

2.2 ALFRED STREET PRECINCT



Figure 1 – Alfred Street Precinct

2.2.1 Significant elements

Land Use

- P1 Low, medium and high rise commercial development
- P2 Low rise residential development
- P3 Low, medium and high density mix use development

Topography

- P4 Significant level variations to the perimeter road edges bordering the precinct.
- P5 Little Alfred Street (eastern boundary) contains a crest mid-block, falling away steeply to the north and gently to the south.
- P6 275 and 283 Alfred Street feature contain a crossfall to the northeast.
- P7 263-269 and 271-273 Alfred Street contain a crossfall across southwest.

Views

- P8 Minimise the impact on views as follows:

- (a) From Doris Fitton Park (160-166 Arthur Street) to Sydney Harbour and Neutral Bay District.

Identity and Existing Built Form

- P9 Warringah Freeway
P10 Former Bayer Building – 275 Alfred Street.
P11 Whaling Road Heritage Conservation Area

Subdivision

- P12 Mix of small and large Torrens title and strata title allotments containing residential use, commercial and mixed use development.

Streetscape

- P13 Wide fully paved footpaths along Alfred Street, promoting pedestrian use.
P14 Alfred Street comprises a mix of active street frontages provided with commercial uses and residential uses.
P15 Residential interface to Whaling Road.
P16 Mix of residential, inactive commercial, driveways, garages and blank walls to Little Alfred Street.
P17 Commercial buildings generally built to the boundary (with the exception of 275 Alfred), with entries at street level.

Public transport

- P18 Development to take advantage of high levels of accessibility to high frequency bus services along Alfred Street.
P19 Development to take advantage of proximity of North Sydney Train Station and future Victoria Cross Metro Station.

2.2.2 Desired Future Character

Objectives

- O1 A vibrant and liveable mixed use precinct which integrates retail/commercial and residential mixed use development taking advantage of public transport services in the locality.
O2 Promote pedestrian street activation and access between Alfred Street and Little Alfred Street via pedestrian link.
O3 Housing diversity through apartment mix.
O4 To ensure the precinct does not generate retail-related traffic that exceeds the carrying capacity of the surrounding road network as advised by TfNSW.

Provisions

Diversity of activities, facilities, opportunities and services

- P1 Mixed use commercial, retail and residential developments
P2 Active frontages are provided to Alfred Street with non-residential ground floor uses facing the street to promote street level activation, amenity and diversity.

Accessibility

- P3 An east-west pedestrian through site link is to be provided from Alfred Street to Little Alfred Street. The through site link is to be located on the northern boundary of 275 and the southern boundary of 283 as shown in Figure 2. Future development is to provide the following for the through-site link:
(a) 275 Alfred Street: 3m width
(b) 283 Alfred Street: 3.7m width



Figure 2 – Through Site Link (hatched red)

2.2.3 Desired Built Form

Provisions

Subdivision

- P1 Development sites should be of a size which enables the creation of high quality floor plates to accommodate a variety of mixed uses.
- P2 Development on small sites should not detrimentally impact on the long term ability of the amalgamation of sites for mixed use commercial and residential development. The following sites require amalgamation as part of any redevelopment:
 - (a) 283 Alfred Street being Lot 14 Part A DP 67882, Lot 15 Part A DP 67882, Lot 16 Part A DP 67882, Lot 1 DP 554749, Lot 3 DP 554750.
 - (b) 271 and 273 Alfred Street being Lot 1 DP 532504 and SP 6830.
 - (c) 263-269 Alfred Street and 4 Little Alfred Street being SP 71563 and SP71454.

Solar Access

- P3 Minimise overshadowing to surrounding residential properties within the Whaling Road Heritage Conservation Area.
- P4 Whaling Road Park is to receive a minimum of 3 hours solar access to at least 50% of the open space between 9am and 3pm on June 30.

Form, massing and scale

- P5 The building design should include vertical modulation to reduce perceived bulk and scale.

Podium

- P6 Minimum building setbacks to street frontages for podium levels:
 - (a) 275 Alfred Street:
 - i. 4m to Alfred Street
 - ii. 0m to Little Alfred Street Lower Ground

- iii. 4m to Little Alfred Street Upper Ground
- P7 Minimum building setbacks to side boundaries for podium levels:
 - (a) 275 Alfred Street:
 - i. 0m to Northern Boundary Lower Ground
 - ii. 3m to Northern Boundary Upper Ground
- P8 A podium height of:
 - (a) 275 Alfred Street:
 - i. 3 storeys fronting Alfred Street

Tower (Above podium)

- P9 Minimum building setbacks to street frontages above the podium:
 - (a) 275 Alfred Street:
 - i. 6.5m to Alfred Street
 - ii. 9m to Little Alfred Street
- P10 Minimum building setbacks to side boundaries above the podium:
 - (a) 275 Alfred Street:
 - i. 2.5m to Southern Boundary
 - ii. 3m to Northern Boundary

Building Design

- P11 Provide architectural detailing, high quality materials to provide a rich visual texture and an attractive gateway to the iconic elements of Sydney CBD.
- P12 Provide a visually rich intimate pedestrian environment with active street frontages at ground level to Alfred Street and Whaling Road.

Noise

- P13 Elevations of buildings facing the Warringah Freeway are to be designed and incorporate features to minimise traffic and railway noise transmission (e.g. using design features such as cavity brick walls, double glazing, minimal glazing, solid core doors and concrete floors etc).

Landscaping

- P14 Landscaping is to be provided commensurate with the dense urban environment, with all landscaping reinstated above built structure.
- P15 Choice of trees and vegetation in accordance with North Sydney Centre Public Domain Strategy, Street Tree Strategy and North Sydney Council Infrastructure Manual.

Car accommodation

- P16 Existing car parking may be maintained but with no additional car parking to be provided.

Retail cap

- P17 The precinct must not result in the provision of more than 1,200m² GFA of retail premises unless justified by a site-specific traffic assessment.

Wind

- P18 Tower planform should avoid sharp corners to reduce downwash and side-stream effects.
- P19 Built form articulation in the form of recesses or deep grooves, geometry changes and façade elements such as wind shelves/horizontal fins should be used to reduce downwash and horizontal wind flows.
- P20 Entrances to the buildings and retail units should be situated away from building corners to reduce wind exposure.