



# ALFRED STREET Mixed-use Precinct

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DESIGN REPORT  
ALFRED STREET PRECINCT  
20<sup>TH</sup> NOVEMBER 2023

GRIMSHAW



*We acknowledge the Traditional Custodians of the land, the Cammeraygal people of the Eora Nation. We pay our respects to First Nations Elders past, present and emerging.*

**JOB TITLE:** 275 ALFRED ST, NORTH SYDNEY

**DOCUMENT TITLE:** DESIGN REPORT

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Dated: 20th November 2023

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Signed: 

Dated: 20th November 2023

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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 previously known as the “Bayer” building now known as the SBS 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 SBS building tower and the low rise commercial building directly to the north. Currently limited side boundary setbacks and an inconsistent street alignment give rise to a weak urban form. The existing precinct 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 pedestrian link through the two sites to provide pedestrian connection between Alfred Street and the lower Little Alfred Street.

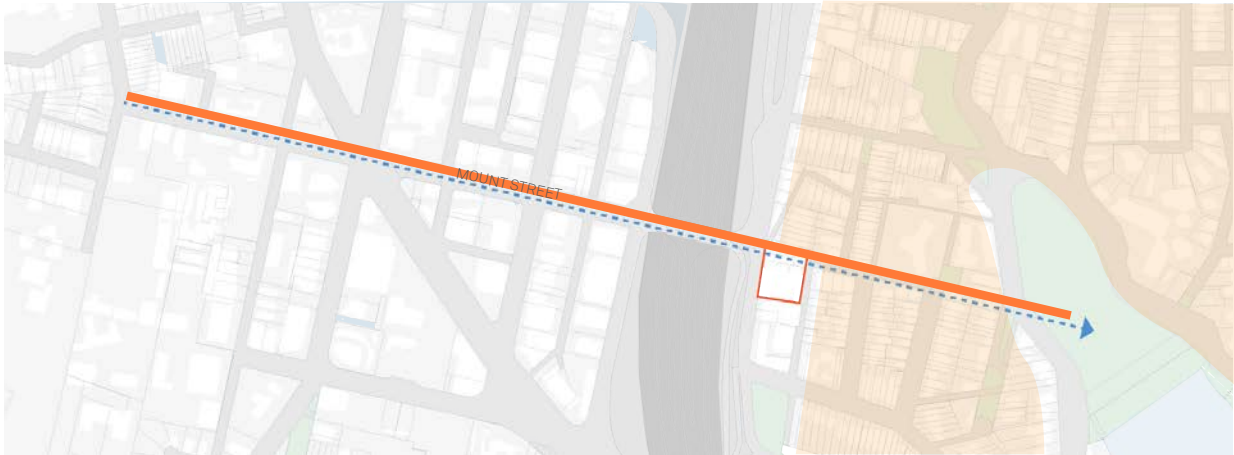
The proposed envelope and urban form for the two properties has been developed respecting both the important visual role the SBS building provides as a gateway marker to the Sydney CBD while respecting its residential context and minimising potential impacts to its neighbours. Key to the proposition is maintaining individual site development opportunities, providing a strategy that is deliverable in terms of economic feasibility and reinforcing key urban objectives including massing and ground plane strategies.

## Key Precinct Sites

The “SBS” 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 all 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 office space offering.

Given the location of the site in a principally residential area the proposition is to change the land use for these two prominent sites from Commercial Core B3 to MU1 Mixed-Use. This ‘Mixed-Use’ land use change is proposed to incorporate the entire Alfred Street Precinct including both the 283 and 275 Alfred Street sites.

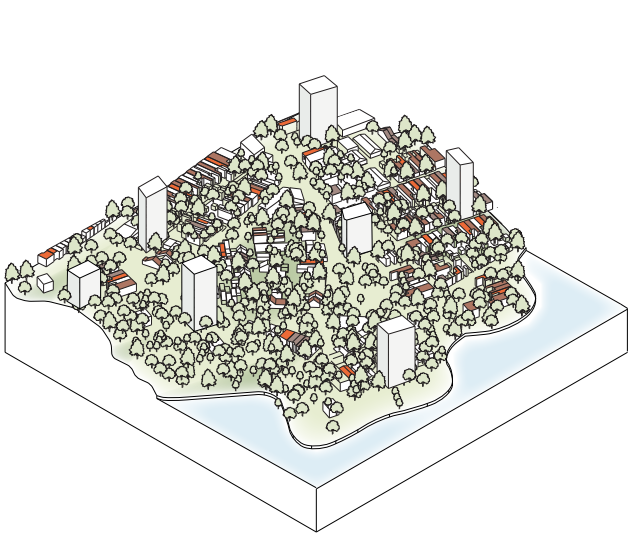


Business district

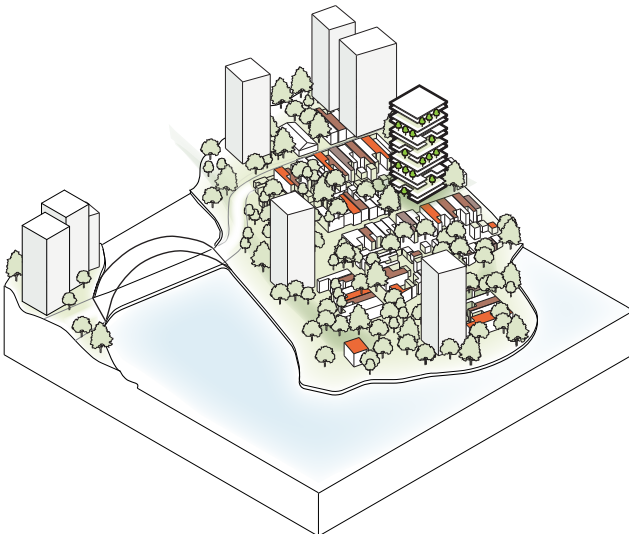
Site

Conservation area

Landuse of local context



Character of local context





Development Scenarios

A broad series of scenarios have been identified and evaluated through an extensive planning engagement process in order to understand the most appropriate development pathway for the precinct. This process additionally defined the composition of sites that formed the precinct study area, incorporating 283 and 275 Alfred Street sites into a combined planning response.

Detailed economic feasibility studies have been undertaken on the two sites to determine minimum commercial redevelopment viability. 283 Alfred Street is currently under its development potential with no substantial existing structure provision to support an adaptive reuse opportunity. The existing SBS Building on 275 Alfred Street provides the greatest opportunity 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.

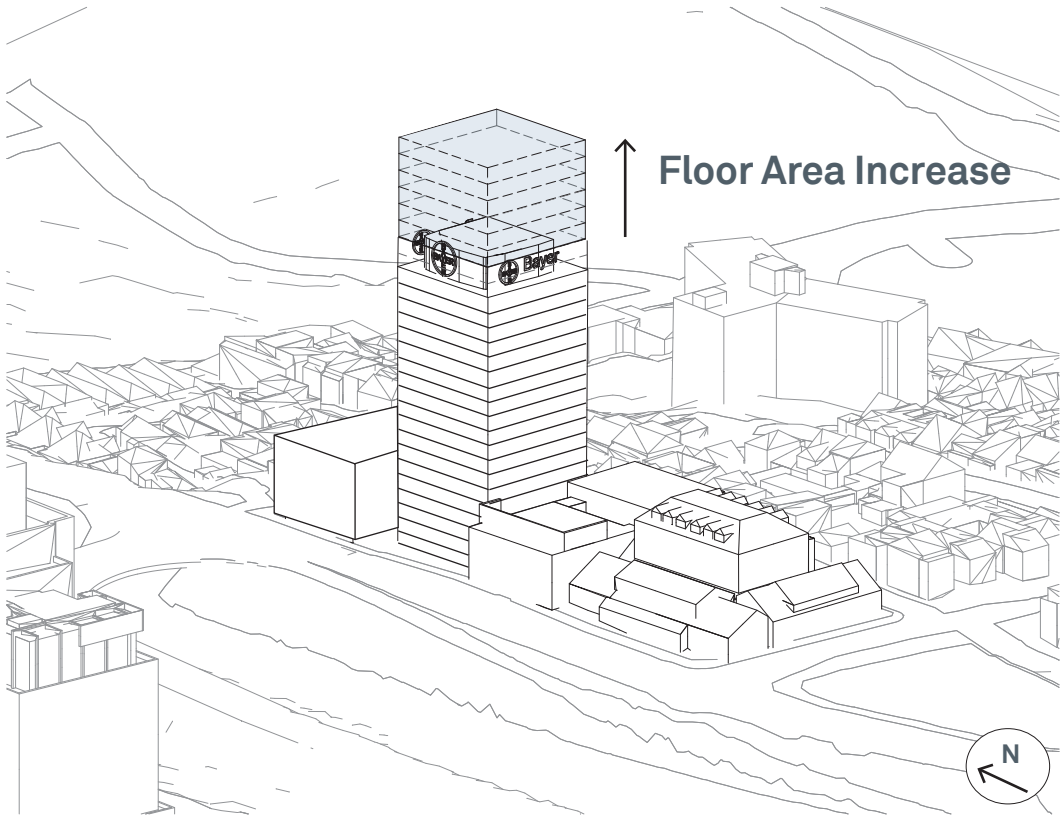
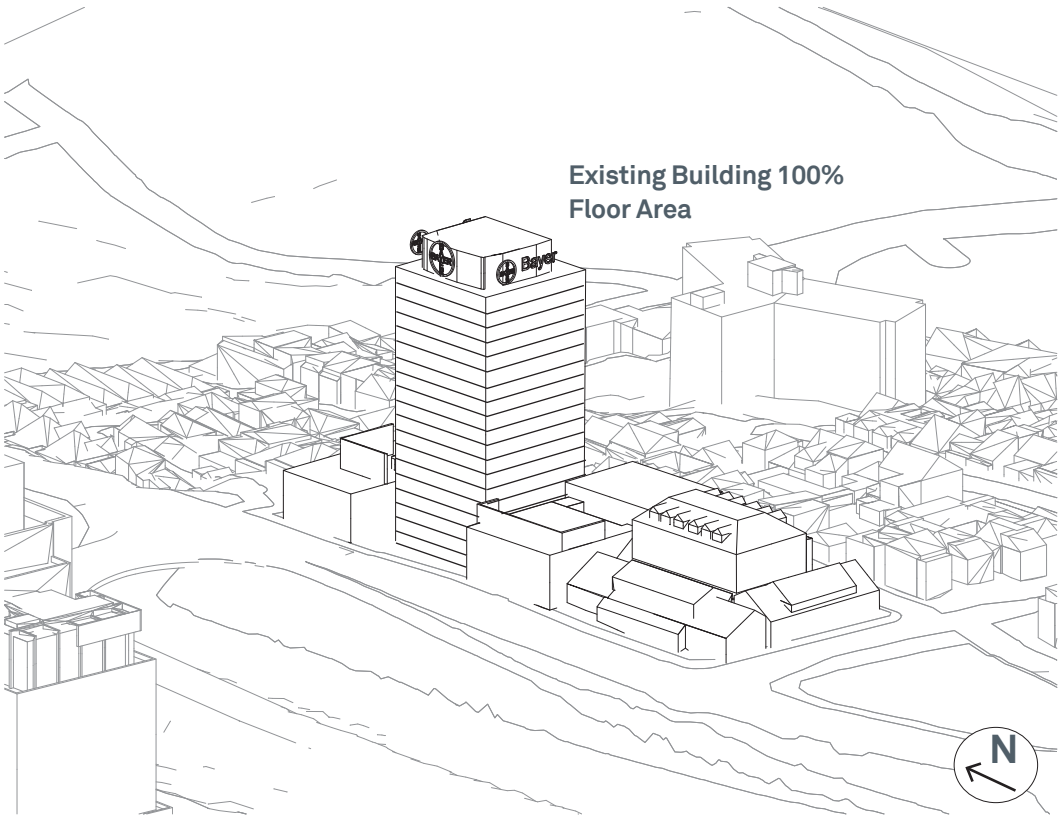
2. **Renovating existing building:**  
**Upgrading the quality of office space.**  
It was concluded that renovating the space would not proportionally increase revenue against capital costs to a be an economically viable option.

3. **Adaptive Re-use of existing building:**  
**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 the removal of asbestos and alterations to the structural frame, core, facade 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 an 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 maintains the existing tower. 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.



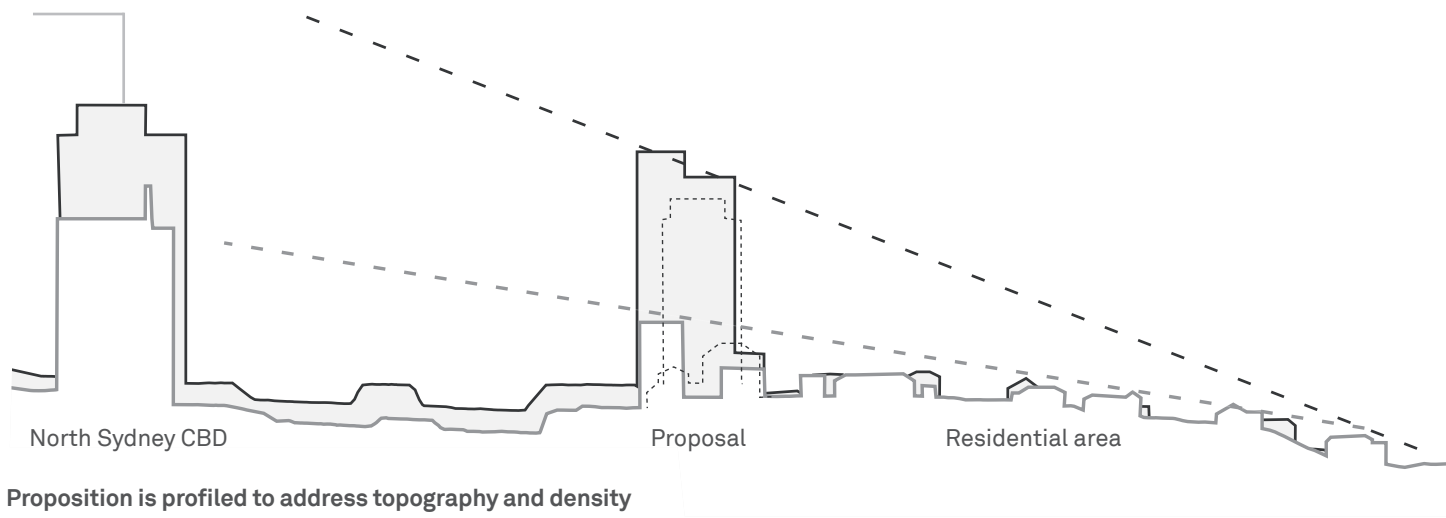


Proposal aims

- Provide a legible and activated street edge to Alfred Street and strengthening the adjacent pedestrian connection to North Sydney CBD.
- Provide increased pedestrian and landscape 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 the ground level of 275 Alfred Street while providing an enhanced precinct retail activated through site link.
- 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 two 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 with consideration for the future potential of the adjacent southern properties, allowing 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 links though the site with greater activation by retail at ground level.
- Introduce enhanced pedestrian footpath and landscaping to Little Alfred Street.
- 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 and a 'Gateway Landmark' site to the eastern residential area.









# 01. METHODOLOGY



# 1.1 Introduction

## This report

The purpose of this document is to present the constraints and opportunities of the re-development of 283 and 275 Alfred Street sites as a non-consolidated precinct. The key focus of the report will be implementing an integrated mixed-use precinct strategy while enabling phased individual site redevelopment. A key focus will be the redevelopment opportunities of the SBS 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, to the east 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 the NSW Department of Planning and Environment (Department) 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 the Department since project inception in late 2014. This report has been structured to represent Council's and the Department'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 was to develop a proposal for the precinct using an iterative approach, which tests and modifies outcomes seeking balance between amenity, public benefit, quality, economic viability and development outcomes.

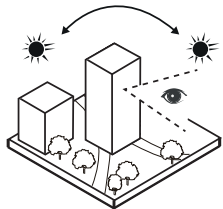
Providing precinct pedestrian connectivity and the creation of a permeable site provides key drivers for the development of building massing and urban response. Accommodating for individual site staged development and vehicle access and servicing additionally provides key drivers to the urban activation 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 SBS 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.

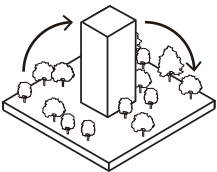
The cost of upgrading and remediation of the existing SBS building alone has been estimated to be beyond what would be recoverable from even the most optimistic commercial renovation. The planning proposal therefore seeks to adapt the property and precinct to a more appropriate 'mixed-use' building typology with the extension of height enabling the viability of the adaptive reuse strategy for the SBS tower to be implemented.

The site is located in a largely residential area disjointed from the 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.



AMENITY



SUSTAINABILITY  
100% Solar  
100% Natural Ventilation



PUBLIC BENEFIT  
Creating connections  
Area is enriched in Value



SOCIAL  
Activation  
Community Creation



# 1.3 Sustainability in Place

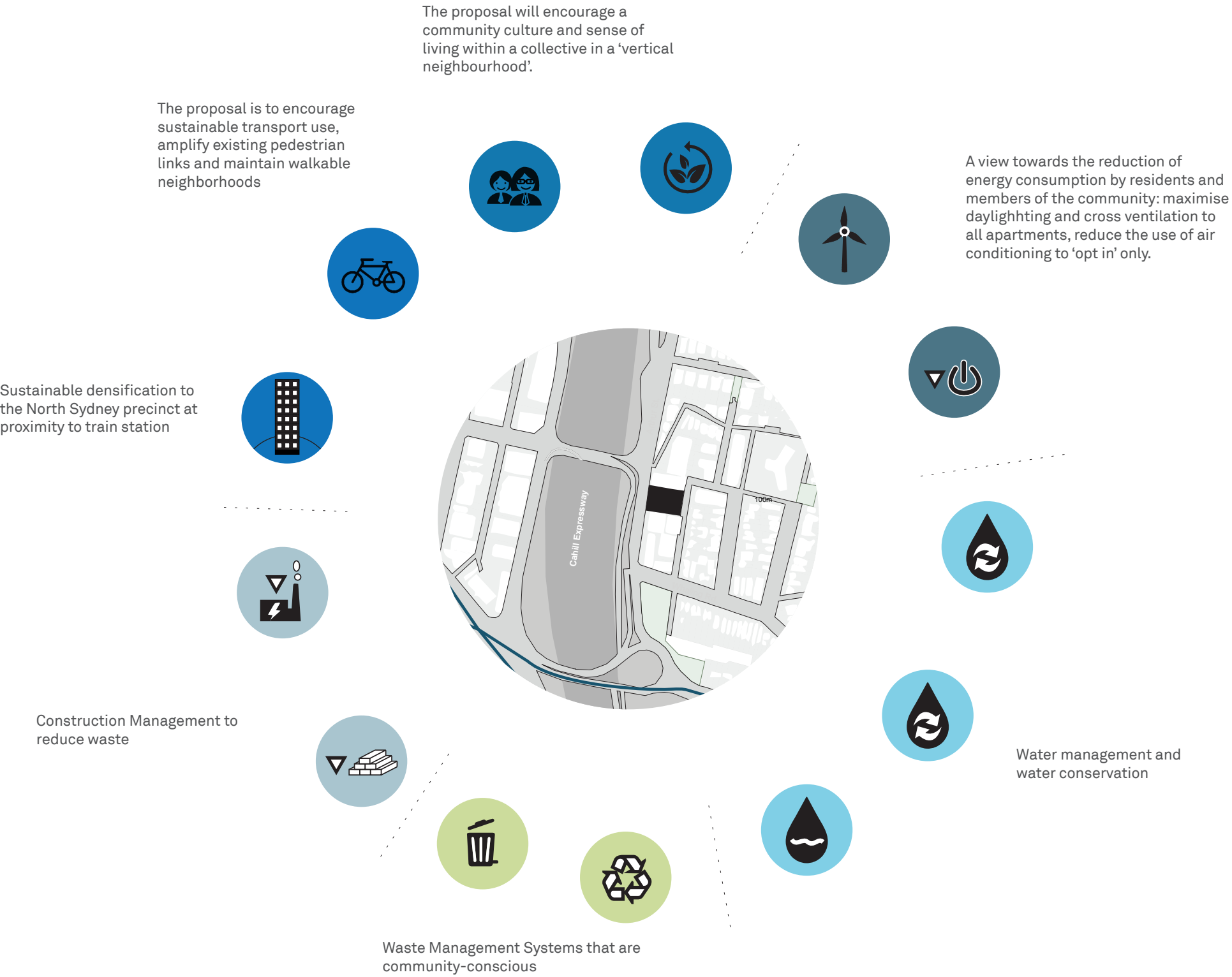
## Sustainable agenda

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 from the North Sydney train station and 500m from the new Metro 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 SBS 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 due to the substantial adjustments to the structural frame required, which to deliver commercial feasibility required the supplement of additional residential floor area and building height.

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

## Planning Proposal - SBS Building (2015)

A Planning Proposal for the SBS Building was submitted to North Sydney Council (Council) on the 3 September 2015 to facilitate a mixed-use development. This included 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 the Department. 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 (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 JRPP decision, Council prepared the Alfred Street Precinct Planning Study in February 2017 which would provide a framework for the entire Precinct and would act as a guide for a future landowner led Planning Proposal. At its meeting in January 2019, Councillors resolved not to support the Precinct Planning Study.

- 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 being 3 storeys in height;
- For Site A, the built form would include a three storey commercial podium with a new tower to align with the SBS 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 was commercial 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 councillors resolved not to adopt the amended 'preferred scheme'.

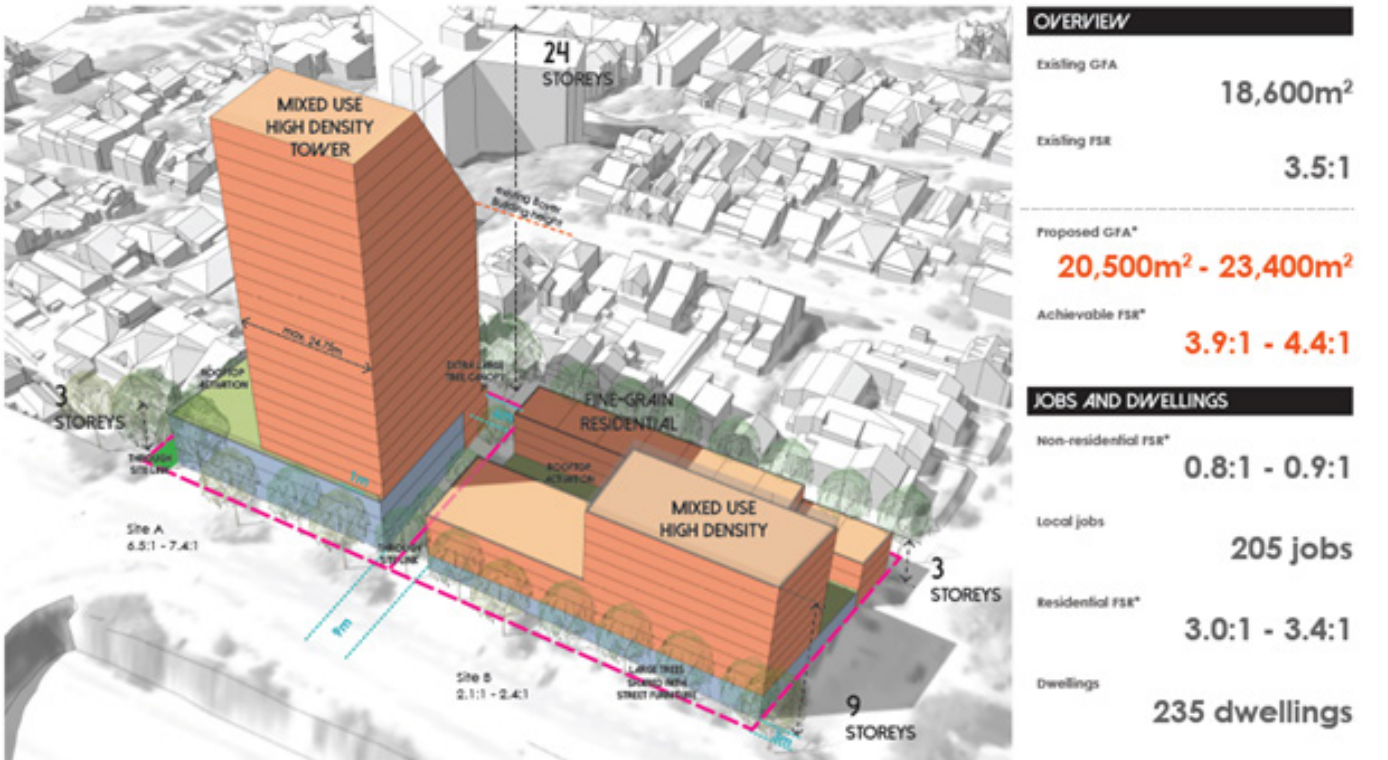


Figure – Council's Preferred Option  
Source: North Sydney Council



## Planning Proposal – SBS Building (2019)

Given that Council was unable to support its own Precinct Planning Study, the Proponent lodged its own precinct Planning Proposal in March 2019. This Planning Proposal sought to address the concerns raised by the JRPP in September 2016 by including all sites in the precinct (Sites A, B, C and D). The proposal sought to:

- Rezone the Precinct from B3 Commercial Core to B4 Mixed Use;
- Increase the maximum height of buildings from 13m to:
  - o 31m for 283 Alfred Street (Building A);
  - o 80m for 275 Alfred Street (Building B);
  - o 28m for 271-273 Alfred Street (Building C); and
  - o 29m for 263-269 Alfred Street/4 Little Alfred Street (Building D).
- Increase FSR provision for 275 Alfred Street (Building B) from 3.5:1 to a base of 7.3:1 which is the existing FSR of the SBS Building. Insert a design excellence provision which allows for an additional 2:1 FSR (with a total maximum FSR control of 9.3:1), subject to a design competition being undertaken for the site.

The North Sydney Local Planning Panel (NSLPP) considered the proposal at its meeting of 14 August 2019 and acknowledged its strategic merits. However, it raised several matters of site-specific merit that needed to be addressed and/or required further information and

clarification. On, 5 November 2019 Sydney North Planning Panel (SNPP) considered the rezoning review request and determined the proposal be submitted for a Gateway determination as the planning proposal demonstrated strategic and site-specific merit.

Following public exhibition, the SNPP on 10 December 2021 resolved to seek further advice from the Department of Planning (the Department) prior to making a final determination of the Planning Proposal.

In their determination, the SNPP advised:

*The Panel believes the Proponent has generally satisfied the following site-specific concerns: traffic and pedestrian safety; overlooking and privacy; environmental impacts; and public exhibition process.*

*However, the Panel concurs with the Department that the following site-specific concerns need further review and refinement prior to the proposal proceeding to finalisation.*

- *The extent of overshadowing on public open space and neighbouring properties including the Whaling Road Heritage Conservation Area and how any such overshadowing could be further minimised;*
- *The timing, execution and requirement of a site-specific DCP to be prepared between the Proponent and Council;*

- *Consideration of the Western Harbour Tunnel and Warringah Freeway upgrade, particularly with the proposed changes to nearby public open space;*
- *The inclusion of a maximum retail floor space cap to manage traffic generation, as requested by Transport for NSW;*
- *The formalisation and execution of public benefit offers with Council;*
- *The extent of setbacks consistent with the additional landscaping proposed along Little Alfred Street and a more appropriate transition to the low-density heritage conservation area; and*
- *The ADG building separation controls be applied to ensure it is compliant with the distances required for the heights proposed.*

*Consideration could be given to the final mix of land uses and whether this could accommodate a reduction in building height as to reduce potential amenity impacts on open space and the Whaling Road HCA.*

*Consequently, the Panel requests the Department work with the Proponent and Council to review and refine the Proposal, in relation to the above points, prior to presenting the Proposal to the Panel again for further consideration within the first quarter of 2022.*



Given that the Planning Proposal had not met its Gateway determination completion date, the Department altered the Gateway determination not to proceed on 2 March 2022. This was to allow for a new consolidated and amended planning proposal to be lodged and re-exhibited. Between February and April 2022, the proponent met with the Department a total of three times to address the SNPP's recommendations.

On 29 June 2022, the SNPP held a briefing with the Department to discuss the progress in resolving key issues. Following this briefing, the SNPP held a further briefing with the Department on 13 July 2022. At this briefing the SNPP generally concurred with the analysis and recommendations contained in the Department's Briefing Report of 23 June 2022. The SNPP unanimously determined as part of their record of decision that the proposal should proceed onto the Gateway assessment stage for re-exhibition for sites A and B and including the rezoning of sites C and D to B4 Mixed Use only. Additionally, the SNPP suggested the Department, Applicant and Council work together to identify an appropriate mix of all uses having regard to traffic considerations.

Following the July 2022 meeting, the Department and the Proponent met several times to discuss process and form of lodging a new Planning Proposal. The Department determined that through this process it would seek further advice from a newly constituted SNPP.

The SNPP met with proponent on both 19 September 2023

and 29 September 2023. In its record of decision from 5 October 2023 the SNPP advised the following:

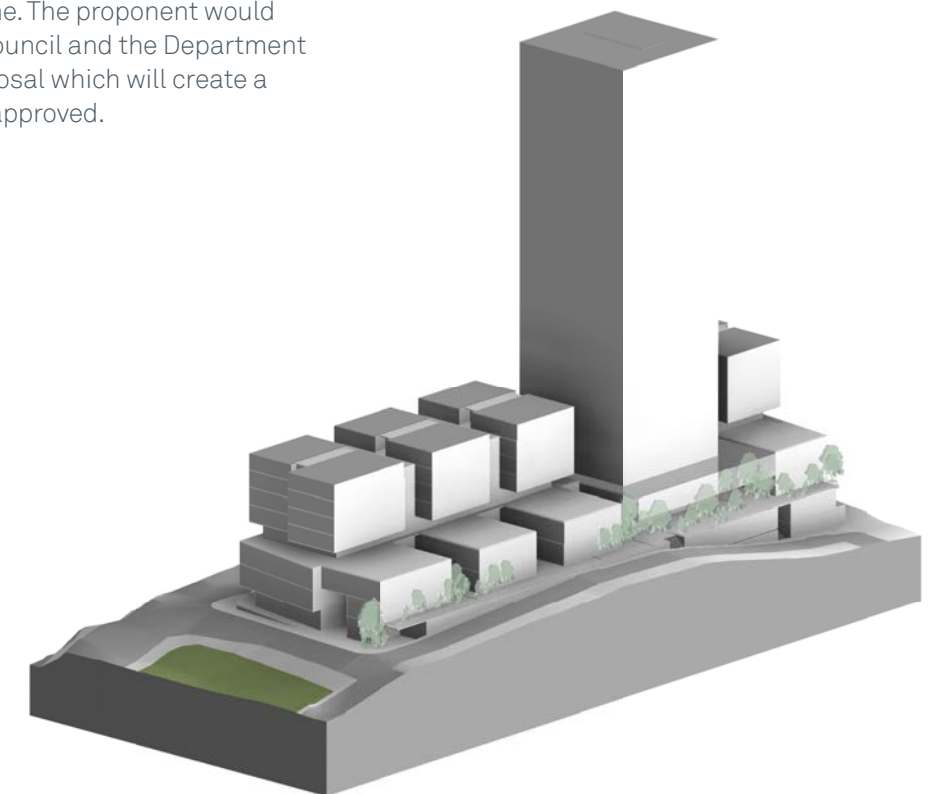
The majority of the Panel have provided advice that the Proponent's proposed development should be amended to:

1. Rezone sites A, B, C and D from E2 Commercial Centre to MU1 Mixed Use;
2. Remove FSR controls from sites A, B, C and D;
3. Introduce a Design Excellence Clause and Map into the North Sydney LEP 2013 (similar to Clause 6.19B of the LEP) which includes the requirement for completion of a Design Excellence
4. Competition to trigger an increase in height for Site B to RL120.00 for the Topmost part of building roof plant (including lift overrun and contingency);
5. Detail a Site-Specific MasterPlan for setbacks and podium height of Site B; and
6. Confirm non-residential uses for the ground floor of Site B and application of Transport for NSW's retail cap for each site.

As a result, the majority of the Panel advise that should

the Proponent wish to submit a new proposed planning proposal then it should consider the above points and details in the Mecone letter of 29 September 2023.

Throughout this planning process which began prior to 2015, the proponent has demonstrated its willingness to work with Council and the Department to achieve a good planning outcome for the Precinct. Council's own Precinct Planning Study took over 2 years to prepare and did not eventuate in an outcome. The proponent would like to continue to work with Council and the Department to ensure that a Planning Proposal which will create a vibrant mixed-use Precinct is approved.



2019 Planning Proposal  
Amalgamated Precinct Scheme







## 02. CONTEXT

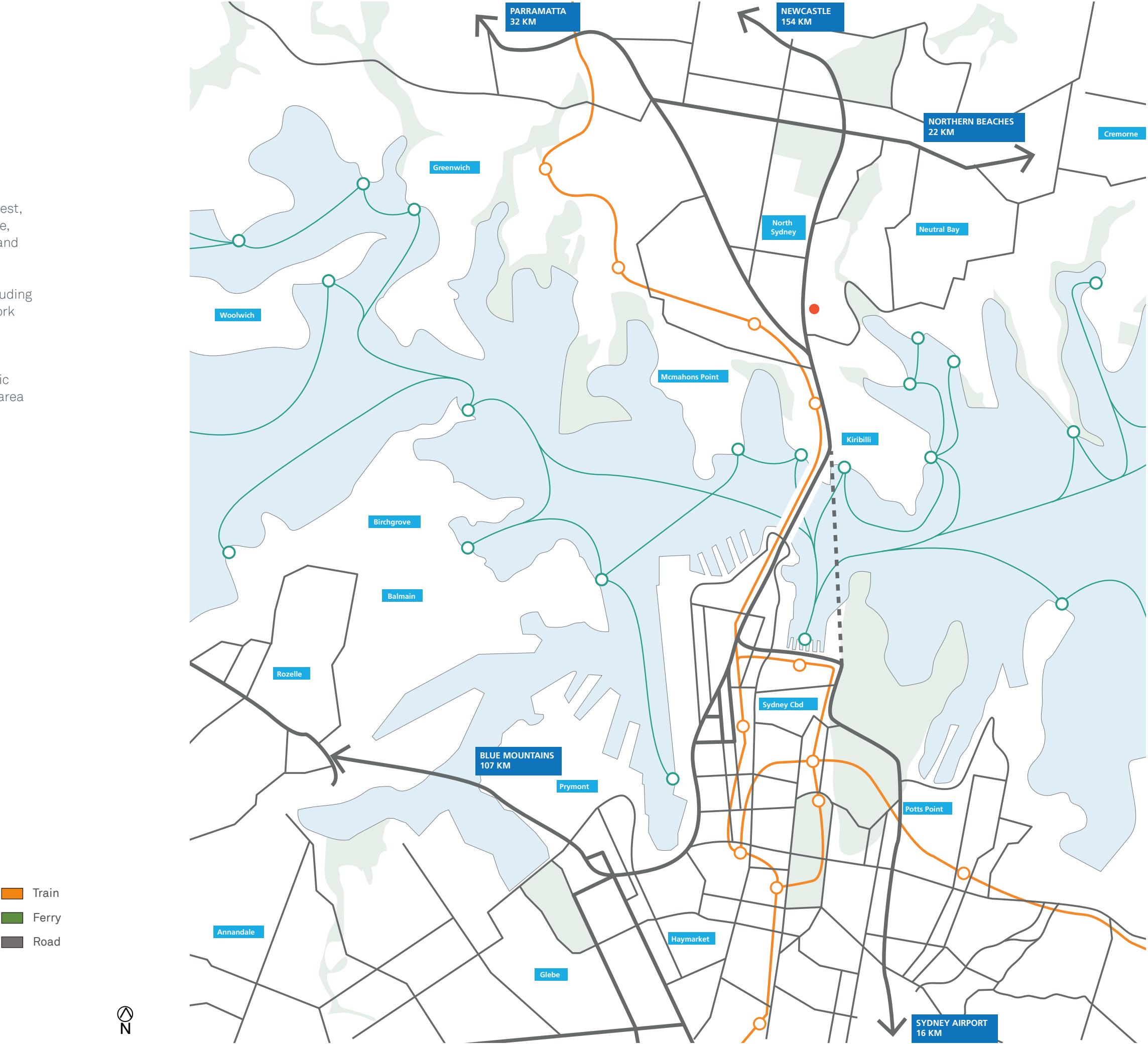


# 2.1 Location

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 SBS 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 northern section of the 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 SBS 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



Mount Street - view from North Sydney



Alfred St looking South




Alfred St looking North





# 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 SBS 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.







- 

**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
- 

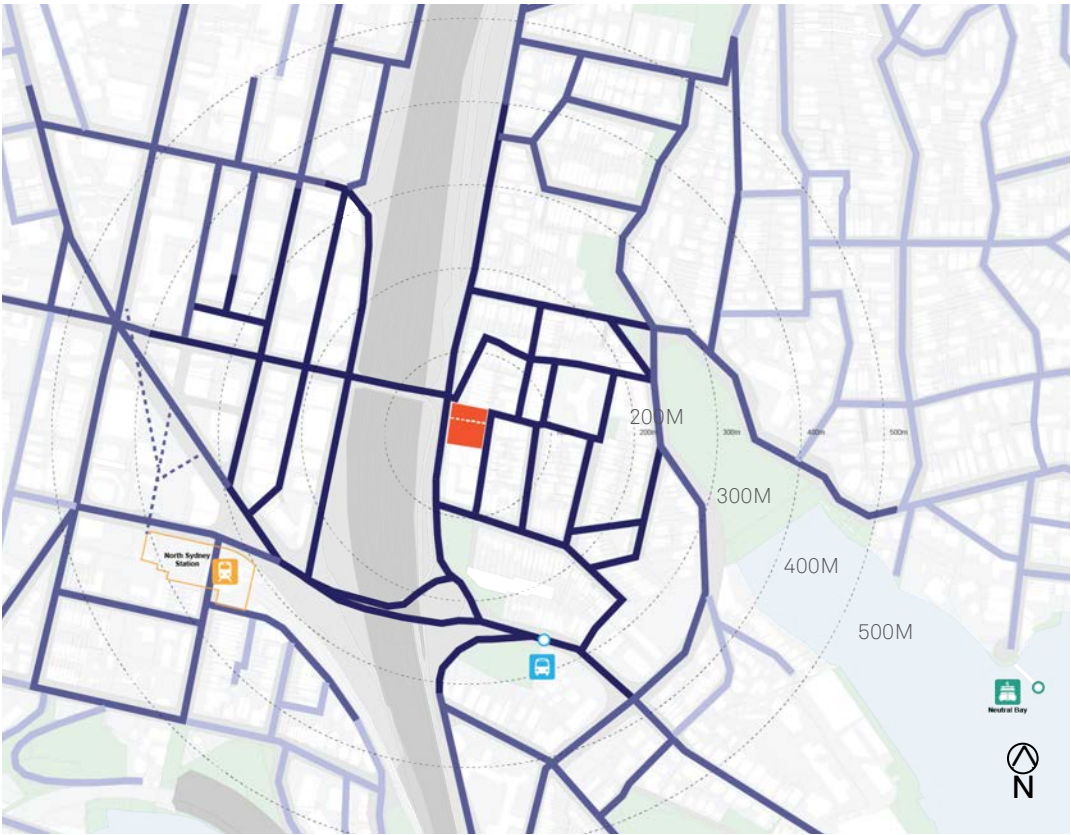
Neutral Bay Wharf and North Sydney Warf are both 15 minute walk.

**Walking Distances from 275 Alfred Street**

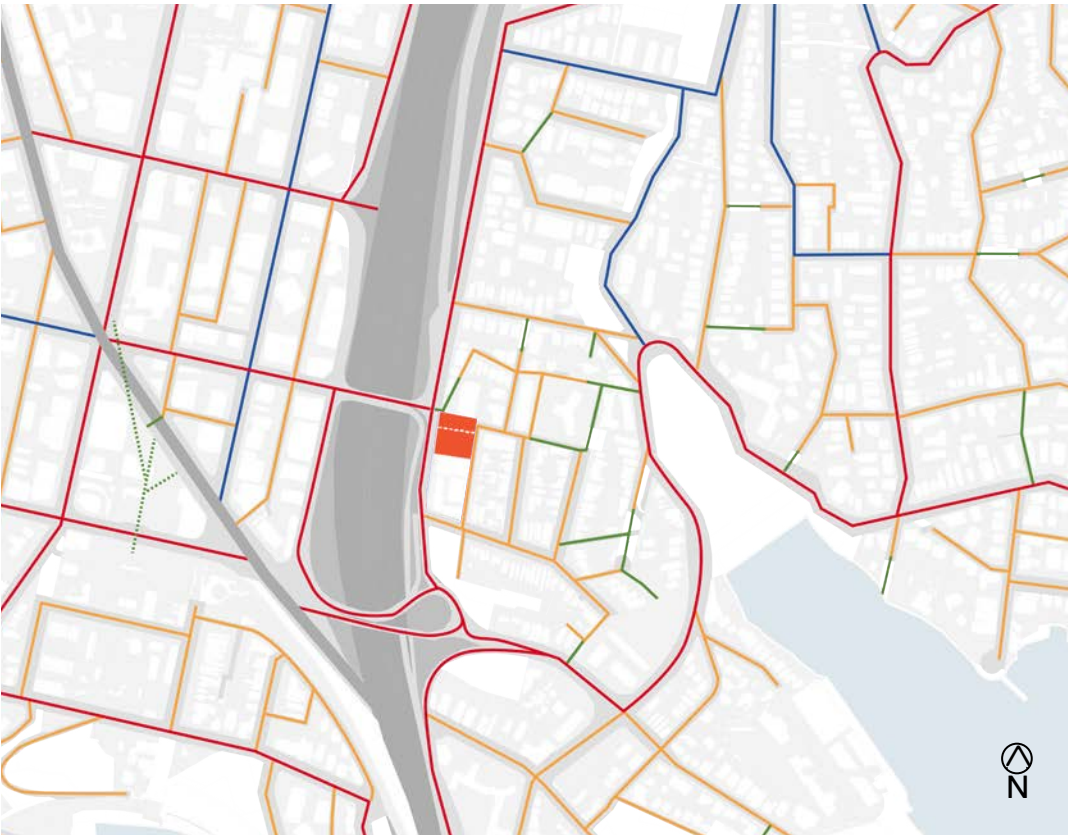
|   |           |
|---|-----------|
|  | 1 Minute  |
|  | 2 Minutes |
|  | 3 Minutes |
|  | 4 Minutes |
|  | 5 Minutes |
|  | 6 Minutes |

**Existing Road Network**

|   |               |
|---|---------------|
|  | Arterial Road |
|  | Sub-Arterial  |
|  | Road          |
|  | Collector     |
|  | Road          |



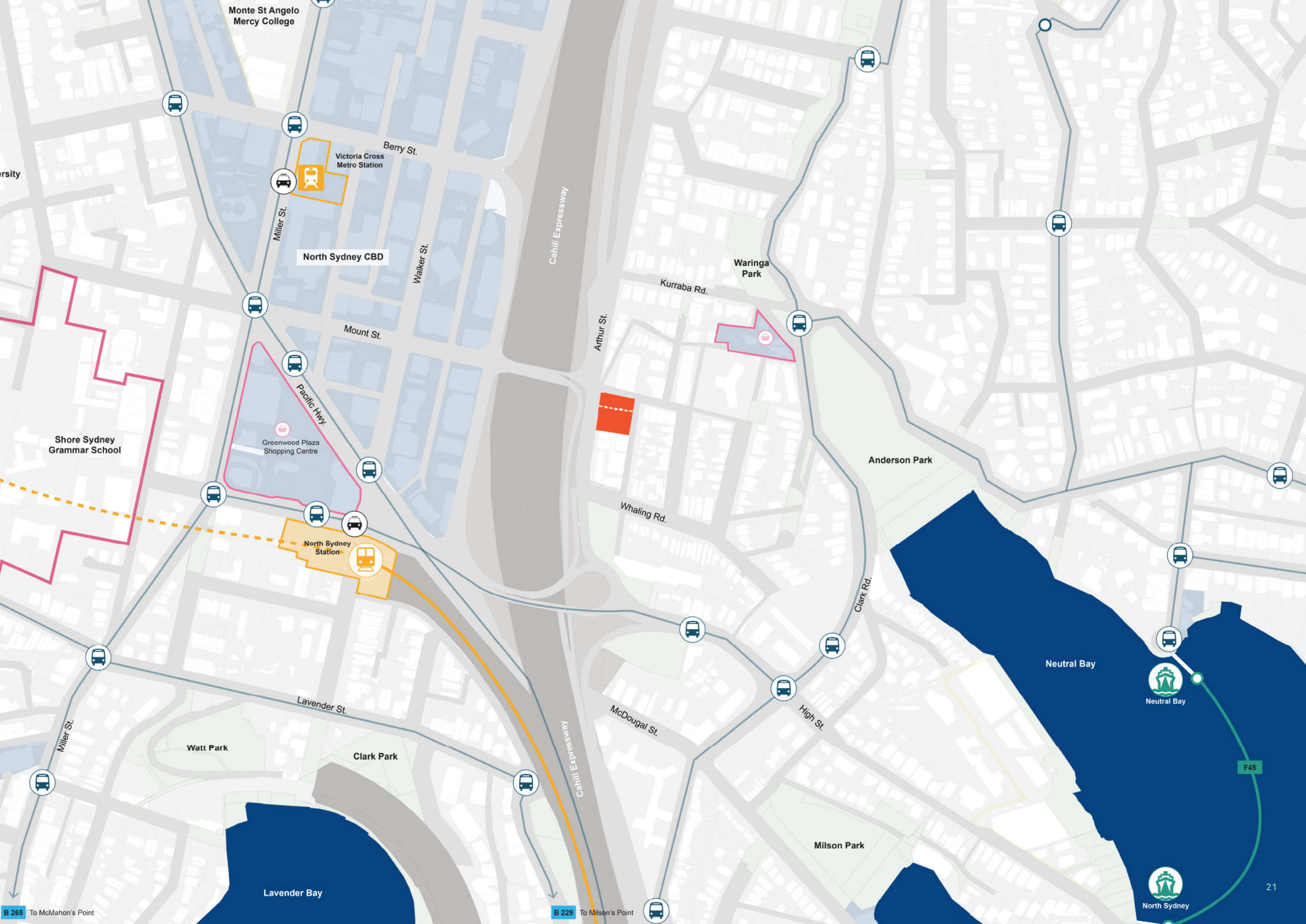
Pedestrian Access - within 400m of north Sydney train station



Existing road network







Monte St Angelo  
Mercy College

Victoria Cross  
Metro Station

North Sydney CBD

Shore Sydney  
Grammar School

Greenwood Plaza  
Shopping Centre

North Sydney  
Station

Watt Park

Clark Park

Lavender Bay

Cahill Expressway

Warringa  
Park

Anderson Park

Neutral Bay

Neutral Bay

North Sydney

F45

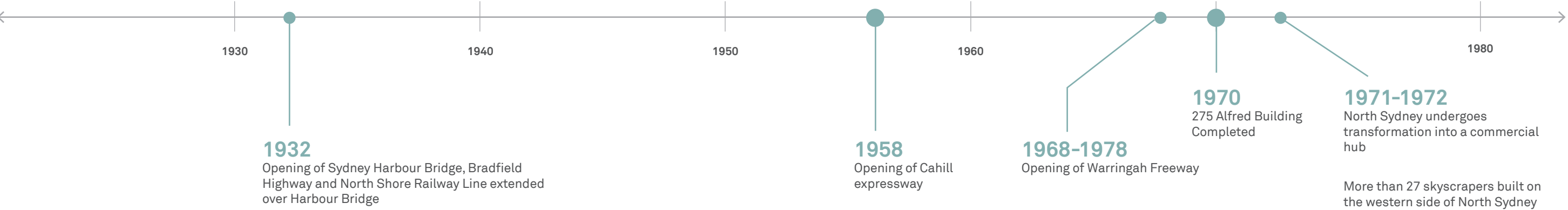


# 2.4 Heritage Conservation

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.







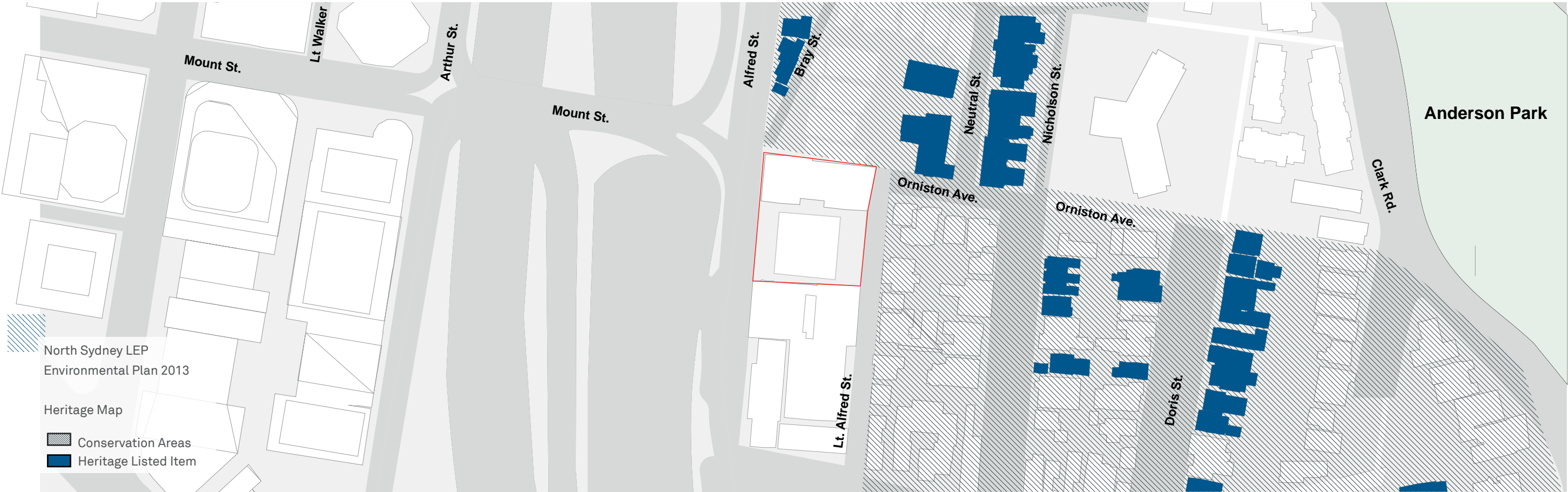
Bray Street looking South



Corner of Neutral Street looking West

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 - Little Alfred St looking North



Local street-scape character - Warringah Freeway looking North





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



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



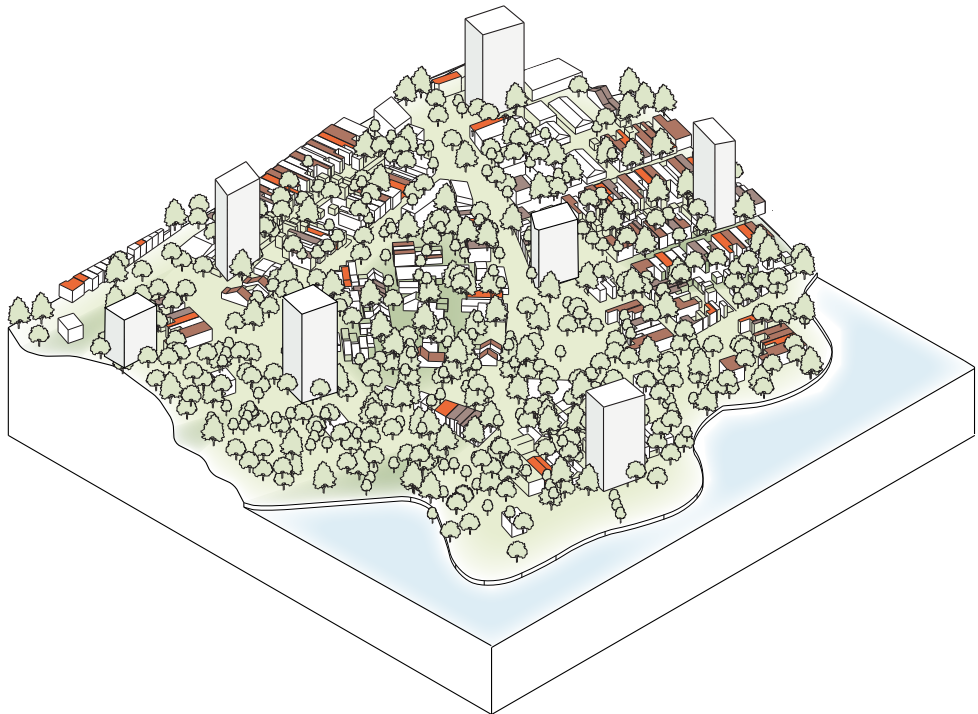
# 2.6 North Sydney Headlands

## Unique character of North Sydney landscape

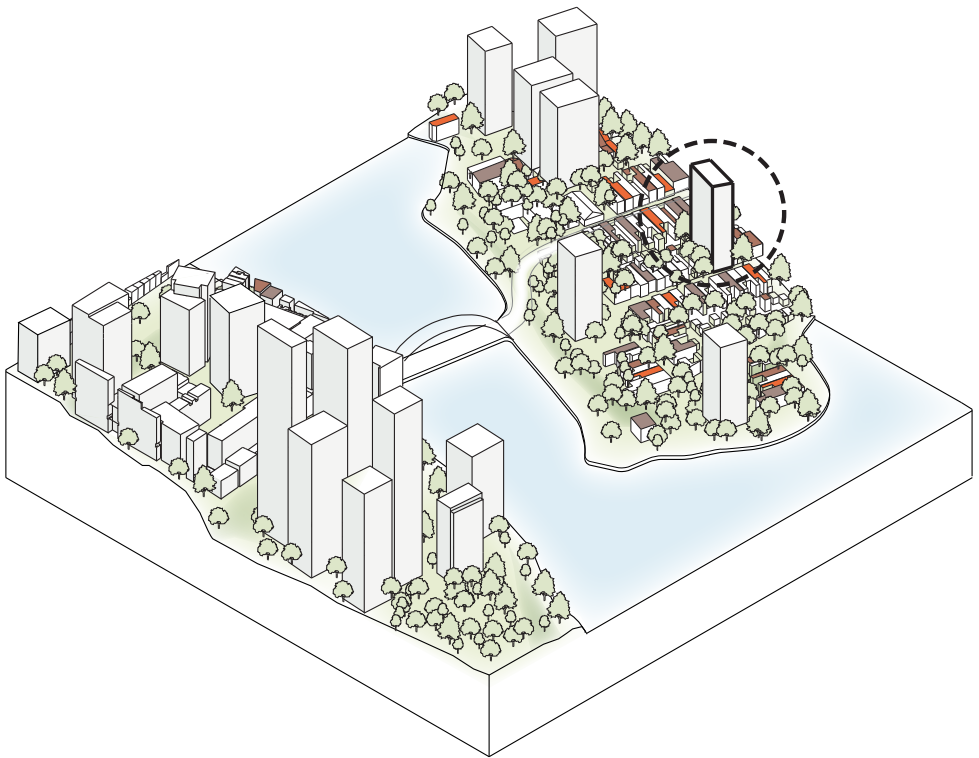
Sydney harbour's headlands have a specific character typified by a lush landscape of hills, a fine grain of terracotta roofs punctuated by modernist towers.

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

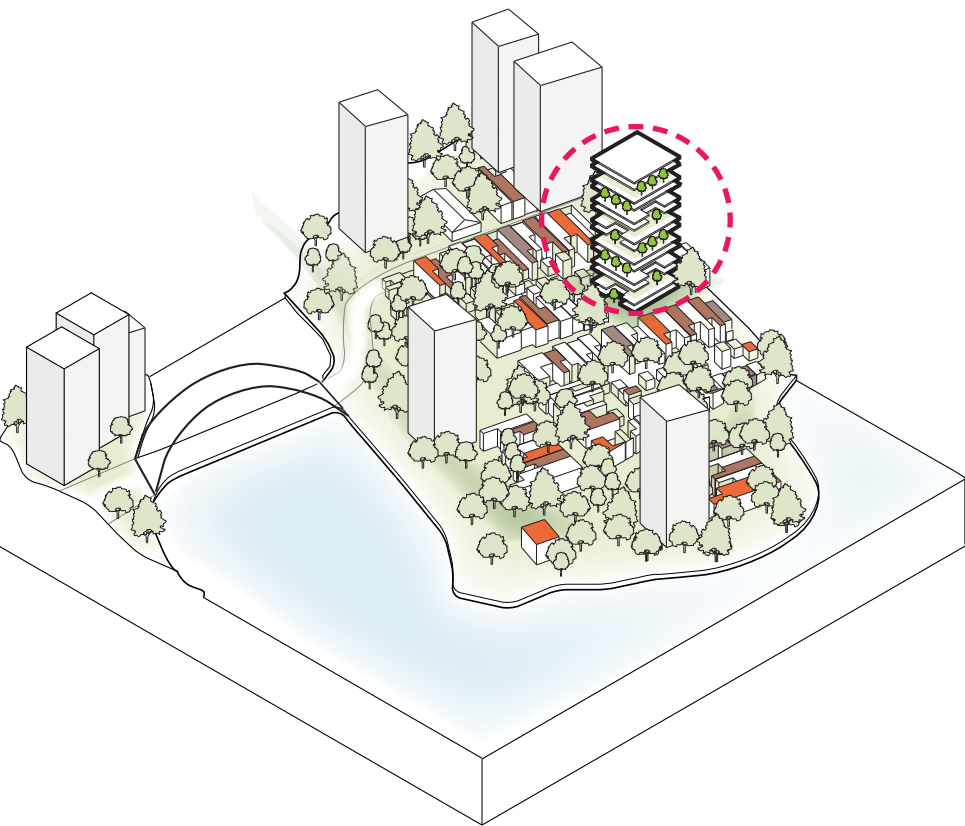
Future proposals for the precinct and 275 Alfred Street should fully integrate into and enhance this distinct condition.



Unique Character and Identity of North Sydney



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



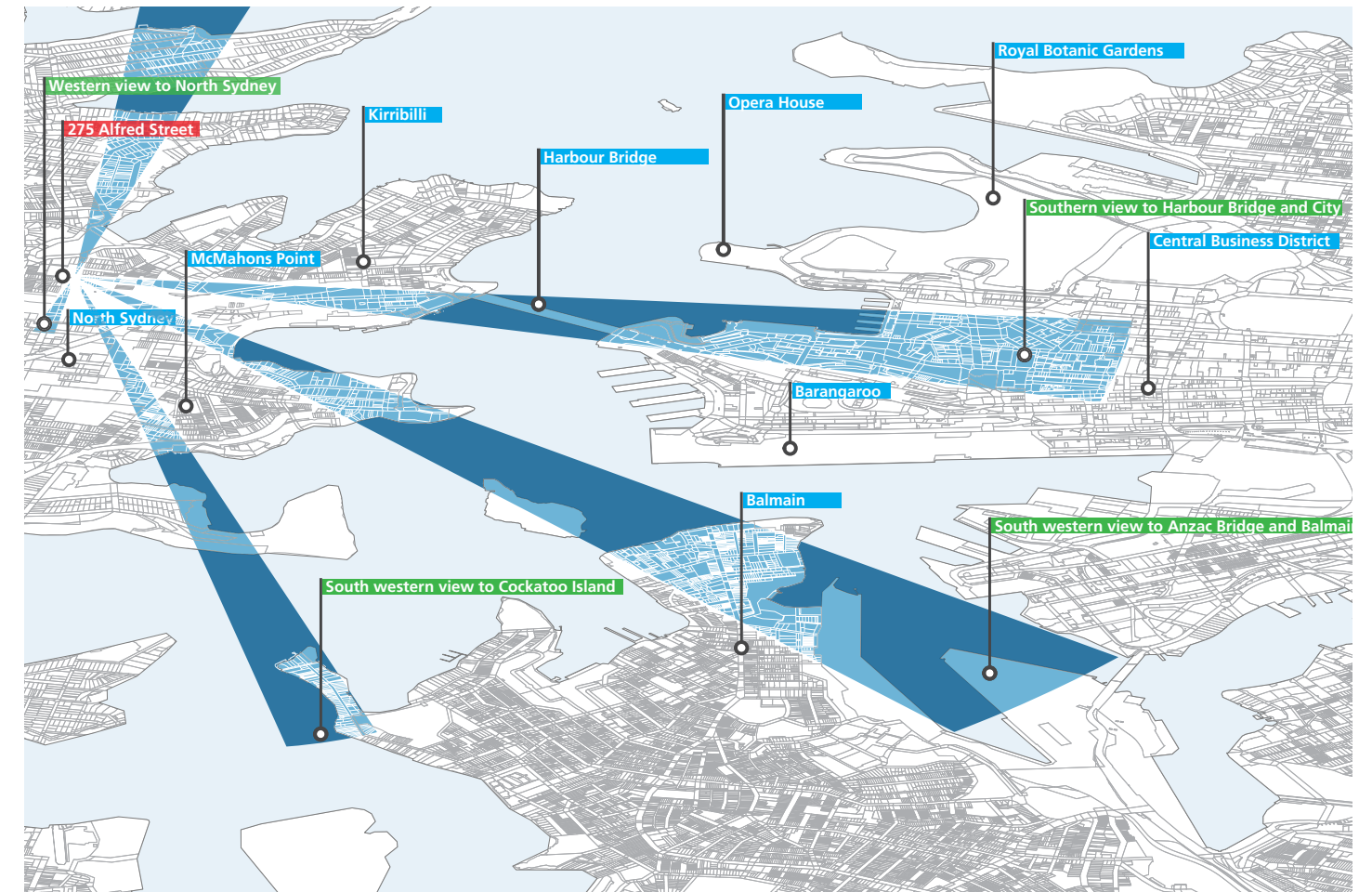
Wider Sydney landscape - position and prominence



## 2.7 Views and Vistas

The unique situation of the 275 Alfred Street 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**



Sydney skyline including harbour bridge and opera house



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



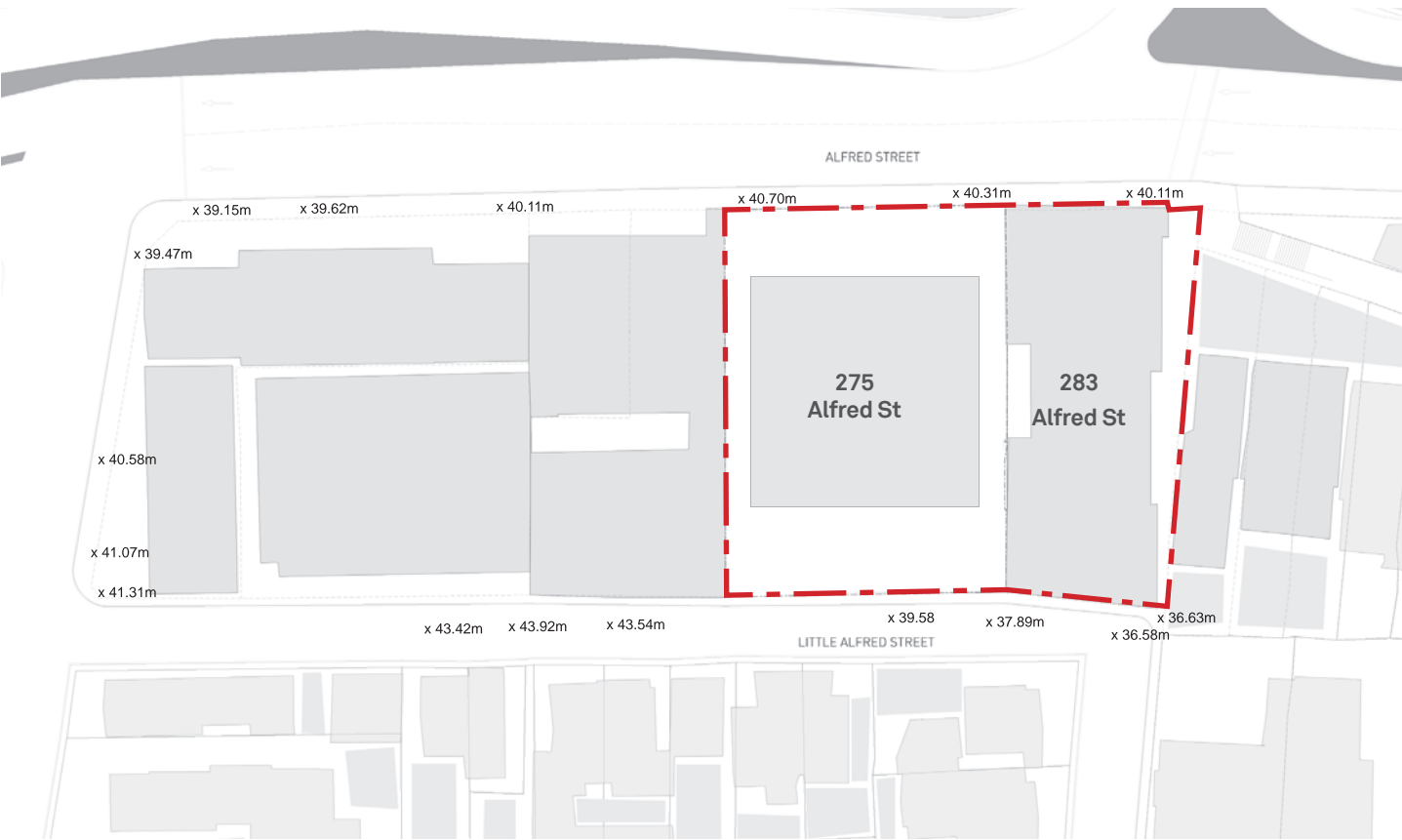
# 2.8 Topography

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 SBS building ground floor situated at the primary point within the site provides a key datum for the future ground level plaza to potentially connect all precinct 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

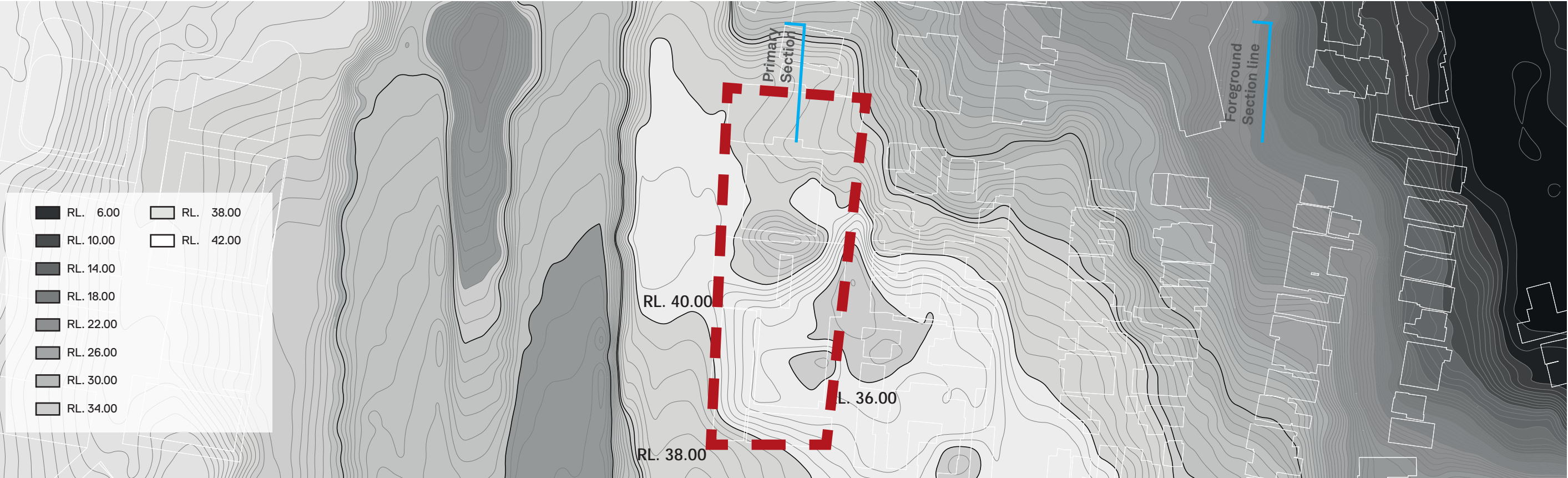
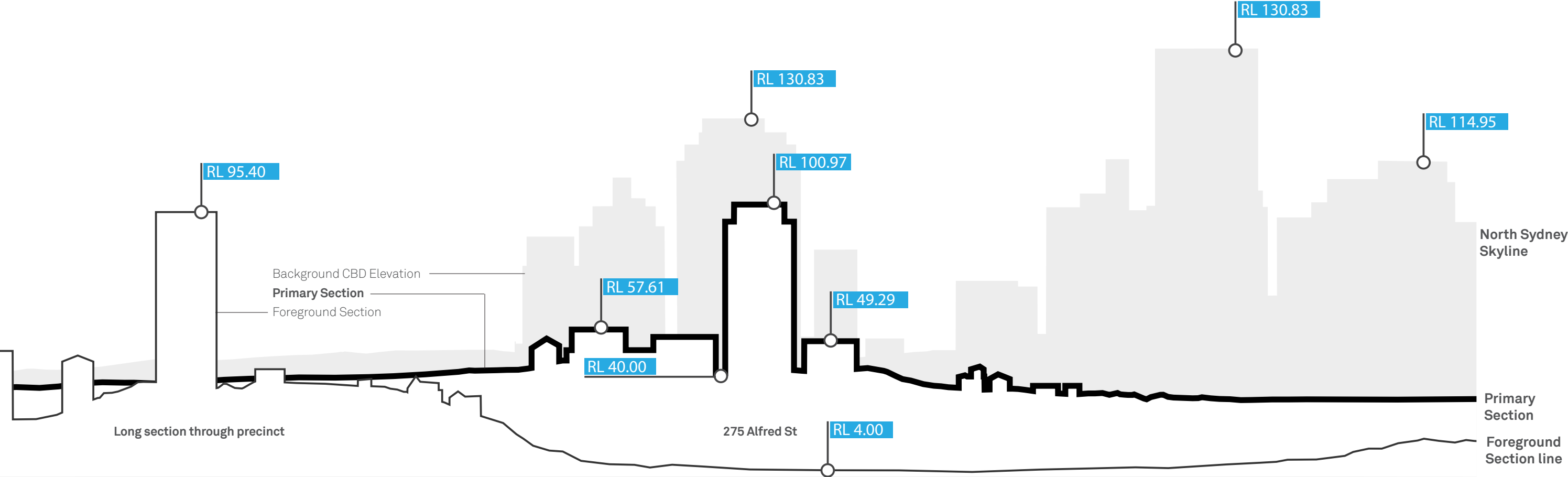


Landscape - Little Alfred Street



Landscape - Little Alfred Street





Landscape- north Sydney topography







## 2.9 Prominence

The SBS 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

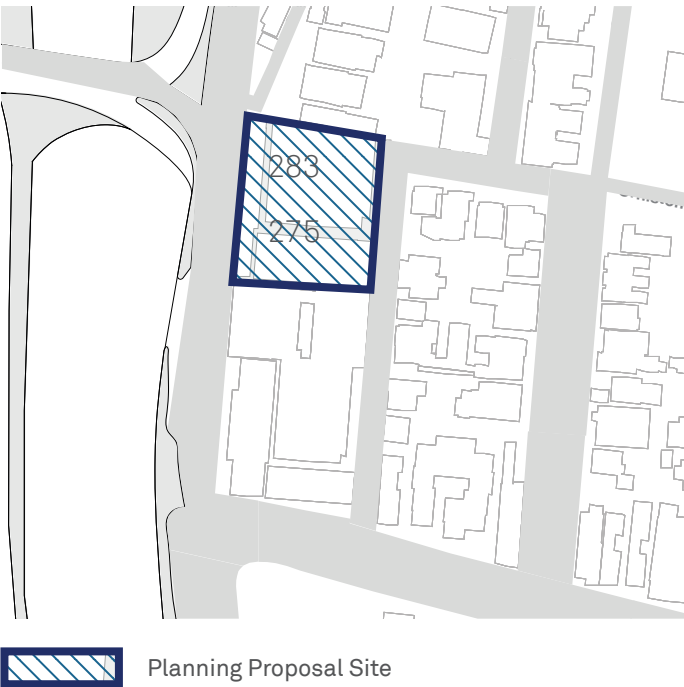


# 3.1 Subject Site

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 broader surrounding precinct accommodates a broad range of existing buildings from townhouse style commercial buildings, medium rise commercial and residential dwellings through to the existing tower building at 275 Alfred Street commonly known as the ‘SBS building’. The site occupies a prominent position along a ridge line with the SBS 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 northern portion of the existing block of developments accommodating two property sites. Previous studies had focused on the full precinct including site amalgamation to promote a unified precinct response. This study the Planning Proposal will focus on 2 key sites of the precinct only.

Site A - 283 Alfred Street  
Site B - 275 Alfred Street

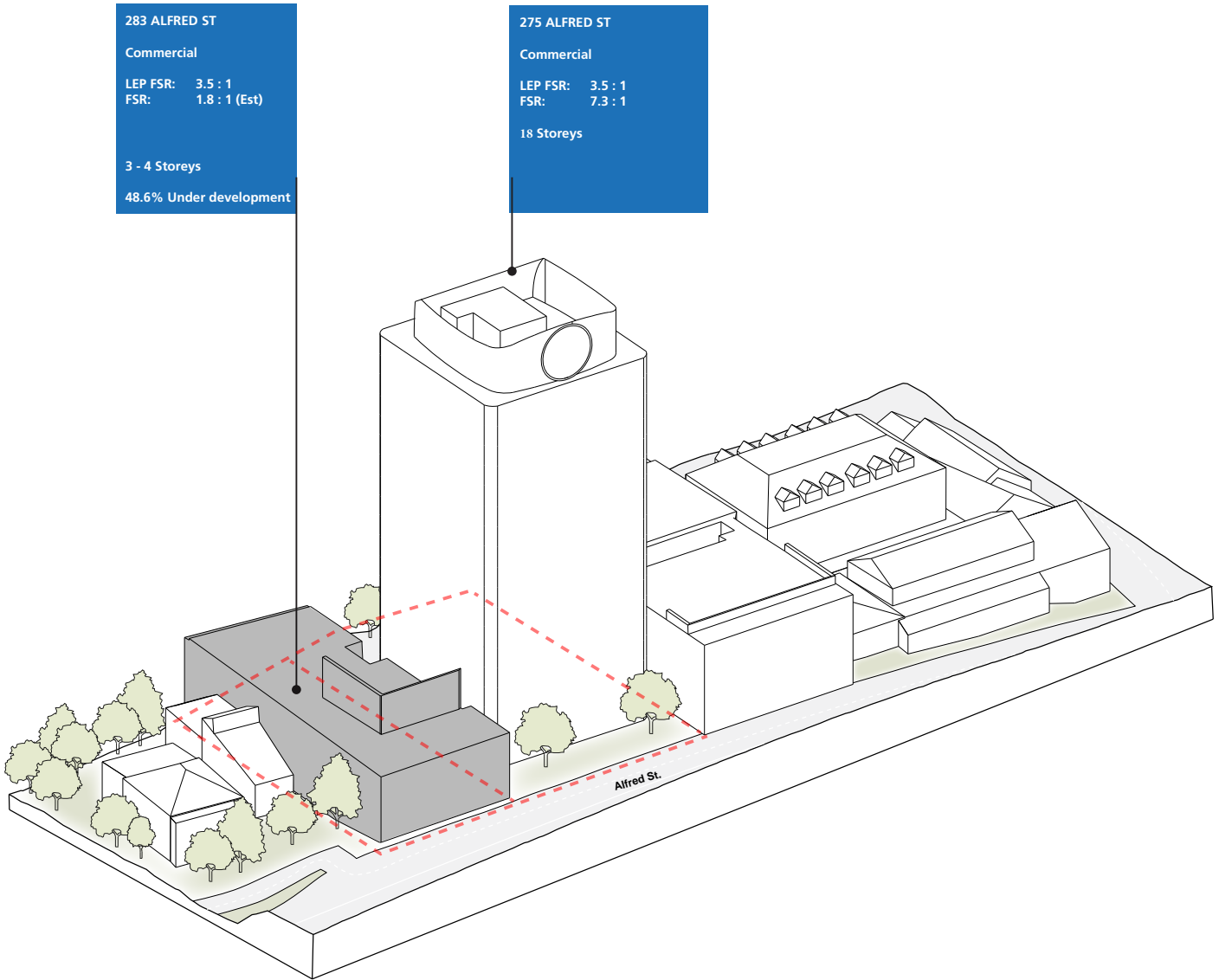


The dominant structure on the site being the SBS building tower is a 18 level building with two levels of basement car-parking. The SBS building tower is a concrete frame construction clad with white painted profiled precast concrete panels with relatively small windows creating a prominent structure.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

The existing SBS building is a single tower primarily accommodating small to medium scale businesses. The precinct pocket of commercial activity is surrounded by medium to low density apartments and houses in the low scale heritage conservation area.

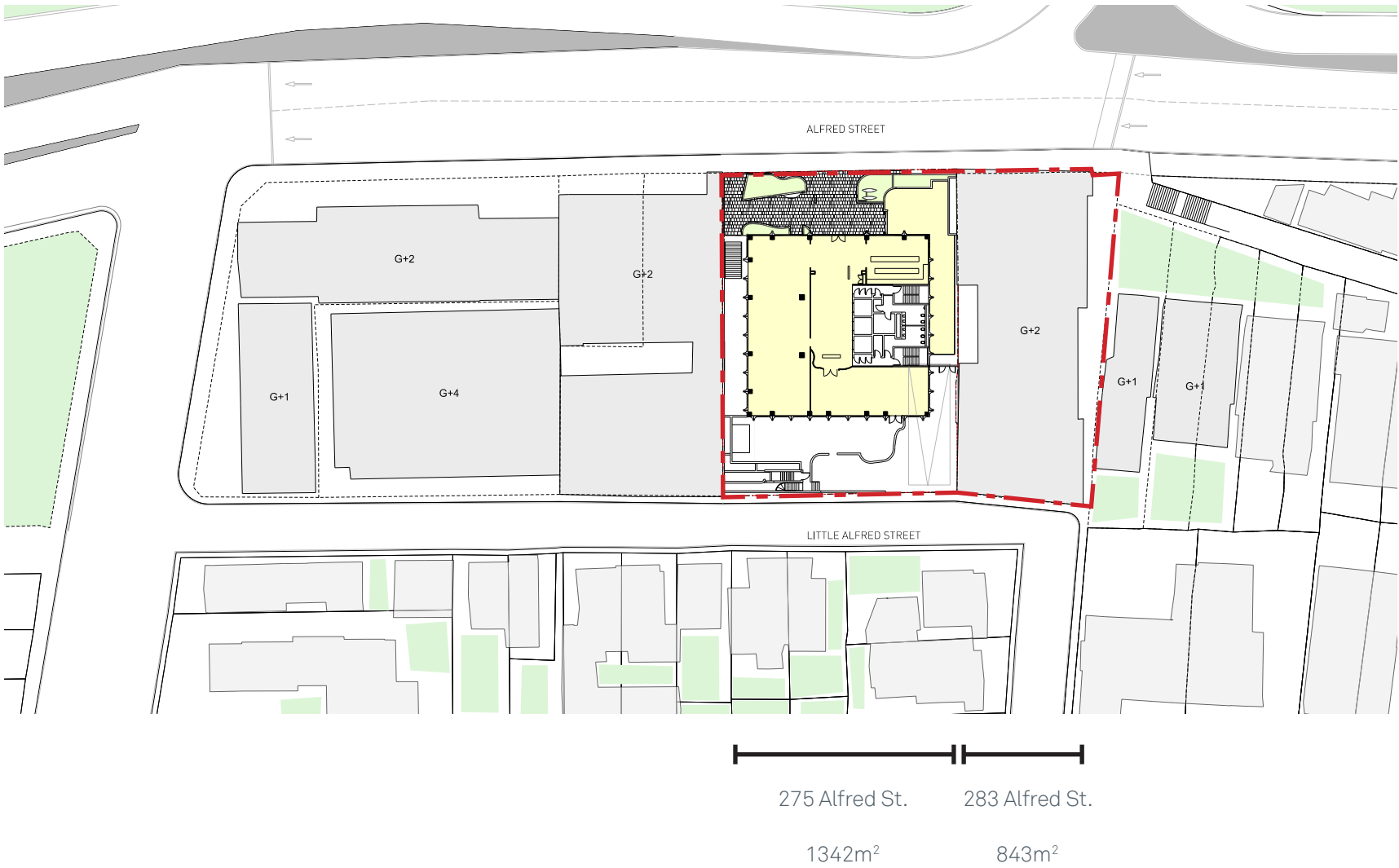
Vehicular pick up and drop off is located on Alfred Street. All other vehicle access to basement car-parking and servicing access is via Little Alfred Street.

Note that it is proposed that no FSR restrictions will be applied to 283 or 275 Alfred Street sites as part of this Planning Proposal.





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                              |



### 3.3 Economic Viability

Detailed economic feasibility studies have been undertaken on the entire precinct block to determine minimum commercial redevelopment viability requirements. All sites in the broader precinct are currently under their development potential with no site providing any substantial existing structure to support adaptive reuse opportunities. Therefore to achieve economic viability on 283 Alfred Street 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 SBS Building on 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 over 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.

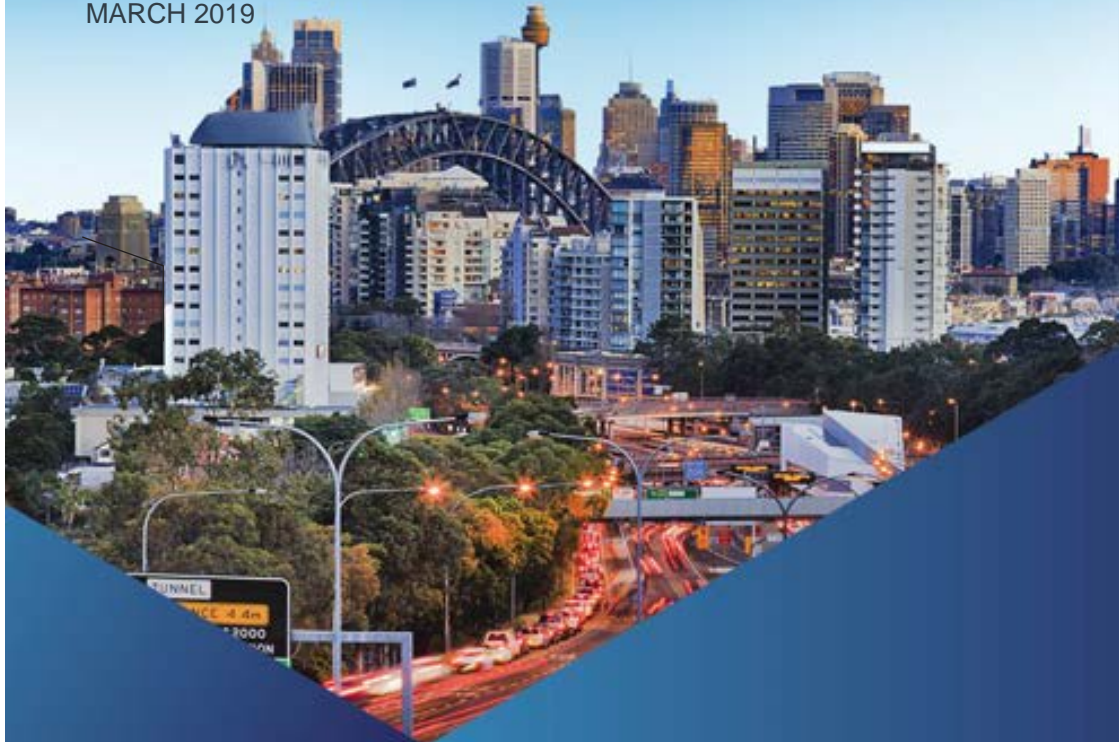
The addition of new floor area could offset the cost of refurbishment and provide potential uplift in commercial revenue, although it is estimated that a refurbished and increased commercial offering while providing an uplift, is not economically viable due to the isolation from the main commercial district.

The offset of high-quality residential floors would deliver an economic opportunity for redevelopment. This strategy would aim to refurbish the existing building levels and the additional tower levels as high-quality residential apartments. This required uplift in height would equate to approximately four additional storeys.

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

## 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:    | 60.97m  |
| 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 283 and 275 Alfred Street adjacent sites form a precinct with specific zoning and controls under the NSLEP. The existing built form within the broader precinct has been measured against the current floor space ratio (3.5:1) and height controls (13m). This proposal presents an integrated solution for the northern portion of the 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:**

- Maintain minimal 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
- As a result adjacent properties are functioning as residential and low grade commercial areas.



DCP North Sydney planning area



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.

|  | <b>Maximum Building Height (m)</b> |          |                                 |  |  |  |
|--|------------------------------------|----------|---------------------------------|--|--|--|
|  | 0 - 20                             | A 1      | U1 30                           |  |  |  |
|  | 21 - 40                            | I 8.5    | U2 33                           |  |  |  |
|  | 41 - 60                            | K 10     | V 37                            |  |  |  |
|  | 61 - 80                            | L 11     | W1 40                           |  |  |  |
|  | 81 - 100                           | M 12     | W2 42                           |  |  |  |
|  | 101 - 120                          | N1 13    | X 49                            |  |  |  |
|  | 121 - 140                          | N2 14.5  | Y1 50                           |  |  |  |
|  | 141 - 160                          | O1 15    | Y2 54                           |  |  |  |
|  | 161 - 180                          | O2 16    | Z 56                            |  |  |  |
|  | 181 - 200                          | Q1 19.15 | AD 130                          |  |  |  |
|  | 200 +                              | Q2 20    | AF 182                          |  |  |  |
|  |                                    | R 21     | Area 1 Refer to Clause 4.3A     |  |  |  |
|  |                                    | S 24     | Area 2 Refer to Clause 4.3A(2A) |  |  |  |
|  |                                    | T1 25    | Area 3 Refer to Clause 4.3A(2B) |  |  |  |
|  |                                    | T2 26    |                                 |  |  |  |
|  |                                    | T3 29    |                                 |  |  |  |

**Maximum Floor Space Ratio (n:1)**

|     |      |
|-----|------|
| N   | 1    |
| S1  | 1.83 |
| S2  | 1.85 |
| W   | 3.5  |
| X   | 4.27 |
| Y   | 4.83 |
| Z   | 5.6  |
| AA1 | 6    |
| AA2 | 6.1  |
| AA3 | 6.25 |
| AA4 | 6.3  |
| AA5 | 6.4  |
| AA6 | 6.6  |
| AB1 | 7    |
| AB2 | 7.5  |
| AF  | 11.5 |
| AI1 | 18   |
| AI2 | 25.4 |

Area 1 Refer to Clause 6.19D

| 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               |

[illegible][illegible]

## EXISTING USES



# 3.6 Proposed changes to LEP

This planning proposal aims to:

- 1. Rezone the subject sites to an MU1 'Mixed Use' zoning;
- 2. Allow sufficient height to Site B to enable the northern precinct to be renewed.

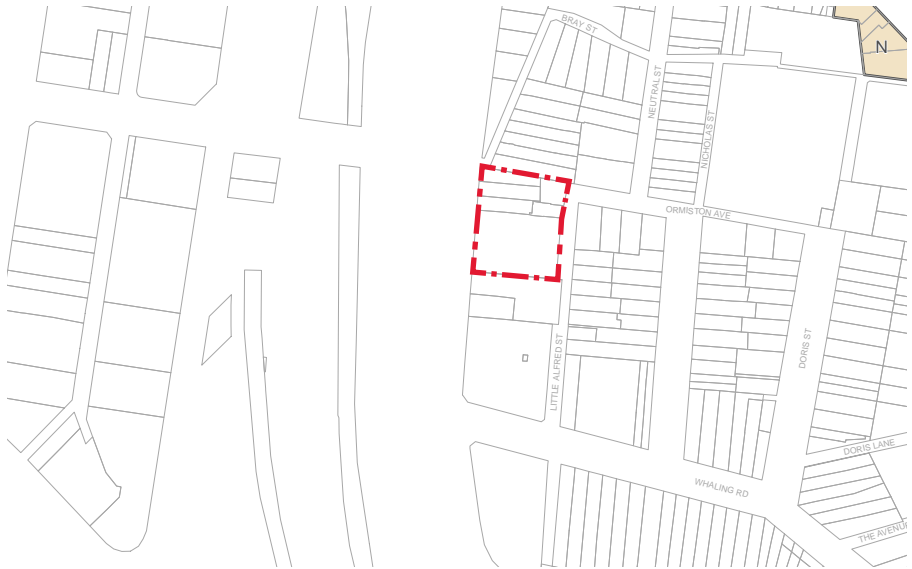
Additional area for the 275 Alfred Street development would be required to offset the associated development costs. Feasibility models conducted by Devcon and AEC have indicated that an increase in floor area would offer a financial incentive to develop the land and offer a value add to the public. As part of the clarification with the DPE it is proposed no FSR restrictions will be allocated to 283 and 275 Alfred Street sites.

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.

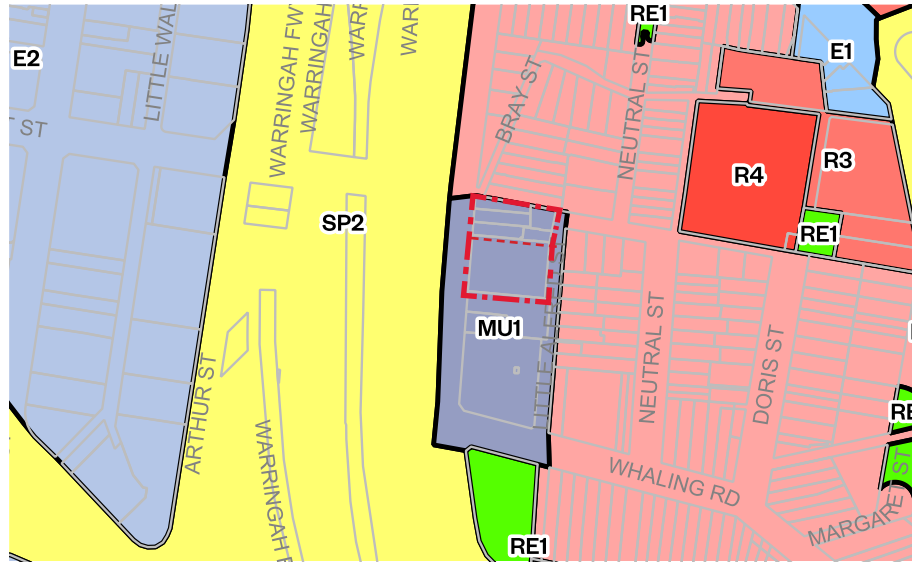
## Proposed Controls - Alfred Street Precinct



PROPOSED BUILDING HEIGHTS



PROPOSED FSR



PROPOSED ZONING

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



## 3.7 Setbacks and Building Heights

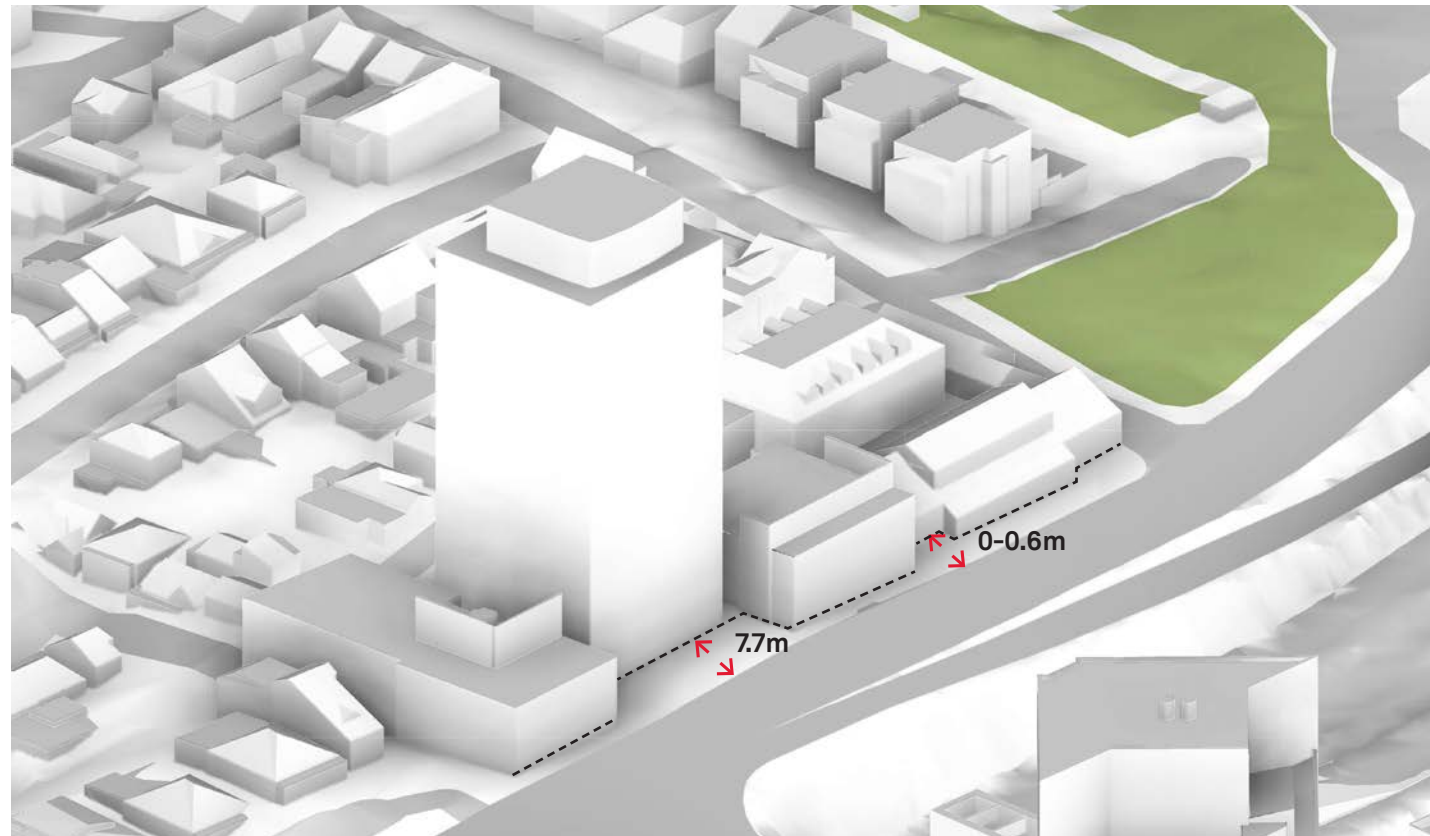


Image showing the current discontinuous alignment along Alfred Street

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.







## 04. ADAPTIVE RE-USE

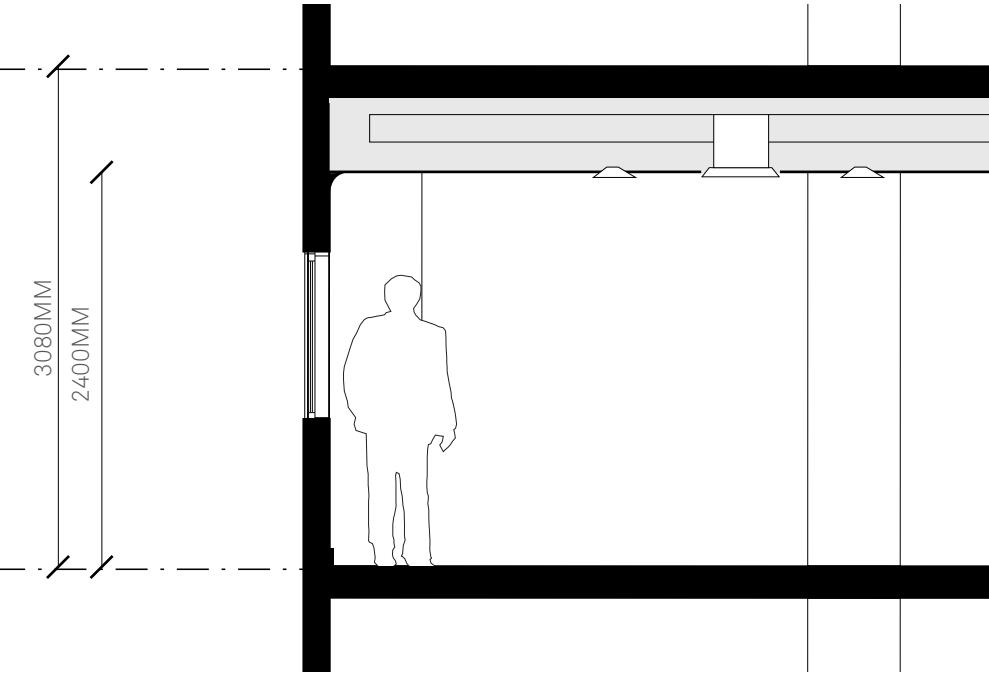


# 4.1 The Adaptive Re-use Scenario

## Feasability

As outlined in the report above the economic viability on Site 283 Alfred Street it is proposed that new development would be required to be implemented with no adaptive re-use option economically viable.

On 275 Alfred Street 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. 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

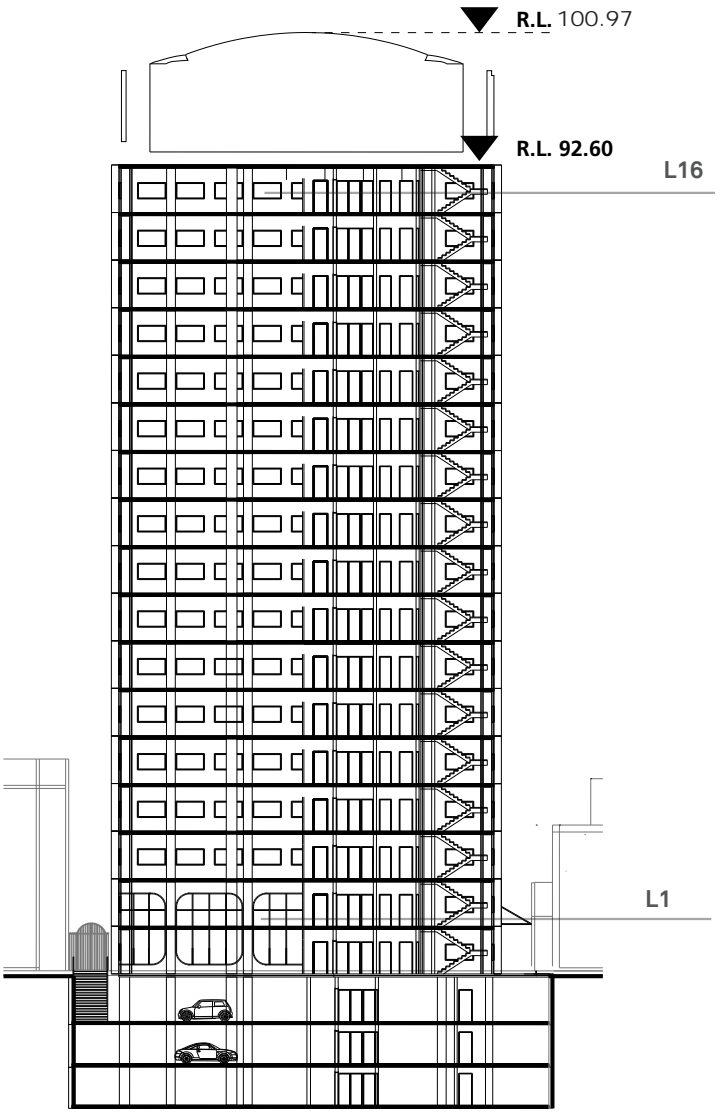
## Building Frame

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 although will be offset by the high viewing amenity offered by almost all building apartments. This height will require a high level of coordination to ensure reticulation of services is efficient and zoned to maximise the high visual amenity at the perimeter of the building.



Image of existing office space



Existing section - Not to Scale

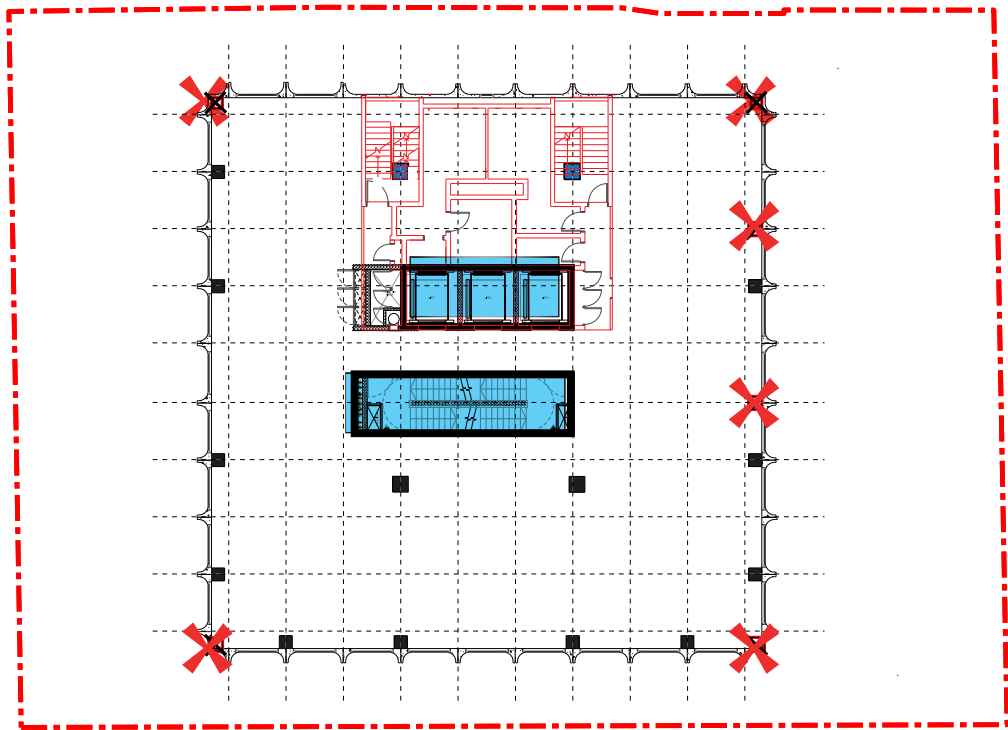


Adapting structural frame

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.

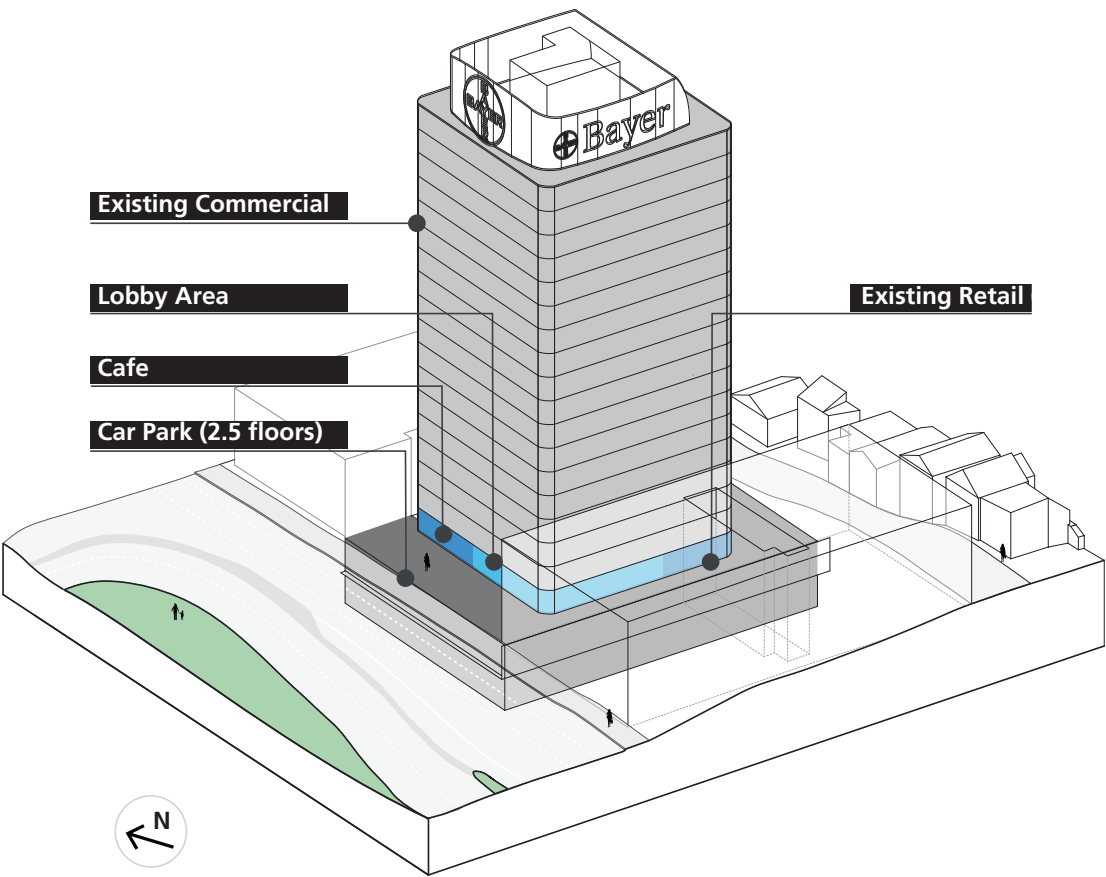
Arup Structural team has investigated the capacity of the structural frame to hold additional load and have confirmed that eight additional storeys are possible by reinforcing the existing structure.

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. Maintaining the structure and current floor plan

arrangement at the base of the building would also limit opportunities to enhance to the public realm at ground level, limiting the potential for new public spaces and links contributing to the greater urban realm. Additional height would enable the redefinition of GFA into a more commercially feasible configuration.



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



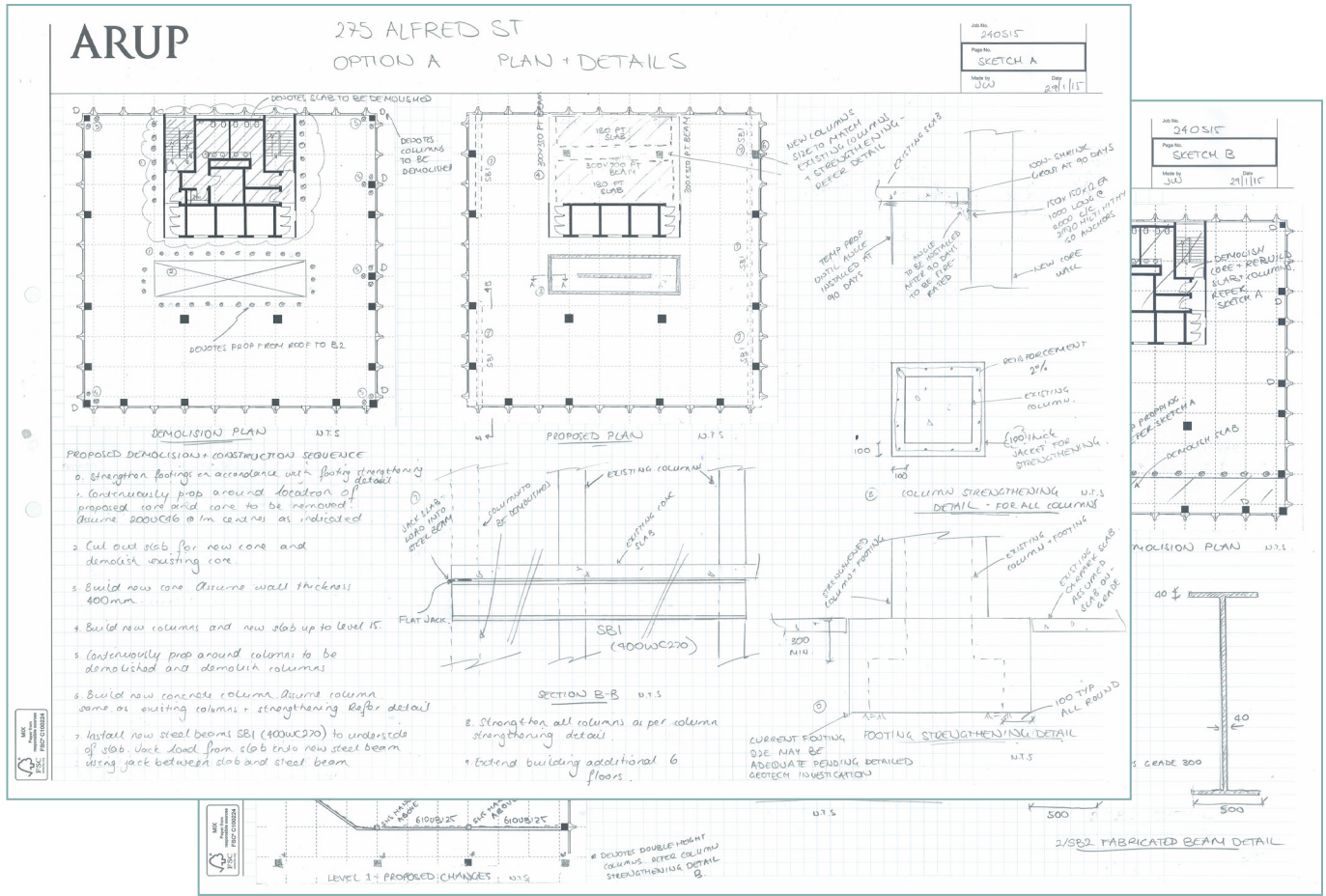
**Site Reference: 008**  
**Our Reference: C107642 : J128477**  
**Date: September 2014**

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

Generated by RMP 11/11/2014 12:21: Asbestos Risk Assessment 13-09-2014 C107642-J128477-008-3124-V4

Page 1 of 84


Asbestos Report




Structural Modifications

**ALFRED STREET PRECINCT  
NORTH SYDNEY  
ECONOMIC IMPACT ASSESSMENT**

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



aecgroupitd.com



Economic Impact Assessment



Substation

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

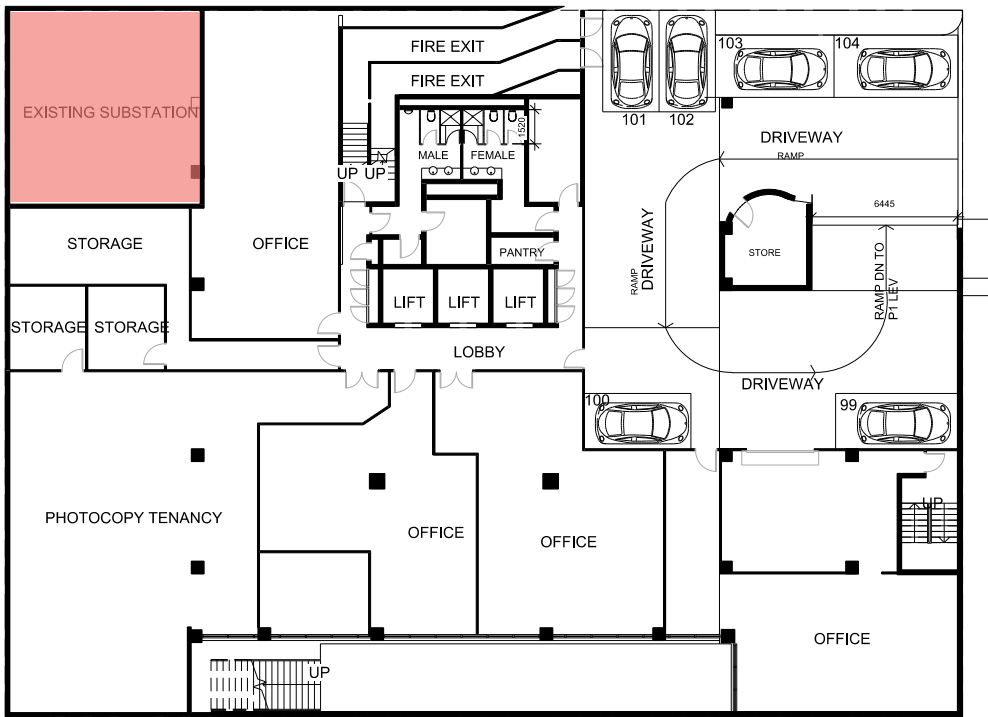
The exhaust is currently located on the north western corner immediately adjacent to the property boundary line. It services both the carpark and substation. This location is not permissible under current building regulations. The upgrading of the substation and relocation of the exhaust would incur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

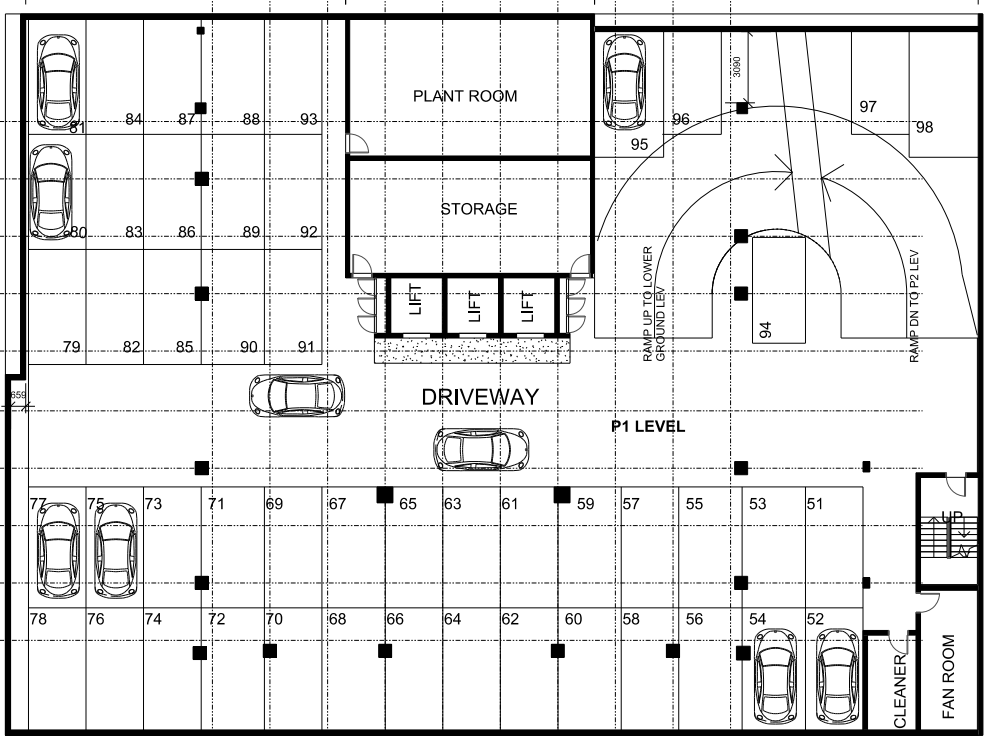
Loading and basement parking

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.

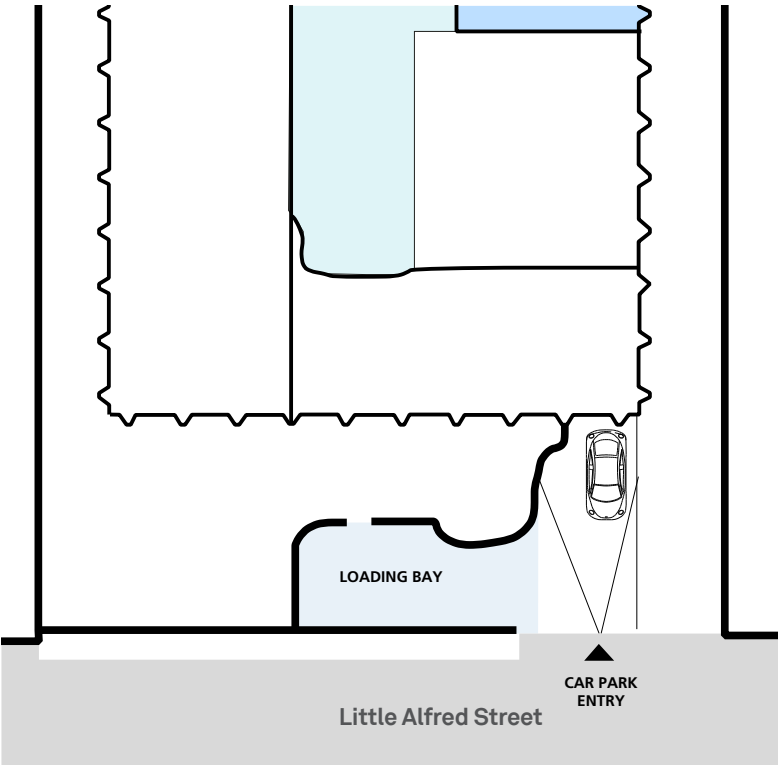
The two basement levels are proposed to be upgraded to meet Australian standards compliance and replanned around new services and core arrangement strategies.



Level Lower Ground



Level B1



Loading area on LG







## 05. PROPOSAL



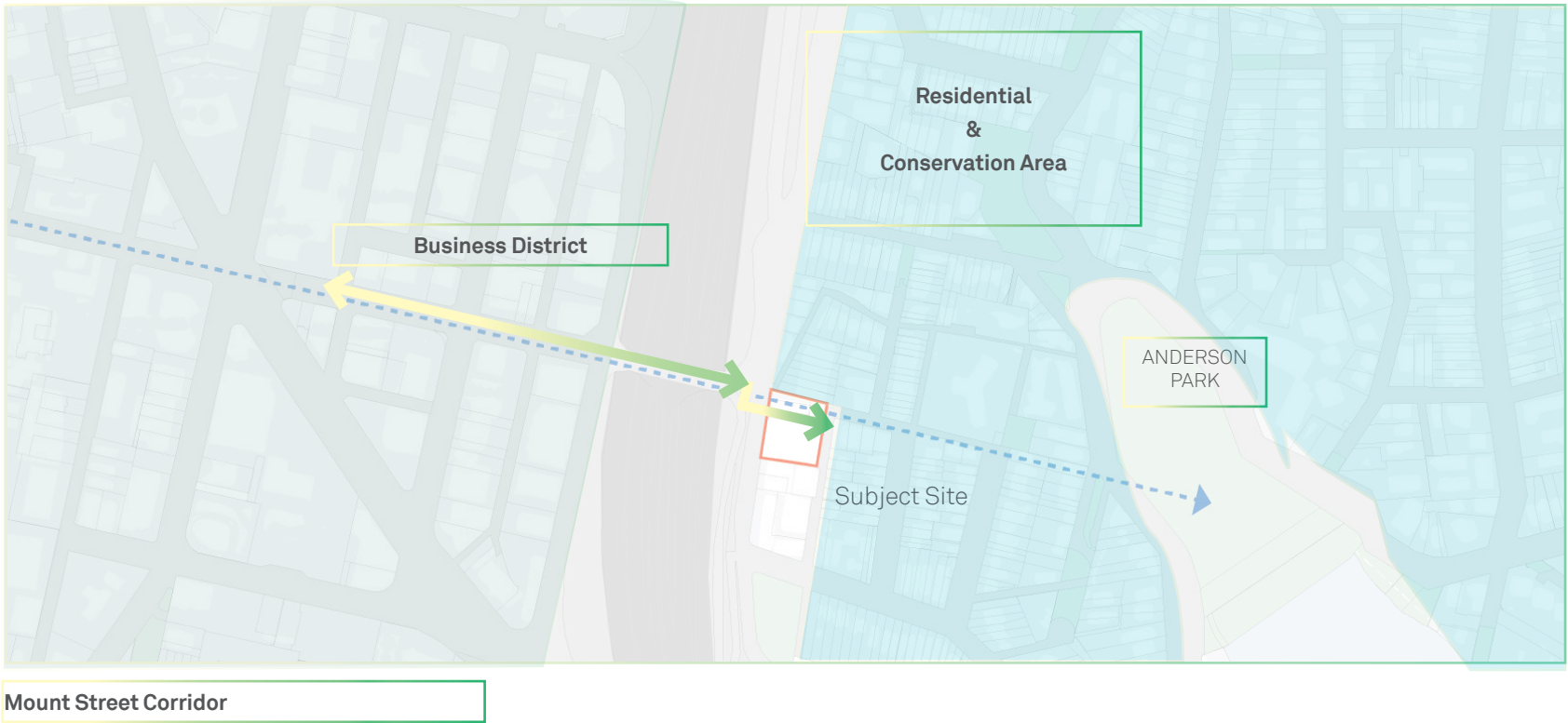
# 5.1 Precinct Plan & Subject Site

## Urban response

The proposal aims to reconnect these two districts creating a pedestrian through site link and create improved and activated public spaces at ground level. An urban form for the northern precinct has been developed with massing responding to topography and existing residential context whilst maintaining it's unique character as a gateway precinct.

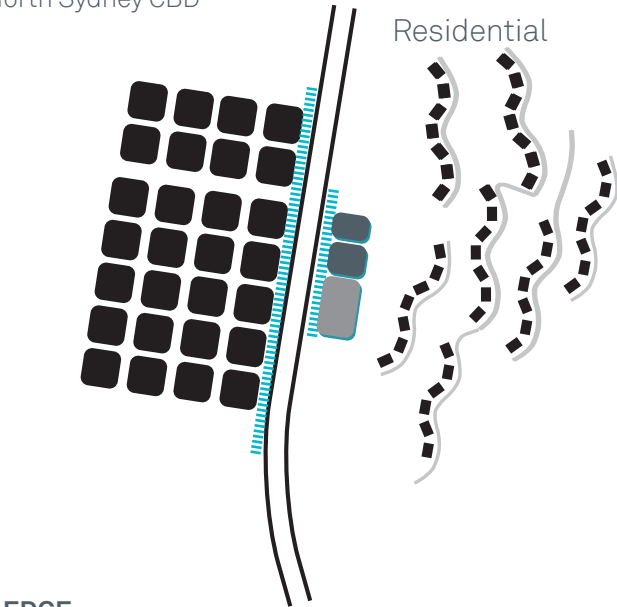
The Proposal aims to:

- Smooth the transition in between the heritage conservation area to the CBD in terms of heights, scale, function and connectivity.
- 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.



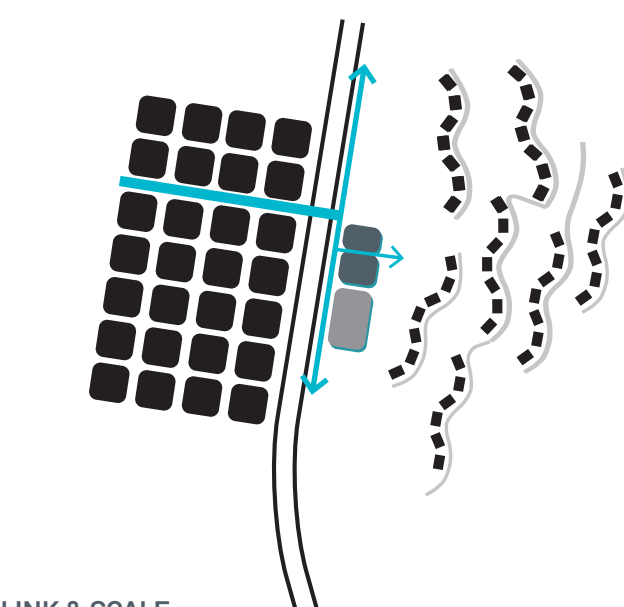
North Sydney CBD

Residential



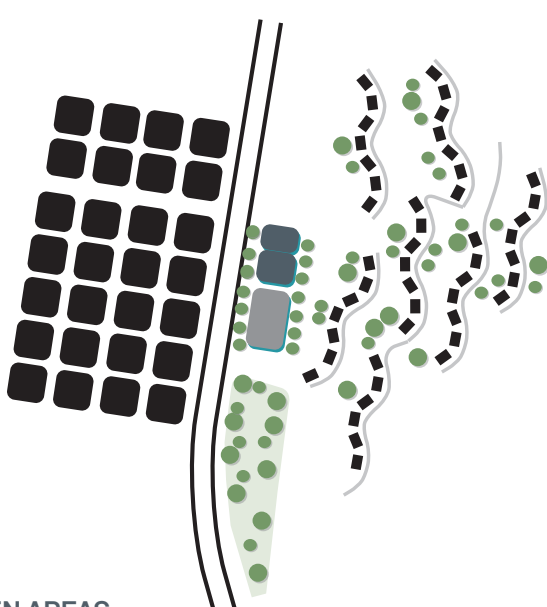
EDGE

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



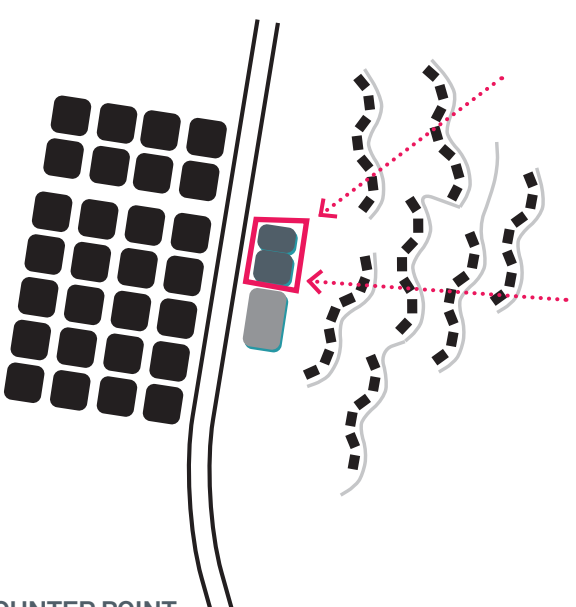
LINK & SCALE

The site provides an opportunity for a link from North Sydney CBD to residential areas to 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 the proposed development to be economically viable for both 283 and 275 Alfred Street sites. A key component will be the redevelopment of 275 Alfred Street providing a heart to the site and key pedestrian focal point at street level.

The proposal allows for a pedestrian through site link to be integrated, shared across the boundaries of the two sites. 275 Alfred Street will provide one half of the through site link increasing in width with the redevelopment of the adjacent 283 Alfred Street.

283 Alfred Street has been previously amalgamated and is currently one consolidated site accommodating a three to four storey commercial building. 275 Alfred Street SBS Tower is a single consolidated site with a commercial tower building.

## Precinct Massing Strategy

To maintain and improve 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 retail activation linking the 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 landscaped buffer zone and visual screening.





# 5.2 Built Form Strategy

## Setback Strategy

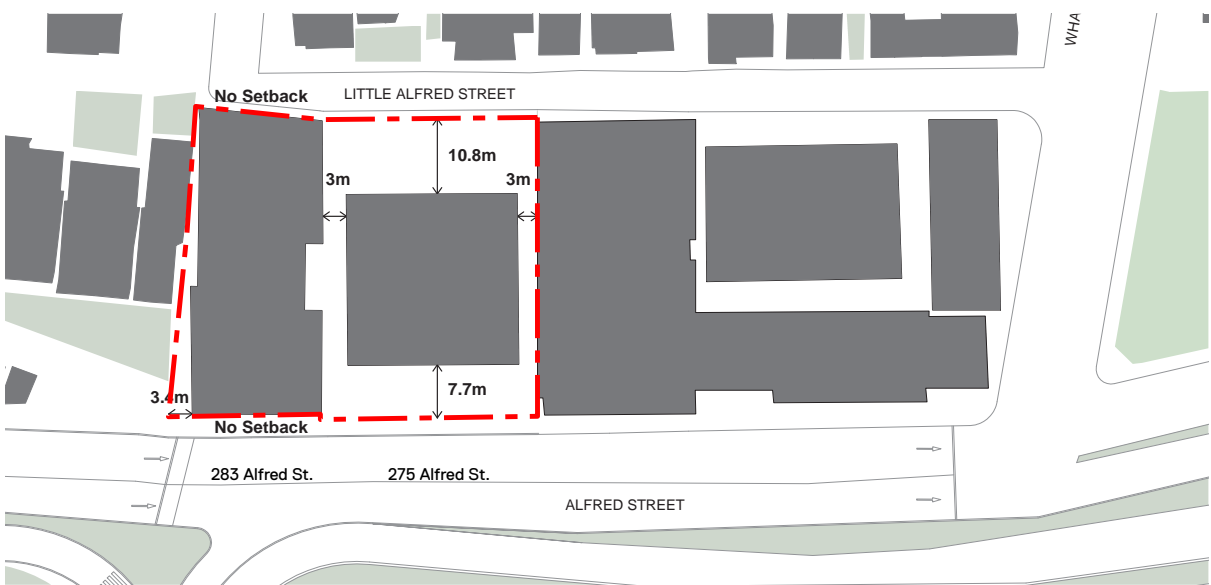
Key Strategies:

- Creating a coherent urban mass for the northern Alfred Street precinct with a unified urban strategy;
- Pedestrian friendly connections through the sites, creating a permeable, landscaped and activated site;
- Addressing appropriate street alignments and set backs to the rear of the site for a more generous pedestrian experience;

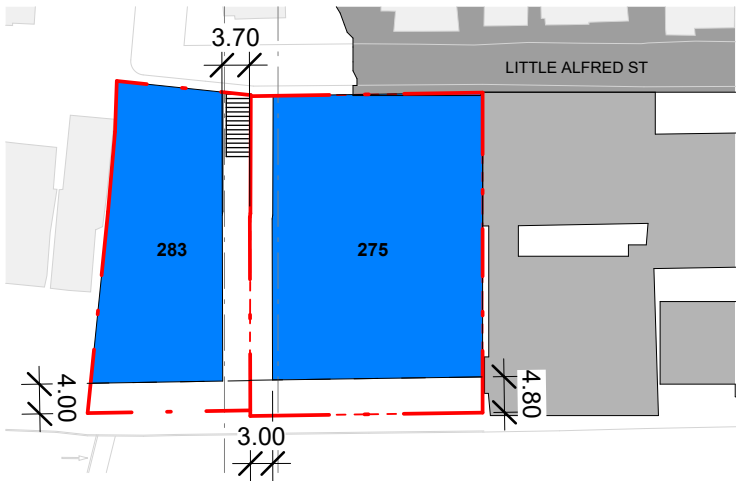
The existing site offers little visual continuity to either Alfred or Little Alfred Street frontages with varying building setbacks and massing articulation. The Planning Proposal intent is to provide greater building setbacks to both facades providing continuity and ledgeability around the public through connection with increased landscape amenity to the site edges.

Along Alfred Street the combined building setback coupled with activated building lobby spaces, large scale planting assists in landscape screening of the western lower facade to be achieved. Little Alfred Street will have a setback to the upper building mass above podium level further improving solar and visual amenity compared to current conditions.

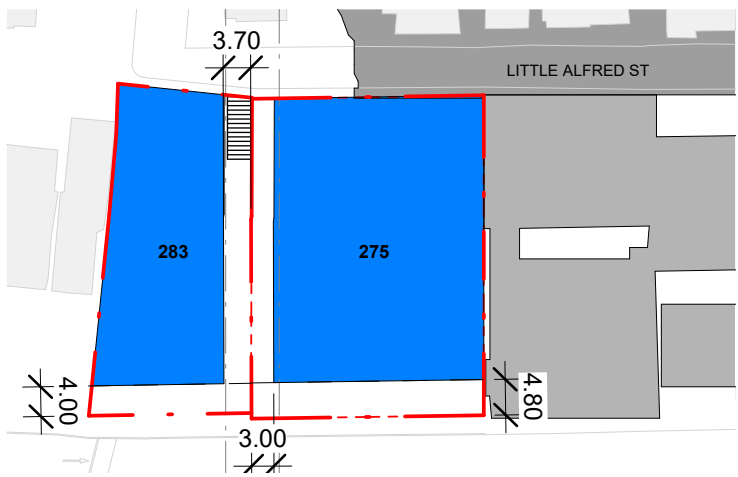
The minimisation of the built form along Little Alfred Street to two storeys provides an appropriate transition to the low density dwellings to the east of the precinct.



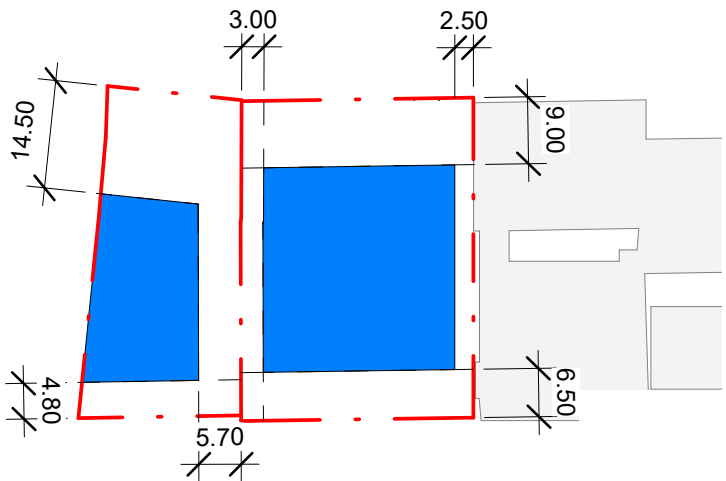
Existing Ground Floor Setbacks



Ground Floor



Level 01



Level 07

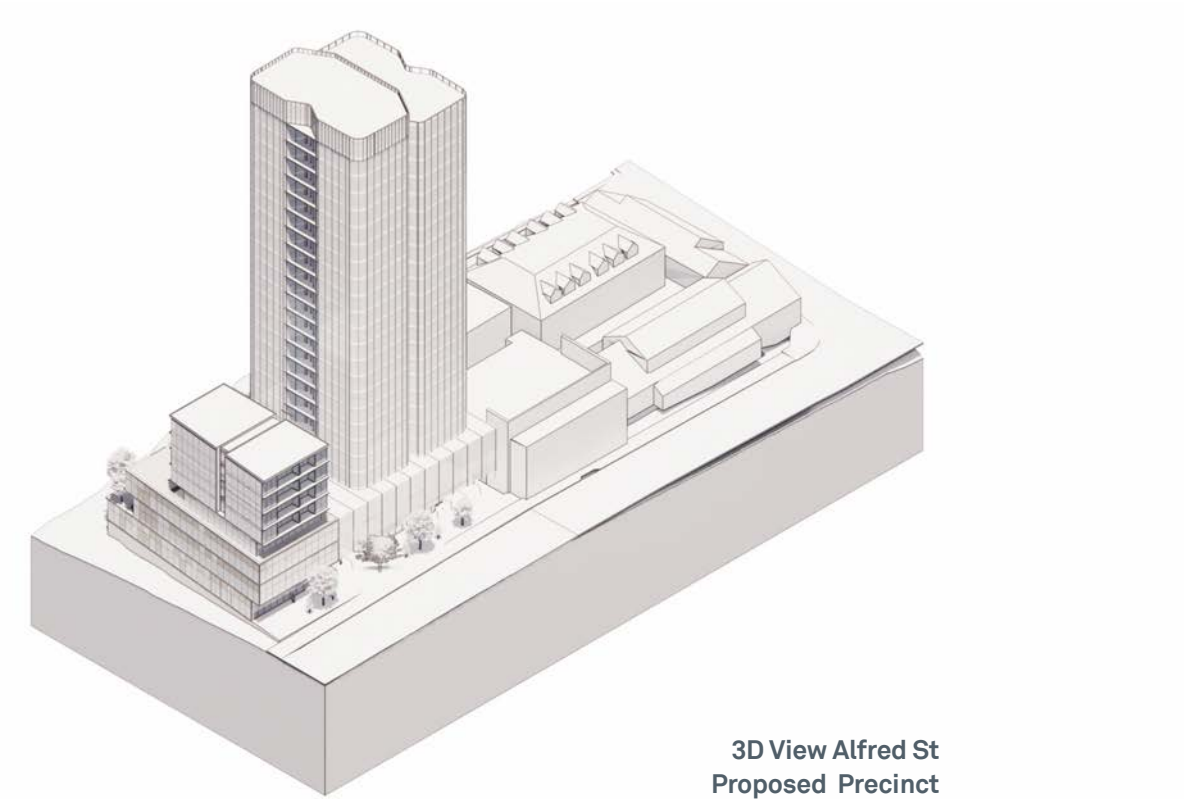


Podium and Tower Massing

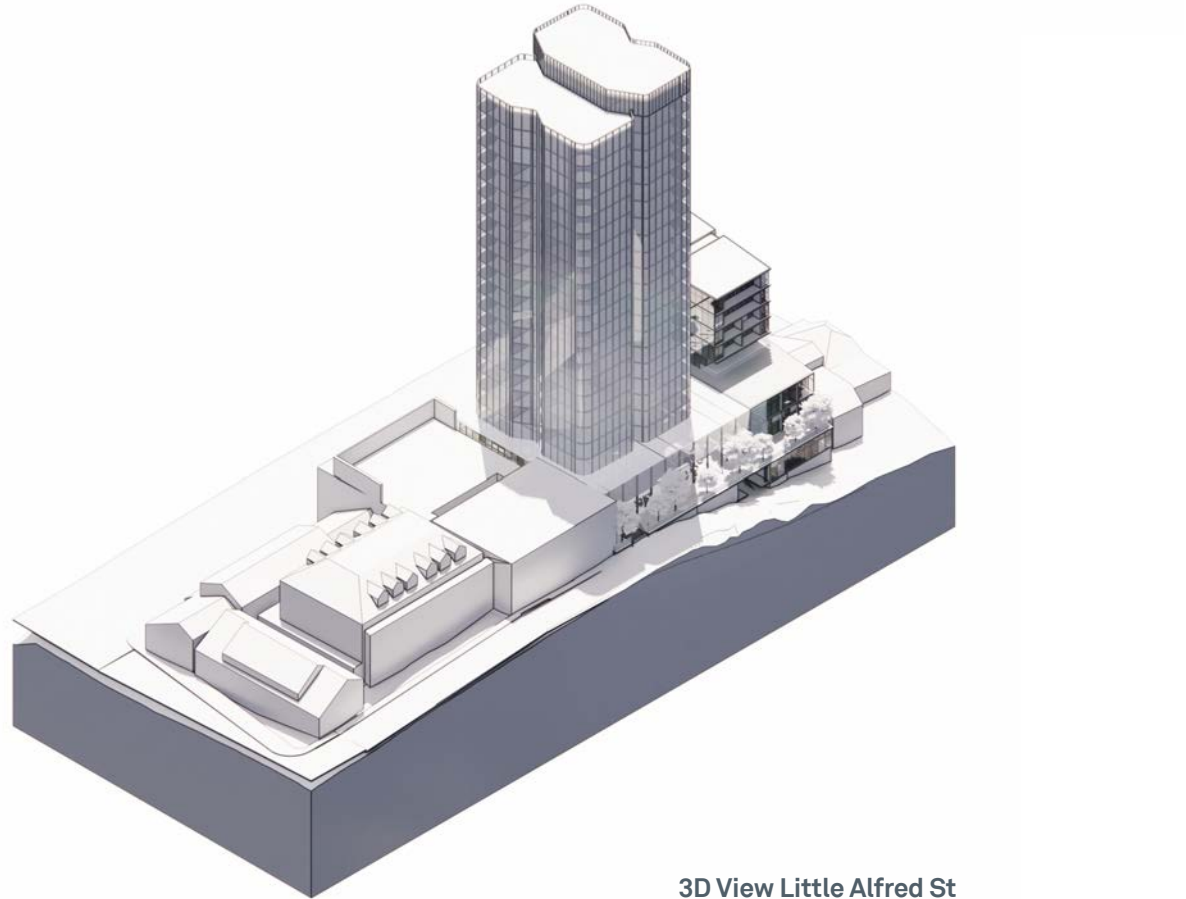
The two level podium form provides the visual integrating massing linking 283 and 275 Alfred Street sites at precinct level. This integrating podium element unifies the undulating site while enabling through-site connections, activated public spaces and the integration of landscape to the periphery of the sites. The opacity of the ground level lobby space enables the engagement of the public deeper into the site to access landscape and activate retail spaces.

The two sites share the pedestrian through-site link allowing for a large public connection to be created from the upper Alfred Street down to the residential areas on Little Alfred Street. This connection creates a much needed public link while additionally assisting in the activating of the precinct retail and commercial spaces at ground level.

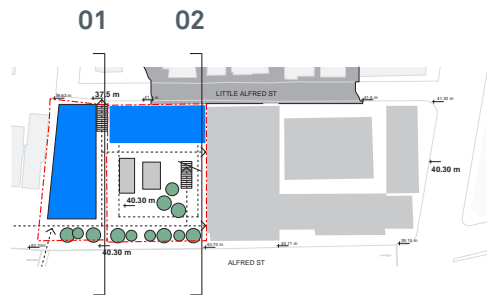
The 275 Alfred Street building mass is informed by the existing building structure and the required additional height to enable redevelopment as outlined in the economic viability analysis. Solar impact analysis of the additional envelope height have demonstrated the limited impact the tower will have on existing residential amenity.



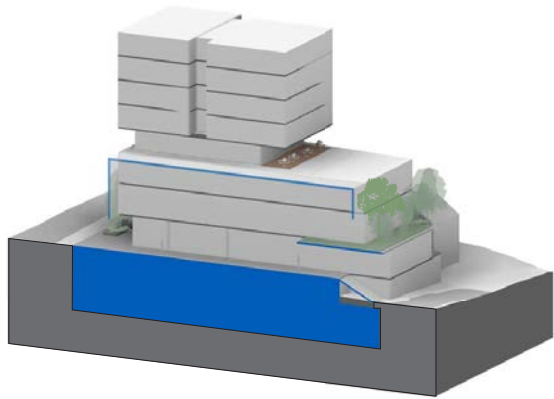
3D View Alfred St  
Proposed Precinct



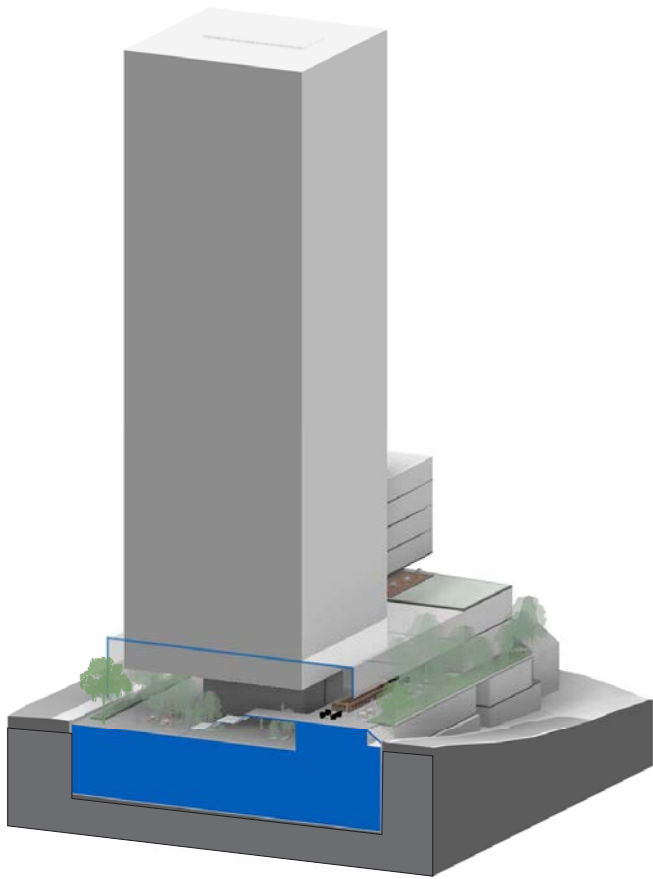
3D View Little Alfred St  
Proposed Precinct



Key



Pedestrian Through-Site Link  
Section 01



275 Alfred Street Podium  
Section 02



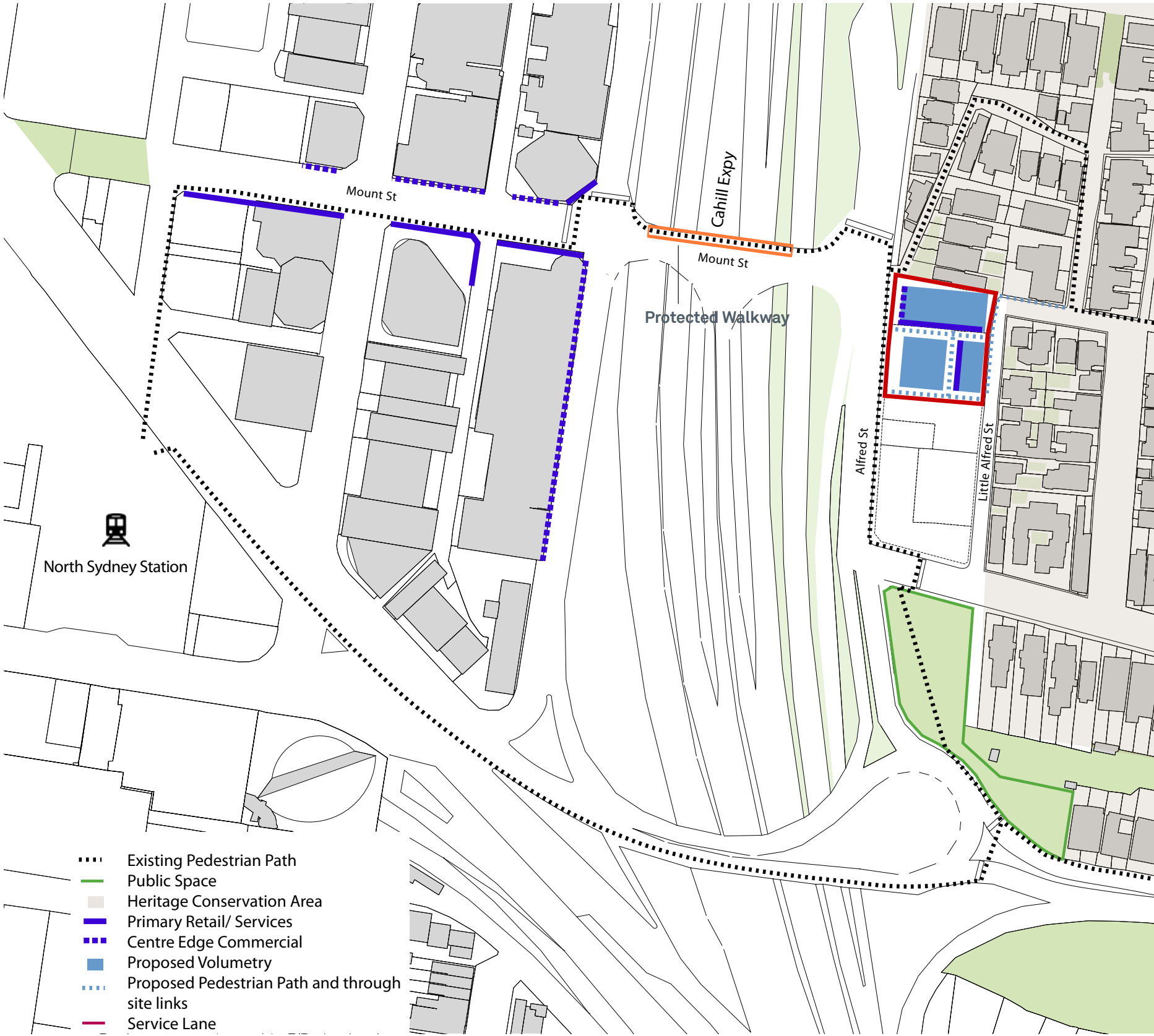
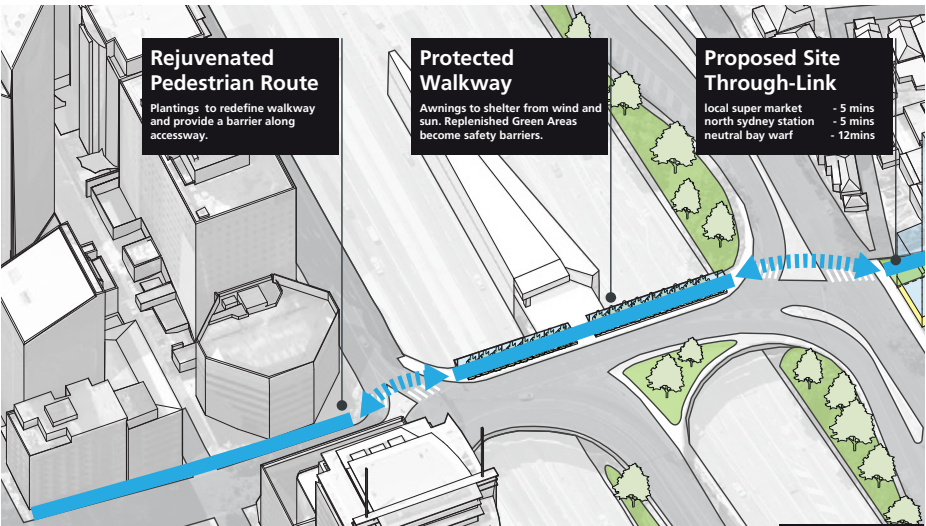
# 5.3 Public Benefit

## 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.

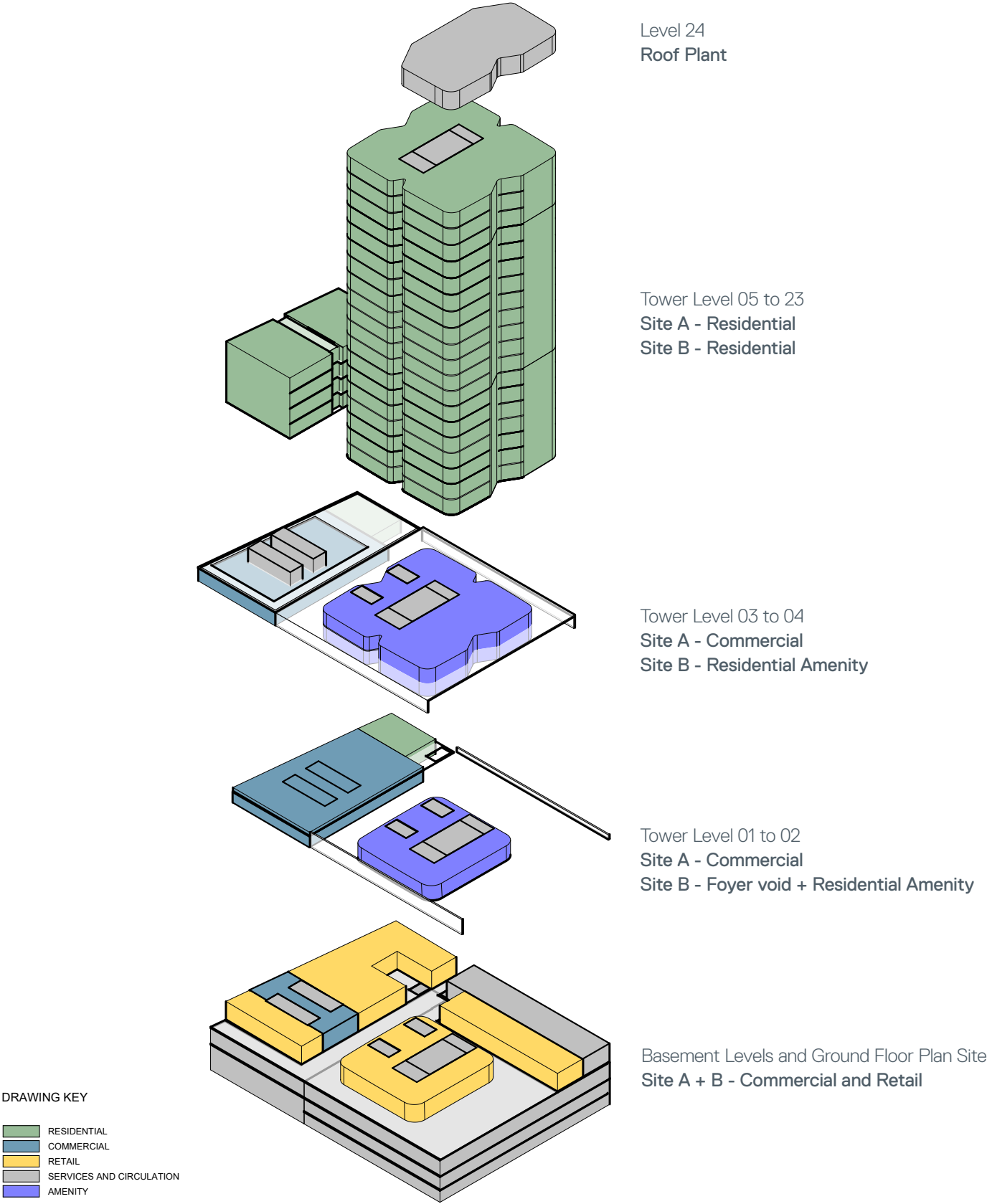
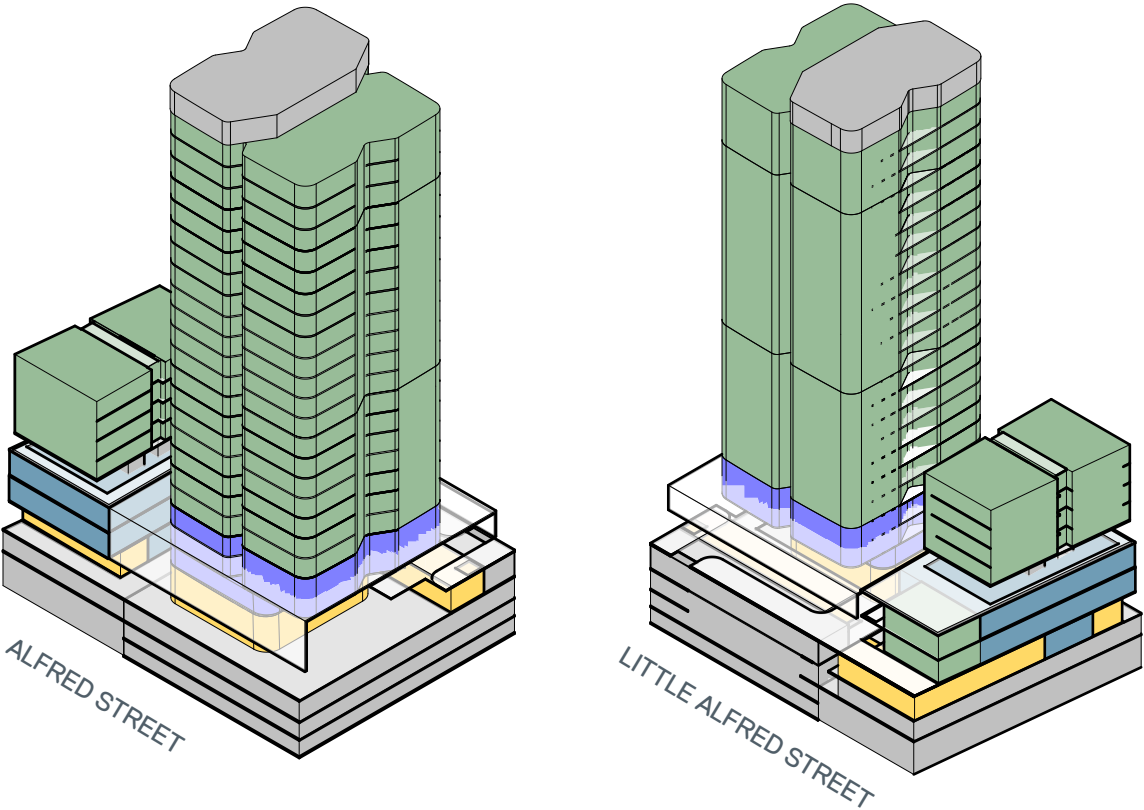
**Retail Ground Plaza**  
Street level retail offerings in the precinct would capture foot traffic between North Sydney and the station and the residential areas to the east that are currently poorly serviced. The plaza level of the precinct would be activated by retail tenancies bordering the Alfred Street frontage and the through site link. The steep natural grade change between Alfred Street and Little Alfred Street creates an important pedestrian link that will assist in supporting commercial and retail activation.

**Commercial Podium**  
The northern Site A commercial podium would deliver activation to the northern part of the site and provide

a buffer between residential apartments and the Expressway. It would additionally offer lower cost and smaller sized tenancies on the edge of the CBD.

**Residential**  
The addition of residential apartments on both sites will provide high-quality residencies on the edge of the CBD 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.

**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.





# 5.5 ADG Compliance Table

Schematic apartment planning was undertaken on 283 and 275 Alfred Street 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.

Building setbacks and privacy between the two sites are two key areas that would be refined through the design phase to ensure apartment privacy between residential 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 | COMMENTS  |
|-------------------------------|---------|--------|--------|---|
| BUILDING SEPARATION           | YES     | YES    | YES    | The Site A width limits achieving further setback to the existing footprint of Site B.        |
|                               |         |        |        | Building separation has been provided through to ground level further emphasising separation. |
| STREET SETBACKS               | YES     | YES    | YES    |   |
| DEEP SOIL ZONES               | 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    | Detailed apartment design requires addressing building A+B separation. Site A                 |
|                               |         |        |        | proposed to have no southern façade openings to ensure privacy for all residents.             |
| PEDESTRIAN ACCESS, ENTRIES    | YES     | YES    | YES    | Individual residency entries provided   |
| VEHICLE ACCESS                | YES     | YES    | YES    | Access provided on Little Alfred St. Refer to traffic engineer report.                        |
| BYCICLE PARKING               | YES     | YES    | YES    | Space provided in basement levels. Refer to traffic engineer report.                          |
| CAR PARKING                   | YES     | YES    | YES    | Space provided in basement levels. Refer to traffic engineer report.                          |
| APARTMENT MIX                 | YES     | YES    | YES    | Sites A contains only 16 dwellings limiting the ability to deliver types of appartments to    |
| STUDIOS                       | 21%     | 25%    | 20%    | meet preferred apartment mix.   |
| 1BED                          | 27%     | 38%    | 26%    |   |
| 2BED                          | 41%     | 25%    | 43%    |   |
| 3BED                          | 11%     | 12%    | 11%    |   |
| MIXED USE BUILDING            | YES     | YES    | YES    |   |
| SOLAR AND DAYLIGHT ACCESS     | YES     | YES    | YES    |   |
| No Solar Access (max 15%)     | 8%      | 0%     | 14%    | Sites B has a number of south facing apartments although complies to ADG req,                 |
| 2hr Solar access (min 70%)    | 88%     | 100%   | 88%    | Sites B has a number of south facing apartments although complies to ADG req,                 |
| existing residential precinct | YES     |        |        | Has no detrimental impact within SEPP65 Guidelines  |
| proposed precinct             | YES     |        |        | 88% apartments get direct sunlight on the 21st June   |
| CEILING HEIGHT                | YES     | YES    | YES    | Minimum 2.4m clear height in living areas   |
| NATURAL VENTILATION           | YES     | YES    | YES    | 84% of apartments are naturally ventilated  |
| not complying (max 40%)       | 16%     | N/A    | N/A    | Site B apartments over 10 levels in height are assumed to provide compliant ventilation.      |
| ACOUSTIC (NOISE POLLUTION)    | YES     | YES    | YES    | Bradfields Highway offers significant noise pollution   |
|                               |         |        |        | Refer to acoustic report  |
| WASTE MANAGEMENT              | YES     | YES    | YES    | Services located at Basement and Ground Floor Levels  |



Apartment ADG Assessment

➡ VIEW ORIENTATION

SUN ACCESS

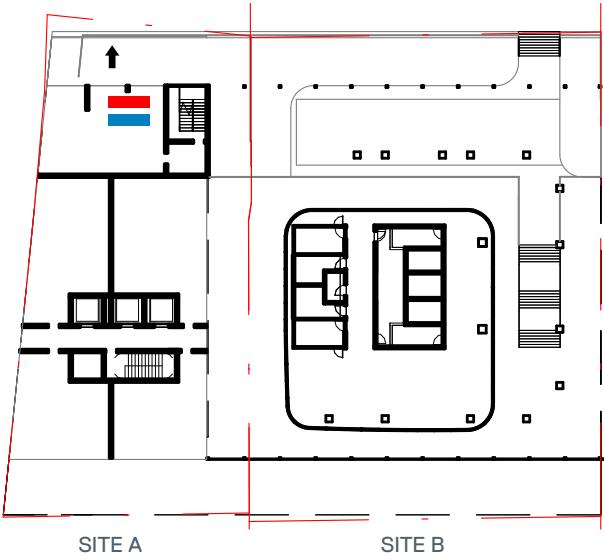
COMPLIANT

NON-COMPLIANT

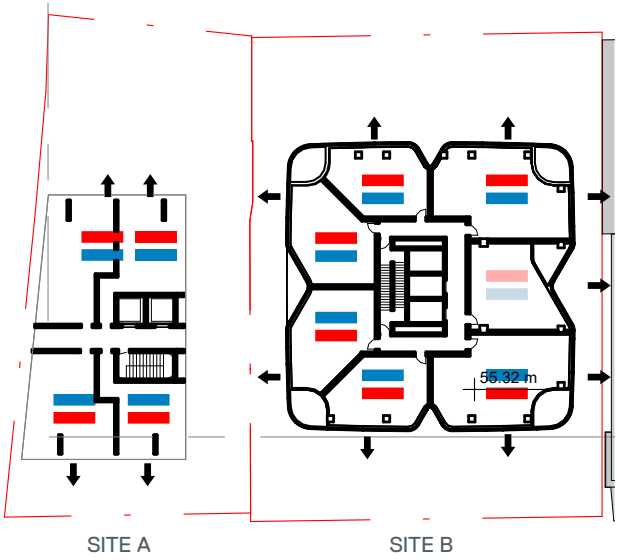
CROSS VENTILATION

COMPLIANT

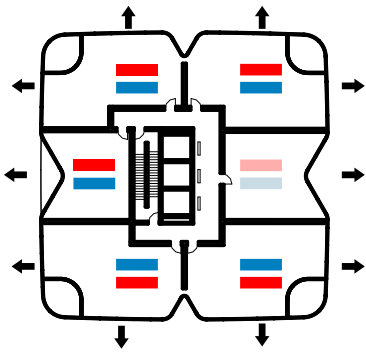
NON-COMPLIANT



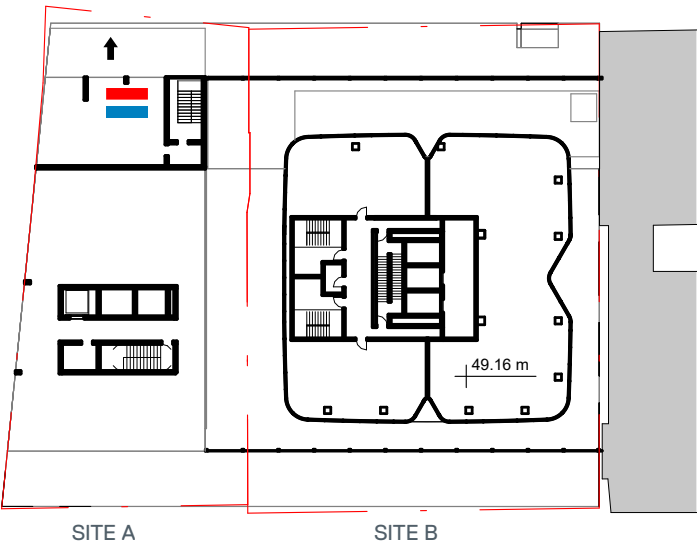
SITE A - LEVEL 01



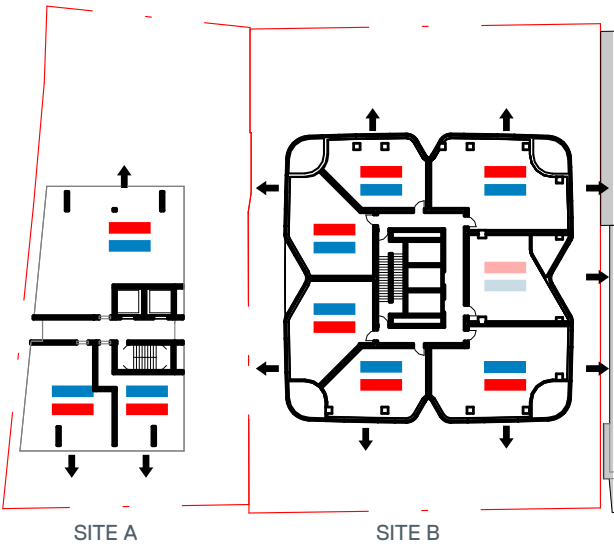
SITE A - LEVEL 04 - 05  
SITE B - LEVEL 05 - 11



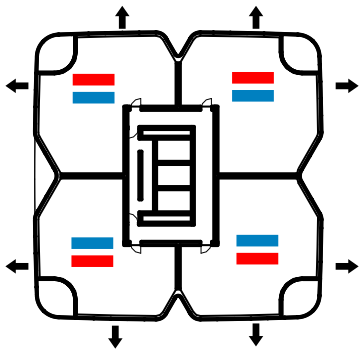
SITE B - LEVEL 12-20



SITE A - LEVEL 02



SITE A - LEVEL 06 - 07  
SITE B - LEVEL 05 - 11



SITE B - LEVEL 21-23





# 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.

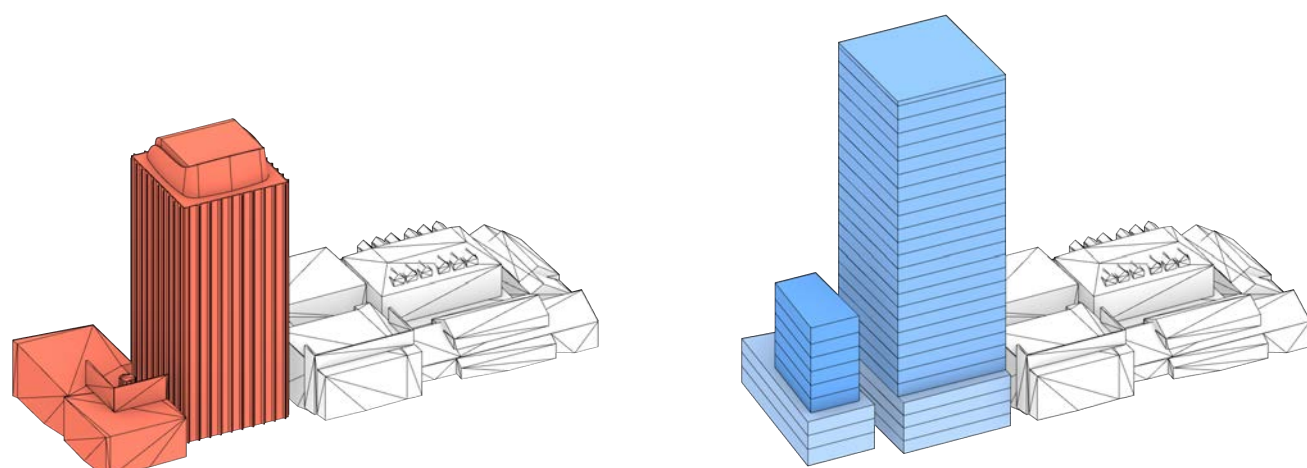
Dwellings located in the adjacent residential block between Little Alfred Street and Neutral Street would receive similar conditions in the afternoon prior to 2:00 PM to currently experienced. This is due to the length of the existing precinct building shadows already reaching the corner of Neutral Street 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 shadowing between 11:00- 2:00 PM.



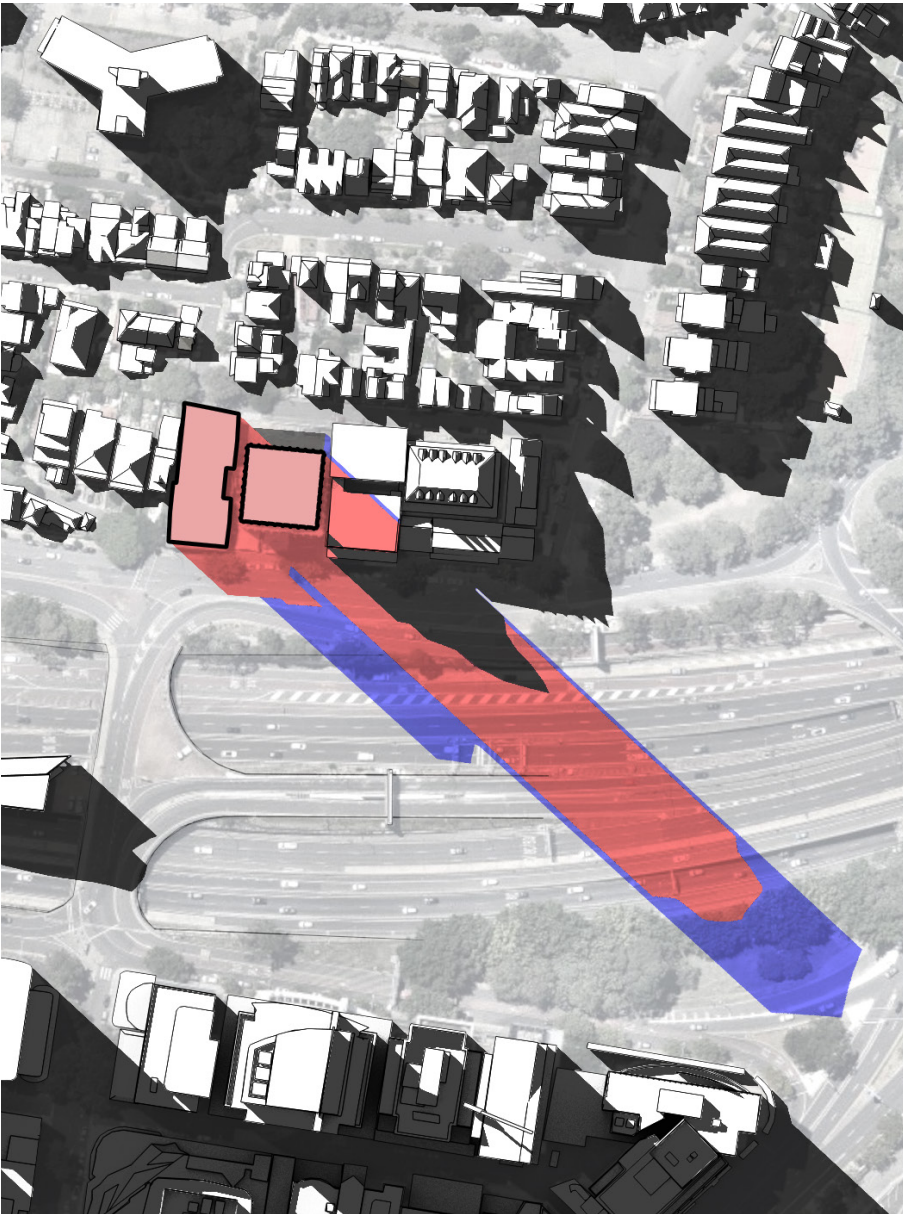
Eastern Residential Property Site Configuration



Existing Precinct

Proposed Precinct





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

21.ST JUNE - 11:00 AM \_ PROPOSED SHADOWS

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

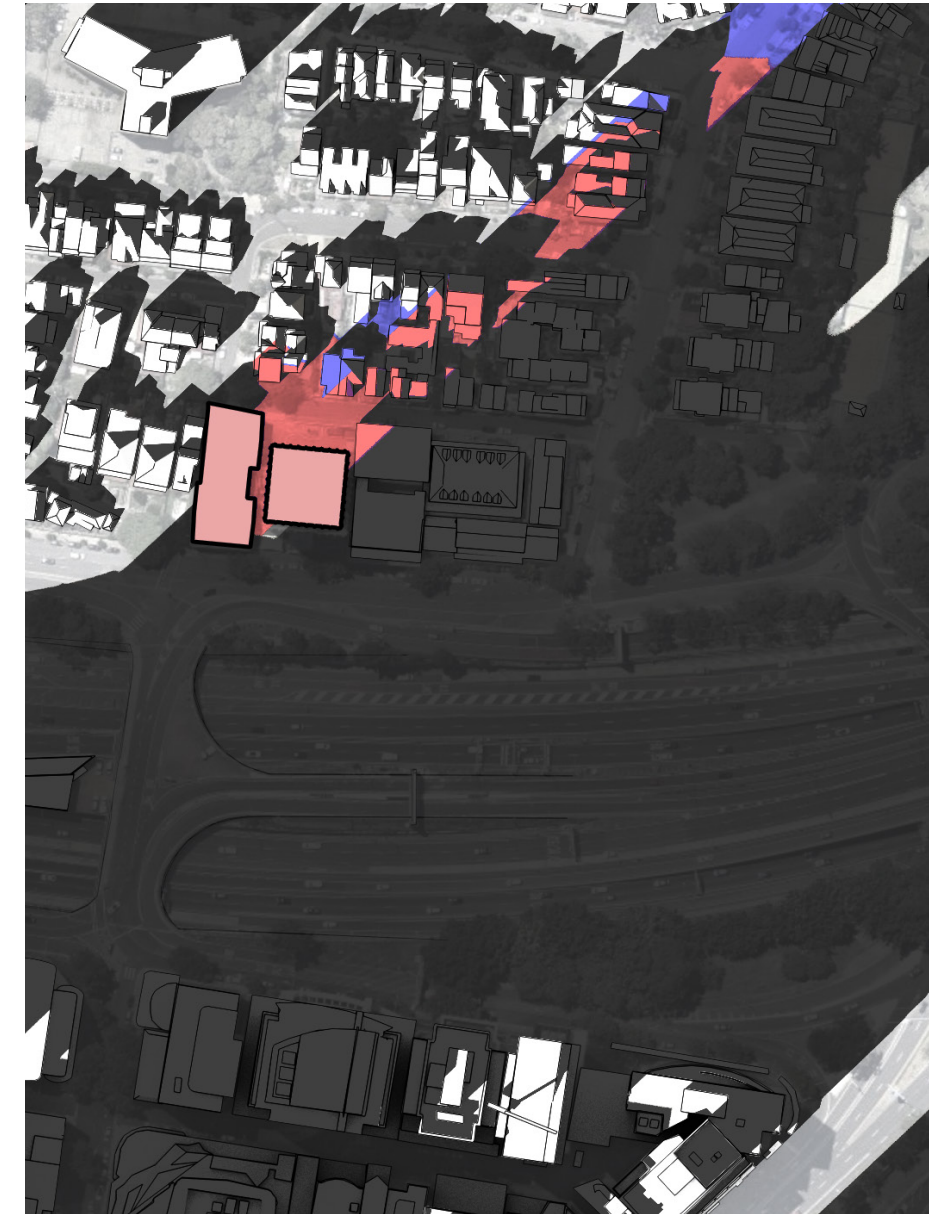




21.ST JUNE - 01:00PM \_ PROPOSED SHADOWS



21.ST JUNE - 02:00PM \_ PROPOSED SHADOWS



21.ST JUNE - 03:00PM \_ PROPOSED SHADOWS





# 07. DRAWINGS AND PERSPECTIVES



## 07. DRAWINGS AND PERSPECTIVES

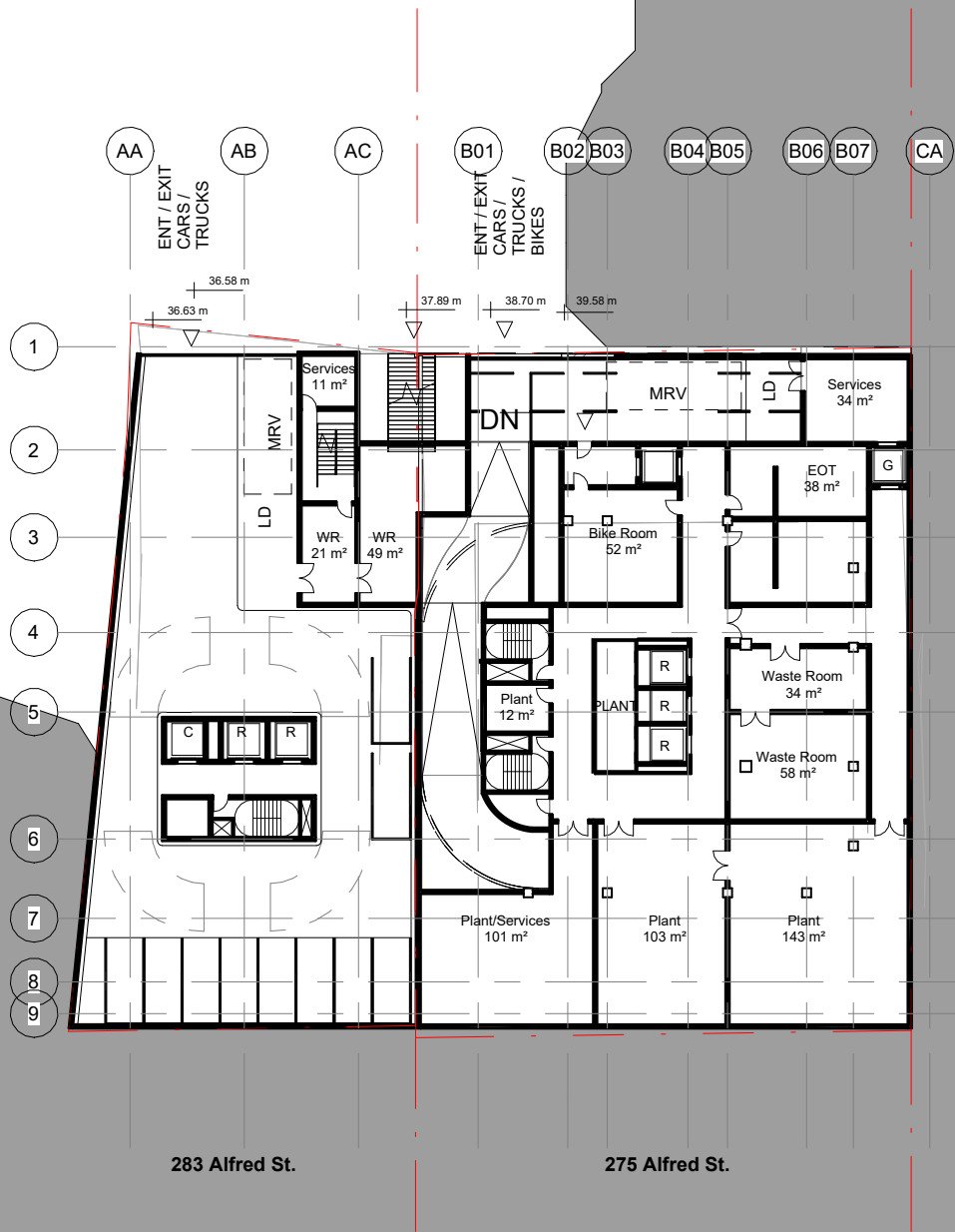














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REV. DATE DESCRIPTION  
A 17.11.2023 PLANNING PROPOSAL

CLIENT  
Benmill Pty Ltd  
275 Alfred St Level 7,  
North Sydney New South  
Wales 2060

DRAWING KEY

PROJECT  
NORTH ALFRED PRECINCT  
  
ADDRESS  
263-283 ALFRED STREET  
  
GRIMSHAW PROJECT NO.  
13119

NORTH  
  
SCALE  
1 : 500  
  
STATUS  
PLANNING PROPOSAL

DRAWING  
GROUND FLOOR - RETAIL  
  
DRAWN CHECKED AUTHORISED  
RR.SL RS RS  
  
DRAWING NUMBER REVISION  
A03 1004 A



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263-283 ALFRED STREET

## GRIMSHAW PROJECT NO.

13119

## NORTH



SCALE  
1 : 500

## STATUS

PLANNING PROPOSAL

## DRAWING

LEVEL 01 - TOWER

DRAWN CHECKED AUTHORISED  
RR.SL RS RS

## DRAWING NUMBER REVISION

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275 Alfred St Level 7,  
North Sydney New South  
Wales 2060

DRAWING KEY

PROJECT

NORTH ALFRED PRECINT

ADDRESS

263-283 ALFRED STREET

GRIMSHAW PROJECT NO.

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NORTH



SCALE  
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STATUS

PLANNING PROPOSAL

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LEVEL 02 - TOWER

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Benmill Pty Ltd  
275 Alfred St Level 7,  
North Sydney New South  
Wales 2060

DRAWING KEY

PROJECT

NORTH ALFRED PRECINCT

ADDRESS

263-283 ALFRED STREET

GRIMSHAW PROJECT NO.

13119

NORTH



SCALE

1 : 500

STATUS

PLANNING PROPOSAL

DRAWING

LEVEL 03 - TOWER

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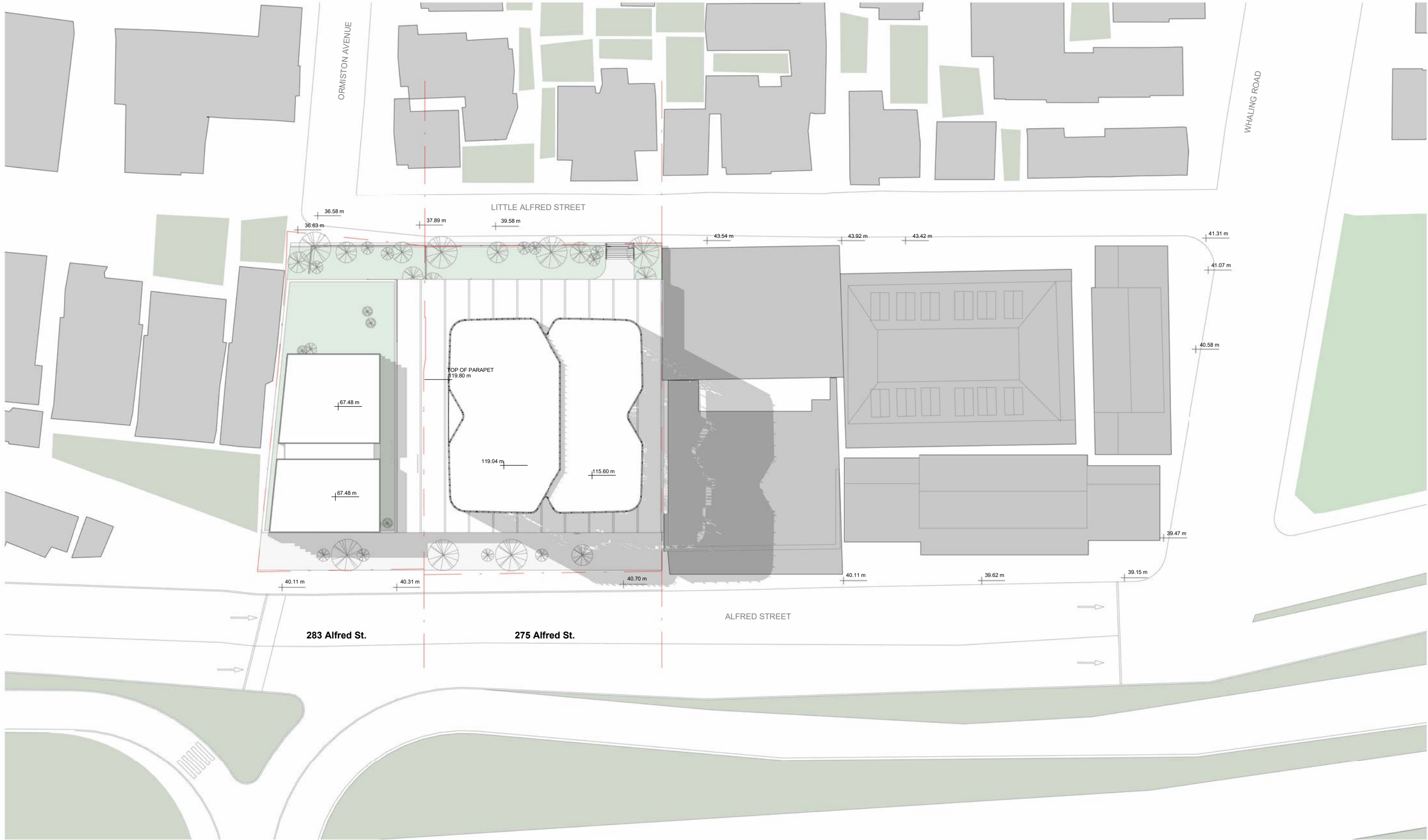
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STATUS  
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DRAWING  
**East Elevation**

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#### DRAWING

West Elevation

#### DRAWN

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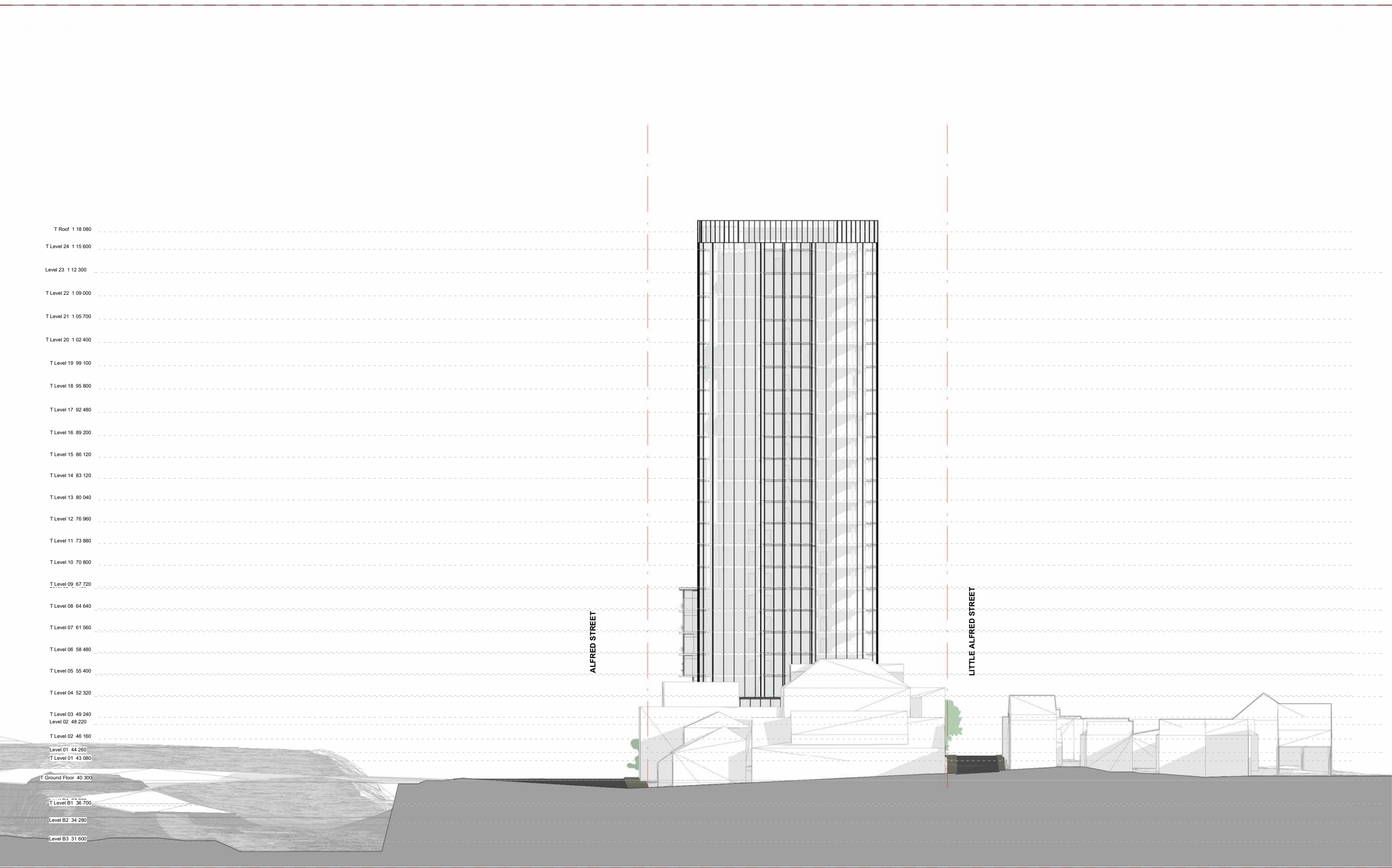
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South Elevation

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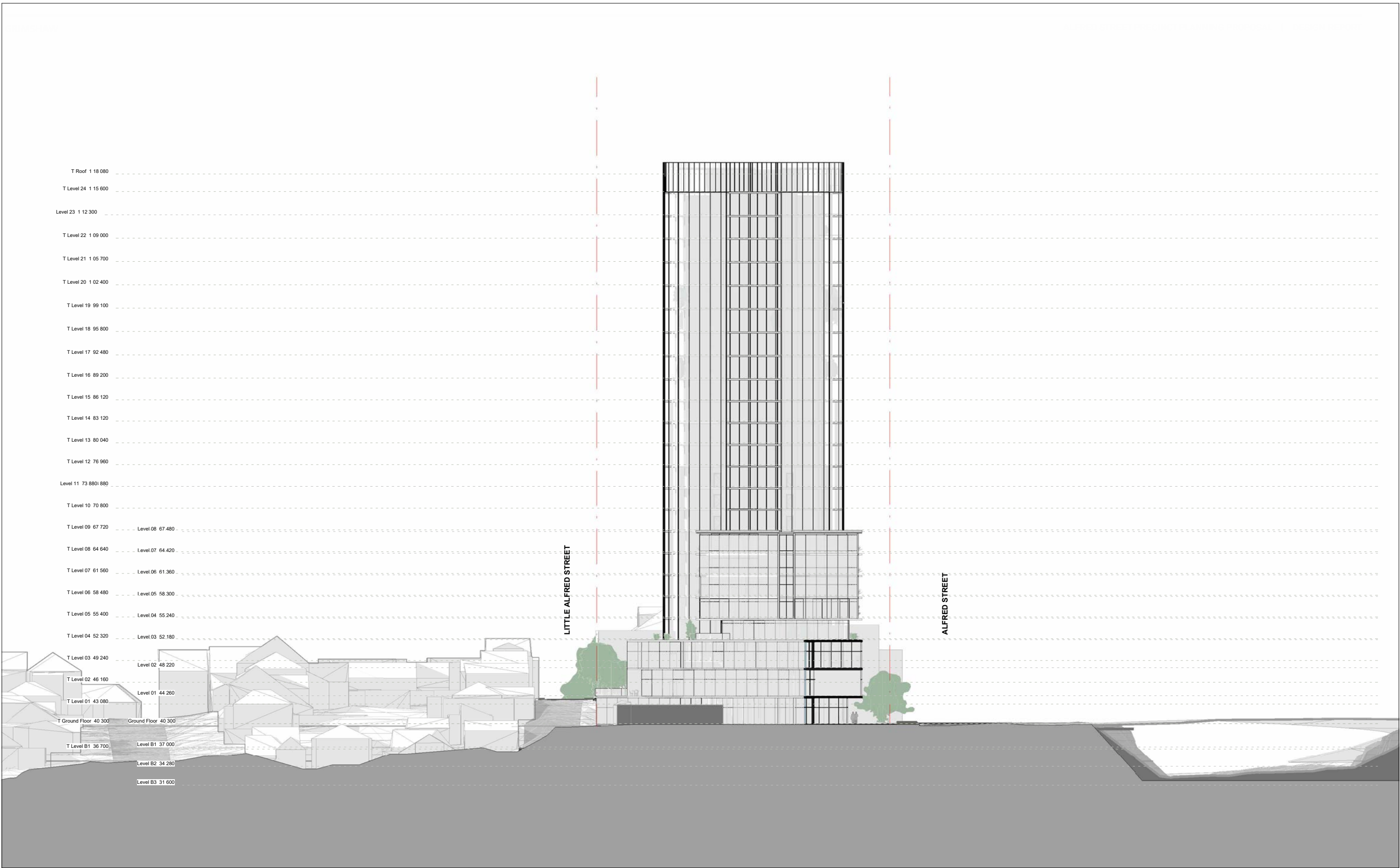
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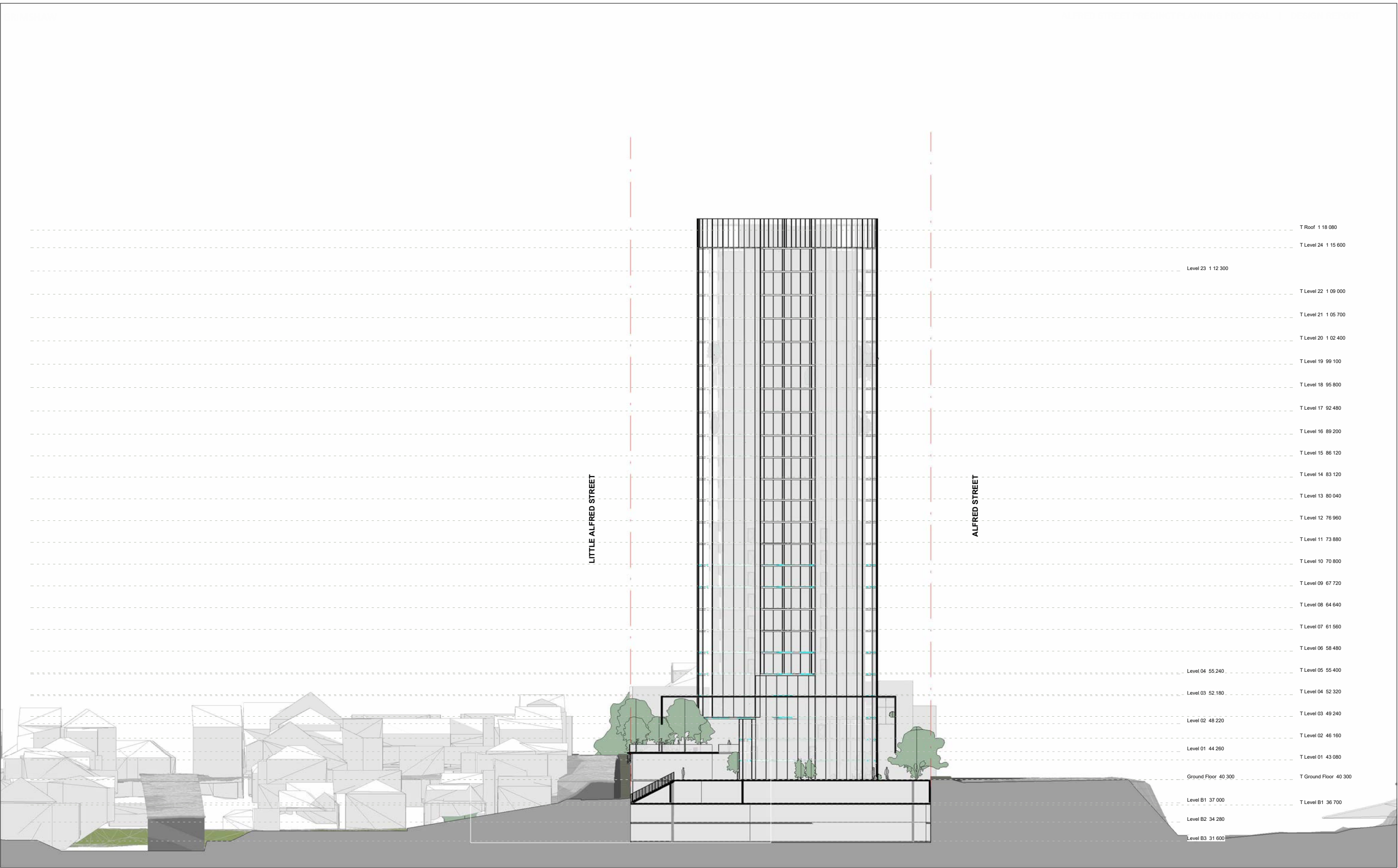
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A 17.11.2023 PLANNING PROPOSAL

CLIENT

Benmill Pty Ltd  
275 Alfred St Level 7,  
North Sydney New South  
Wales 2060

DRAWING KEY

PROJECT

**NORTH ALFRED PRECINCT**

ADDRESS

**263-283 ALFRED STREET**

GRIMSHAW PROJECT NO.

**13119**

NORTH



SCALE

STATUS

**PLANNING PROPOSAL**

DRAWING

**3D VIEW - SE**

DRAWN

**Author**

CHECKED

**Checker**

AUTHORISED

**Approver**

DRAWING NUMBER

**A20 1001**

REVISION

**A**

**87**





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3D VIEW - SW

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Approver

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A20 1003

#### REVISION

A





Proposal View approaching from North Sydney CBD



Proposal View Northbound from Sydney CBD



Proposal Streetwall Elevation Alfred Street Looking East



Proposal Streetwall Elevation Alfred Street looking North East



