

Nicholson Place

46 Nicholson Street
St Leonards

Nicholson Place will help more people find jobs in a **better workplace** that is **better connected** to where they live, supporting a **better experience** of St Leonards for everyone.

Vision Statement

Nicholson Place will protect and enhance St Leonards as a thriving commercial centre by attracting high quality employers to a premium office development with excellent transport connections within Sydney's Global Economic Corridor.

It will breathe life into buildings that are decaying and largely left empty, revitalising a significant part of St Leonards south of the Pacific Highway to deliver:

- ✓ A next-generation workplace that will be an exemplar of sustainability, accessibility and design excellence;
- ✓ A positive experience for workers, pedestrians and the local community through activated streets; new public space, planted trees and landscaping, public art, and ground floor retail and cafes;
- ✓ A healthy and safe workplace at the highest standards of modern design;
- ✓ The only A Grade offices in the local area; and
- ✓ A clear, safe and invigorated sense of place.

This transformation will deliver significant benefits whilst sensitively balancing impacts on the local community by:

- ✓ **Activating and invigorating street frontages** along Nicholson Street and Christie Street and connecting a new through site link to Friedlander Place;
- ✓ **Creating a vibrant new destination** with ground floor café and retail anchored around a sunny new public space at the corner of Christie Street;
- ✓ **Innovating in environmental sustainability** by investigating the use of photovoltaic glass and partnering with Tynam Group - investors in zero waste, naturally sourced energy, sustainable construction, zero carbon, ocean sustainability and future food and Agriculture <https://www.twynam.com/>;
- ✓ **Enhancing walkability, connectivity and the pedestrian experience** with significant public domain works, new through site links, and improved safety and security from its mix of uses providing natural activation throughout the day;
- ✓ **Ensuring no significant shadow impacts** including the protection of Newlands Park from over shadowing - beyond those anticipated by local and state planning policies;
- ✓ **Ensuring appropriate view sharing** inline with local and state planning policies;
- ✓ **Providing jobs close to major transport infrastructure** and shorter connections to people's homes, improving the diversity and accessibility of employment with less impact on the traffic network;
- ✓ **Ensuring a high quality**, yet sensitive building design that is appropriate in height and scale with surrounding new mixed use and residential developments; and
- ✓ **Effectively anchoring the southern end of St Leonards South commercial** core to protect the boundary with nearby residential neighbourhoods.



World Class
Design



760 construction
jobs



3,500 jobs
supported



\$150 million
investment



\$450 million
generated P/A

Aligned with Policy

As the only purely commercial development currently proposed in St Leonards, **Nicholson Place** will support the delivery of key State and Local Government objectives set out in the:

- ✓ Greater Sydney Regional Plan
- ✓ Future Transport 2056
- ✓ NSW State Infrastructure Strategy
- ✓ North District Plan
- ✓ Lane Cove Local Strategic Planning Statement
- ✓ Liveable Lane Cove 2036 Community Strategic Plan
- ✓ Draft St Leonards and Crows Nest 2036 Plan

“Our vision is to help St Leonards thrive within a successful and sustainable 30-minute city. By delivering jobs, an exceptional workplace experience and a revitalised public domain close to major public transport, we hope to positively transform a neglected and unloved block in a central strategic location.”

Johnny Kahlbetzer
Principal, Jemalong Property Group

Economic Benefits

Nicholson Place will deliver significant economic benefit for St Leonards, Sydney and NSW including:



Attracting up to **3,500 high-quality long term jobs** that reinforce St Leonards as a strategically important commercial hub and providing up to **\$450 million annually** to the Sydney economy.



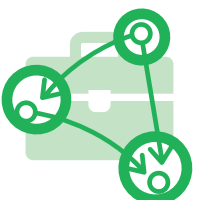
Creating up to **760 jobs during construction** and shovel-ready once planning approved to immediately commence on a **\$150 million investment**.



Leveraging existing State investment in the new Crows Nest Metro and existing St Leonards Infrastructure to support **a truly 30-minute city**.



Complementing and **balancing other** new and proposed residential and mixed use developments in the immediate area.



Maintaining and enhancing Sydney's global competitiveness and reinforcing St Leonards as a **key employment hub** for the city.



World Class Design

The proposal will set new benchmarks for design, sustainability and workplace experience within a commercial building, including:

- ✓ Ensuring a world class, yet sensitive building design that is appropriate in height and scale with surrounding new mixed use and residential developments; and
- ✓ Balancing any shadow or visual impacts to align with those already anticipated by local and state planning policies.



Providing a **premium and superior alternative** to St Leonards' existing market as the only A Grade office in the local area.



Offering a bespoke, **next-generation environment** at the cutting edge of workplace health and well-being, sustainability, digital integration, employee experience and security.



Delivering a highly sustainable, **6 Star Green Star building** using the highest standards of environmental design and renewable materials.



Providing **safety and adaptability** to current and future expectations for workplaces in a post-COVID-19 environment.

People-first Outcomes

The proposal is designed to deliver a great outcome for businesses, workers and local people in St Leonards by:



Being less than **300 metres walking distance** to world-class transport links and direct connections to Sydney CBD, North Sydney, Chatswood, Macquarie Park and Sydney Airport in **less than 30 minutes**.



Harnessing St Leonards' existing popularity and proximity to Crow's Nest **much-loved and characterful eat-streets** as well as essential local services like healthcare.

Ready to Deliver

The project is well positioned to being making immediate positive contribution to the NSW economy and begin improving the local area by:

- ✓ Being "shovel-ready" to begin development as soon as approval is granted.
- ✓ Enjoying compelling market demand for the proposed mix and quality of premium office space within St Leonards, with confidence of gaining significant pre-commit tenancies prior to construction.
- ✓ Providing adaptability to current and future conditions.

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Jemalong Property Group is part of the Kahlbetzer and Twynam Group of companies and undertakes all the group's real estate activities. Jemalong is currently invested in and managing over a dozen property development projects including land sub-division, commercial and residential buildings. In addition, Jemalong has invested in several businesses delivering property asset management, development management and construction throughout Australia.



Twynam Group are boldly pushing boundaries in Environmental focused Venture Capital, Sustainable Agriculture, Built Environment and Renewable Resources. They invest in a world where our oceans are free of plastics, our food is grown healthily and efficiently, our energy is naturally sourced, our proteins are sustainable and plentiful and our waste is reusable and recyclable.



Woods Bagot is a People Architecture company, who place human experience at the centre of the design process to deliver engaging, future-oriented projects that respond to the way people use space. Woods Bagot is global design and consulting studio with a team of over 850 experts working across 16 studios in Australia, Asia, Europe, the Middle East and North America.



For more than 25 years, Ethos Urban has been championing the transformative power of design, planning and place making. We are an award winning national company with more than 150 employees with offices in Sydney, Melbourne and Brisbane.

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