

524-542 PACIFIC HIGHWAY, ST LEONARDS

14. NOVEMBER 2019

A GRADE BUILDING

| Code | Parameter | Grade A buildings | Our Proposal | Achievable |
|------|----------------------|---|---|------------|
| | Descriptor | High-quality office building including <ul style="list-style-type: none"> - high-quality views, - outlook and natural light, - high quality access from an attractive street setting, - high quality lobby and lift finishes, high quality lift ride, - high quality amenities, - high quality presentation and maintenance | Our proposal includes: <ul style="list-style-type: none"> - views to the city - central core, glazing along perimeter of floor plate - grand lobby from Pacific Highway - lift design capable of achieving A grade Office standards - amenities such as gym - high quality fitout | ✓ |
| A1 | Environmental rating | 5 Star | 5 Star can be achieved | ✓ |
| B1 | Building size | Other CBDs than Sydney, NLA: >5000 sqm | Commercial NLA: 5647 sqm | ✓ |
| B2 | Floor Plate | Other CBDs than Sydney, NLA: >800 sqm | Levels 6, 7, 8, 9 NLA: 980-1020 sqm Levels 3,4, 5 combined achieve NLA: 1050 sqm (refer to page 3) Levels 10 offers large roof terrace. Combined with level 9 it achieves NLA: 1550 sqm | ✓ |
| B3 | Tenant service zone | >=125mm | 3.6m floor to floor height provides ceiling space that allows for >=125 tenant service zone | ✓ |
| B4 | High loading | 5% . 7.5kPa | Structure allows for 5% . 7.5kPa | ✓ |
| C1-6 | Mechanical | Criteria such as air-conditioning performance and operation | Achievable | ✓ |
| D1-4 | Tenant risers | Criteria such as exhausts sizes | Achievable | ✓ |
| E1-6 | Lifts | <ul style="list-style-type: none"> - Waiting time up peak <=30 sec - Handling capacity up peak >= 13% - >= 1 goods lift | <ul style="list-style-type: none"> - Waiting time <30 sec - Handling capacity 13% - 1 goods lift | ✓ |
| F1-4 | Electrical | Criteria such as power, lighting and building management | Achievable | ✓ |
| G1-7 | Standby Power | Criteria such as capacity of lights and power | Achievable | ✓ |
| H1-5 | Building Management | Criteria such as management personnel and level of service | Achievable | ✓ |
| I1-5 | Communications | Criteria such as number of MDF Rooms (>=1) | 1 MDF room at lower ground | ✓ |
| J1-3 | Hydraulics | Criteria such as water storage | Achievable | ✓ |
| K1-5 | Security | Criteria such as access system and CCTV coverage | Achievable | ✓ |
| L1-4 | Amenities | <ul style="list-style-type: none"> - End of trip facilities - Onsite retail - Access to public transport and amenities | <ul style="list-style-type: none"> - End of trip facilities such as bike storage on LG - >100 sqm retail at street level - Site is exceptionally well serviced | ✓ |
| M1-3 | Parking | <ul style="list-style-type: none"> - Car park - Loading docks/ delivery bay | <ul style="list-style-type: none"> - Car stacker - Loading dock | ✓ |

The below table assesses the proposal against the Property Council of Australia's 'A Guide to Office Building Quality'.

The Guide provides easy to use guidelines for assessing office building quality in new and existing buildings offering a voluntary, market-based approach to identify parameters that typically influence building quality.

The assessment tools provide a guide to the typical features of different quality grades of office space – it is not necessary to achieve every parameter nominated in this guide. However, to qualify for a particular quality grade, it is anticipated a building will overwhelmingly meet the stated criteria.

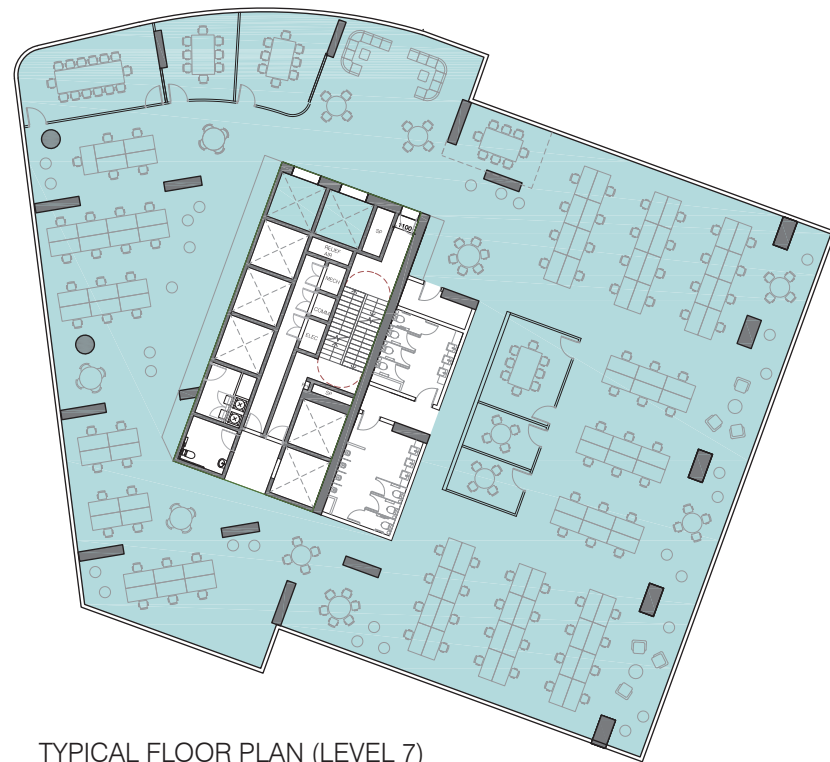
The Property Council of Australia advise that users of the Guide are encouraged to exercise judgement rather than rely on absolute rules or a 'tick the box' approach. Should criteria not be included against a specific parameter, this does not preclude its inclusion in a building of that quality.



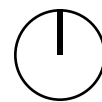
VIEW FROM PACIFIC HIGHWAY

SOURCE: A GUIDE TO OFFICE BUILDING QUALITY, 3RD EDITION, PROPERTY COUNCIL OF AUSTRALIA

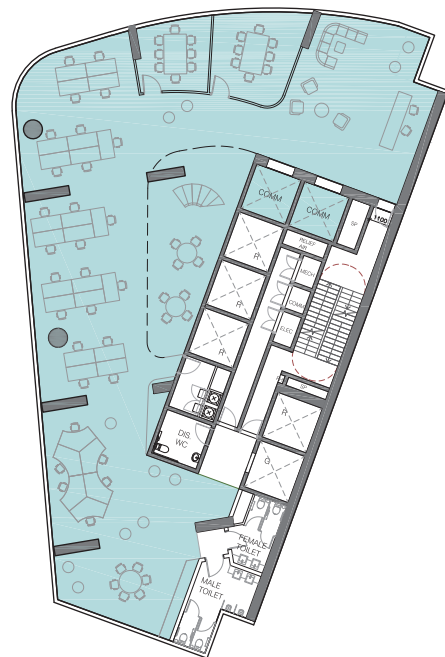
FLOOR PLATES



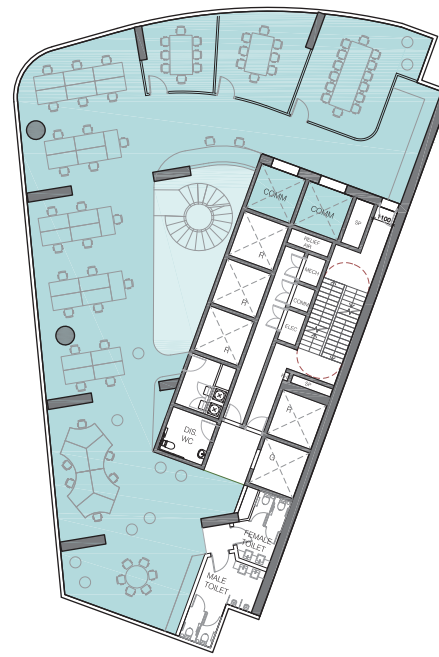
TYPICAL FLOOR PLAN (LEVEL 7)
NLA = 991 SQM



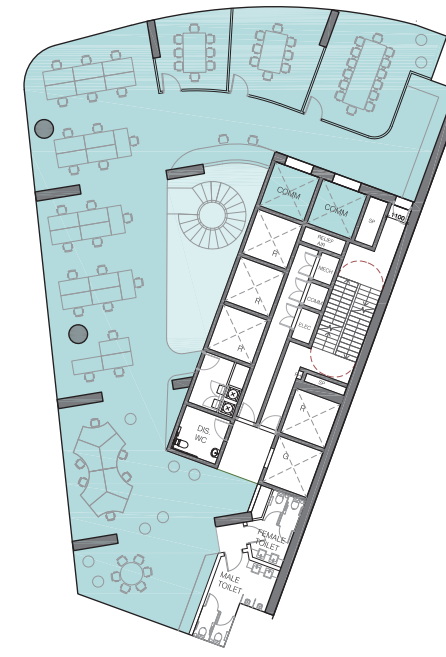
SCALE: N/A



LEVEL 3
NLA = 364 SQM



LEVEL 4
NLA = 338 SQM



LEVEL 5
NLA = 348 SQM



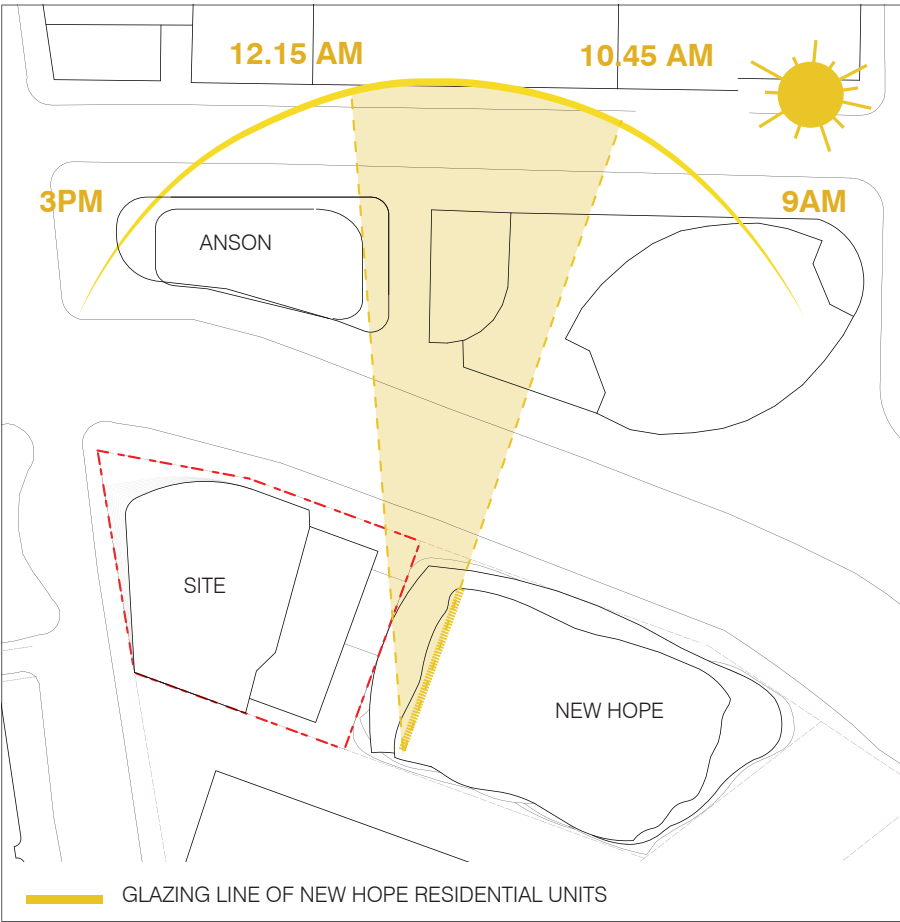
TOTAL
NLA = 1050 SQM

SETBACK TO BOUNDARY WITH NEW HOPE | PTW

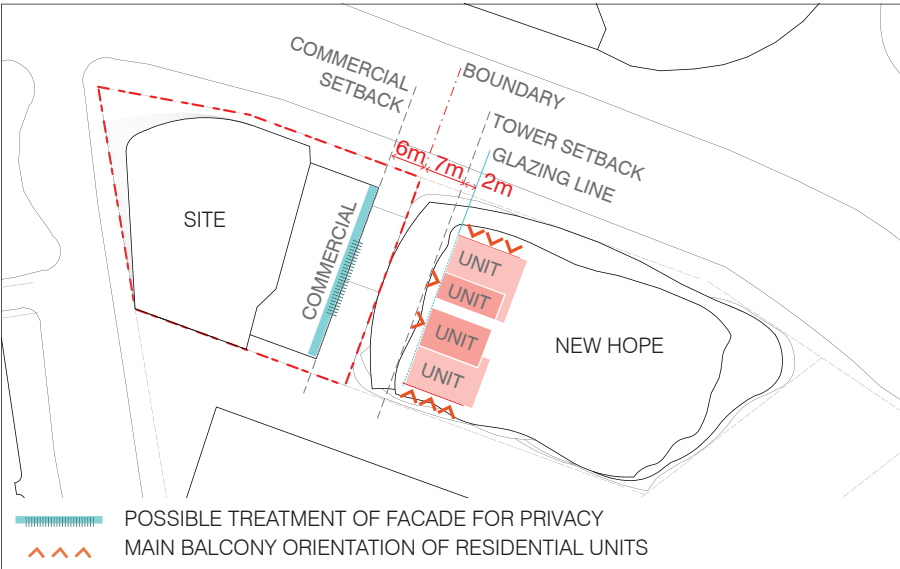
AMENITY TO NEW HOPE RESIDENCES IS MAINTAINED

| SOURCE: AMENDED STATEMENT OF ENVIRONMENTAL EFFECTS, 596-598 PACIFIC HIGHWAY, ST LEONARDS, PREPARED BY URBIS, 25.10.2017 | | |
|--|---|---|
| ADG criterion | Proposal | Discussion |
| | Western residential setback minimum 7m from boundary. | <p>Whilst the proposal varies from the numerical design criteria for building separation distances, the proposal achieves visual privacy to the proposed apartments.</p> <p>530-542A Pacific Highway are zoned B3. Residential development is not permitted in that zone. Council's DCP control for 530-542A Pacific Highway requires an eastern setback of 6m for a commercial building, which, combined with the proposed 7m setback on the subject site would result in an overall 13m separation from the proposed balcony line and 15m from the proposed glazing line to any future commercial development. It is noted that the north and south facing apartments on this western façade have primary balcony areas oriented away from 530 Pacific Highway, strengthening visual privacy and minimising opportunities for direct views between the two sites.</p> <p>Refer discussion at 5.3.1 below.</p> |
| <p>Western Setback</p> <p>The current planning framework allows redevelopment of 530-542A Pacific Highway for commercial purposes to a maximum height of 72m. The proposed development provides a setback of 7m to the western boundary and the DCP provides a 6m setback on the adjoining western site. Together these setbacks would result in a total separation distance of 13m to the balcony and 15m from the proposed glazing line to any future commercial development on that site. It is noted that the north and south facing apartments on this western façade have primary balcony areas oriented away from 530 Pacific Highway, strengthening visual privacy and minimising opportunities for direct views between the two sites.</p> <p>The most affected apartments, being the two in the centre of the western floorplate on Levels 4-29, are sized at or significantly above the ADG minimums, providing improved internal amenity for these spaces. The design allows:</p> <ul style="list-style-type: none">41m² for the studio apartment typology, being 6m² or 17% larger than 35m² minimum;60m² for the one-bedroom-plus-study apartment typology (Levels 04-29) being 10m² or 20% larger than 50m² minimum. <p>Further to the above, commercial buildings are generally occupied during business hours Monday – Friday and do not conflict with the main occupancy times for residential dwellings - being after 6pm weekdays and on weekends. The contrary occupation times for the neighbouring commercial and residential uses will further assist in ensuring adequate visual privacy to residential dwellings in the proposed development, meeting the objective of ADG 3F-1.</p> | | |

NEW HOPE'S 7M SETBACK JUSTIFICATION



SITE PLAN WITH SOLAR STUDY



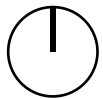
SITE PLAN WITH SETBACKS/ USES TO NEW HOPE BOUNDARY

SOLAR STUDY

The west facing residential units of the New Hope development do not receive 2h of solar access in mid winter between 9am and 3pm due to the Anson development. The proposal does not further impact on the solar access of those units.

NEW HOPE 7M SETBACK JUSTIFICATION

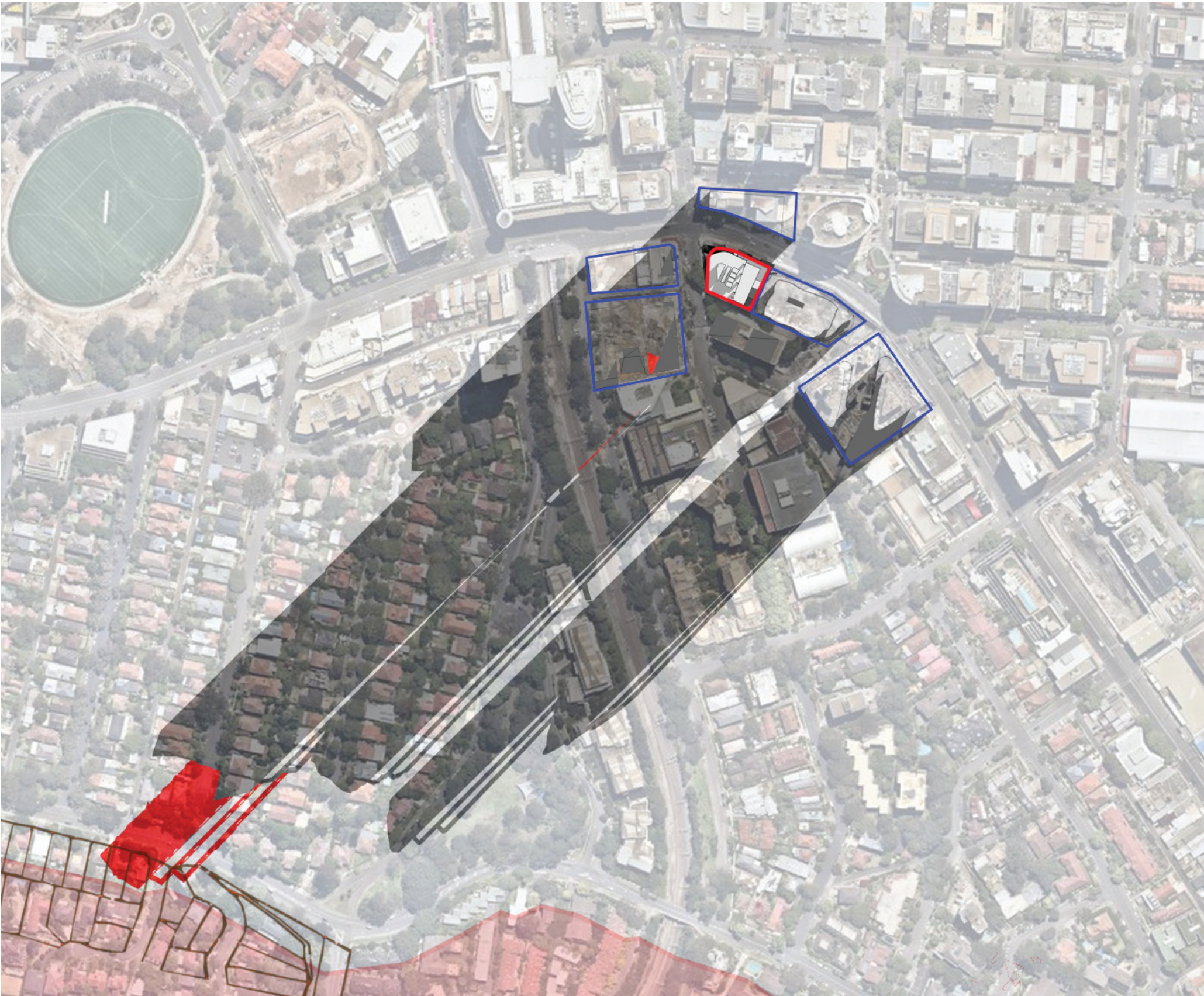
The approved “Amended Statement of Environmental Effects 596-598 Pacific Highway, St Leonards, prepared by Urbis, 25.10.2017” clearly states that the units will receive sufficient amenity with a commercial building on the Telstra site which is setback 6m from the boundary. It justifies the reduced setback between residential and commercial of 13m (which does not comply with the ADG) with large apartment sizes of the affected units and different occupancy times for residential and commercial.



SCALE: N/A

ZERO IMPACT ON RESIDENTIAL AREA “OUTSIDE BOUNDARY”

21ST JUNE 9:00 AM, 9:05 AM AND 9:10 AM - PROPOSED SHADOW



STUDY

The shadow cast by the proposal does not impact on the residential area outside boundary - which is defined in the draft St Leonards and Crows Nest 2036 Plan - between 9am and 3pm on the 21st of June.

LEGEND

SITE

ADJACENT DEVELOPMENTS

RESIDENTIAL OUTSIDE BOUNDARY

SOURCE: DRAFT SLCN 2036 PLAN

FIGURE 11: SOLAR AMENITY MAP

PROPERTY BOUNDARIES

SHADOW CAST BY PROPOSAL

9:10 AM

9:05 AM

9:00 AM

SHADOW CAST BY ADJACENT APPROVED DEVELOPMENTS

9:10 AM

9:05 AM

9:00 AM

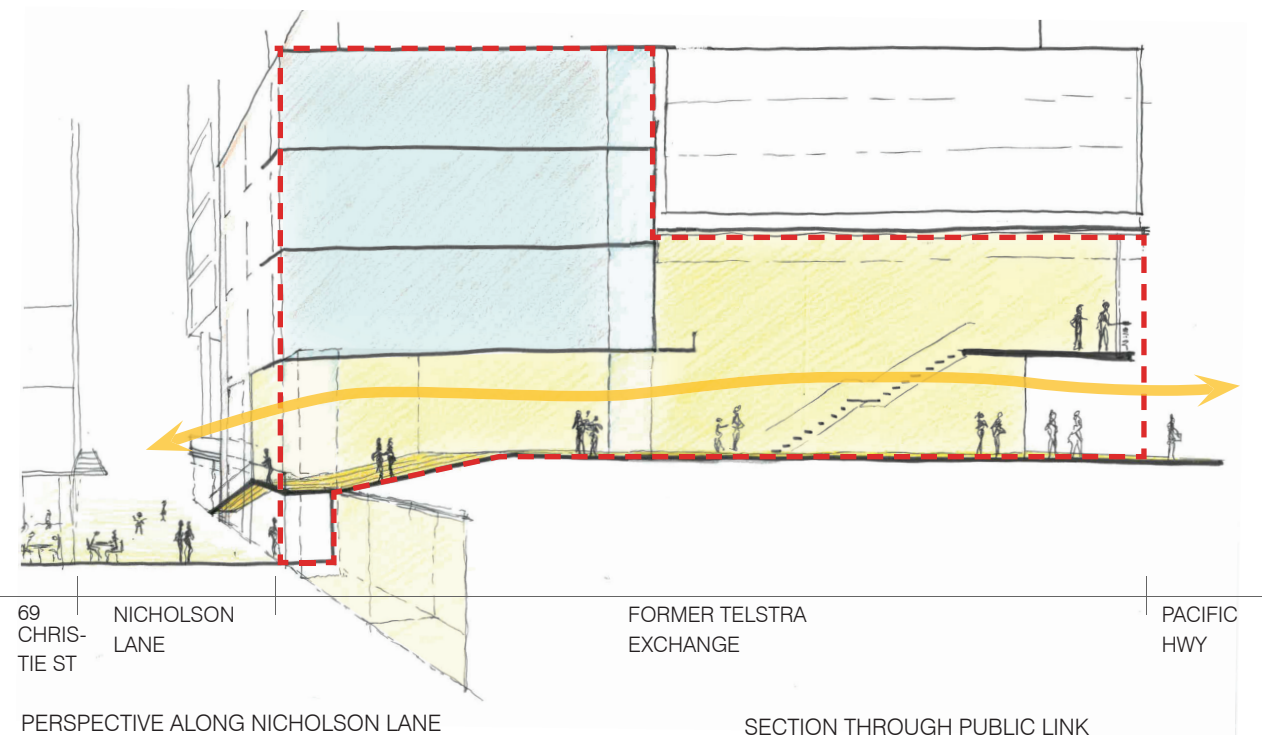
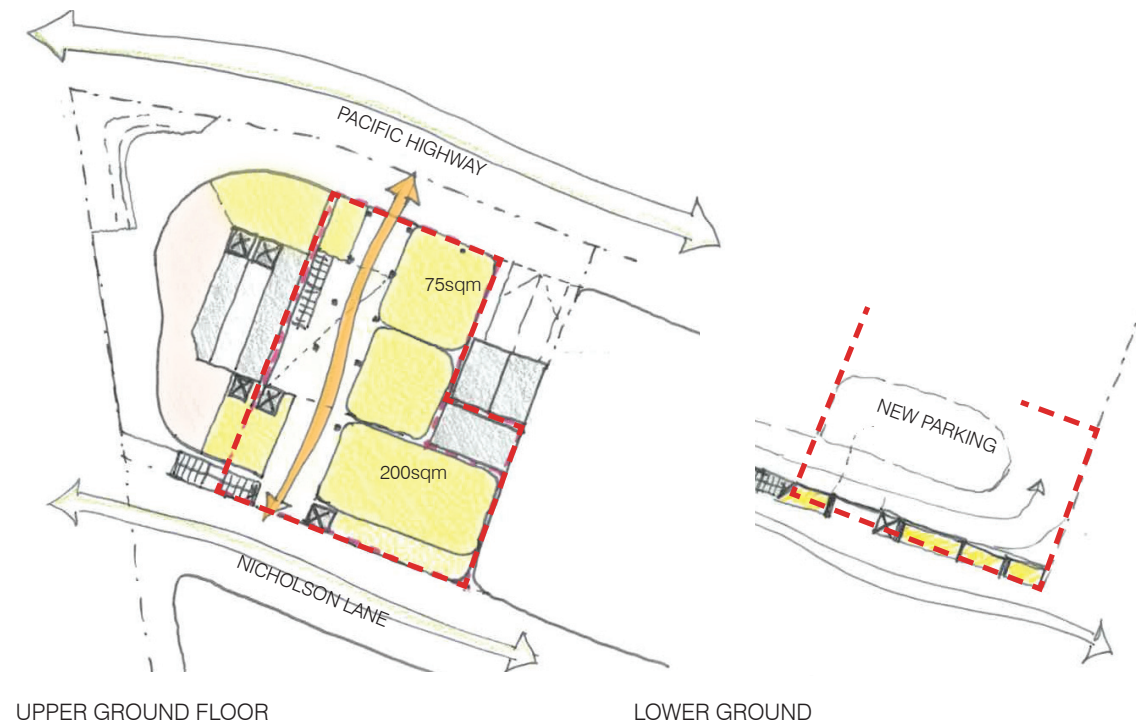
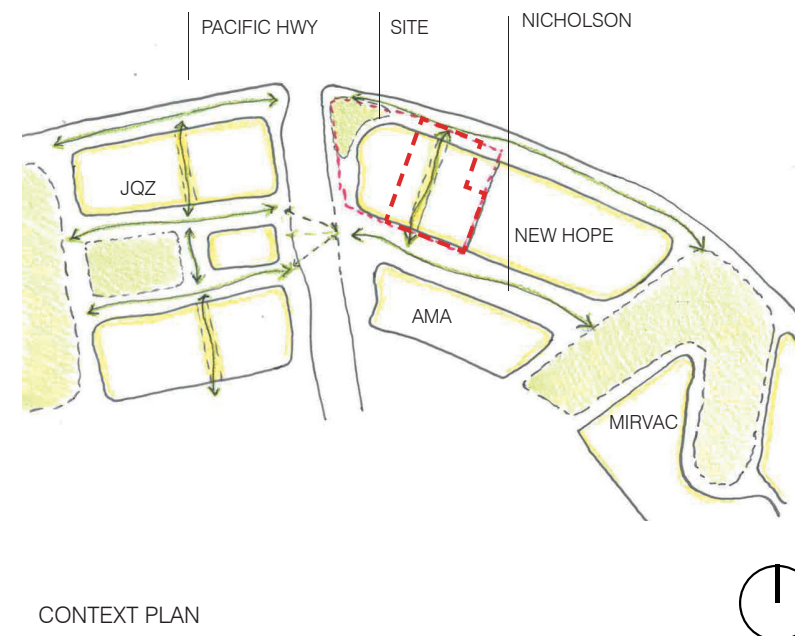
ADAPTIVE REUSE/ REFURBISHMENT

REUSE OF THE TELSTRA EXCHANGE

Despite Telstra identifying the St Leonards Exchange as 'critical infrastructure', the project team have analysed how the Telstra Exchange could be adapted to accommodate a range of uses that would contribute to the activity and character of the surrounding areas without major intervention to the building fabric. In the unlikely event Telstra no longer require the exchange, the redevelopment of the site, the subject of a Planning Proposal, would not prohibit the Telstra Exchange from being re-used and adapted in the future. The building facades could be opened up to allow access points and in turn improved amenity and connectivity between the Pacific Highway and Christie Lane frontages. As a significant increase to the ground level frontages to both Christie Lane and the Pacific Highway it would be a welcome addition to the public domain of the immediate area and would contribute to the emerging activated laneway system already contained within the 88 Christie St development. The future activation of the Telstra Exchange would further accentuate the benefits that renewal of this site can provide to the new public domain and connections within this emerging precinct of the wider Strategic Centre.

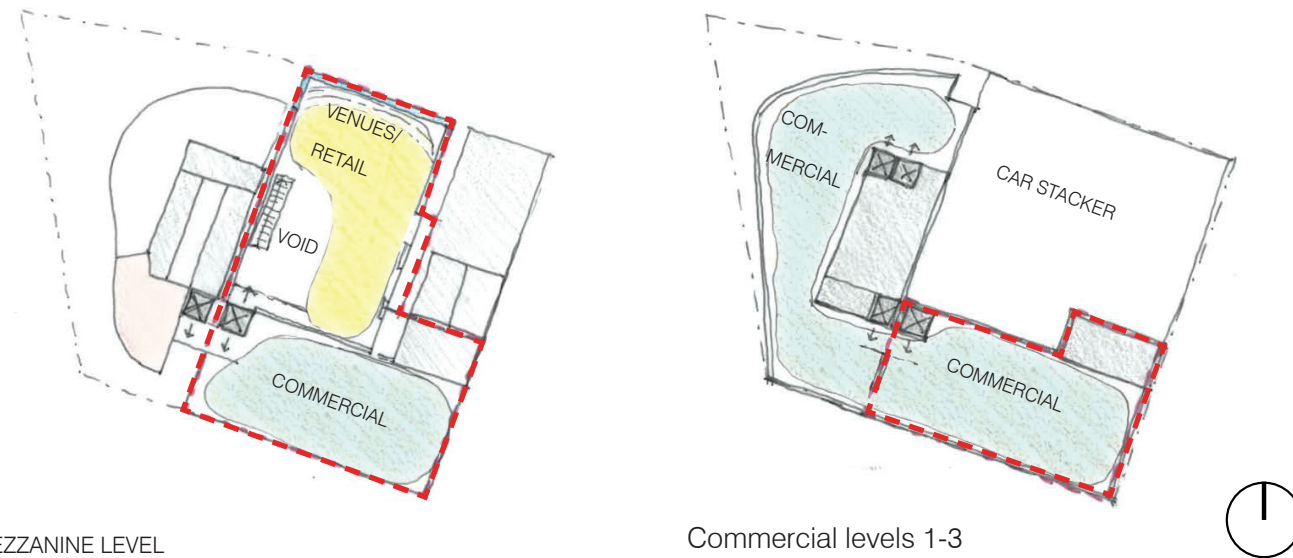
The Telstra Exchange has great potential to accommodate a range of alternative uses that will benefit from the locality and activity of the surroundings. The building could remain self contained using existing vertical servicing and with some modifications of the existing facade could allow spaces with daylight access.

The Telstra Exchange in its existing form obstructs the pedestrian flow and activation along Pacific Highway and Nicholson Lane. The reuse of the Telstra Exchange would open up fantastic opportunities to create a more permeable site inviting pedestrian movement through the building and enabling more retail engagement and activation.



- OUTLINE EXISTING TELSTRA EXCHANGE
- RETAIL/ LOBBIES
- COMMERCIAL
- RESIDENTIAL

ADAPTIVE REUSE/ REFURBISHMENT



MEZZANINE LEVEL

Commercial levels 1-3



A public link at street level through the former Telstra Exchange with retail, cafes and lobbies on either side would contribute to the complex public domain network of St Leonards centre. It also connects retail activity along Pacific Highway and Nicholson Lane. The change in level between the 2 streets can be addressed by stairs and a lift which can be incorporated in the south façade of the Telstra Exchange building.

Original features such as shape, brick and roof structures could be maintained. This original urban fabric within an area dominated by new developments can significantly contribute to the street scape.

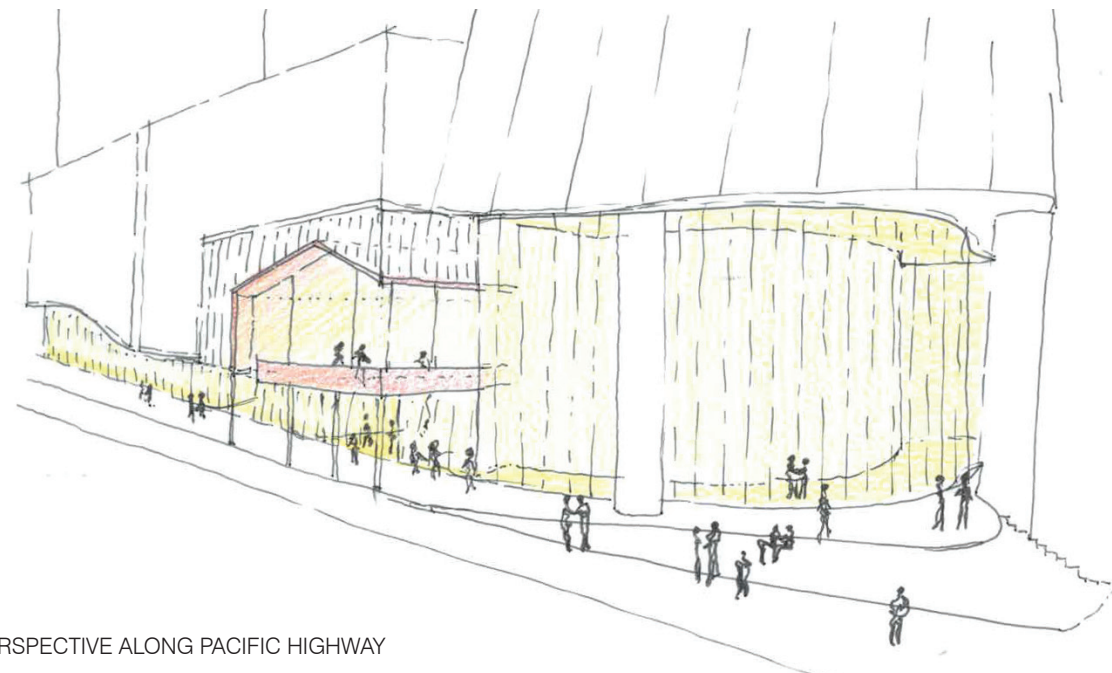
The pitched roof section of the Telstra Exchange building on the 1st floor could be used for retail uses or as an event space. A void to the public link on ground floor enables visual connections and a celebrated double height space. The glazed façade to Pacific Highway promotes openness, transparency and animation.

The space within the Telstra Exchange building with its potential access to daylight and link to the surrounding public domain would be well suited to a variety of commercial use.

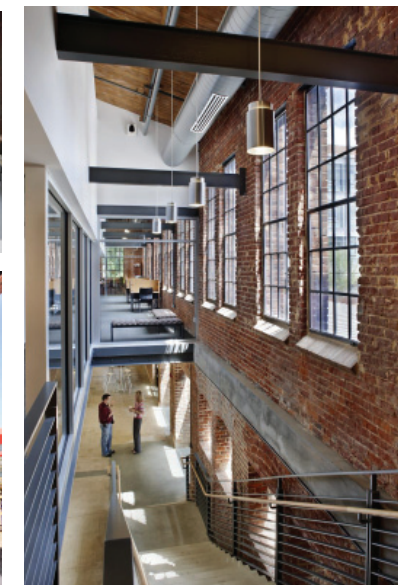
Uses such as:

- Small footprint retail uses
- Traditional/ flexible commercial floorplate
- Possible food/ beverage or cafe venues

All this would benefit from the character of the existing building and its surrounding activities.



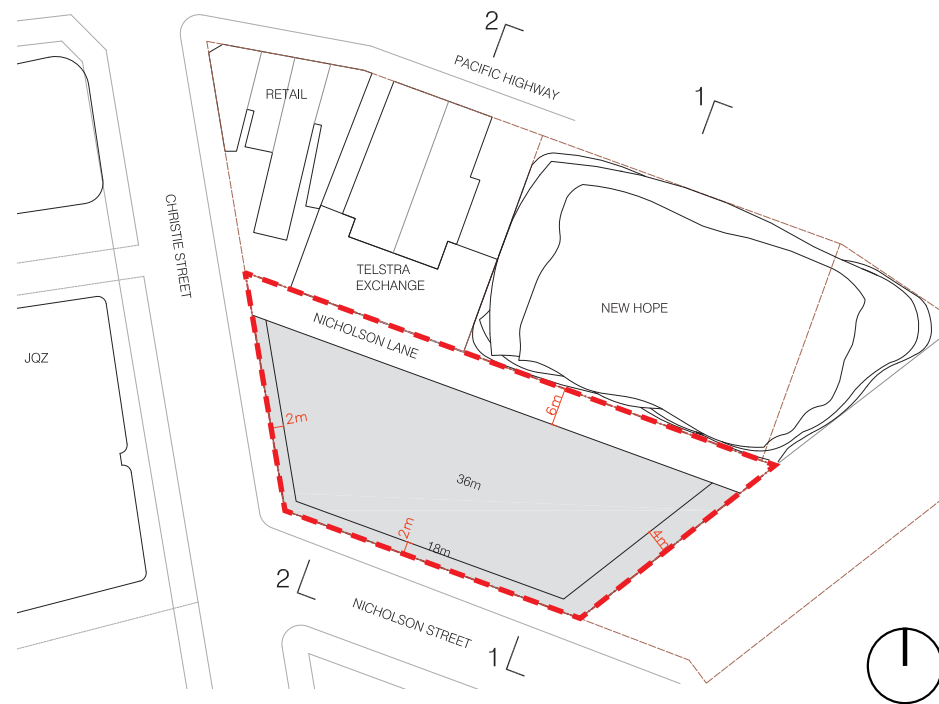
PERSPECTIVE ALONG PACIFIC HIGHWAY



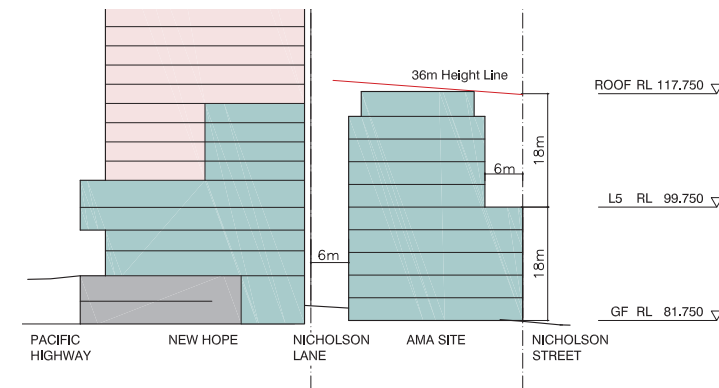
- OUTLINE EXISTING TELSTRA EXCHANGE
- RETAIL/ LOBBIES
- COMMERCIAL
- RESIDENTIAL

PERMISSABLE DEVELOPMENT ON AMA SITE UNDER CURRENT CONTROLS

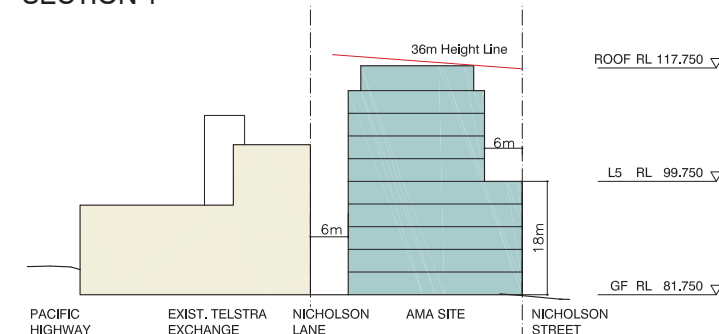
UNDEVELOPED TELSTRA SITE



SITE PLAN - AMA SITE



SECTION 1



SECTION 2

AMA site capable of being developed as a commercial building to the current height limit.

The proposed development of the Telstra exchange site would replicate the boundary condition already set by the approved (and under construction) New Hope building, which would negate any interface issues between the two sites.

Current controls & reasonable concessions for AMA site:

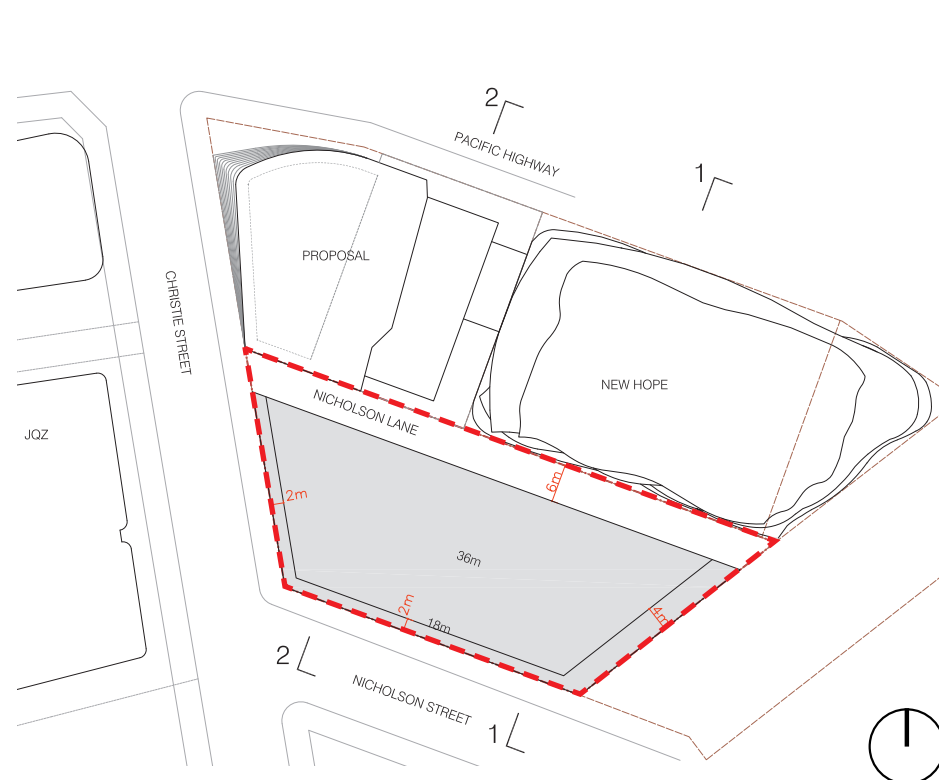
LEP:

- Zoning = B3 Commercial Core
- Max height = 36m height
- FSR = 10.1:1

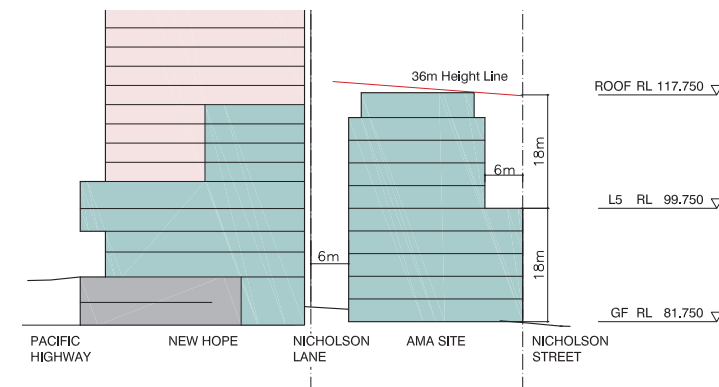
Separation to adjacent sites:

- 6m setback to northern boundary.

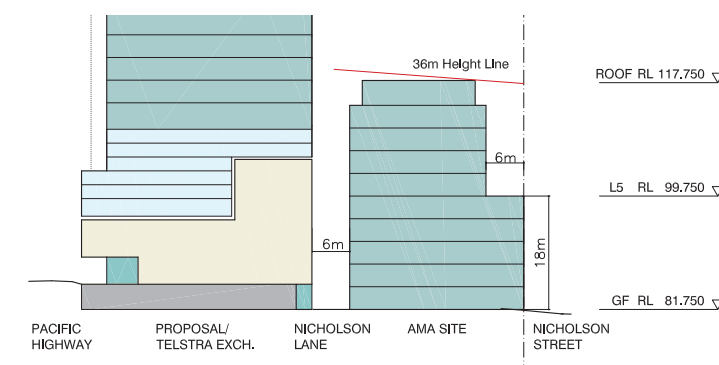
DEVELOPED TELSTRA SITE



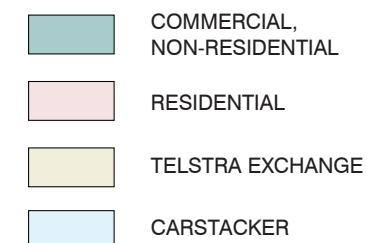
SITE PLAN - AMA SITE



SECTION 1

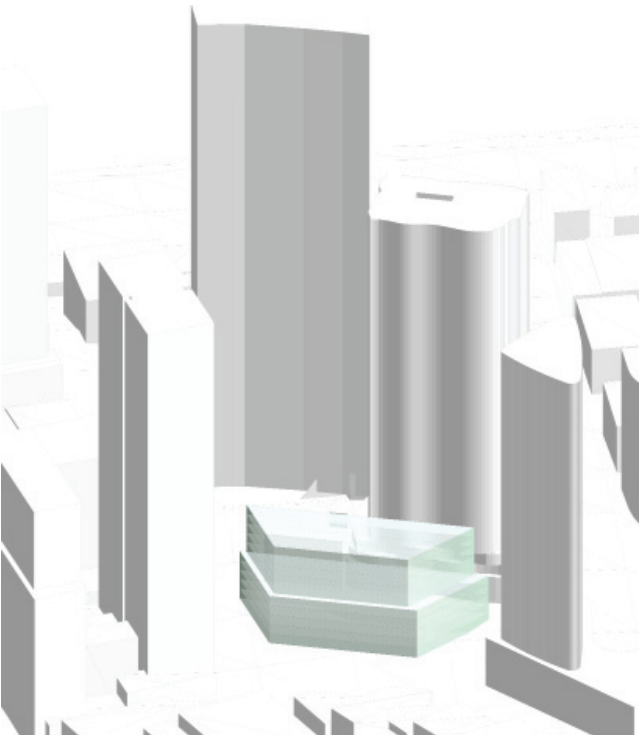


SECTION 2



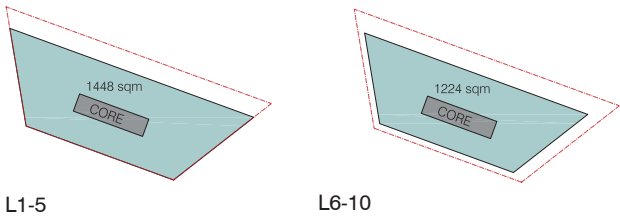
PERMISSABLE DEVELOPMENT ON AMA SITE UNDER CURRENT CONTROLS

UNDEVELOPED TELSTRA SITE



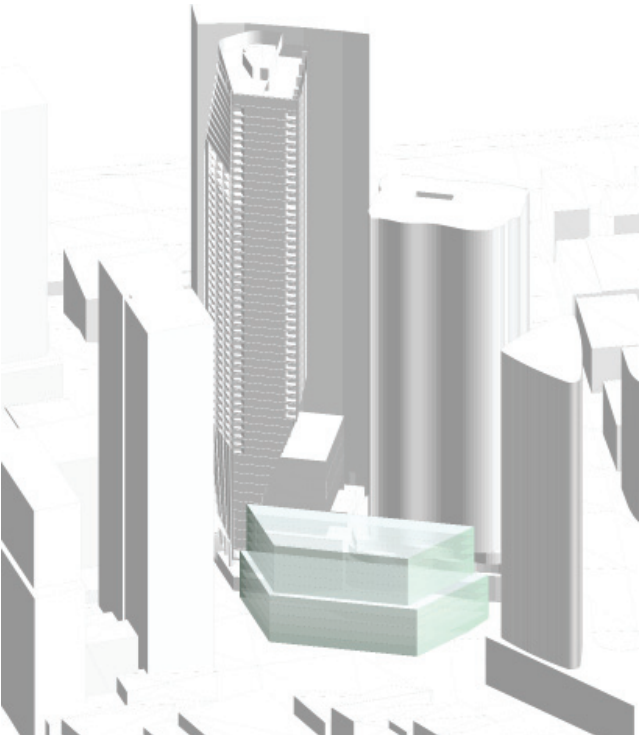
VIEW - AMA SITE

The proposed development on the Telstra exchange site has no impact on the development potential of the AMA site under current controls.



FLOOR PLANS - AMA SITE

DEVELOPED TELSTRA SITE

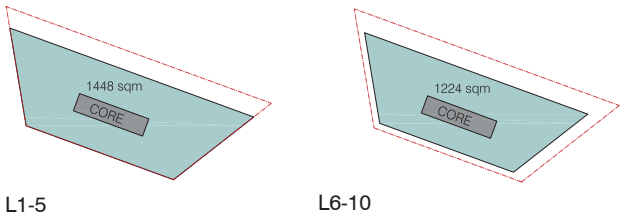


VIEW - AMA SITE

YIELD ANALYSIS

| | |
|--|-------|
| Site Area (sqm) | 2330 |
| Building height with plant/ lift overrun | 36.00 |

| | Comm | Resi | Total |
|------------|---------|------|---------|
| No. Floors | 10 | 0 | 10 |
| GFA (sqm) | 13360.0 | 0.0 | 13360.0 |
| FSR (n:1) | 5.7 | 0.0 | 5.7 |

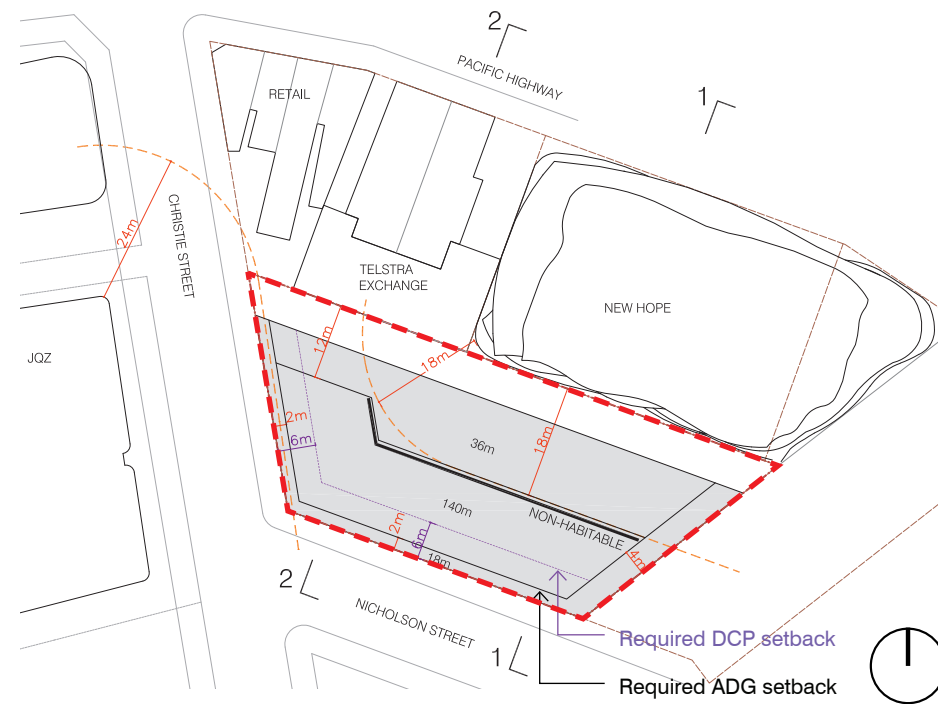


FLOOR PLANS - AMA SITE

- COMMERCIAL, NON-RESIDENTIAL
- RESIDENTIAL
- TELSTRA EXCHANGE
- CARSTACKER

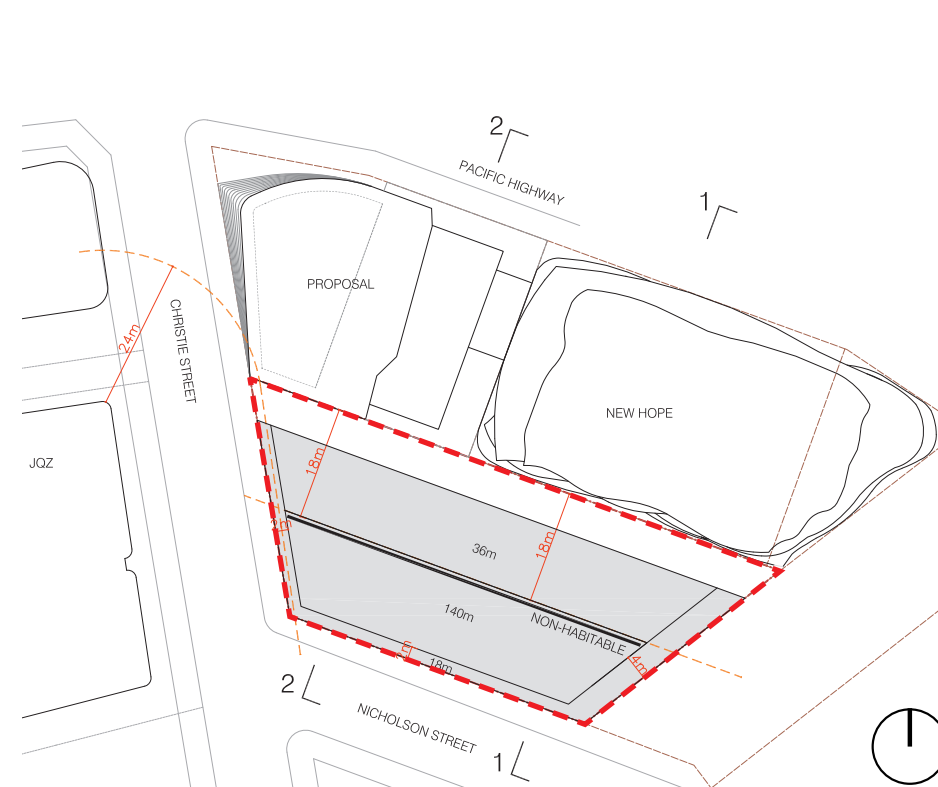
FUTURE DEVELOPMENT SCENARIO - MIXED USE, INCREASED HEIGHT

UNDEVELOPED TELSTRA SITE

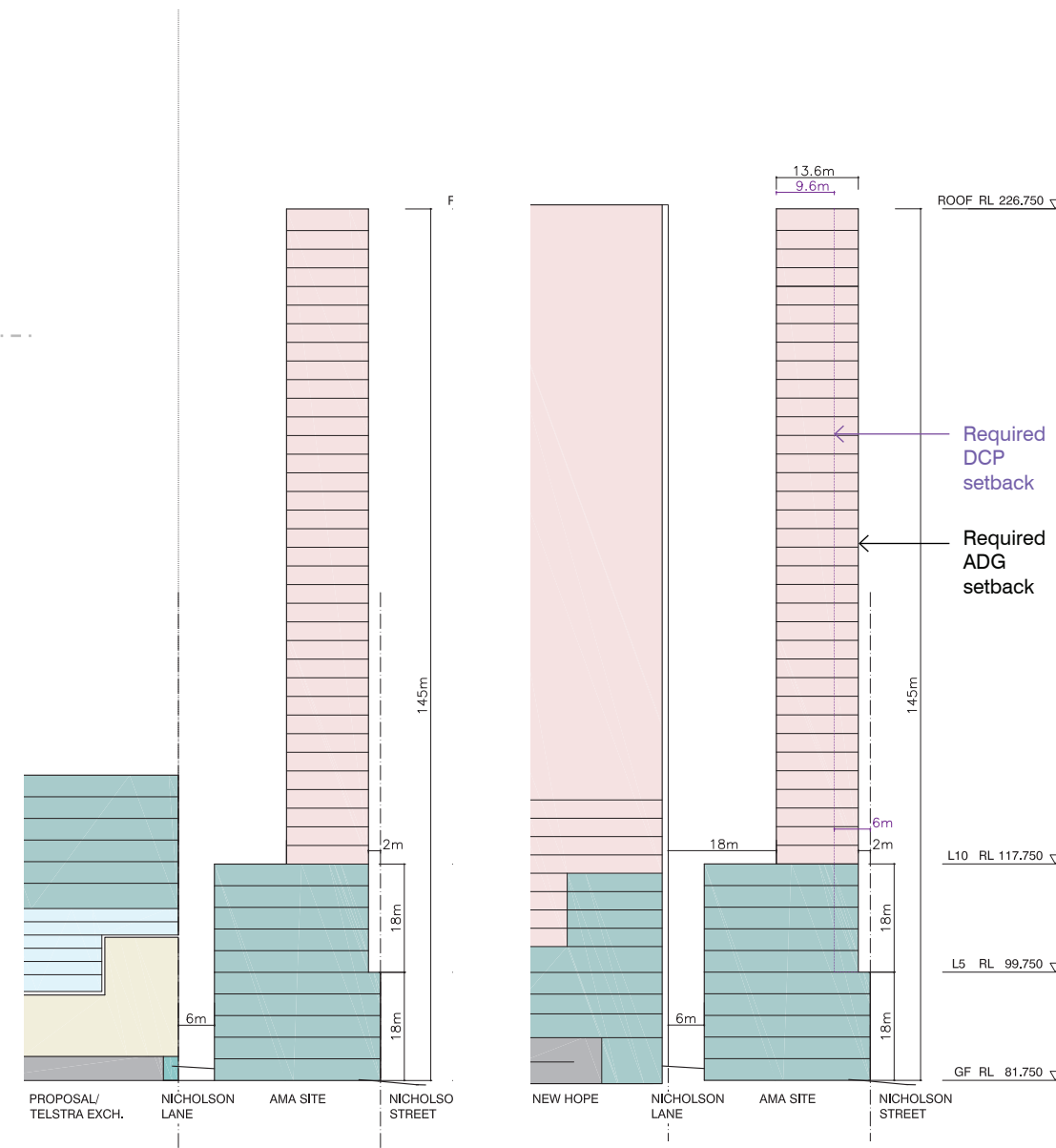


SITE PLAN - AMA SITE

DEVELOPED TELSTRA SITE



SITE PLAN - AMA SITE



DEVELOPED TELSTRA SITE -
SECTION 2

DEVELOPED AND UNDEVELOPED
TELSTRA SITE - SECTION 1

Development of the Telstra exchange site would have very little impact on the potential envelope of the AMA site and would not affect the overall viability of any future development potential on the AMA site.

Residential development on the AMA site is heavily constrained by the approved (and under construction) New Hope building.

Visual privacy issues caused by New Hope would necessitate a south-facing development on the AMA site, which would preclude ADG solar access compliance.

AMA site envelope largely dictated by approved (and under construction) New Hope development

Future potential controls and reasonable concessions for AMA site:

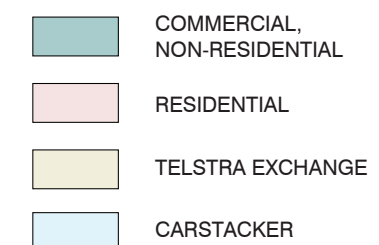
- Max height = similar to New Hope and JQZ
- Zoning = mixed Use
- FSR > 10.1:1

Separation to adjacent sites:

- 6m setback to northern boundary.
- 18m setback to residential towers along the northern boundary

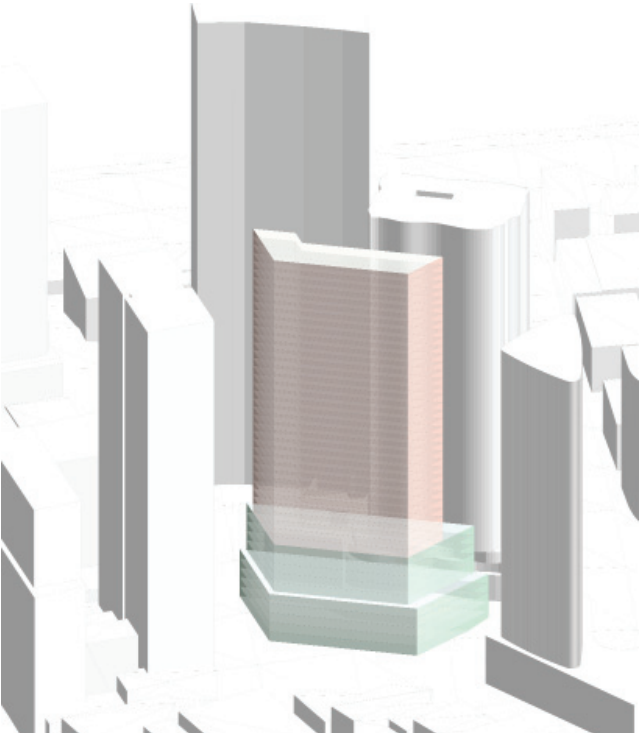
CONCERNS WITH DEVELOPMENT SCENARIO - MIXED USE INCREASED HEIGHT

- Inefficient floorplate
- cannot achieve required solar access
- “tunnel” between New Hope and AMA development

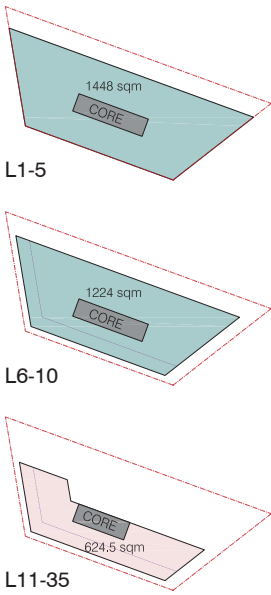


FUTURE DEVELOPMENT SCENARIO - MIXED USE, INCREASED HEIGHT

UNDEVELOPED TELSTRA SITE



VIEW - AMA SITE



FLOOR PLANS - AMA SITE

Development of the Telstra exchange site would have very little impact on the potential envelope of the AMA site and would not affect the overall viability of any future development potential on the AMA site.

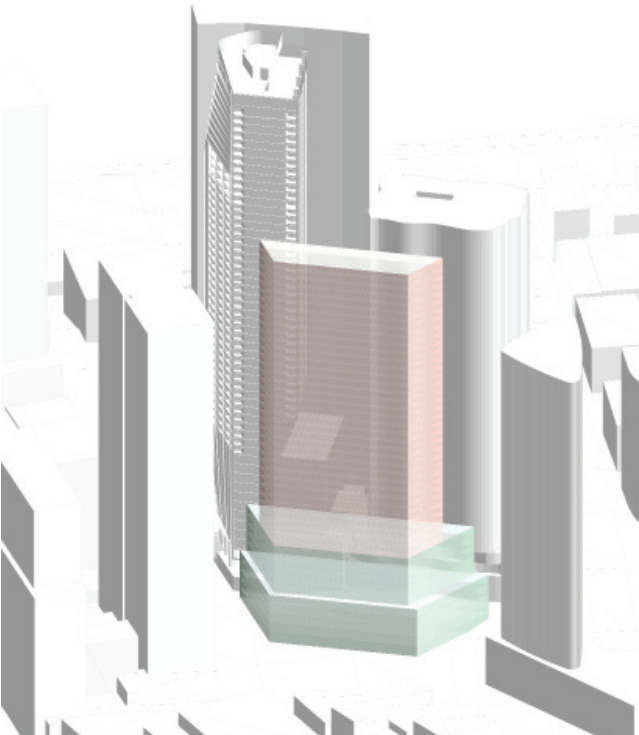
YIELD ANALYSIS

| | |
|--|--------|
| Site Area (sqm) | 2330 |
| Building height with plant/ lift overrun | 145.00 |

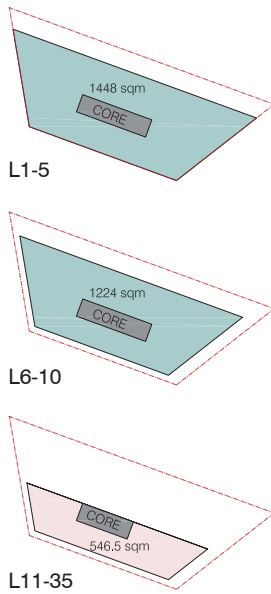
Development potential on AMA site with Undeveloped Telstra exchange site

| | Comm | Resi | Total |
|------------|---------|---------|---------|
| No. Floors | 10 | 25 | 35 |
| GFA (sqm) | 13360.0 | 15592.5 | 28952.5 |
| FSR (n:1) | 5.7 | 6.7 | 12.4 |

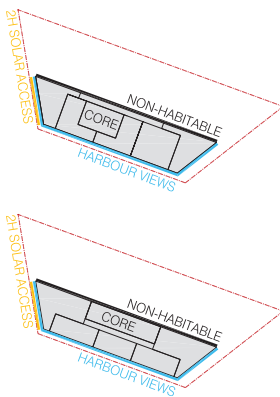
DEVELOPED TELSTRA SITE



VIEW - AMA SITE



FLOOR PLANS - AMA SITE



POSSIBLE APARTMENT CONFIGURATION

Development potential on AMA site with proposed development on Telstra exchange site

| | Comm | Resi | Total |
|------------|---------|---------|---------|
| No. Floors | 10 | 25 | 35 |
| GFA (sqm) | 13360.0 | 13667.5 | 27027.5 |
| FSR (n:1) | 5.7 | 5.9 | 11.6 |

- COMMERCIAL, NON-RESIDENTIAL
- RESIDENTIAL
- TELSTRA EXCHANGE
- CARSTACKER