

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;
- Ensuring appropiate 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.











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
- ✓ 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 **3,107 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.



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.

Nicholson Place

46 Nicholson Street St Leonards

