
ALFRED STREET PRECINCT
22ND MARCH 2019

GRIMSHAW

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Executive Summary

Site Specifics

The Alfred Street Precinct under study is located on the east side of the M1 physically and visually separated from North Sydney commercial centre to the west. The site occupies a prominent position along a ridge line with a single commercial tower commonly known as the “Bayer” building providing the key focal point of the existing precinct. The precinct is characterised by an undulating landscape of low density residential buildings punctuated by taller residential towers which capture views to the harbour and city beyond.

This report study area includes the Bayer building tower and the immediately adjacent commercial properties contained within a consolidated block offering an integrated master plan for any future development of the precinct. Currently limited side boundary setbacks and an inconsistent street alignment give rise to a weak urban form. The existing configuration does not allow

any pedestrian permeability through the site and acts as a barrier between residential areas to the east and the overpass linking to North Sydney. The proposal aims reconnect these two areas, creating a network of pedestrian links and quality public spaces at street level.

The urban form for the precinct has been developed as a holistic approach to the broader site while maintaining individual site development opportunities, economic feasibility and reinforcing key urban objectives including massing and ground plane strategies. The massing responding to topography, the existing residential context and the unique precinct constraints whilst maintaining 275 Alfred Street’s unique character as a gateway building.

Key Precinct Sites

The “Bayer” building was built in the early 70’s with minimal subsequent alterations since its completion. Currently as a commercial rental space it competes with the higher grade office spaces within the centre of the North Sydney CBD. To meet current Market Standards the building is in need of complete renovation. The floorplan layout, mechanical services and external façade are in need of an extensive upgrade.

It is unlikely the capital expenditure incurred would be recoverable maintaining its current configuration and single use. Even with the necessary modifications ultimately the building’s fringe location and constrained floor space would limit the potential to become a competitive commercial offering.

Given the location of the site in a principally residential area the proposition is to change the land use for the entire precinct from commercial to ‘B3 mixed-use’. This ‘mixed-use’ land use change is proposed for the broader precinct incorporating 283 (Site A) ,275 (Site B), 271-273 (Site C) and 263-269 (Site D) Alfred Street sites.

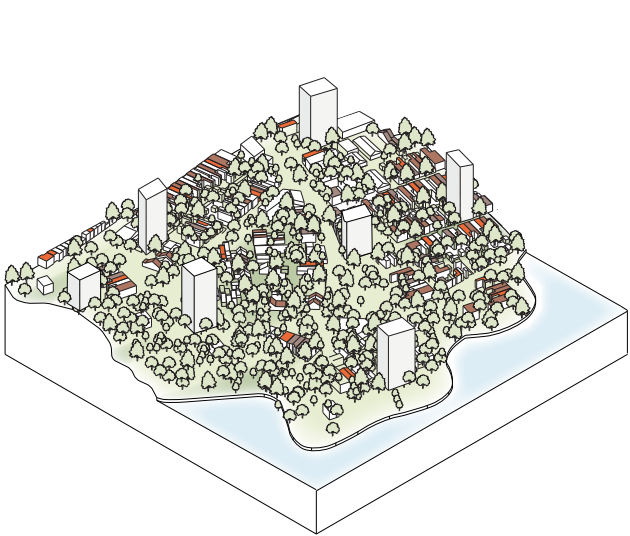


Business district

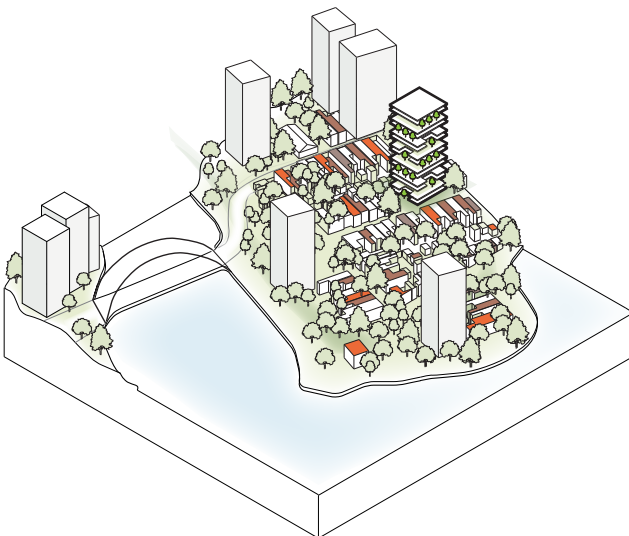
Precinct site

Conservation area

Landuse of local context



Character of local context



Development Scenarios

A series of scenarios have been identified and evaluated in order to understand the most appropriate development pathways for the individual sites within the precinct study area. Detailed economic feasibility studies have been undertaken on all four precinct sites to determine minimum commercial redevelopment viability.

Sites A+C+D are all currently under their development potential with no site providing any substantial existing structure to support adaptive reuse opportunities. Development of these sites to meet the Council Planning Study proposed 8 story envelope delivers the opportunity to achieve the existing FSR of 3.5:1 on these sites. The existing Bayer Building on Site B, 275 Alfred Street provides the greatest opportunities for adaptive re-use and therefore provided the greater focus for economic analysis.

Each scenario tested the functional performance of the building whilst optimising the economic outcome. Cost planning and development feasibility modelling informed the viability of each option prior to the commencement of further detailed design work.

The following development scenarios were assessed regarding for the 275 Alfred Street site:

1. **Base case:**
Maintaining the existing building with a commercial use
It was deemed this scenario is undesirable due to weakened market demand for the outdated office space.

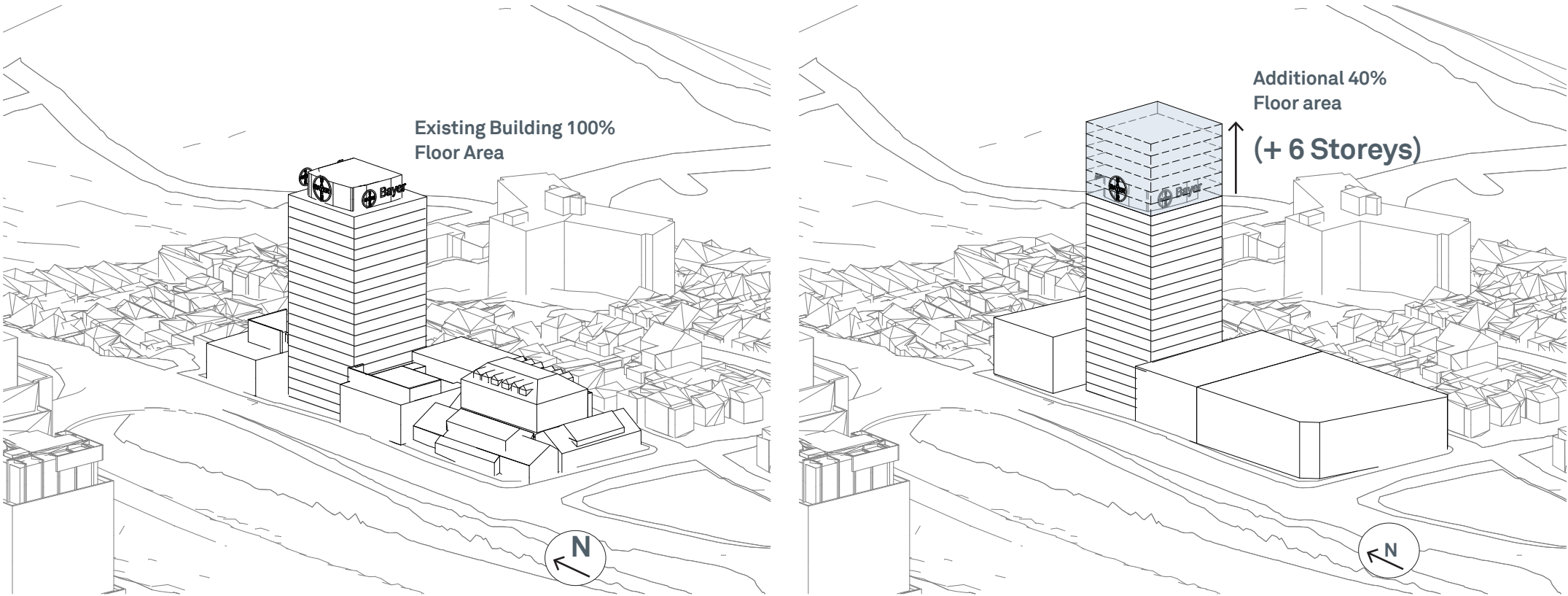
2. **Renovating Existing building:**
Upgrading the quality of office space.
It was concluded that renovating the space would not proportionally increase revenue against capital costs to a be an economically viable option

3. **Adaptive Re-use:**
Re-zoning to mixed use, within existing building structure
It was deemed this was not an economically viable option due to the extensive cost of remediation works required, in particular removal of asbestos and alterations to the structural frame and building services to convert to a residential use.

4. **Adaptive Re-use with additional area:**
Re-zoning to mixed use, adaptive re-use with additional floor area and additional height.
Development Feasibility models indicated that a 40% increase in floor area may offer financial incentive to redevelop the building. A study was undertaken evaluating the cost of upgrading the existing structure to accommodate larger floor plates and additional levels and an overhaul of the building services. This scenario predominantly maintains the existing tower as a commercial offering with the additional levels accommodating residential apartment layouts. Significant reconfiguration works at ground level would be required to accommodate retail activation and the precinct strategy of delivering pedestrian connectivity through the site. This mixed-use strategy of maintaining the existing building frame would still require significant complex construction, building services refurbishment

and remediation works although would be off set by the additional building height and floor area. The necessary additional height would result in some additional overshadowing that would have a marginal impact on the adjacent residential precinct.

5. **New tower and public domain**
The proposition for a new tower on 275 Alfred Street has been studied comprehensively from adaptive reuse through to individual and amalgamated site development opportunities. The new build options although viable do not outweigh the economic viability of the adaptive reuse option. Key opportunities for the tower building to deliver an iconic building, innovative and high performing design whilst balancing the sensitivities of a tall building within its context can be achieved with both a new build or adaptive reuse option.

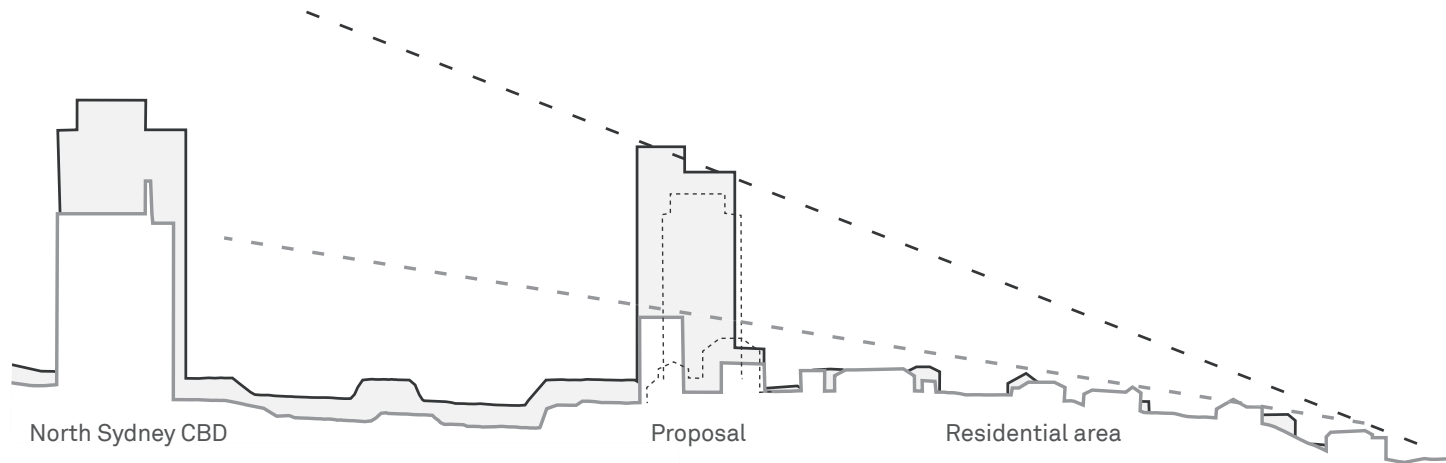


Proposal aims

- Provide a legible and activated street edge to the Alfred Street precinct reinforced through ground level retail activation.
- The proposal provides the appropriate building mass transition between the new development and the existing heritage conservation area with adjoining low scale residential and massing separation to Little Alfred Street.
- Provide increased pedestrian zones to the edge of Alfred Street
- Implementation of a landscape buffer to the built form lower podium on both Alfred and Little Alfred Street frontages.
- Prioritise public domain by providing quality public spaces and pedestrian links across the site connecting residential areas to the east with the commercial centre of North Sydney.
- Introduce a sustainable mixed-use community of retail offerings, residential dwellings and workers into the existing residential area.
- Maintain and enhance the existing retail area at ground level of 275 Alfred Street while providing an enhanced precinct retail network through the site.
- Delivering a ‘heart’ to the new precinct through enhancement of the ground level public space at the base of 275 Alfred Street with a landscaped triple height atrium space.
- As part of the mixed-use strategy deliver a commercial podium through the four sites linked by the ground level pedestrian network enabling multiple small tenant offerings.
- Provide an appropriate architectural response to the topography and scale within its context.
- Maintain the character of the built form on the prominent 275 Alfred Street site with an iconic tower building.
- Visual linking of the four sites through the introduction of a podium massing creating a visually connected precinct response.
- Allow for appropriate setbacks that define urban form and provide suitable separation for privacy and outlook.
- Maintain adequate solar access to all neighbouring residents’ living spaces and public open space.
- Configure the proposal to consider the future potential of adjacent properties adopting a future proof strategy to allow all sites to be developed individually and to their maximum potential.
- Delivering individual building vehicular and servicing solutions that supports ground level activation strategies while enabling staged and individual site development opportunities.

Public benefit

- Pedestrian and bicycle friendly links though the site activated by retail at ground level.
- Introduce pedestrian footpath to Little Alfred Street, including a street planting zone linking into the retail pedestrian zones.
- Contribute to the improvement of the pedestrian amenity on the bridge over the highway.
- Encourage a sustainable community or ‘vertical neighborhood’ with supporting communal facilities and close proximity to work and transport links.
- Re-establish the tower as a public icon within the precinct further strengthened by an integrated precinct strategy.



Proposition is profiled to address topography and density



01. METHODOLOGY

1.1 Introduction

This report

The purpose of this document is to present the constraints and opportunities of the re-development of the Alfred Street Precinct as a non-consolidated precinct of four individual sites. The key focus of the report will be implementing an integrated mixed-use precinct strategy while enabling phased individual site redevelopment opportunities. Additionally, a key focus will be the redevelopment opportunities of the Bayer building at 275 Alfred street being a key element of the precinct built form. The site is situated on the eastern side of the M1, currently identified as part of the North Sydney central business district.

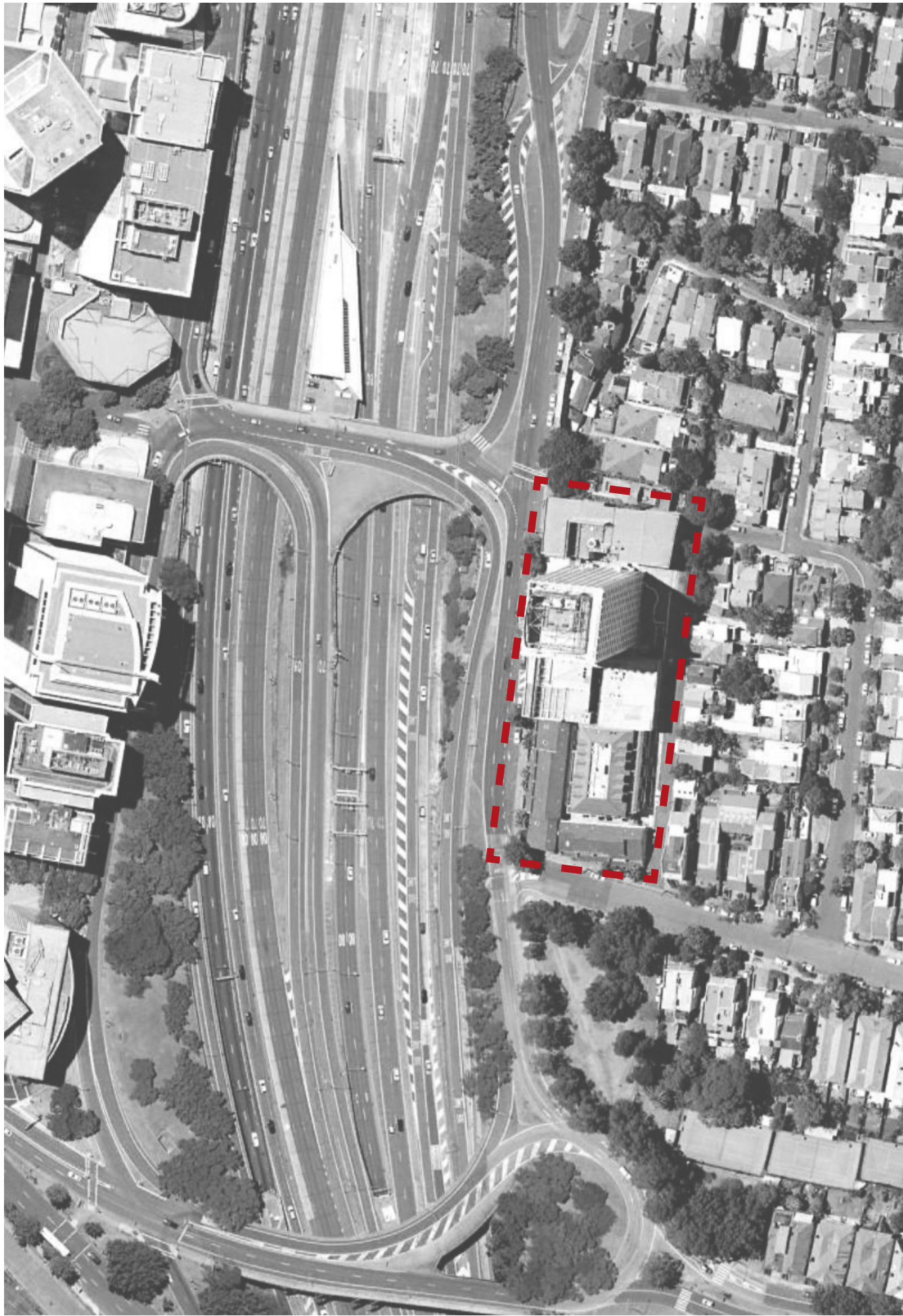
The document forms an appendix to the 'Alfred Street Precinct Planning proposal' as prepared by Mecone, submitted to North Sydney Council for their review and comment. Please refer to the Mecone report for full detail.

The planning proposal investigates the potential of a change of use and appropriate controls for any future development of the site. Studies have been undertaken to determine the impact on it's immediate context balanced against economic viability and associated benefits from an enhanced proposal for the site.

Engagement with Authorities

There has been a process of engagement with North Sydney Council and Department of Planning since project inception in late 2014. This report has been structured to represent Council's and Department of Planning's concerns and feedback.

The design brief has been based on an awareness of North Sydney council's ambitions balanced against a project feasibility and buildability.



1.2 Methodology

Balance

The methodology adopted to develop a proposal for the precinct uses an iterative approach which tests and modifies proposed schemes seeking balance between amenity, public benefit, quality, economic viability and development surety.

Providing precinct pedestrian connectivity and the creation of a permeable site provides key drivers for the development of building massing and urban response. Accommodating individual site vehicle access and servicing additionally provides key drivers to the urban activation opportunities at ground level. An extensive series of urban and massing studies were undertaken to develop the optimal built form outcomes for the precinct.

Preliminary studies of options for new rebuild or for refurbishment or re-use of the existing eighteen level Bayer building were undertaken. It's current use as a commercial building was examined concluding that it would most likely require a complete restoration to upgrade the office spaces to compete with the current standard of commercial space available in the North Sydney area.

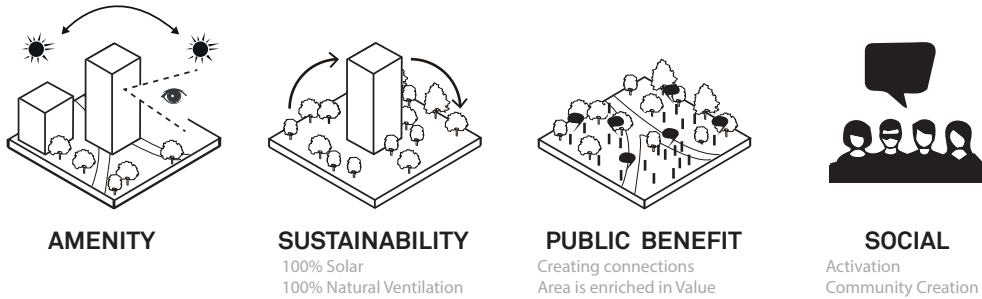
The cost of upgrading and remediation of the existing Bayer building alone has been estimated to be beyond what would be recoverable from even the most optimistic commercial renovation. The planning proposal therefore seeks to adapt the property and precinct to a more appropriate 'mixed-use'

building typology with the extension of height enabling the viability of all precinct sites and the adaptive reuse strategy for the Bayer tower to be implemented.

The existing Bayer tower would be fully renovated internally and externally with the lower levels retained as commercial office space with the higher existing and new additional levels of the building providing high quality residential apartments. The ground plane would be fully redeveloped to create a new vibrant retail entry forecourt for the tower and direct link to the precinct pedestrian and retail arcade with a phased implementation by the adjacent sites.

The planning proposal seeks to adapt the precinct to a more appropriate use as 'mixed-use'. The site is located in a largely residential area disjointed from North Sydney CBD. Within this context a mixed use predominantly residential development seems an appropriate use for the site. This proposal offers an economically viable solution within the current economic climate and demand for greater housing balances the investment against return, allowing development surety.

Key to any future proposal for the site would be enhanced amenity, wider community benefits and an opportunity for a building of exemplary design and environmental performance.



1.3 Sustainability in Place

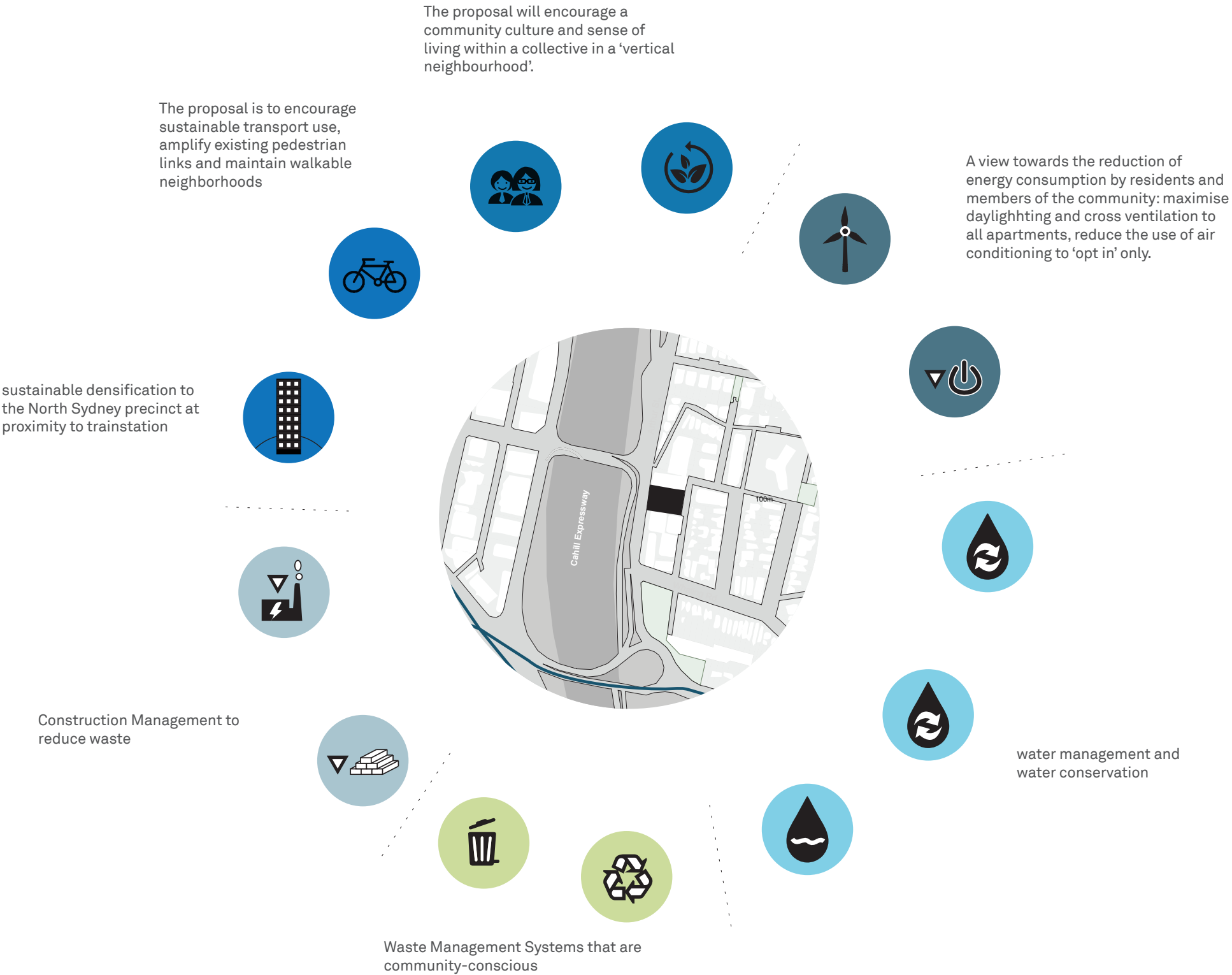
Sustainable agenda

The development proposal embraces North Sydney Council's sustainable agenda, seeking to offer a holistic sustainable approach that considers social sustainability alongside waste and reduction of energy and water consumption.

The site offers an opportunity to develop high density residential and commercial mixed-use hub within 400m of North Sydney train station conforming to the requirements of a Transport oriented development. The site will offer pedestrian links and upgrades to the current streetscape that would encourage a walkable and cyclist friendly neighborhood.

A detailed investigation has been conducted into to the re-use of the existing Bayer tower structure, the primary existing development on the precinct. The opportunity for adaptive reuse and reducing building waste and embodied energy have been a driver in this assessment. It was concluded that this option alone would be unfeasible due to the cost of ameliorating asbestos and with substantial adjustments to the structural frame required without the supplement of additional commercial or residential floor area to deliver commercial feasibility.

It is proposed the development will employ sustainable practices for water and energy conservation as well as a smart waste management systems.



1.4 Planning Background

Previous Planning Proposal – Bayer Building

A Planning Proposal for the Bayer Building was submitted to North Sydney Council on the 3 September 2015 to facilitate a mixed-use development including 24 levels of residential apartments above 2 levels of retail/commercial uses. The Planning Proposal sought to amend the NSLEP 2013 as follows:

- Rezone the site from B3 Commercial Core to B4 Mixed Use;
- Increase the maximum building height for the site from 13m (existing building 52.36m) to 85m; and
- Increase the maximum FSR for the site from 3.5:1 (existing building 7.3:1) to 10.2:1.

On 15 February 2016, Council resolved to not support the Planning Proposal proceeding to Gateway Determination.

On 17 February 2016, Mecone submitted a request for a Pre-Gateway Review to DP&E. A review of the planning proposal was undertaken, and it was determined to have merit to proceed to the Sydney East Joint Regional Planning Panel (the JRPP).

On 13 September 2016, the JRPP concluded the Planning Proposal should not be submitted for a Gateway Determination. The JRPP acknowledged the sites isolation from the main commercial centre and considered a change in zoning to enable residential use would be appropriate. However, the JRPP recommended that any future rezoning apply to the entire B3 area (Alfred Street Precinct) to demonstrate a holistic planning approach.

The basis of the JRPP determination is as follows:

- ‘1. The Panel considers that this site and the street block zoned B3 in which it is located is isolated from the main commercial centre of North Sydney and closely related to the adjoining residential area. Therefore, a change in zoning that would allow residential use in the street block, would be appropriate.
2. The main reason why the Panel does not recommend that this planning proposal proceed to Gateway Determination is that it deals with one site only rather than the area zoned B3 in which it is located. This piecemeal approach is contrary to the strategic intent of zoning decisions. In addition, the planning proposal leads to this site having three times the development potential of the other sites within the B3 zone. It fails to achieve the desirable separation distances between residential buildings and adversely affects the development potential of the adjoining sites.
3. The Panel considers that, in any future planning proposal for the block zoned B3, it would be appropriate to grant this site the density it now enjoys by virtue of the existing building on it, with some additional height so that a mixed use building with appropriate amenity may be developed on it. As concerns the other sites within the B3 zone, the existing density of 3.5:1 may be combined with some additional height, so that it becomes possible to develop them to their development potential for mixed use buildings with appropriate amenity.’

Draft Alfred Street Precinct Planning Study

Following the JRRP decision, Council responded to the Planning Proposal by resolving to prepare a draft Alfred Street Precinct Planning Study (the draft Precinct Planning Study) at its meeting on 20 February 2017:

1. THAT Council endorse the preparation of a planning study for the Alfred Street precinct as a basis to guide the preparation of any future planning proposal for the site at 275 Alfred Street, North Sydney.

A draft Precinct Planning Study for the Alfred Street Precinct was prepared by Council and on 26 March 2018 Council resolved to adopt and publicly exhibit the draft Alfred Street Planning Study which was exhibited from 26 April 2018 to 8 June 2018.

Following the public exhibition of the draft Alfred Street Planning Study, the Precinct Planning Study was amended as a response to the submissions received. The amended Study was heard at a Council on 29 January 2019, however the Council resolved to not adopt the draft Precinct Planning Study.

Council developed an amended preferred option for the Precinct which is outlined below:

- Amalgamate sites 275 and 283 Alfred Street to create Site A and the remainder of the southern sites to create Site B;

- Achieves an FSR of 3.9:1 – 4.4:1 across the Precinct with 6.5:1-7.4:1 for Site A and 2.1:1-2.4:1 for Site B;
- Little Alfred Street incorporates fine grain residential accommodation which is 3 storeys in height;
- For Site A, the built form would include a three storey commercial podium (to the through site links and Alfred Street) with a new tower to align with the Bayer Building (including its width along Little Alfred Street) with an additional 6 storeys which are to be tapered along the eastern boundary;
- For Site B, the ground floor is to be commercial (along through the through site link, Alfred Street and Whaling Road, with a 4 and 9 storey built form along Alfred Street;
- Shared basement access; and
- Public benefits including a public through site link to the northern edge of Site A, a laneway which straddles Sites A and B, street frontage setbacks and an upgraded public domain.

Note councilors resolved not to adopt the amended ‘preferred scheme’.



PUBLIC BENEFITS

1

Public Through-Site-Link: Closure of the northern end of Little Alfred Street and 6m setback along the northern portion of the precinct between Alfred and Little Alfred Street to deliver an open air through site link.

2

Shared basement access: Provision must be made on Site A to allow for shared basement access when Site B redevelops and vice versa.

3

New publicly accessible laneway: A publicly accessible open laneway will be created on Site A to allow greater permeability through the precinct and opportunities for activity in the precinct.

4

Upgraded public domain: Footpaths will be upgraded as part of development, including pedestrian enhancements such as kerb build outs to decrease crossing distances, pedestrian lighting for safety after dark and a significant amount of additional large canopy trees.

5

Mount Street Overpass Upgrade: Work with the RMS on potential upgrade and reconfiguration of the Mount Street overpass to improve pedestrian amenity and to optimise for public transport.

6

Wayfinding upgrades: High quality signage along the route between North Sydney CBD and Anderson Park.

7

Shared Zone: A pedestrian prioritised shared zone on the northern end of Little Alfred Street and into Ormiston Avenue

8

Improved intersections: Improvements for both pedestrian and cars are required along the intersections with Whaling Road.

Figure – Public benefits
Source: North Sydney Council

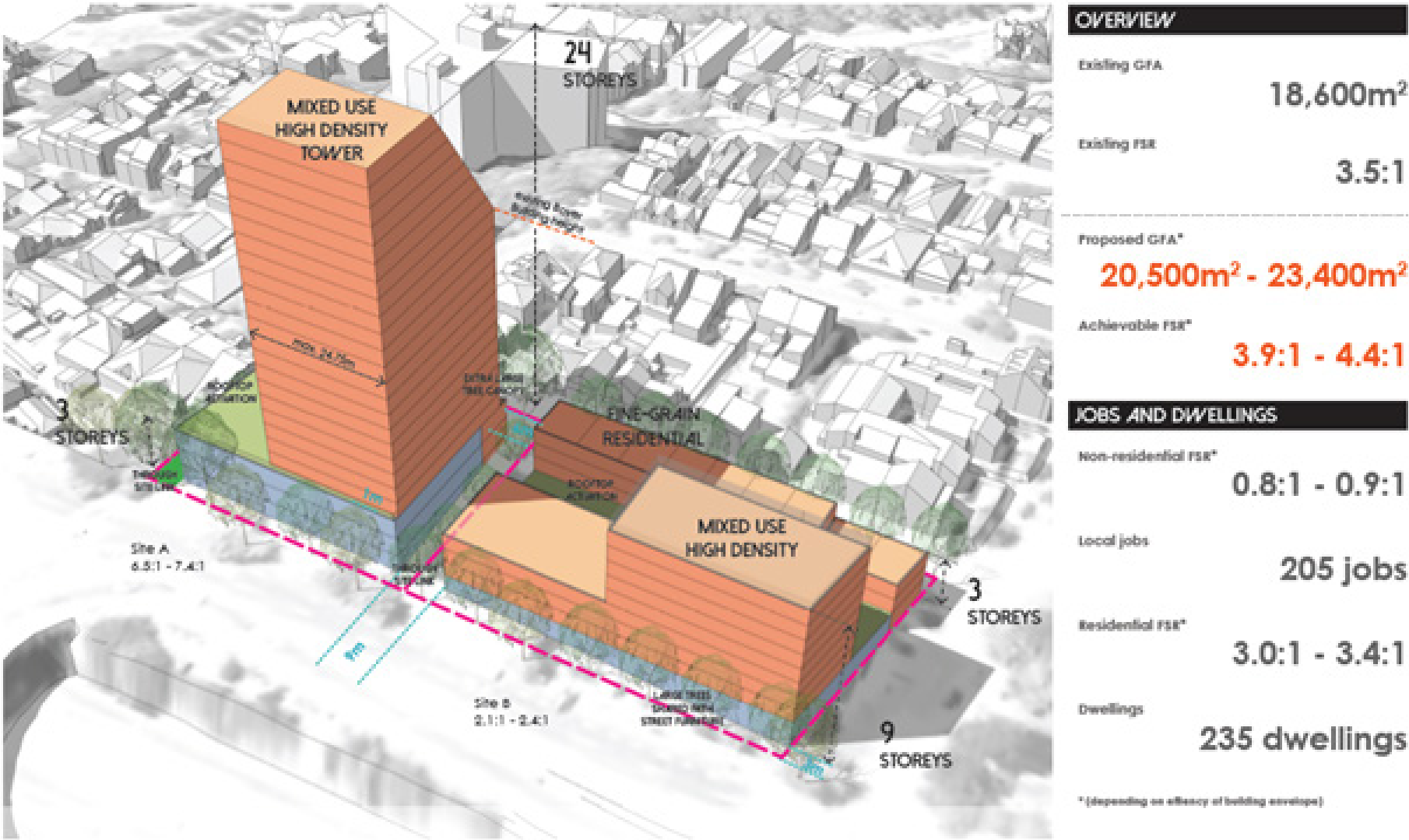


Figure – Council's Preferred Option
Source: North Sydney Council



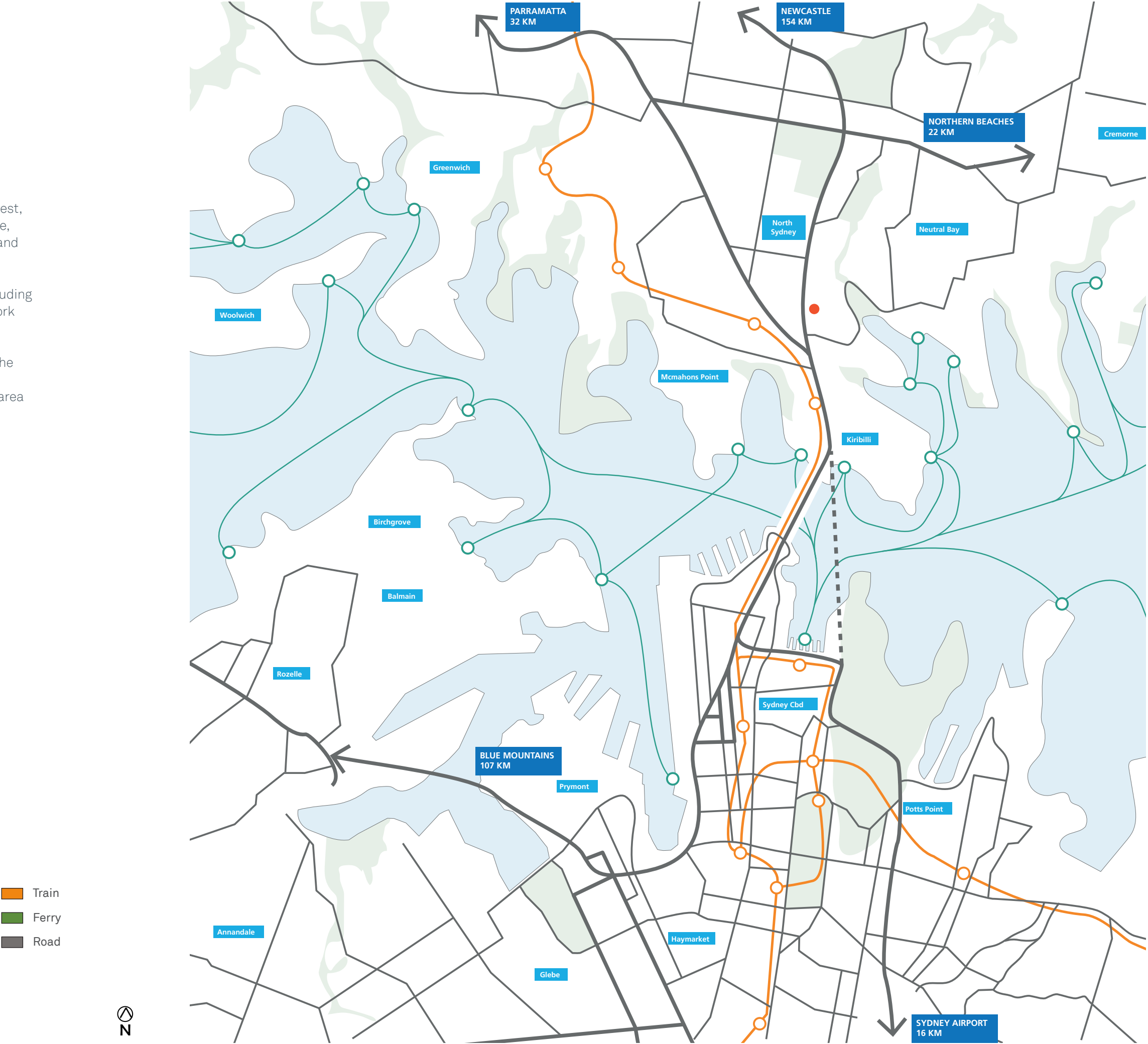
02. CONTEXT

2.1 Location

The Alfred Street Precinct is centrally located and in close proximity to local landmarks and points of interest, including; North Sydney CBD, the Sydney Opera House, Harbour Bridge, Royal Botanic Gardens, Barangaroo and Sydney CBD.

The site is served by multiple modes of transport including commuter trains, Ferries and an excellent road network with direct access to the M1.

The site is located along a ridge line positioned with the 275 Alfred Street Bayer building, visible as an iconic 'Gateway Building' - highly visible in the surrounding area and from the south of Sydney harbour.



2.2 Immediate context

The Planning Proposal study site encompasses the entire precinct block bound by Alfred Street to the west, Walling Road to the south, Little Alfred Street to the east and existing single dwelling residential properties to the north to the alignment of Ormiston Avenue.

The most prominent precinct structure the 275 Alfred Street Bayer tower provides a key visual marker for the precinct, visible from the edge of North Sydney and from the depressed M1 motorway. The precinct provides a key threshold point located within proximity to the commercial center of North Sydney and the residential suburb localities of Kirribilli, McMahon's Point and Neutral Bay. The precinct is aligned with the primary pedestrian link over the M1 motorway connecting these two distinct residential and commercial precincts.



On the threshold between Kirribilly and North Sydney CBD



Alfred St looking north





Alfred St looking South


2.3 Local Amenity

The site is serviced well by the existing roads and pedestrian networks. Currently the site does not provide pedestrian access through the site however it is noted that local residents often enter the lobby and use the lift of the Bayer Building to access Little Alfred Street on the level below. Increased pedestrian permeability of the site will be a fundamental part of the Planning Proposal.












The train station and nearest local shopping centre is located within a 10 minutes walking distance and is in close proximity to Milsons Park. The new Victoria Cross Metro Station is also under 500 meters walking distance from the site. Other amenities include a range of local schools including Sydney North shore Grammar school, Loreto and St. Aloysius' College in Kirribili.

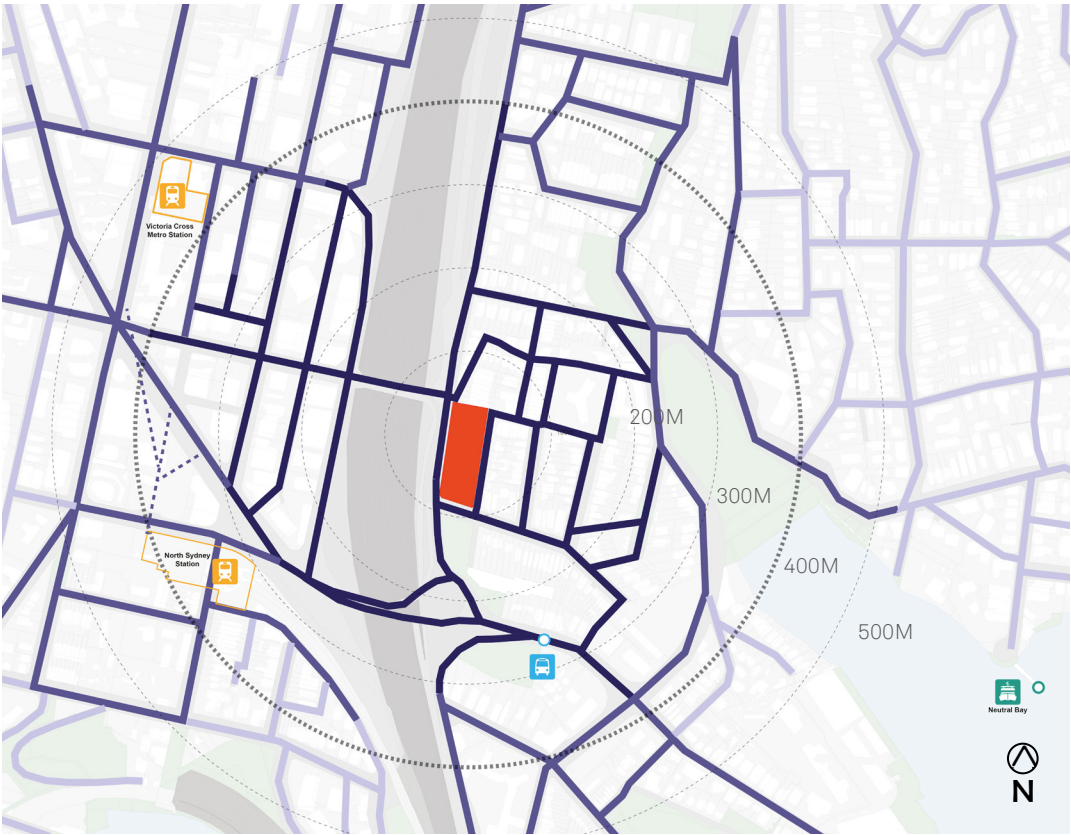
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Key Bus Routes from North Sydney
B229 to Milson's Point, B265 to McMahon's Point, B252 to Lane Cove, B673 to Chatswood and the B263 to Crows Nest.
- 

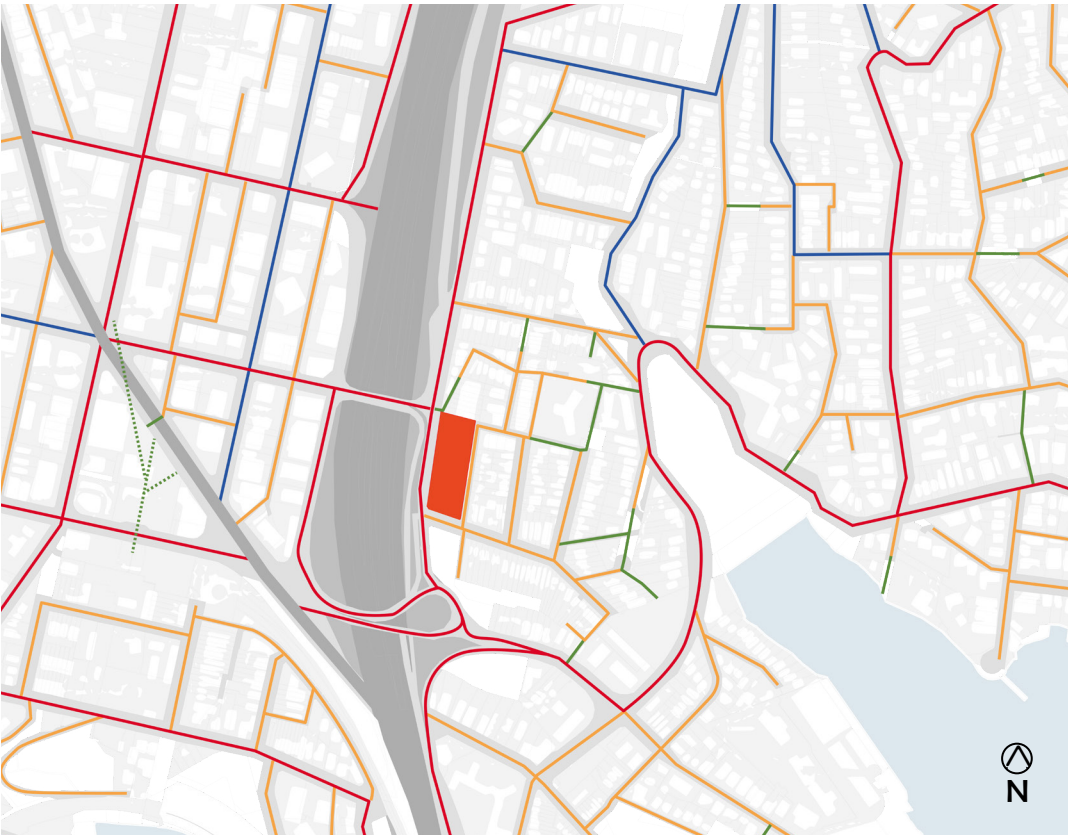
The site is located within 6min walking distance to North Sydney Station
- 

Neutral Bay Wharf and North Sydney Warf are both 15 minute walk.

Walking Distances from 275 Alfred Street	
 1 Minute	 Arterial Road
 2 Minutes	 Sub-Arterial
 3 Minutes	 Road
 4 Minutes	 Collector
 5 Minutes	 Road
 6 Minutes	

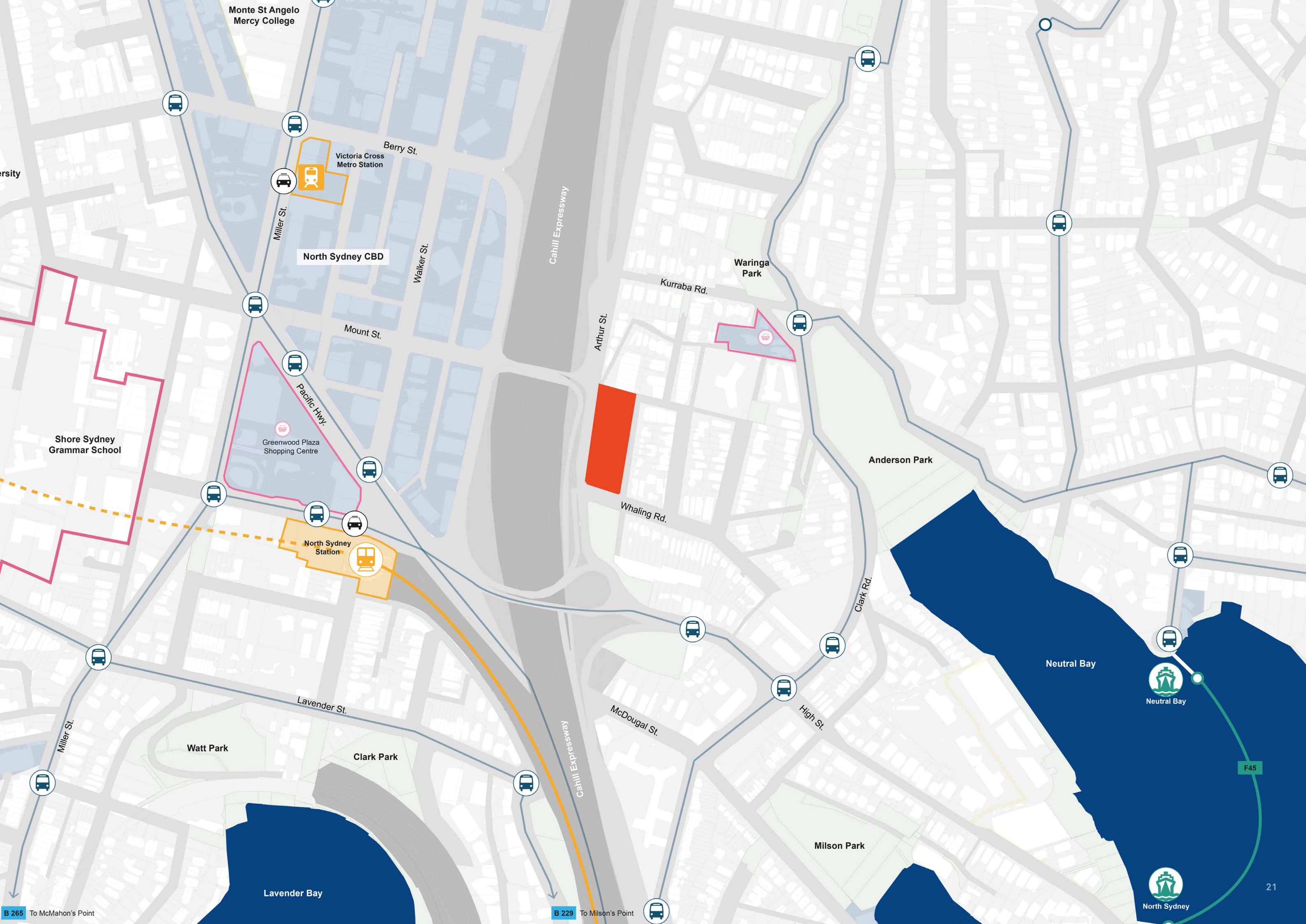


Pedestrian Access - within 400m of north Sydney train station



Existing road network





Monte St Angelo
Mercy College

Berry St.

Victoria Cross
Metro Station

North Sydney CBD

Walker St.

Mount St.

Pacific Hwy.

Greenwood Plaza
Shopping Centre

North Sydney
Station

Whaling Rd.

Arthur St.

Kurraba Rd.

Waringa
Park

Anderson Park

Clark Rd.

High St.

McDougal St.

Watt Park

Clark Park

Milson Park

Lavender Bay

Neutral Bay

Neutral Bay

North Sydney

F45

B 265 To McMahon's Point

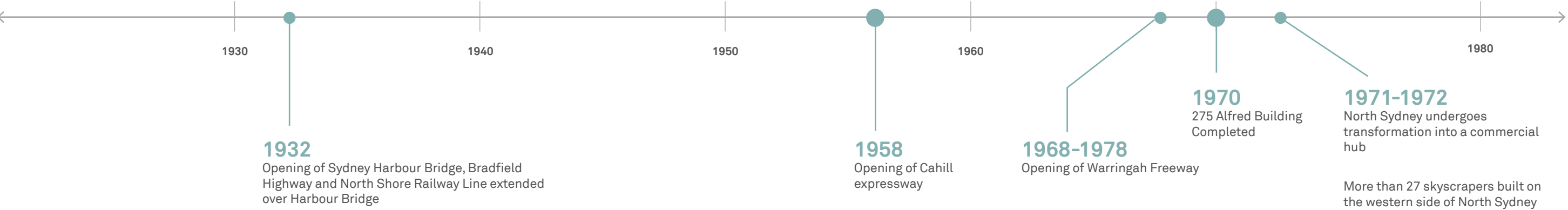
B 229 To Milson's Point

21

2.4 Heritage Conservation

The key structure on the precinct study site, 275 Alfred Street was built during the early seventies shortly after the opening of the Warringah Freeway. It preceded the rapid urbanisation of the North Sydney CBD area. It's location on the east side of the freeway creates a barrier that isolates the site from the rest of North Sydney CBD.

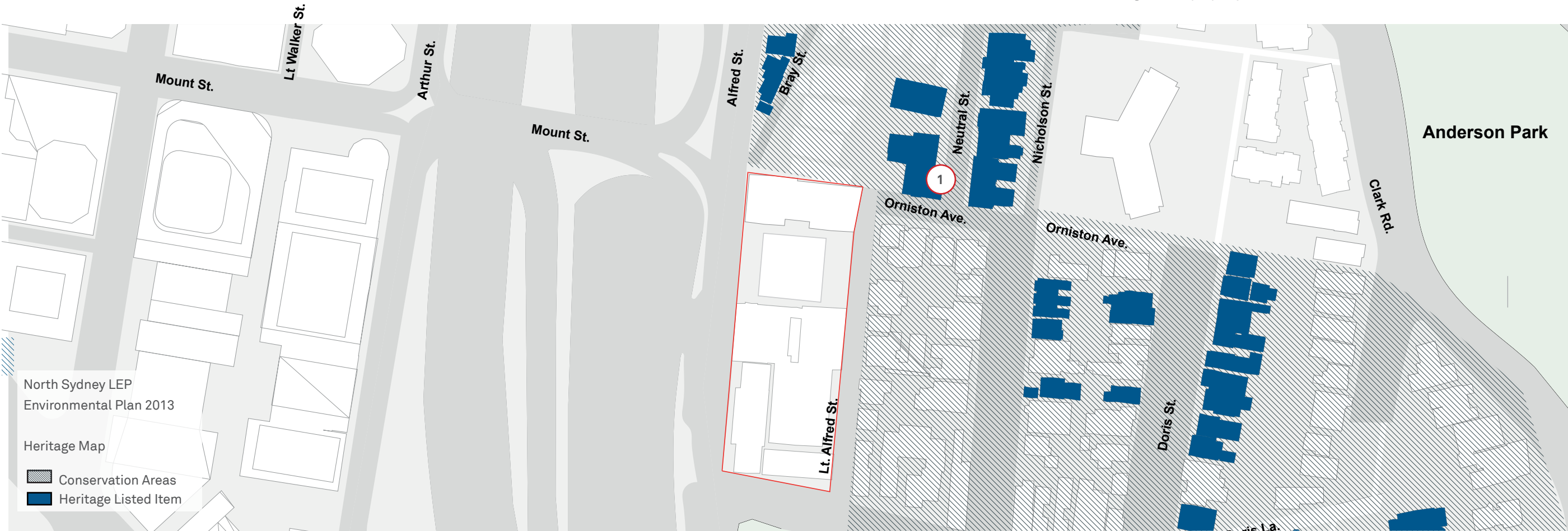
The land is zoned commercial and presents as an isolated pocket within in a predominantly low density residential area. The adjacent residential area to the precinct site forms part of North Sydney Conservation Plan although the proposed sites do not form part of this conservation zone. There are numerous heritage listed properties in the vicinity, amongst them is 18 Neutral Street which is representative of early twentieth century residential design in the Victorian Filigree style, however it has undergone major contemporary alterations.





Buildings that are representative of the character of the area - not heritage listed

18 Neutral Street Heritage Listed property



North Sydney LEP
Environmental Plan 2013
Heritage Map
Conservation Areas
Heritage Listed Item

Heritage Area

2.5 Streetscape | Landscape



Heritage and street-scape character - Whaling Rd, North Sydney



Heritage and street-scape character - Whaling Rd, North Sydney



Heritage and street-scape character - Whaling Rd, North Sydney



Heritage and street-scape character - Whaling Rd, North Sydney

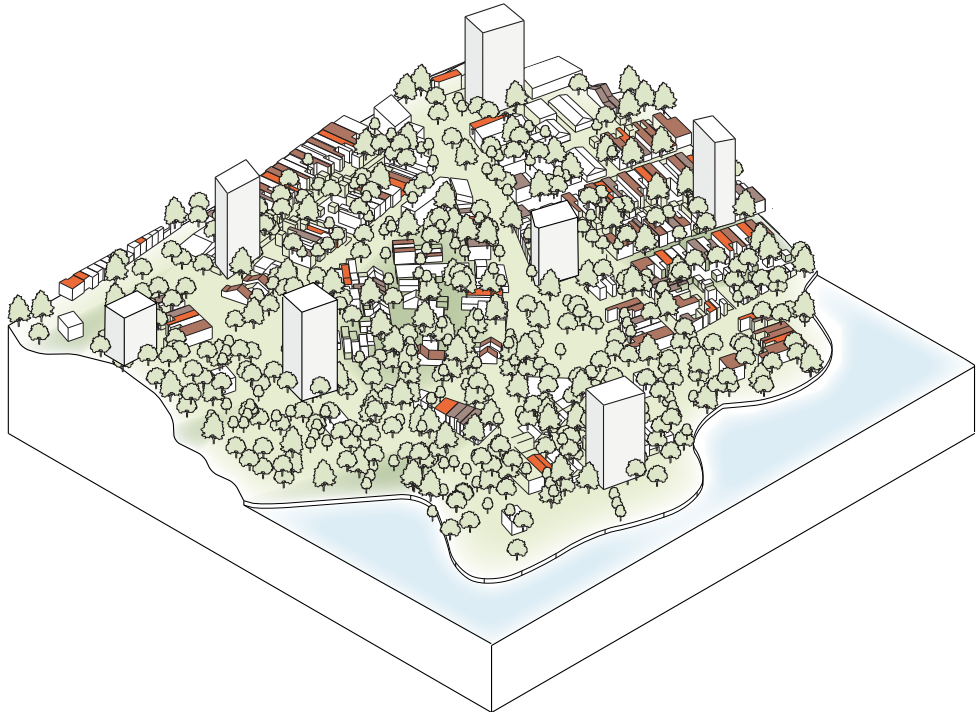
2.6 North Sydney Headlands

Unique character of North Sydney landscape

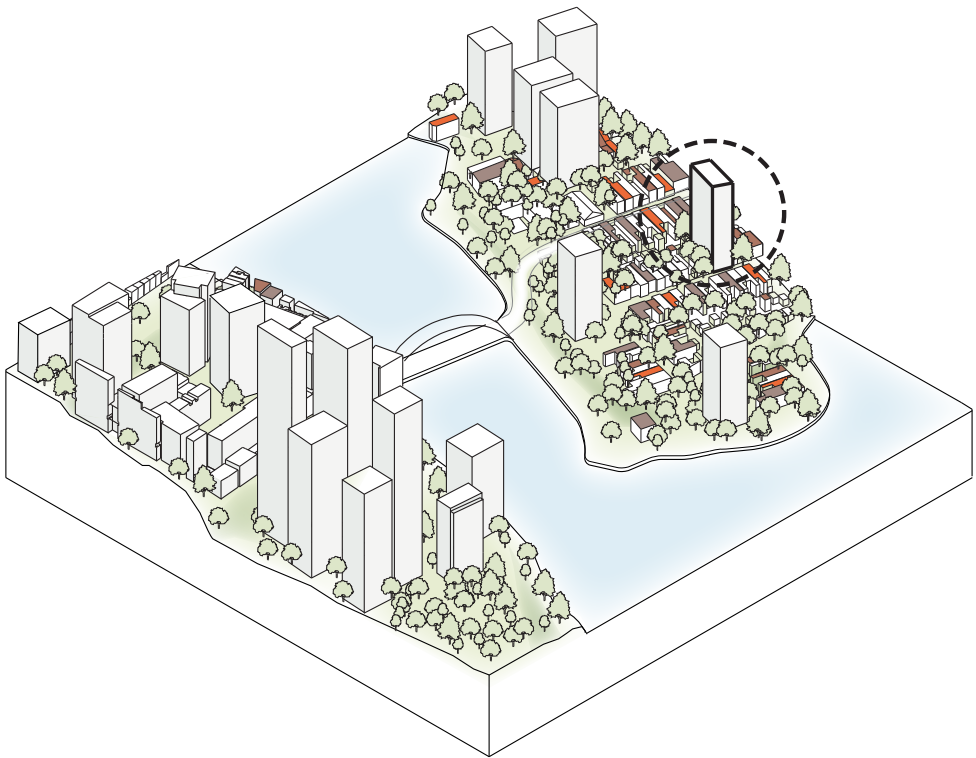
Sydney harbour's headlands have a specific character typified by a lush landscape of hills, a fine grain of terracotta roofs punctuated by modernist towers.

This distinctive language of Sydney's headlands has developed over time. The existing building at 275 Alfred street sits comfortably within this unique context.

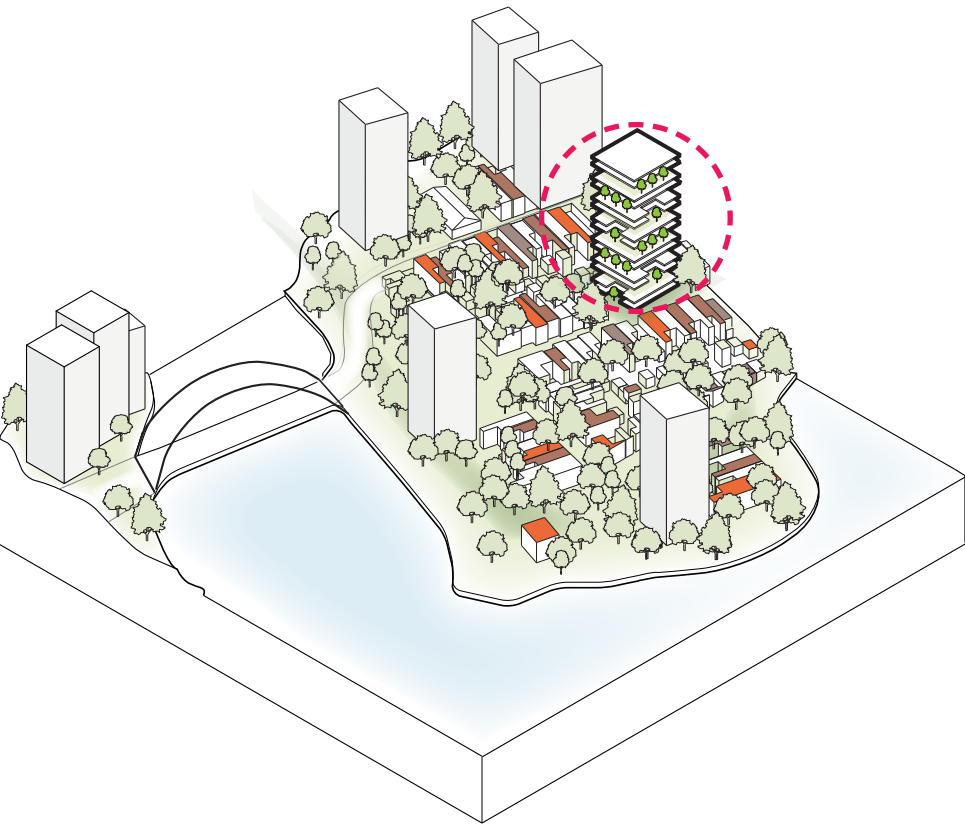
Future proposals for the precinct and 275 Alfred Street should fully integrate into and enhance this distinct condition.



Unique Character and Identity of North Sydney



Beauty and identity - North Sydney in composition with Sydney city character



Wider Sydney landscape - position and prominence

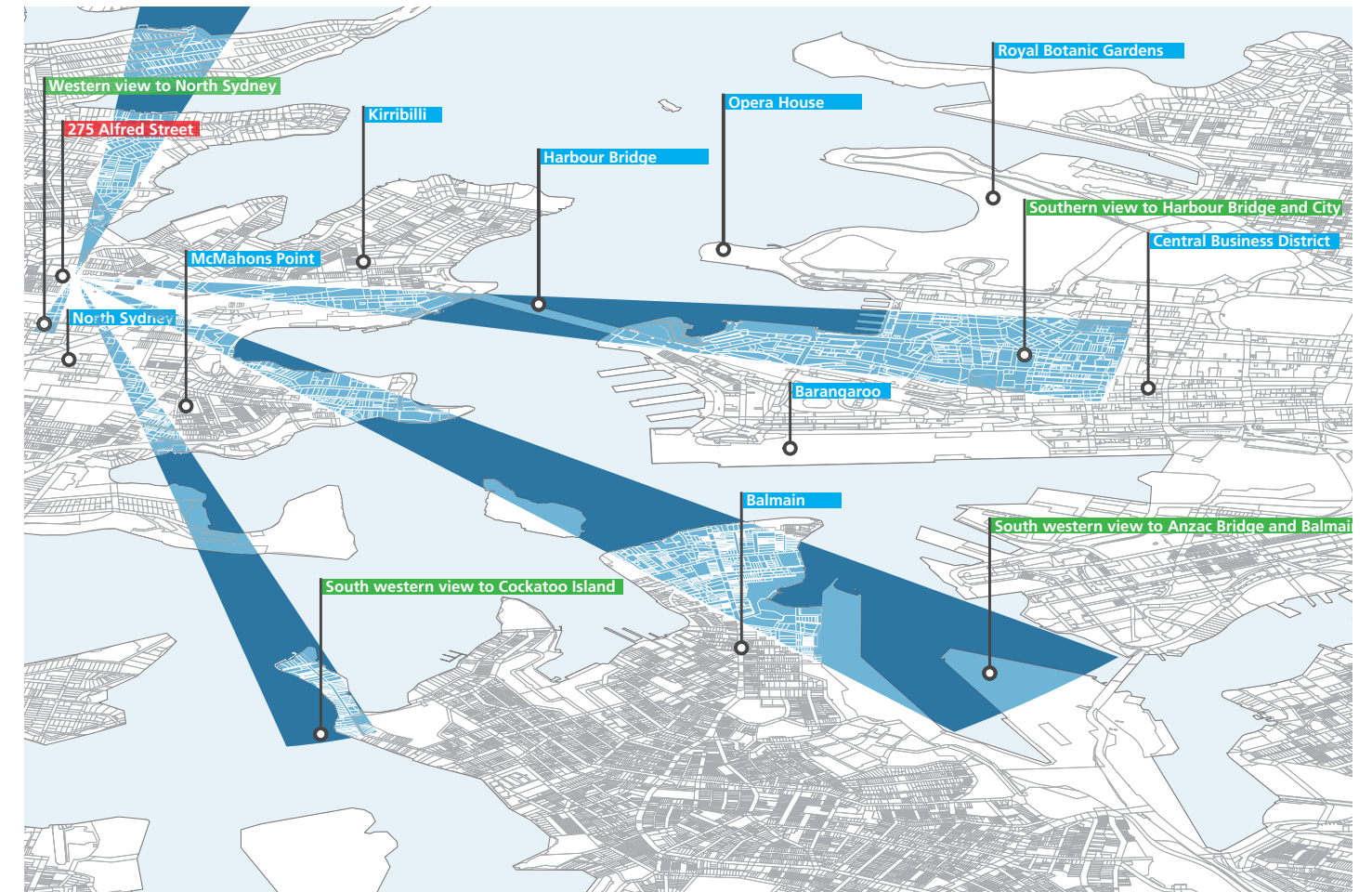




2.7 Views and Vistas

The unique situation of the building along a ridge line means the building offers magnificent unobstructed views over the greater Sydney area. Capturing views of Sydney's skyline and it's most iconic buildings and structures including Centre Point Tower, The Sydney Harbour Bridge and Sydney Opera House.

Other areas seen from the site at high level include Barangaroo, Balmain, Cockatoo Island, Lavender Bay, to the South with northern Sydney inner Suburbs of Kirribilli's lush green residential areas as well as North Sydney, central business district. To the north of the site the stunning views show the entirety of Mosman and Neutral Bay.



Views from 275 Alfred St



View to Cremorne point and neutral bay from top of existing building



View to New to North Sydney CBD to the west from top of existing building



View to harbour bridge from top of existing building



Sydney skyline including harbour bridge and opera house



Lavender bay and Darling harbour

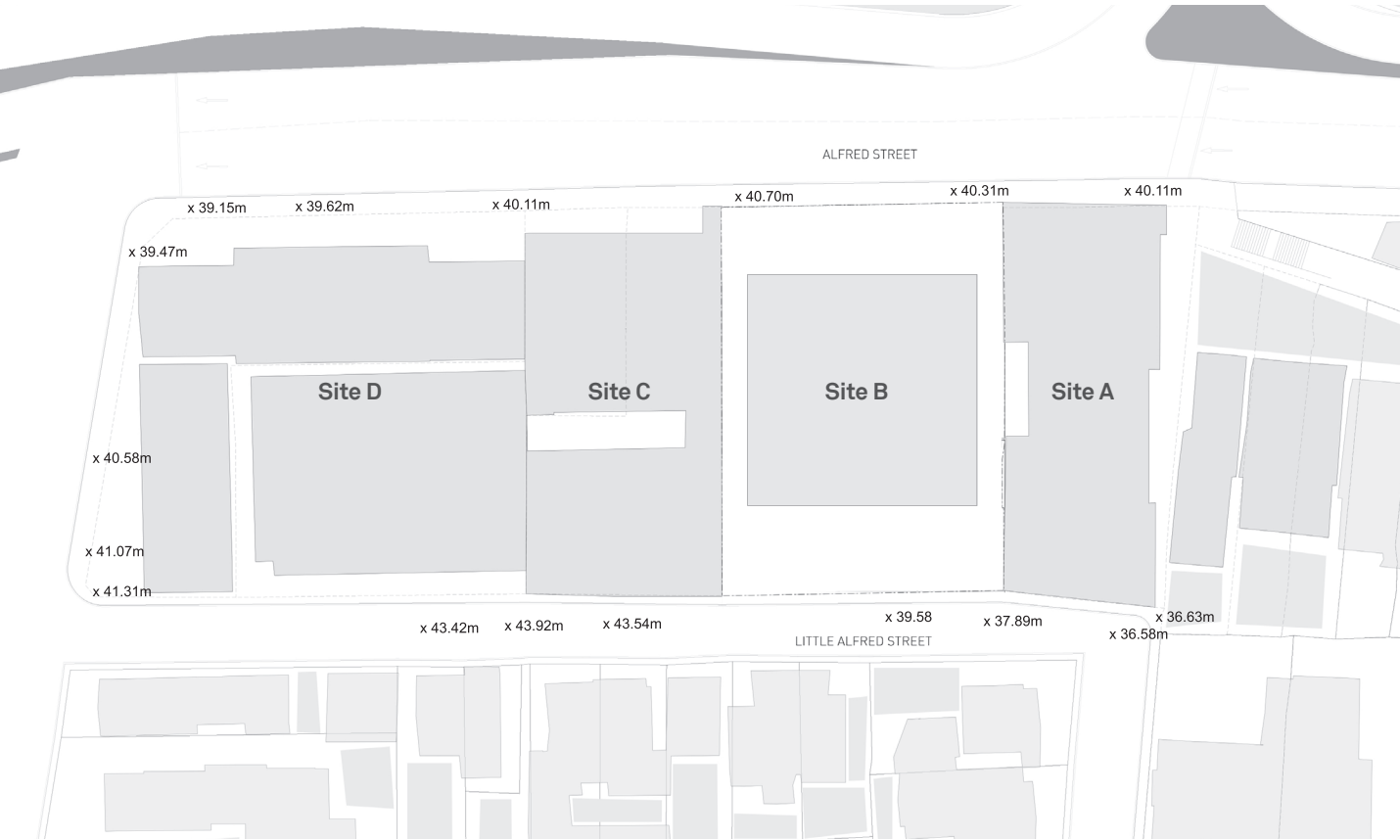
2.8 Topography

The site has significant level variations to the perimeter road edges bordering the precinct. Little Alfred Street to the eastern edge of the precinct provides the key vehicular access points to individual sites although additionally accommodates the most extreme level changes with over 7m in height difference along the street.

The implementation of successful pedestrian access and permeability strategies through the site requires accommodating existing levels to enable on grade pedestrian flows and site servicing to be achieved. The existing Bayer building ground floor situated at the primary point within the site provides a key datum for the future ground level plaza to connect all four sites.

Located on a ridge at RL40.0 that falls steeply to the east. There is a level change of approximately 3m front to back or east to west across the 275 Alfred Street site. The fall continues down from the precinct to Anderson Park at the waters edge.

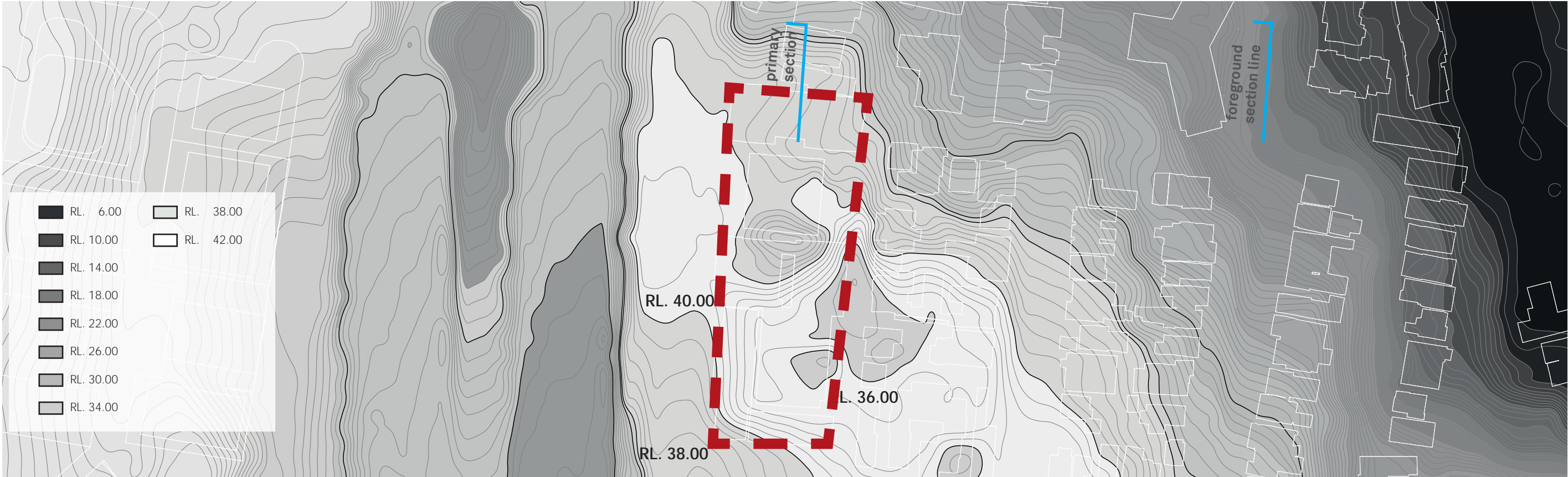
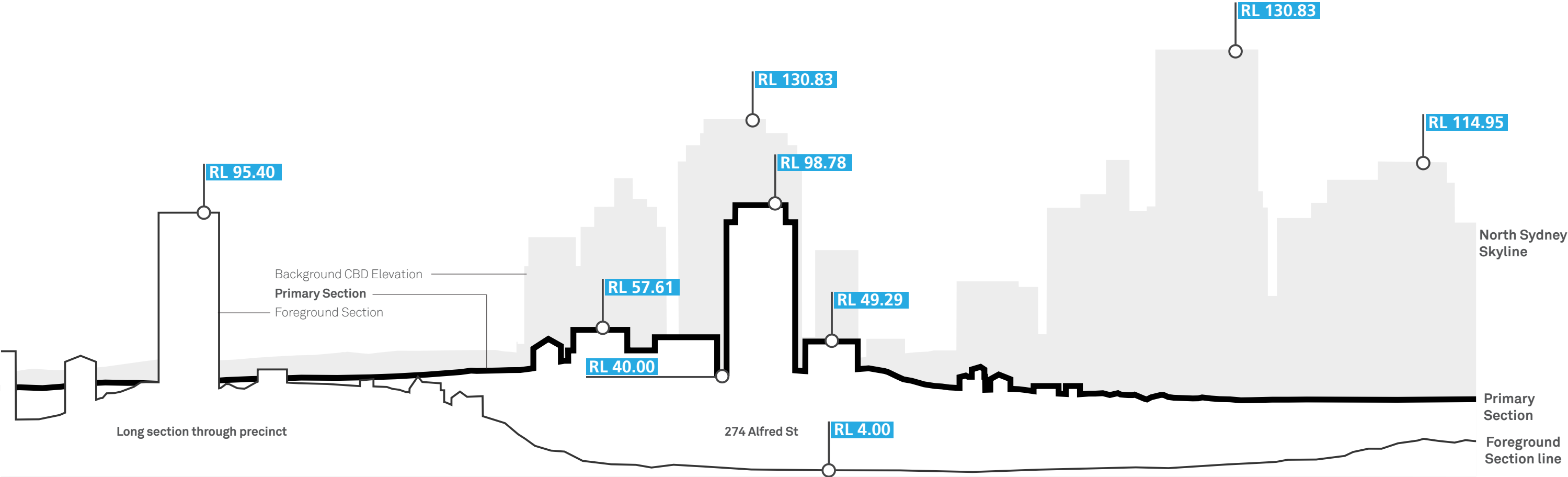
Little Alfred Street at the rear of the building is at its highest point over 3.5m above this plaza level providing limitations to achieving site pedestrian connectivity.



Alfred Street Precinct- existing site topography



Landscape - Little Alfred Street



Landscape- north Sydney topography

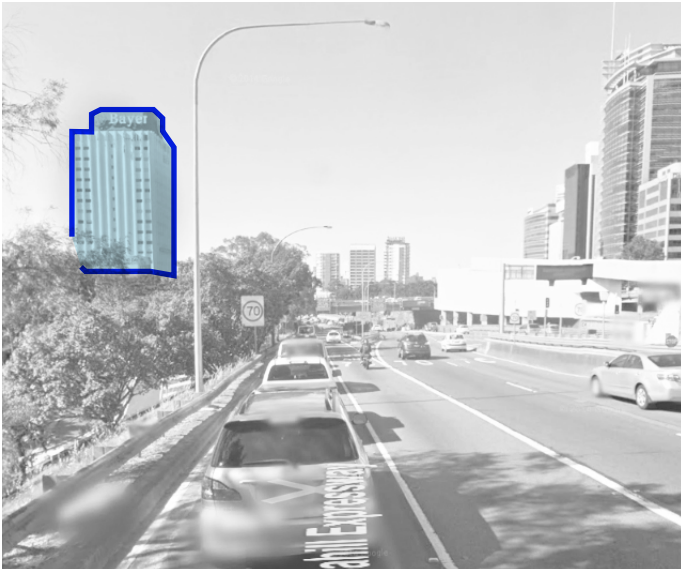
2.9 Prominence

The Bayer Building is an iconic gateway ‘Gateway’ building visible from many location across the city. It frames the view to the harbour bridge and city along the M1 southbound. Similarly it can be seen from locations in Sydney CBD and the southern suburbs of Sydney.

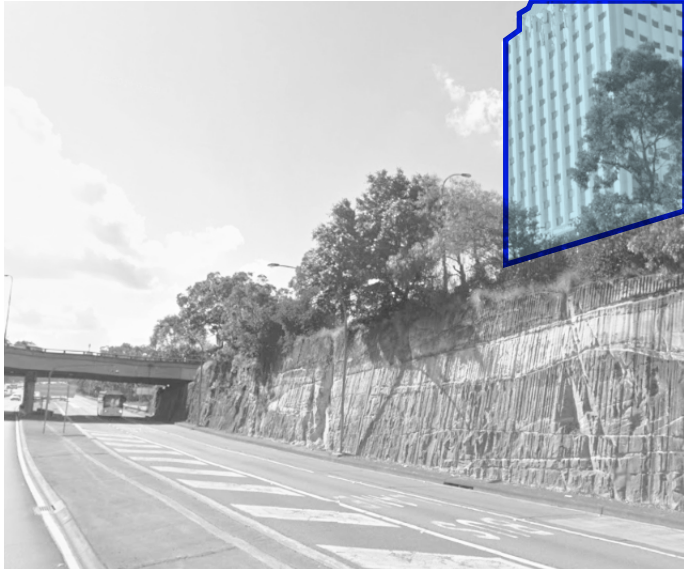
Since the 1970’s the building has been a key component of the North Sydney Skyline and provides a key landmark to the compact precinct to the eastern side of the Freeway.



275 Alfred street - Sydney city bound



275 Alfred Street - North Sydney bound





03. SUBJECT SITE


3.1 Subject Site

The Alfred Street Precinct under study is located on the east side of the M1 physically and visually separated from North Sydney commercial centre to the west. The precinct accommodates a broad range of existing buildings from townhouse style commercial buildings, medium rise commercial and residential through to the existing tower building at 275 Alfred Street commonly known as the 'Bayer building'. The site occupies a prominent position along a ridge line with the Bayer building tower providing the key focal point of the existing precinct. The wider area is characterised by an undulating landscape of low-density residential buildings punctuated by taller residential towers which capture views to the harbour and city beyond.

The study precinct applies to the existing block of developments accommodating several property sites, building developments and property owners. Some site amalgamation has occurred and for the purposes of this study the Planning Proposal will focus on 4 key sites of the precinct.

- Site A - 283 Alfred Street
- Site B - 275 Alfred Street
- Site C - 271-273 Alfred Street
- Site D - 263-269 Alfred Street

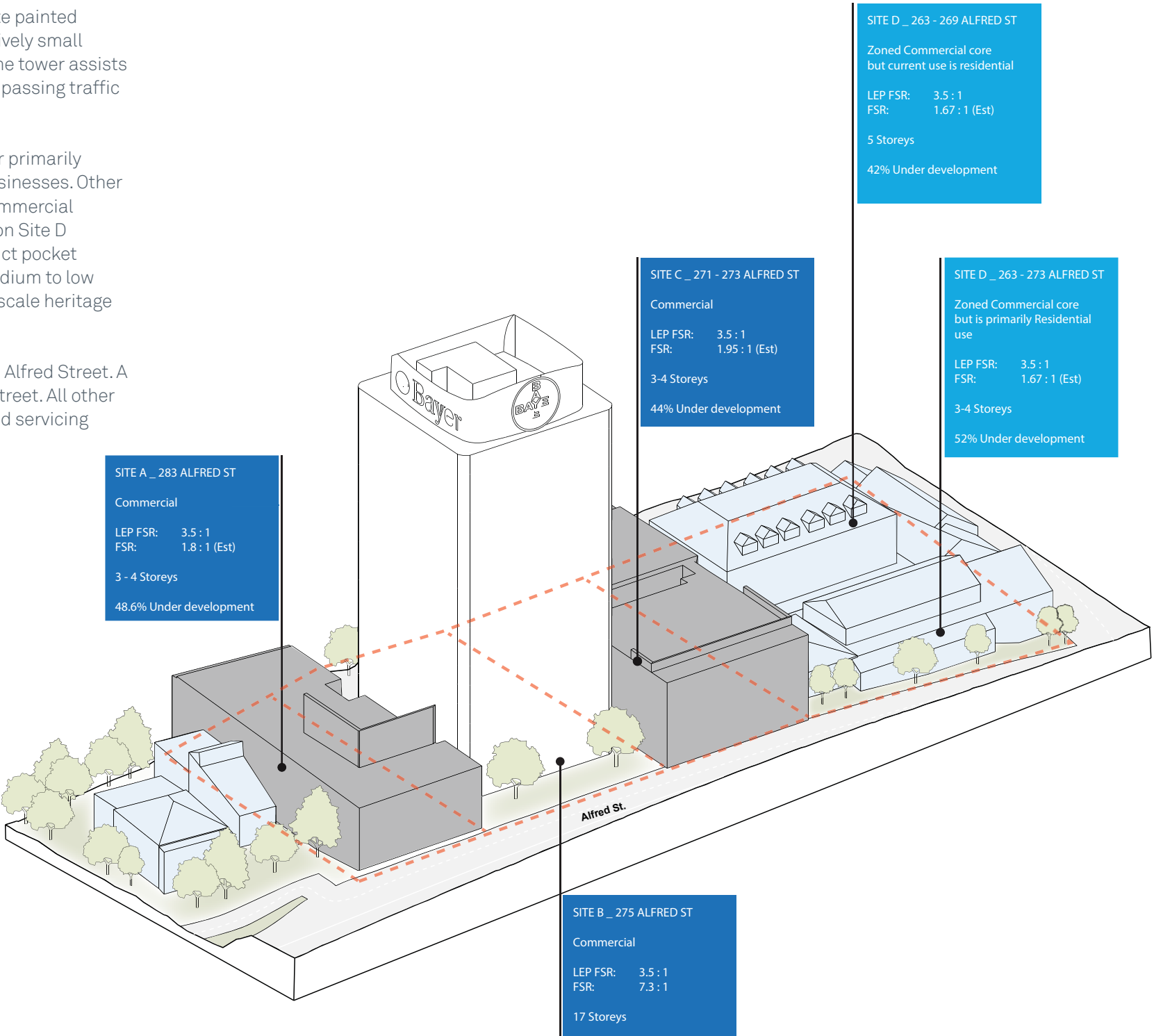


 Planning Proposal Site

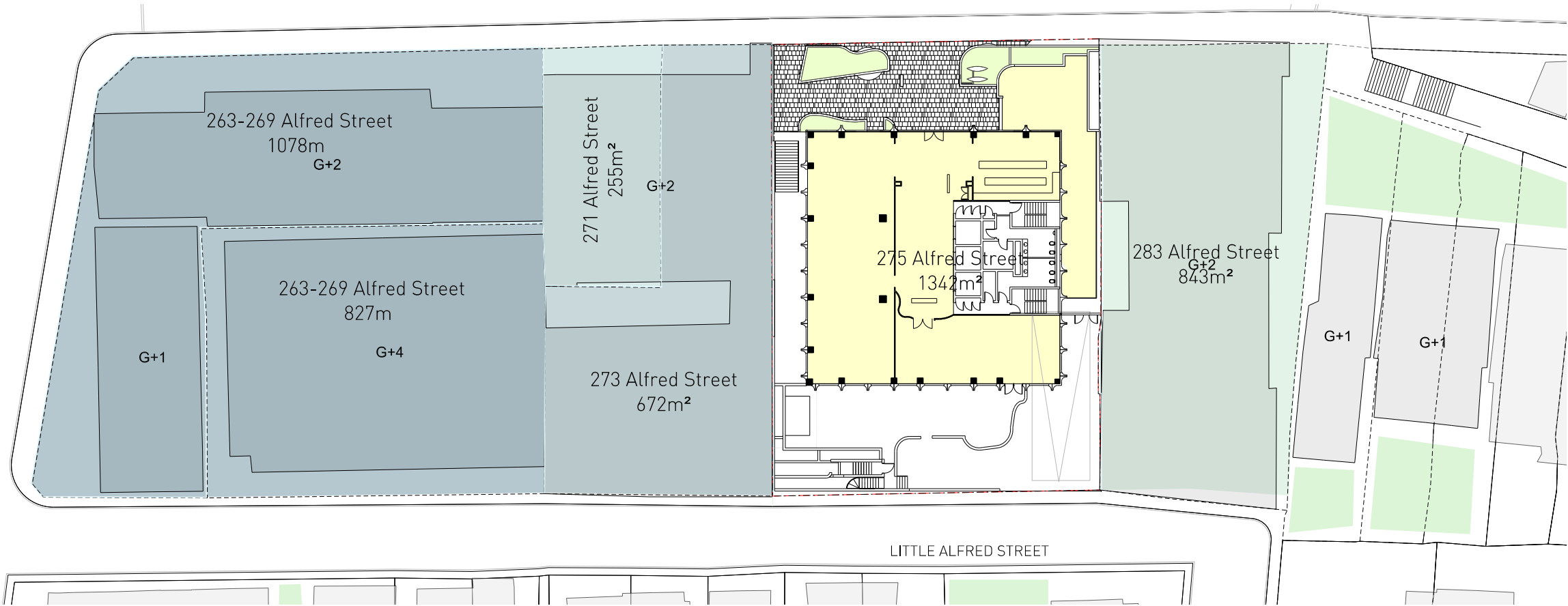
The dominant structure on the site being the Bayer building tower is a 18 level building with two levels of basement car-parking. The Bayer building tower is a concrete frame construction clad with white painted profiled precast concrete panels with relatively small windows creating a prominent structure. The tower assists in providing a North Sydney gateway to the passing traffic on the nearby M1.

The existing Bayer building is a single tower primarily accommodating small to medium scale businesses. Other precinct sites principally accommodate commercial activity with a residential building located on Site D accessed off Little Alfred Street. The precinct pocket of commercial activity is surrounded by medium to low density apartments and houses in the low scale heritage conservation area.

Vehicular pick up and drop off is located on Alfred Street. A single-entry at Site C is directly off Alfred Street. All other vehicle access to basement car-parking and servicing access is via Little Alfred Street.



3.2 Site plan



Site	Plot	Current FSR	Allowed	% Under development	Height	Difference from LEP height limit (10m)
A	283 Alfred St	1.8:1	3.5:1	48.6%	10.5m + 6m Sign	0.5m over
C	271 Alfred St	1.69:1	3.5:1	44.3%	10.54m +3.3m Sign	1.46m over
C	273 Alfred St	1.95:1	3.5:1	34.3%	10.7m + 3.3m Sign	0.3m over
D	263-269 Alfred St	1.67:1	3.5:1	42.3%	8m - 16.3m Roof Ridge	-2m and +1.3m over

3.3 Economic Viability

Detailed economic feasibility studies have been undertaken on all four precinct sites to determine minimum commercial redevelopment viability. Sites A+C+D are all currently under their development potential with no site providing any substantial existing structure to support adaptive reuse opportunities. Therefore to achieve economic viability on Sites A+C+D it is proposed that new development would be required to be implemented with greater height developable envelopes to enable the existing 3.5:1 FSR to be achieved.

The existing Bayer Building on Site B, 275 Alfred Street provides the greatest opportunities for adaptive re-use. The AEC Group has conducted a 'strategic investment analysis' study of the commercial viability of an adaptive reuse of 275 Alfred street in its current form. The study concluded this may not be a viable option due to the following reasons:

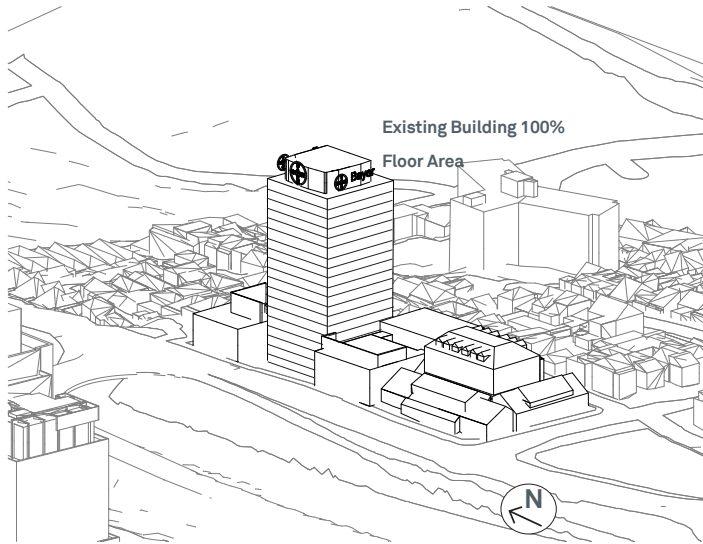
- Isolated location from main commercial centre
- Small building footprint that appeals to only a small section of the market.
- Limited flexibility of use
- Extensive presence of asbestos

The building is almost 50 years old and approaching the end of its economical useful life. Alternatives that maintain its commercial use by upgrading and refurbishing alone would not unlock value as any significant works would exceed the potential revenue.

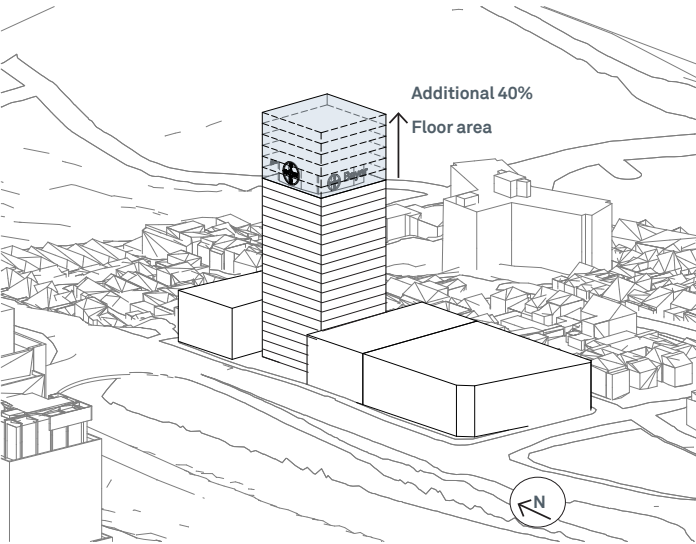
The addition of new floor area could offset the cost of refurbishment as the potential increase in revenue could incentivise the upgrade and refurbishment. There would still be limited revenue in the refurbished commercial offering due to the isolation from the main commercial district although the offset of high-quality residential floors would deliver an economic opportunity for redevelopment.

This strategy would aim to refurbish the existing building with the existing lower levels providing contemporary commercial suite spaces and the upper existing levels and additional tower levels as residential. This required uplift in area would equate to approximately 40% additional area or the addition of 6 habitable storeys.

The proposition is therefore to rezone to mixed use and offer a more appropriate residential use to subject site.



Alfred street - Existing No. of Floors



Alfred street - Existing No. of Floors with proposed 40%

ALFRED STREET PRECINCT NORTH SYDNEY ECONOMIC IMPACT ASSESSMENT

BENMILL PTY LTD & JB NO. 3 PTY LTD
MARCH 2019



aecgrouppltd.com



Area Schedule of Existing Building

275 Alfred Street - The Existing Bayer Building

Level	FFL RL	F-F (m)	Use	GBA	GFA	Core / non- lettable	NSA - Commercial	NSA - RETAIL	TOTAL NSA	Efficiency (NSA/GFA)	Efficiency (NSA/GBA)
					Total						
B2	RL 27.69	2.88	Parking	1,160.0		65.3	-	-			
B1	RL 30.57	6.30	Parking	1,160.0		65.3	-	-			
Sub Total (Parking)				2,320.0	-						
LG	RL 36.87	3.13	Misc	1,161.0	751.2	98.9	652.2	-	652.2	87%	0%
Ground	RL 40.00	3.080	Misc	564.0	529.7	172.5	302.4	54.8	357.2	57%	32%
Sub Total				1,725.0	1,280.8		954.6	54.8	1,009.4		
L01	RL 43.08	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L02	RL 46.16	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L03	RL 49.24	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L04	RL 52.32	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L05	RL 55.40	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L06	RL 58.48	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L07	RL 61.56	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L08	RL 64.64	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L09	RL 67.72	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L10	RL 70.80	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L11	RL 73.88	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L12	RL 76.96	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L13*	RL 80.04	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L14	RL 83.12	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L15	RL 86.20	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L16	RL 89.28	3.08	Office	564.0	529.7	64.1	465.6		465.6	88%	83%
L17 - Roof	RL 92.36						-				
Sub Total (Office.)				9,024.0	8,474.9	1,024.8	7,450.1	-	7,450.1		
Total				13,069.0	9,755.7	1,024.8	8,404.7	54.8	8,459.5	86%	65%

* Level 13 included

Key data for existing Building -
275 Alfred

SITE AREA:	1342 m2
EXISTING BUILDING HEIGHT:	52.36m
EXISTING FSR:	7.3:1
EXISTING GFA:	9756 m2
EXISTING GBA (above ground):	9588 m2
EXISTING LEVELS:	18

3.4 Planning Context

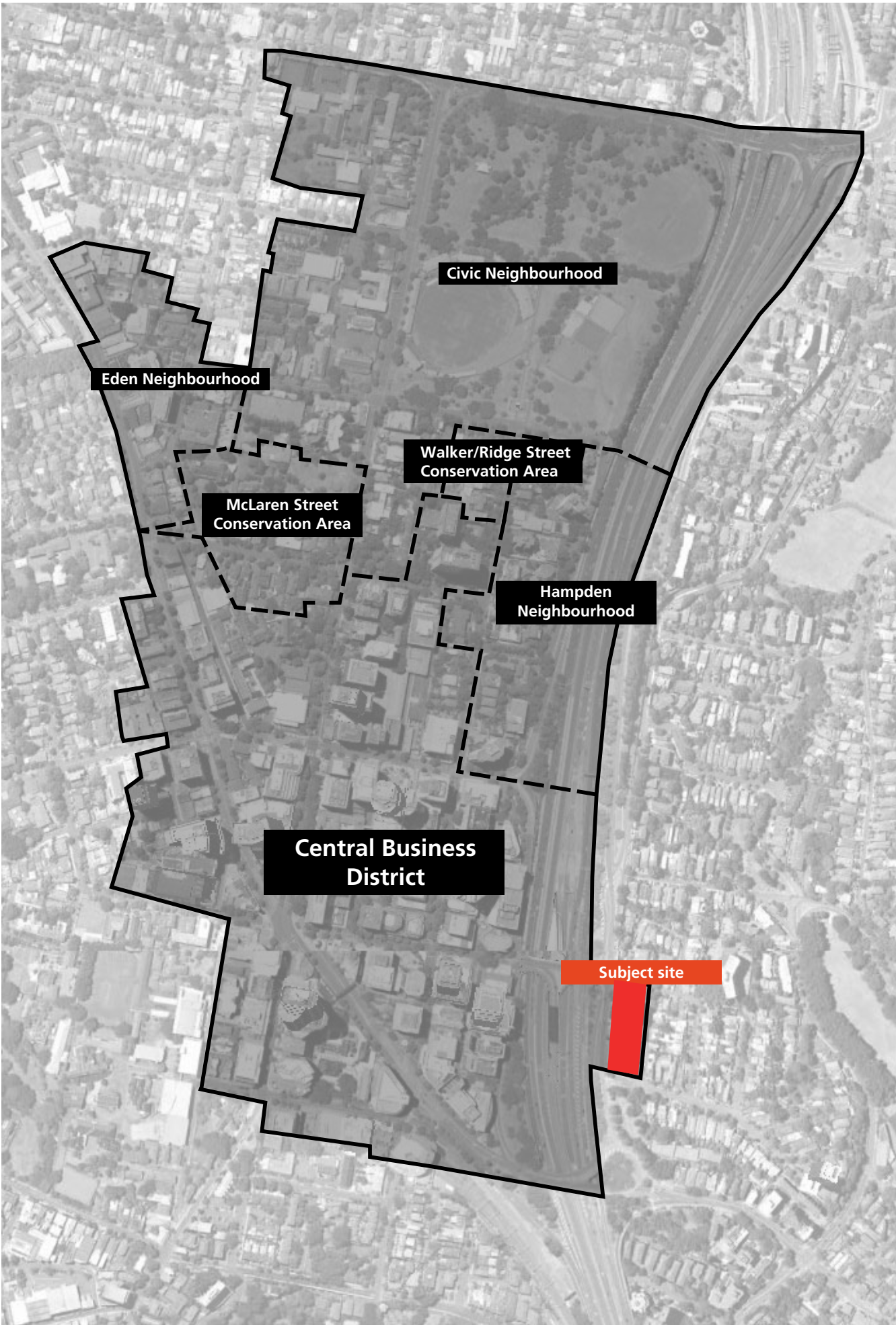
North Sydney Local Environmental Plan 2013 (NS LEP 2013) and North Sydney Development Control Plan 2013 (NS DCP 2013,) apply to the Alfred Street Precinct.

The subject site and adjacent sites form a precinct with specific zoning and controls under the NSLEP. The existing built form within the precinct has been measured against the current floor space ratio (3.5:1) and height controls (13m) and the buildings adjacent to the tower are estimated to be up to 50% under developed. It is likely that these sites will be considered for rezoning in the future. This proposal presents an integrated solution for the entire precinct maximising development potential whilst understanding the current LEP controls and proposed future amendments.

The North Sydney District Plan aims to accommodate growth in an appropriate manner with respect to local character and environmental impact and adequate access to facilities and services, employment and transport.

key components of the strategy:

- Preserve existing and potential commercial floor space, prohibiting residential development in the core area of the centre
- Maintain smaller scale commercial and retail space in the mixed use centres and provide for dwelling/ population growth through increased heights
- Concentrate further development in areas with good access to transport, employment and other services, and where the impact of development can best be absorbed with minimal impact on amenity, environment and heritage
- The buildings adjacent to the Alfred street site are visually and operationally displaced in the context of their immediate surroundings.
- As a result adjacent properties are functioning as residential and low grade commercial areas.



DCP North Sydney planning area

3.5 LEP Maps

The existing controls on the site in the NSLEP 2013 allow a max height of 13m (N), FSR of 3.5:1 and zoning as Commercial use.

The existing built form on the site does not adhere to these controls and the actual built form on the 275 Alfred street site has a height of 58.8m (AA1 - 60m) and built area with FSR of 7.3:1. The adjacent sites to the south have a residential use although the land is zoned commercial.

KEY HEIGHTS

I	8.5	S	24
K	10	T1	25
L	11	T2	26
M	12	U1	30
N	13	U2	33
O1	15	W1	40
O2	16	W2	42
Q1	19.15	X	49
Q2	20	Y	50

FSR

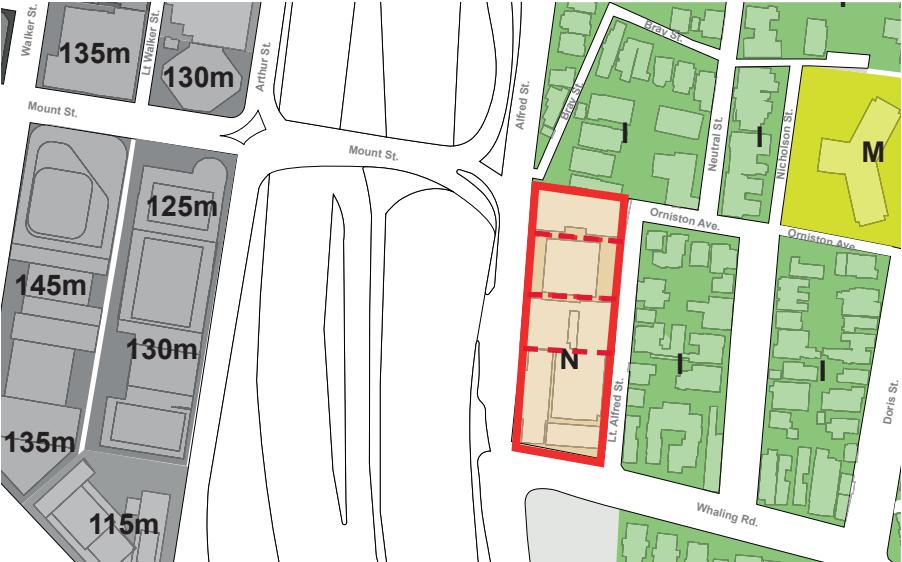
10.2	10.2 : 1
7.30	7.3 : 1
W	3.5 : 1
1.95	2.0 : 1
1.69	1.8 : 1
1.67	1.7 : 1
N	1.0 : 1

ZONING

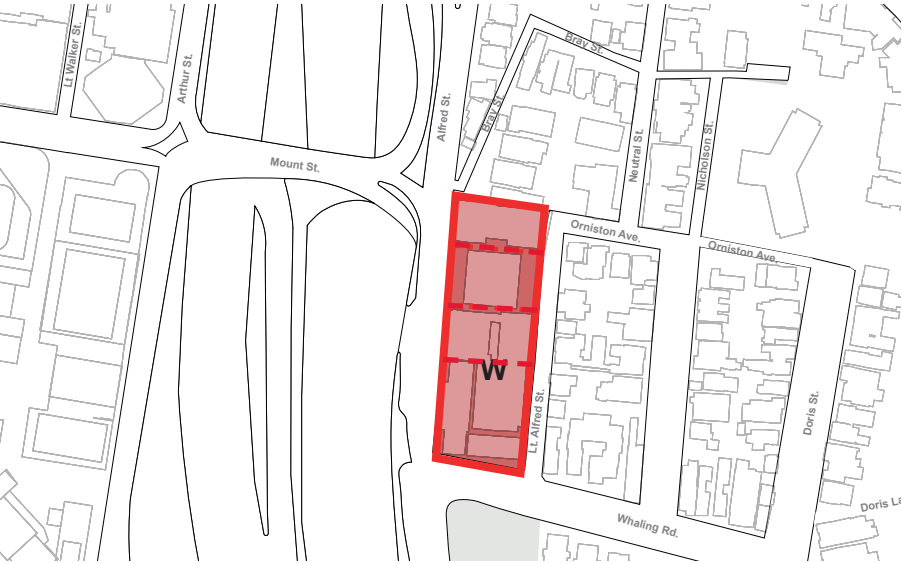
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
E4	Environmental Living
IN2	Light Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential

Property zoned B5 but current use as residential

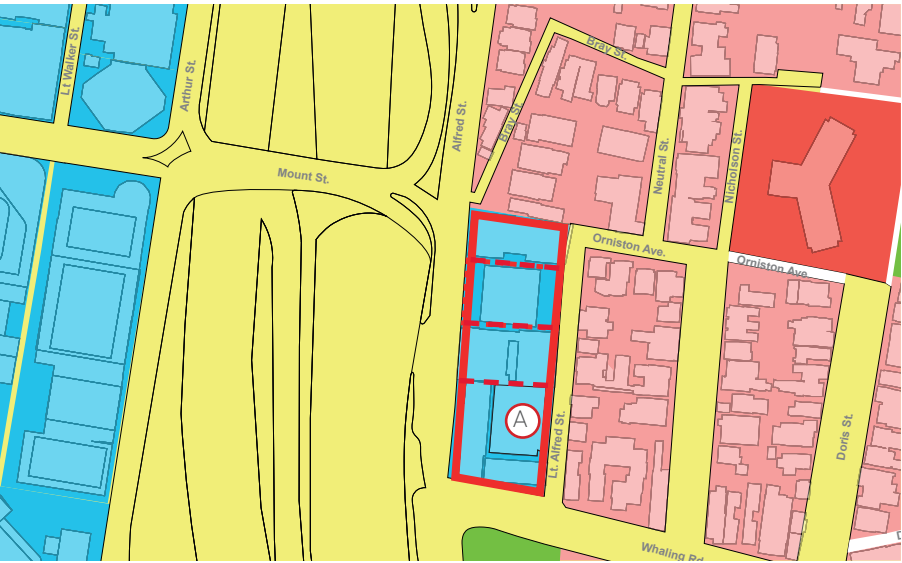
Existing Controls NSLEP 2013



HEIGHTS

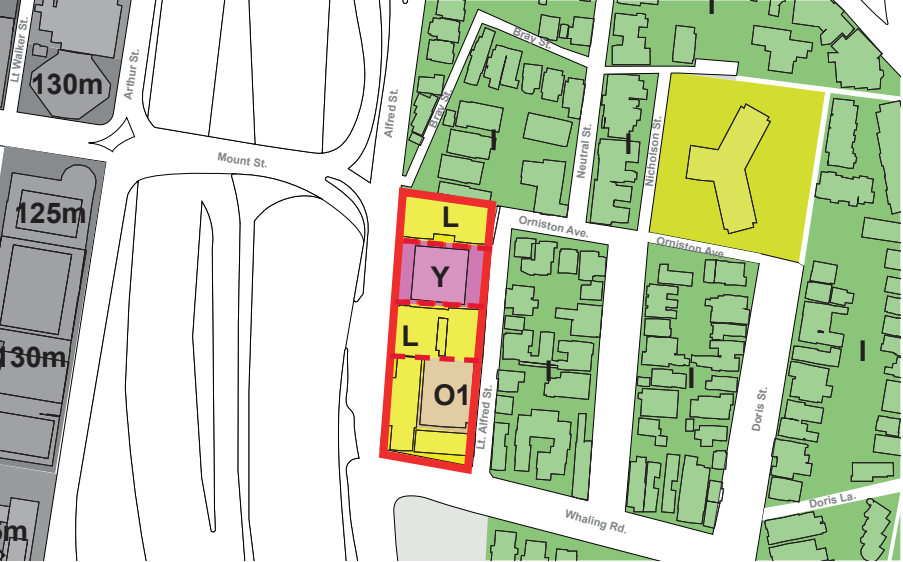


FSR



ZONING

Existing built form on site



EXISTING BUILDING HEIGHTS



EXISTING FSR OF BUILT FORM ON SITE



EXISTING USES

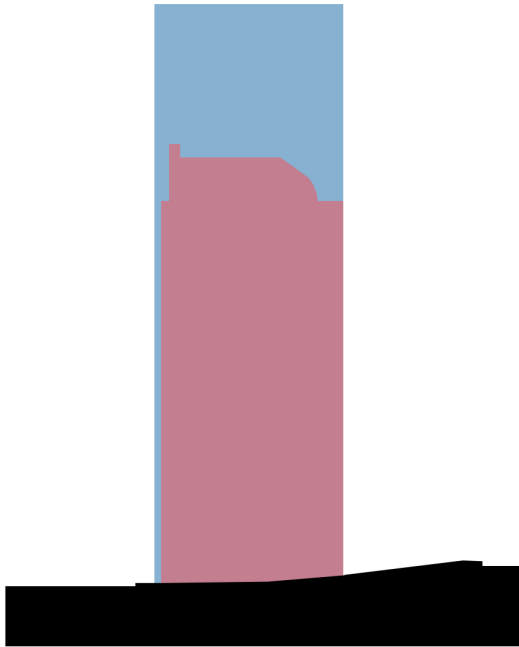
3.6 Proposed changes to LEP

This planning proposal aims to:

- 1. Rezone the subject site to B3 mixed use;
- 2. Allow sufficient height and additional FSR / GFA to enable the majority of the precinct to be renewed.

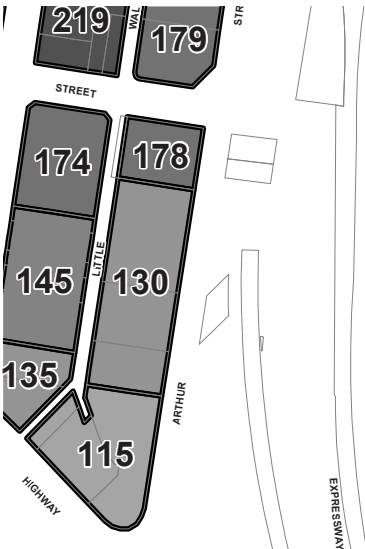
Additional area for the 275 Alfred Street development would be required to offset the associated development costs. Feasibility models conducted by Devcon and AEC have indicated that a 40% increase in floor area would offer a financial incentive to develop the land and offer a value add to the public.

The feasibility has been conducted for the clients use only to ascertain the development parameters of the site. It is therefore not included in this documentation but could be offered to authorities as a commercial in confidence upon request.

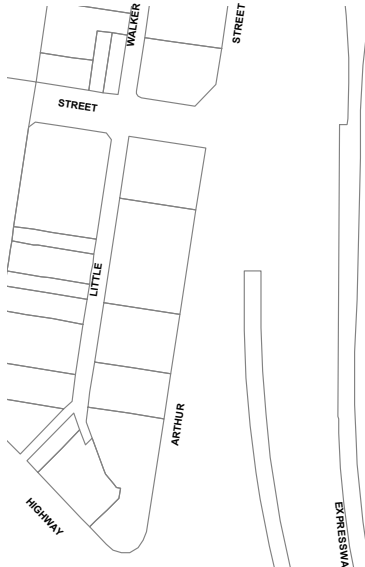


Existing Building Envelope
Proposed Building Envelope

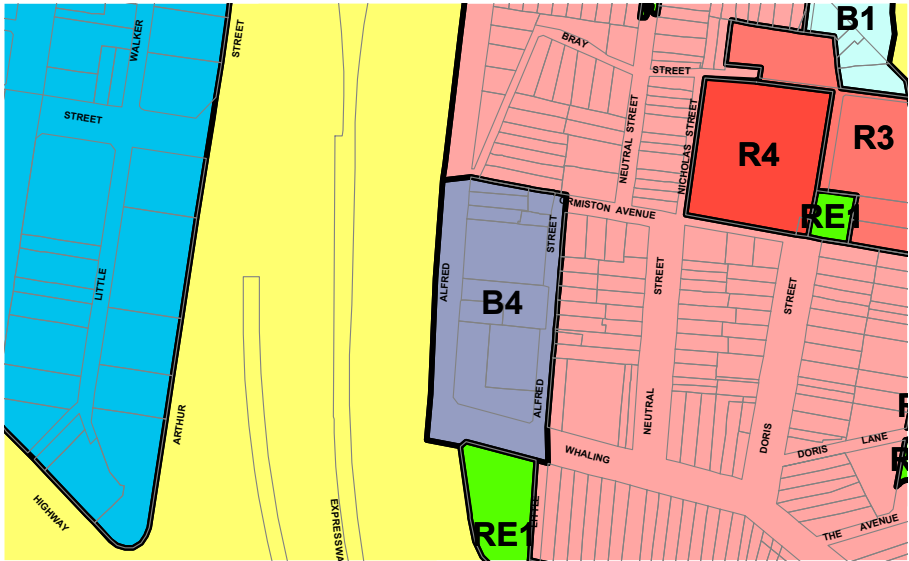
Proposed Controls - Alfred Street Precinct



PROPOSED BUILDING HEIGHTS



PROPOSED FSR



PROPOSED ZONING

Exclude the Alfred street urban block from North Sydney Central Business District

Height of Buildings Map - Sheet HOB_002A

Maximum Building Height (m)			
A	1	T2	26
I	8.5	T3	28
K	10	T4	29
L	11	U1	30
M	12	U2	31
N	13	U3	33
O1	15	W1	40
O2	16	W2	42
Q1	19.15	X	49
Q2	20	Y	50
S	24	AB	80
T1	25		

Floor Space Ratio Map - Sheet FSR_002A

Maximum Floor Space Ratio (n:1)	
N	1
W	3.5
AA	6.6
AB	7.3
Area A	Area A - Refer to Clause 4.4 (2a)

Land Zoning Map - Sheet LZN_002A

Zone	
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
E4	Environmental Living
IN2	Light Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
UL	Unzoned Land

3.7 Setbacks and Building Heights

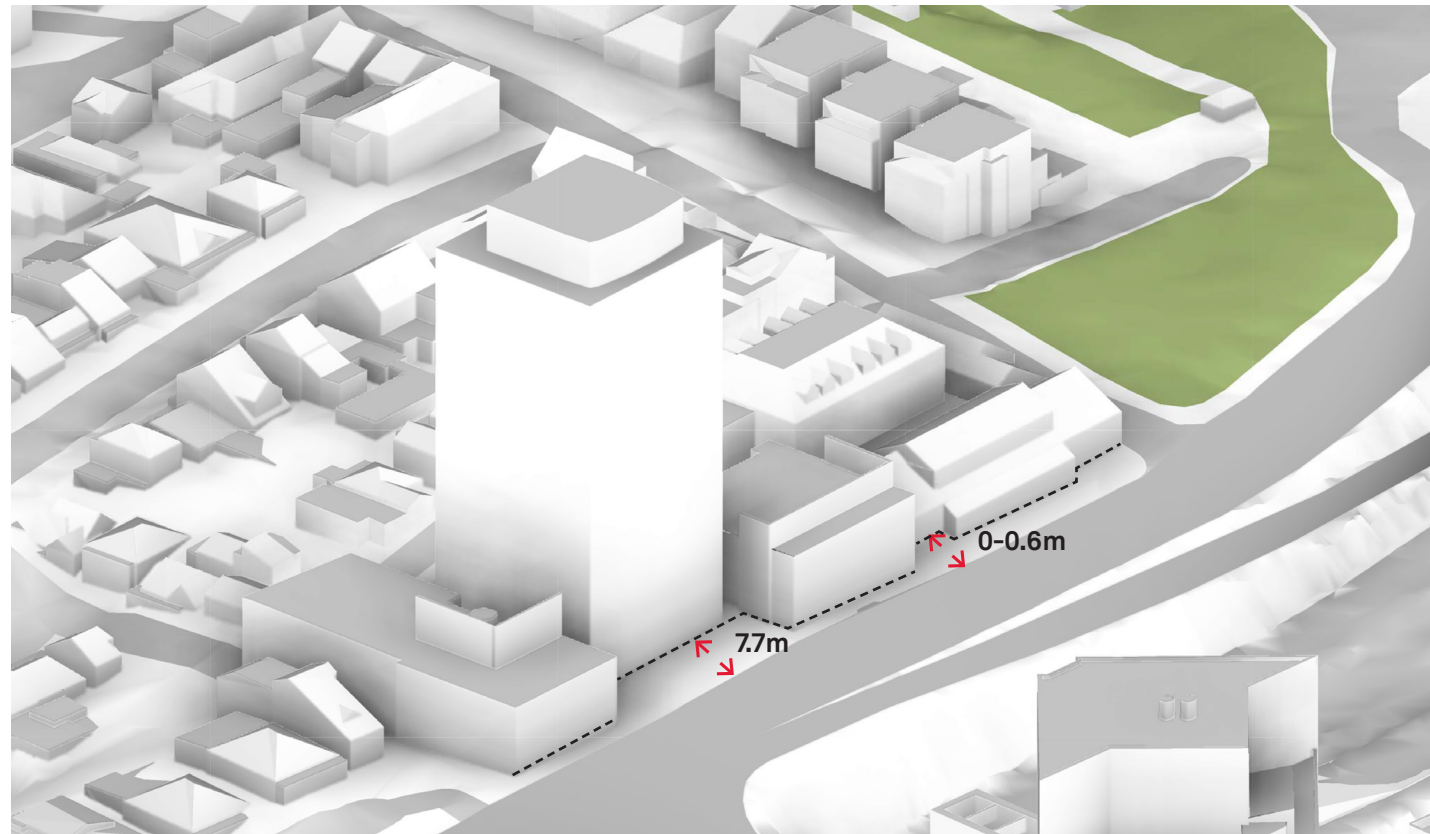
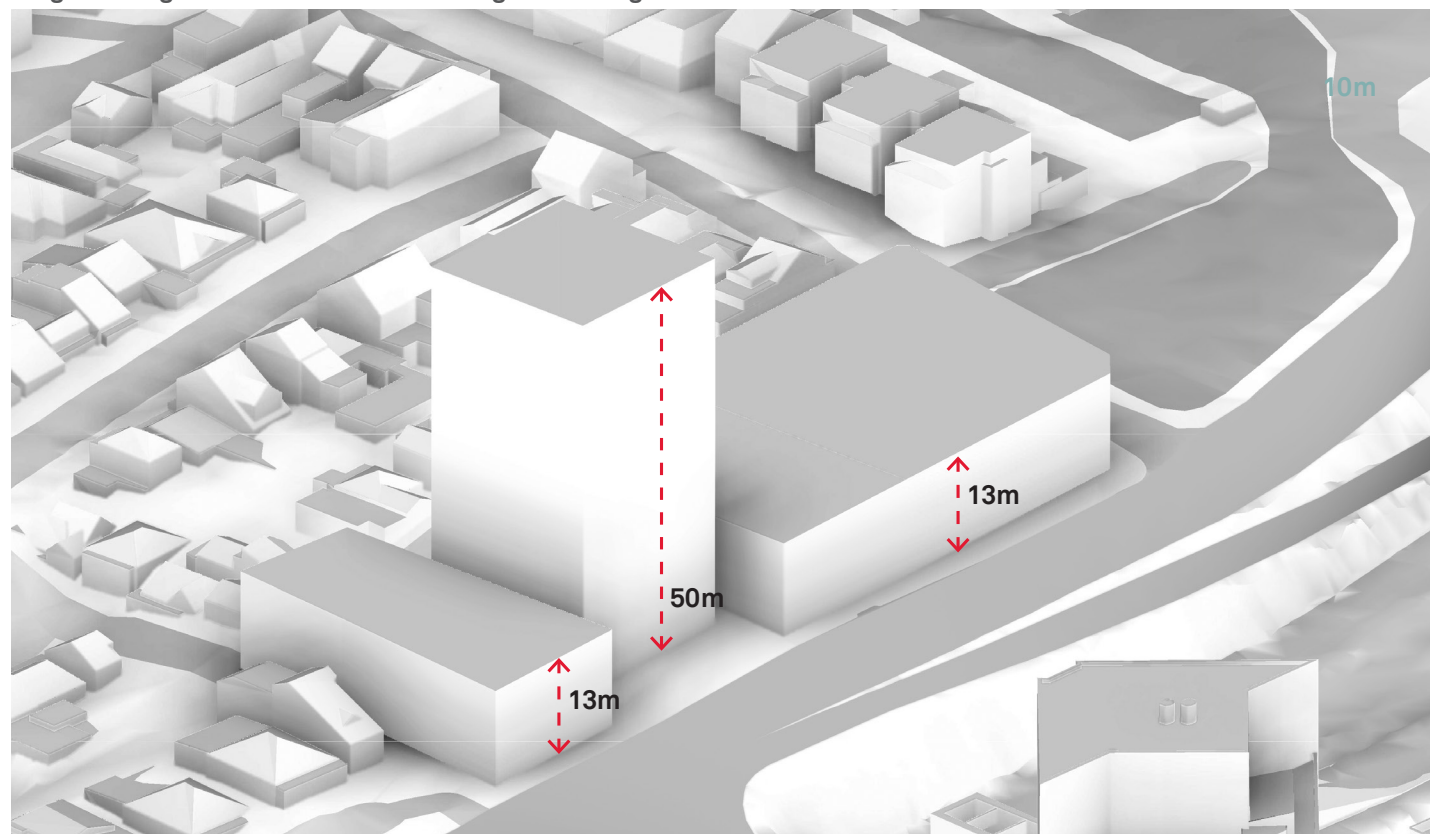


Image showing the current discontinuous alignment along Alfred Street



Planning height control of LEP 2013

The existing street alignment to both Alfred Street and Little Alfred Street is discontinuous. The spatial definition and scale of the existing development is inconsistent contributing to an incoherent character along Alfred Street. The proposal looks to redefine the alignment and proportions of Alfred Street whilst proposing appropriate setbacks to address the transition to low density residential areas.

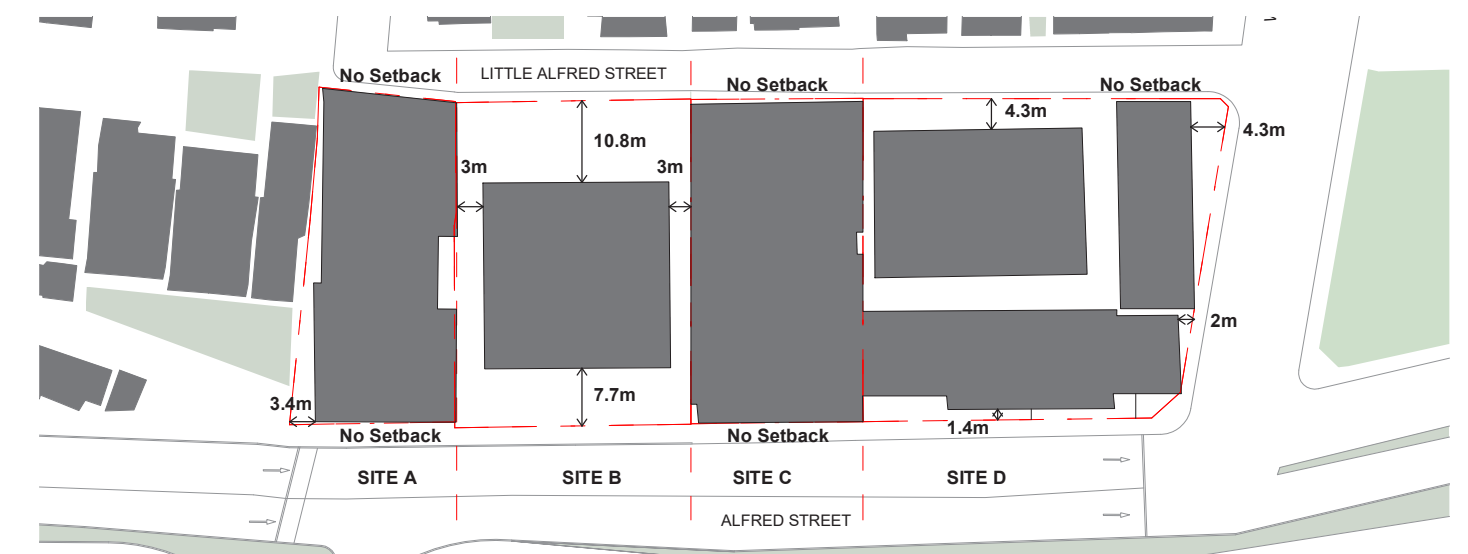
Side Setbacks

The existing building sits between two and three story commercial buildings. The side boundary walls have no openings and are built flush to the boundary. 275 Alfred Street's building footprint is setback from the boundary by 3m on each side, north and south. This setback is not deemed sufficient for privacy between buildings, nor from an urban planning perspective would the limited width offer opportunity for quality public spaces at lower levels.

SEPP 65 Controls indicate a minimum 6m separation from boundary, or in cases of a small in-fill site the separation can be decreased to 4.5m.

Front and Rear Setbacks

Currently the buildings on Alfred Street do not align directly to their plot boundaries. The front set backs vary between 3-8m resulting in an inconsistent street edge. The existing building is set back by 8.3m creating a fore court where a current cafe is located. The rear setbacks along Little Alfred st are also inconsistent. To the rear of 275 Alfred St a larger 10.3 setback that accommodates a loading bay for an MRV.



Maximum Building Height

The height limit across the precinct is 13m in the North Sydney LEP 2013. 275 Alfred Street exceeds this limit, however, the height of the majority of the buildings in the precinct are below this limit. No site in the precinct is able to develop to the permitted FSR maintaining the current building height limit.



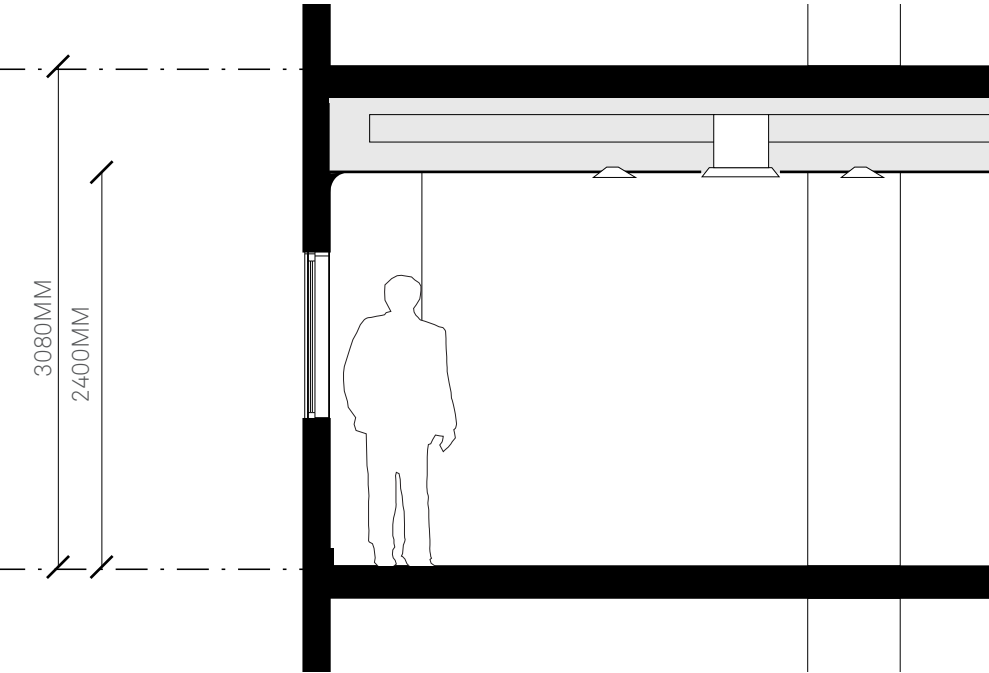
04. ADAPTIVE RE-USE

4.1 The Adaptive Re-use Scenario

Feasability

As outlined in the report above the economic viability on Sites A+C+D it is proposed that new development would be required to be implemented with no adaptive re-use option economically viable.

On Site B a study has been undertaken to assess the potential re-use of the existing structural frame and adapting it to a residential use. This would offer a sustainability sound proposal reducing building waste and the minimising the embodied energy in comparison to a new build. Unfortunately this option alone is deemed financially unfeasible due to the cost of ameliorating asbestos throughout the building and the substantial adjustments to the structural frame and basement doesn't allow this possibility. In addition to this the current arrangement of the floor plates leads to a very inefficient layout of apartment units. With many of the units with a compromised orientation and reduced opportunity for cross ventilation. The following pages describe the alterations required to transform the aged building into an appropriate standard of Residential development.



275 Alfred street - Existing Interior Environment

Clear height of 2.4m is below the minimum standards for ceiling heights in commercial space.

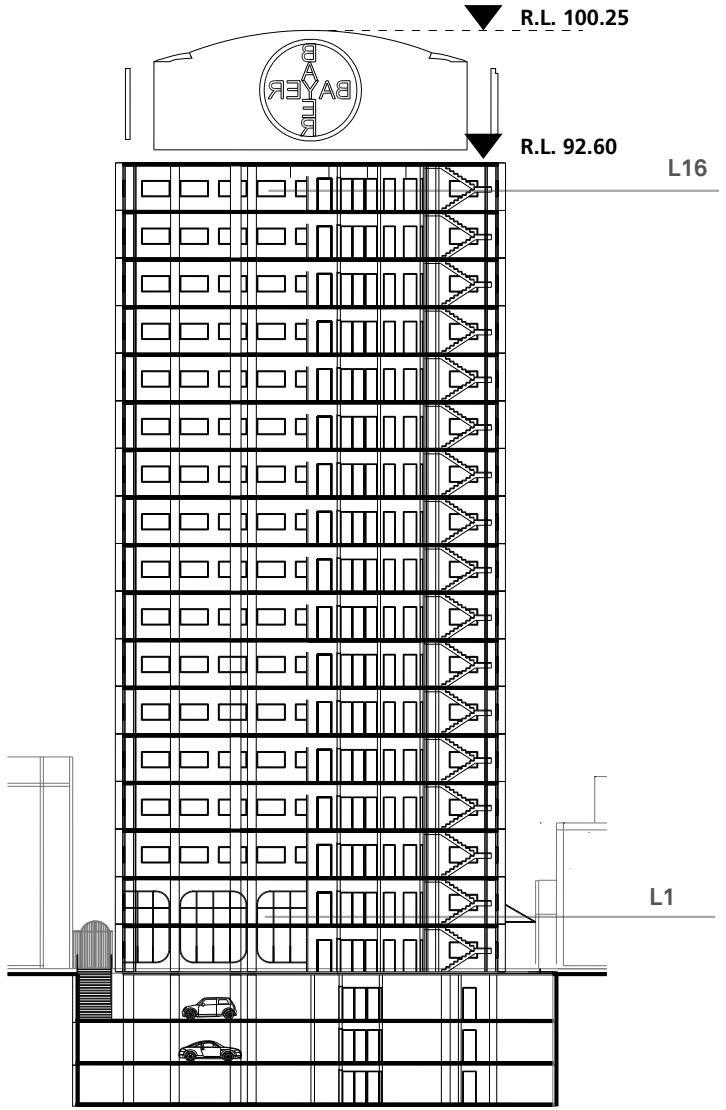
Building Frame

The existing building has a reinforced concrete frame, 200mm slabs and perimeter columns. The core containing vertical circulation and toilets is offset the north of the floor plates. The precast concrete facade is not structural therefore could be removed without effecting the integrity of the structural frame. Friable asbestos was found on the spandrel bracket and would need to be handled by a licensed asbestos removalist.

The current clear ceiling height ranges between 2.48m to 2.6m. This relatively low height offers limited space for reticulation of services at ceiling level which would be required for a refurbishment of the office spaces.



Image of existing office space



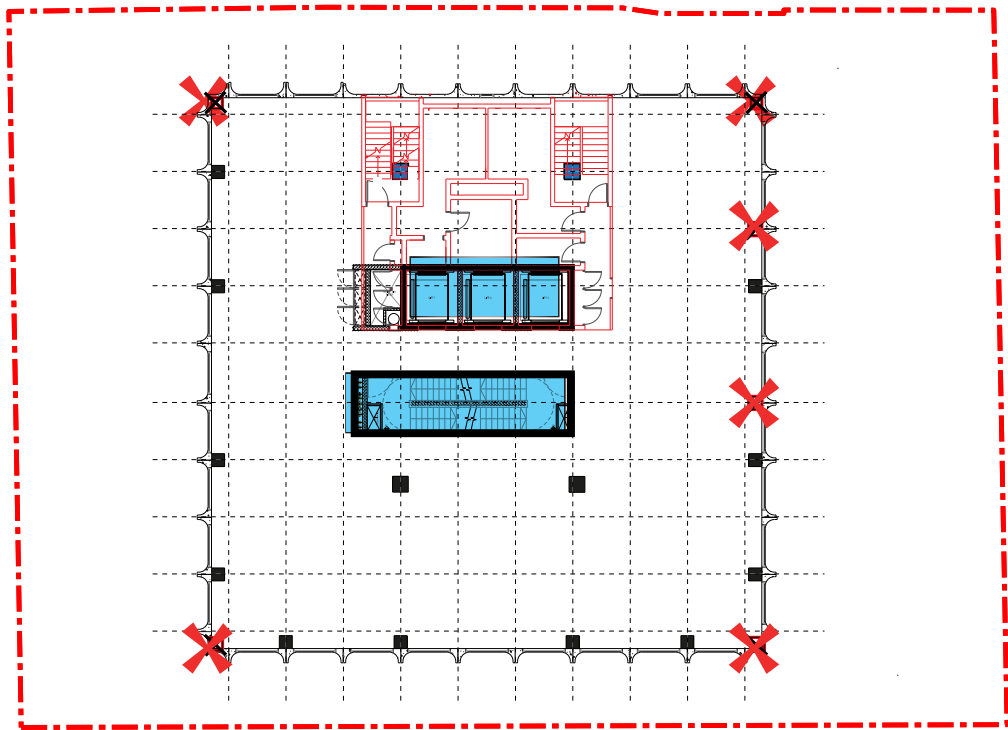
Existing section - Not to Scale

Adapting structural frame

For a residential reuse the majority of the structural frame could be maintained, the three lift core shafts could be maintained whilst a new more centrally located scissor fire stair would be necessary.

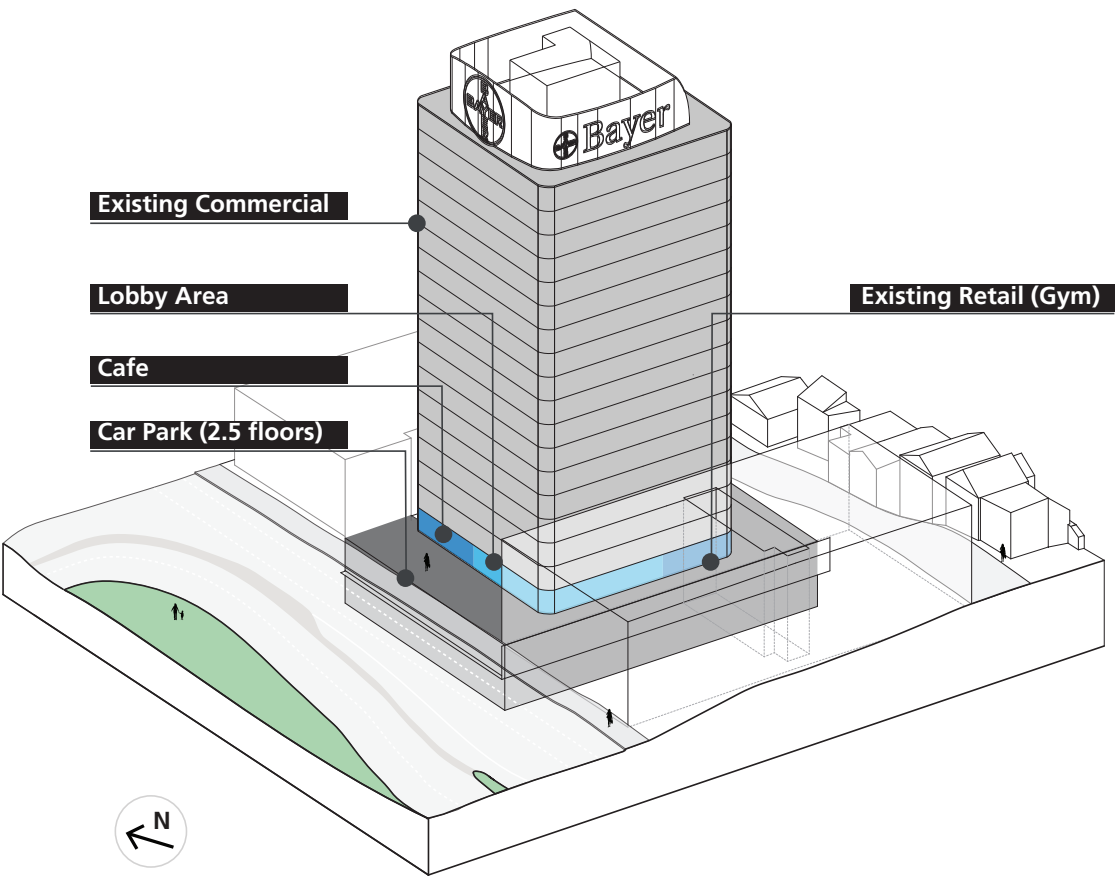
Arup Structural team has investigated the capacity of the structural frame to hold additional load and have confirmed that eight Additional storeys are possible by reinforcing the existing structure.

The grid could be adapted to better suit apartment layouts, corner columns would be removed as these restrict apartment planning. Two new columns would be required as shown below.



Proposed Core Locations

- Columns to be retained
- Columns to be added
- Columns to be removed



Existing section - Not to Scale

Economic feasibility of the adaptive re-use scenario

The cost analysis and the feasibility study of the adaptive-re use was based on the advice from ARUP engineers and a cost evaluation by AEC cost consultants.

It was concluded that this option would involve significant remediation and capacity upgrades to existing infrastructure and substantial modifications to building structure to convert the building from a commercial office to a residential building. Economically supported through additional floor area the remediation and infrastructure cost associated with redevelopment become economically feasible enabling redevelopment of the tower to be viable.

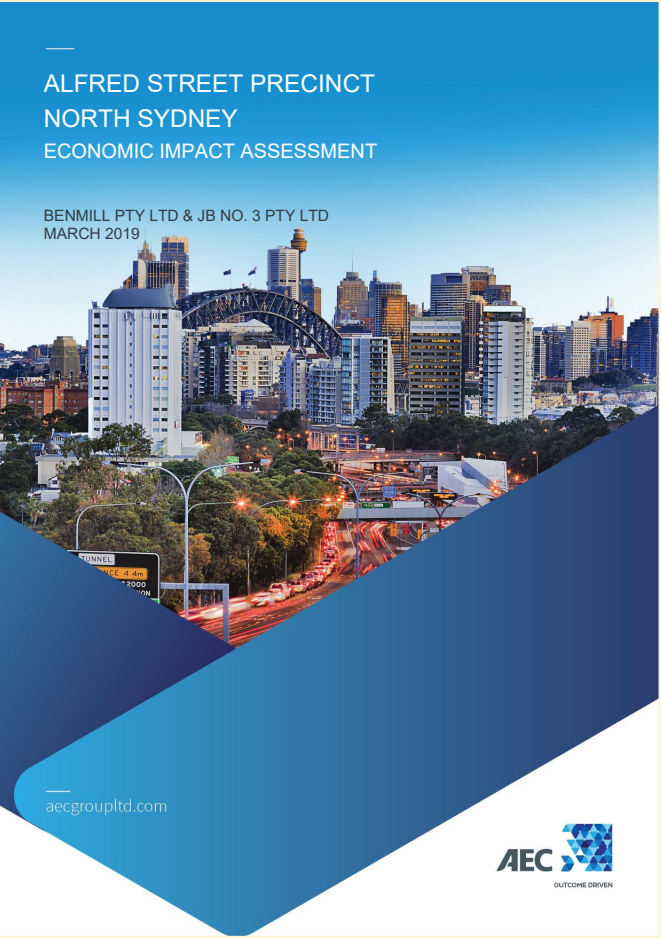
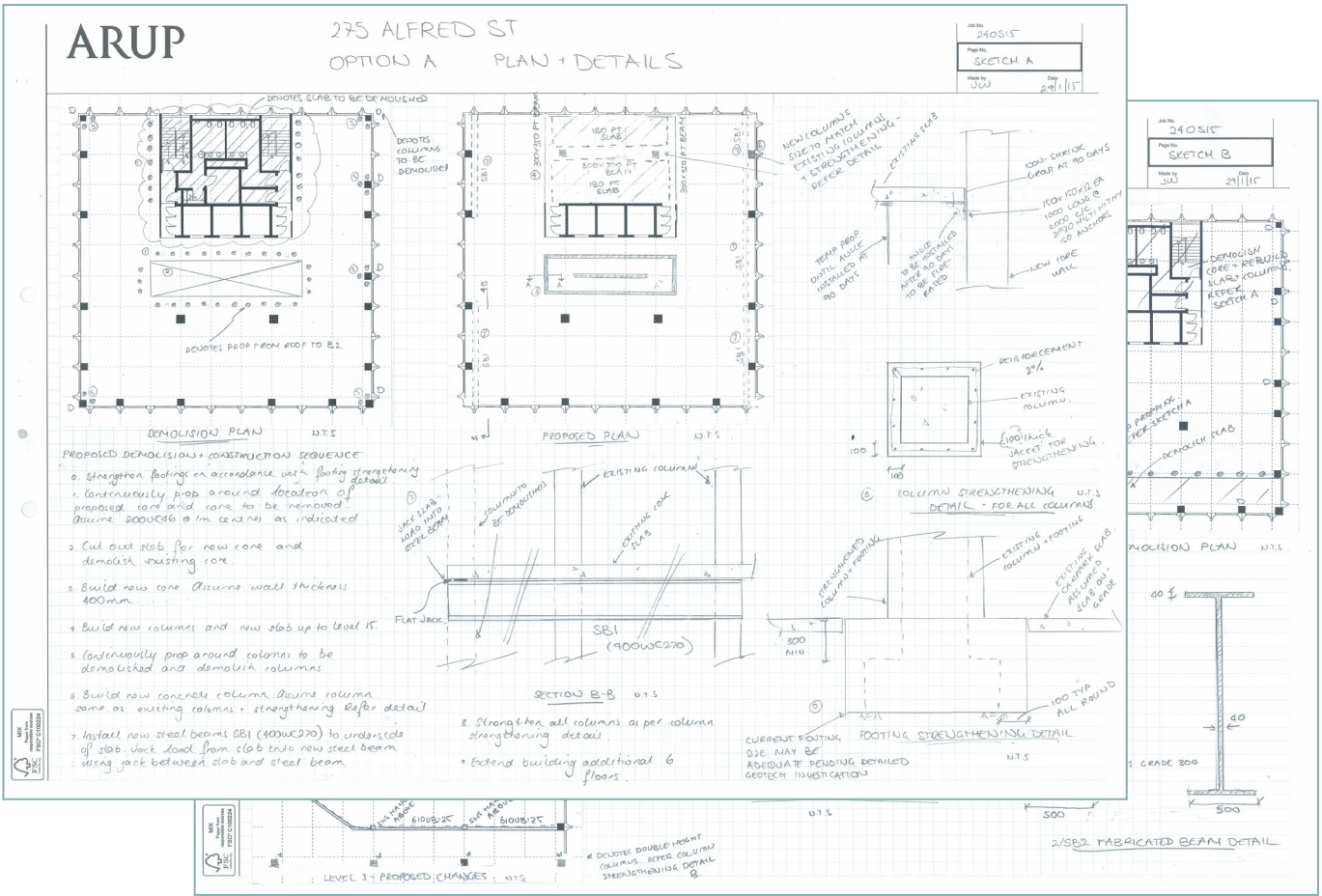


Asbestos Risk Assessment
Jones Lang LaSalle
275 Alfred Street, North Sydney NSW 2060



Site Reference: 008
Our Reference: C107642 : J128477
Date: September 2014

Greencap
Office 2/120 Smith Street
Wollongong NSW 2500
(02) 4298 2600
www.greencap.com.au



Substation

The existing substation located on lower ground requires an upgrade to meet electrical requirements of the building as a residential apartment building.

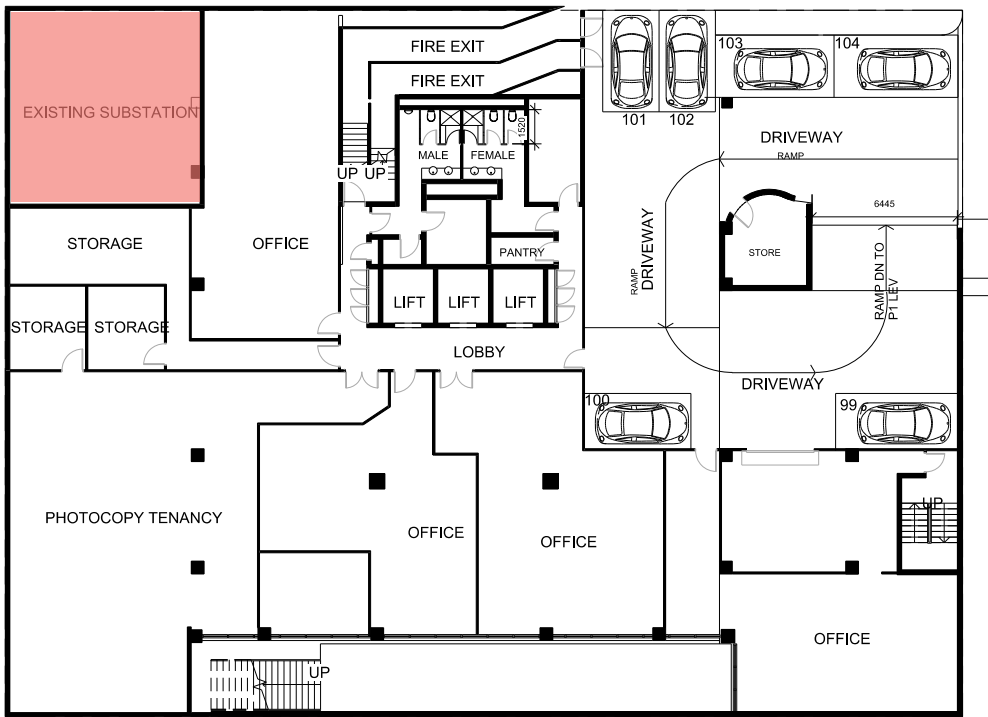
The exhaust is currently located on the north western corner immediately adjacent to the property boundary line. It services both the carpark and substation. This location is not permissible under current building regulations. The upgrading of the substation and relocation of the exhaust would incur a substantial cost and require a major reorganisation and upgrading of the floor plan.

The substation could remain in its current location and be upgraded pending compliance or be relocated to the rear of the property adjacent Little Alfred Street pending an upgrade of the basement car parking.

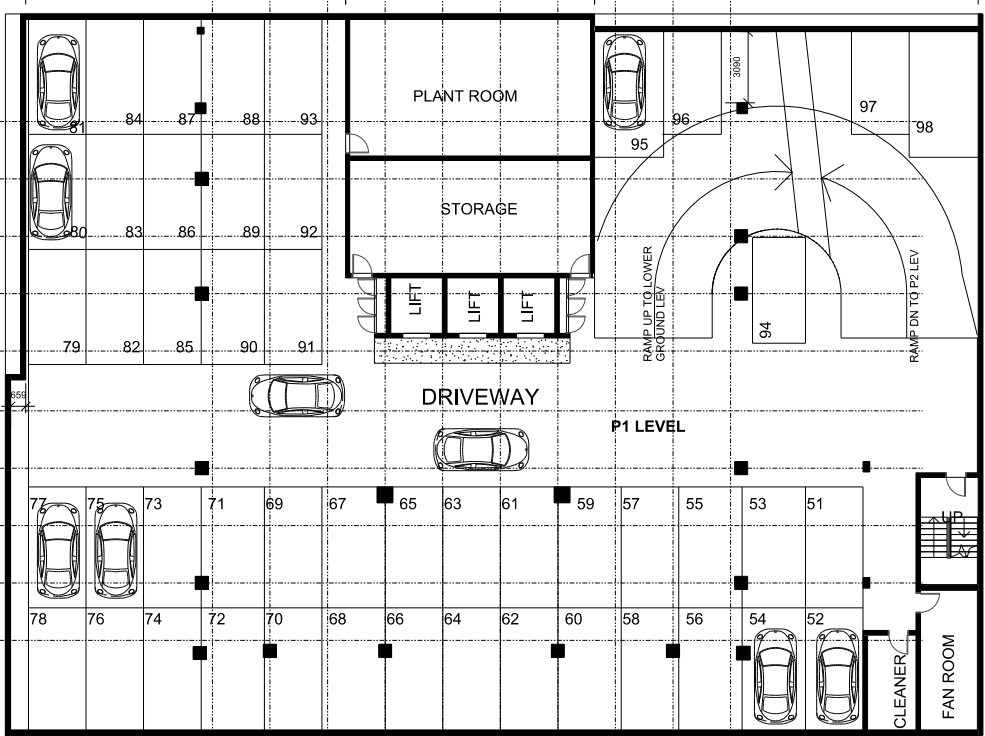
Loading and basement parking

The existing carpark and loading areas are not compliant with Australian standards due to the gradient at the access point to the carpark. Currently loading bay access is restricted to one medium rigid vehicle that requires a reverse manoeuvre from street along three dimensional slope.

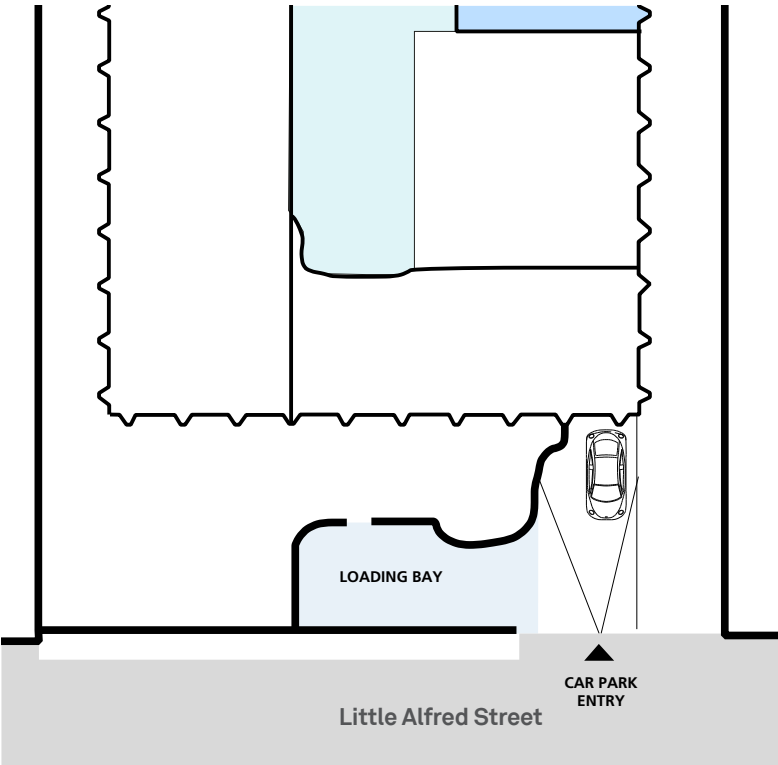
The two basement levels are based on a double and triple tandem system which restricts the use of the 97 existing carparks. The building's strata management would need to dedicate a person full time to manage the carpark to allow its full use, which was deemed cost prohibitive.



Level Lower Ground



Level B1



Loading area on LG



05. PROPOSAL

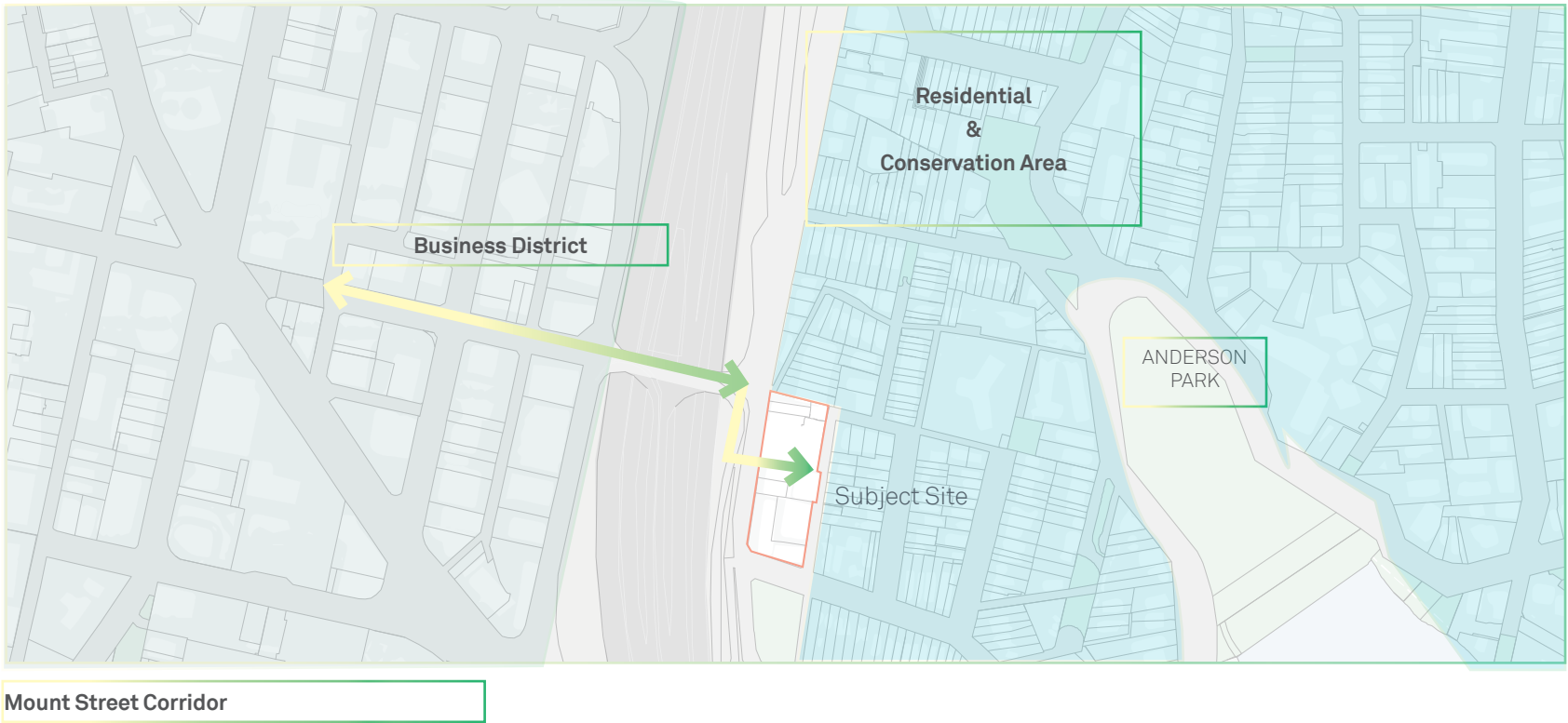
5.1 Precinct Plan & Subject Site

Urban response

The proposal aims to reconnect these two districts creating a network of pedestrian links and quality public spaces at ground level. An urban form for the precinct has been developed as a holistic approach for the precinct site, with massing responding to topography and existing residential context whilst maintaining it's unique character as a gateway precinct.

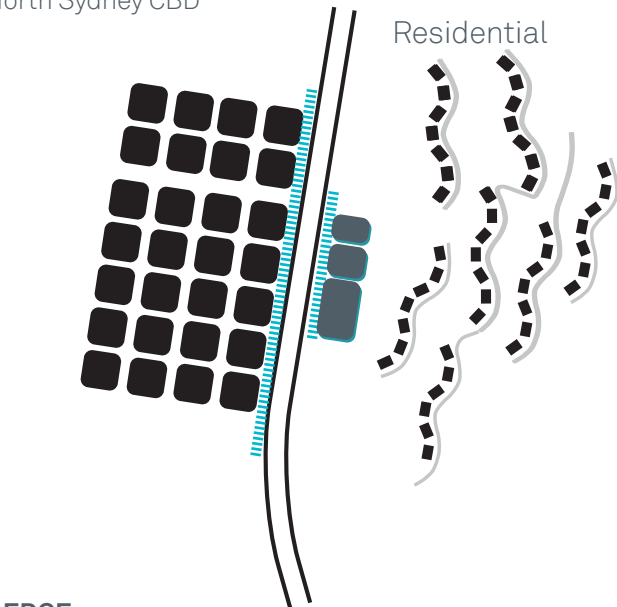
The Proposal aims to:

- The Proposed development aims to smooth the transition in between the heritage conservation area to the CBD in terms of heights, scale, function and connectivity.
- Create new local services and retail opportunities as currently people from the Residential area are forced to cross the bridge to access their needs.
- Improve the pedestrian access to the bridge. in terms of safety and alternatives.
- Implement green buffer zones to the site in continuation of the existing park and neighbourhood trees line the eastern and western edges of the precinct with trees.
- Green buffer zones would generate leisure areas, a sound barrier for the Highway and a visual barrier to the existing Residential neighbourhood;
- Activate Alfred Street North by creating a new social gathering point. Taking advantage of the Topography of the site and views.
- Design a legible and coherent unified urban form



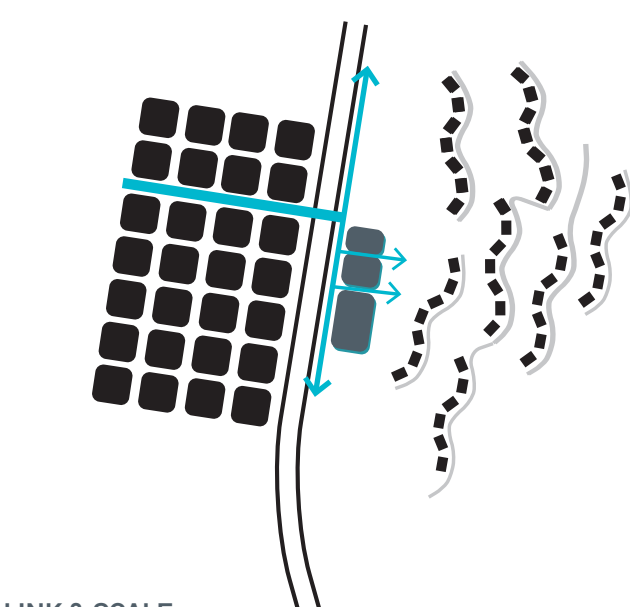
North Sydney CBD

Residential



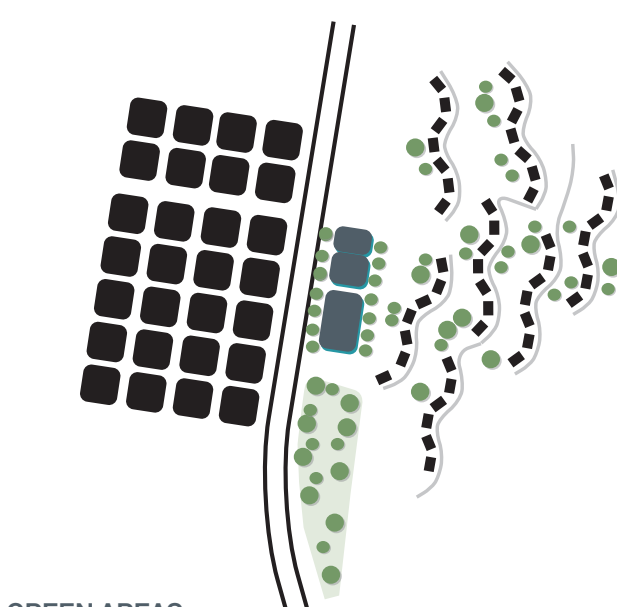
EDGE

The site forms an edge along the motor way mirroring the edge of North Sydney CBD



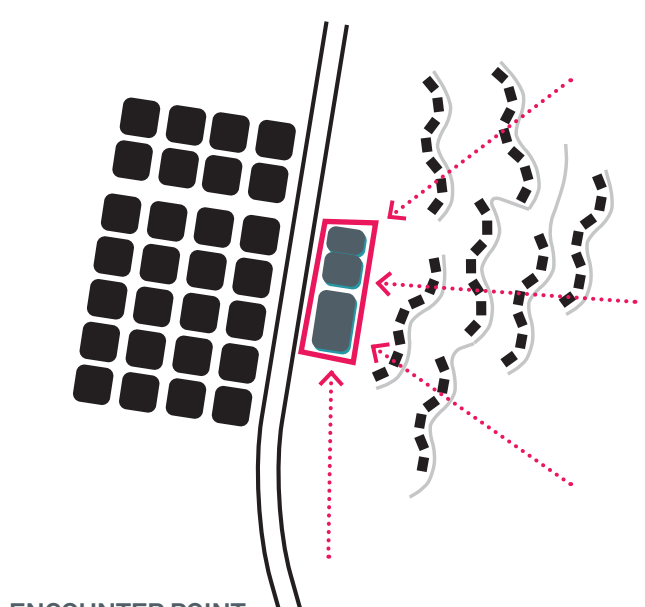
LINK & SCALE

The site provides an opportunity for a link from North Sydney CBD to residential areas to the east and acts as the threshold for the transition of scale from North Sydney CBD to residential areas



GREEN AREAS

The Proposal aims to enhance landscaping to the site with the implementation of green buffer zones to the eastern and western edges of the precinct.



ENCOUNTER POINT

A local center for social network, retail and services.

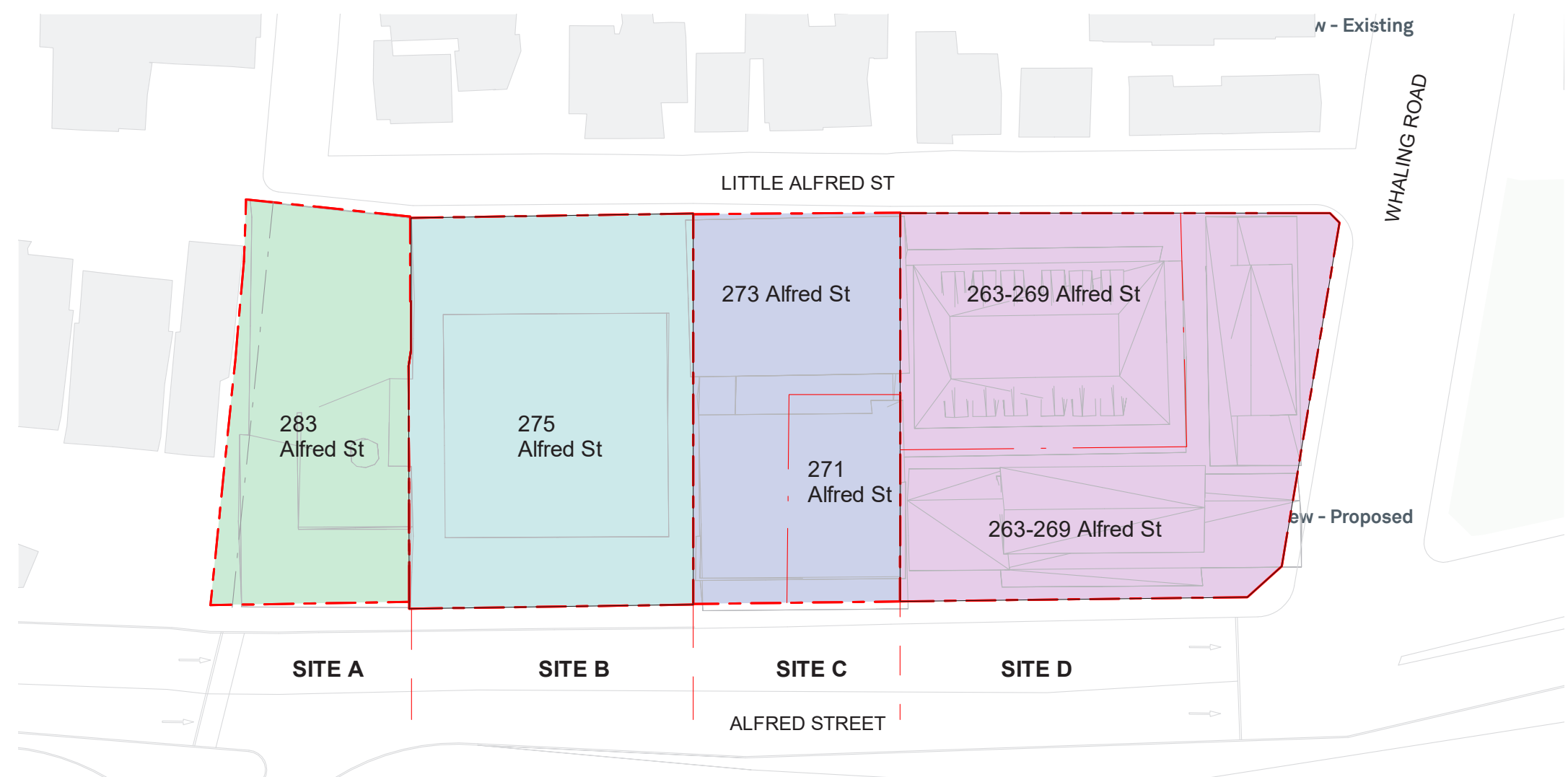
Non - Amalgamated Precinct

The Planning Proposal provides a strategy to enable precinct site development to be economically viable for the smaller sites A+C+D. As some of the sites are an existing amalgamation a key strategy of the proposal was to provide a framework that enabled individual sites to be developed while maintaining a precinct wide urban strategy.

A key component linking the precinct wide strategy will be the redevelopment of 275 Alfred Street providing a heart to the site and key pedestrian focal point at street level. From this point individual sites can be developed in a range of phases.

The precinct massing strategy aims to provide continuity to a precinct landscaping, deliver a visual linking podium element across the sites and define a consistent residential tower massing strategy. Varying architectural styles between sites can be accommodated within this framework by the definition of a consistent level datum for the podium, building setbacks and pedestrian arcade strategy.

- Site A – 283 Alfred Street has been previously amalgamated and is currently one consolidated site accommodating a three to four storey commercial building.
- Site B – 275 Alfred Street Bayer Tower is a single consolidated site with a commercial tower building.
- Site C – requires the amalgamation of sites 271 and 273 Alfred Street currently accommodating three to four storey commercial buildings.
- Site D – requires the amalgamation of sites 263 - 269 Alfred Street accommodating a five-storey residential building and a 2-3 storey commercial terraces.

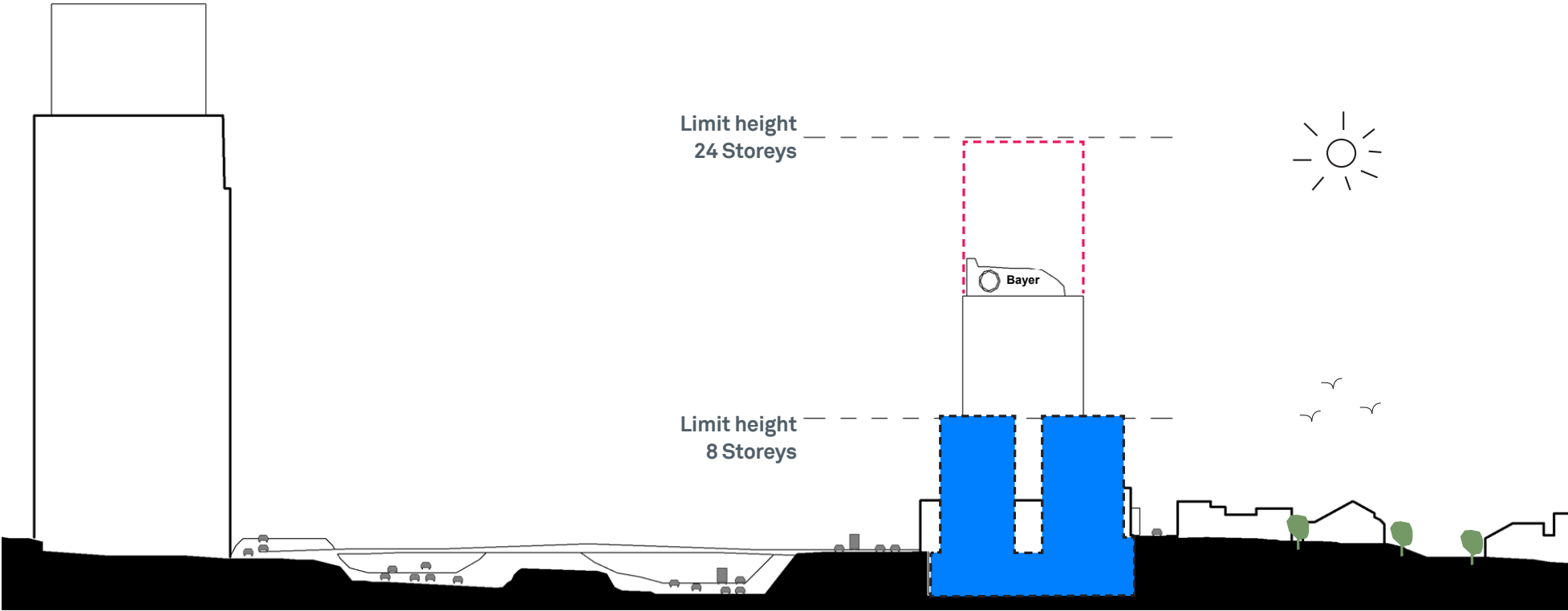


Little Alfred St view - Proposed

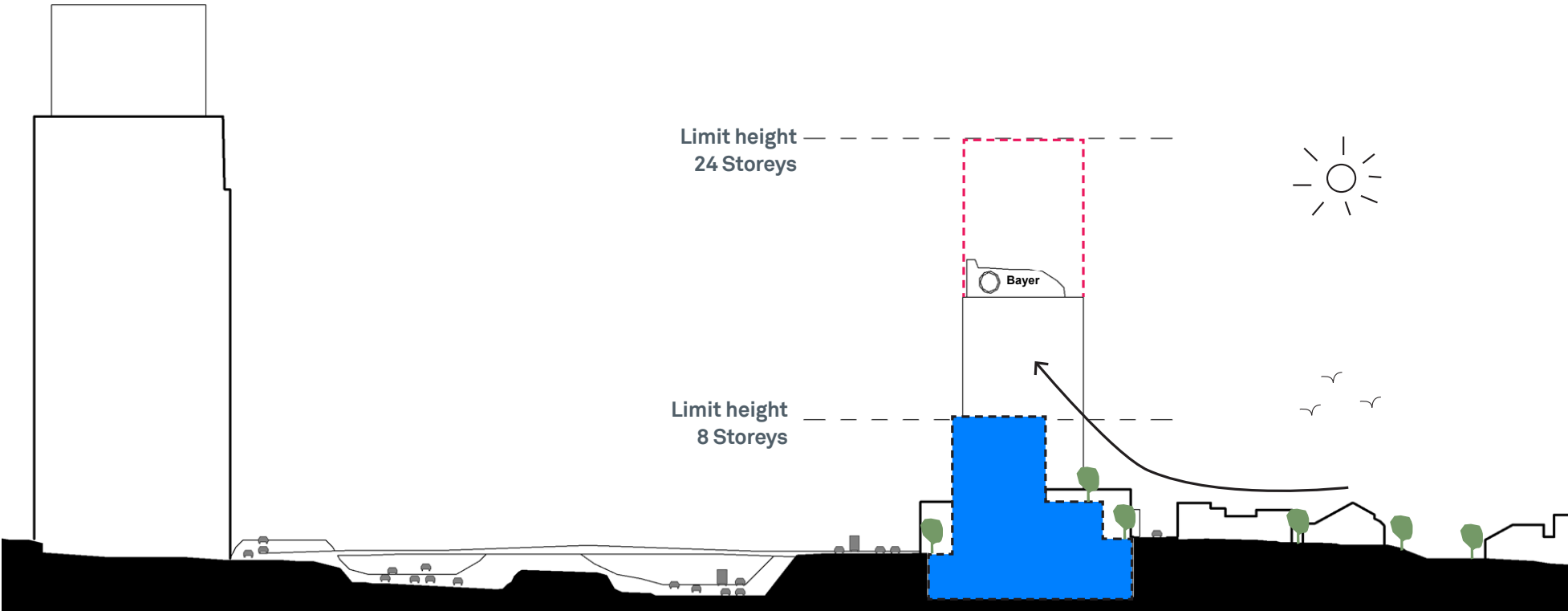
Precinct Massing Strategy

To ensure the redevelopment of precinct sites A+C+D are economically feasible, the development heights would need to be 8 storeys. To maintain amenity within the precinct and to the surrounding residential areas the precinct massing needs articulation to reinforce key precinct urban strategies. Key strategies include:

- Deliver site permeability with a ground level arcade linking the north, south east and west of the site;
- Maintain amenity to the existing residential areas to the east of the precinct by limiting over shadowing impacts and negative impacts of visual proximity and privacy;
- Introduce greater building mass setbacks to the eastern and western edges of the precinct creating significant landscaped buffer zone and providing visual screening and assisting in acoustic buffering of the freeway.



Potential Envelope with pedestrian arcade.



Proposal Scheme

5.2 Built Form Strategy

Setbacks and Arcade Strategy

Key Strategies:

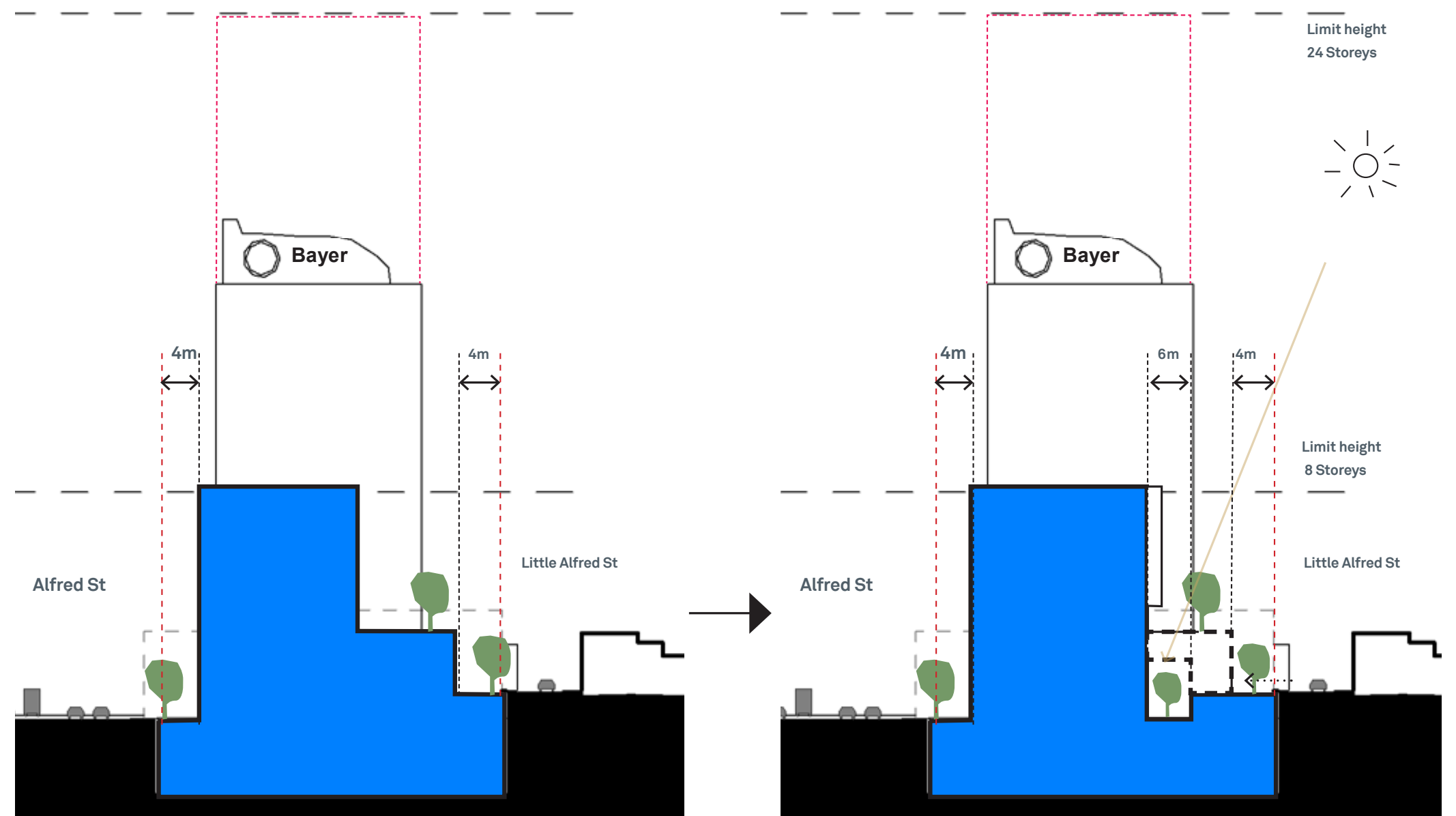
- Creating a coherent urban mass for the Alfred Street precinct that enables individual site development underpinned by a unified urban strategy;
- Pedestrian friendly connections throughout, creating a permeable and activated site;
- Addressing appropriate street alignments and set backs to the rear of the site for a more generous pedestrian experience;

The existing site offers little visual continuity to either Alfred or Little Alfred Street frontages with varying building setbacks and massing articulation. The Planning Proposal intent is to provide greater building setbacks to both prominent long precinct facades providing continuity and ledgeability to public space and landscape amenity along the length of the site.

Along Alfred Street the combined building setback coupled with footpath zone provides a significant area to achieve large scale planting to be incorporated enabling a significant screening of the western lower facade to be achieved.

Little Alfred Street will have an enhanced 4m building mass setback enabling significant landscaped buffer zone to exist along the primary service road for the precinct. A further setback to the upper building mass above podium level further reinforces solar and visual amenity strategies. This primary building mass setback aligns with the pedestrian north / south arcade enabling solar amenity deep into the site.

The minimisation of the built form along Little Alfred Street to two storeys provides an appropriate transition to the low density dwellings to the east of the precinct.



Proposed Setbacks

Proposed Setbacks and the Pedestrian Lane with Natural Light

Building Massing Articulation

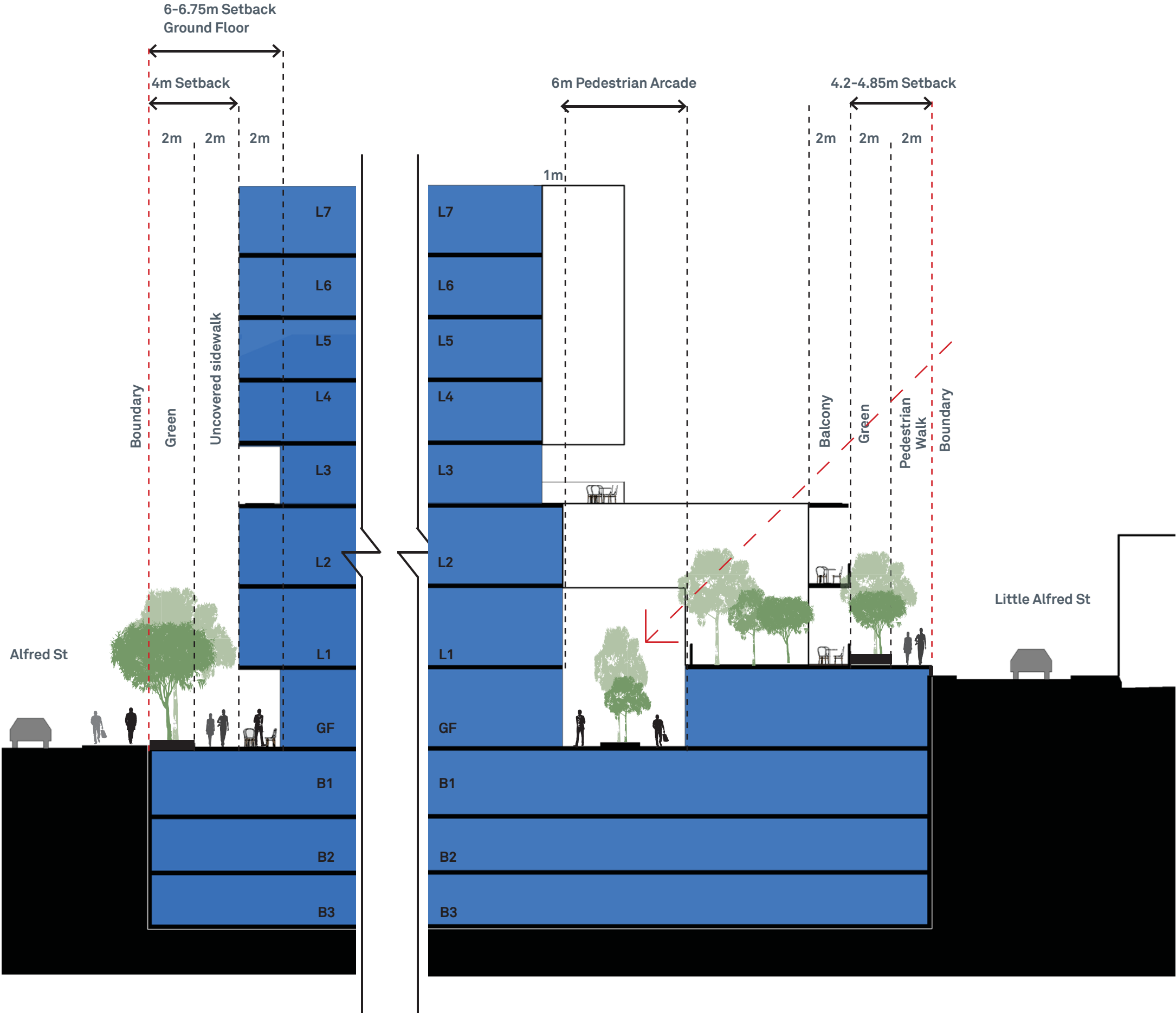
To the prominent Alfred Street elevation the addition of a further street level building frontage setback provides a multi layered zone of green / uncovered sidewalk / protected undercroft space enabling a comfortable dwell zone for retail, commercial and residential building access.

A further massing setback is provided at the fourth level to visually define the podium / base of the precinct from the tower forms.

The location of the pedestrian arcade is defined by several factors. The natural continuous precinct ground level achievable through the site defines the location of the arcade entry to the southern edge of the precinct to maintain step free equitable access to the site from natural street levels on Whaling Road.

An additional key driver of the site massing is the ability to deliver individual site car and servicing access to all four sites from Little Alfred Street. The higher level of Little Alfred Street above the precinct ground plane impacts the massing opportunities to the eastern side of the site and consequently the location of the internal pedestrian arcade. The depth of development between Little Alfred and the arcade requires significant width to enable two way car ramp access to the basement while still enabling two sided retail activation at arcade level;

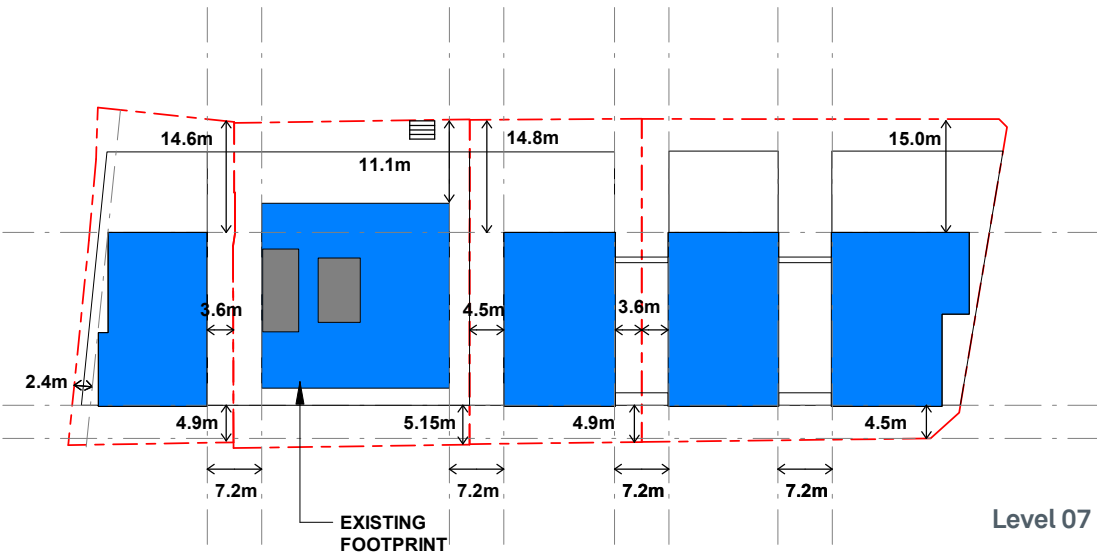
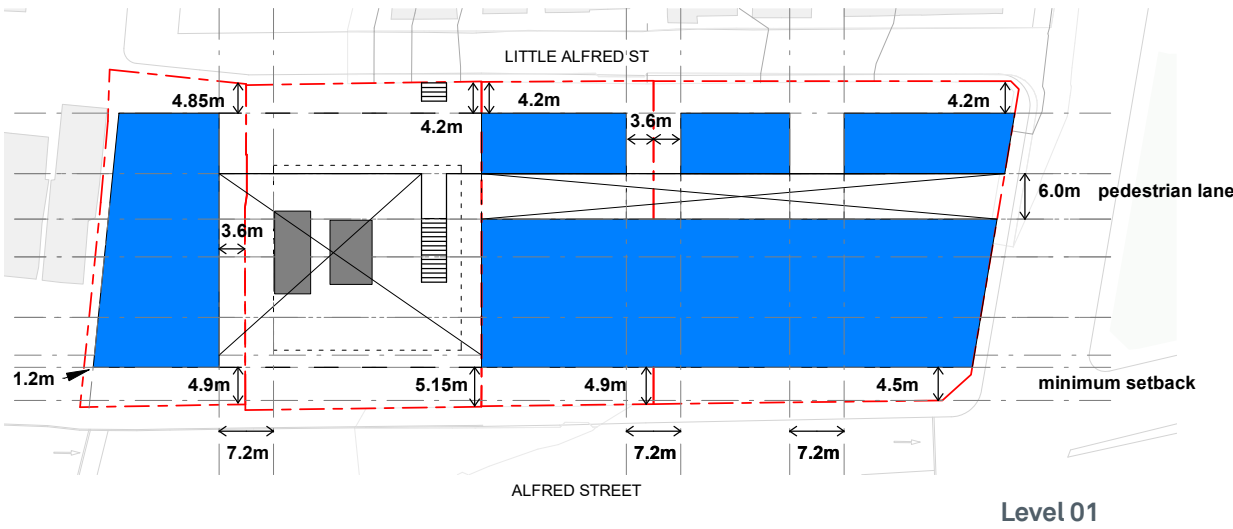
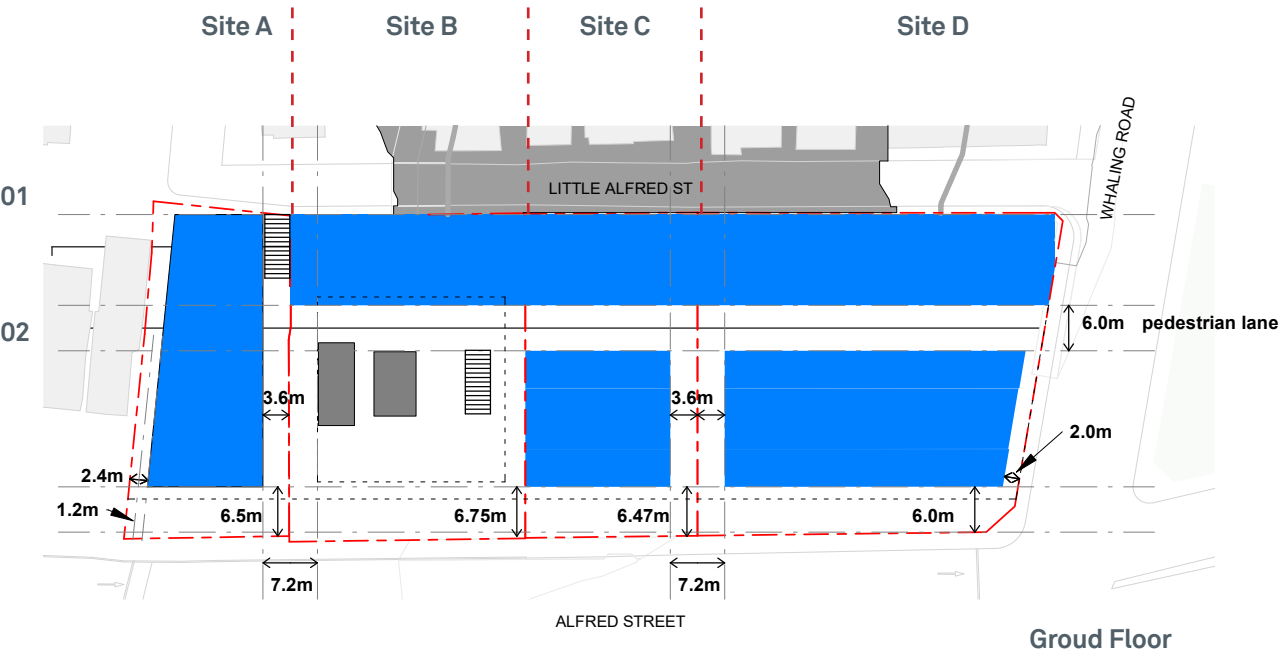
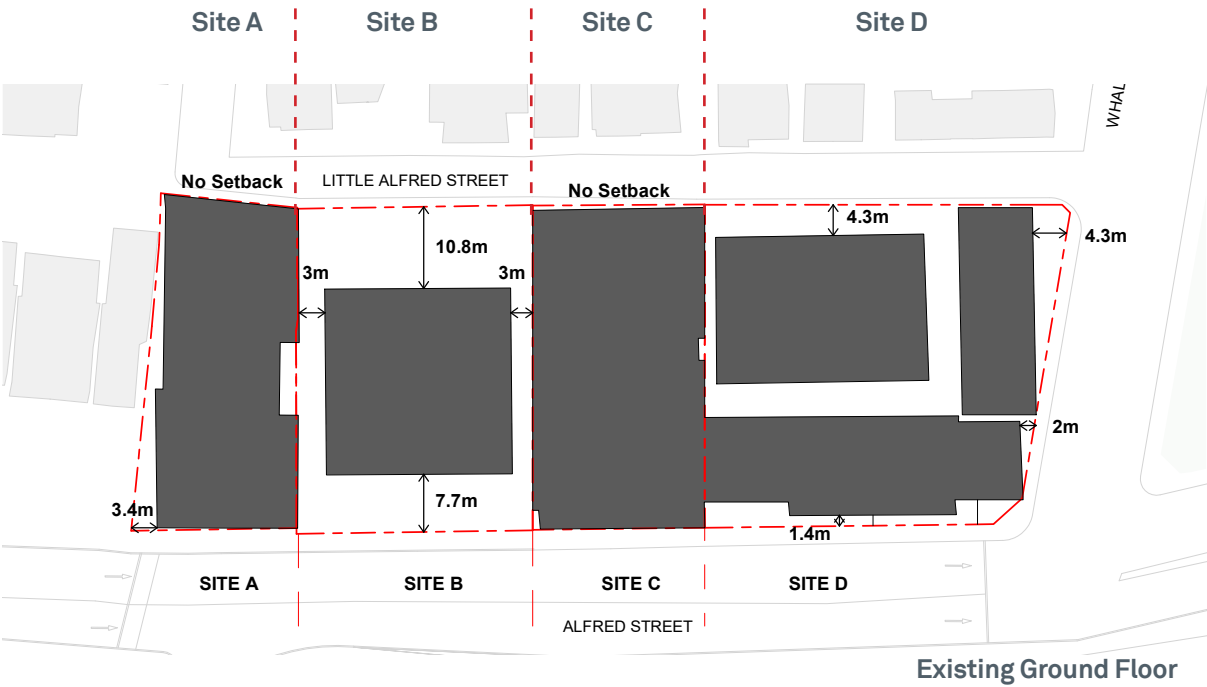
The alignment of the upper building mass to the western edge of the arcade defines the developable mass of the sites C and D. Additional low-level podium massing has been proposed to optimise developable envelopes for these sites while importantly maintain the open and naturally lit environment within the arcade. Further extension of the upper mass to the east will effectively cover the open pedestrian arcade.



Podium and Tower Massing

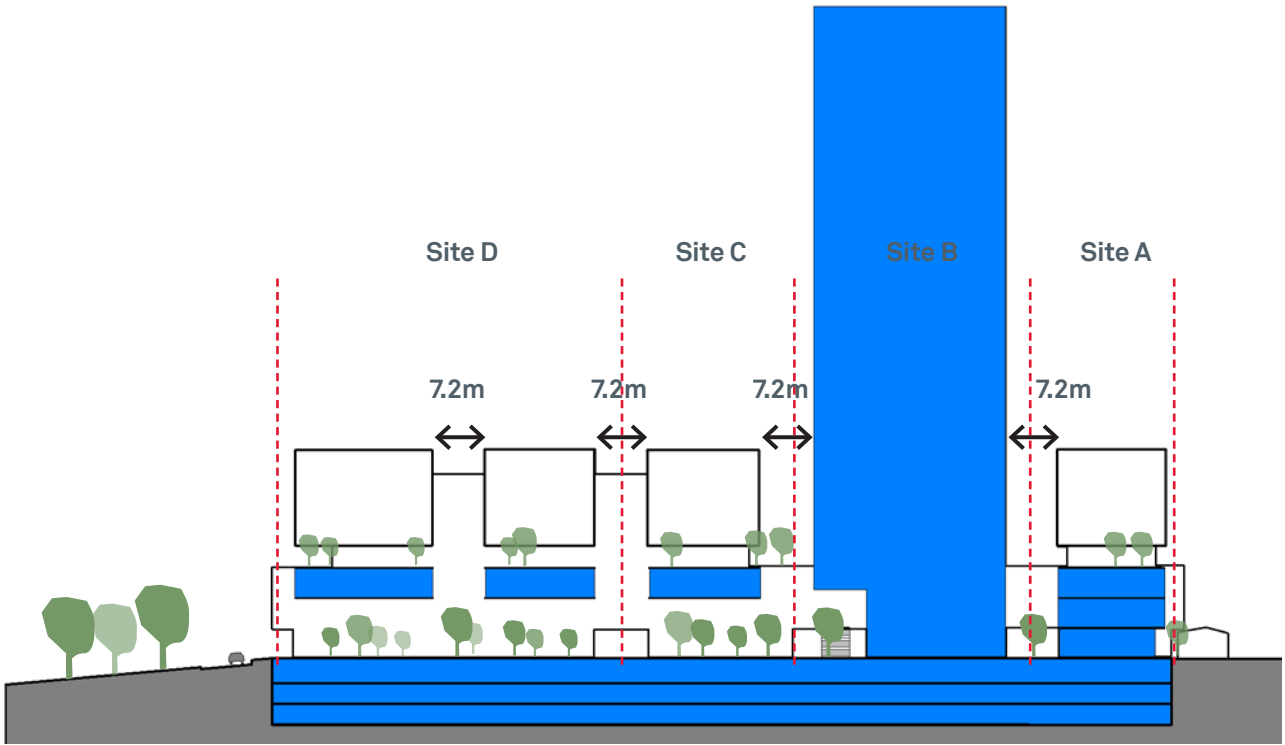
Level 2 provides the top level of the podium mass providing large footprint commercial space with light wells to provide natural lighting to the arcade below and office spaces. The massing above the podium provides the ability for residential or commercial developments to be implemented with the subtle refinement of massing form as the building sites on A+C+D reach maximum height at level 7 (8th storey).

The massing between sites A + B + C enable physical separation between forms although would still require design initiatives to enable the proximity of commercial or residential actives to not be detrimental to the precinct. Sites C + D could abut with a party wall and still achieve residential or commercial development outcomes.

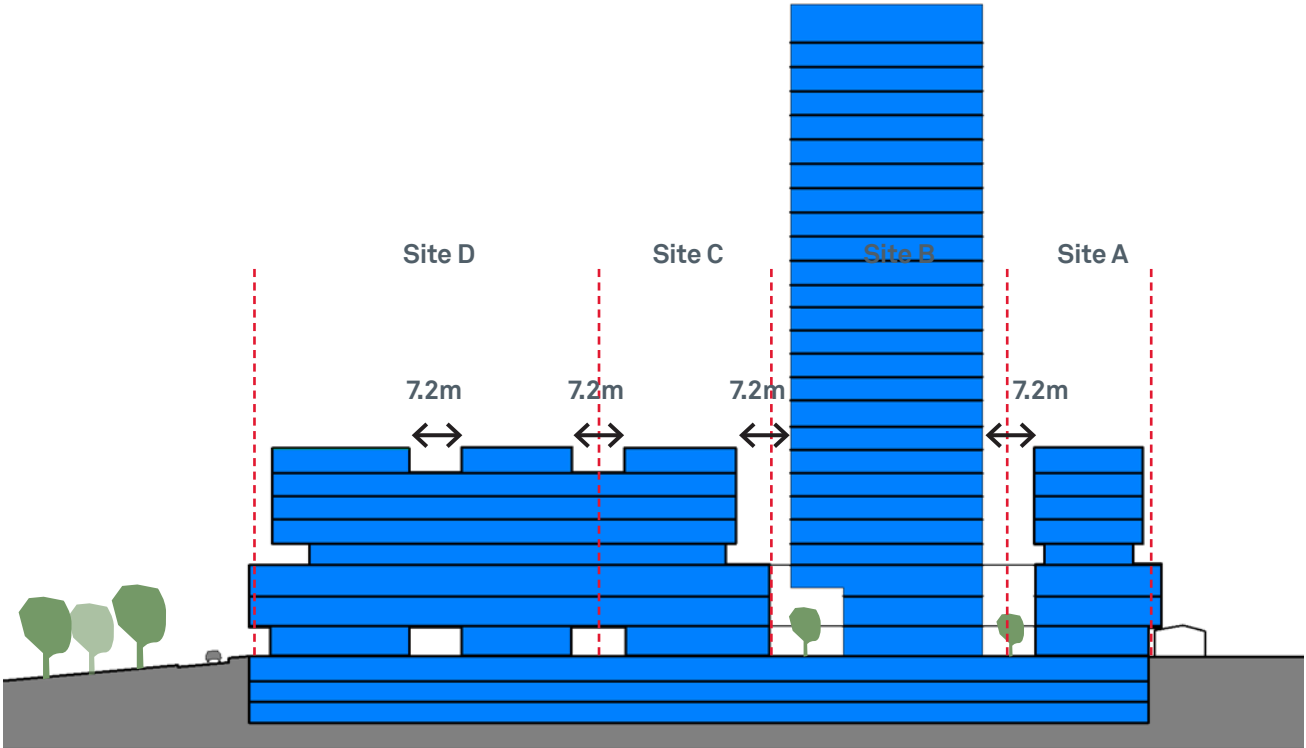


The precinct massing has been developed based on non-amalgamated sites while maintaining a common precinct language of a linked podium and public space. The tower massing above the podium is defined with a rhythm of visually perceived singular box elements. This is created via massing overhang to create a visual lightness and a play of positive / negative recesses between masses. The play of overhang and façade recessed space provides privacy and amenity opportunity for residential apartments.

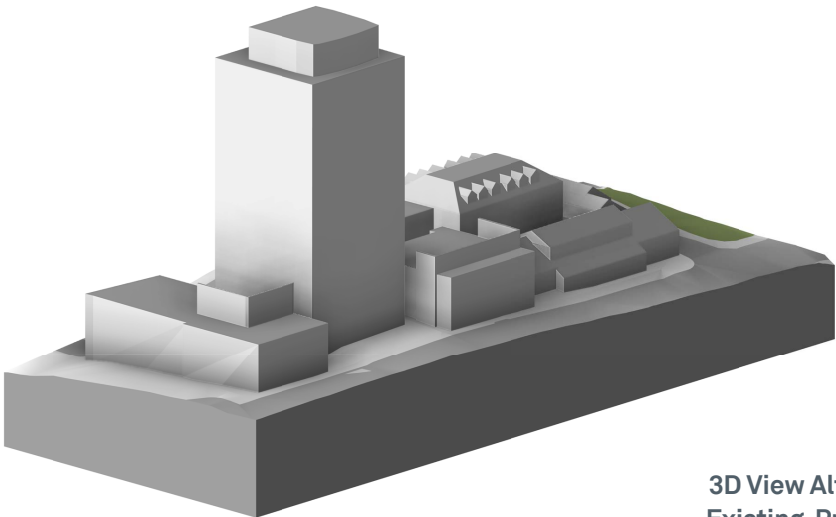
The two stair / pedestrians through site link locations at ground level either side of 275 Alfred Street tower provide the additional opportunity to provide a continuous visual connection through the site from Alfred Street to the existing residential area. The massing of 275 Alfred is proposed to stand free of the site boundary enabling redevelopment opportunities unconnected to adjacent sites and provide freedom in floor to floor levels between the new and old developments.



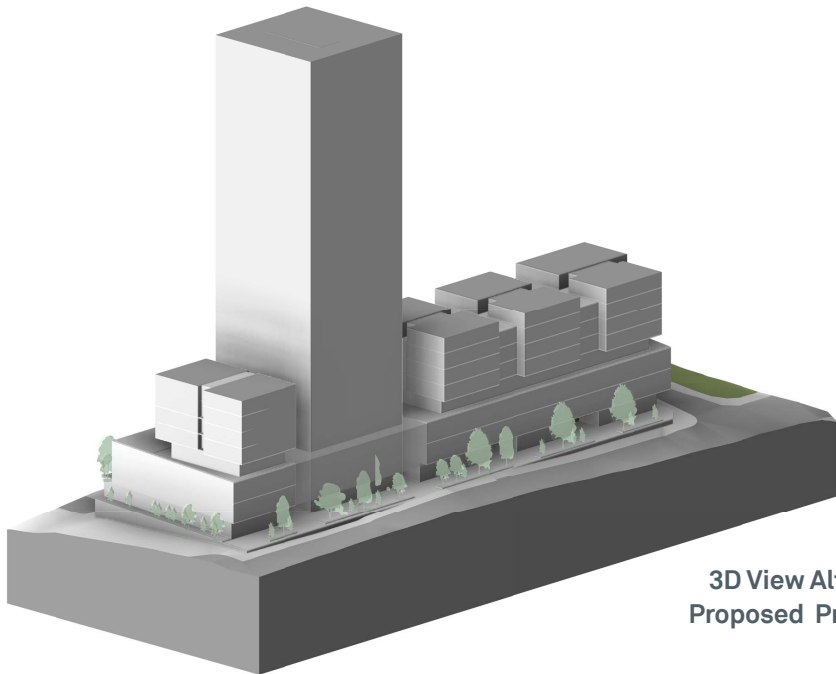
Section Longitudinal 01
1:1000



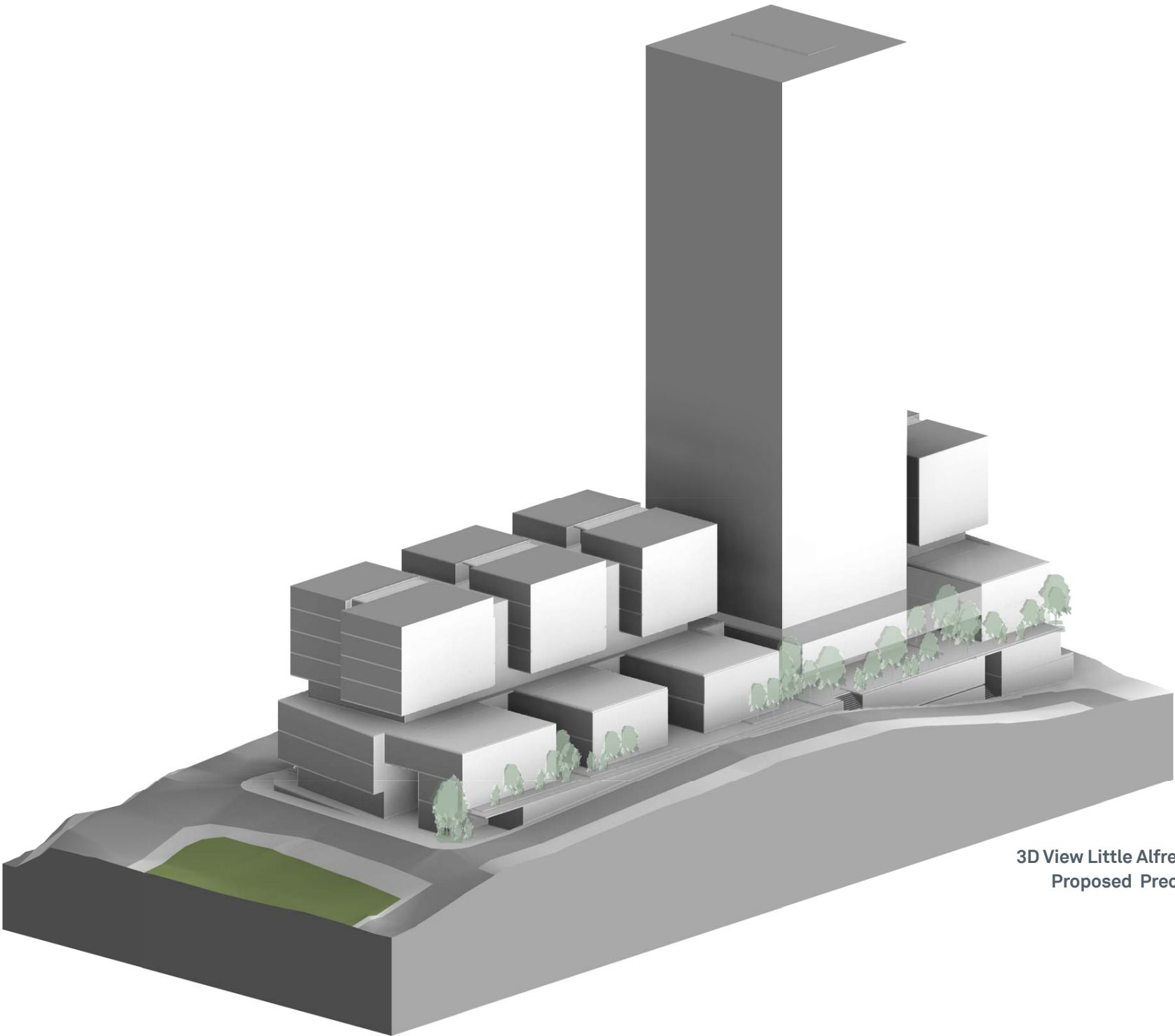
Section Longitudinal 02
1:1000



3D View Alfred St
Existing Precinct



3D View Alfred St
Proposed Precinct



3D View Little Alfred St
Proposed Precinct

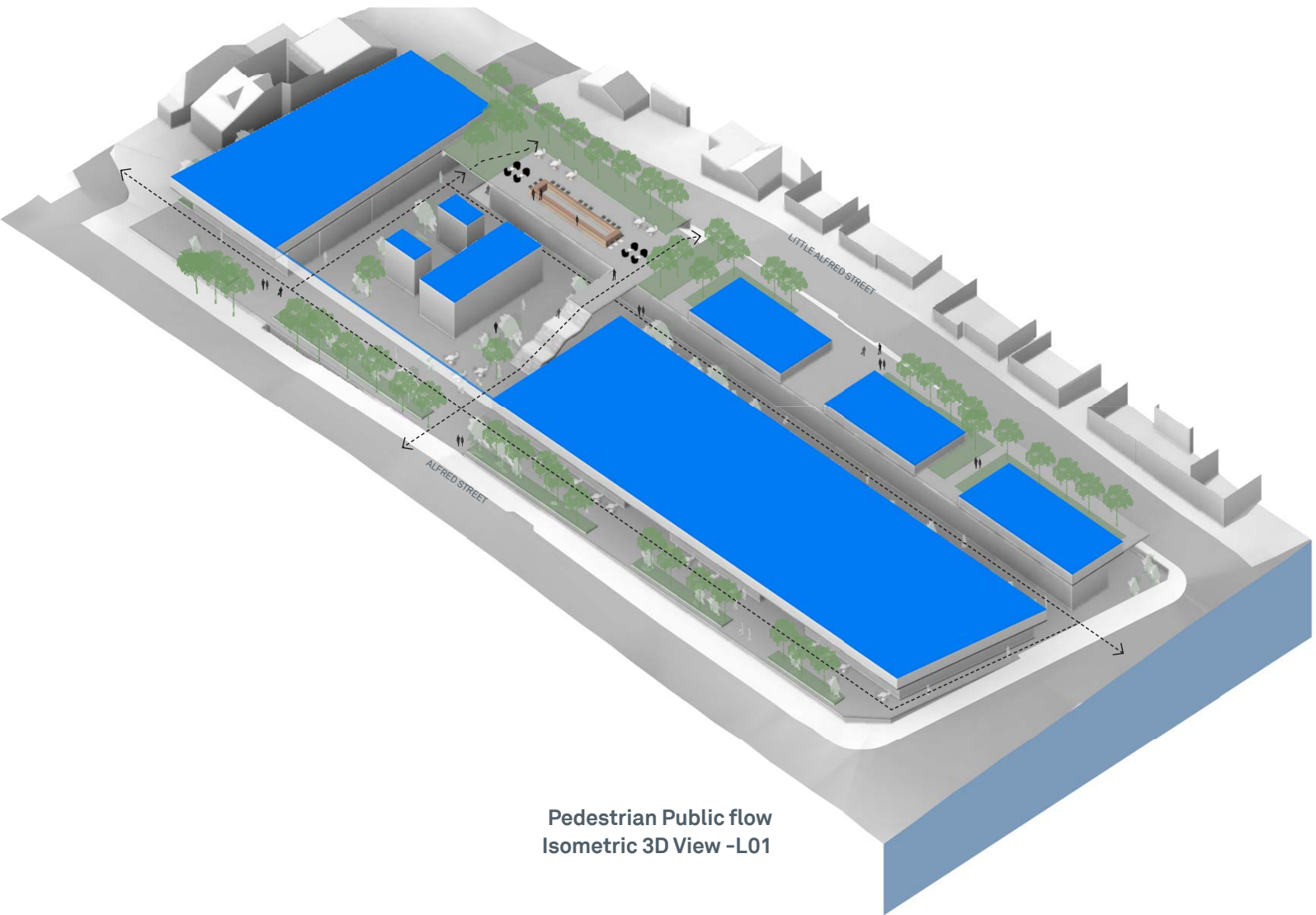
Pedestrian Arcade

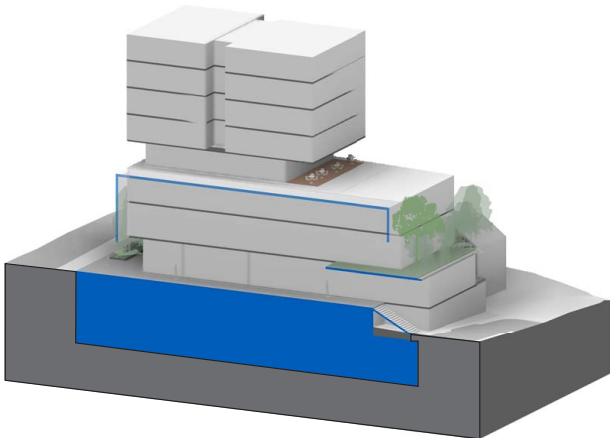
The pedestrian arcade would be linked through the precinct at ground level and centred around the 275 Alfred Street Bayer tower. The ground plane and existing first level of the tower could be adapted to enable a large central entry space for the tower and also provide a major connection to the pedestrian arcade.

An additional pedestrian link is proposed between Alfred Street and the north – south arcade at the junction of sites C and D. This enables a more permeable site and greater retail frontage while also enabling phased development to be implemented. Either sites A, C or D could be developed while maintaining access to the core of the buildings.

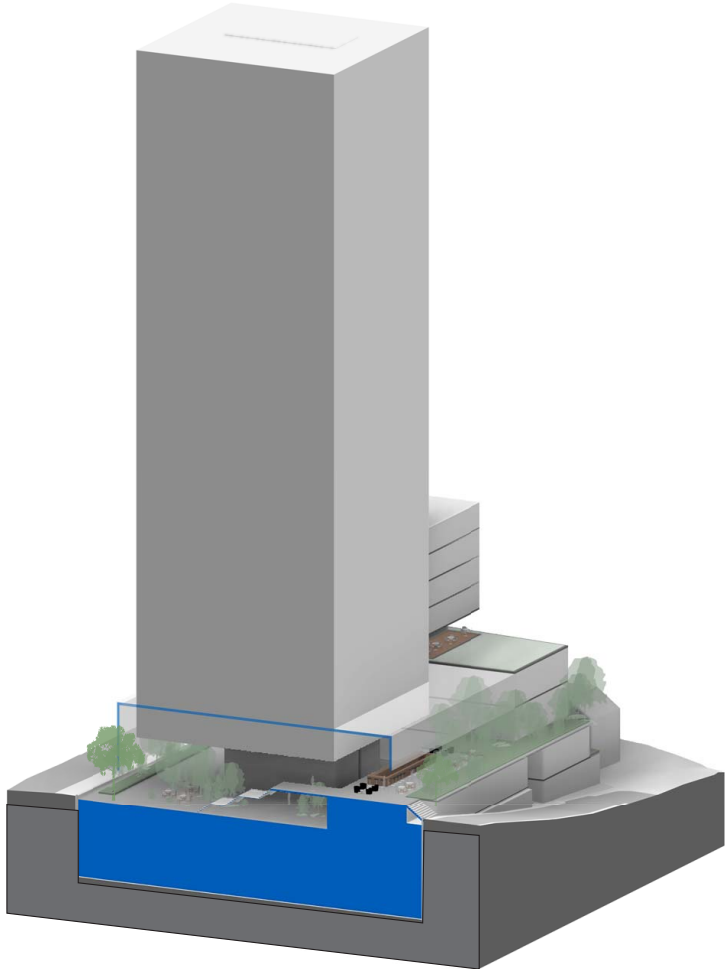
Due to the natural height variation between Alfred and Little Alfred Streets a connecting stair is required to enable pedestrians to access Little Alfred Street. One stair connection is proposed to be through Site B requiring a 3m rise to access Little Alfred from the plaza level. Due to the steep incline of Little Alfred the stair on Site A takes people from the plaza down 2.7m.

Level 1 defines the arcade space below while providing massing to Little Alfred in the form of residential and service facilities. Site B being relatively compact can only access basement car parking through a car lift arrangement off Little Alfred Street.

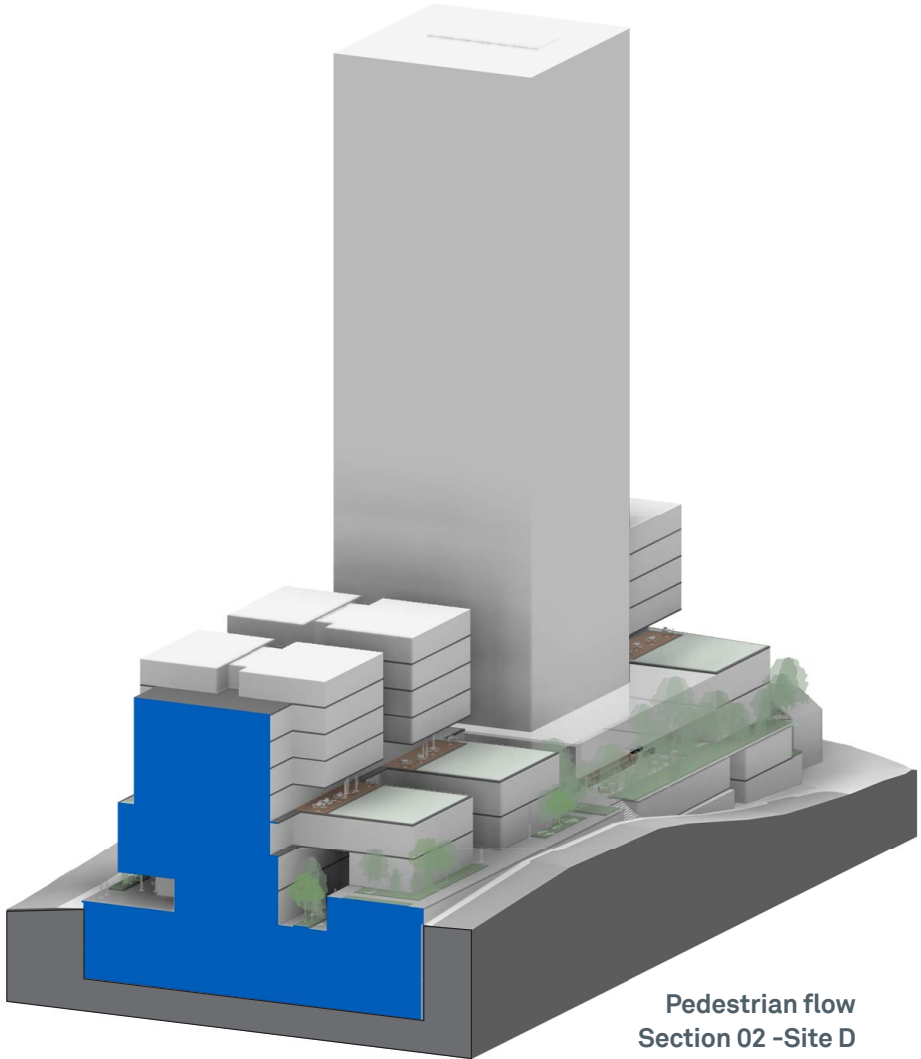




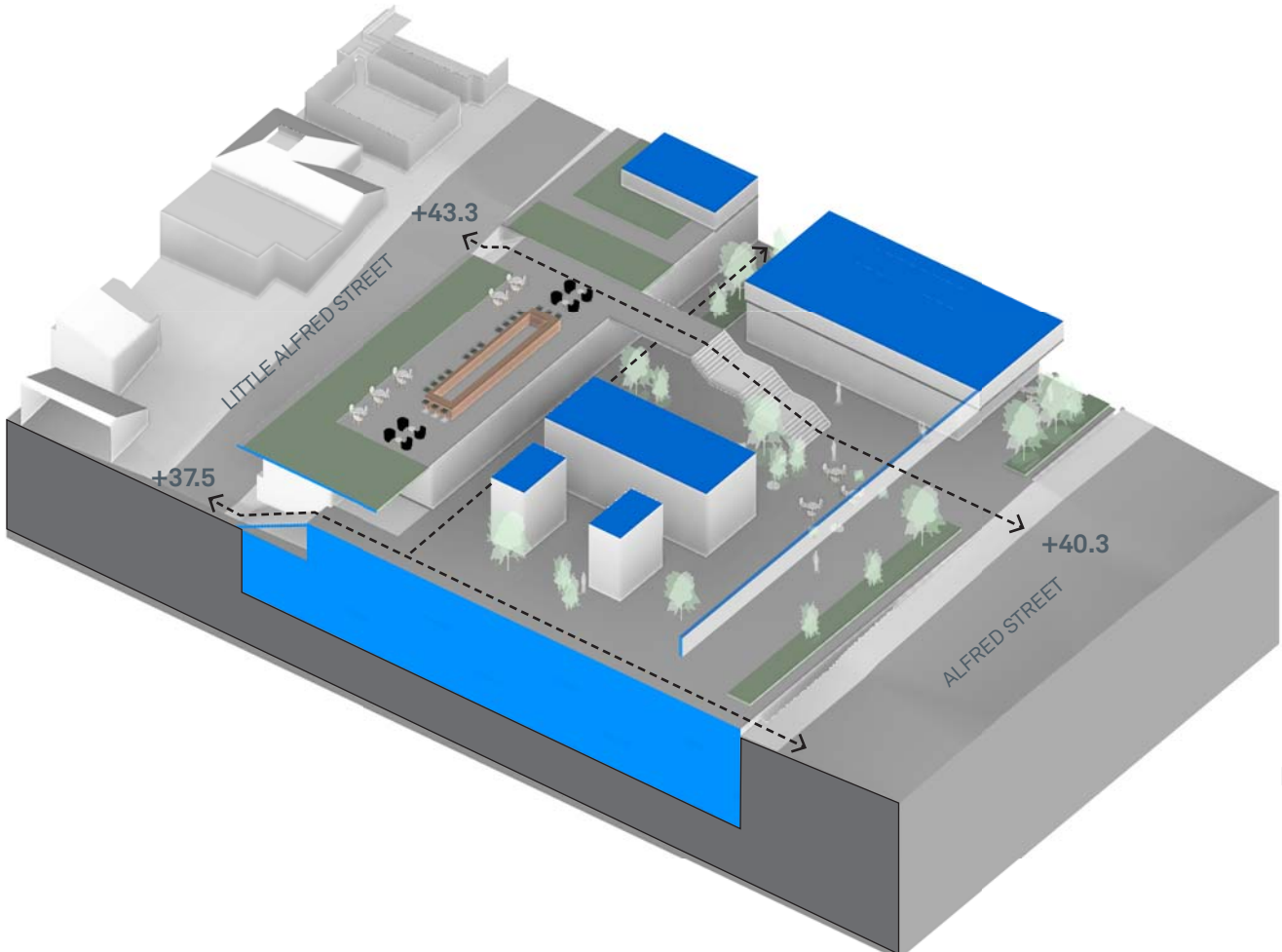
Pedestrian flow
Section 01 - Site A



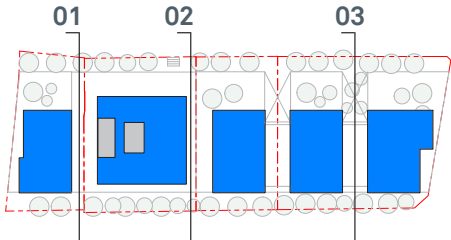
Pedestrian flow
Section 02 - Site B



Pedestrian flow
Section 02 - Site D



Pedestrian Public flow
Site B



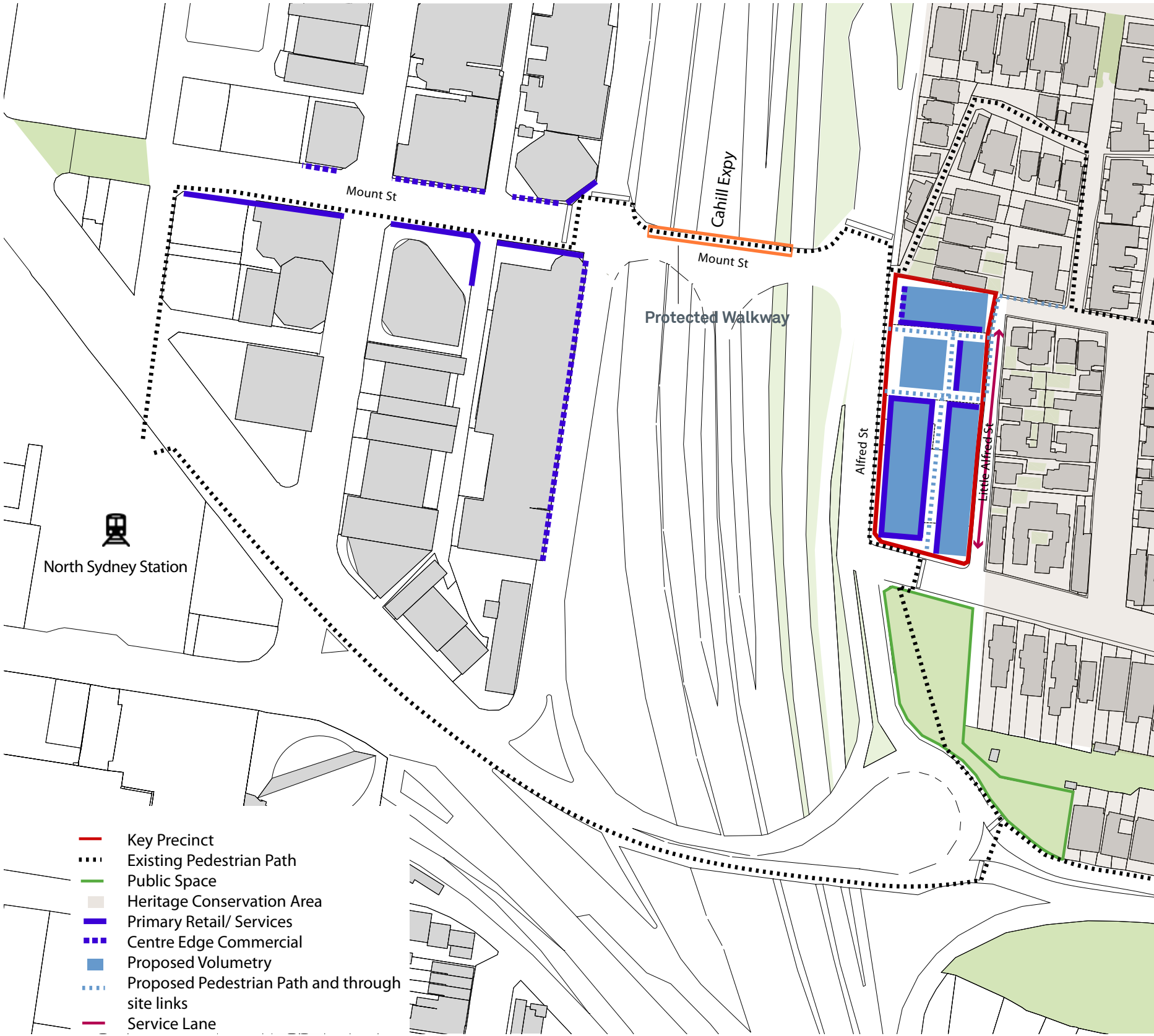
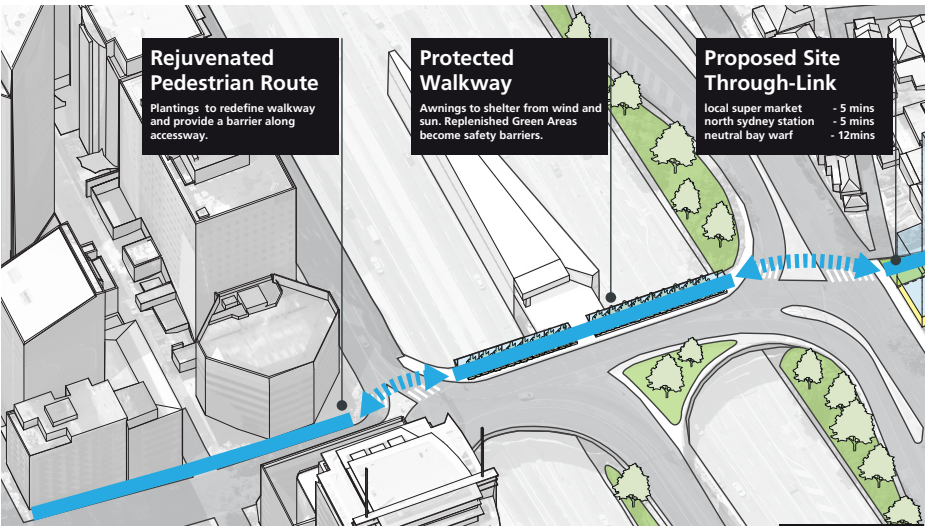
5.3 Public Benefit

Public Benefit to Alfred St Precinct

A series of pedestrian laneways north-south provide permeability across the Alfred Street Precinct site linking the residential areas to the east to North Sydney CBD to the west.

This precinct plaza level would be activated by retail at ground level with cafes and shops spilling out onto the pavement. The level change from Alfred St to Little Alfred St would be activated by landscape with paving, planter beds, tree planting.

In addition to this pedestrian through site links an upgrade to the pedestrian walkway on the overpass is proposed. This would include upgrading to the pavement, new planter boxes and a shade canopy/wind barrier to the freeway the north. Other public benefits include landscaping to the street frontages, increase in footpath width and improved ground floor plane.



5.4 Mixed-Use Program

Planning and Massing

The Planning Proposal aims to deliver two key strategies for the site. Supporting additional building height to instigate the viability of re-development and implementing a Mixed-Use site classification. The mixed-use development would support the nature of the site being located on the fringe of the both the North Sydney CBD and abutting the existing residential areas of North Sydney.

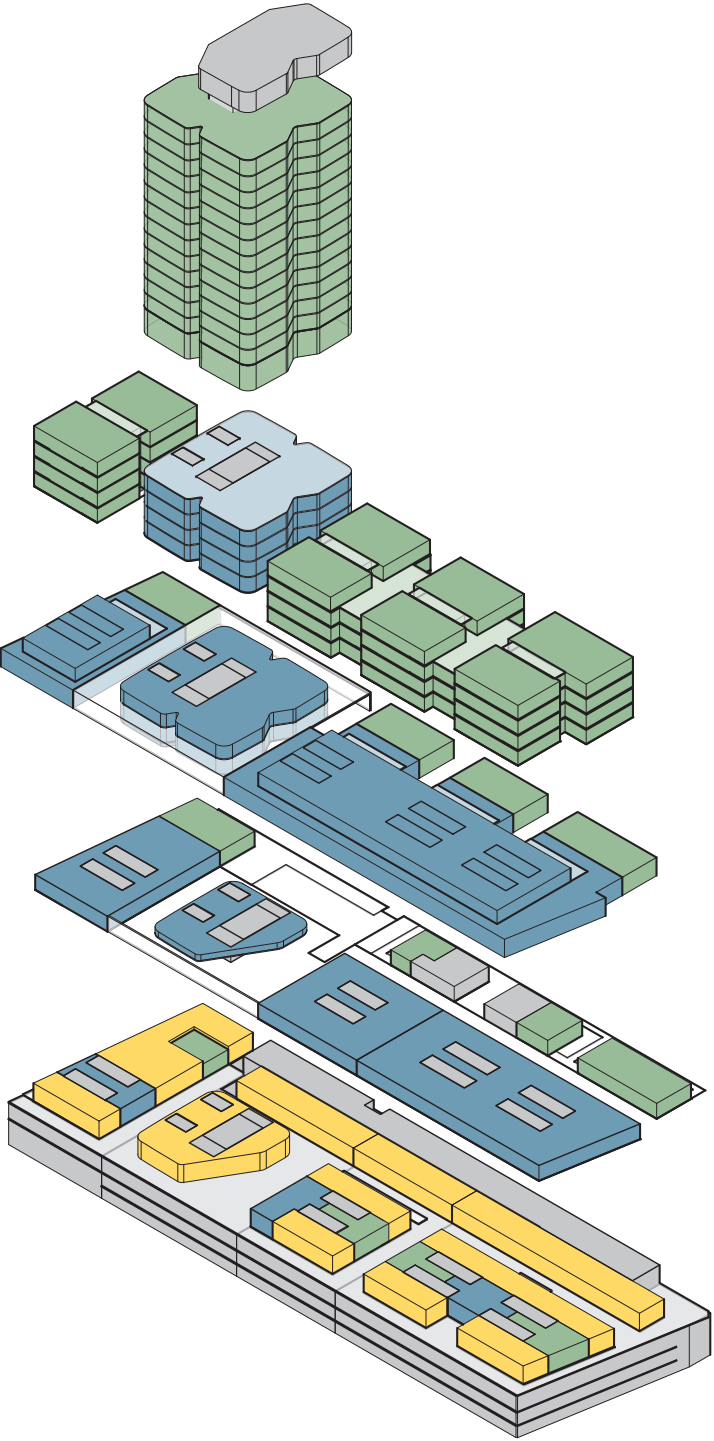
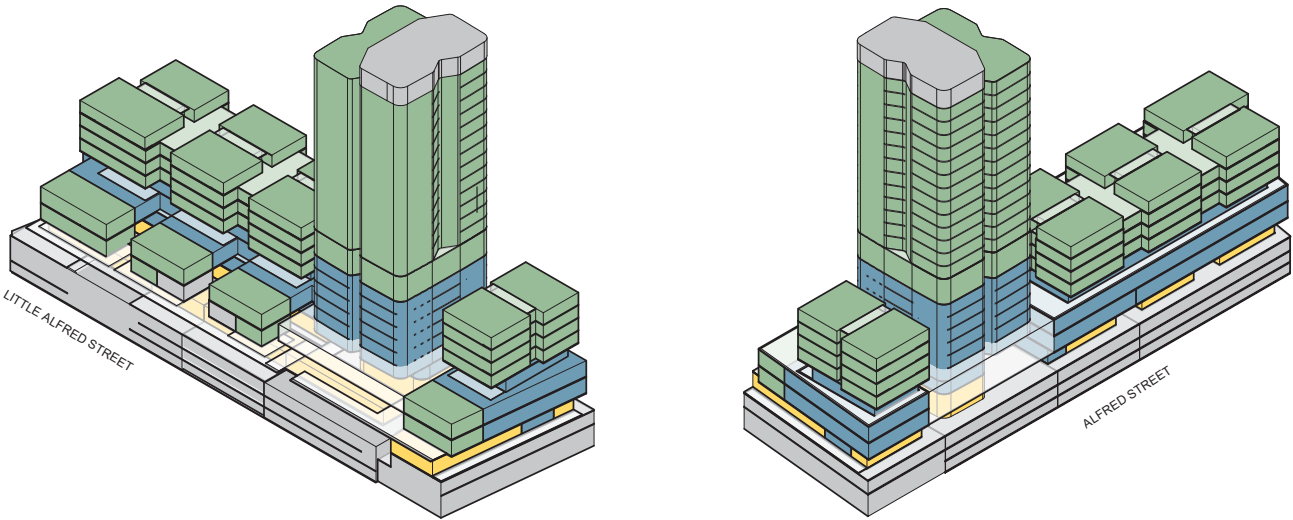
Retail Ground Plaza
Street level retail offerings in the precinct would capture significant foot traffic between North Sydney and the station and the residential areas to the east that are currently poorly serviced. The plaza level of the precinct would be activated by retail tenancies bordering the Alfred Street frontage and the through site link. The natural grade change between Alfred Street and Little Alfred Street creates a wall of retail to the rear of the site where pedestrians would travel up onto Little Alfred Street or along the north south plaza retail. The central spine sandwiched by retail tenancies would accommodate the commercial and residential cores and lobby spaces.

Commercial Podium

The 3 level commercial podium would deliver activation to the site in increased commercial suites potentially offering lower cost and smaller sized tenancies on the edge of the CBD. The base of the Bayer tower would be refurbished as contemporary commercial suites.

Residential
The additional 4 storeys of Sites A+C+D would deliver residential apartments with all apartments having good access to views due to the limited built form surrounding the precinct. Many apartments would achieve high quality views to the Sydney CBD to the south, Sydney Harbour to the east and to North Sydney CBD to the east. The Bayer tower is proposed to be redeveloped above level 8 to accommodate residential apartments.

Basement Carparking
The reference scheme provides an indication on how all non-amalgamated site can achieve basement and waste servicing. The number of car park levels being determined by final mixed-use traffic requirements.



DRAWING KEY

- RESIDENTIAL
- COMMERCIAL
- RETAIL
- SERVICES AND CIRCULATION

- Level 11 to 24
Residential
- Level 09 to 10
Transfer Level
- Level 04 to 08
Residential and Commercial
- Level 03
Residential, Commercial
- Level 02
Residential, Commercial
- Level 01
Commercial, Retail and Residential

Basement Levels and Ground Floor Plan
Commercial and Retail

5.5 ADG Compliance Table

Schematic apartment planning was undertaken on all Four sites to determine ADG compliance and test the quality of apartment amenity that could be delivered on the precinct. The nature of the site being isolated from large adjacent developments inherently delivers a high-quality natural amenity with access to sunlight, ventilation and views providing potentially high quality residential design responses.

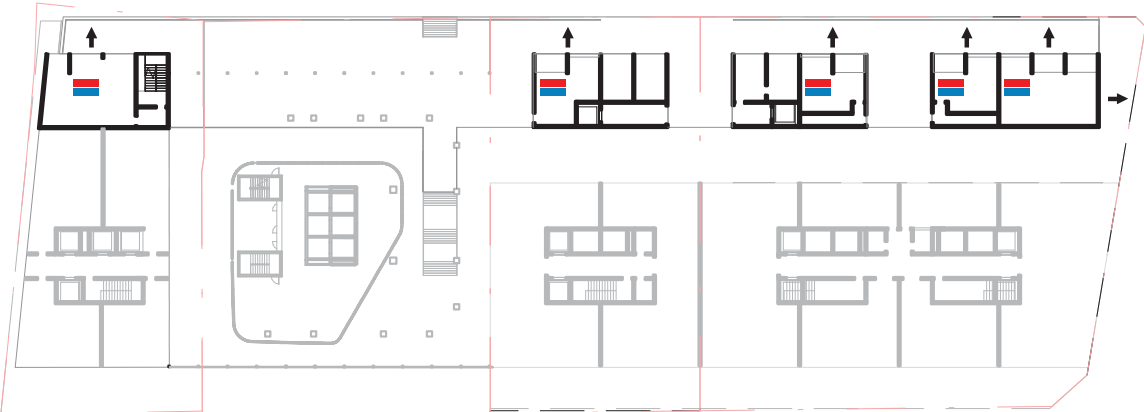
The nature of a mixed-use development limits the ability to fully control entry lobby experiences as lobby entries are required to be mixed with plaza level retail in the current configuration. Variations exist although limitations of maximising the developable area to meet 3.5:1 FSR will fundamentally challenge aspects of ADG compliance.

Building setbacks and privacy are two key areas that would be refined through the design phase to ensure apartment privacy between development sites, the Bayer commercial levels and the surrounding existing residential sites are not compromised. Due to the high level of view amenity we believe controlling apartment views to the east and west limiting visual privacy issues is appropriate on this precinct.

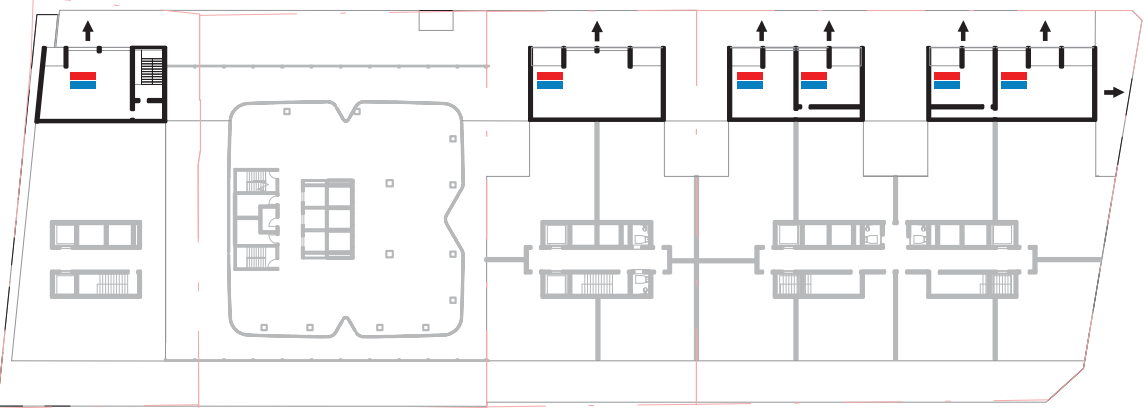
SEPP 65 CONFORMING	PRECINT	SITE A	SITE B	SITE C	SITE D	COMMENTS
BUILDING SEPARATION	YES	YES	YES	YES	YES	Detailed apartment design requires adresssing building abutment (particularly
						Sites C+D) , to enable maximisation of individual sites.
STREET SETBACKS	YES	YES	YES	YES	YES	
DEEP SOIL ZONES	NO	NO	NO	NO	NO	Site area is limited - the proposal offers instead setbacks that allow
						for footpath tree planting with areas of Deep Soil pending detailed design.
VISUAL PRIVACY	YES	YES	YES	YES	YES	The apartment layouts aim to ensure privacy for all residents. Sites A+C
						interface to 275 Alfred Street requiring detailed resolution to ensure privacy.
PEDESTRIAN ACCESS, ENTRIES	YES	YES	YES	YES	YES	Individual residency entries provided
VEHICLE ACCESS	YES	YES	YES	YES	YES	Access provided on Little Alfred St. Refer to traffic engineer report.
BYCICLE PARKING	YES	YES	YES	YES	YES	Space provided in basement levels. Refer to traffic engineer report.
CAR PARKING	YES	YES	YES	YES	YES	Space provided in basement levels. Refer to traffic engineer report.
APARTMENT MIX	YES	YES	YES	YES	YES	Sites A + C contain less than 20 dwellings and therefore comply with the
MIXED USE BUILDING	YES	YES	YES	YES	YES	
SOLAR AND DAYLIGHT ACCESS	YES	YES	YES	YES	YES	90% of the precinct has natural light for more than two hours on 21.06
No Solar Access (max 15%)	8%	N/A	15%	N/A	10%	Sites B has a number of south facing apartments although complies to ADG req,
2hr Solar access (min 70%)	92%	100%	85%	100%	90%	Sites B+D have a number of Non 2hr solar apartments although comply to ADG req,
existing residential precinct	YES					Has no detrimental impact within SEPP65 Guidelines
proposed precinct	YES					90% apartments get direct sunlight on the 21st June
CEILING HEIGHT	YES	YES	YES	YES	YES	2.4m clear height in living areas
NATURAL VENTILATION	YES	YES	YES	YES	YES	91% of apartments are naturally ventilated
not complying (max 40%)	9%	N/A	N/A	12%	30%	Site B all apartments are over 10 levels in height providing compliant ventilation.
ACOUSTIC (NOISE POLLUTION)	YES	YES	YES	YES	YES	Bradfields Highway offers significant noise pollution
						Refer to acoustic report
WASTE MANAGEMENT	YES	YES	YES	YES	YES	Services located at Basement and Ground Floor Levels

Apartment ADG Assessment

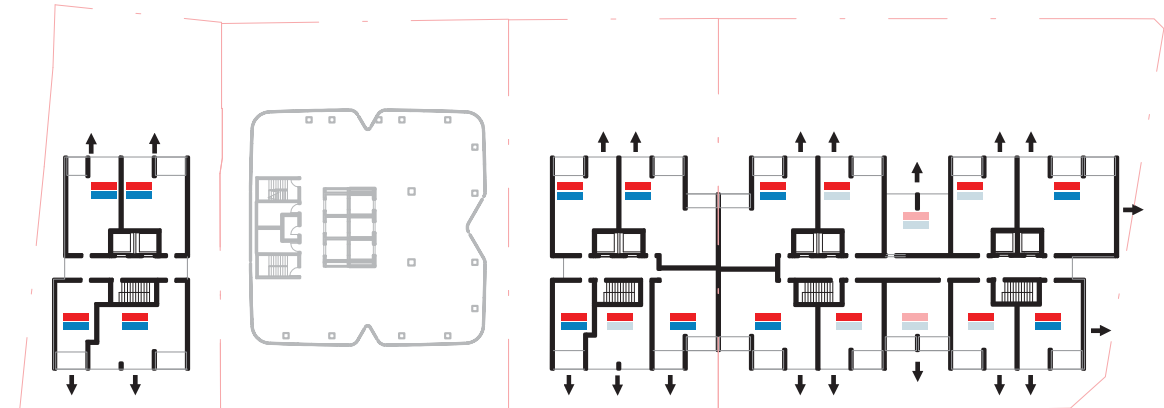
- VIEW ORIENTATION
- SUN ACCESS
 - COMPLIANT
 - NON-COMPLIANT
- CROSS VENTILATION
 - COMPLIANT
 - NON-COMPLIANT



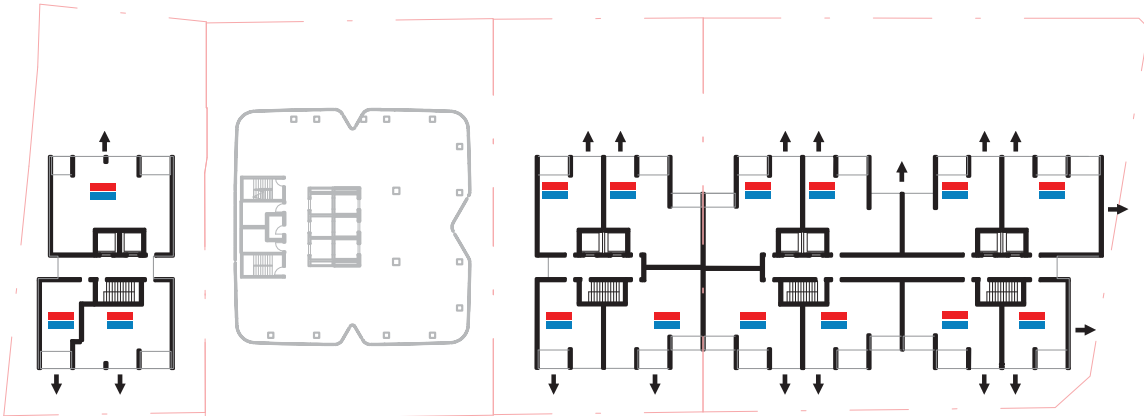
PRECINCT PLAN - LEVEL 01



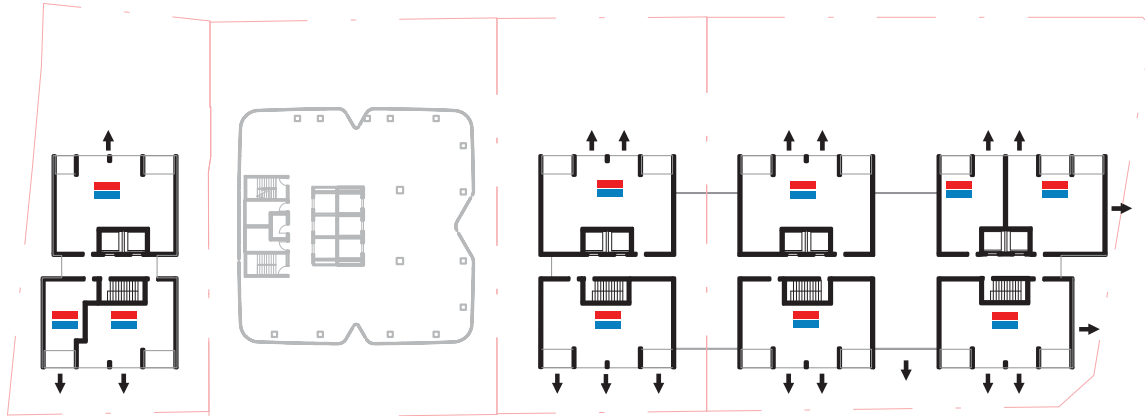
PRECINCT PLAN - LEVEL 02



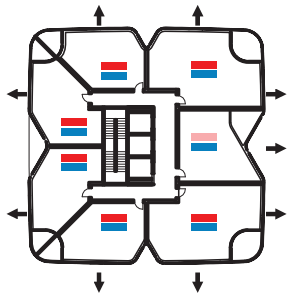
PRECINCT PLAN - LEVEL 04-05



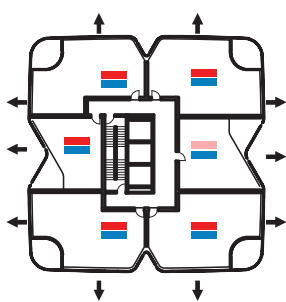
PRECINCT PLAN - LEVEL 06



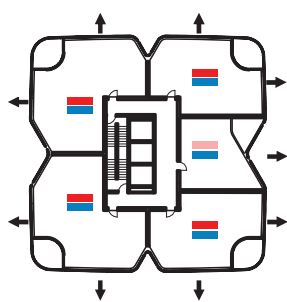
PRECINCT PLAN - LEVEL 07



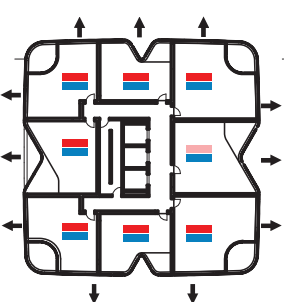
TOWER PLAN - LEVEL 11-13



TOWER PLAN - LEVEL 14-16

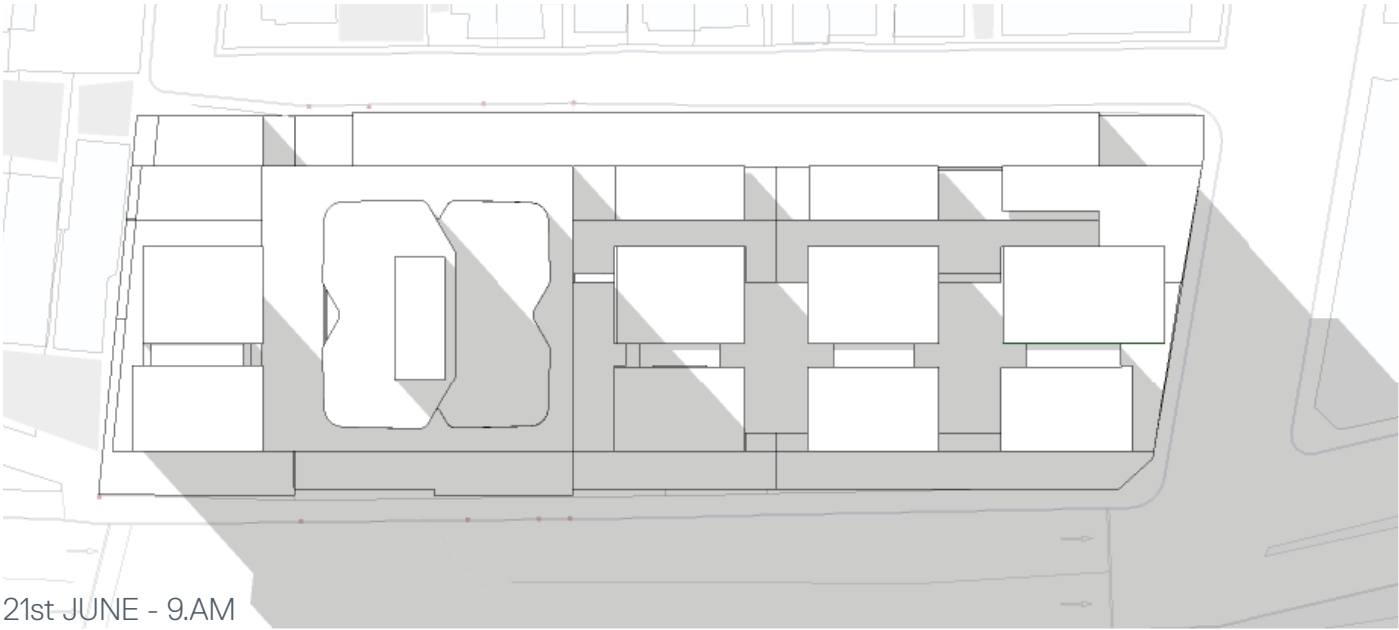


TOWER PLAN - LEVEL 17-19

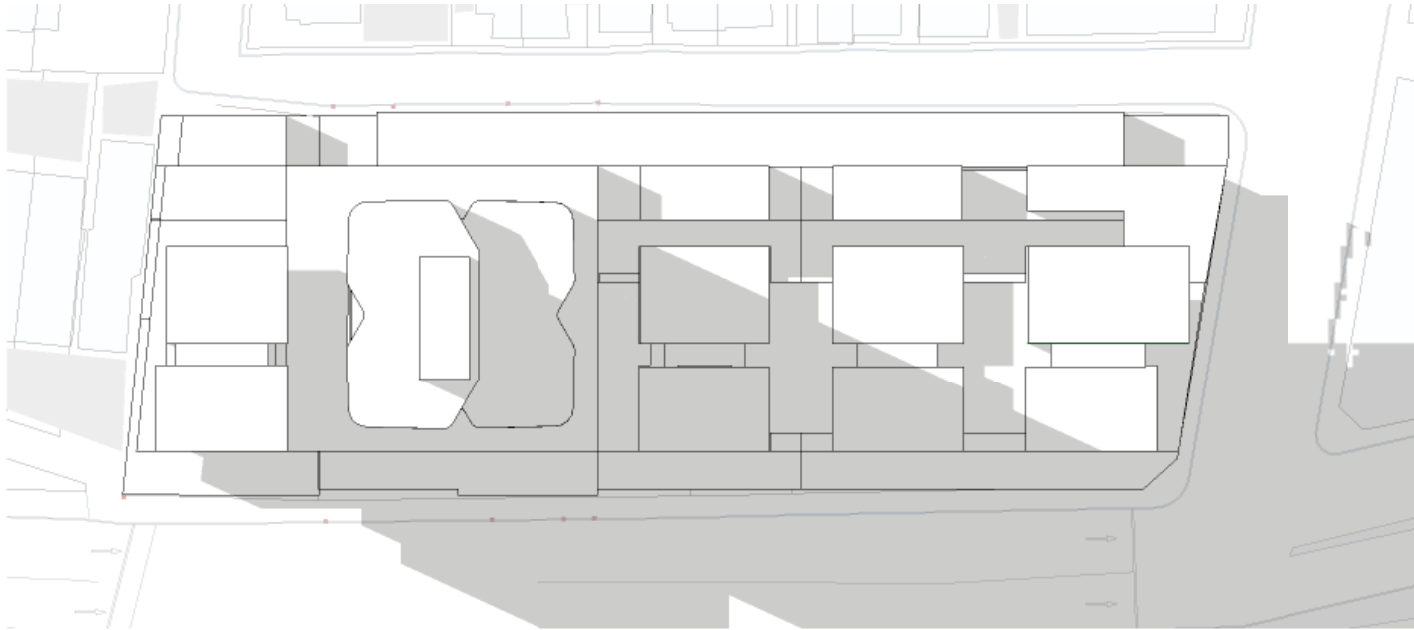


TOWER PLAN - LEVEL 20-23

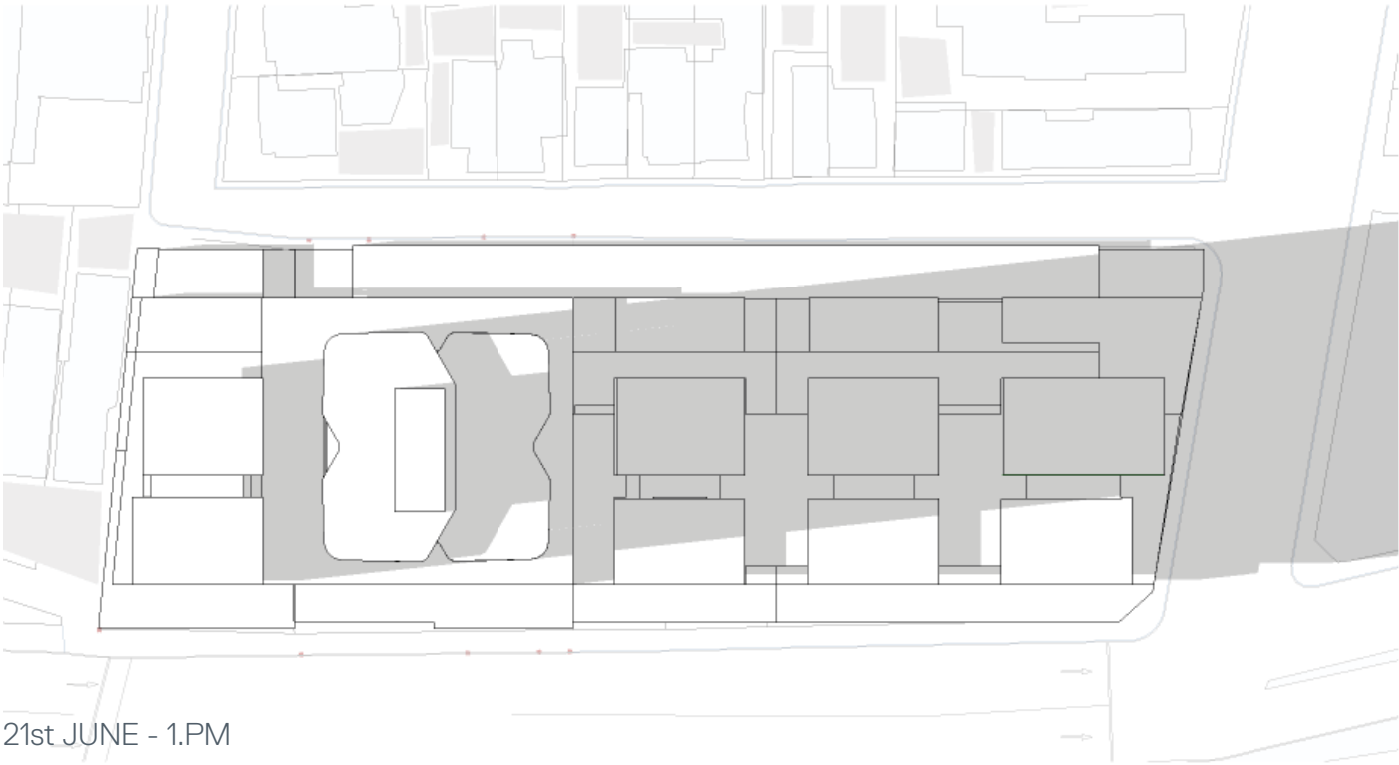
Apartment Solar Assessment



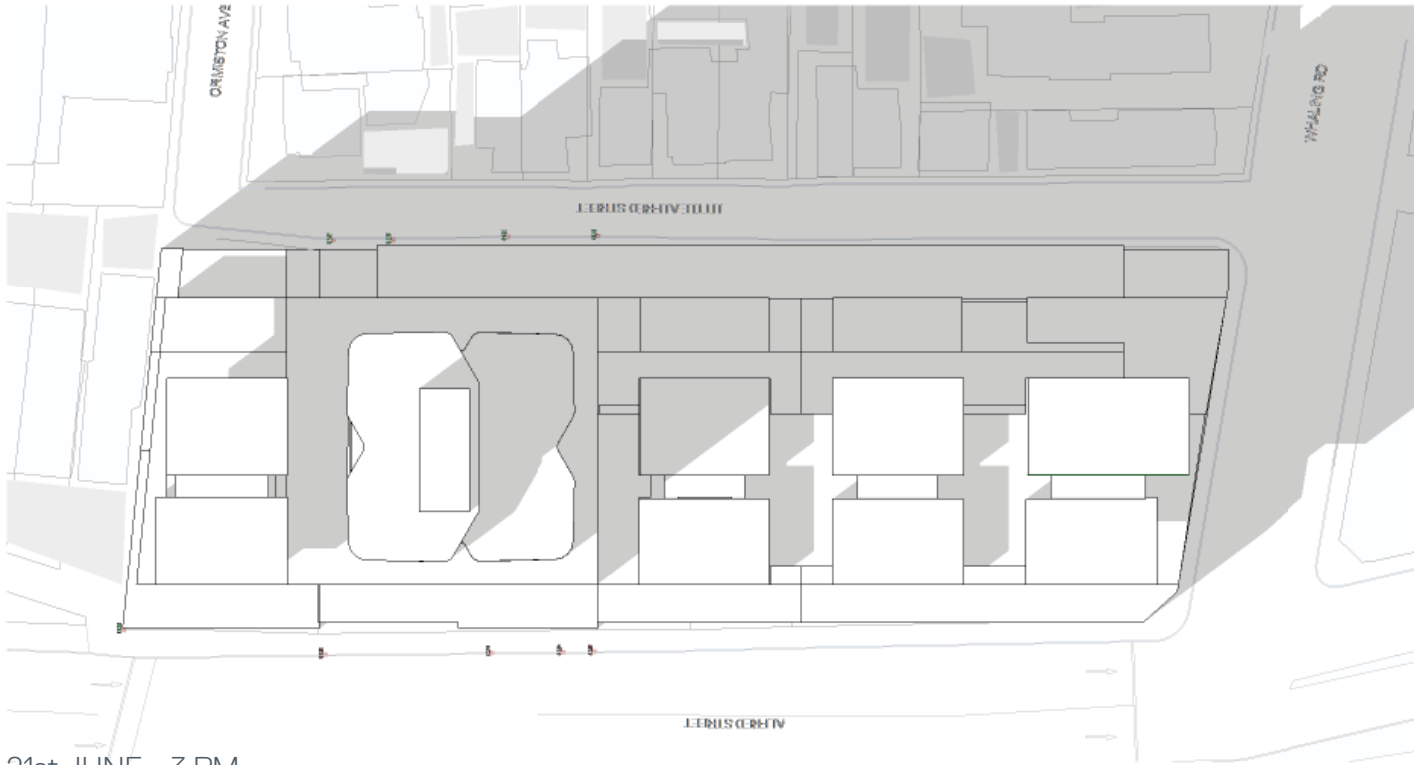
21st JUNE - 9.AM



21st JUNE - 11.AM



21st JUNE - 1.PM



21st JUNE - 3.PM



06. SHADOW STUDIES

6.1 Shadow Analysis 21st June

Shadow studies have been undertaken to assess the impacts of the new development proposal on the existing solar conditions to adjacent residential dwellings. The assessment has focused on the existing residential areas to the east of the precinct with the key focus of maintaining a minimum of 2 hours of sunlight to existing residential properties between the hours of 9:00 AM and 3:00 PM on the 21st June. In principal all residential properties in this area maintain existing solar access conditions on the 21st June prior to 12:00 PM.

A study of the property proportions and orientation indicate that properties to the south of Whaling Road are semi-detached blocks orientated in a north south direction. The northern rooms of all these dwellings will receive 3.0 hours of morning solar access and maintain a portion of afternoon solar access. Note it is untested where living spaces are arranged in these properties although any southern orientated living spaces would not currently receive solar access.

Dwellings located in the adjacent residential block between Little Alfred Street and Neutral Street would

receive similar conditions in the afternoon prior to 2:00 PM to currently experienced. This is due to the length of the existing precinct building shadows already reaching the corner of Neutral Street and Whaling Road at 2:00 PM.

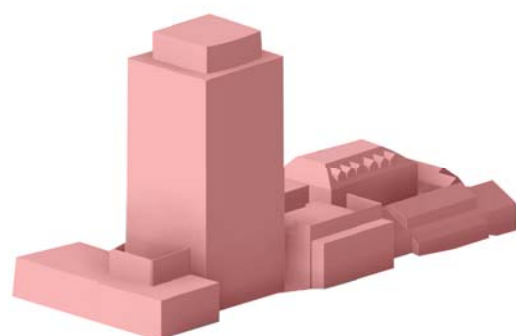
Dwellings along Little Alfred Street may have minor afternoon solar impact pending actual living space locations although also receive 3.0 hours of morning solar access to their north and east facades as per existing conditions.

The public open space to the south of the site bound by Little Alfred Street and Alfred Street will have additional over shading between 11:00- 2:00 PM. The open space due south of the site will be impacted by any height increase to Site D in particular, similar to the councils 'preferred scheme' over shading impacts.

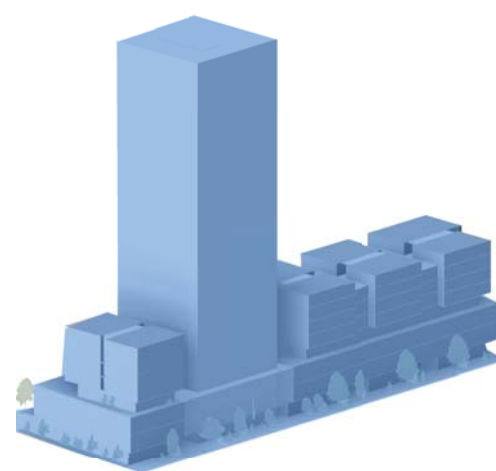
Note the councils preferred scheme only provided an FSR of 2.1:1 - 2.4:1 for Sites C and D rather than the compliant 3.5:1 FSR. Delivering built form to a 3.5:1 FSR will naturally implement greater overshadowing to the park and surrounding residences.



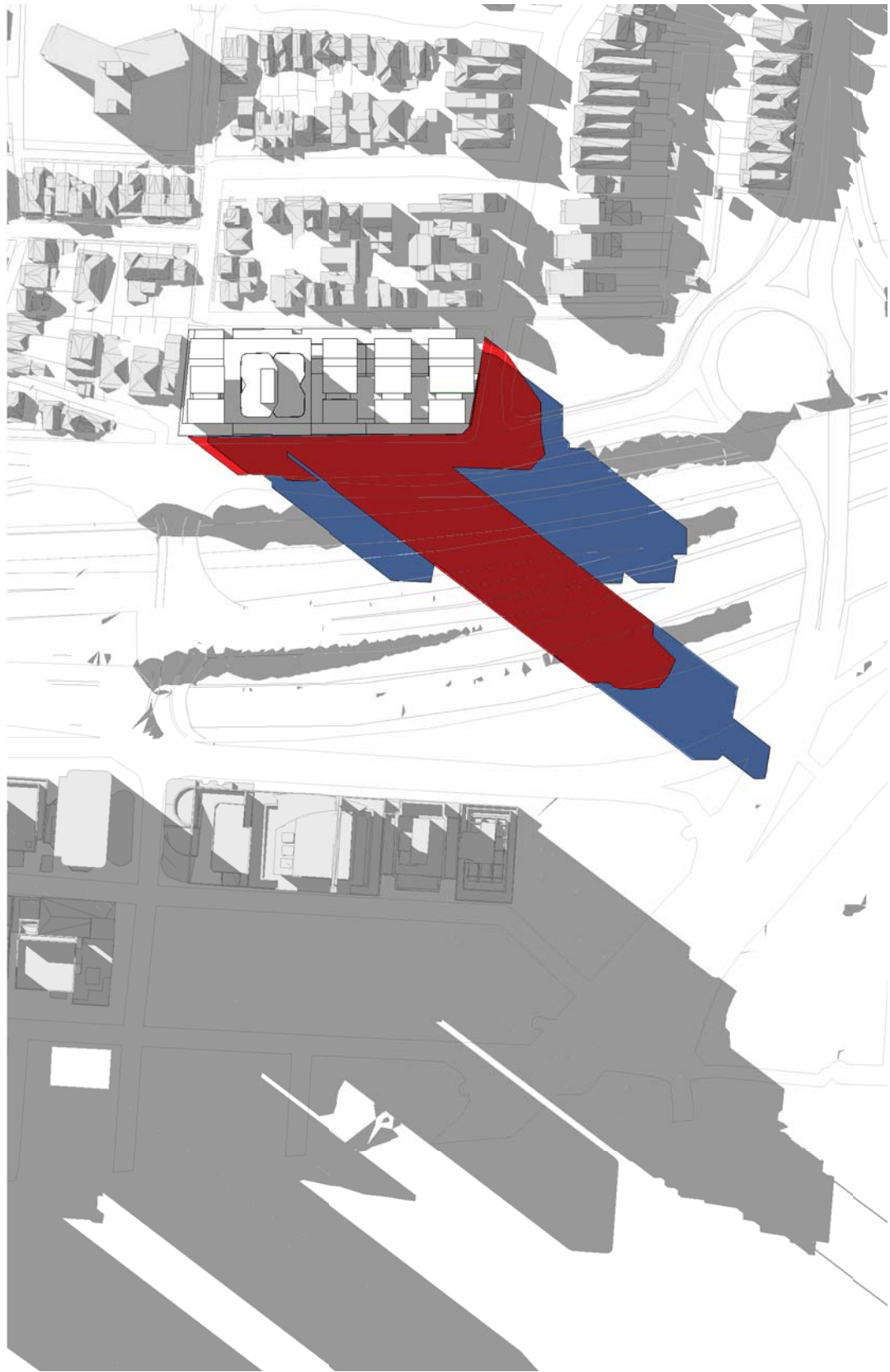
Eastern Residential Property Site Configuration



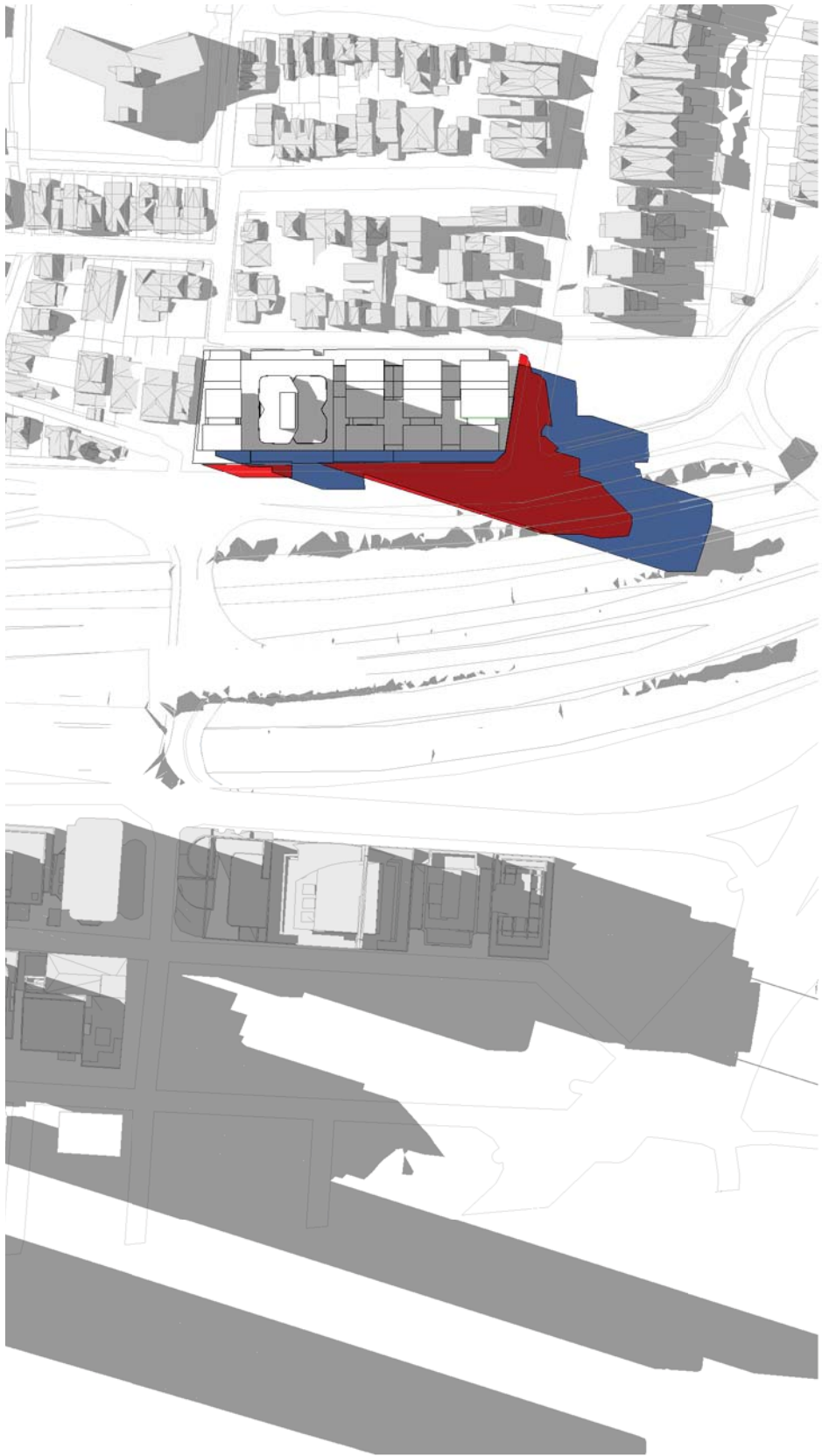
Existing Precinct



Proposed Precinct



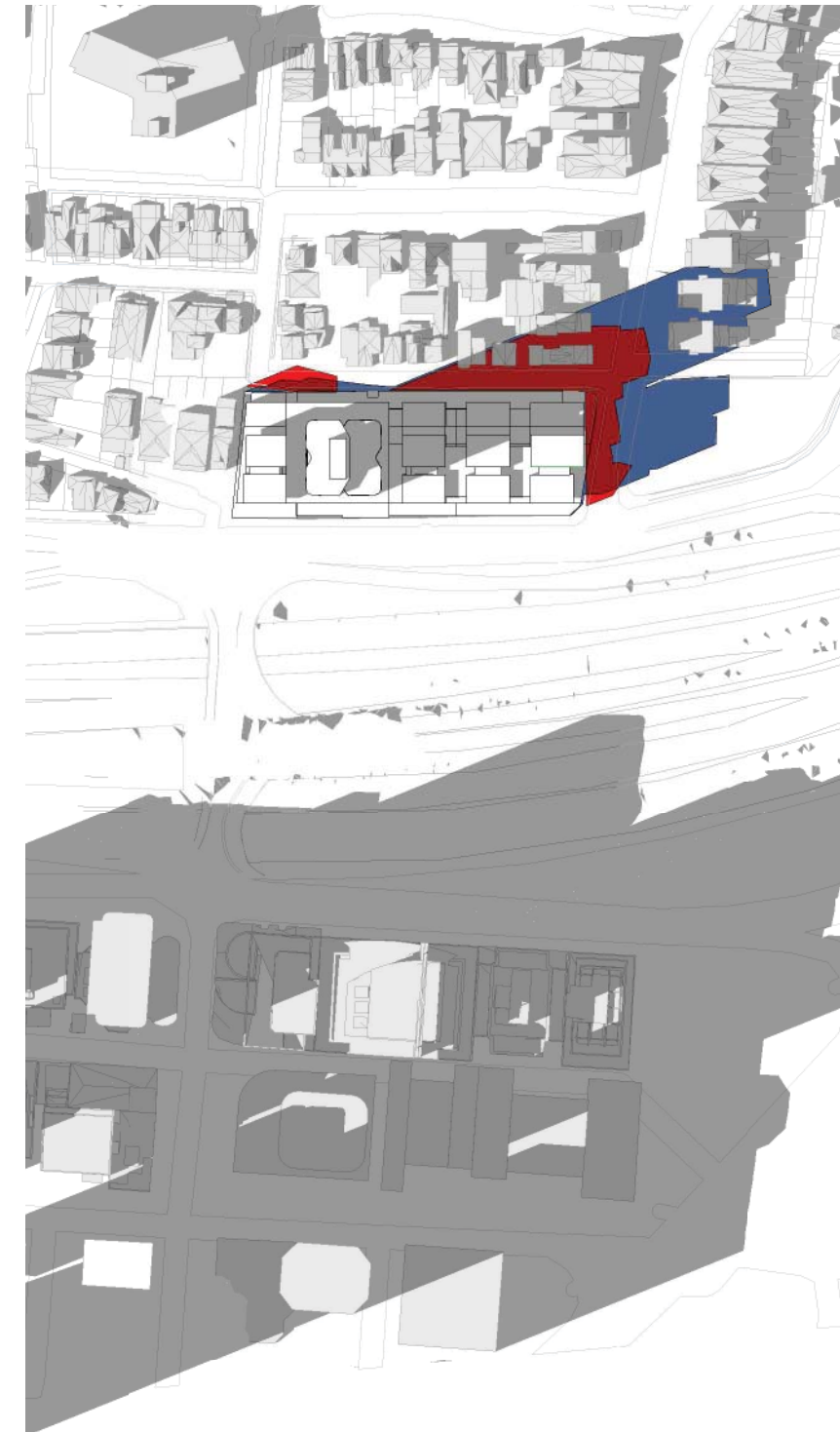
21.ST JUNE - 9:00 AM _ PROPOSED SHADOWS



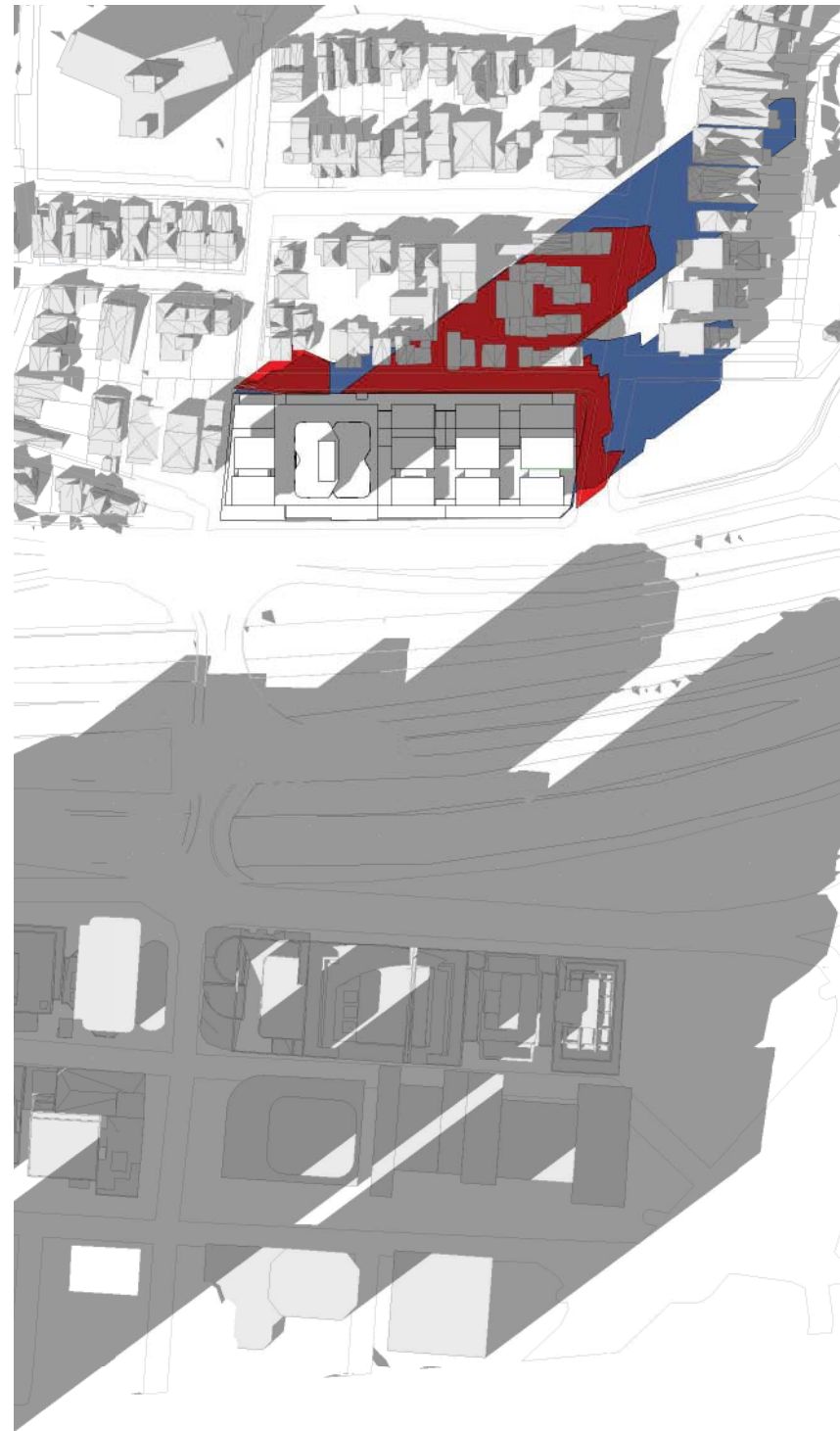
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21.ST JUNE - 12:00PM _ PROPOSED SHADOWS



21.ST JUNE - 1:00PM _ PROPOSED SHADOWS



21.ST JUNE - 2:00 PM _ PROPOSED SHADOWS



21.ST JUNE - 3:00 PM _ PROPOSED SHADOWS



07. DRAWINGS AND PERSPECTIVES

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DRAWING

LEVEL B3

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7/A

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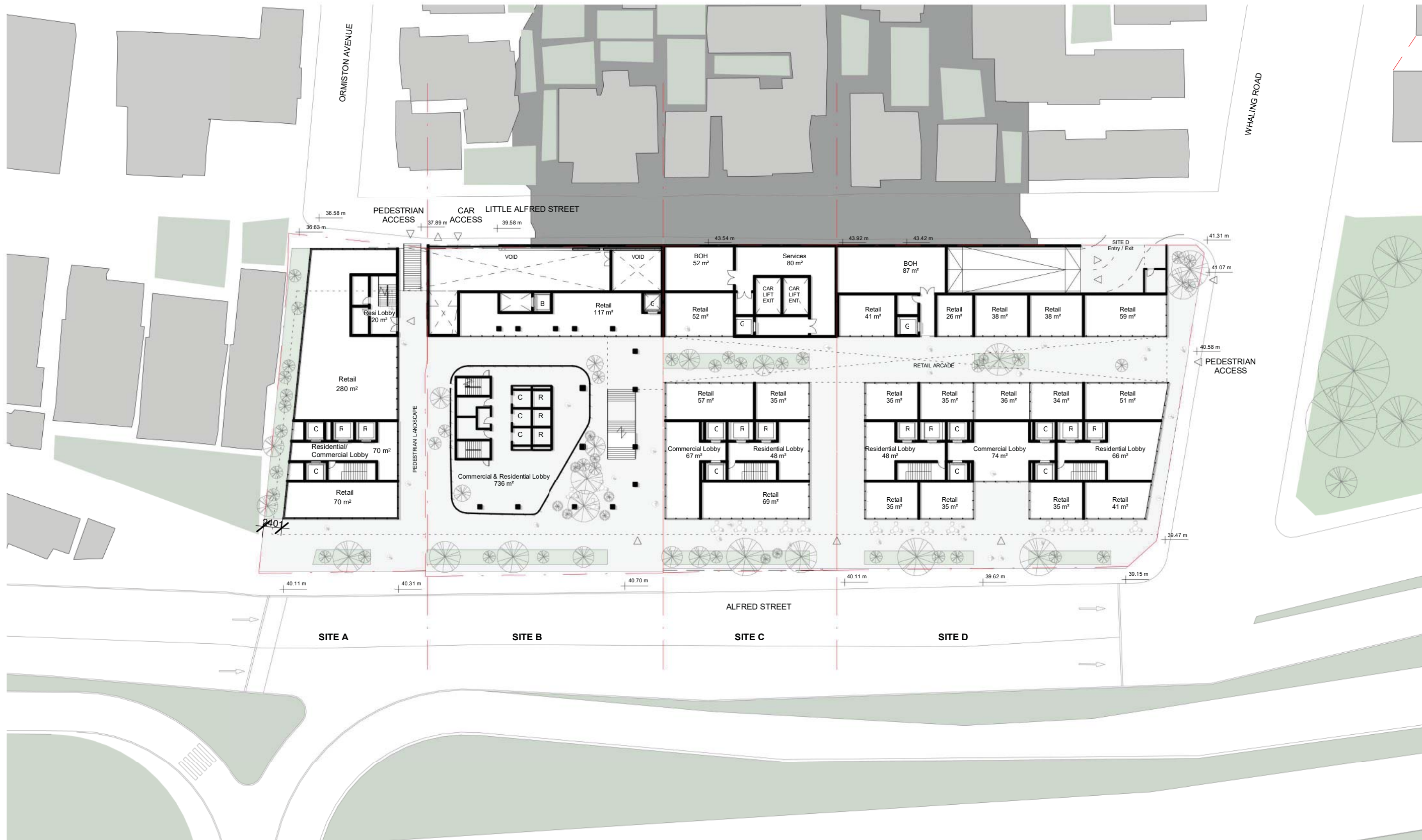
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A03 1005

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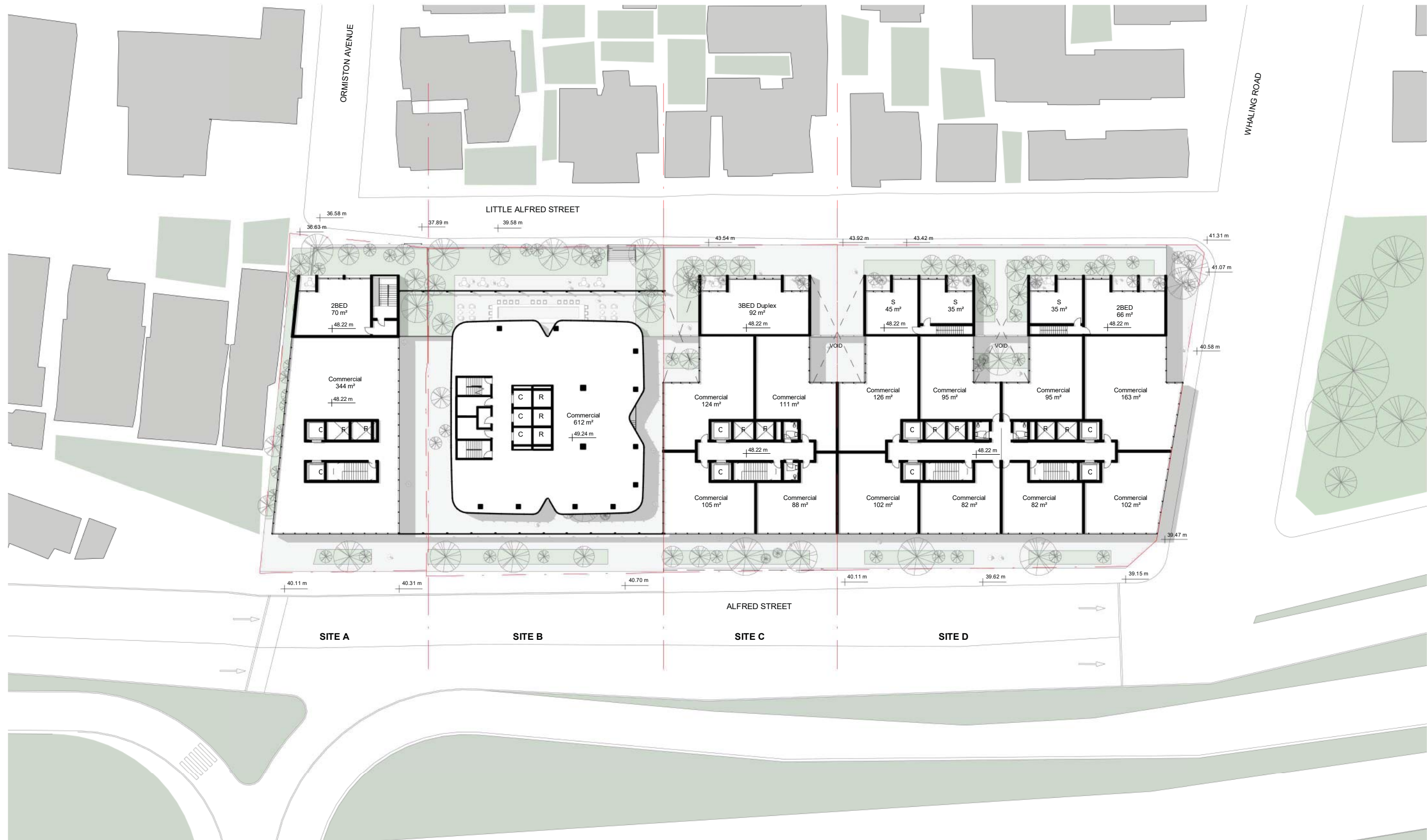
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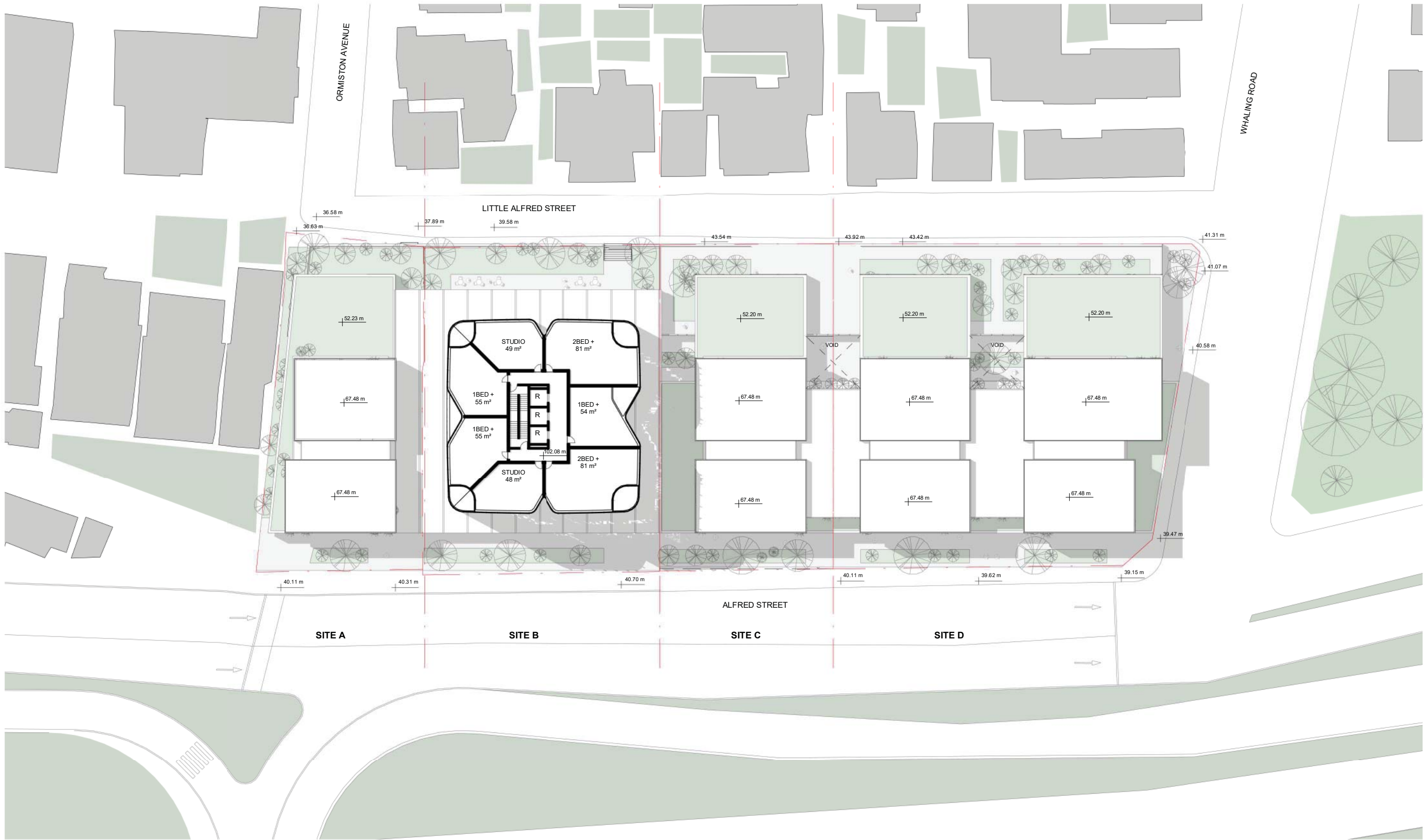
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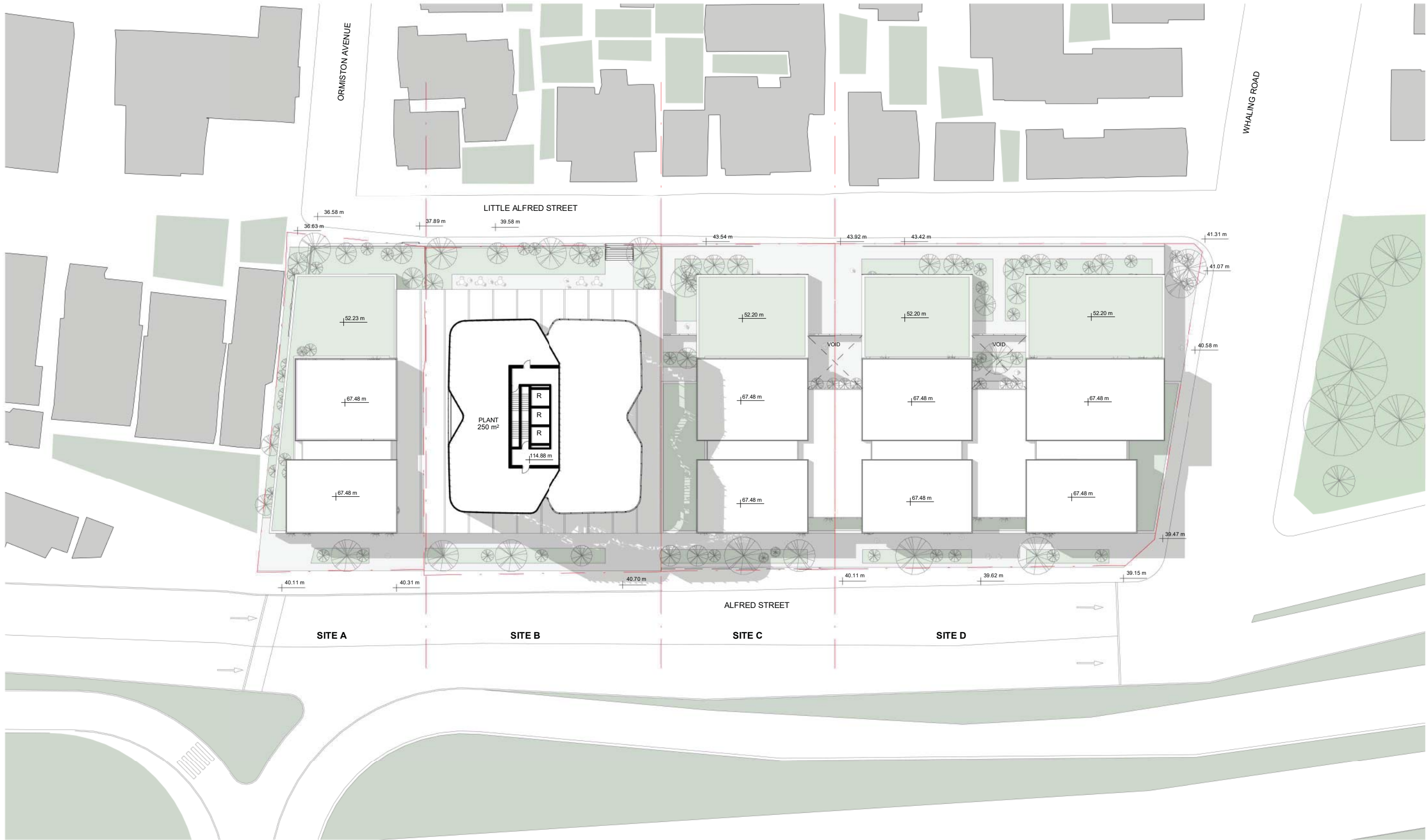
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PROJECT

NORTH ALFRED PRECINCT

ADDRESS
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GRIMSHAW PROJECT NO.
13119

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STATUS
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PLANNING PROPOSAL

DRAWING

East Elevation

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A06 1020

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PLANNING PROPOSAL

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West Elevation

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South Elevation

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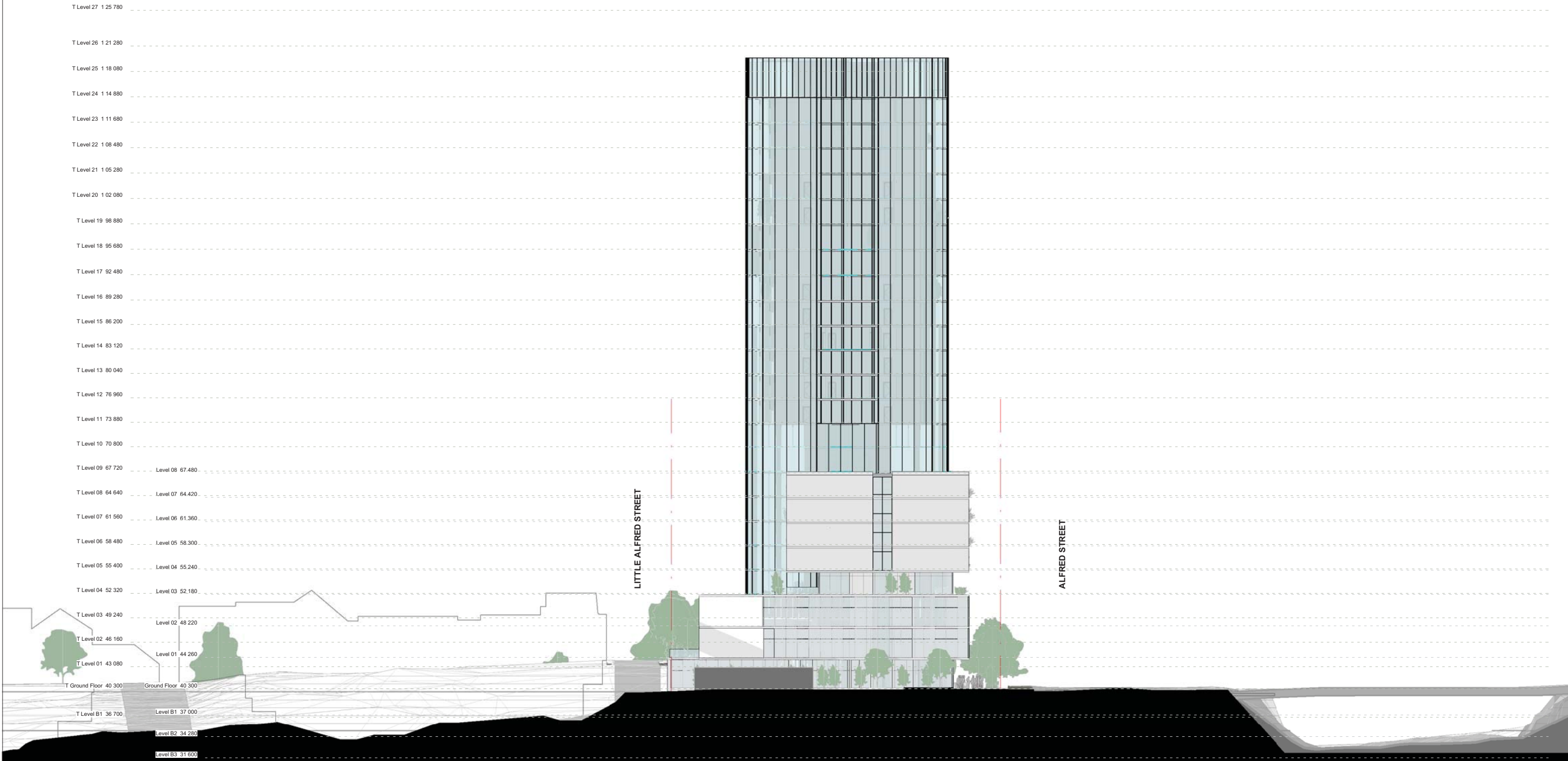
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GRIMSHAW PROJECT NO.

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NORTH

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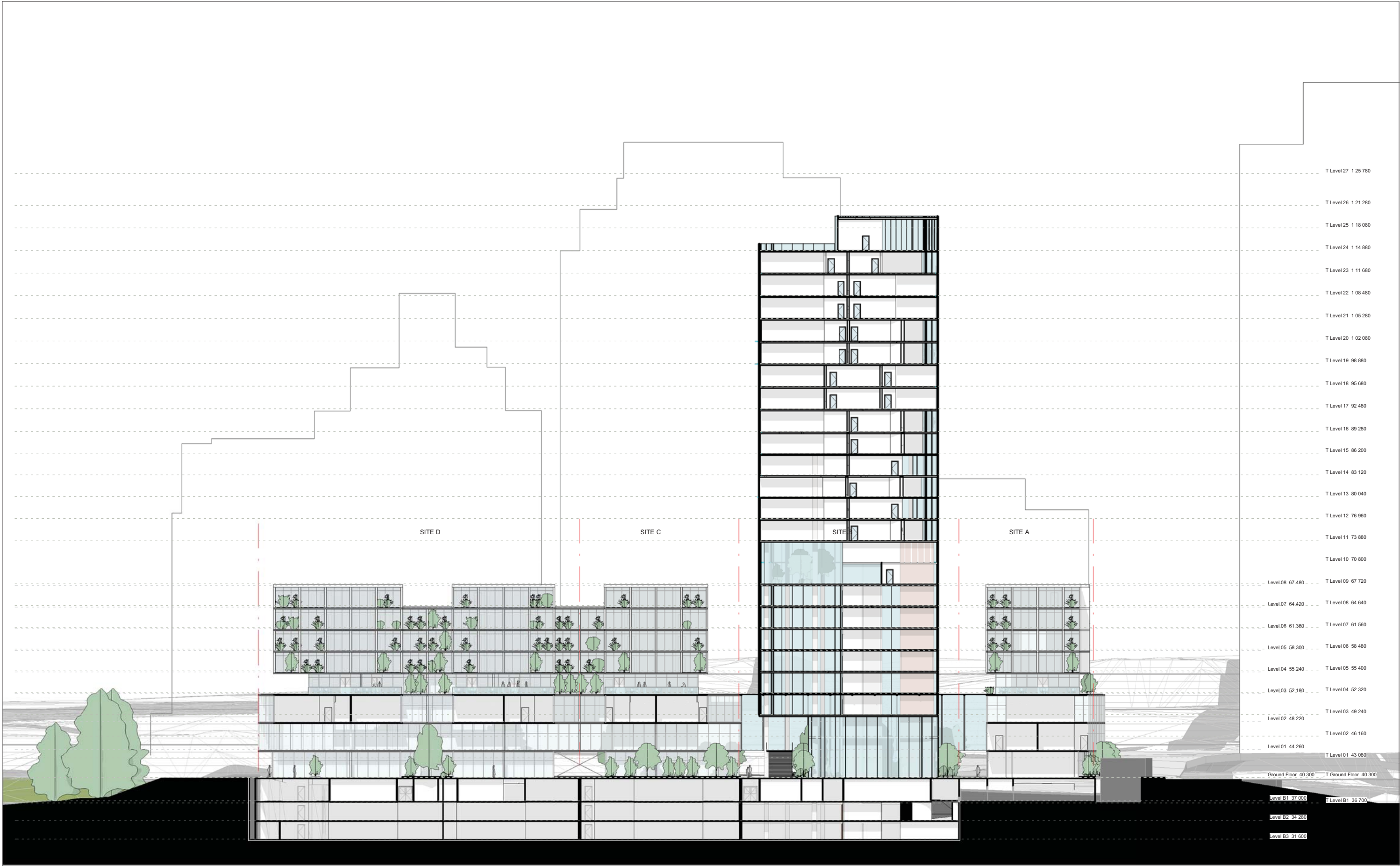
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DRAWING

North Elevation

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STATUS

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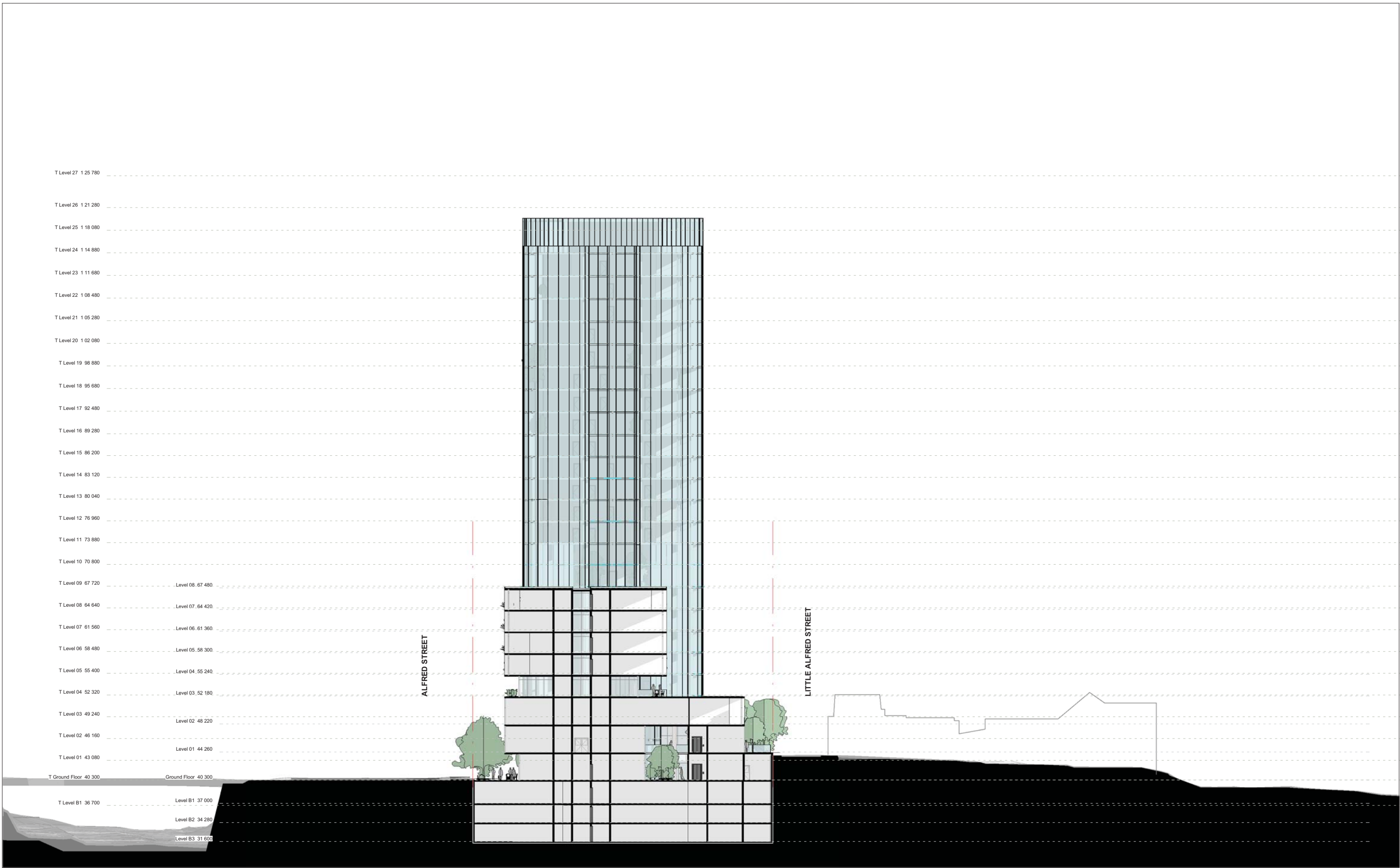
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