

46 Nicholson Street St Leonards

Planning Proposal

June 2020

Prepared for Jemalong



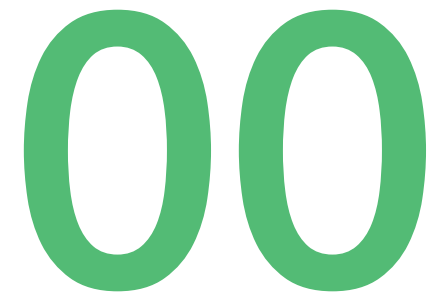


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Site



Executive Summary

- Twynam Investments through it's wholly owned subsidiary Jemalong Property Group is seeking a streamlined approval for the consolidated site know an 46 Nicholson Street, St Leonards.
- In conjunction with Woods Bagot, Ethos Urban and Jones Lang Lasalle, Jemalong has assembled a team that is capable of designing and delivering a high quality A grade commercial building which:
 - meets the council's, surrounding buildings and the markets demands;
 - meets modern tenants' requirements, including being a 5 star green building, panoramic views and large contiguous floor plates;
 - meets a specific need of the current commercial property cycle which means tenants wishing to move from the CBD and Macquarie Park but still want outstanding connectivity can relocate to St Leonards as an affordable transport connected alternative.
- Jones Lang Lasalle have identified a range of tenants who are interested in moving to the St Leonards area and leveraging the lower total cost of rent with access to the CBD via the two train lines (metro and heavy rail).
- For these tenants to move to St Leonards other non-financial objectives need to be met including environmental and reputational factors that Woods Bagot have sought to address in this presentation.
- Jemalong confirms that the window of opportunity that exist to meet Council's commercial development objectives, does require co-operation of all parties to design and approve a product which the Council, the development team, tenants and the community can be proud of.
- Jemalong and it's advisors are of the view that a window of 12 to 18 months bring this opportunity to reality. This requires amending controls (LEP) and approval of the detailed DA in this timeframe.



01

Site Context

Context | Demographics

Demographics

At the 2016 census the population of St Leonards was 5,495 people.

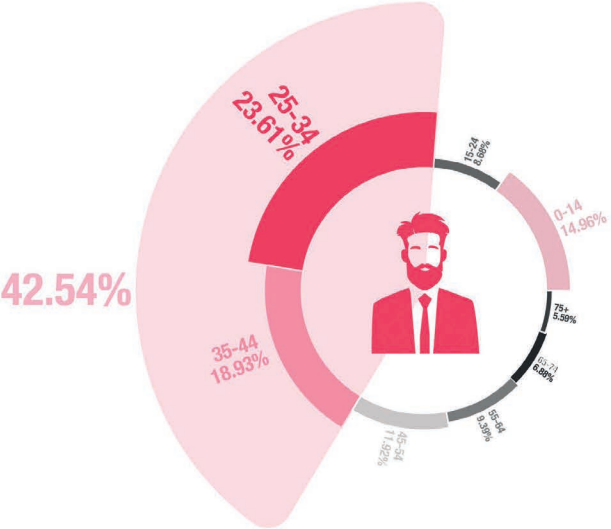
The demographic profile of St Leonards identifies a high rate of young people studying and working in science and health care who prefer to use public transport to commute and live in smaller dwellings. This suggests that a predominantly commercial offering with mixed-use components which would offer employment and active ground floor offerings would be ideal for this Precinct.

The predominant uses adjacent to the subject site are residential high rise towers, mixed-use and commercial buildings.

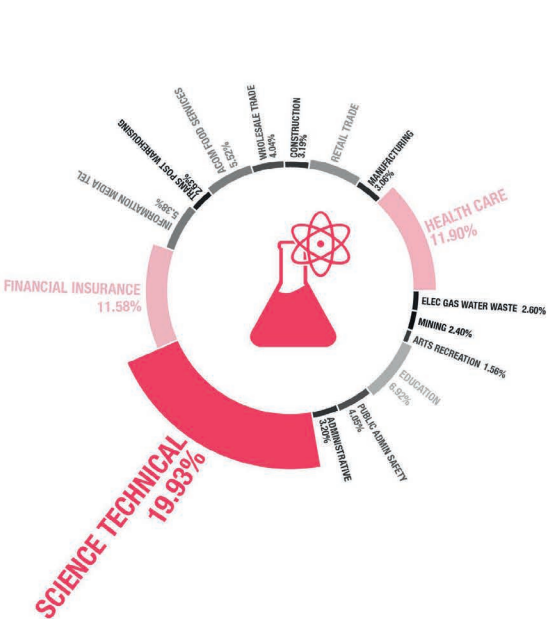
Analysis comparing the difference in catchment areas signifies that St Leonards is a developing area containing high density, higher than average personal incomes and higher levels of education and employment.

1 Population Analysis

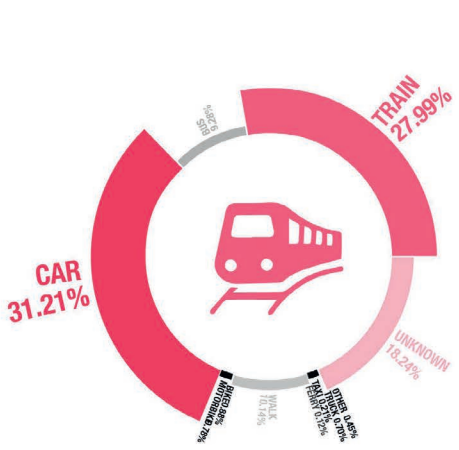
AGE PROFILE



OCCUPATION SECTOR



COMMUTE MODES: PRE-COMPLETION OF CROWS NEST STATION



2 Geographic Analysis

CATCHMENT KM



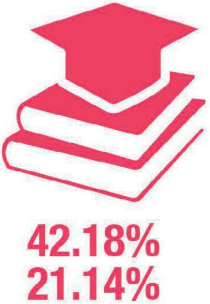
DENSITY PERSONS PER SQ KM



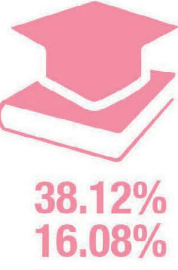
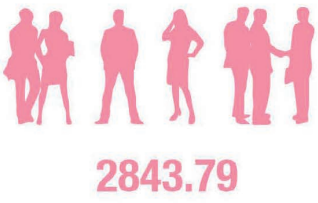
MEDIAN WEEKLY INCOME AUD



EDUCATION BACHELOR POSTGRADUATE



EMPLOYED PERCENTAGE



1 2016 ABS Census Data

Context | Strategic Context



Local Environment Plan and Development Plan

The site is located south of the Pacific Highway and is within the Lane Cove LGA.

Regional and local planning frameworks identify key controls for the site within the broader Sydney and local context. The relevant local planning frameworks include:

- Lane Cove Local Environmental Plan 2009
- Lane Cove Development Control Plan 2010

As specified by the Lane Cove LEP 2009, the key site controls include:

- B3 Commercial Zone
- Maximum Height of 25 metres
- Maximum FSR of 4.5:1

The controls seek to promote varied use including retail, business, office, entertainment, community and other suitable land uses that enhance the local and wider community. These include the creation of employment within accessible locations, encouragement to use of public transport, maximising of sunlight to surrounding properties and public domain, and good urban design outcomes.

This proposal seeks to enhance the creation of employment opportunities in the mixed-use precinct within the permitted zoning use of the current B3 Commercial zoning. It simultaneously seeks to engage with, and activate the public domain.



Lane Cove Council Draft Local Strategic Planning Statement (2019)

This Local Strategic Planning Statement (LSPS) outlines the 20 year vision, planning priorities and actions for land use in the Lane Cove Local Government Area (LGA). It translates the current visions and strategies expressed in the Community Strategic Plan and related actions in the Delivery Program into specific land use planning priorities and actions.

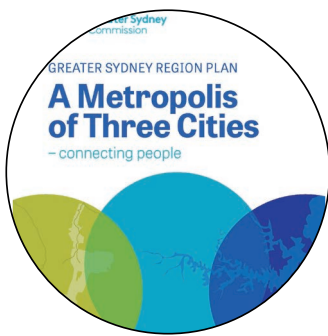
The site is identified as ‘a priority for job intensification only’.

Planning Priority 7 - Facilitate location of a diverse range of retail, commercial and industrial businesses in Lane Cove.

Lane Cove Council's overall goal for St Leonards is to support the creation of an area with a high level of liveability, amenity and connectivity. Remaining B3 Commercial Core zoned land will be protected from any further rezoning to residential or mixed use, as a number of existing Commercial buildings have health and education related businesses and tenants

Actions

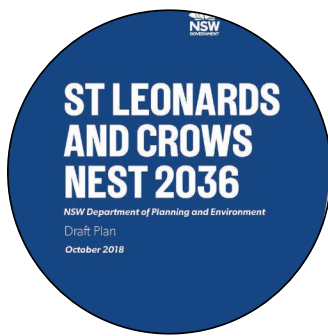
- “To grow jobs” in the St Leonards Commercial Office Precinct and Strategic Centre, all existing B3 Commercial Core zoned land will be retained - ongoing



Greater Sydney Region Plan: A Metropolis of Three Cities (2018)

The 40 year vision of the Greater Sydney Region Plan is to accommodate the needs of Sydney's growing population within a metropolis of three cities; Western Parkland City, Central River City and Eastern Harbour City, where residents live within 30 minutes of their jobs, education, health facilities, services and great places. The subject site is located within the Eastern Harbour City, an area which aims to be the metropolitan centre of global financial, professional, health, education and innovation sectors with 50,000 new jobs.

The proposal will create a commercial anchor in the evolving precinct. The vision is to create employment opportunities and to enhance the future public domain and pedestrian links between St Leonards Station and Crows Nest Station.



St Leonards and Crows Nest Draft 2036 Plan

In October 2018, DP&E released the St Leonards and Crows Nest Draft 2036 Plan for public review and comment.

The draft Plan vision is for St Leonards Core to be revitalised through a balance of commercial and residential development, providing lively and active streets, safe and interesting laneways for people, and sunny tree-lined public spaces. Providing 16,500 additional jobs over the next 20 years to support a growing and evolving economy, with opportunities for employment in the industrial, professional, creative, retail, health and education sectors.

The draft 2036 Plan proposes the site retain the B3 Commercial Core zoning, provides a 18 storeys height and 8:1 FSR.



St Leonards Crows Nest Station Precinct Interim Statement (2017)

The strategic role of the St Leonards and Crows Nest Station Precinct is to strengthen and develop the existing qualities of the area to attract people to live, work and relax there. The Precinct is a major node

The site is located in the St Leonards Centre. With regards to this area, some of the key outcomes are:

- A true high density centre that ensures the Precinct strengthens its role as a major commercial centre in Sydney.
- A mix of commercial, retail, community, residential and public domain uses that complement St Leonards and Crows Nest.
- An improved public domain through varied building types, improved connections and a high quality streetscape will be delivered.

Key matters for consideration include amalgamation of key sites to ensure good design outcomes can be achieved, appropriate heights and densities to ensure amenity is not compromised, minimising overshadowing impacts to the south, open space requirements, the prioritisation of pedestrians and traffic minimisation.

Context | Urban Analysis

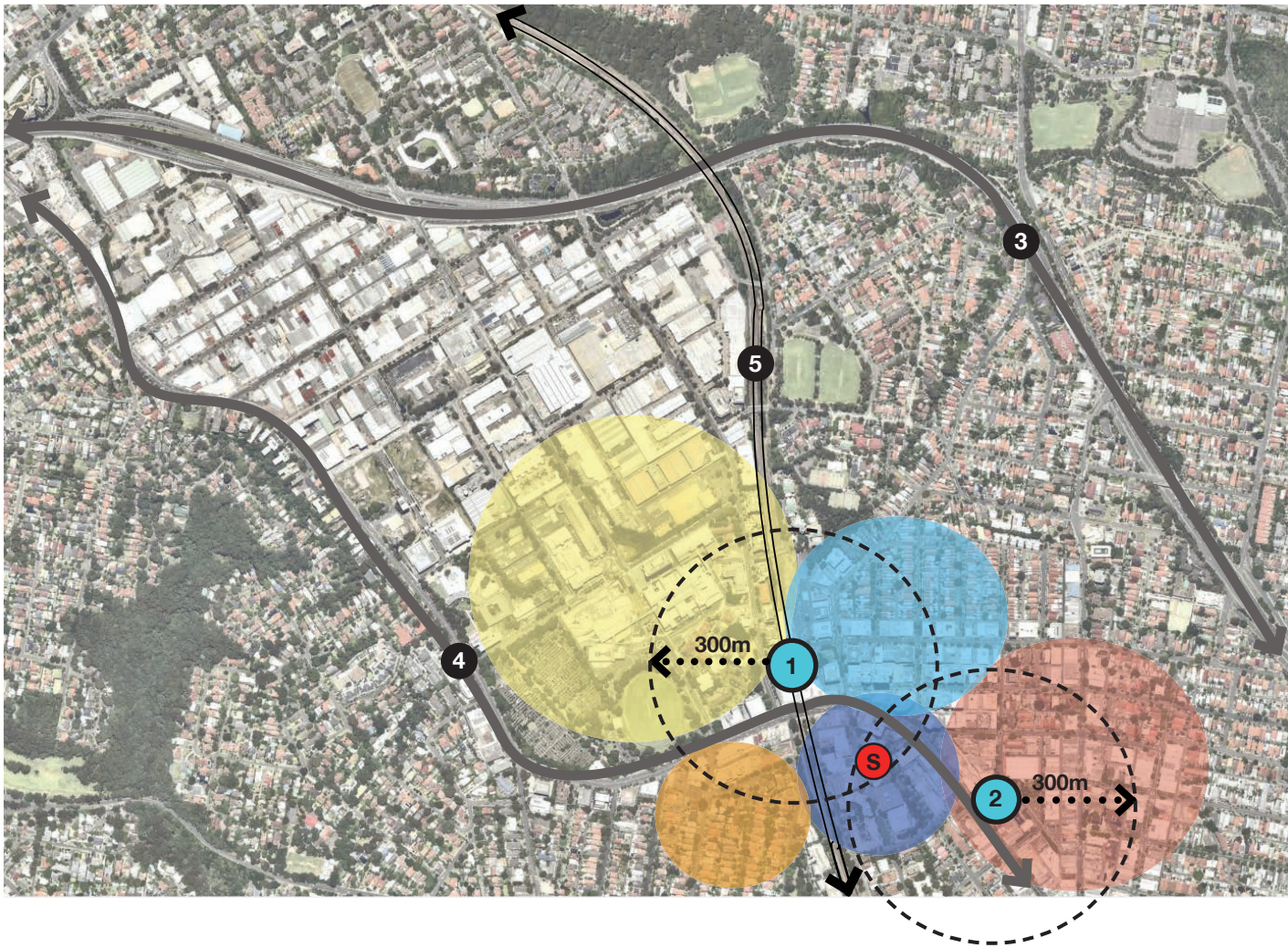


Transport Connectivity

- 1. St Leonards Station
- 2. Crows Nest Station
- 3. Gore Hill Freeway
- 4. Pacific Highway
- 5. Rail
- 6. Royal Northshore Hospital
- S. Site

..... train commuting distance

← - - - → 700m to Royal North Shore Hospital



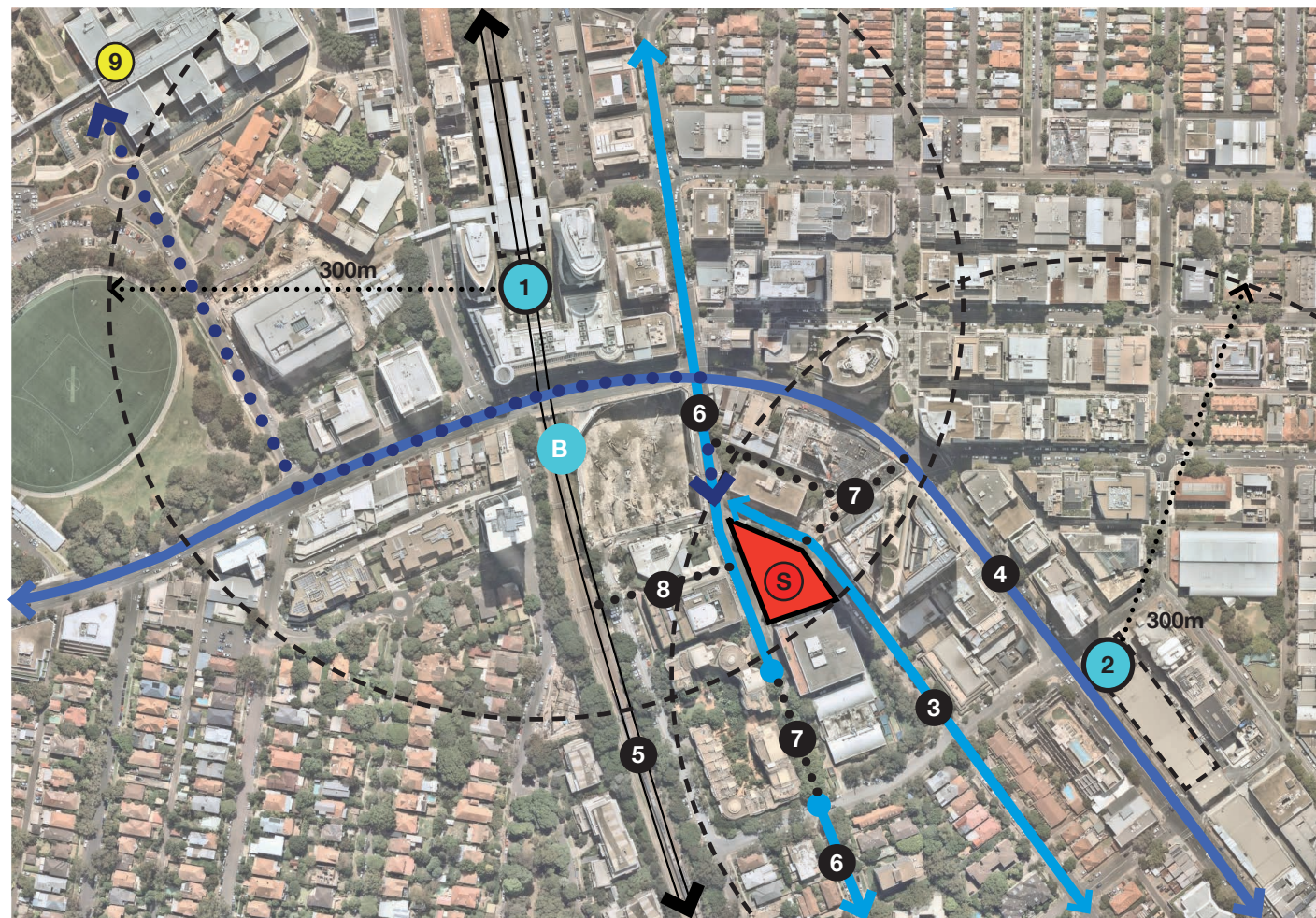
Connections

- 1. St Leonards Station
- 2. Crows Nest Station
- 4. Pacific Highway
- 5. Rail
- S. Site

Contextual Use

- St Leonards Town Centre Precinct
 - Crows Nest Precinct
 - Health and Education Precinct
 - Residential Precinct
 - Mixed-Use Precinct
- - - - 300m to stations

Context | Precinct Analysis



Connectivity

1. St Leonards Station
2. Crows Nest Station
3. Nicholson Street
4. Pacific Highway
5. Rail
6. Christie Street
7. Pedestrian link
8. Future pedestrian link
9. Royal Northshore Hospital



- 300m walking distance to station
- ● ● 700m to Northshore Hospital
- ● ● ● ● Pedestrian Link
- B Future Bus interchange

WOODS BAGOT



Public Domain and Landscaped Amenities

1. St Leonards Station
2. Crows Nest Station
3. Nicholson Street
4. Pacific Highway
5. Rail
6. Christie Street
7. Pedestrian link
8. Future pedestrian link
9. Proposed 88 Christie Street precinct with over rail public domain

-  Green tree-lined streets leading to site
-  Open recreational facilities



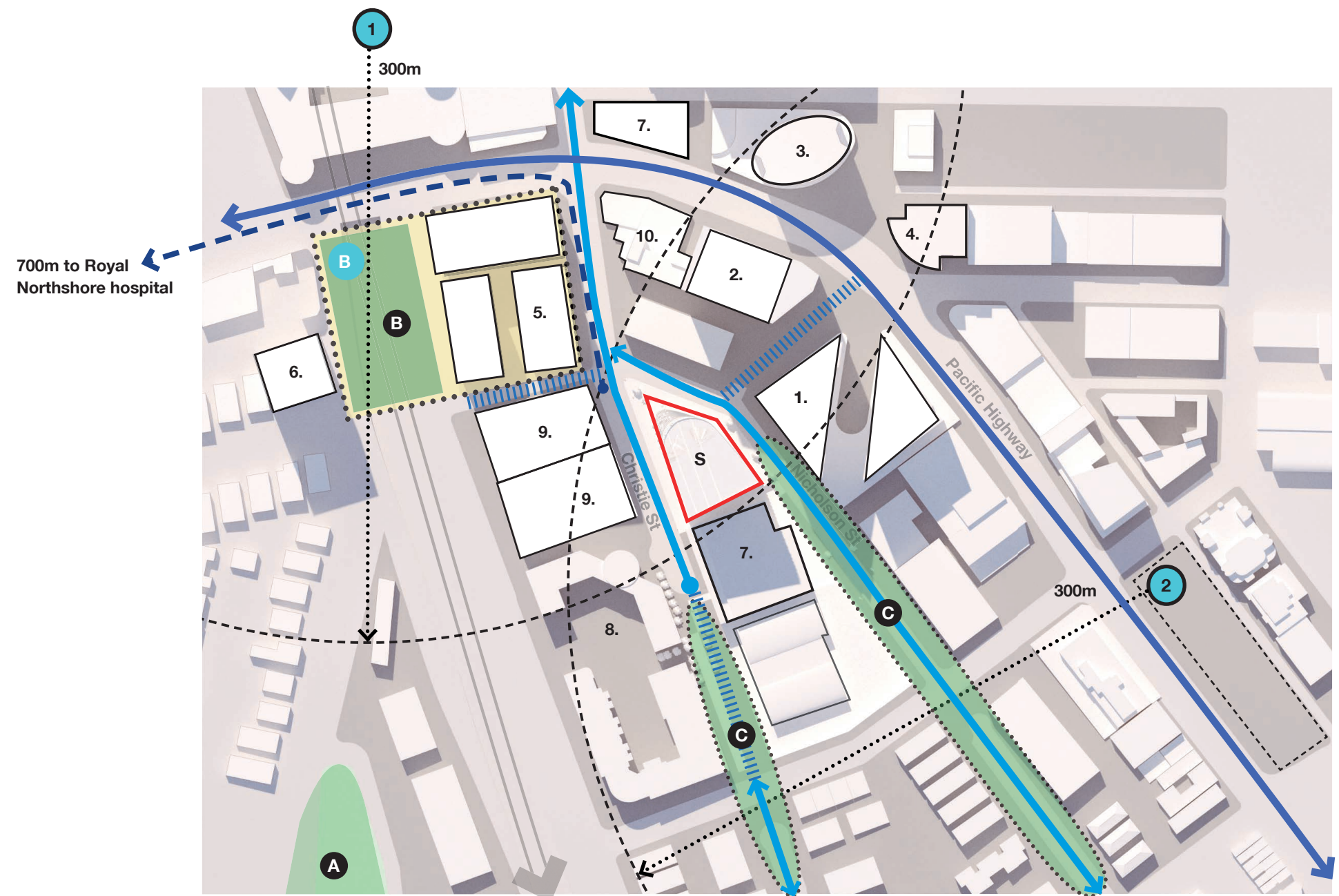
46 Nicholson Street

Context | Site Analysis










Site Connectivity and Landscaped public domain

The site is a prominent corner site which is well connected to road networks and pedestrian links. The main vehicular road frontage is on Nicholson Street. Christie Street terminates at a pedestrianised link though to Oxley Street.

Green amenities in the vicinity include Newlands Park and the proposed new over-rail public domain offering at the 88 Christie Street development. Tree-lined streets extend along Christie Street and Nicholson Street from the low scale residential area to the south. The proposal seeks to extend the tree lined canopies to the subject site and activate the ground floor public domain.



Urban connectivity and Green Amenities

- | | | | | | |
|---|------------------------------|---|----------------------------|--|---------------------------------|
|  | St. Leonards station |  | Newlands Park | 1. Residential Tower - RL 203.1 | 6.Residential development |
|  | Crows Nest Station |  | Proposed new public domain | 2. Proposed Residential tower - RL 228 | 7.Future Development |
|  | Green tree-lined streets |  | Tree-lined streetscapes | 3. IBM Tower - RL 157 | 8. Existing Residential |
|  | Open recreational facilities |  | Future Bus Interchange | 4. Adobe - RL 155 | 9. Existing Commercial |
|  | Pedestrian Links | | | 5. Proposed Mixed-use/Res development - RL 166.5 | 10. Existing Retail |
| | | | | 6. Residential Development-RL 166.5 | S. Subject Site - RL 195 |

Context | Site Analysis

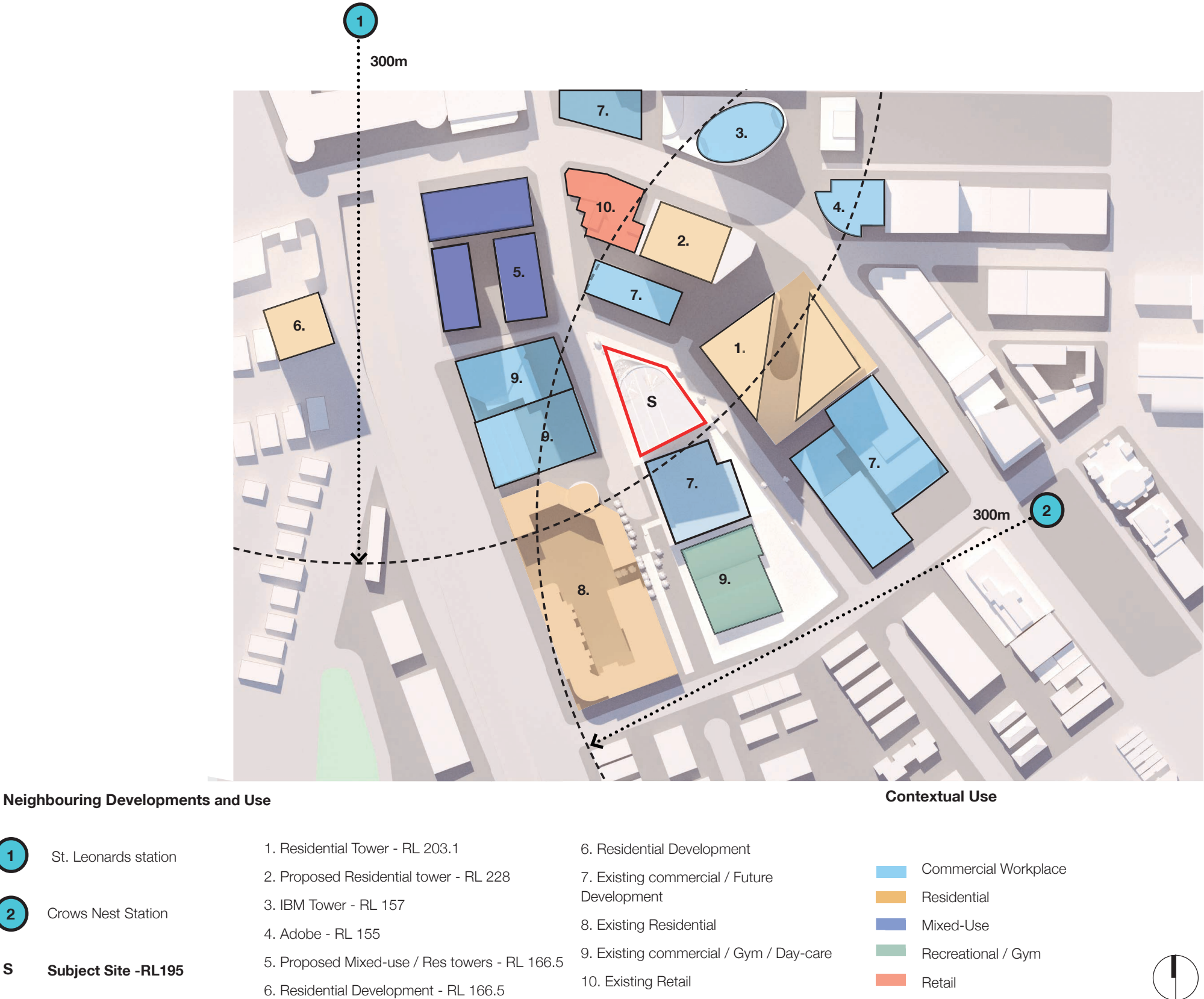
Neighbouring use and developments

The site is located in a mixed use precinct with neighbouring uses varying from multilevel residential, mixed-use, retail and commercial buildings.

Several large scale developments have been realised and are proposed are within the direct context. The developments have opened the opportunity to increased density in the area around St Leonards Railway station.

The precinct is transitioning to more high density, mixed-use, urban centre urban centre within close proximity to both St Leonards and Crows Nest Railway Stations.

The site proposal aims to reinforce the Precinct's mixed-use character, as well as the precinct's 2036 Draft Plan projected urban scale and density.



Site Context | Streetscape views: Adjacent Precinct



01



02



03



04

Surrounding Developments

The proposal is an A-Grade premium commercial building, which is of a higher commercial standard than that offered in the existing and proposed neighbouring precinct developments.

The project target is to become a differentiator by drawing high end tenancies and creating uplift and diversity to the precinct market offerings.



05



06



07

- 01 Pacific Highway south east view
- 02 Christie Street & Pacific Highway
- 03 Pacific Highway east view
- 04 Christie Street east view
- 05 Christie Street view to Mirvac Towers
- 06 Christie Street view to neighbouring commercial building
- 07 Christie Street south east view

Site Context | Streetscape views: Neighbourhood Residential areas



01



02



03



04



05



06



07

Adjacent Neighbourhood

The adjacent single-family dwelling residential area offers tree-lined streets and a pedestrianised public domain.

The site's unique corner address presents an opportunity to create an activated urban ground floor environment which simultaneously opens up to the urban context to the west and connects to the tree-lined streetscapes of the low scale residential area to the east.

01 Christie Street west view

02 Nicholson Street view to Mirvac Towers

03 Neighbouring suburb

04 Nicholson Street west view from neighbouring suburb

05 View from Railway corridor to North

06 Neighbouring suburb

07 Christie Street west view

02


Vision

This proposal seeks to encourage the growth of a true high density centre that ensures that the Precinct strengthens its role as a major commercial centre in Sydney.”

Create an A-Grade Premium Commercial offering which:

- Meets the council's, surrounding buildings and the markets demands;
- Meets modern tenants' requirements, including being a 5 star green building, panoramic views and large contiguous floor plates;
- Meets a specific need of the current commercial property cycle which means tenants wishing to move from the CBD and Macquarie Park but still want outstanding connectivity can relocate to St Leonards as an affordable transport connected alternative.

Jemalong and it's advisors are of the view that a window of 12 to 18 months bring this opportunity to reality. This requires amending controls (LEP) and approval of the detailed DA in this timeframe.



“Create an A-Grade premium commercial offering which introduces diversity to the urban mix, activates the public domain, and fosters regional employment opportunities”

Vision | Sydney Nodal City

30 Minute Cities

As Sydney’s eastern CBD grows the pressures on the infrastructure impact on quality of life. The investment in rail infrastructure throughout the West of Sydney creates opportunities for nodal hubs.

Providing “work”, “live” and “play” opportunities within walkable distances with reliable and resilient rail connectivity to other nodes.

With its strong amenity offer and transport links, St Leonards is recognised as one of these key nodes.

The GSC vision for a series of connected 30 minute cities, defines an important role for St Leonards in realising the “work”, “live” and “play” vision for Sydney’s connected nodes.

Ranked as 10th most important “work node” by PWC’s Citypulse study, St Leonards is a key job-creation node.

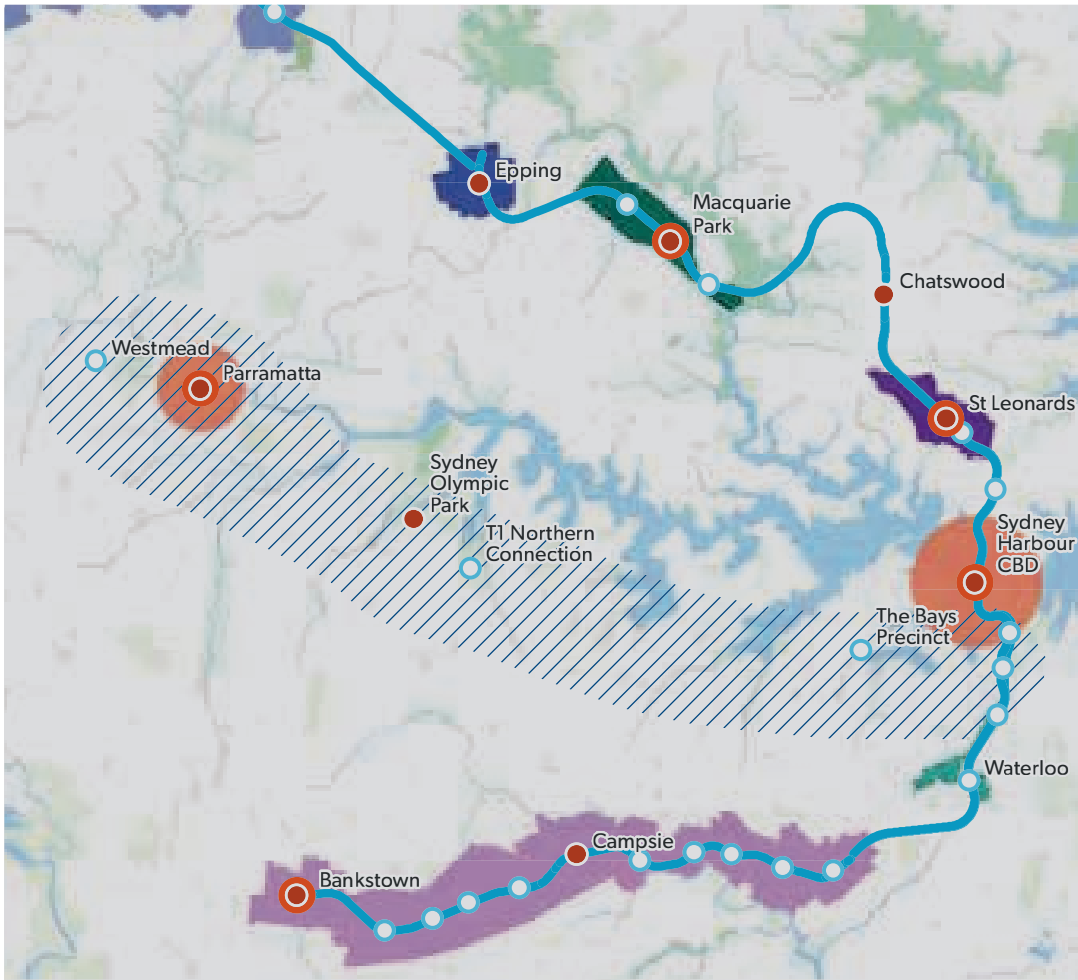
With access to amenity, housing and great rail infrastructure, St Leonards is set for success.

St Leonards

The north District Plan identifies St Leonards as a Strategic Centre with a job target of 54,000 – 63,500 job to 2036.

Action 34 - Strengthen St Leonards through approaches that:

- a. leverage the new Sydney Metro Station at Crows Nest to deliver additional employment capacity
- b. grow jobs in the centre
- c. reduce the impact of vehicle movements on pedestrian and cyclist accessibility
- d. protect and enhance Willoughby Road’s village character and retail/restaurant strip
- e. deliver new high quality open space, upgrade public areas, and establish collaborative place-making initiatives
- f. promote synergies between the Royal North Shore Hospital and other health and education-related activities, in partnership with NSW Health
- g. retain and manage the adjoining industrial zoned land for a range of urban services.



Vision | What Tenants Want

Accessing a new Workforce

Many of our tenant clients are looking to access a workforce, attracted by a job that is close to where they live, with walkable amenity and activity, childcare, healthcare, schools and culture nearby.

The market in St Leonards needs Grade A office space, large enough to accommodate a full back office team with plates large enough to connect vertically.

Tenants are looking for a Grade A, street address, and access to outdoor space with recognizable sustainability credentials.

And now more than ever, a workplace that has the flexibility to accommodate their working needs in a location that meets their lifestyle needs.



Vision | St Leonards: A specialist centre

St Leonards: Strategic Centre

The District’s strategic centres of Macquarie Park, Chatswood and St Leonards are part of the State’s greatest economic asset – the Eastern Economic Corridor – which contributed two-thirds of NSW’s economic growth in the 2015–16 financial year.

Planning Priority N8 - Eastern Economic Corridor is better connected and more competitive

Planning Priority N10 - Growing investment, business opportunities and jobs in strategic centres

Objective 22 - Investment and business activity in centres.

Action 36 Provide access to jobs, goods and services by:

- a. attracting significant investment and business activity in strategic centres providing jobs growth

Principles for Greater Sydney’s centres

As Greater Sydney’s population grows over the next 20 years, there will be a need to grow existing centres, particularly strategic centres

Existing centres: Expansion options will need to consider building heights and outward growth.



Vision | Sustainability Potential

Twynam Investments

The owner of 46 Nicholson is a sustainability entrepreneur, researching - Future Food production, Zero Waste, Naturally Sourced Energy, Sustainable Construction, Zero Carbon.

The design of 46 Nicholson will form a platform for research and testing of initiatives in these areas.

Twynam Investments has a long history of working with the earth as one of the largest agricultural companies in Australia, before its shift into an environmental impact investment fund focussed on de-carbonisation. Twynam invests in the future of food and agriculture, sustainable construction, creating healthy oceans, circular economy and zero waste, and energy. Twynam creates, funds and scales companies that, like them, dare to think differently, and break the status quo.

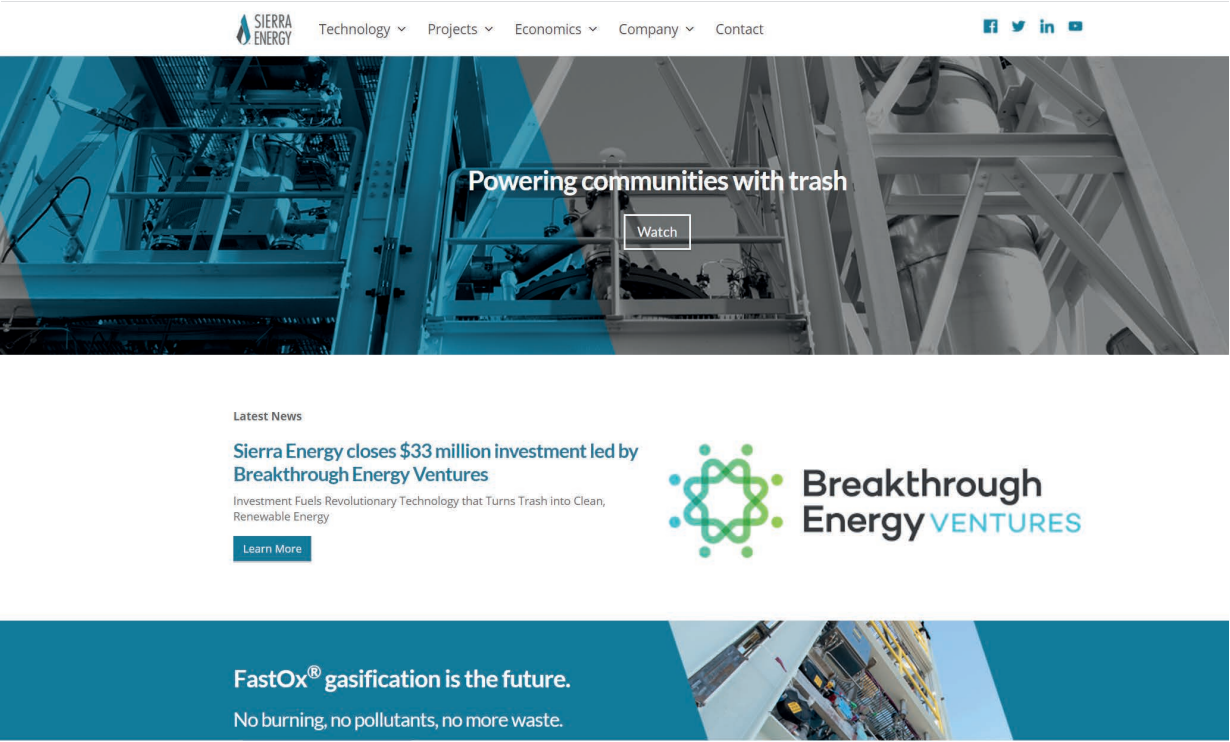
Woods Bagot Global Leaders

We understand that a regenerative workplace focused on user well-being and sustainability allows users to be their very best. This is not achieved by arriving straight from the street into a uniformly lit and conditioned box, disconnected from the outside world and the surrounds.

A vibrant, healthy workplace connects users to outdoor amenities and nature, offering a diversity of workplace spaces and providing choice. Creativity and collaboration flourish when we are given space.

Woods Bagot are global leaders and founding members of both the Australian and UK Architects Declare initiative on climate change, and are now setting up the US Declaration.

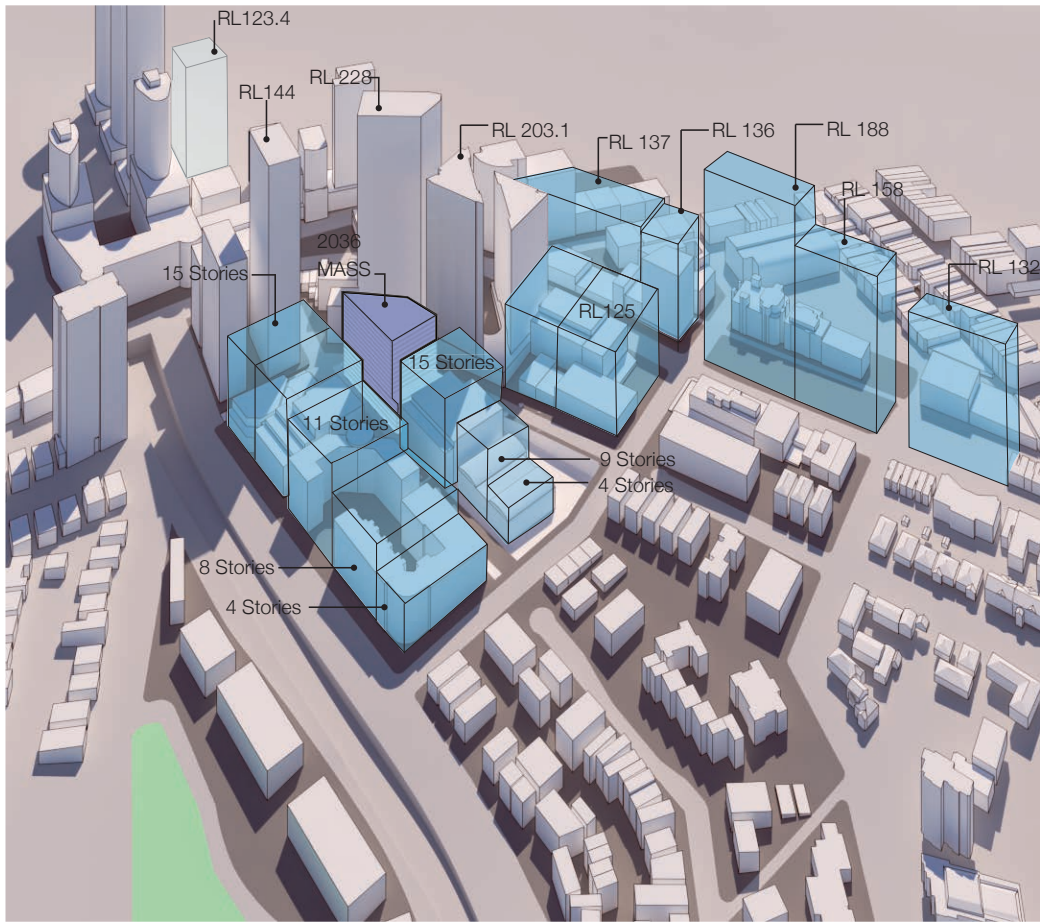
This statement of actions and professional collaboration will allows all our clients- and our share environment to be at the forefront of this change.



03

Urban Design Response

Urban Design Response | 2036 Draft Plan: Urban Development Potential



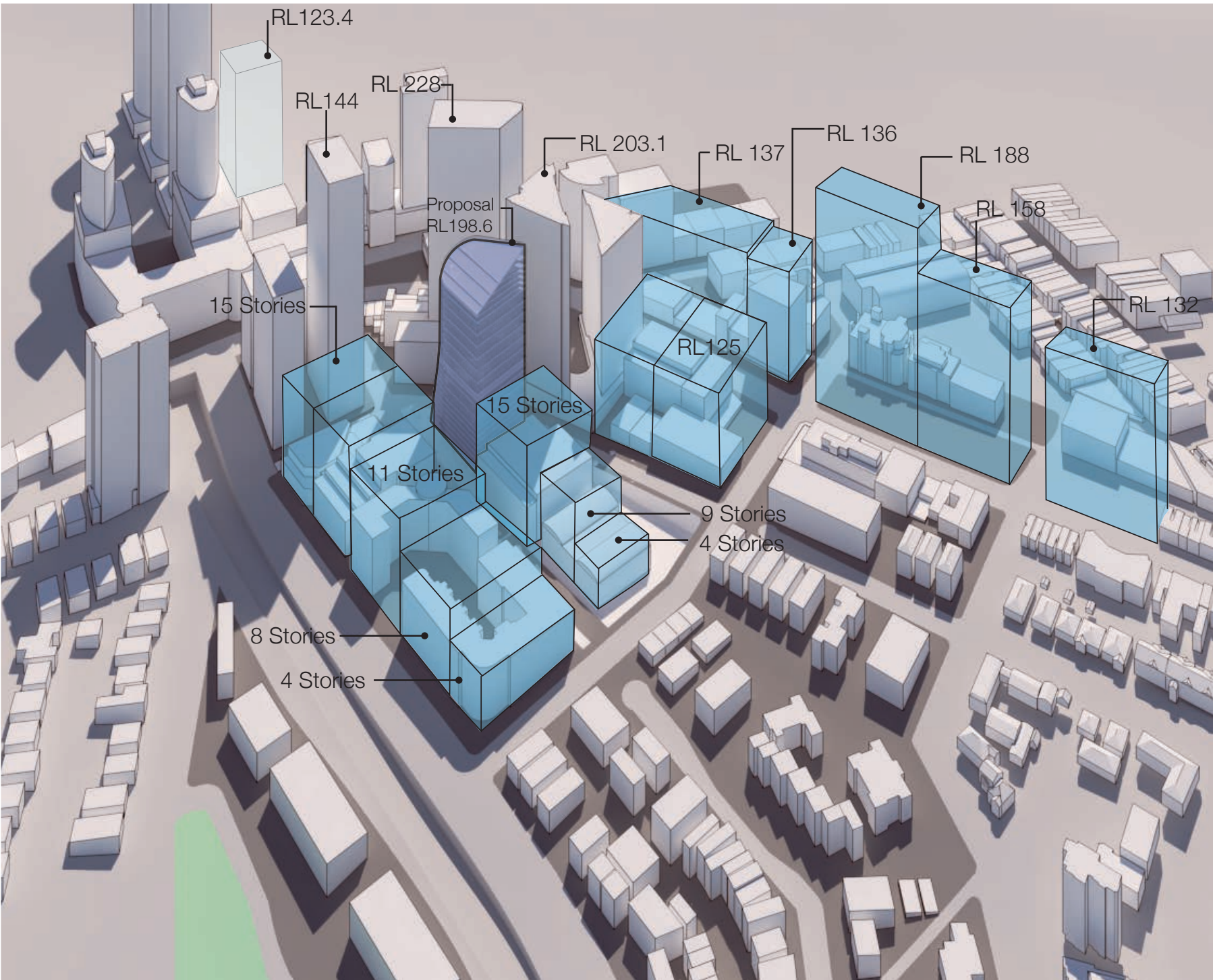
2036 Draft Plan Envelopes

2036 Draft Plan Urban Development Potential

The draft Plan vision is for St Leonards Core to be revitalised through a balance of commercial and residential development .

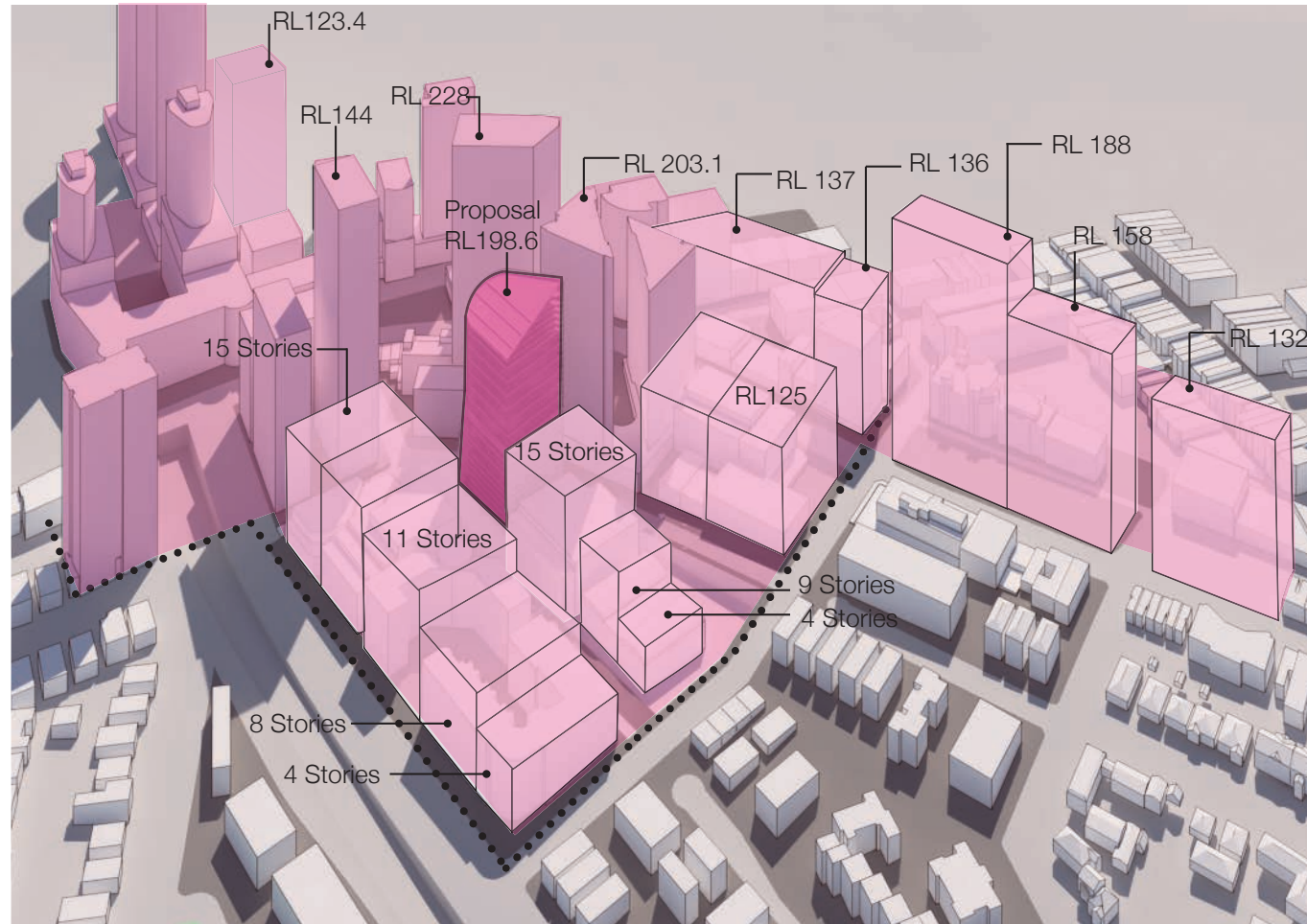
The recent proposals located adjacent to Pacific Highway exceed the LEP height controls and 2036 Vision Height. The proposal seeks to create a building mass which completes the gradual envelope height build-up towards Pacific Highway, creating a legible future urban skyline.

*Note: heights represented are indicative of current and future proposed developments as well as 2036 Vision heights.



Proposal within the 2036 Vision context

Urban Design Response | Urban Centre Density

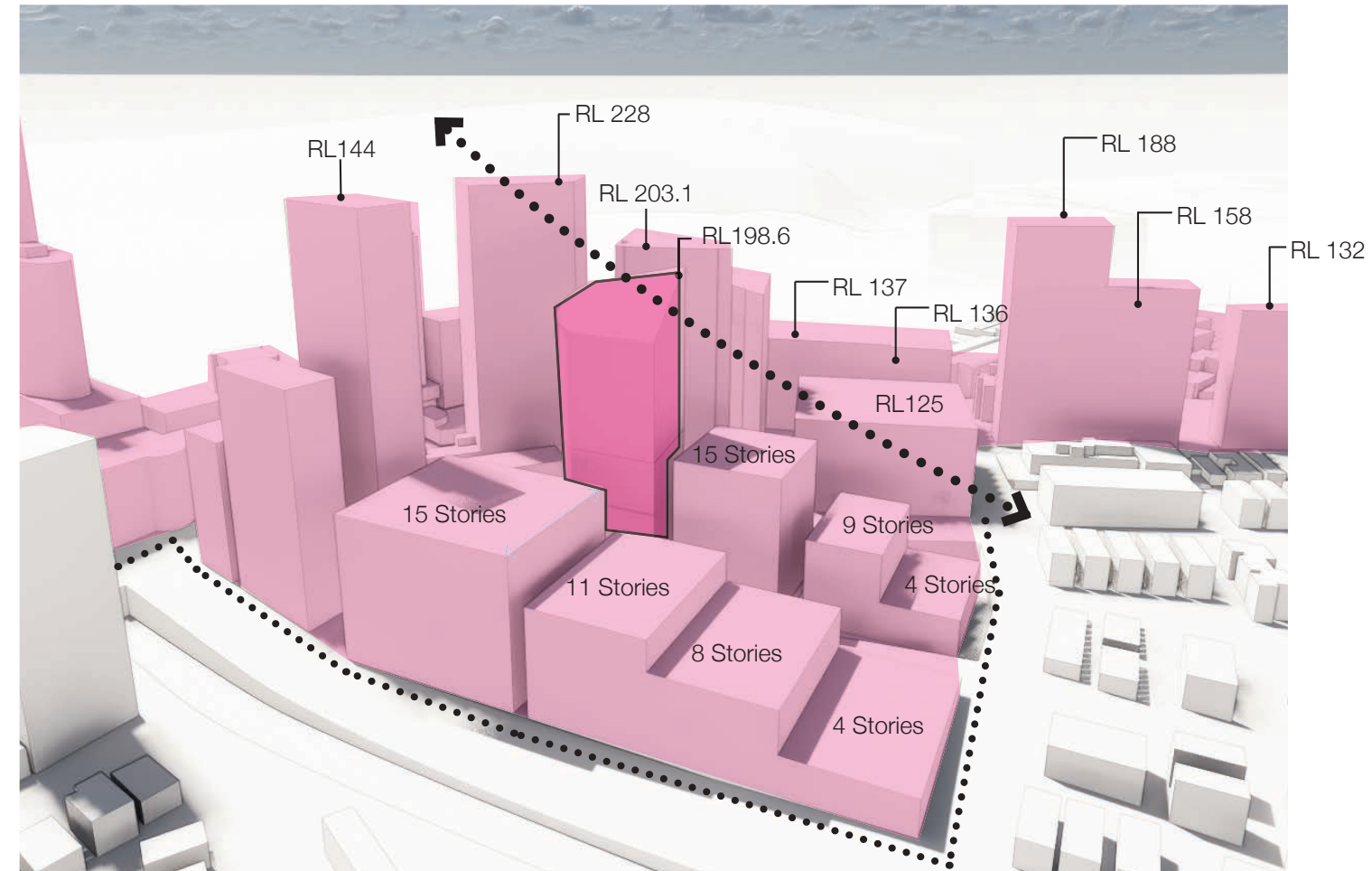


Create a true High Density Centre

This proposal seeks to contribute to the creation of a true high density centre that ensures the Precinct strengthens its role as a major commercial centre in Sydney. The proposal will create a commercial anchor in the evolving precinct.

The above diagram outlines the proposal's positioning within the 2036 Draft Vision as well as existing and proposed buildings in the precinct. The site offers the opportunity to create a new premium A-Grade commercial addition to the evolving precinct.

*Note: heights represented are indicative of current and future proposed developments as well as 2036 Vision heights.

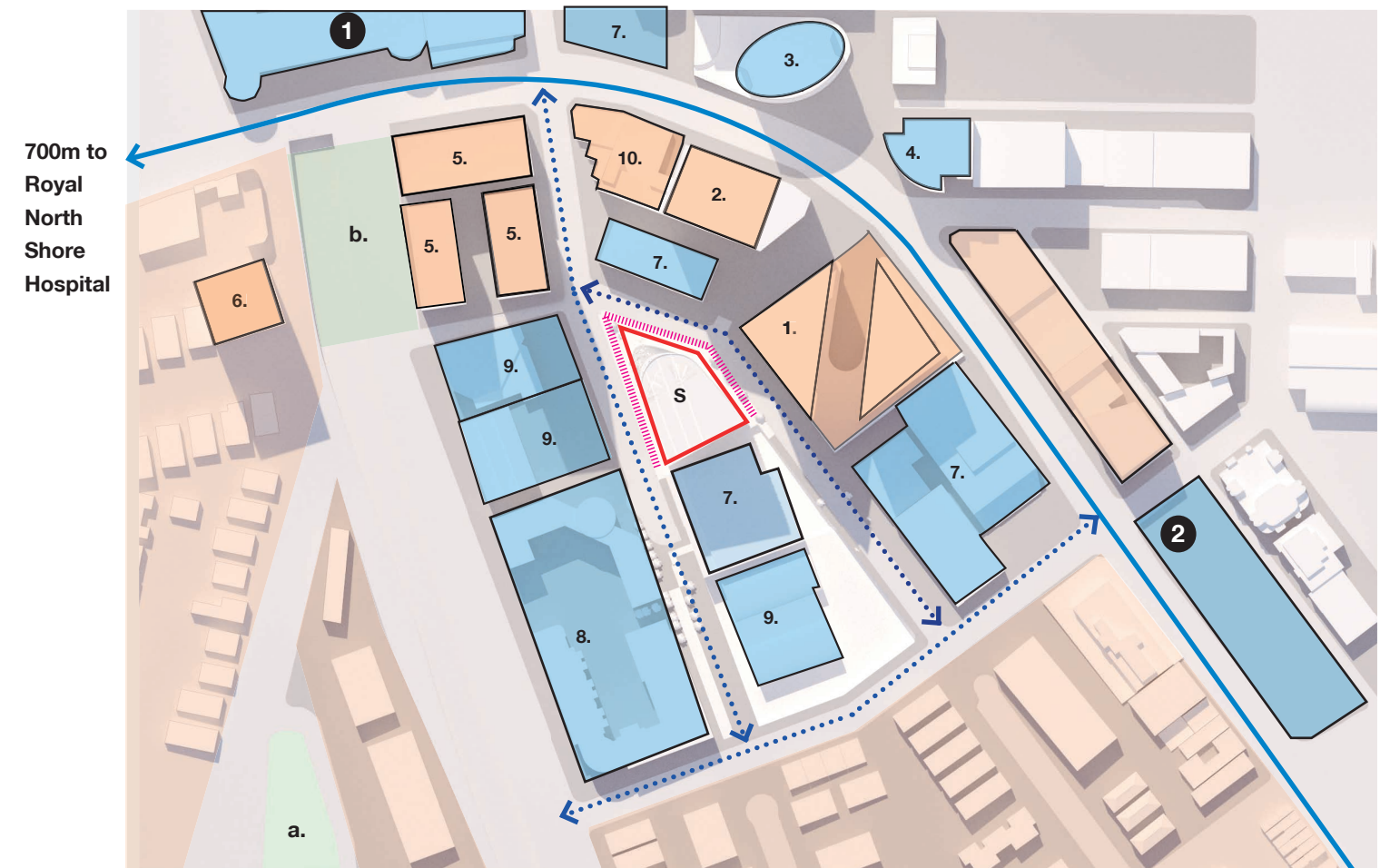
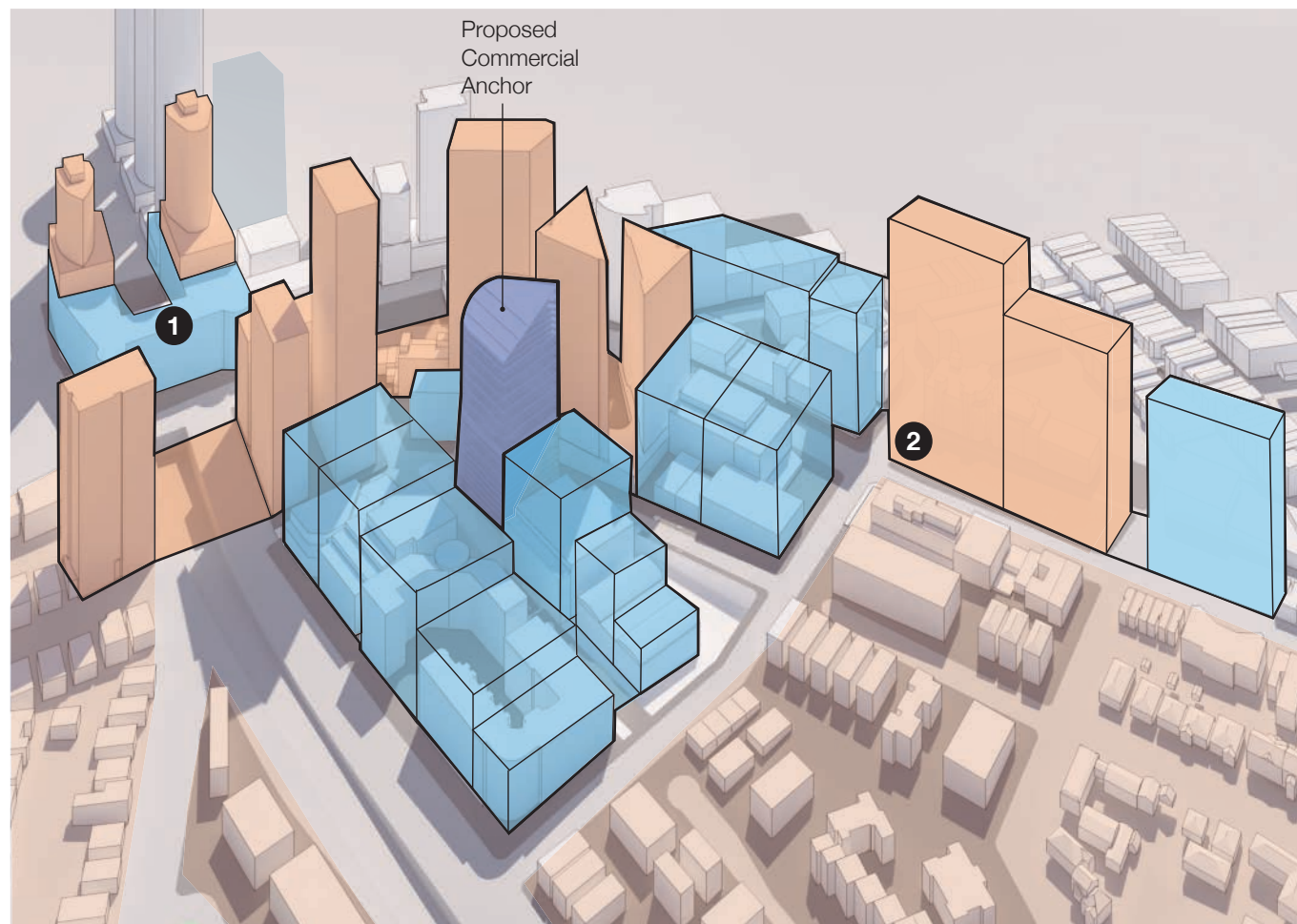


Complete the Urban Skyline

The projected 2036 urban skyline for the Precinct builds up in height towards Pacific Highway. The Proposal's scale has been aligned with the gradual build-up from neighbouring low scale residential areas to the highrise projected skyline.

The height of the proposal has been capped by the 2036 Draft solar access plane to Newlands Park, minimising impacts on contextual solar access to surrounding properties and the public domain.

Urban Design Response | Precinct Mix - Mixed Use “Live / Work / Play”








Create an A-Grade Commercial Anchor in the heart of the Precinct

The LEP and the Draft 2036 Visions promote the creation of active and varied mixed-use precinct, including land uses which enhance the local and wider community.

The Proposal will create an A-Grade premium commercial anchor in the heart of the mixed-use precinct with an active ground floor offering. The proposed commercial use is in alignment with the 2036 vision and of the current B3 Commercial zoning.

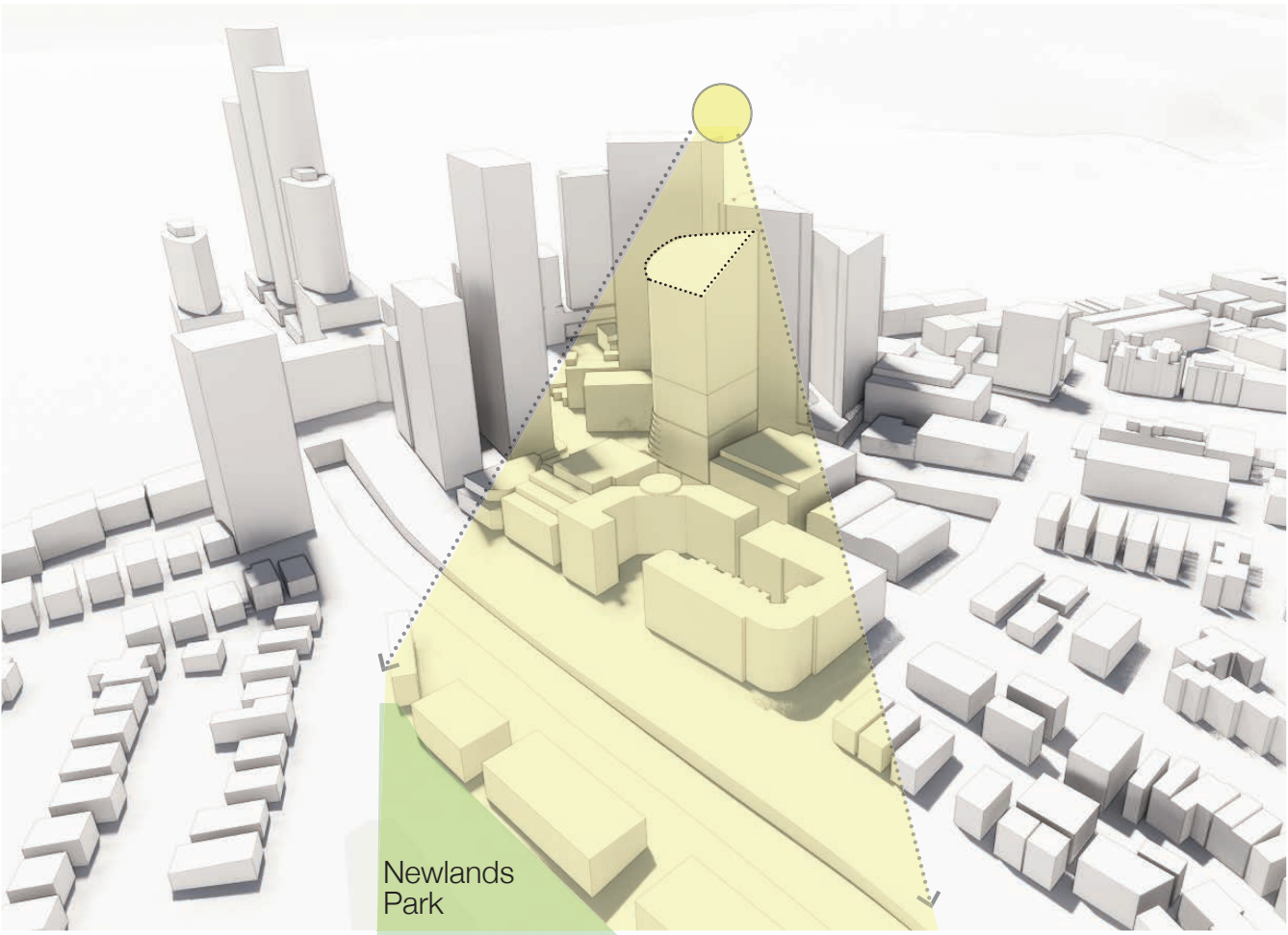
The project aims at enhancing the creation of employment opportunities. The subject site is located within the Eastern Harbour City, an area which aims to be the metropolitan centre of global financial, professional, health, education and innovation sectors.

The Precinct provides the opportunity for residents live within 30 minutes of their jobs, education, health facilities, services and outdoor amenities.

Contextual Use	Connections	Developments
 Commercial	1 St Leonards Station	S. Site
 Residential / hotel	2 Crows Nest Station	1. Residential Tower - RL 203.1
a. Newlands Park	 Pacific Highway	2. Proposed Residential tower - RL 228
b. Future public Domain	 Precinct Road connections	3. IBM Tower - RL 157
	 Prominent corner site: Visual connectivity to Pacific Highway	4. Adobe - RL 155
		5. Proposed Mixed-use / Res towers - RL 166.5
		6. Residential Development - RL 166.5
		6. Residential Development
		7. Commercial
		8. Existing Residential/ Future commercial
		9. Future commercial
		10. Future Residential

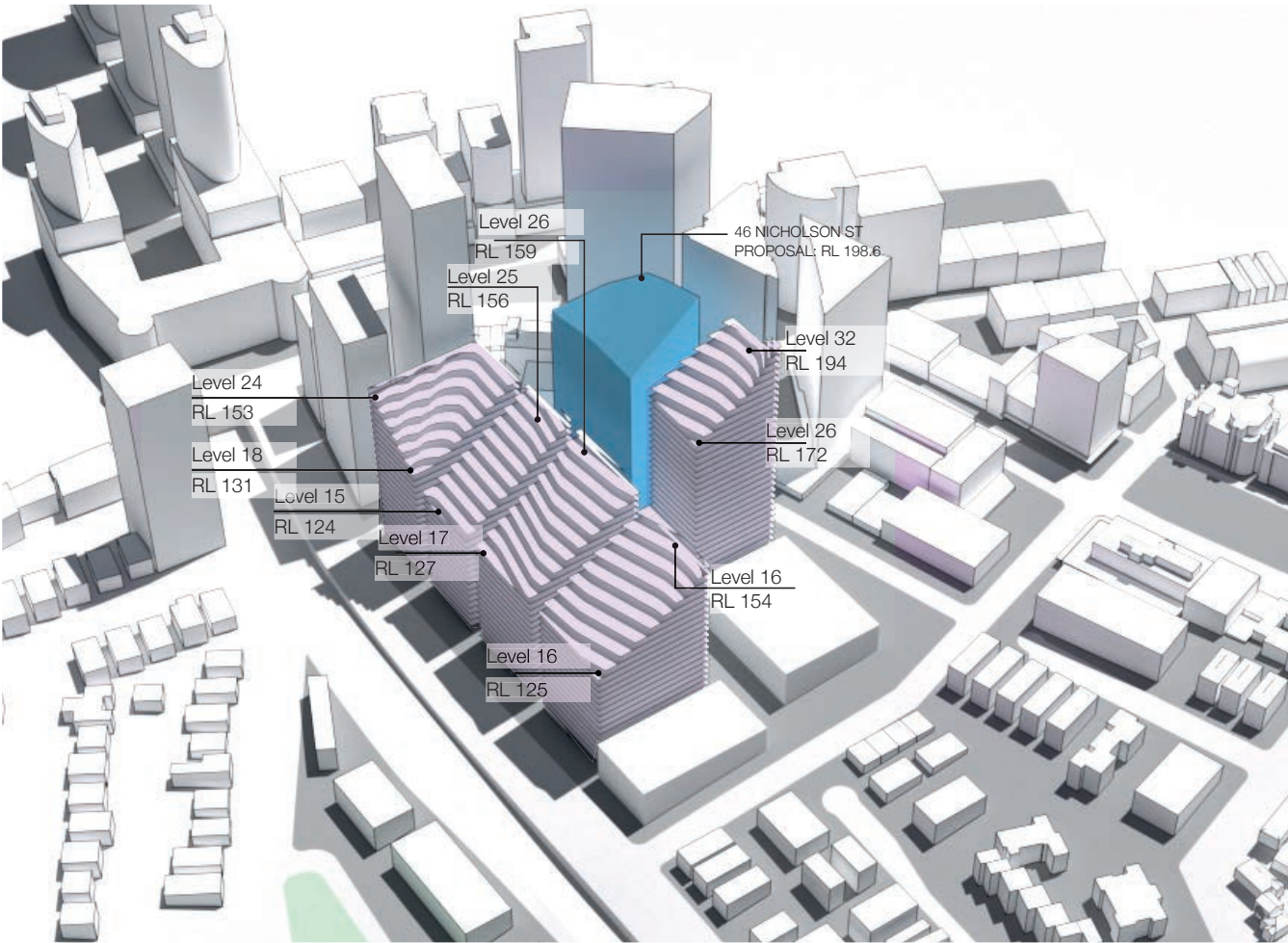


Urban Design Response | Urban Solar Response



Minimise the impacts of overshadowing on the adjacent context

The height of the proposal has been capped by the 2036 Vision solar access plane to Newlands Park, ensuring that there is no overshadowing impact on Newlands Park.



Adjacent potential developments to height of 2036 Draft Solar plane to Newlands Park

The above study reflects the maximum potential building development heights within the adjacent precinct per the 2036 Draft Plan solar access plane to Newlands Park. The Solar Plane to Newlands Park analysis shows a projected future urban height build up towards Pacific Highway.

The 2036 solar access requirements are set out below:

Public Open Space 10:00am-3:00pm

- 1. Christie Park
- 2. Newlands Park
- 3. St Leonards South
- 4. Propsting Park
- 5. Hume Street Park
- 6. Ernest Place
- 7. Gore Hill Oval
- 8. Talus Reserve Streetscape

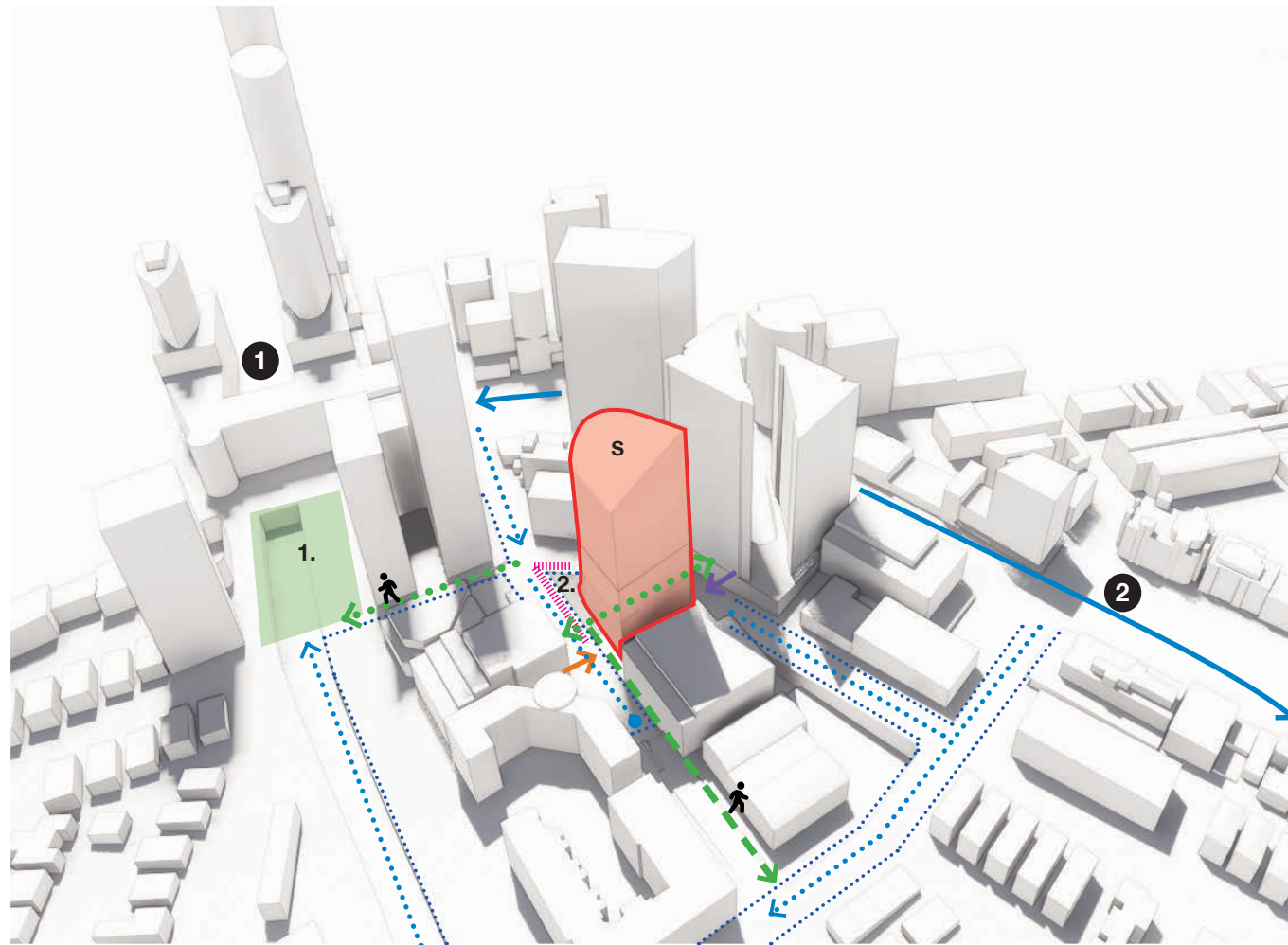
11:30am-2:30pm

- 9. Mitchell Street and Oxley Streets
- 10. Willoughby Road Residential Areas

9:00am-3:00pm

- 11. Residential areas inside boundary (for at least 3 hours)
- 12. Residential outside boundary (for the whole time between 9am and 3pm)

Urban Design Response | Connectivity & Public Domain

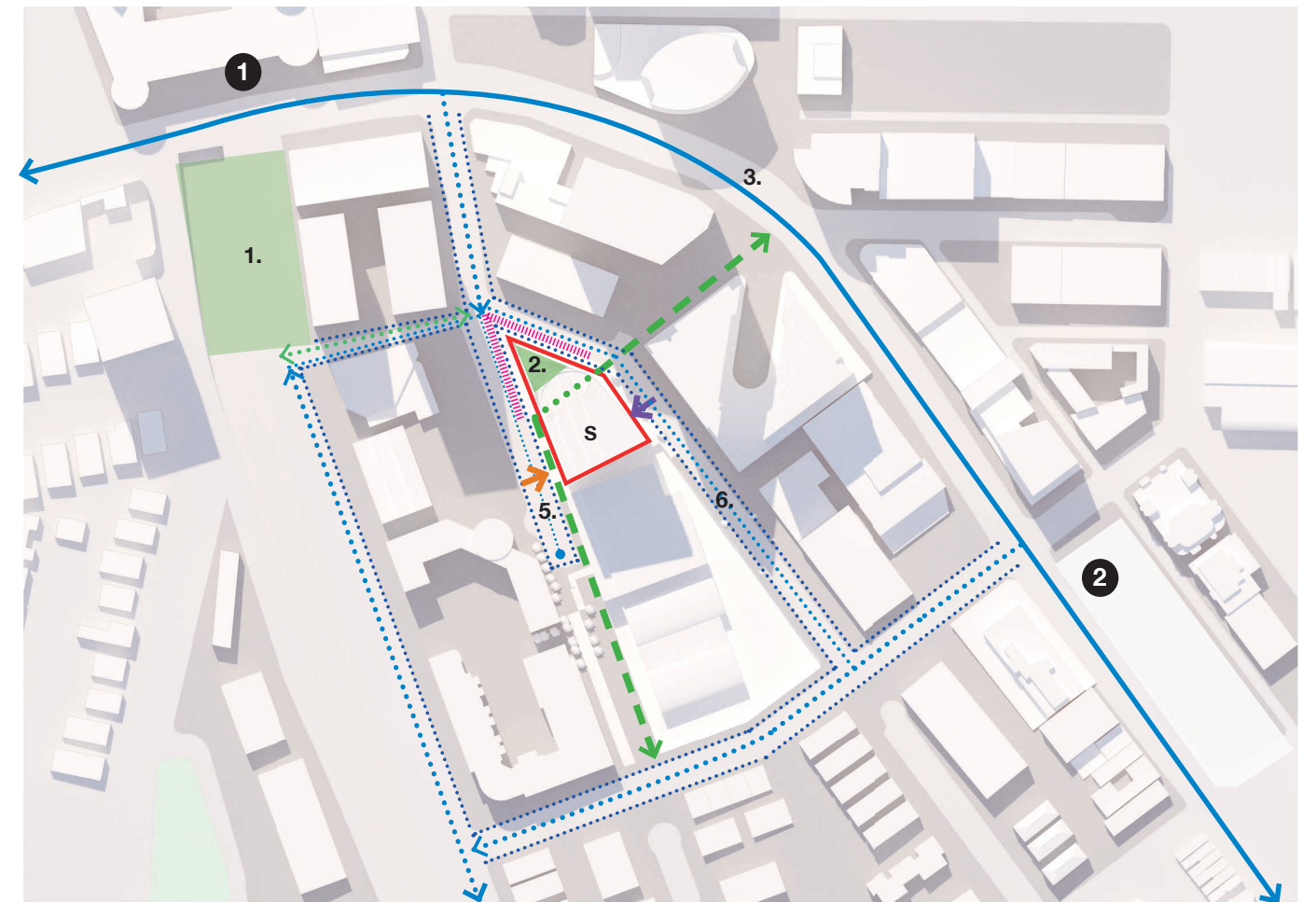


Enhance the Public Domain and Urban Connectivity

The site is a prominent corner site which is well connected to road networks and urban pedestrian links. Crows Nest and St Leonards Train Stations are both within 300m of the site, encouraging the precinct use of public transport.

The proposal seeks to enhance the future public domain as well as urban pedestrian links. The design will activate the site at ground floor.

The main vehicular road frontage is on Nicholson Street. Christie Street terminates at a pedestrianised link through to Oxley Street.

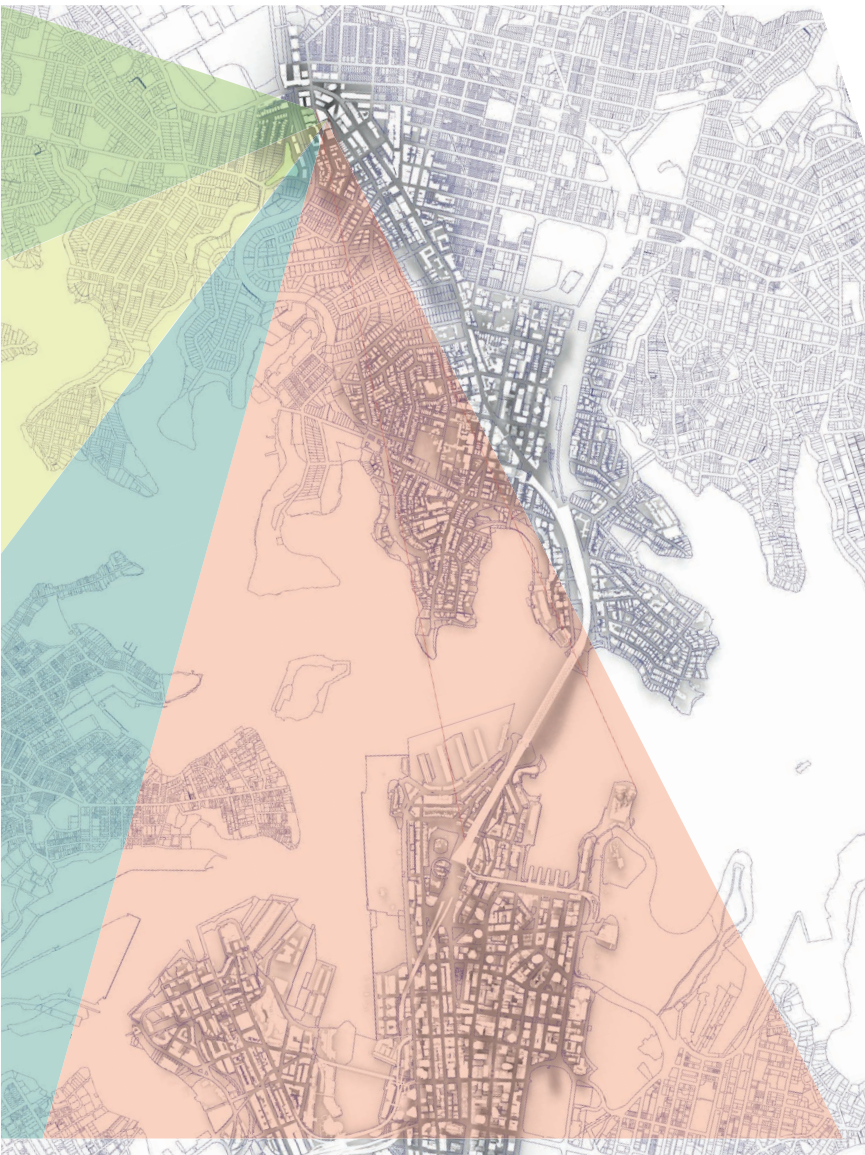


Legend

- | | |
|---------------------------|------------------------------|
| 1. Future Public domain | Roads |
| 2. Proposed Public domain | Pedestrian links |
| 3. Pacific Highway | Future Pedestrian link |
| 4. Nicholson Street | Pedestrian through-site link |
| 5. Christie Street | Vehicular entry to site |
| S. Site | Commercial Lobby Address |
| | Prominent corner address |
| | Open activated public domain |
| 1 | St Leonards Station |
| 2 | Crows Nest Station |

Design Response | View Sharing

Predominant contextual views have been illustrated below.
Refer to Appendix for detailed view studies



Macro views from site

The site and the surrounds offer views to the city, harbour, inner harbour and western suburbs.

The proposal adopts the principles of view sharing with neighbouring and adjacent developments.



View sharing from neighbouring buildings

Neighbouring Developments

- 1a. Residential Tower - RL 203.1
- 1b. Residential Tower - RL 180.5
- 2. Proposed Residential tower - RL 228
- 3. IBM Tower - RL 157
- 4. Residential Development-RL 166.5
- 5. Proposed Mixed-use development - RL 166.5

Site legend

- Site boundary
- - - Upper Level building proposal setback
- S. Subject Site

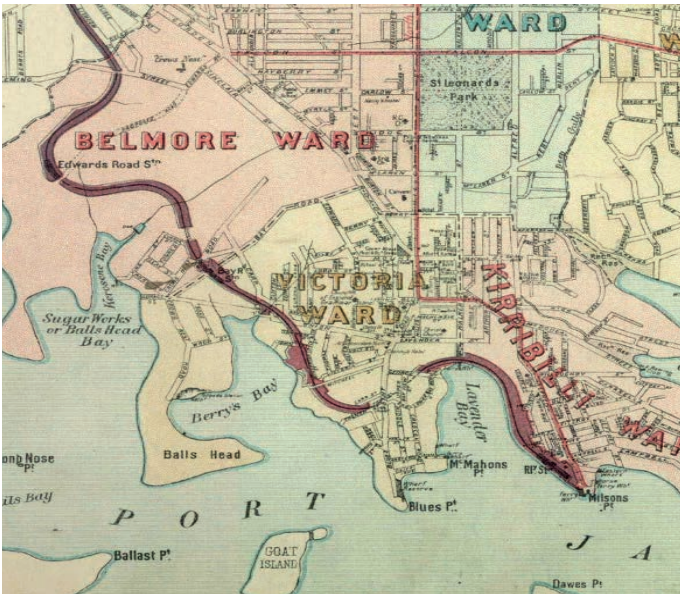
Views

- City & Harbour views
- Inner Harbour views
- Western Sydney views
- Inner West / Upper Harbour views

04

Proposal Design Response

Proposal Design Response | Urban Narrative



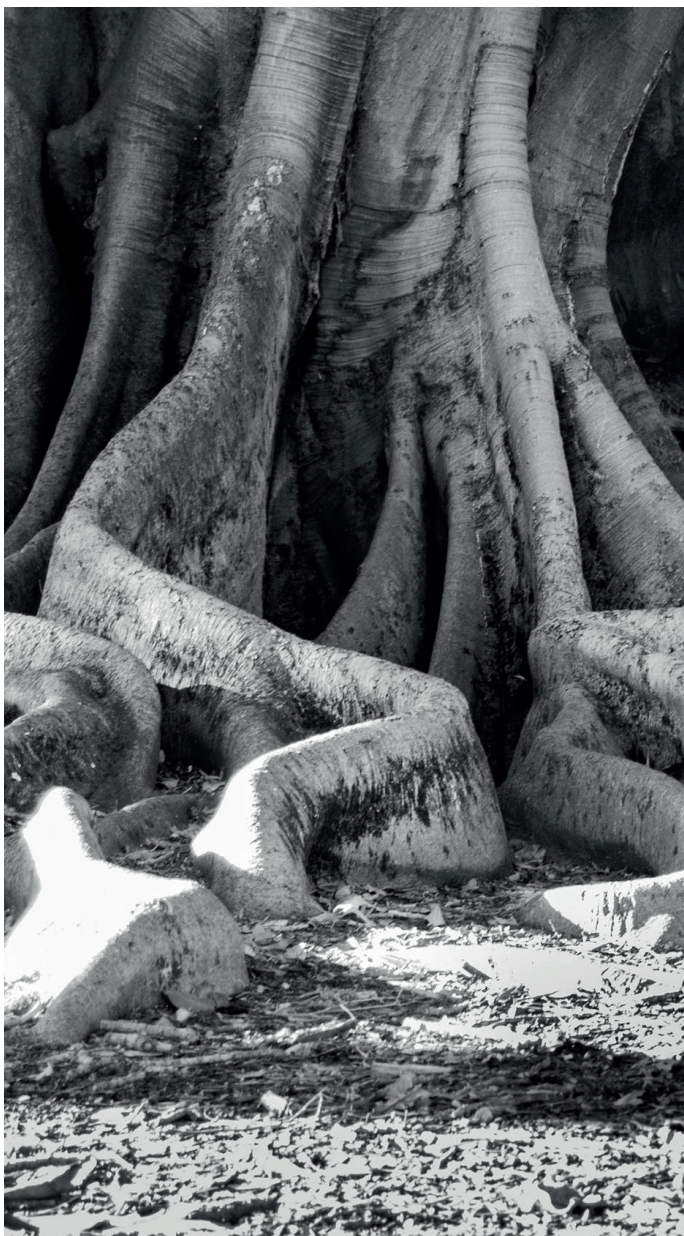
Historic Narrative

- Gore Hill's historic DNA was founded on a pioneering spirit. Industry and innovation historically flourished in St Leonards.



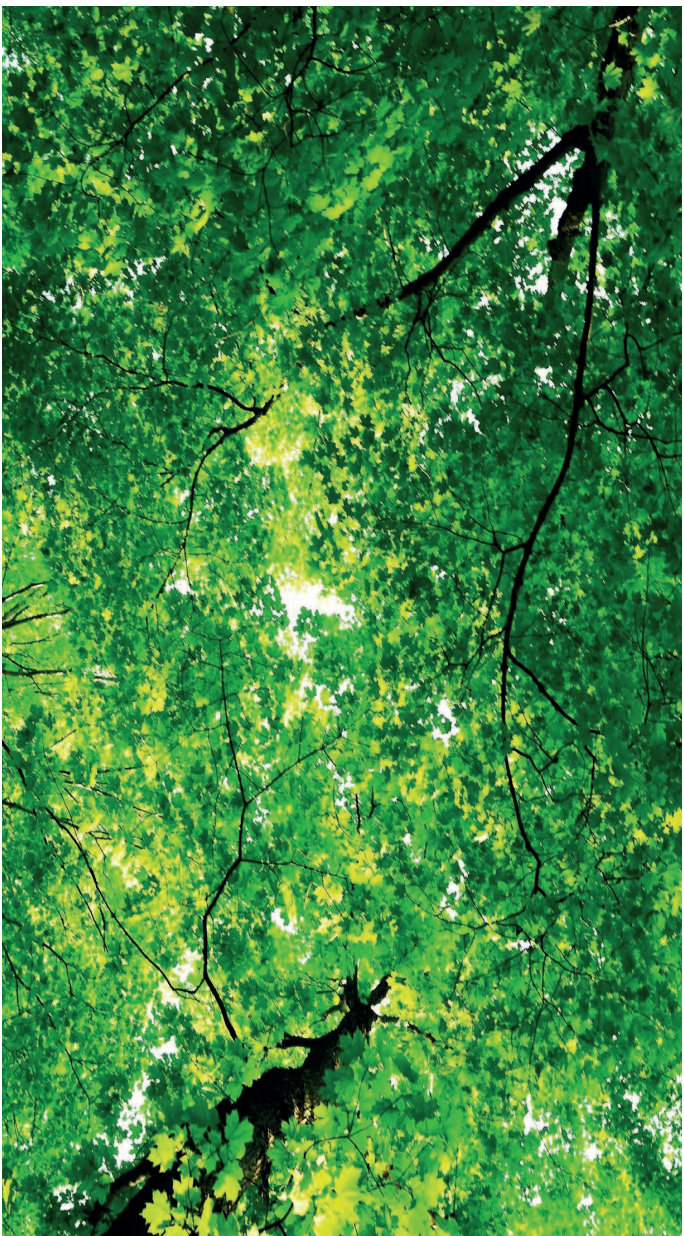
A Layered Ecosystem

- Create an A-Grade commercial offering with diverse community offerings including medical facilities and retail activation on the public domain.
- A living, active workplace.



Sustainability

- Sustainability is at the core of the proposal. Fostering user well-being and sustainable responsible initiatives form the key design principles.



Extension of Contextual Canopies

- Continuity of the contextual tree lined streetscapes into the site aims at stitching the larger public realm together

Proposal Design Response | Proposal Design Narrative



Open to Sky amenities

- Rooftop amenities which encourage Partnerships with industry



Green outdoor well-being spaces

- Well-being and Lifestyle celebrated



Shelter

- Overhangs and solar protective shading



Open and Active public domain

- Encourage Community engagement and an activated ground floor

Proposal Design Response | Tenant Narrative : A layered, diverse ecosystem



Active ground floor and Retail floor



Medical Suites



Workplace



Agile & Flexible spaces

Proposal Design Response | Tenant Narrative

Tenant Narrative

The building is designed to as a distinct and new offer to the St Leonards market, a building with enough total leasable area, and large enough floorplate size to attract a blue chip back office or a corporate headquarters tenant. At over 30,000 sq m NLA, and a rapid rail link to the CBD, the ability to house a significant portion of staff in this more cost effective location whilst still connecting to the CBD will be attractive to tenants.

The building itself is favourable comparable with new CBD buildings, it is A grade, has great views and outdoor space to over half the floors.

The floorplate itself is a side core but with outlook to all aspects. Views form both ends of the lift core is also a unique and highly attractive feature.

The building is designed to attract talent, making it highly attractive to corporates. Close to transport, close to childcare and schools, close to healthcare, and close to where you live, and linked to the CBD. This working and living arrangement is increasingly attractive to a broad section of the workforce.

The sustainability credentials of the building will also make it attractive to talent – a building with a purpose.

An Attractor

The new development will have all of the base criteria, as defined by JLL agency, that blue chip tenants are looking for covered:

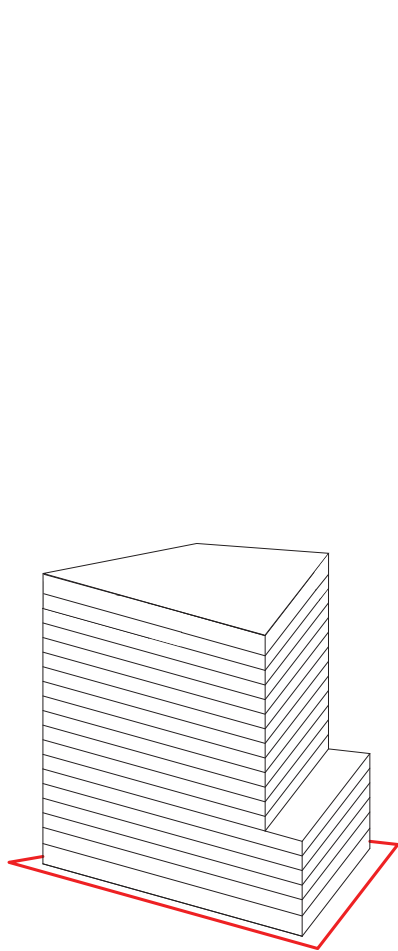
- 5 star Green building and 5 star NABERS
- Loading facilities
- Building design meeting to 1:10sqm criteria – with an option to increase to 1:8 sqm per person.
- High end EOT facilities
- Mobile phone coverage throughout entire building (including lifts)
- Proximity to transport

In addition we have provided:

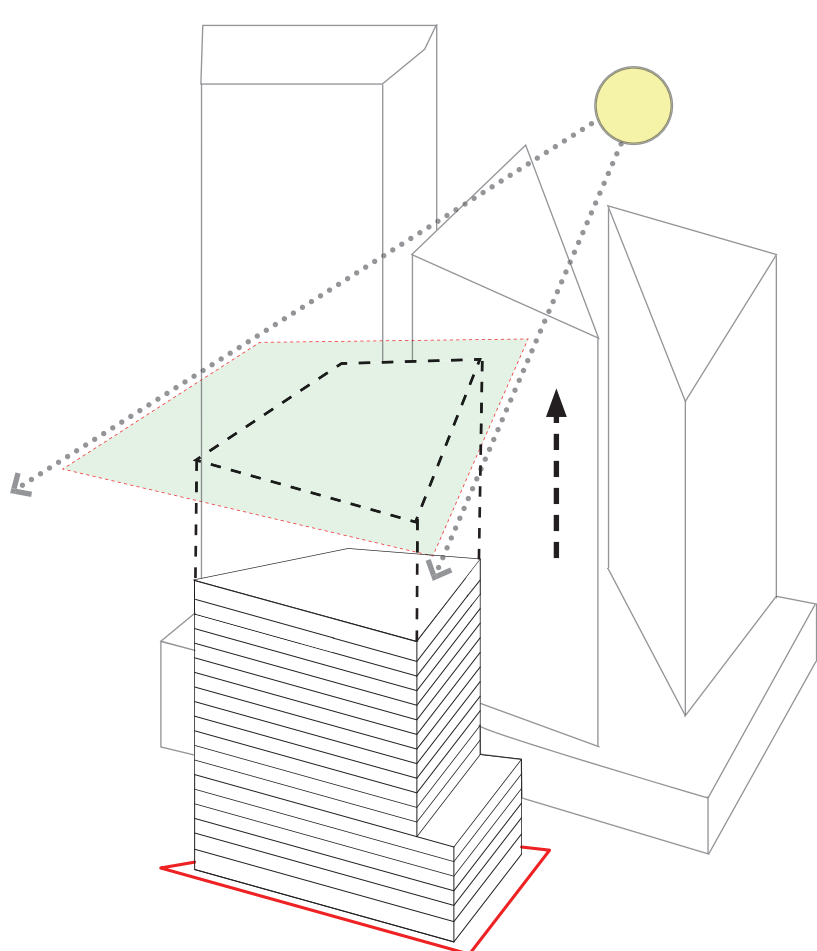
- Minimal column impact on the work environment
- Ability to easily secure the floor
- Panoramic views (from the east right around to the north/north-west)
- Large contiguous floorplates uninterrupted by a centre core
- An attractive building design tenants will wanted to associated with



Proposal Design Response | Envelope Evolution

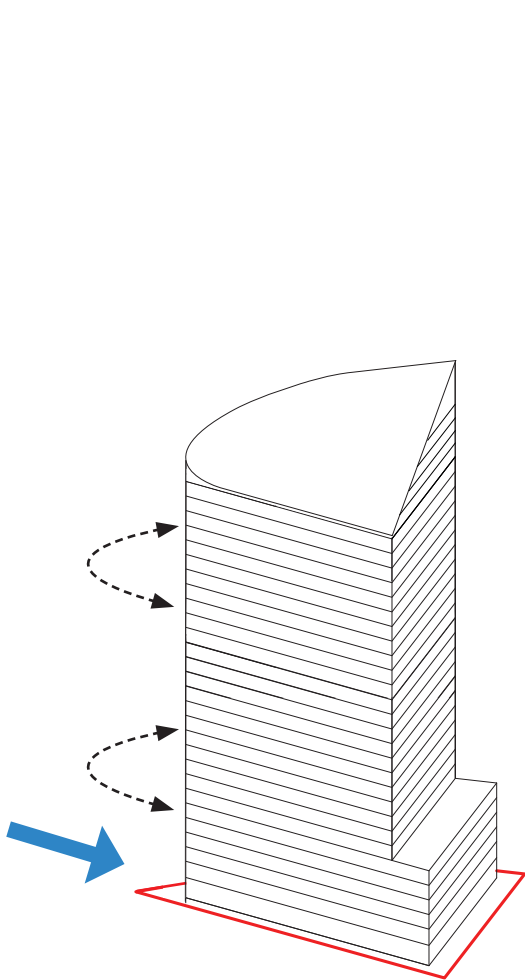


2036 Vision mass

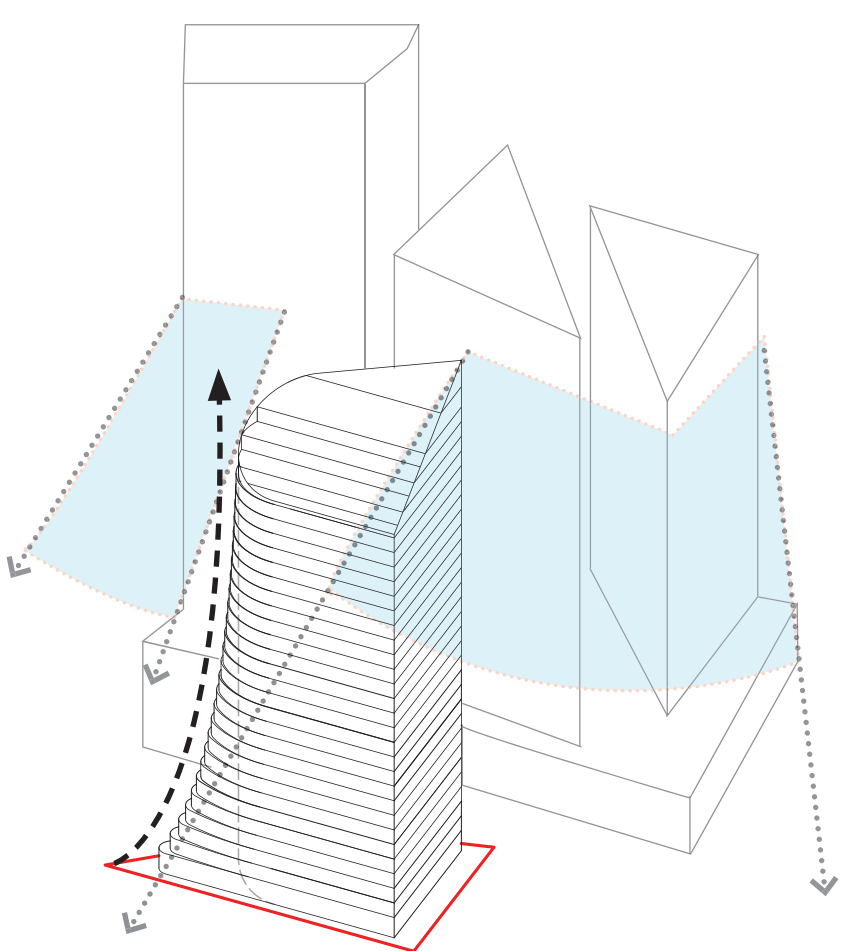


Height per the 2036 Vision
Solar Access Plane

- With no overshadowing of Newlands Park or other parks
- Commercially viable envelope achieved

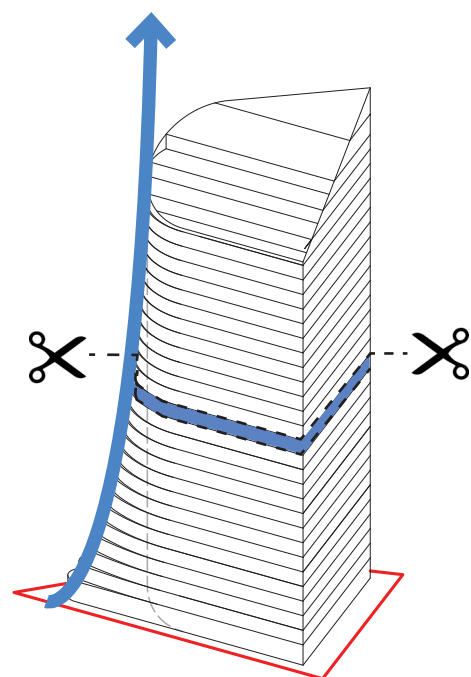


Articulate corner of envelope on
Prominent urban visual axis

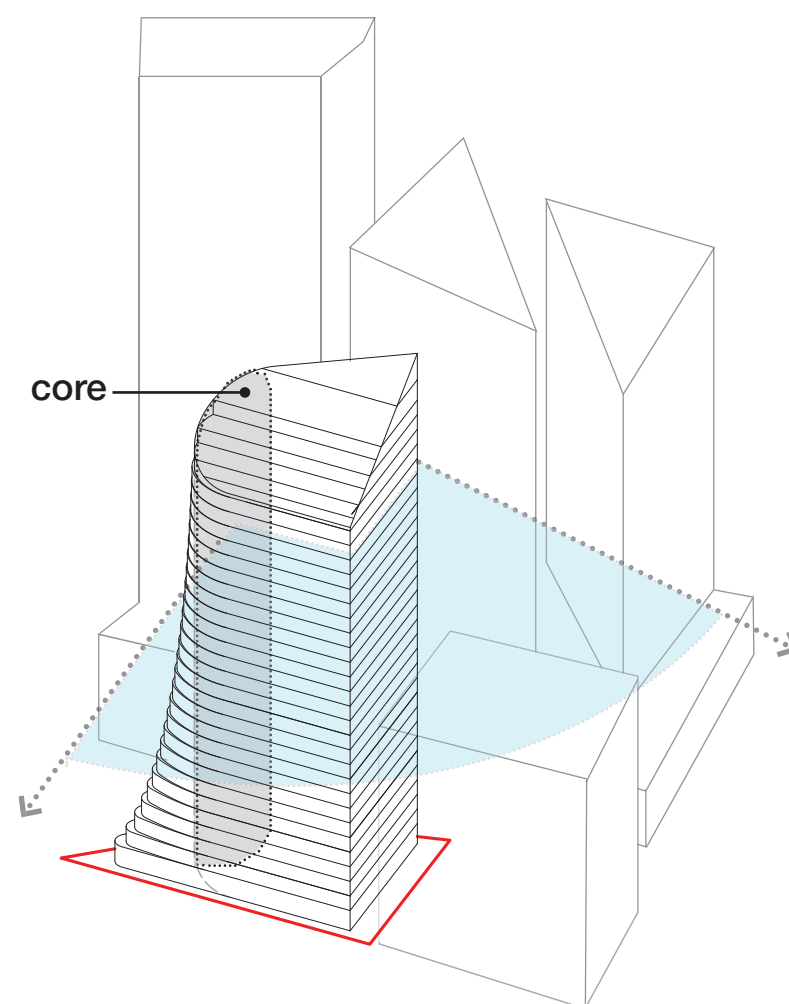


Optimise view sharing with neighbours
by tapering mass and reducing upper
level floorplates

Proposal Design Response | Envelope Evolution

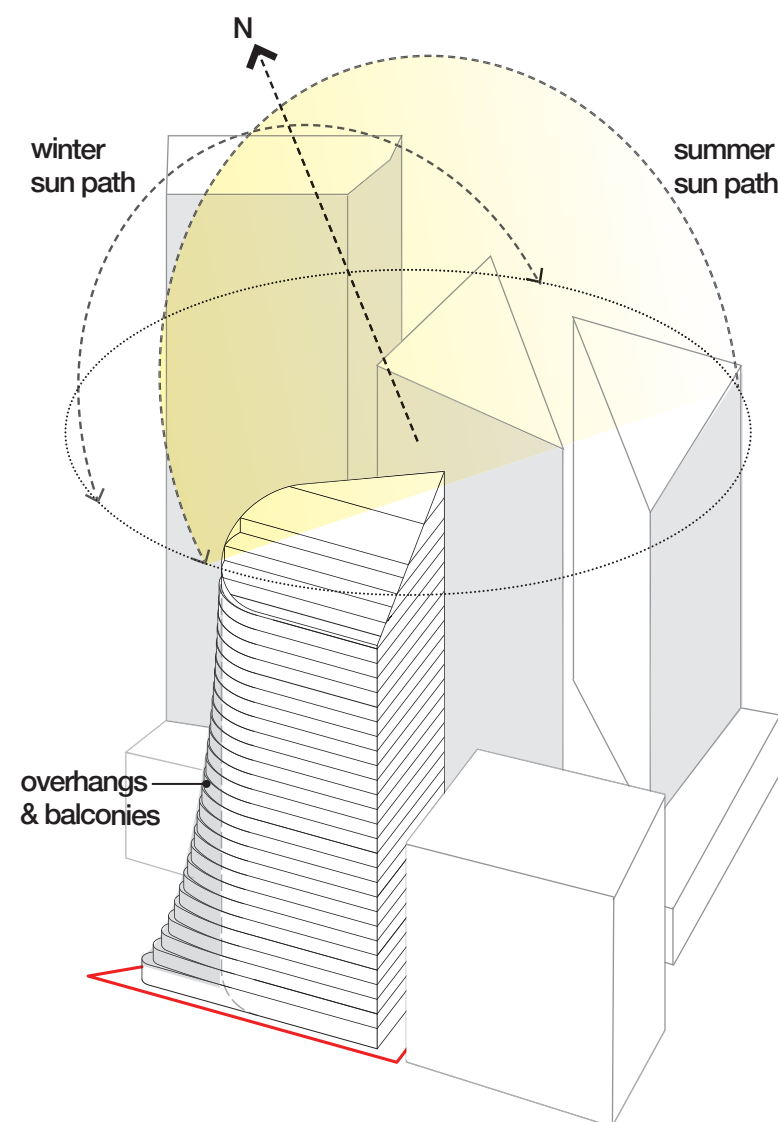


Articulate building envelope to create an elegant urban form with horizontal and vertical skyline articulation



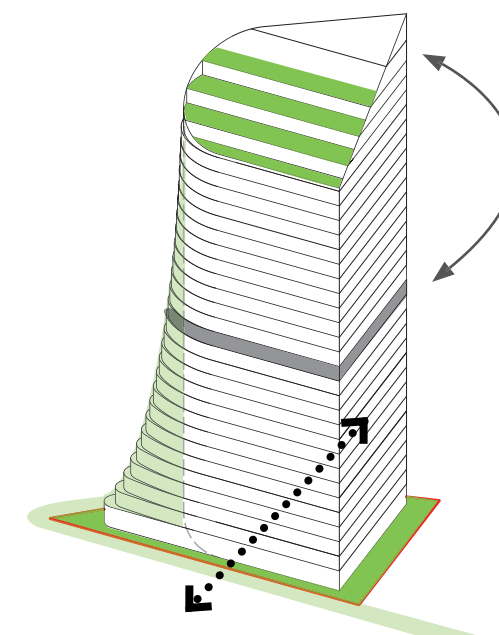
Locate core on west to optimise views out from floor plates

- Optimised internal views
- Creates well-it, contiguous floor plates



Solar protection

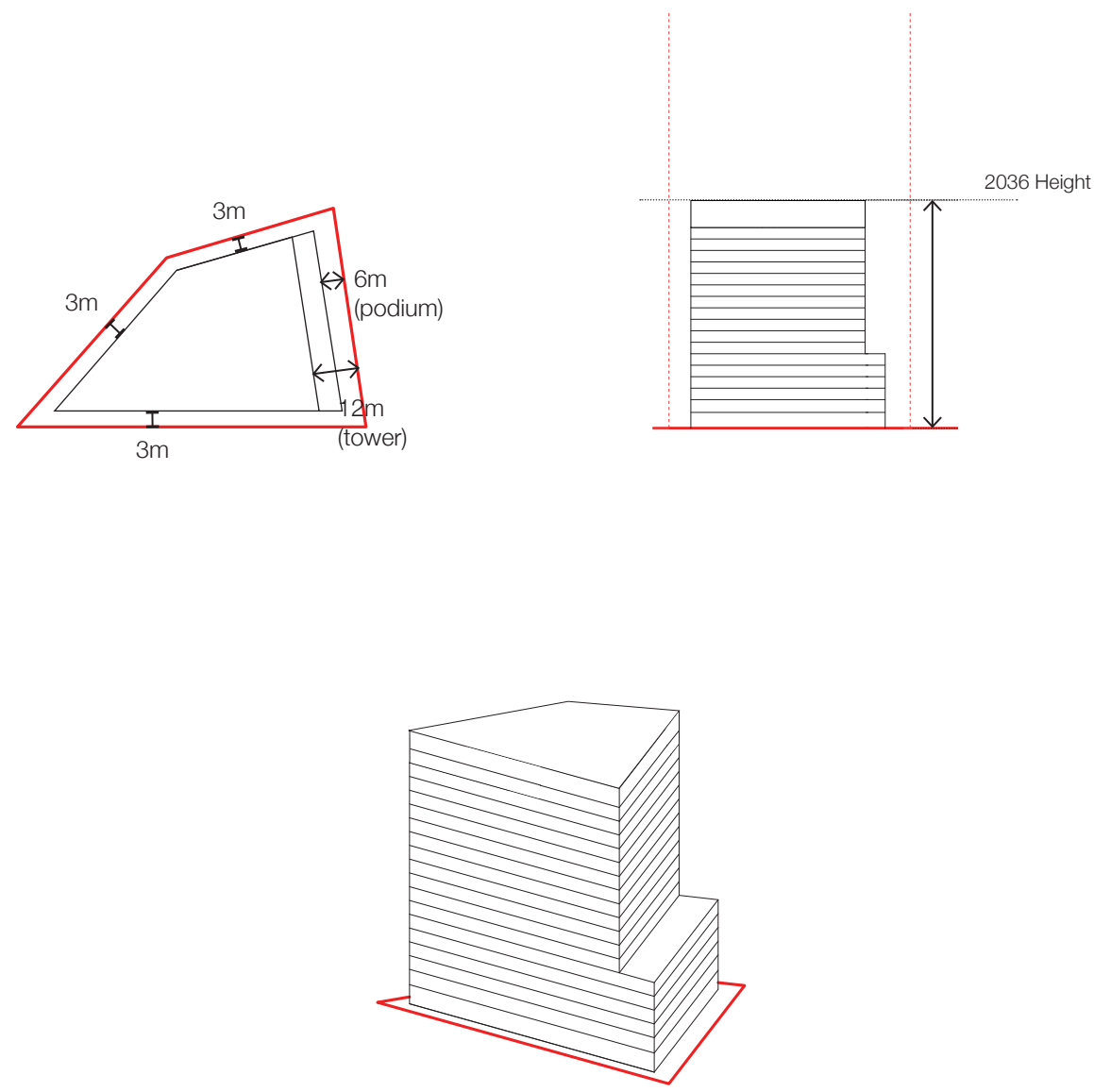
- Existing neighbouring buildings to north provide solar protection to north facade
- Balconies & overhangs provided on west facade for solar protection



Active public domain & Tenant outdoor amenities fostering user well-being

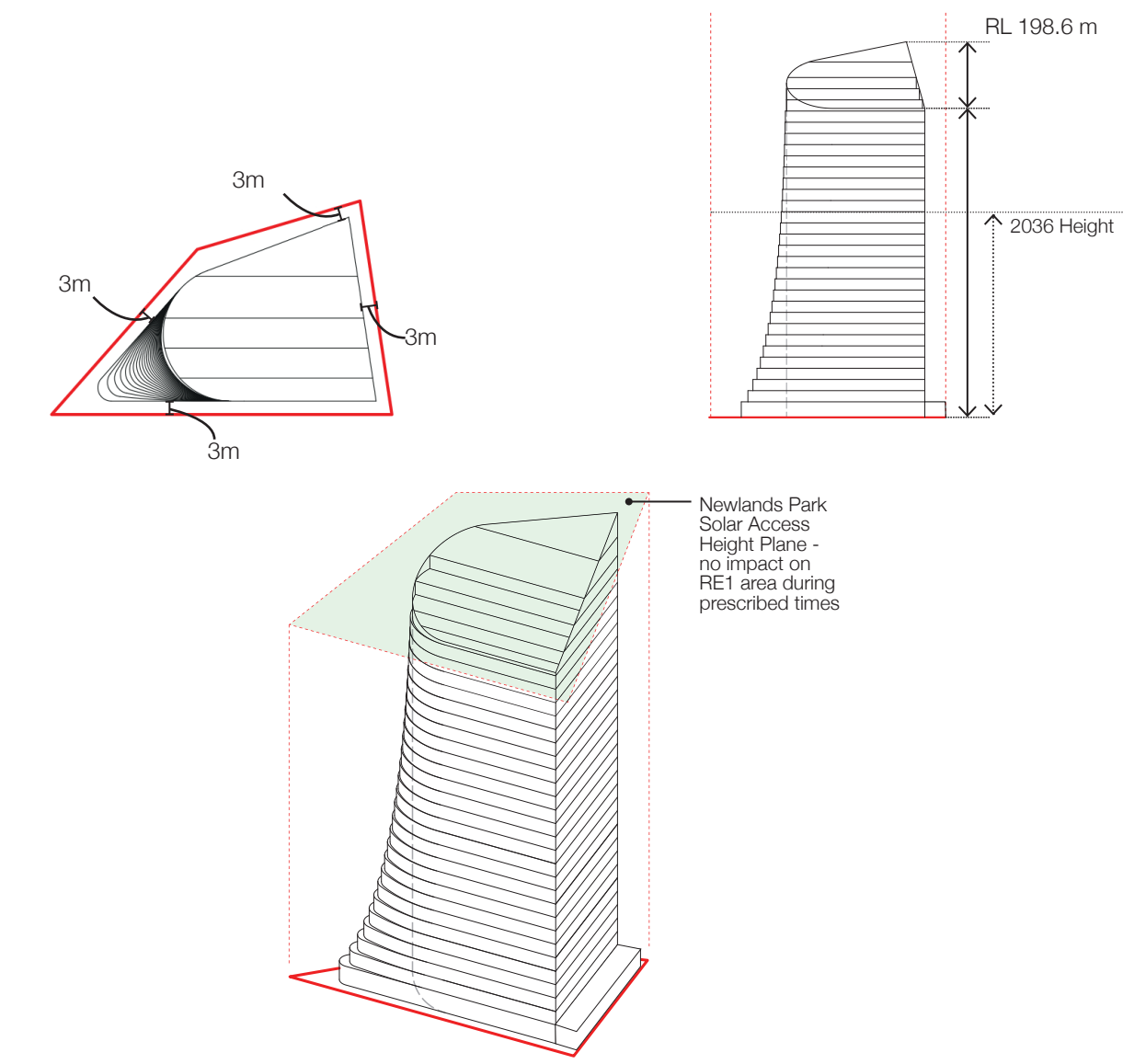
- Activate the public domain
- Create a through site link from Christie St to Nicholson St
- Provide tenant outdoor amenities
- Potential to locate plant mid-level to maximise rooftop terrace amenities

Proposal Design Response | Planning Controls



2036 Draft Vision

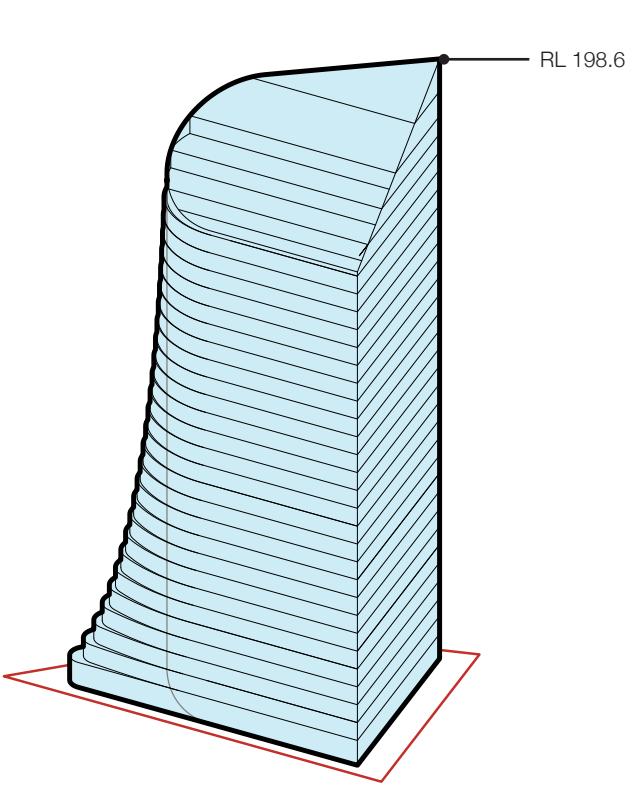
Total GFA: 18,400 m²
FSR: 8:1
Proposed FSR: 8:1
Height: 18 Storeys
Setbacks: 3 meters setback on streets rear setback to “Encourage new development to be sympathetic to existing buildings with appropriate setbacks and street wall heights.”
(6m at podium/ 12m to tower per proposed per DCP + LEP Compliant scheme)
Number of levels per FSR: 16 Storeys



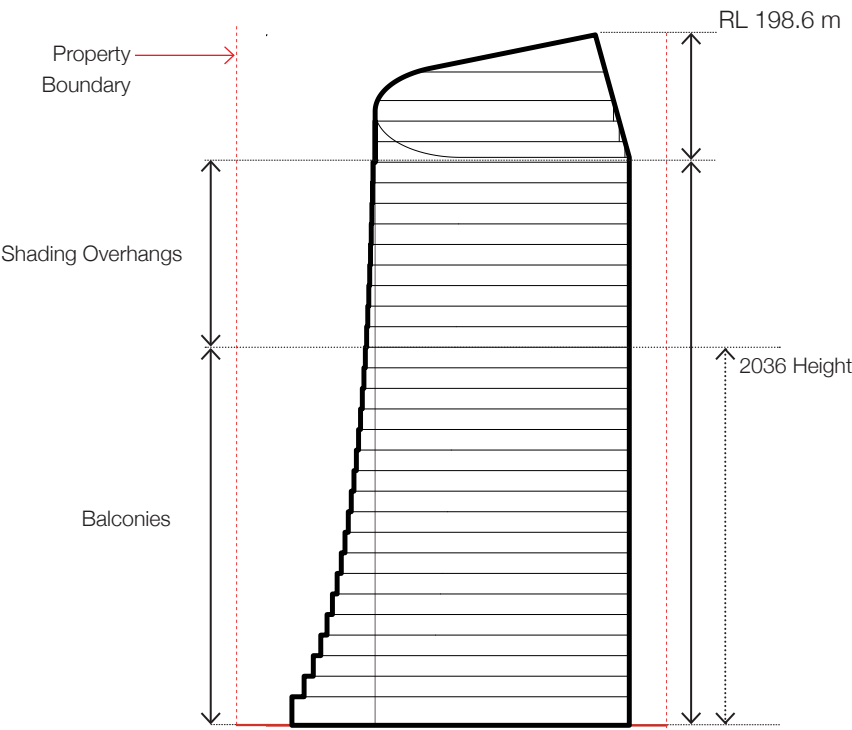
Proposed Scheme

Total GFA: 38,044 m²
2036 Draft Plan FSR: 8:1
Proposed FSR: 16.54:1
2036 Draft Plan Height: 18 Storeys
Proposed Height: 30 Storeys + 2 plant levels [+ 3 basement levels]
Proposed Setbacks: 3 meters setback on street frontages.
0m setback at ground floor to side,
3m setback above ground floor at side

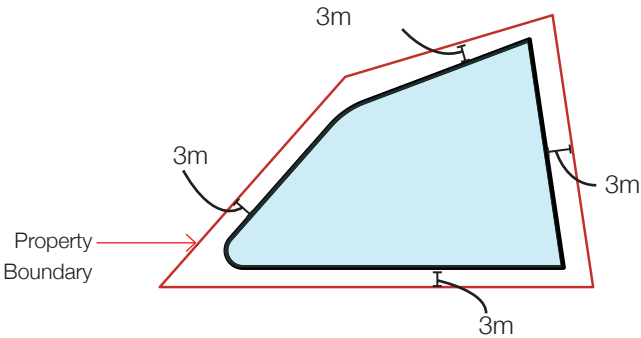
Proposal Design Response | Proposed Envelope



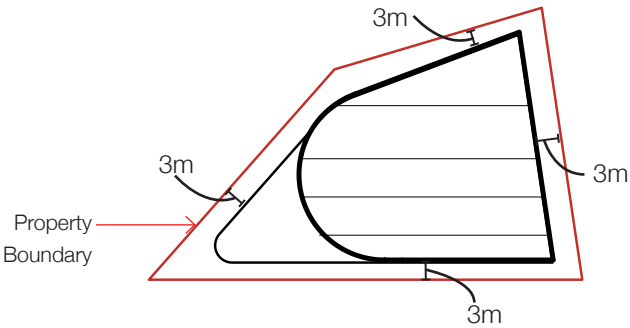
Proposed Envelope



Proposed Section



Level 1 Plan



Roof Plan

05

Proposed Scheme

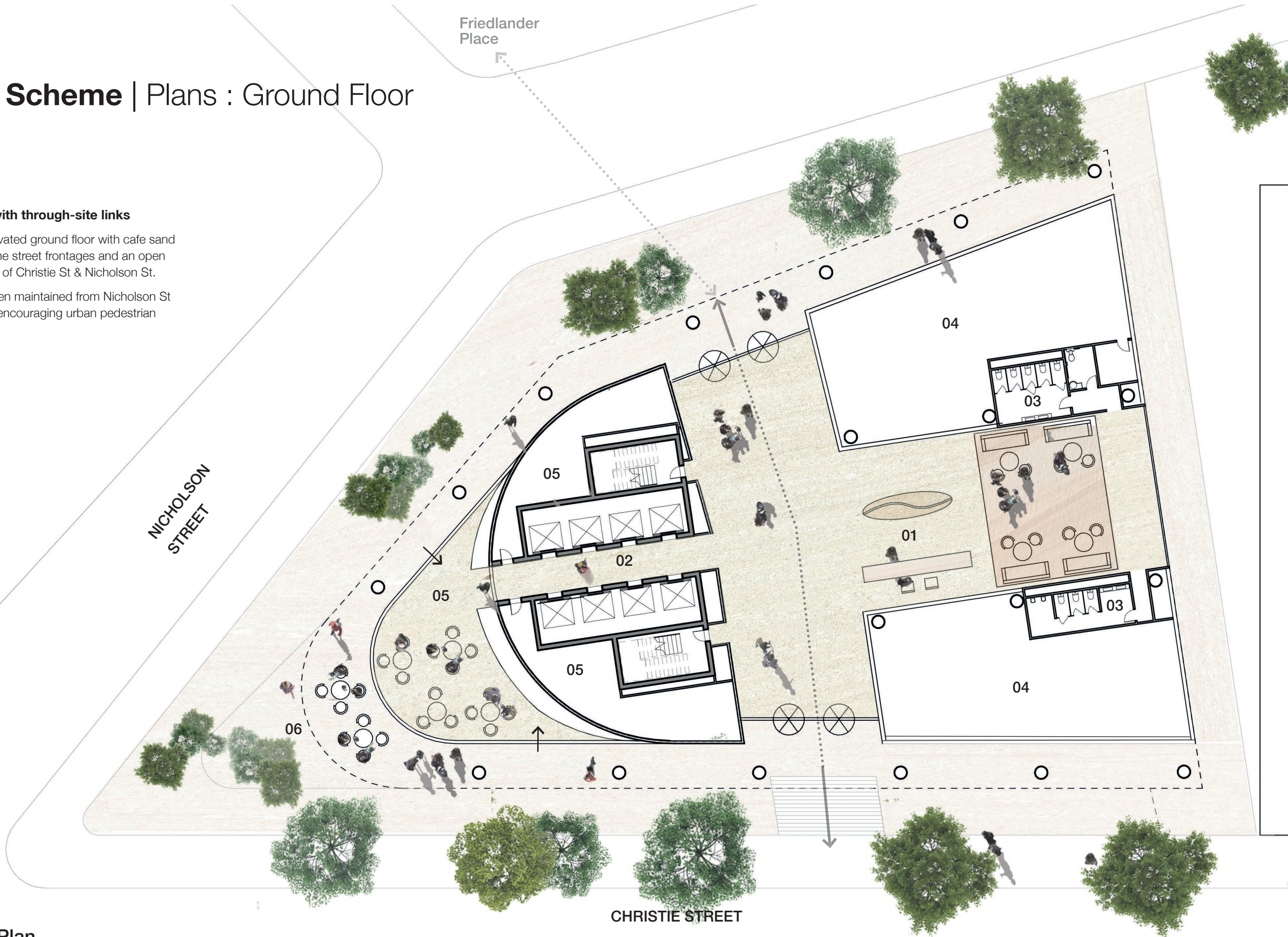


Proposal Scheme | Plans : Ground Floor

Activate ground floor with through-site links

The proposal offers an activated ground floor with cafe and shop located adjacent to the street frontages and an open public space on the corner of Christie St & Nicholson St.

A through-site links has been maintained from Nicholson St through to Christie Street, encouraging urban pedestrian permeability.

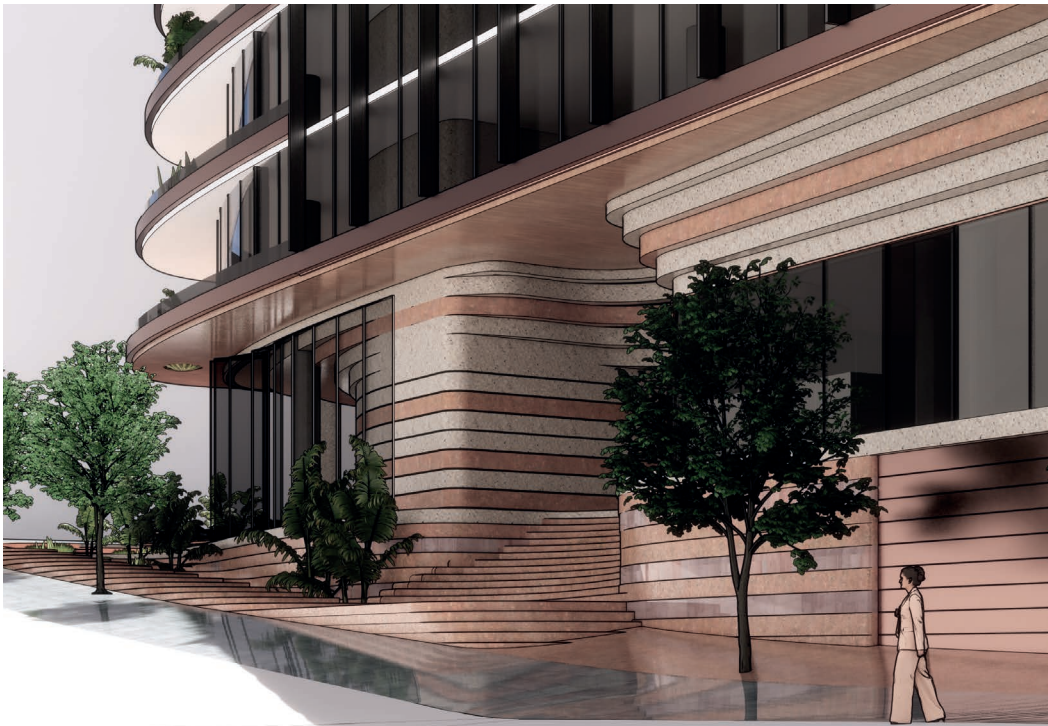
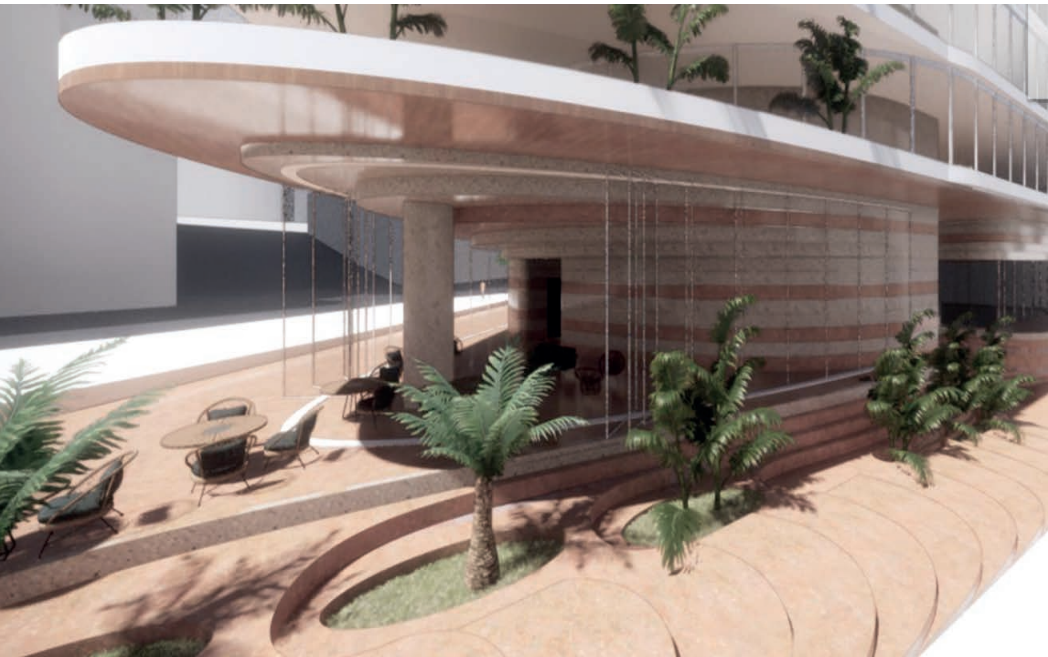


Ground Floor Plan
A3 Scale 1:250

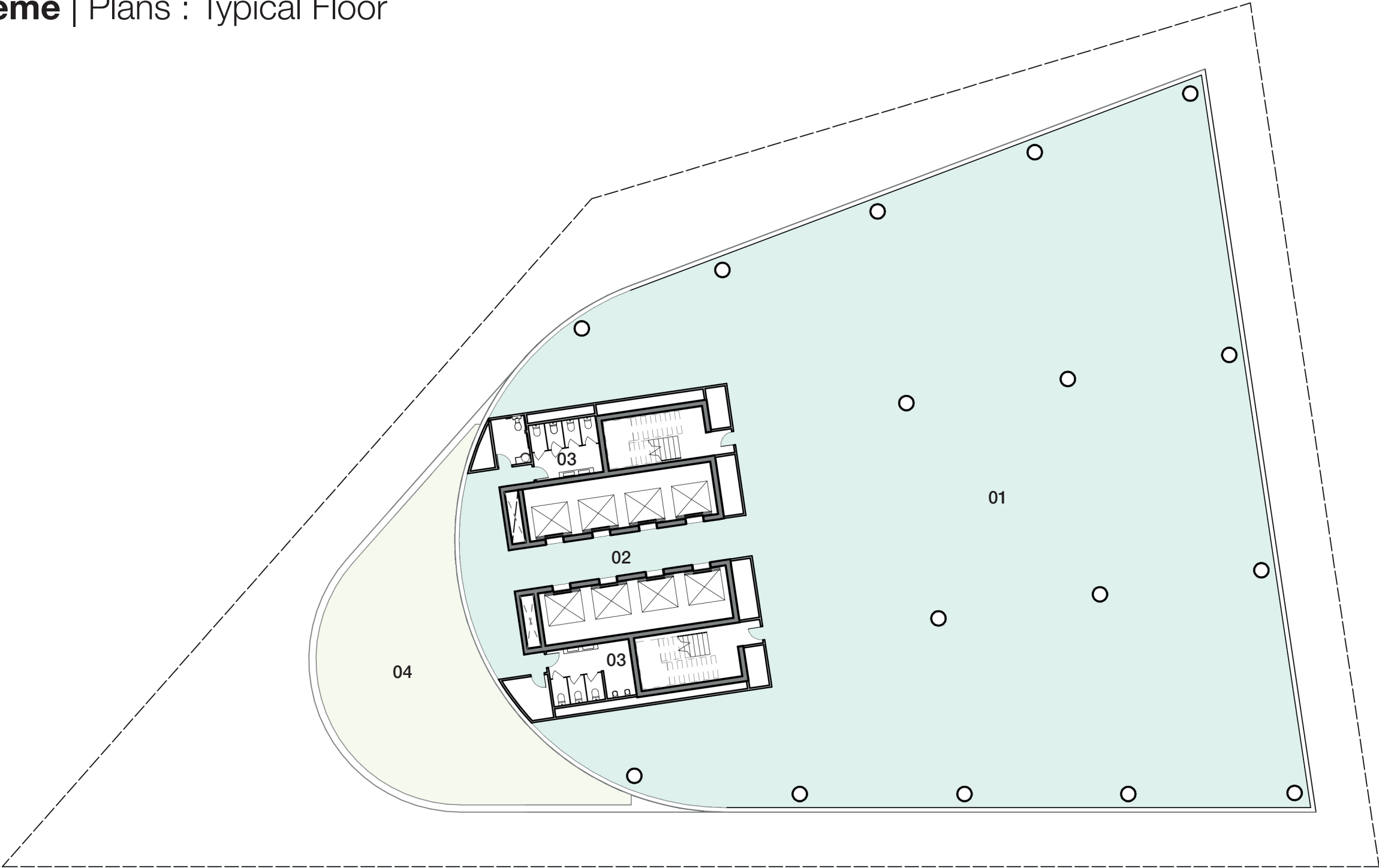
- 01 Reception
- 02 Core
- 03 WC
- 04 Retail/ Amenities
- 05 Enclosed Cafe
- 06 Public open space



Proposal Scheme | Ground Floor



Proposal Scheme | Plans : Typical Floor



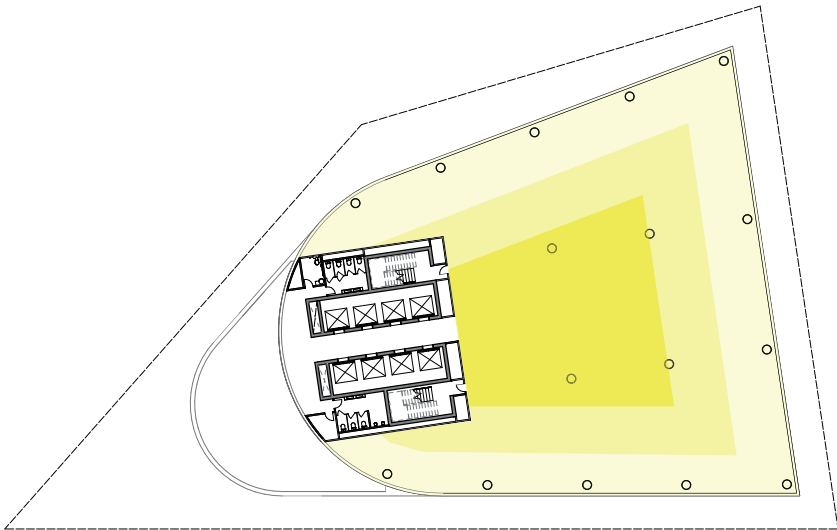
Typical Floor Plan
A3 Scale 1:250

- 01 Workplace
- 02 Core
- 03 WC
- 04 Balcony

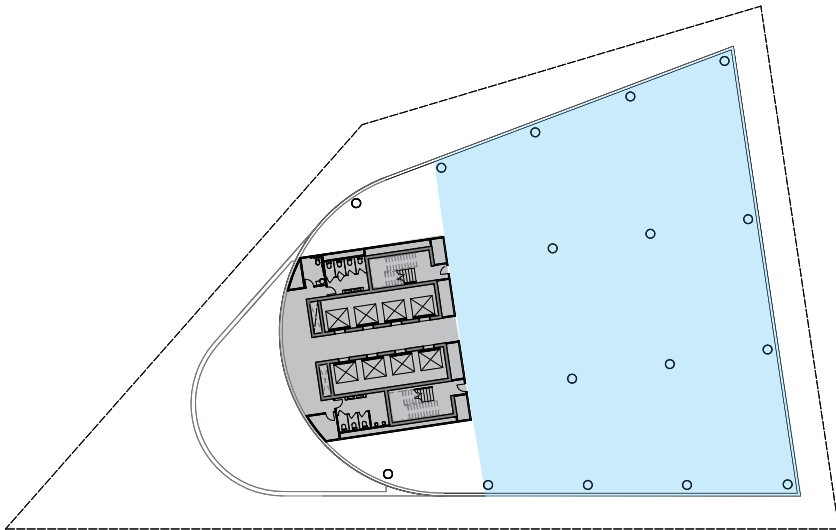


Proposal Scheme | Floor plate Analysis

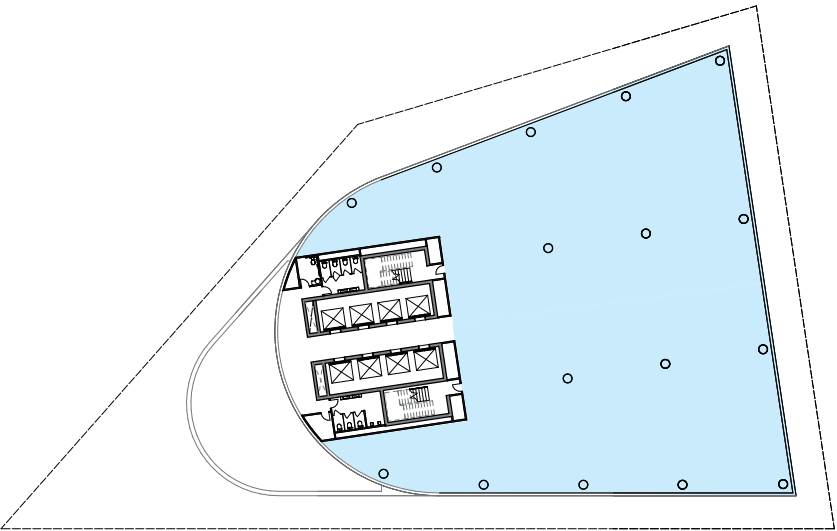
Solar access : Workplace levels



Contiguous floorplates

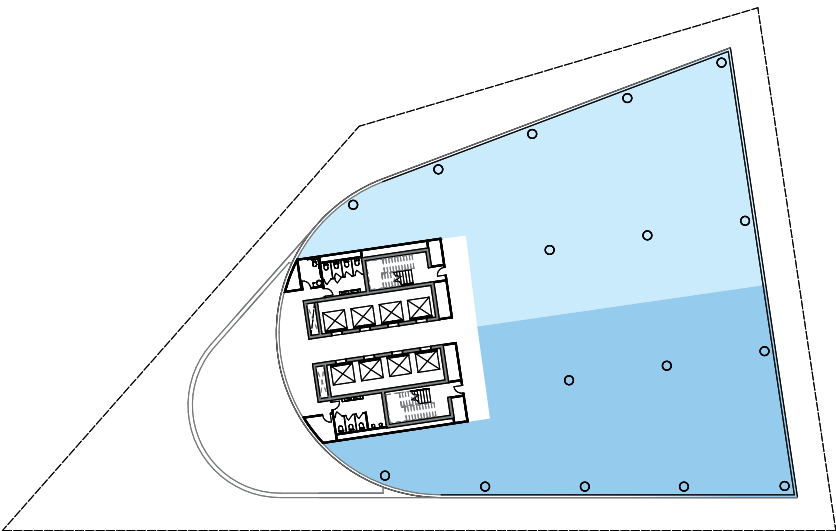


Tenant Subdivision

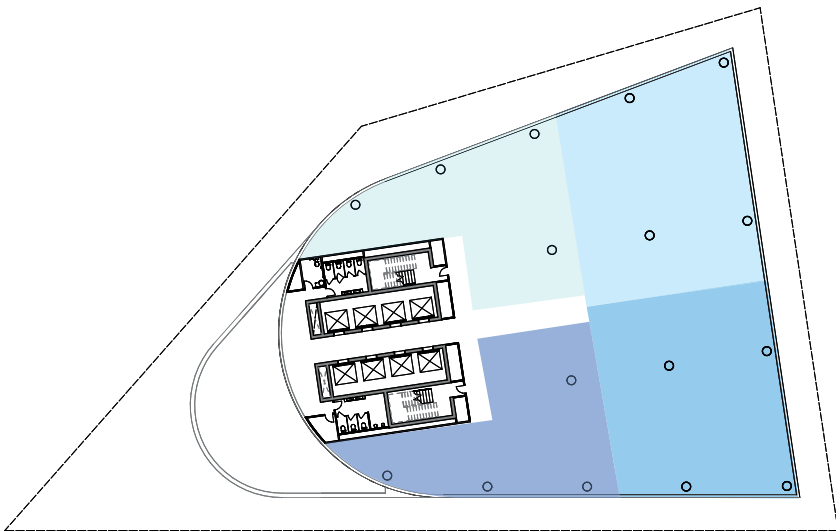


Large anchor tenant:
Multiple floors
10,000m2-30,000m2
Or single floor tenant:
+-1440m2

WOODS BAGOT



2 Tenant / floor
500m2 each

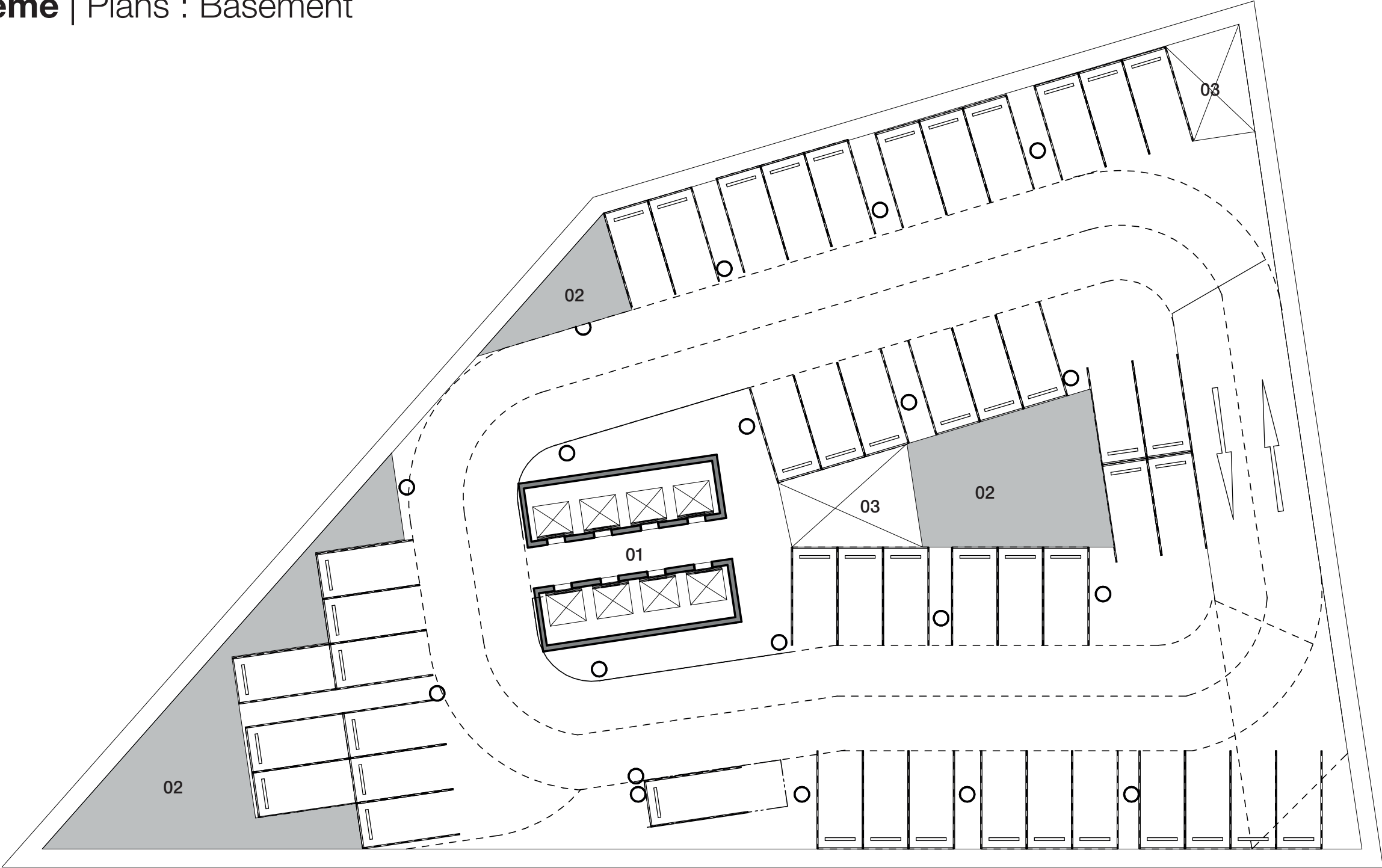


4 Tenants / floor
250m2 each



46 Nicholson Street

Proposal Scheme | Plans : Basement

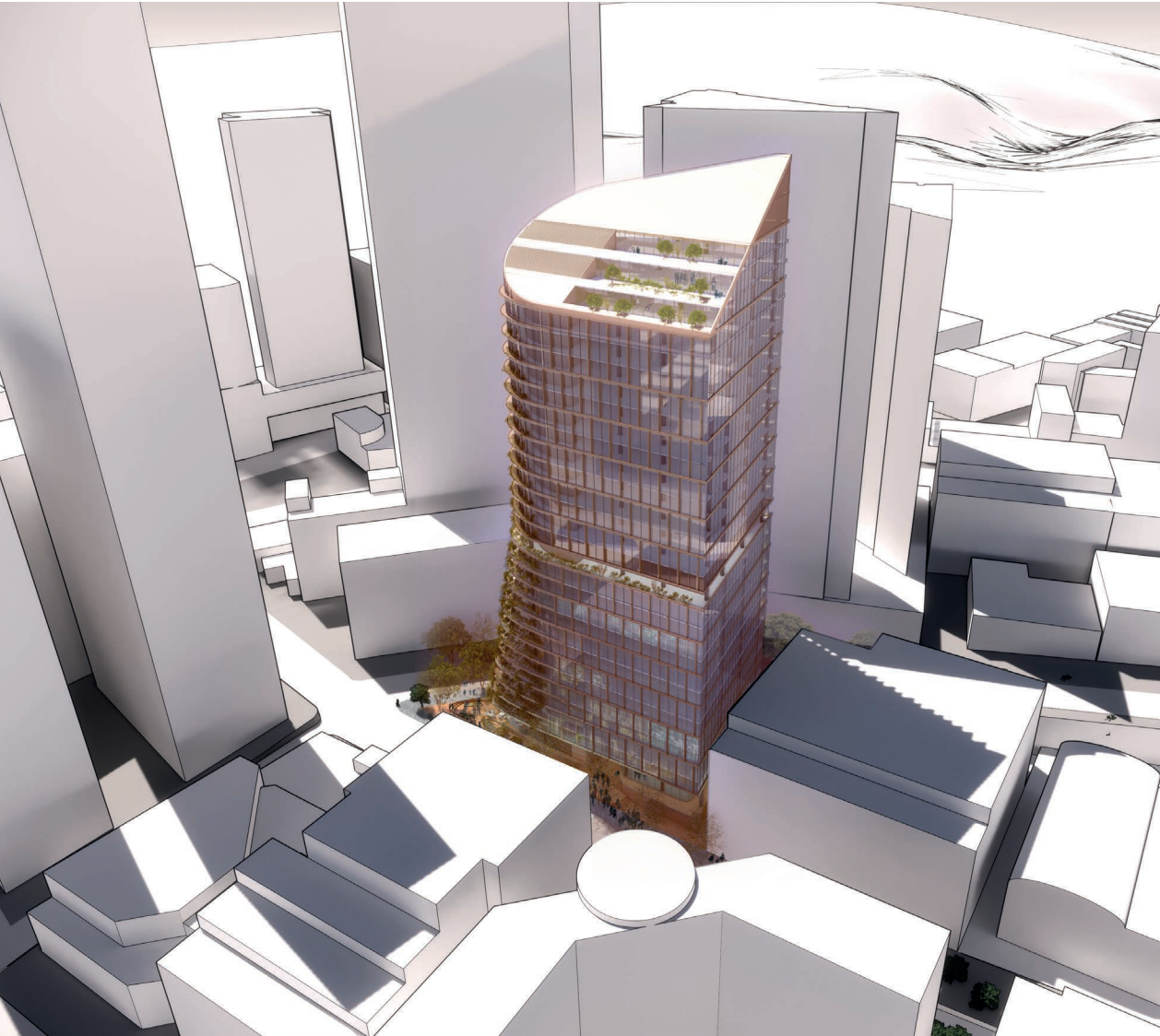


Typical Basement Plan
A3 Scale 1:250

- 01 Core
- 02 Store / Services
- 03 FES



Proposal Scheme | Perspectives

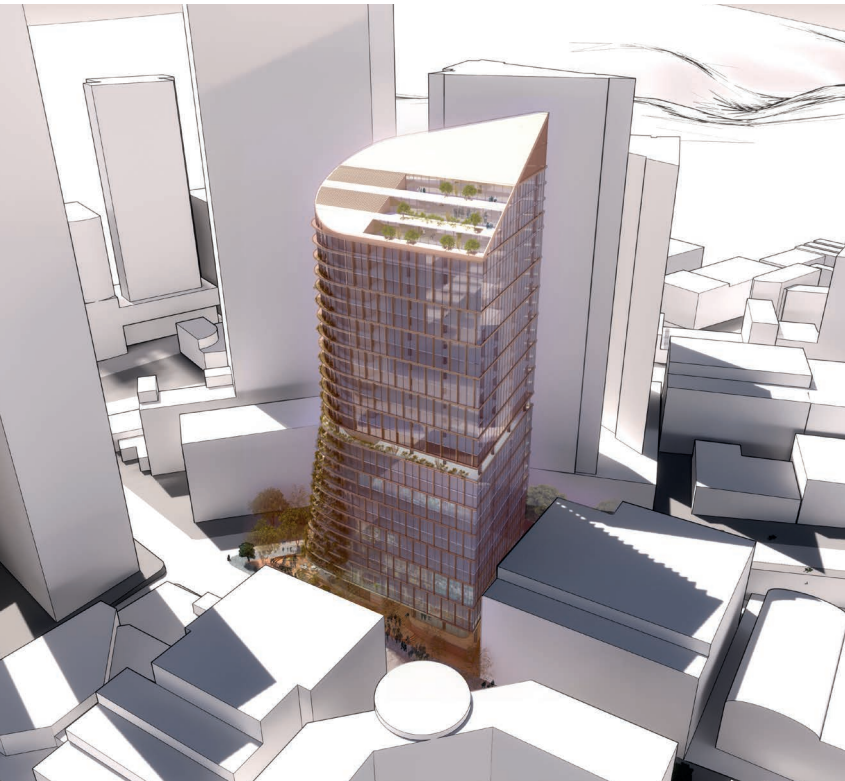


WOODS BAGOT



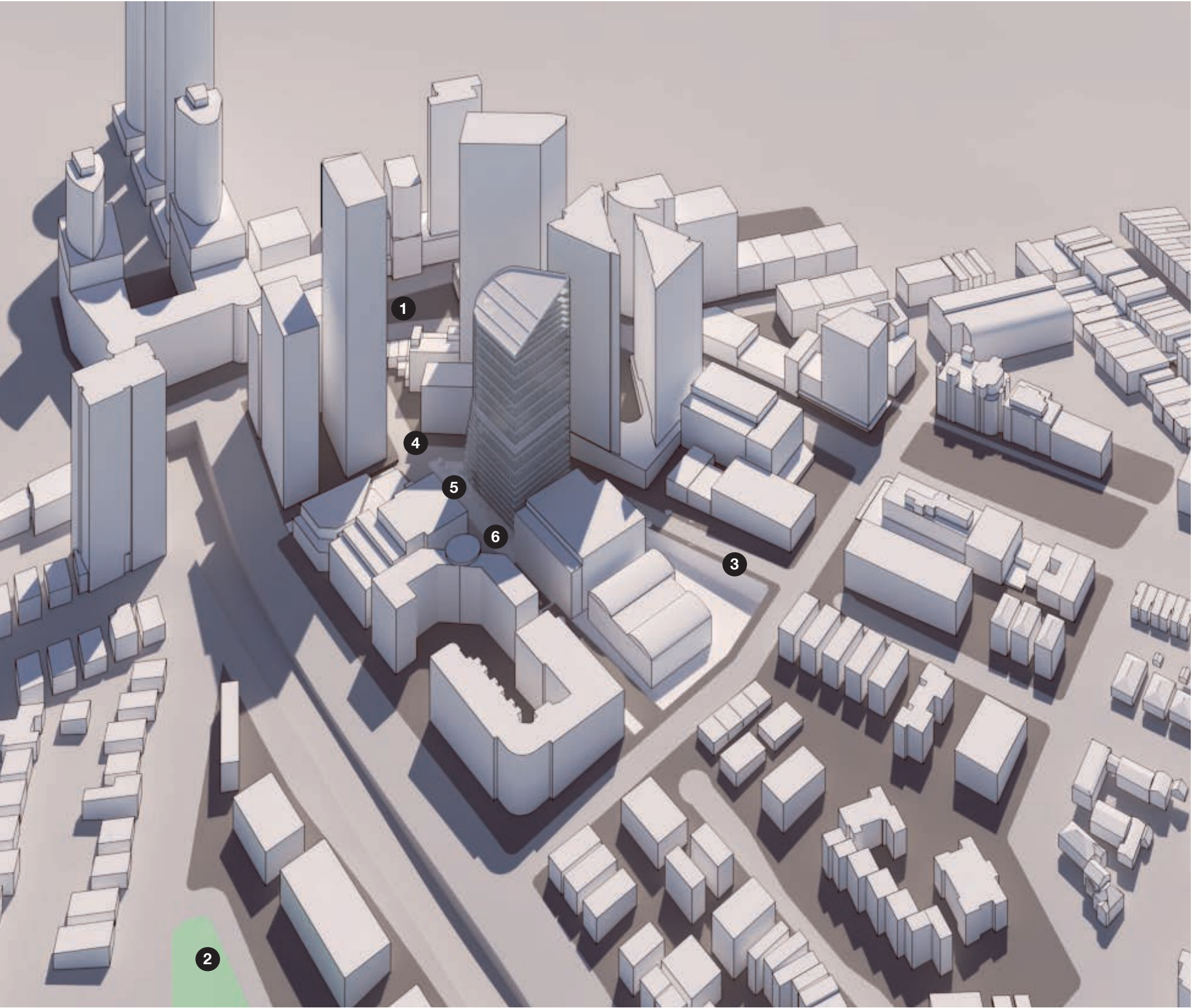
46 Nicholson Street

Proposal Scheme | Urban Views of Proposal



LEGEND

- View01 - Newlands Park
- View02 - Christie St
- View03 - Pacific Highway
- View04 - Corner Christie St& Nicholson St
- View05 - Nicholson Street
- View06 - Aerial Context view



Proposal Scheme | Context View Studies



View 01 - Pacific Highway



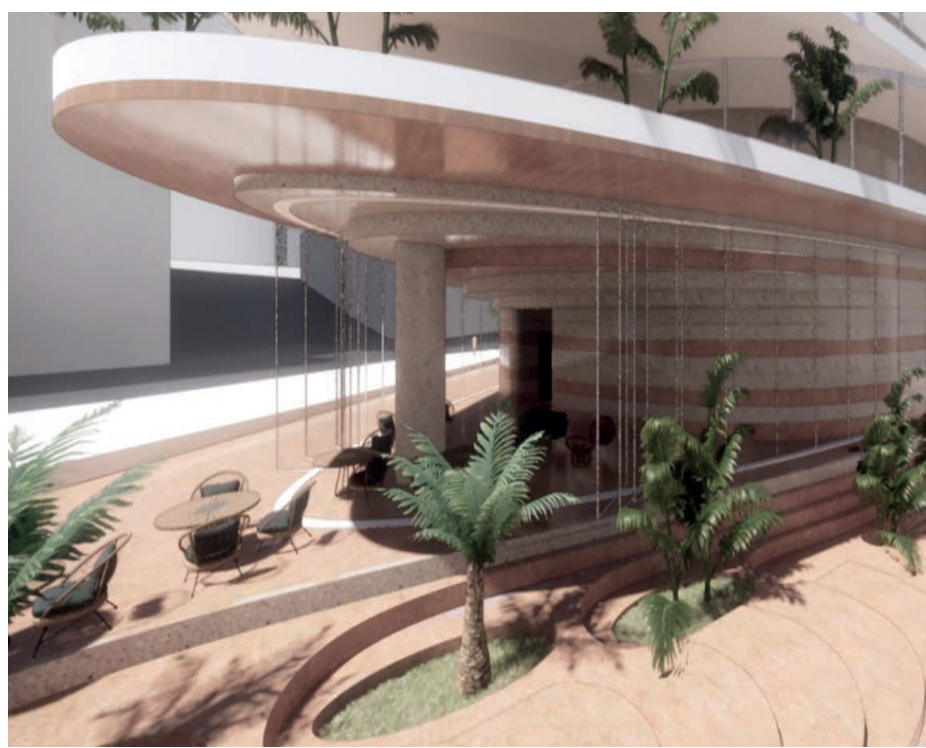
View 02 - Newlands Park



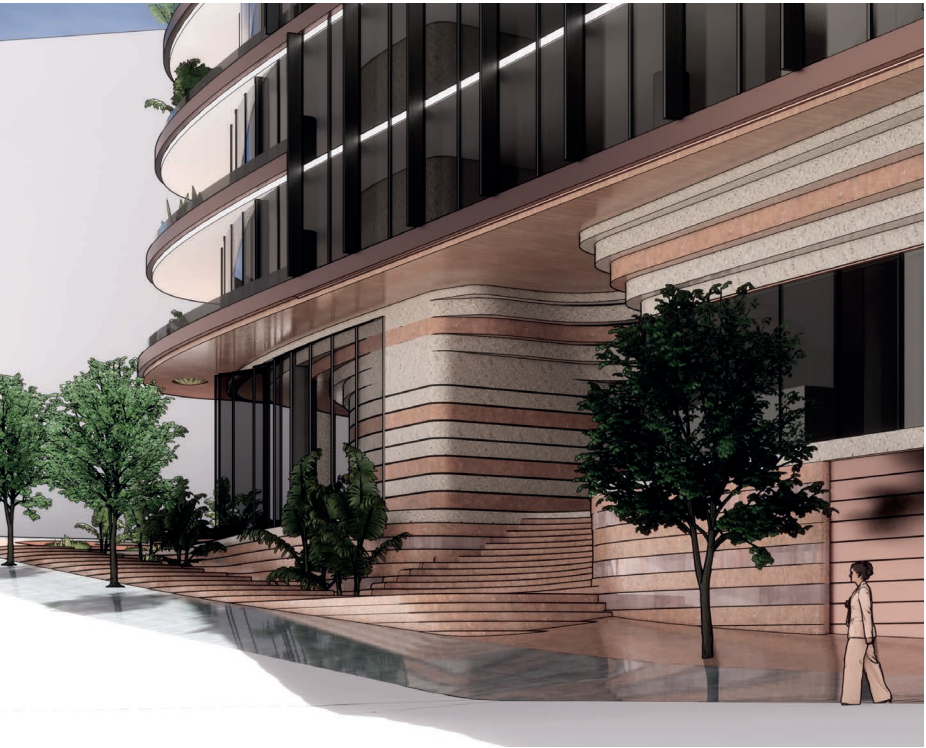
View 03 - Nicholson Street



View 04 - Corner Christie St & Nicholson St



View 05 - Christie Street West



View 06 - Christie Street East

Proposal Scheme | Proposal Section & Elevation



Section



Elevation

Proposal Scheme | Area Schedule

LEVEL	USE / TYPE	BUILDING HEIGHTS		FUNCTIONAL AREAS				
		RL m	FL TO FL m	GBA (Excl balconies) m²	GFA (90% EFF) m²	NLA (85%EFF) m²	BALCONY GBA m²	CARPARK Bays
Roof		198.60						
Level 32	Plant	191.40	7.2	233				
Level 31	Plant	186.80	4.6	617				
Level 30	Commercial	183.20	3.6	924	832	785		
Level 29	Commercial	179.60	3.6	1029	926	875		
Level 28	Commercial	176.00	3.6	1200	1080	1020	238	
Level 27	Commercial	172.40	3.6	1436	1292	1221	4	
Level 26	Commercial	168.80	3.6	1436	1292	1221	7	
Level 25	Commercial	165.20	3.6	1436	1292	1221	9	
Level 24	Commercial	161.60	3.6	1436	1292	1221	12	
Level 23	Commercial	158.00	3.6	1436	1292	1221	14	
Level 22	Commercial	154.40	3.6	1436	1292	1221	18	
Level 21	Commercial	150.80	3.6	1436	1292	1221	21	
Level 20	Commercial	147.20	3.6	1436	1292	1221	25	
Level 19	Commercial	143.60	3.6	1436	1292	1221	29	
Level 18	Commercial	140.00	3.6	1436	1292	1221	33	
Level 17	Commercial	136.40	3.6	1436	1292	1221	38	
Level 16	Commercial	132.80	3.6	1436	1292	1221	43	
Level 15	Commercial	129.20	3.6	1436	1292	1221	59	
Level 14	Commercial	125.60	3.6	1436	1292	1221	55	
Level 13	Commercial	122.00	3.6	1436	1292	1221	62	
Level 12	Commercial	118.40	3.6	1436	1292	1221	69	
Level 11	Commercial	114.80	3.6	1436	1292	1221	77	
Level 10	Commercial	111.20	3.6	1436	1292	1221	86	
Level 09	Commercial	107.60	3.6	1436	1292	1221	96	
Level 08	Commercial	104.00	3.6	1446	1301	1229	97	
Level 07	Commercial	100.40	3.6	1456	1310	1238	99	
Level 06	Commercial	96.80	3.6	1466	1319	1246	103	
Level 05	Medical office Suites	93.20	3.6	1475	1328	1254	109	
Level 04	Medical office Suites	89.60	3.6	1486	1337	1263	117	
Level 03	Medical office Suites	86.00	3.6	1497	1347	1272	128	
Level 02	Medical office Suites	82.00	4	1507	1356	1281	145	
Level 01 (ground)	Lobby/shop/café	77.00	5	1277	1149	1085		
Basement 01	Plant/Parking	73.40	3.6	1275				30
Basement 02	Plant/Parking	70.40	3	1275				46
Basement 03	Plant/Parking	74.00	3	1275				46
TOTAL		198.60	114	46,722	37,842	35,740	1,793	122



SITE AREA (m2)	2,300	
	PERMISSIBLE	PROPOSED
FSR	4.50	16.45
Total GFA	10,351	37,842

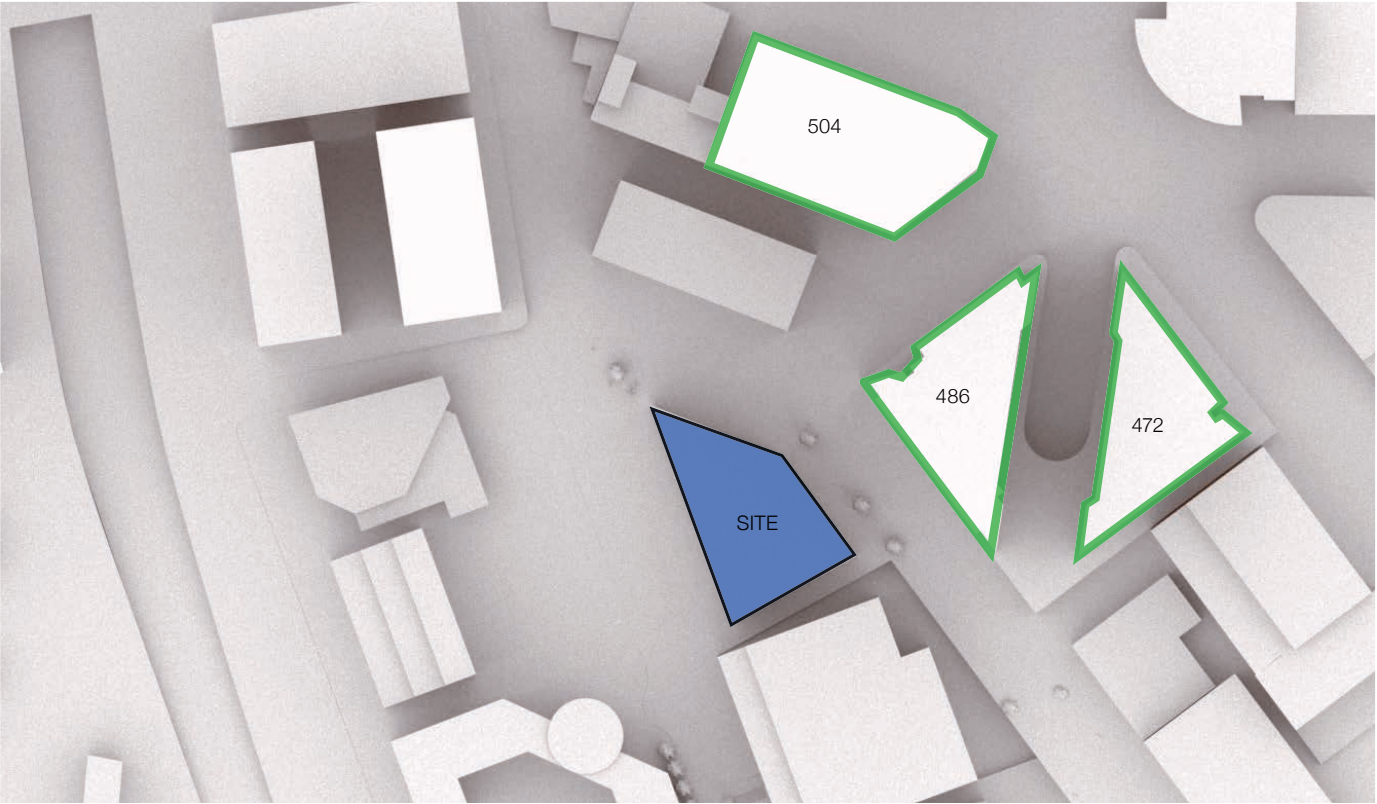
PARKING			
Use	Provision	Required	Proposed
Shop/café	1/110m2	6	
Commercial	1/100m2	283	
Total		289	122
* Note if CBD parking ration of 1 bay / 50m2 of site area is applied total required bays is 46 bays			

05

Appendix

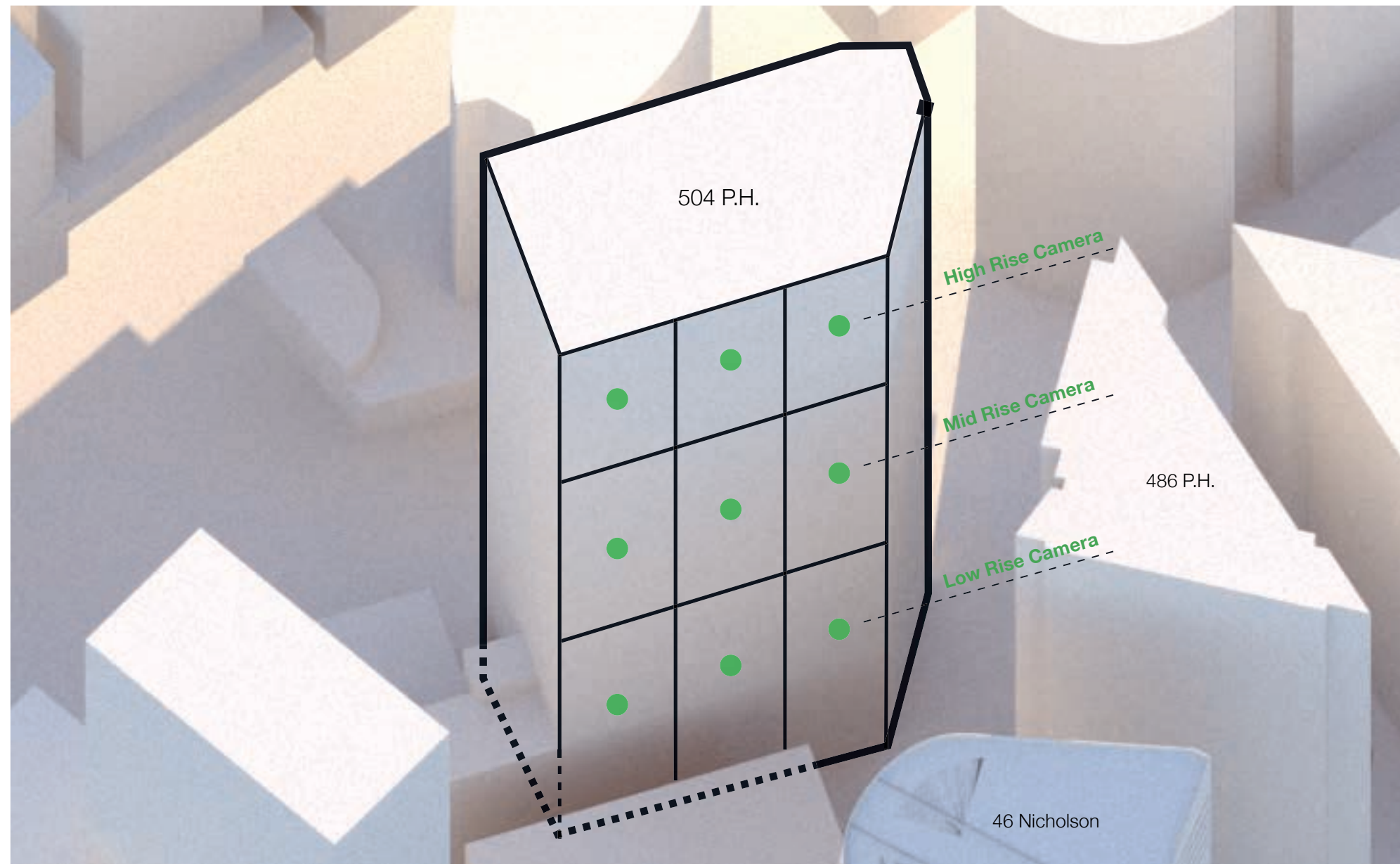
01 | View Analysis

01 View Analysis



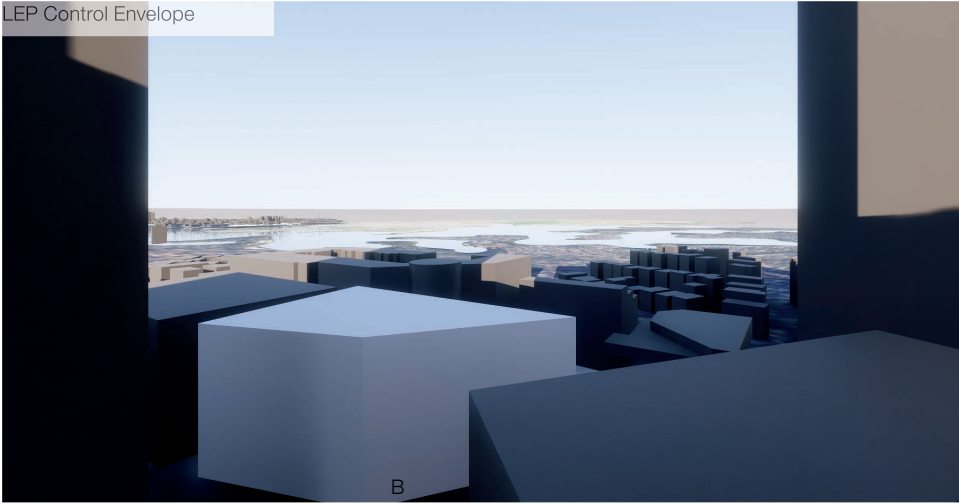
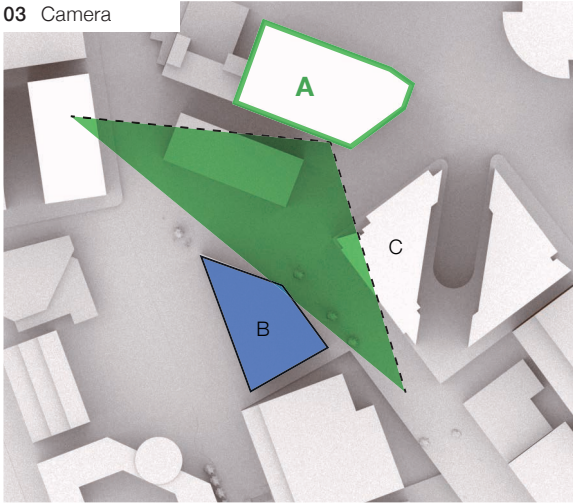
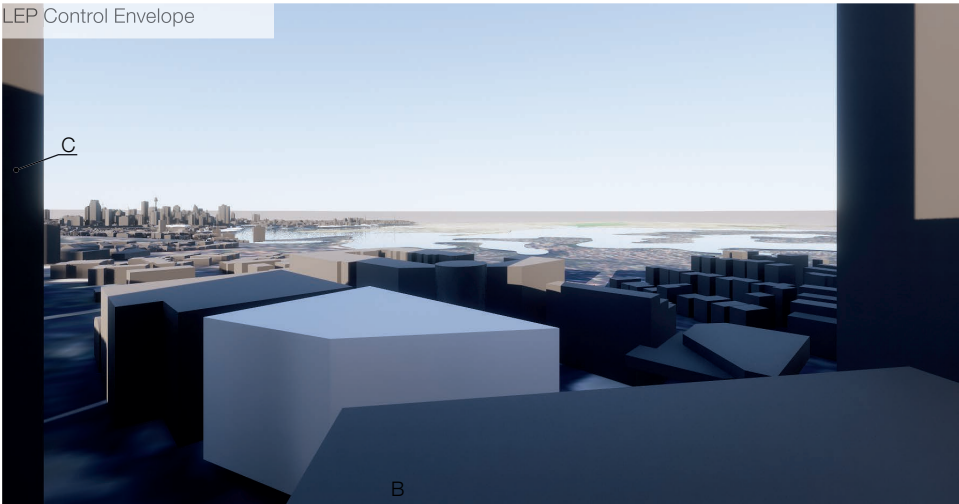
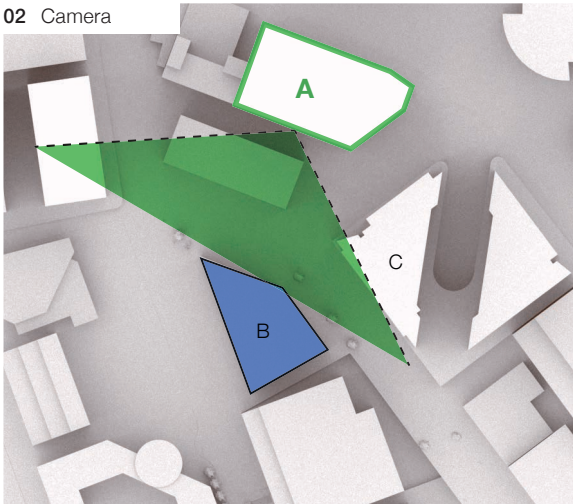
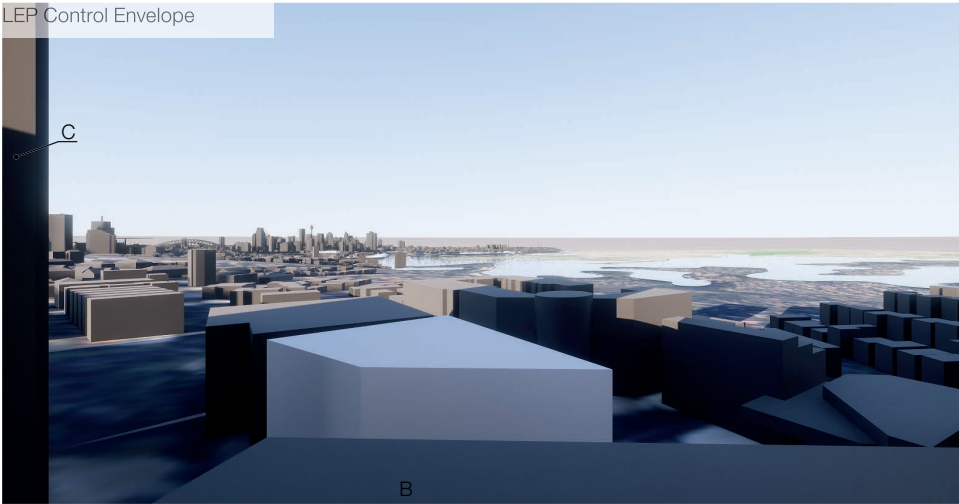
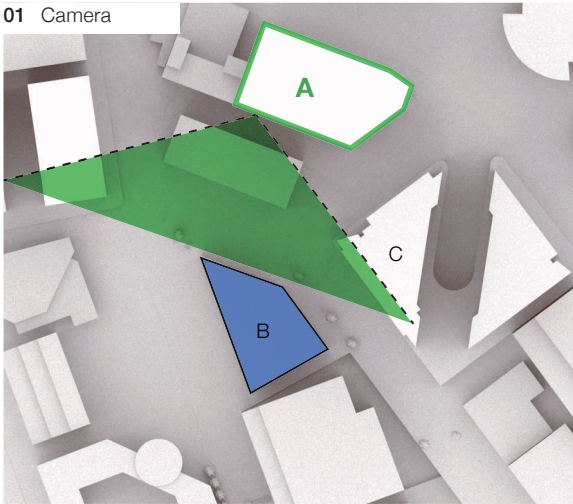
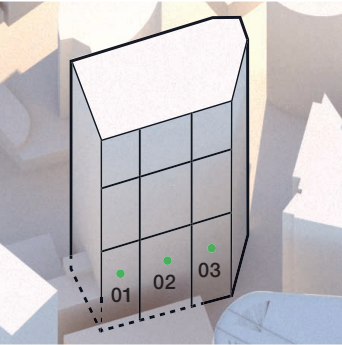
- 01.1 504 Pacific Highway view impact (The Landmark)
- 01.2 486 Pacific Highway view impact (Mirvac)
- 01.3 472 Pacific Highway view impact (Mirvac)

01.1 504 Pacific Highway view analysis - Viewpoint Camera Locations



01.1 504 Pacific Highway view sharing LEP Control Envelope - Low-rise levels

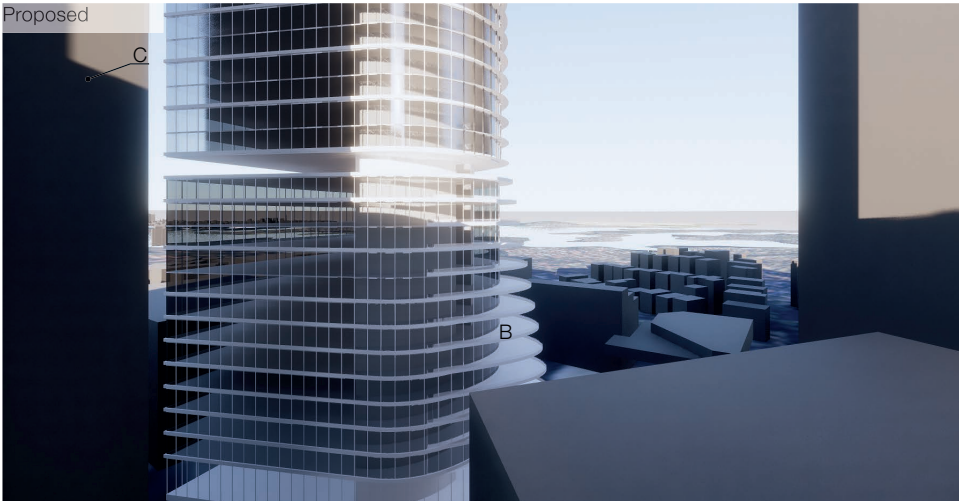
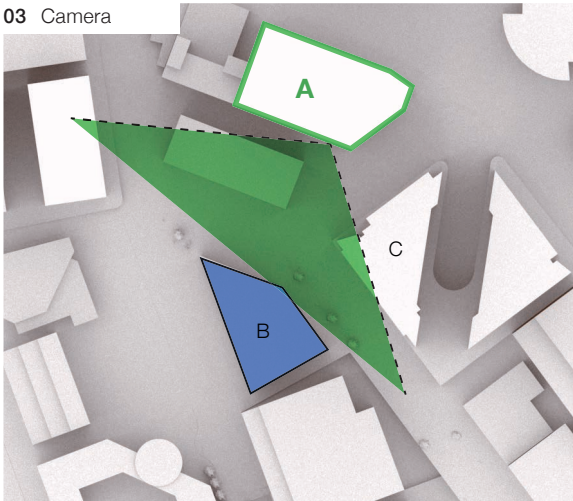
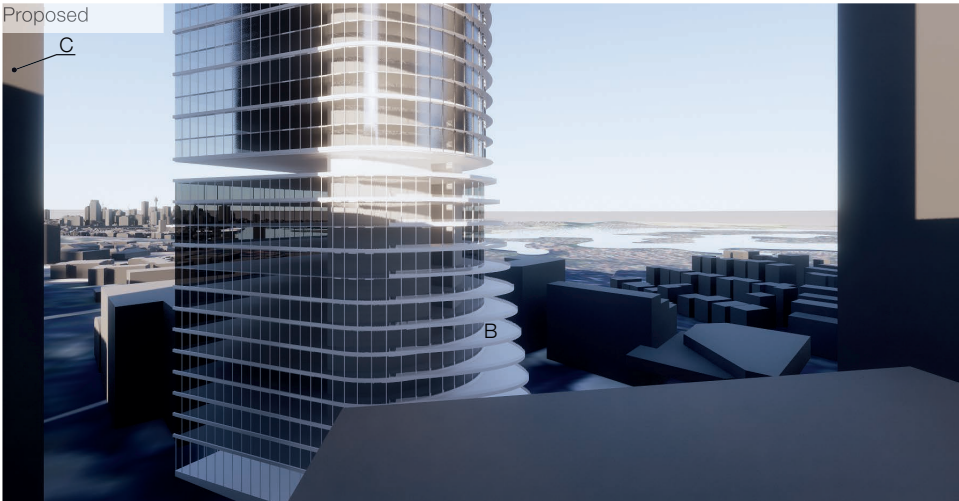
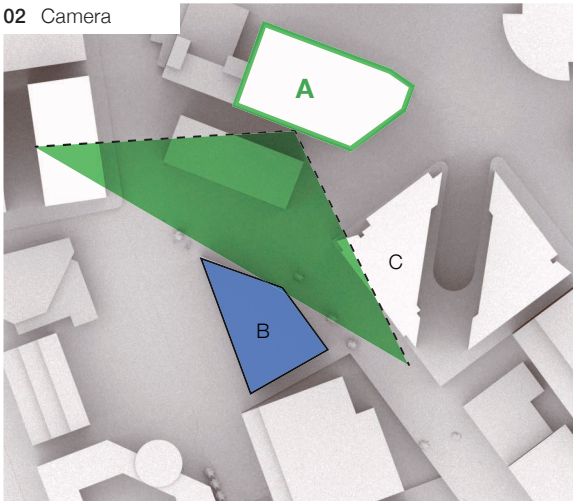
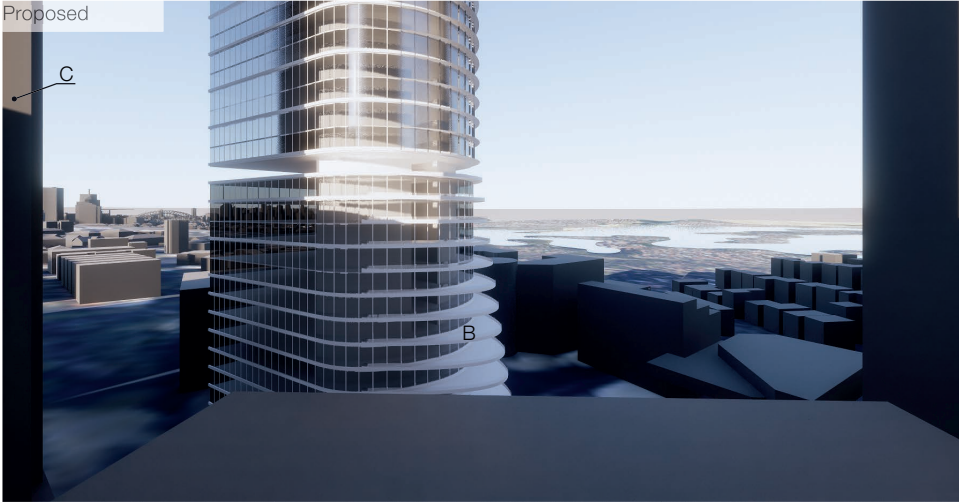
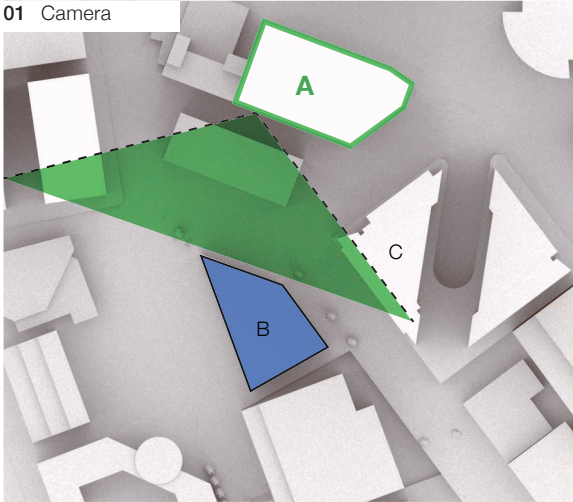
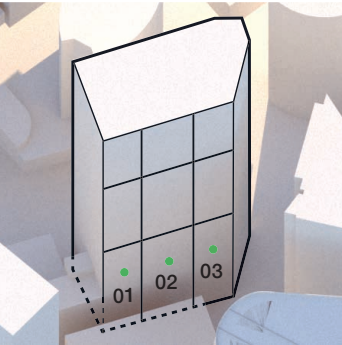
A - 504 Pacific Highway
B - 46 Nicholson St
C - 486 Pacific Highway (Mirvac)



01.1 504 Pacific Highway view sharing - Low-rise levels

NOTE:
*this study indicates shared view corridor past the proposed building towards the CBD and western harbour - not measuring views to open sky

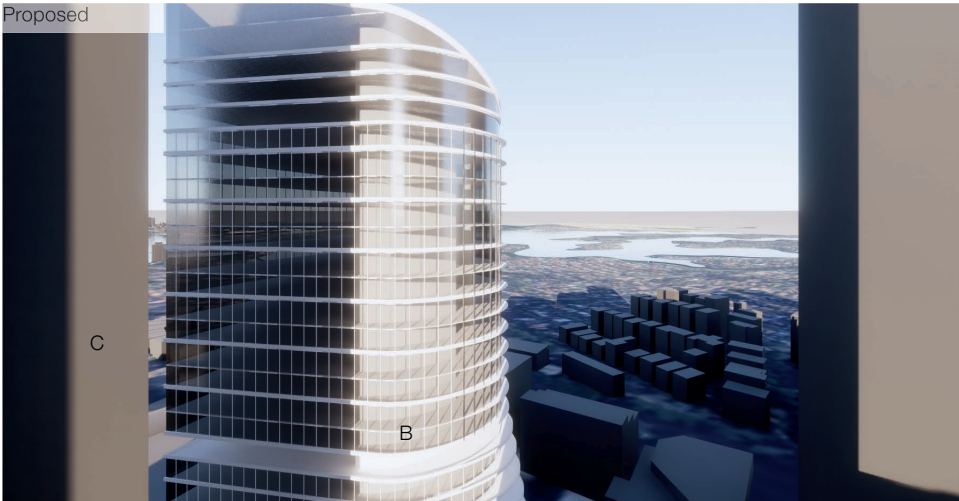
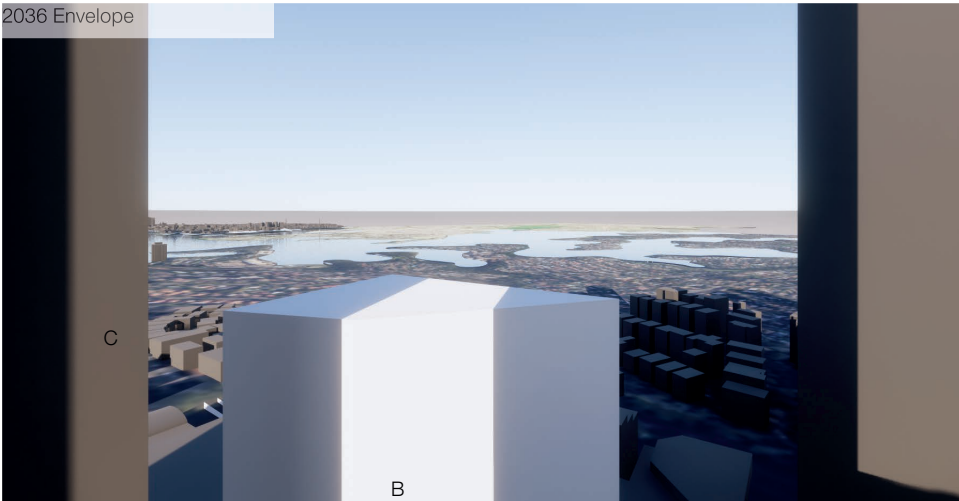
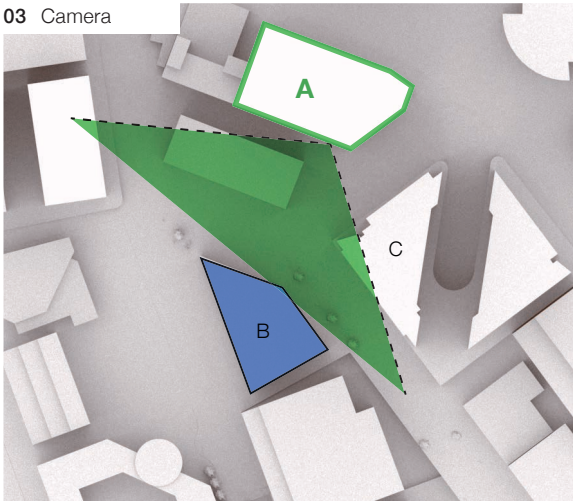
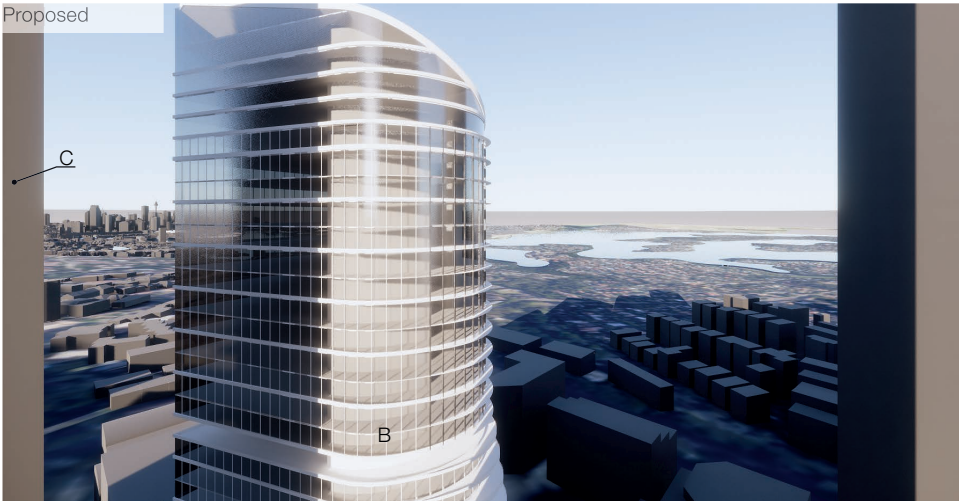
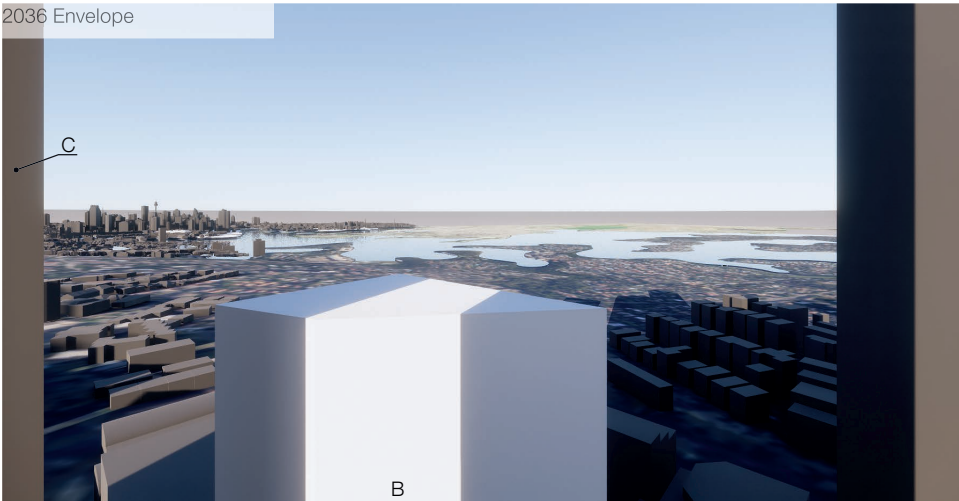
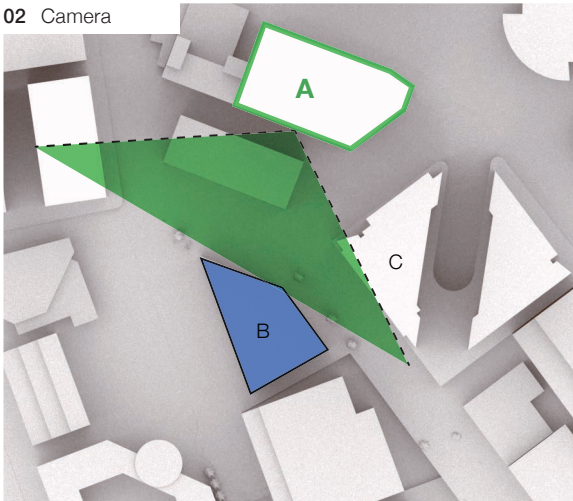
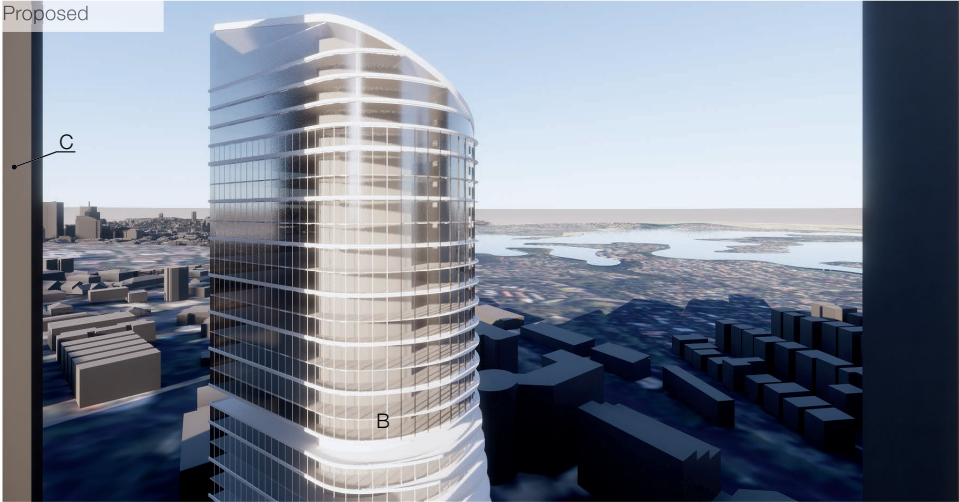
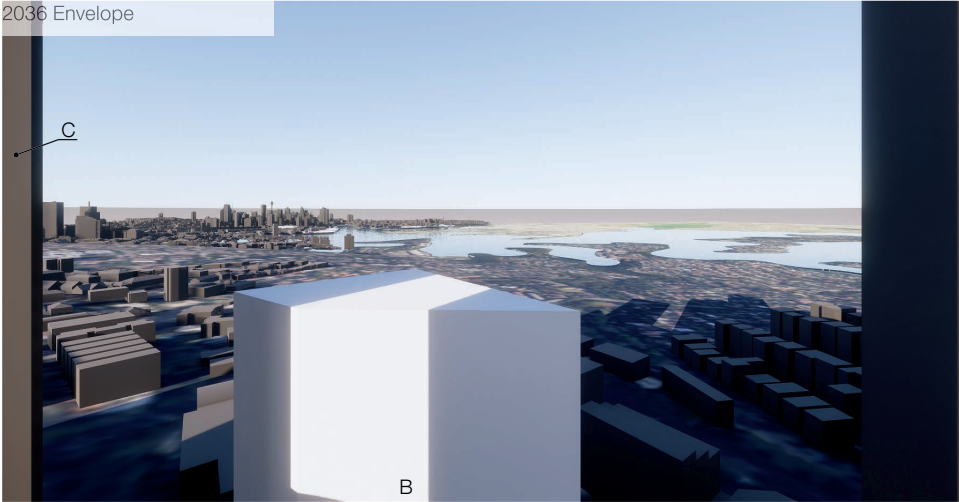
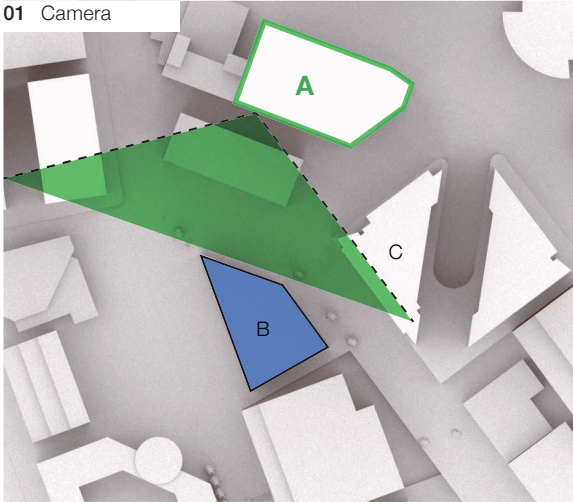
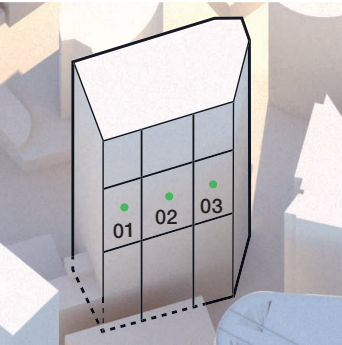
- A - 504 Pacific Highway
- B - 46 Nicholson St
- C - 486 Pacific Highway (Mirvac)



01.1 504 Pacific Highway view sharing - Mid-rise levels

NOTE:
*this study indicates shared view corridor past the proposed building towards the CBD and western harbour - not measuring views to open sky

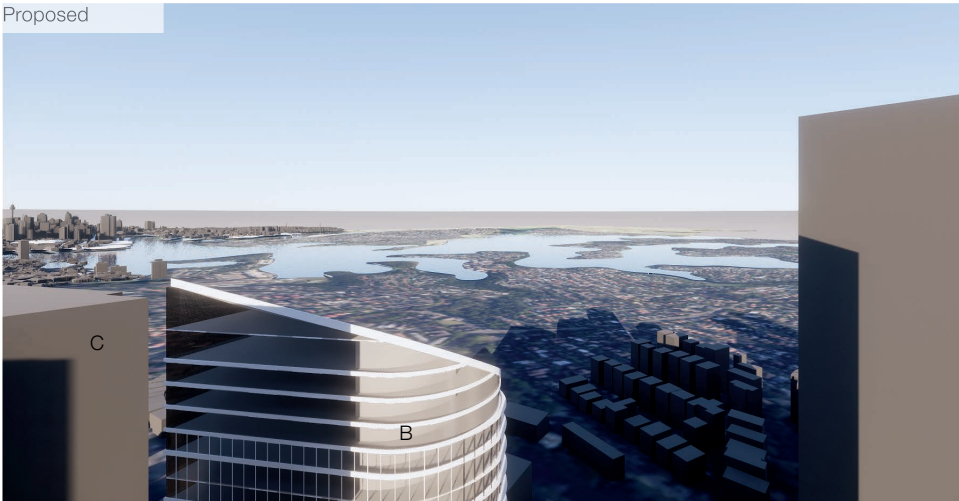
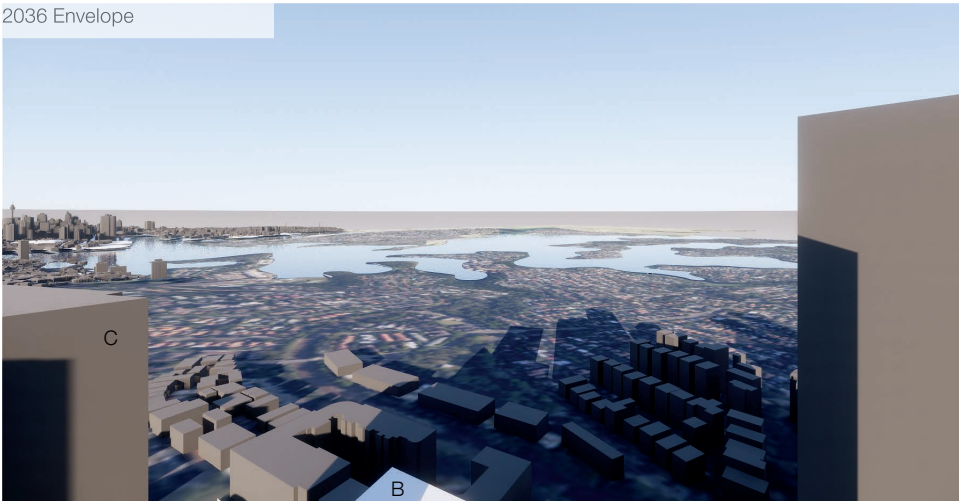
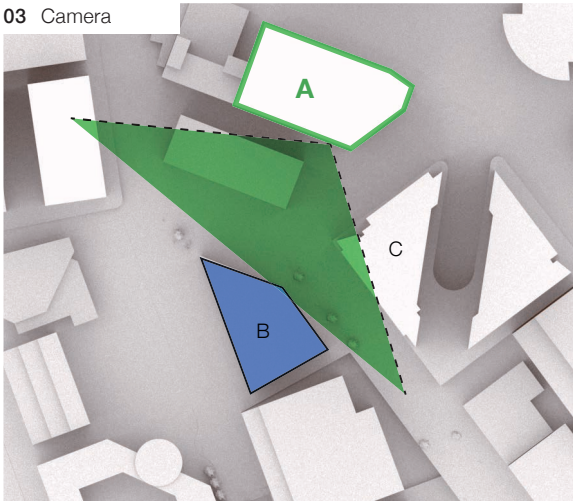
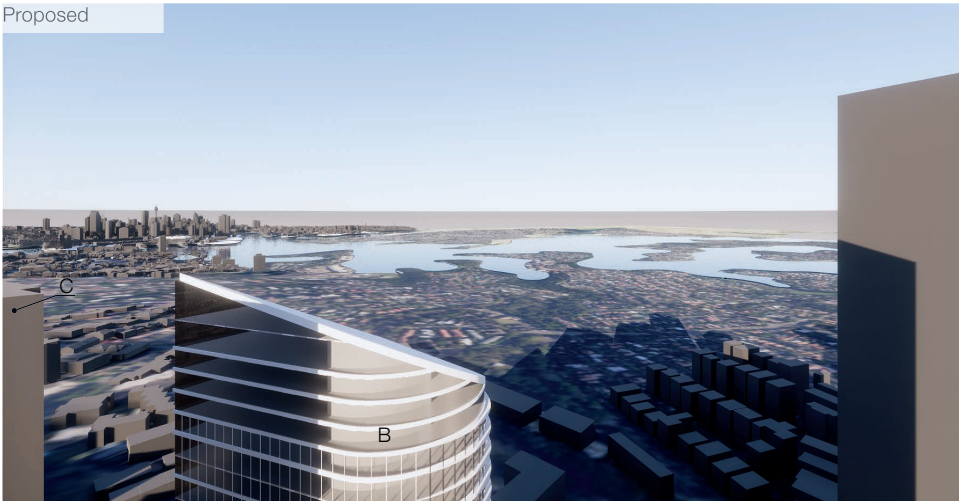
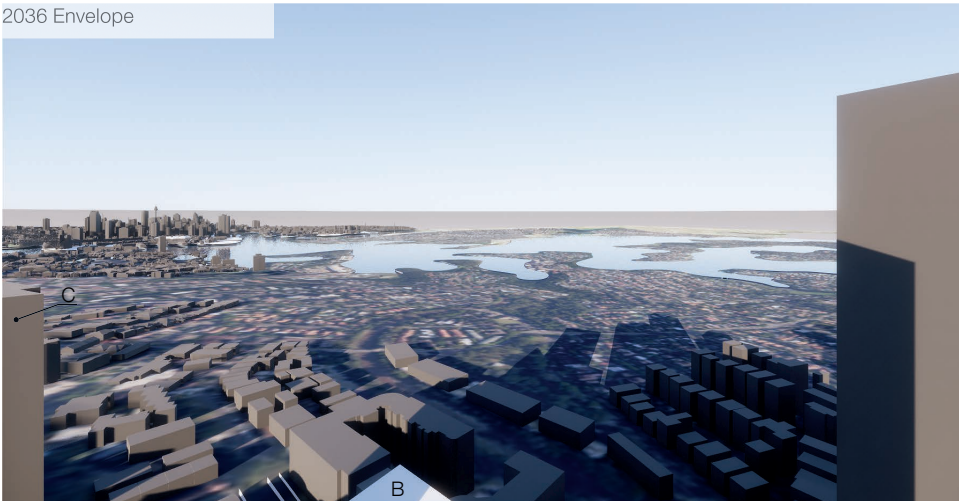
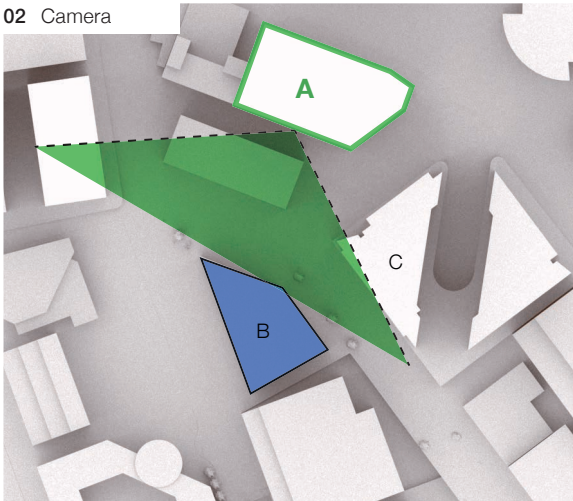
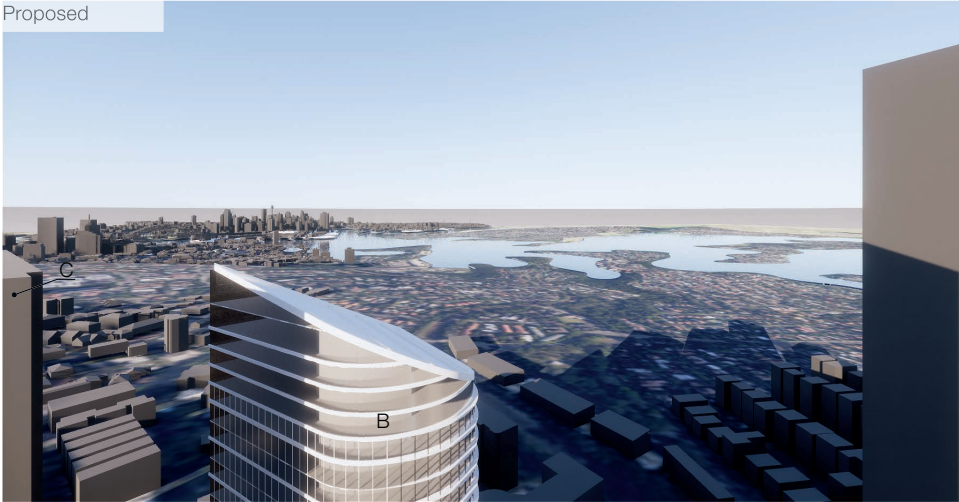
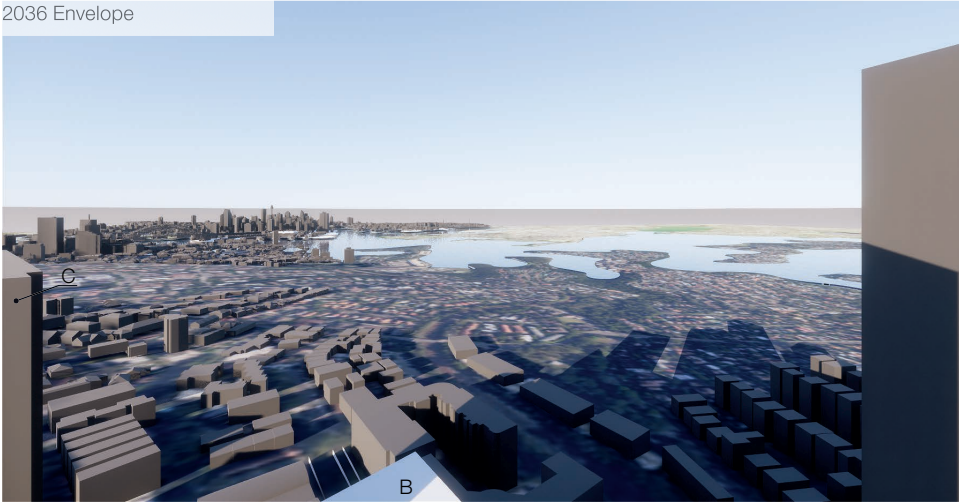
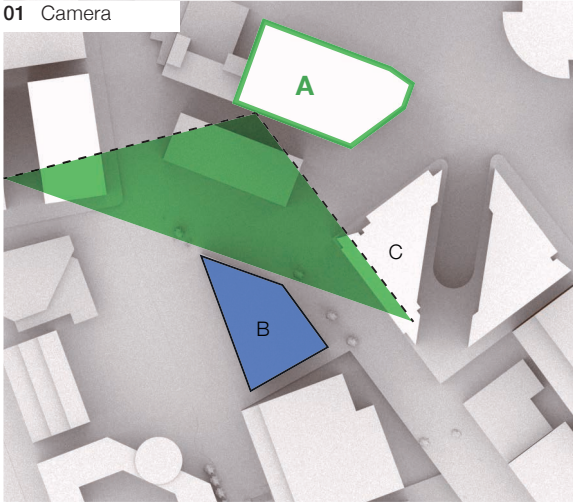
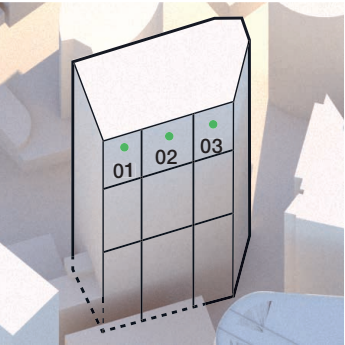
- A - 504 Pacific Highway
- B - 46 Nicholson St
- C - 486 Pacific Highway (Mirvac)



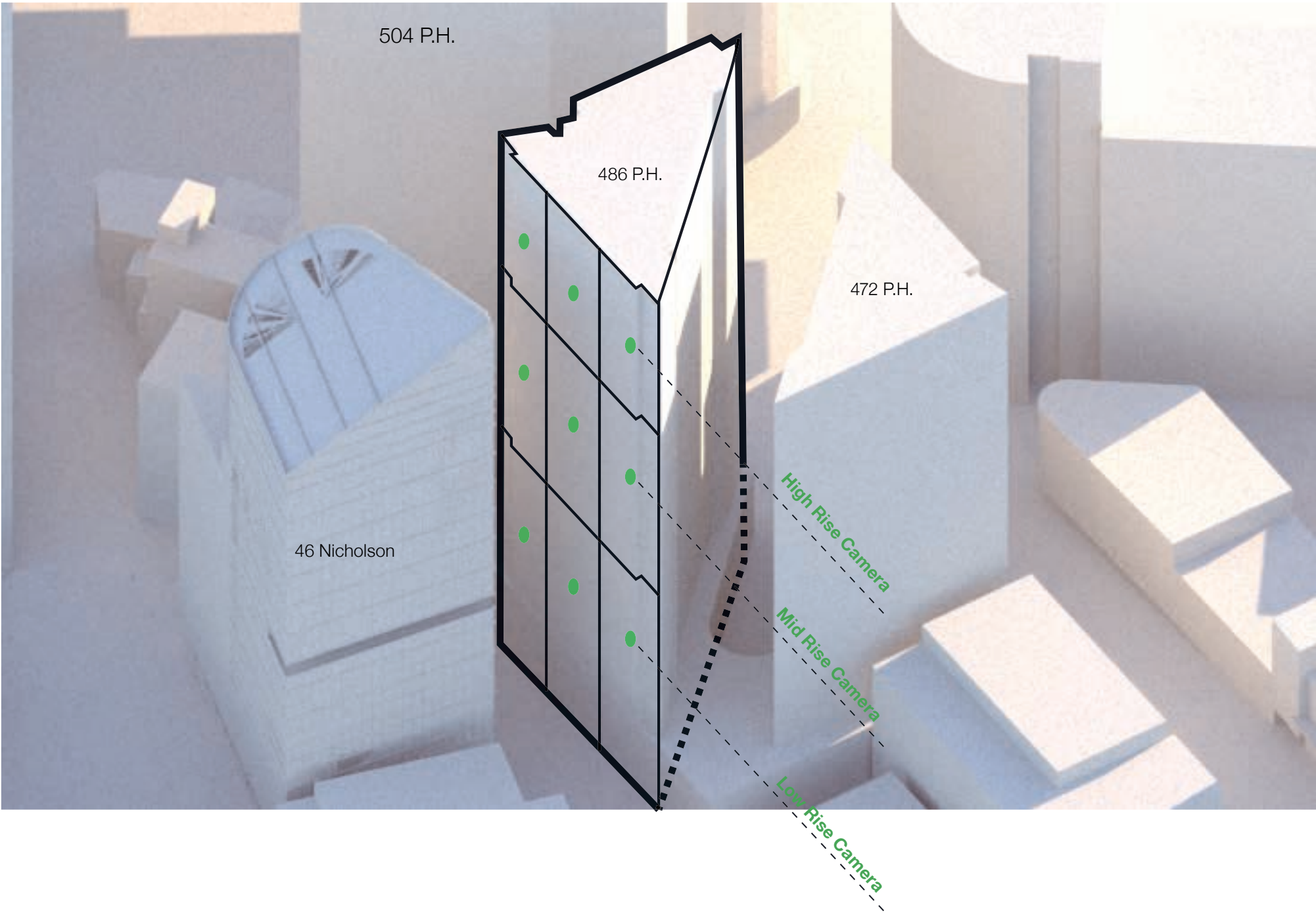
01.1 504 Pacific Highway view sharing - High-rise levels

NOTE:
*this study indicates shared view corridor past the proposed building towards the CBD and western harbour - not measuring views to open sky

A - 504 Pacific Highway
B - 46 Nicholson St
C - 486 Pacific Highway (Mirvac)



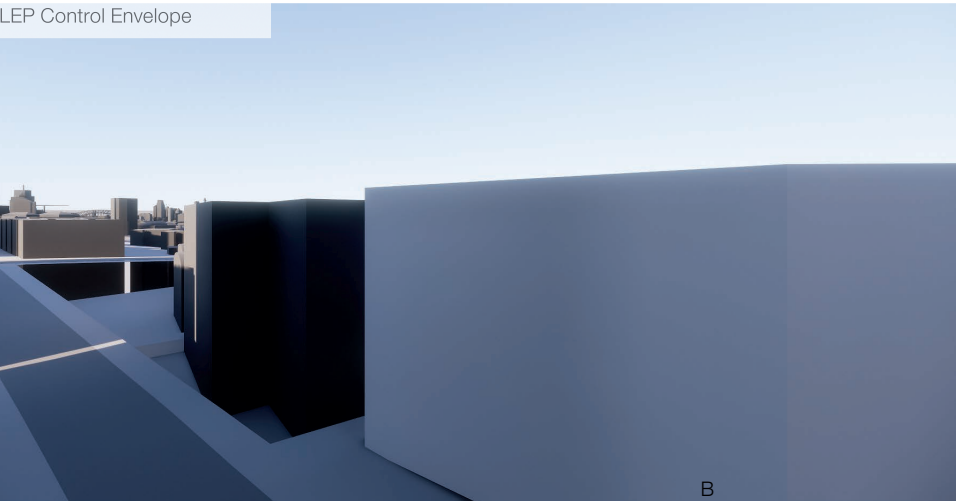
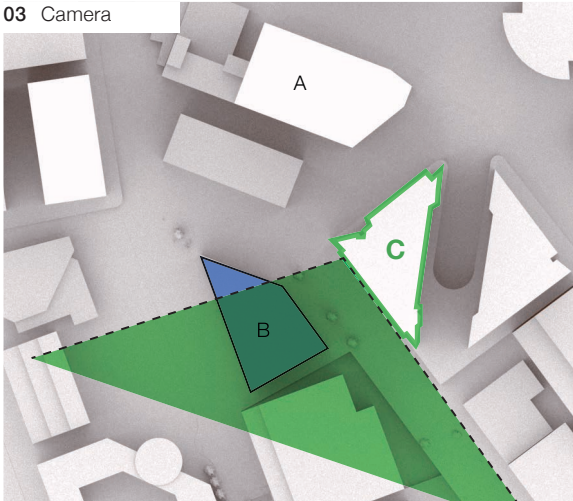
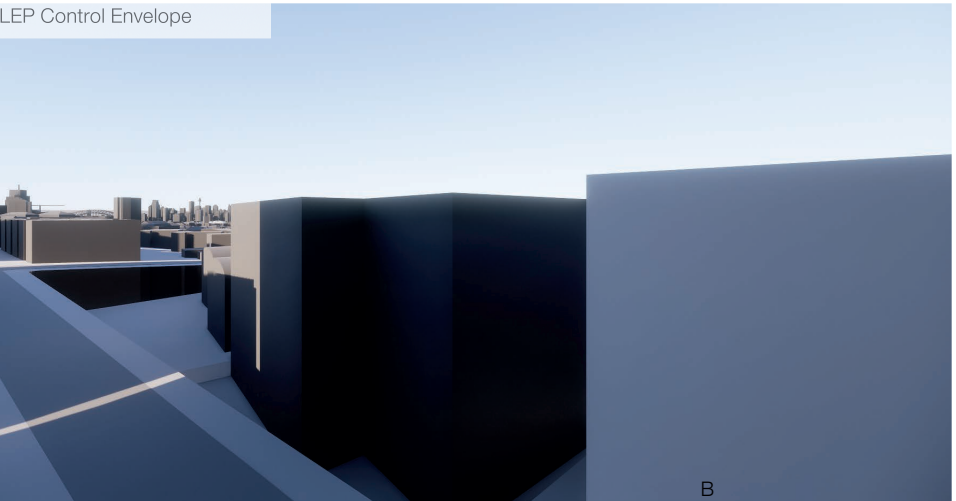
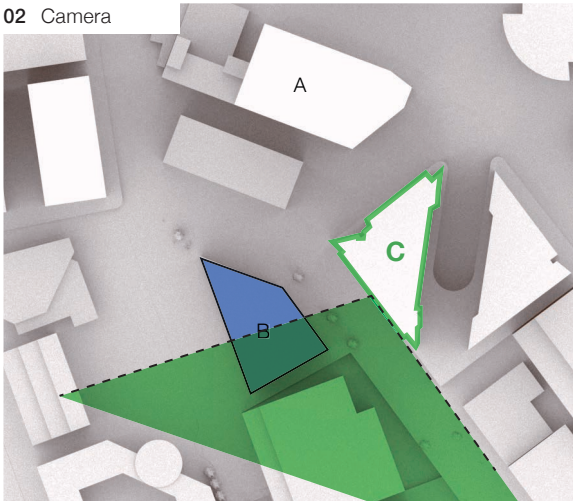
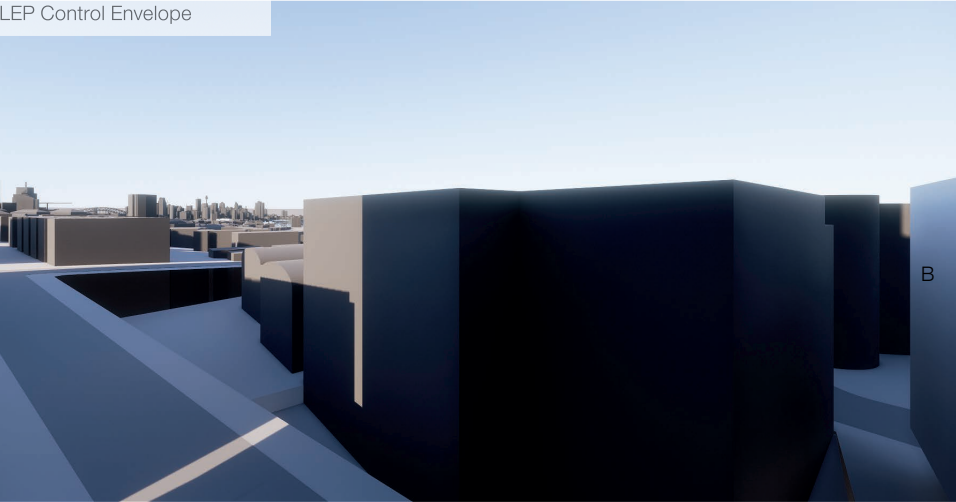
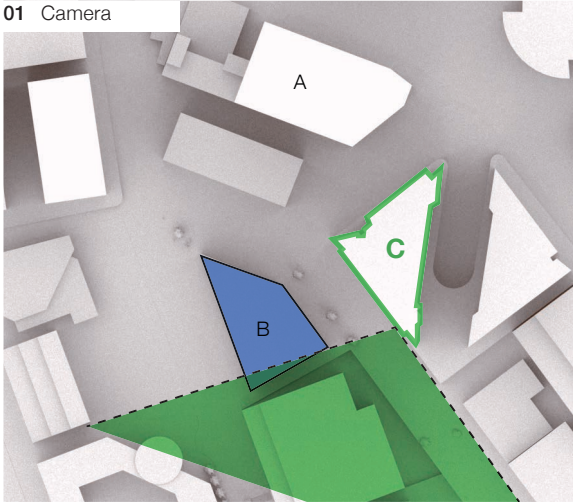
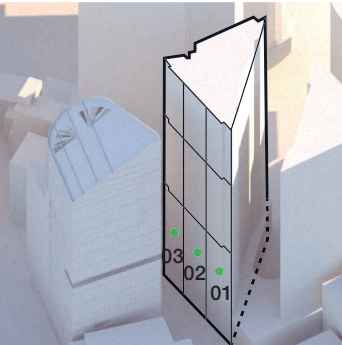
01.2 486 Pacific Highway view sharing - Viewpoint Camera Locations



01.2 486 Pacific Highway view sharing LEP Control Envelope - Low-rise levels

NOTE:
*- study indicates shared view corridor past the proposed building towards the CBD - not measuring views to open sky

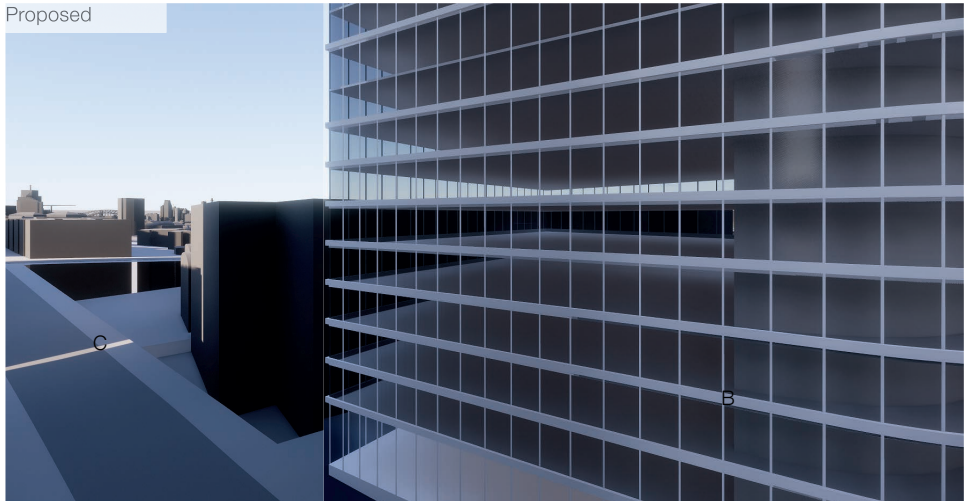
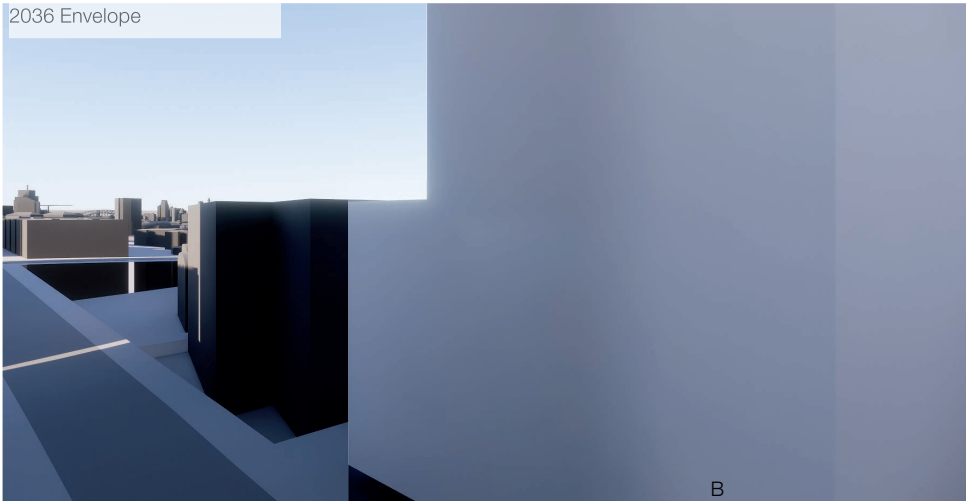
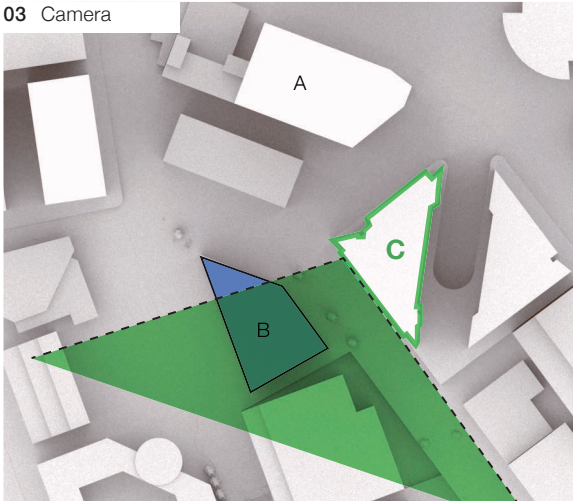
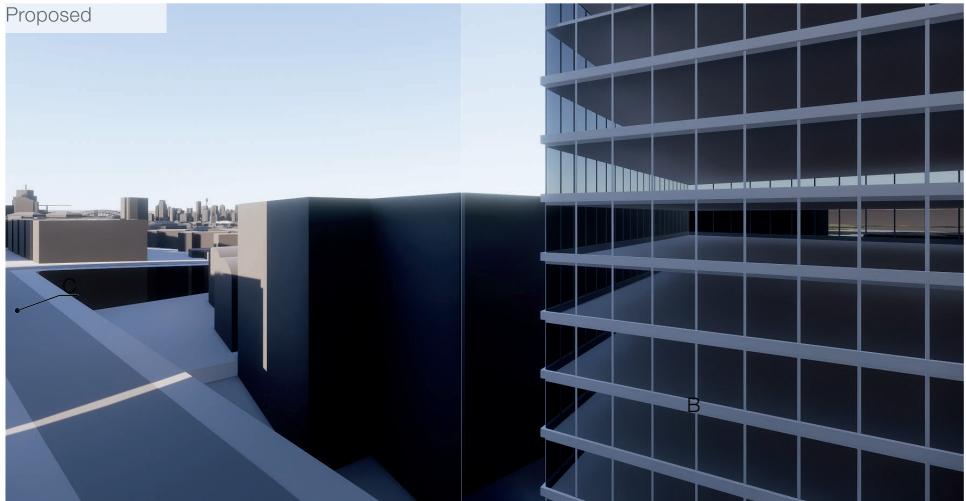
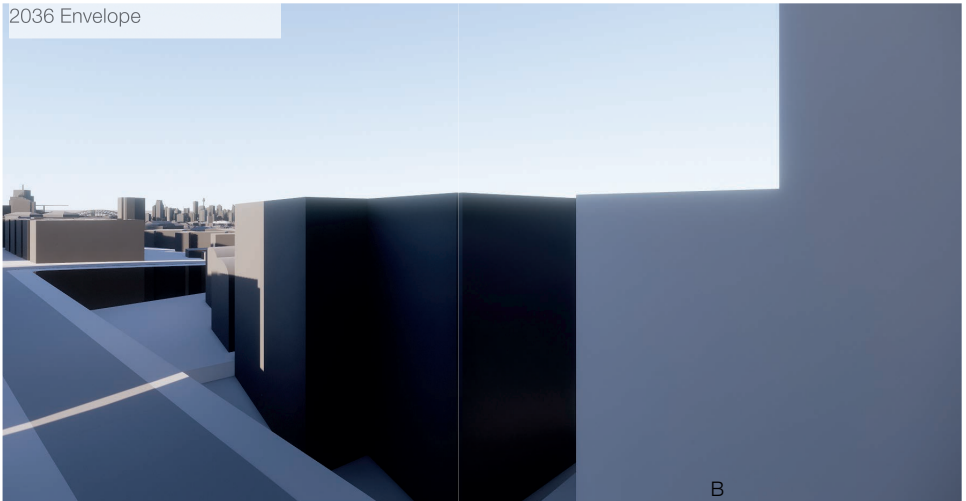
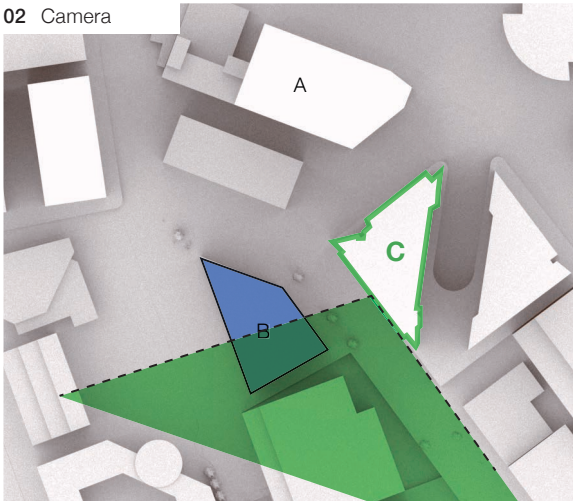
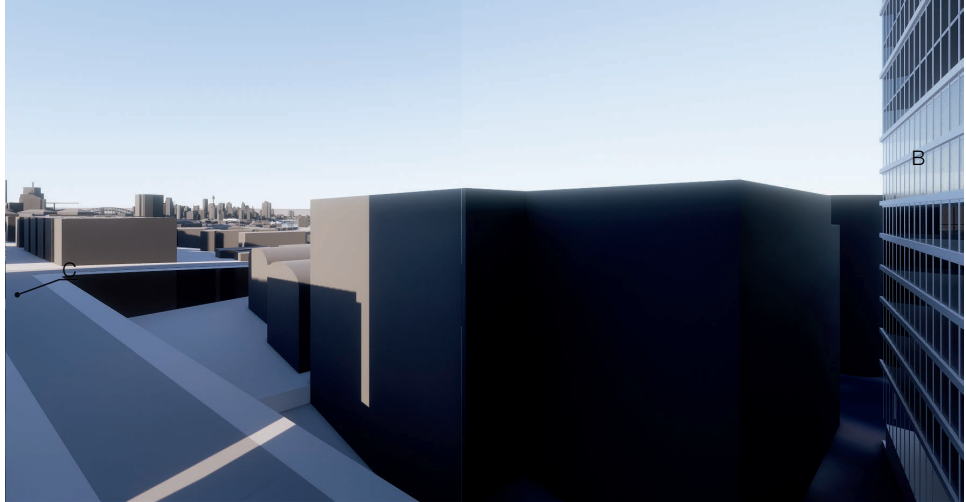
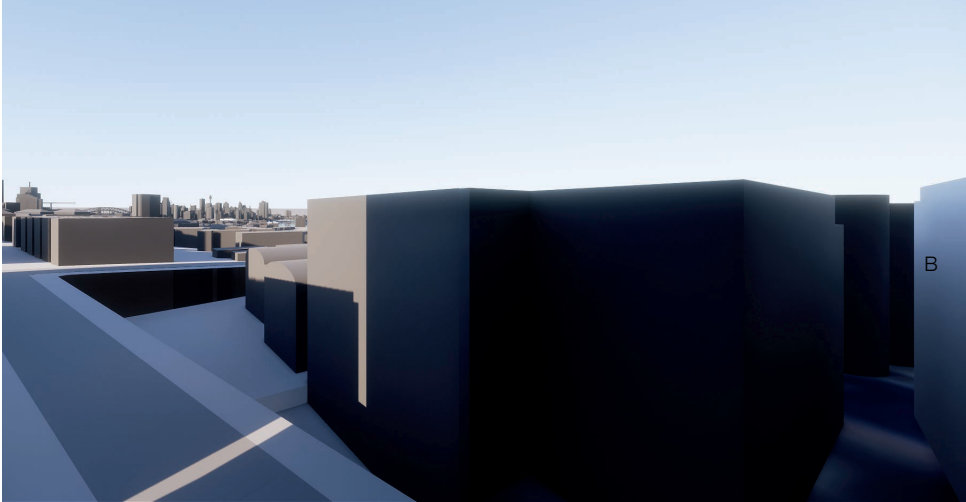
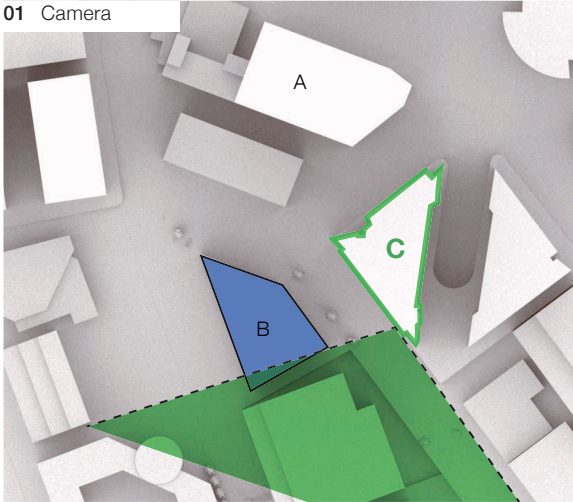
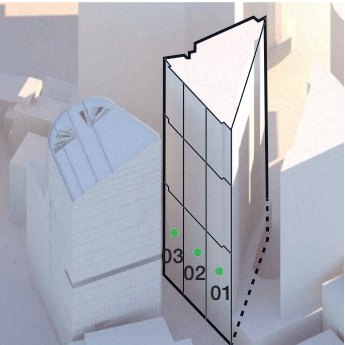
- A - 504 Pacific Highway
- B - 46 Nicholson St
- C - 486 Pacific Highway (Mirvac)



01.2 486 Pacific Highway view sharing - Low-rise levels

NOTE:
*this study indicates shared view corridor past the proposed building towards the CBD - not measuring views to open sky

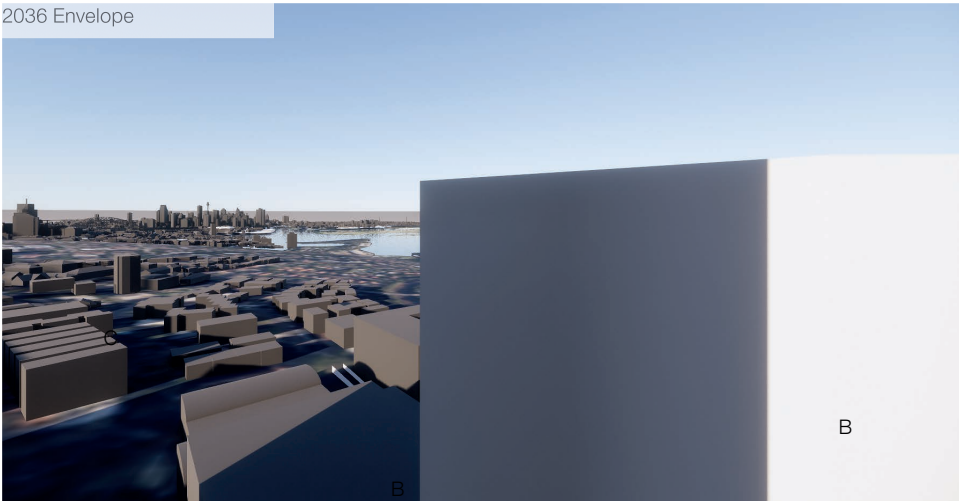
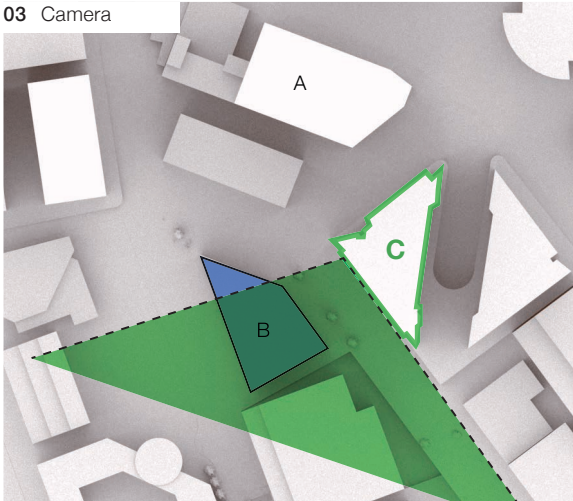
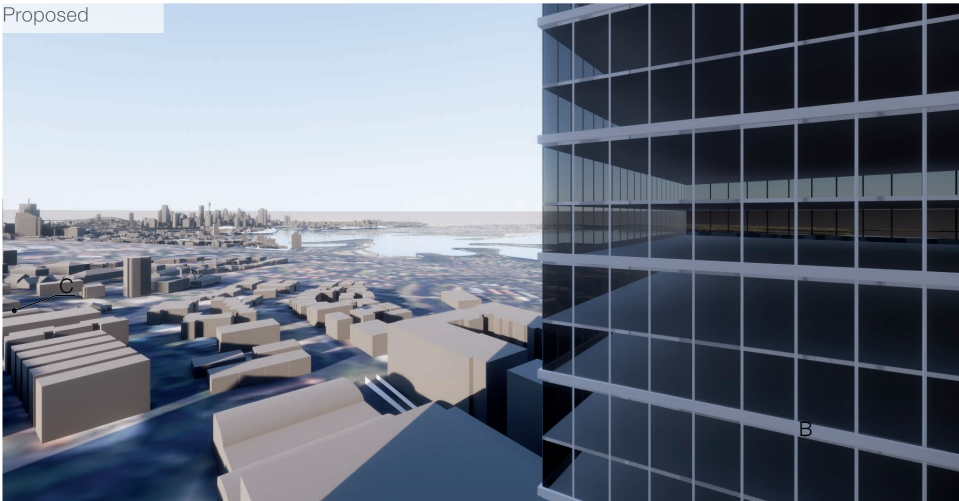
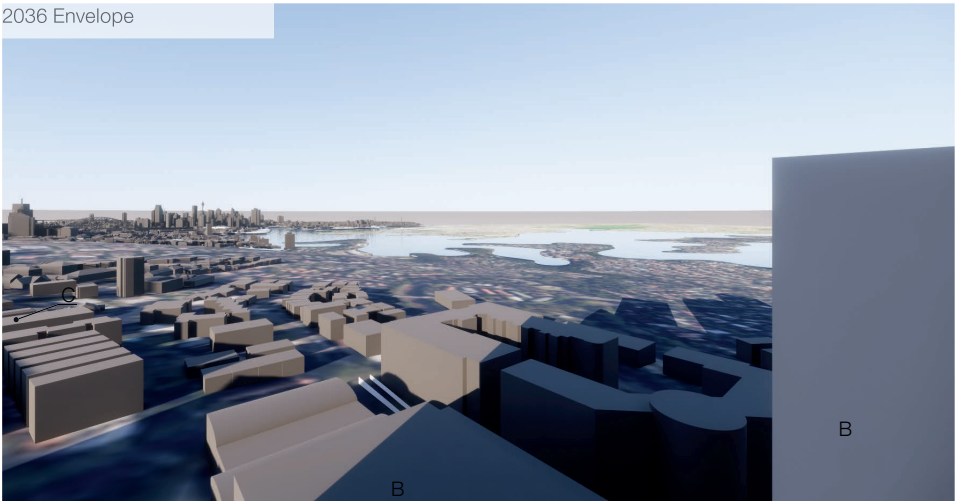
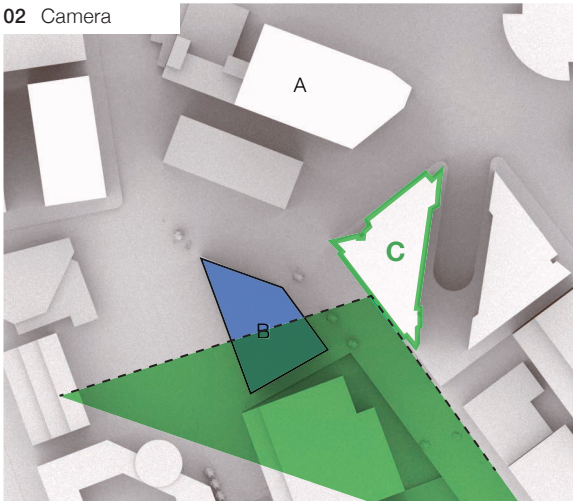
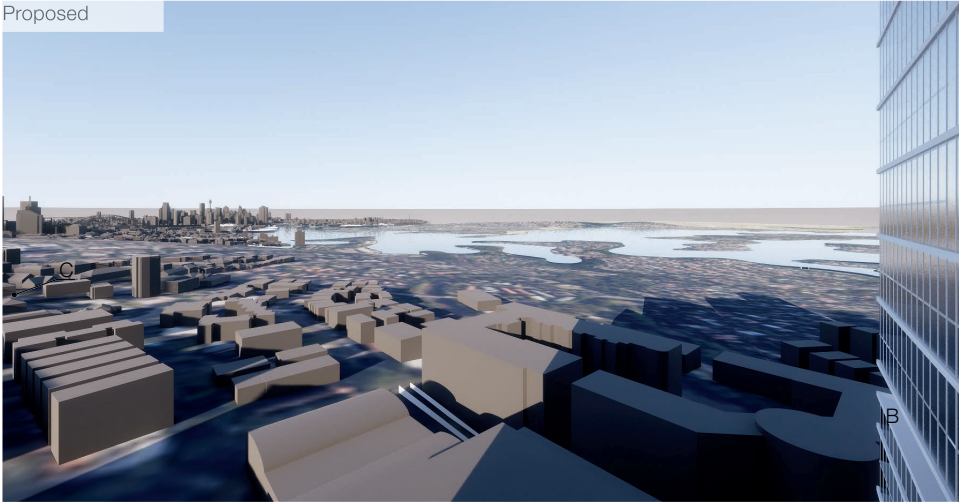
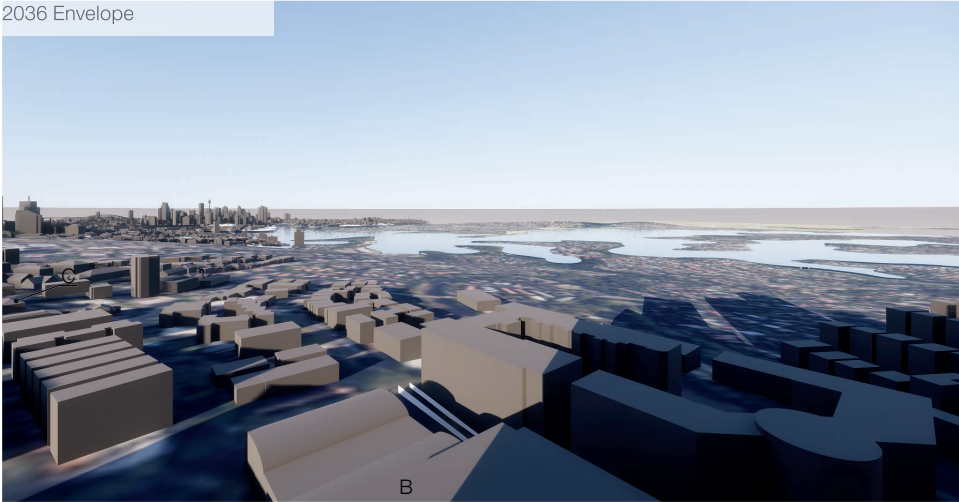
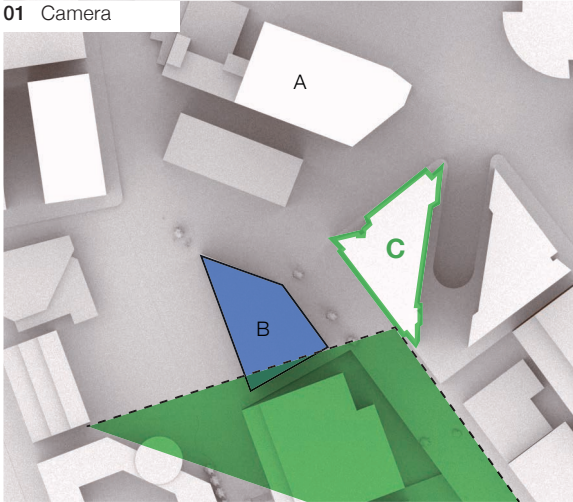
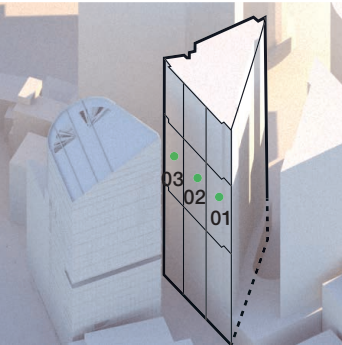
A - 504 Pacific Highway
B - 46 Nicholson St
C - 486 Pacific Highway (Mirvac)



01.2 486 Pacific Highway view sharing - Mid-rise levels

NOTE:
*this study indicates shared view corridor past the proposed building towards the CBD - not measuring views to open sky

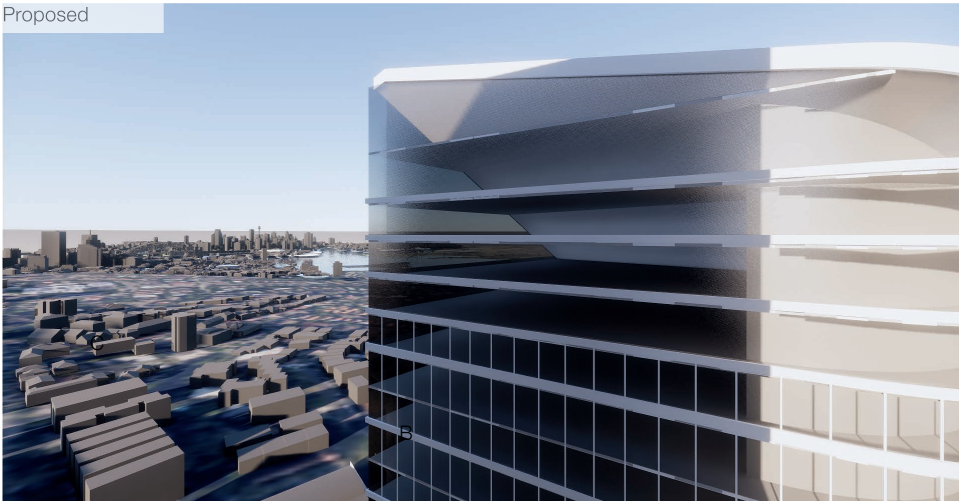
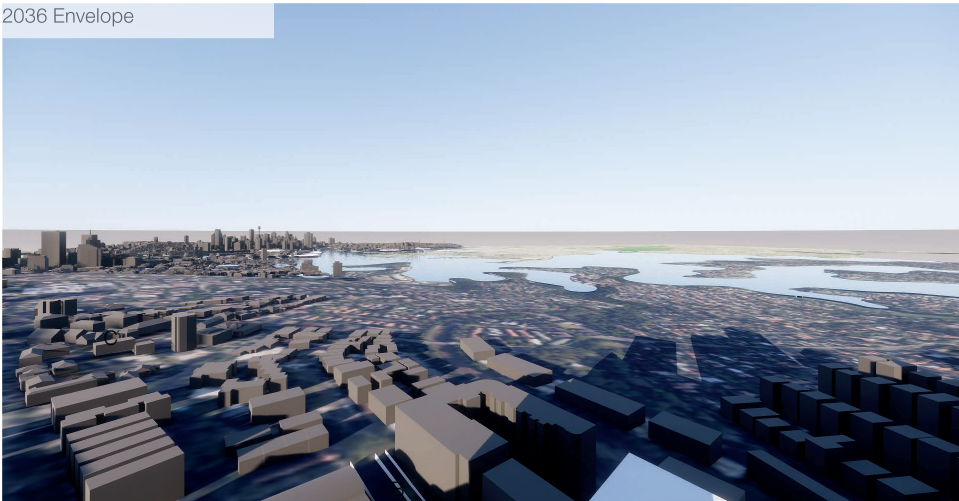
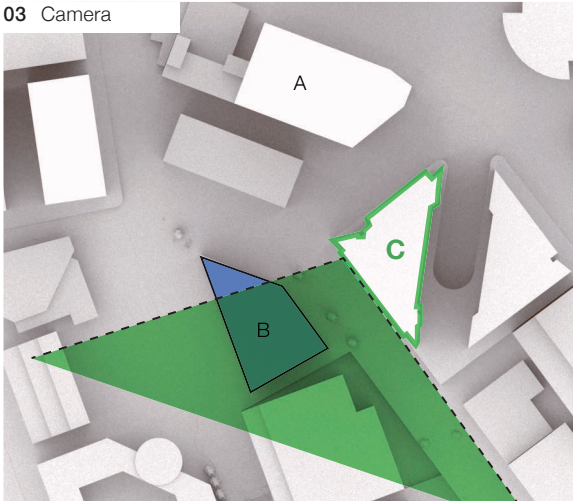
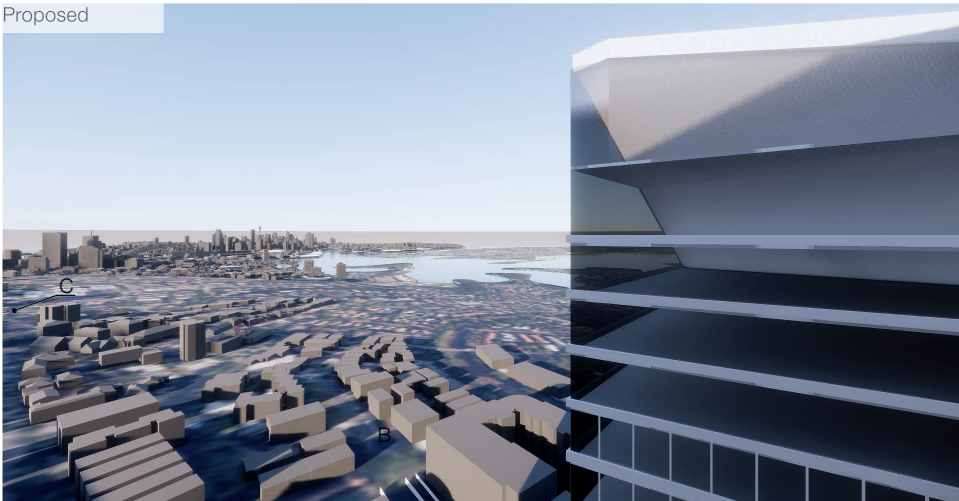
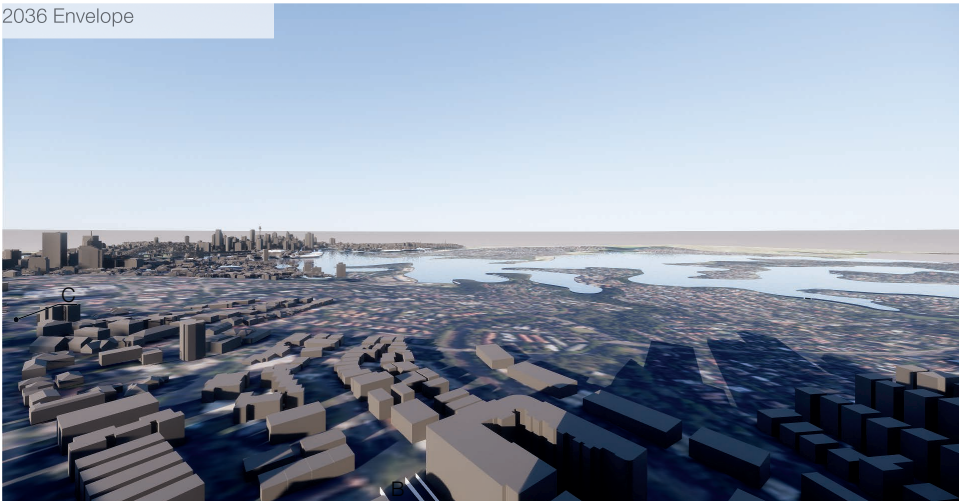
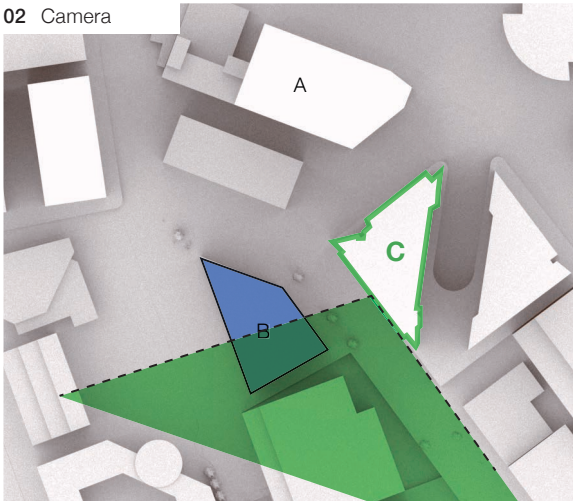
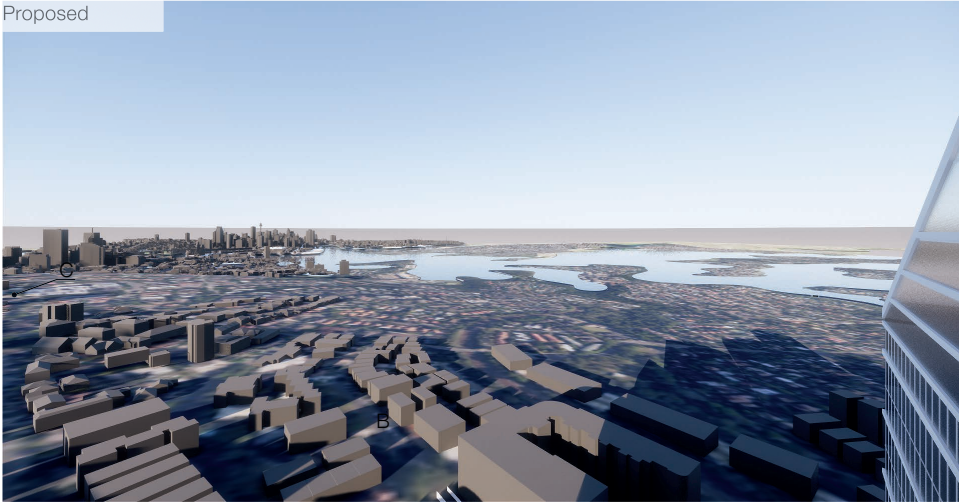
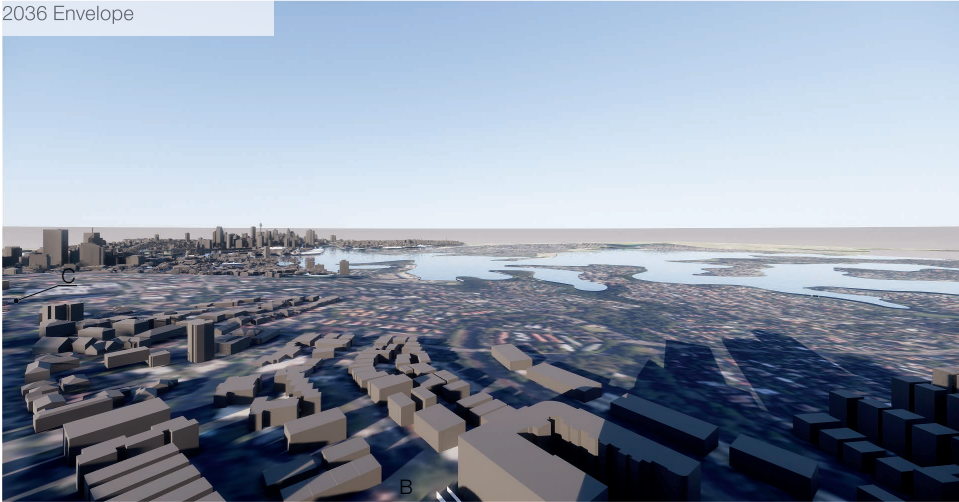
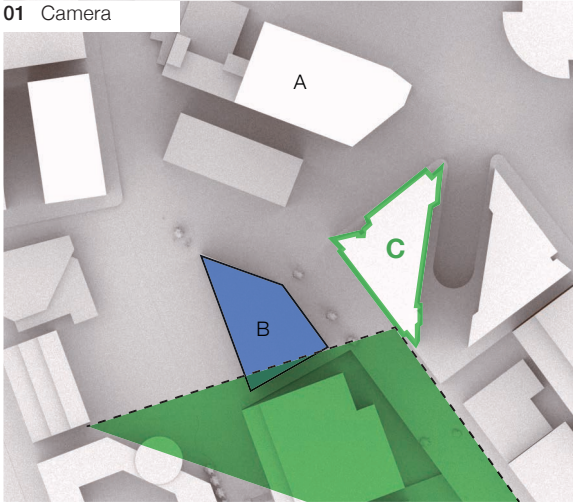
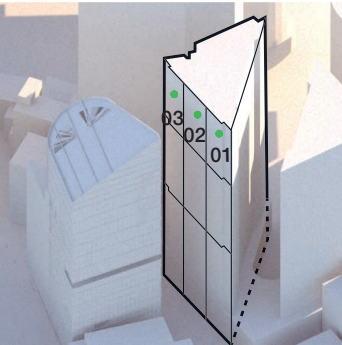
A - 504 Pacific Highway
B - 46 Nicholson St
C - 486 Pacific Highway (Mirvac)



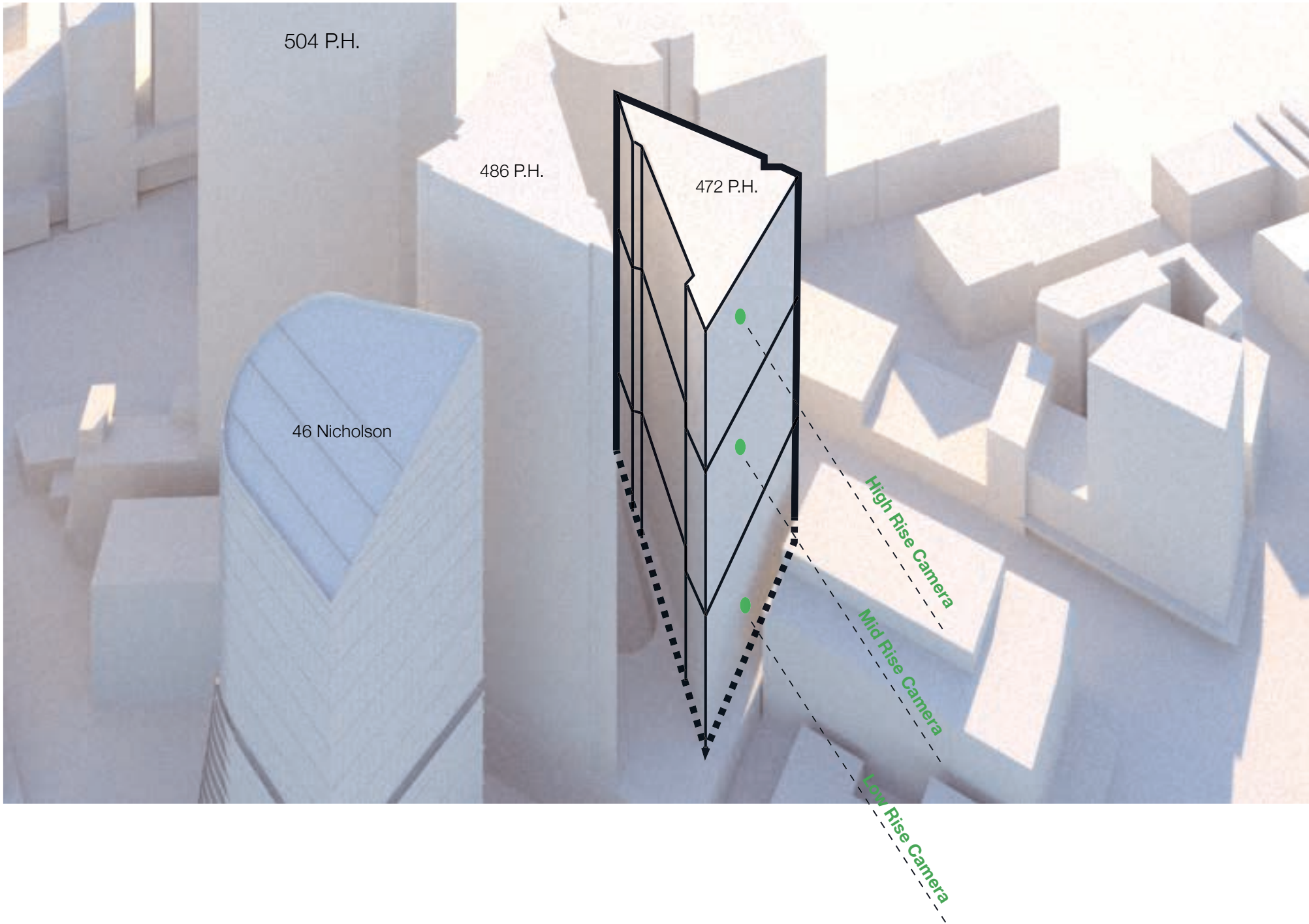
01.2 486 Pacific Highway view sharing - High-rise levels

NOTE:
*this study indicates shared view corridor past the proposed building towards the CBD - not measuring views to open sky

A - 504 Pacific Highway
B - 46 Nicholson St
C - 486 Pacific Highway (Mirvac)

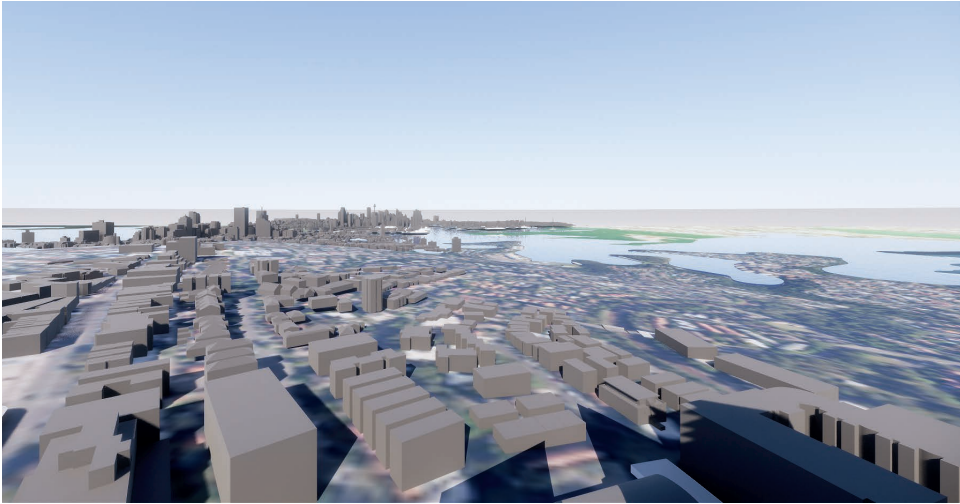
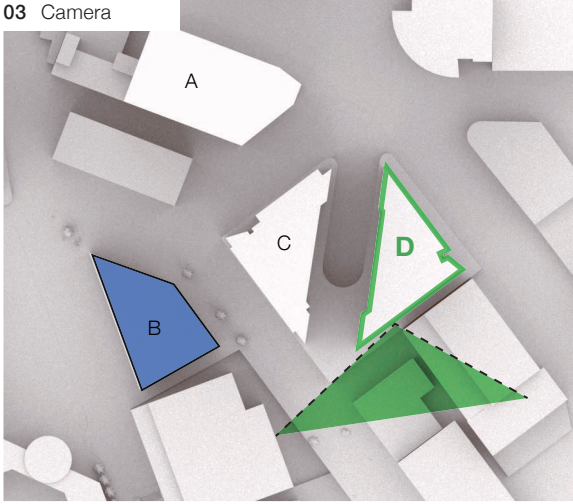
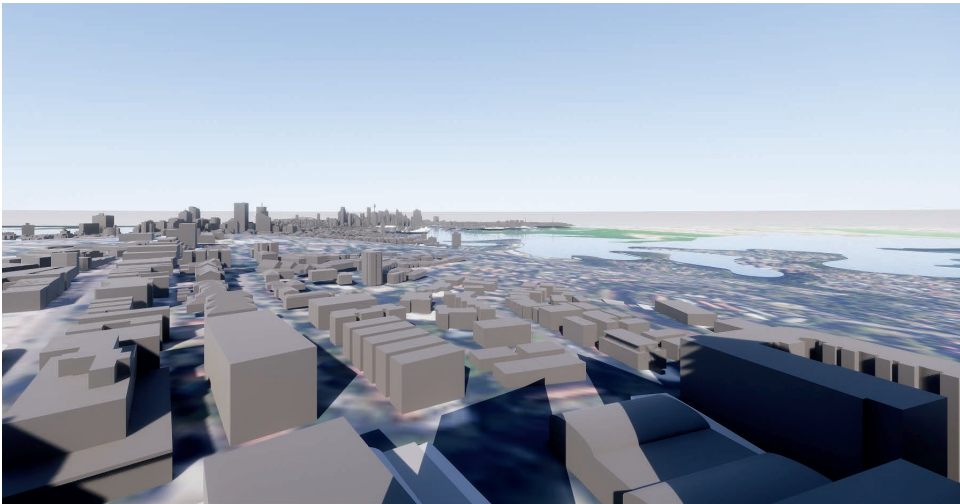
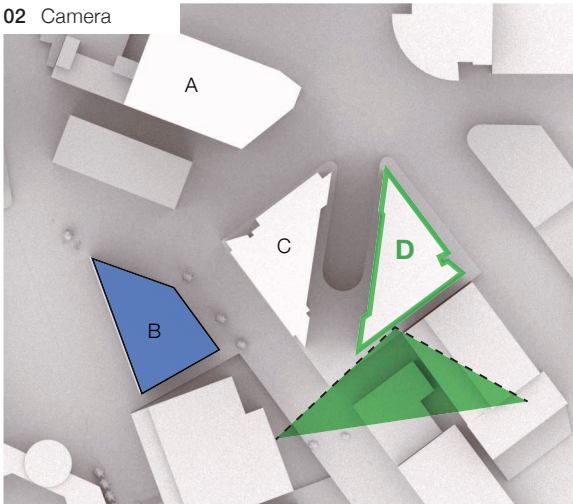
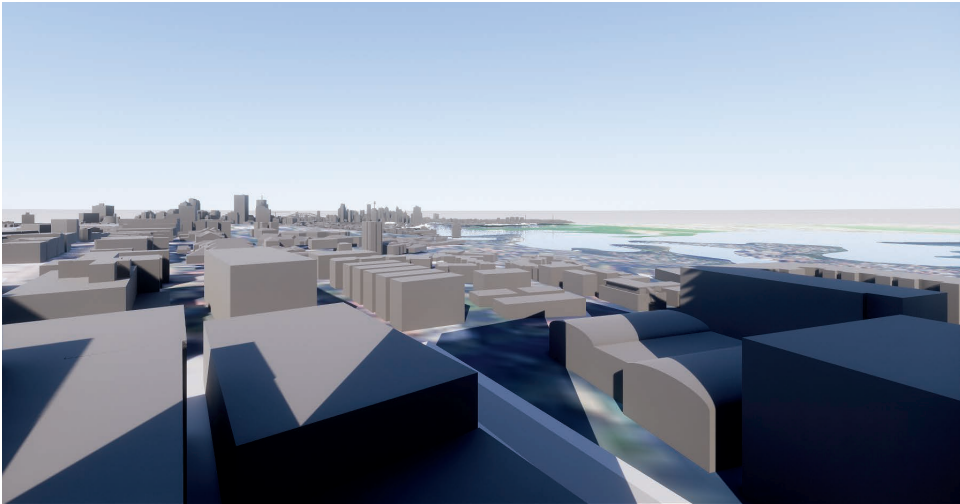
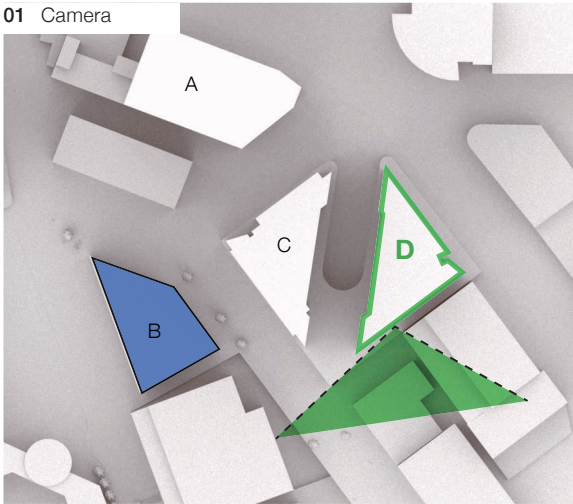
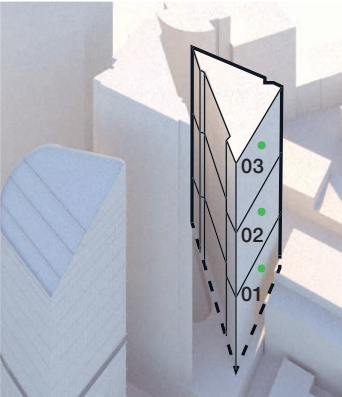


01.3 472 Pacific Highway view sharing - Viewpoint Camera Locations

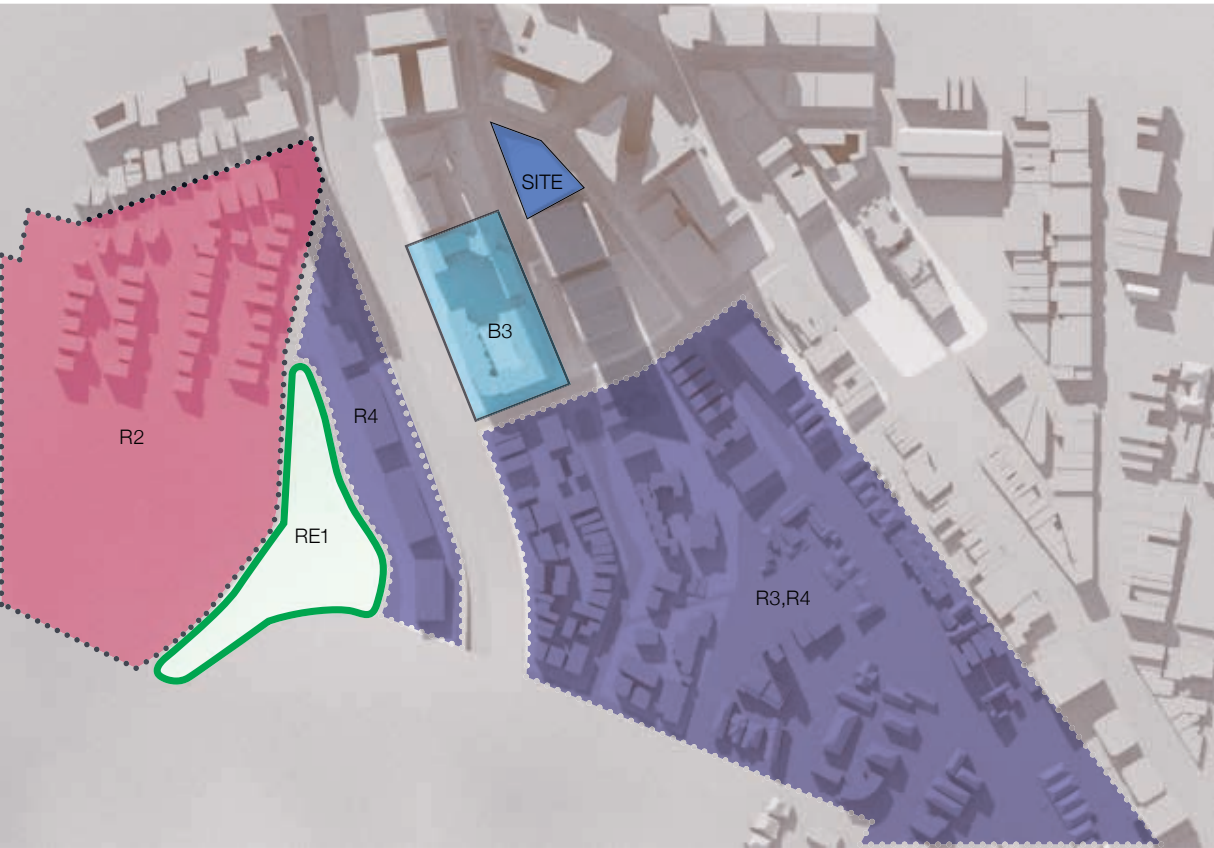


01.3 472 Pacific Highway view sharing - All levels

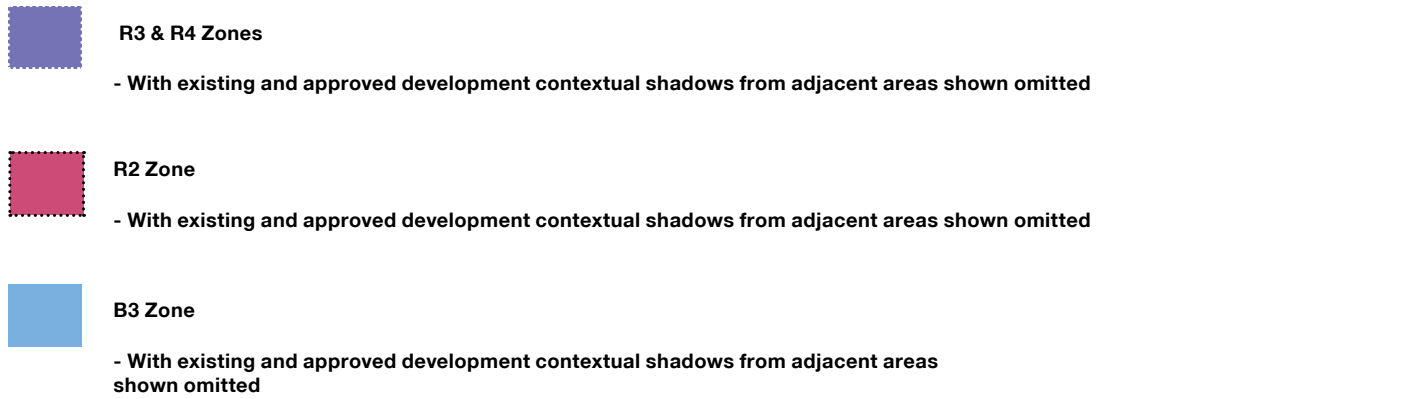
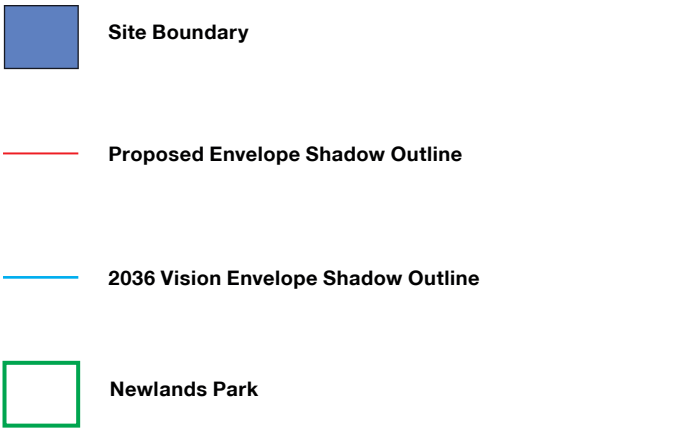
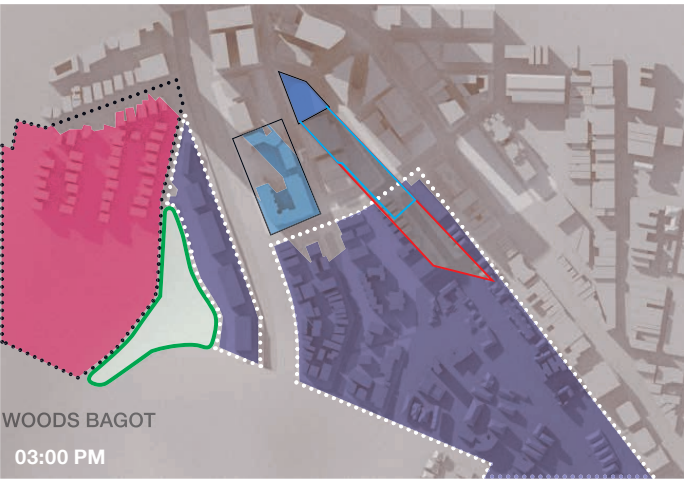
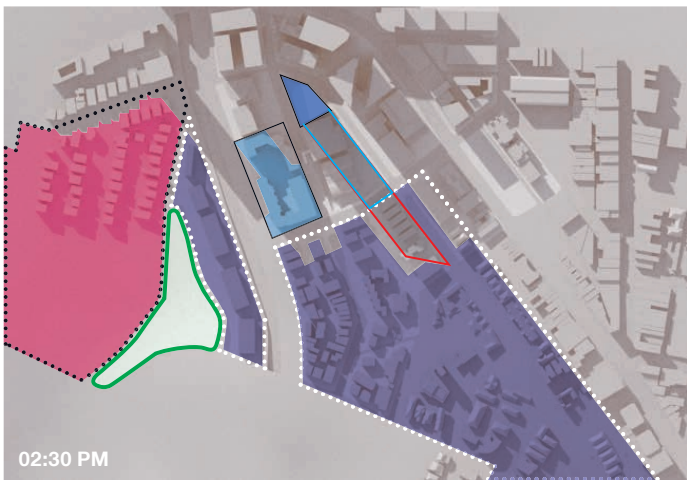
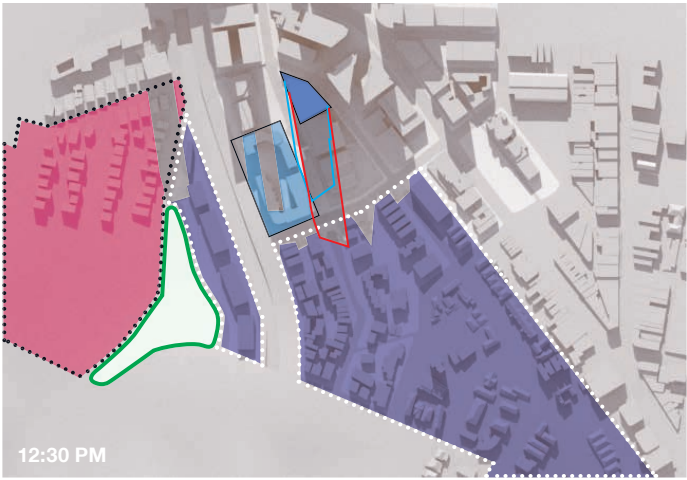
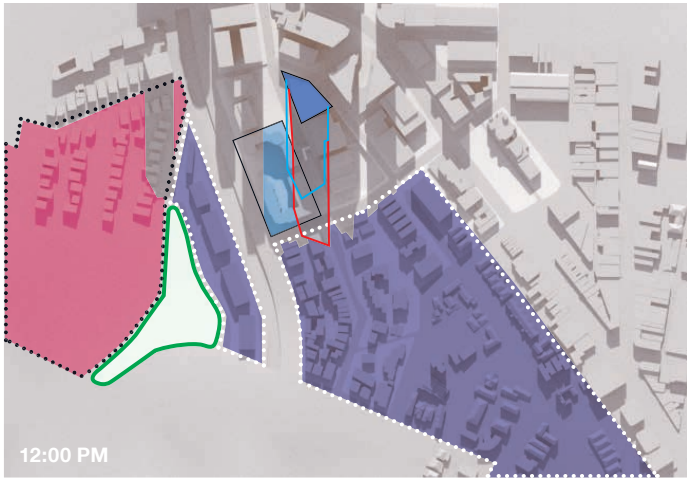
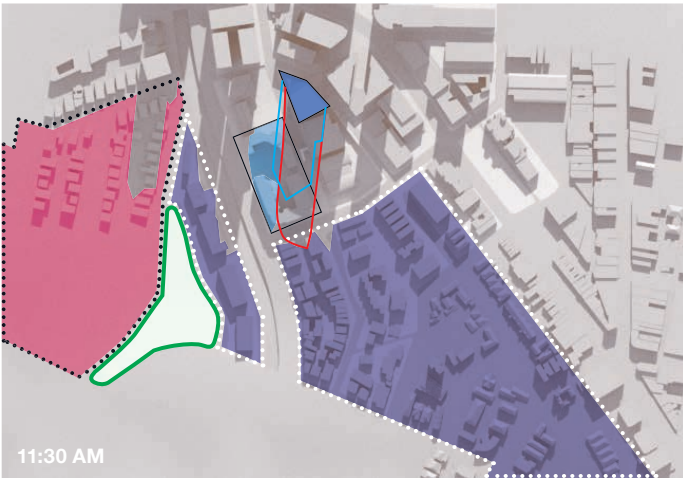
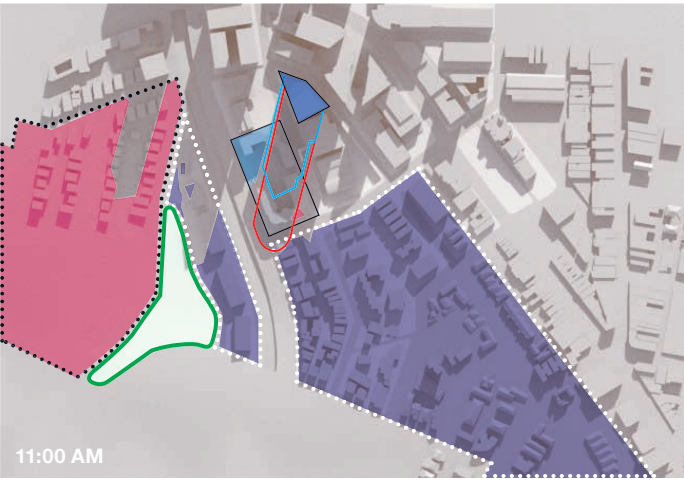
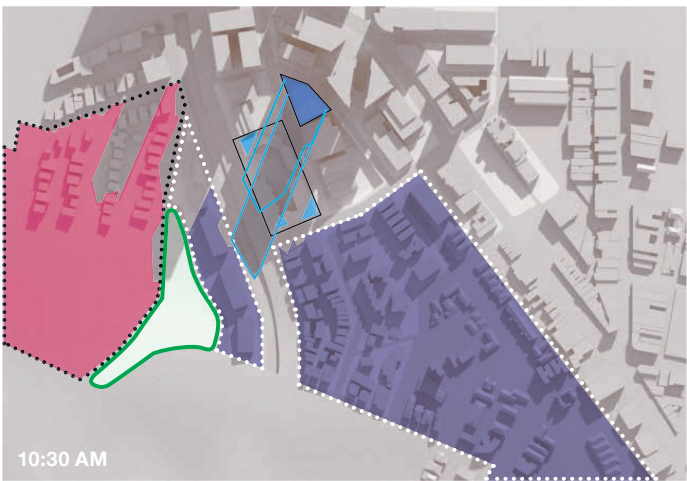
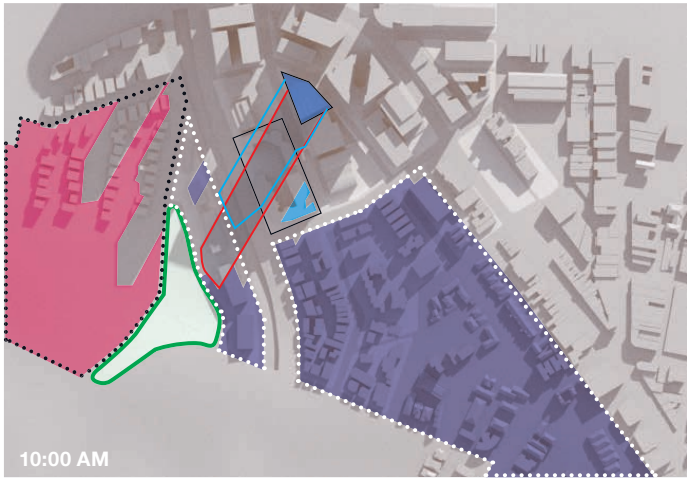
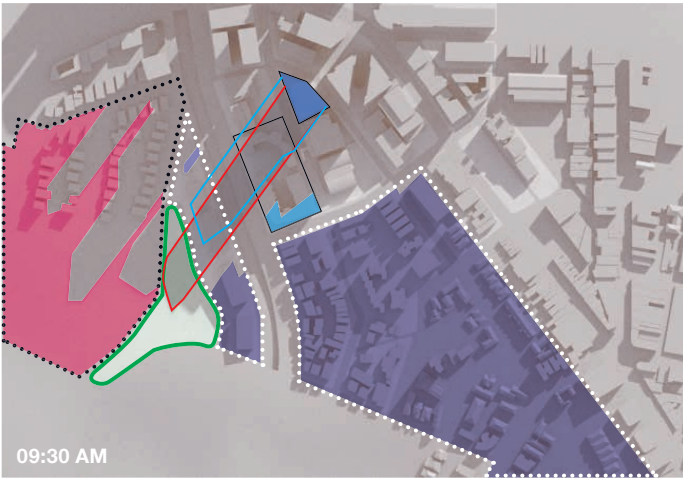
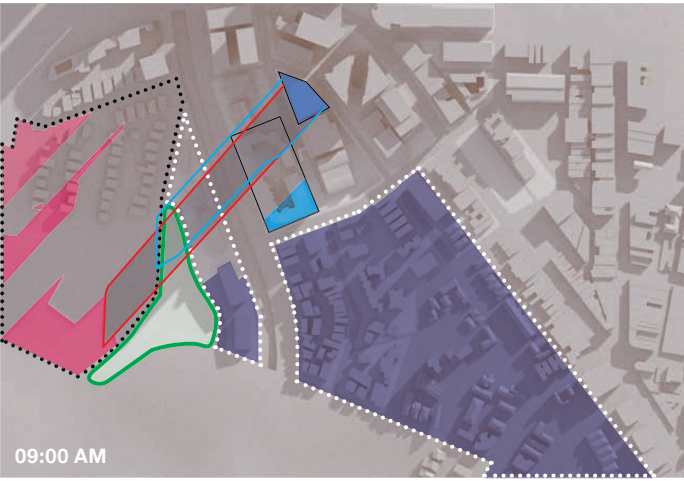
- A - 504 Pacific Highway
- B - 46 Nicholson St
- C - 486 Pacific Highway (Mirvac)
- D - 472 Pacific Highway (Mirvac)



02 Shadow Analysis



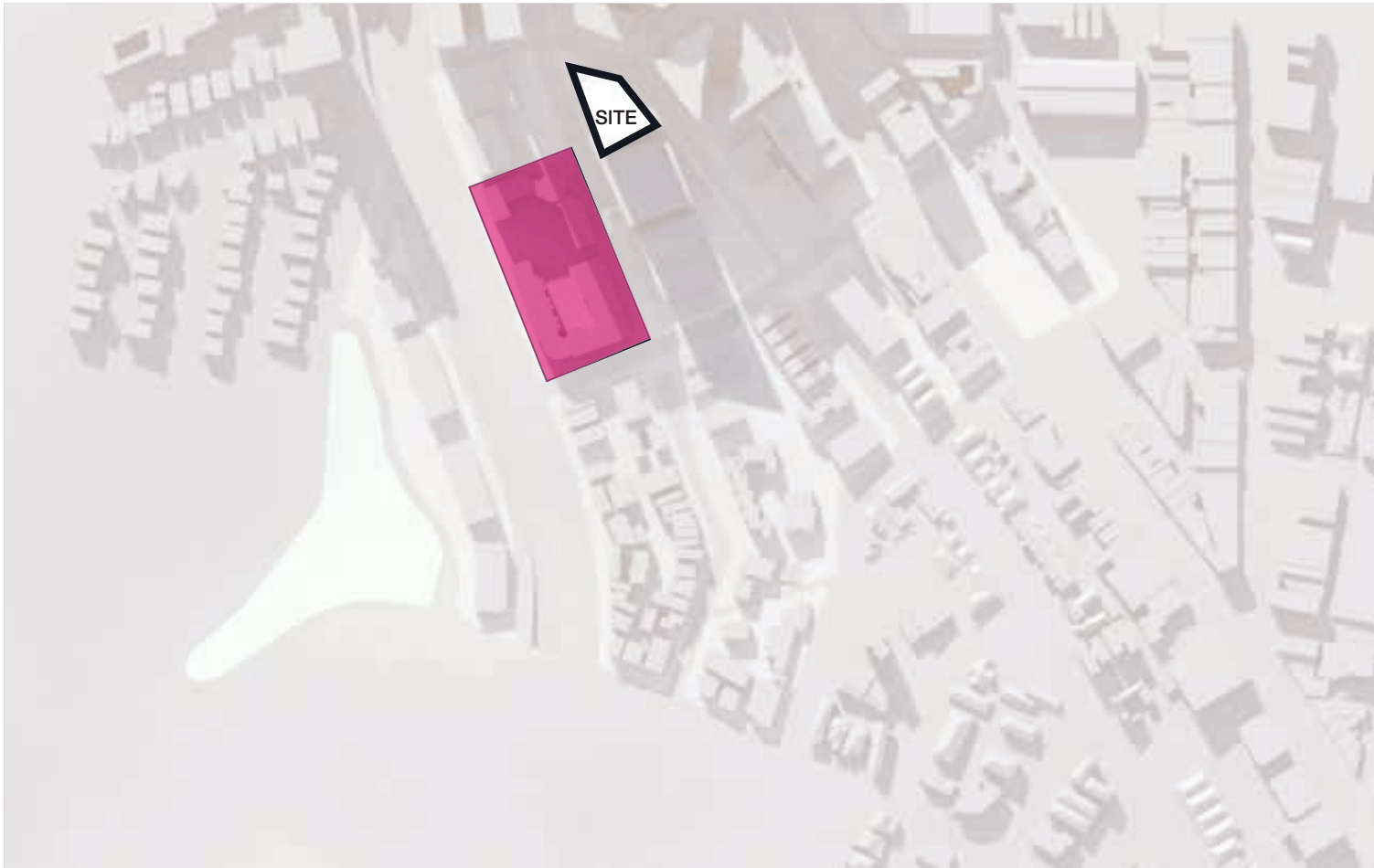
- 02.1 Shadow impact on RE1 and residential zones (R2,R3,R4 - 2036) for 21st of June between 9am and 3pm
- 02.2 Sun Eye View



02.4 3 - Lithgow Street Residences

Detailed shadow studies of this residential area have been included on the following pages.

Note: All analysis is subject to confirmation by surveyed conditions.



LEP



2036
Vision mass



Proposed



Additional
overshadowing

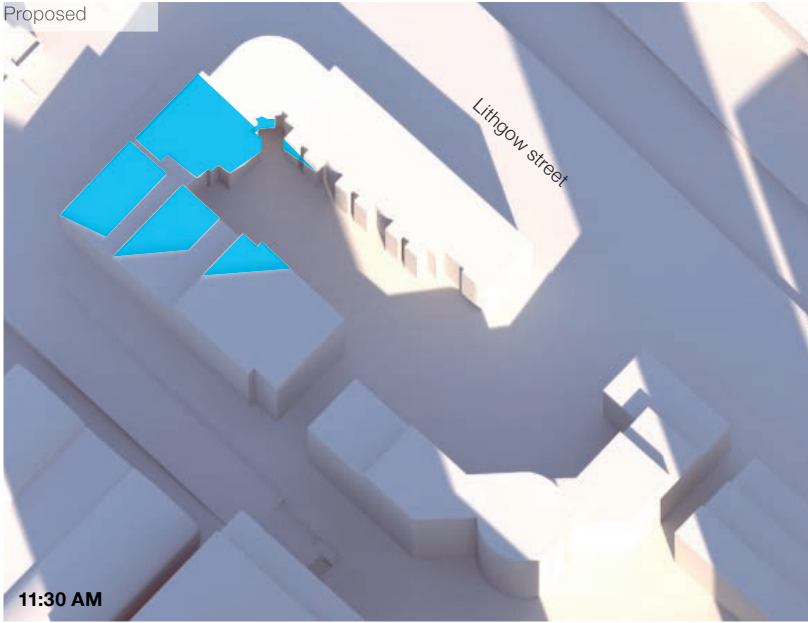
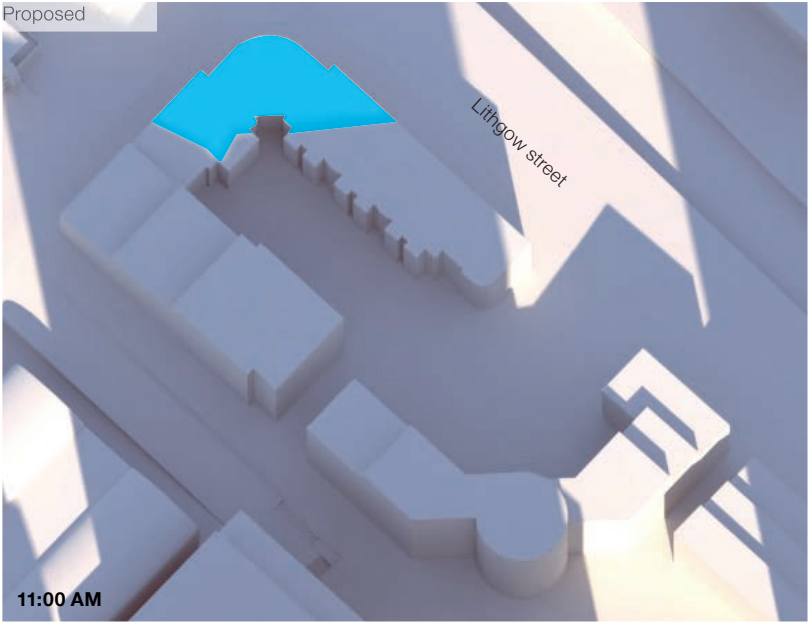
LEP



2036
Vision mass



Proposed



Additional
overshadowing

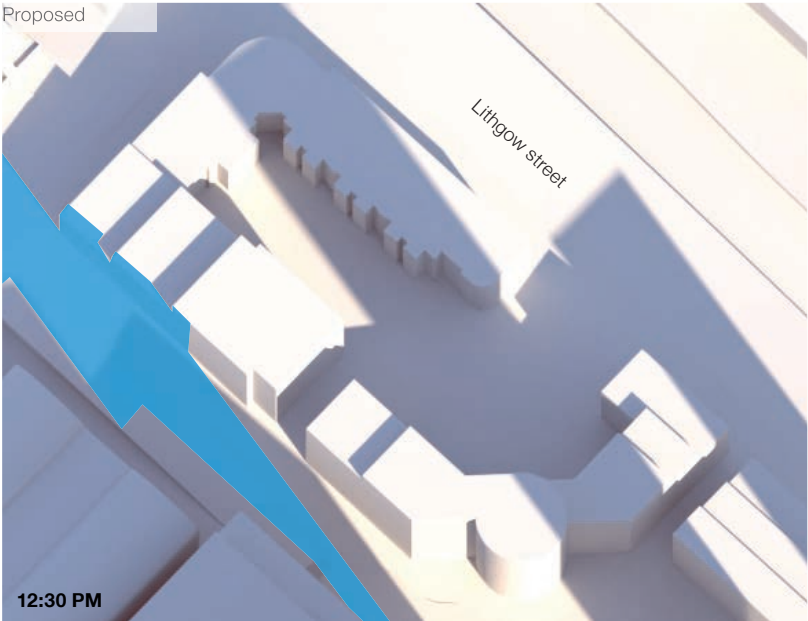
LEP



2036
Vision mass

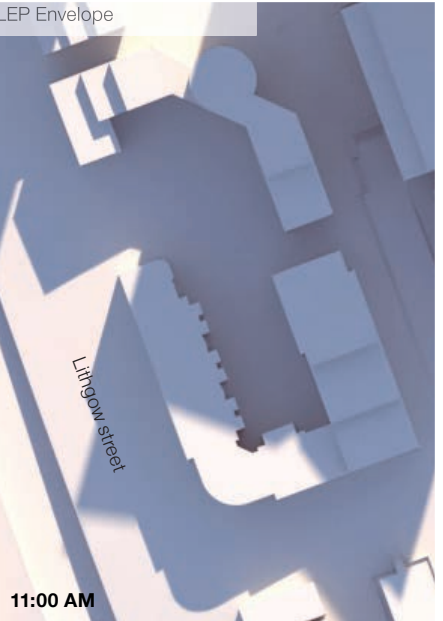
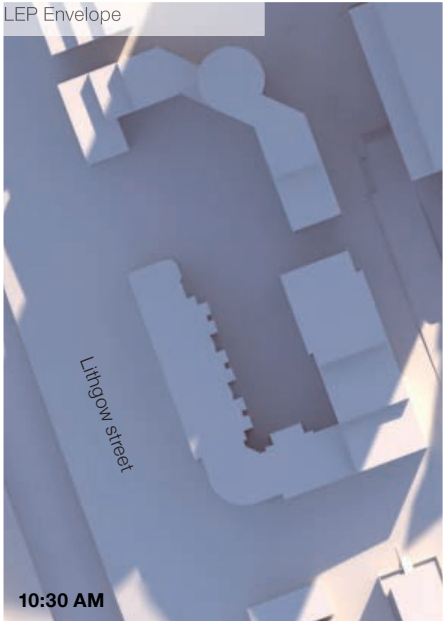
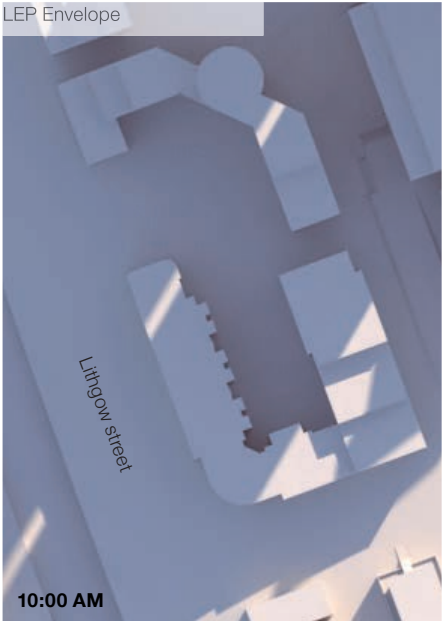
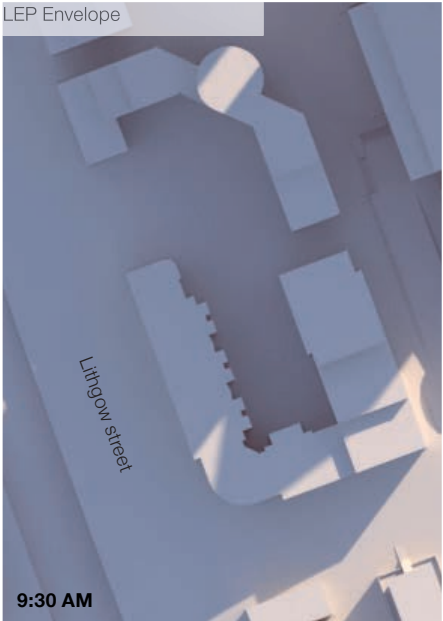
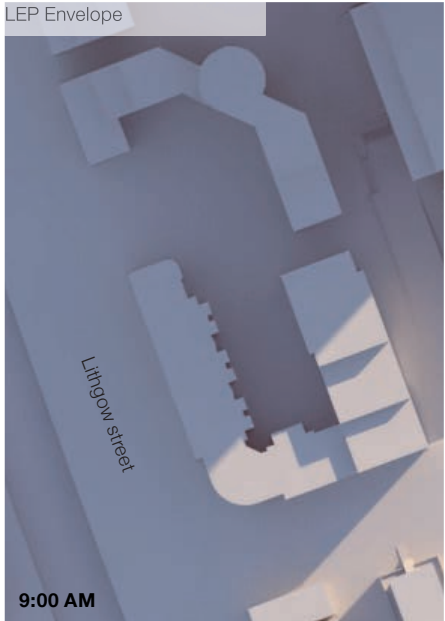


Proposed

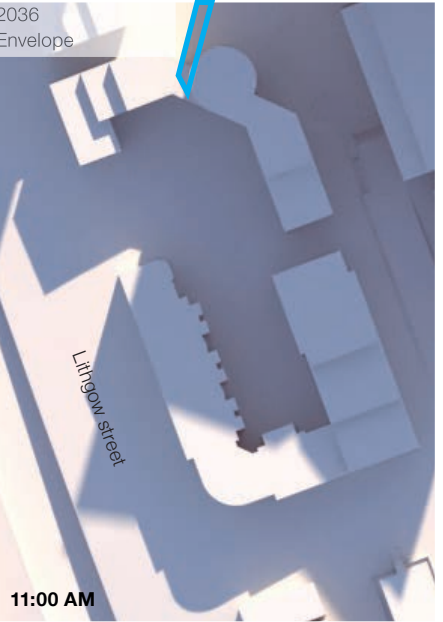
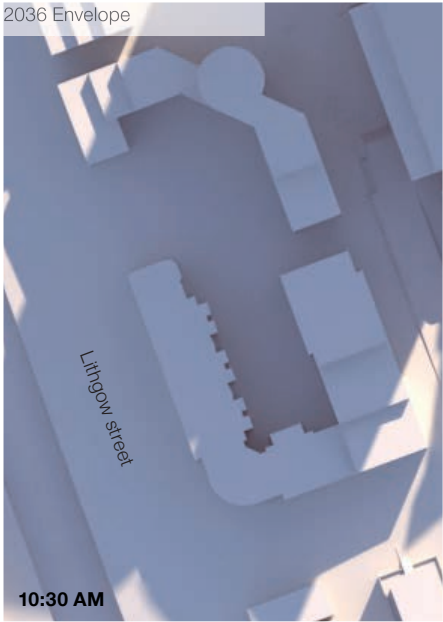
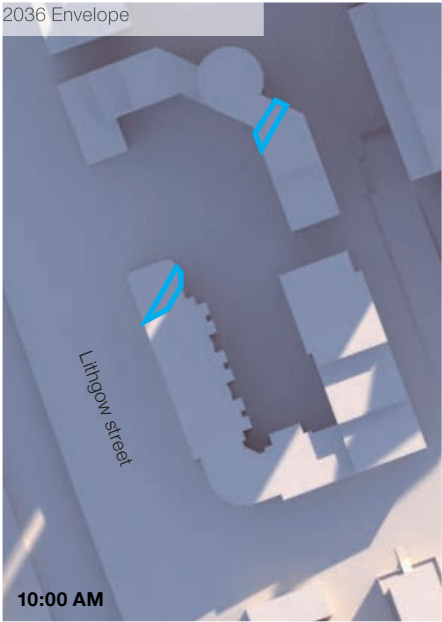
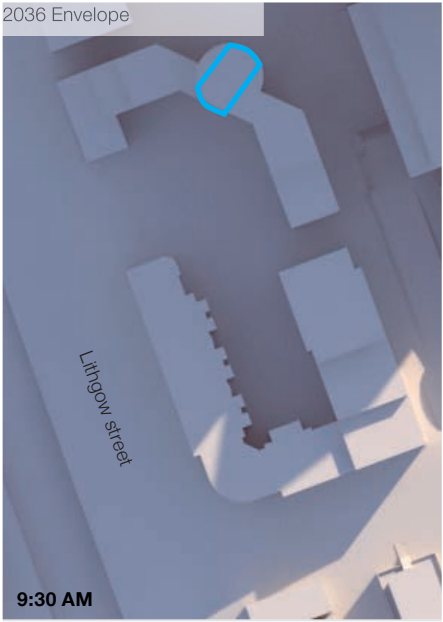
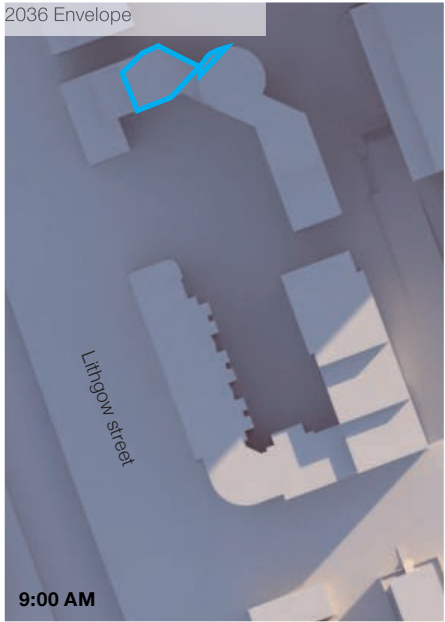


Additional
overshadowing

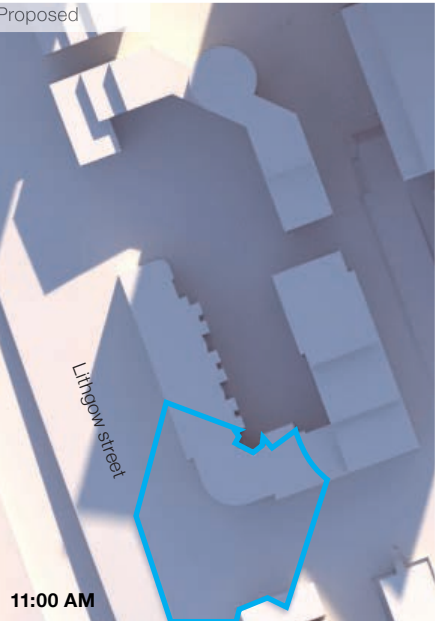
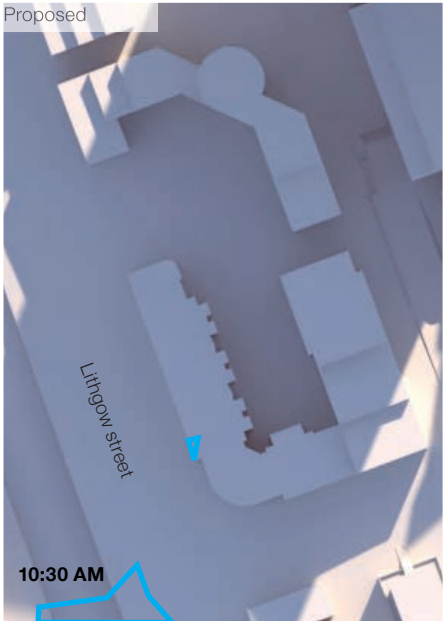
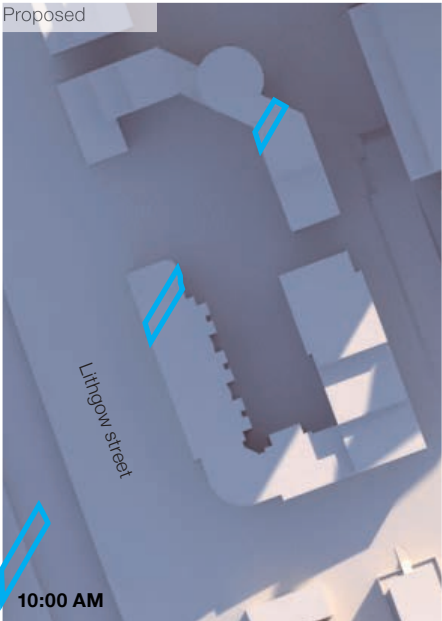
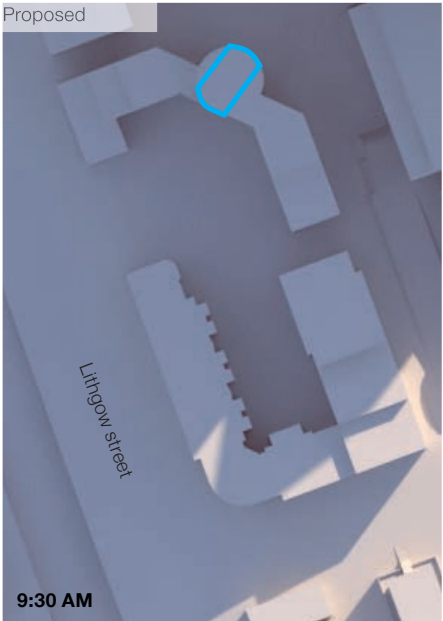
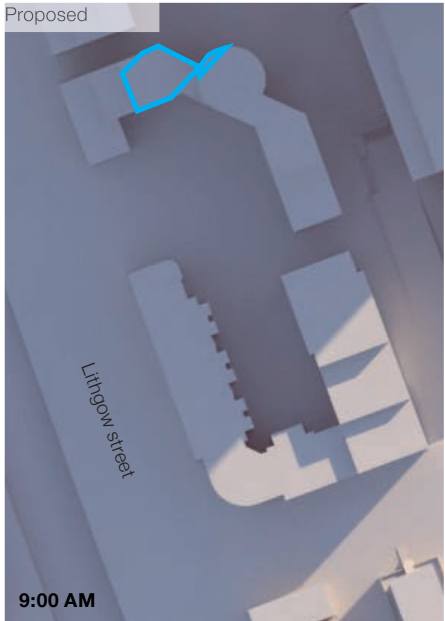
LEP



2036
Vision mass



Proposed

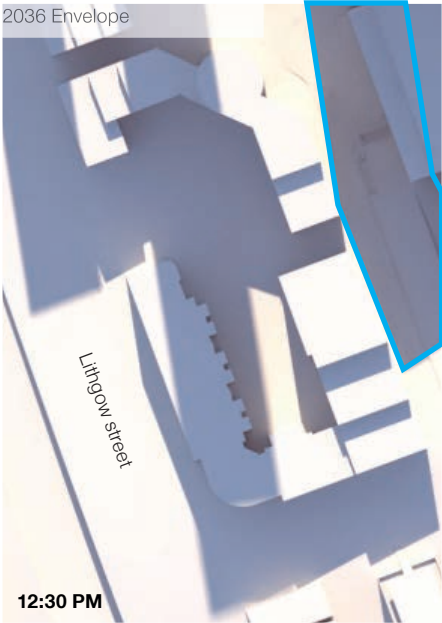
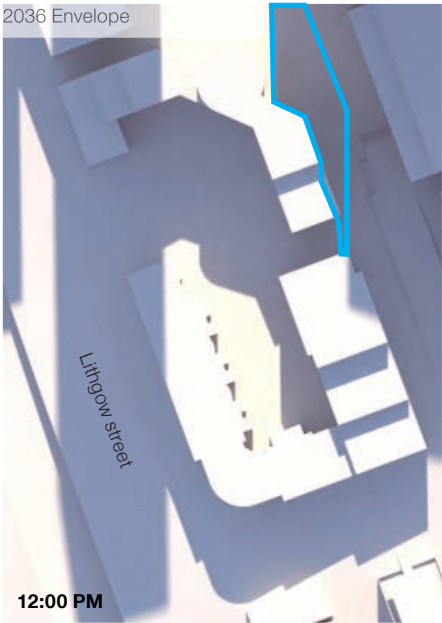
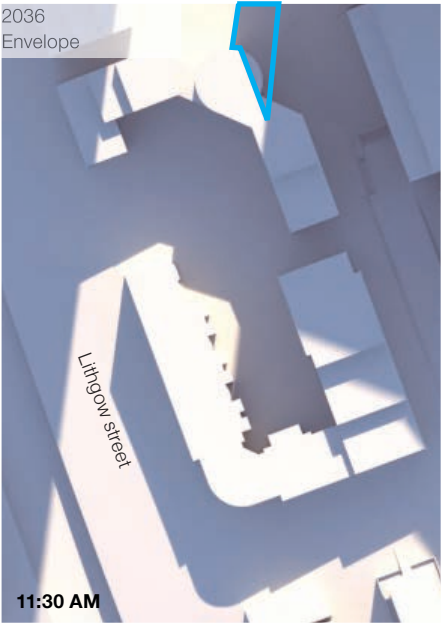


Additional
overshadowing

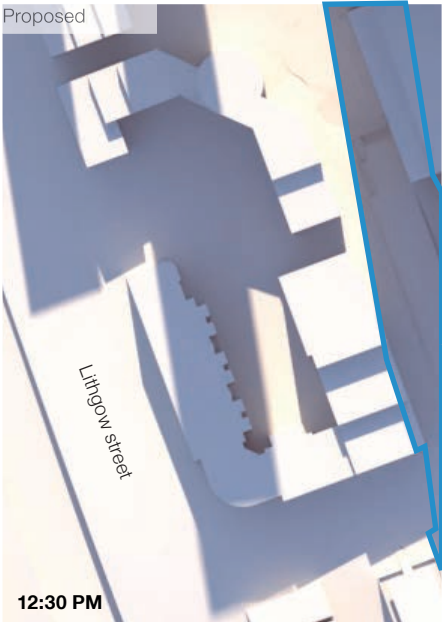
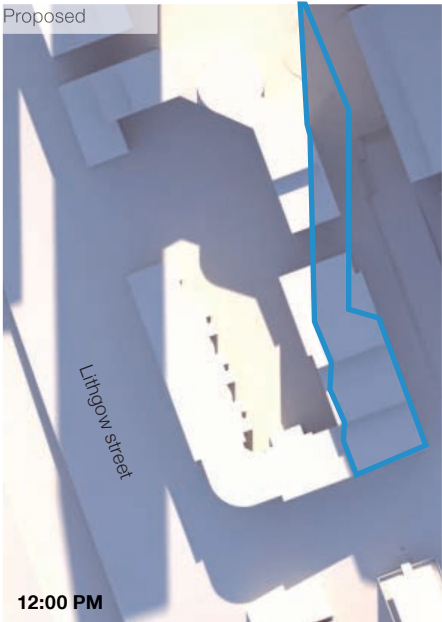
LEP



2036
Vision mass



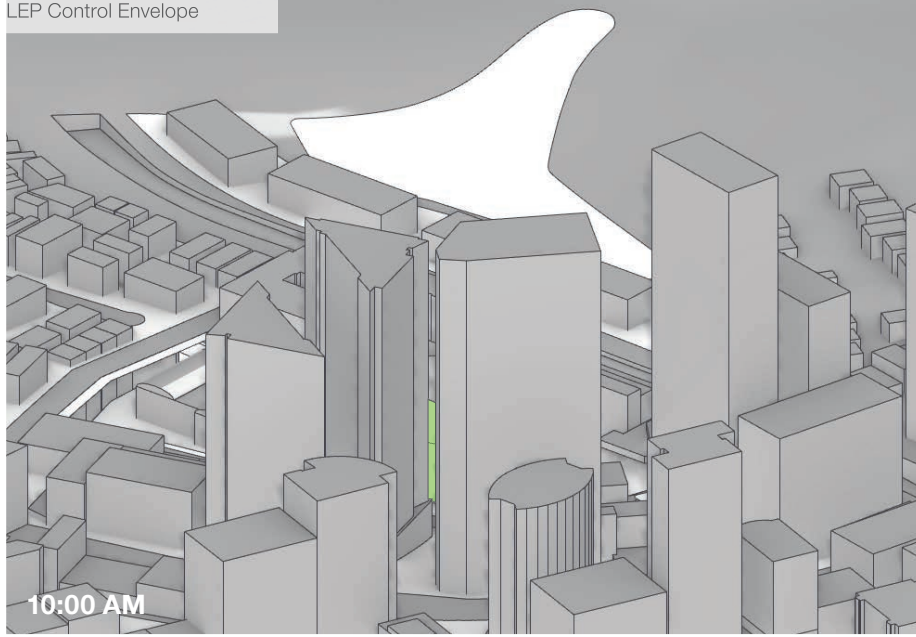
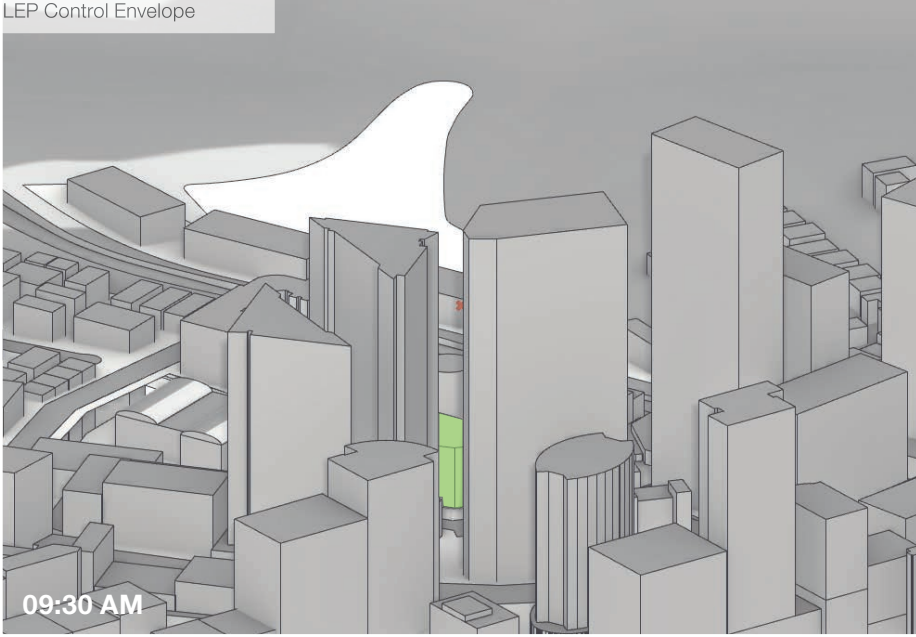
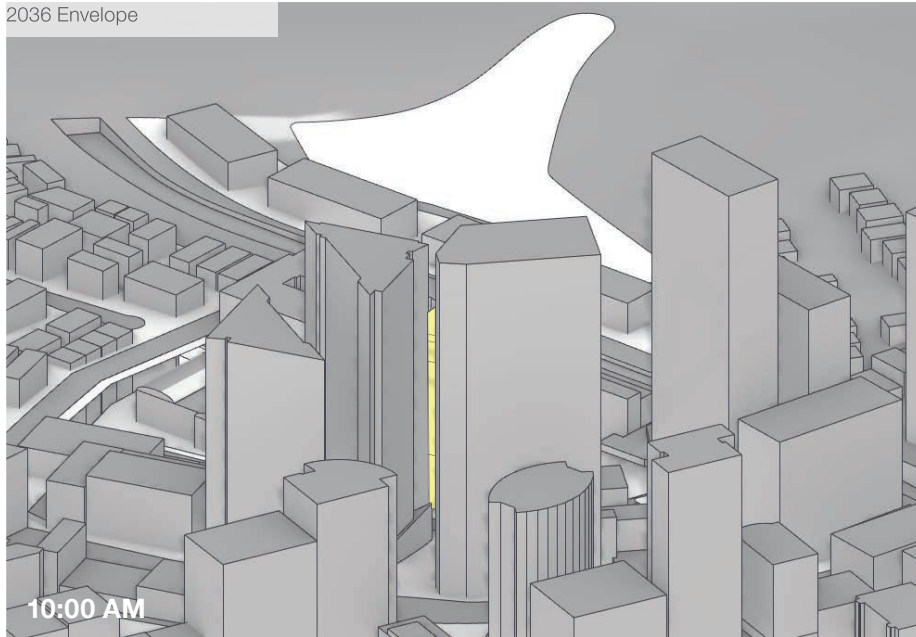
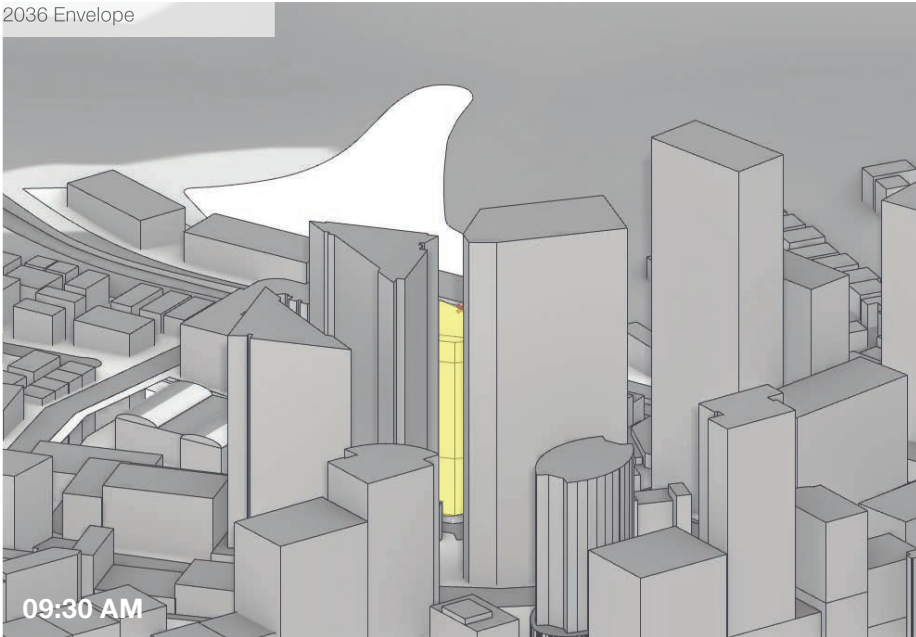
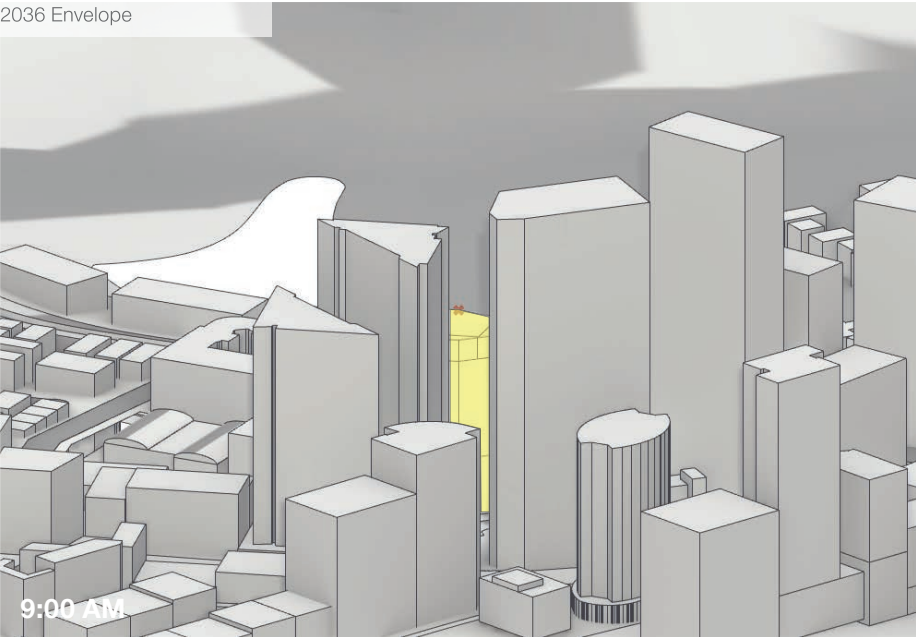
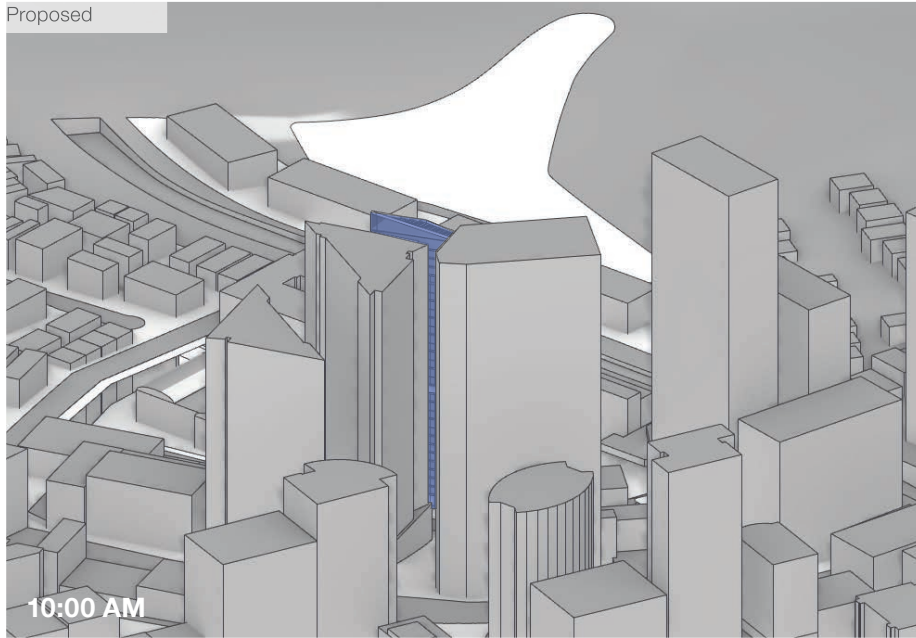
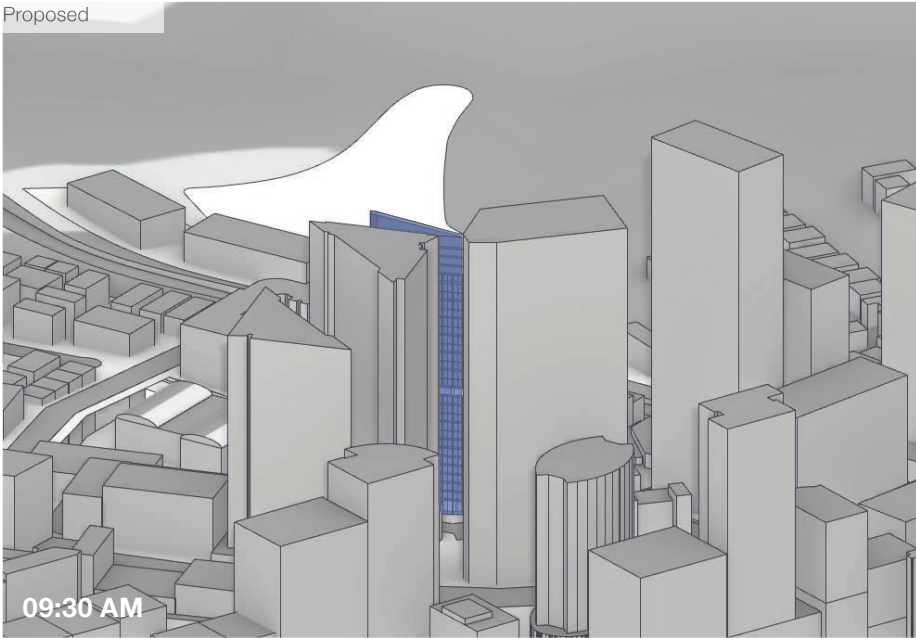
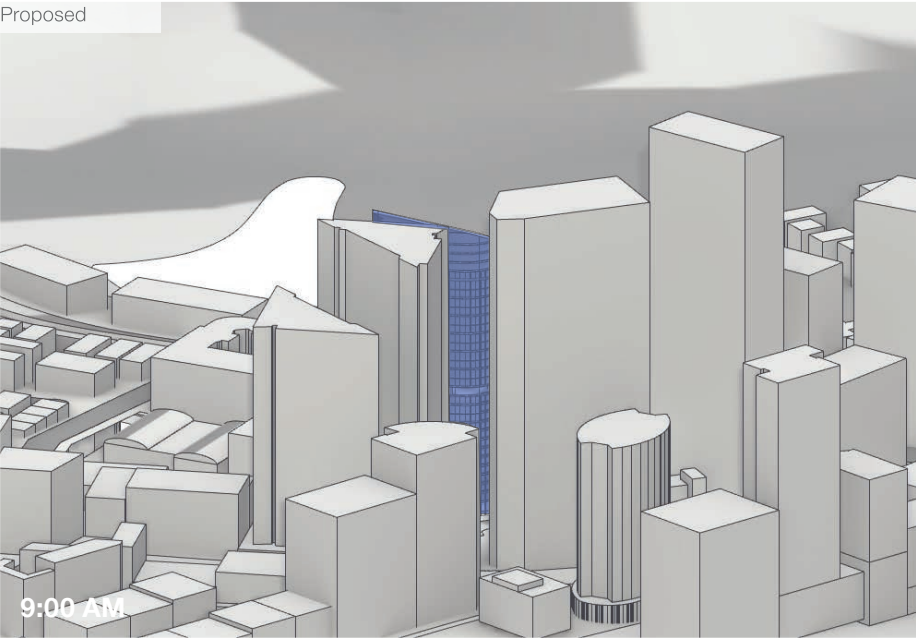
Proposed

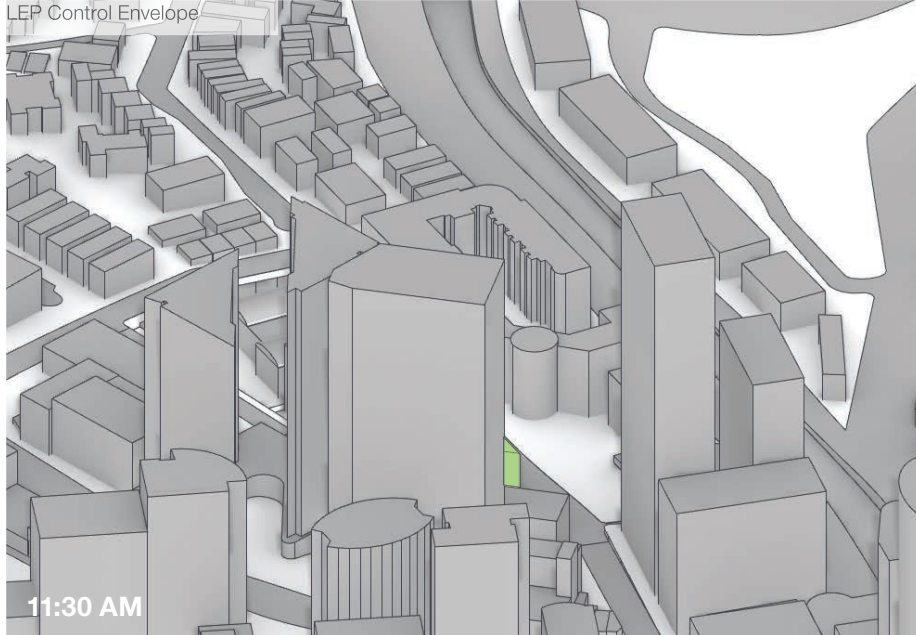
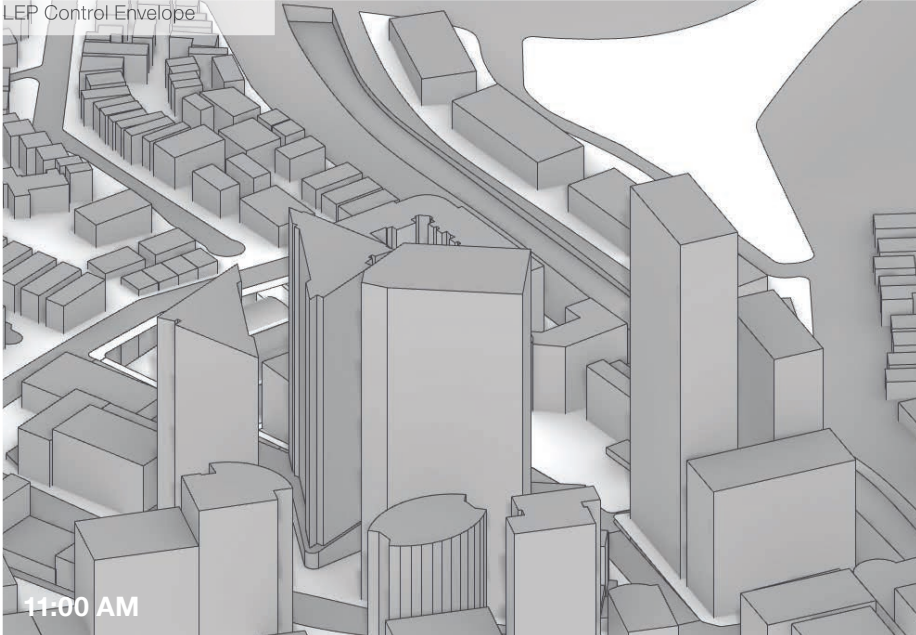
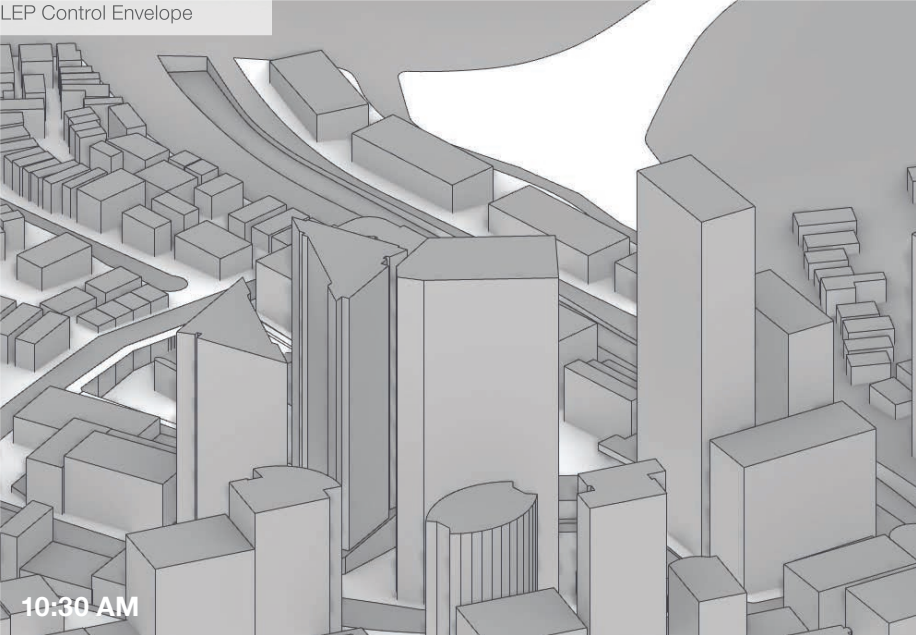
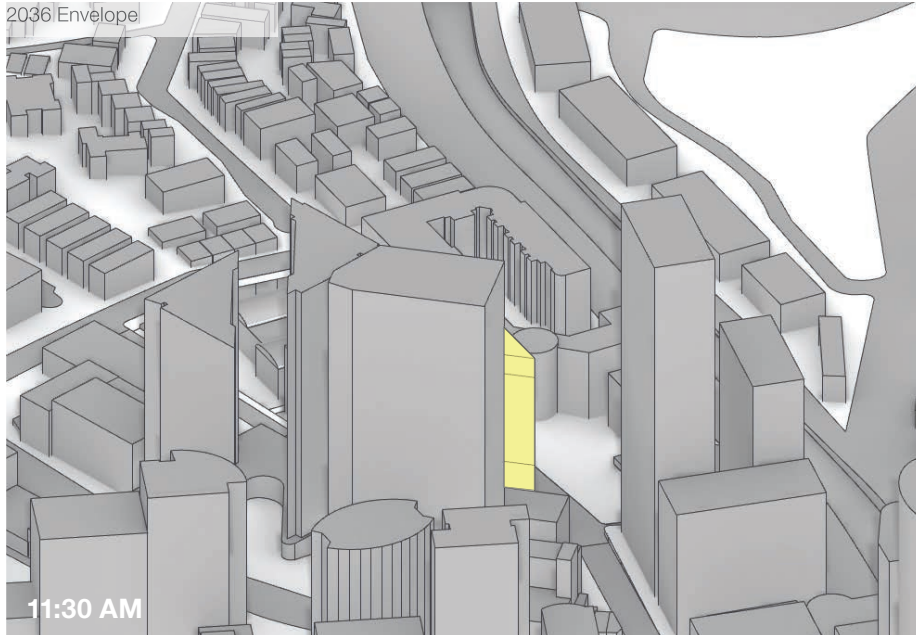
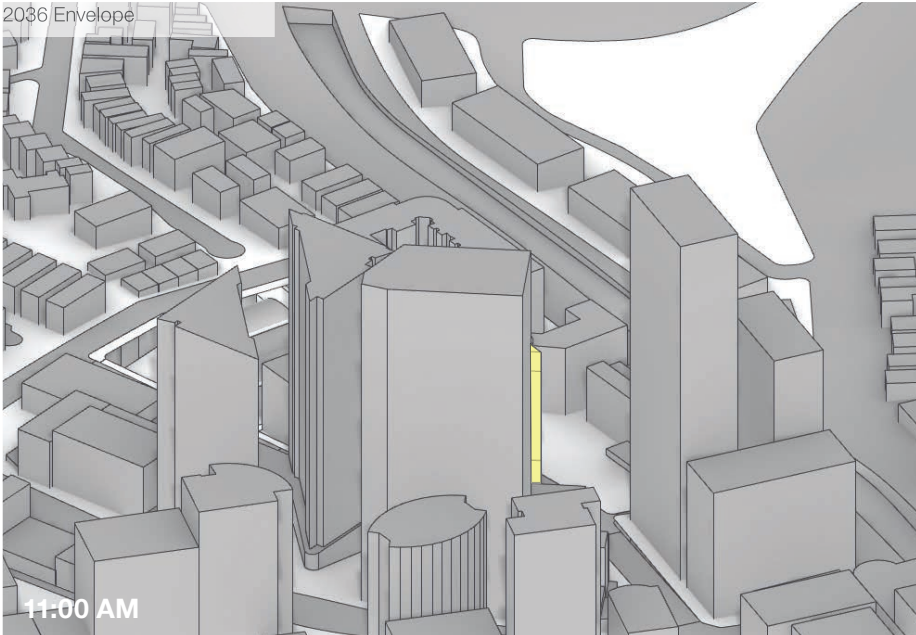
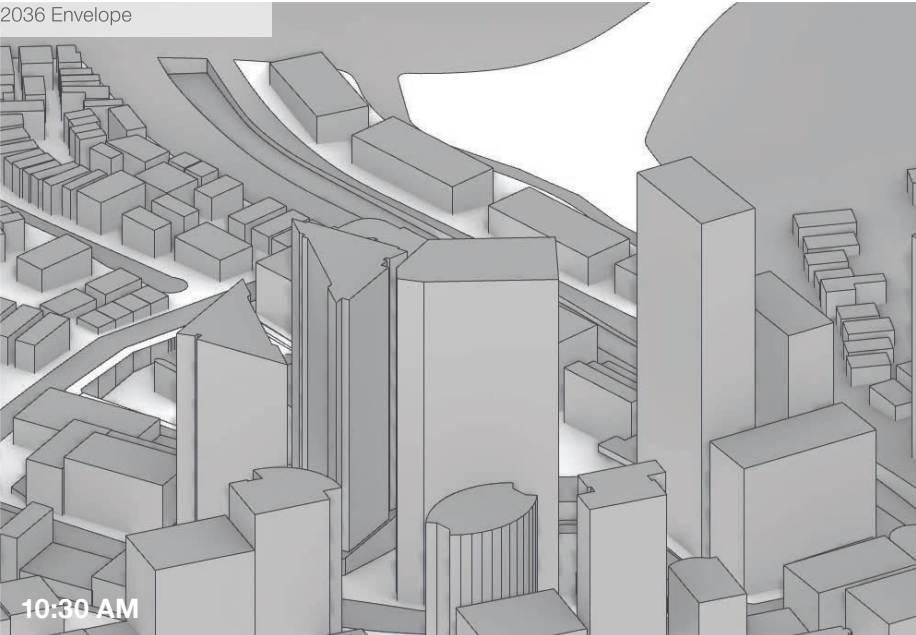
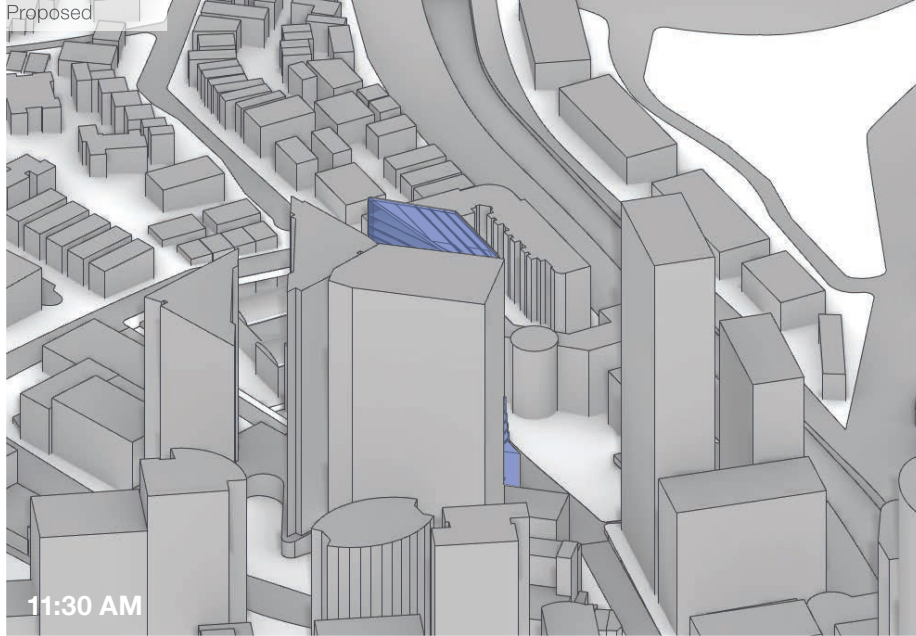
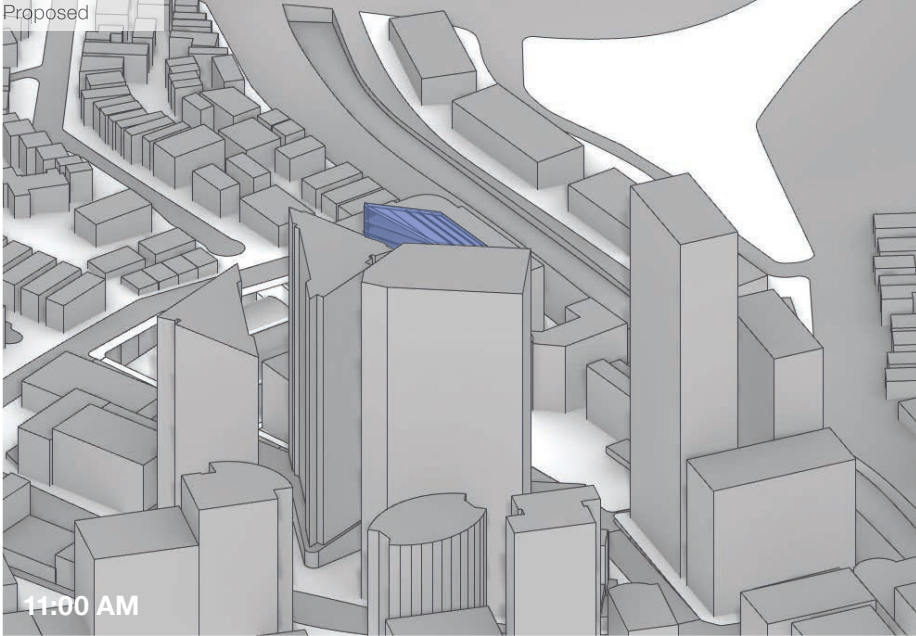
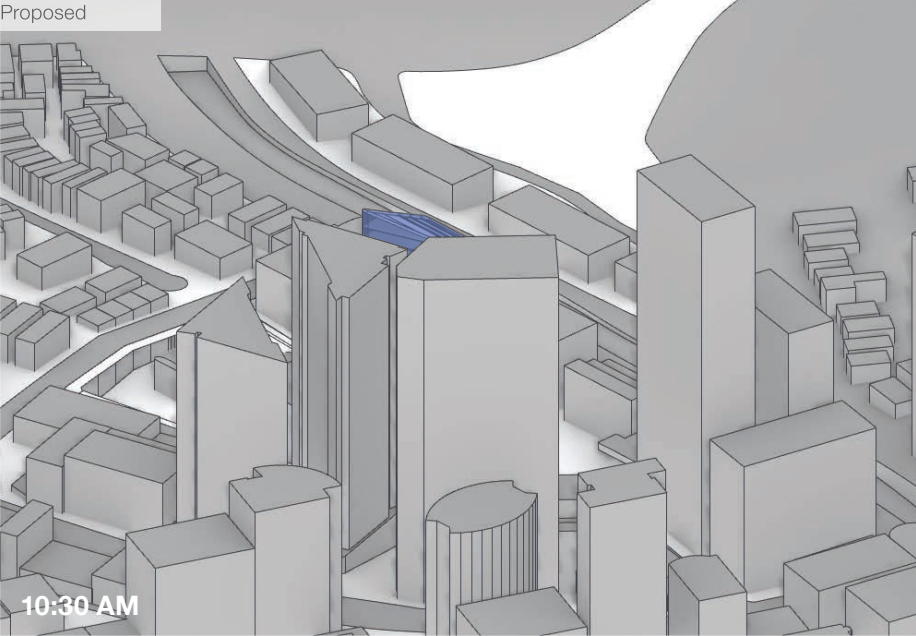


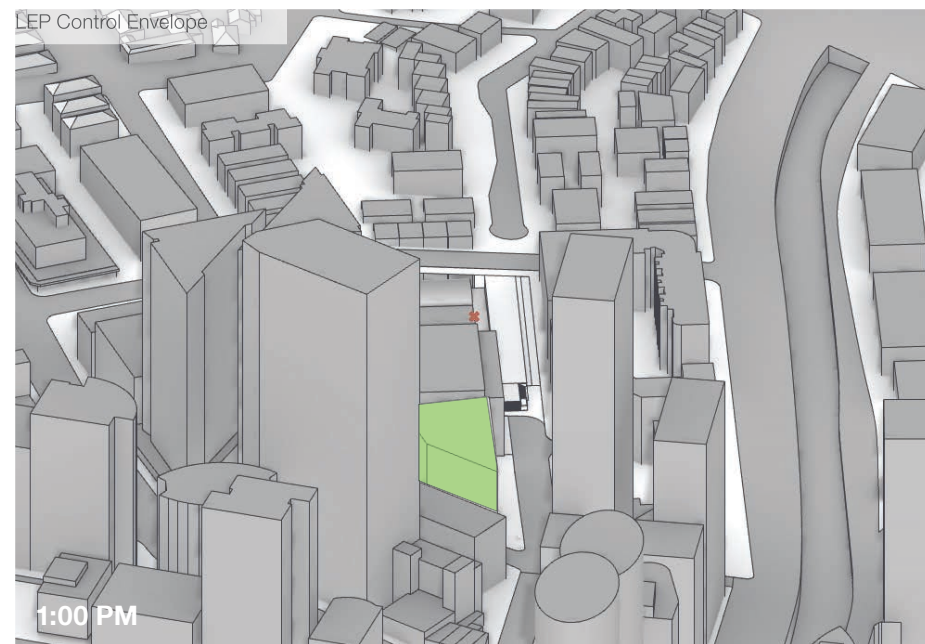
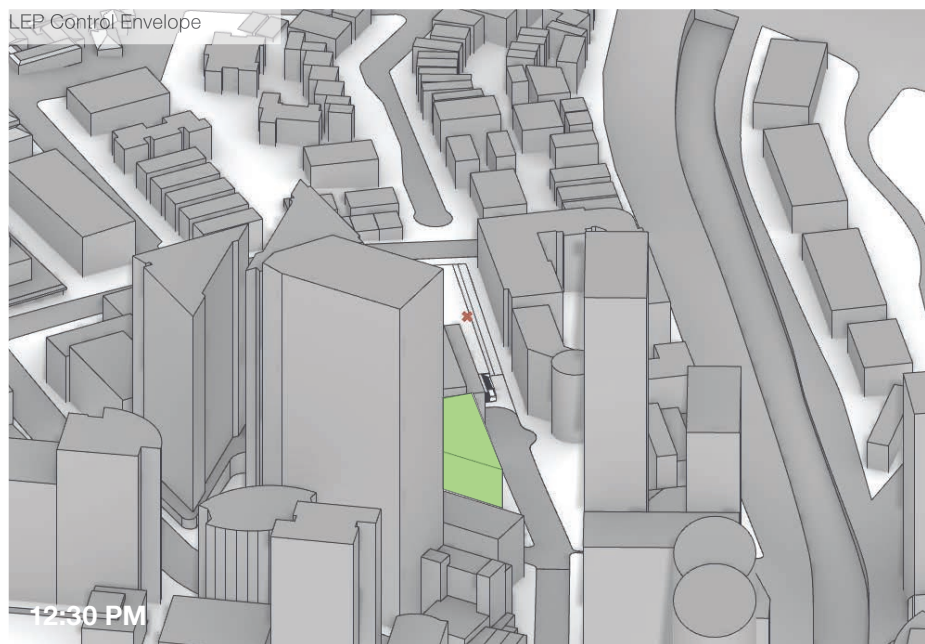
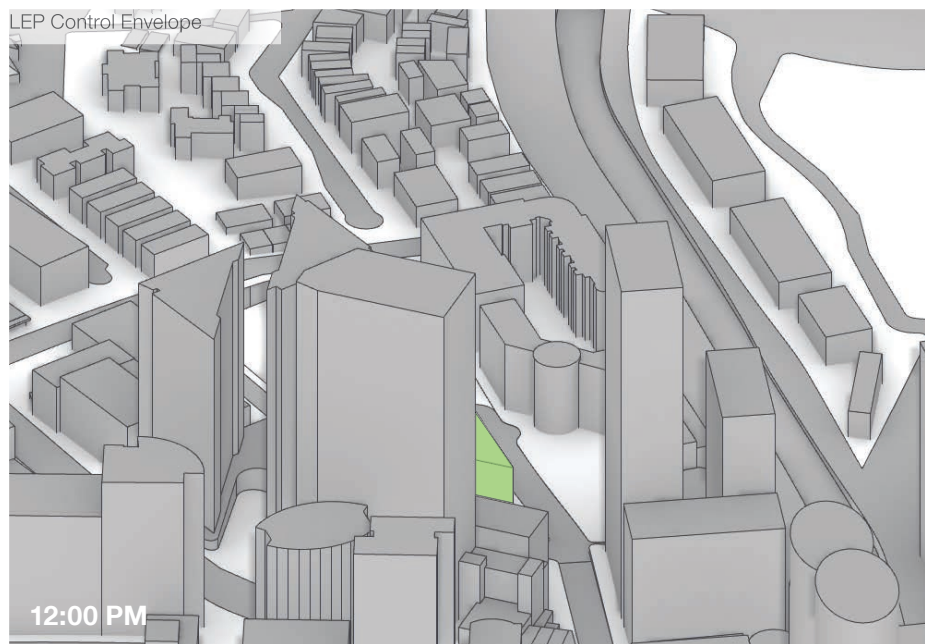
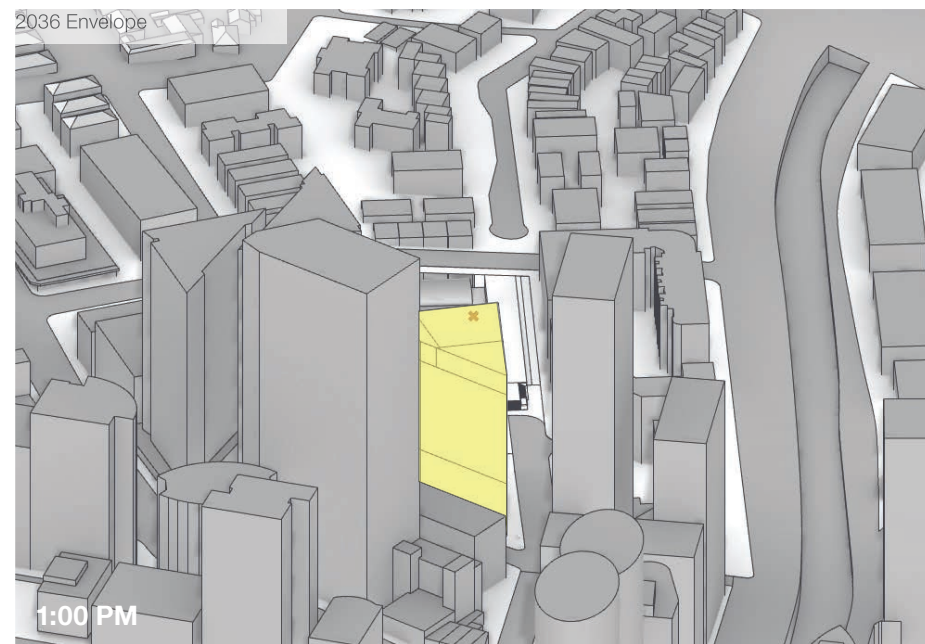
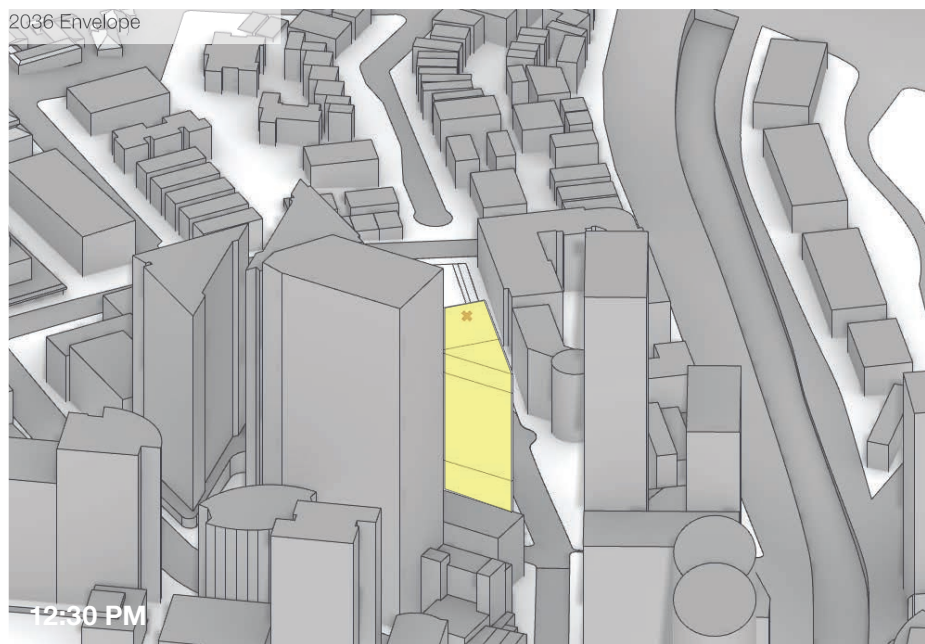
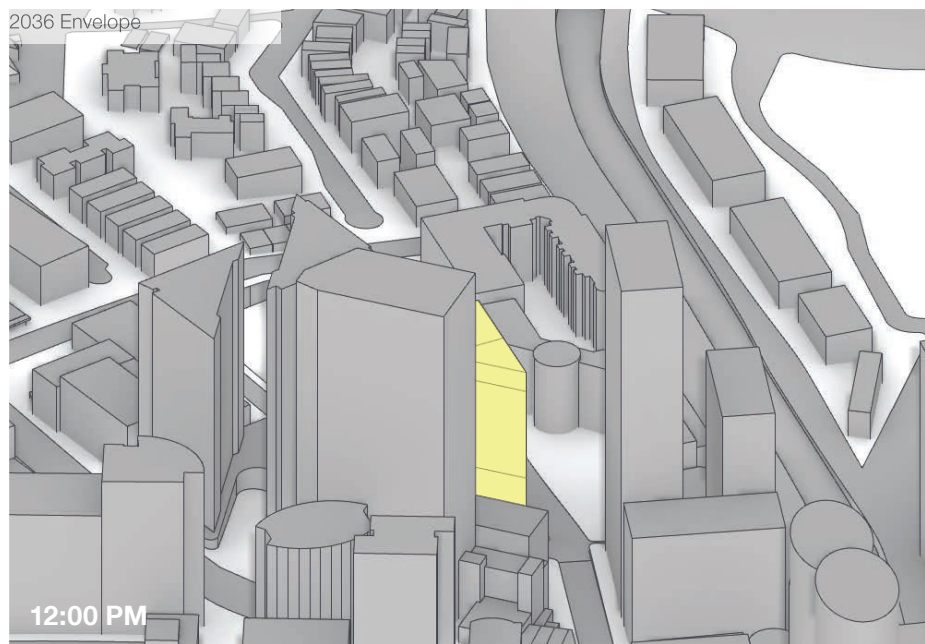
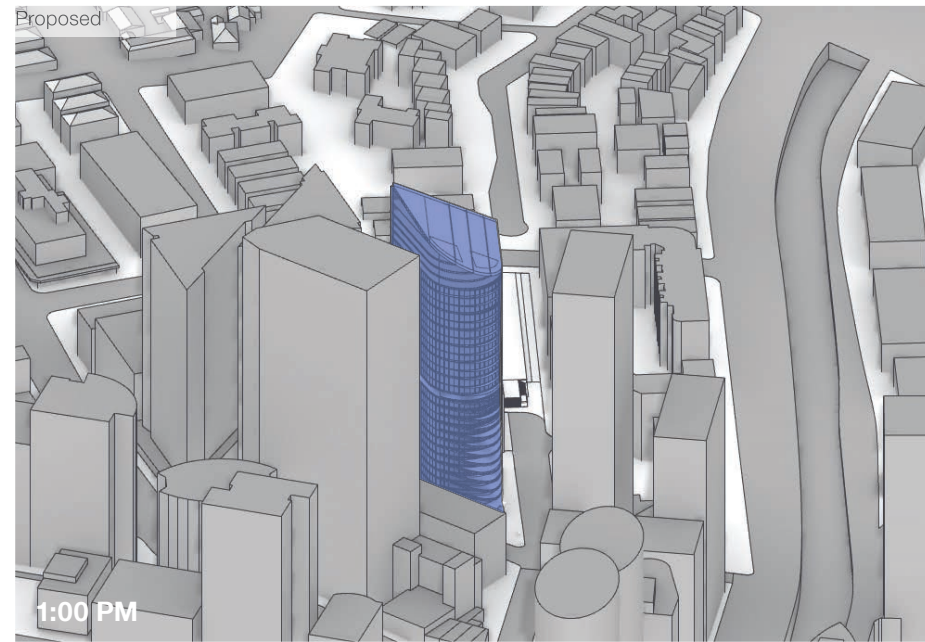
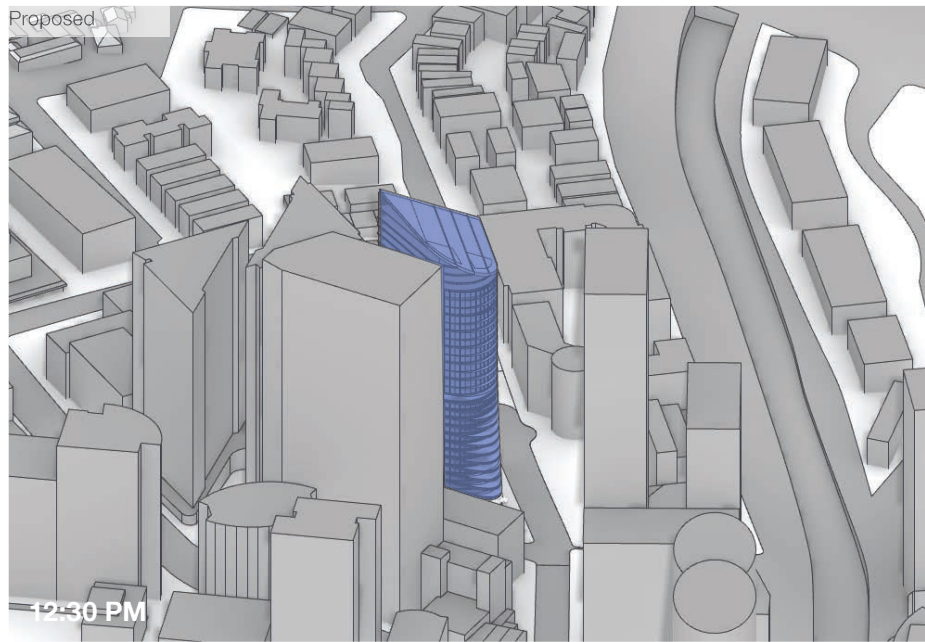
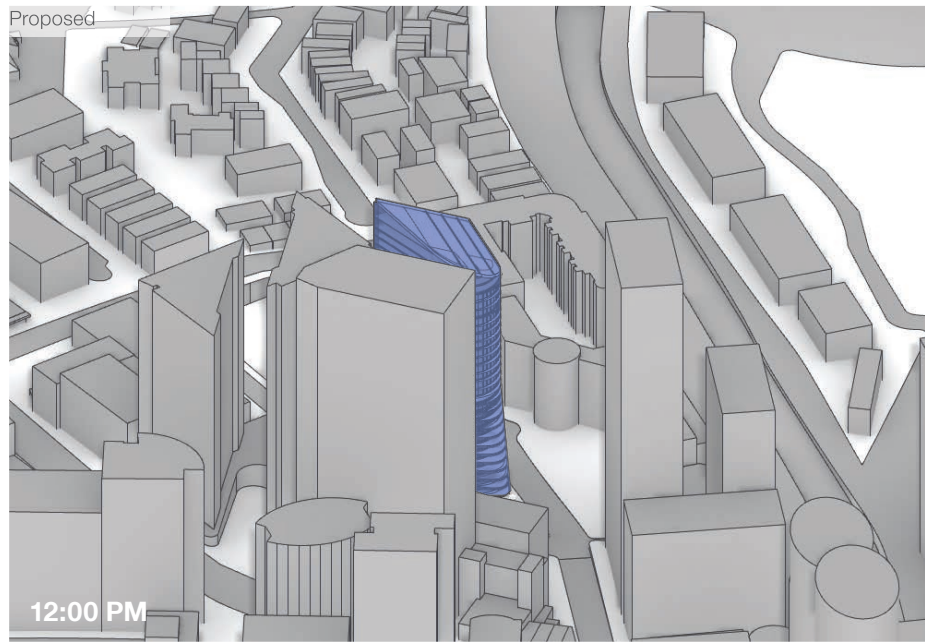
Additional
overshadowing

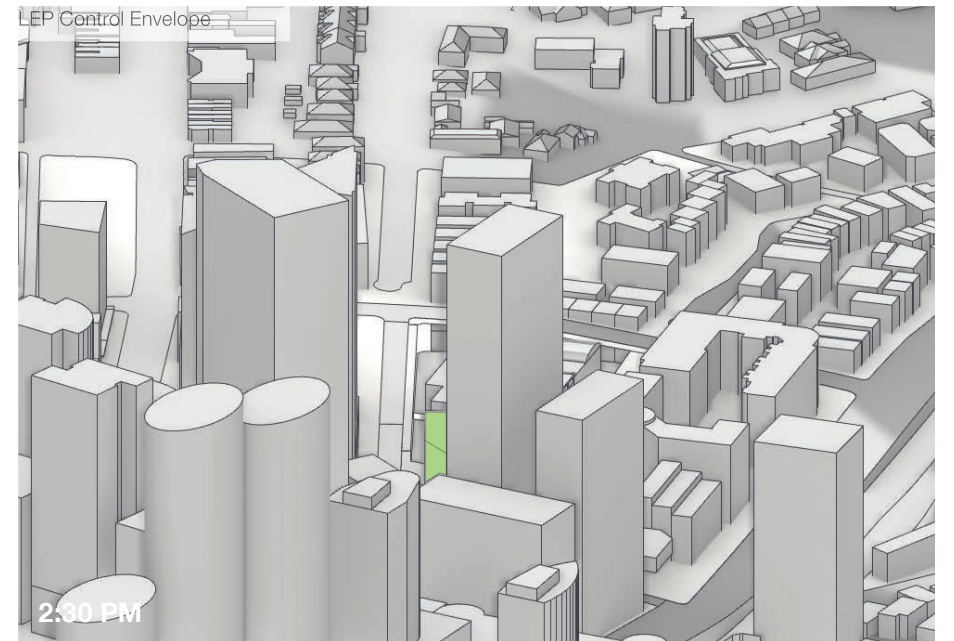
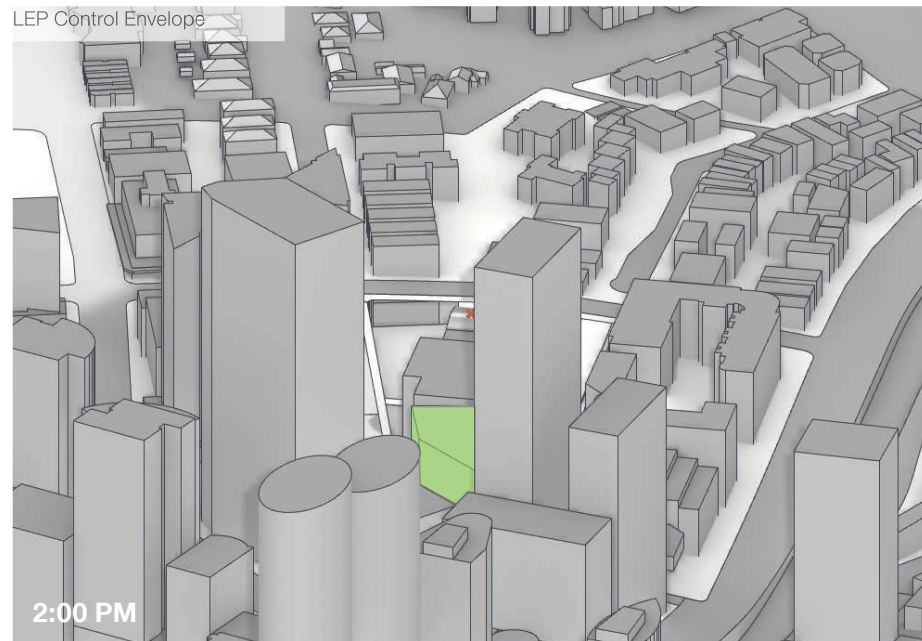
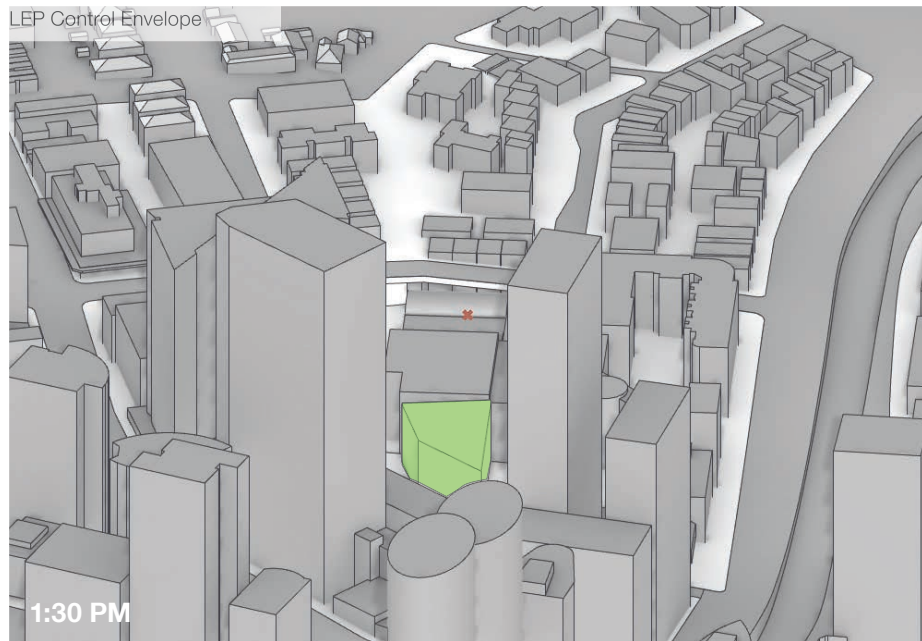
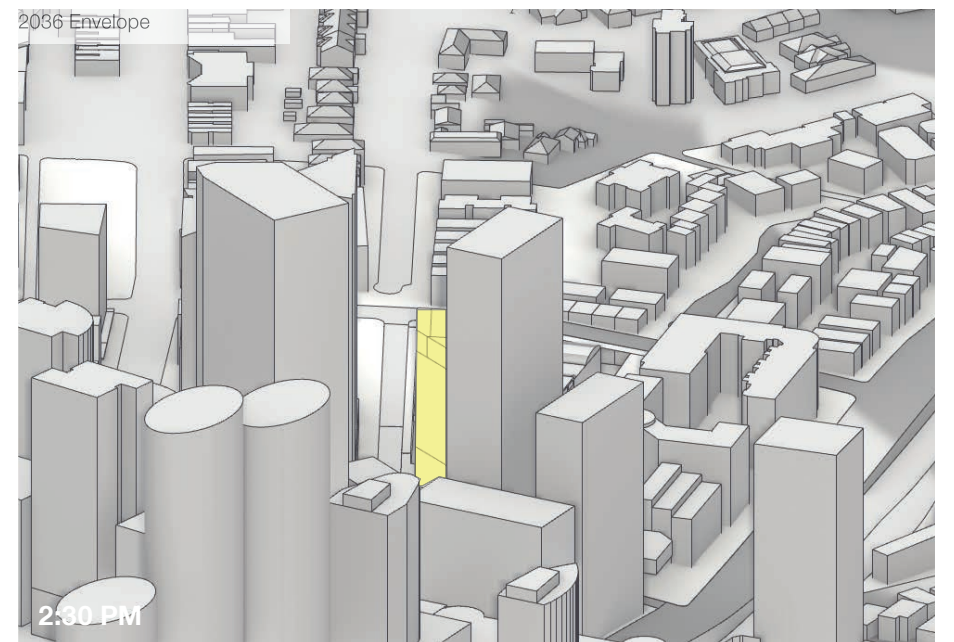
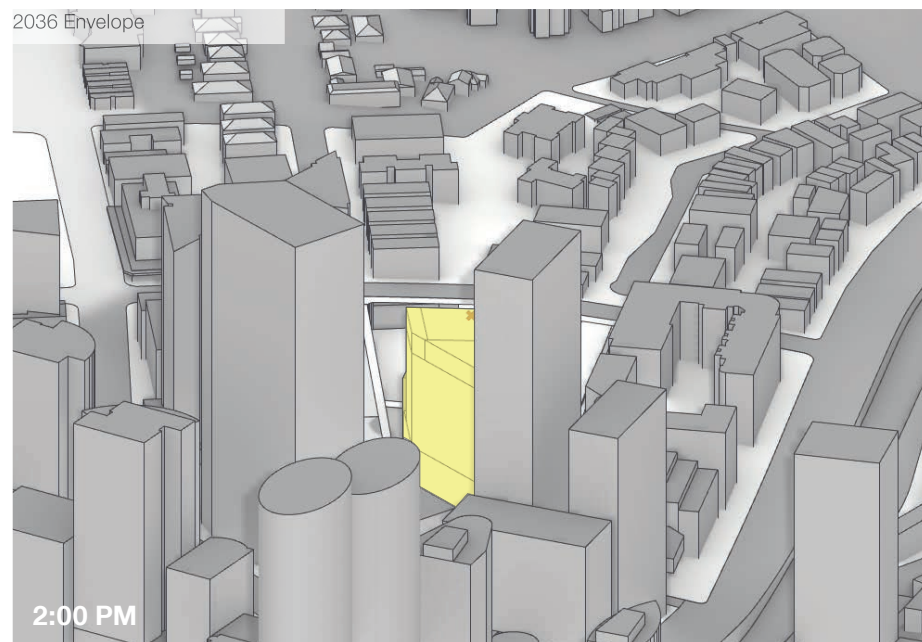
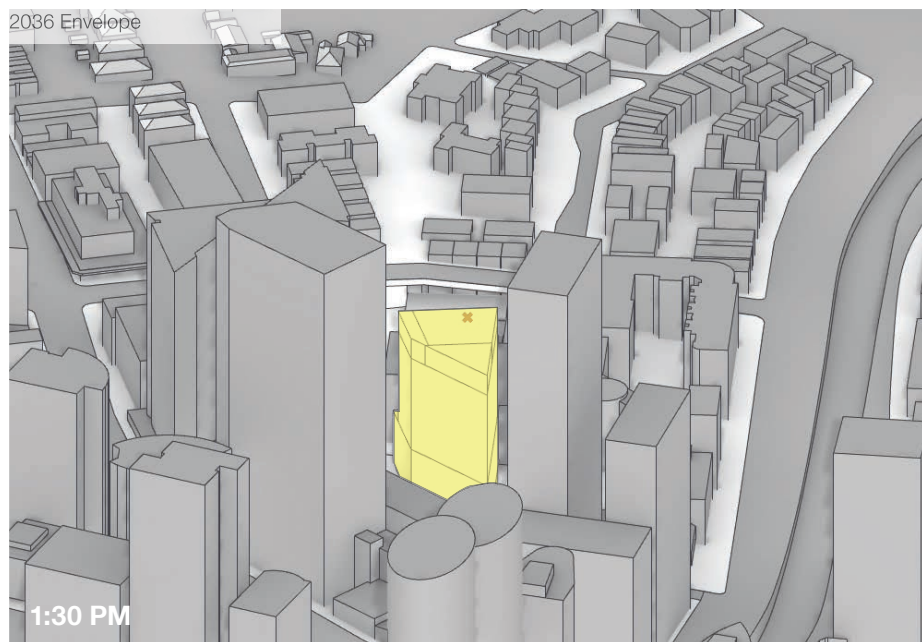
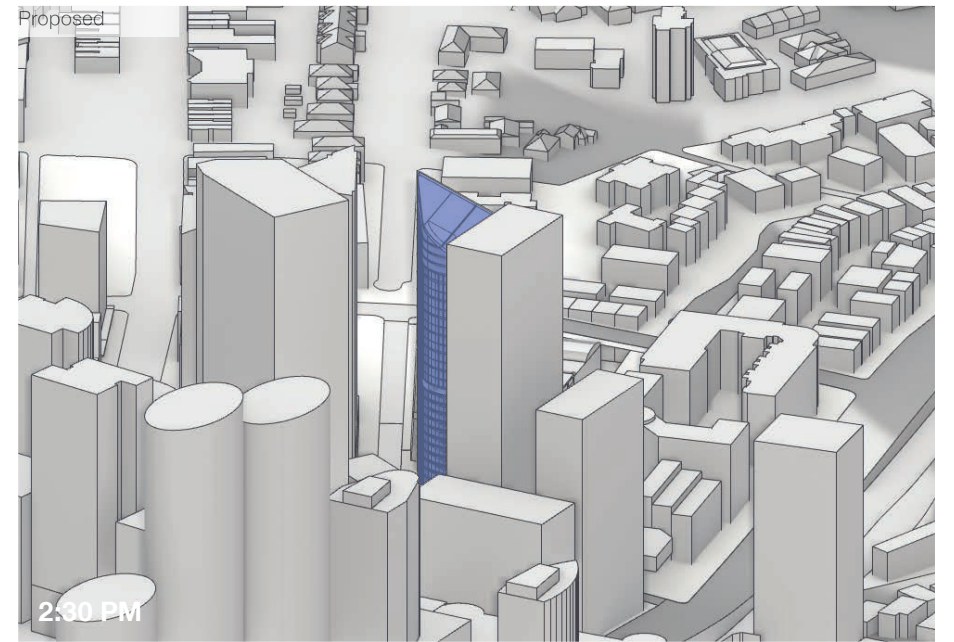
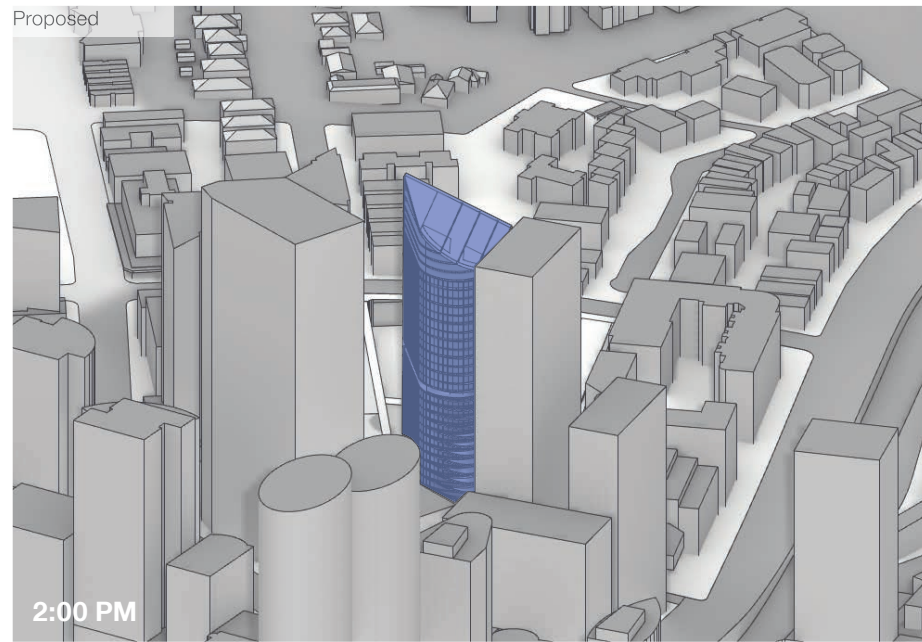
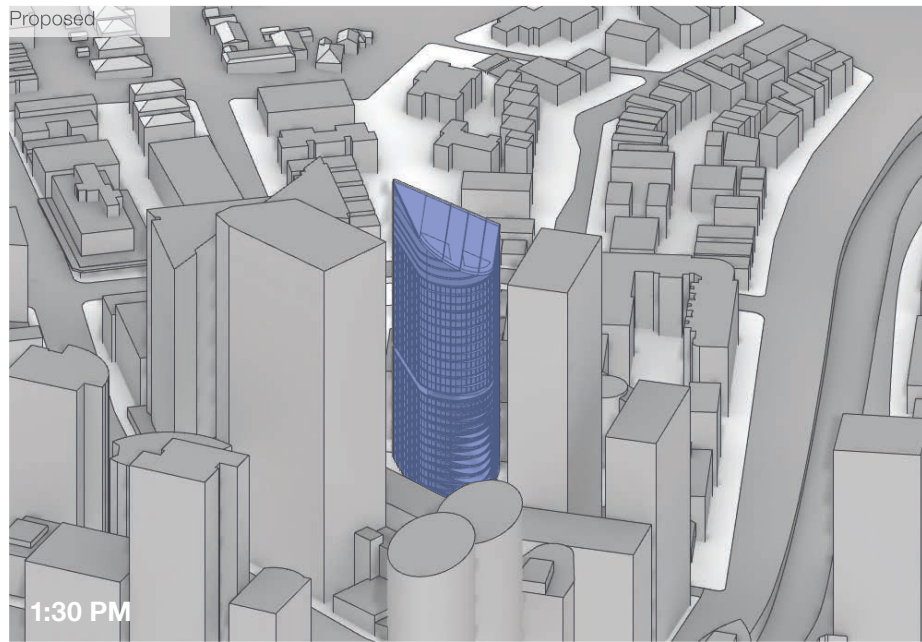
02.2 Sun eye view study - 21st of June 9am-3pm every 30 minutes

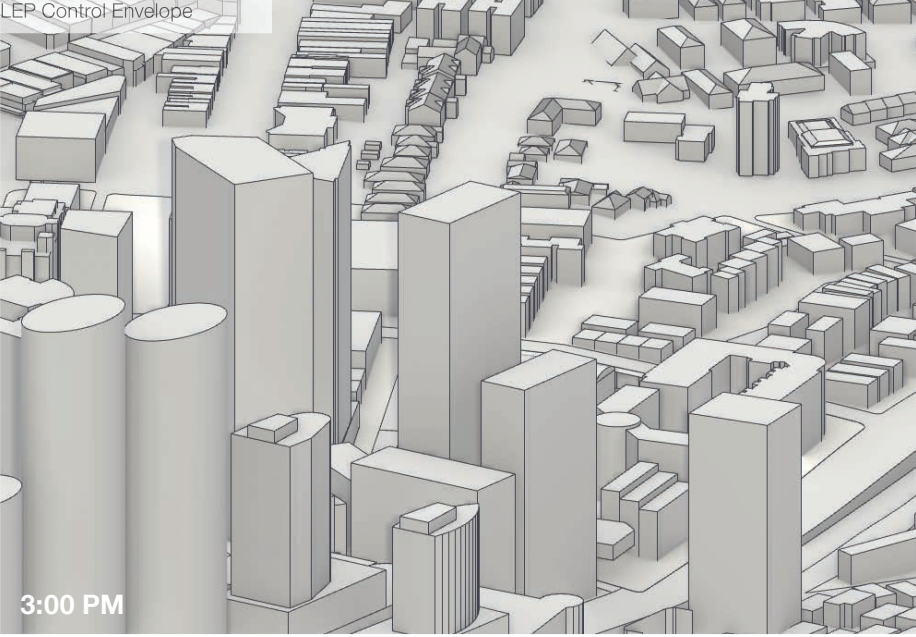
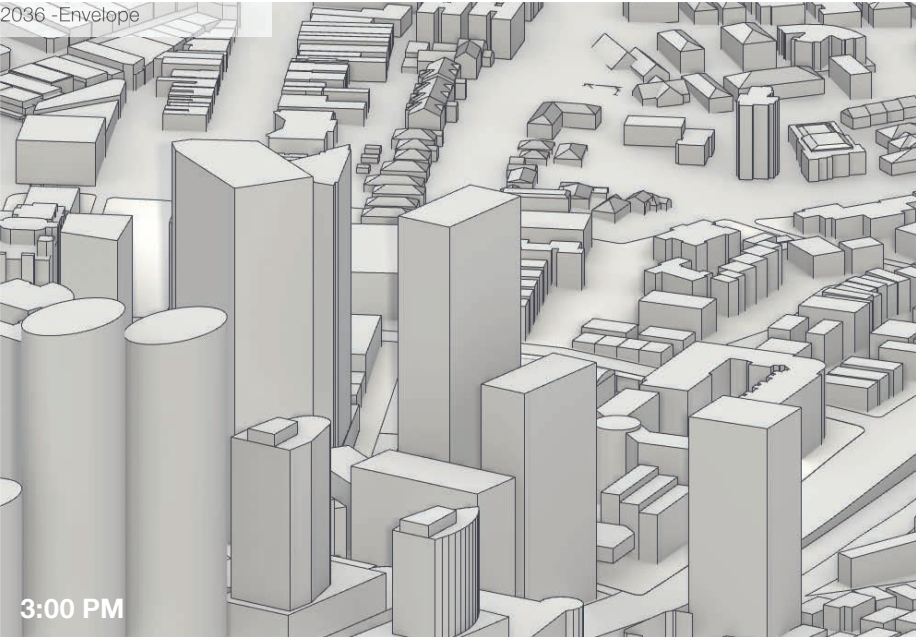
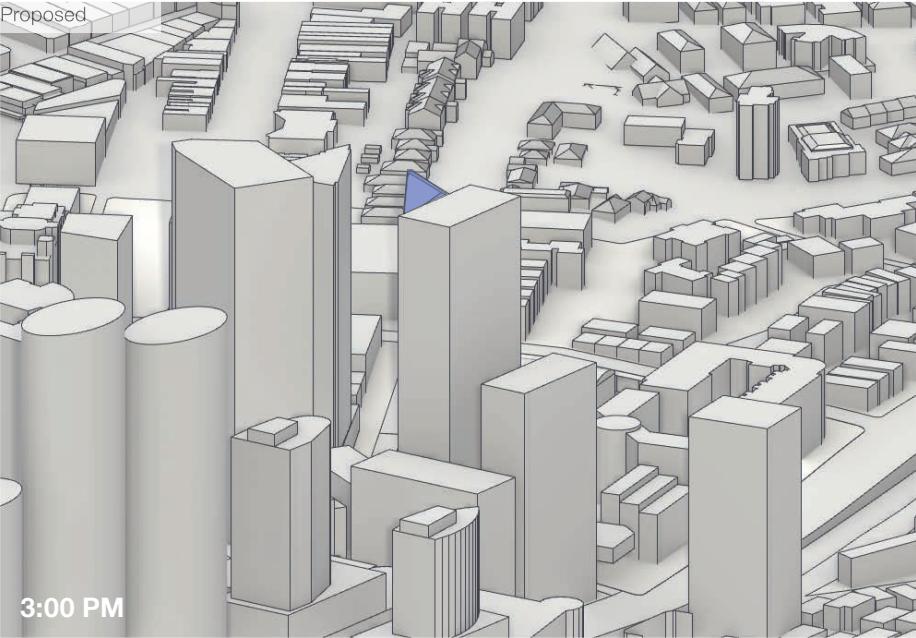
- Proposal
- 2036 Vision mass
- LEP controls mass














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