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ARCHITECTURE + PLACEMAKING

ST LEONARDS COMMONS
29-57 CHRISTIE STREET ST LEONARDS NSW

SEPTEMBER 2020



DESIGN STATEMENT

Submitted as part of a development application to
Lane Cove Council
SEPTEMBER 2020

This statement has been prepared by Fitzpatrick+Partners Architects for



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fitzpatrick+partners
level 6, 9 Castlereagh Street
SYDNEY NSW 2000

p +61 02 8274 8200
e enquiries@fitzpatrickpartners.com



- As signatories to this declaration, fitzpatrick+partners seek to:
- Raise awareness of the climate and biodiversity emergencies and the urgent need for action amongst our clients and supply chains
 - Advocate for faster change in our industry towards regenerative design practices and a higher Governmental funding priority to support this.
 - Establish climate and biodiversity mitigation principles as the key measure of our industry's success: demonstrated through awards, prizes and listings.
 - Share knowledge and research to that end on an open source basis.
 - Evaluate all new projects against the aspiration to contribute positively to mitigating climate breakdown, and encourage our clients to adopt this approach.
 - Upgrade existing buildings for extended use as a more carbon efficient alternative to demolition and new build whenever there is a viable choice.
 - Include life cycle costing, whole life carbon modelling and post occupancy evaluation as part of our basic scope of work, to reduce both embodied and operational resource use.
 - Adopt more regenerative design principles in our studios, with the aim of designing architecture and urbanism that goes beyond the standard of net zero carbon in use.
 - Collaborate with engineers, contractors and clients to further reduce construction waste.
 - Accelerate the shift to low embodied carbon materials in all our work.
 - Minimise wasteful use of resources in architecture and urban planning, both in quantum and in detail.
 - In Australia, we as architects are aware that Aboriginal and Torres Strait Islander peoples have long espoused the cultural, social, economic and environmental benefits embedded in the holistic relationship of Caring for Country.









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Fitzpatrick+Partners acknowledges the Traditional Custodians of the land, the Cammerraygal People of the Guringai language group, and pays respect to all Elders past, present, and emerging.

1 BETTER PLACED



BETTER PLACED

The Government Architect for NSW has published a paper titled "Better Placed – An integrated design policy for the built environment of New South Wales"

The document has defined seven distinct objectives to be considered in the design of the built environment.

- **BETTER FIT**
contextual, local and of its place
- **BETTER PERFORMANCE**
sustainable, adaptable and durable
- **BETTER FOR COMMUNITY**
inclusive, connected and diverse
- **BETTER FOR PEOPLE**
safe, comfortable and livable
- **BETTER WORKING**
functional, efficient and fit for purpose
- **BETTER VALUE**
creating an adding value
- **BETTER LOOK AND FEEL**
engaging, inviting and attractive

The true power of this document is its ability to measure these elements and demonstrate the accountability of each in creating appropriate urban outcomes.

Instinctively our solution has developed as a response to each of these key elements. At several stages of the iterative design process we measured our ideas against these objectives. We were aligned.

The vision of St Leonards Common is to create a holistic architecture fulfilling the needs of the diverse community – the workers and local residents alike. It will deliver high quality office space connected closely to public transport, a vastly improved and revitalised public domain and a more permeable ground plane which will help with the proposed revitalisation of St Leonards and Crows Nest as described within the St Leonards and Crows Nest 2036 Plan.

In doing so, the building aligns with the seven key objectives defined by the Government Architect of NSW to be considered in the design of the built environment.

BETTER FIT

contextual, local and of its place

St Leonards Commons responds to the site conditions in terms of materiality, massing and scale. Its form is derived from considered urban analysis and the linking of key community infrastructure.

BETTER PERFORMANCE

sustainable, adaptable and durable

Sustainability is at the heart of the design; integrating high performance facades, structural timber elements and large amounts of vegetation. These provide better internal amenity, reduce the dependency on fossil fuels, sequester carbon and combat the urban heat island effect.

By redistributing the building functions our proposal seeks to optimise the building systems and approaches to both working environments and the community/workplace supporting functions of parkland, café's professional office suites, potential for gymnasiums and childcare centres. The proposal also provides for a redevelopment of a public parkland with extensions to this space and the provision of public amenities appropriately located near the public spaces.

This approach allows the office building to be designed to take both open floor and small suites in an optimised grid and structure, permitting both buildings to be adaptable in the long term. The facade design of both buildings seeks to optimise the internal conditions while providing superior connection to the outdoors.

Both buildings are designed in response to their surrounding environment and orientations, with this logic defining the facade designs, building spaces and function, materiality and forms.

A unique facade system has been developed achieving a strong visual identity for the building, but with subtle shifts to respond to orientation.

The buildings are primarily constructed from engineered timber, resulting it being the largest timber building in the southern hemisphere. This structural, aesthetic and environmental response has created opportunities to resolve the complex site issues, creating a lower building informing a more connected and active ground plane solution than otherwise achievable.

BETTER FOR COMMUNITY

inclusive, connected and diverse

The proposal includes major upgrades and extensions to the public domain and a more porous ground plane supporting better accessibility and connectivity.

The uses that activate the ground plane seek to further enhance the use of the public domain through the subtle activation of entries, outdoor and indoor dining opportunities in the sun and shade.

The design solution maximises the activated facade zones to the primary streets and corners – both on the ground plane and above.

The design solution resolves the complex site levels across the site, providing equity of access through the site.

This resolution creates real connections to the surrounding sites and public domain.

Flat zones outside the primary active tenancy spaces have been achieved so to allow for an easy connection between the internal food and beverage uses and the outside. Building edges and overhead protection have been positioned and scaled to achieve external operational zones without inhibiting the free flow of people across and between the sites.

Building edges and overhead protection have been positioned and scaled to achieve external operational zones without inhibiting the free flow of people across and between the sites.

This resolution creates real connections to the surrounding sites and public domain, as well as achieving equitable and easy access through the site.

BETTER FOR PEOPLE

safe, comfortable and liveable

St Leonards Commons will create series of unique, high quality public spaces which together will form a new green hub linking the St Leonards train station and Crows Nest metro station.

The public domain provides a series of spaces for a variety of groups from office workers to the broader public visiting the park and provided facilities.

The creation of a landscape solution informed by a story of the site and context provides a further overlay of spaces and elements to create places to pause, watch and involve, whilst assisting in creating passive solutions to minimise vehicular intrusion issues within the primary pedestrian zones.

BETTER WORKING

functional, efficient and fit for purpose

With tenants now looking further outside our CBD's, and the delivery of the metro network, there is an expected demand for high quality commercial space in St Leonards. The proposal fulfills this with light-filled and flexible floorplates with outlooks towards the harbour and city.

BETTER VALUE

creating and adding value

The built proposition seeks to add intrinsic value to the public domain in line with the master plan vision for the growth of the St Leonards and Crows Nest Precinct.

The creation of opportunities for an active ground plane with the potential to supply an offer currently not available in this precinct provides an attractor to business space users, the surrounding residential owners and the public.

BETTER LOOK AND FEEL

engaging, inviting and attractive

A considered, referential solution, carefully refined through detail and proportion, relating to the urban form and neighbouring buildings, and sitting comfortably within its community context.



2 DESIGN PROCESS

St Leonards is a growing urban commercial centre. However, a block back from the highway there is an abundance of green and vegetation - along the train line and through the parks leading down to the harbour. This site condition is the starting point for St Leonards Commons, seeking to enhance these green links and provide valuable public space. Not just green on the outside, St Leonards Commons will use sustainable practices in its construction and operation.

More high quality open space

More deepsoil trees

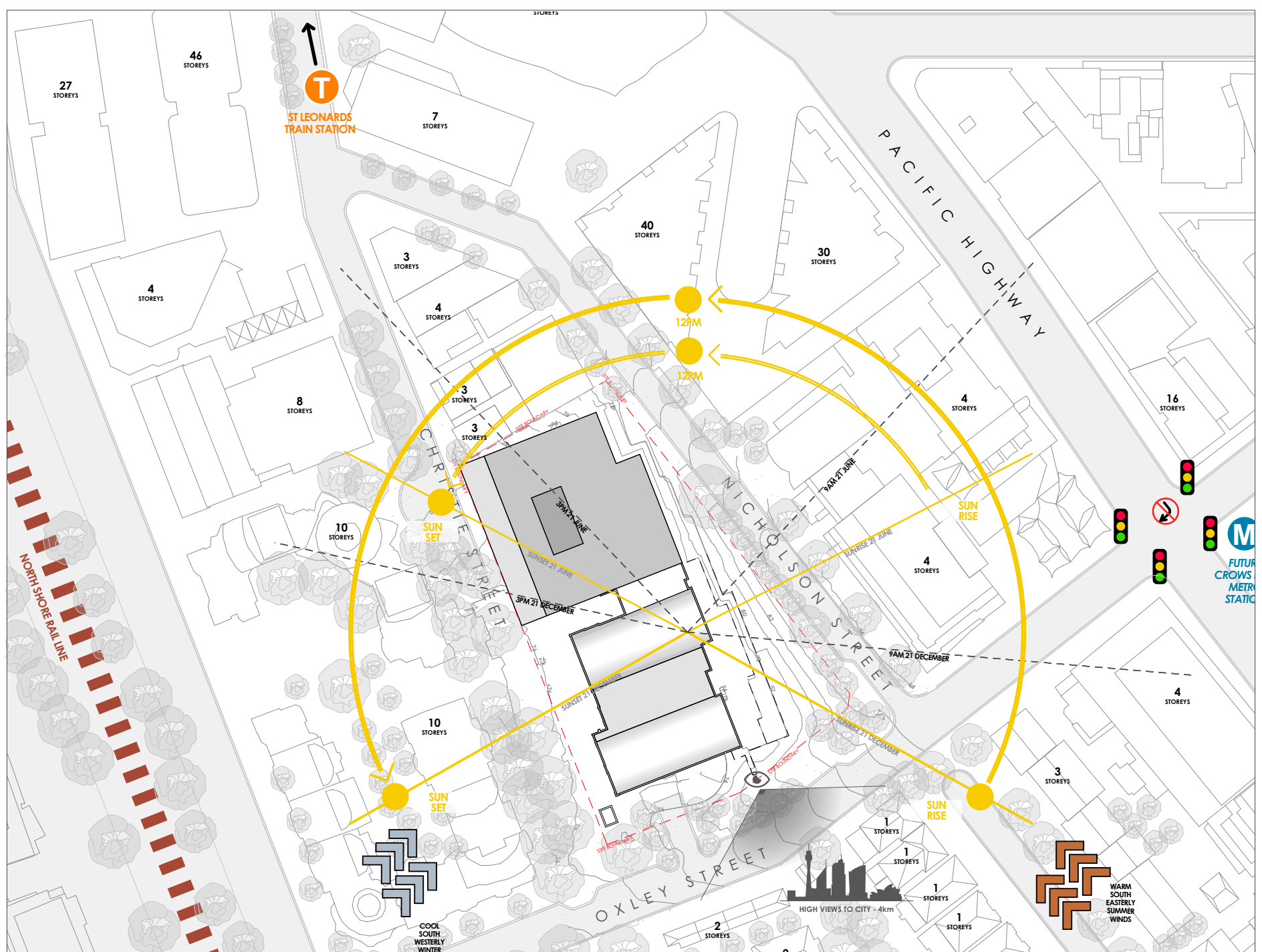
More footpath links to the stations

Logical stepped building forms maintaining solar access

Employment floorspace generating uses in the buildings

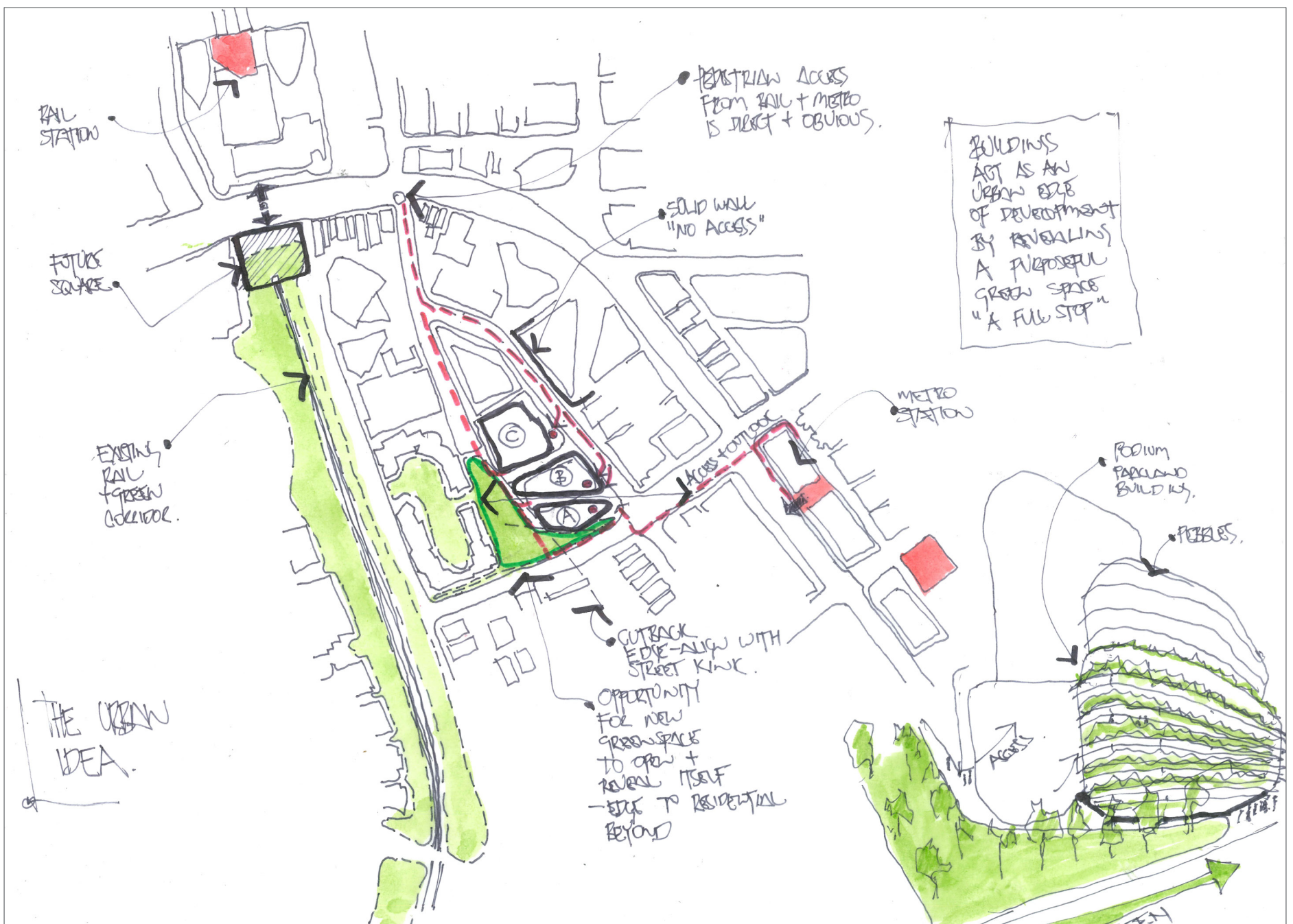
High environmental performance buildings

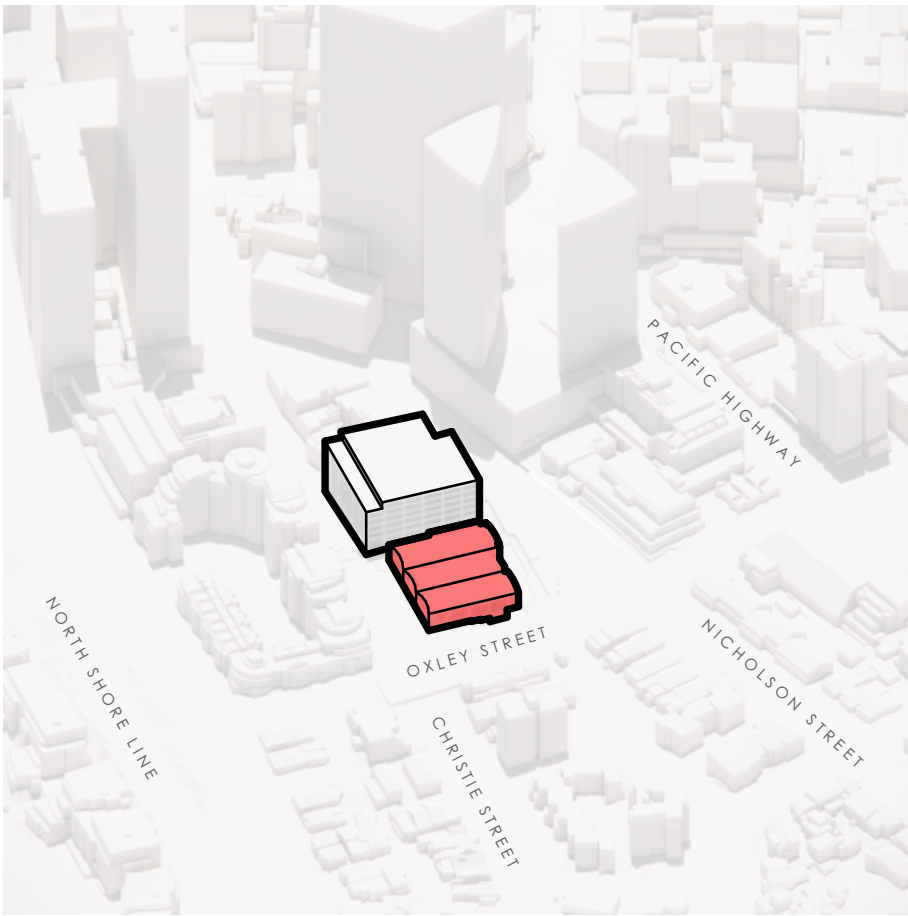
Amenity, scale and character buildings





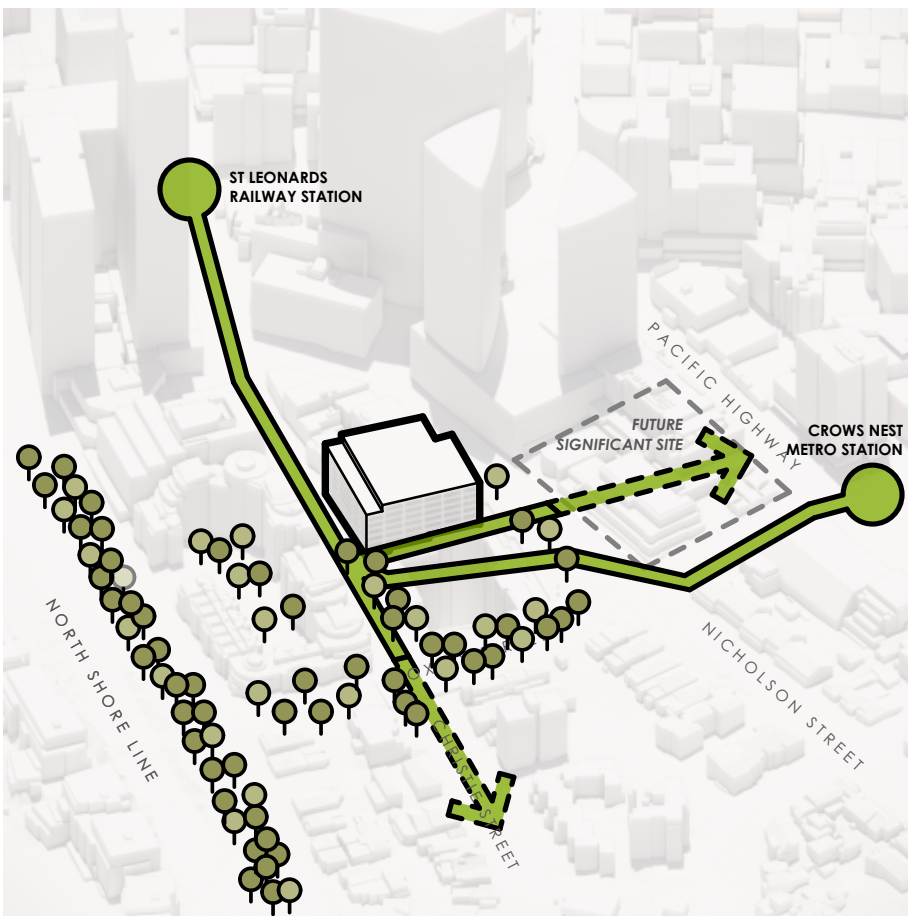
Early process sketches showing the development of the green link





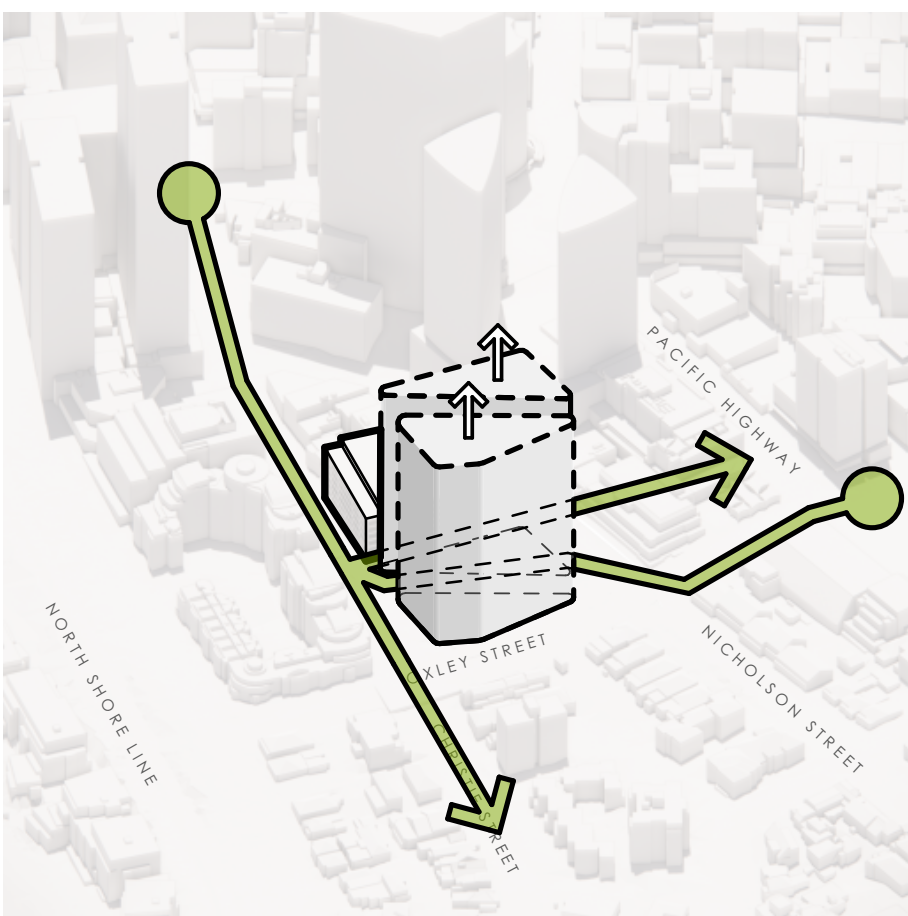
DEMOLISH

Demolish existing gym and pool building. Building C remains.



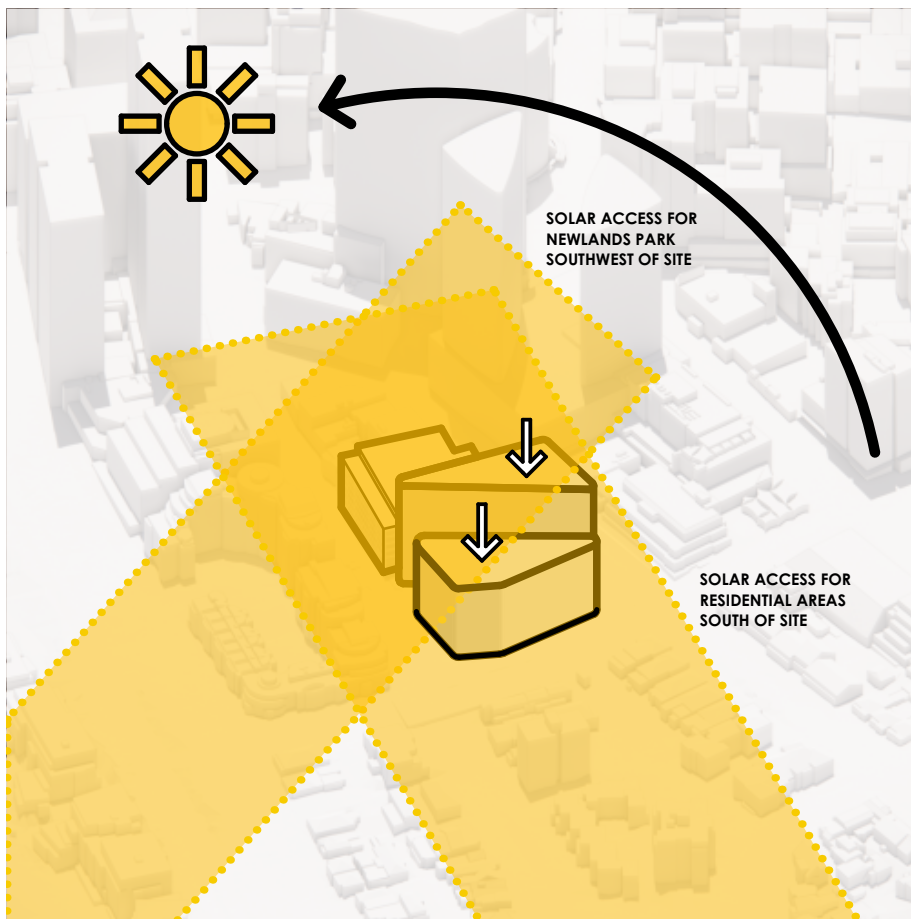
GREEN LINK

Provide green links through the site from the train station to the metro station responding to current and future developments.



EXTRUDE

The area of the built form is defined by these green links.



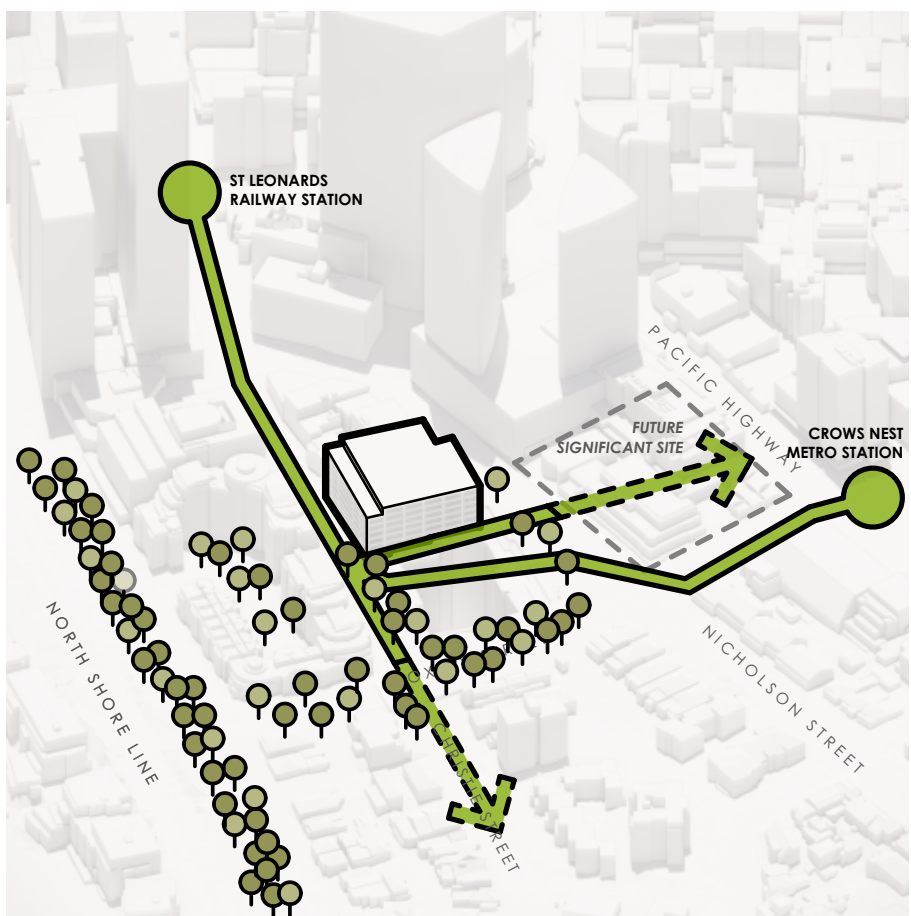
SOLAR ACCESS

Ensure adequate solar access to adjacent public and private open spaces.

No shadow to Newlands Park

10am-3pm year round at a minimum

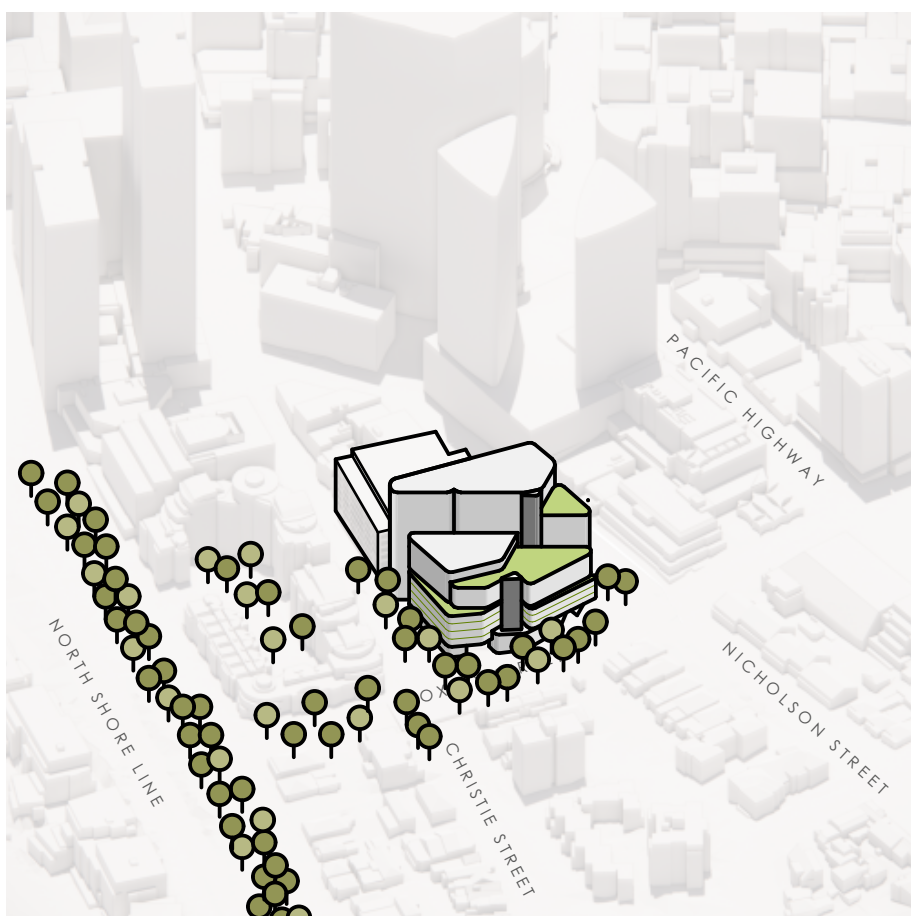
Do not reduce existing sun access to less than 2 hours to the southern residence areas (between 9 and 3) year round at a minimum



PEBBLES

Massing is broken down into different pebbles, defined by use and detailed solar studies. This allows a variety of forms unified by a single design language.

This language allows for the buildings to step in relationship to maintaining solar access, create streetscapes of appropriate alignments, scale and materiality and creates an overall composition which varies around the buildings.



PLANTING

Green terraces and hanging gardens continue the park up through the building.

This greening reinforces the green streets by introducing significant plantings to the building facades, and then wrap the building to create green terraces and roofscapes. Maybe a worm farm or two???

3 THE FUTURE OF ST LEONARDS

The St Leonards and Crows Nest 2036 Plan envisions the area as a major mixed use hub providing homes, jobs, activities and health and education infrastructure centred on St Leonards train station and Crows Nest Metro Station.

Located almost halfway between these two nodes, St Leonards Commons will provide an alternative link through the leafy back streets rather than along the Pacific Highway. In terms of built form, the scale of St Leonards Commons responds to the height concept of the 2036 plan, where tall buildings are located at these transport nodes and then fall away.

The plan also recognises the diversity of the area - from leafy residential streets to the village of Crows Nest and the commercial core of St Leonards. Any development should respond to and enforce the unique character of its area. St Leonards Commons sits on the boundary of the commercial core and residential areas giving the opportunity for it to provide jobs and commercial growth as well as community infrastructure.

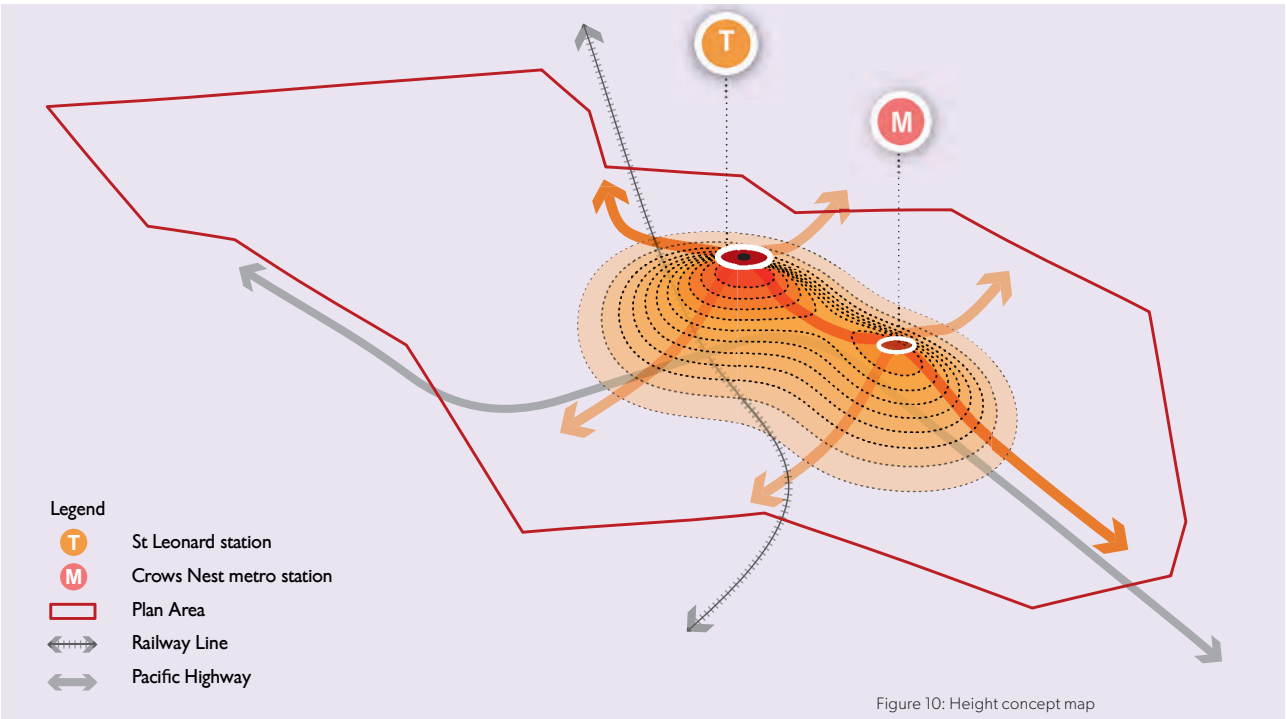
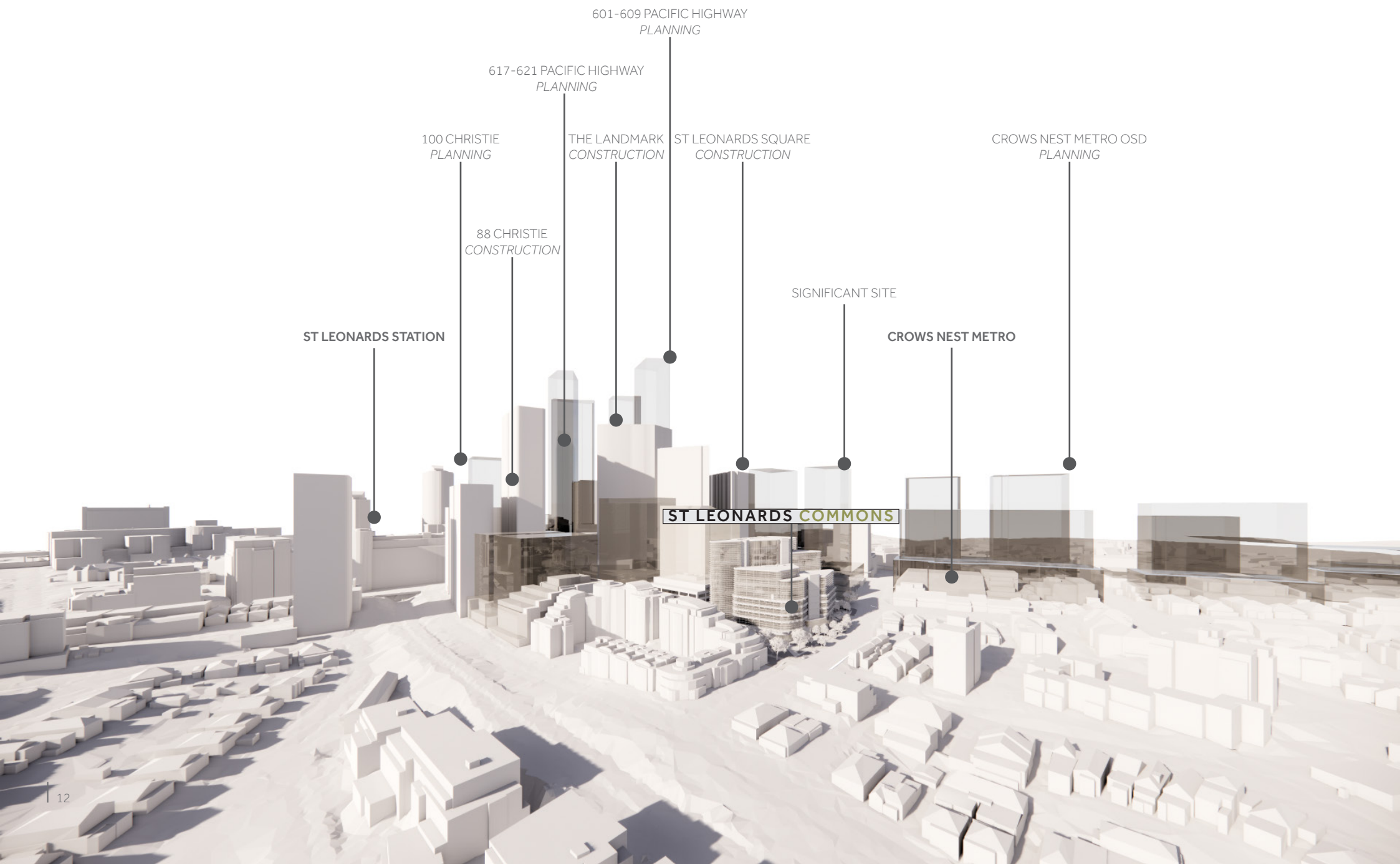


Figure 10: Height concept map
Height concept map from the St Leonards Crows Nest 2036 Plan



EXISTING



PROPOSED



4 PUBLIC DOMAIN

St Leonards Commons will revitalise the public domain in and around the site, providing amenity for both day workers and local residents. The site is currently occupied by a gym and although there is significant green, open space within the site boundary, it is steeply sloping and fenced off from the public.

The Christie Street Reserve on the western side is a pleasant space but lacks identity or a meaningful interface and connections.

The proposed public domain is active, permeable and connected and surrounds the buildings on all sides. Back of house and services zones have been minimised.

The large boundary setbacks from the street edges are proposed to be utilised to increase the greening of Oxley Street, and the linkages into the enlarged and improved Reserve to Christie Street.



Existing fences built up to the boundary on the southeastern corner to be removed



Bollards and driveway in the southwestern corner to be removed with the landscape and pedestrian movements prioritised over the car.



While the reserve is pleasant, the interface with the building is awkward and jarring. The stairs are to be removed with a more appropriate connection provided to the existing building

The following design principles are taken from Arcadia's Landscape Development Application Design Report for this project (separate cover)

CONNECT

Connect people with the ever-diminishing natural environment.

Through 'moments' and 'pockets' of planting, people begin to see green and this has proven mental health benefits - something which is becoming increasingly important as our cities expand. Use appropriate native planting to encourage threatened birds and insects to our site.

ACTIVATE

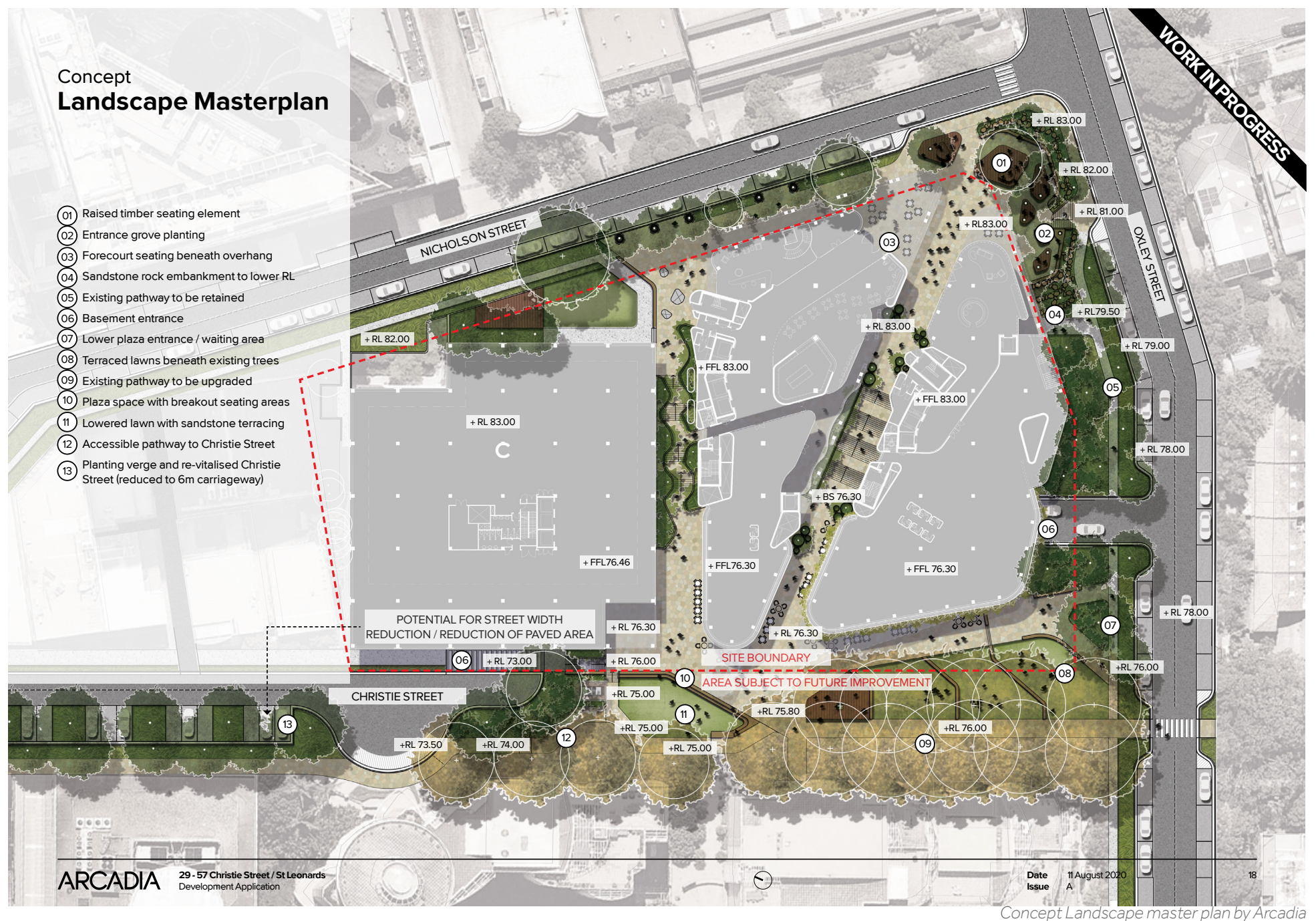
Activate community and individuals, both now and for the future.

Provide incentives for people to come to site, mainly through the retail and health facilities which will be present in the future. Allow for comfort and enjoyment through flexible spaces which facilitate seasonal activation.

INTEGRATE

Integrate and expand upon the natural systems which surround our site.

Integrate and expand upon the natural systems which surround our site. Bring trees, shrubs, plants and groundcovers right through the corridors of the site, up the walls, and on the roof. Be proactive and reciprocal of the environmental issues we face in the 21st century.



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ENTRY GROVE AND UPPER FORECOURT

The entry grove will be the main access point for most visitors to the site, due to the future location of Crows Nest Metro and the proximity of the Pacific Highway. Elegant and formal in character, the grove will signal an arrival sense into the site, and offer visitors a place to sit, relax and congregate beneath the cover of an enclosed canopy. Adjacent to the grove will be the upper forecourt, a place of transition between inside and outside. A large building overhang will provide a sheltered space for flexible furniture and cafe seating, whilst the proximity of the grove will provide for a scenic outlook which obscures the visual impact of Nicholson and Oxley Street. Other seating elements can be explored through raised hobs and timber terraces within the adjacent grove space.



LOWER PLAZA

The lower plaza is a larger and more exposed space, allowing for an increased volume of people to congregate. With the adjacent civic green, terraced seating options can be provided for workers and visitors to sit together during lunch or other times, as well as flexible cafe seating provides around the retail tennancies. Space for special event seating can be provided - with an outlook towards the civic green lawns. This is a public space, edged with appropriate uses to support this public use.



THE LANEWAY

Narrow and elongated, the laneway provides connectivity between the upper forecourt and the lower plaza. This is a space with artistic activation potential - the slimness of the passageway allows for opportunity to have seasonal vertical hanging elements, popup and moveable furnishings, and comfortable mood lighting to provide a sense of warmth and comfort during the evening and night. Further to this, the greening of the building facade with shade loving plants could create a truly unique space." The space is activated with the upper and lower level cafe's, and provides access to the public bathrooms. The stairs can be bypassed with a public accessible lift.

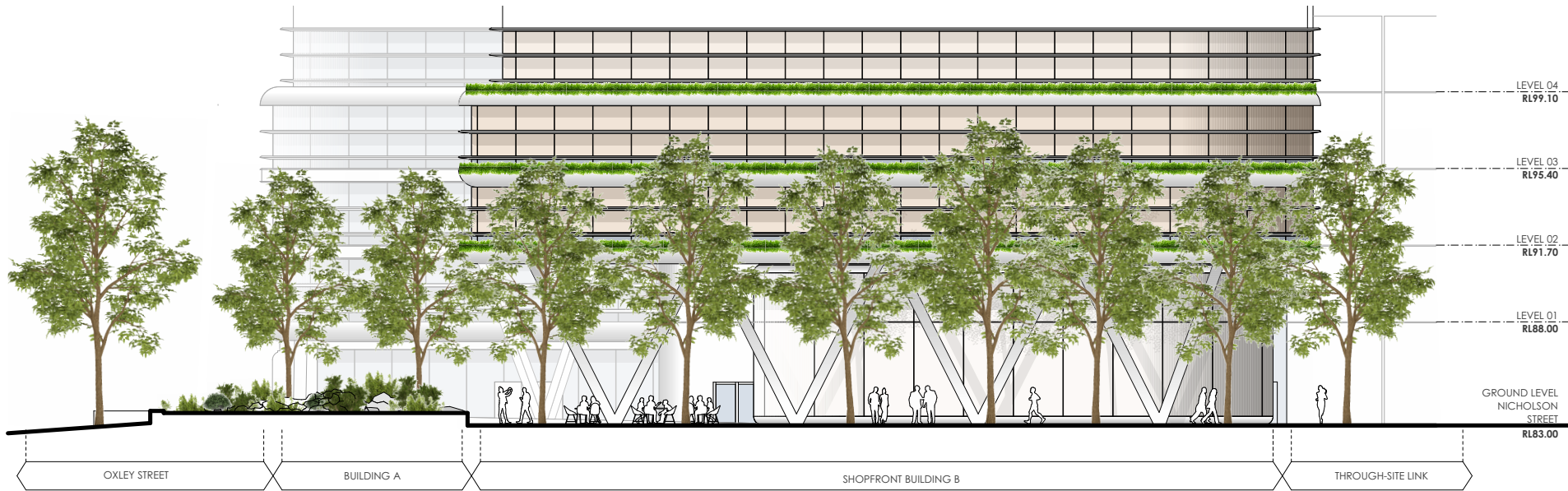


CIVIC GREEN

The civic green or Christie Street Reserve is the communal lawn space set beneath the existing plane trees - providing perfect seasonal shelter and enclosure from the surrounding roadways and developments. With the provision for flexible congregation within the lawn, a set of gentle terraces will provide breakages within the lawn spaces which will facilitate seating needs, as well as compartmentalizing the larger space into a series of smaller lawn areas for groups. The landscape wraps the corner and continues up Oxley Street, identifying the open space from further afield.

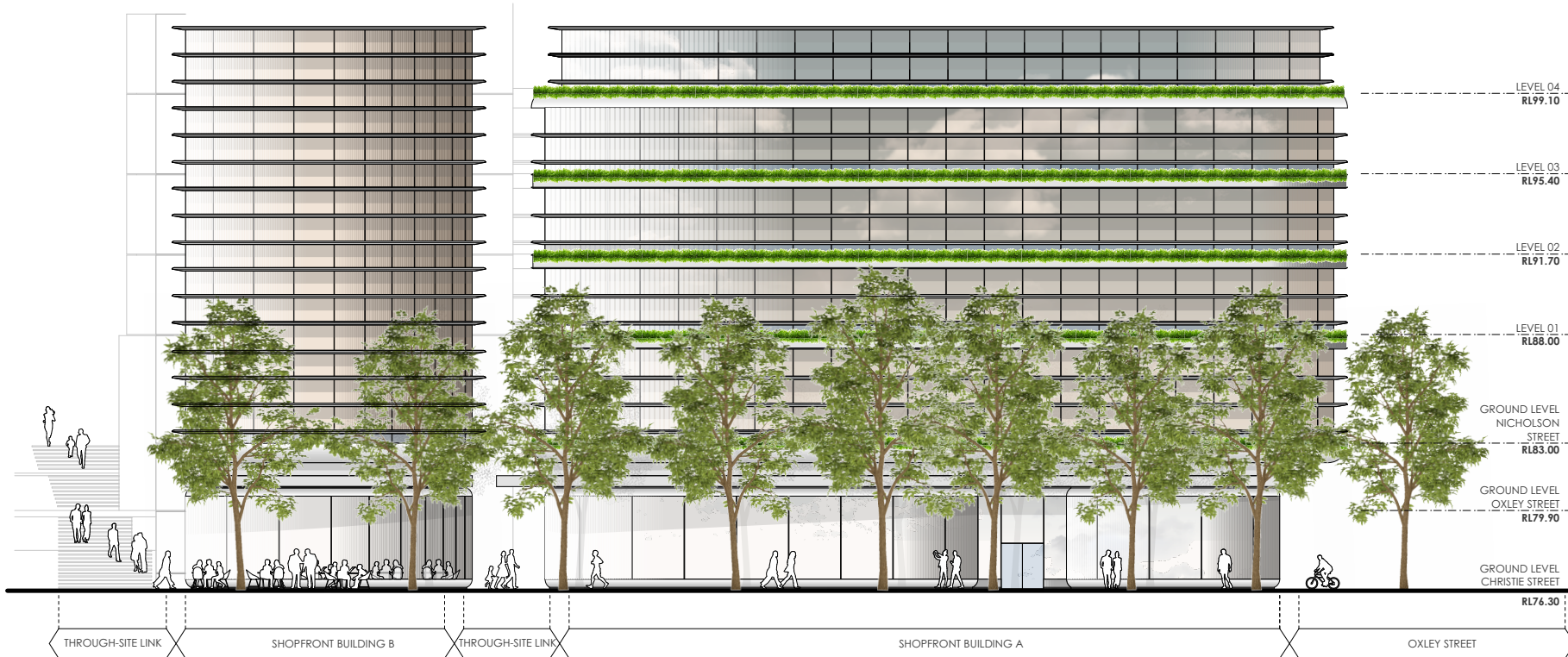
NICHOLSON STREET FRONTAGE

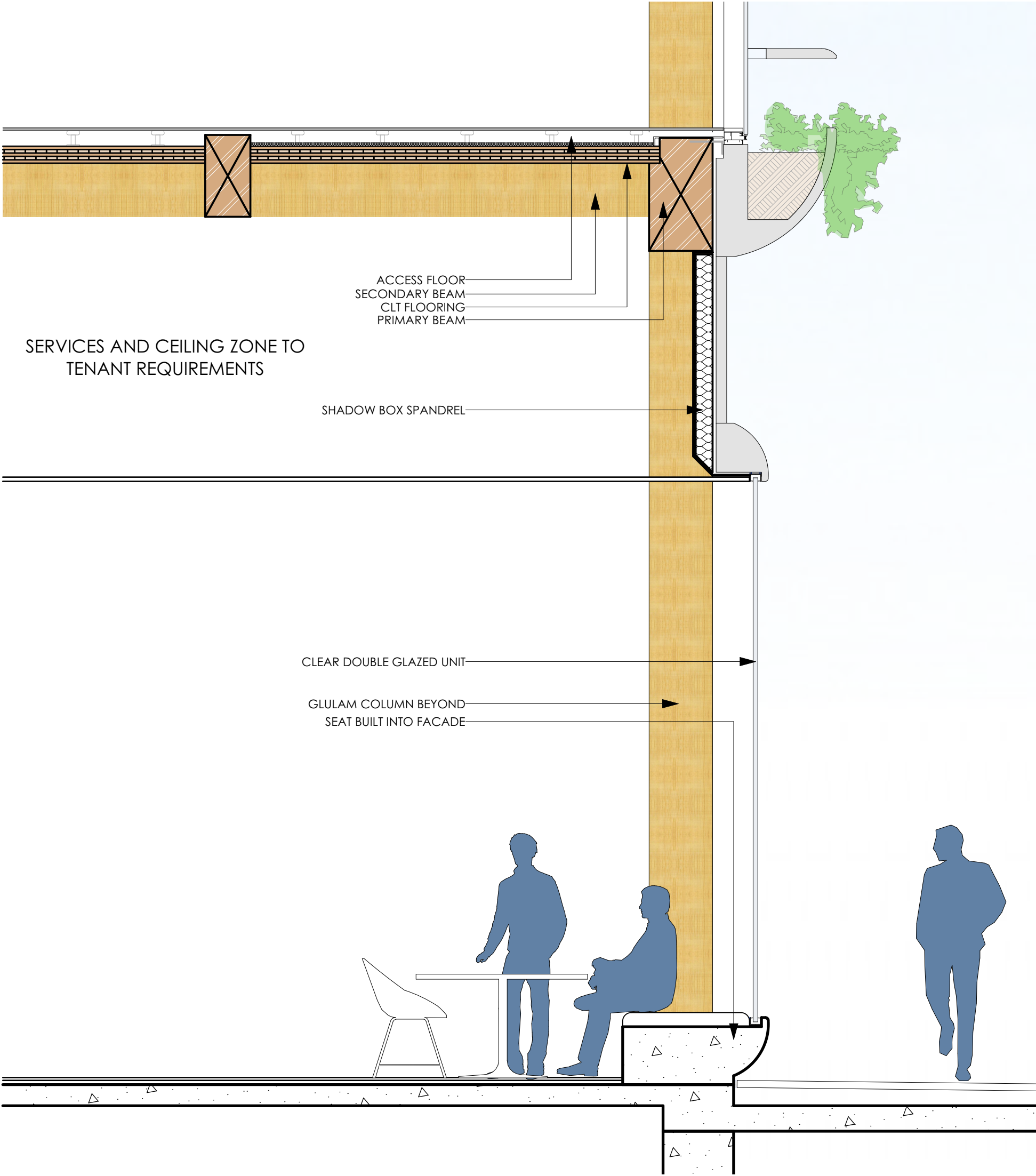
The Nicholson Street frontage is primarily urban in nature. Heading north from the upper forecourt, entries to retail outlets sit behind a refined timber collonade. The street wall is reinforced by a setback at level 4. Large street trees are provided across the fornt of the building, with a deep colonnade providing secondary spaces for pedestrian movement under cover. This maintains the street trees as free standing, requiring no interplay with awnings to inhibit their health or growth



CHRISTIE STREET FRONTAGE

The Christie Street frontage marks the main thoroughfare from residential areas to the south through to St Leonards Station. Cafes and professional suites spill out onto the pedestrianised lower plaza and civic green. It is more relaxed in character, and delivers uses and linkages more public in nature. Public Bathrooms are provided in a secure location within the building edge. The through site link provides equitable access to all.





The ground floor facade system facilitates the connection between inside and out activating the streets and public spaces around the building. These 'pebbles' touch the ground lightly through curved edges. Integrated seating creates unique dining and work spaces.

5 SOLAR AMENITY

A grasshopper software algorithmn has been developed by F+P to assess complex son access modelling requirements. This algorithmn calculates the solar contact to the prescribed locations for the prescribed times and dates. This solar array then disects the defined and extruded block model of the site, removing any component which causes additional overshadowing. This algorithmn has then be tested using traditional sunshadow analysis models to determine its level of accuracy - determining it to be within a tolerance of +_ 10mm.

This study excludes the impact of ALL vegetation.

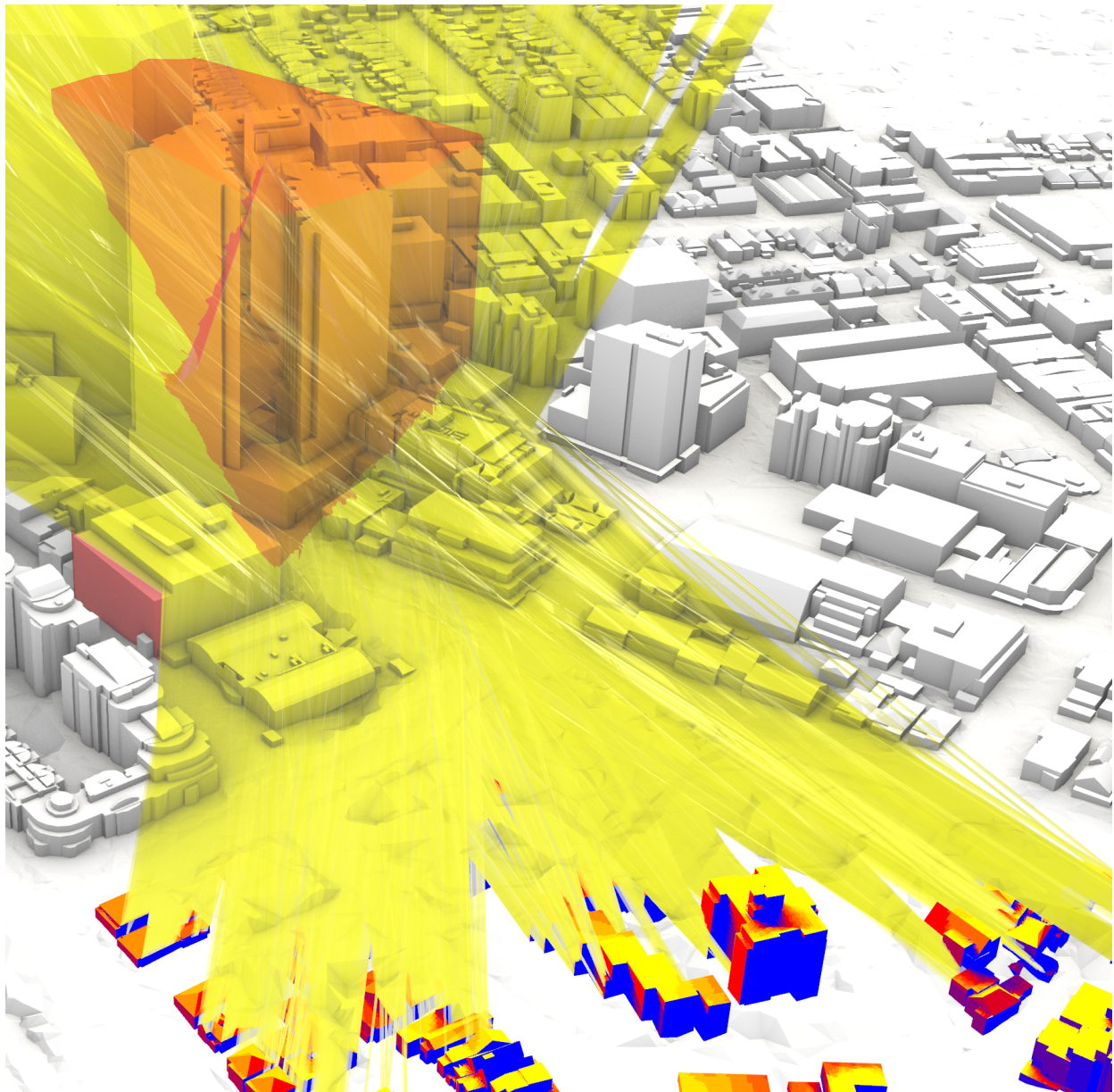
For this project the study was undertaken to generate an envelope and massing for the site.using the specific planning controls which are relevant to this study.

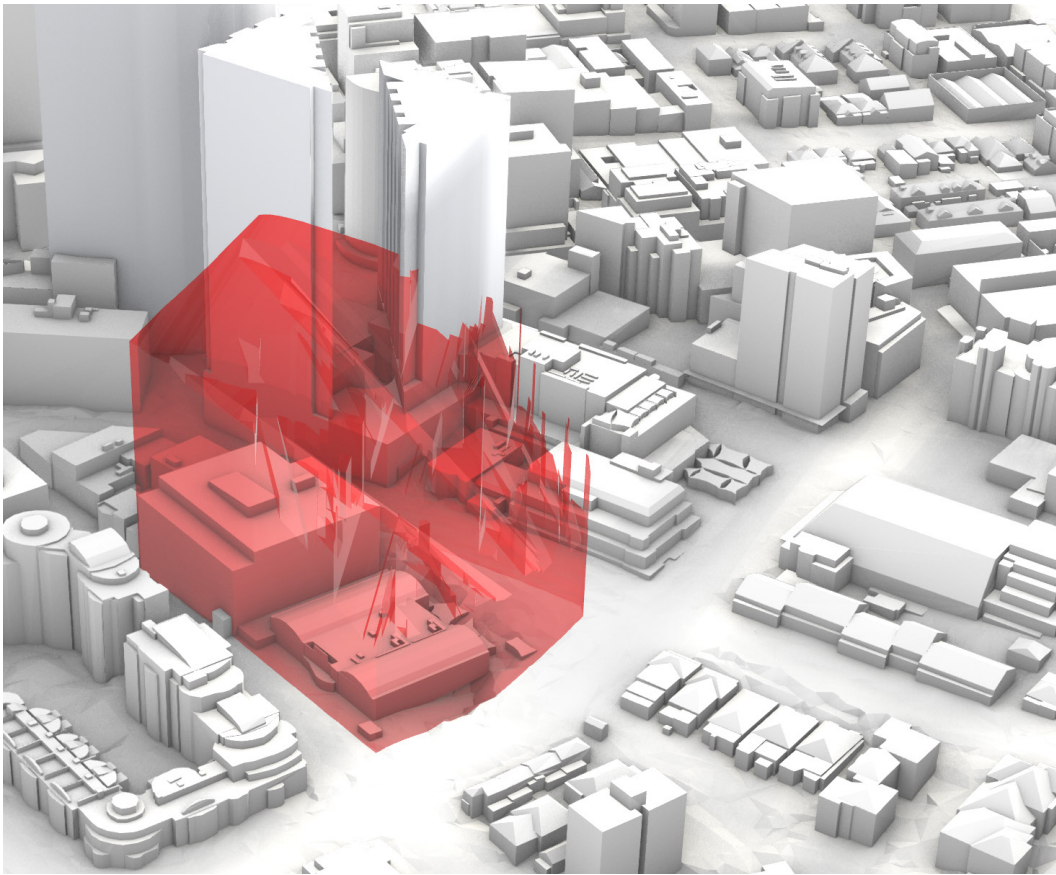
- The St Leonards Crows Nest 2036 Plan
- The Lane Cove Development Control Plan Part D 1.10 .

These controls are designed to provide at least three hours of sunlight to the facades of residential buildings and protect solar amenity in adjacent public open spaces.

The results of this study define a building envelope for this development.

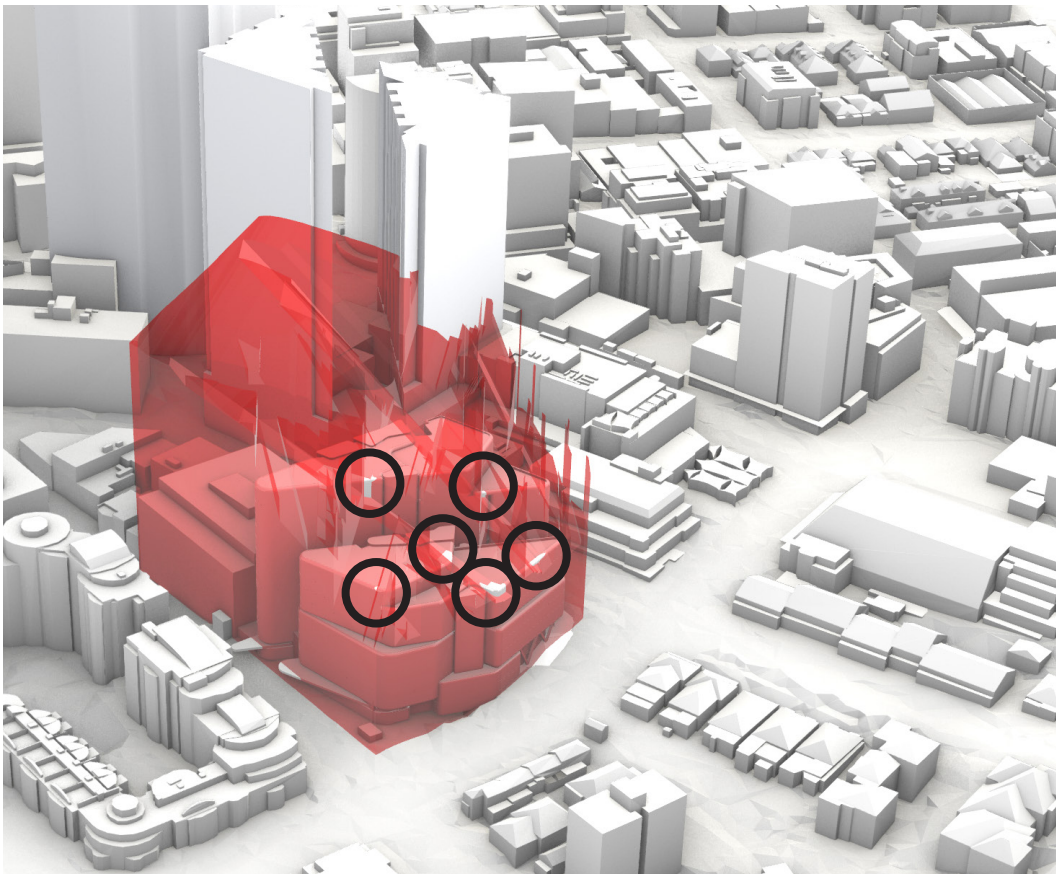
Utilisation of such an accurate modeling algorithmn results in some minor awkward "crevices" within the resultant envelope model. The impact of these minor solar crevices are then further analysed with the intent to "smooth them out" where they would cause minimal impact. This further study is decrived over.





Reverse engineered building envelope defined by solar access modelling

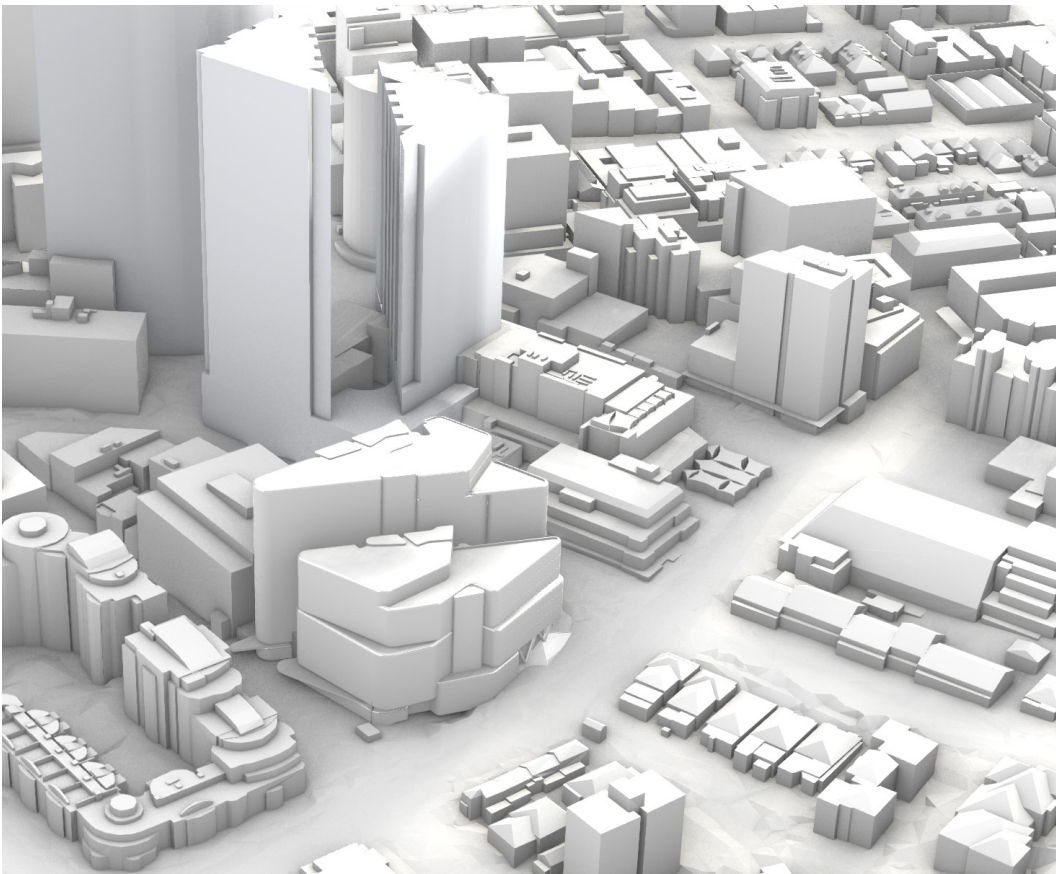
An envelope was calculated to comply with the adopted controls from the St Leonards Crows Nest 2036 Plan to protect solar access to Newlands Park (10-3) and residential areas.(3 hours sun access on facades).



Zones outside the solar envelope study, being parapet edges

The design solution was primarily developed within this envelope, with further testing of some crevices with the intent to infill some as appropriate to result in a more regularised and usable building form.

The resultant overshadowing impacts of these crevice areas was tested and deemed reasonable and within tolerance of the base context model - as it was limited to a small number of points causing an average reduction in sunlight of 16 minutes or less. (geometrically modelled) and increasing the solar access in other areas.



Final building model form

This massing has been used for the development application scheme.

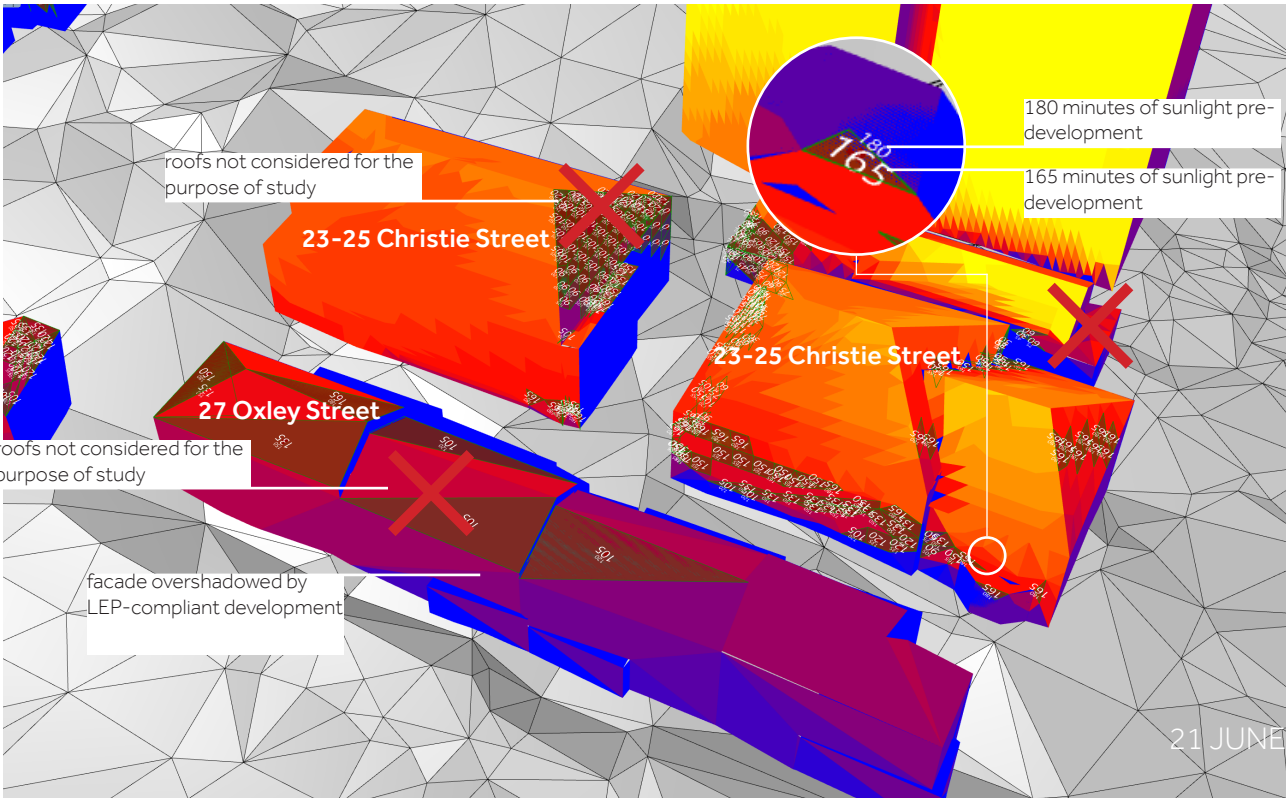
5 SOLAR AMENITY - detailed analysis

This study was conducted with the goal of ensuring three hours of sunlight to facades within the residential areas south of the site. This specifically tested the crevice zones as defined previously.

The small areas of the facades which were reduced below the three hours sunlight are shown to the right, measured to the square metre. These were then examined and quantified in detail. The overwhelming majority of these areas received at least two hours of sunlight and where they did not, the reduction was not more than 15 minutes.

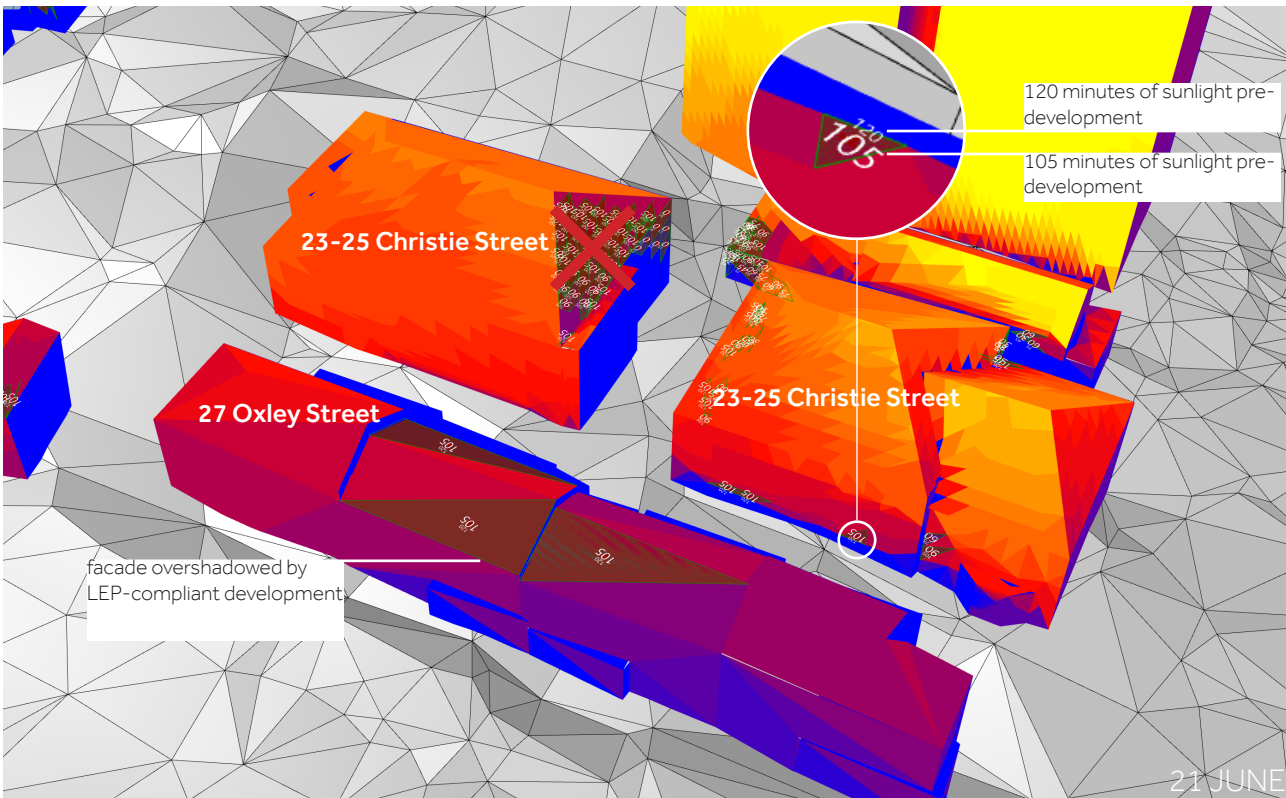
On average the areas which did not receive three hours of sunlight only had their existing sunlight reduced by thirteen minutes.

These reductions are theoretical only as the dense mature site plantings cover ALL over these affected zones in shadow.



Screenshot from solar analysis study on adjacent residential blocks showing areas not receiving at least 3 hours of sunlight at 21 June as a result of facade smoothing over the solar crevices (previous study).

If the study is conducted aiming for at least two hours of sunlight as required by the St Leonards Crows Nest 2036 Plan, we can see the areas which do not receive the two hours as shown to the right. We are also able to quantify these reductions and we can see that there are very few of them and the impacts are once again minimal and in non usable locations.



Screenshot from solar analysis study on adjacent residential blocks showing areas not receiving at least 2 hours of sunlight at 21 June as a result of facade smoothing over the solar crevices (previous study). Only facades are considered and not roofs.

The study has also NOT accounted for vegetation or the locations of windows or openings on buildings, nor usable outdoor space. Given that much of the area of study is filled with large trees and most of the facades only have small openings, the study is considered to be more conservative than real life conditions.





The final built form demonstrating the 3 dimensional shaping and carving undertaken to facilitate the appropriate solar outcomes

6 FORM

The dual buildings are located on the site in response to the rules defined by the solar access envelope, the proposed purposeful through site links and the intent to provide useful external spaces of delight both at the commercial entry points and through the extension of the Christie Street Park.

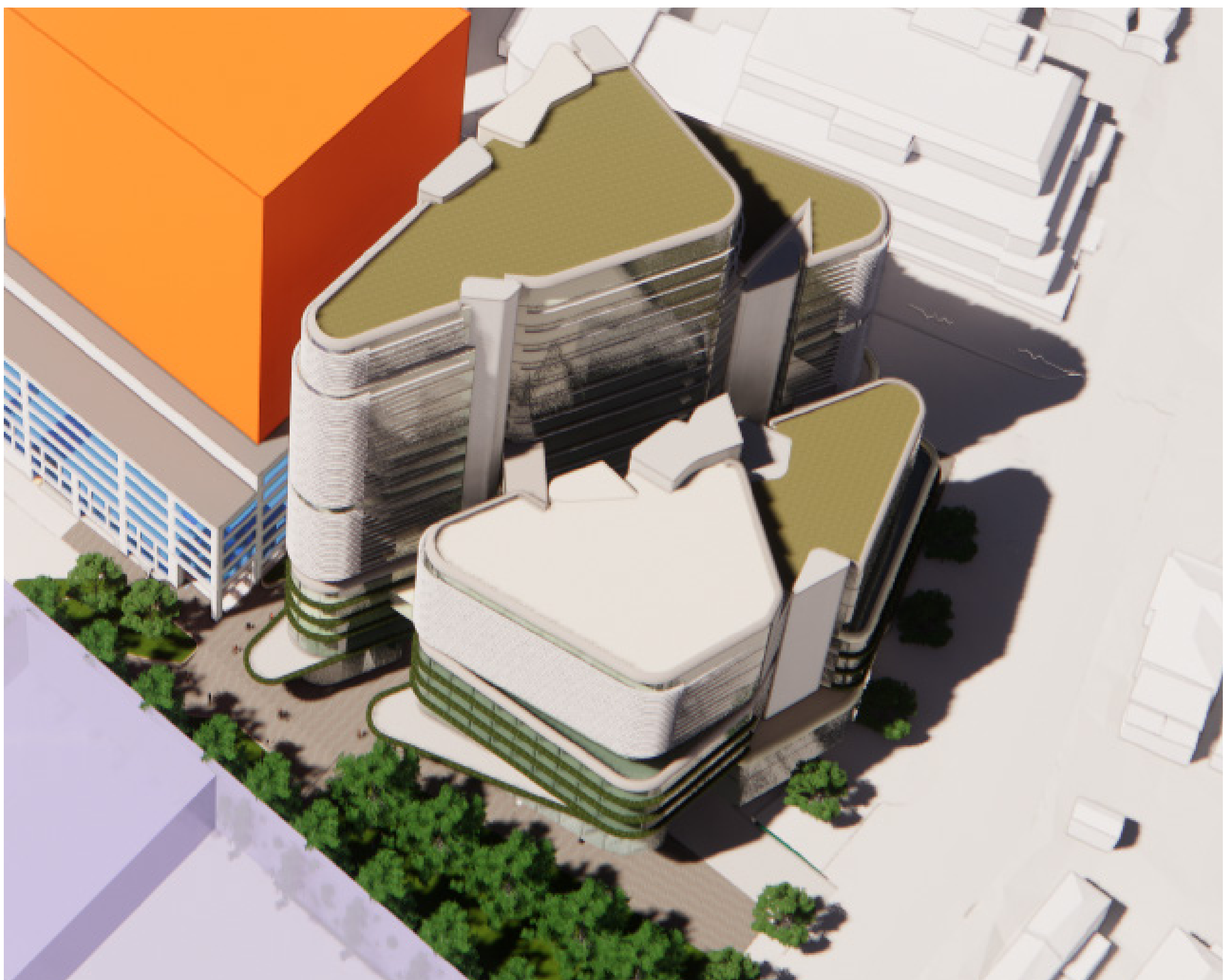
The buildings are further articulated to define a greened lower scale street wall, with higher and setback building towers. This vertical datum is achieved by modelling the building envelopes as a series of stacked pebbles, different sizes, materials and heights. This defines a logic of form, and makes sense of the overall composition. It produces a sculptural composition of visual delight and interest.

The skin or wrapping of these pebbles responds appropriately to its orientation and purpose. Southern facades read as clear full height glass zones maximising the outlook over the district views, whereas north and west facades introduce solar shades and solid facade zone to appropriately reduce the thermal impact and therefore energy consumption of the building interiors.

The green podium edge plantings also assist in the cooling of the facade zones and act as solar shades. They also reduce solar reflection, a primary cause of Heat Island Effect. These green edges wrap over the terrace ledges spotted throughout the proposal, providing opportunities for the building occupants to step outside. The intent is the foreground landscape on these terraces blends with the distant greening creating spaces to escape from the internal workplace. Similarly the landscape elements continue onto the roof spaces, creating usable spaces - perhaps a worm farm or two?



Andy Goldsworthy
"Cairns 2"



7 FACADE

The intent of the tower facade is to respond to the thermal performance requirements of the building interior, the building orientations, and the internal functions of the building.

Following the core form principles the facades similarly respond with the external sunshaded and darker facade to the North, West and South West facades, and the clearer and visually more open facade facing south and the lower protected facades to the through site links.

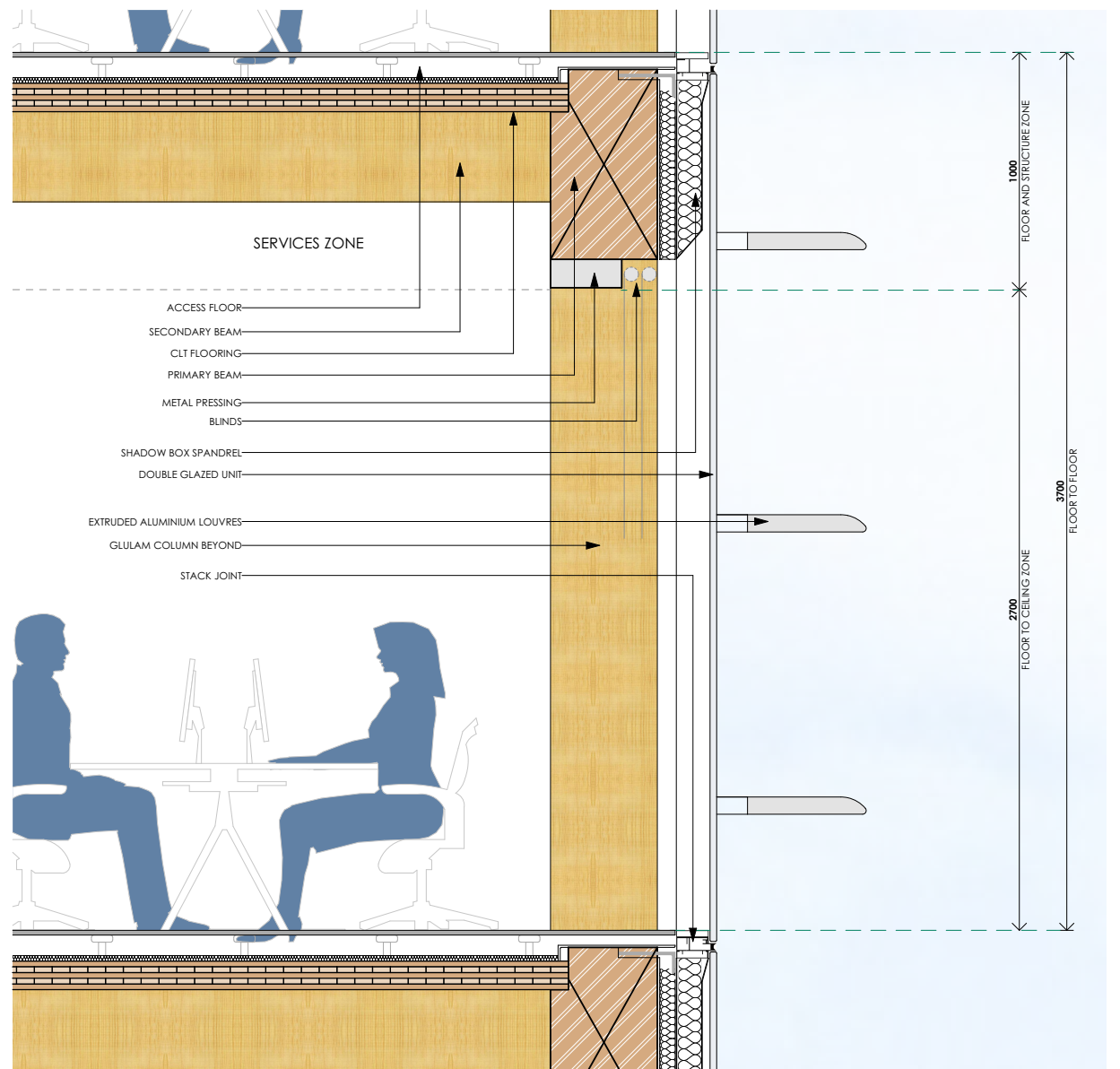
The core elements of stairs, lifts and some risers punctuate the volumes as off form concrete "weathered" elements nestling into the collection of pebble objects.

The facade zones with the dominant north and west zones incorporate an external metal sunshade.

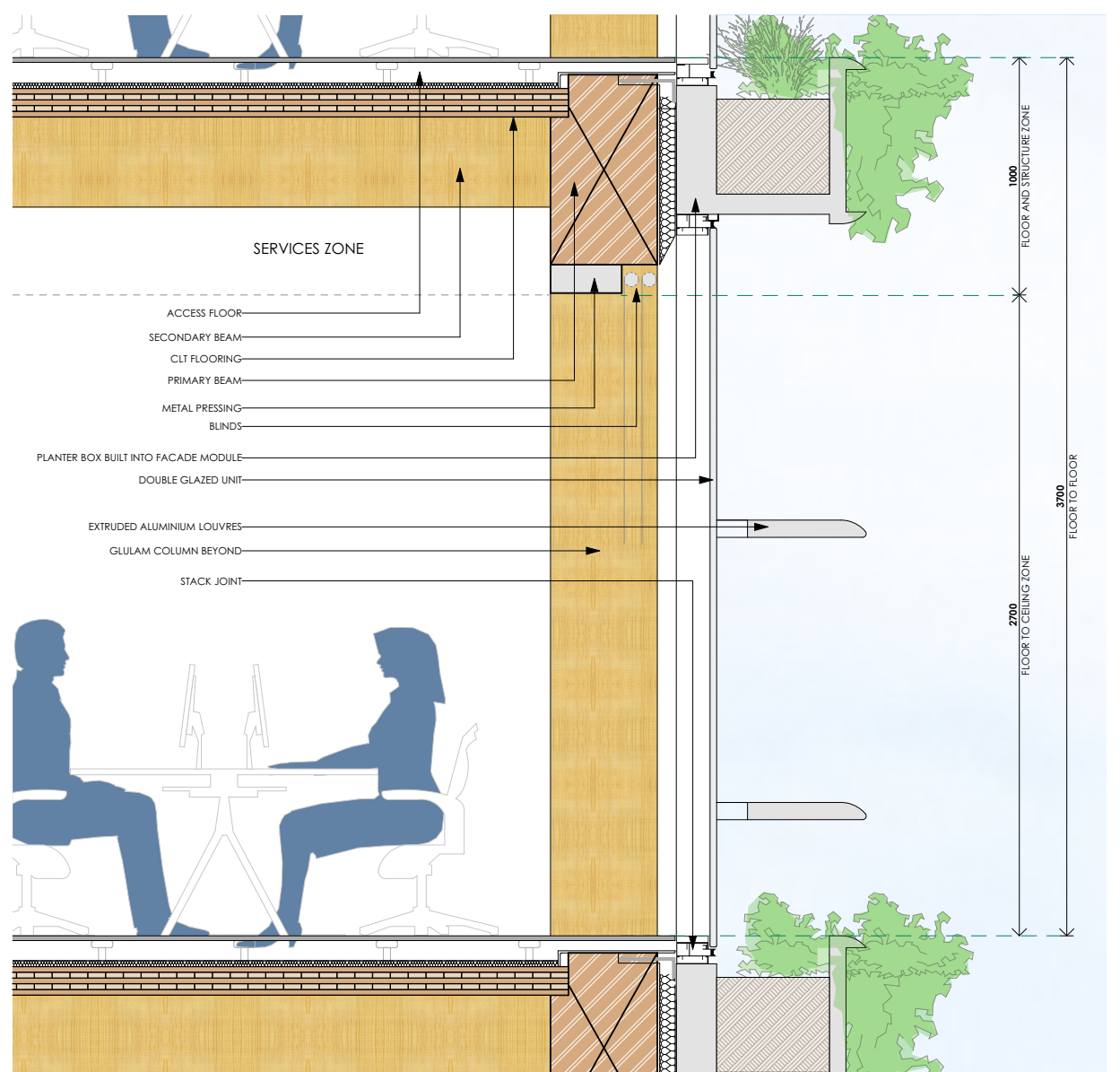
High performing double glazed units are used for both facade typographies, and will also achieve a visual light transmission number that will allow views from the external environment into the building. This number differs across both facade types.

The external visual appearance of the glazing will also vary dramatically, depending on external light conditions and the time of the day.

Glare control is managed via tenant supplied internal blinds. For visual consistency, the external colour of these blinds will be specified as a charcoal colour for the whole building.



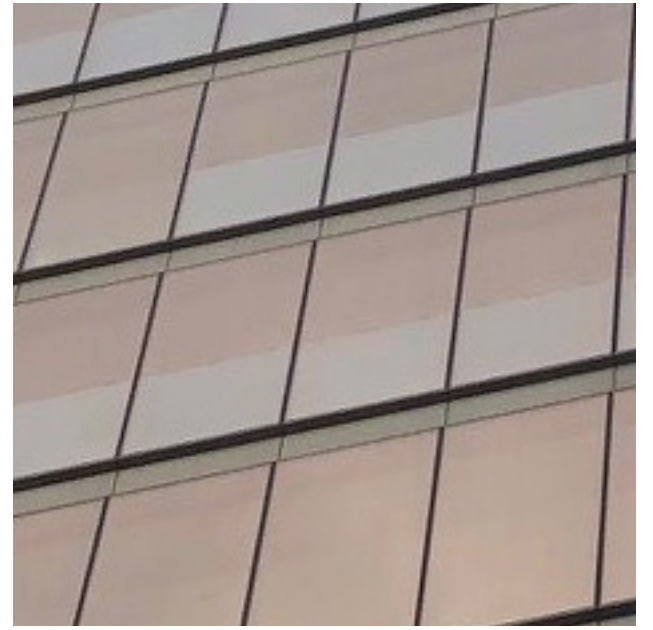
Indicative tower facade detail



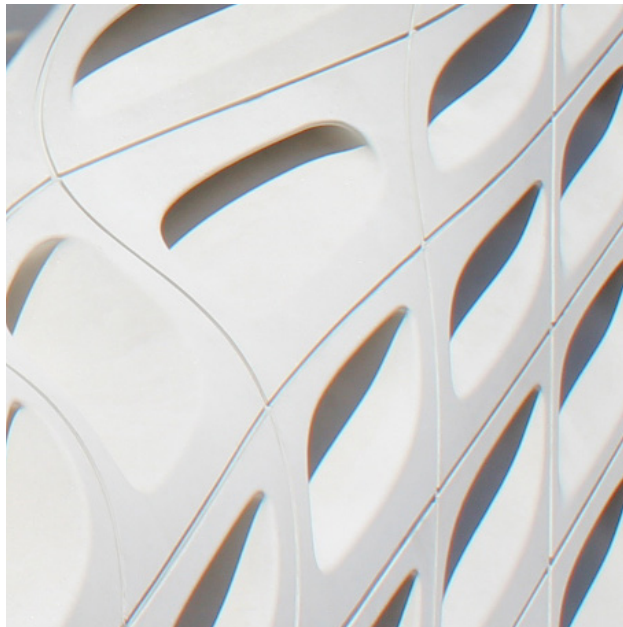
Indicative podium facade detail



METAL SUNSHADES



GLASS FACADES



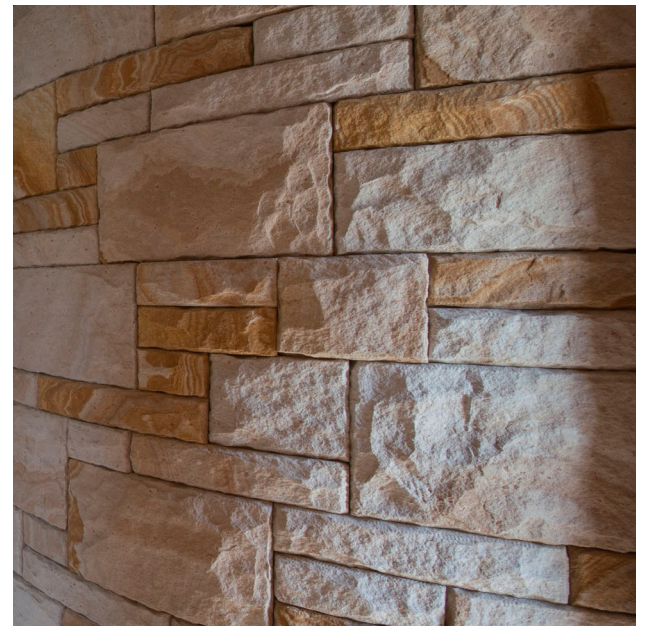
GLASS REINFORCED CONCRETE PLANTERS AND
EDGES



EDGE PLANTING



CONCRETE
CORE PEBBLES



SANDSTONE PODIUM
WALLS

St Leonards Commons uses a combination of delicate and robust materials responding to the local context of St Leonards and Sydney. Drawing up from Berry Island and the harbour we see white sails, sandstone cliffs and native bushland.

Landscape elements like sandstone blocks and planting are integrated into the facade creating a responsive and holistic architecture. The stacking of the pebble massings break down the volume, provide visual interest and give opportunity to create different identities for different tenants.



8 WORKPLACE

Our vision is to create an architecture of place, responding with forms and alignments defined by the local context, with an expression that is open and inviting.

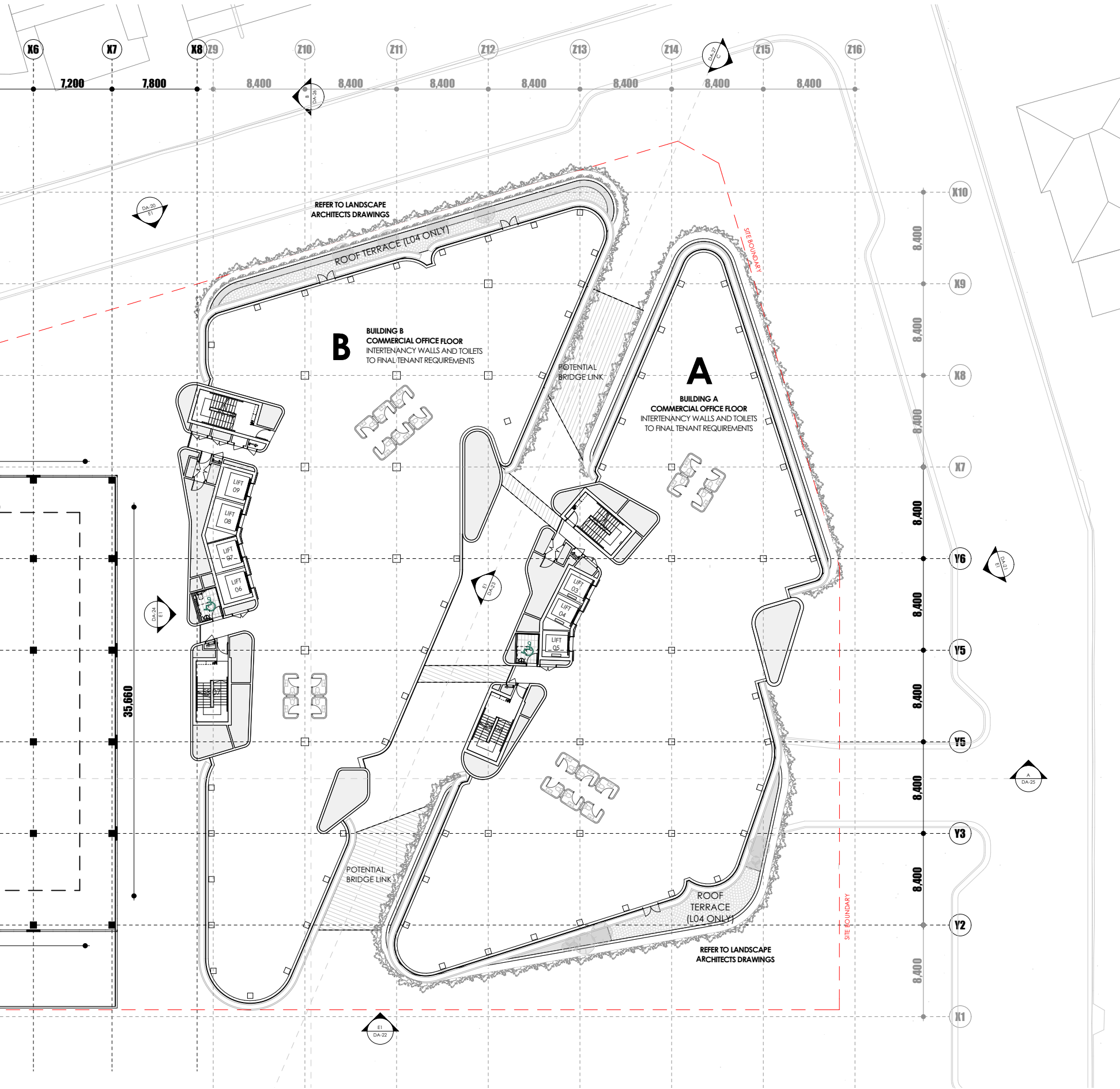
A considered referential solution, carefully refined through detail and proportion, relating to the urban form and neighbouring buildings, and sitting comfortably within the community.

Activated spaces that are bright, engaging and ever changing.

An inherent efficiency of structure, servicing, and materiality informing an environmentally appropriate outcome.

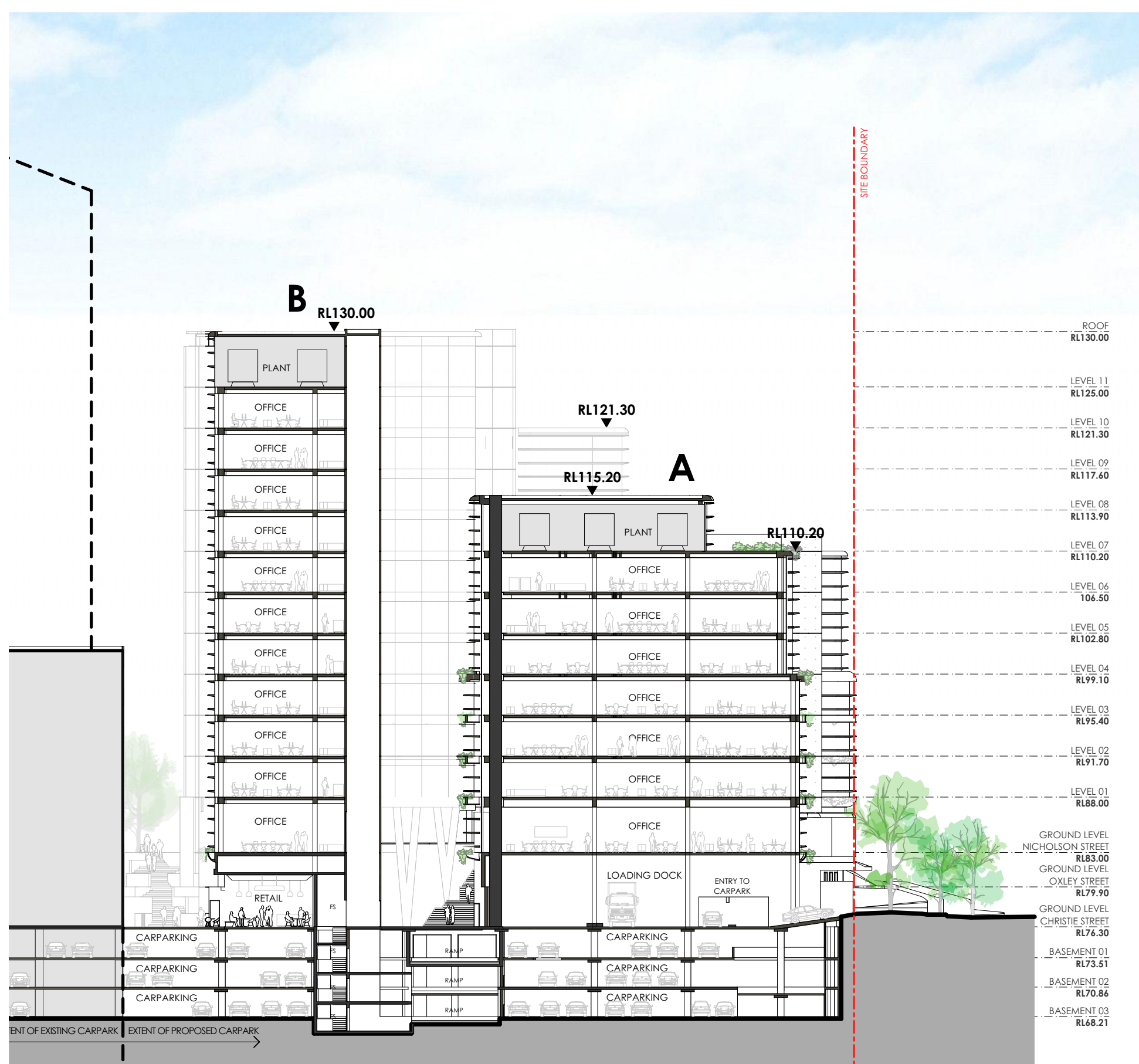
Key to achieving these outcomes is providing a workplace which is attractive to tenants and their staff alike. The concept of workplace has evolved and encompasses the concept of flexibility, something hard to truly achieve in a traditional building form. These buildings learn from what has gone before, and respond with a building form and construction methodology that permits true tenant flexibility of use, but also creates an enduring architecture - spaces which are people centric through form, understanding, texture and materiality.

The timber floor system has an inherent flexibility to allow for the cost effective installation of these voids, again allowing tenants to link their multi storey work environments as they wish. Other ideas being explored include the flexibly positioning on floor bathrooms - so to become part of the tenant fitout in materiality, positioning and scale.





Whilst proposed as two buildings, there is a flexibility to link them with bridges of varying sizes, offsetting any GFA increase through the introduction of atrium stair voids.



9 MASS TIMBER CONSTRUCTION

Mass Timber Construction is the construction of buildings where the primary structural materials are engineered timber products such as Cross Laminated Timber slabs (CLT) and Glulam columns and beams.

With the development of new bonding technologies and engineering systems to test the viability of these products, there has been a world wide swing toward the creation of timber buildings once again.

Engineered timber buildings are built from timber product (fibre) sourced from renewable plantation forests. As such, timber buildings sequester carbon for the life of the building. The buildings are simply assembled, modified and disassembled, also assuring their products may be reused in future buildings.

Timber buildings are lighter, requiring less foundation works, quicker to assemble, requiring less labor (and therefore less carbon) and have over the past few years proven to be equal to or better than concrete buildings in terms of cost of construction.

Timber is safe for large scale buildings. The fire performance of timber buildings is an understood science, and the fire engineered solution utilises both active systems (sprinklers) with passive systems (fire protection and the char factor of the timber elements). In essence, no different to that of a steel framed building.

Timber buildings have an inherent quality.

When timber buildings are fitted with natural materials in their internal environments, and surrounded by landscape edges, as per this proposal, people simply love working and being in them. This is referred to as Biophilic Design - the qualities that touch the human spirit.

Australia is a world leader in the construction of commercial grade timber office buildings, with premium grade office buildings now appearing in most capital cities of Australia. F+P currently has 10 such buildings proposed, including a 7 storey medical use commercial and strata office building in Norwest Building Park.

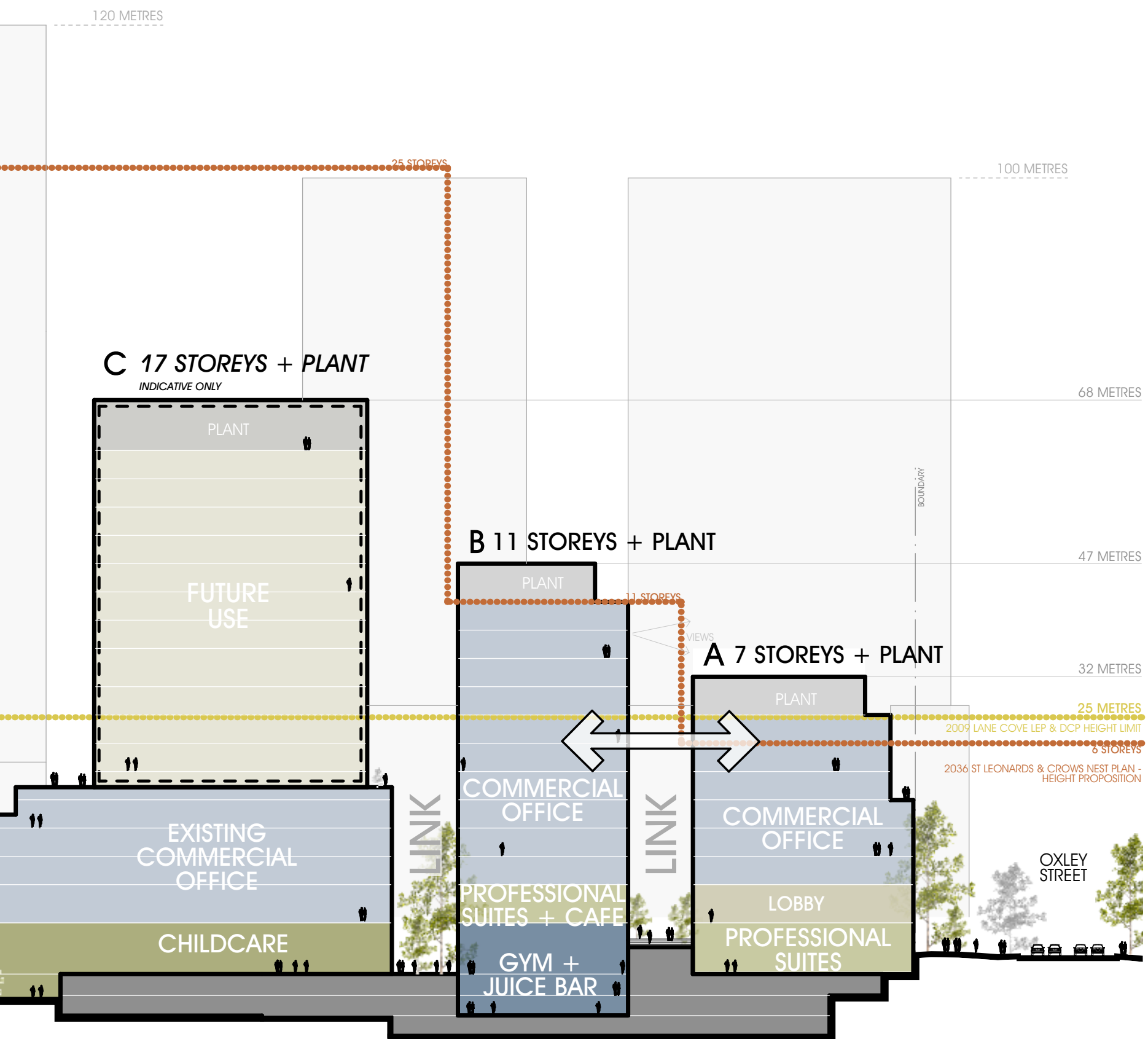




10 DESIGN SUMMARY



- 2,100 m² **PUBLICLY ACCESSIBLE SPACE** WITHIN BOUNDARY
- 24,000 m² **OFFICE SPACE** IN BUILDINGS A AND B
- INCREASED **PERMEABILITY** WITH TWO THROUGH-SITE LINKS
- PUBLIC DOMAIN UPGRADES** TO RESERVE WEST OF SITE
- MULTIPLE USES** - OFFICE, GYM, CAFE, RETAIL
- HIGH QUALITY** ARCHITECTURAL RESPONSE
- INTEGRATED** INTO ITS CONTEXT
- ALIGNED** WITH ST LEONARDS AND CROWS NEST 2036 PLAN GOALS



11 AREA ANALYSIS

29-57 Christie Street Area Schedule **BUILDING A**

Level	Use	RL (m)	Floor-to-Floor (m)	GBA (sqm)	GFA* (sqm)
Roof		115.20	5.00	0	0
Level 7	Plant	110.20	5.00	669	0
Level 6	Office	106.50	3.70	1,331	1,158
Level 5	Office	102.80	3.70	1,331	1,158
Level 4	Office	99.10	3.70	1,331	1,158
Level 3	Office	95.40	3.70	1,484	1,310
Level 2	Office	91.70	3.70	1,484	1,310
Level 1	Office	88.00	3.70	1,484	1,310
Ground Nicholson	Entry / Retail /Cafe/Gym/ Office	83.00	5.00	1,457	1,278
Ground Oxley	Loading /Gym /Office/EOT	79.90	3.10	0*	489
Ground Christie	Entry /Gym /Cafe/Office	76.30	3.60	0*	339
Basement -1	Parking	73.51	2.79	0*	0
Basement -2	Parking	70.86	2.65	0*	0
Basement -3	Parking	68.21	2.65	0*	0
			52.0m	10,571m²	9,510m²

*GBA provided under Building B

29-57 Christie Street Area Schedule **BUILDING B**

Level	Use	RL (m)	Floor-to-Floor (m)	GBA (sqm)	GFA* (sqm)
Roof		130.00	5.00	665	0
Level 11	Office/Plant	125.00	5.00	1,263	437
Level 10	Office	121.30	3.70	1,263	1,069
Level 9	Office	117.60	3.70	1,505	1,274
Level 8	Office	113.90	3.70	1,505	1,274
Level 7	Office	110.20	3.70	1,505	1,274
Level 6	Office	106.50	3.70	1,505	1,274
Level 5	Office	102.80	3.70	1,505	1,274
Level 4	Office	99.10	3.70	1,505	1,274
Level 3	Office	95.40	3.70	1,604	1,372
Level 2	Office	91.70	3.70	1,604	1,372
Level 1	Office	88.00	3.70	1,399	1,163
Ground Nicholson	Entry / Retail /Cafe/Gym/ Office	83.00	5.00	1,374	1,037
Ground Oxley	Loading /Gym /Office/ EOT	79.90	3.10	3,587	504
Ground Christie	Entry / Gym/Cafe/Office	76.30	3.60	3,718	1,797
Basement -1	Parking	73.51	2.79	4,285	0
Basement -2	Parking	70.86	2.65	4,285	0
Basement -3	Parking	68.21	2.65	4,285	0
			66.8m	38,362m²	16,395m²

29-57 Christie Street Area Schedule **TOTAL**

Document	
Issue	DA DRAFT
Date	30/07/2020
Prepared by	AM
Checked by	JF
Prepared for	Arrow Capital Partners

Site	
Site Area	7,636m²

supplied from survey

Parking	
Cars Supplied	338 spaces
Bikes/Lockers	124
Visitor Bikes/	50
Shower	14

BUILDING	GBA (sqm)	GFA (sqm)
BUILDING A	10,571m²	9,510m²
BUILDING B	38,362m²	16,395m²
BUILDING C (EXISTING)	19,603m²	15,682m²
BUILDING C ADDITION (INDICATIVE)	19,600m²	15,680m²
	88,136m²	57,267m²
	FSR	7.500

Notes	
All drawings worked off PDF files and subject to change on receipt of an accurate survey	

Definitions	
Gross Floor Area GFA is typically defined by the relevant Planning Authority for a project. GFA is measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor.	Net Lettable Area NLA as defined by PCA Method of Measurement 2008. NLA means the sum of its whole floor lettable area and is measured by the internal finished surfaces of permanent internal walls and internal finished surfaces of dominant portions of the permanent outer building walls.

12 PUBLIC BENEFIT



As a result of the design process, significant items of public benefit will be provided within the development

1. SETBACKS AND LANEWAYS

Increased building setbacks and two laneways or through site links have been created to both allow the buildings to nestle into the landscape setting of the site and to allow an amenity of connection across the precinct and continuing to surrounding residential developments, parklands and public transport nodes. The setbacks are not just used for dense planting but create significant area increases to the Christie Street Reserve, and provide an open urban amenity at the corner of Nicholson and Oxley Streets. The primary laneway through the centre of site is activated with a cafe at the Christie Street Reserve interface, a lobby cafe spilling into the laneway at the mid point, access to public bathrooms and the lobby access at the Nicholson Street Frontage - this is an active and fully accessible space (lift access to facilitate the vertical rise as required).

2. EDGE ACTIVATION AND THE PROVISION OF PUBLIC BATHROOM AMENITIES.

The project has attempted to maximise the perimeter activation of the site on all frontages. With seven frontages, this is not without its complexities. The activation has been provided by the commercial lobby entries, entry point to a major lower level tenancy such as a gymnasium, lobby and park cafe's, access to public bathrooms, (off the open laneway near the cafe) access to separate business tenancies suitable for allied uses such as medical suites, support retail, professional offices, and separate entries to ground floor retail tenancies. This activation creates an engaging community of users - both from within the development and the wider community. It facilitates user safety by the introduction of passive surveillance.

3. CHRISTIE STREET RESERVE

The Christie Street Reserve will be remodelled extensively to provide a beautiful community park available for the use of all. The design of this park has carefully considered the interface and visual interpretation of public and private space, such that the parklands will clearly be expressed as public space.

4. CHRISTIE STREET STREET INTERFACE

The Christie Street Road interface north of the Reserve is proposed to be constructed so to stretch the Reserve along the street, maintaining the existing traffic access and turning, but provide a pedestrian first environment. The will particularly change the street and footpath to the front of the existing building C, providing a traditional street front footpath environment including a stair up to the Christie Street Reserve. The current building entry stair which currently cuts across the Christie Street Reserve will be removed. In all design solutions, the pedestrian movements are prioritised over vehicular (ie number of crossings and materiality of crossings)

5. OXLEY STREET FRONTAGE

This existing very wide verge is proposed to be remodelled to incorporate parallel parking, new footpaths, new significant street plantings and soft landscape. The intent of this is to enhance the existing mature landscape to this zone, providing a significant visual barrier between the southern residential precinct and the proposed commercial development. The result of this, including the geometrical shift in the building forms, extends the Christie Street Reserve into Oxley Street.



fitzpatrickpartners.com

Partners

James Fitzpatrick
Paul Reidy
Rod Pindar

Studio Manager

Melissa Edwards

Principals

Brian Cunningham
Sergio Melo e Azevedo

Senior Associates

Jze Gan
Kiran Jagdev
Matthew Mar
Joanna Murchison
Elizabeth Need

Associates

Emma Bond
Pei-Lin Cheah
Jessica Rodham
Quincy Ye

Nominated Architects in NSW

James Fitzpatrick 9303
Rod Pindar 9019

A Level 6, 156 Clarence St
Sydney NSW 2000

P +61 2 8274 8200

E enquiries@fitzpatrickpartners.com

ABN 19 081 636 900