

PLANNING PROPOSAL

52 ALFRED STREET, MILSONS POINT

FEBRUARY 2023

Koichi Takada Architects

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1.1 PROJECT TEAM

Landowner	Milsons Point 2 Pty Ltd
Architect	Koichi Takada Architects
Town Planner	Ethos Urban
Landscape Architect	Arcadia
Traffic Engineer	Barker Ryan Stewart
Heritage Consultant	Weir Phillips Heritage

1.2 INTRODUCTION

This Planning Proposal has been prepared on behalf of Milsons Point 2 Pty Ltd for the site at 52 Alfred Street, Milsons Point. The purpose of this report is to provide supporting information to facilitate assessment of proposed changes to the planning controls for 52 Alfred St, Milson's Point.

This report summarises initial design investigations undertaken for the future development of 52 Alfred St, Milson's Point. Urban and architectural investigations have been undertaken with consideration to a variety of documents including A Metropolis of Three Cities - The Greater Sydney Region Plan, North Sydney LEP and DCP 2013, the NSW Apartments Design Guide and recent approvals in the immediate vicinity of the subject site. The investigation aims to explore appropriate distribution of land uses, massing, building forms, context analysis and an overall building height and floor space ratio for the site for exploration and discussion with Council and the NSW Department of Planning and Environment.

The design provides a new active retail precinct fronting a landscaped through site link, joining Alfred Street to Glen Street and improving pedestrian and neighbouring connectivity through multiple ground floor through site links for a future vision connecting the east to west of the site and improvements to pedestrian permeability north to south.

1.3 DEVELOPMENT SUMMARY

TOTAL FLOOR SPACE		PROPOSED
Site Area		2,711.0m²
Total GFA		17,944m²
Total Residential GFA		14,188m²
Total Retail GFA		867m²
Total Commercial GFA		2388m²
Total Amenities GFA		500m²
FSR		6.62:1
BUILDING HEIGHT		54.48m (BUILDING A) (RL83.75m)
		69.17m (BUILDING B) (RL87.10m)
		From Alfred Street
UNIT MIX		
Total number of Units		125 Units
Studio		0 (0%)
1 bedroom		34 (27%)
2 bedroom		50 (40%)
3 bedroom		35 (28%)
4 bedroom		6 (5%)
LANDSCAPING		
Communal Open Space		TOTAL - 834² (31%)
		Ground - 834m²
ADG COMPLIANCE		
Cross Ventilation		62% (43 / 69)
Solar (2hr)		72% (90 / 125)

2.0 SITE ANALYSIS

2.0 URBAN CONTEXT & SITE ANALYSIS

SITE DESCRIPTION

The site, located at 52 Alfred St, is located centrally in Milson's Point within the North Sydney Council LGA in a prominent location on the Lower North Shore. The site is positioned approximately 80m to the south-west of the Milson's Point railway station and is highly visible on approach from both the North and South, particularly along the Bradfield Highway and Cahill Expressway.

The subject site is bounded by Alfred St on the east and Glen St on the west. Bradfield Park, a locally significant green open space, is located diagonally opposite the subject site on Alfred St. Development to the immediate north of the site comprises a mixture of commercial and residential, typically 15- 20 storeys in height. To the south-east of the site, 48-50 Alfred St is occupied by a 2-storey commercial building and Camden House, a 2-storey heritage-listed building. 3 residential towers of approximately 20-25 storeys are located to the west and further south. Development to the immediate west of the site on the other side of Glen St is comprised predominantly of small scale commercial buildings of less than 10 storeys in height.

The site falls gently from north to south along Alfred St, and sits in a shallow depression along the Glen St frontage on its western boundary. There is a significant difference in level between Alfred St and Glen St, currently serviced by way of a publicly accessible stair on Glen St that connects to the through-site linkage along the southern boundary of the site.

The site is a 12 storey commercial building with 4 storeys of below ground car parking. Vehicular access to the site is provided from two access points: Glen St and Alfred St (through a private shareway to the podium level). The basement (Glen St frontage) and ground level (Alfred St) currently accommodate a total of 2 retail tenancies.

BUILT FORM

The design investigations for 52 Alfred St explore the benefits of increasing the height and residential density in Milson's Point. With access to a wide variety of transportation options, the development of the subject site has the potential to act as a catalyst for future growth in the area. The proposed design aims to revitalise and activate the streetscape by redesigning the through-site connection to Glen St, providing a sheltered and landscaped urban space, introducing a mixture of new retail and food and beverage tenancies. An additional ground floor through site link for a future vision connecting the north to south side of the site promoting high level of permeability on the ground floor. Ultimately, the intention is to provide a benchmark development that provides a significant contribution to the public domain and future character of Milson's Point.

OBJECTIVES

PUBLIC BENEFIT

The central location of the subject site at the heart of Milson's Point provides the opportunity to contribute to the future development and character of the area. The public domain strategy of the development is to retain and enhance the existing underutilised east-west through-site link via the introduction of a mixture of new retail and food and beverage tenancies and a variety of urban and landscaped spaces. An additional proposed ground floor through site link for a future vision connecting the north to south side of the site also promotes high level of permeability to the ground floor. In positioning the north south connection along the axis of Camden House, a strong focal point and visual connection to the hertiage item enhances it's significance.

Through the provision of these pedestrian connections, the site has the potential to become a new centre of activity on the western side of Milson's Point railway station. The improved public domain will also serve to generate pedestrian interest and traffic through to Glen St, paving the way for future development and increased residential density in this area. There is to be no vehicular access to the site via Alfred St, thus improving pedestrian amenity and acting as a pedestrian priority zone by reducing the volume of traffic entering the current existing shared access driveway along the southern boundary.

CONTEXT

The design investigations indicate that in order to protect the amenity of neighbouring buildings and public open space, the site would benefit from additional height allowance above the 40m LEP height limit. The built form would still be perceived as being of a consistent size and scale with adjacent buildings. The provision of generous public domain enhancements and introduction of new public open space has the potential to enliven and activate the mostly dormant streetscape in the area.

BUILT FORM STRATEGY

Additional height allowances above the 40m LEP height limit are proposed for the site given that many of the surrounding existing and future developments exceed this limit. Accordingly, the subject site should be afforded the same consideration in order to maintain a consistent street character and perceptible height to the surroundings.

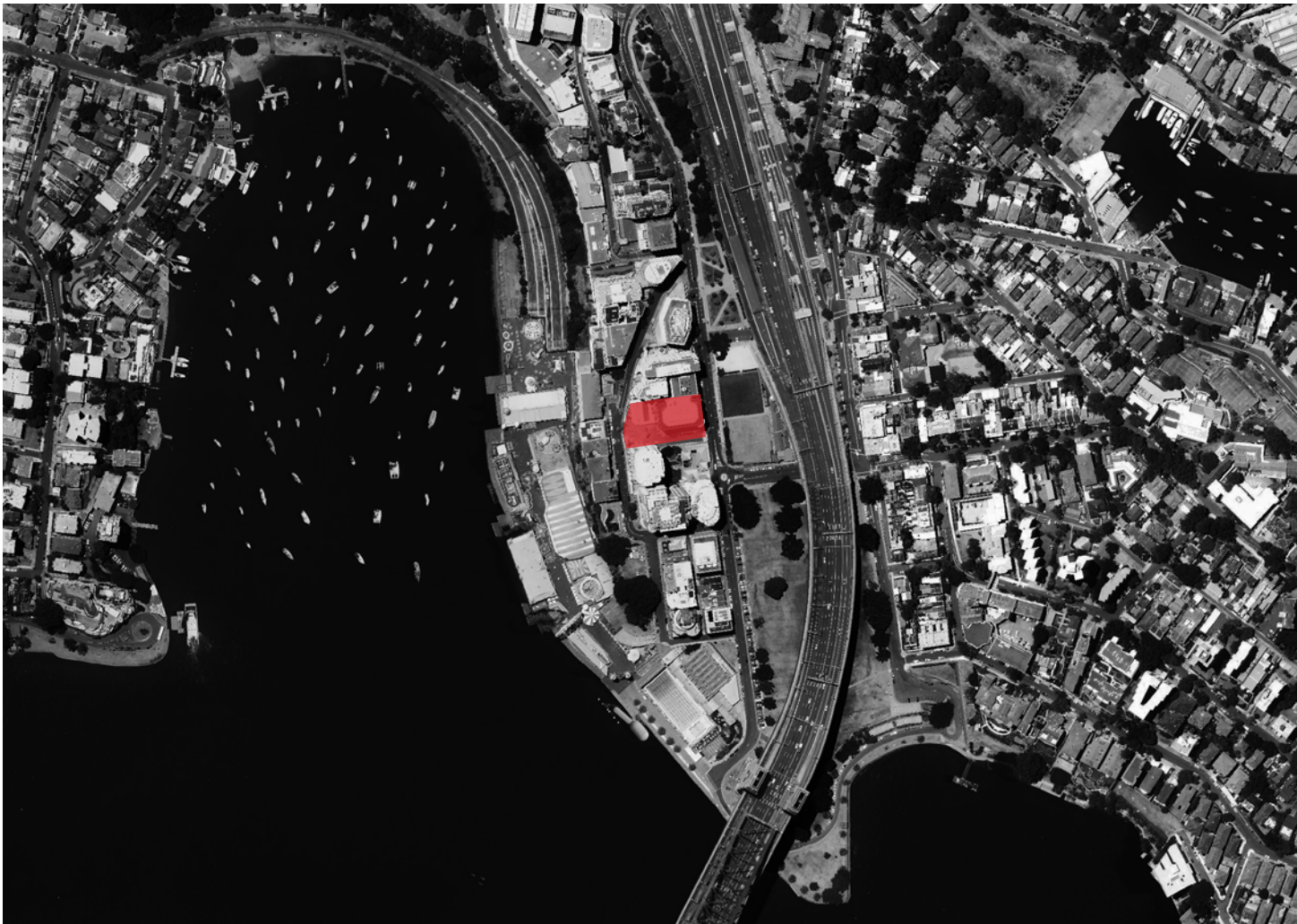
The built form of the building and articulation of the facade is designed to reduce its visible bulk and allow it to be perceived as fine-grained in scale. The building form creates a strong delineation between podium and tower, aligning to the adjacent podium to 68 Alfred Street. The top of the tower steps down towards Alfred St to present a perceptible building height consistent with that of the adjacent building, minimising the adverse impact on the amenity of neighbouring buildings and zero overshadowing over Bradfield Park. At the rear of the site, the tower presents a setback between of 3 - 10.58 m to Glen St.

2.1 AERIAL VIEW - LOCATION PLAN



 SITE LOCATION

2.2 AERIAL VIEW - CONTEXT PLAN



2.3 SITE ANALYSIS - TRANSPORT ACCESS

Numerous modes of public transport are located within 400m walking distance from the site including Milsons Point Railway Station and the buses along Alfred Street. The direct access to major transport links and pedestrian connections creates many opportunities for the site.



2.4 SITE ANALYSIS - PUBLIC DOMAIN

The subject site is served by a multitude of public green spaces and community facilities. The introduction of new retail and dining tenancies and a variety of landscaped spaces along the proposed through site link would activate the under utilised plaza next to the site hence generating pedestrian interest and traffic through to Glen St.



TRAIN STATION	T	HARBOUR BRIDGE		①
FERRY WHARF	F	MAIN ROAD		
BUS ROUTES		LANES		
BUS ROUTE NUMBER	173 175 183 184 203 209 227 228 229 230 289 286 287 612X 622 653 E50 L78 L84 L87	CYCLE LANE		
		PEDESTRIAN PATH		

PUBLIC DOMAIN		EXISTING ACCESS		①
PUBLIC GREEN SPACES		PROPOSED THROUGH SITE LINK		
ACTIVE EDGES				
UNDER UTILISED PLAZA				

2.5 HEIGHT ANALYSIS - SURROUNDING DEVELOPMENTS

The building height of 54.43m (RL 87.10 - 18 storeys) proposed to the Glen St frontage is of similar scale to the majority of the residential towers along Glen St, including 70 Alfred Street (RL96.20), 37 Glen St (RL87.40) and 48 Alfred Street (RL 100.20).



The tower form will be set back from the podium in order to reduce the bulk and scale of the building and minimise adverse impact on the views and amenity of residents of 37 Glen St.



SUBJECT SITE		RL (m)	EXCEEDANCE HEIGHT (m)
A1	52 Alfred St	87.10 (Proposed)	14.4
BUILDINGS EXCEEDING 26m LEP HEIGHT LIMIT			
C1	30 Glen St	86.3	26.9
BUILDINGS EXCEEDING 40m LEP HEIGHT LIMIT			
C2	80 Alfred St	91.5	21.1
C3	70 Alfred St	96.2	26.4
C4	37 Glen St	87.4	18.1
C5	48 Alfred St	100.2	31.9
C6	2 Dind St	95.6	30.5
C7	38 Alfred St	91.7	27.1
C8	88 Alfred St	88.6	14

2.6 SITE PHOTOGRAPHS



2.6 SITE PHOTOGRAPHS

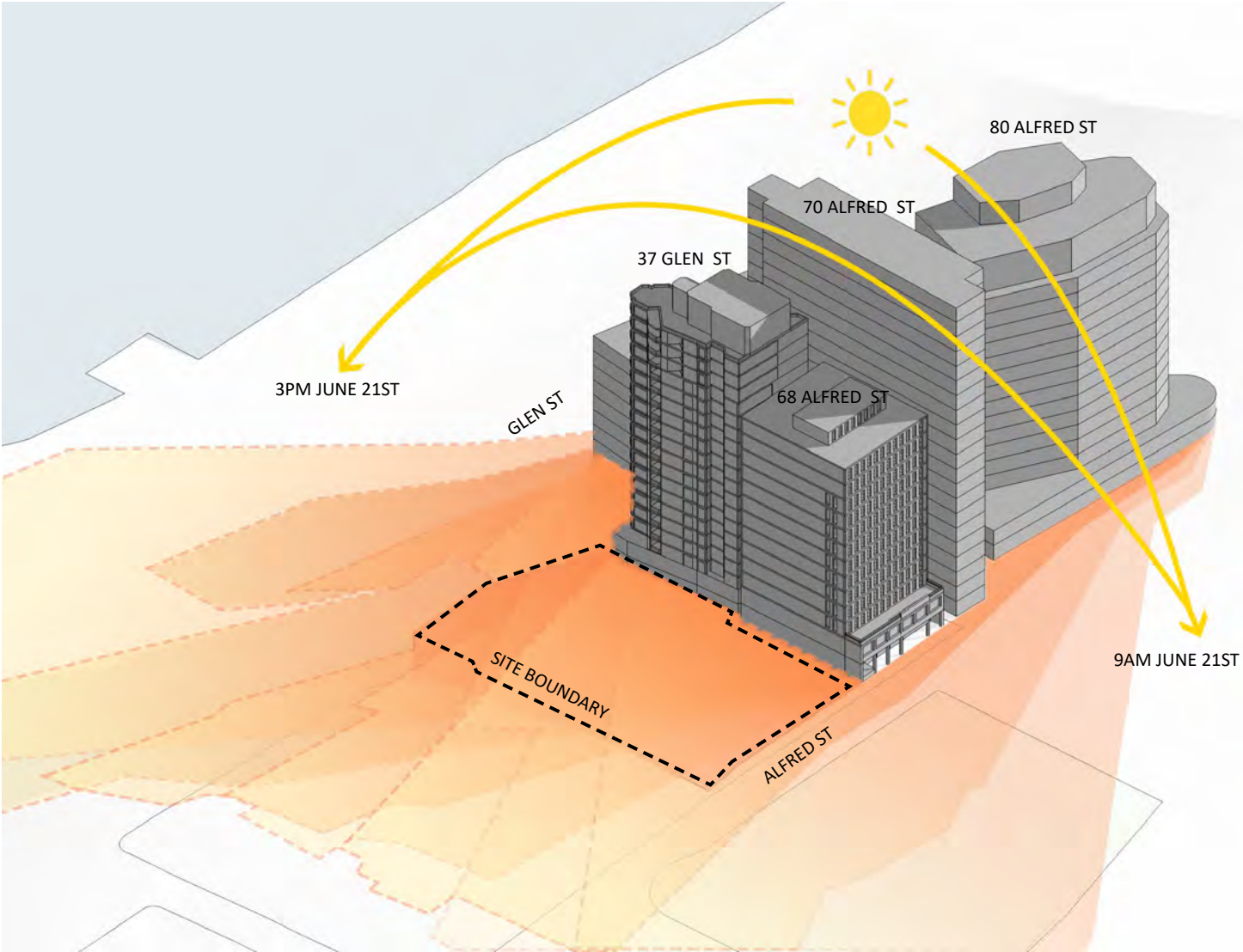



2.7 VIEW ANALYSIS



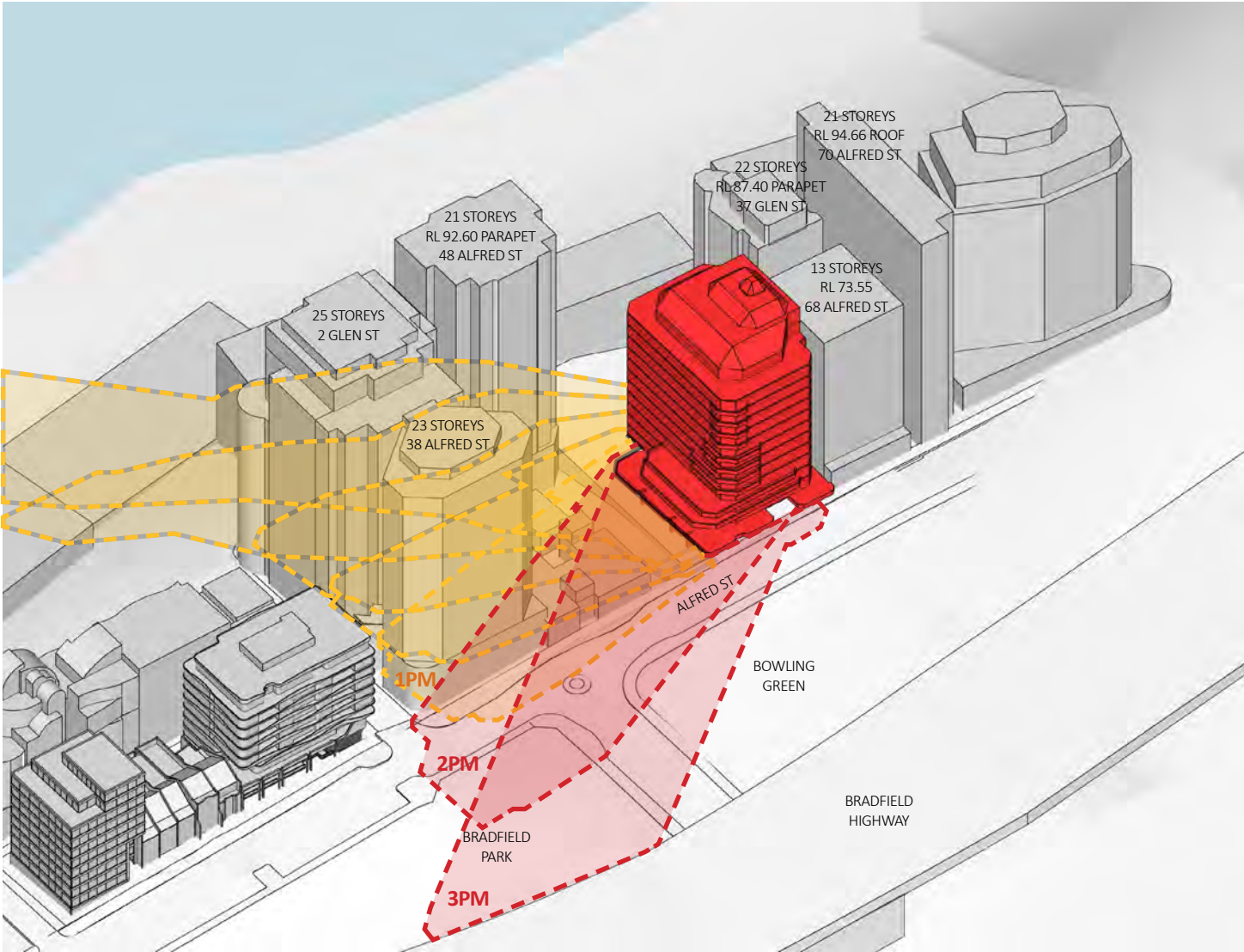
2.8 SOLAR ANALYSIS

The immediate surrounding cluster of tall buildings overshadows the site from 9am to 3pm during mid-winter and lends the proposal to an east west orientation due in order to maximise on direct solar access.





 Overshadow

2.9 EXISTING OVERSHADOWING BRADFIELD PARK

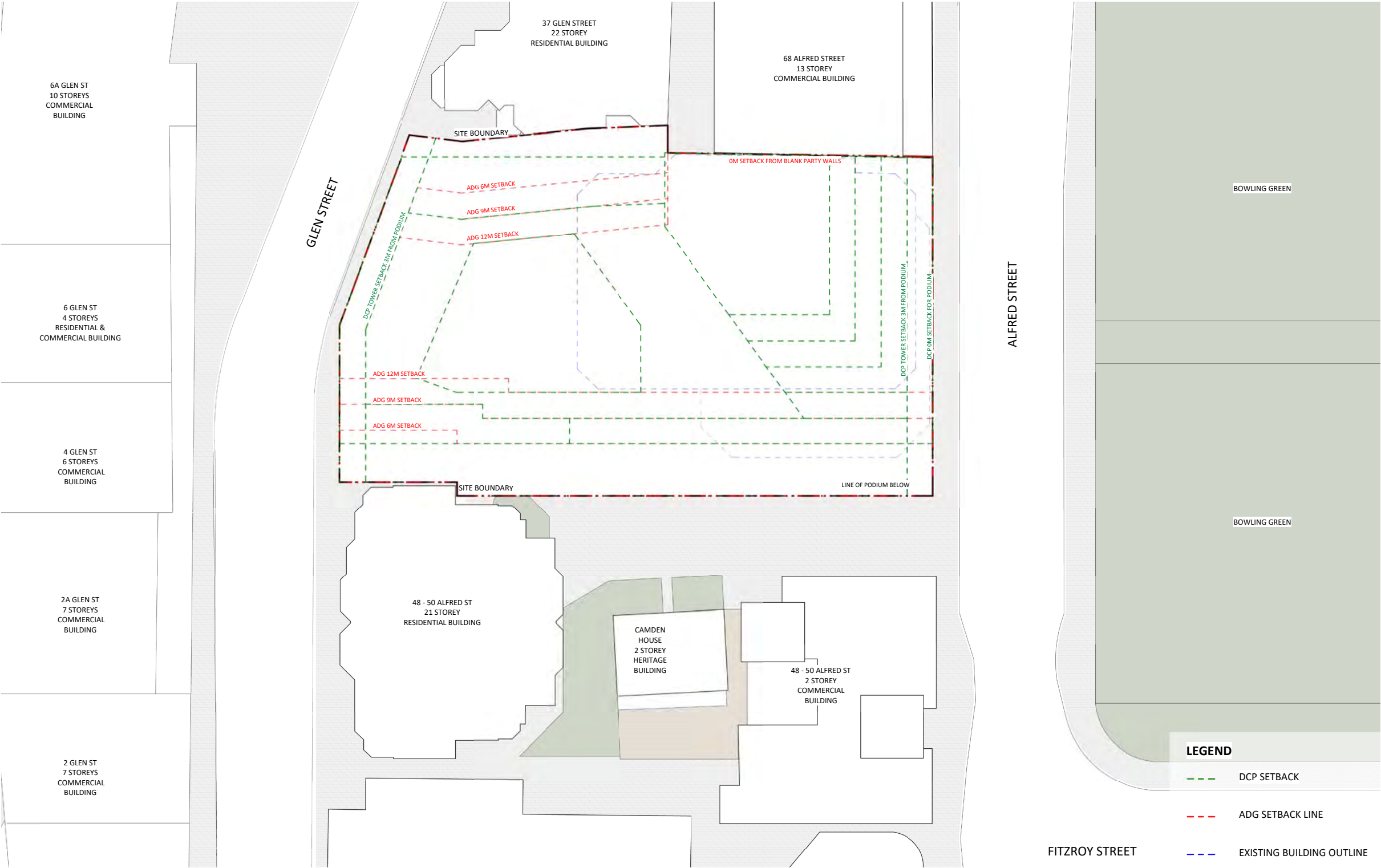


ALFRED STREET VIEW

 No overshadow onto Bradfield Park (9am - 1:30pm)

 Overshadow onto Bradfield Park (1:30pm-3pm)

2.10 SITE SETBACKS



**3.0 COMPARISON BETWEEN
EXISTING BUILDING AND PLANNING PROPOSAL 06**

3.1 ALFRED STREET PROPOSED BUILDING HEIGHTS

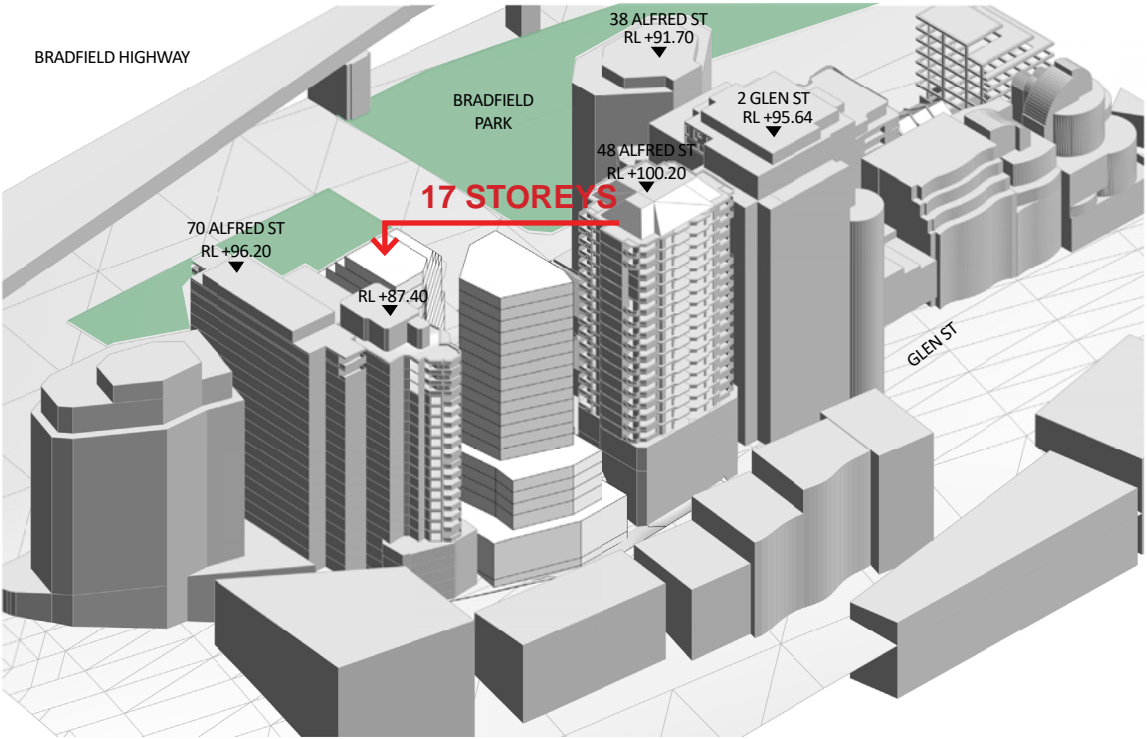
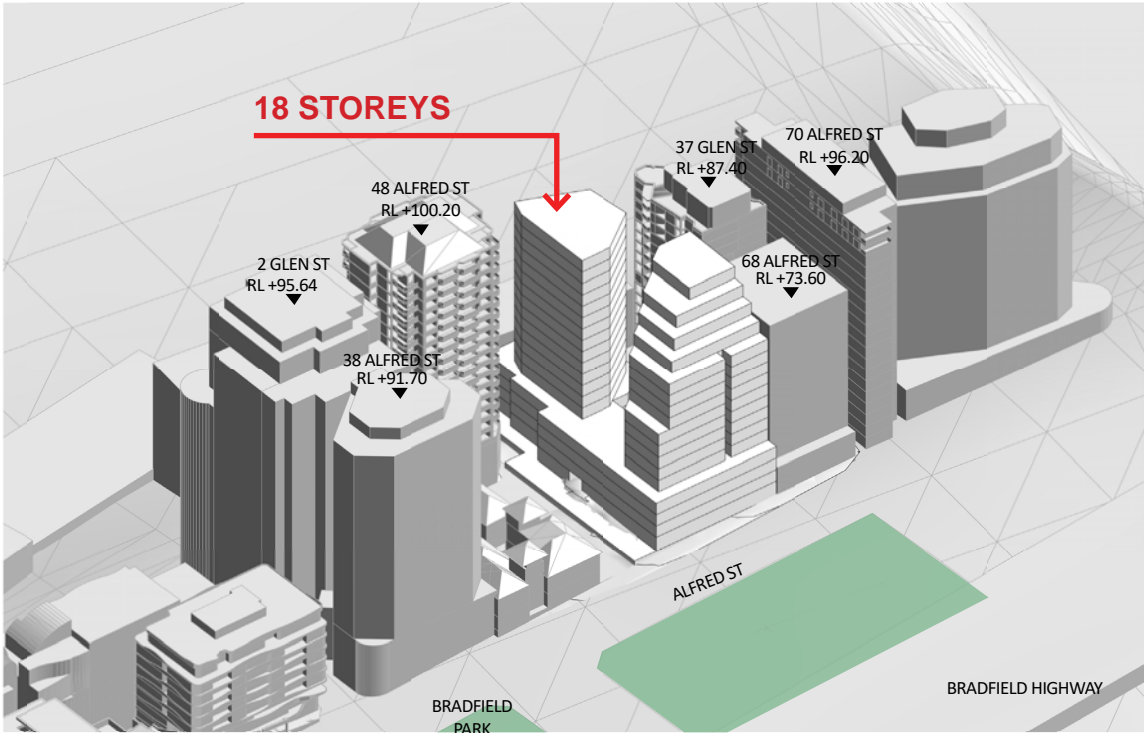
EXISTING



PROPOSED



3.1 PROPOSED BUILDING HEIGHTS



3.2 VIEW SHARING WITH NEIGHBOURING GLEN ST



4.0 DESIGN PRINCIPLES

4.1 DESIGN PRINCIPLES

The design process took into account detailed overshadowing impacts, view impacts and height and setback constraints to provide a proposed building that minimises any negative environmental impact but also enhances the public domain.

DESIGN DESCRIPTION

The proposed development is a mixed use tower in the heart of Milson’s Point which includes an enhanced through-site link and new ground level public plaza. In summary, the proposed development is comprised of the following:

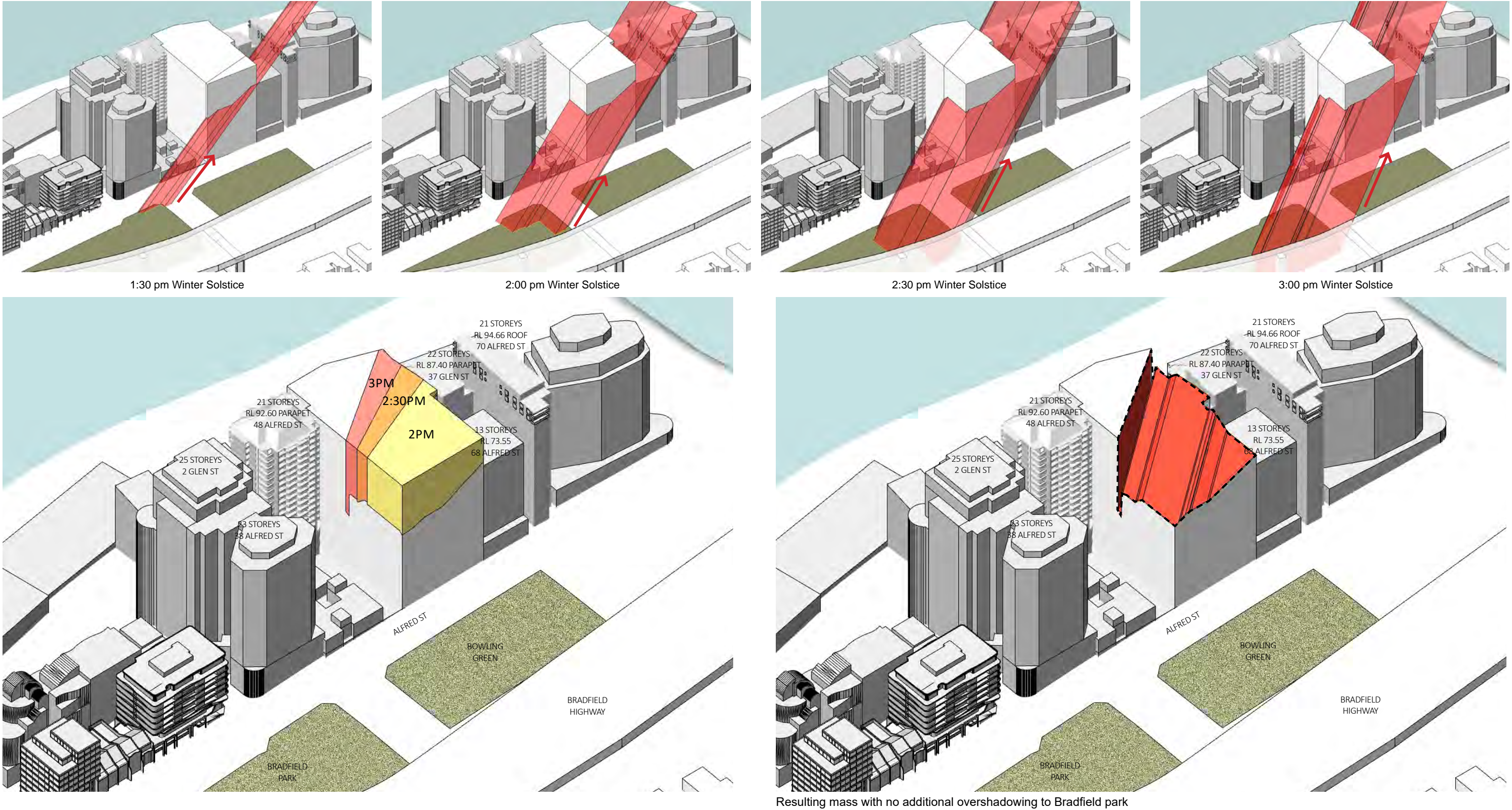
- New 18 storey residential tower (22 storeys including 4 basement levels fronting Glen Street)
- Provision of a publicly accessible civic square at ground level on Alfred St;
- Improved through- site link between Alfred Street and Glen Street
- Additional ground floor through site link for a future vision connecting the north to south side of the site.
- Improvements to site activation
- High level of permeability of ground floor.
- Provision of several new food and beverage and small retail outlets
- Provision of approximately 3255m² of new commercial and retail space.
- Further setback to the Glen Street frontage to allow for view sharing to neighbouring 37 Glen street.
- Further shadow studies were conducted and it was discovered that balconies to 38 Alfred Street already had cast shadow to Bradfield Park. Further massing analysis conducted to unify the building through merging the slot proposed in the previous planning proposal submission. No additional overshadowing to Bradfield Park is proposed.

The development comprises of a 2 storey high podium with 2 tower components at differing heights. The proposed height of the podium on the Alfred St frontage adheres to the typical 2 storey podium heights of the surrounding developments in order to preserve a visually unified street frontage. Each proposed tower component built forms relate to the two differing scales of the existing Glen and Alfred Street frontages.

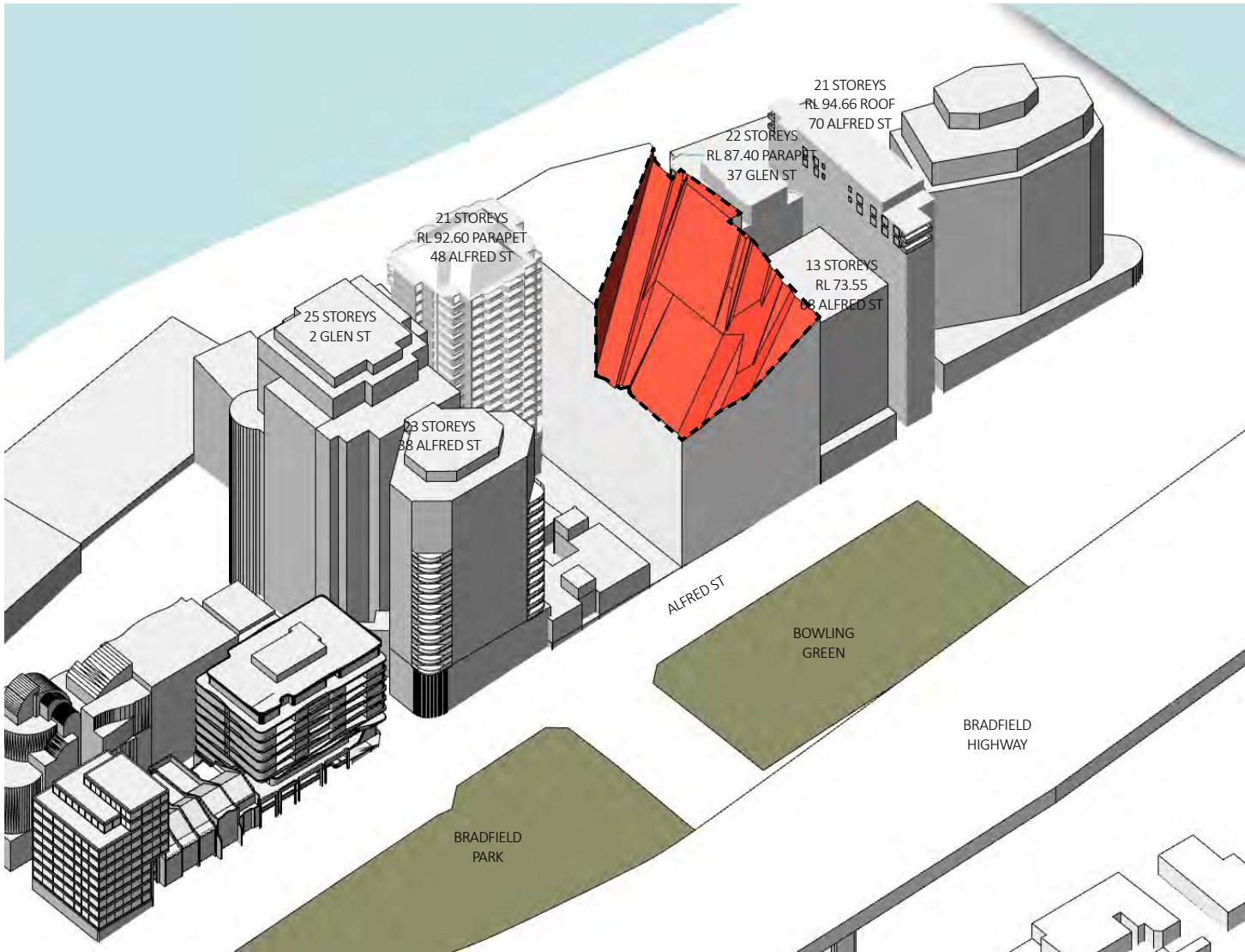
Fronting Alfred Street, the building form is 17 storeys (including the 2 storey podium) but due to the terraced form stepping away from Alfred Street, there is a streetscape perception of 14 storeys and alignment to the adjacent 68 Alfred Street in maintaining a continuous street wall. The built form to Glen Street reaches a maximum height of RL87.10 at 18 storeys (22 storeys including the 4 basement storeys fronting Glen Street). The height is consistent with the neighboring 37 Glen Street (RL87.40) to create a consistent streetscape and is significantly lower than the 48 Alfred Street RL100.20.

The existing pedestrian access through the site to Glen Street is via a series of winding staircases. The proposal seeks to improve this connection with the provision of an active through site link, landscaping to create visual interest and a series of retail tenancies with outdoor seating to promote activation. An additional ground floor through site link for a future vision connecting the north to south side of the site will also provide a high level of permeability on the ground floor. Pedestrian amenity will be improved by removing the existing vehicular basement access to the site via Alfred St and thus reducing the volume of traffic, access would continue to be provided along the western boundary via Glen St.

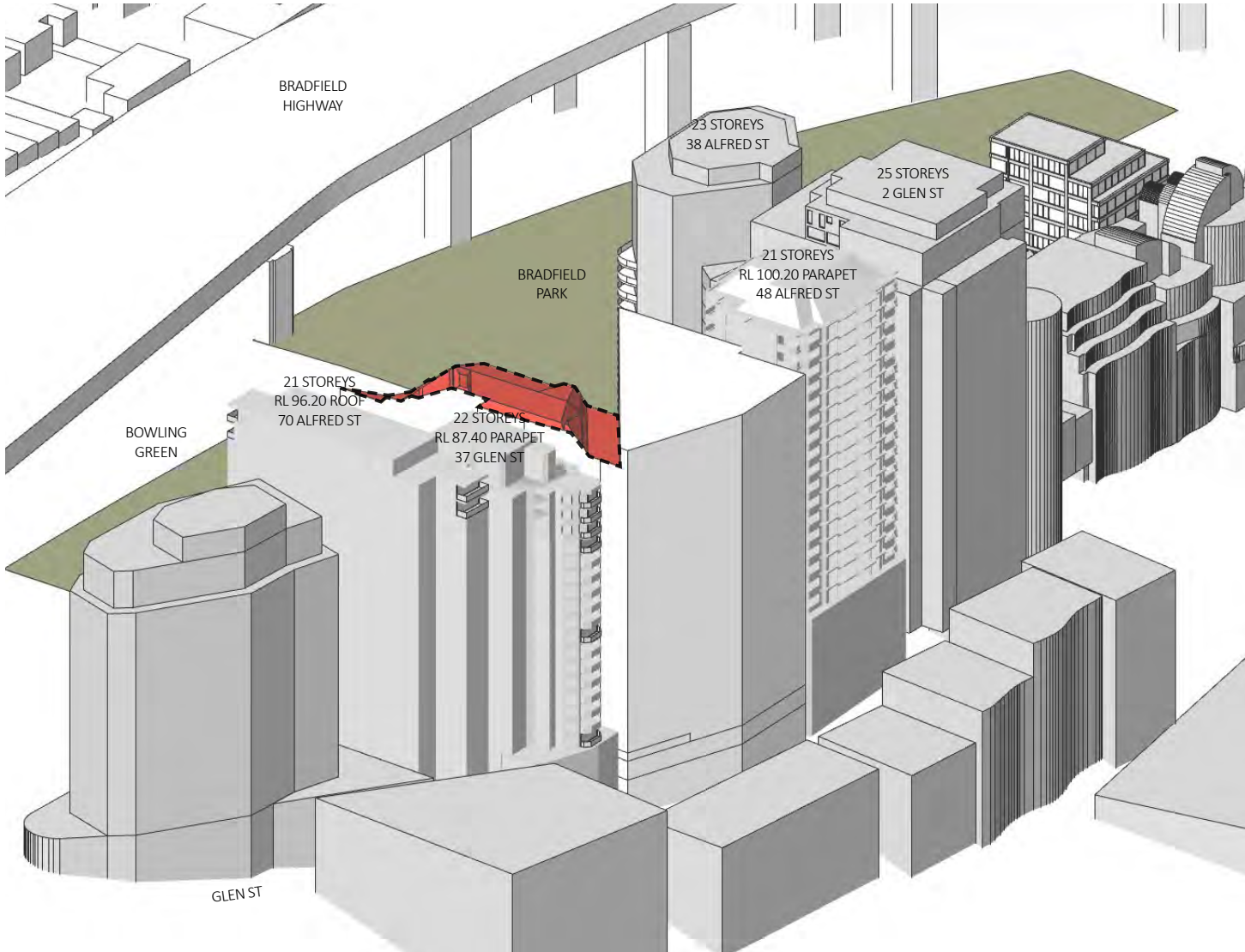
4.2 SOLAR ACCESS TO BRADFIELD PARK



4.3 NO ADDITIONAL OVERSHADOWING MASS

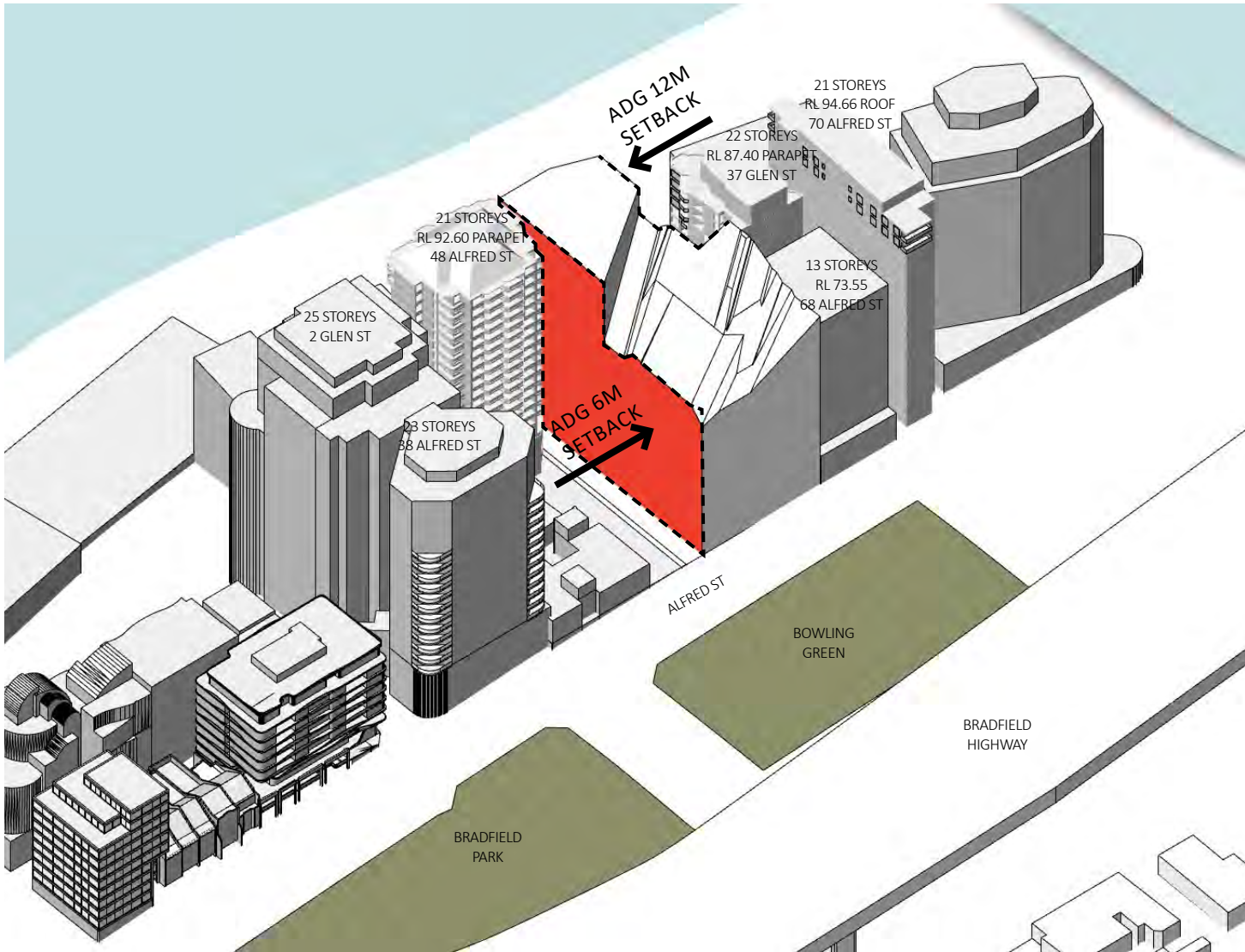


ALFRED STREET VIEW

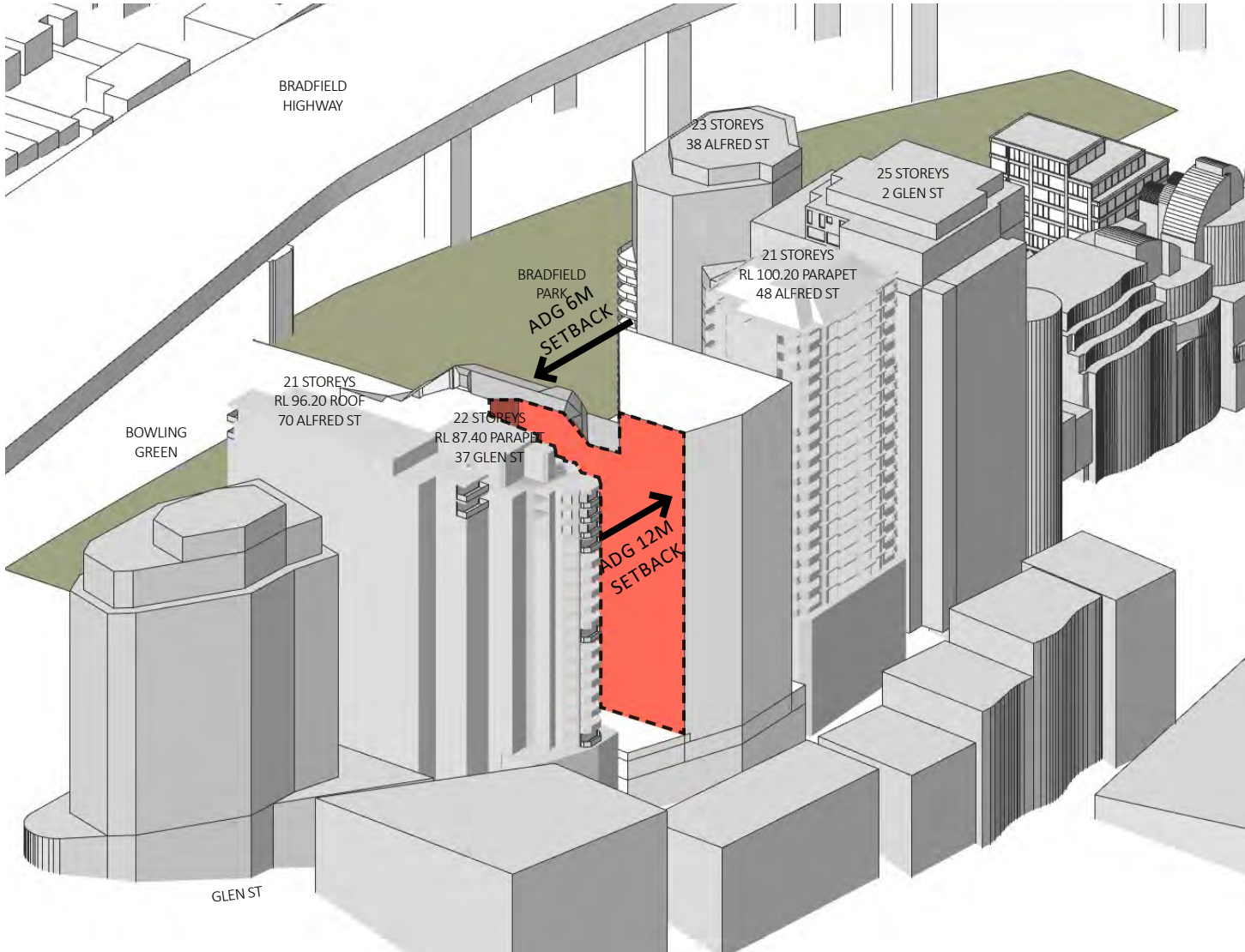


GLEN STREET VIEW

4.4 ADG SETBACKS

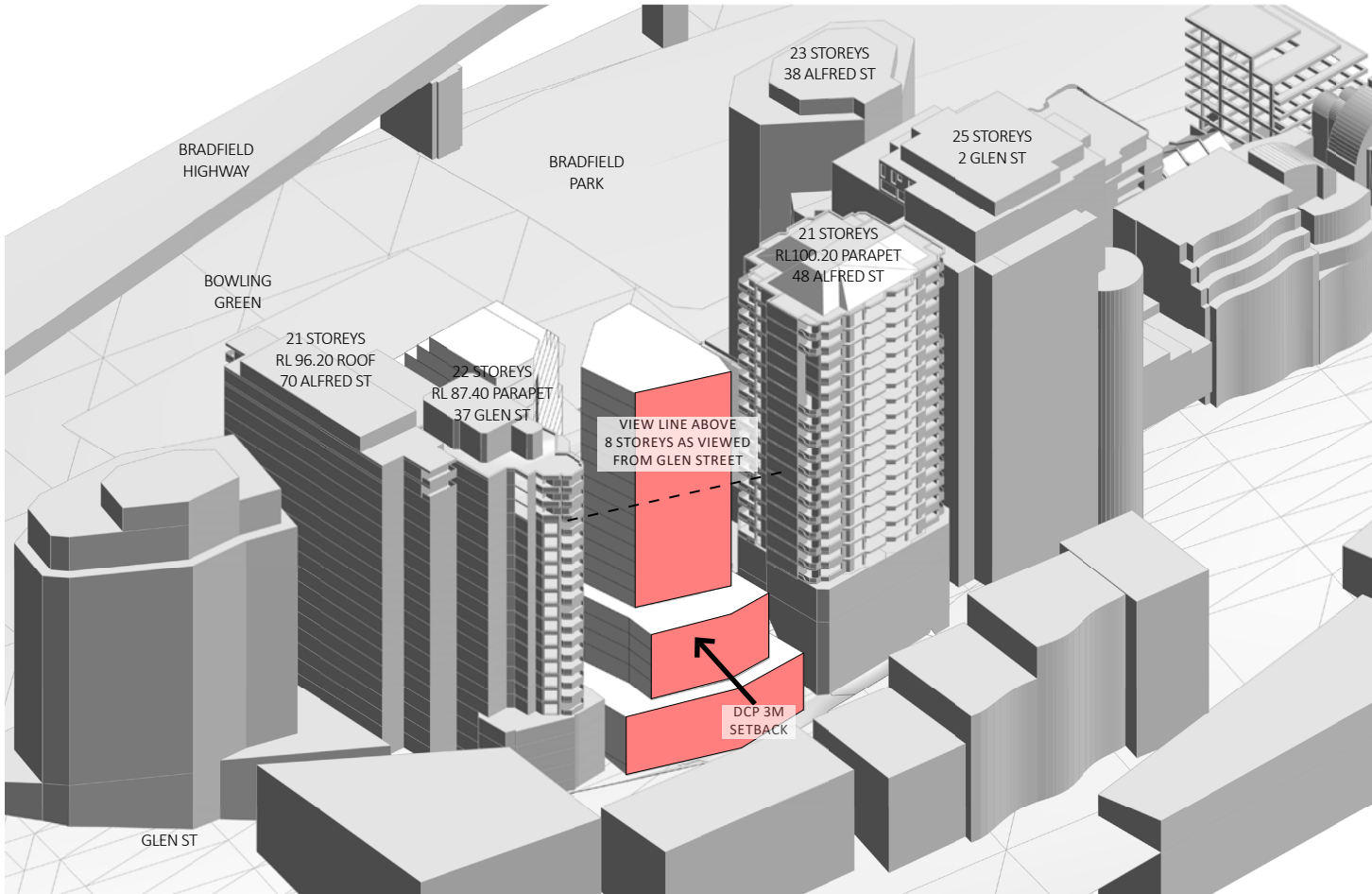


ALFRED STREET VIEW

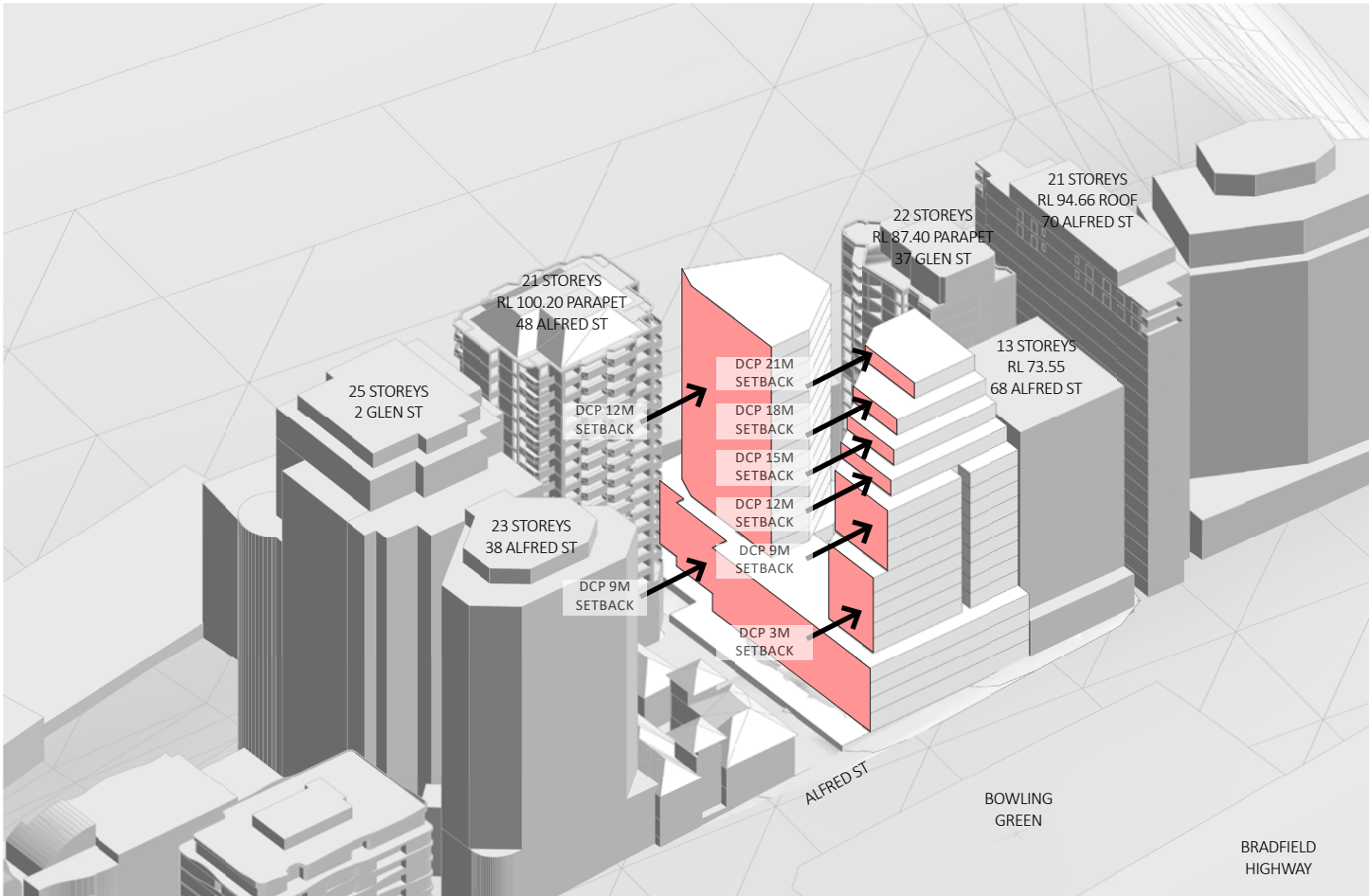


GLEN STREET VIEW

4.5 SITE-SPECIFIC SECTION 9.1.4 DCP SETBACKS

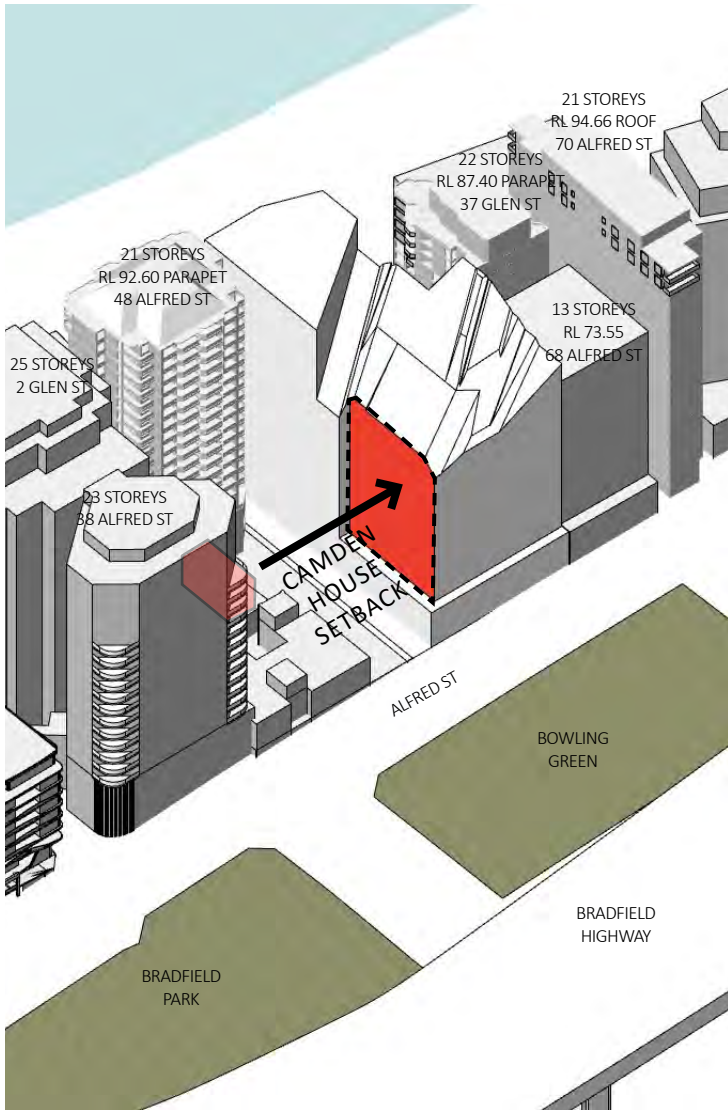


GLEN STREET VIEW

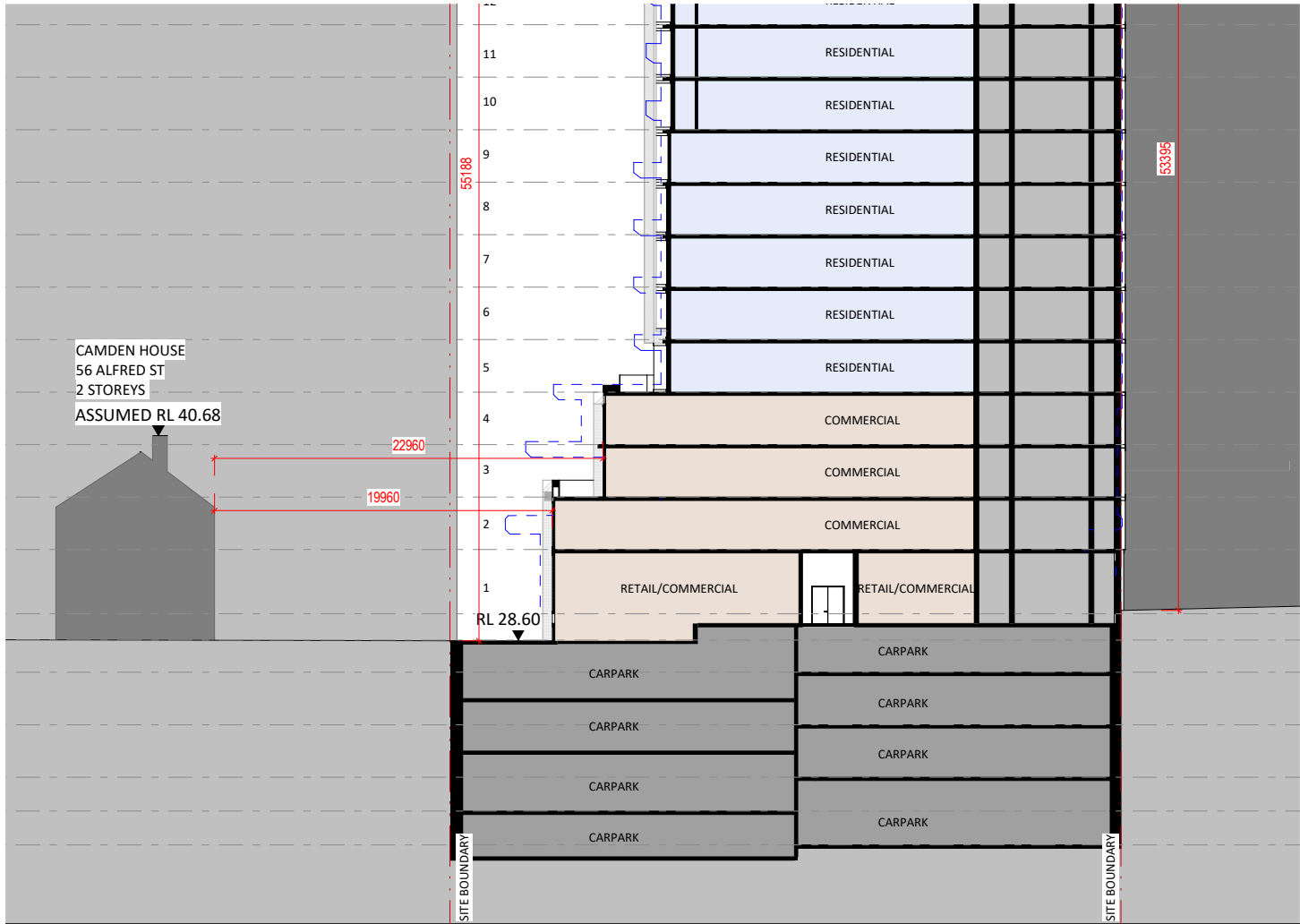


ALFRED STREET VIEW

4.6 SETBACK TO CAMDEN HOUSE



ALFRED STREET VIEW



SECTION

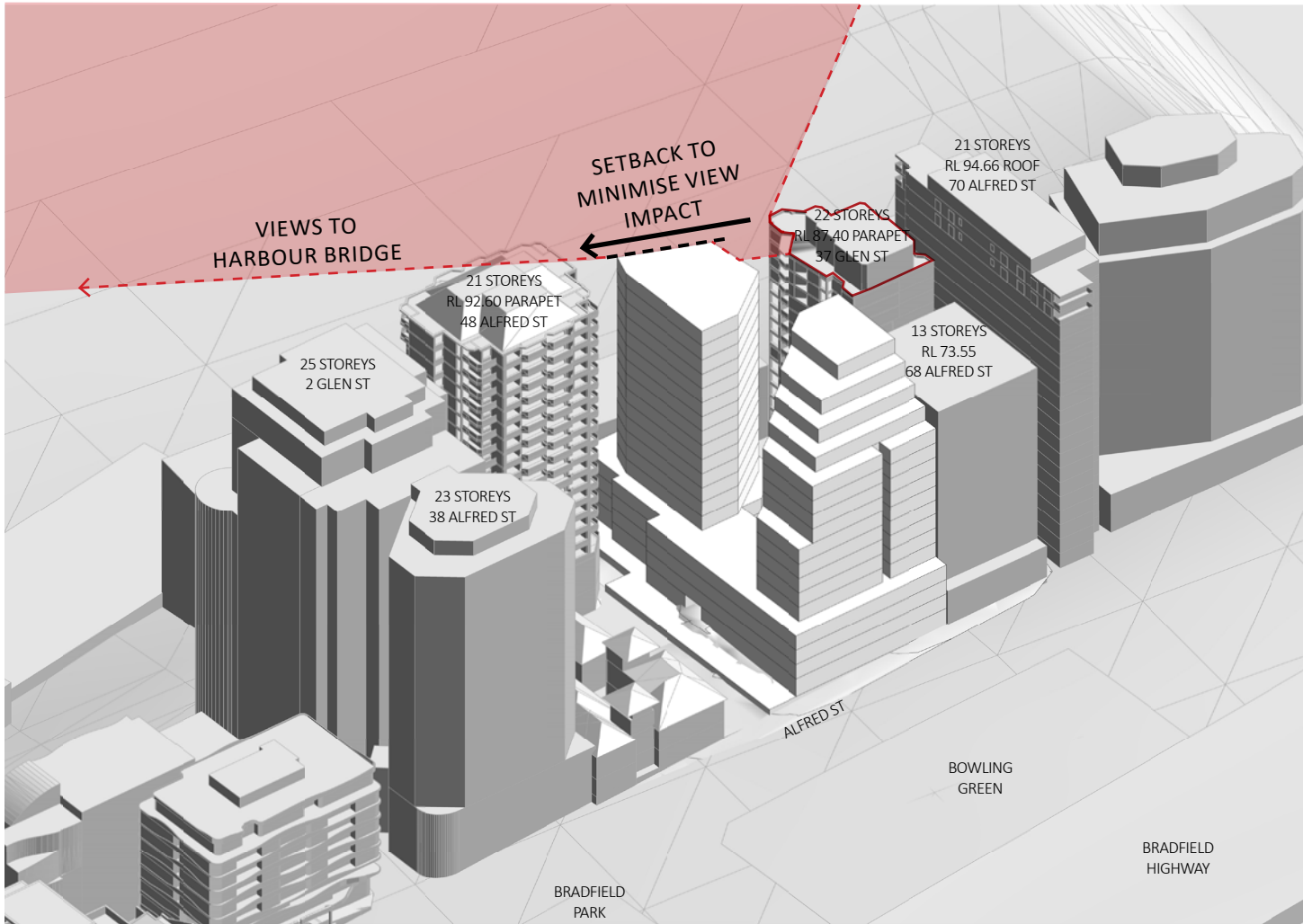


CAMDEN HOUSE 1987

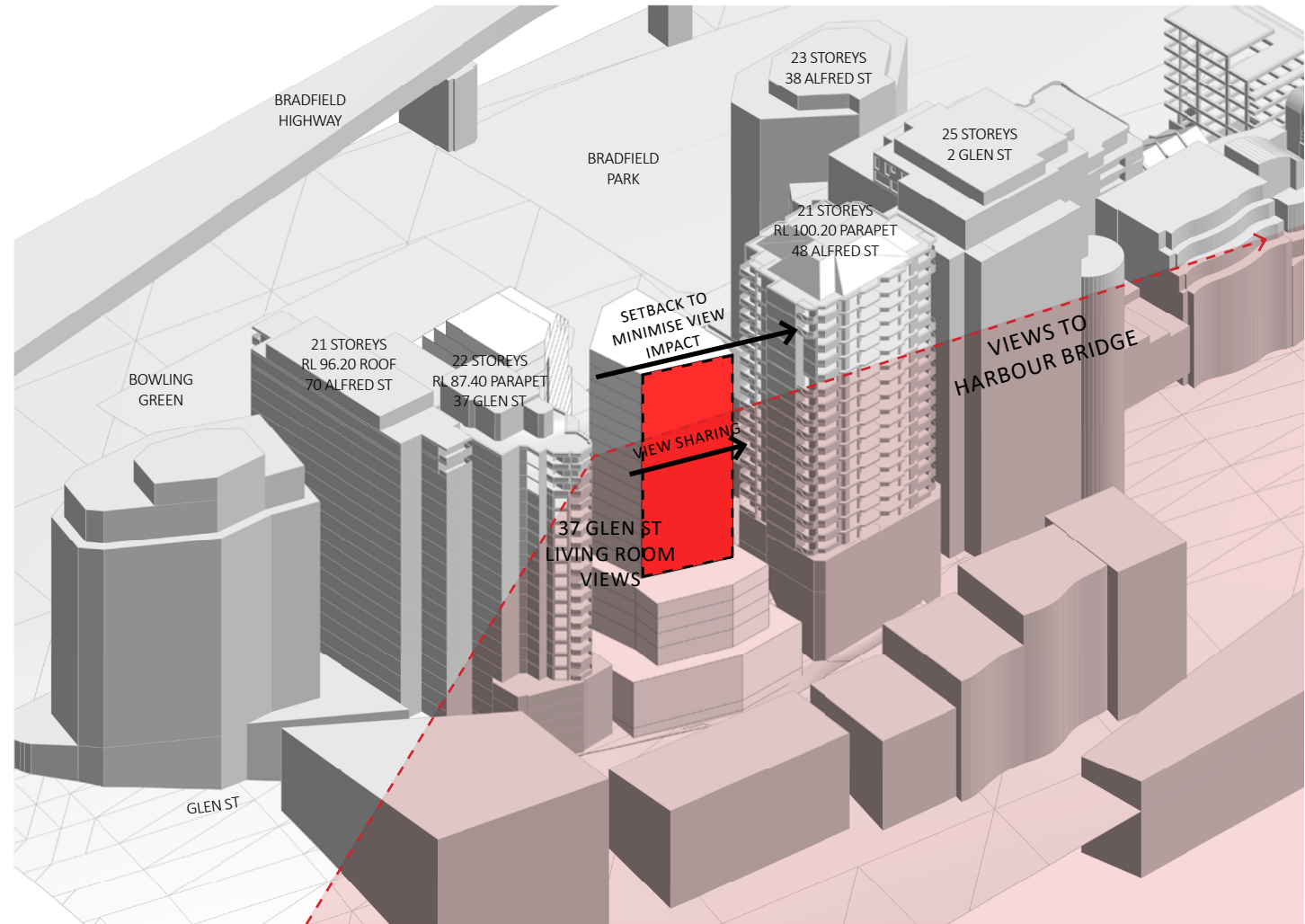
4.7 CUTTING MASS FOR NEIGHBOURS VIEWS

A setback ranging from 3 - 10.58 m is proposed to ensure that views from the adjacent residential tower located at 37 Glen St are preserved, resulting in a significant volumetric reduction of the building envelope.

This design gesture provides the further benefit of creating a clearer delineation between the podium and tower built mass, allowing the height of the proposed podium to be in keeping with many of the adjacent buildings along the Glen St frontage.



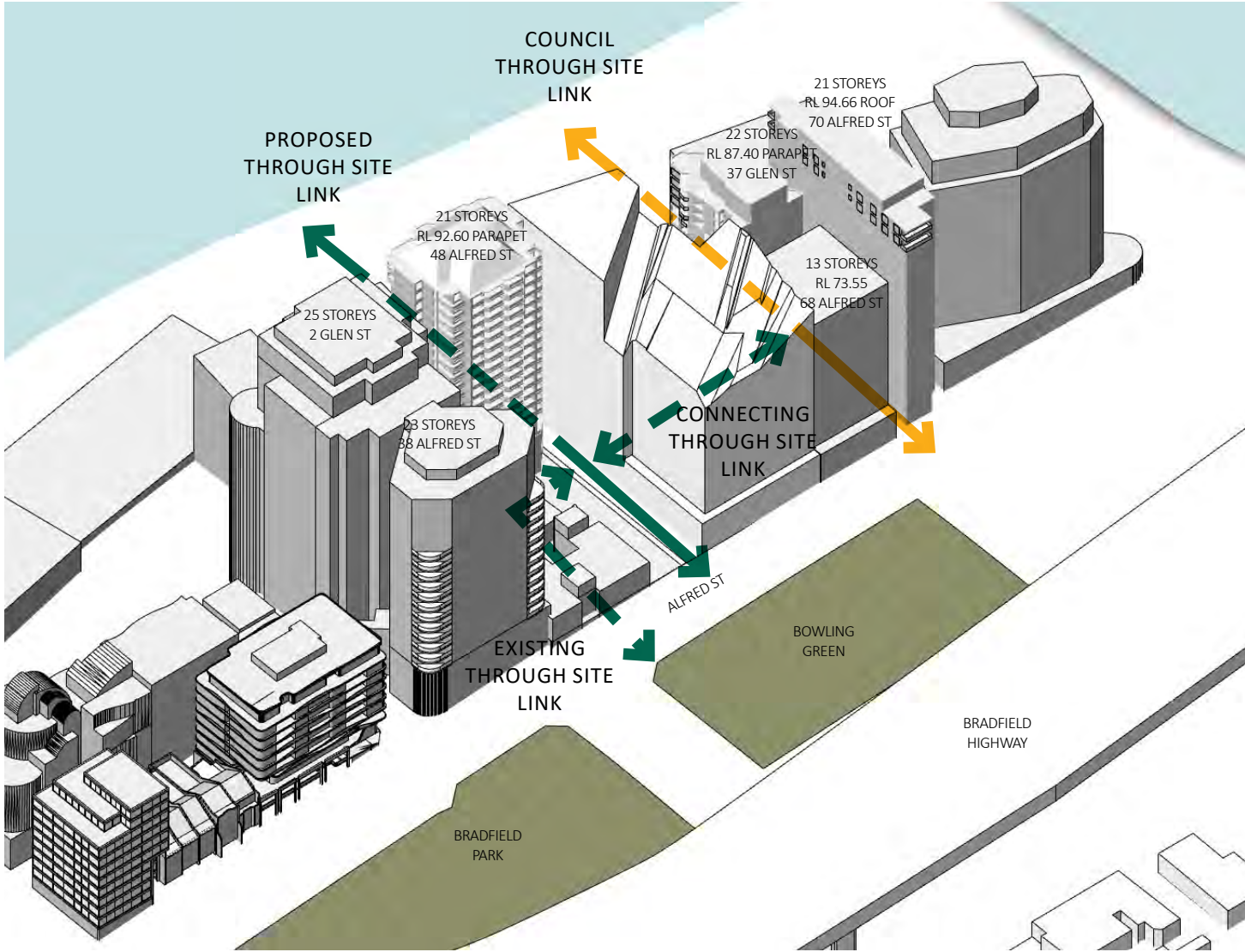
ALFRED STREET VIEW



GLEN STREET VIEW

4.8 THROUGH SITE LINK

The central location and dual frontage of the site allows for a unique opportunity to increase public amenity and provide a through-site link from Alfred St to Glen St at the rear. The existing underutilised through-site link can be improved by introducing a mixture of new retail and food and beverage tenancies to create a more active frontage.



ALFRED STREET VIEW



PROPOSED THROUGH SITE LINK

A wider through-site link with landscaping and a permeable retail space will allow weather protection and a more pedestrian friendly link to Glen Street.



EXISTING THROUGH SITE LINK

The poorly lit and narrow through site link is uninviting and discourages pedestrian activity.

4.9 EXISTING THROUGH SITE LINK



EXISTING SHAREWAY



EXISTING COUNCIL THROUGH SITE LINK BETWEEN 68 AND 70 ALFRED STREET

4.10 PROPOSED THROUGH SITE LINK - PERSPECTIVE



4.10 THROUGH SITE LINK -
PUBLIC BENEFIT, SITE ACTIVATION AND
PRIORITISING THE PEDESTRIAN

- The proposed enhanced through site link and new ground level public plaza will revitalise and connect Alfred Street and Glen Street into the broader pedestrian network.
- Additional ground floor through site link for a future vision connecting the north to south side of the site.
- Re-establishes the heritage relationship as a focal point of the north and south connection.
- Combine open space, retail activation and landscape to create a destination for locals. Provision of several new food and beverage and small retail outlets.
- Provision of approximately 2642m² of new commercial and retail space.



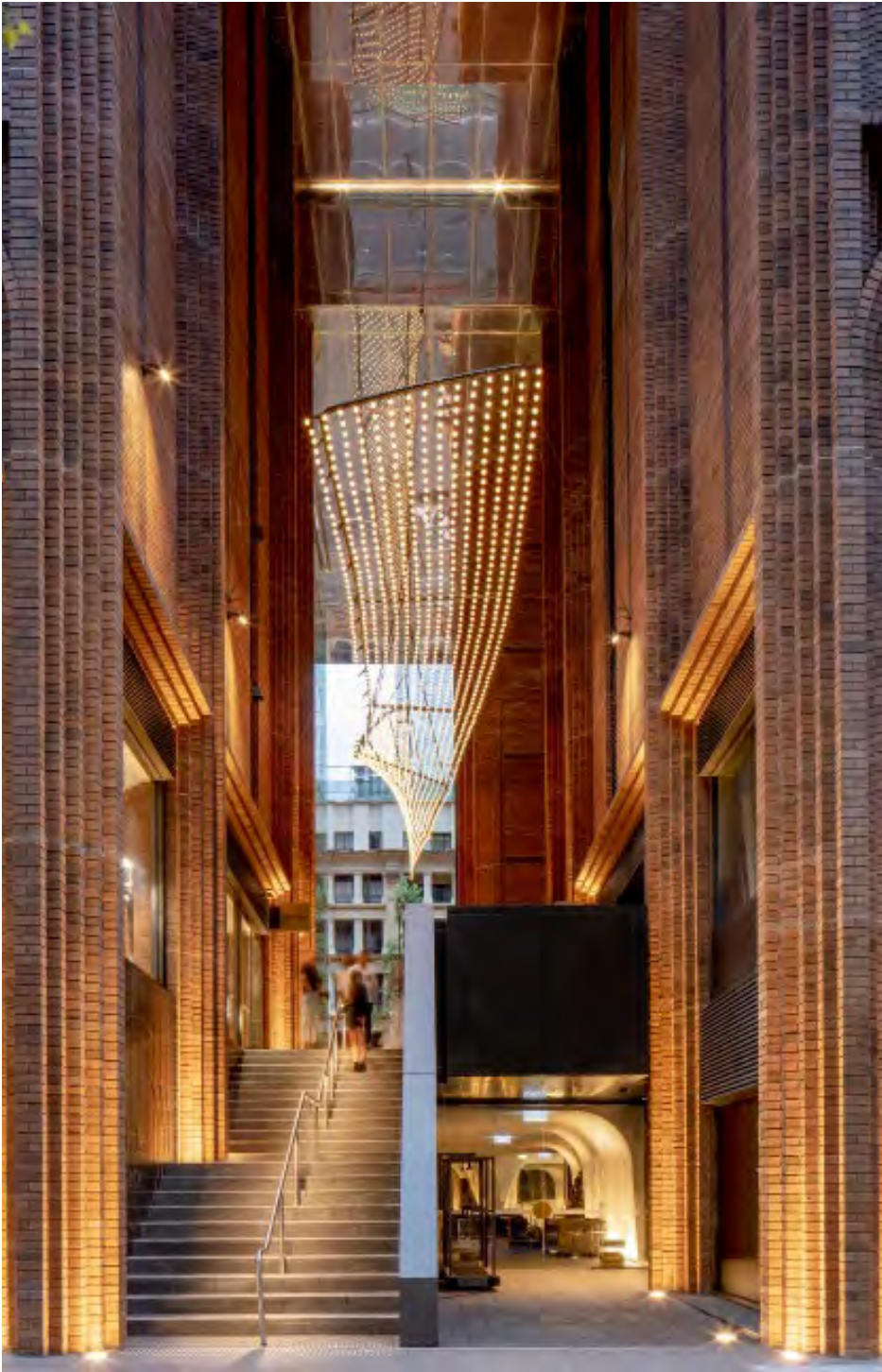
Shopfront Reference



Steam Mill Lane, Sydney



Pedestrian Walkways



Arc by Crown, Sydney

4.11 LANDSCAPE SITE PLAN



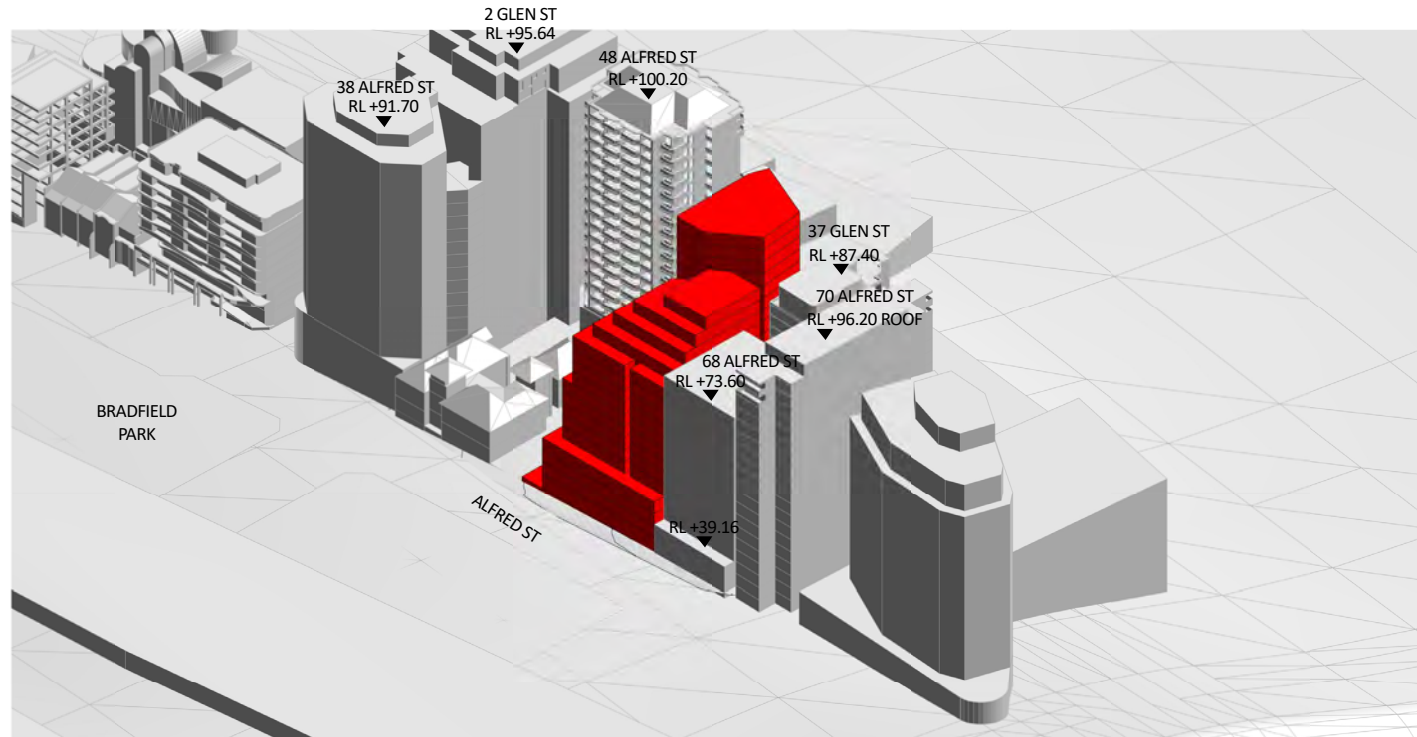
52 ALFRED STREET
MILSONS POINT

4.11 LANDSCAPE MASTER PLAN

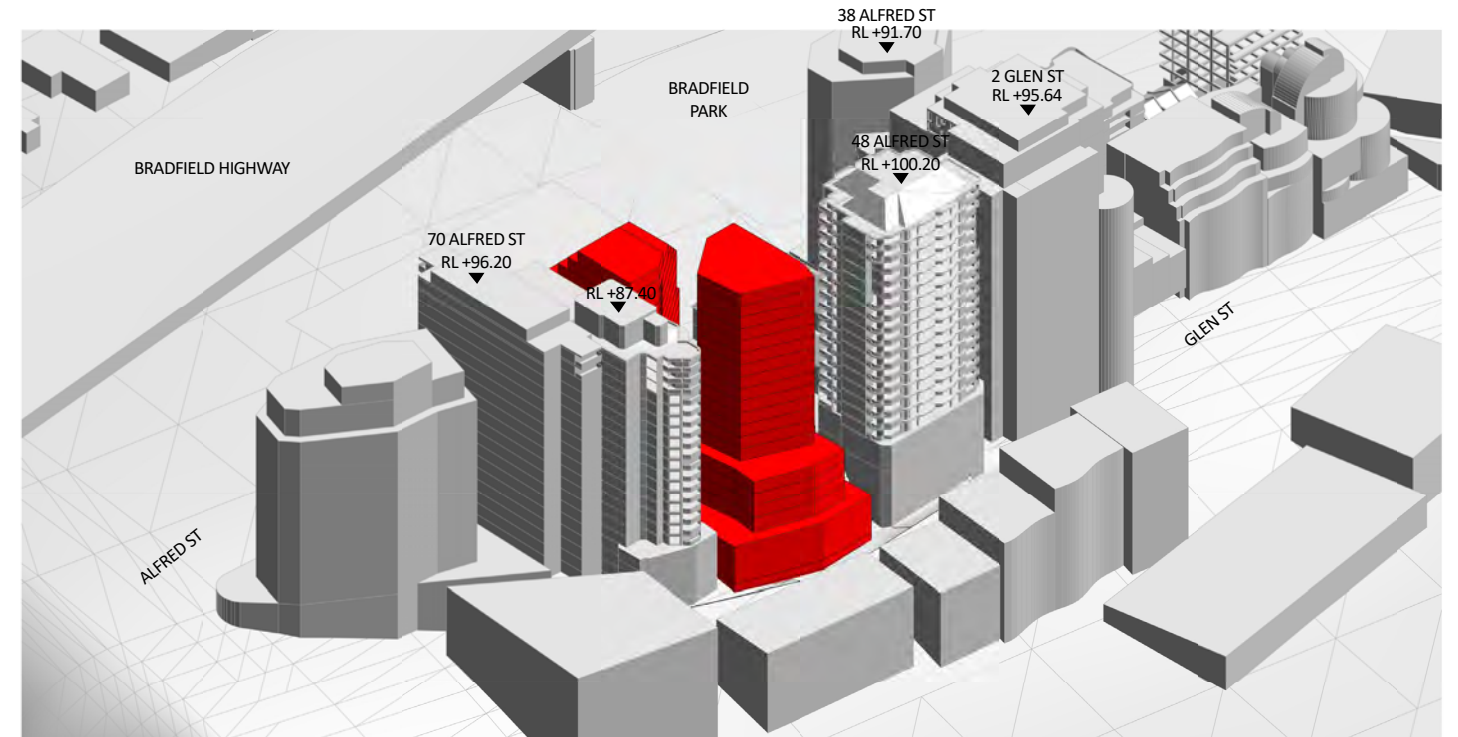


5.0 DESIGN DESCRIPTION

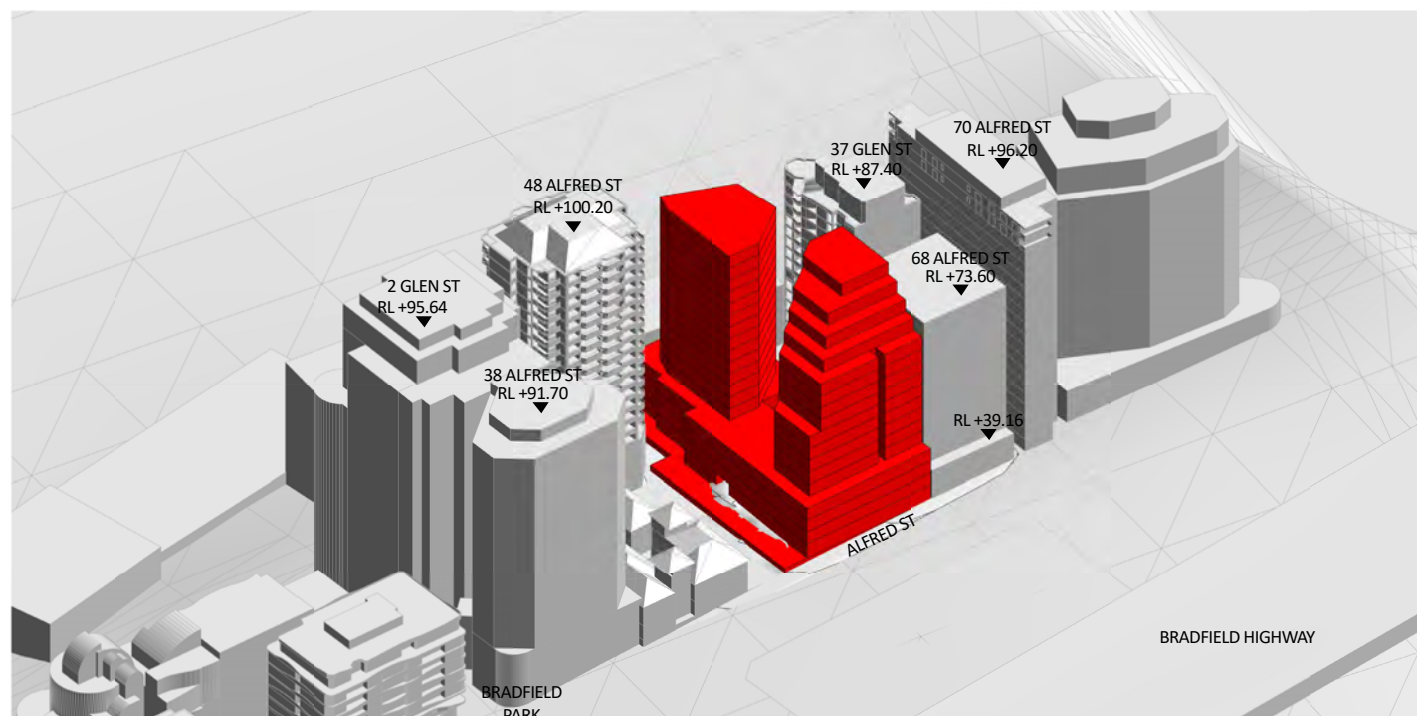
5.1 PROPOSED ENVELOPE



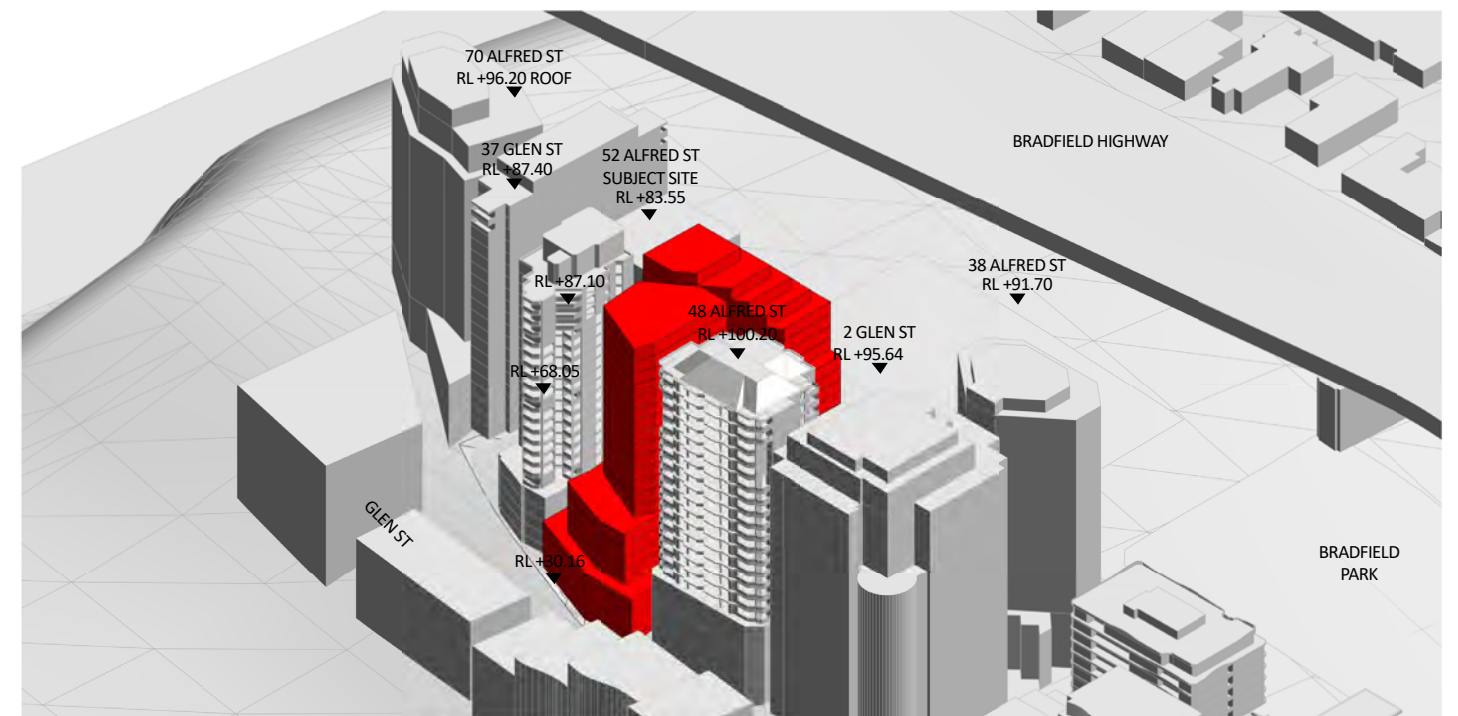
PROPOSED ENVELOPE
Northeast View from Alfred Street



PROPOSED ENVELOPE
Northwest View from Glen Street



PROPOSED ENVELOPE
Southeast View from Alfred Street

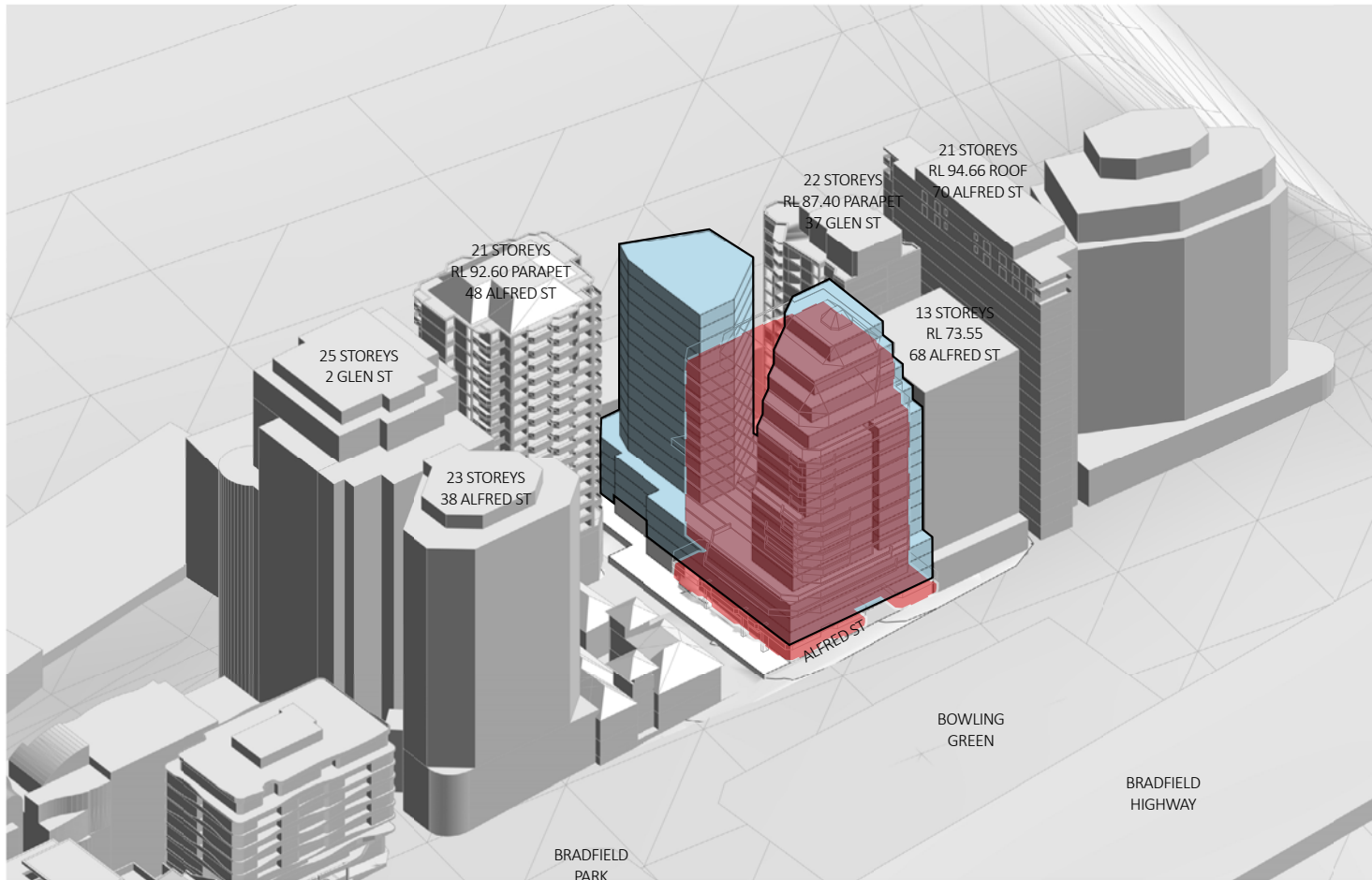


PROPOSED ENVELOPE
Southwest View from Glen Street





5.2 DESIGN DESCRIPTION

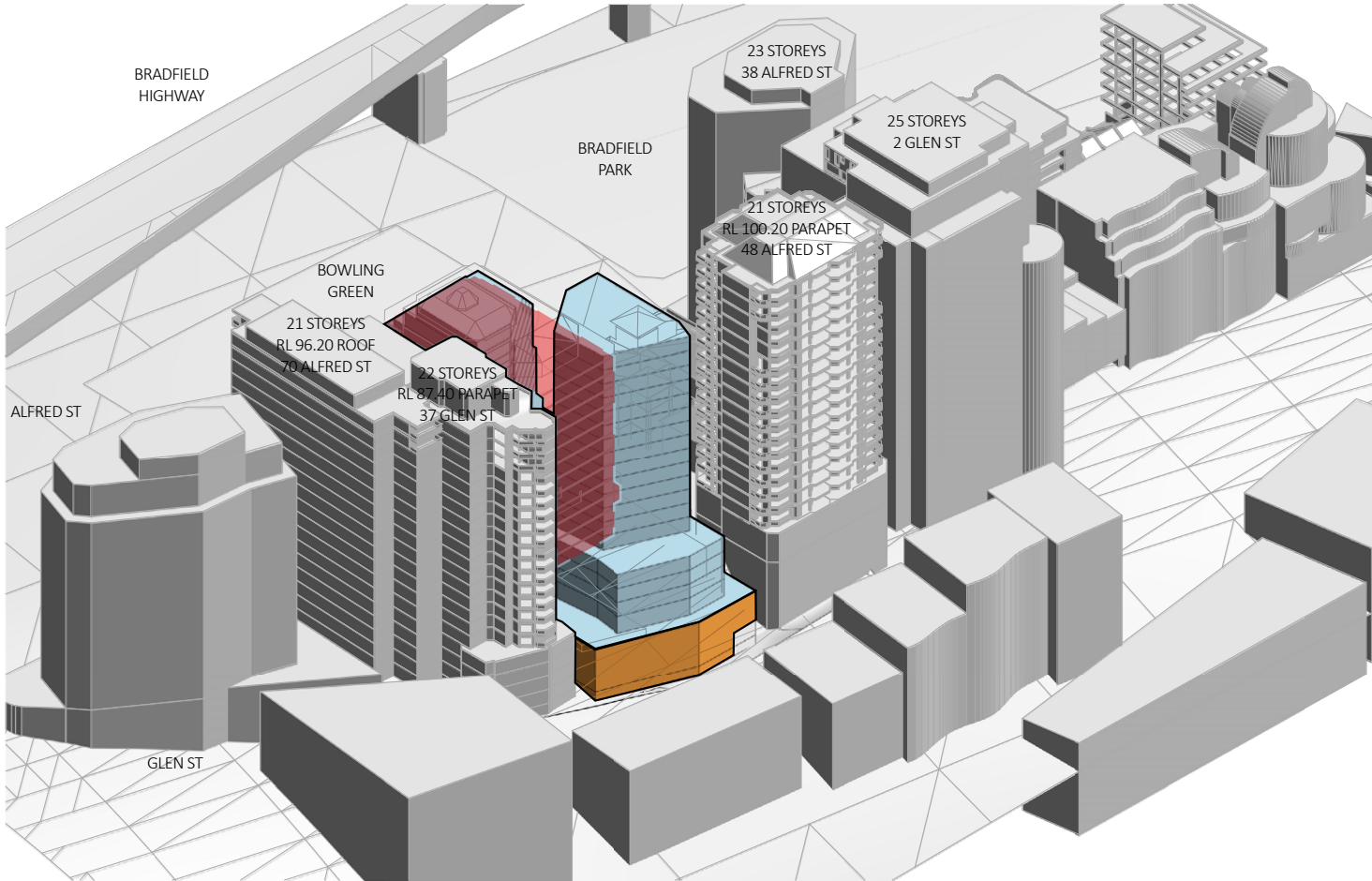
The building is comprised of 3 predominant forms, a part 2 and part 4 storey high podium, 17-storey terraced tower form fronting Alfred Street and 22 storeys (inclusive of the 4 storey podium) tower component fronting Glen Street. The 2 storey podium to Alfred Street assists in defining the street edge, creating a continuous active frontage to the through site link. The stepped tower form terraces away from Alfred Street from 14 to 17 stories, reducing the bulk and perceptible height and aligns to the adjacent developments along Alfred Street.

The tower fronting Glen Street extends to an effective height of 22 storeys, aiding the abrupt transition in height between 37 Glen St and 48 Alfred St. The proposed tower chamfered setbacks reduces adverse impacts of amenity to the neighbouring residents.



ALFRED STREET VIEW

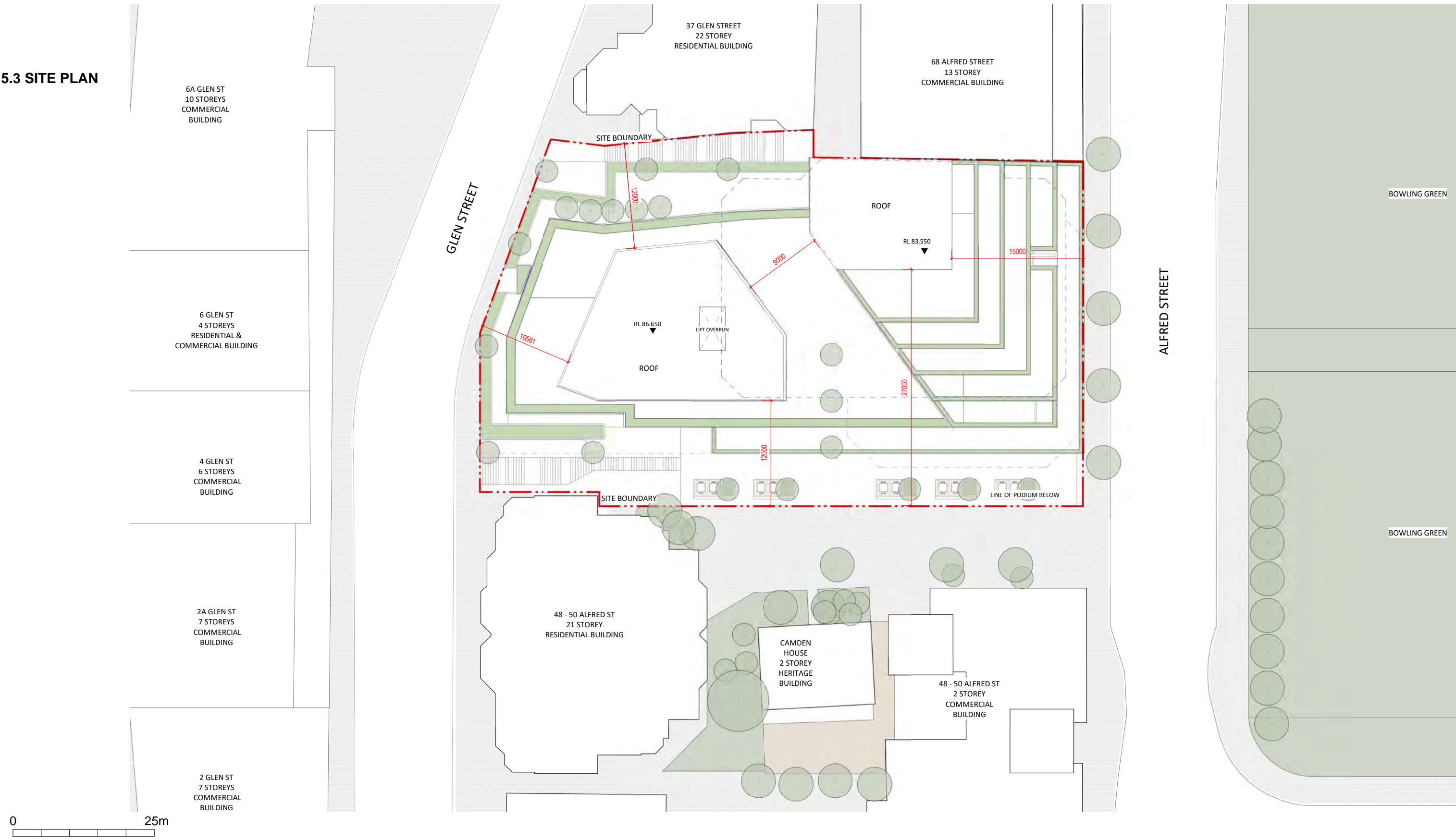
	RESIDENTIAL		PUBLIC PLAZA
	COMMERCIAL		EXISTING BUILDING



GLEN STREET VIEW

52 ALFRED STREET, MILSONS POINT

5.3 SITE PLAN



52 ALFRED STREET
MILSONS POINT

PLANNING PROPOSAL
FEBRUARY 2023

Koichi
Takada
Architects

52 ALFRED STREET, MILSONS POINT

5.4 GROUND FLOOR PLAN



5.5 TYPICAL BASEMENT FLOOR PLAN



5.6 TYPICAL PODIUM FLOOR PLAN



5.7 TYPICAL TOWER FLOOR PLAN

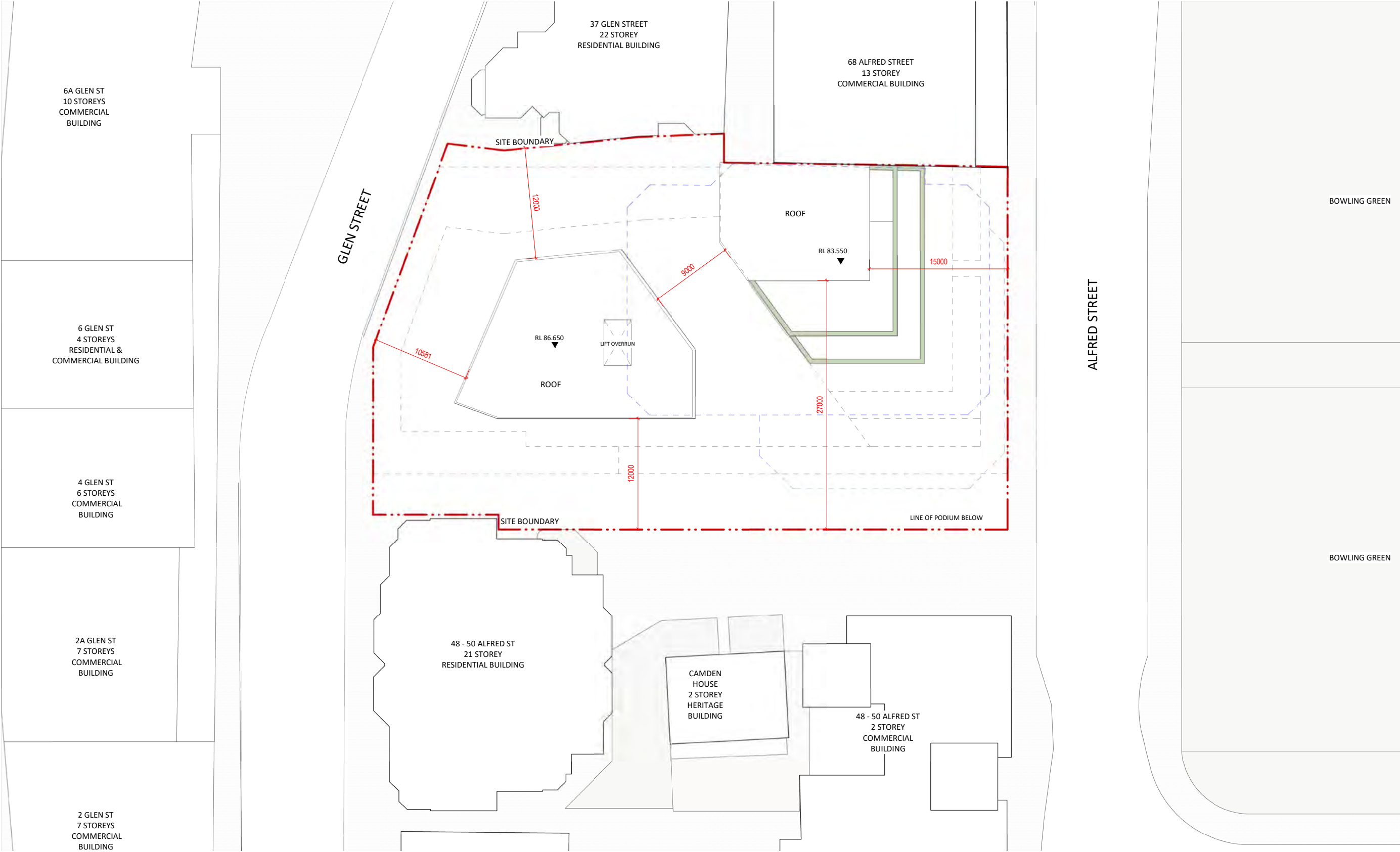


52 ALFRED STREET, MILSONS POINT

5.8 TYPICAL PENTHOUSE FLOOR PLAN



5.9 ROOF PLAN



5.10 SOLAR ACCESS & CROSS VENTILATION

SOLAR ACCESS

90 units from a total of 125 (72%) units receive a minimum 2 hours of direct sun to both glazing and private open space between 9am and 3pm on June 21.

CROSS VENTILATION

43 units out of a total 69 (62%) are cross ventilated up to 9 storeys. Please see SEPP 65 Amenity: Solar Access and Natural Ventilation report for further information

This is in compliance with ADG criterion in which “at least 60% of apartments are naturally cross ventilated in the first 9 storeys of the building”.

- Indicative building outline demonstrating ADG compliance
- > 2 hours direct sunlight
- Cross ventilated apartment



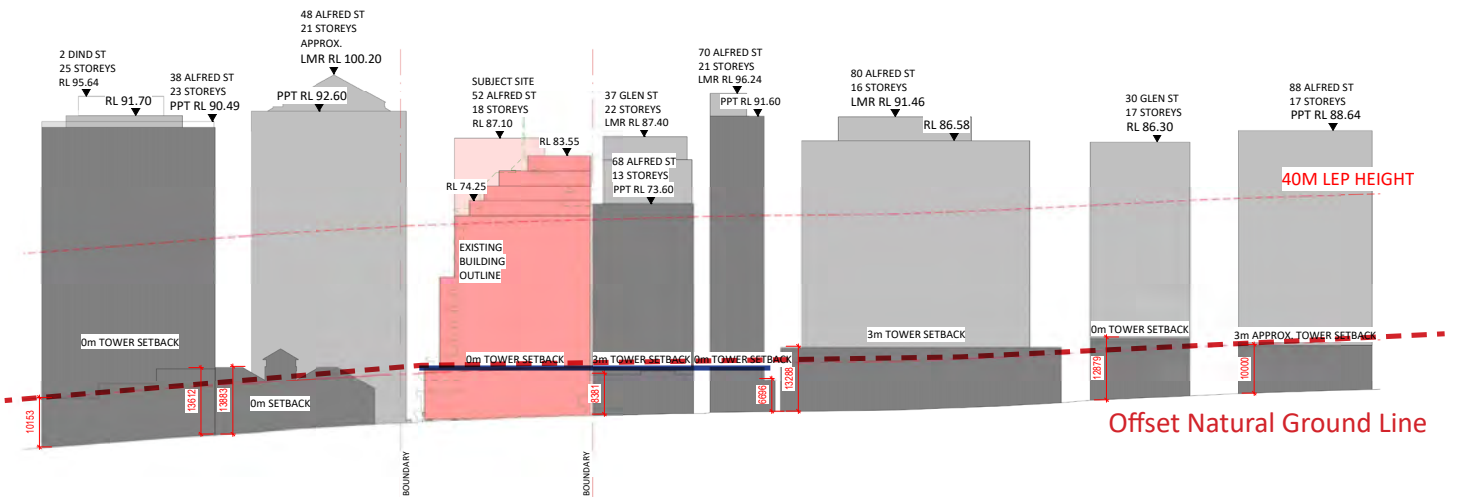
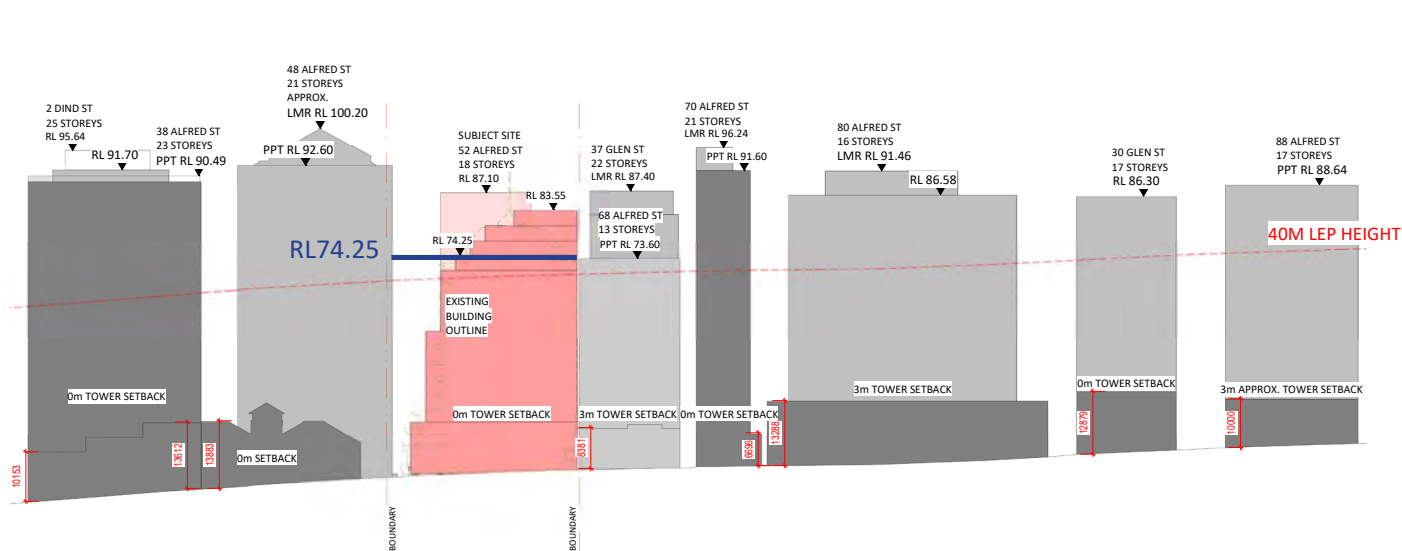
5.11 ELEVATION DIAGRAMS

FAÇADE FRONT HEIGHT ALIGNMENT

The predominant visual bulk of the building presented to Alfred St has a perceptible height of RL 74.25 before beginning to step back at higher levels. This height aligns with the neighbouring development at 68 Alfred St (RL 73.60).

PODIUM HEIGHT ALIGNMENT

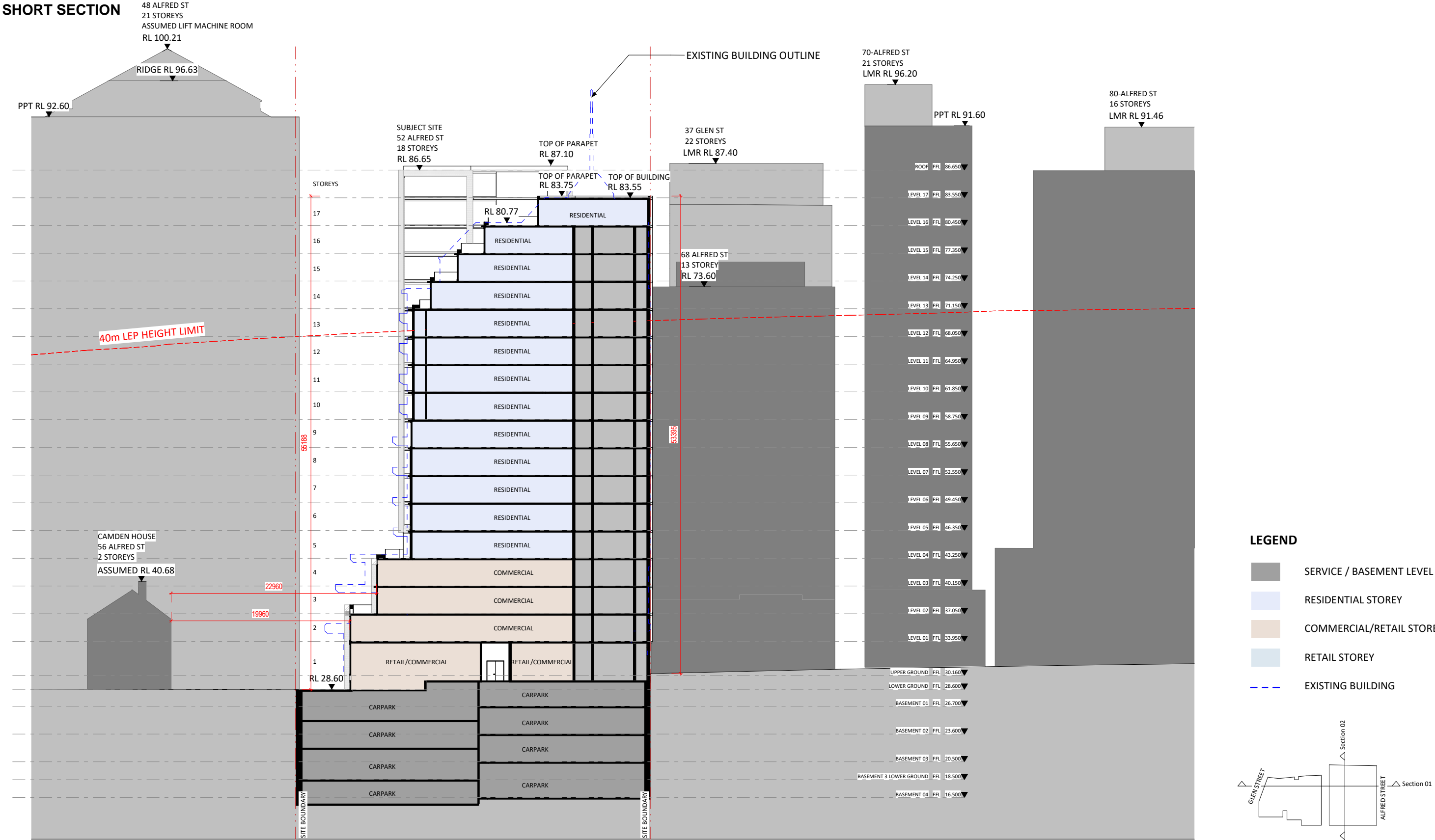
Podium heights along Alfred St vary slightly but typically sit approximately 10m/3 storeys above the natural ground line. The proposed height of the podium on the Alfred St frontage of the development adheres to this principle and is consistent with that of the surrounding developments in order to preserve a visually unified street frontage. Neighbouring developments currently present tower setbacks of 0-3m from Alfred St. The proposed development sits comfortably within this range - with a setback of 2m, the strong articulation of the sandstone podium provides depth and variety to the mass.





5.12 SECTIONS

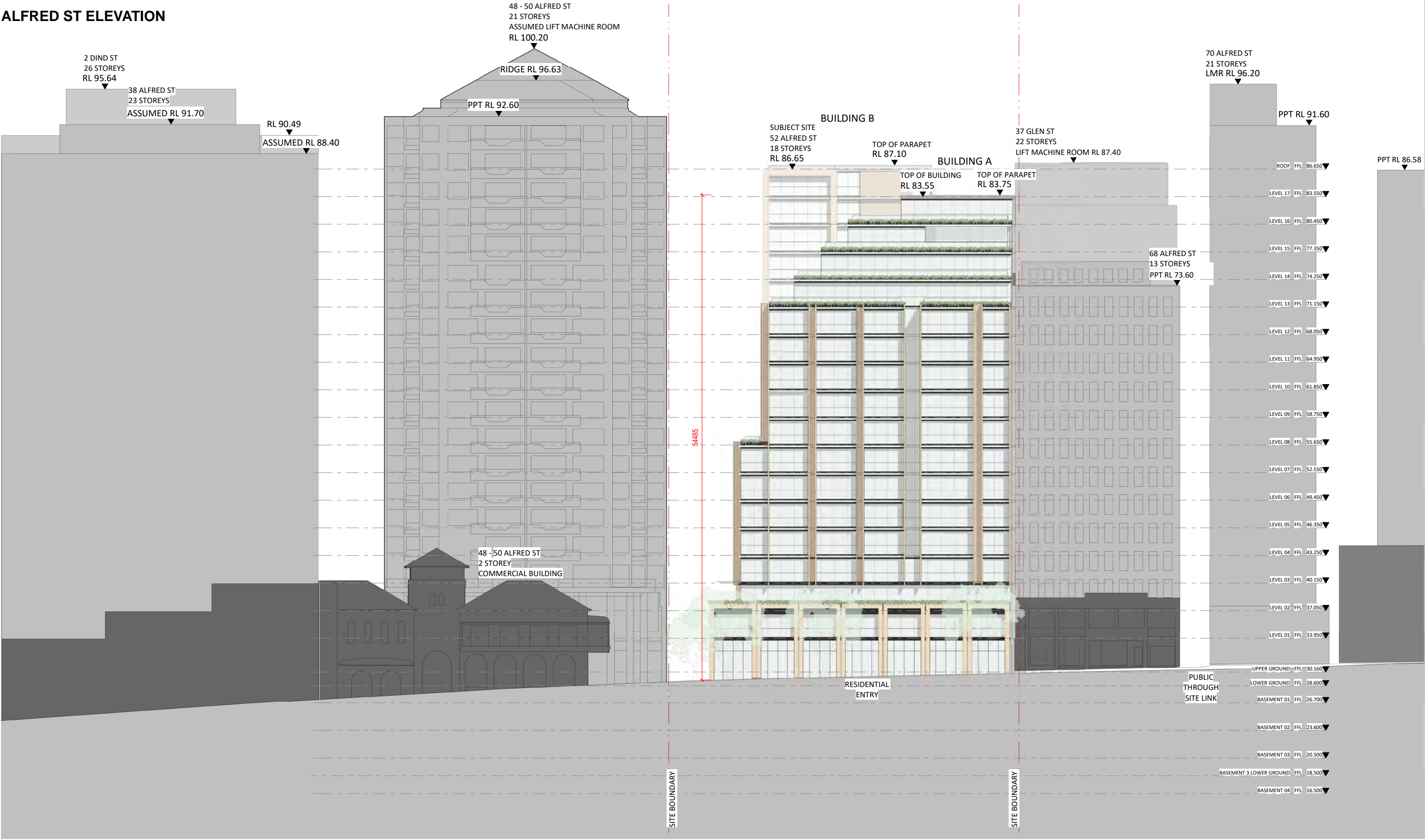
SHORT SECTION



52 ALFRED STREET
MILSONS POINT

5.13 ELEVATIONS

ALFRED ST ELEVATION



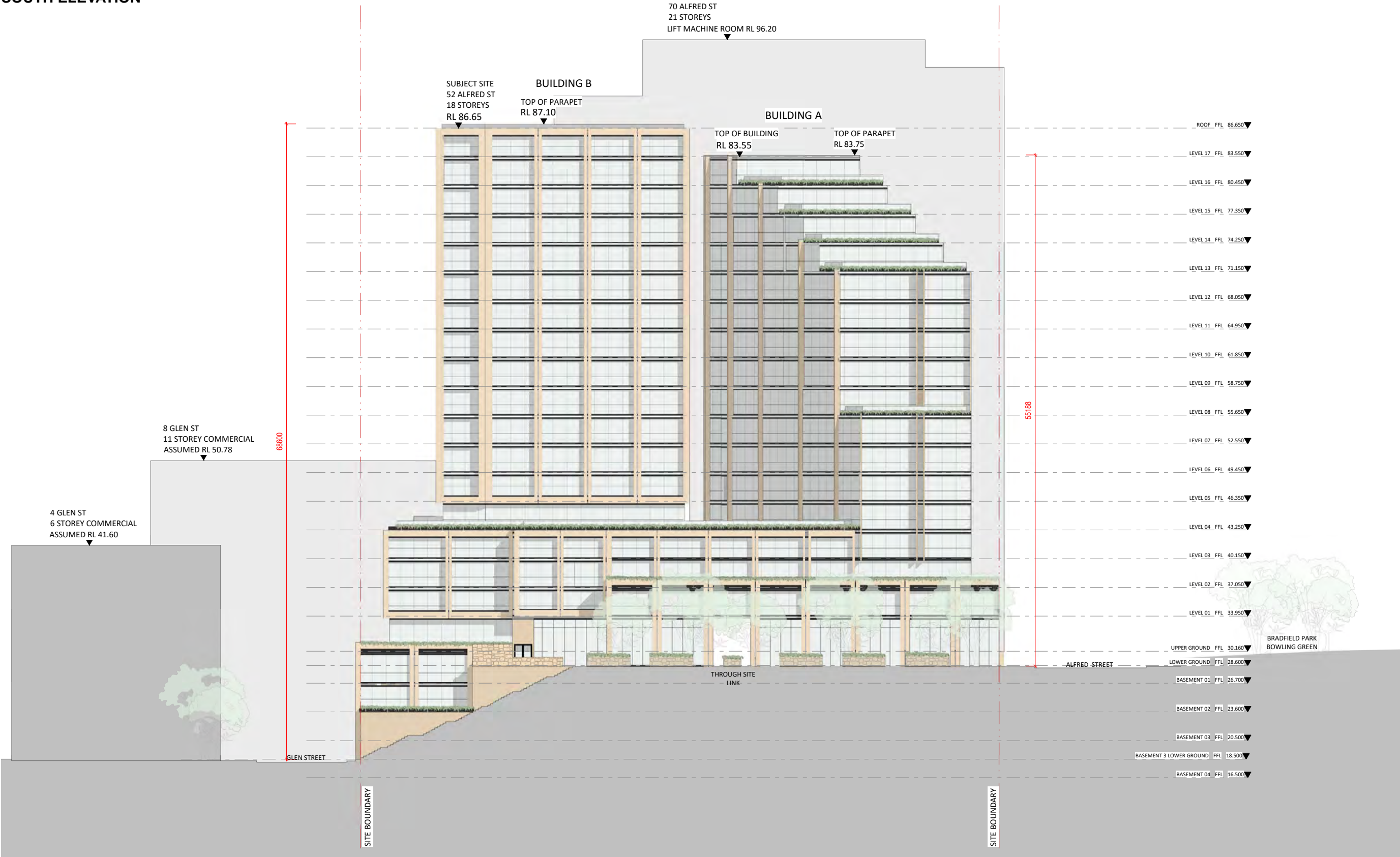
5.13 ELEVATIONS

GLEN ST ELEVATION



5.13 ELEVATIONS

SOUTH ELEVATION



6.0 ANALYSIS

6.1 AREA SCHEDULE

	LEVEL	GFA RESIDENTIAL	GFA AMENITIES	GFA COMMERCIAL	GFA RETAIL	TOTAL GFA	PARKING COUNT				UNIT MIX					TOTAL APT.
							COMM	RETAIL	RESI	MOTORBIKE	Studio	1B	2B	3B	4B	
BASEMENT	BASEMENT 4	0	0	0			4	11	33	1						
	BASEMENT 3	0	0	269		269			47	3						
	BASEMENT 3 Upper	266	0	0		266				1			1	1	0	2
	BASEMENT 2	352	0	0		352			47	7		1	2	0	0	3
	BASEMENT 1	352	0	0		352			49	6	0	1	2	0	0	3
PODIUM	GROUND	0	500	0	867	1367					0	0	0	0	0	0
	LEVEL 1	953	0	771		1724					0	2	2	0	2	6
	LEVEL 2	803	0	674		1477					0	2	2	0	2	6
	LEVEL 3	803	0	674		1477					0	1	1	1	2	5
TOWER	LEVEL 4	908	0	0		908					0	3	3	3	0	9
	LEVEL 5	908	0	0		908					0	3	3	3	0	9
	LEVEL 6	908	0	0		908					0	3	3	3	0	9
	LEVEL 7	908	0	0		908					0	3	3	3	0	9
	LEVEL 8	858	0	0		858					0	2	3	3	0	8
	LEVEL 9	858	0	0		858					0	2	3	3	0	8
	LEVEL 10	858	0	0		858					0	2	3	3	0	8
	LEVEL 11	858	0	0		858					0	2	4	2	0	8
	LEVEL 12	858	0	0		858					0	2	4	2	0	8
	LEVEL 13	745	0	0		745					0	1	5	1	0	7
	LEVEL 14	640	0	0		640					0	1	3	2	0	6
	LEVEL 15	556	0	0		556					0	1	1	3	0	5
	LEVEL 16	492	0	-		492					0	1	1	1	0	3
	LEVEL 17	304	0			304					0	1	1	1	0	3
	TOTALS	14,188	500	2388	867	17,943	4	11	176	18	0	34	50	35	6	125
							191			18	0%	27%	40%	28%	5%	100%

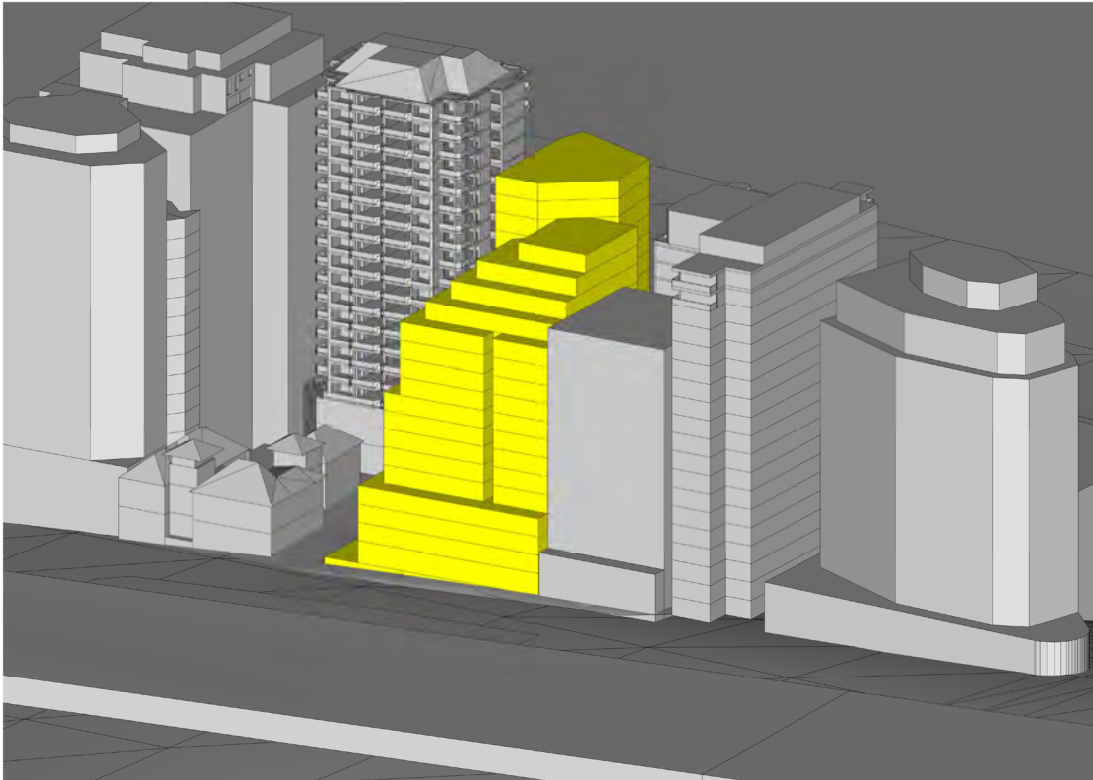
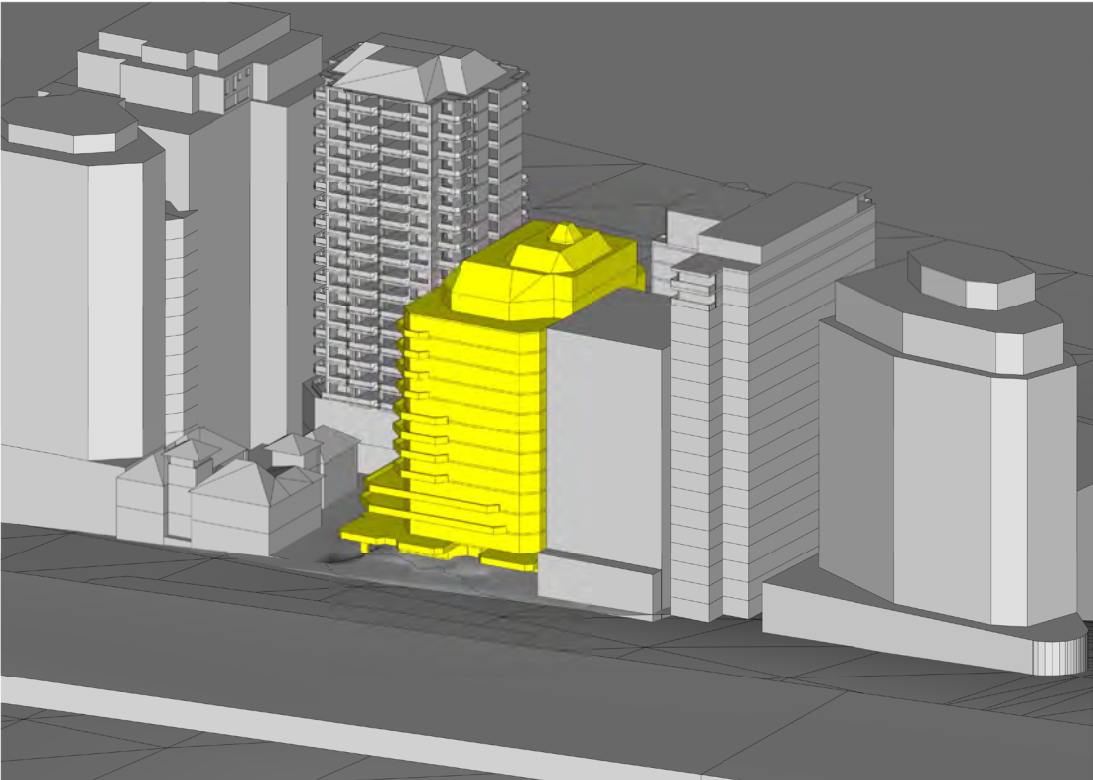
6.2 SUN EYE DIAGRAM

MID WINTER 21ST JUNE

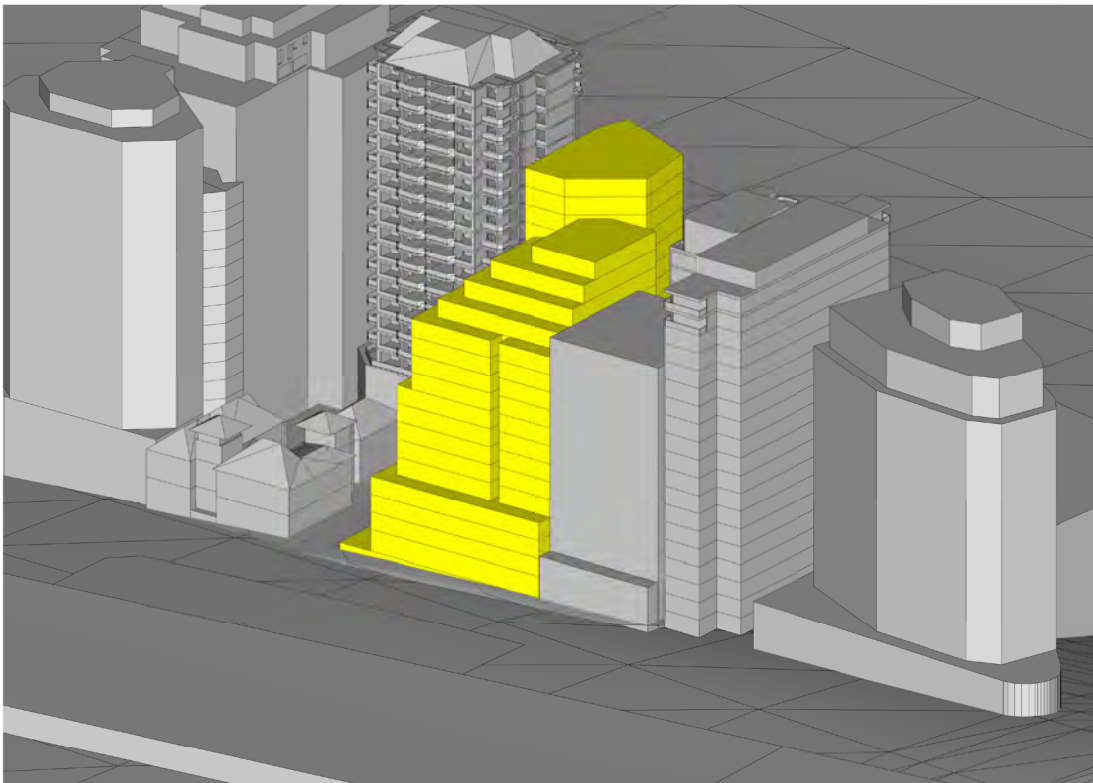
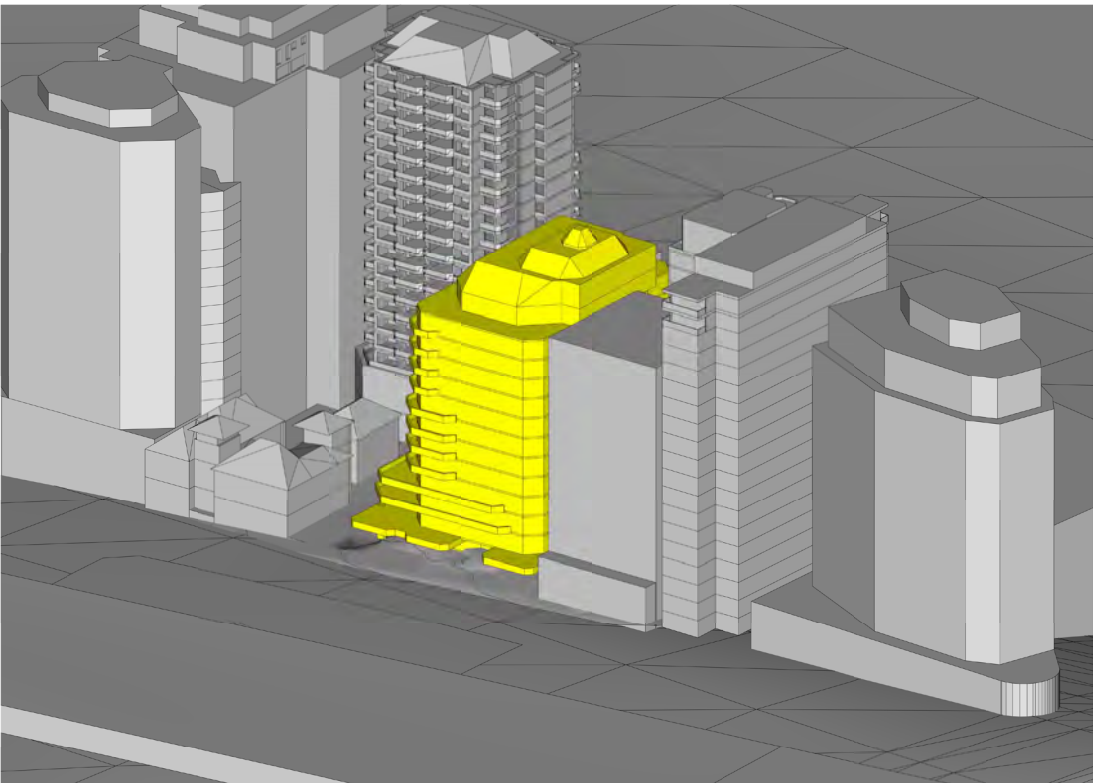
9 AM

EXISTING

PROPOSED



9:30 AM



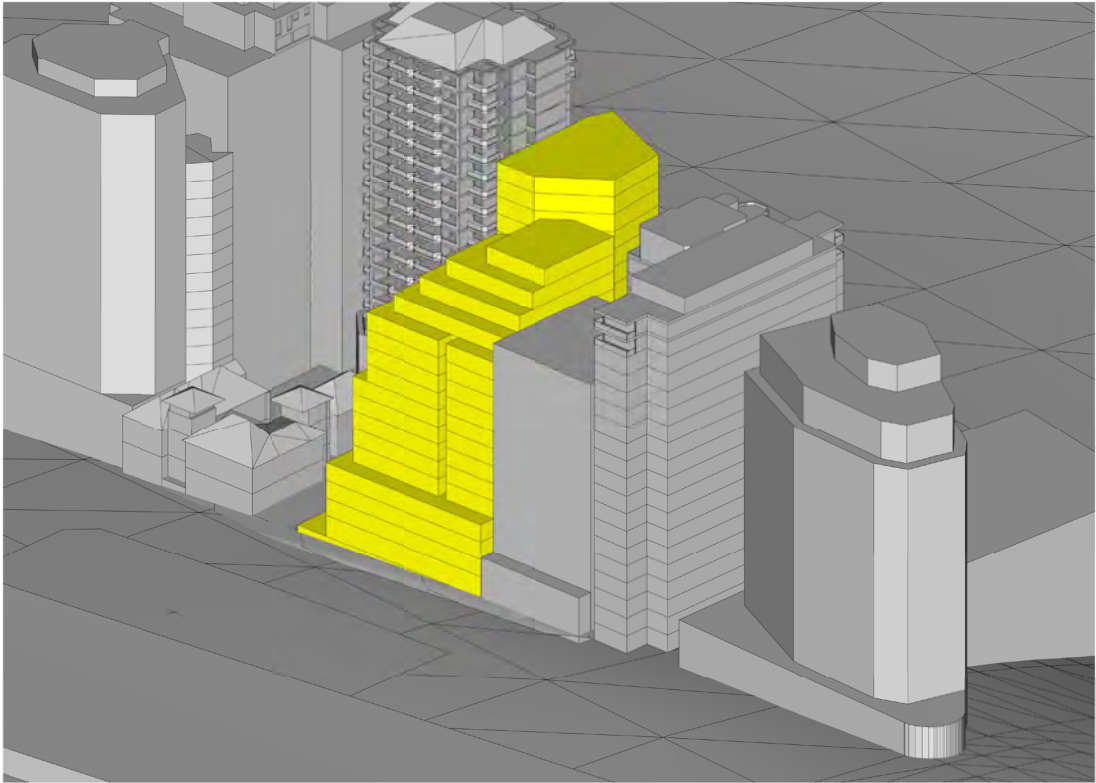
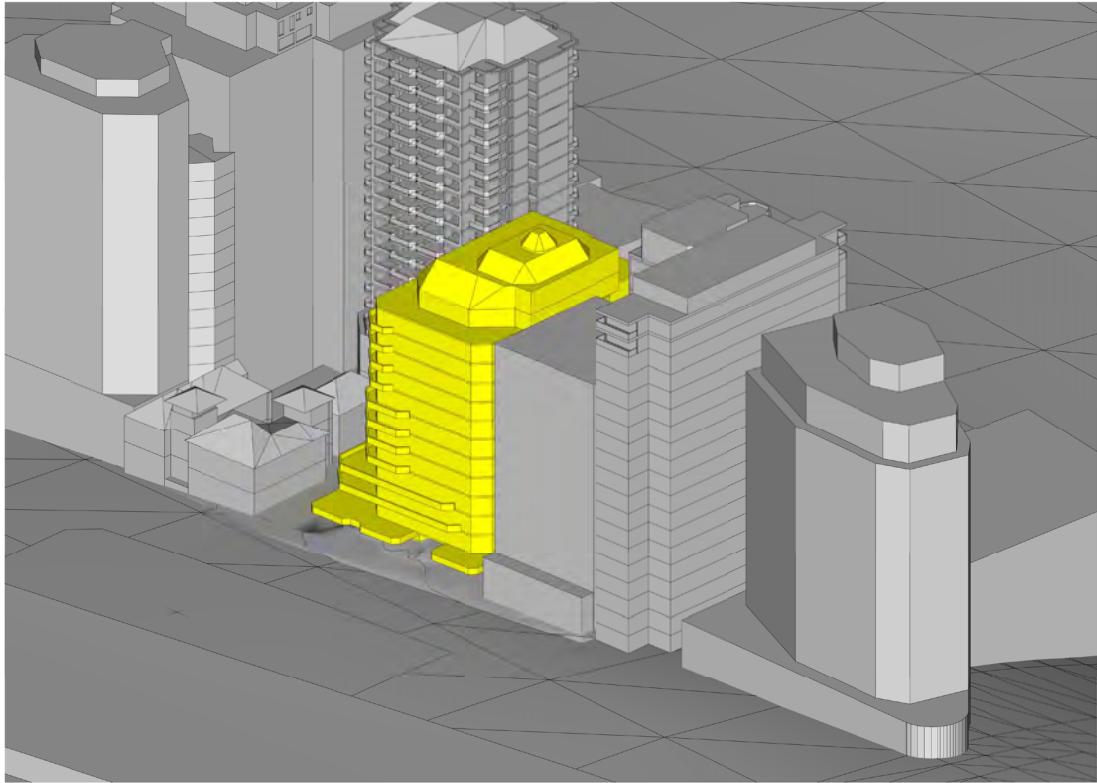
6.2 SUN EYE DIAGRAM

MID WINTER 21ST JUNE

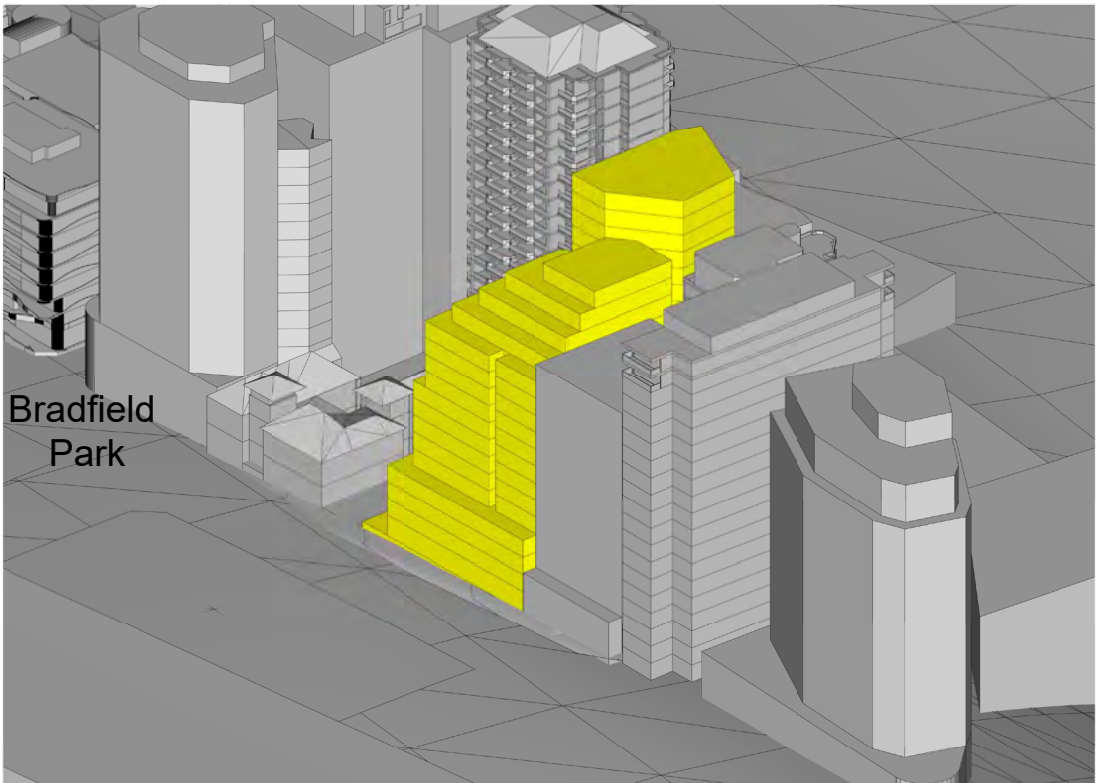
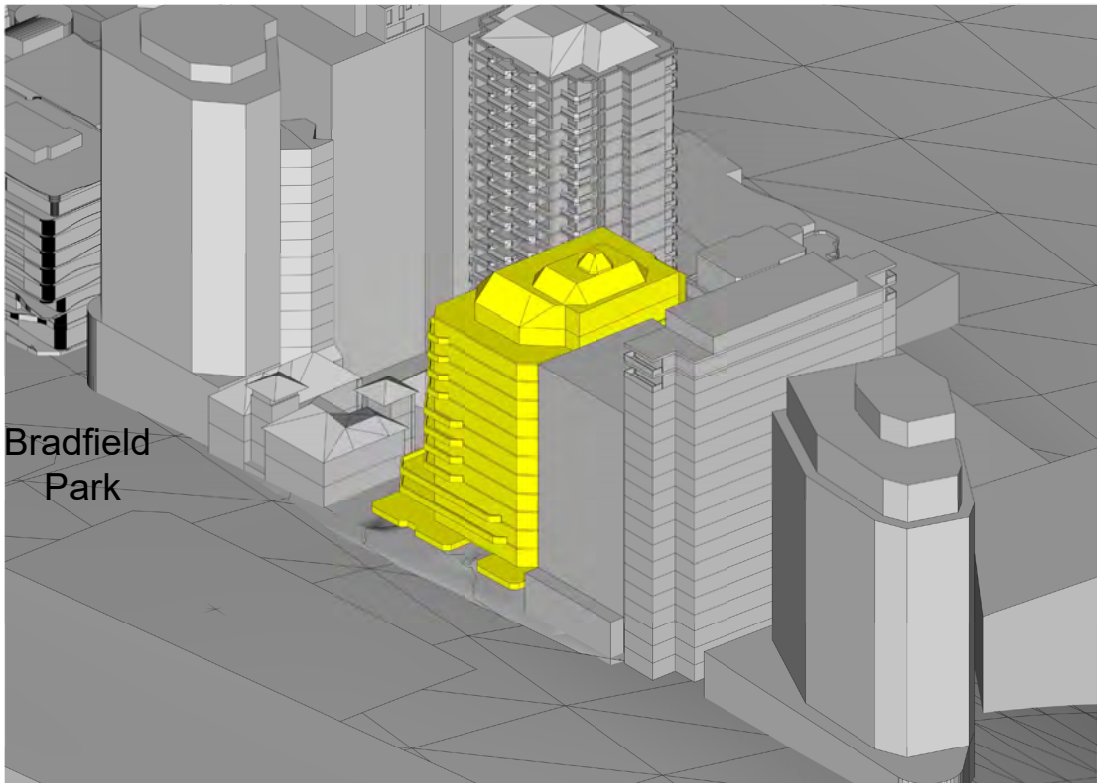
10 AM

EXISTING

PROPOSED



10:30 AM



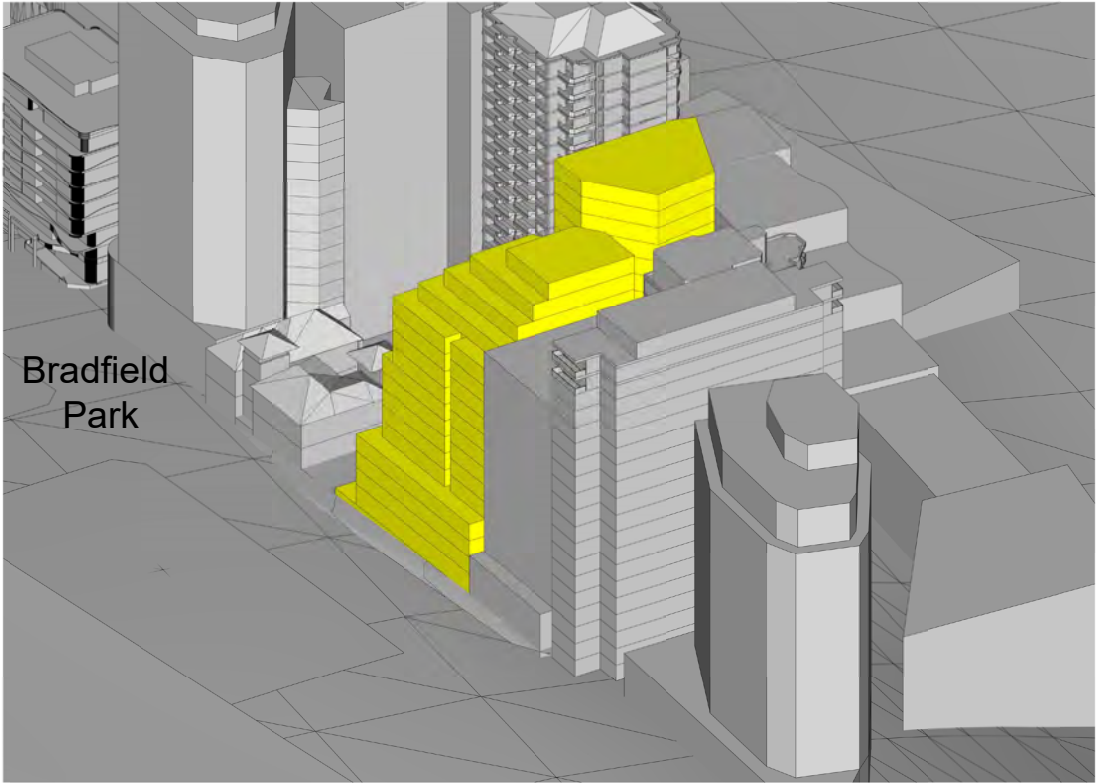
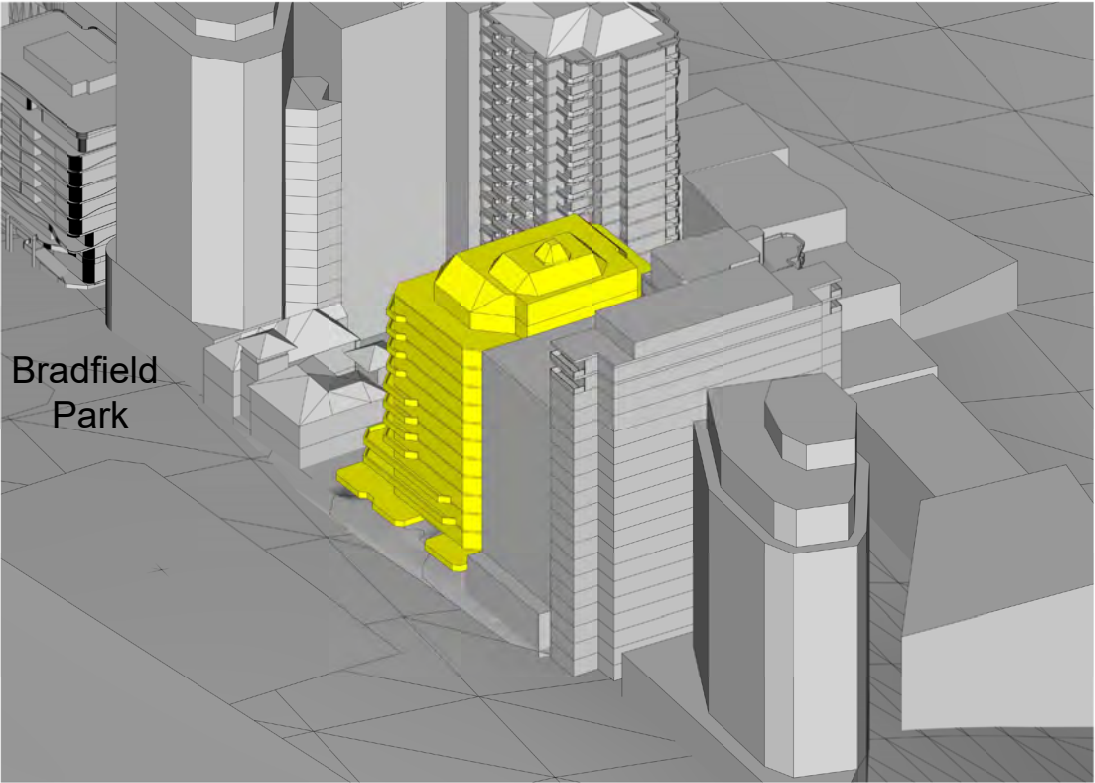
6.2 SUN EYE DIAGRAM

MID WINTER 21ST JUNE

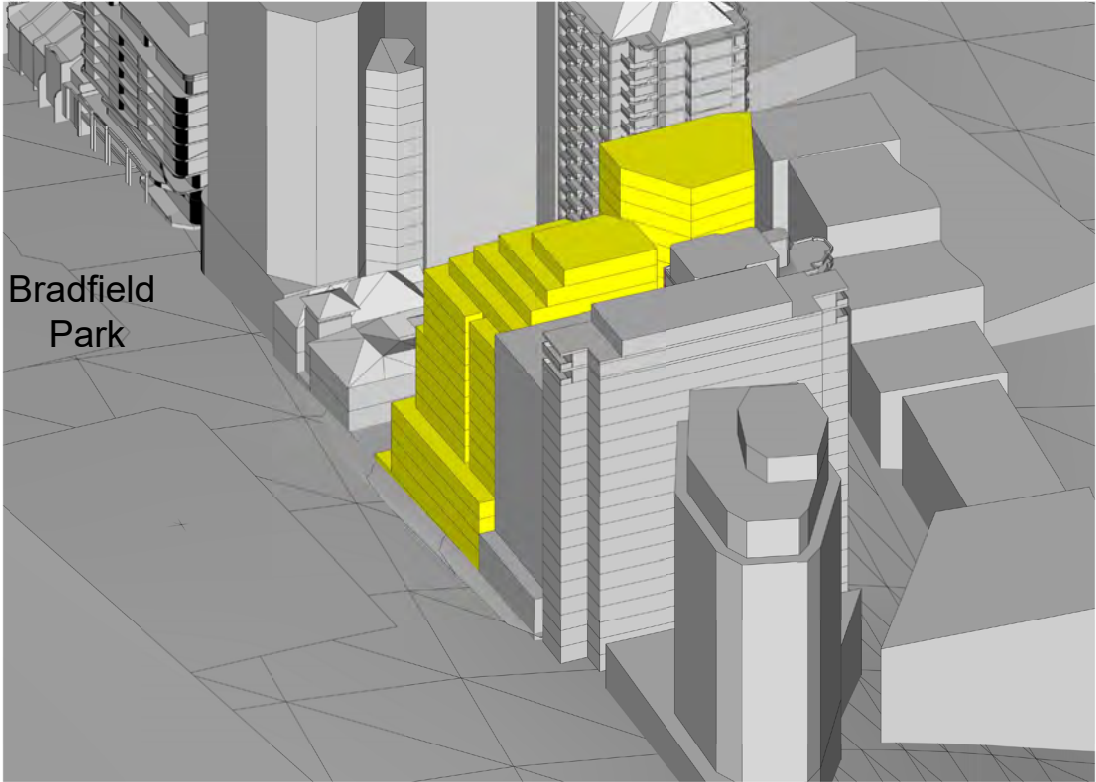
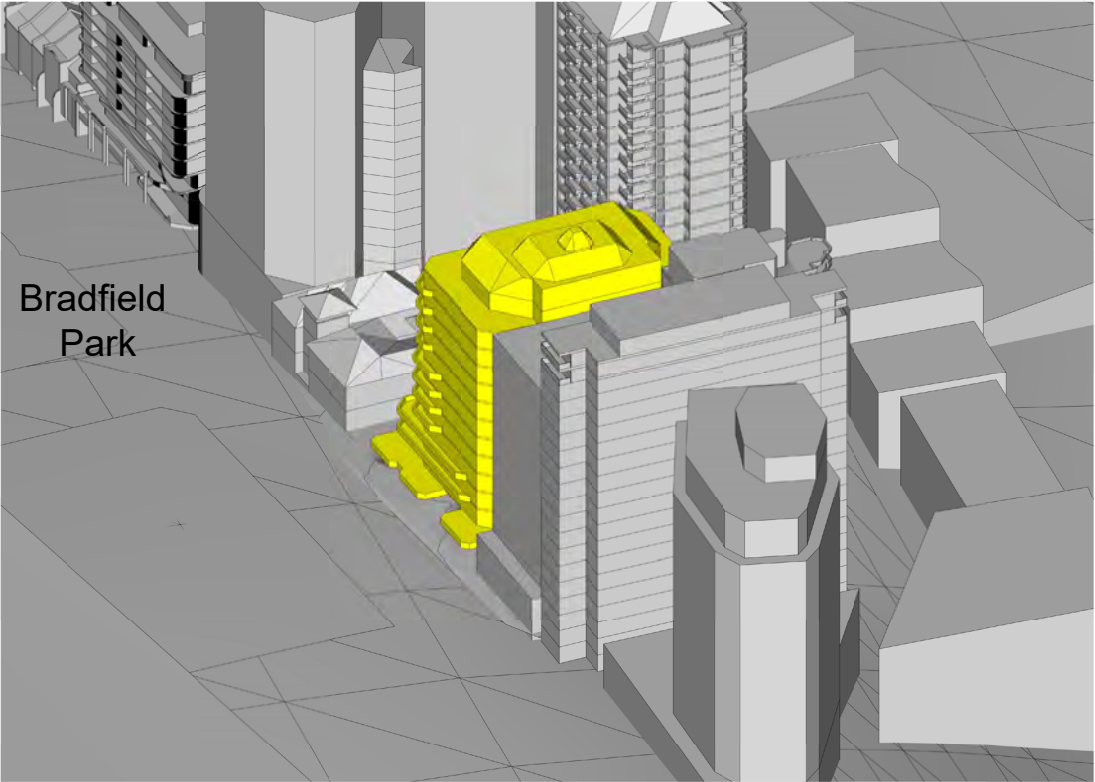
11 AM

EXISTING

PROPOSED



11:30 AM



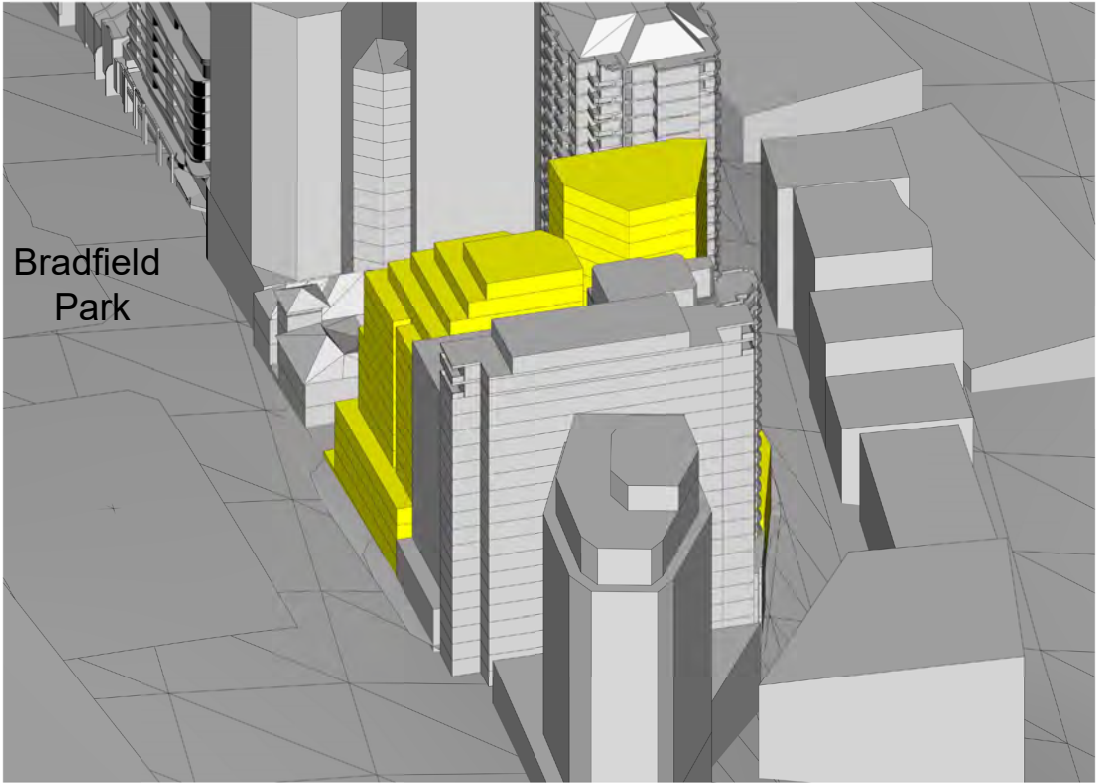
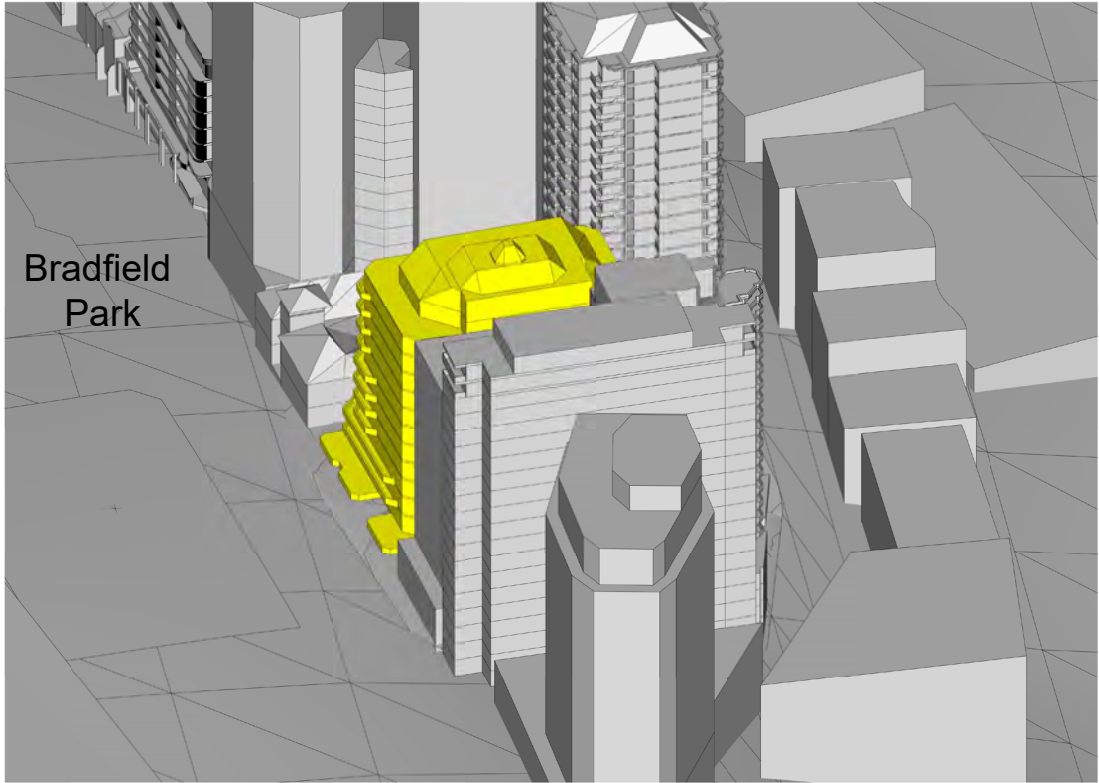
6.2 SUN EYE DIAGRAM

MID WINTER 21ST JUNE

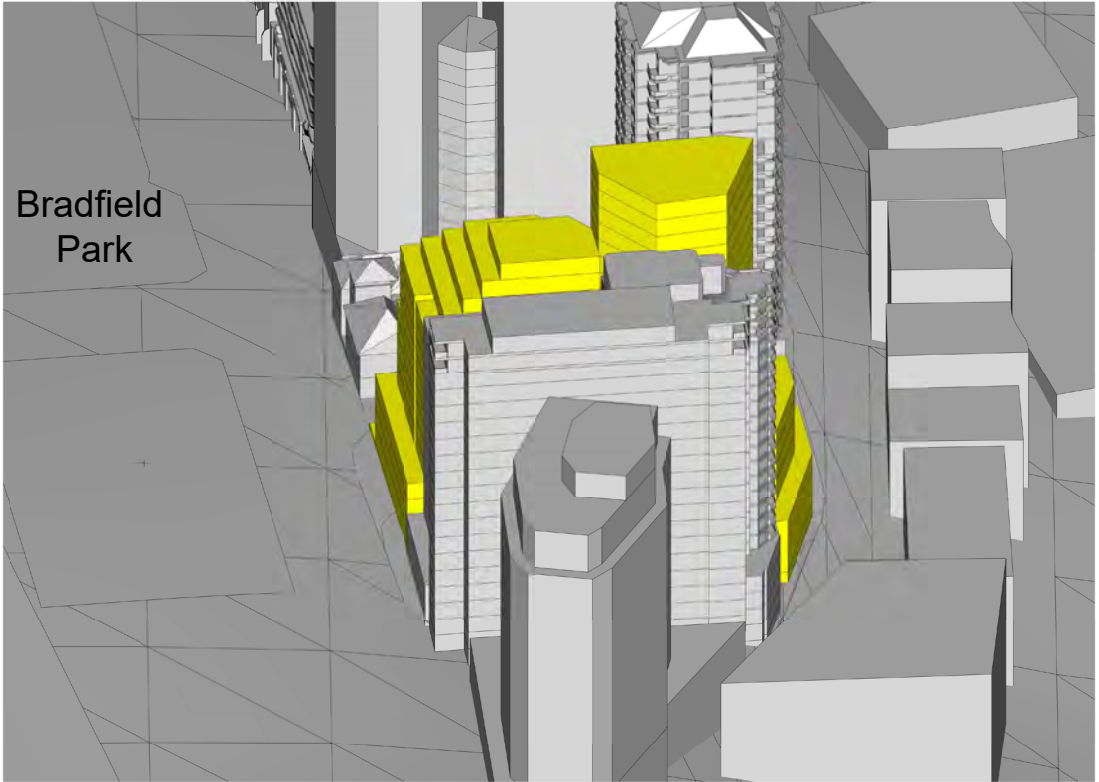
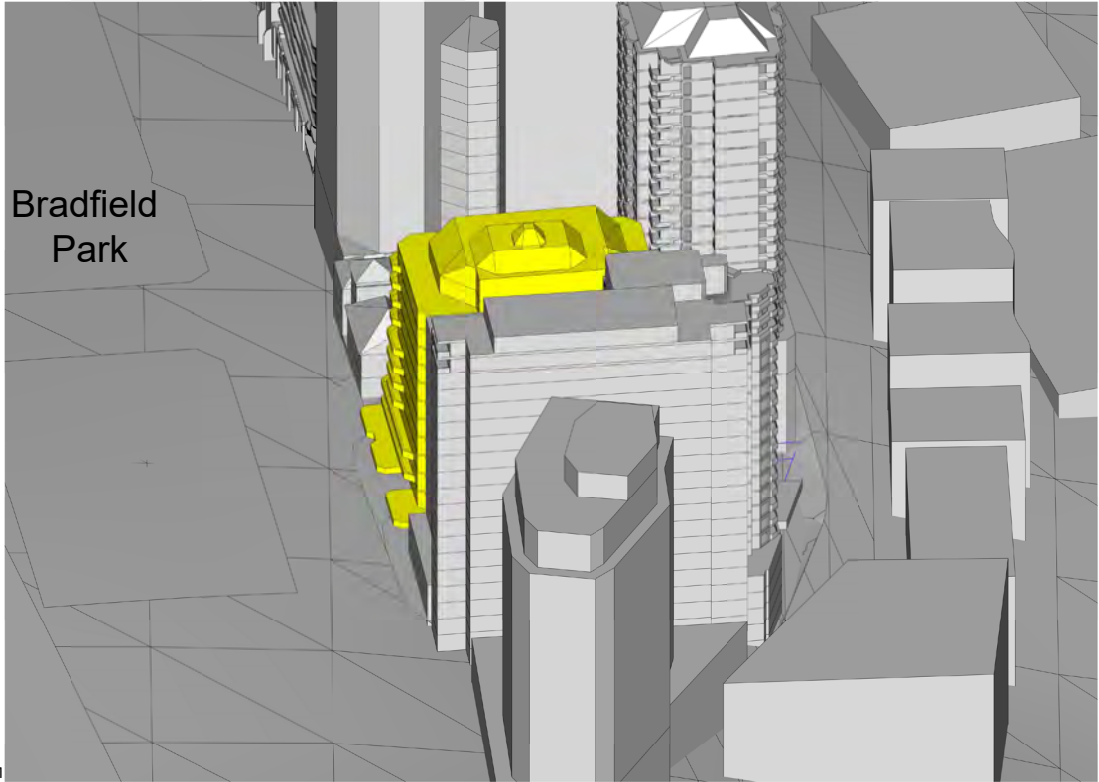
12 PM

EXISTING

PROPOSED



12:30 PM



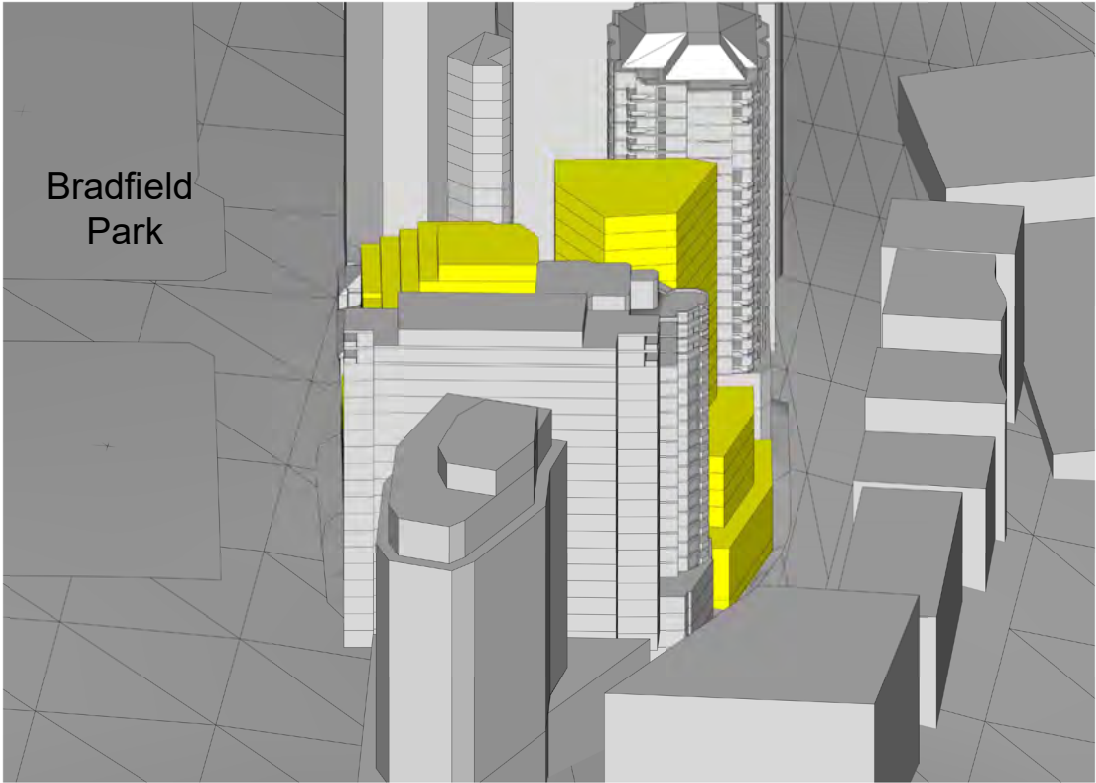
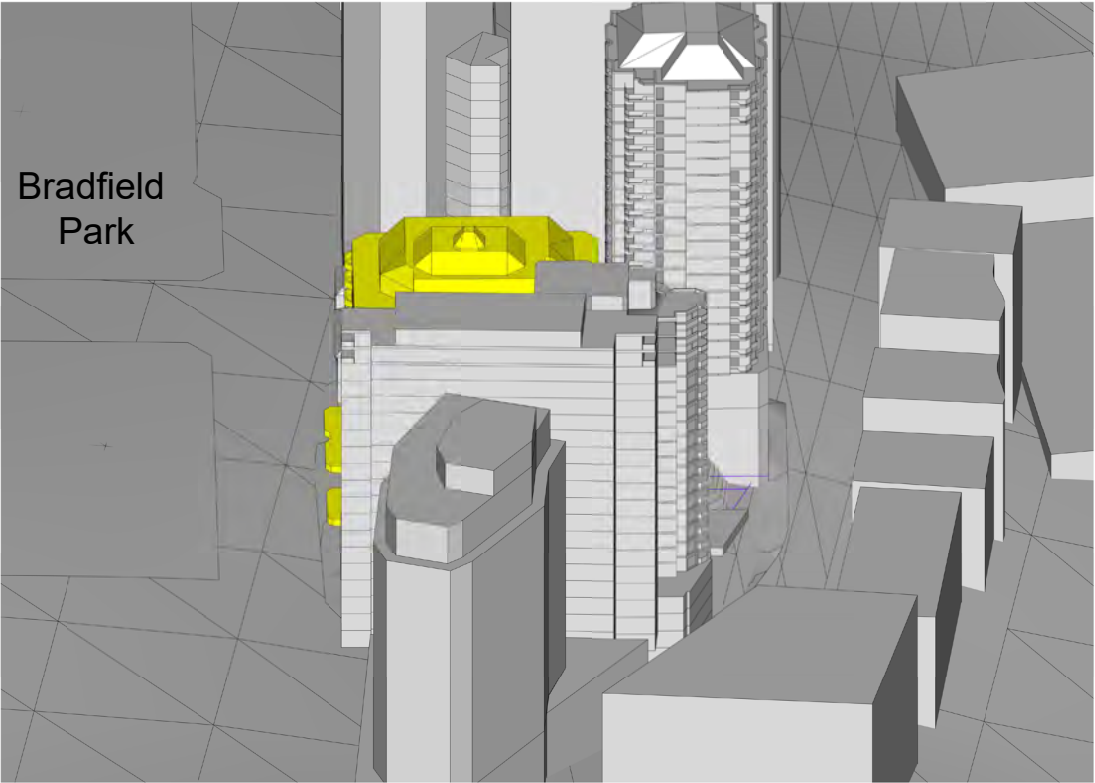
6.2 SUN EYE DIAGRAM

MID WINTER 21ST JUNE

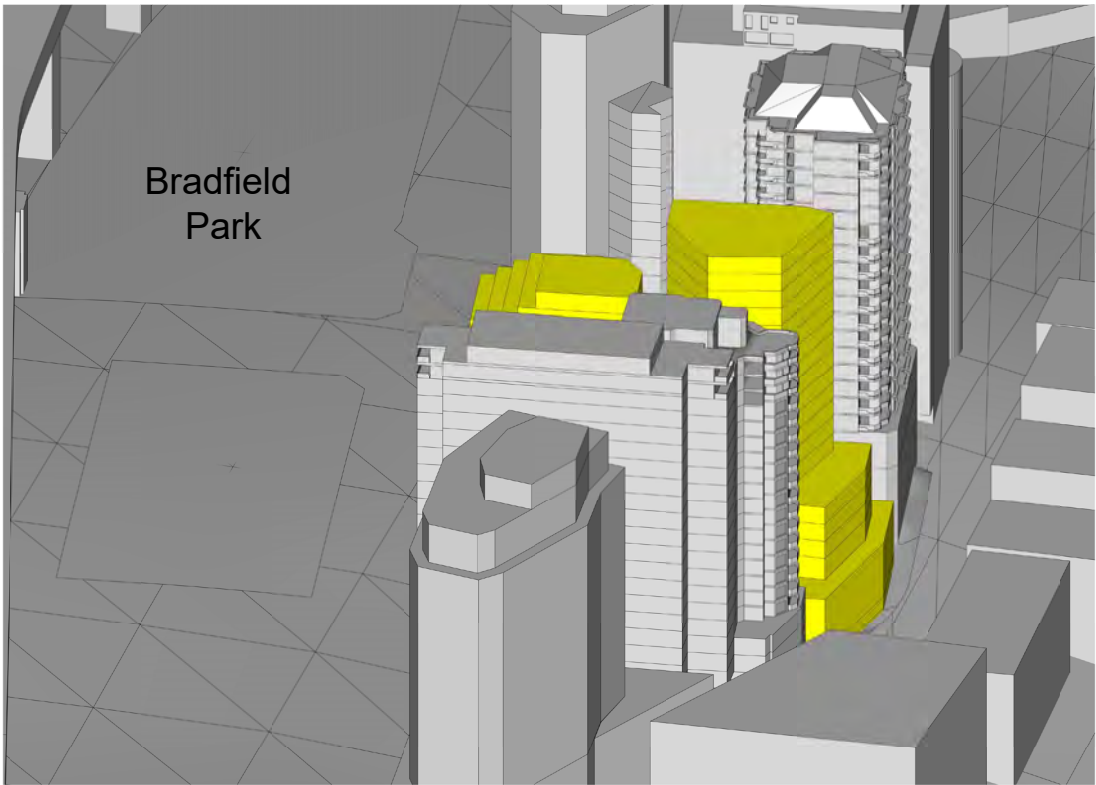
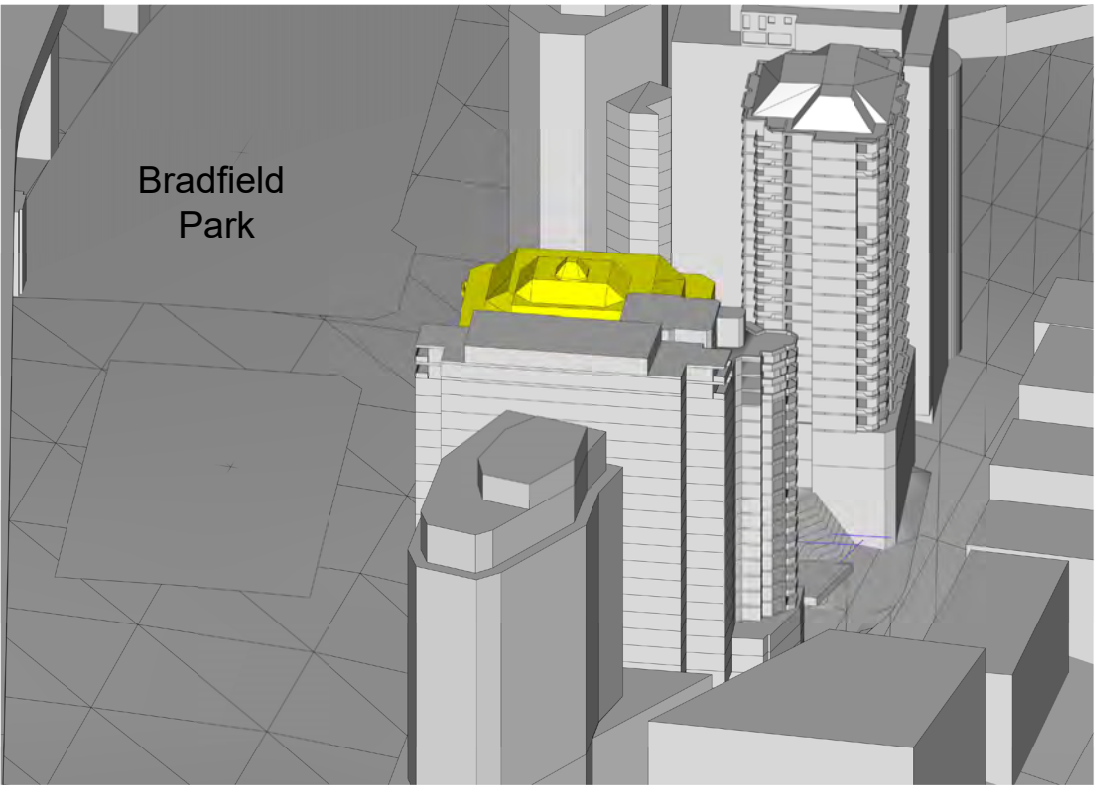
1 PM

EXISTING

PROPOSED



1:30 PM



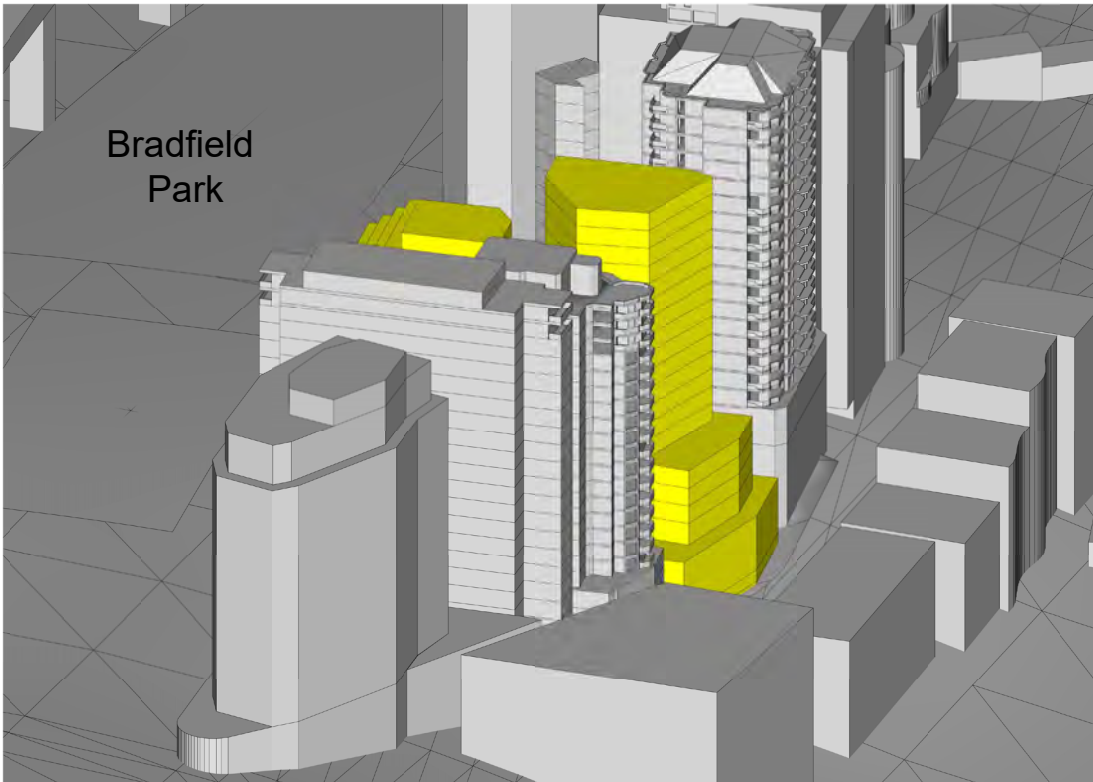
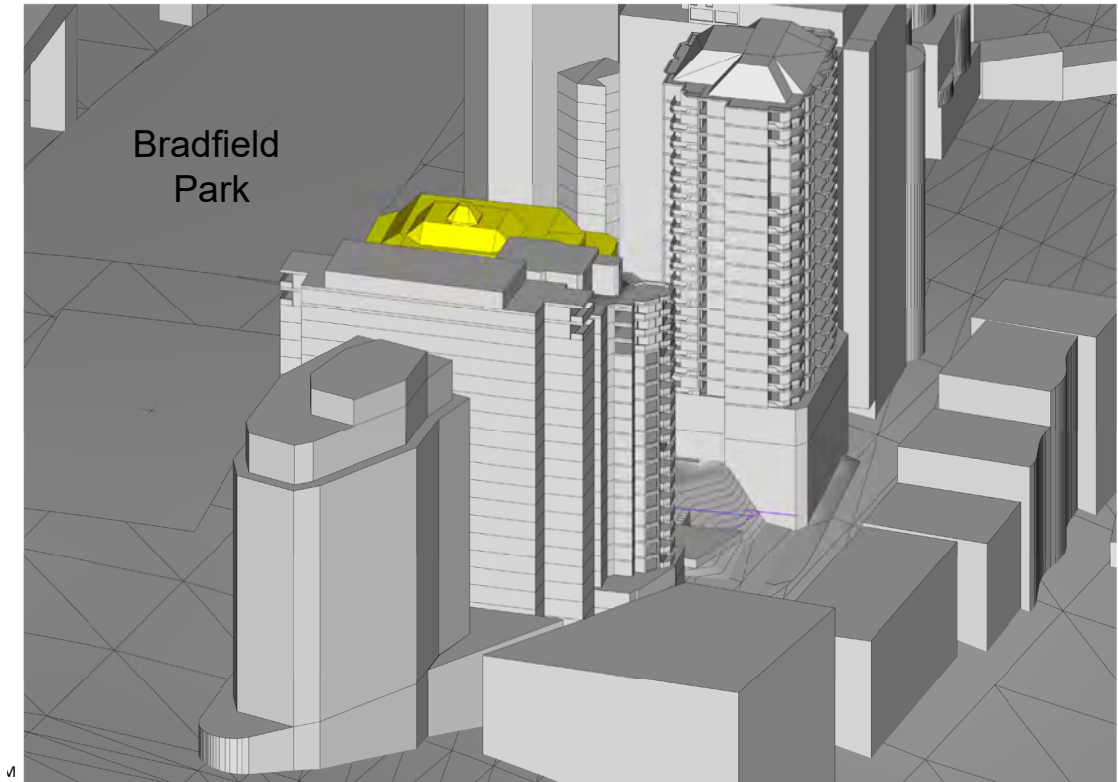
6.2 SUN EYE DIAGRAM

MID WINTER 21ST JUNE

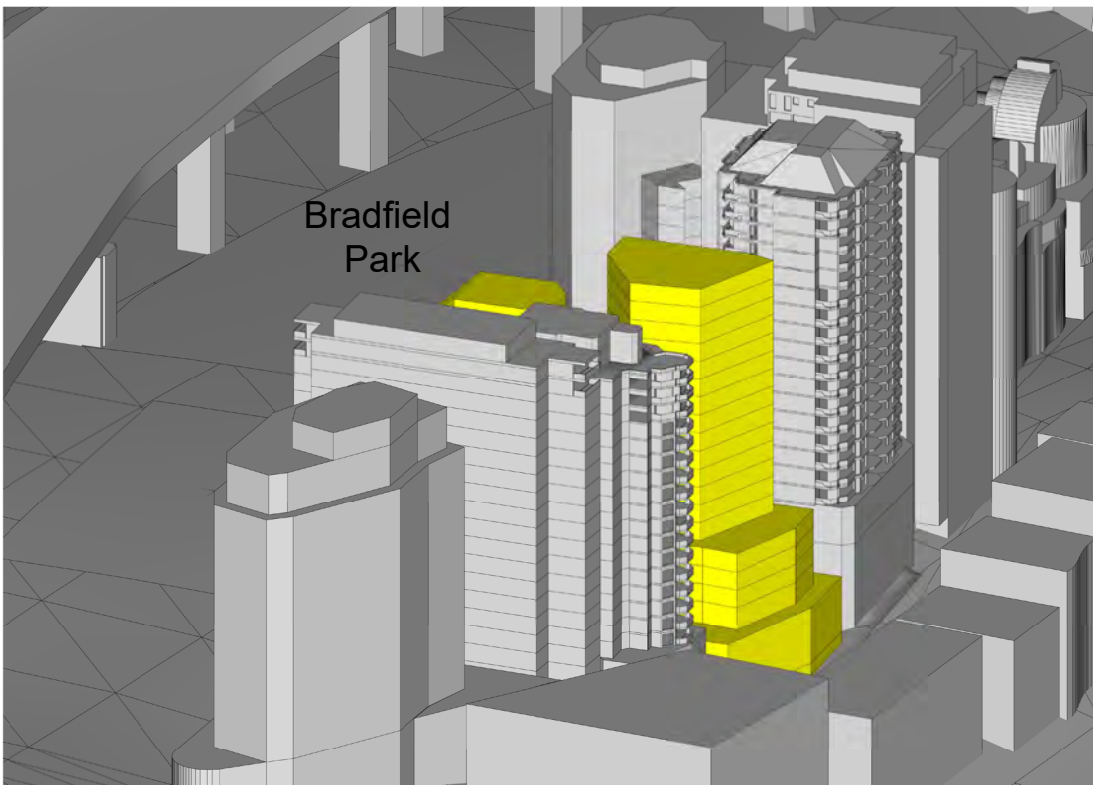
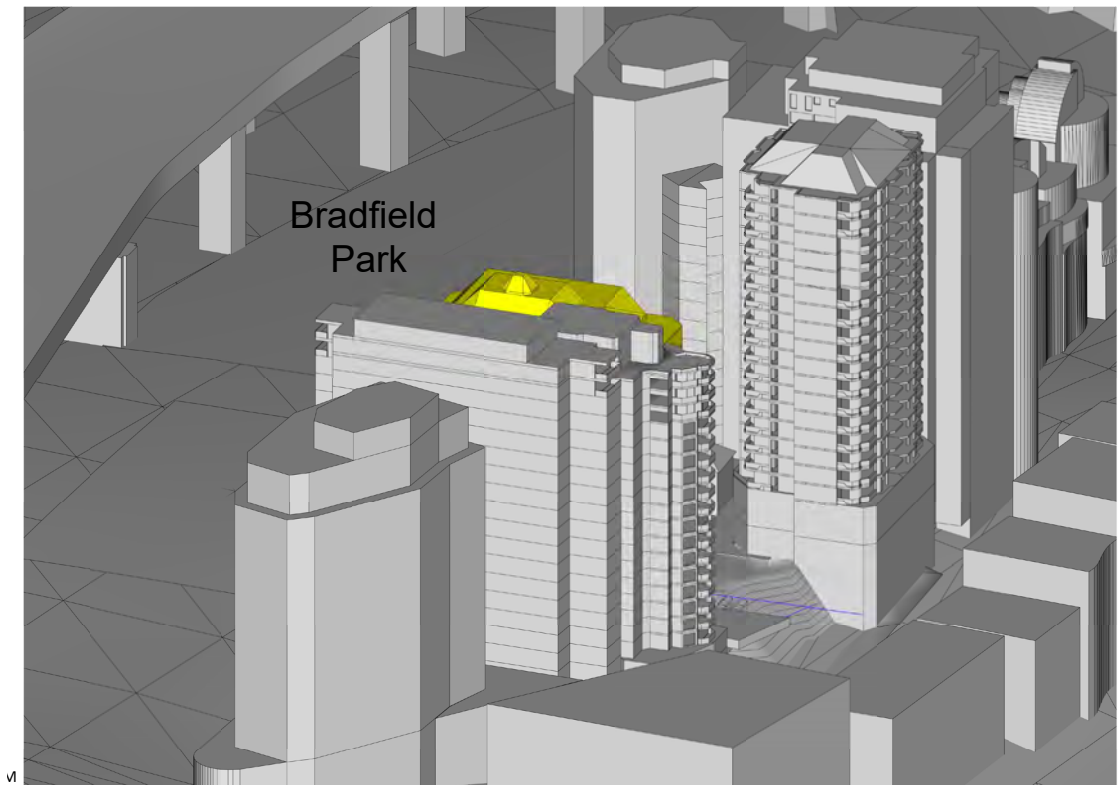
2 PM

EXISTING

PROPOSED



2:30 PM

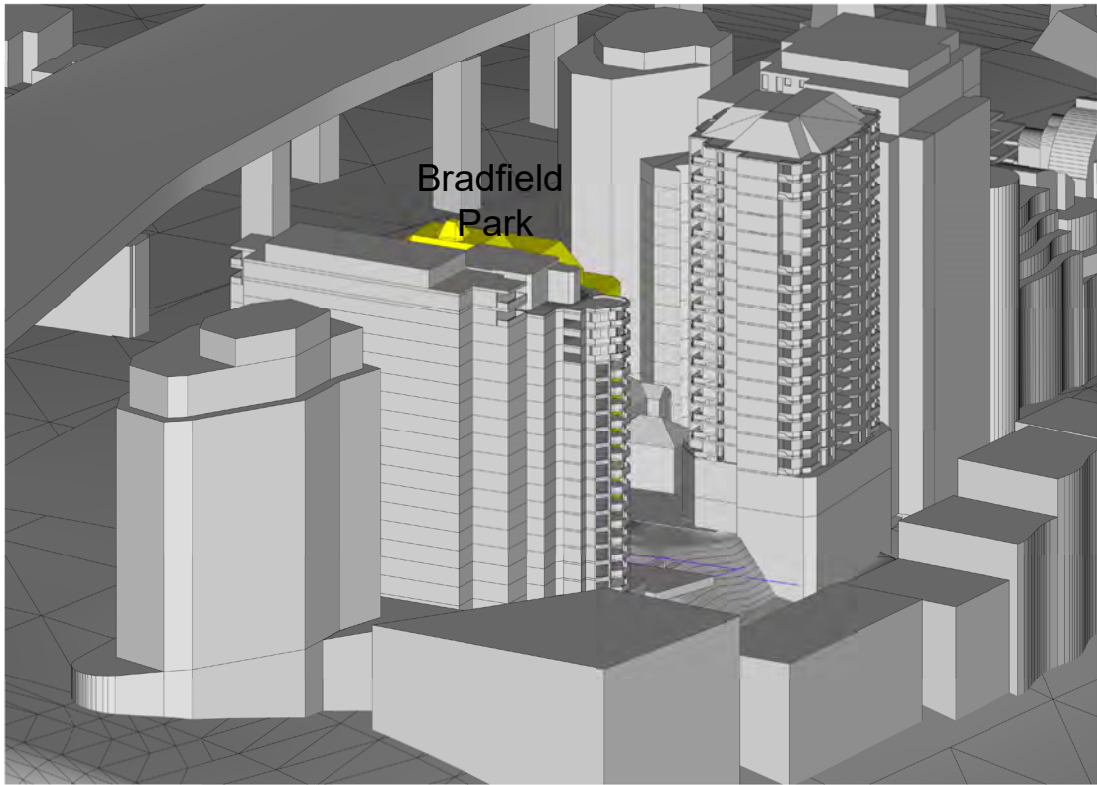


6.2 SUN EYE DIAGRAM

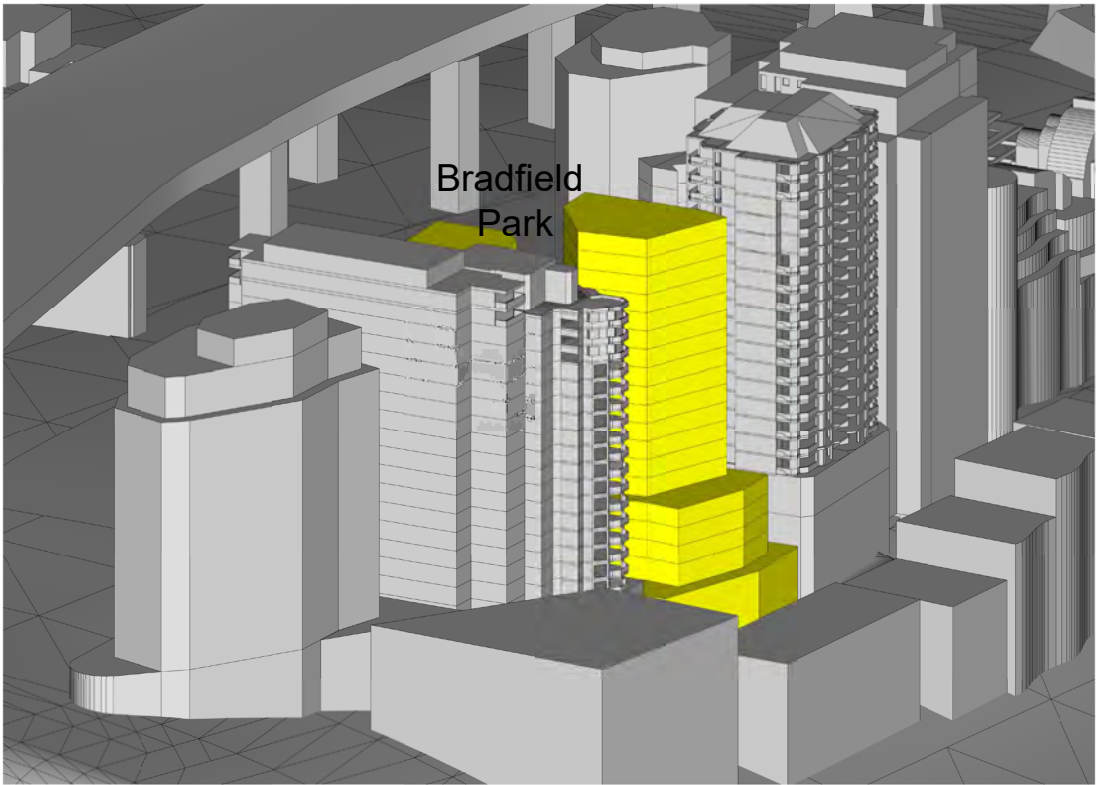
MID WINTER 21ST JUNE

3 PM

EXISTING



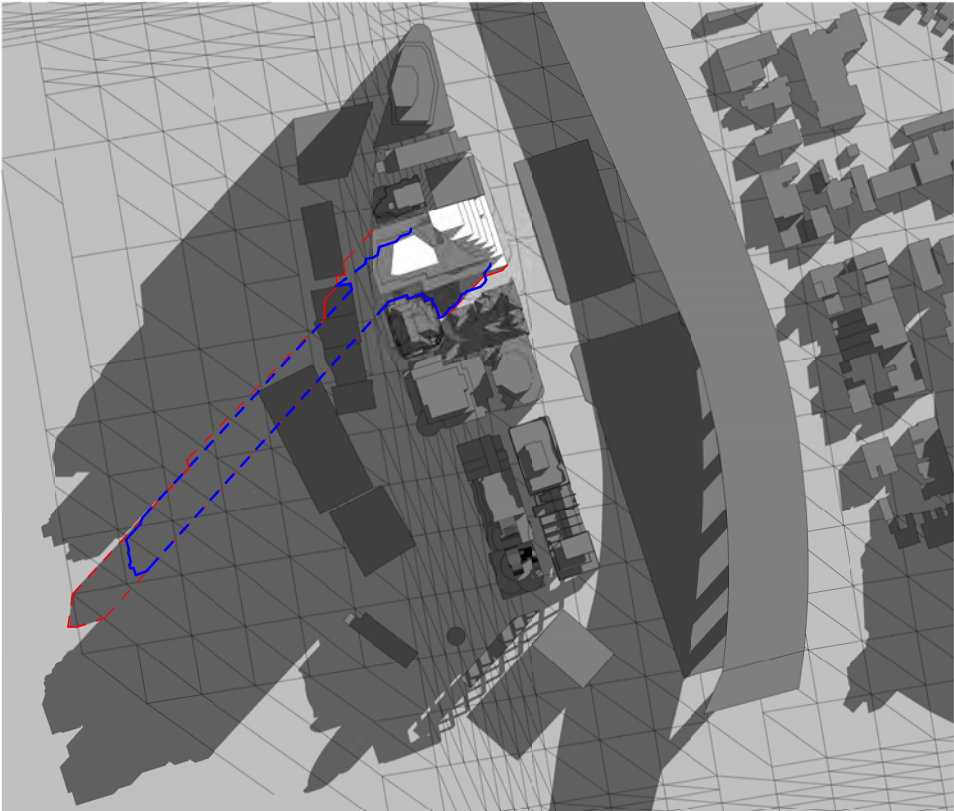
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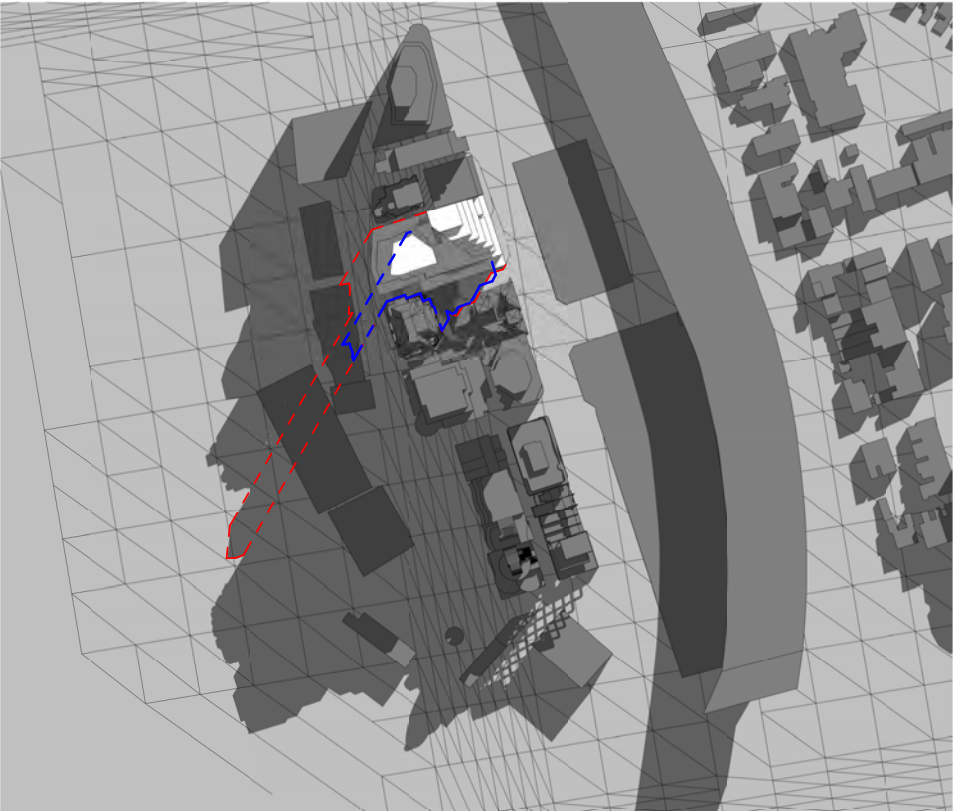
6.3 SHADOW STUDIES

MID WINTER 21st JUNE

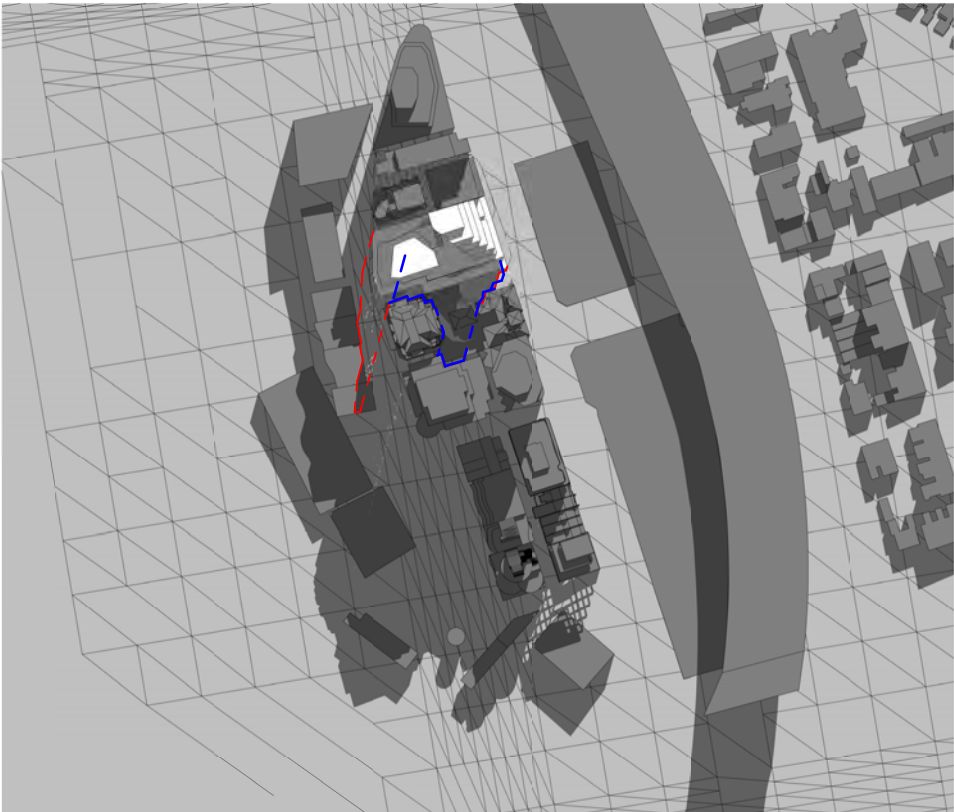
There is zero additional overshadowing from 9am - 3pm on 21 June to the surrounding context and the prominent Bradfield Park. Furthermore, there is reduced overshadowing in the range of 14m² to 25m² from 1:30pm to 2:30pm.



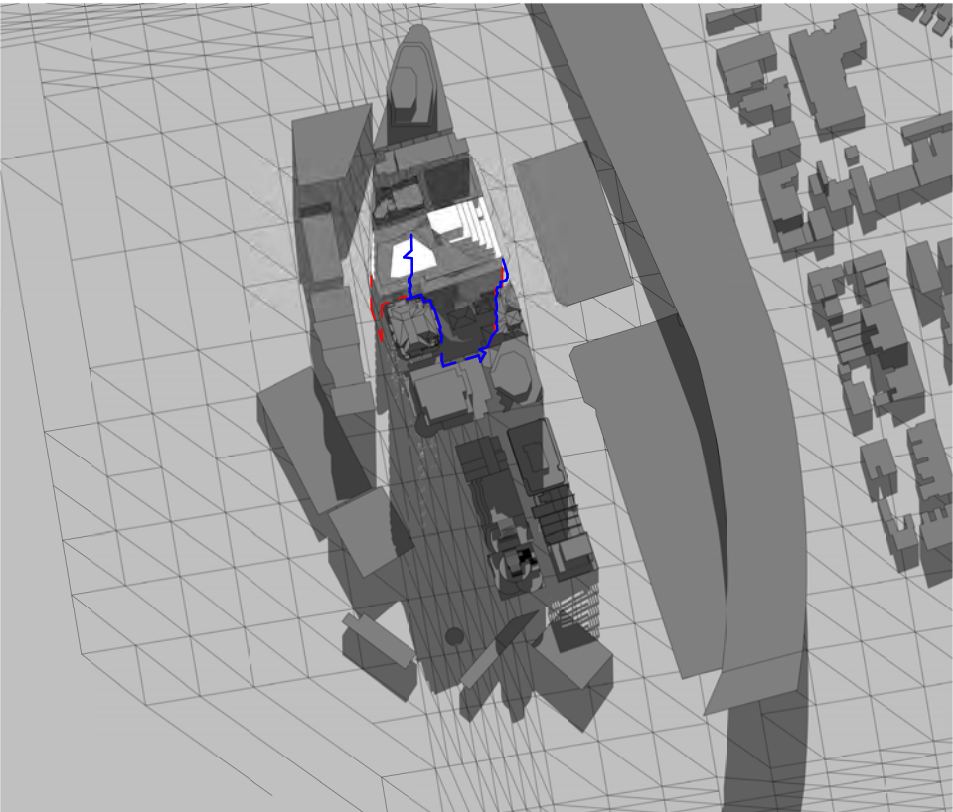
21st JUNE, 9 AM



21st JUNE, 10 AM



21st JUNE, 11 AM



21st JUNE, 12 PM

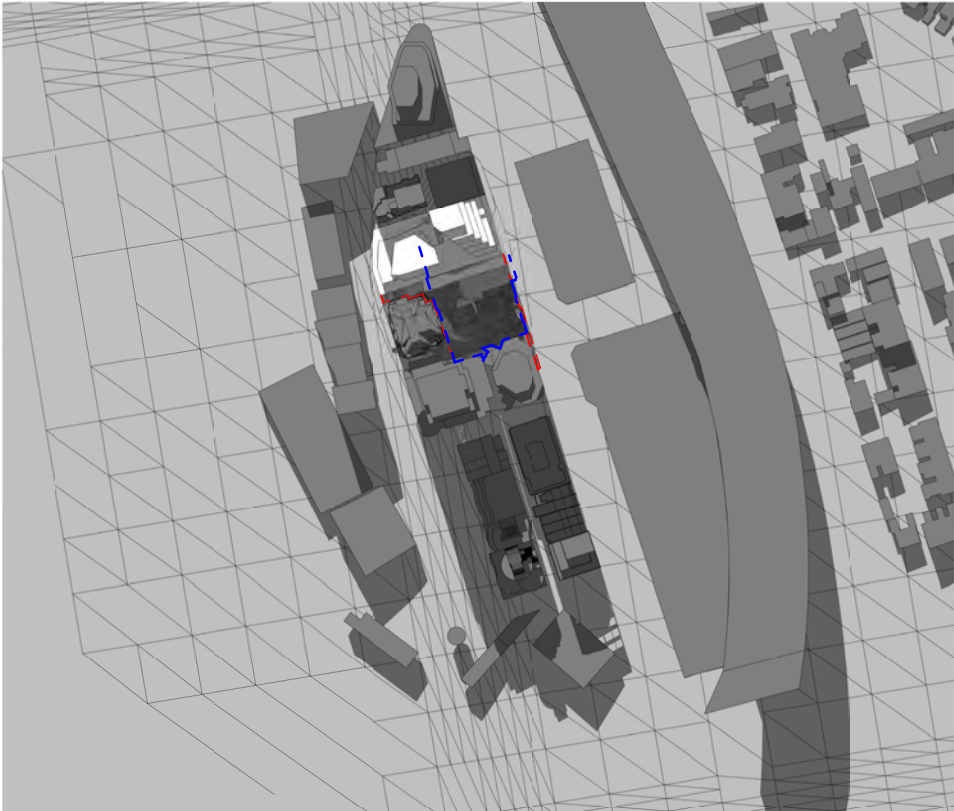
- Existing Building Shadow
- Proposed Building Shadow
- North Neighbouring Shadow

52 ALFRED STREET, MILSONS POINT

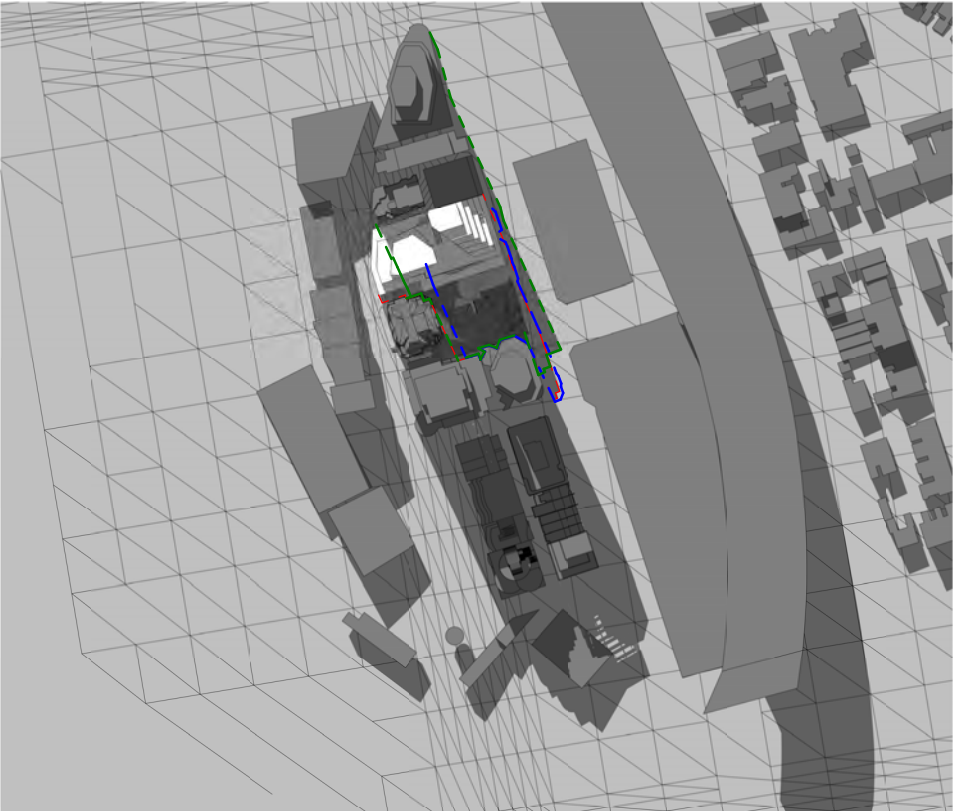
6.3 SHADOW STUDIES

MID WINTER 21st JUNE

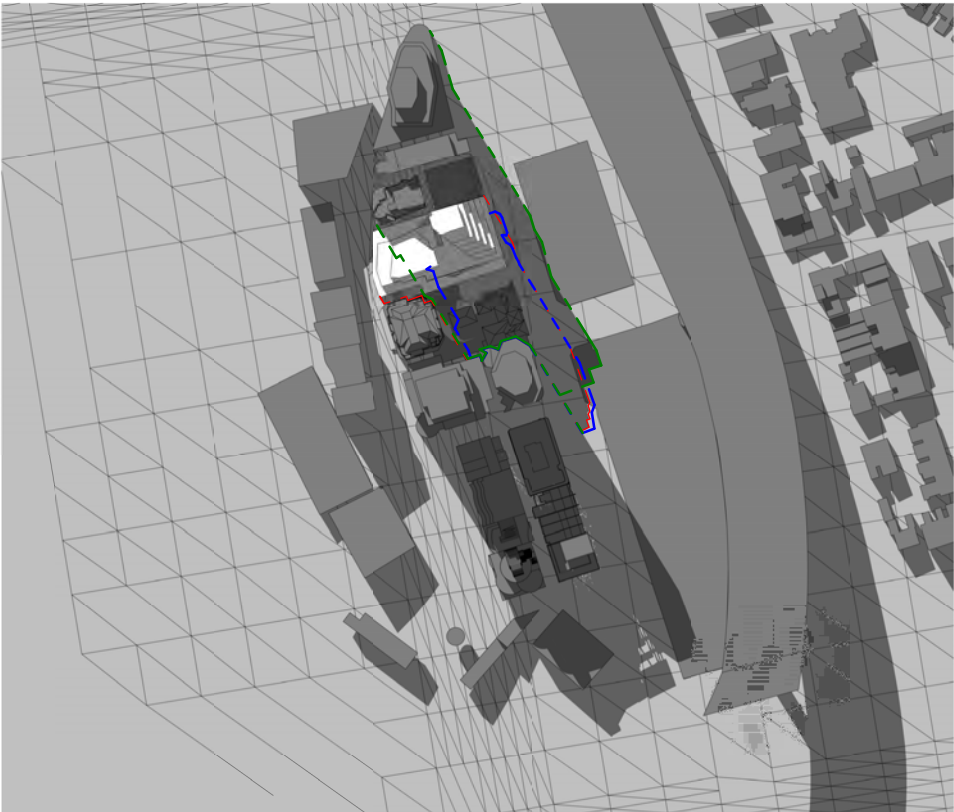
There is zero additional overshadowing from 9am - 3pm on 21 June to the surrounding context and the prominent Bradfield Park. Furthermore, there is reduced overshadowing in the range of 14m² to 25m² from 1:30pm to 2:30pm.



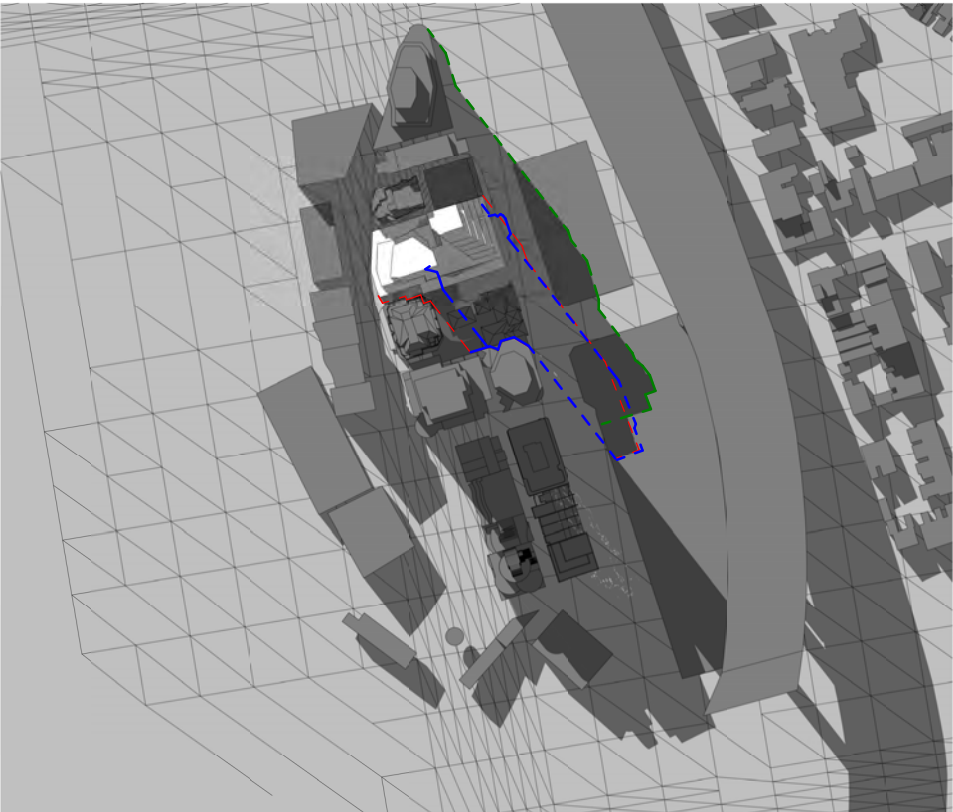
21st JUNE, 1 PM



21st JUNE, 1.30PM



21st JUNE, 2 PM



21st JUNE, 2.30 PM

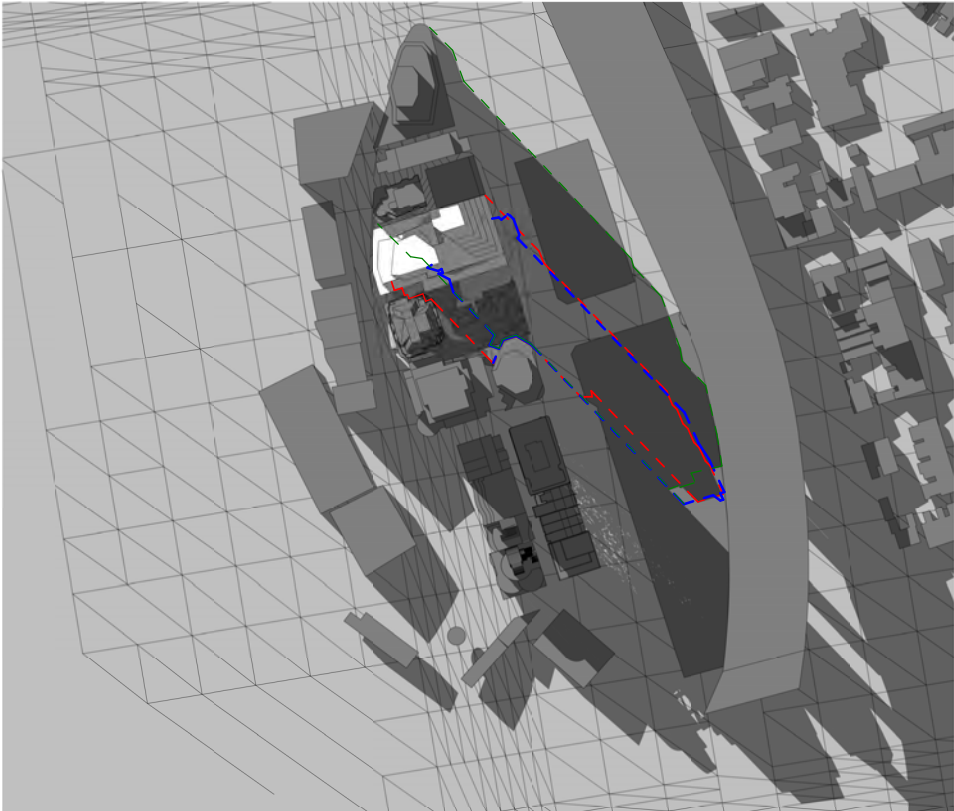
- Existing Building Shadow
- Proposed Building Shadow
- North Neighbouring Shadow

52 ALFRED STREET, MILSONS POINT

6.3 SHADOW STUDIES

MID WINTER 21st JUNE

There is zero additional overshadowing from 9am - 3pm on 21 June to the surrounding context and the prominent Bradfield Park. Furthermore, there is reduced overshadowing in the range of 14m² to 25m² from 1:30pm to 2:30pm.



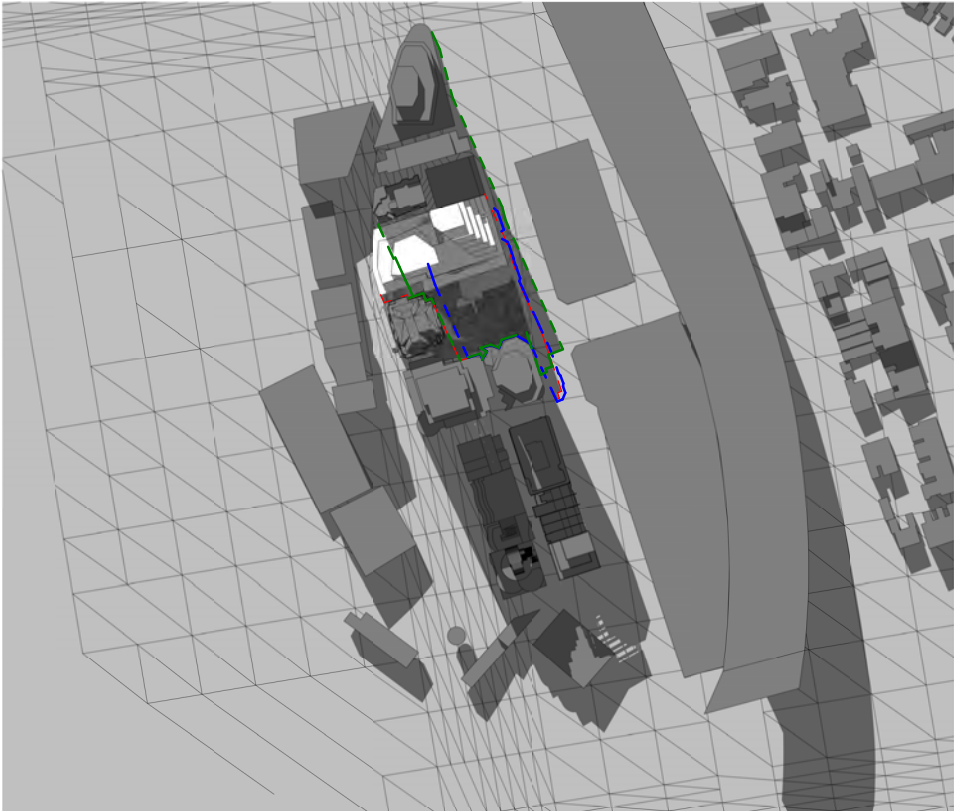
21st JUNE, 3.00 PM

- Existing Building Shadow
- Proposed Building Shadow
- North Neighbouring Shadow

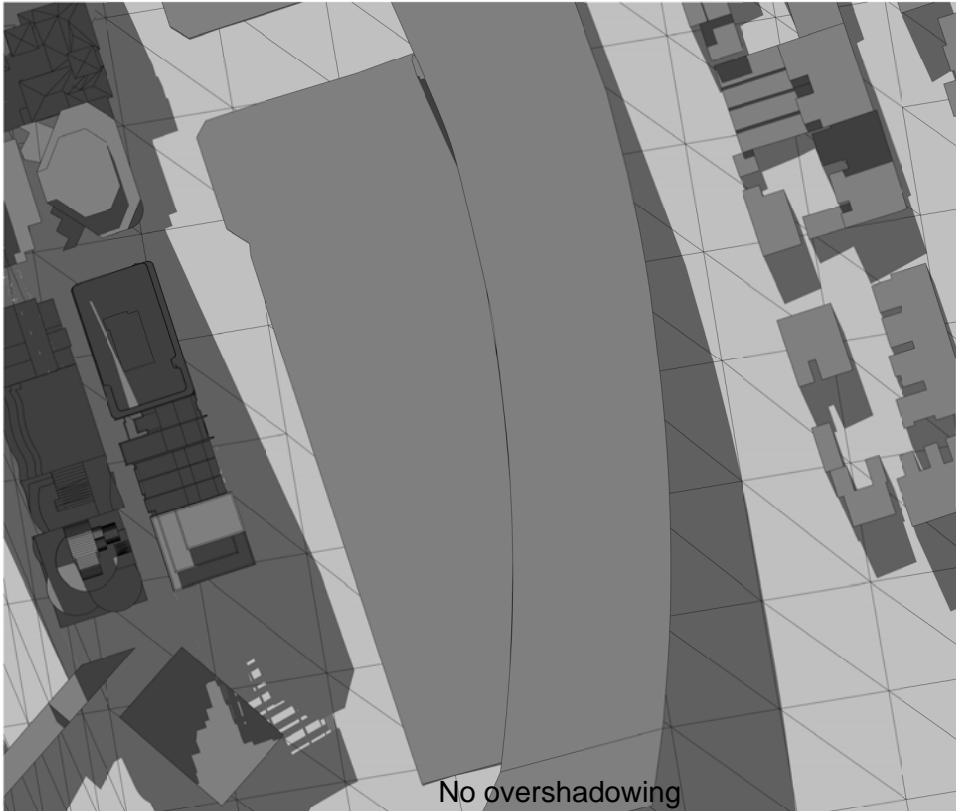
52 ALFRED STREET, MILSONS POINT

6.4 DETAILED OVERSHADOWING ANALYSIS
(1-3PM)

MID WINTER 21st JUNE




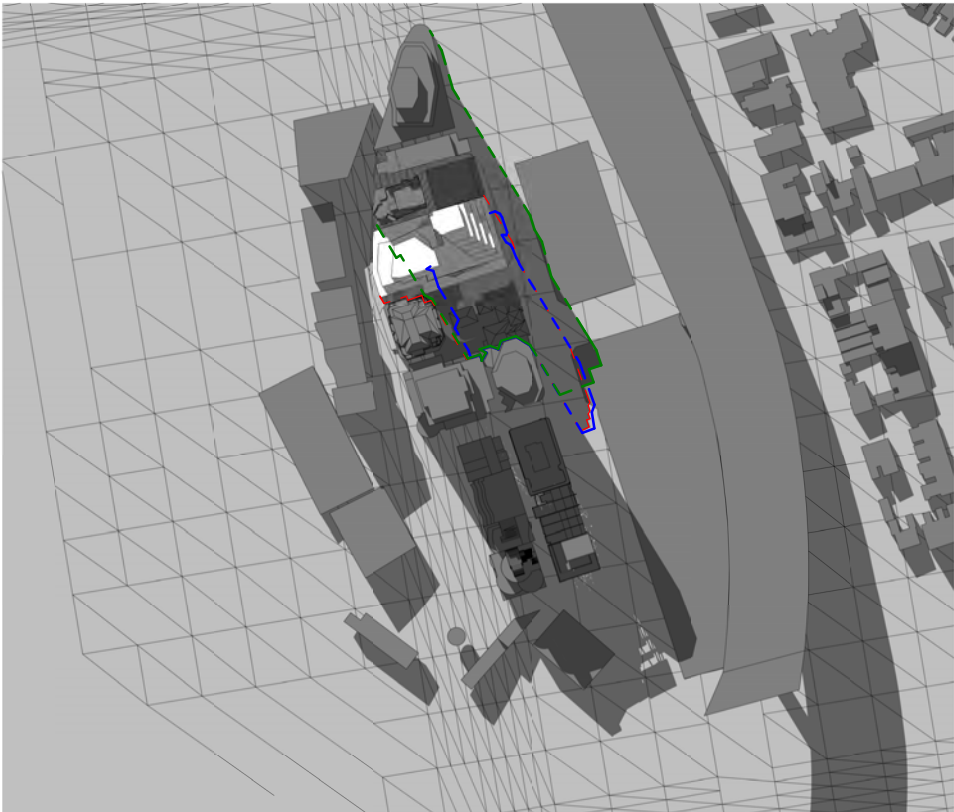
21st JUNE, 1.30 PM DETAILED SHADOW STUDY



21st JUNE, 1.30 PM DETAILED SHADOW STUDY IN DETAIL

- Existing Building Shadow
- Proposed Building Shadow
- North Neighbouring Shadow

 Reduction in overshadowing



21st JUNE, 2PM DETAILED SHADOW STUDY

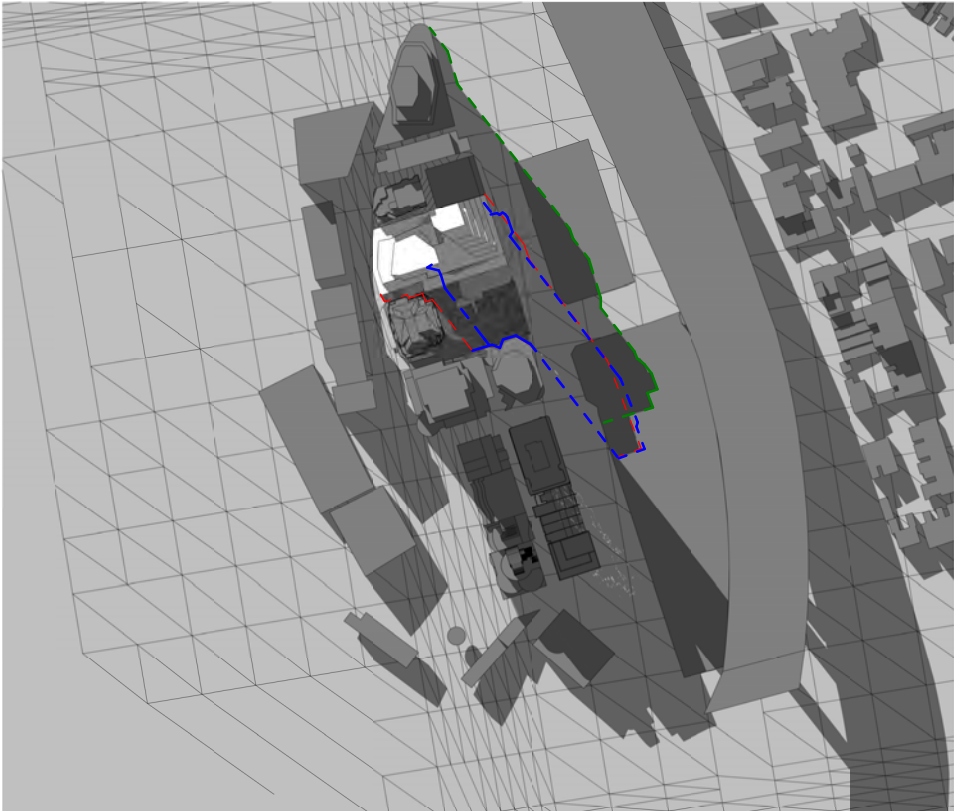


21st JUNE, 2PM DETAILED SHADOW STUDY IN DETAIL

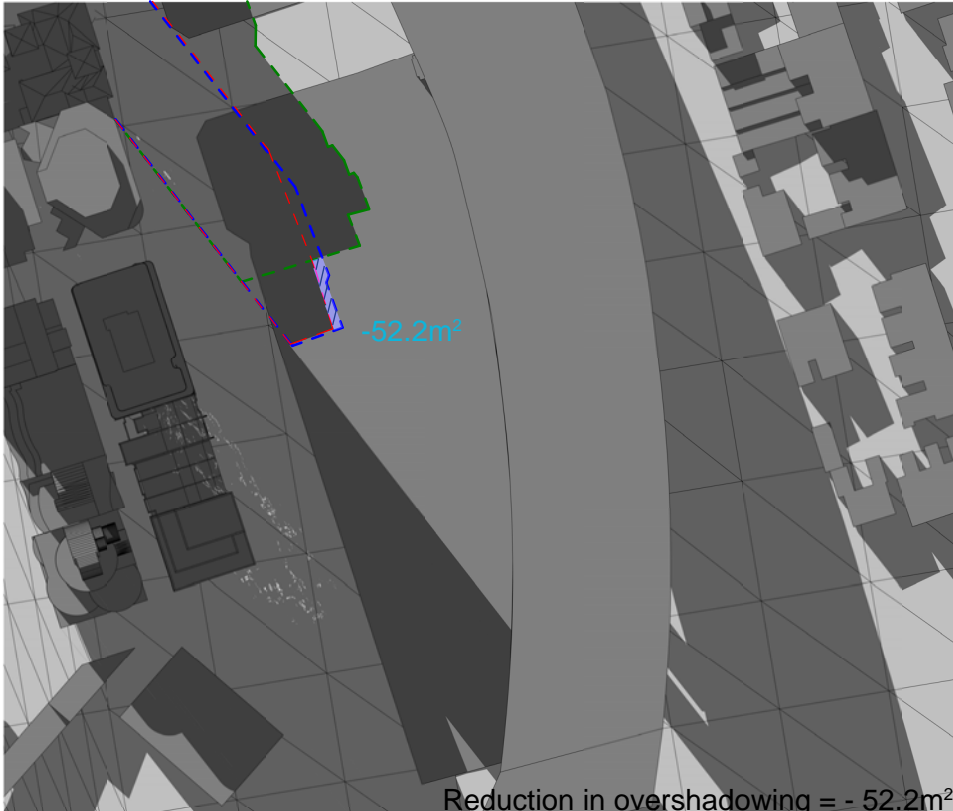
52 ALFRED STREET, MILSONS POINT

6.4 DETAILED OVERSHADOWING ANALYSIS
(1-3PM)

MID WINTER 21st JUNE




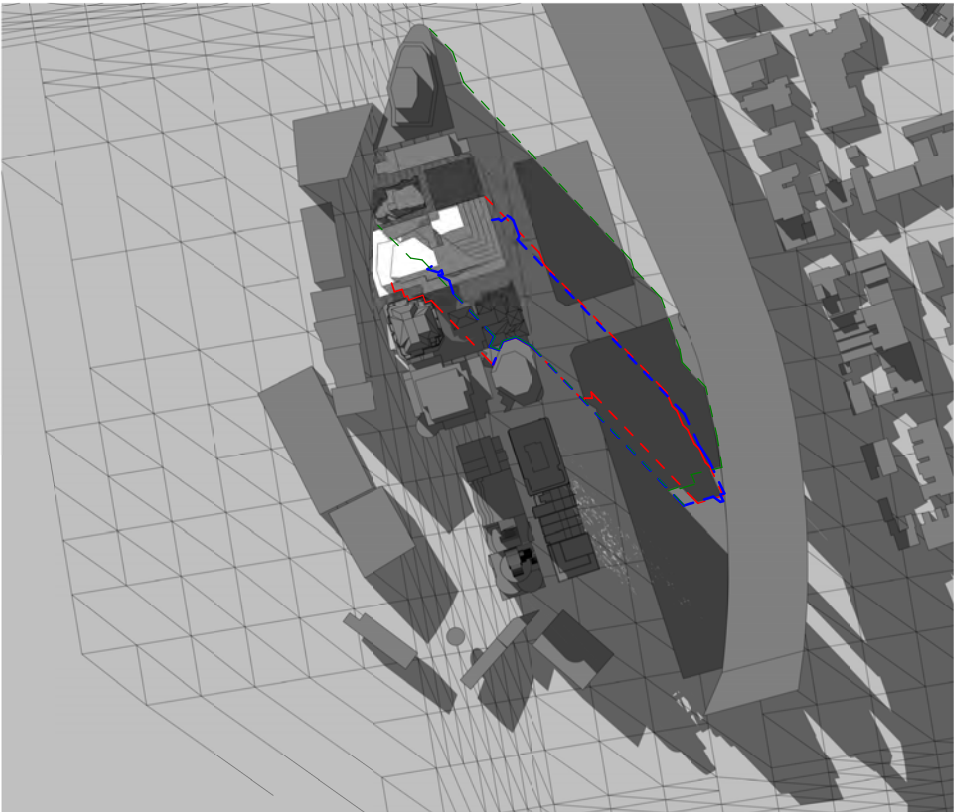
21st JUNE, 2.30 PM DETAILED SHADOW STUDY



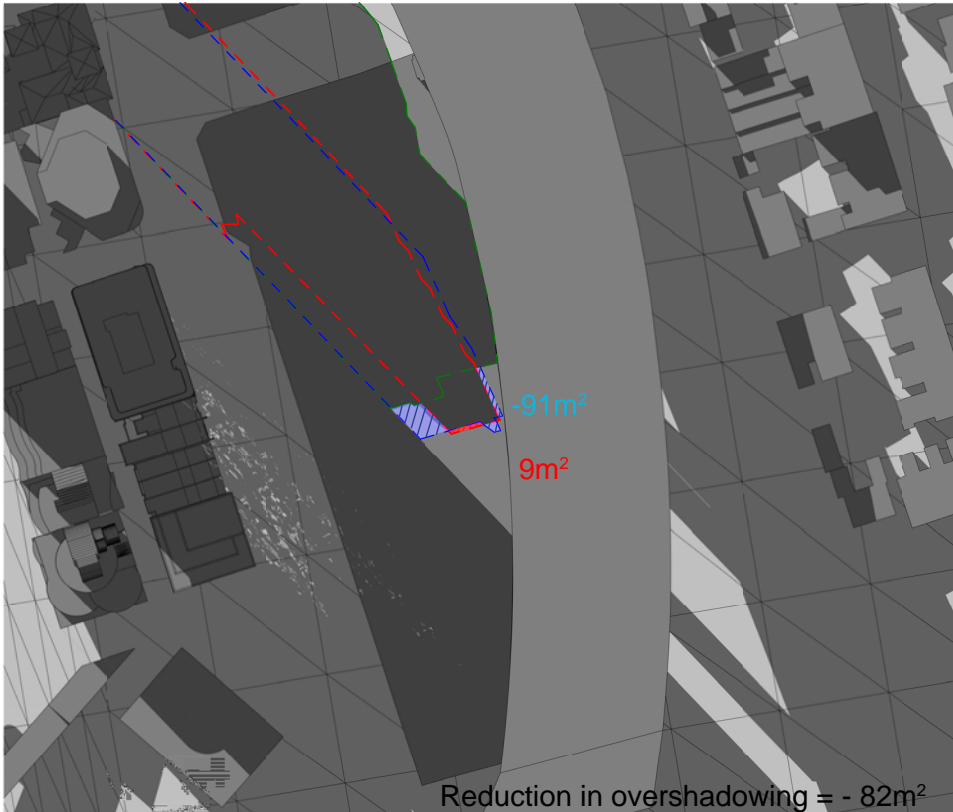
21st JUNE, 2.30 PM DETAILED SHADOW STUDY IN DETAIL

- Existing Building Shadow
- Proposed Building Shadow
- North Neighbouring Shadow

 Reduction in overshadowing

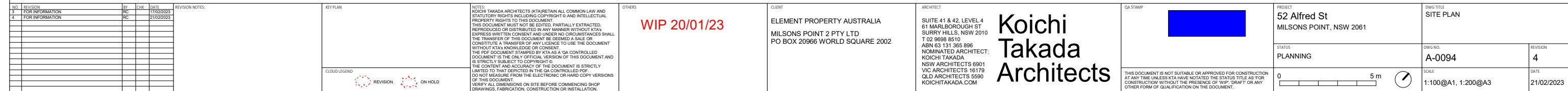


21st JUNE, 3 PM DETAILED SHADOW STUDY






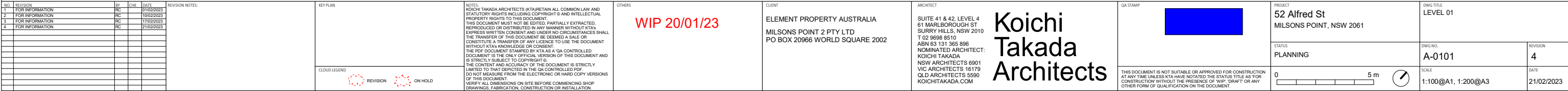
21st JUNE, 3 PM DETAILED SHADOW STUDY IN DETAIL

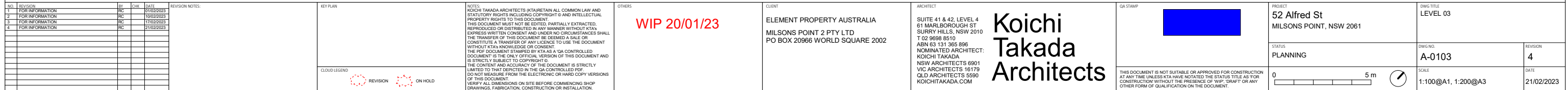
APPENDIX:
ARCHITECTURAL DRAWINGS





NO. REVISION					BY	CHK.	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE			
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										VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS. SUBMITTING CONTRACTOR MUST SIGN AND DATE.									
									CLOUD LEGEND						STATUS PLANNING	DWG NO. A-0098	REVISION 4		
									 REVISION	 ON HOLD						0	5 m	SCALE 1:100@A1, 1:200@A3	DATE 21/02/2023
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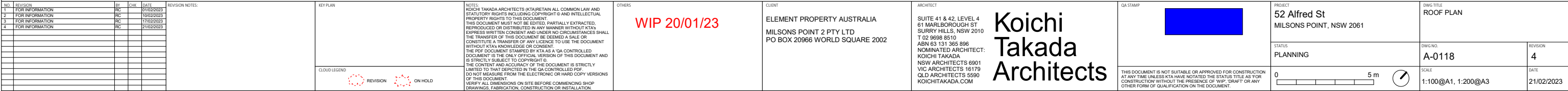


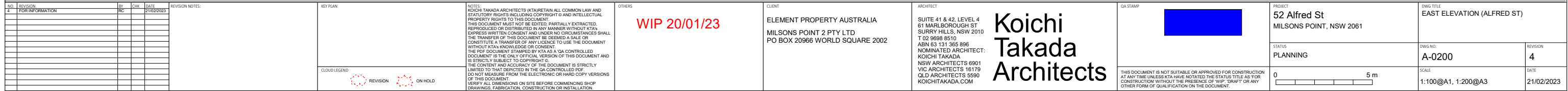


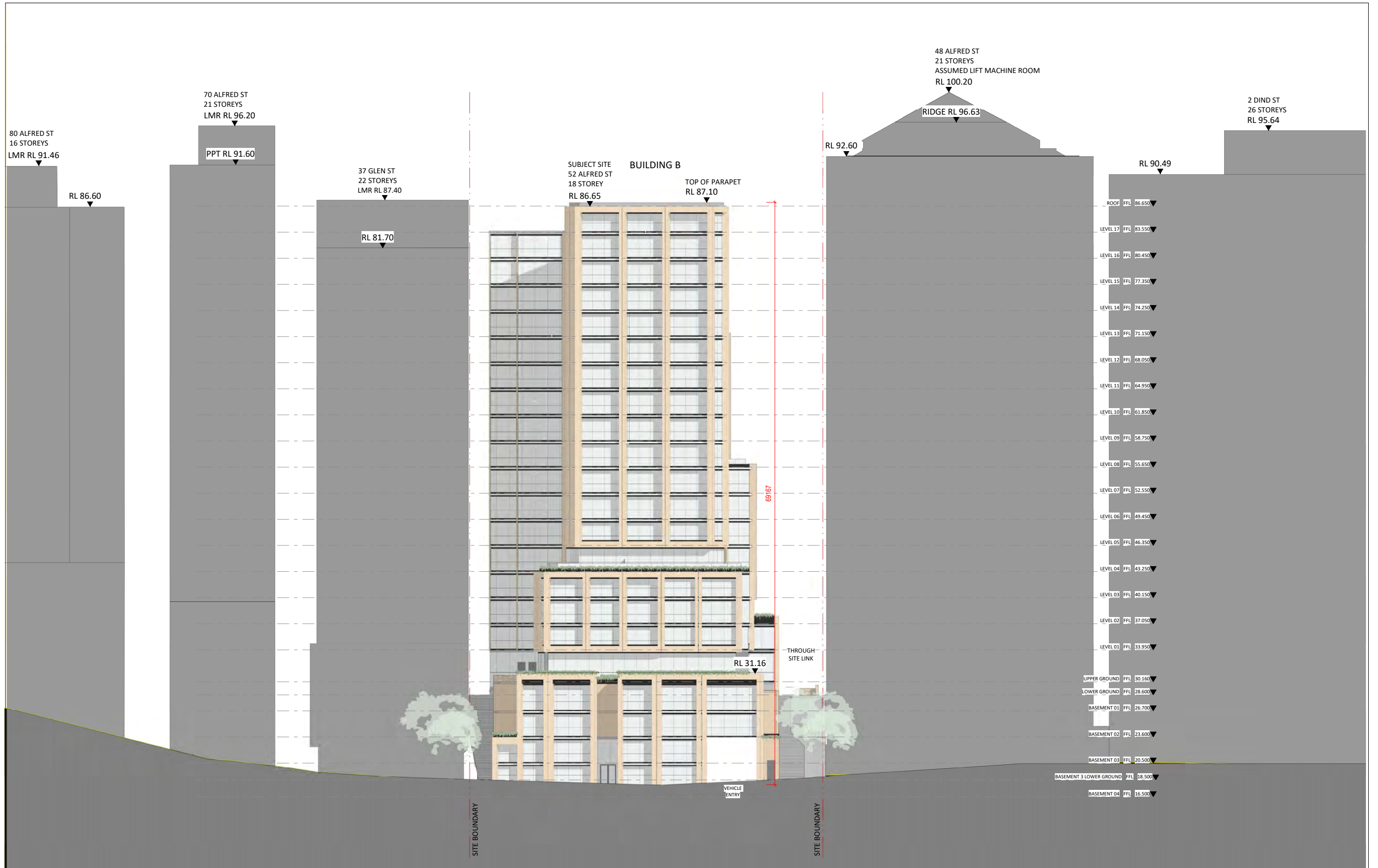
REVISION					BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE					
1	FOR INFORMATION	RC		01/02/2023	<div>WIP 20/01/23</div> <p>THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.</p> <p>THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.</p> <p>THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.</p> <p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.</p>					ELEMENT PROPERTY AUSTRALIA	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 OLD ARCHITECTS 6590 KOICHI TAKADA.COM	<div>52 Alfred St MILSONS POINT, NSW 2061</div> <div></div>	TYPICAL PLAN L04 - 07								
2	FOR INFORMATION	RC		10/02/2023																	
3	FOR INFORMATION	RC		17/02/2023																	
4	FOR INFORMATION	RC		21/02/2023																	




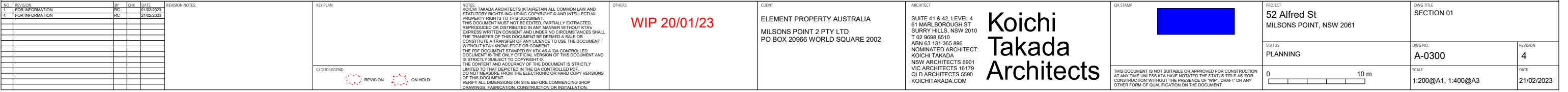
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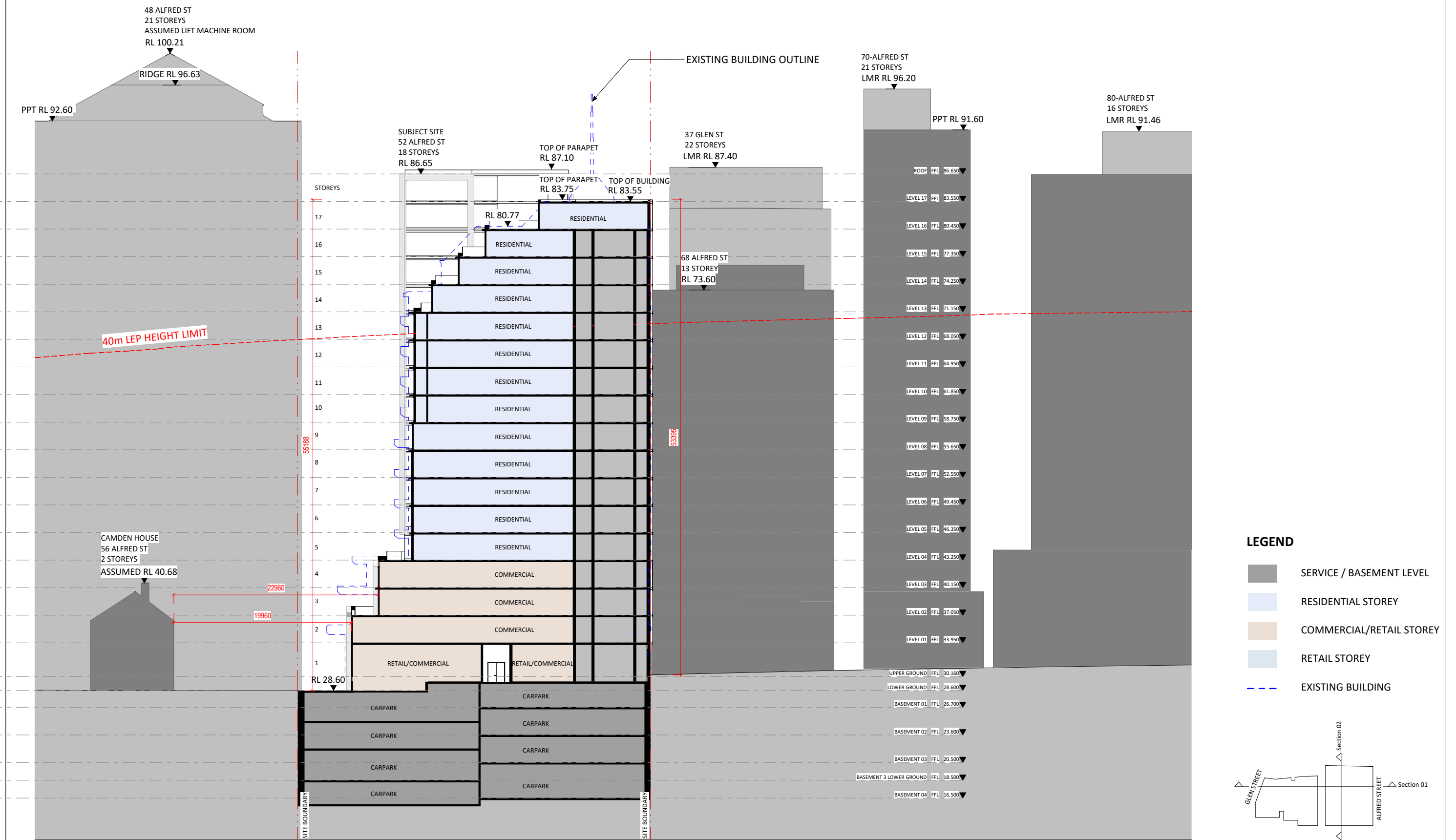




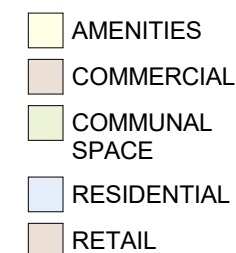
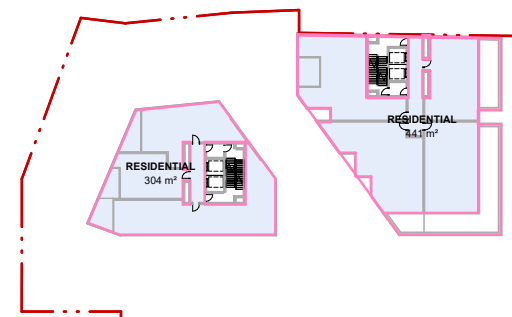
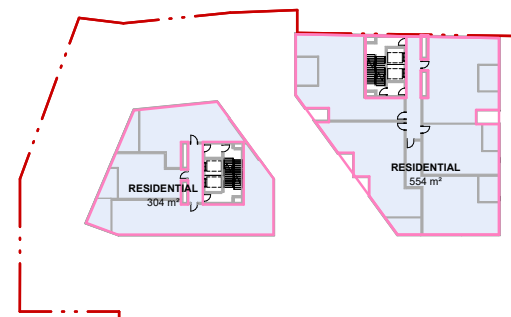
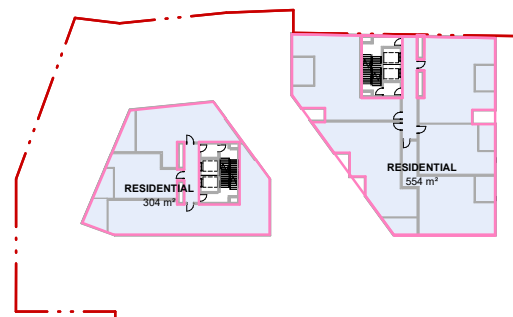
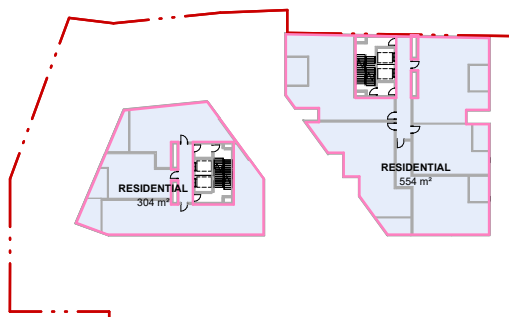
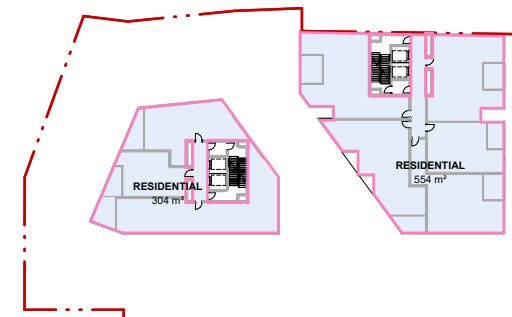
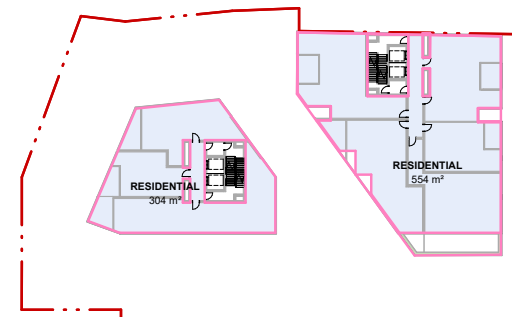
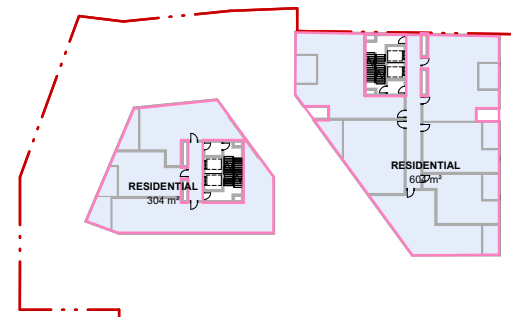
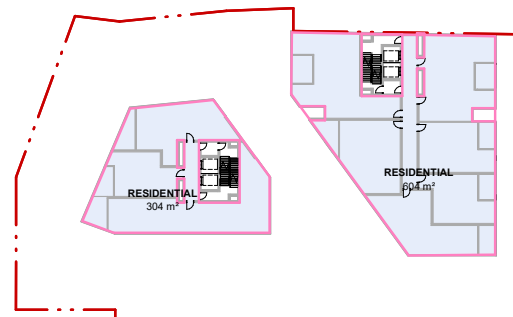
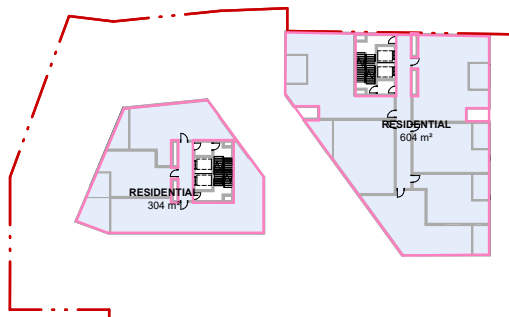
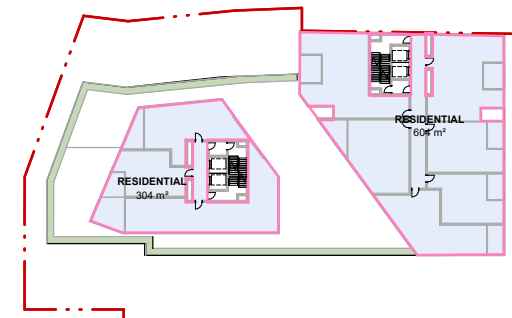
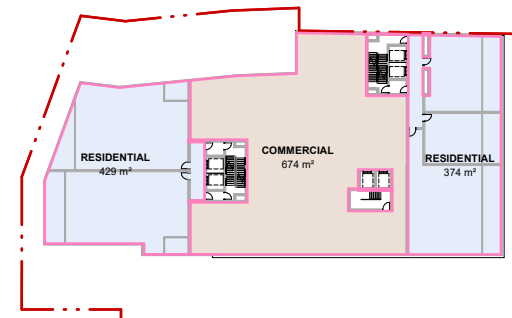
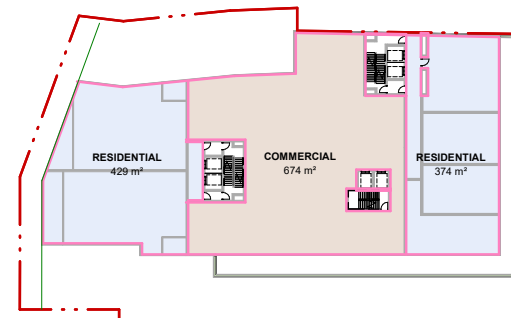
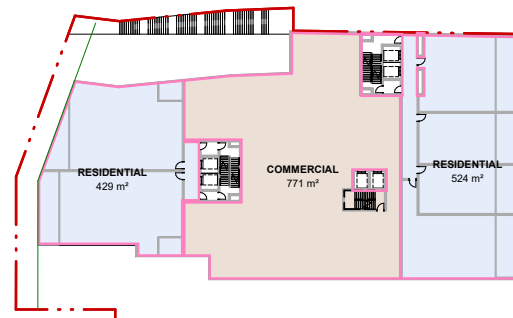
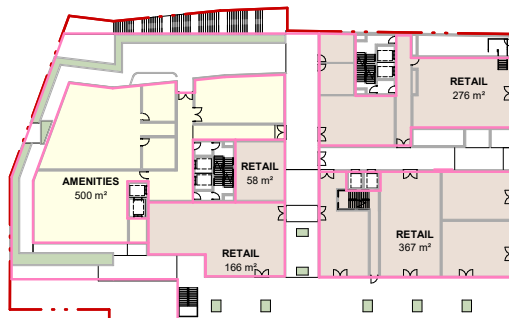
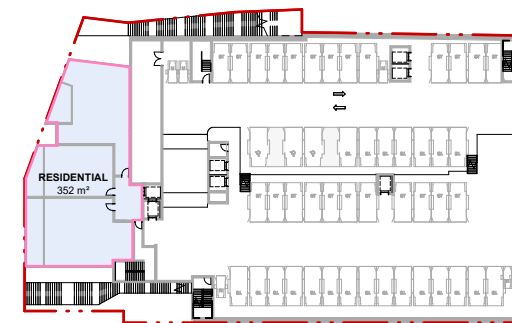
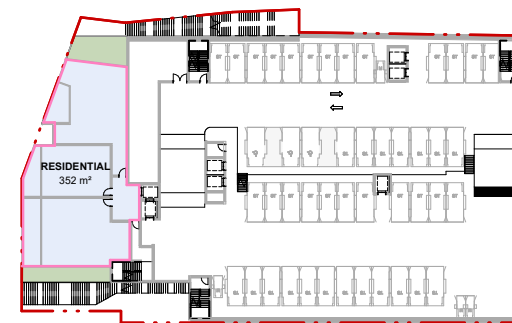
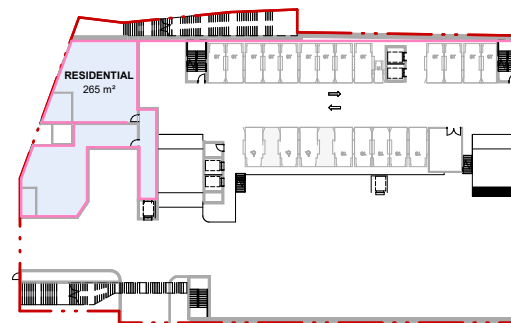
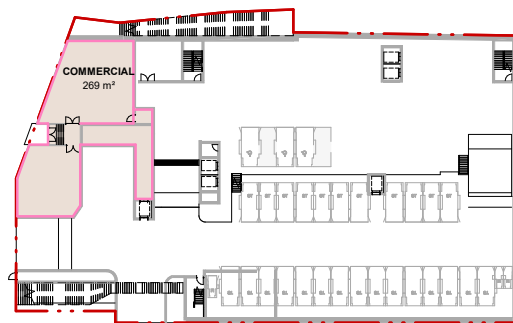
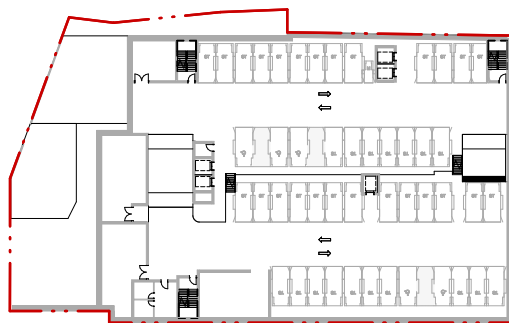


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						<p>CLOUD/LEGEND</p> <div><div>REVISION</div><div>ON HOLD</div></div>						<p>STATUS</p> <p>PLANNING</p>	<p>DWG NO.</p> <p>A-0202</p> <p>SCALE</p> <p>1:100@A1, 1:200@A3</p>	<p>REVISION</p> <p>4</p> <p>DATE</p> <p>21/02/2023</p>

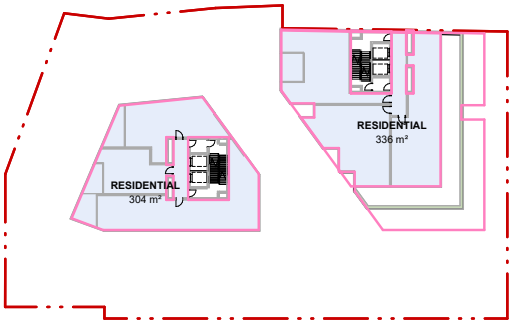




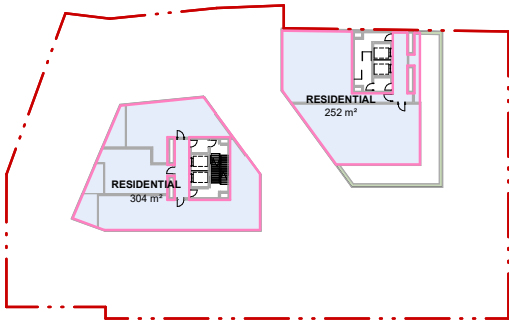
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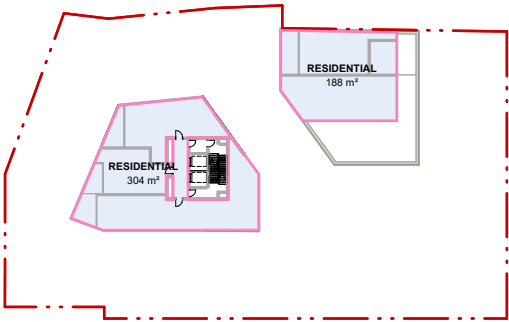
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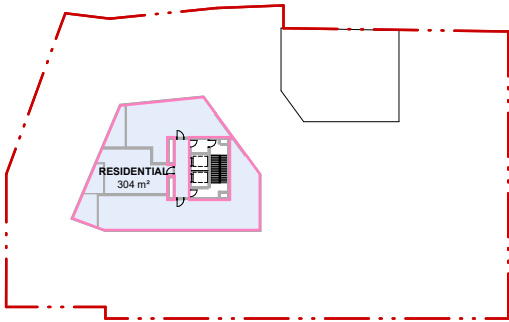
LEVEL 14 GFA Copy 1



LEVEL 15 GFA Copy 1



LEVEL 16 GFA Copy 1



LEVEL 17 GFA Copy 1

Area Schedule (GFA)	
Level	Area

AMENITIES	
UPPER GROUND	500 m²
	500 m²

COMMERCIAL	
BASEMENT 3 LOWER GROUND	269 m²
LEVEL 01	771 m²
LEVEL 02	674 m²
LEVEL 03	674 m²
	2388 m²

RESIDENTIAL	
BASEMENT 03	265 m²
BASEMENT 02	352 m²
BASEMENT 01	352 m²
LEVEL 01	524 m²
LEVEL 01	429 m²
LEVEL 02	429 m²
LEVEL 02	374 m²
LEVEL 03	429 m²
LEVEL 03	374 m²
LEVEL 04	304 m²
LEVEL 04	604 m²
LEVEL 05	304 m²

Area Schedule (GFA)	
Level	Area

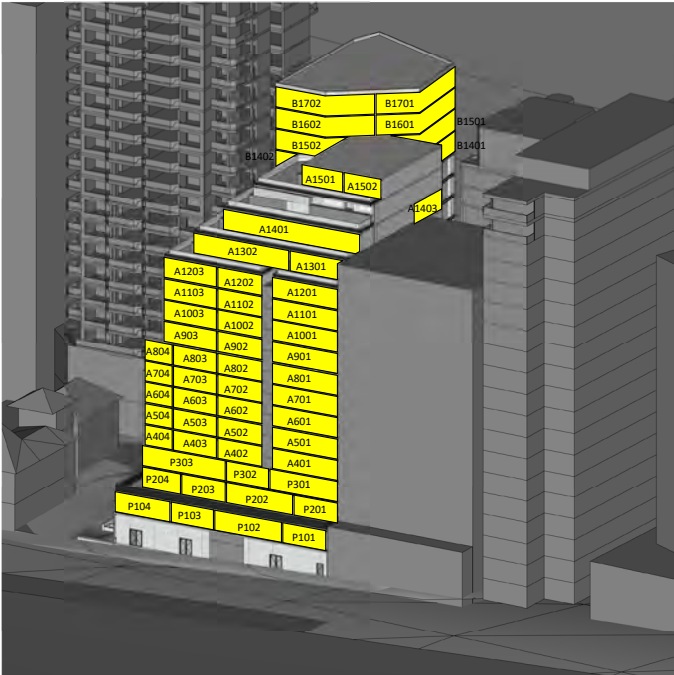
LEVEL 05	604 m²
LEVEL 06	304 m²
LEVEL 06	604 m²
LEVEL 07	304 m²
LEVEL 07	604 m²
LEVEL 08	304 m²
LEVEL 08	554 m²
LEVEL 09	304 m²
LEVEL 09	554 m²
LEVEL 10	304 m²
LEVEL 10	554 m²
LEVEL 11	304 m²
LEVEL 11	554 m²
LEVEL 12	304 m²
LEVEL 12	554 m²
LEVEL 13	304 m²
LEVEL 13	441 m²
LEVEL 14	304 m²
LEVEL 14	336 m²
LEVEL 15	304 m²
LEVEL 15	252 m²
LEVEL 16	304 m²
LEVEL 16	188 m²
LEVEL 17	304 m²
	14188 m²

RETAIL	
UPPER GROUND	367 m²
UPPER GROUND	166 m²
UPPER GROUND	58 m²
UPPER GROUND	276 m²
	867 m²

Grand total 17944 m²

GFA LEGEND

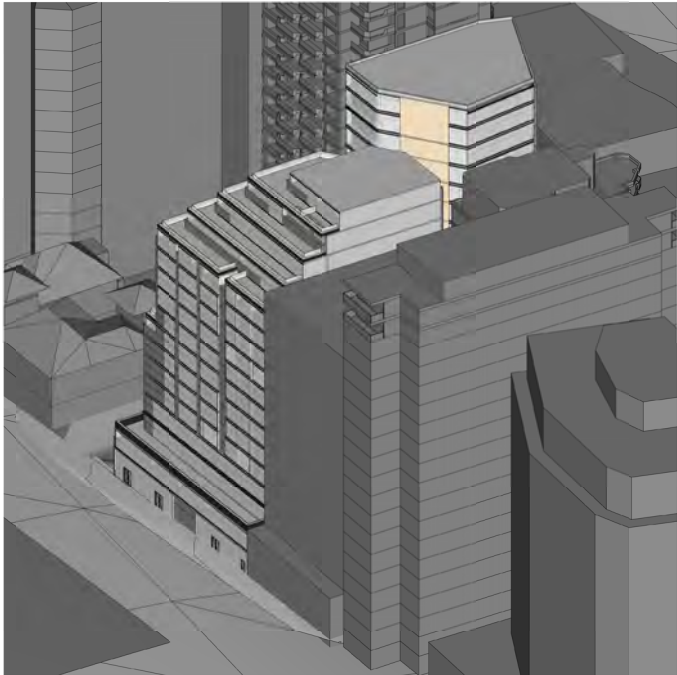
- AMENITIES
- COMMERCIAL
- COMMUNAL SPACE
- RESIDENTIAL
- RETAIL



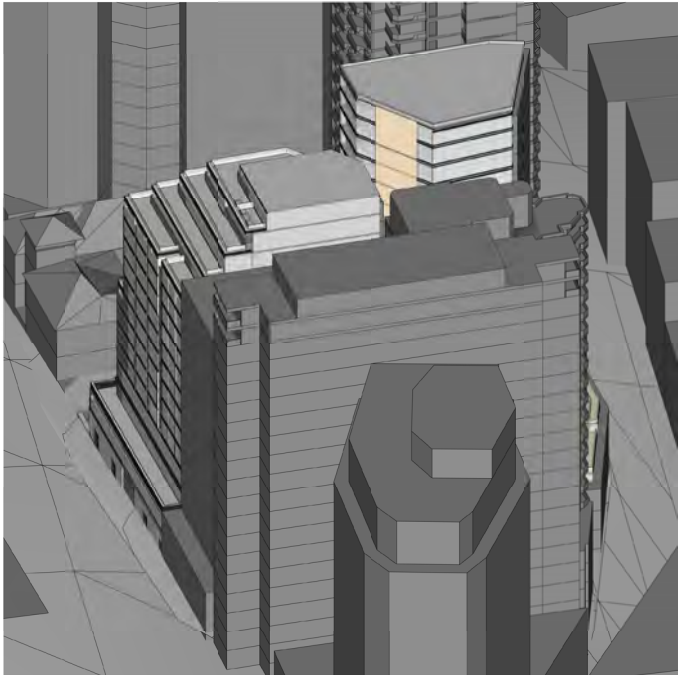
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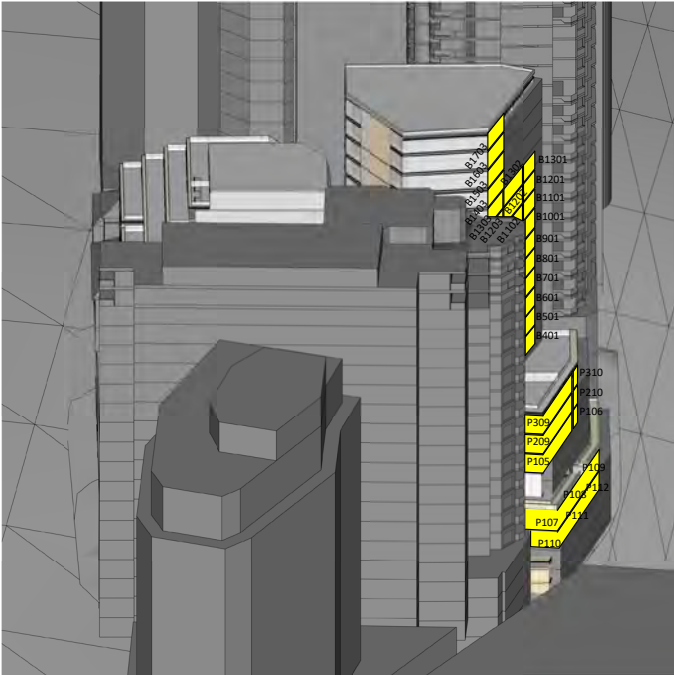
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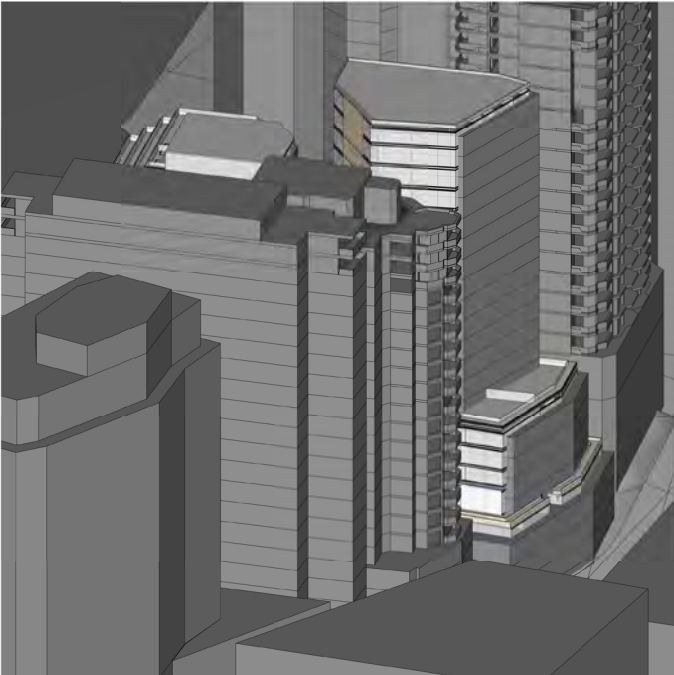
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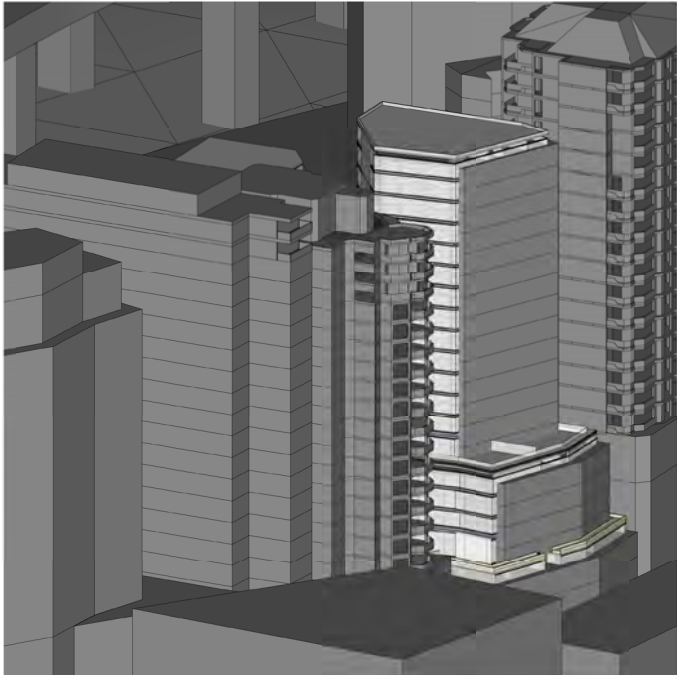
12PM Copy 1



1PM Copy 1




2PM Copy 1



3PM Copy 1

SOLAR COMPLIANCE

90 / 125 APARMENTS
72 %

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4 FOR INFORMATION					RC		21/02/2023	FOR INFORMATION									

SEPP 65
CROSS VENTILATION

CALCULATION METHOD

Consistent with Steve King’s Sepp 65 report which considers:

- All corner and ‘through’ apartments with openings in 2 principal facades as simply cross ventilated.
- The significant difference in level between the two street facades where a number of apartments within the lowest nine storeys as counted from the Alfred St facade, but which have increased exposure due to their greater height above Glen St are deemed cross ventilated in accordance with the ADG.

ACHIEVED NATURAL VENTILATION ADG COMPLIANCE

There are 43 out of a total 125 apartments that are cross-ventilated within the scheme.

35 units are simply cross ventilated and another 8 deemed ventilated in accrodance with the ADG Design Criterion by virtue of their height above Glen St.

Overall, a total of 43 of the 69 apartments (62%) within the lowest nine storeys are cross ventilated.

This complies with the ADG Design Criterion requirement of a minimum 60% cross ventilated apartments in the first nine storeys of a building.

CALCULATION OF CROSS VENTILATION COMPLIANCE

GLEN ST LEVELS	ALFRED ST LEVELS	CROSS VENT	TOTAL UNITS
BASEMENT 4		0	0
BASEMENT 3		0	0
BASEMENT 3 Upper		2	2
BASEMENT 2		3	3
BASEMENT 1		3	3
GROUND	GROUND	0	0
LEVEL 1	LEVEL 1	3	6
LEVEL 2	LEVEL 2	3	6
LEVEL 3	LEVEL 3	3	5
LEVEL 4	LEVEL 4	5	9
	LEVEL 5	5	9
	LEVEL 6	5	9
	LEVEL 7	5	9
	LEVEL 8	6	8
		43	69
		COMPLIANT	62%
		TOTAL APT	43/125 34%

ADG OBJECTIVE 4B-3

Design criteria	
1.	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
2.	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line

SEPP 65
SOLAR ACCESS

SOLAR ACCESS SUMMARY

Thorough analysis was undertaken through the use of a full 3D digital model in which adverse overshadowing from buildings adjacent to and remote from the site has been taken account of.

Out of 125 total apartments, 90 apartments (72%) achieves more than 2 hours of direct sunlight between 9am - 3pm (mid winter 21st June).

This complies with the ADG design criterion which requires at least 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9am - 3pm at mid winter.

Considering that the subject site is disadvantaged by the adverse overshadowing from buildings adjacent to and remote from the site, the achievement of 70% solar access is a remarkably high level of compliance.

52 ALFRED ST
SOLAR ACCESS SUMMARY TABLE

9AM - 3PM	
TOTAL UNITS	125
70%	87.5
Units > 2hrs	90
Units that receive no direct sunlight	20
	16%
Proposed	72%

APARTMENT DESIGN GUIDE

Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	
Design criteria	
1.	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
2.	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
3.	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Design guidance
The design maximises north aspect and the number of single aspect south facing apartments is minimised
Single aspect, single storey apartments should have a northerly or easterly aspect
Living areas are best located to the north and service areas to the south and west of apartments
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: <ul style="list-style-type: none">dual aspect apartmentsshallow apartment layoutstwo storey and mezzanine level apartmentsbay windows
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m ² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes
Achieving the design criteria may not be possible on some sites. This includes: <ul style="list-style-type: none">where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise sourceon south facing sloping siteswhere significant views are oriented away from the desired aspect for direct sunlight
Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective

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