

271-273 Alfred St

North Sydney

Scoping Report

Indicative Reference Scheme



Revision P03

17 December 2025

Location and Context

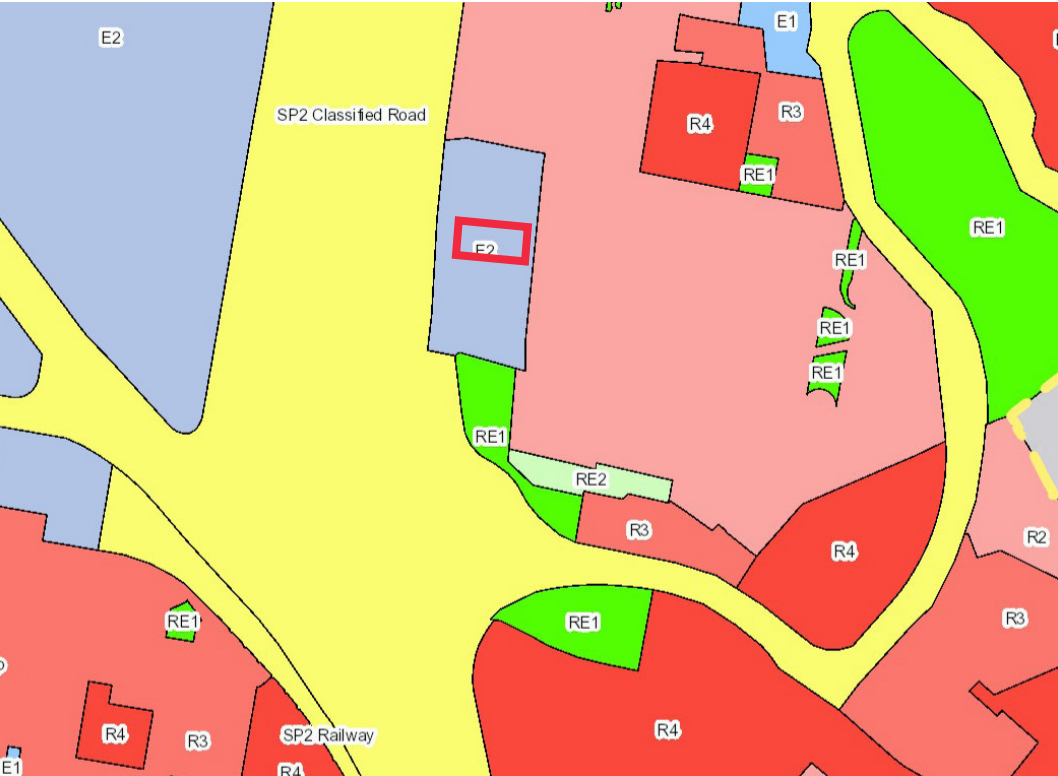
271-273 Alfred Street presents a significant opportunity to contribute to broader precinct renewal through a well-considered built form that achieves design excellence, delivers much-needed housing including affordable housing, and responds sensitively to its surrounding urban and heritage interfaces.

The site is located within the Alfred Street Precinct, positioned immediately east of the North Sydney Central Business District. Its close proximity to high-frequency public transport, major employment clusters, and a wide range of recreational and cultural amenities provides a strong basis for uplift consistent with the strategic planning objectives of the Housing Delivery Authority (HDA) pathway. This precinct location aligns with the HDA's intent to facilitate well-located housing supply capable of accelerated delivery in areas with high amenity and established infrastructure.

The Alfred Street Precinct occupies a transitional position between the high-density commercial core to the west and the established, heritage-rich residential neighbourhoods of the Whaling Road Conservation Area to the north and east. This relationship creates an urban condition in which a carefully composed built form can play an important role in mediating between differing scales, enhancing the legibility of the precinct, and strengthening its contribution to the wider North Sydney urban framework.



Planning Controls



Land Zoning Map

Zone

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



Height of Buildings Map HOB_002A



Maximum Building Height (m)

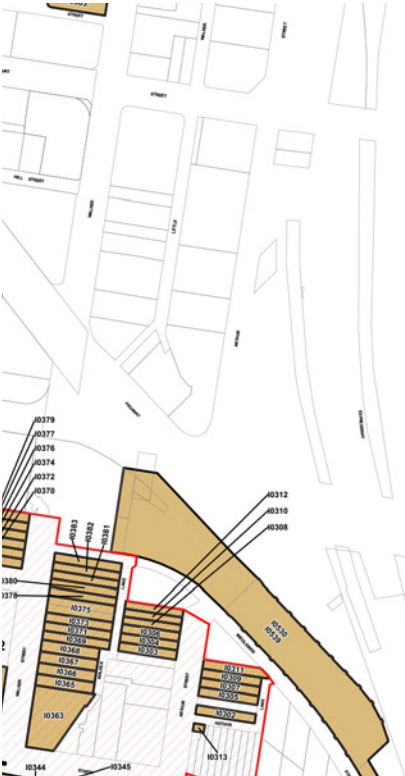
A	1	V	37	AD2	132
I	8.5	W1	40	AD3	135
K	10	W2	42	AD4	139
L	11	W3	43	AF	180
M	12	W4	44	Area 1	Refer
N1	13	Y1	50	Area 2	Refer
N2	14.5	Y2	54	Area 3	Refer
O1	15	Z1	56	Area 4	Refer
O2	16	Z2	57		
Q1	19.1	Z3	58.5		
Q2	20	Z4	59		
R1	21	AA1	60		
R2	22	AA2	62		
S1	23	AA3	63		
S2	24	AA4	64		
T1	25	AA5	66		
T2	26	AA6	72		
T3	29	AB	84		
U1	30	AC1	101		
U2	31	AC2	110		
U3	33	AD1	126		



Floor Space Ratio Map FSR_002A

Maximum Floor Space Ratio (n:1)

N	1	AA6	6.5
S1	1.83	AA7	6.6
S2	1.85	AB1	7
T	2	AB2	7.5
U	2.5	AC1	8
W	3.5	AC2	8.6
X1	4	AD	9
X2	4.27	AE	10
Y	4.83	AF1	11
Z1	5.3	AF2	11.5
Z2	5.6	AG	12
Z3	5.8	AH	13.8
AA1	6	AI1	14.4
AA2	6.1	AI2	18
AA3	6.25	AI3	20
AA4	6.3	AI4	25.4
AA5	6.4	Area 1	Refer



Heritage Map HER_002A



Heritage

Conservation Area - General
Item - General
Item - Landscape

Site Analysis

At the local scale, the Alfred Street Precinct exhibits a varied built form character, comprising a mix of commercial and residential development across low, mid and high-rise scales.

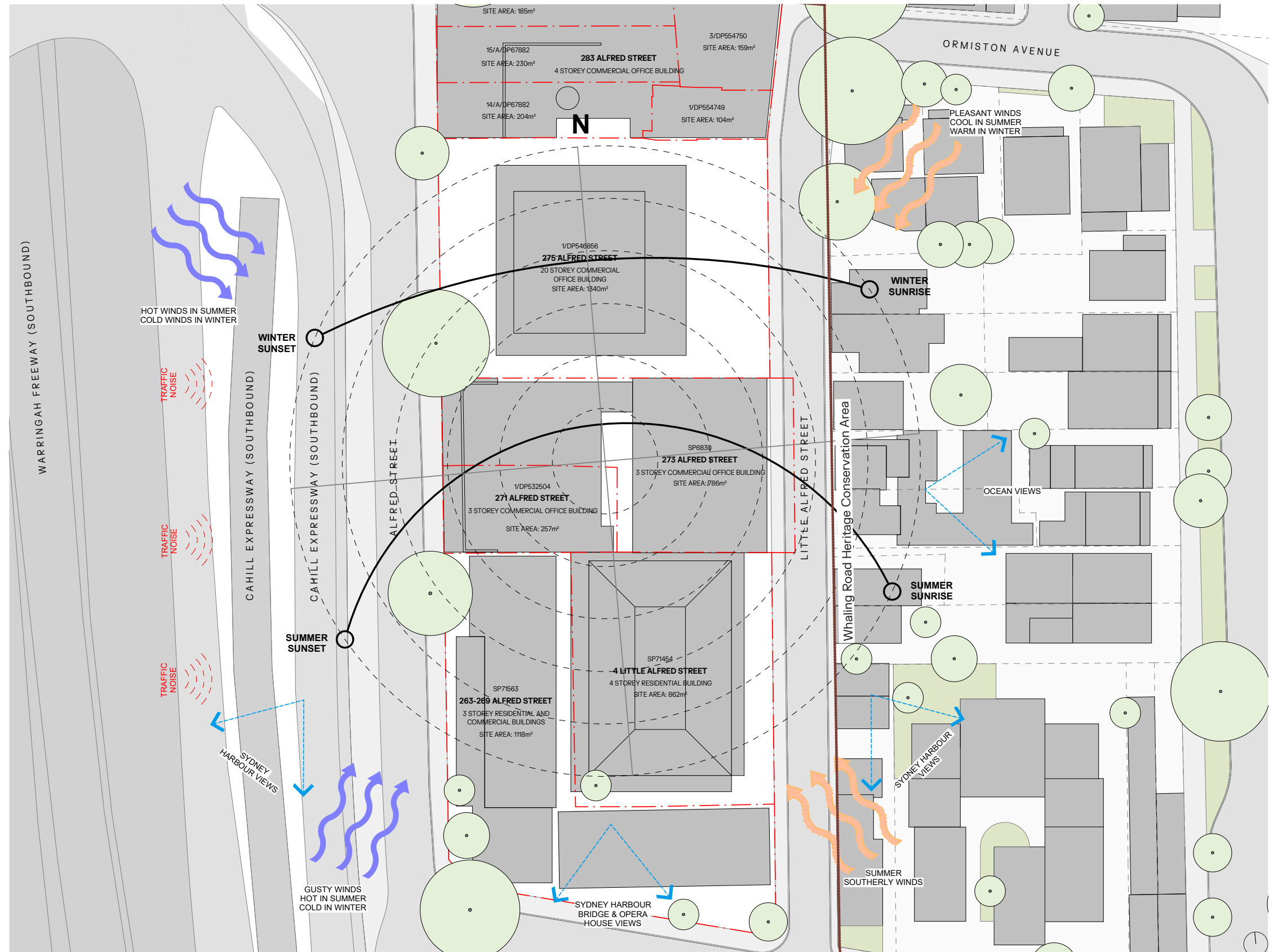
The subject site comprises 273 Alfred Street (SP6830) and 271 Alfred Street (1/DP532504), containing three-storey commercial office buildings.

The immediate context includes:

- 283 Alfred Street, a four-storey commercial office building
- 275 Alfred Street, a twenty-storey commercial office building
- 263–269 Alfred Street, two to three-storey commercial and residential terraces containing 13 strata units
- 4 Little Alfred Street, a five-storey residential building containing 20 strata units

To the west, the Warringah Freeway forms a significant corridor, shaping both the visual exposure of the site and its strategic relationship to the broader transport network.

To the east, the established Whaling Road Conservation Area introduces a fine-grain residential character with heritage significance, reinforcing the importance of a sensitive and well-modulated built form response.



Design Principles

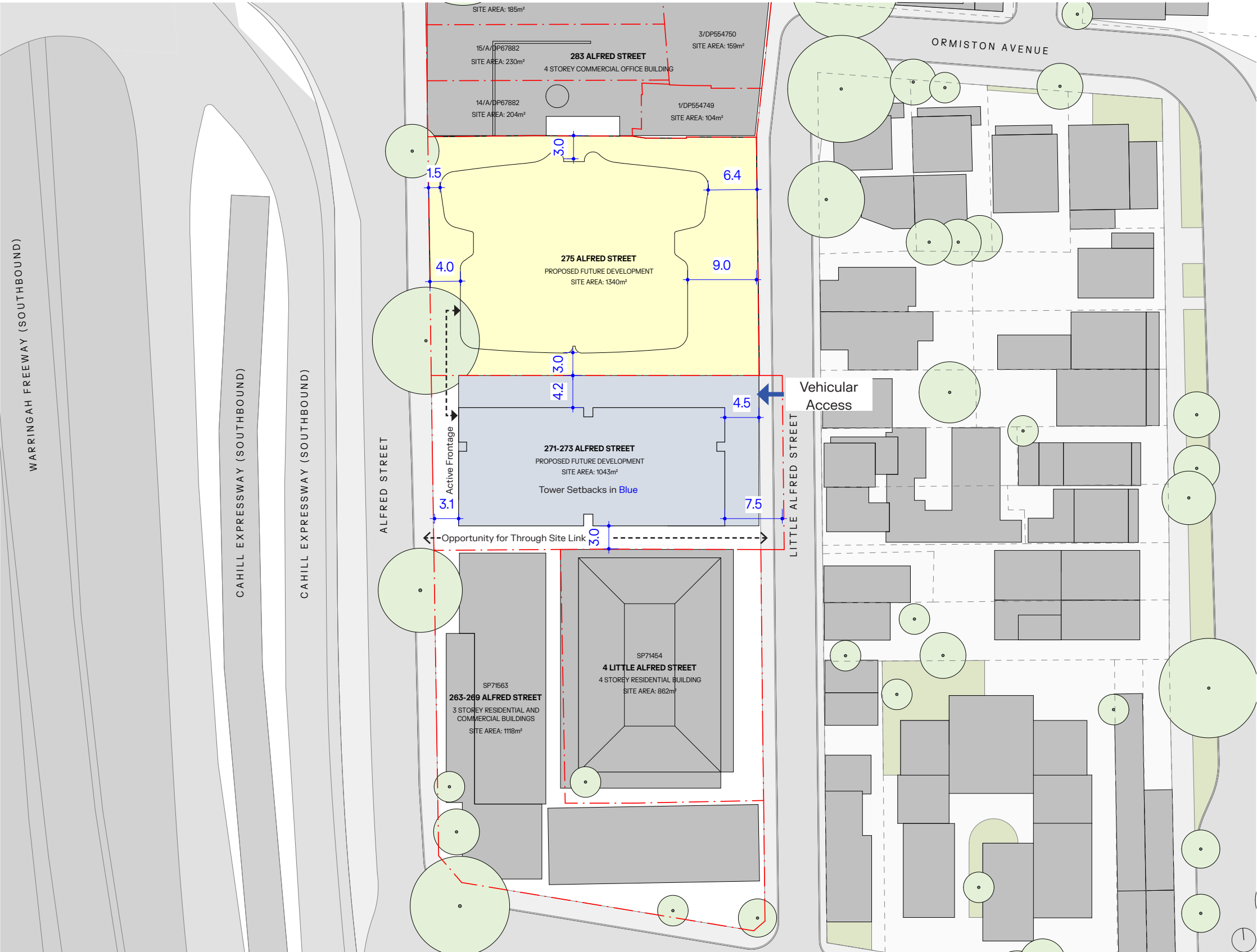
The design principles for 271–273 Alfred Street respond to the site’s transitional position between the North Sydney Commercial Core and the fine-grain residential neighbourhoods of the Whaling Road Conservation Area.

The proposal adopts a carefully modulated built form that manages scale, protects key interfaces and supports a sensitive transition along Little Alfred Street.

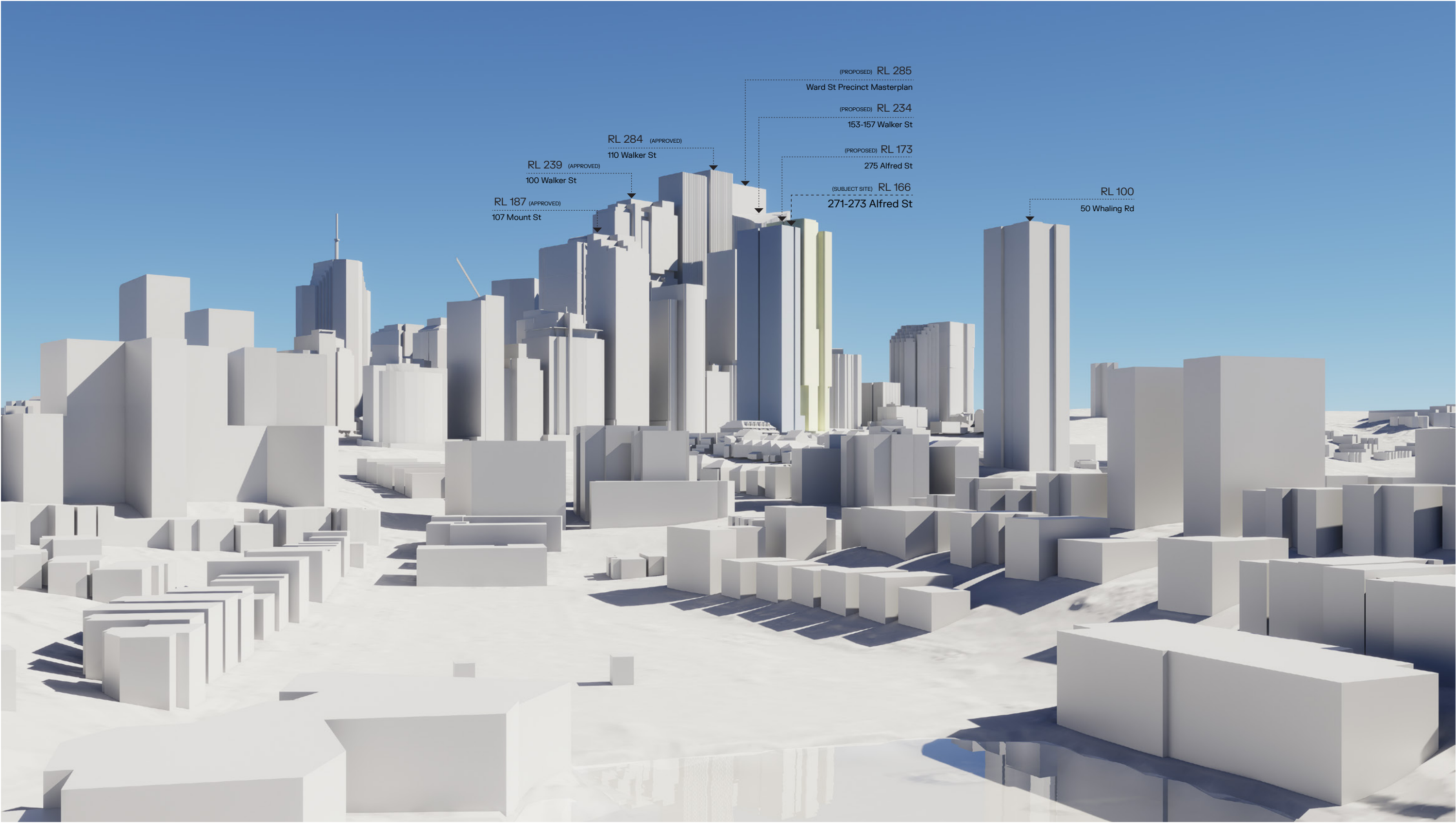
The site’s high level of accessibility, including proximity to North Sydney Station and Victoria Cross Metro Station, strengthens its basis for uplift and aligns with the strategic planning objectives of the Housing Delivery Authority framework.

The indicative envelope has been shaped to optimise solar access, natural ventilation and outward views, enabling high residential amenity and strong environmental performance. Consideration has also been given to equitable development outcomes for neighbouring landholdings.

The proposal seeks to establish a coherent and well-integrated addition to the precinct. The design prioritises a balanced and contextually responsive built form that supports precinct renewal while maintaining sensitivity to surrounding residential and heritage settings.



Indicative Massing



(PROPOSED) RL 285
Ward St Precinct Masterplan

(PROPOSED) RL 234
153-157 Walker St

(PROPOSED) RL 173
275 Alfred St

(SUBJECT SITE) RL 166
271-273 Alfred St

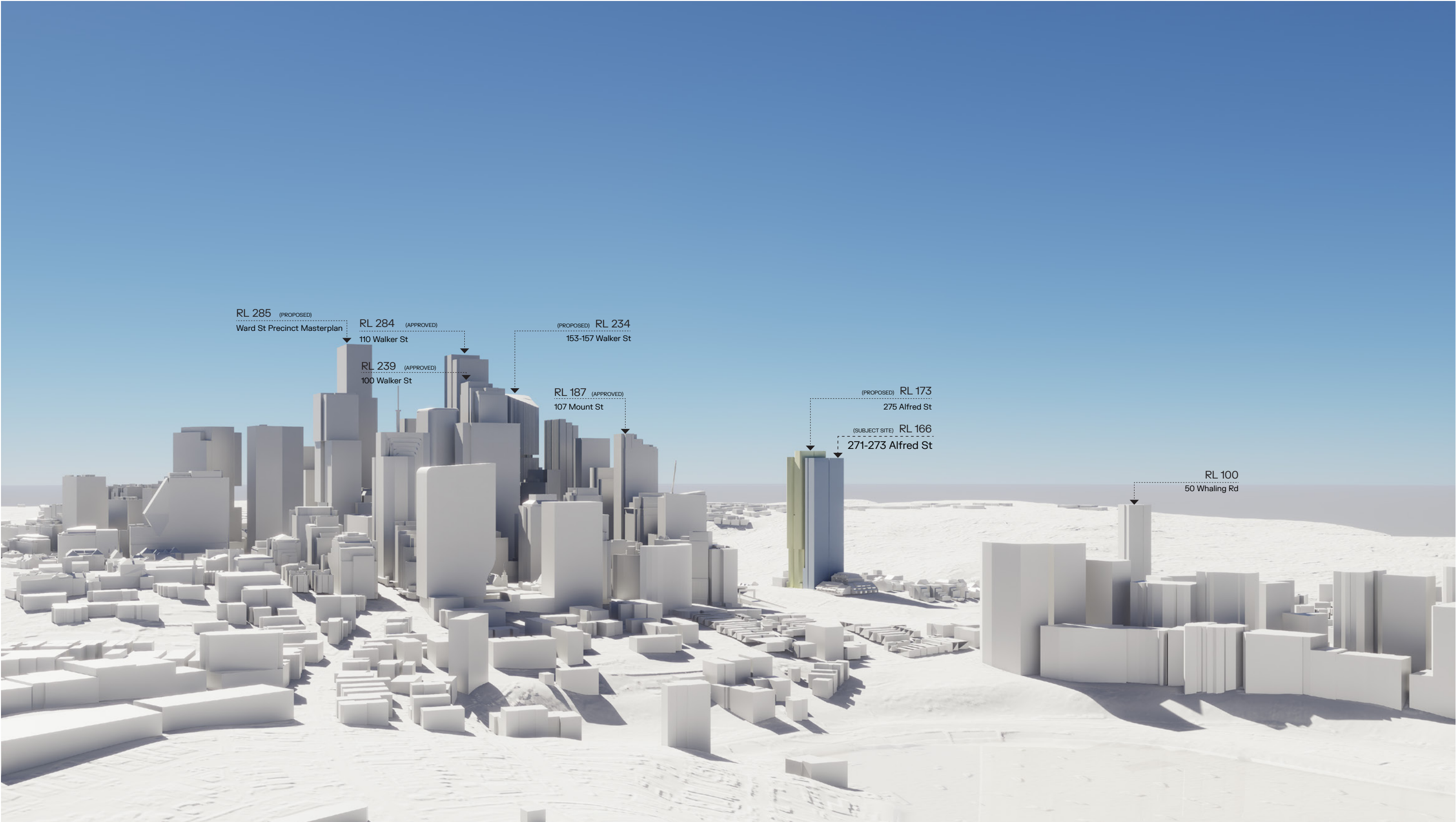
RL 100
50 Whaling Rd

RL 284 (APPROVED)
110 Walker St

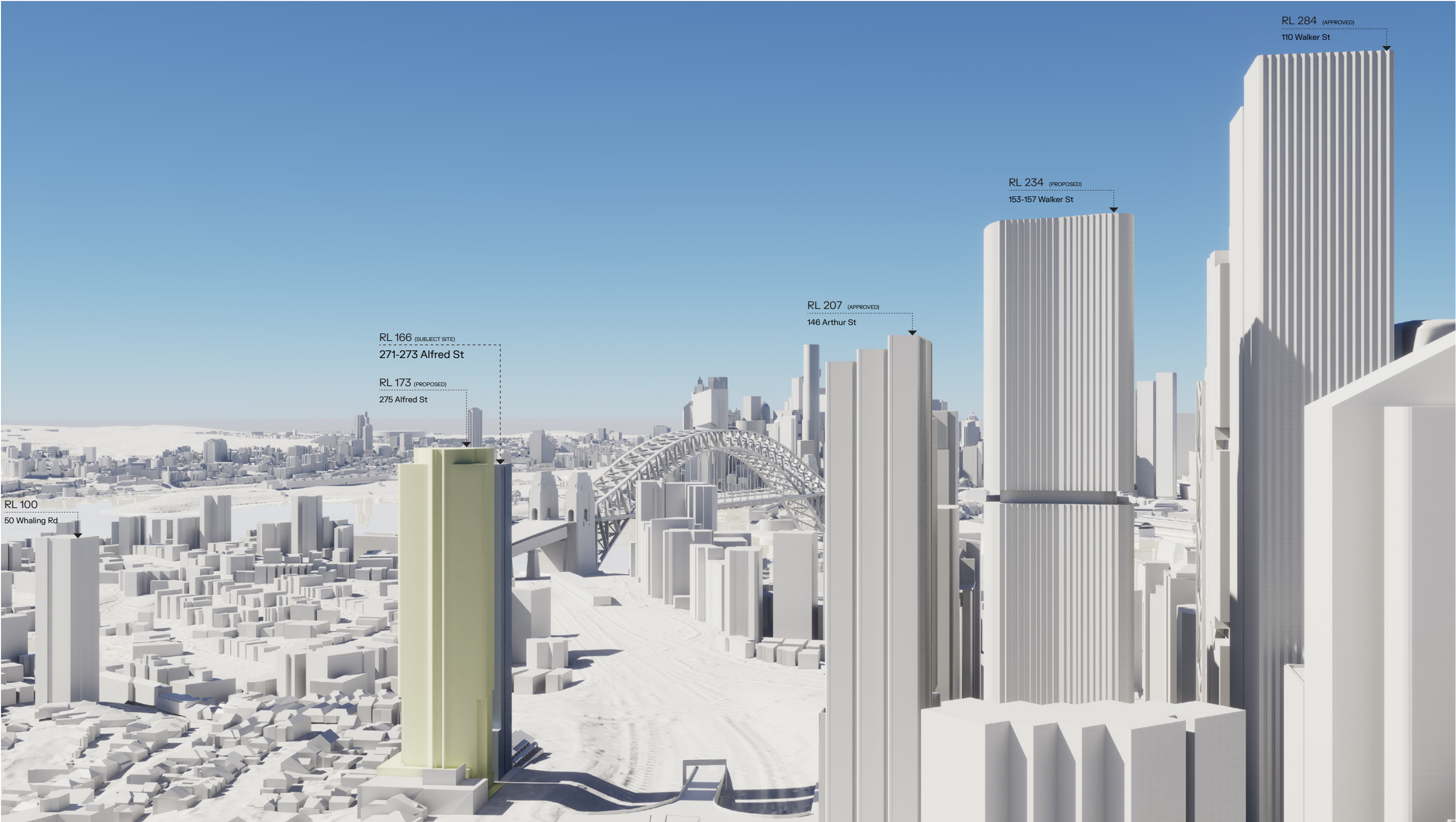
RL 239 (APPROVED)
100 Walker St

RL 187 (APPROVED)
107 Mount St

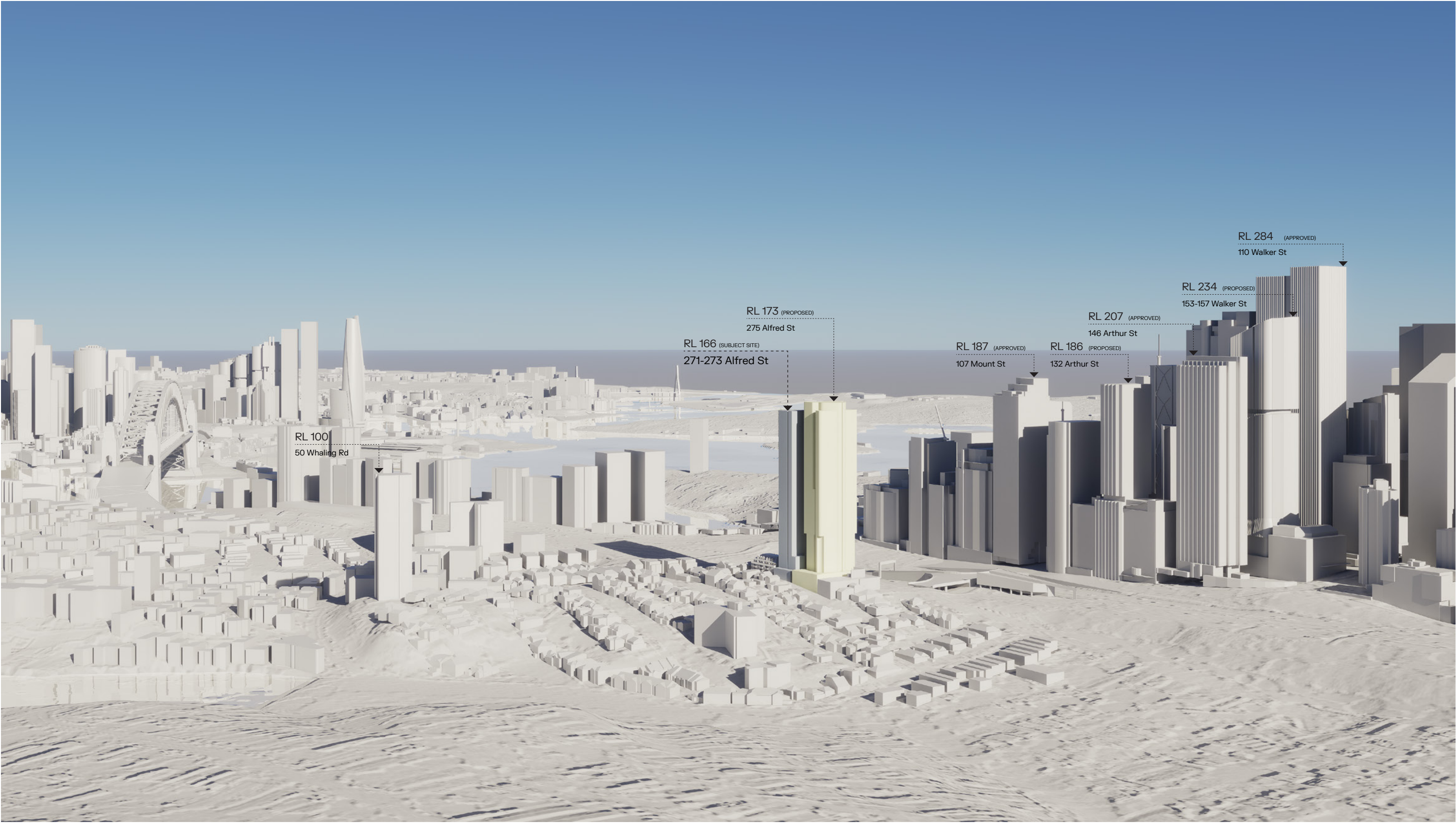
Indicative Massing



Indicative Massing



Indicative Massing

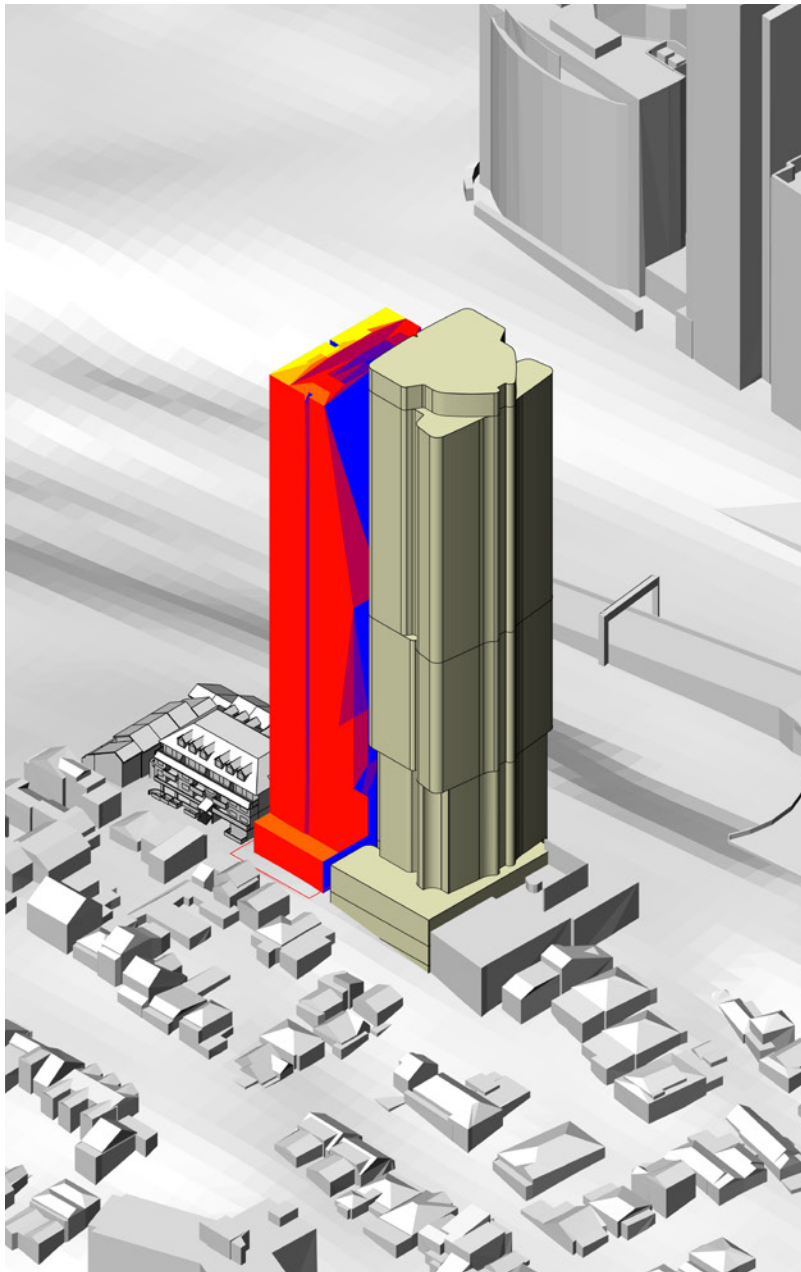


Solar Access

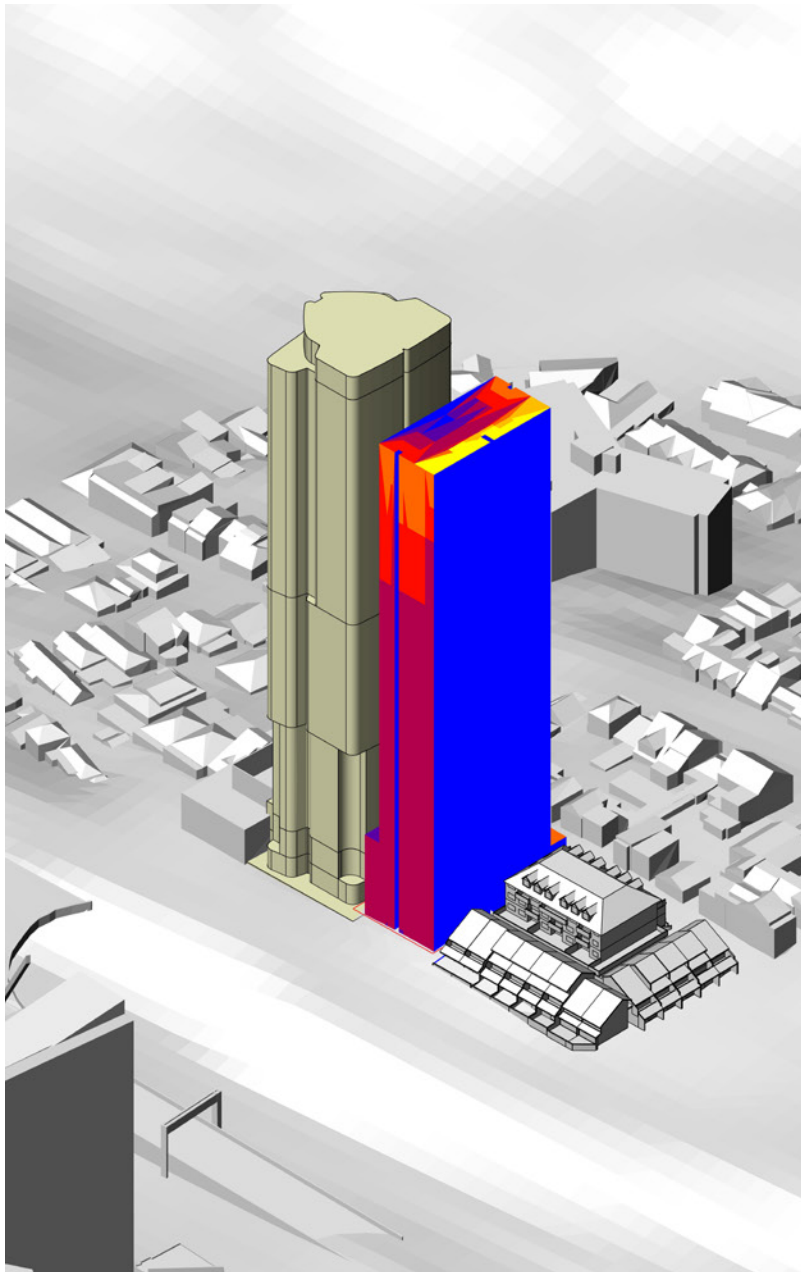
Solar access studies demonstrate that the proposed envelope meets the solar access requirements of the Apartment Design Guide. The eastern and western facades achieve the necessary two hours of solar access, and the majority of proposed apartments can readily comply with the relevant ADG requirements.

In relation to the SSDA proposal at 275 Alfred Street to the north, living rooms within the proposed development at 271–273 Alfred Street continue to receive the required levels of sunlight through the eastern and western orientations. This ensures that future development uplift on adjoining sites does not compromise the amenity of apartments within the subject site.

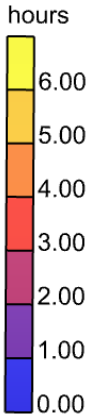
The modelling has incorporated approved, proposed and existing buildings within the North Sydney CBD, together with the proposed SSDA envelope for 275 Alfred Street.



North East - Sunlight Hours



South West - Sunlight Hours



Shadow Study

Impact on Heritage Conservation Area

The proposed building envelope does not result in additional overshadowing to the adjoining Whaling Road Heritage Conservation Area during the critical morning period of 9:00am to 12:00pm. By maintaining solar access during this period, neighbouring residential dwellings within the conservation area retain a minimum of three hours of sunlight between 9:00am and 3:00pm, in accordance with the North Sydney DCP.

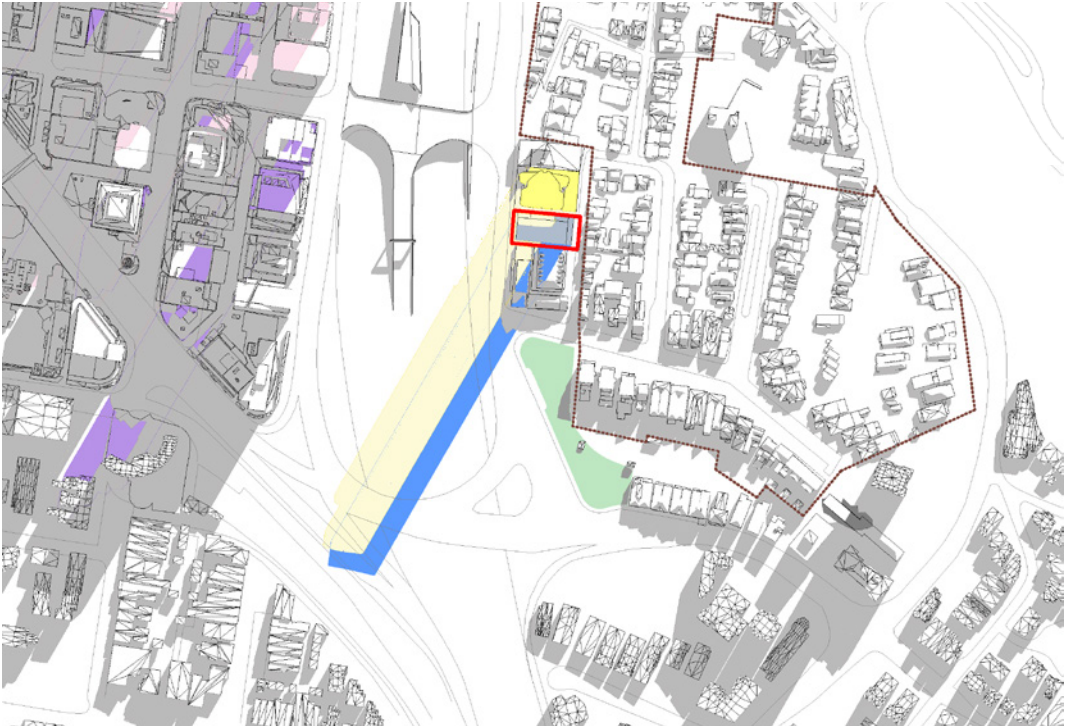
Impact on Public Open Space

The proposal aligns with Objective 12 of the NSW Draft Urban Design Guide 2021, retaining a minimum of four hours of direct sunlight to the adjacent public open space between 9am and 3pm on the winter solstice. Shadow diagrams demonstrate compliance with these requirements. It is noted that the amenity and utility of this space have been significantly altered by the ongoing Warringah Freeway Upgrade.

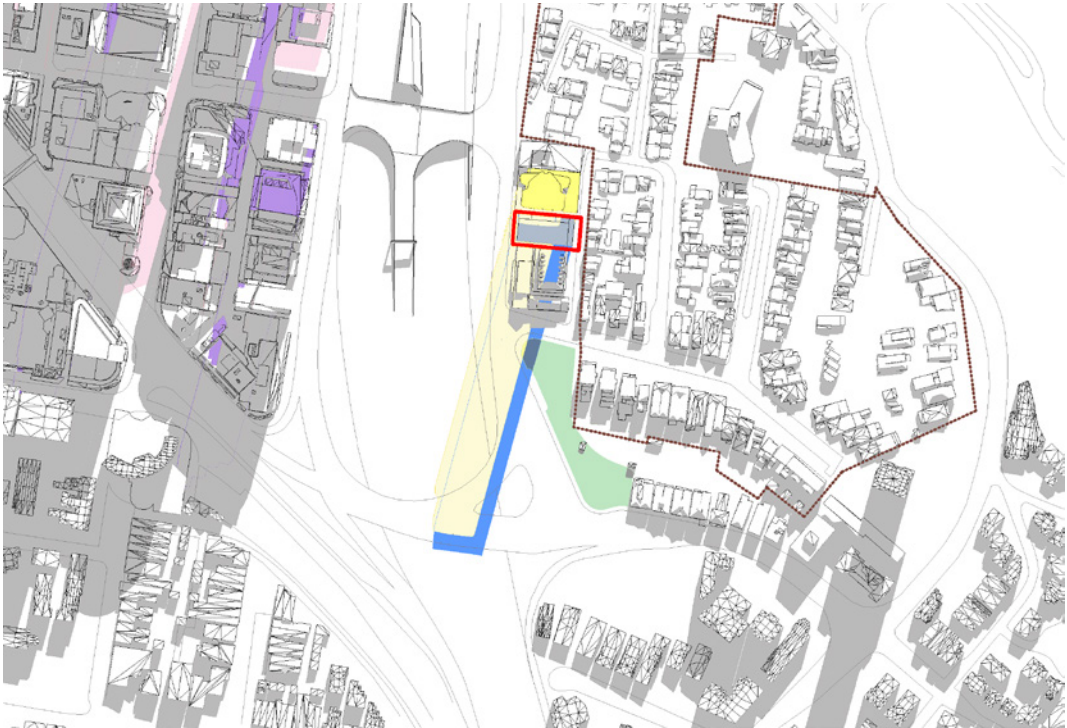
Key	
	Shadow by 275 Alfred St SSDA Proposed Envelope
	Shadow by 271-273 Alfred St Proposed Envelope
	Shadow by North Sydney CBD Approved Buildings
	Shadow by North Sydney CBD Proposed Buildings
	Public Open Space
	Heritage Conservation Area
	271-273 Alfred St Site



09:00AM Sunlight Access to Public Open Space = 2,229m² = 71.6%



10:00AM Sunlight Access to Public Open Space = 2,836m² = 91%



11:00AM Sunlight Access to Public Open Space = 2,866m² = 92%



12:00PM Sunlight Access to Public Open Space = 1,362m² = 43.7%

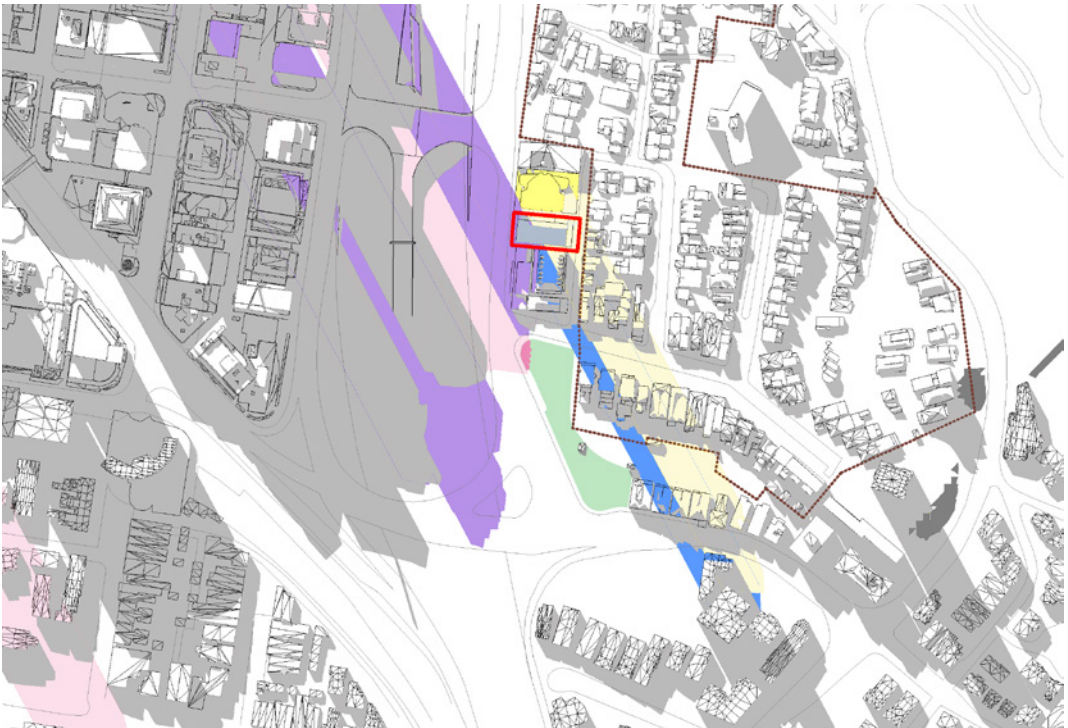
Shadow Study

Impact on Adjacent Residential Areas

The majority of overshadowing observed in the shadow analysis is generated by approved and proposed buildings within the North Sydney CBD and by the SSDA envelope for 275 Alfred St. The contribution from the proposed envelope at 271–273 Alfred St is limited in comparison. The analysis confirms that adjacent residential properties continue to receive solar access within the acceptable guidelines, demonstrating that the proposal maintains an appropriate level of amenity for its neighbouring context.



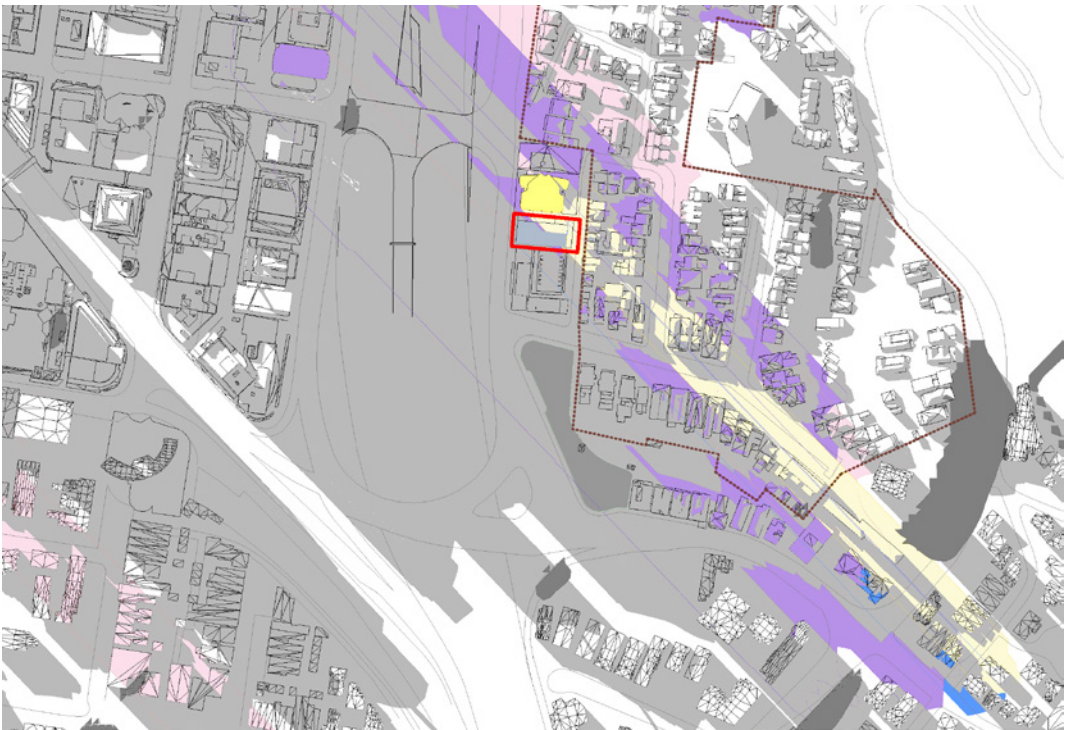
01:00PM Sunlight Access to Public Open Space = 1,670m² = 53.6%



01:45PM Sunlight Access to Public Open Space = 3,011m² = 95.7%



02:00PM Sunlight Access to Public Open Space = 2,130m² = 68.6%



03:00PM Sunlight Access to Public Open Space = 0m² = 0%

Key	
	Shadow by 275 Alfred St SSDA Proposed Envelope
	Shadow by 271-273 Alfred St Proposed Envelope
	Shadow by North Sydney CBD Approved Buildings
	Shadow by North Sydney CBD Proposed Buildings
	Public Open Space
	Heritage Conservation Area
	271-273 Alfred St Site

ADG Compliance

Housing SEPP Design Compliance

3D: Communal and Public Open Space			
Objective 3D-1			
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping			
Design Criteria		Notes	
Communal open space has a minimum area equal to 25% of the site		Able to comply, details to finalised at SSDA 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)		Able to comply, details to finalised at SSDA stage.	
3E: Deep Soil Zones			
Objective 3E-1			
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality			
Design Criteria		Notes	
Deep soil zones are to meet the following minimum requirements:		The site location within the strategic context of North Sydney CBD satisfies the ADG exemptions to deep soil provision. Landscaping will be provided throughout the public domain and communal open spaces.	
Site Area	Minimum Dimension		Deep Soil % of Site
Less than 660m ²	-		7%
660m ² - 1500m ²	3m		
greater than 1500m ²	6m ²		
3F: Visual Privacy			
Objective 3F-1			
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy			
Design Criteria		Notes	
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		The proposal incorporates a refined and well-articulated solid and obscured facade along the northern boundary to effectively mitigate any potential visual privacy and overlooking from future development. The SSDA for 275 Alfred Street proposes a 3 metre tower setback to the shared boundary, while the indicative envelope for 271–273 Alfred Street provides a 4.2 metre tower setback to this interface. In addition, the proposal provides a 3 metre setback to the southern boundary.	
Building Height	Habitable Rooms and Balconies		Non-Habitable Rooms
Up to 12m (4 storeys)	6m		3m
Up to 25m (5-8 storeys)	9m		4.5m
Over 25 (9+ storeys)	12m		6m
Separation distances between buildings on the same site should combine required building separations depending on the type of room			
Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties			

3J: Bicycle and Car Parking		
Objective 3J-1		
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		
Design Criteria	Notes	
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, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	Car parking rates subject to completion of the Traffic Impact Assessment and review.	
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		

ADG Compliance

Housing SEPP Design Compliance

4A: Solar and Daylight Access	
Objective 4A-1	
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	
Design Criteria	Notes
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 and in the Newcastle and Wollongong local government areas	At least 70% of apartments are intended to receive a minimum of 2 hours of direct sunlight.
In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	Not applicable, site is in Sydney Metropolitan Area.
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Objective 4A-1 will be achieved as per the following Design Guidance “Achieving the design criteria may not be possible on some sites. This includes: where significant views are oriented away from the desired aspect for direct sunlight.” These dwellings have been oriented to capture the views of Sydney Harbour and these south facing apartments have been designed with shallow plan depths and full height glazing to habitable areas providing access to high levels of daylight amenity.
4B: Natural Ventilation	
Objective 4B-3	
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	
Design Criteria	Notes
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Able to comply, details to finalised at SSDA stage.
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies.

4C: Ceiling Heights	
Objective 4C-1	
Ceiling Height achieves sufficient natural ventilation and daylight access	
Design Criteria	Notes
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Able to comply, details to finalised at SSDA stage. Floor to floor height allowance is sufficient to achieve the Design Criteria.
Minimum Ceiling Heights for apartment and mixed use buildings	
Habitable rooms	2.7m
Non-habitable Rooms	2.4m
For 2 storey apartments	2.7m for main living area floor 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 30 degree minimum ceiling slope
If located in mixed-use areas	3.3m for ground and first floor to promote future flexibility of use
These minimums do not preclude higher ceilings if desired	
4D: Apartment Size and Layout	
Objective 4D-1	
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	
Design Criteria	Notes
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	All apartments will be designed to achieve the requirements.
Minimum Ceiling Heights for apartment and mixed use buildings	
Studio	35m²
1 bedroom	50m²
2 bedroom	70m²
3 bedroom	90m²
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each	
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Able to comply, details to finalised at SSDA stage.

ADG Compliance

Housing SEPP Design Compliance

4D: Apartment Size and Layout		
Objective 4D-2		
Environmental performance of the apartment is maximised		
Design Criteria		Notes
Habitable room depths are limited to a maximum of 2.5 x the ceiling height		All apartments will be designed to achieve the requirements.
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		
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)		
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		
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		
4E: Private Open Space and Balconies		
Objective 4E-1		
Apartments provide appropriately sized private open space and balconies to enhance residential amenity		
Design Criteria		Notes
All apartments are required to have primary balconies as follows:		Complies
Dwelling Type	Minimum Area	Minimum Depth
Studio	4m²	-
1 bedroom	8m²	2m
2 bedroom	10m²	2m
3 bedroom	12m²	2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m		
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m		Complies

4F: Common Circulation and Spaces		
Objective 4F-1		
Common circulation spaces achieve good amenity and properly service the number of apartments		
Design Criteria		Notes
The maximum number of apartments off a circulation core on a single level is eight		Complies
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		Complies
4G: Storage		
Objective 4G-1		
Adequate, well designed storage is provided in each apartment		
Design Criteria		Notes
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided		Able to comply, details to finalised at SSDA stage.
Dwelling Type	Storage Size Volume	
Studio	4m ²	
1 bedroom	6m ²	
2 bedroom	8m ²	
3 bedroom	10m ²	
At least 50% of the required storage is to be located within the apartment		

