

Our Ref: 20003

24 January 2020

JQZ Pty Ltd
Retail 24 & 25, 1 Nipper Street
HOMEBUSH NSW 2140

Attention: Mr Jeremy Hung

Dear Jeremy,

**RE: DA 6/2018 82-90 CHRISTIE ST, 84A CHRISTIE ST, 71-79 LITHGOW ST, 546-564
PACIFIC HWY, ST LEONARDS – \$4.55 TRAFFIC AND PARKING REVIEW**

As requested, please herein Michael Lee & Associates Transport Planning (MLA) traffic and parking assessment for the above proposed development to accompany a \$4.55 application to amend the original approval in DA 6/2018.

Background

In May 2015, the Sydney North Planning Panel granted development approval (DA 6/2018) for a proposed mixed use development at the above site.

The approval includes demolition of all existing buildings on the site and construction of two towers (26 and 47 storeys to accommodate a total of 654 units and retail uses and a public library, and a 14-storey commercial tower. The approval also includes the construction of a 10-level basement. In addition, a new laneway to the south of the site was also approved.

A \$4.55 application is being prepared for submission seeking approval to amend certain elements of the originally approved development.

This letter addresses the traffic and parking implications arising from the proposed \$4.55 modifications. The findings are contained herein.

Proposed S4.55 Modifications

In relation to traffic and parking, this S4.55 application seeks approval to reduce the number of approved residential apartments from 654 to 637 and changing the floor areas of the non-residential uses as shown in Table 1. Table 1 also provides details on the approved development.

Table 1: Proposed Modifications to Approved Land Uses

Land Use	Approved Development (DA 6/2018) (Apartments/Floor Area)			Current Proposed Modifications (Apartments/Floor Area)		
	Site A	Site B	Total	Site A	Site B	Total
Residential Use						
- Studio	2	-	2	0	-	0
- 1-Bedroom	197	-	197	181	-	181
- 2-Bedroom	395	-	395	381	-	381
- 3-Bedroom	56	-	56	71	-	71
- 4-Bedroom	3	-	3	4	-	4
- 5-Bedroom	1	-	1	0	-	0
- Total	654	-	654	637	-	637
Non-Residential Use						
- Supermarket	2,972m ² GFA 2,675m ² GLA	1,211m ² GFA 1,090m ² GLA	4,183m ² GFA 3,765m ² GLA	2,920m ² GFA 2,920m ² GLA	669m ² GFA 669m ² GLA	3,589m ² GFA 3,589m ² GLA
- Specialty	3,361m ² GFA 3,025m ² GLA	2,913m ² GFA 2,622m ² GLA	6,274m ² GFA 5,647m ² GLA	3,461m ² GFA 2,949m ² GLA	2,751m ² GFA 1,484m ² GLA	6,212m ² GFA 4,433m ² GLA
- Commercial	-	19,322m ² GFA	19,322m ² GFA	159m ² GFA	19,376m ² GFA	19,535m ² GFA
- Communal	1,000m ² GFA	-	1,000m ² GFA	759m ² GFA	318m ² GFA	1,077m ² GFA

GFA/GLA – gross floor area/gross leasable area

As can be seen from the above, the overall apartment number reduces by 17 apartments from 654 to 637. It is also noted that the revised apartment mix is generally consistent with that approved.

Similarly, the revised overall proposed retail area will decrease from 10,457m² GFA (or 9,412m² GLA) to 9,801m² GFA (or 8,022m² GLA), while the revised commercial floor area will increase fractionally from 19,322m² (GFA) to 19,535m² (GFA). The communal area will increase from 1,000m² to 1,077m².

The proposed car parking provision is proposed to decrease in line with the revised proposed development. The revised overall proposed car parking provision is for a total of 1,037 car parking spaces comprising:

- residents – 542 car parking spaces
- residential visitors – provided as part of the VPA required parking provision (316 spaces in total)
- Site A retail uses – 316 car parking spaces as part of the VPA
- Site B retail uses – 58 car parking spaces, and

- commercial use – 121 car parking spaces.

In addition, minor design modifications to the basement car park and loading areas are also proposed. However, it is noted that the overall layout of the car park and loading dock remains generally consistent with the approved plans.

It is also noted that the number of proposed loading bays remains consistent with that shown in the approved plans.

Traffic Effects of Proposed S4.55 Modifications

The (original DA and amended DA) traffic assessment reports¹ prepared by The Transport Planning Partnership (TPPP) indicated that the approved development would generate a total of 525 vehicles per hour (vph) during the busiest period.

The estimated development traffic extracted from the original DA traffic report is presented in Table 2 below.

Table 2: Estimated Development Traffic – Approved Development

Land Use	Apartments/ Floor Area	Trip Rate (per unit/per 100m ²)		Total Trips (vph)	
		Morning Period	Evening Period	Morning Period	Evening Period
Residential	654 units	0.14	0.07	92	46
Supermarket (GLA)	3,578m ²	2.63	7.50	94	268
Specialty Retail (GLA)	5,750m ²	0.88	2.50	50	144
Commercial	19,297m ²	0.46	0.35	89	68
Total	-	-	-	325	525

Source: TPPP Original DA Traffic Assessment Report (17235_r01v01_180110 TIA)

The development traffic arising from the revised proposed development has been estimated adopting the same methodology as that used in the previous traffic assessments conducted by TPPP.

The estimated development traffic for the revised proposed development is presented in Table 3.

¹ Original DA Traffic Assessment Report prepared by TPPP Ref: 17235_r01v01_180110 TIA dated 10 January 2018 and Amended DA Traffic Assessment Report prepared by TPPP Ref: 17235I07-DA Addendum Traffic Report 180824 dated 24 August 2018

Table 3: Estimated Development Traffic – Revised Proposed Development

Land Use	Apartments/ Floor Area	Trip Rate (per unit/per 100m ²)		Total Trips (vph)	
		Morning Period	Evening Period	Morning Period	Evening Period
Residential	637 units	0.14	0.07	89	45
Supermarket (GLA)	3,589m ²	2.63	7.50	94	269
Specialty Retail (GLA)	4,433m ²	0.88	2.50	39	111
Commercial	19,535m ²	0.46	0.35	90	68
Total	-	-	-	312	493

Using the same traffic estimation methodology as that presented in the original DA traffic report, the revised proposed development is expected to generate 491 vph during the busiest period. When compared with the estimated development traffic for the approved development in the same period (i.e. the evening peak period), this represents approximately 6 per cent reduction in the estimated overall development traffic arising from the revised proposed development.

Similarly, for the morning peak period the estimated development traffic would be reduced by approximately 4 per cent when compared with the estimated development traffic estimated for the approved development.

The estimated development traffic for the revised proposed S4.55 development is less than that expected for the approved development.

The previous traffic assessment reports assessed the traffic effects of the approved development at a number of nearby intersections using SIDRA. The SIDRA traffic models have been extensively reviewed and critiqued by Roads and Maritime Services. The SIDRA traffic models were subsequently approved by Roads and Maritime Services. The intersection analysis indicates that the assessed intersections following the completion of the proposed development would continue to operate satisfactorily with good level of service.

Given that the estimated development traffic for the revised proposed development would be less than that estimated for the approved development, the conclusion from the previous traffic assessment reports, that is the nearby assessed intersections would continue to operate satisfactorily, continues to be valid. That is, following the completion of the revised proposed development the local road network would continue to operate satisfactorily with good level of service.

Parking Effects of Proposed S4.55 Modifications

The parking requirements for revised proposed development have been assessed against the requirements set out in Table 2 in Part R – Traffic, Transport and Parking of the Lane Cove Development Control Plan (DCP).

The parking requirements are presented in Table 4. Table 4 also presents the required and approved parking for the original development.

Table 4: Revised Proposed Development Parking Requirements

Land Use	Dwellings/ Floor Area	Parking Rates	Parking Requirements	Proposed Parking Provision	Previous Scheme Required Parking	Previous Approved Parking
Residential Use						
- 1-Bedroom	0	0.5 spaces per unit	0	542	1	542
- 1-Bedroom	181	0.5 spaces per unit	91		99	
- 2-Bedroom	381	0.9 spaces per unit	343		356	
- 3-Bedroom	71	1.4 spaces per unit	99		78	
- 4-Bedroom	4	2.0 spaces per unit	8		8	
- <i>Tenant Sub-Total</i>	-	-	541	542	542	542
- Visitors	-	1.0 space per 5 units	127	NA [§]	131	NA [§]
- <i>Residential Sub-Total</i>	637	-	668	542	673	542
Non-Residential Use						
- Supermarket (Site A)	2,920m ² GLA	6.1 spaces per 100m ²	178	316 [§]	163	316 [§]
- Specialty (Site A)	2,949m ² GLA	1 space per 110m ²	27		28	
- Supermarket (Site B)	669m ² GLA	6.1 spaces per 100m ²	41	58	66	90
- Specialty (Site B)	1,484m ² GLA	1 space per 110m ²	13		24	
- <i>Retail Sub-Total</i>	-	-	259	374	281	406
- Commercial	19,535m ² GFA	1 space per 100m ²	195	121	193	125
- <i>Commercial Sub-Total</i>	-	-	195	121	193	125
Total	-	-	1,122	1,037	1,147	1,073

GFA/GLA – gross floor area/gross leasable area

§ - see discussion below

From Table 4, it can be seen that the DCP requires the revised proposed development to provide a total of 1,122 car parking spaces. It is proposed to provide a total of 1,037 car parking spaces including a stratum lot containing 316 car parking spaces to be dedicated to Council. This level of car parking provision is considered to be satisfactory for reasons explained below.

The proposed parking provision for the revised development is generally consistent with the approved parking provision for the original approval.

In addition, it is noted that the Voluntary Planning Agreement (VPA) requires a stratum lot for 316 car parking spaces to be constructed and dedicated to Council. This level of parking has been requested by Council to satisfy the parking demand generated by the proposed retail uses and residential visitors within Site A. The revised proposed development continues to provide a stratum lot containing 316 car parking spaces to comply with the VPA requirement.

The proposed car parking provision provides compliant car parking provision for the residential use as well as the retail use on Site B, and the 316 car parking spaces required under the VPA is also met. The exception is the proposed car parking provision for the commercial use where there would be a shortfall of some 74 car parking spaces. In this regard, it is noted that the approved parking for the commercial use also had a shortfall of some 68 car parking spaces when compared with the DCP requirement.

It is also noted that the approved commercial use relates to some 19,322m² which the DCP requires 193 car parking spaces to be provided. However, the previous proposed development sought for a lesser amount of parking to be provided – 125 car parking spaces, which was subsequently approved. The proposed floor area for the commercial use in the revised proposed development continues to be consistent with the approved commercial floor area. As such, the required parking for the commercial use should continue to be in the same order as that originally approved, but further dispensation should be applied as discussed below.

It is noted that Lane Cove Council's DCP requires commercial developments in close proximity to St Leonards Railway Station to have parking provided at a rate of one space per 100m². This is considered to be excessive.

The development control plan applicable to commercial developments located in St Leonards CBD under the jurisdiction of North Sydney Council stipulates a parking provision rate of one space per 400m² (maximum). Similarly, in Willoughby Council's development control plan, it stipulates a parking provision rate of one space per 200m².

It is further noted that the subject site is located in close proximity to existing and future public transport hubs, namely the existing St Leonards Railway Station and bus services on Pacific Highway being at the doorsteps of the site as well as the future Crows Nest Metro station and not to mention a plethora of amenities and services surrounding the subject site.

In the light of the above discussion, there are merits to reduce parking requirement for commercial use outlined in the DCP.

As such, the overall proposed parking provision of 1,037 car parking spaces is considered to be satisfactory.

In relation to the design of the car park, it is proposed to design the car parking spaces to comply with the design requirements set out in the relevant Australian Standard for car parking facilities, namely AS2890.1:2004 and AS2890.6:2009.

The revised architectural plans of the basement car park are contained in Attachment One of this statement.

Proposed Service Vehicle Bays

The revised proposed development proposed to provide the same number of service vehicle bays as approved. The proposed service vehicle bays comprise:

- 1 x 14.7m long bay accommodating vehicles up to 14.7m long delivery trucks
- 2 x 12.5m long bays accommodating service vehicles up to an Australian Standard 12.5m long heavy rigid vehicle
- 2 x 8.8m long bays accommodating service vehicles up to an Australian Standard 8.8m long medium rigid vehicle, and
- 1 x 6.4m long bay accommodating service vehicles up to an Australian Standard 6.4m long small rigid vehicle.

All proposed service vehicle bays (with the exception of the 14.7m long bay which is for supermarket exclusive use) will be shared between different uses of the proposed development.

The proposed loading dock also includes a turn table to assist service vehicles accessing the loading bays, and to facilitate entry and exit in a forward direction.

The loading dock is proposed to be designed to comply with the design requirements set out in AS2890.2:2018.

Proposed Access Arrangements

Consistent with the approved development, the proposed development (including for service vehicles) will be accessed from the approved new laneway near the termination of Lithgow Street. As per the approval, the access will continue to have three traffic lanes (at the property boundary) comprising:

- single lane, two-way ramp providing access to the loading dock
- single entry lane into the public car park which also permits residential traffic to diverge into the express ramp in the evening period, and
- single exit lane from the public car park which residential traffic will merge into during the morning period.

In addition, consistent with the approval a driveway layback is also proposed such that the access into the driveway appears and operates as a private driveway.

In addition, roller shutter gates be provided at the end of the proposed contra flow express residential access. The roller shutter gates will be provided to Council's requirements.

Summary and Conclusion

MLA has conducted a traffic and parking review for the subject proposed Section 4.55 application to modify the approved development at 82-90 Christie Street, 84a Christie Street, 71-79 Lithgow Street and 546-564 Pacific Highway, St Leonards.

The proposed modifications in this S4.55 application include the reduction of the approved number of apartments and changes to the non-residential floor areas. Minor design changes to the overall car park and loading dock layout are also proposed. However, these minor design changes will not alter the approved car park and loading dock layout such that they are no longer consistent with the approved plans.

In terms of the traffic effects of the proposed modifications, the review indicates that the revised proposed development would generate less traffic than that adopted in the traffic assessment that accompanied the original development application. As such, the revised proposed development is not expected to create any traffic impacts worse than the original approved scheme. Following the completion of the revised proposed development, the surrounding road network would continue to operate satisfactorily with acceptable level of service.

The overall proposed parking provision of 1,037 car parking space for the revised proposed development is considered to be generally in compliance with the parking requirements outlined in the DCP with the exception of the proposed parking provision for the commercial use. It is also generally consistent with the approved parking for the original approved development. For reasons explained in this report, it is considered the parking provision for the commercial use is also satisfactory.

As such, the proposed parking provision is expected to continue to provide adequate car parking for the proposed development and not result in any adverse impact to the on-street parking in the local area.

Overall, the traffic and parking aspects of the revised proposed development are satisfactory.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Michael Lee', with a stylized, cursive script.

Michael Lee
Director

Attachment One

Architectural Car Park Plans

DA_PARKING SCHEDULE

LEVEL	PUBLIC		RETAIL (RESERVED)		COMMERCIAL		RESIDENTIAL		TOTAL	
	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
LB10	0	0	0	0	0	0	121	15	121	15
LB09	0	0	0	0	0	0	117	15	117	15
LB08	0	0	0	0	0	0	115	17	115	17
LB07	0	0	0	0	0	0	108	16	108	16
LB06	0	0	0	0	50	10	17	1	107	11
LB05	18	0	0	55	3	21	0	0	94	3
LB04	105	6	0	0	0	0	0	0	106	6
LB03	103	7	0	0	0	0	0	0	103	7
LB02	74	3	0	0	0	0	0	0	74	3
TOTAL	300	16	55	3	111	10	478	64	944	93



GENERAL NOTES

- TWO STAGING CONSTRUCTION ABORTED: ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

LEGEND

- 1 ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 T1 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4 RESIDENTIAL LOBBY DOORS/WALLS REMOVED
- 5 INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION AMENDED
- 8 T3 CORE CONFIGURATION AMENDED

Key Plan:

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Project

PA016038
88 CHRISTIE STREET
88 Christie Street, St Leonards

Client

JQZ

Amendment

H	54.55 SUBMISSION	17.01.2020
G	FINAL DA SET TO COUNCIL	15.10.2018
F	REVISED ISSUE DUE TO TELSTRA REQUEST	17.08.2018
E	FOR INFORMATION	13.08.2018
D	REVISED LAYOUT TO COUNCIL RFI	14.05.2018
C	FOR REVIEW	04.04.2018
B	AMENDMENTS TO INCLUDE STAGING WORK	22.12.2017
A	DA SUBMISSION	17.11.2017

Consultants

Revision

DA-10-0900

Status

H

PTW

NSW Nominated Architects
S Plouffe Architect No.4698
D Jones Architects No.4778

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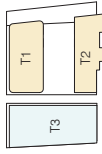
B A1

Title

10-GENERAL ARRANGEMENT PLANS
BASEMENT 10 PLAN

- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

- 1 ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 T1 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4 RESIDENTIAL LOBBY DOORS/WALLS REMOVED
- 5 INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION AMENDED
- 8 T3 CORE CONFIGURATION AMENDED
- 9 SERVICE ROOM ADDED



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Project PA016038
388 CHRISTIE STREET
388 Christie Street, St Leonards

Drawing Number

DA-10-1000

Status

DA_PARKING_SCHEDULE

LEVEL	PUBLIC			RETAIL (RESERVED)			COMMERCIAL			RESIDENTIAL			TOTAL		
	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE
LB10	0	0	0	0	0	0	0	0	0	0	0	0	121	15	9
LB09	0	0	0	0	0	0	0	0	0	0	0	0	117	15	9
LB08	0	0	0	0	0	0	0	0	0	0	0	0	115	17	9
LB07	0	0	0	0	0	0	0	0	0	0	0	0	108	16	9
LB06	0	0	0	0	0	0	0	0	0	0	0	0	107	1	9
LB05	18	0	0	55	3	21	0	0	0	0	0	0	94	3	7
LB04	105	6	0	0	0	0	0	0	0	0	0	0	106	6	9
LB03	103	7	0	0	0	0	0	0	0	0	0	0	103	7	9
LB02	74	3	0	0	0	0	0	0	0	0	0	0	74	3	0
TOTAL	300	16	3	55	3	111	10	478	64	944	93	70			

- GENERAL NOTES
- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
 - COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
 - ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED
- LEGEND
- 1

ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2

EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3

T1 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4

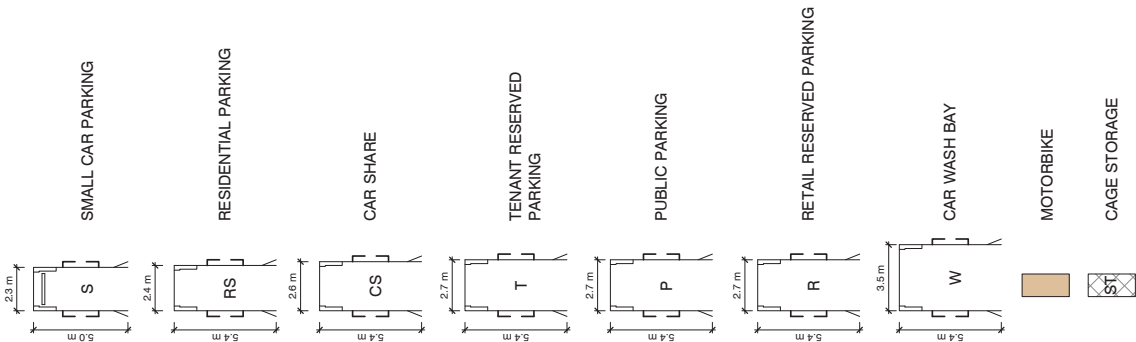
RESIDENTIAL LOBBY DOORS/WALLS REMOVED
- 5

INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6

COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7

FIRE STAIR LOCATION AMENDED
- 8

T3 CORE CONFIGURATION AMENDED



Key Plan:

T1

T2

T3

N

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Revision

DA-10-1100
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Amendment

Rv

Amendment

By

Ck

Date

Consultants

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BASEMENT 08 PLAN

1:200

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DA_PARKING_SCHEDULE

LEVEL	PUBLIC			RETAIL (RESERVED)			COMMERCIAL			RESIDENTIAL			TOTAL		
	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE	STANDARD	ACCESSIBLE	BIKE
LB10	0	0	0	0	0	0	0	0	0	121	15	15	121	15	15
LB09	0	0	0	0	0	0	0	0	0	117	15	17	117	15	9
LB08	0	0	0	0	0	0	0	0	0	115	17	17	115	17	9
LB07	0	0	0	0	0	0	0	0	0	108	16	108	108	16	9
LB06	0	0	0	0	0	0	50	10	17	1	107	11	107	11	9
LB05	18	0	0	55	3	21	0	0	0	0	94	3	94	3	7
LB04	105	6	0	0	0	0	0	0	0	0	106	6	106	6	9
LB03	103	7	0	0	0	0	0	0	0	0	103	7	103	7	9
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- LEGEND

1

ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED

2

EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE

3

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4

RESIDENTIAL LOBBY DOORS/WALLS REMOVED

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INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED

6

COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL

7

FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION

8

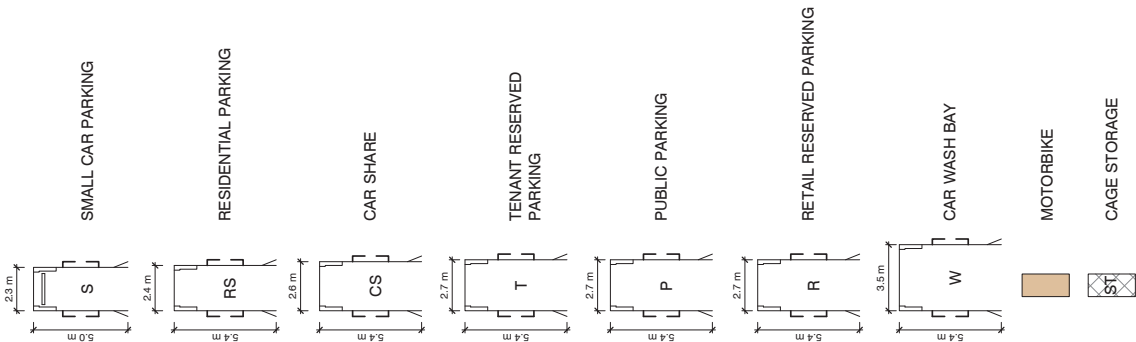
T3 CORE CONFIGURATION AMENDED

9

SERVICE ROOM ADDED

10

EXPRESS RAMP REVISED



Key Plan:

T1

T2

T3

N

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Client

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Revisions

Revision	Drawing Number	Status
I	DA-10-1200	Status

10-GENERAL ARRANGEMENT PLANS

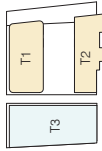
BASEMENT 07 PLAN

1:200 B.A1

23/01/2020 1:07:11 PM

- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

- 1 ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 T1 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4 RESIDENTIAL LOBBY DOORS/WALLS REMOVED
- 5 INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- 8 T3 CORE CONFIGURATION AMENDED
- 9 SERVICE ROOM ADDED
- 10 EXPRESS RAMP REVISED



A1

Rv	Amendment
I	S4.55 SUBMISSIONS
H	FINAL DA SE
G	REVISED ISSU
F	FOR INFORM
E	REVISED LAYO
D	FOR REVIEW
C	AMENDMENT
B	DA SUBMISS
A	PRELIMINARY

	By	Ck	Date	Consultants
			17.01.2020	
COUNCIL			15.10.2018	
TO TELSTRA REQUEST			17.08.2018	
			13.08.2018	
COUNCIL RFI			14.05.2018	
			04.04.2018	
INCLUDE STAGING WORK			22.12.2017	
			17.11.2017	
			26.10.2017	

Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

PTM

Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

1 : 200 @ A1

1 : 200 @ A1

Drawing Number

R **I**

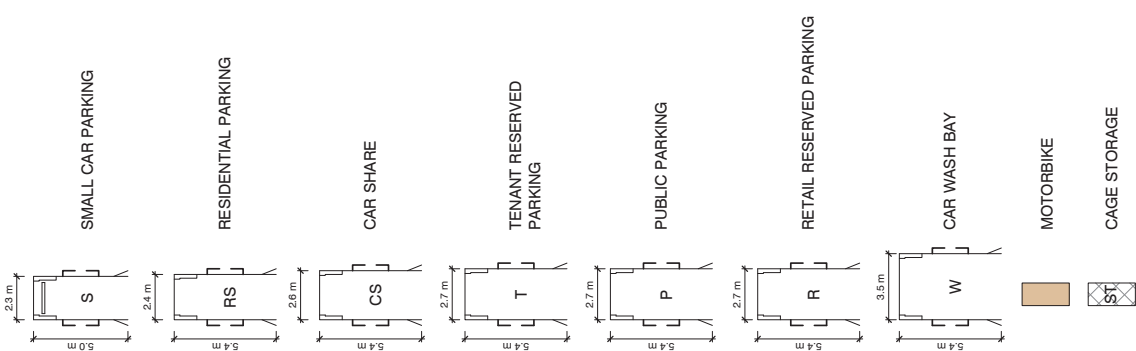
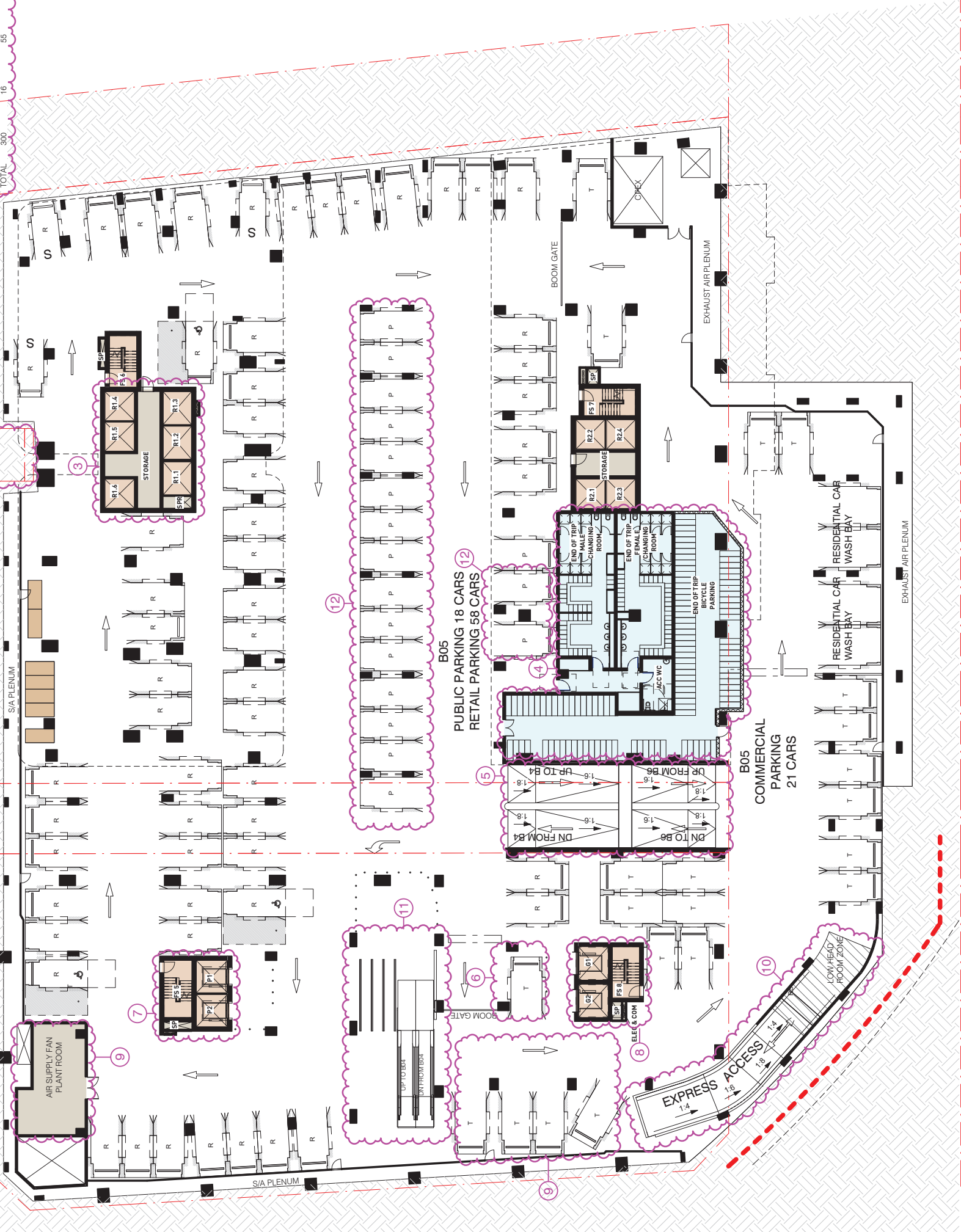
- GENERAL NOTES**
- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
 - COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
 - ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

LEGEND

- 1 ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 T1 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4 END OF TRIP FACILITY RELOCATED
- 5 INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- 8 T3 CORE CONFIGURATION AMENDED
- 9 SERVICE ROOM ADDED/ REMOVED
- 10 EXPRESS RAMP REVISED
- 11 PUBLIC TRAVELATOR RECONFIGURED
- 12 PUBLIC CARPARK SPACES RELOCATED

DA_PARKING SCHEDULE

LEVEL	PUBLIC		RETAIL (RESERVED)		COMMERCIAL		RESIDENTIAL		TOTAL	
	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
LB10	0	0	0	0	0	0	121	15	121	15
LB09	0	0	0	0	0	0	117	15	117	15
LB08	0	0	0	0	0	0	115	17	115	17
LB07	0	0	0	0	0	0	108	16	108	16
LB06	0	0	0	0	50	10	17	1	107	11
LB05	18	0	0	55	3	21	0	0	94	3
LB04	105	6	0	0	0	0	0	0	106	6
LB03	103	7	0	0	0	0	0	0	103	7
LB02	74	3	0	0	0	0	0	0	74	3
TOTAL	300	16	3	55	111	10	478	64	944	93



Key Plan:

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Rv	Amendment	By	Ck	Date	Consultants
I	S4.55 SUBMISSION			17.01.2020	
H	FINAL DA SET TO COUNCIL			15.10.2018	
G	REVISED ISSUE DUE TO TELSTRA REQUEST			17.08.2018	
F	FOR INFORMATION			13.08.2018	
E	REVISED LAYOUT TO COUNCIL RFI			14.05.2018	
D	FOR REVIEW			04.04.2018	
C	AMENDMENTS TO INCLUDE STAGING WORK			22.12.2017	
B	DA SUBMISSION			17.11.2017	
A	PRELIMINARY ISSUE			26.10.2017	

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Client
JQZ

Project PA016038
88 CHRISTIE STREET
88 Christie Street, St Leonards

Title 10-GENERAL ARRANGEMENT PLANS
BASEMENT 05 PLAN

Drawing Number DA-10-1400

Revision I

Status NSW Nominated Architects
S Parsons Architect No.698
D Jones Architects No.4778

DA_PARKING SCHEDULE

LEVEL	PUBLIC		RETAIL (RESERVED)		COMMERCIAL		RESIDENTIAL		TOTAL	
	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
LB10	0	0	0	0	0	0	121	15	121	15
LB09	0	0	0	0	0	0	117	15	117	15
LB08	0	0	0	0	0	0	115	17	115	17
LB07	0	0	0	0	0	0	108	16	108	16
LB06	0	0	0	0	50	10	17	1	107	11
LB05	18	0	0	55	3	21	0	0	94	3
LB04	105	6	0	0	0	0	0	0	106	6
LB03	103	7	0	0	0	0	0	0	103	7
LB02	74	3	0	0	0	0	0	0	74	3
TOTAL	300	16	3	55	111	10	478	64	944	93

1

SMALL CAR PARKING	S	23 m	5.0 m
RESIDENTIAL PARKING	RS	24 m	5.4 m
CAR SHARE	CS	26 m	5.4 m
TENANT RESERVED PARKING	T	27 m	5.4 m
PUBLIC PARKING	P	27 m	5.4 m
RETAIL RESERVED PARKING	R	27 m	5.4 m
CAR WASH BAY	W	3.5 m	5.4 m

MOTORBIKE

CAGE STORAGE

- GENERAL NOTES
- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
 - COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
 - ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

- LEGEND
- 1

ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2

EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3

RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4

TROLLEY BAY LOCATION REVISED
- 5

INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6

COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7

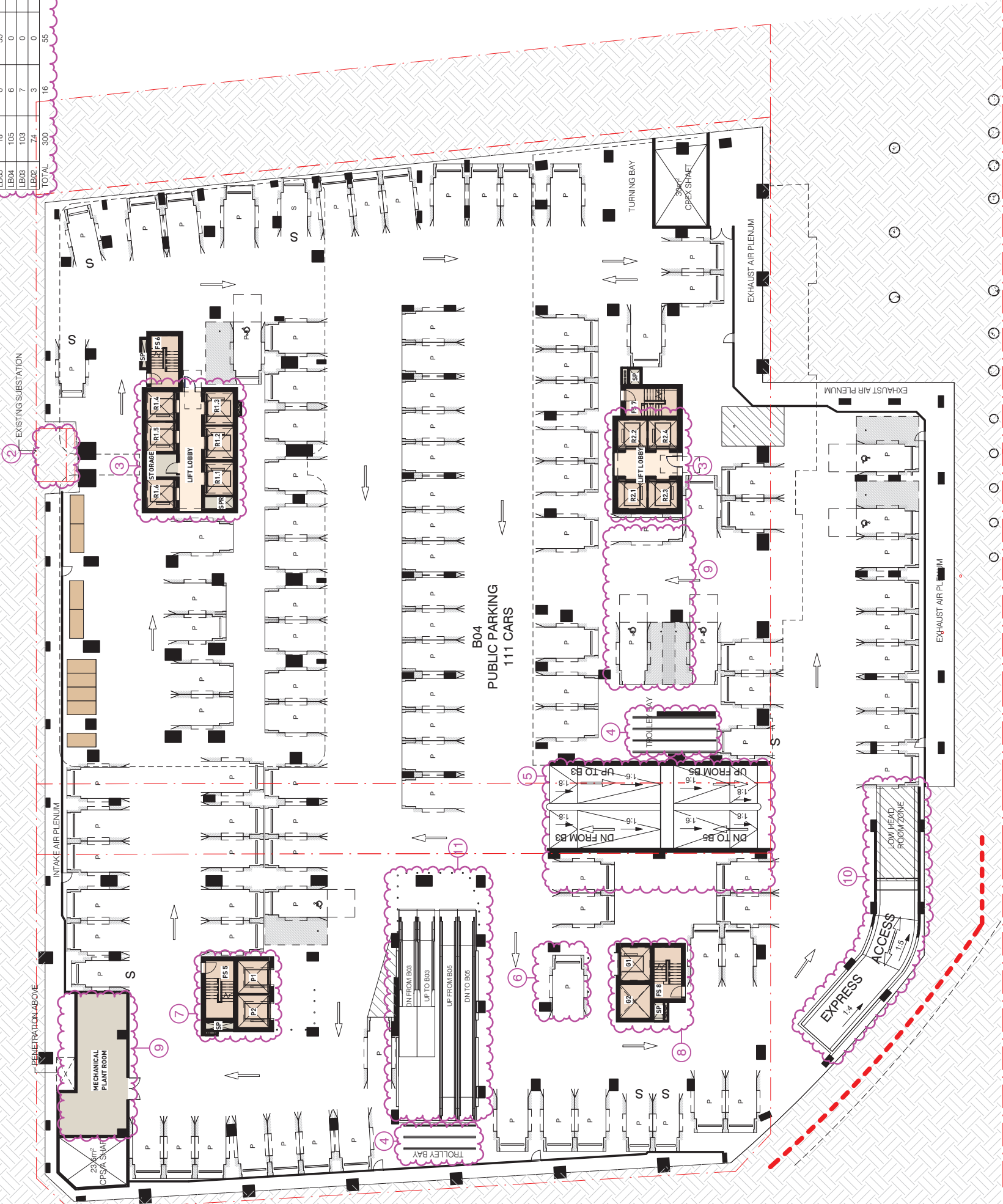
FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- 8

T3 CORE CONFIGURATION AMENDED
- 9

SERVICE ROOM ADDED/ REMOVED
- 10

EXPRESS RAMP REVISED
- 11

PUBLIC TRAVELATOR RECONFIGURED



Key Plan:

T1

T2

T3

N

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Rv	Amendment	By	Ck	Date	Consultants
I	S4.55 SUBMISSION			17.01.2020	
H	FINAL DA SET TO COUNCIL			15.10.2018	
G	REVISED ISSUE DUE TO TELSTRA REQUEST			17.08.2018	
F	FOR INFORMATION			13.08.2018	
E	REVISED LAYOUT TO COUNCIL RFI			14.05.2018	
D	FOR REVIEW			04.04.2018	
C	AMENDMENTS TO INCLUDE STAGING WORK			22.12.2017	
B	DA SUBMISSION			17.11.2017	
A	PRELIMINARY ISSUE			26.10.2017	

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Title
10-GENERAL ARRANGEMENT PLANS
BASEMENT 04 PLAN

Project
PA016038
88 CHRISTIE STREET
88 Christie Street, St Leonards

Drawing Number
DA-10-1500

Revision
I

Scale
1:200 @ A1

Status
NSW Nominated Architects
S Parsons Architect No.4698
D Jones Architects No.4778

GENERAL NOTES

- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

LEGEND

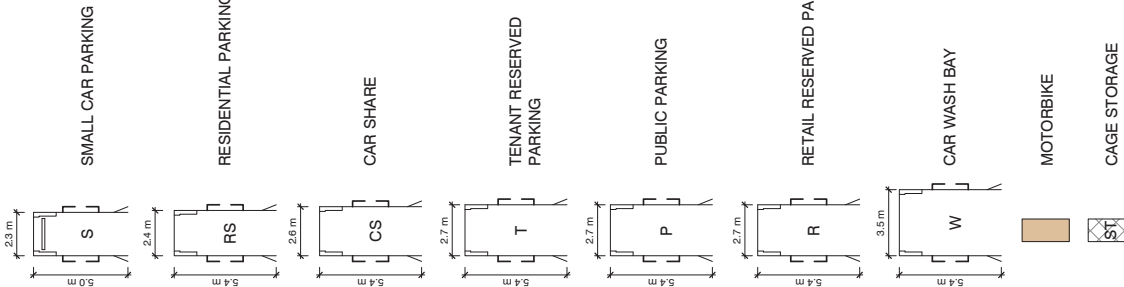
- 1 ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4 TROLLEY BAY LOCATION REVISED
- 5 INTERNAL BASEMENT RAMP AMENDED AND PUBLIC LIFT RELOCATED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- 8 T3 CORE CONFIGURATION AMENDED
- 9 SERVICE ROOM REMOVED
- 10 EXPRESS RAMP REVISED
- 11 PUBLIC TRAVELATOR RECONFIGURED
- 12 COLES LIFT ADDED
- 13 INTERNAL BASEMENT RAMP RELOCATED

INDICATIVE STRUCTURAL COLUMNS TO SUPPORT FUTURE PLAZA SLAB. FURTHER DETAIL TO BE PROVIDED IN STRUCTURAL DWG.

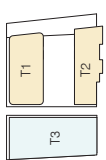
DA_PARKING SCHEDULE

LEVEL	PUBLIC		RETAIL (RESERVED)		COMMERCIAL		RESIDENTIAL		TOTAL	
	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
LB10	0	0	0	0	0	0	121	15	121	15
LB09	0	0	0	0	0	0	117	15	117	15
LB08	0	0	0	0	0	0	115	17	115	17
LB07	0	0	0	0	0	0	108	16	108	16
LB06	0	0	0	0	50	10	17	1	107	11
LB05	18	0	0	55	3	21	0	0	94	3
LB04	105	6	0	0	0	0	0	0	106	6
LB03	103	7	0	0	0	0	0	0	103	7
LB02	74	3	0	0	0	0	0	0	74	3
TOTAL	300	16	3	55	111	10	478	64	944	93

EXISTING SUBSTATION



Key Plan:



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Revisions

Rev	Amendment	By	Ch	Date	Consultants
I	S4.55 SUBMISSION			17.01.2020	
H	FINAL DA SET TO COUNCIL			15.10.2018	
G	REVISED ISSUE DUE TO TELSTRA REQUEST			17.08.2018	
F	FOR INFORMATION			13.08.2018	
E	REVISED LAYOUT TO COUNCIL RFI			14.05.2018	
D	FOR REVIEW			04.04.2018	
C	AMENDMENTS TO INCLUDE STAGING WORK			22.12.2017	
B	DA SUBMISSION			17.11.2017	
A	PRELIMINARY ISSUE			26.10.2017	

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Project

PA016038
88 CHRISTIE STREET
88 Christie Street, St Leonards

Title

10-GENERAL ARRANGEMENT PLANS
BASEMENT 03 PLAN

Drawing Number

DA-10-1600

Status

I

NSW Nominated Architects
S Parsons Architect No.4698
D Jones Architects No.4778
Peddie Thorp & Walker P/L
ABN 23 000 554 024
Trading as PTW Architects



- TWO STAGING CONSTRUCTION ABORTED; ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED

- 1 ALL PARKING, MOTOR BIKE PARKING AND STORAGE LAYOUT REARRANGED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 RESIDENTIAL LOBBY REVISED & LIFT STOP AMENDED
- 4 TROLLEY BAY LOCATION REVISED
- 5 ADDITIONAL EXIT RAMP ADDED, INTERNAL BASEMENT RAMP REVISED AND PUBLIC LIFT MOVED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- 8 T3 CORE CONFIGURATION AMENDED

A1

ELSTRA REQUEST

MODE STAGING WORK

PIW Architects
Level 11, 88 Phillip Street

Peddle Thorp & Walker P/L
ABN 23 000 454 624

Project PA016038

Status

10 BA

U

10-GENERAL ARRANGEMENT PLANS
BASEMENT 02 PLAN

DA-10-1700 | I

10-GENERAL ARRANGEMENT PLANS
BASEMENT 02 PLAN

DA-10-1700 I

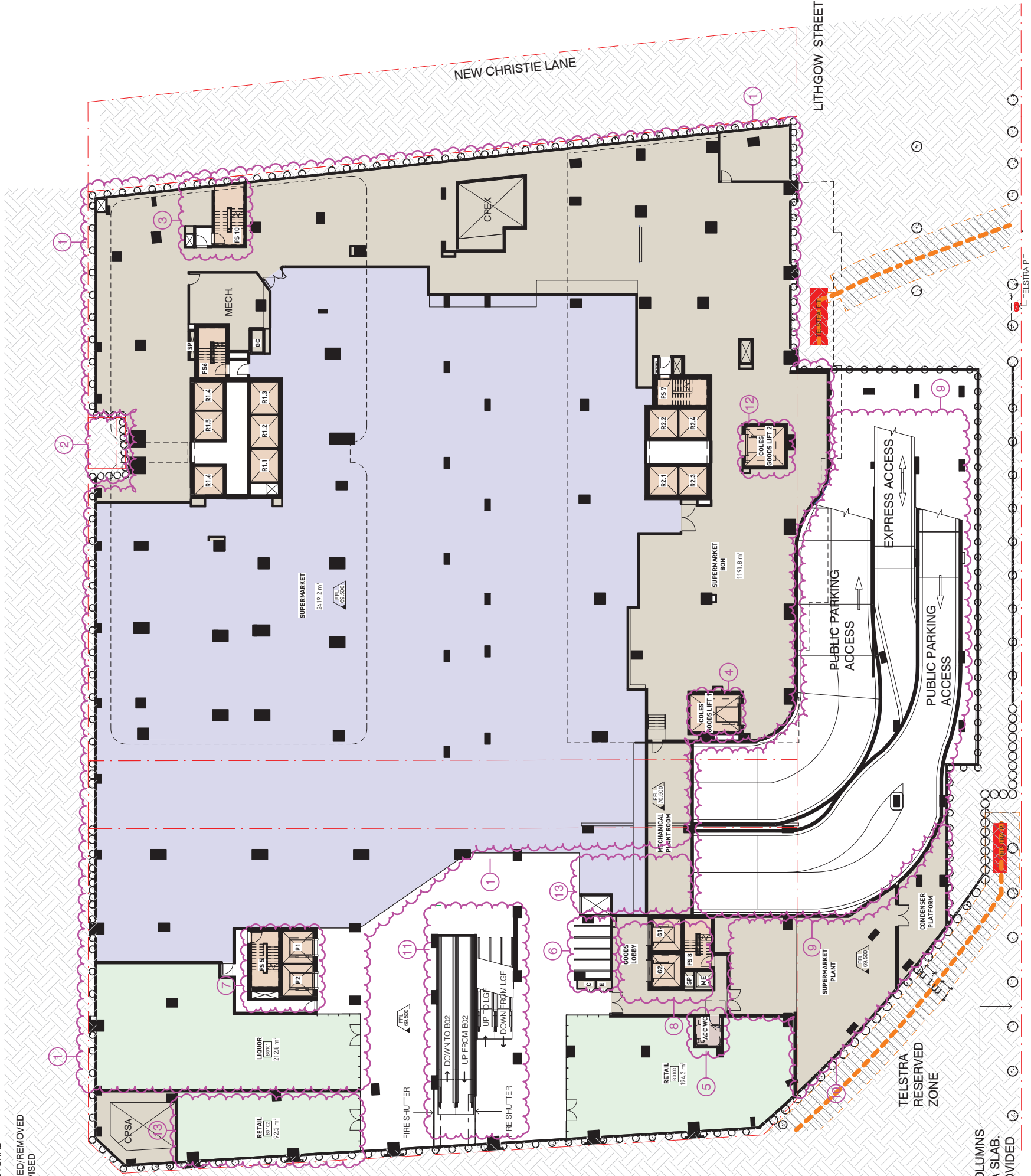
GENERAL NOTES

- TWO STAGING CONSTRUCTION ABORTED: ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED
- ALL RETAIL TENANCY SIZE AND LOCATON REVISED

LEGEND

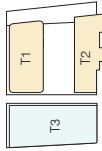
- 1 SUPERMARKET LAYOUT REVISED
- 2 EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- 3 ADDITIONAL FIRE STAIR ADDED
- 4 COLES LIFT SIZE AND LOCATION REVISED
- 5 ACCESSIBLE TOILET RELOCATED
- 6 COMMERCIAL LIFT ACCESS REMOVED ON THIS LEVEL
- 7 FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- 8 T3 CORE CONFIGURATION AMENDED
- 9 ENTRY AND EXPRESS RAMP REVISED
- 10 SERVICE ROOM ADDED/ REMOVED
- 11 PUBLIC ESCALATOR & TRAVELATOR RECONFIGURED
- 12 COLES LIFT ADDED
- 13 RETAIL RELOCATED

CHRISTIE STREET



INDICATIVE STRUCTURAL COLUMNS
TO SUPPORT FUTURE PLAZA SLAB.
FURTHER DETAIL TO BE PROVIDED
IN STRUCTURAL DWG.

Key Plan:



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Rv Amendment By Ck Date Consultants

J	S4.55 SUBMISSION	17.01.2020	
I	FINAL DA SET TO COUNCIL	15.10.2018	
H	REVISED ISSUE DUE TO TELSTRA REQUEST	17.08.2018	
G	FOR INFORMATION	13.08.2018	
F	REVISED WESTERN BOUNDARY WALL	12.04.2018	
E	REVISED LAYOUT TO COUNCIL RFI	14.05.2018	
D	BIN TRAVEL PATH ADDED & WASTE ROOM DOOR REVISED	05.04.2018	
C	AMENDMENTS TO INCLUDE STAGING WORK	22.12.2017	
B	DA SUBMISSION	17.11.2017	

Client

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1:200 B.A1

Project PA016038

88 CHRISTIE STREET
88 Christie Street, St Leonards

Title
10-GENERAL ARRANGEMENT PLANS
BASEMENT 01 PLAN

Drawing Number

DA-10-1800

Revision

J

Status

NSW Nominated Architects
S. Parsons Architect No. 4698
D. Jones Architects No. 4778
Reading: 10-1800

GENERAL NOTES

- TWO STAGING CONSTRUCTION ABORTED - ONE STAGING CONSTRUCTION FOR THE PROPOSED DEVELOPMENT
- COORDINATION & UPDATE OF REVISED STRUCTURAL COLUMNS & WALLS UPDATED
- ESSENTIAL BUILDING SERVICES ADDED/REVISED/REMOVED
- ALL RETAIL TENANCY SIZE AND LOCATION REVISED

LEGEND

- LIBRARY LAYOUT REVISED
- EXISTING SUBSTATION SITE SEGREGATED DUE TO TECHNICAL ISSUE
- ADDITIONAL FIRE STAIR ADDED
- COLES LIFT SIZE AND LOCATION REVISED
- PUBLIC TOILET RELOCATED
- GARBAGE ROOM & RAMP RECONFIGURED
- FIRE STAIR LOCATION ADJUSTED & NEW PUBLIC LIFT LOCATION
- T3 CORE CONFIGURATION AMENDED
- LOADING DOCK REVISED
- SUBSTATION LAYOUT REVISED
- PUBLIC STAIR & ESCALATOR RECONFIGURED
- COLES LIFT ADDED
- PUBLIC LIFT AND STAIR ADDED
- SWITCH ROOM LAYOUT SIZE REVISED
- FIRE BOOSTER & GAS METER RELOCATED

PROPOSED UNDERPATH TO THE STATION NOT INCLUDED IN THIS DA



CHRISTIE STREET

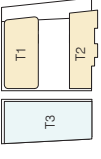
NEW CHRISTIE LANE

VEHICULAR ACCESS
GATE TO RAILWAY
CORRIDOR.
APPROX. 53m

— BIN TRAVEL PATH FOR RESIDENTIAL
— BIN TRAVEL PATH FOR COMMERCIAL

RAILWAY CORRIDOR
EXISTING UNDERPATH TO STATION

Key Plan:



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Rv	Amendment	By	Ck	Date	Consultants
K	S4.55 SUBMISSION			17.01.2020	
J	FINAL DA SET TO COUNCIL			15.10.2018	
I	REVISED ISSUE DUE TO TELSTRA REQUEST			17.08.2018	
H	FOR INFORMATION			13.08.2018	
G	REVISED WESTERN BOUNDARY WALL			12.06.2018	
F	REVISED LAYOUT TO COUNCIL RFI			24.05.2018	
E	REVISED LAYOUT TO COUNCIL RFI			14.05.2018	
D	REVISED LAYOUT FOR TELSTRA PIT ACCESS			05.04.2018	
C	AMENDMENTS TO INCLUDE STAGING WORK			22.12.2017	

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Project PA016038
88 CHRISTIE STREET
88 Christie Street, St Leonards

Title 10-GENERAL ARRANGEMENT PLANS
LOWER GROUND PLAN

Drawing Number DA-10-1900
Revision K

Status
NSW Nominated Architects
S. Parsons Architect No. 6898
J. Jones Architect No. 4778
Peddie Thorp & Walker P/L
ABN 23 000 054 024
Trading as PTW Architects