

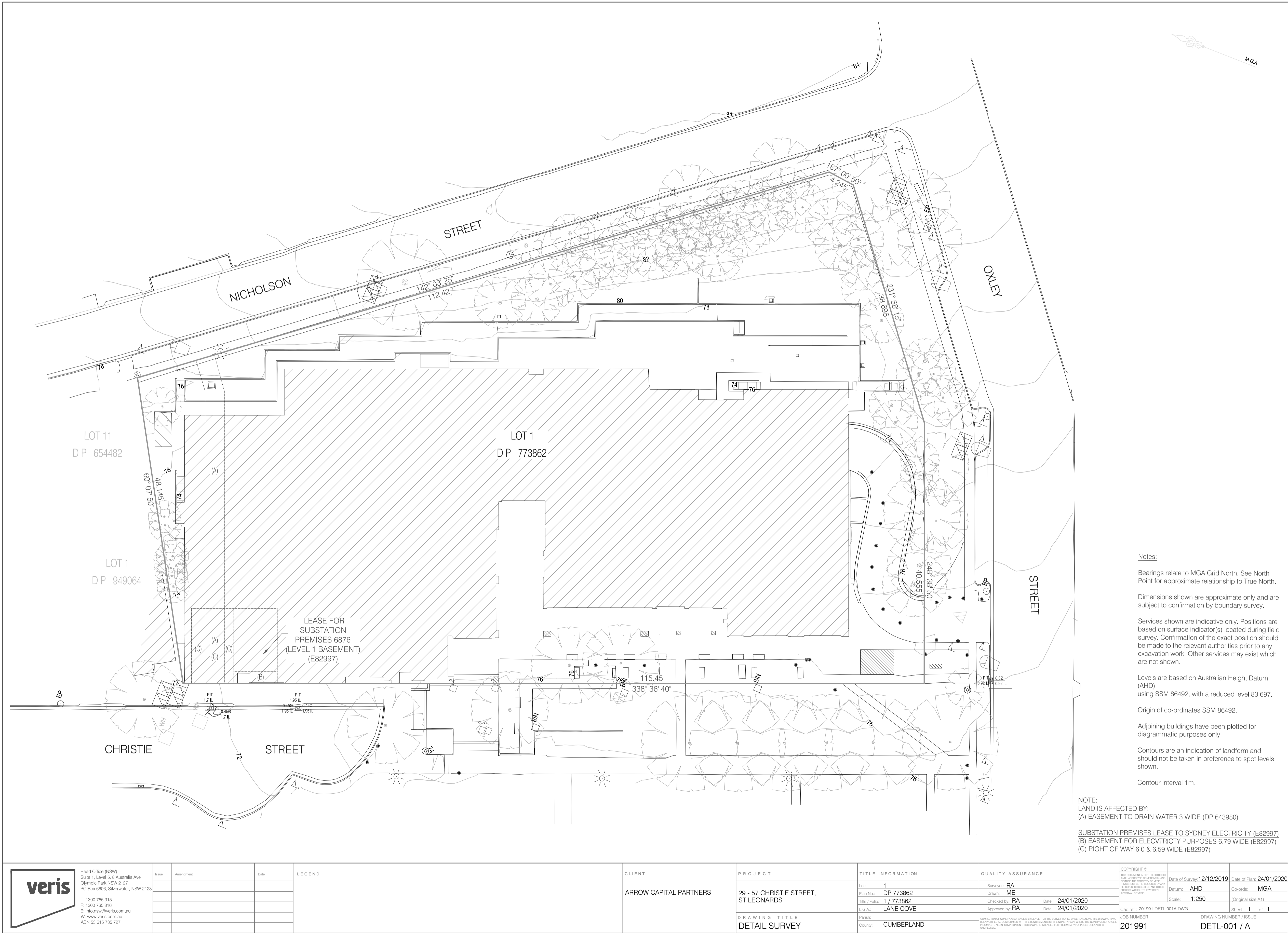


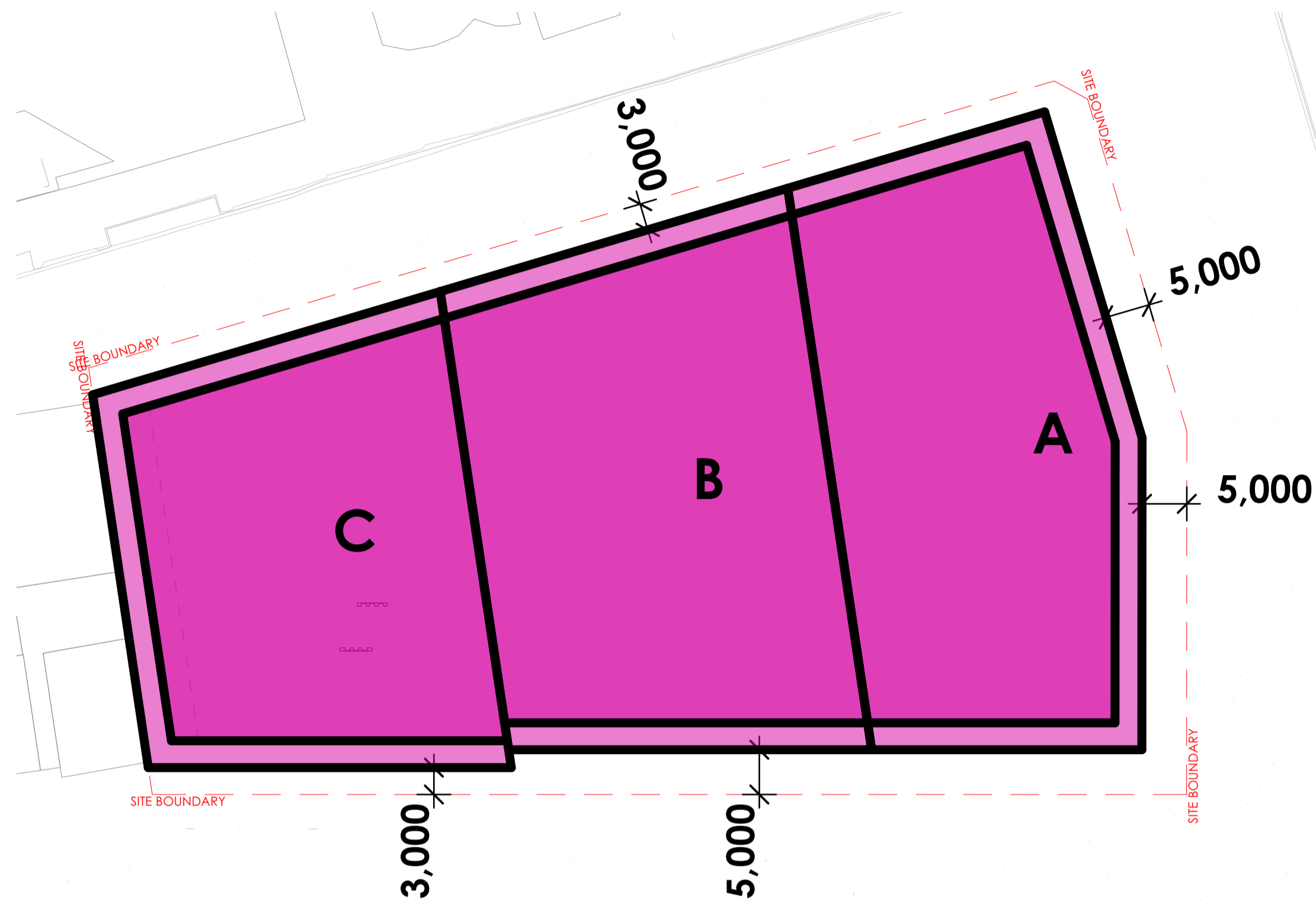
*Arrow*  
CAPITAL PARTNERS



# ST LEONARDS COMMONS

CONCEPT DEVELOPMENT APPLICATION FOR A COMMERCIAL DEVELOPMENT AT  
**29-57 CHRISTIE STREET ST LEONARDS**

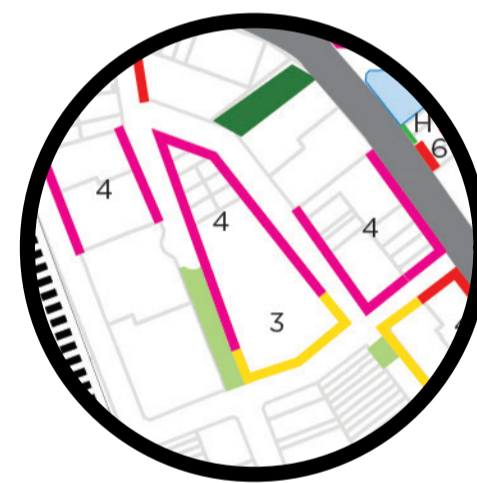




HEIGHT OF BUILDINGS (STOREYS)  
ST LEONARDS CROWS NEST 2036 PLAN



SETBACK (METRES)  
ST LEONARDS CROWS NEST 2036 PLAN



STREET WALL (STOREYS)  
ST LEONARDS CROWS NEST 2036 PLAN

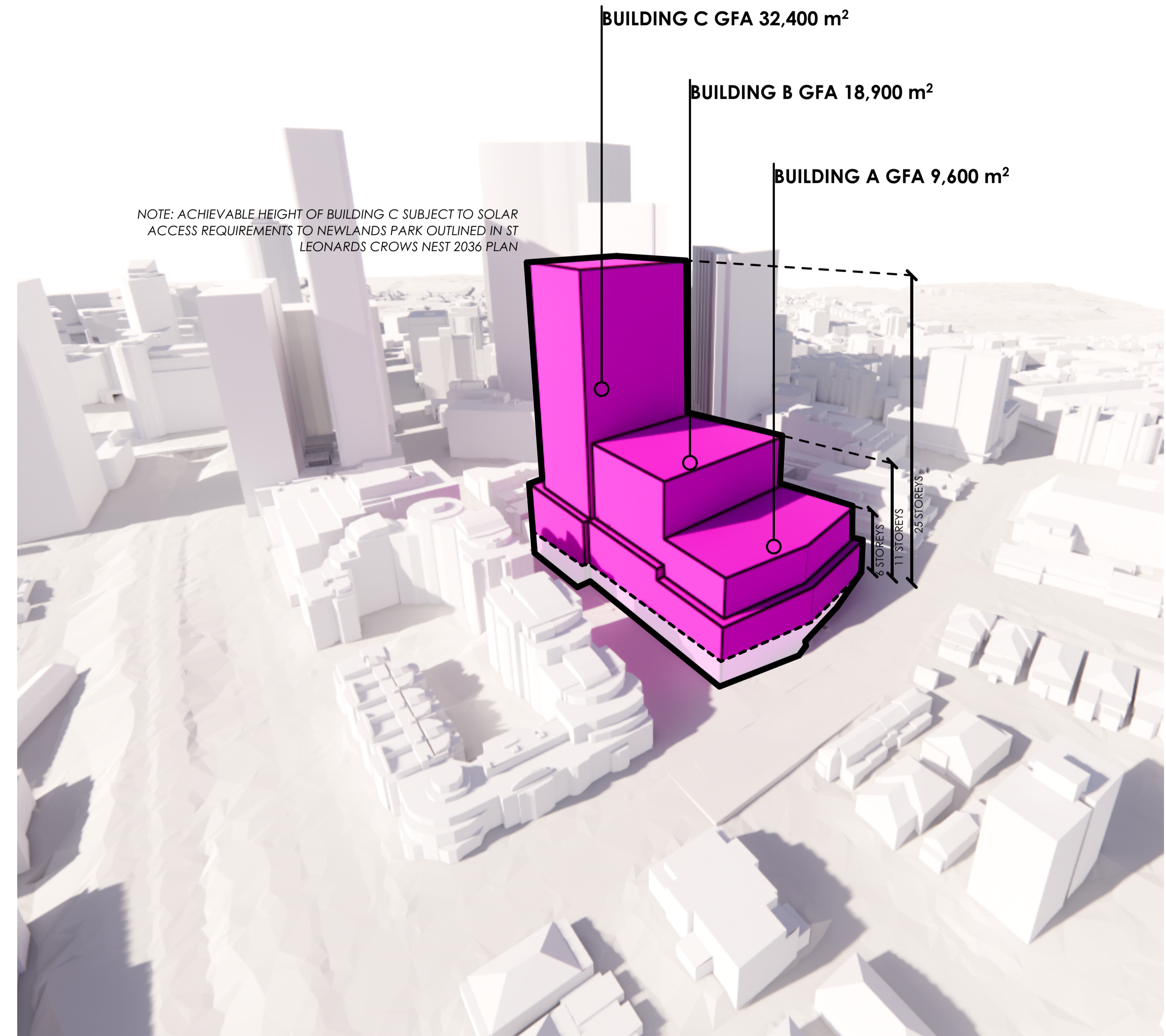
SITE COVERAGE	85% SITE COVERED BY BUILDING
THROUGH SITE LINKS	0 OPEN AIR THROUGH SITE LINKS
QUALITY OF COMMERCIAL SPACE	42% FLOORPLATE WITHIN 8m OF FACADE

#### OUTCOME

POOR

POOR

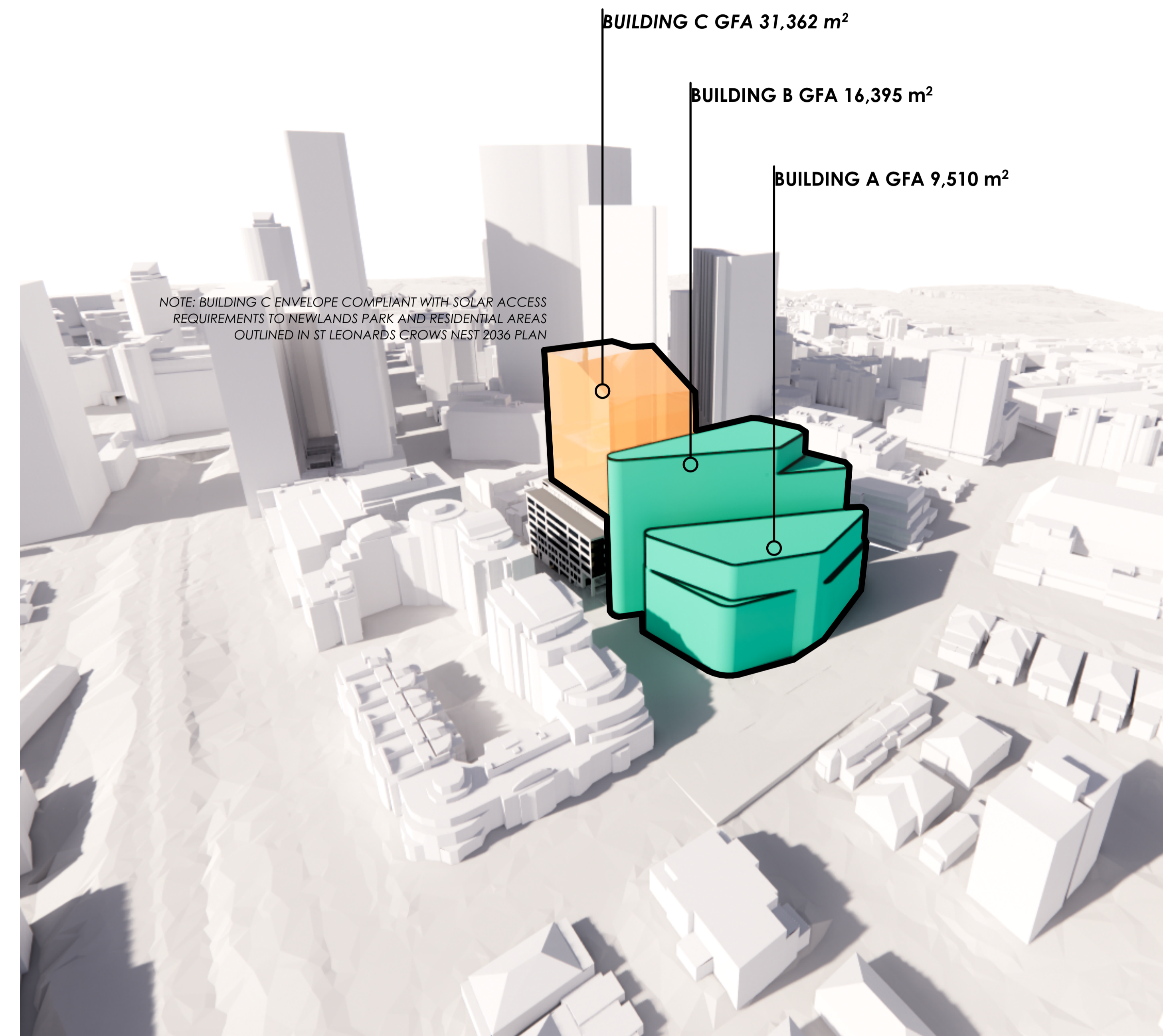
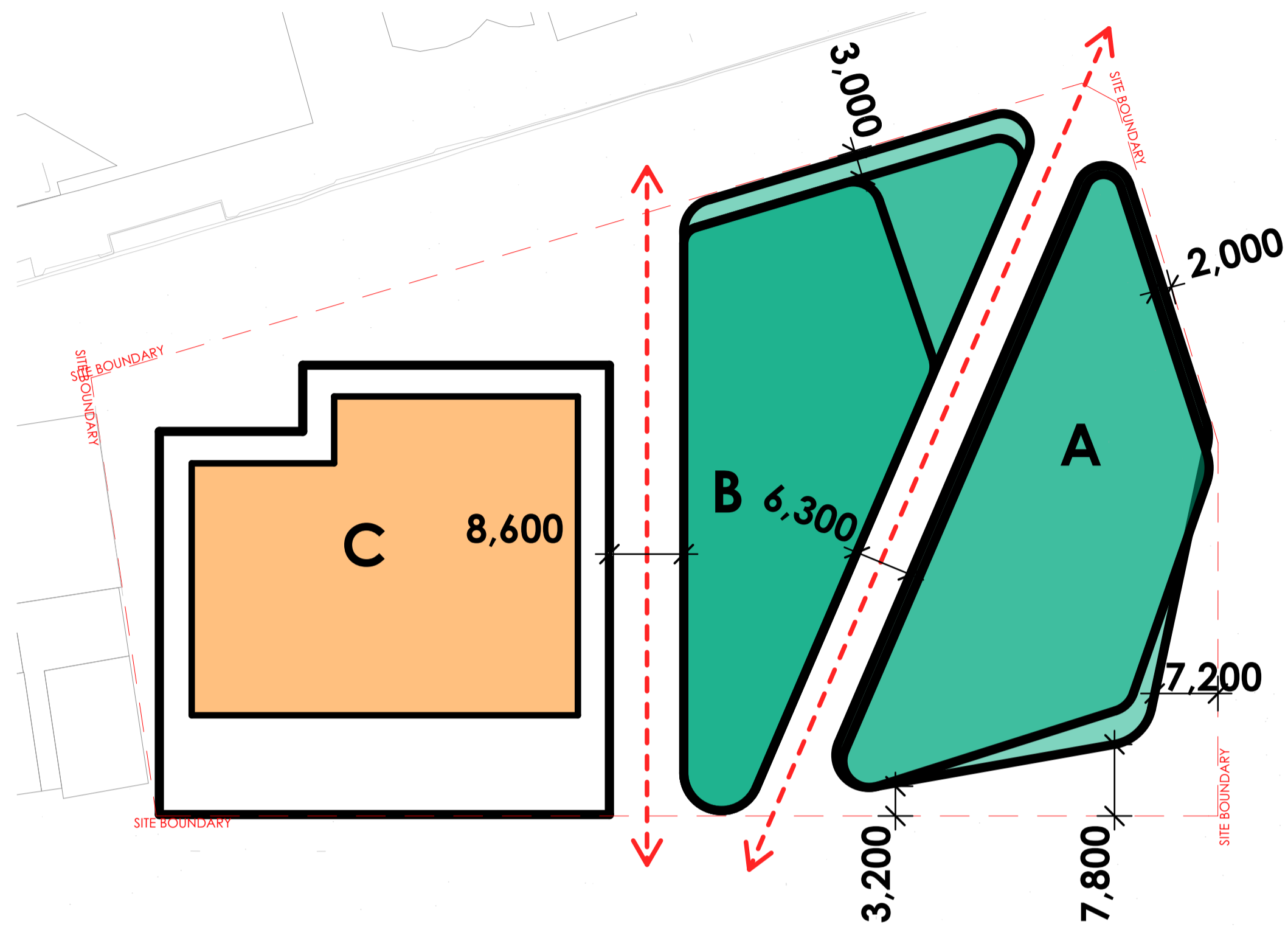
POOR



TOTAL GFA  
FSR 7.5:1  
57,267 m²

NOTE: GFA ASSUMED TO BE 80% GBA. VOLUMETRIC STUDIES SHOW A YIELD OF 61,052 m² POSSIBLE (FSR 8.0:1). THIS IS NON-COMPLIANT

# 2036 MASTER PLAN ENVELOPE



#### OUTCOME

GOOD

GOOD

GOOD

GOOD

GOOD

GOOD

TOTAL GFA  
FSR 7.5:1  
57,267 m<sup>2</sup>

# PROPOSED ENVELOPE

	MASTER PLAN ENVELOPE	PROPOSED ENVELOPE
BUILT FORM		
PLAN		
SECTION		
SITE COVERAGE	85% SITE COVERED BY BUILDING	70% SITE COVERED BY BUILDING
THROUGH SITE LINKS	0 OPEN AIR THROUGH SITE LINKS	2 OPEN AIR THROUGH SITE LINKS
QUALITY OF COMMERCIAL SPACE	42% FLOORPLATE WITHIN 8m OF FACADE	BUILDING A <b>52%</b> FLOORPLATE WITHIN 8m OF FACADE BUILDING B <b>80%</b> FLOORPLATE WITHIN 8m OF FACADE BUILDING C EXISTING <b>58%</b> FLOORPLATE WITHIN 8m OF FACADE BUILDING C EXTENSION <b>73%</b> FLOORPLATE WITHIN 8m OF FACADE
FLOOR SPACE RATIO (GFA)	8.0:1 (61,050 m²)	7.5:1 (57,267 m²)





BUILDING C EXTENSION



BUILDINGS A AND B

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Inconsistencies are to be reported to fitzpatrick + partners.

REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE

CHK  
JF  
JF

FOR



PROJECT  
29-57 CHRISTIE STREET  
COMMERCIAL DEVELOPMENT  
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065  
PROJECT NORTH

DRAWN	APPROVED	PRINT DATE	DRAWING	STATUS	PROJECT NO.	DRAWING NO.	ISSUE
MA	JF	4/09/2020	CONCEPT DA SITE PLAN	DA	21811	CD-07	C
SCALE @ A1 1:500		50mm ON ORIGINAL					

NOTE:  
C MASTER PLAN HEIGHT  
IS 25 STOREYS AND NOT  
SHOWN ON PAGE

RL151.40  
C BUILDING ENVELOPE

TOP OF BUILDING TO COMPLY WITH SOLAR  
ACCESS REQUIREMENTS TO NEWLANDS  
PARK AND RESIDENTIAL AREAS

SITE BOUNDARY

SITE BOUNDARY

B  
RL130.00

RL121.30

RL115.20

A

RL110.20

B MASTER PLAN HEIGHT 11 STOREYS

SITE LANE COVE LEP HEIGHT 25m  
A MASTER PLAN HEIGHT 6 STOREYS

C

THROUGH-SITE LINK  
TO NICHOLSON  
STREET

THROUGH-SITE LINK  
TO OXLEY STREET

EXISTING COMMERCIAL BUILDING

NEIGHBOURING  
COMMERCIAL  
BUILDING

OXLEY STREET

EXTENT OF EXISTING CARPARK

EXTENT OF PROPOSED CARPARK

PROPOSED CAR PARK REQUIRED FOR A AND B  
B3 RL68.21

APPROXIMATE EXTENT OF CAR PARK REQUIRED FOR BUILDING C EXTENSION  
B6 RL59.90

fitzpatrick+partners



BUILDING C EXTENSION



BUILDINGS A AND B

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p. +61 (0)2 8274 8200 w. www.fitzpatrickpartners.com  
a. LEVEL 2, 156 CLARENCE STREET, SYDNEY 2000, AUSTRALIA

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AMENDMENTS

REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
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CHK  
JF  
JF

FOR

Arrow  
CAPITAL PARTNERS



PROJECT  
29-57 CHRISTIE STREET  
COMMERCIAL DEVELOPMENT  
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065  
PROJECT NORTH

30mm ON ORIGINAL

DRAWN  
MA

APPROVED  
JF

PRINT DATE  
4/09/2020

DRAWING  
CONCEPT DA  
SECTION

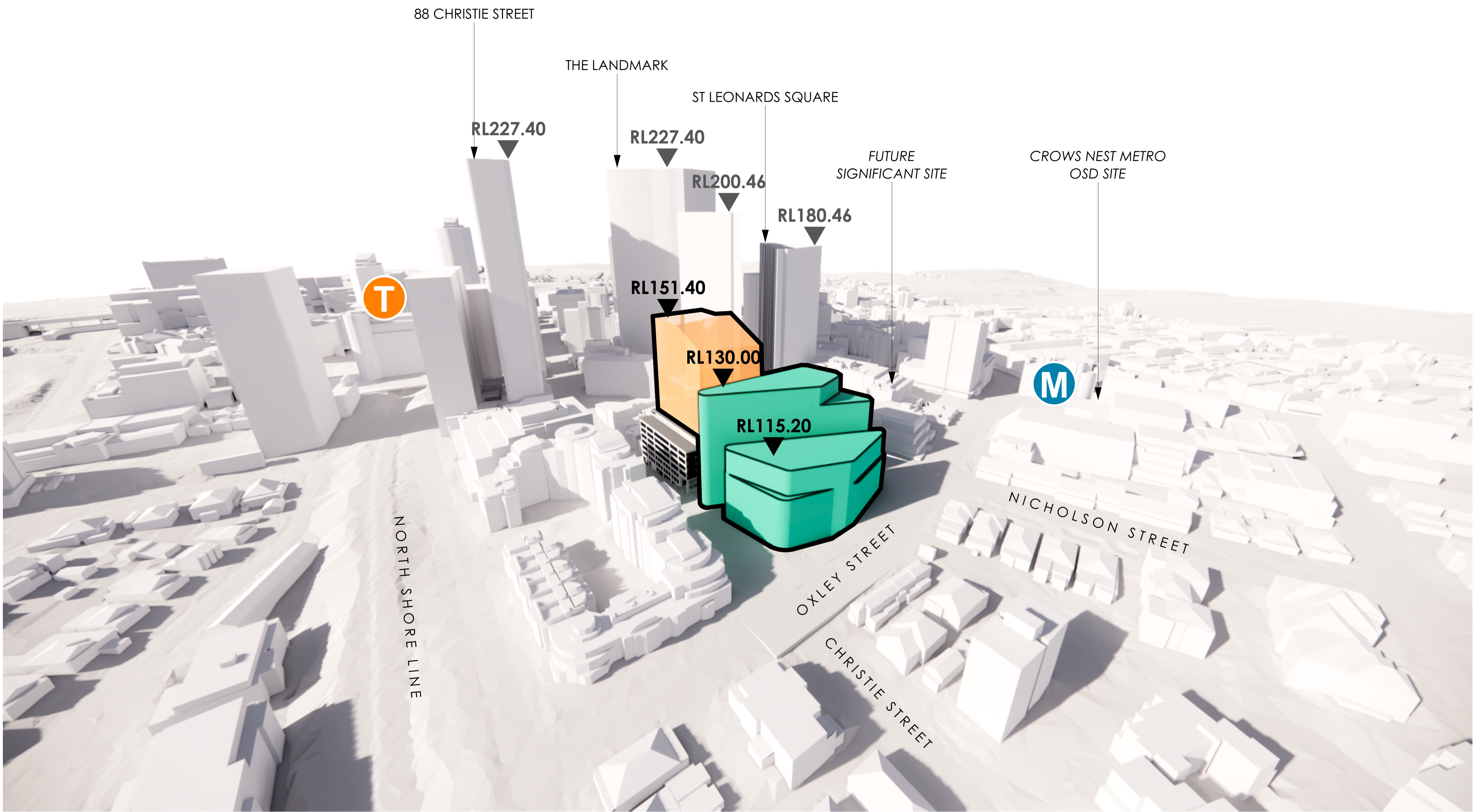
SCALE @ A1  
1:200

STATUS  
DA

PROJECT NO.  
21811

DRAWING NO.  
CD-08

ISSUE  
C



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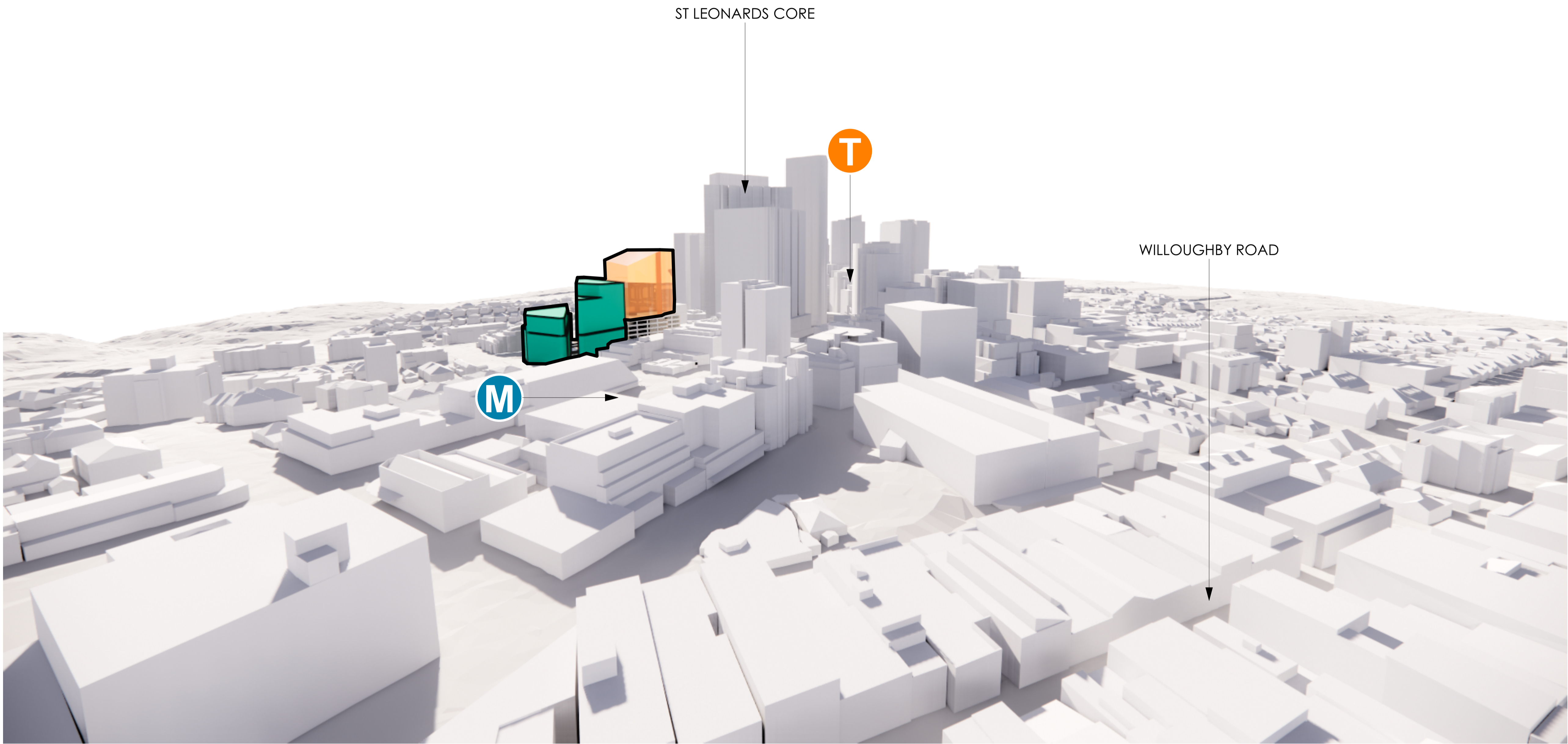
FOR



PROJECT  
29-57 CHRISTIE STREET  
COMMERCIAL DEVELOPMENT  
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065  
PROJECT NORTH

30mm ON ORIGINAL

DRAWN	APPROVED	PRINT DATE	DRAWING			
MA	JF	4/09/2020	CONCEPT DA 3D VIEW			
SCALE @ A1			STATUS	PROJECT NO.	DRAWING NO.	ISSUE
			DA	21811	CD-09	C



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CHK  
JF  
JF  
JF

FOR



PROJECT  
29-57 CHRISTIE STREET  
COMMERCIAL DEVELOPMENT  
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065  
PROJECT NORTH



50mm ON ORIGINAL

DRAWN	APPROVED	PRINT DATE	DRAWING			
MA	JF	4/09/2020	CONCEPT DA 3D VIEW 2			
SCALE @ A1			STATUS	PROJECT NO.	DRAWING NO.	ISSUE
			DA	21811	CD-10	C