



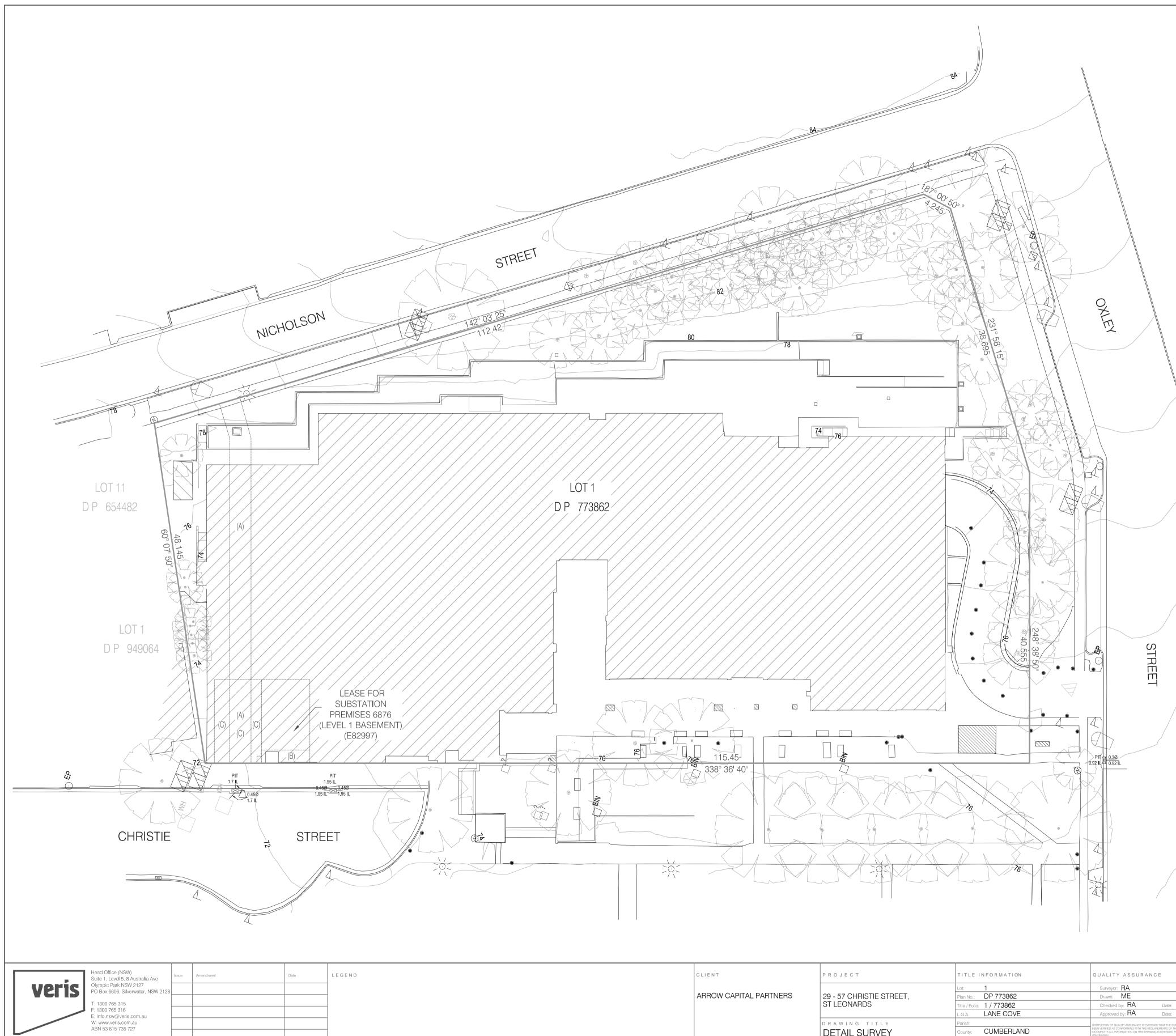


## ST LEONARDS COMMONS

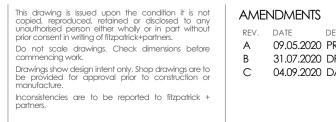
CONCEPT DEVELOPMENT APPLICATION FOR A COMMERCIAL DEVELOPMENT AT

### FOR A COMMERCIAL DEVELOPMENT AT 29-57 CHRISTIE STREET ST LEONARDS

ISSUE C DATE 4/09/2020



CLIENT	PROJECT	TITLE INFORMATION	QUALITY ASSURANCE
		Lot: 1 Plan No.: DP 773862 Title / Folio: 1 / 773862 L.G.A.: LANE COVE	Surveyor: RA Drawn: ME Checked by: RA Date: 24/ Approved by: RA Date: 24/
	DRAWING TITLE DETAIL SURVEY	Parish: County: CUMBERLAND	COMPLETION OF QUALITY ASSURANCE IS EVIDENCE THAT THE SURVEY WO BEEN VERIFIED AS CONFORMING WITH THE REQUIREMENTS OF THE QUALITY INCOMPLETE ALL INFORMATION ON THIS DRAWING IS INTENDED FOR PREL UNCHECKED.



REV. DATE DESCRIPTION 
 A
 09.05.2020
 PRE DA ISSUE

 B
 31.07.2020
 DRAFT DA ISSUE

 C
 04.09.2020
 DA ISSUE







			M.G.A
	Notes:		
		elate to MGA Grid No pproximate relationsh	
		ns shown are approxin confirmation by boun	
	Services s	hown are indicative or	nly. Positions are
	survey. Co	surface indicator(s) lo onfirmation of the exac o the relevant authorit	t position should
		n work. Other services	
	Levels are (AHD)	based on Australian H	Height Datum
		1 86492, with a reduce	ed level 83.697.
		o-ordinates SSM 8648 buildings have been p	
		atic purposes only.	
		are an indication of lar t be taken in preferenc	
	Contour in	terval 1m.	
NOTE:			
" LAND IS AFFE (A) EASEMEN		FER 3 WIDE (DP 6439	80)
(B) EASEMEN	PREMISES LEAS T FOR ELECVTR WAY 6.0 & 6.59	SE TO SYDNEY ELECT ICTY PURPOSES 6.79 WIDE (E82997)	FRICITY (E82997) WIDE (E82997)
	COPYRIGHT © THIS DOCUMENT IN BOTH ELECTRONIC AND HABROOPY IS CONFIDENTIAL AND		
	AND HARDCOPY IS CONFIDENTIAL AND REMAINS THE PROPERTY OF VERIS. IT MUST NOT BE REPRODUCED BY ANY PERSON(S) OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF VERIS.	Date of Survey:12/12/2019 Datum: AHD	Co-ords: MGA
24/01/2020 24/01/2020	Cad ref : 201991-DETL-0	Scale: 1:250 001A.DWG DRAWING NUM	(Original size A1) Sheet <b>1</b> of <b>1</b> //BER / ISSUE
URVEY WORKS UNDERTAKEN AND THE DRAWING HAVE THE QUALITY PLAN. WHERE THE QUALITY ASSURANCE IS FOR PRELIMINARY PURPOSES ONLY AS IT IS	201991	DETL-00	

50mm ON ORIGINAL

DRAWN

MA

APPROVED

PRINT DATE DRAWING

4/09/2020 CONCEPT DA SURVEY

SCALE @ A1 1:300

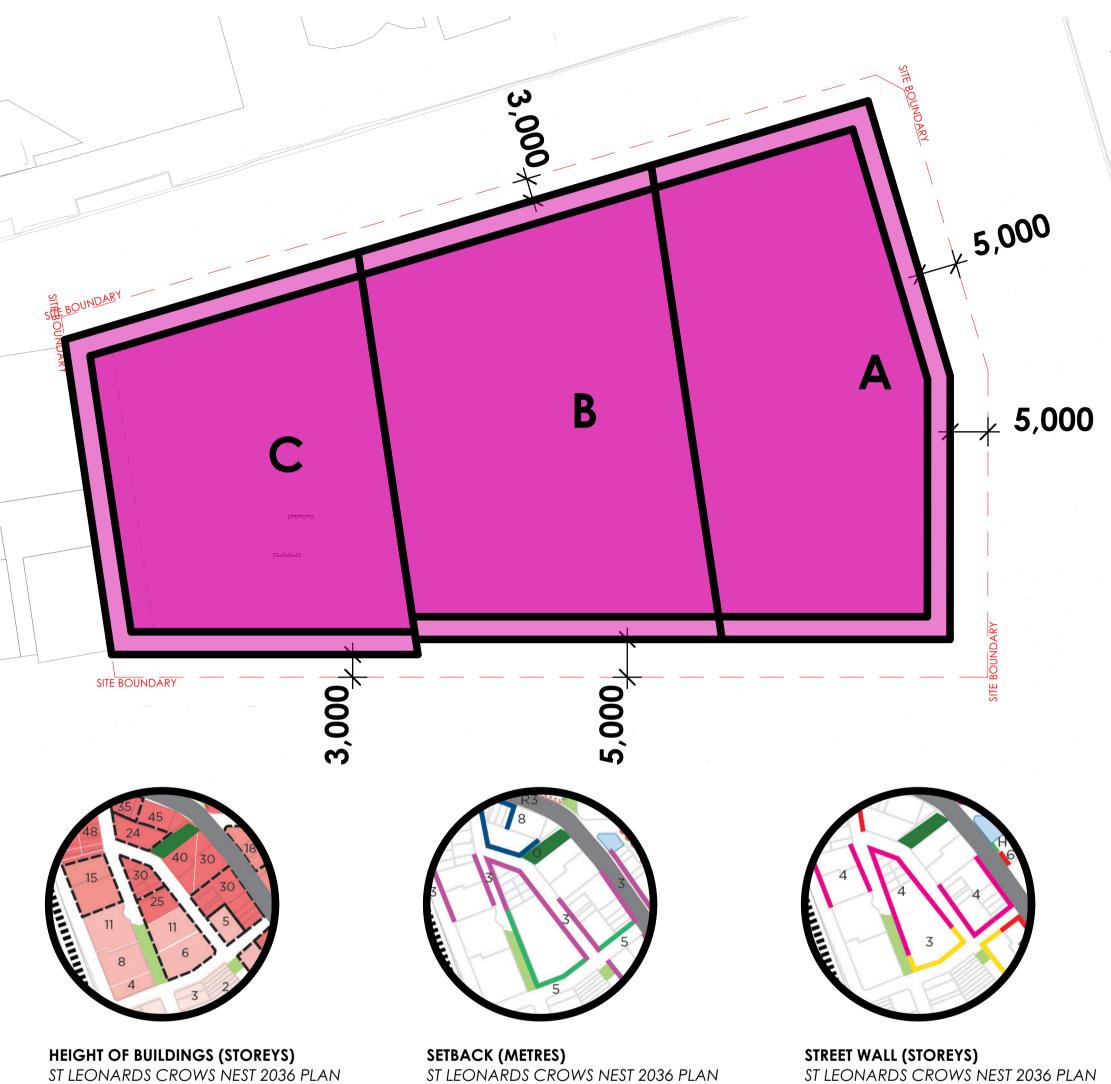
JF

 STATUS
 PROJECT NO.
 DRAWING NO.

 DA
 21811
 CD-02

ISSUE

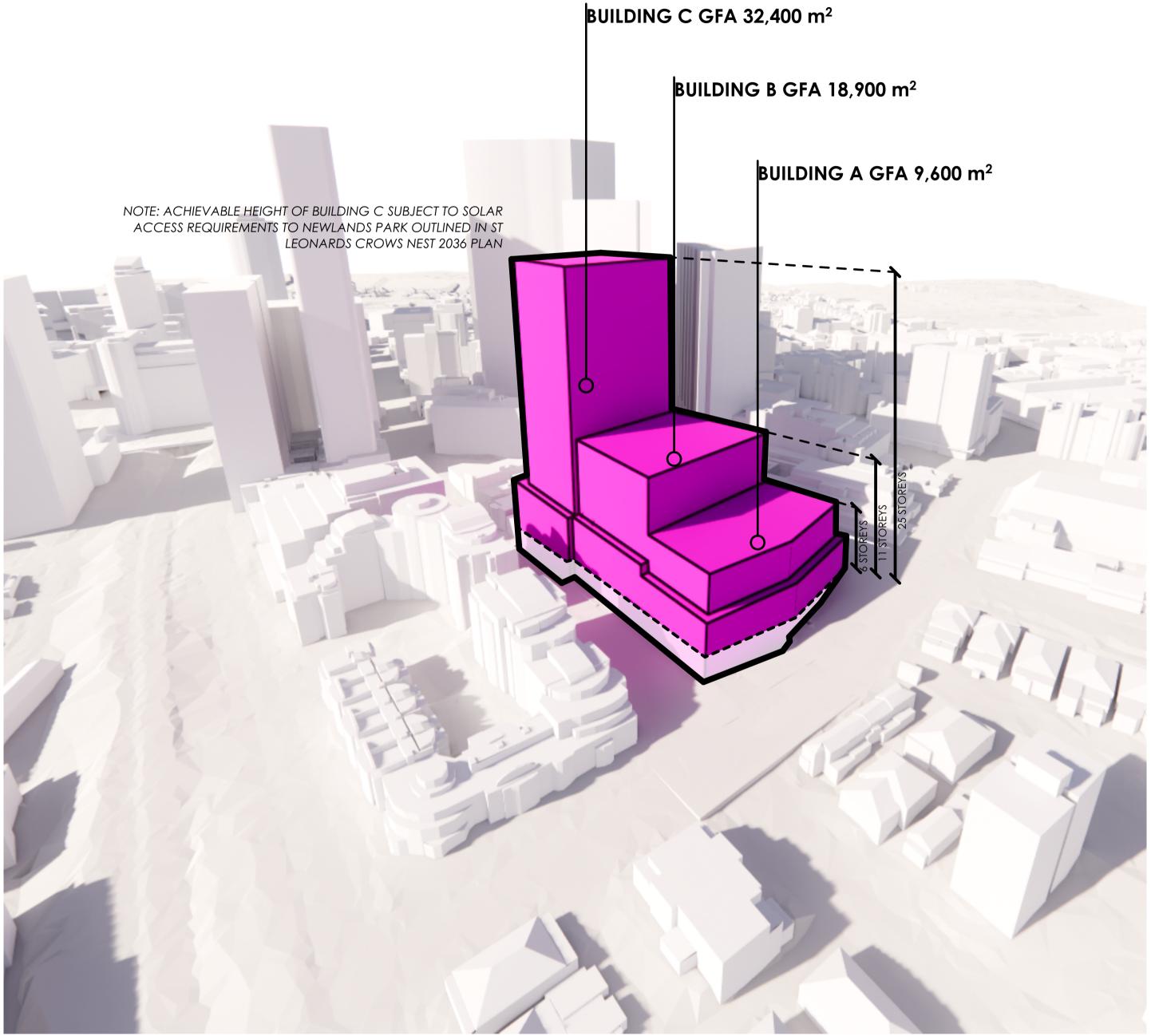
С



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

fitzpatrick+partners

OUTCOM	
G	POOR
KS	POOR
OF FACADE	POOR



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## AMENDMENTS

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

Chk JF JF JF





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

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

NOTE: GFA ASSUMED TO BE 80% GBA. VOLUMTERIC STUDIES SHOW A YIELD OF 61,052 m<sup>2</sup> POSSIBLE (FSR 8.0:1). THIS IS NON-COMPLIANT



50mm ON ORIGINAL

DRAWN JF

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CONCEPT DA MASTER PLAN

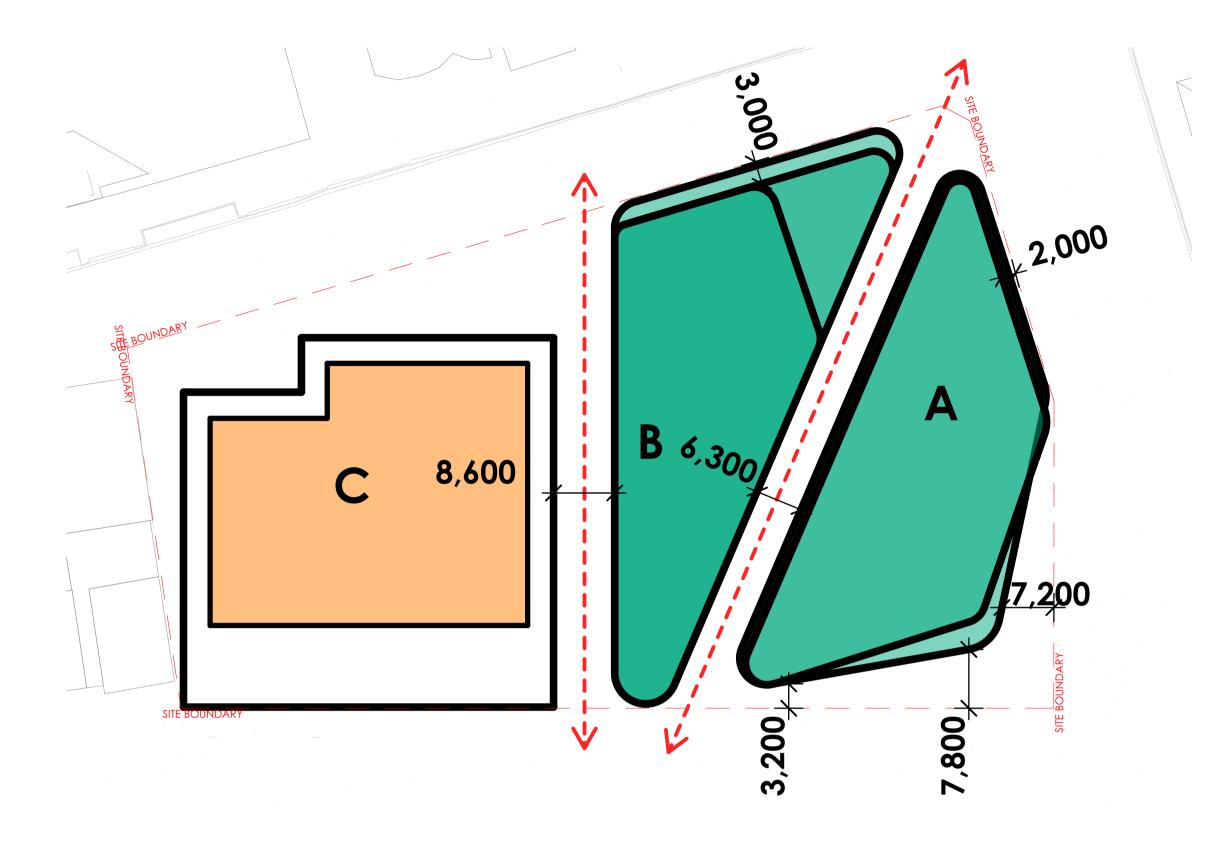
STATUS PROJECT NO. DRAWING NO. **DA** 21811

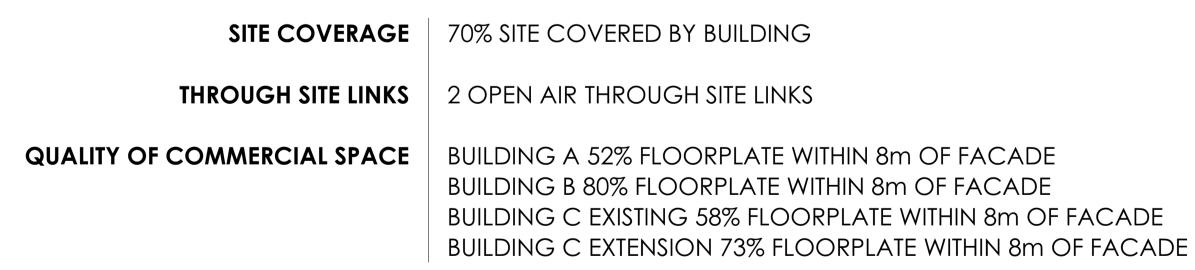
CD-03

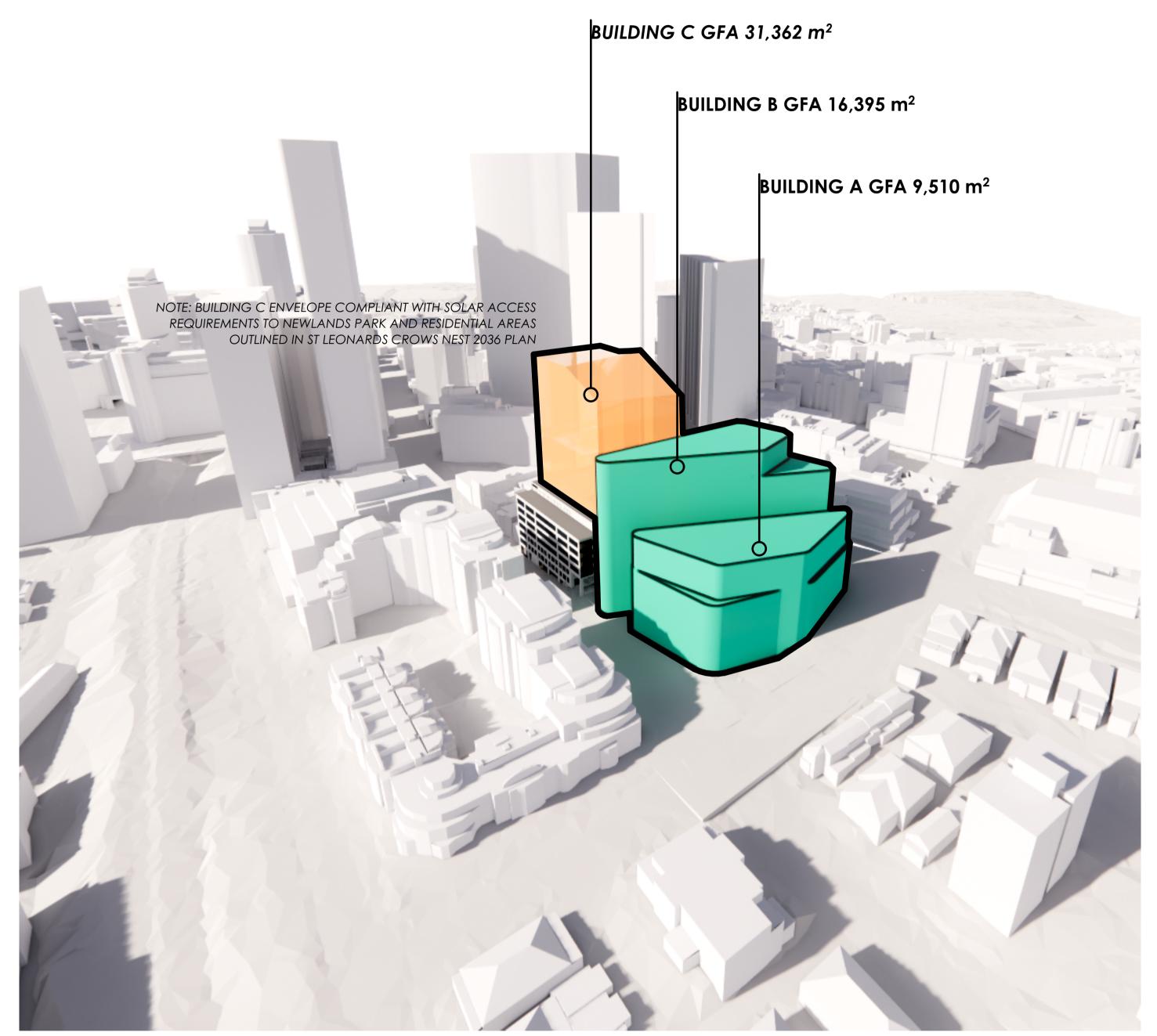
ISSUE С

SCALE @ A1 1:500

MA







## OUTCOME

GOOD	
GOOD	
GOOD GOOD	
GOOD	
GOOD	

# PROPOSED ENVELOPE

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снк JF JF JF





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

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

50mm ON ORIGINAL

DRAWN MA JF

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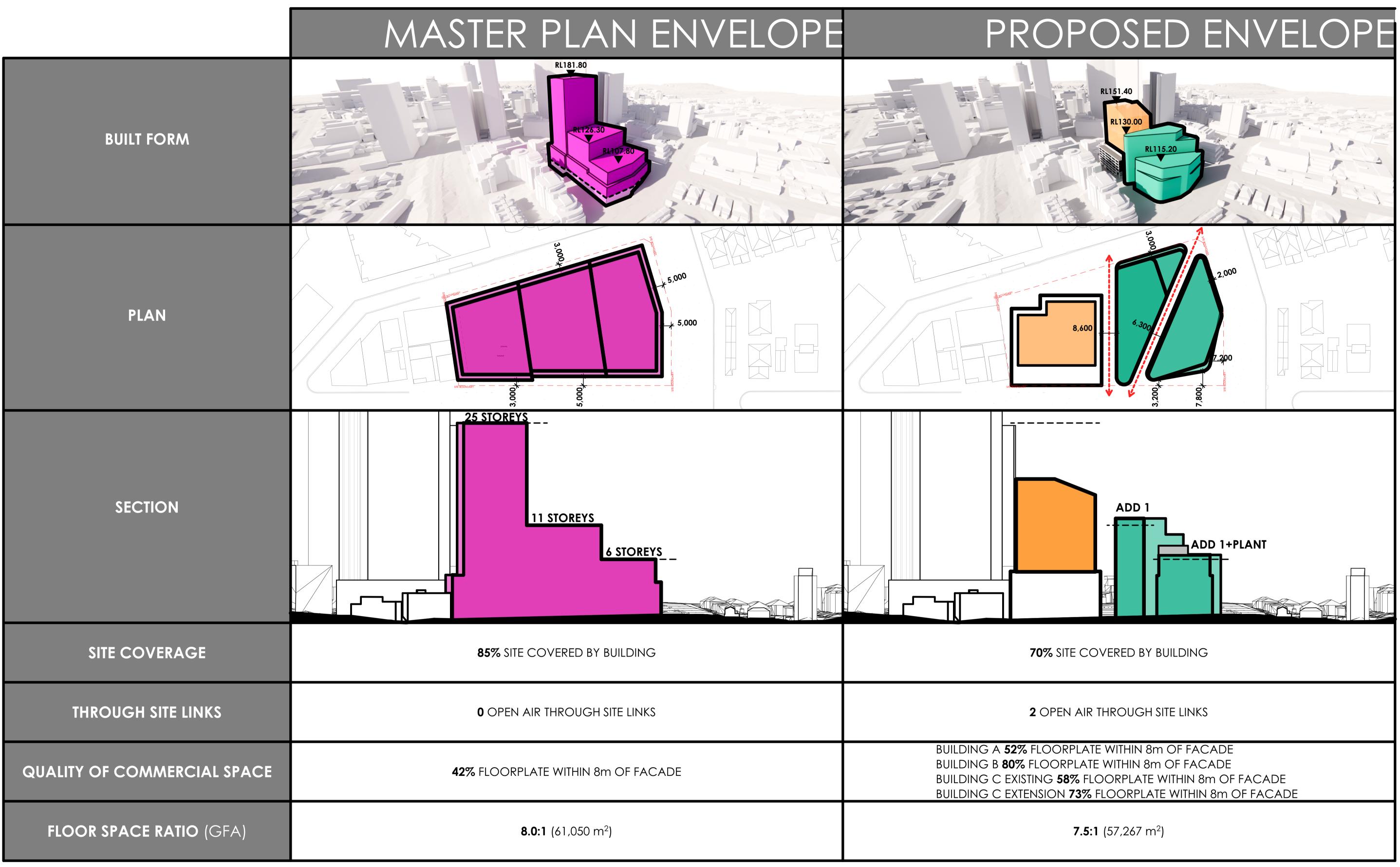
PRINT DATE DRAWING 4/09/2020

CONCEPT DA CONCEPT ENVELOPE

SCALE @ A1 1:500

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CD-04





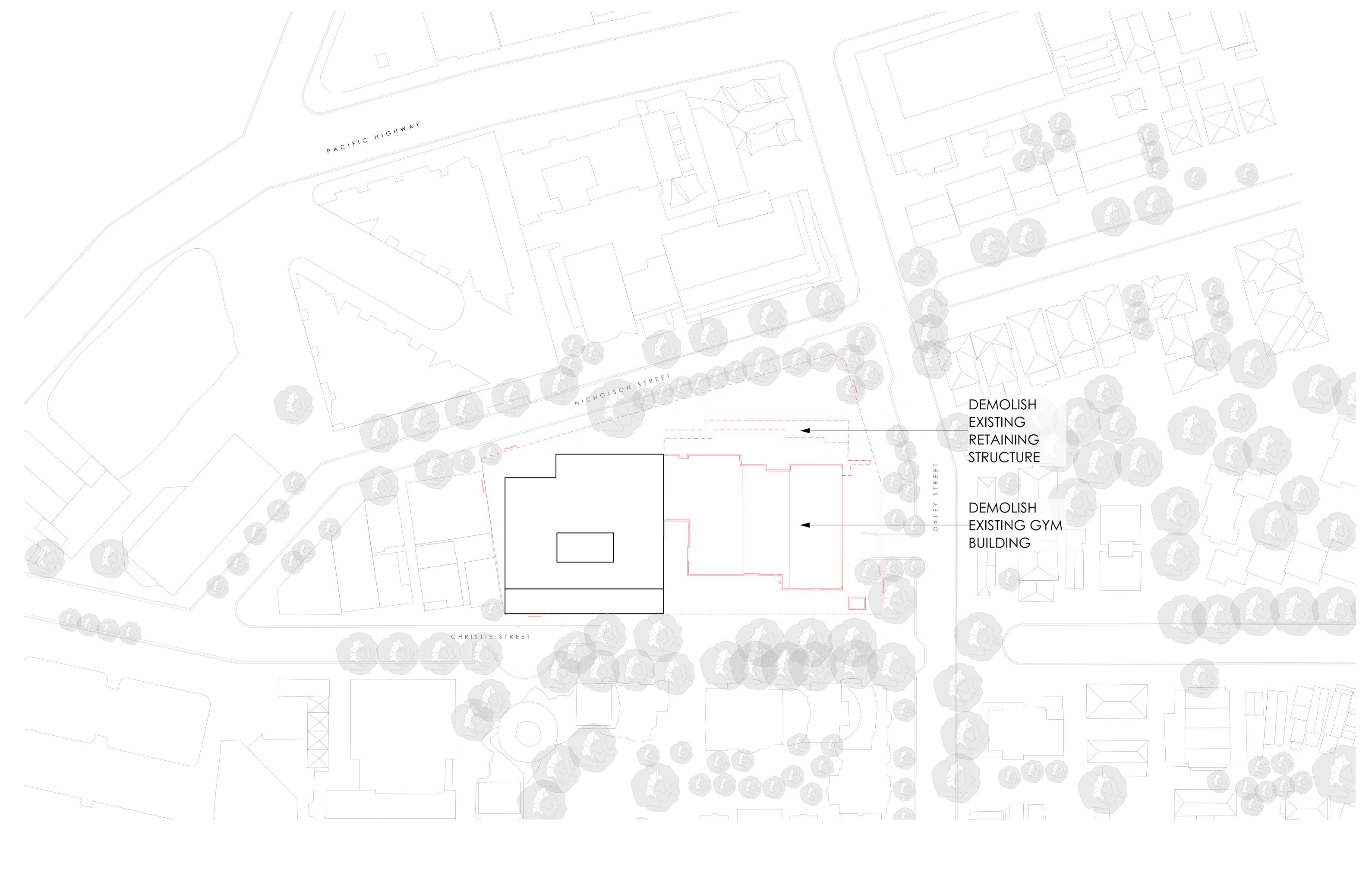


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CHK **JF** JF JF





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

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 DA ISSUE

Chk JF JF JF

FOR

50mm ON ORIGINAL

SCALE @ A1 1:500

DRAWN

MA

PRINT DATE DRAWING

4/09/2020 CONCEPT DA DEMOLITION PLAN

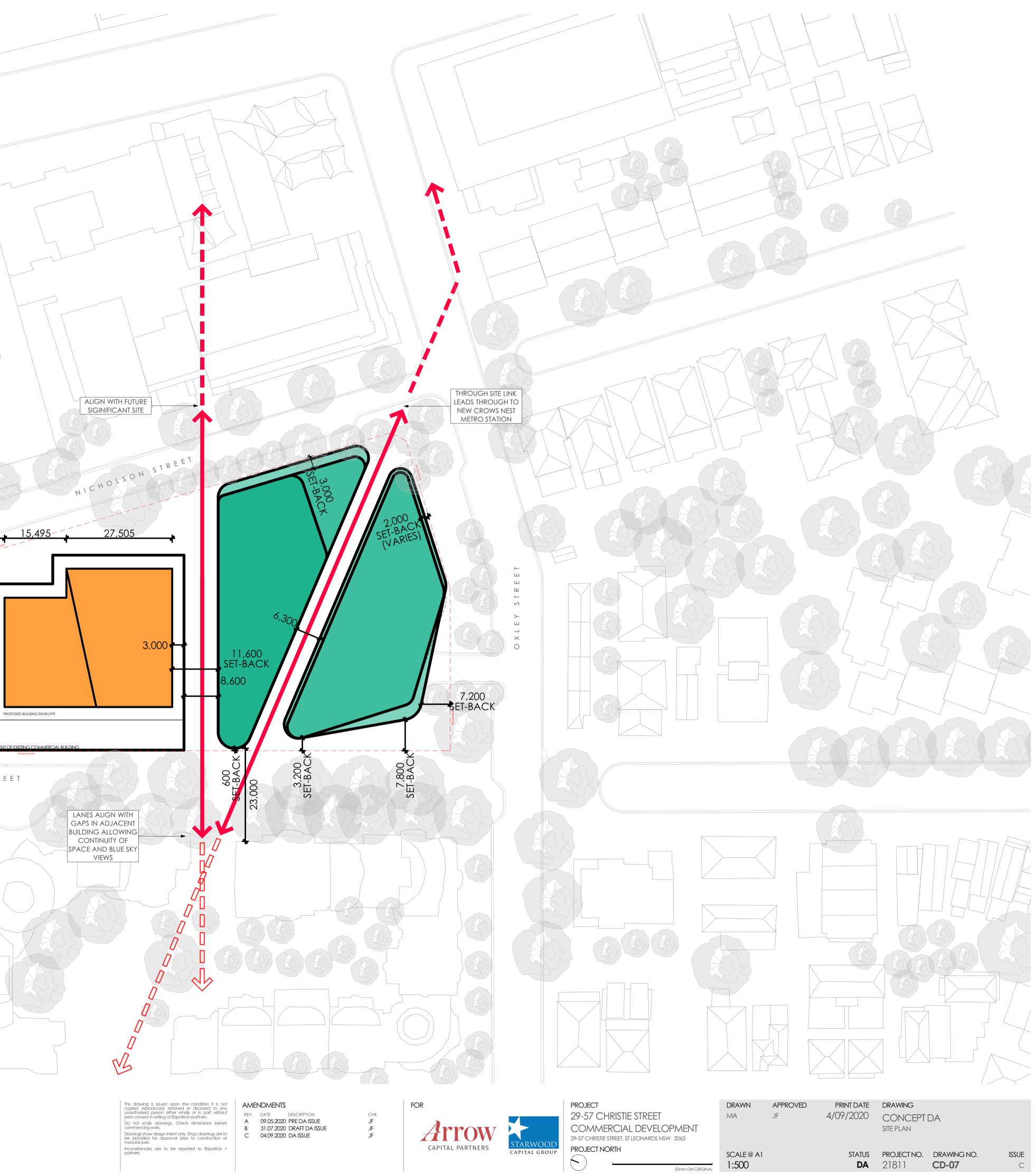
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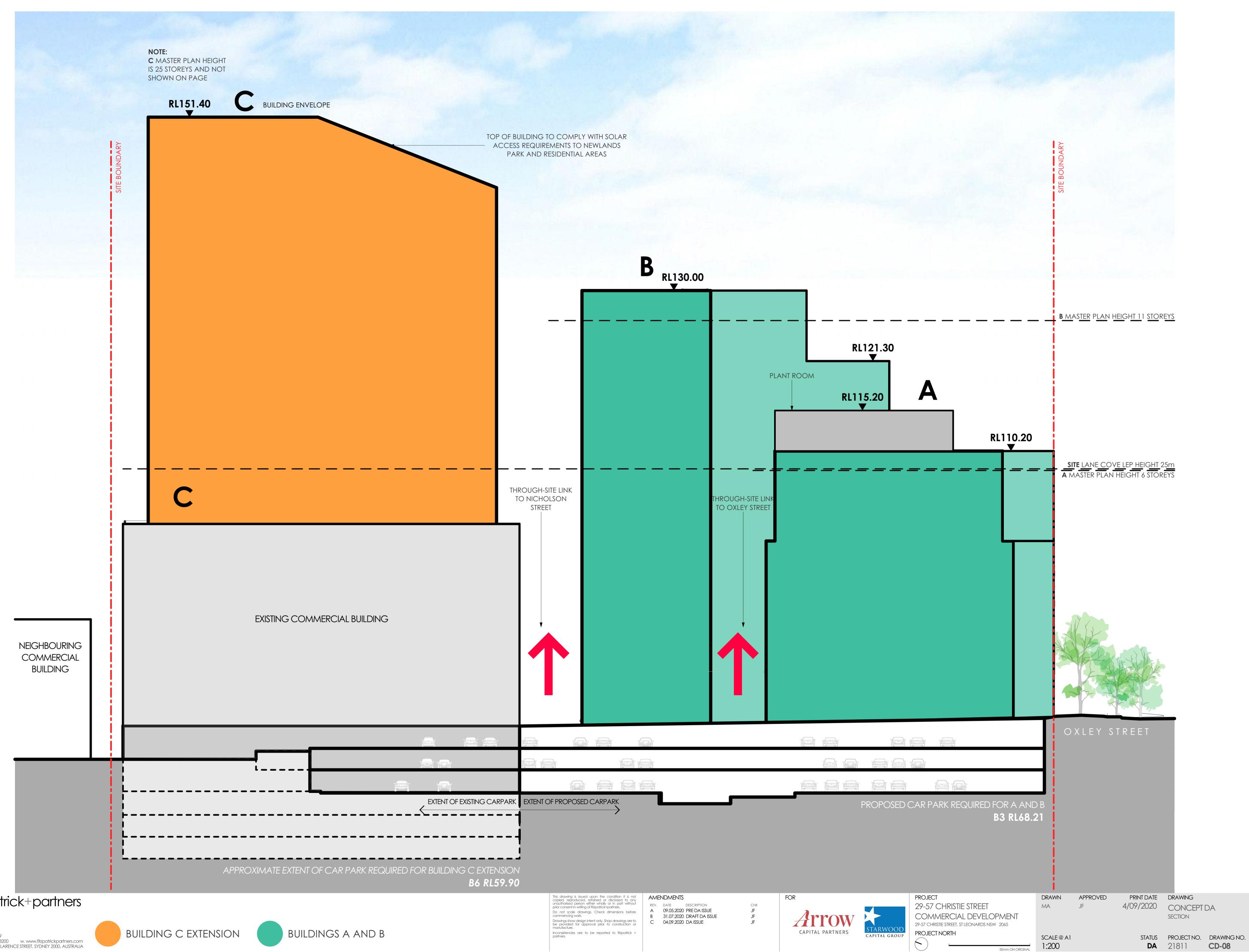
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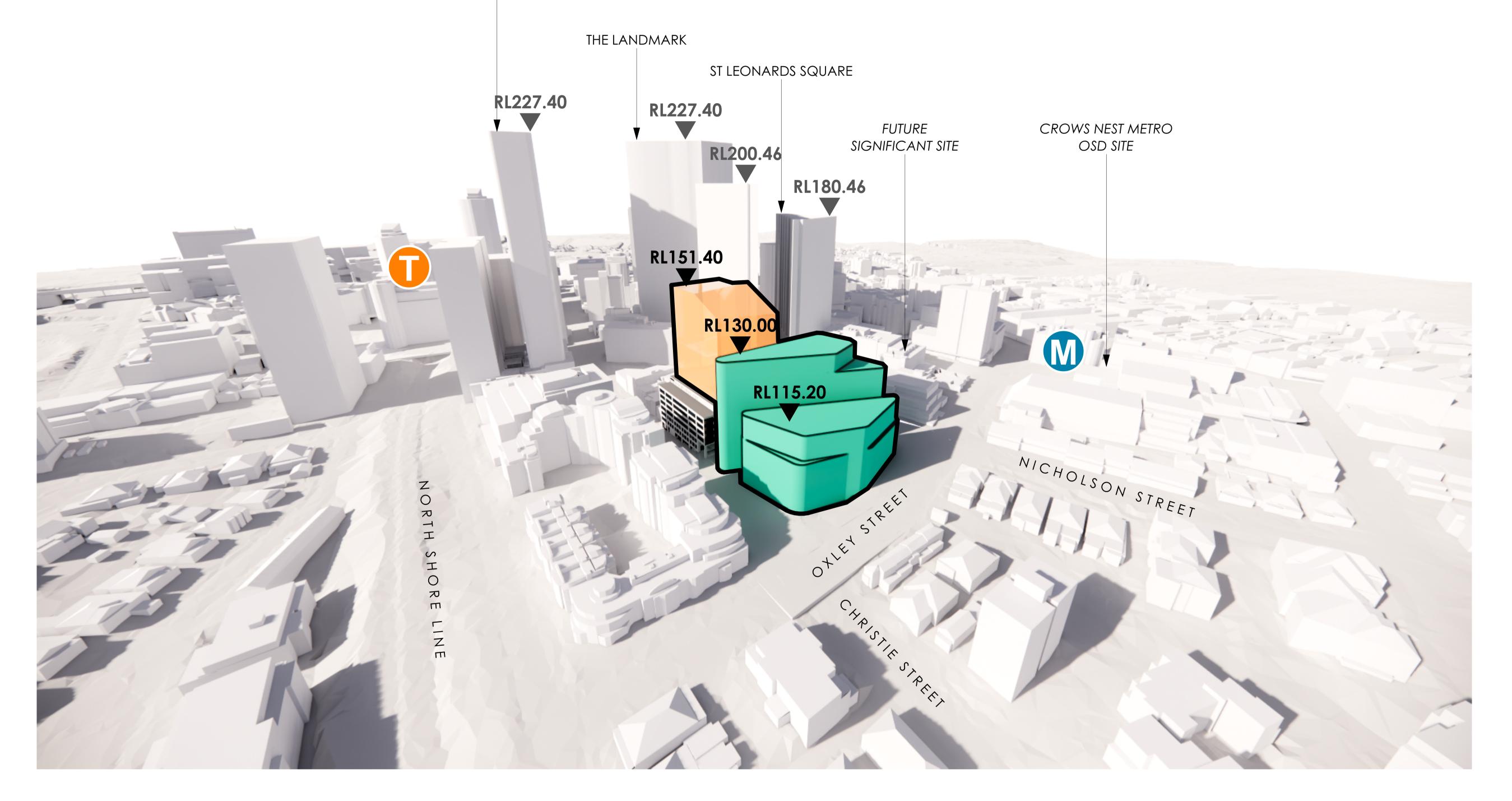
 STATUS
 PROJECT NO.
 DRAWING NO.

 DA
 21811
 CD-06

PACIFIC HIGHWAY	
10,450 SET-BACK	THE BOUNDARY
	Ρ
OTHER IS THE S	extent
BUILDING C EXTENSION BUILDINGS A AND B	
Copyright 2019 A. +61 (0)2 8274 8200 W. WWW.fitzpatrickpartners.com A. LEVEL 6, 156 CLARENCE STREET, SYDNEY 2000, AUSTRALIA	











## 88 CHRISTIE STREET

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CHK JF JF JF





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

50mm ON ORIGINAL

DRAWN MA JF

APPROVED

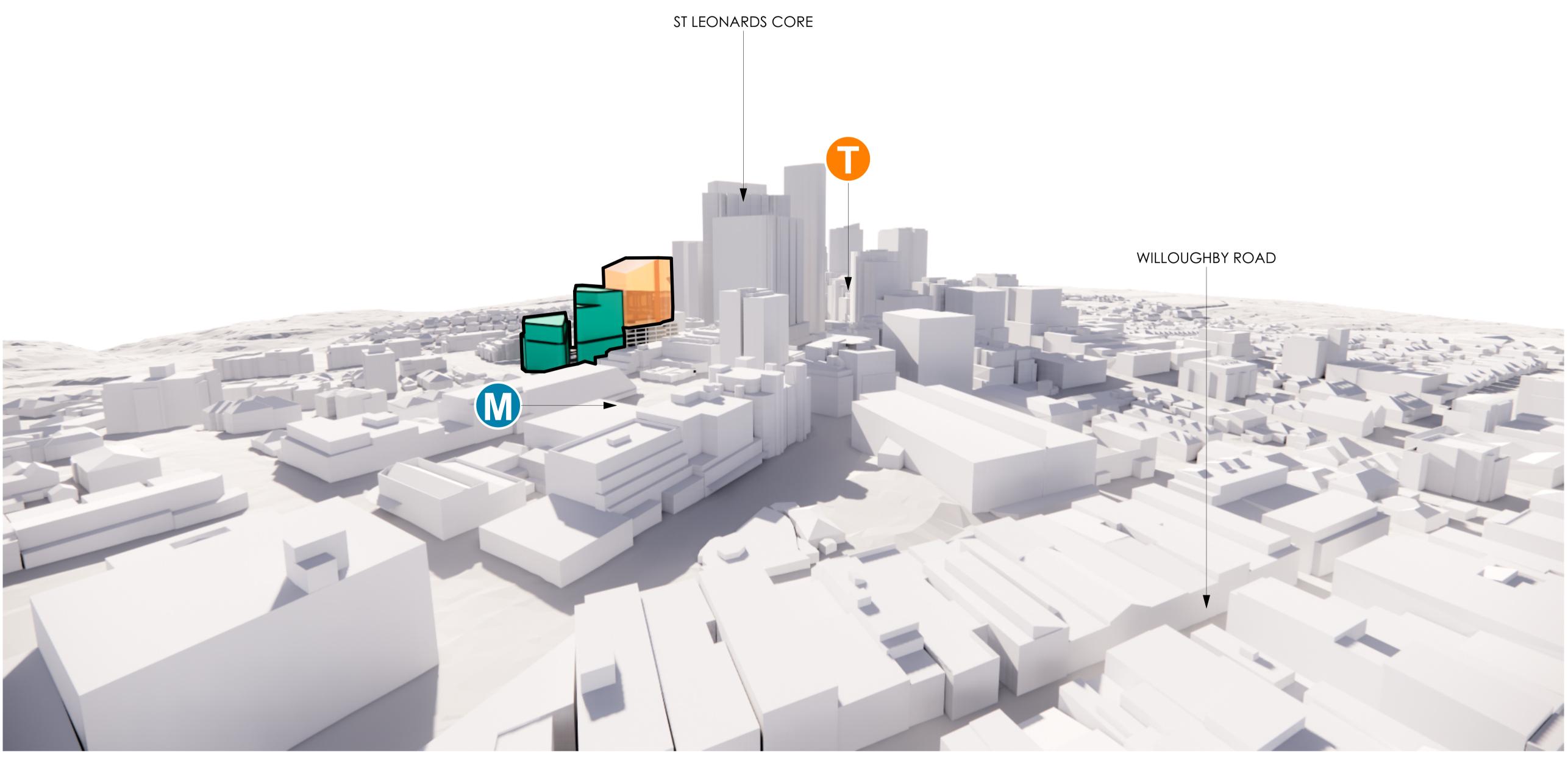
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4/09/2020 CONCEPT DA 3D VIEW

SCALE@A1

 STATUS
 PROJECT NO.
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 CD-09









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 DA ISSUE

CHK JF JF JF

FOR

CAPITAL PARTNERS

50mm ON ORIGINAL

DRAWN MA JF

APPROVED

PRINT DATE DRAWING 4/09/2020 CONCEPT DA 3D VIEW 2

SCALE@A1

 STATUS
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 DRAWING NO.

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 21811
 CD-10