fjcstudio
formerly fjmtstudio

275 Alfred St, North Sydney - Scoping Proposal

Fivex —25/06/25

Site Location

Existing Condition & Planning Status

275 Alfred St, North Sydney

275 Alfred Street is situated within the Alfred Street Precinct, located immediately east of the North Sydney CBD. Existing built form across the precinct is mixed in use and scale, including:

— Commercial buildings at 271, 273, and 283 Alfred Street, ranging between 3 to 4 storeys in height.
— A 3–5 storey strata complex at 263–268 Alfred Street and 4 Little Alfred Street, comprising townhouses, residential apartments, and commercial tenancies.

The subject site contains a 20-storey commercial building constructed in the early 1970s. Positioned adjacent to the freeway and visible from key arterial routes, the site plays a prominent role as a gateway to the city from Sydney's northern suburbs. Proximity to major employment, recreational, and cultural amenities in both North Sydney and the Sydney CBD further strengthens the site's strategic value and urban potential. There is an opportunity for substantial renewal and design excellence to align with broader aspirations for uplift across the precinct.

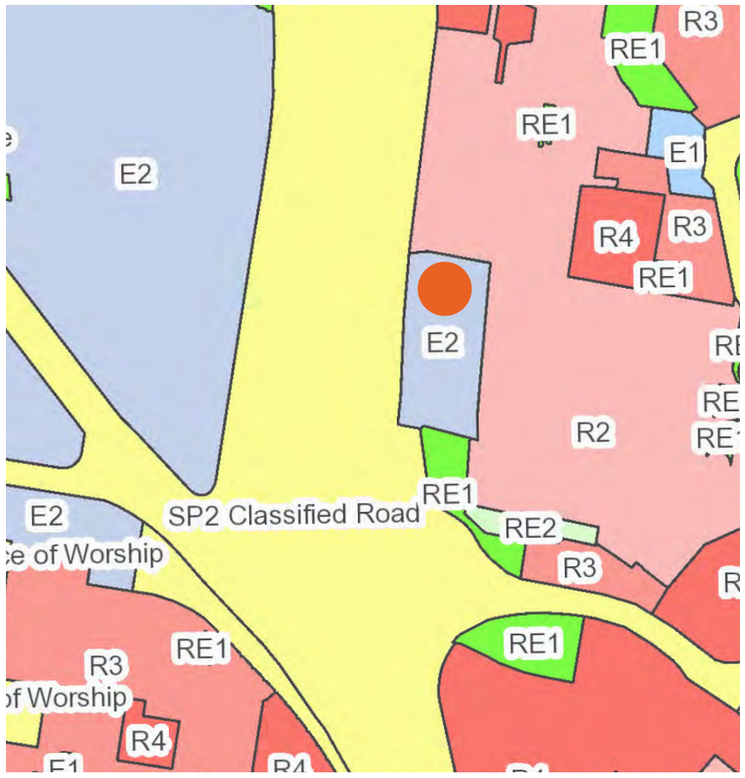
The Alfred Street Precinct is strategically positioned between the high-density commercial core of North Sydney to the west; and the low-scale, heritage-rich residential neighbourhoods to the north and east, including the Whaling Road Heritage Conservation Area. This juxtaposition underscores the importance of the site as a transition zone, where built form must sensitively balance urban intensity with contextual responsiveness.

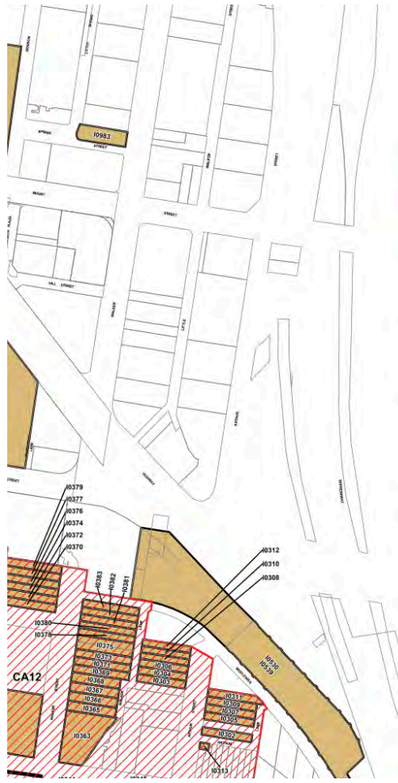
1. Whaling Road Conservation Area in the foreground and North Sydney CBD to the west of the Warringah Freeway

Site Location Plan (Nearmap)

Planning Controls

North Sydney LEP





- E1 Local Centre
- E2 Commercial Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure

- 8.5:1
- 12
- 13
- 20
- 24

- RL141-160
- RL161-180
- RL181-200

- Item - General
- Conservation Area - General

<u>Land Zoning</u>

E2 Commercial Centre

<u>Height of Building</u>

13

Site Analysis
Opportunities and Constraints

Site Analysis
NTS

Existing Large Trees
Traffic Noise
Vehicular Crossover
Metro Station
Train Station

Design Principles
Opportunities and Constraints

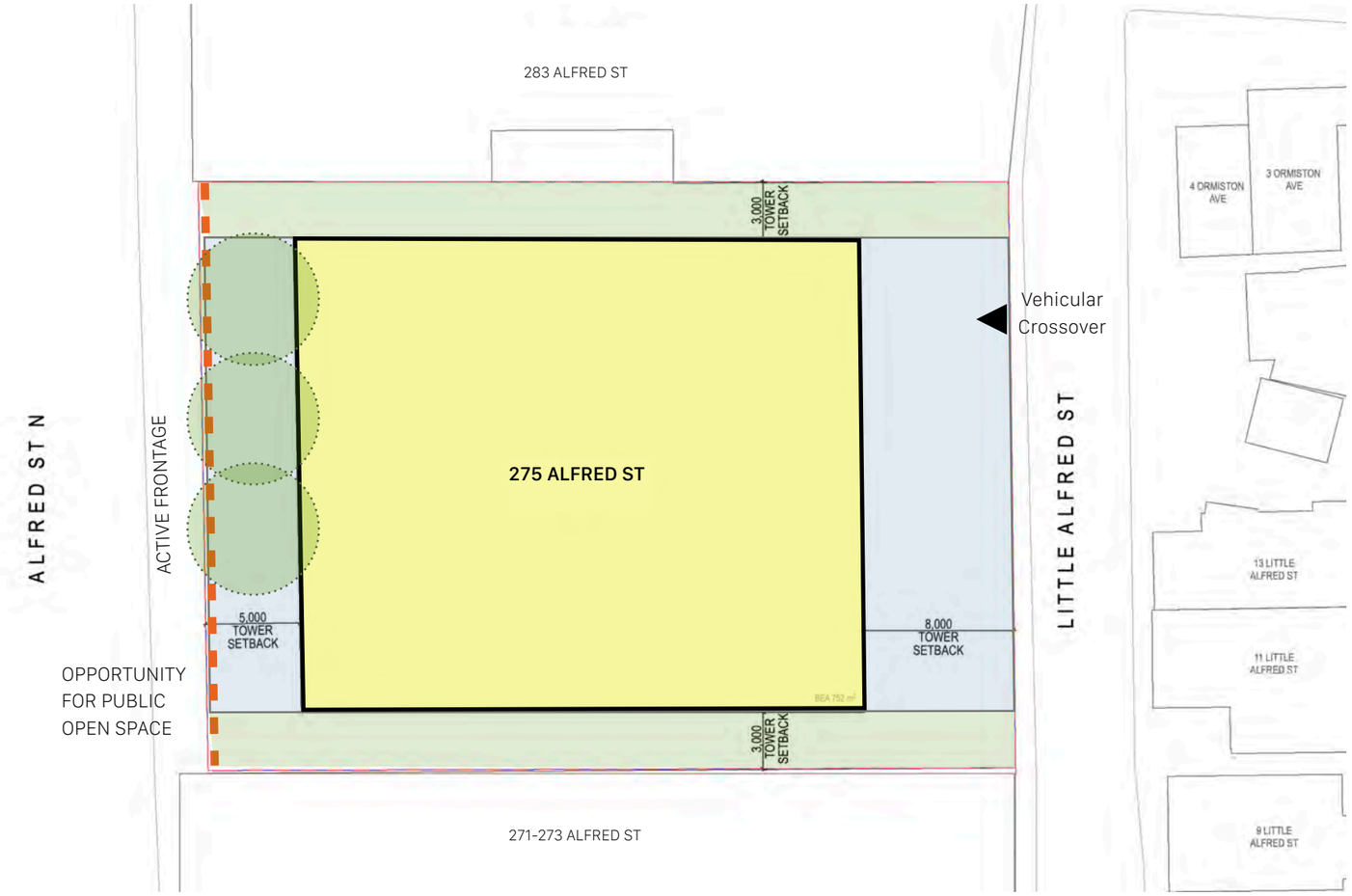
<u>Opportunities and Constraints</u>

275 Alfred St occupies a position in North Sydney, with its predominant site edge towards Cahill Expressway. Located within walking distance of North Sydney CBD, North Sydney Station, and the Victoria Cross Metro Station, the site offers strong connections to public transport and key commercial centres.

Sitting between the North Sydney Commercial Core and the finely-grained low-scale residential properties to the north and east within the Whaling Road Conservation Area, the site enjoys a highly strategic position to create a sensitive, fine-grain residential edge along Little Alfred Street, providing scale transition to the Whaling Road Heritage Conservation Area.

The site's elevated position enhances potential for expansive harbour and district views on all orientations. It also allows for opportunity to orient development for good solar access on its North and West facades.

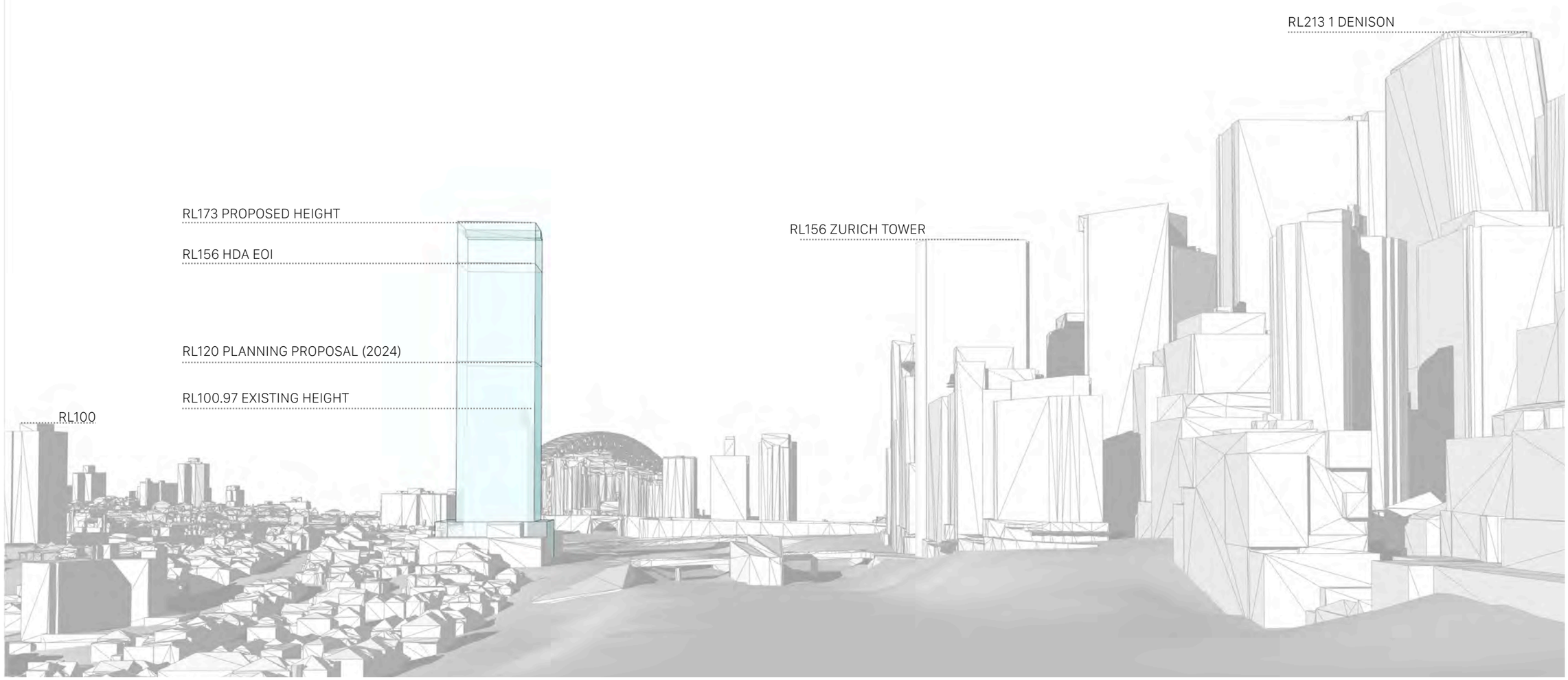
As such, the site is suitable for a thoughtfully considered development that serves as a gateway to the Sydney City from North Sydney, while creating a careful modulation and respectful interface with its heritage context.



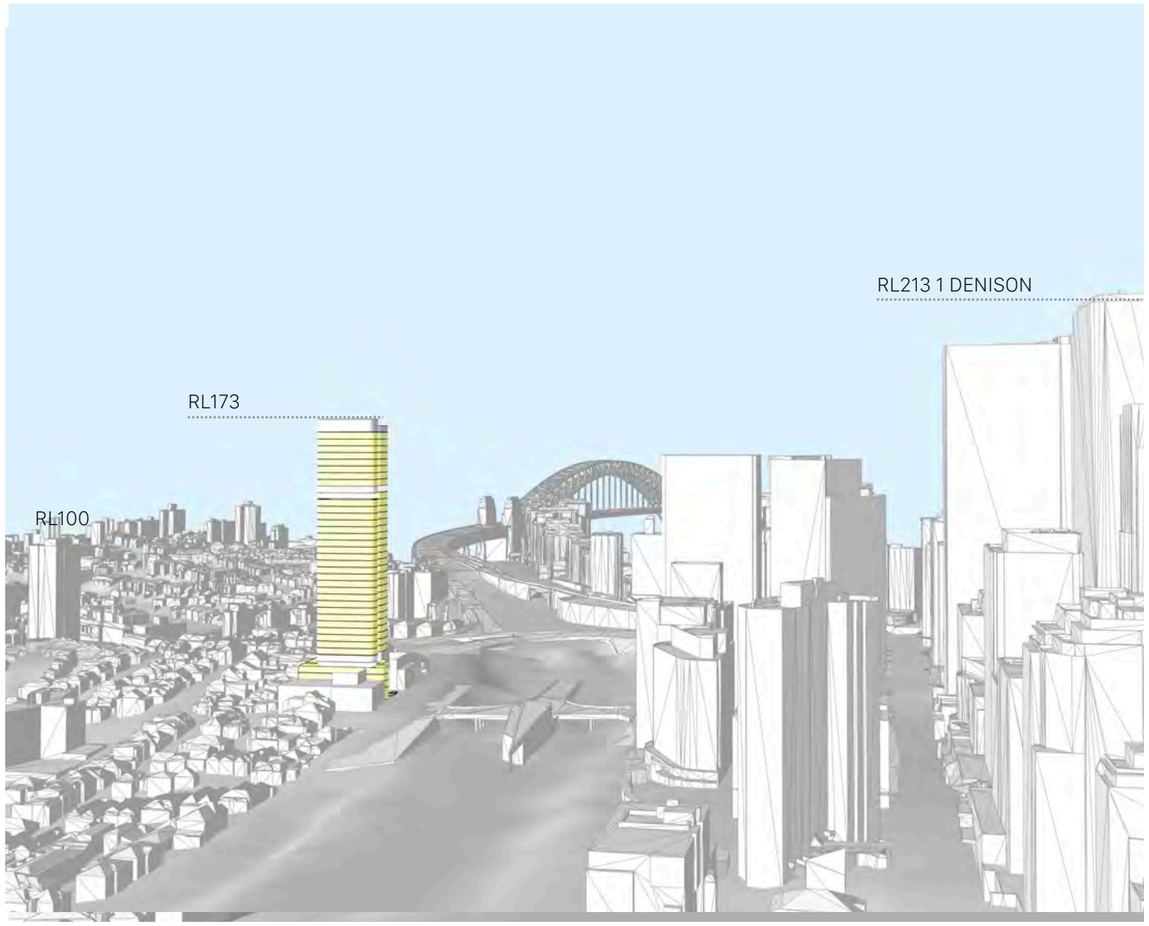
Site Diagram - Building Envelope

Considered Heights

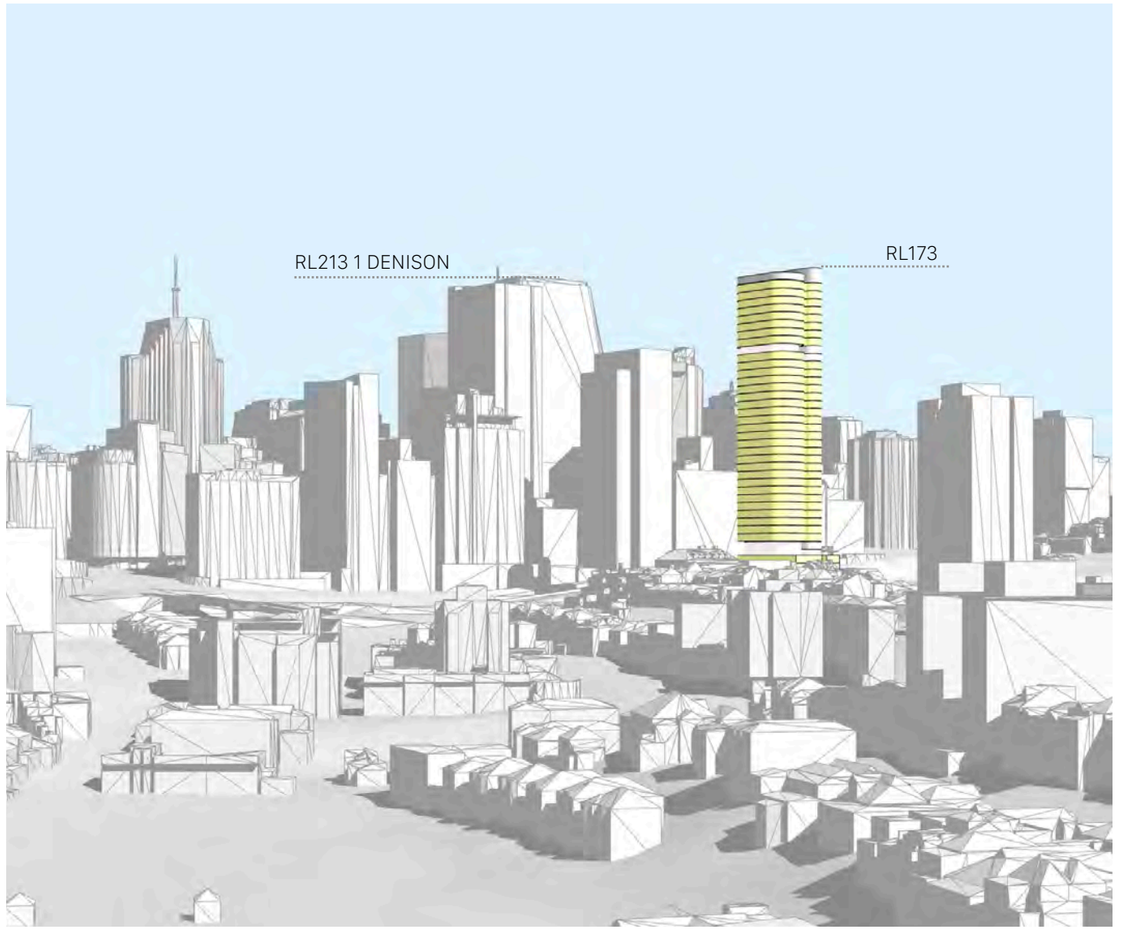
Building Envelope



Indicative Massing

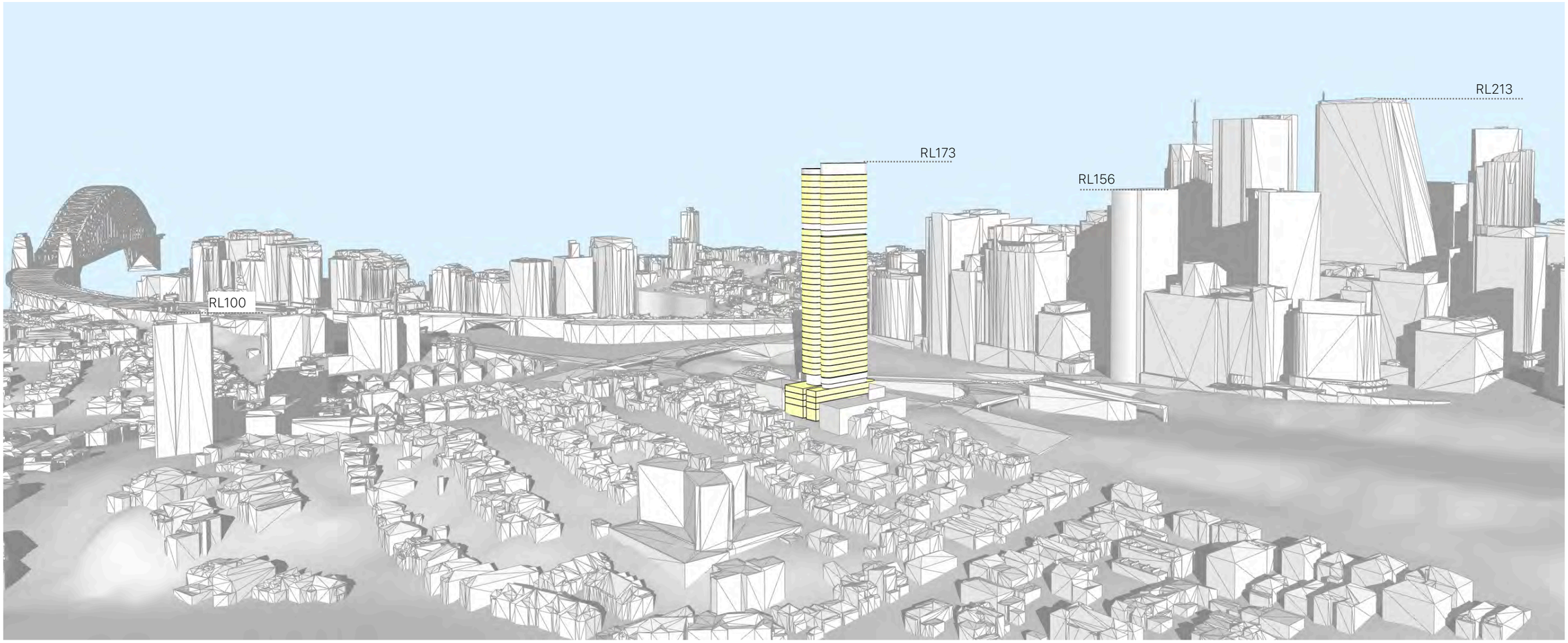


Aerial View from Highway North



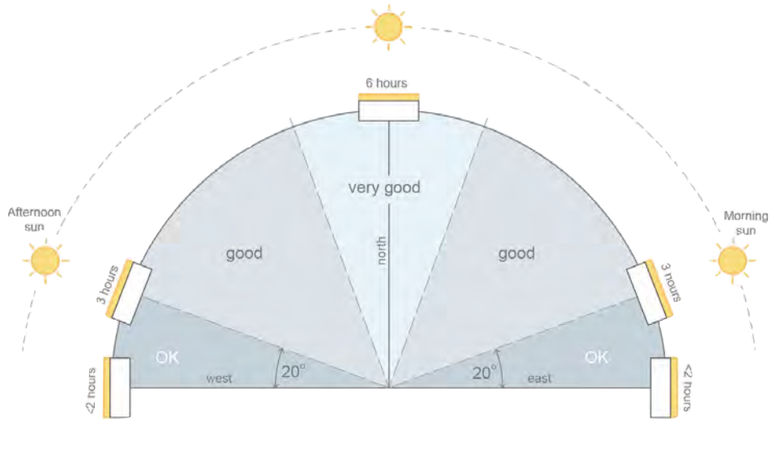
Aerial View from Neutral Bay

Indicative Massing



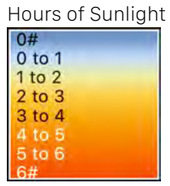
Aerial View - North East

Solar Access

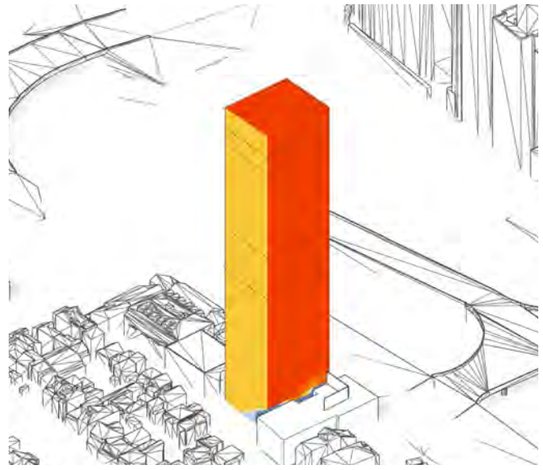


Solar Access

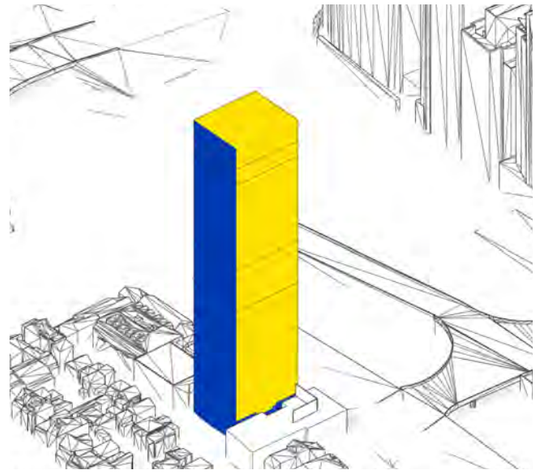
The location of the site allows for excellent solar access to the North and West facades. The design of the building should consider its orientation and apartment layouts to maximise solar access to the East facade, allowing the majority of units barring those on the South facade to achieve 2 hours of ADG compliance.



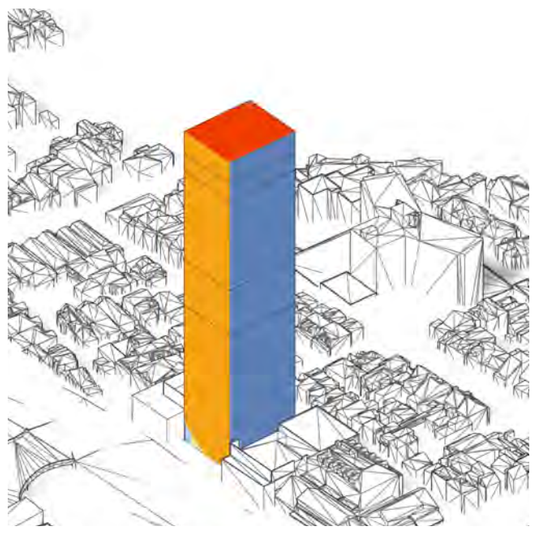
North East - Total Hours



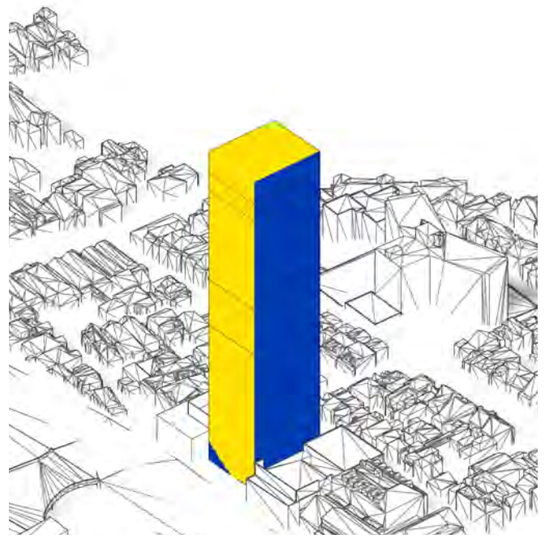
North East - 2hr Threshold



South West - Total Hours



South West - 2hr Threshold



Shadow Study - RL173

21 Jun

09:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 1608 m² = 75%

10:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 2100 m² = 98%

11:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 1889 m² = 88%

12:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 347 m² = 16%

13:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 2145 m² = 100%

14:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 2145 m² = 100%

275 Alfred St Site

Public Open Space

Reduction of Public Open Space due to Warringah Freeway upgrades

Shadow by Existing Building

Additional Shadow by Proposed Envelope

Heritage Conservation Area

Shadow Study - RL173

21 Jun

15:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 0m² = 0%

15:00 SUNLIGHT ACCESS.TO PUBLIC OPEN SPACE= 0m² = 0%

275 Alfred St Site

Public Open Space

Reduction of Public Open Space due to Warringah Freeway upgrades

Shadow by Existing Building

Additional Shadow by Proposed Envelope

Heritage Conservation Area

The proposal adheres to both local and state regulations concerning solar access. It is evident that the hours of solar access have met acceptable thresholds.

<u>Impacts on Public Open Space</u>

The proposed redevelopment aligns with the *NSW Draft Urban Design Guide - For urban design developments in NSW Draft for discussion 2021*, particularly Objective 12. This objective stipulates that a significant portion of public open spaces, including squares and plazas, should receive at least four hours of direct sunlight exposure between 9am and 3 pm on the winter solstice (21 June). Compliance with this requirement is demonstrated through an examination of the shadow diagrams. It should also be noted that as part of the ongoing Warringah Freeway upgrades, the park has been reduced in size by approximately 50%. See aerial map view below.

<u>Impacts on Adjacent Residential Areas</u>

Shadow analysis has been provided to assess the potential impacts on neighbouring residential areas. Notably, the analysis confirms that the hours of solar access for adjacent residential properties remain within acceptable limits.

<u>**Impact on Heritage Conservation Area (HCA)**</u>

In accordance with the North Sydney Development Control Plan (DCP), the proposed building envelope avoids overshadowing the Heritage Conservation Area (HCA) during the critical hours of 9 am to 12 pm. The North Sydney DCP places specific emphasis on solar access, requiring a minimum of three hours of sunlight exposure between 9 am and 3 pm during mid-winter for residential dwellings.

ADG Design Criteria and Guidance

Objective	Design Criteria	Consideration
Building separation	The minimum required separation distances from buildings to the side and rear boundaries are as follows: Up to 12m (4 storeys): • 6m (habitable rooms and balconies): • 3m (non-habitable rooms); Up to 25m (5-8 storeys): • 9m (habitable rooms and balconies); • 4.5m (non-habitable rooms): Over 25m (9+ storeys): • 12m (habitable rooms and balconies); • 6m (non-habitable rooms).	Complies. Existing adjacent buildings are commercial and the preliminary scheme assumes non residential uses in its podium levels.
Deep soil zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: greater than 1,500 sqm - 6m. Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.	The site location satisfies the ADG exemptions to deep soil provision.
Communal and Open space	Communal open space has a minimal area equal to 25% of the site.	Able to comply Details will be finalised at the DA stage.
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	The proposal can achieve via a combination of COS on the roof of the podium and roof level which will receive sufficient solar access.
	Ground level apartments should contain a minimum of 15 sqm of open space, with a minimum dimension in one direction of 3m.	Not applicable.
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	The proposal will ensure vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.
Car Parking	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, E2 Commercial Centre, MU1 Mixed Use or equivalent in a nominated regional centre. The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	Car parking rates subject to completion of the Traffic Impact Assessment and review.

Control	Design Criteria	Compliance
Car Parking	Parking and facilities are provided for other modes of transport Visual and environmental impacts of on-grade car parking are minimised	Facilities will be provided for secure motorcycle and bicycle parking.
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	Access, entries and pathways are accessible and easy to identify.
Apartment layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	The proposal will ensure minimum apartment dimensions and sizes are achieved.
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	
	Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments	
	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	
	Minimum Apartment sizes: • 35m2 for studios; • 50m2 for one bedrooms; • 70m2 for two bedrooms; and • 90m2 for three bedrooms. * Each additional bathroom requires a further 5sam of floor space.	
Balconies	All apartments are required to have the following primary balcony dimensions: • Studios - 4sqm; • 1br - 8sqm with min. 2m depth; • 2br - 10sqm with min. 2m depth; • 3br - 12sqm with min. 2.4m depth; * In order to be counted towards the overall balcony calculation, depths must be no less than 1m deep.	Complies
Ceiling heights	Minimum ceiling heights are as follows: • 2.7m for habitable rooms; • 2.4m for non-habitable rooms; • double storey apartments - 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area; • attic spaces - 1.8m at edge of room with a minimum 30 degree slope; • in mixed use areas - 3.3m for ground and first floor.	Complies The preliminary scheme assumes a floor to floor height of 3.2m, which is sufficient for providing 2.7m floor to ceiling height.
Internal circulation	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. Where design criteria 1 (as above) is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Complies
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	

ADG Compliance - Key Issues

Control	Design Criteria	Compliance
Storage	• Studio apartments require 4m3 of storage area • One bedroom dwellings require 6m3 of storage area • Two bedroom dwellings require 8m3 of storage area. • Three bedroom dwellings require 10m3 of storage area. * At least 50% of the required storage is to be provided within each apartment.	Able to comply Details will be finalised at the DA stage.
Ground floor apartments	Direct street access should be provided for ground-floor apartments.	Not applicable
Daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area.	>70% of the typical apartments are intended to achieve a minimum of 2 hours solar access.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Due to the site-specific conditions associated with the orientation of the site and the opportunity to capture iconic harbour views from the southern façade, the design has been carefully developed to balance solar access with view corridors, privacy, and acoustic amenity within a dense urban context. A minor exceedance of the 15% threshold is considered acceptable when assessed on merit, given an appropriate response to the site's constraints, the high standard of architectural design, and the overall level of residential amenity provided to future occupants.
	Daylight access is maximised where sunlight is limited.	Refer to the heat map images that show hours of sun hitting the facade.
	Design incorporates shading and glare control, particularly for warmer months	Detailed design will be finalised during the DA Stage.
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Able to comply
	Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line.	>60% of the apartments in the first nine storeys of the building are intended to be naturally cross ventilated.
	All habitable rooms are naturally ventilated	Detailed design will be finalised during the DA Stage.

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