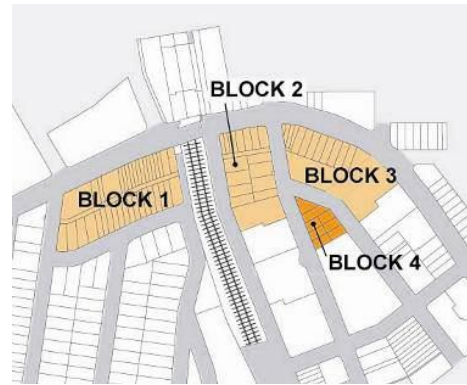


## Block 4: Nicholson Precinct

Block 4 is located in the precinct area bound by Nicholson Street to the north and Christie Street to the south.

NOTE: BLOCK PLANS TO BE TREATED FLEXIBLY.



## Objectives

1. To redefine the site as a next generation workplace environment with a new, environmentally sustainable commercial development, capable of supporting A-grade floor space and employment opportunities.
2. To provide activation to Nicholson and Christie Streets and support permeability and activation.
3. To provide high quality development on axis with the Friedlander Place connection and to Christie Street.
4. To promote site amalgamation to avoid the creation of isolated sites.
5. Contribute to the tree canopy coverage along Nicholson Street.

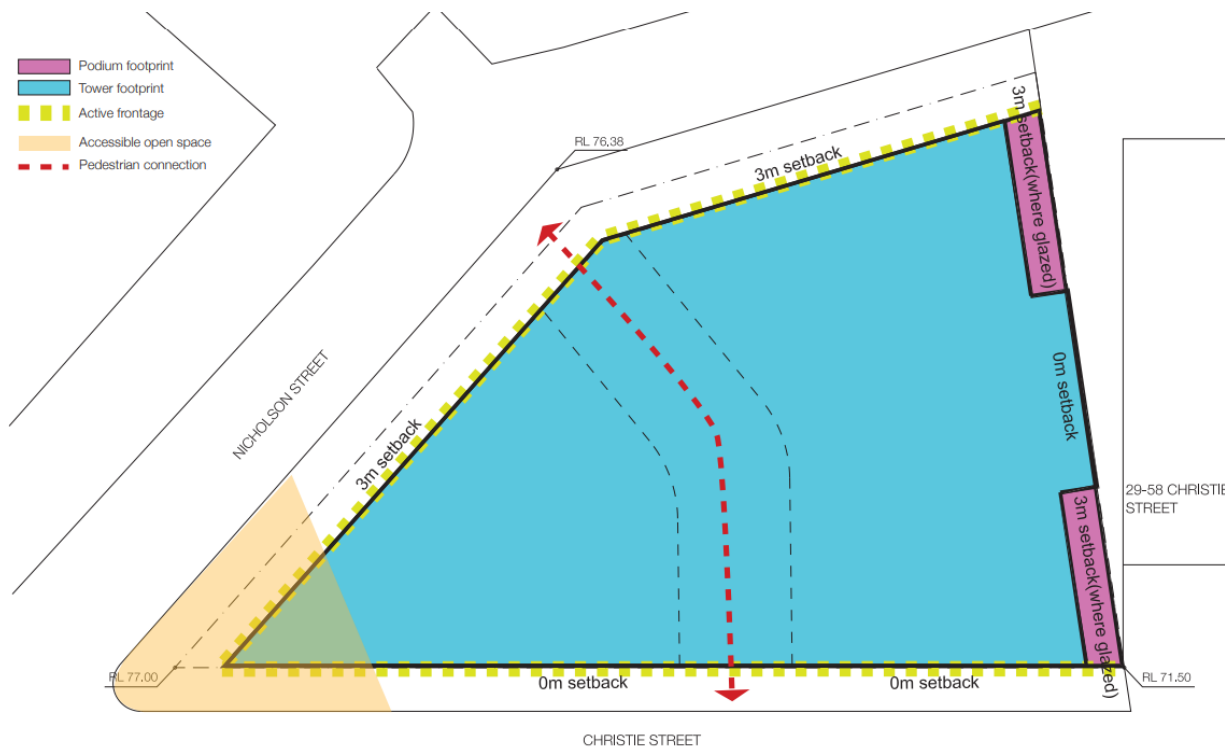


Figure 1 - Land and development covered by this plan

ST LEONARDS Block 4 – Nicholson Precinct

	CONTROL	PROVISION	NOTES
1	Height	LEP control	LEP control
2	Street Frontage Height	Four storeys	To Nicholson Street and Christie Street
3	Uses	Active uses - street level retail or commercial	To Nicholson Street and Christie Street.
4	Building Separation	N/A	
5	Tower Footprint	In accordance with setback provisions	
6	Street setback	3m	From Nicholson Street
	Podium	Nil	
	Tower	3m	To Nicholson Street and south boundary.
		Nil	To south boundary only for solid façade / service core.
		Nil	To Christie Street
7	Colonnade	N/A	
8	Pedestrian Entry / Address		Christie Street and Nicholson Street
9	Vehicle Entry		Christie Street
10	Carparking	To be provided at basement levels.	Underground
11	Mid Block Connection	Provide a through pedestrian link at ground level between Christie Street and Nicholson Street	Link must be open during the regular operating hours of the building.
12	Tower Orientation	N/A	
13	Landscaping / Open Space/ Public Domain	Street trees to Nicholson Street and Christie Street and public domain upgrade.  Accessible open space to be provide on the corner of Christie Street and Nicholson Street.	Tree species to be agreed with Council.  Paving design upgrades and specifications to be arranged with Council.
14	Wind Mitigation	A Pedestrian Wind Assessment is to be submitted with a development application for the construction of a tower building.	The report is to be prepared by a suitably qualified engineer.
15	Tree canopy coverage	Street tree planting to be provided along the Nicholson Street road reserve	To contribute to the overall 25.7% street tree canopy coverage identified for Nicholson Street under the St

			Leonard's and Crows Nest 2036 Plan.
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