BATESSMART™

WINTEN PROPERTY GROUP

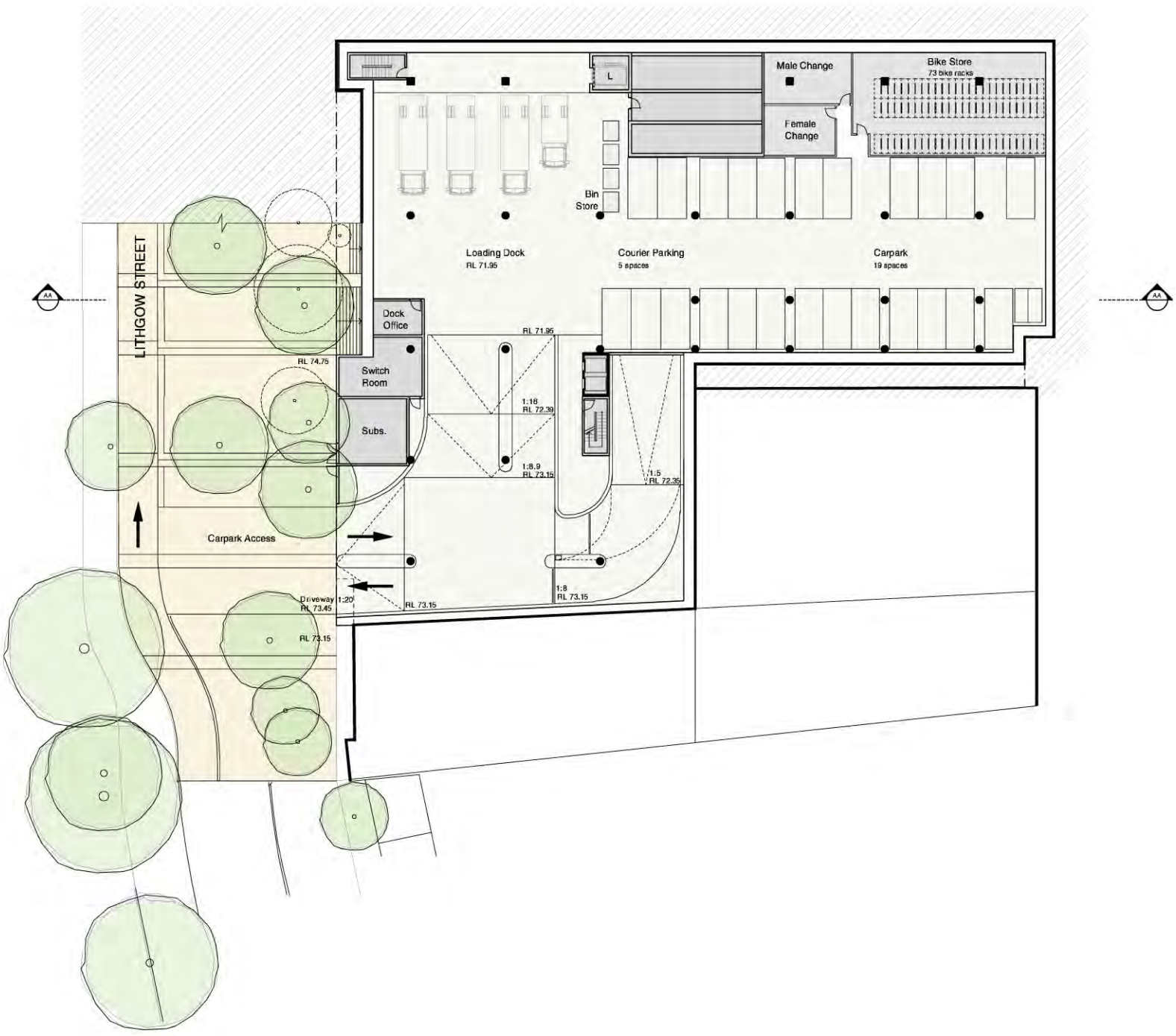
St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-001 Basement B01 (Rev A)
Scale 1:500

Legend

Street trees to be removed



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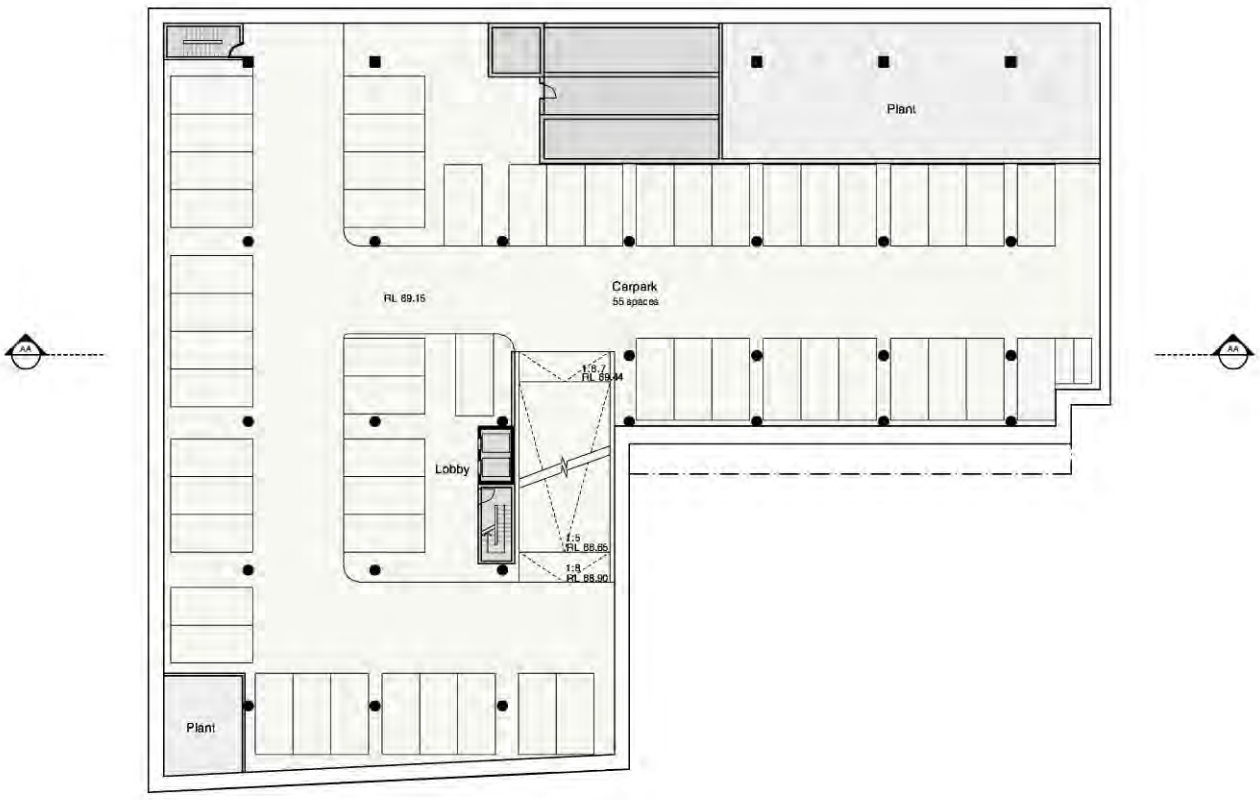
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-002 Basement Typical (Rev A)
Scale 1:500



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WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-GL Ground Lower (Rev A)
Scale 1:500

Legend

Street trees to be removed

'THE FORUM'

PACIFIC HIGHWAY

CHRISTIE STREET

RAILWAY UNDERPASS

LITHGOW STREET

RAILWAY

Existing Cafe

6000

CHRISTIE LANE

RL 78.80

Reception

Lift Lobby
RL 78.45

Lobby
RL 78.45

Retail
RL 78.45
NLA 805sqm

SHARED ZONE

16225

RL 75.51

Total GBA 1830sqm
Total GFA 1757sqm

11565

RL 78.45

THROUGH-SITE LINK

RL 74.75

Lobby

Cafe
RL 78.45

Retail
RL 77.25
NLA 594sqm

23950

CARPARK ACCESS

RL 73.45

RL 73.15

1530

3000

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WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-00 Ground (Rev A)
Scale 1:500

Legend

Street trees to be removed

'THE FORUM'

CHRISTIE STREET

PACIFIC HIGHWAY

RAILWAY UNDERPASS

LITHGOW STREET

RAILWAY

Existing Cafe

6000

CHRISTIE LANE

6000

RL 78.60

L

Reception

Lift Lobby

Lobby
RL 80.65

Total GBA 1221sqm
Total GFA 1172sqm

RL 80.50

Void

Line of bldg over

RL 80.65

Cafe

RL 80.00

SHARED ZONE

16225

RL 75.51

Terrace
RL 80.65

Line of floor over

RL 80.65

15025

CHRISTIE STREET

11565

RL 78.45

Void

Bridge

Void

RL 79.50

15710

RL 74.75

Lobby

RL 78.67

Commercial
RL 80.65
NLA 619sqm

23950

Line of bldg over

CARPARK ACCESS

RL 73.45

RL 73.15

1530

3000

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St Leonards Commerce Centre
88 Christie Street, St Leonards

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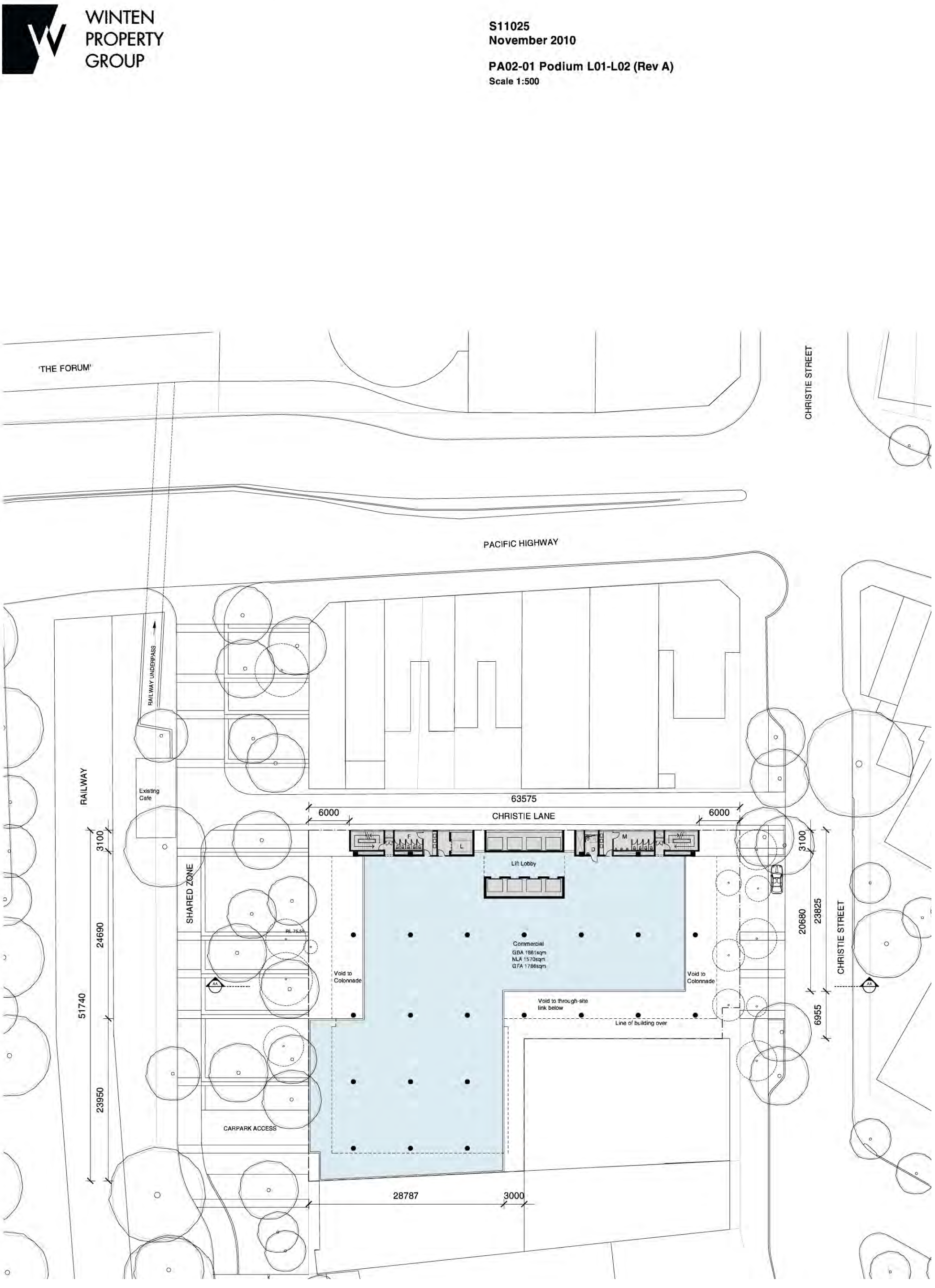
November 2010

PA02-01 Podium L01-L02 (Rev A)
Scale 1:500



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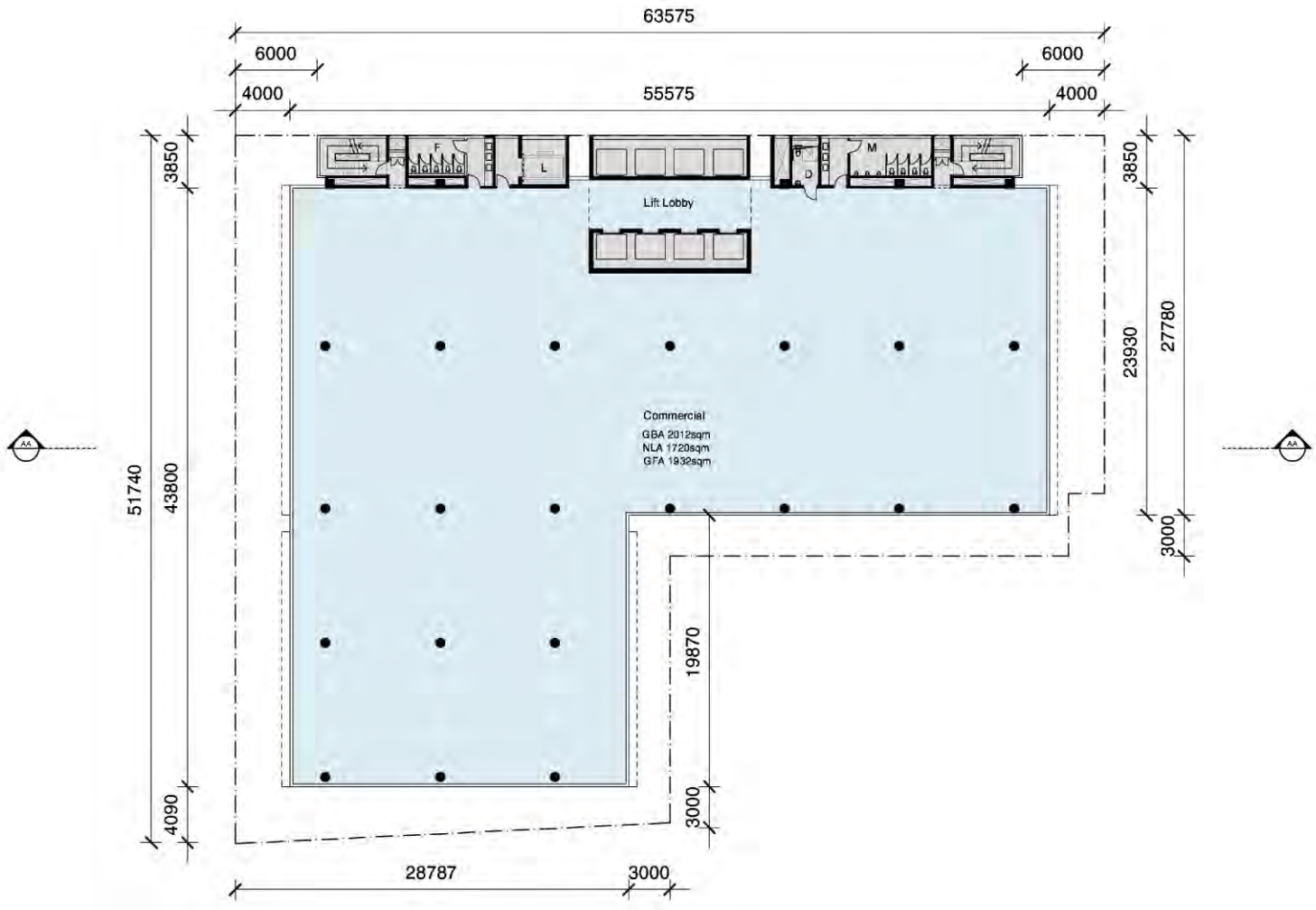
St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-03 Tower Typical-Low Rise (Rev A)
Scale 1:500



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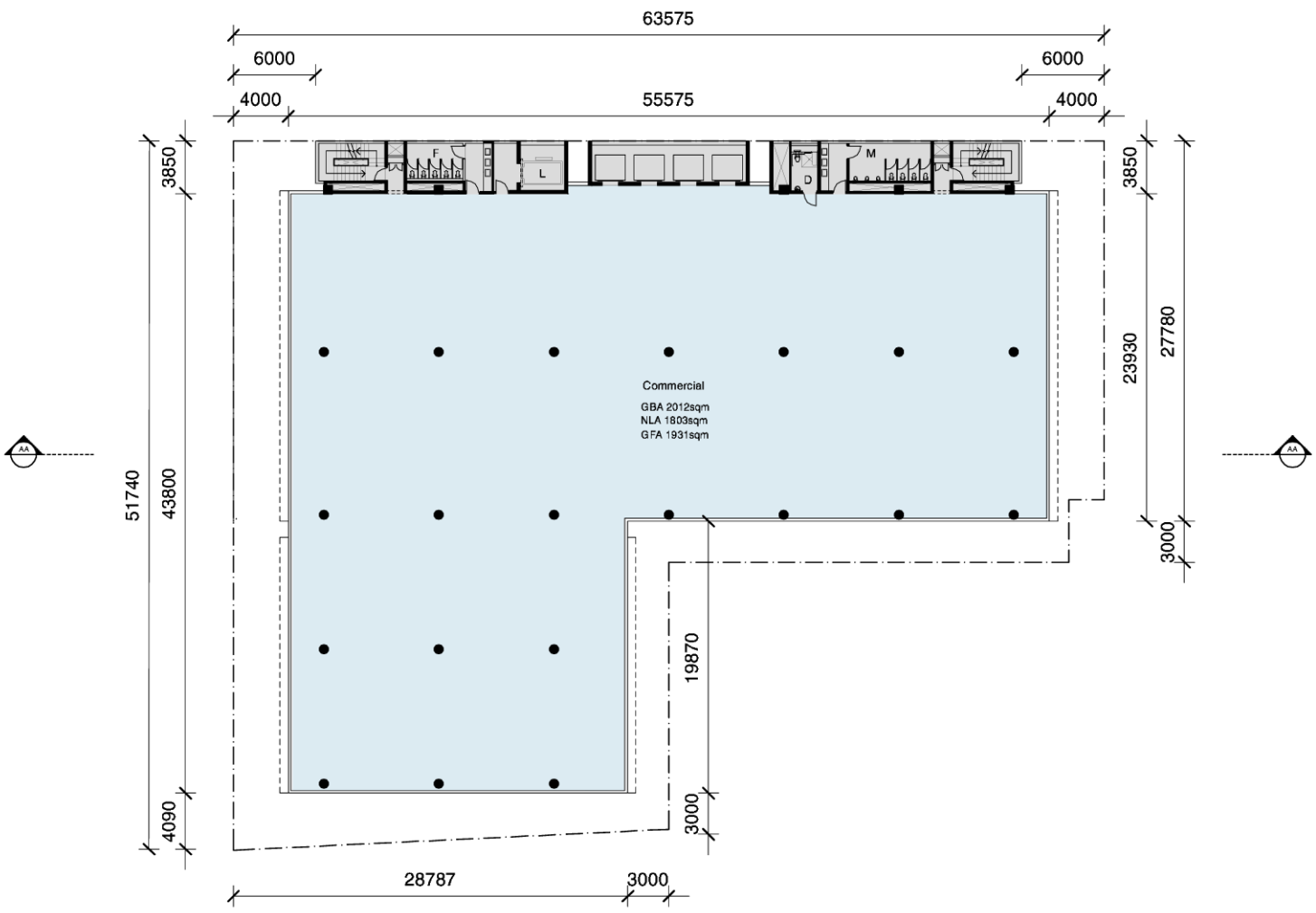
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-11 Tower Typical-High Rise (Rev A)
Scale 1:500



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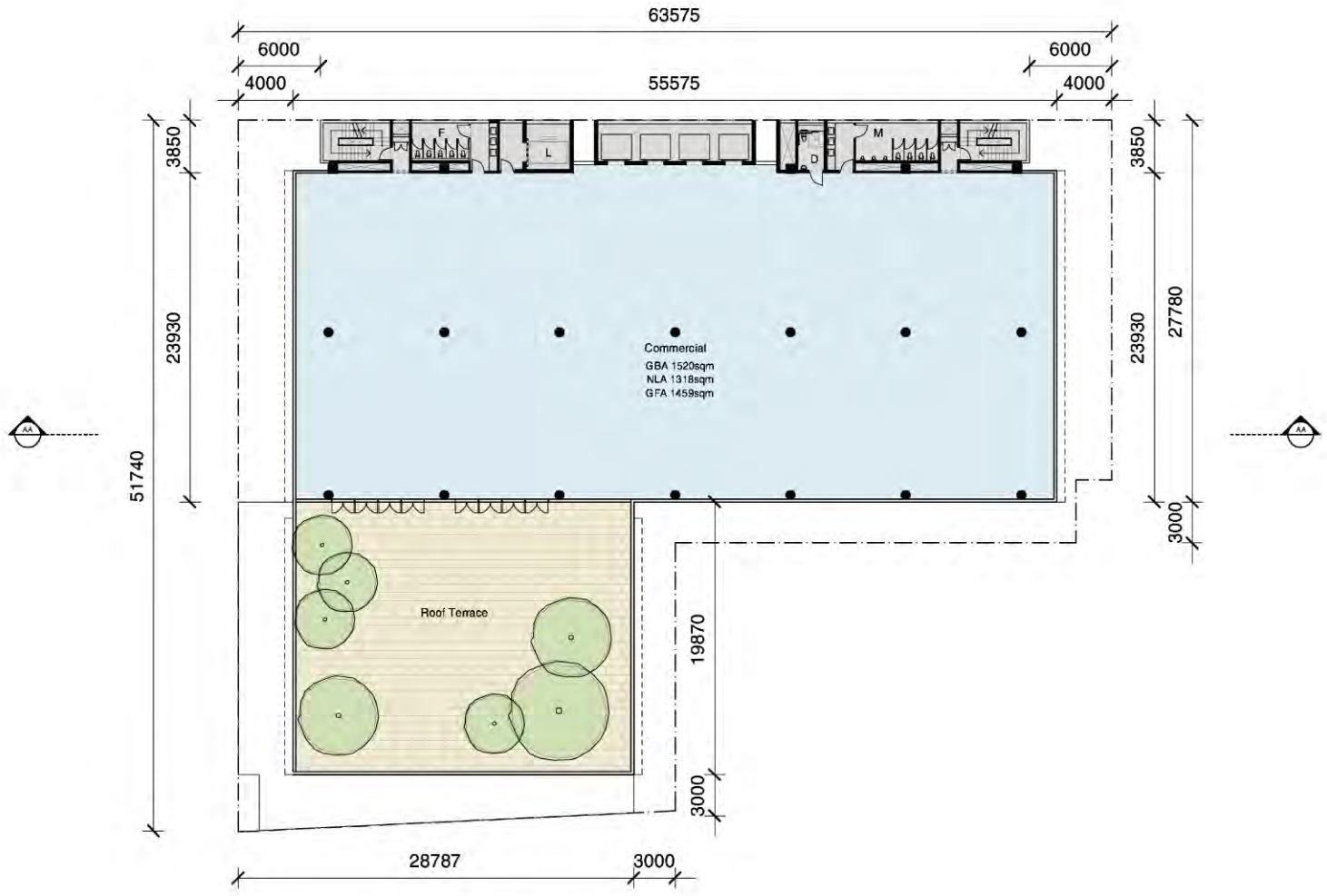
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-15 Tower L15 (Rev A)
Scale 1:500



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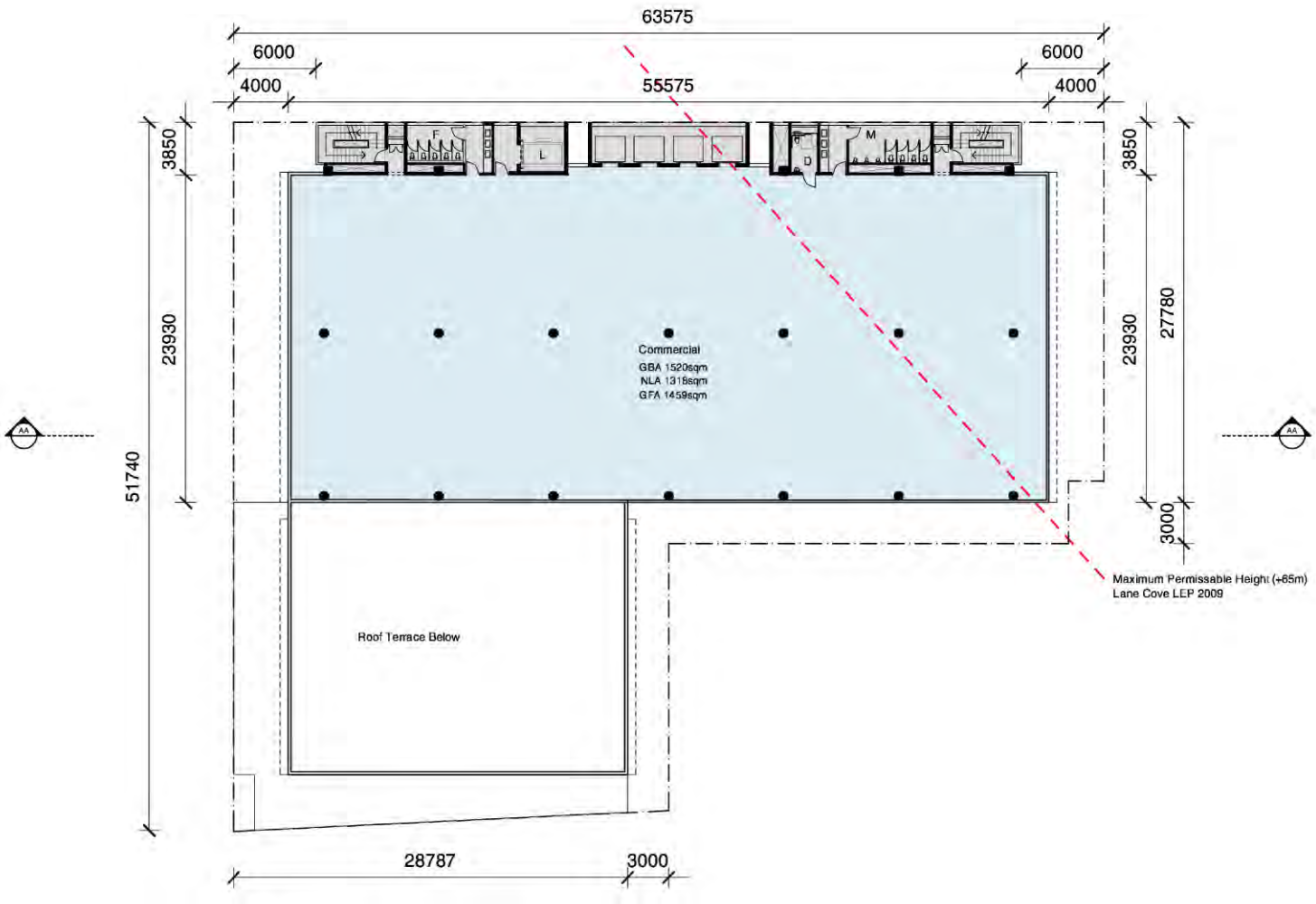
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-16 Tower L16 (Rev A)
Scale 1:500



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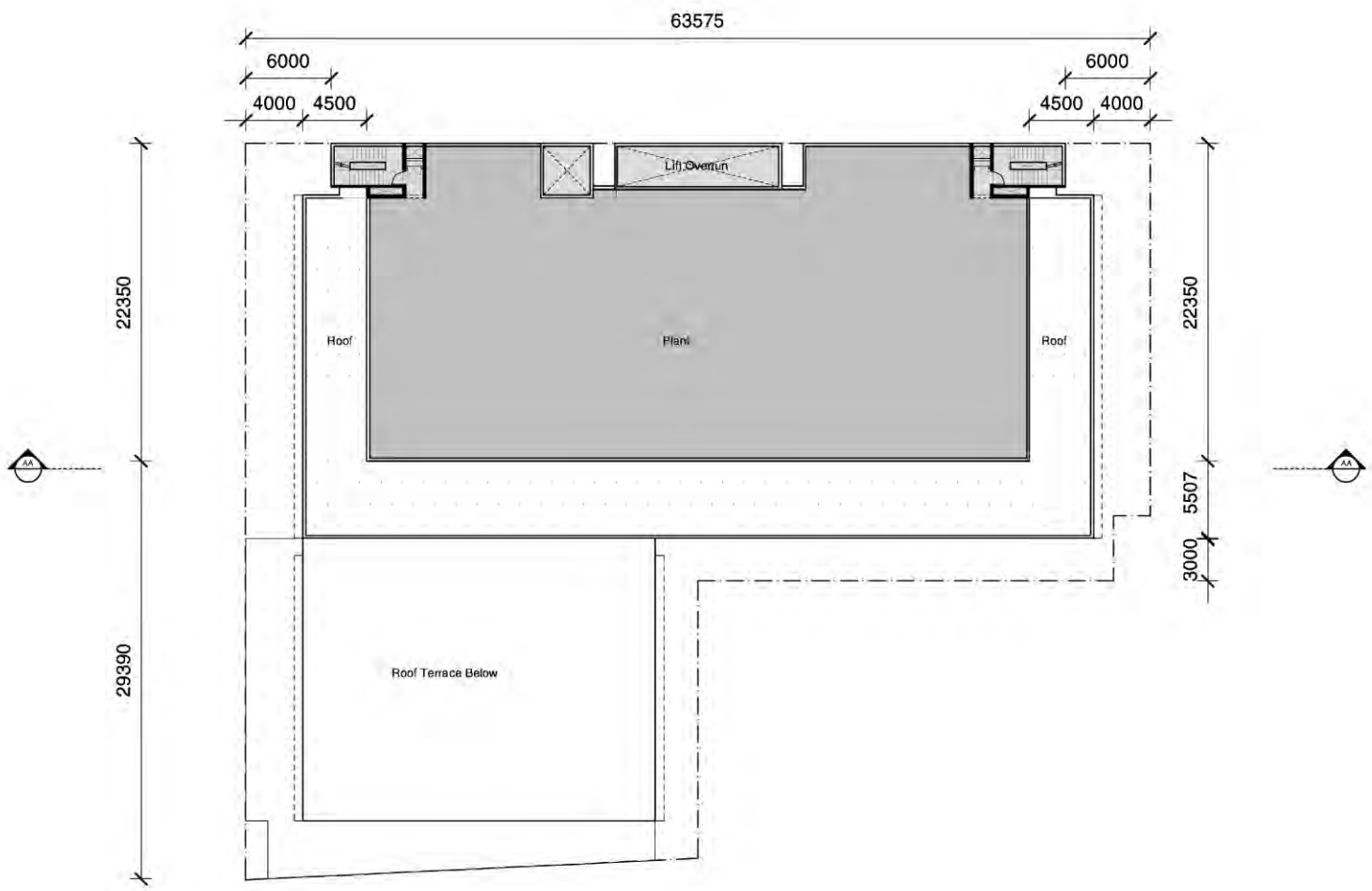
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA02-17 Plant (Rev A)
Scale 1:500



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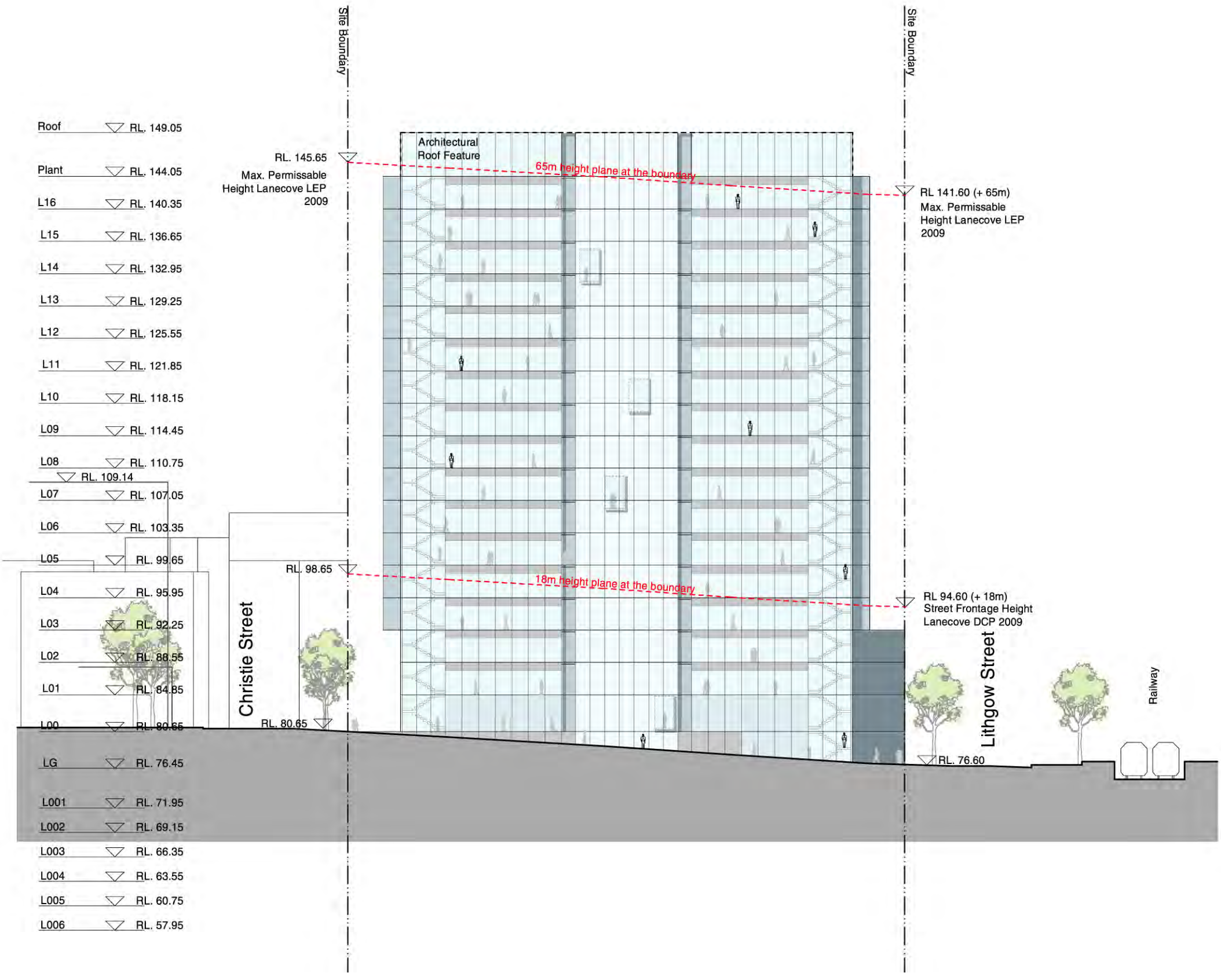
St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA05-004 Elevation North (Rev A)
Scale 1:500



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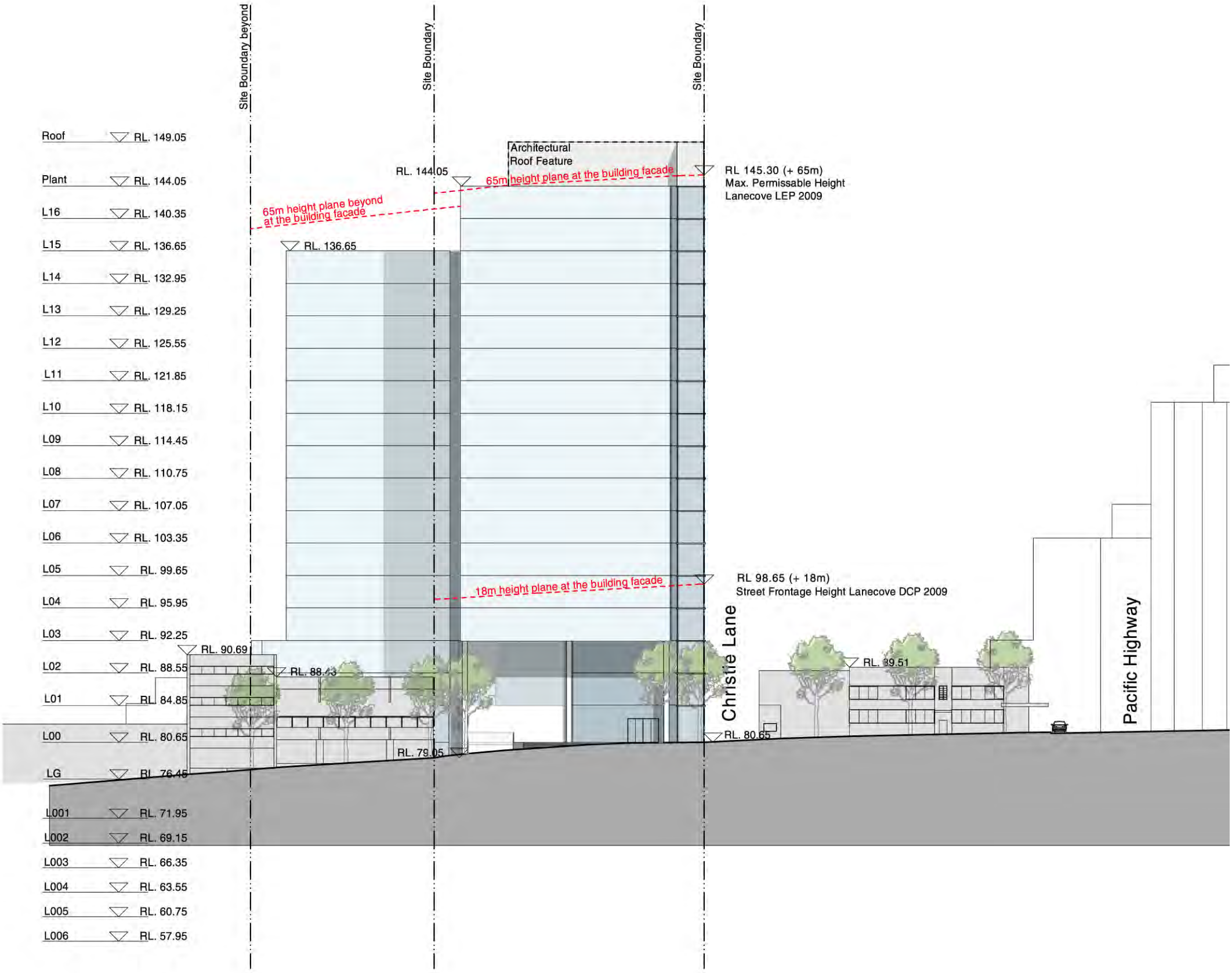
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA05-003 Elevation East (Rev A)
Scale 1:500



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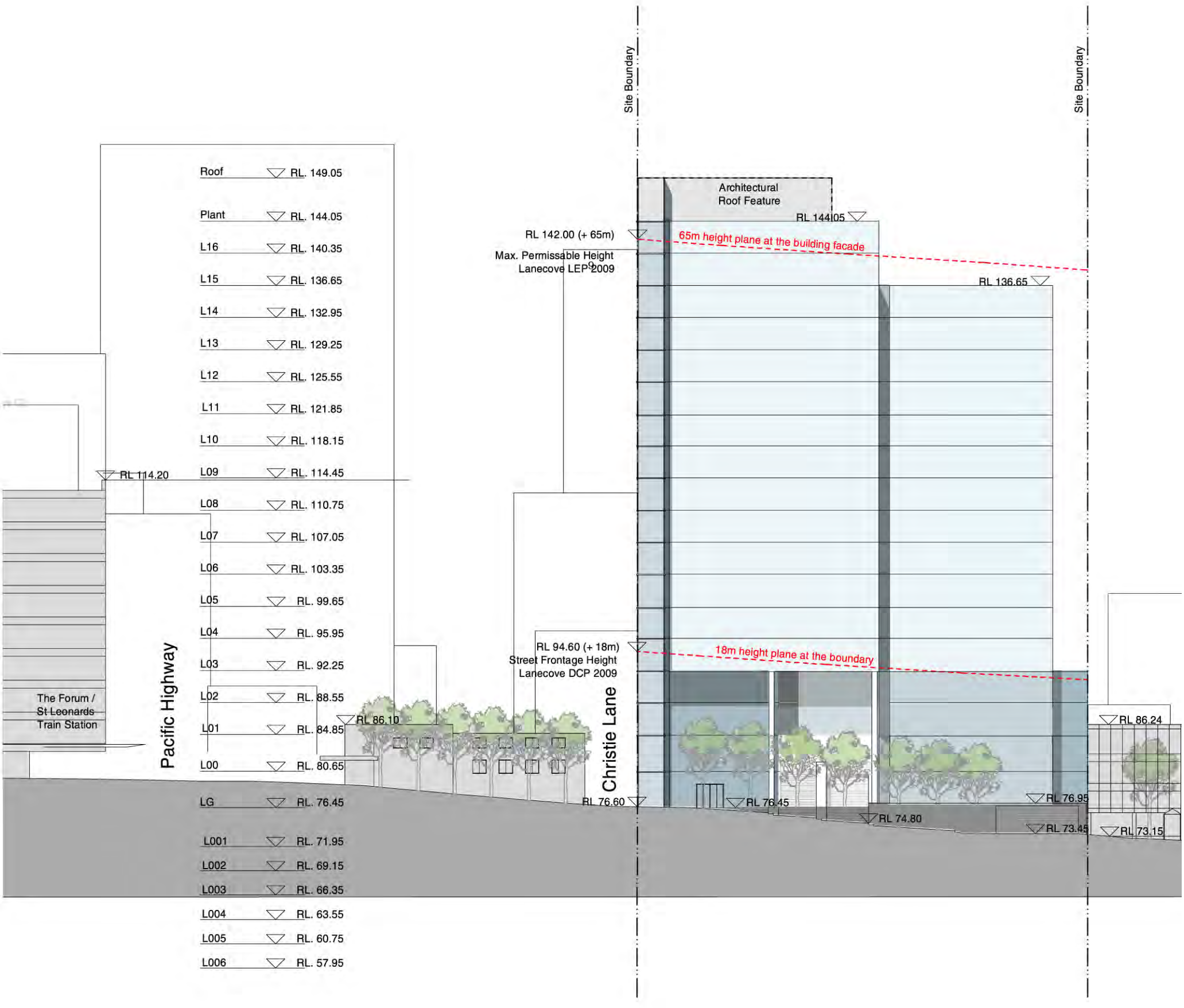
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA05-001 Elevation West (Rev A)
Scale 1:500



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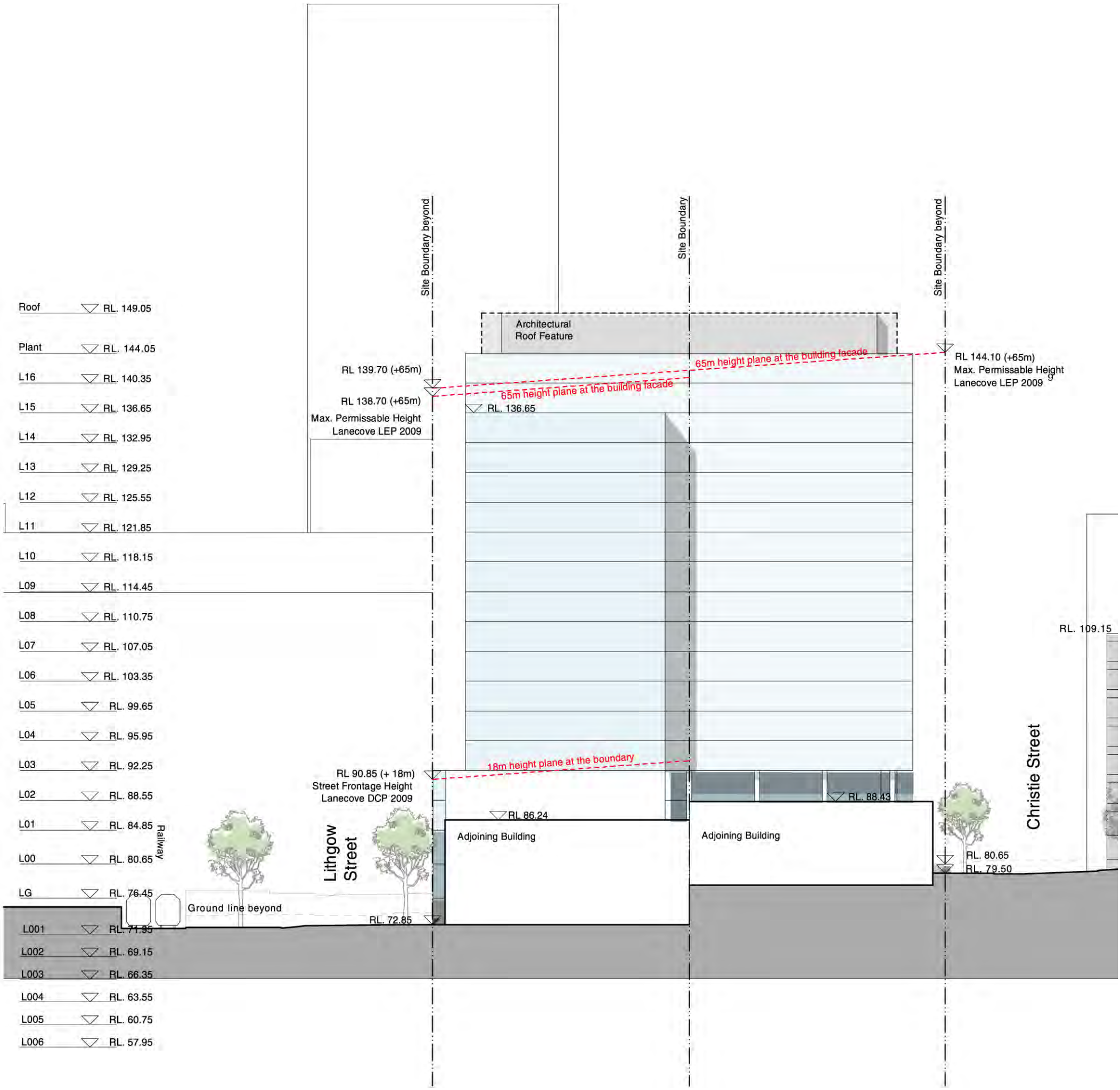
WINTEN PROPERTY GROUP

St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA05-002 Elevation South (Rev A)
Scale 1:500



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St Leonards Commerce Centre
88 Christie Street, St Leonards

S11025
November 2010

PA06-01 Section AA (Rev A)
Scale 1:500

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St Leonards Commerce Centre

88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Concept Plan Application - Preferred Project

Area Schedule

Level	Location	Use	GBA	GFA	NLA	NLA/GBA %	Parking
			(m²)	(m²)	(m²)		cars
				(Assume 96% GBA)			
Plant	ARF	Plant	1032				
Level 16	High Rise	Commercial	1520	1459	1318	87%	
Level 15	High Rise	Commercial	1520	1459	1318	87%	
Level 14	High Rise	Commercial	2012	1932	1802	90%	
Level 13	High Rise	Commercial	2012	1932	1802	90%	
Level 12	High Rise	Commercial	2012	1932	1802	90%	
Level 11	High Rise	Commercial	2012	1932	1802	90%	
Level 10 Motor Room	High Rise	Commercial	2012	1932	1720	85%	
Level 09 Overrun	High Rise	Commercial	2012	1932	1720	85%	
Level 08 Transfer	High Rise	Commercial	2012	1932	1720	85%	
Level 07	Low Rise	Commercial	2012	1932	1720	85%	
Level 06	Low Rise	Commercial	2012	1932	1720	85%	
Level 05	Low Rise	Commercial	2012	1932	1720	85%	
Level 04	Low Rise	Commercial	2012	1932	1720	85%	
Level 03	Low Rise	Commercial	2012	1932	1720	85%	
Level 02	Podium	Commercial	1861	1787	1570	84%	
Level 01	Podium	Commercial	1861	1787	1570	84%	
Ground 00	Podium	Lobby/Commercial	1221	1172	619		
Lower Ground LG	Podium	Lobby/Retail	1830	1757	1399		
B01	Basement	Carpark	2374				19
B02	Basement	Carpark	2230				55
B03	Basement	Carpark	2230				55
B04	Basement	Carpark	2230				55
B05	Basement	Carpark	2230				55
B06	Basement	Carpark	2230				55
TOTAL			48513	32599	28762		294

Summary

Site Area	2589.5m²
Allowable FSR (Lane Cove Local Environmental Plan, LEP 2009)	14:1
Permissable GFA (m²) (Lane Cove Local Environmental Plan, LEP 2009)	36253

Total Retail GFA (m²): 2018

Total Commercial GFA (m²): 30581

Proposal Summary

GFA (m²)	32599
FSR	12.6:1

Carparking Summary (Lane Cove DCP, 2010)

Maximum 1 car space per 110sqm GFA	
Total Allowable car spaces	296
Proposed Carpark Numbers	294
Proposed Typical Level Carpark Efficiency (m²/car)	41

Motorcycle parking Summary (Lane Cove DCP, 2010)

I motorcycle space per 25 car spaces	
Total Allowable motorcycle spaces	12
Proposed Motorcycle Spaces	12

Bicycle parking Summary (Lane Cove DCP, 2010)

Bicycle Lockers	
1 per 600sqm GFA (commercial)	51
1 per 450sqm GFA (retail)	4
Proposed Bike Locker Numbers	55
Bicycle Racks	
1 per 12 units (commercial)	4
1 per 150sqm GFA (retail)	13
Proposed Bike Rack Numbers	18
Total Bike store number	73

Definitions:

Gross Floor Area (GFA) Lane Cove Local Environmental Plan, 2009

The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at the height of 1.4 metres above the floor, and includes:

a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
    (i) storage, and
    (ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less then 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

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WINTEN PROPERTY GROUP

St Leonards Commerce Centre

88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Concept Plan Application - Preferred Project

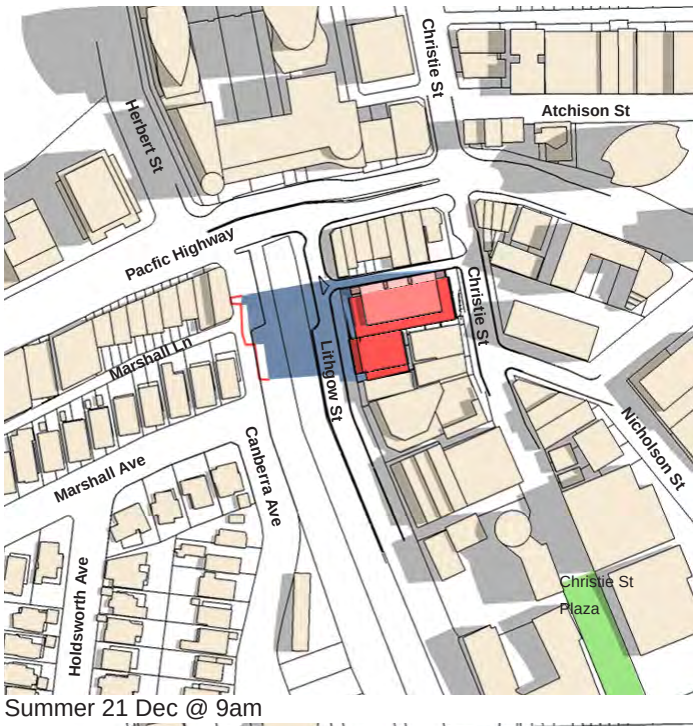
Shadow Diagrams

Proposed Development Envelope

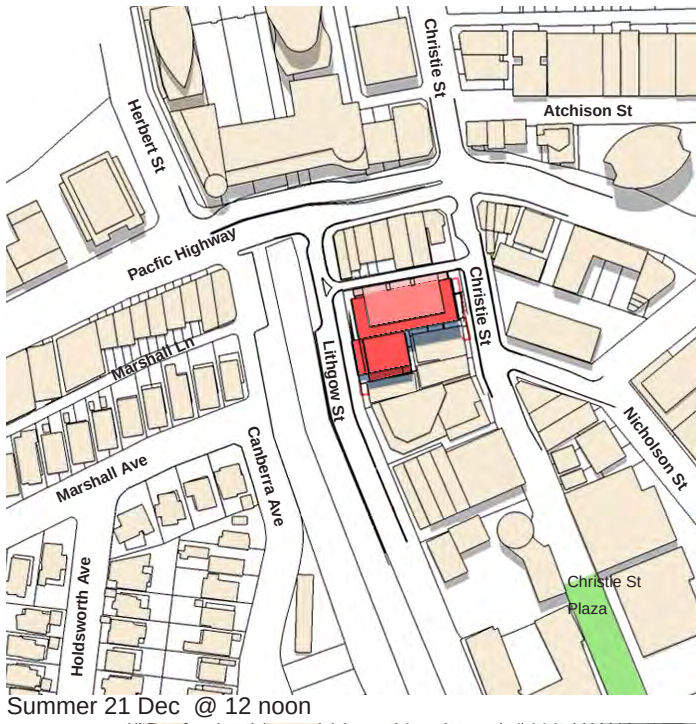
Summer Solstice, Winter Solstice
9am, 12 noon, 3pm

Legend

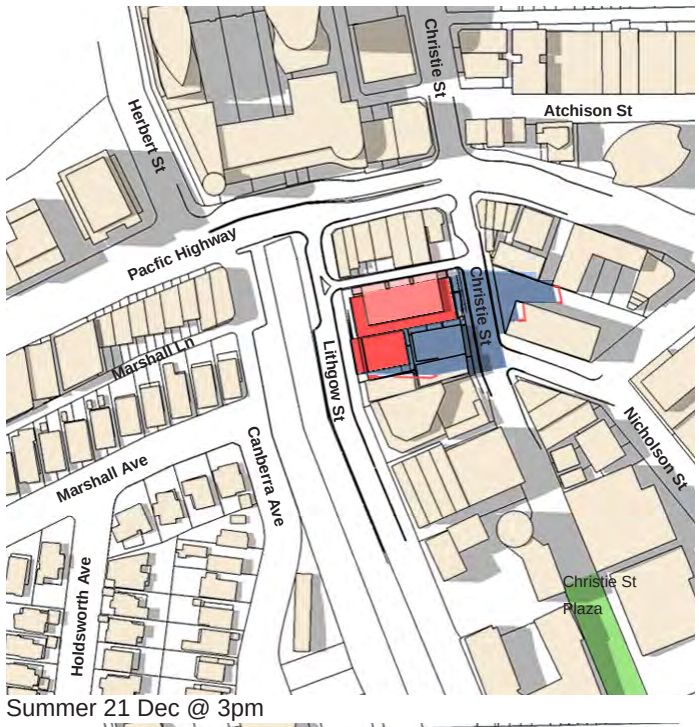
- Proposed Development Envelope
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Buildings
- Existing Shadow
- Extent of overshadowing from previous development envelope



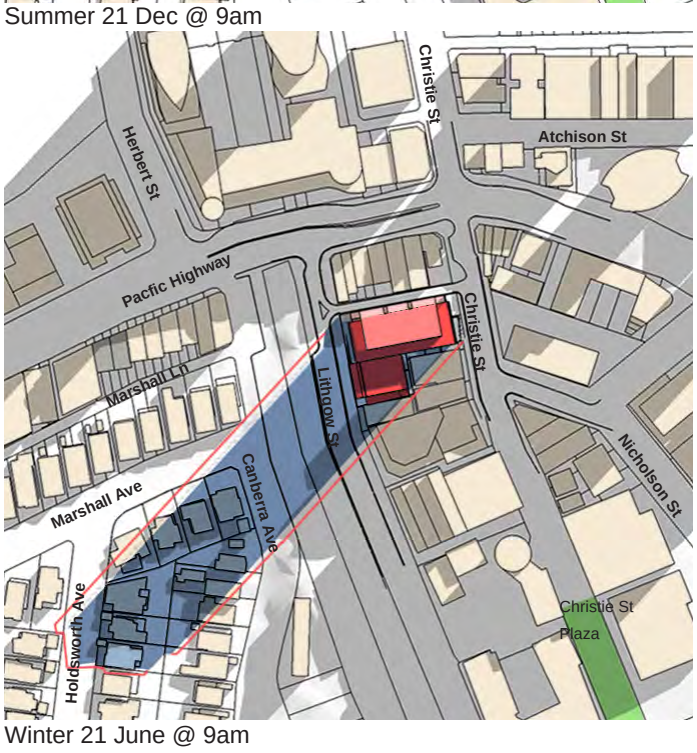
Summer 21 Dec @ 9am



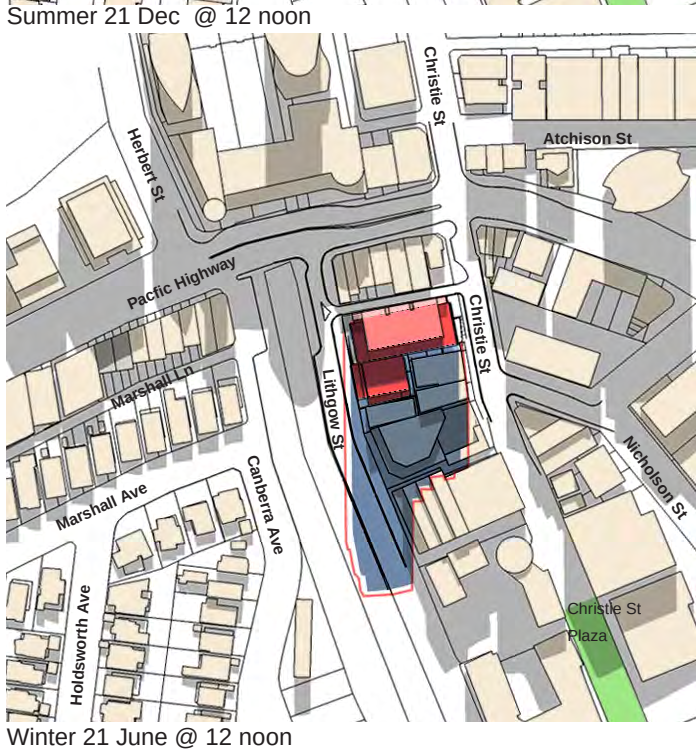
Summer 21 Dec @ 12 noon



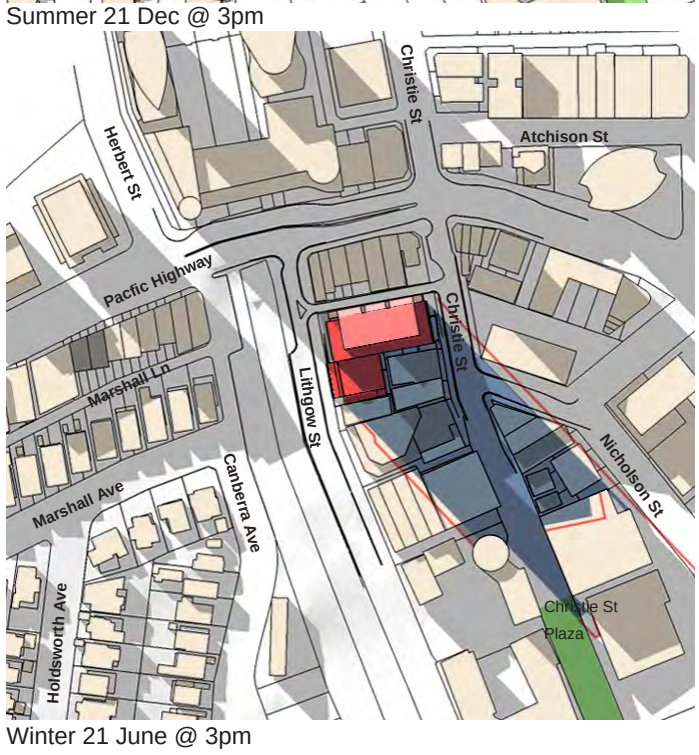
Summer 21 Dec @ 3pm



Winter 21 June @ 9am



Winter 21 June @ 12 noon



Winter 21 June @ 3pm

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WINTEN PROPERTY GROUP

St Leonards Commerce Centre

88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

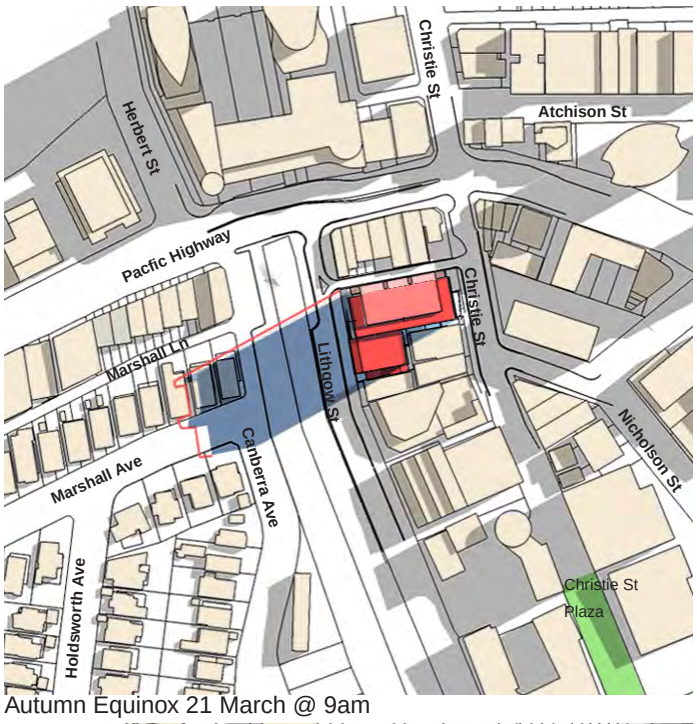
Shadow Study

Proposed Development Envelope

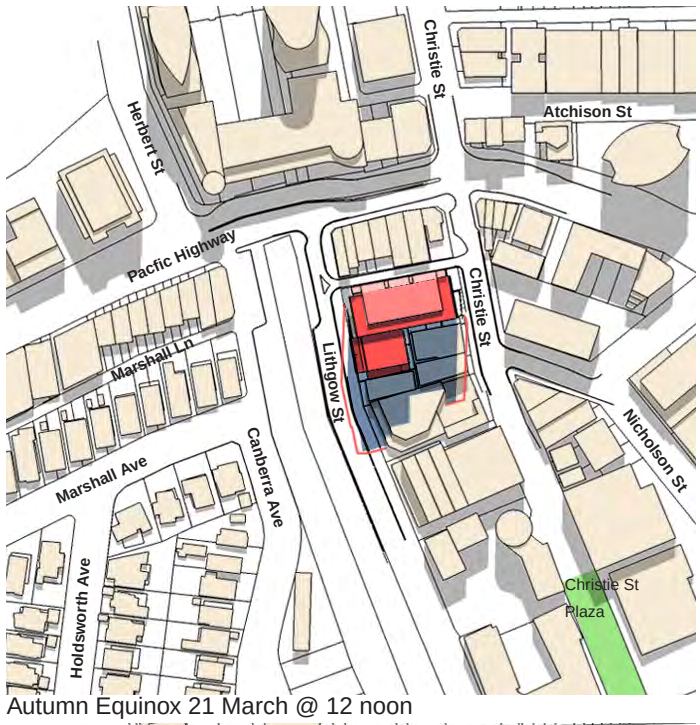
Equinoxes
9am, 12 noon, 3pm

Legend

- Proposed Development Envelope
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Buildings
- Existing Shadow
- Extent of overshadowing from previous development envelope

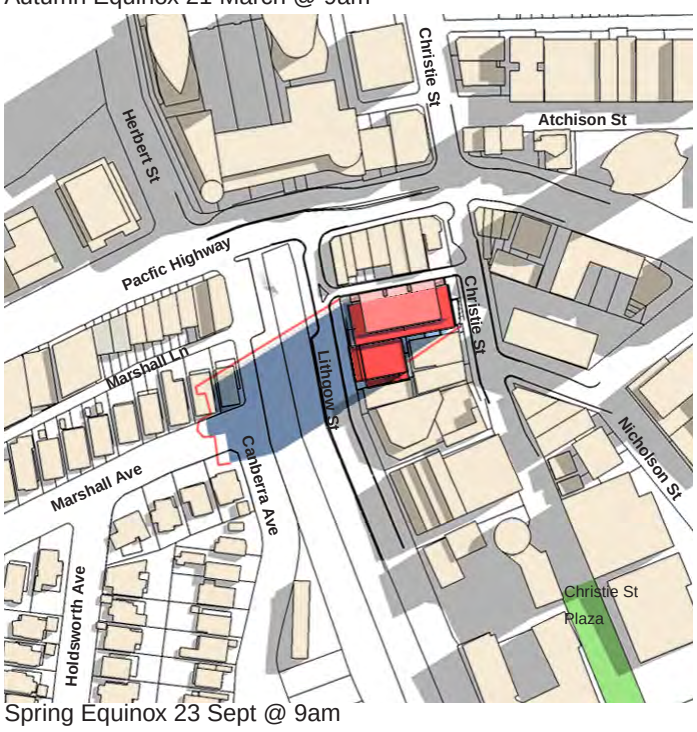


Autumn Equinox 21 March @ 9am

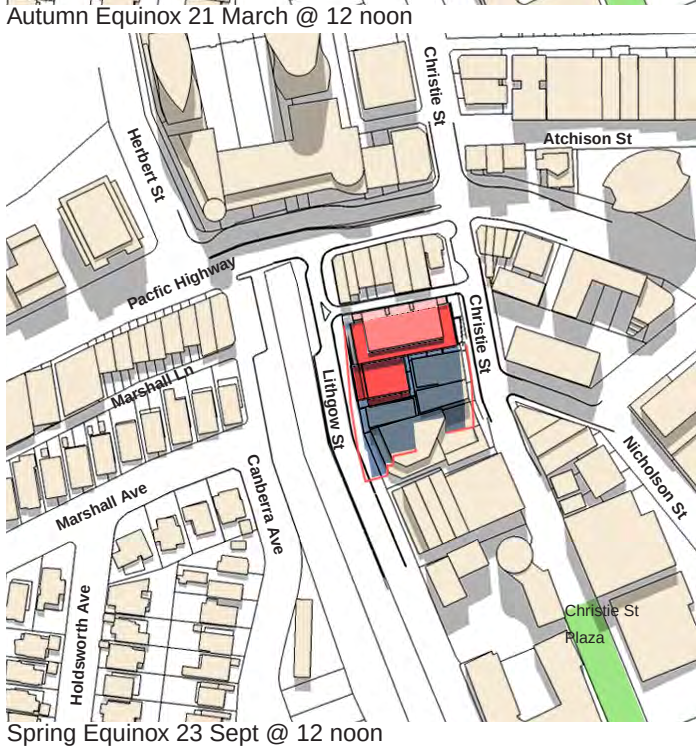


Autumn Equinox 21 March @ 12 noon

Autumn Equinox 21 March @ 3 pm



Spring Equinox 23 Sept @ 9am



Spring Equinox 23 Sept @ 12 noon

Spring Equinox 23 Sept @ 3 pm

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St Leonards Commerce Centre

88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Shadow Study
Concept Plan Application - Preferred Project

Impact on Christie Street plaza

Winter Solstice

Legend

- Proposed Development Envelope
- Increase in shadow by Proposeal
- Existing Buildings
- Existing Shadow
- Christie Street park
- Area of existing overshadowing in Christie Street Park

Existing overshadowing, 21st June @ 2.15pm

Overshadowing by proposal, 21st June @ 2.15pm

Existing overshadowing, 21st June @ 2.30pm

Overshadowing by proposal, 21st June @ 2.30pm

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St Leonards Commerce Centre

88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Shadow Study
Concept Plan Application - Preferred Project

Impact on Christie Street plaza

Winter Solstice

Legend

- Proposed Development Envelope
- Increase in shadow by Proposeal
- Existing Buildings
- Existing Shadow
- Christie Street park
- Area of existing overshadowing in Christie Street Park

Existing overshadowing, 21st June @ 2.45pm

Overshadowing by proposal, 21st June @ 2.45pm

Existing overshadowing, 21st June @ 3pm

Overshadowing by proposal, 21st June @ 3pm

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WINTEN PROPERTY GROUP

St Leonards Commerce Centre

88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

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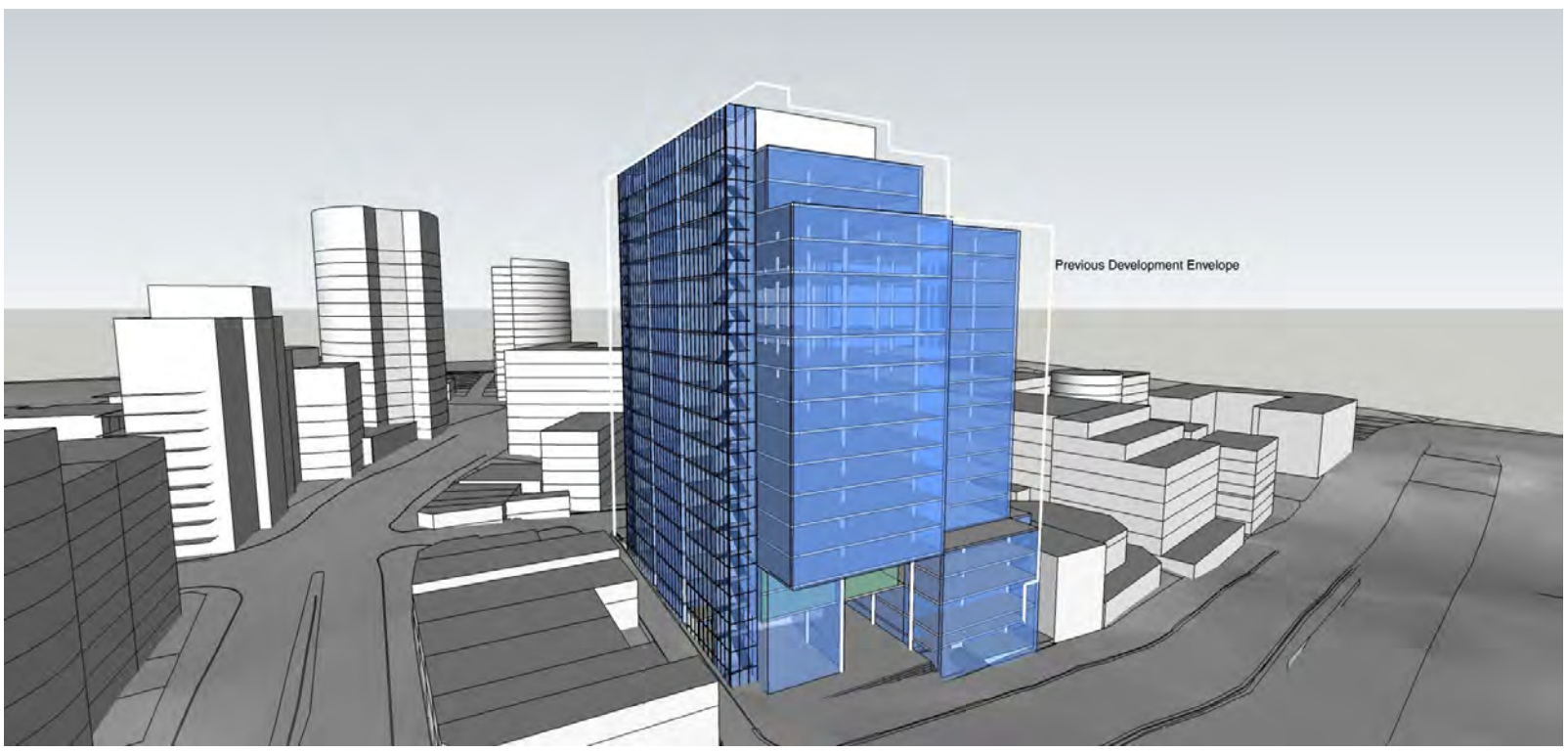
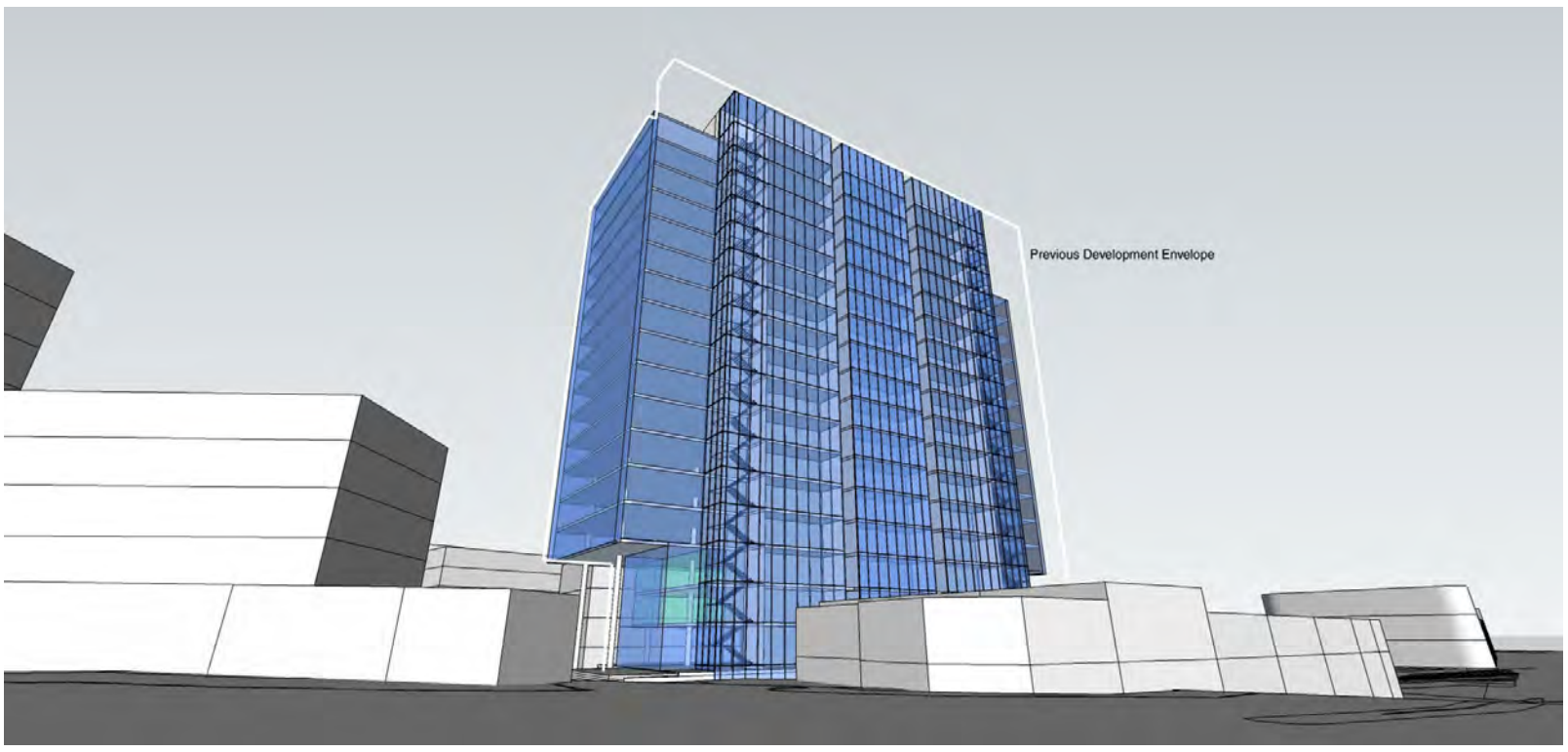
88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 1
>4.5m setback to south tower form and upper levels of north tower
>podium aligned to boundary
>16m reduction in width to core
>1975sqm GFA loss (5.4%)
>core articulation

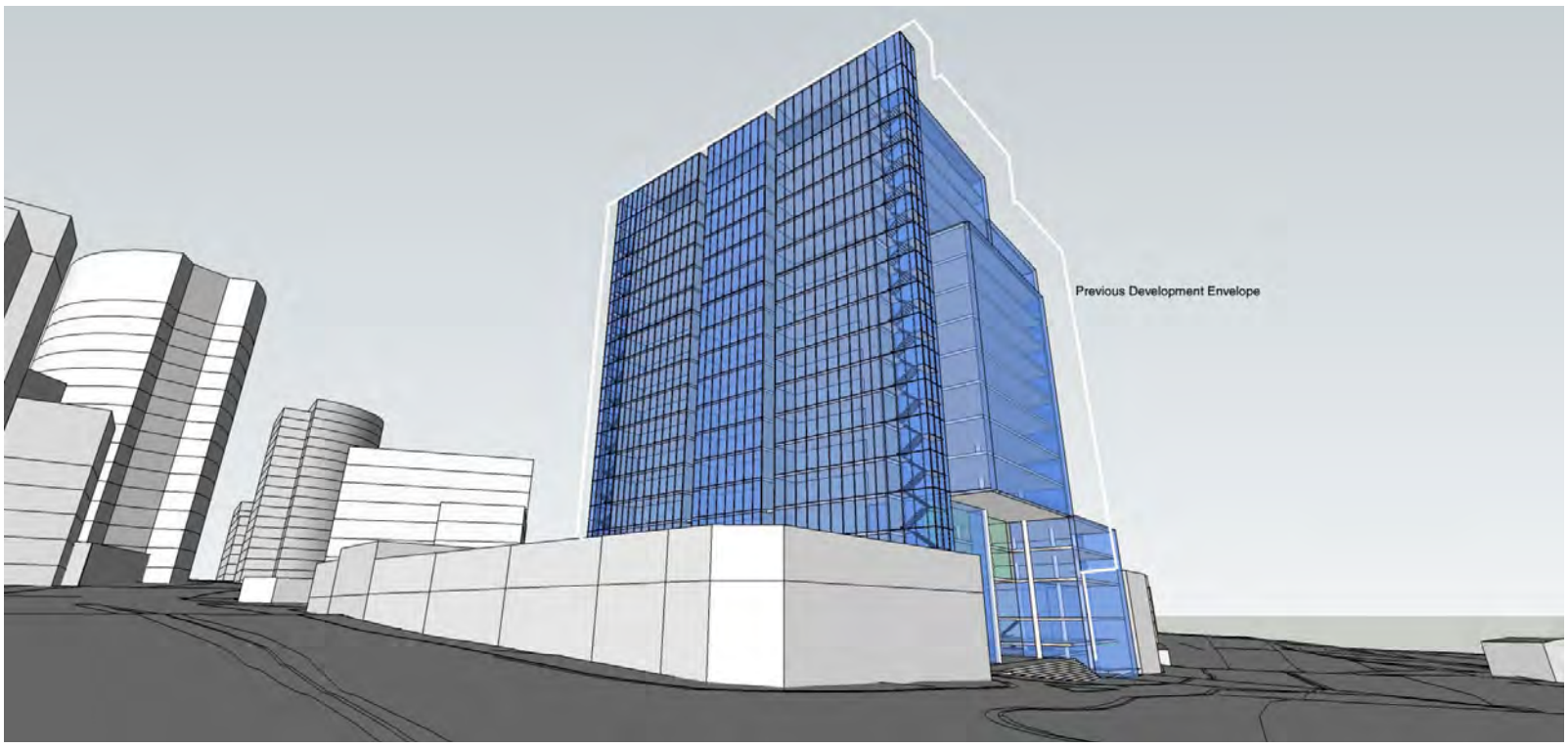


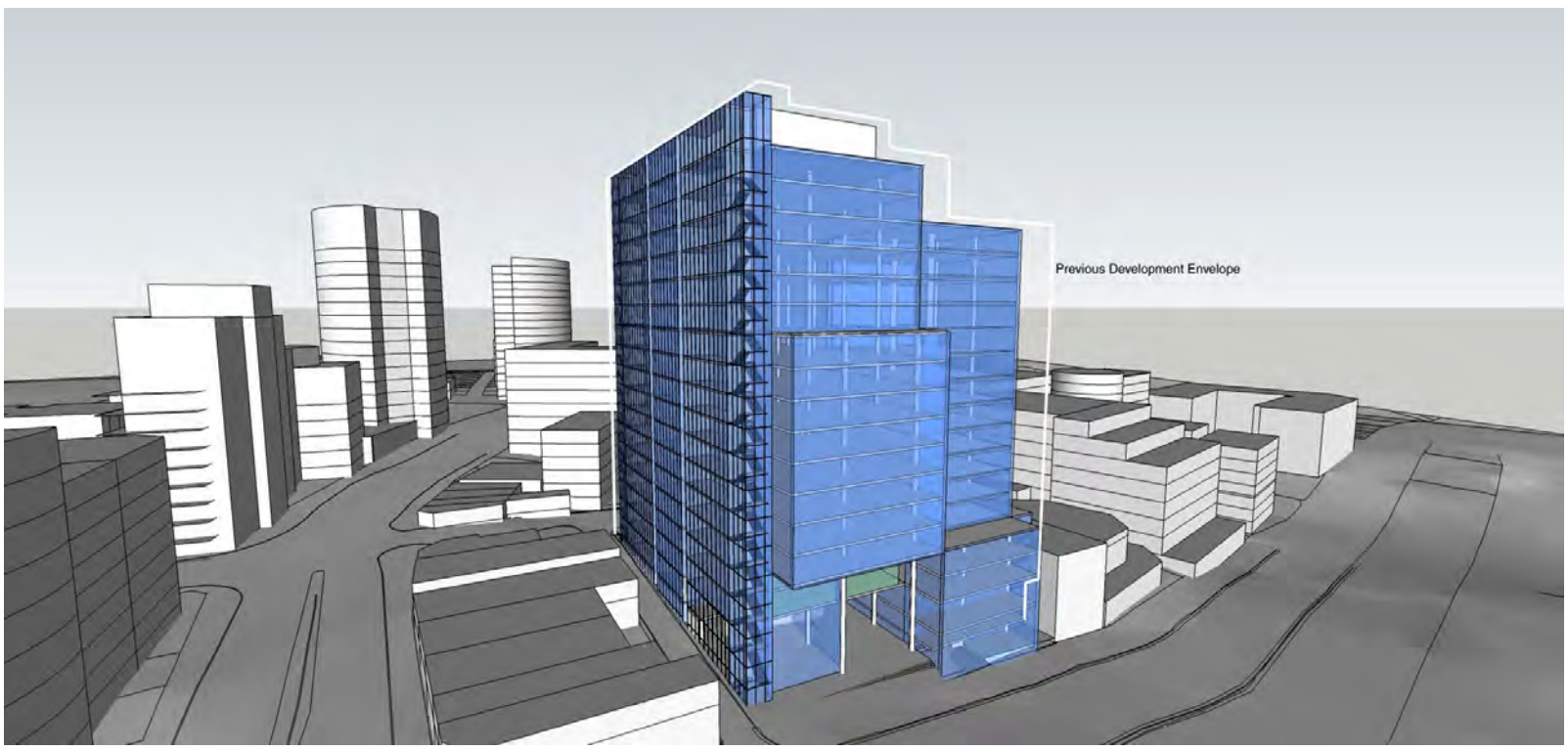


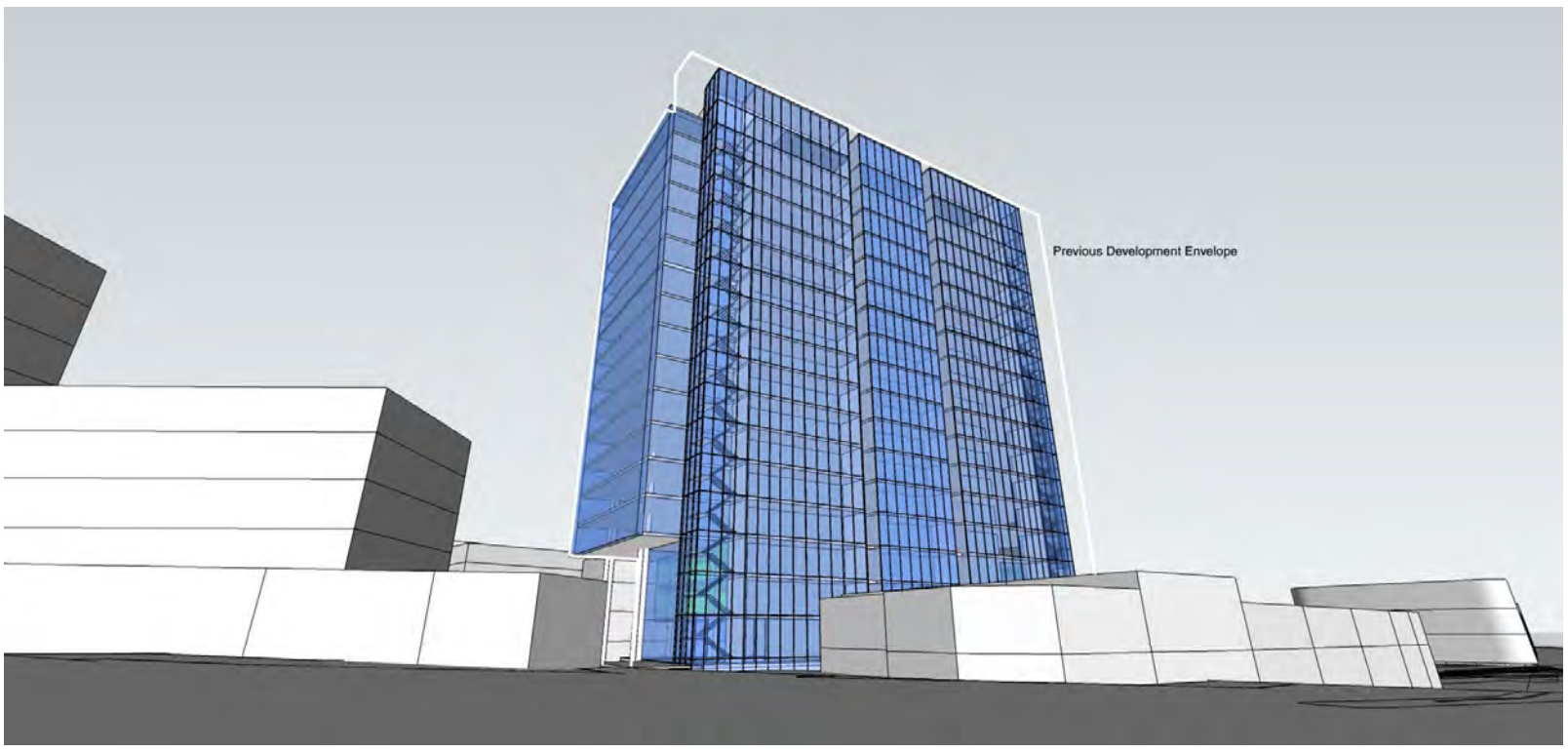
88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 2
>4.5m setback to south form
>lower north tower floorplate aligned with Forum commercial bldg height
>4.5m setback to upper portion of north tower
>podium aligned to boundary
>9m reduction in width to core
>1705sqm GFA loss (4.7%)
>core articulation



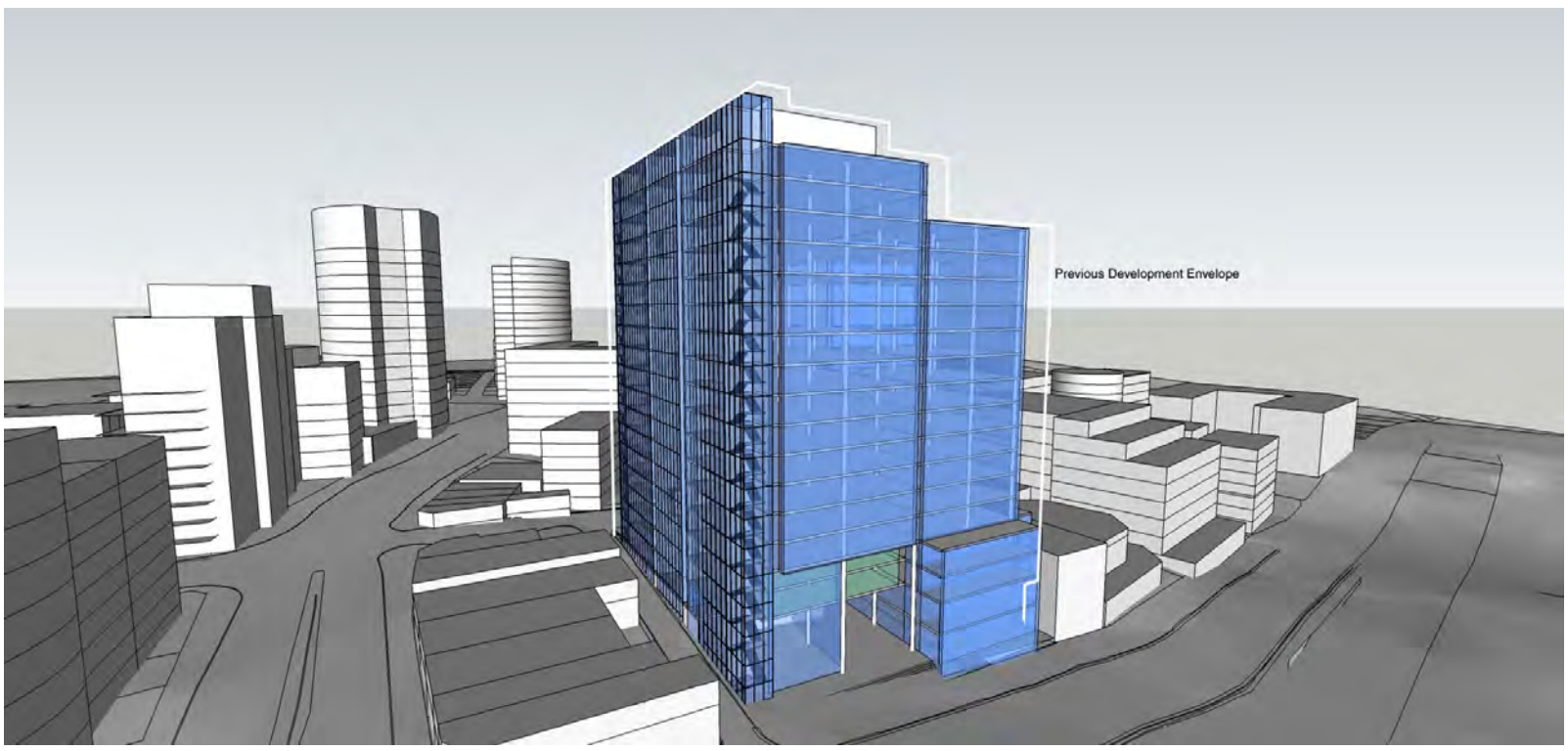


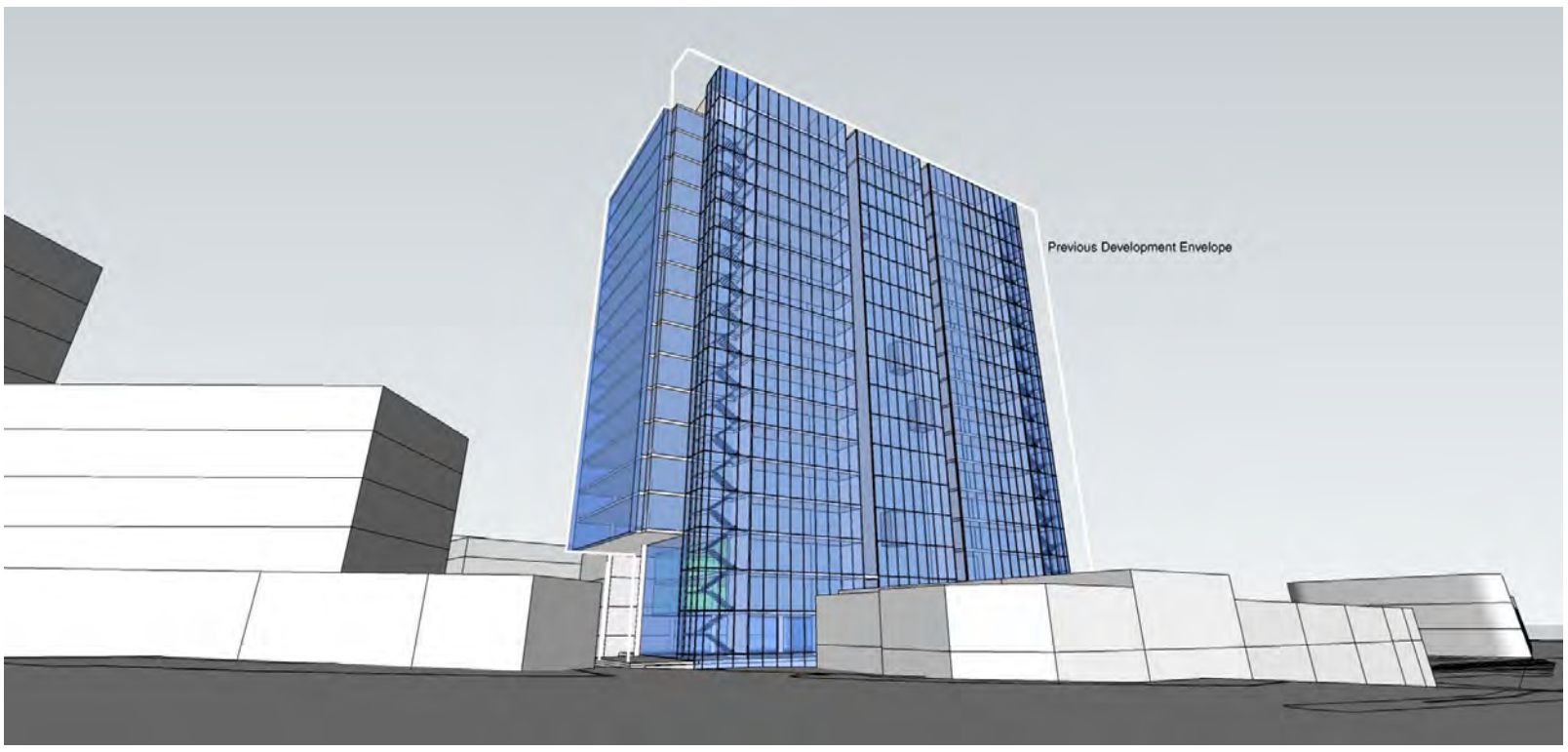


88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 3
>4.5m setback to both south and north tower forms
>podium aligned to boundary
>9m reduction in width to core
>4.5m reduction in building width
>2975sqm GFA loss (8.2%)
>core articulation





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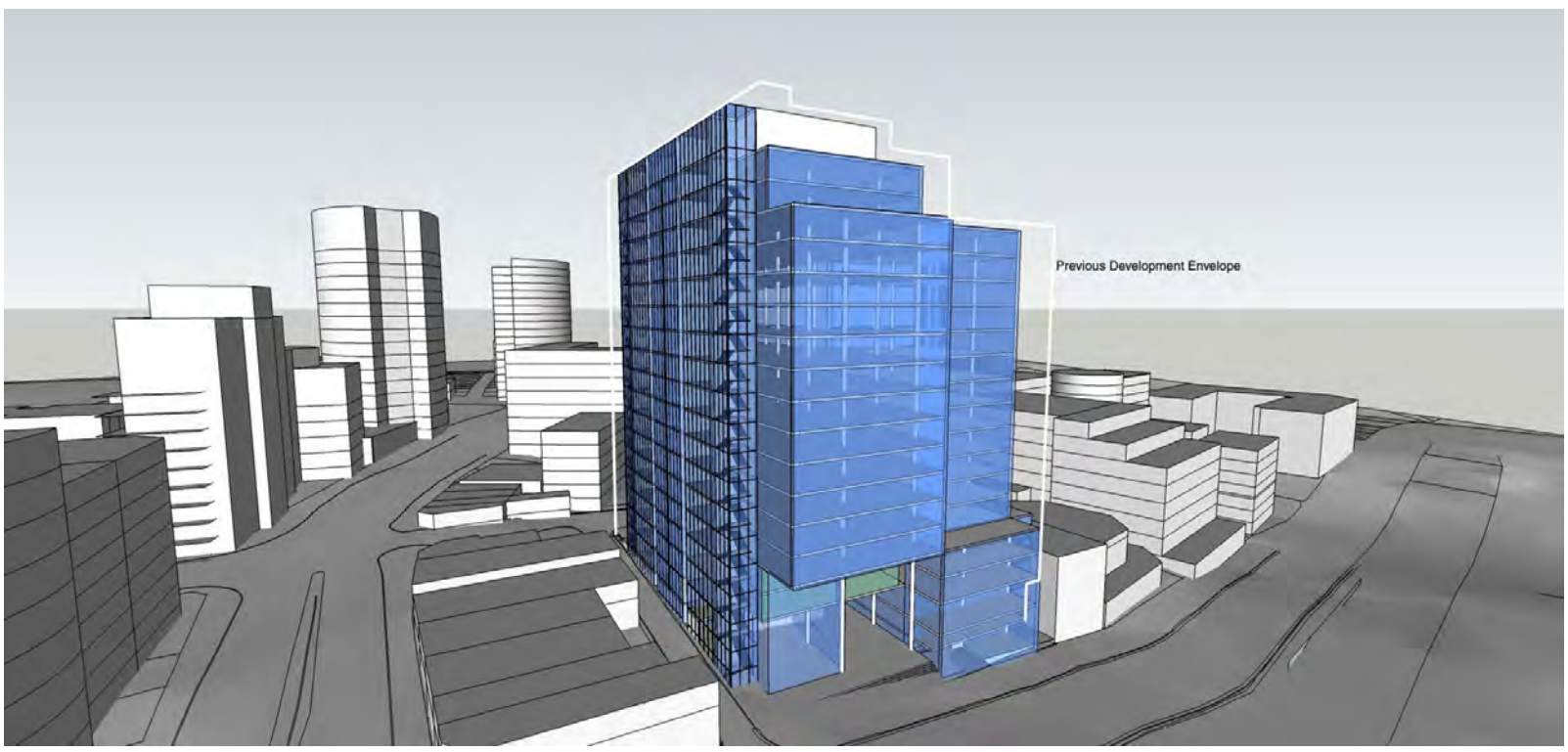
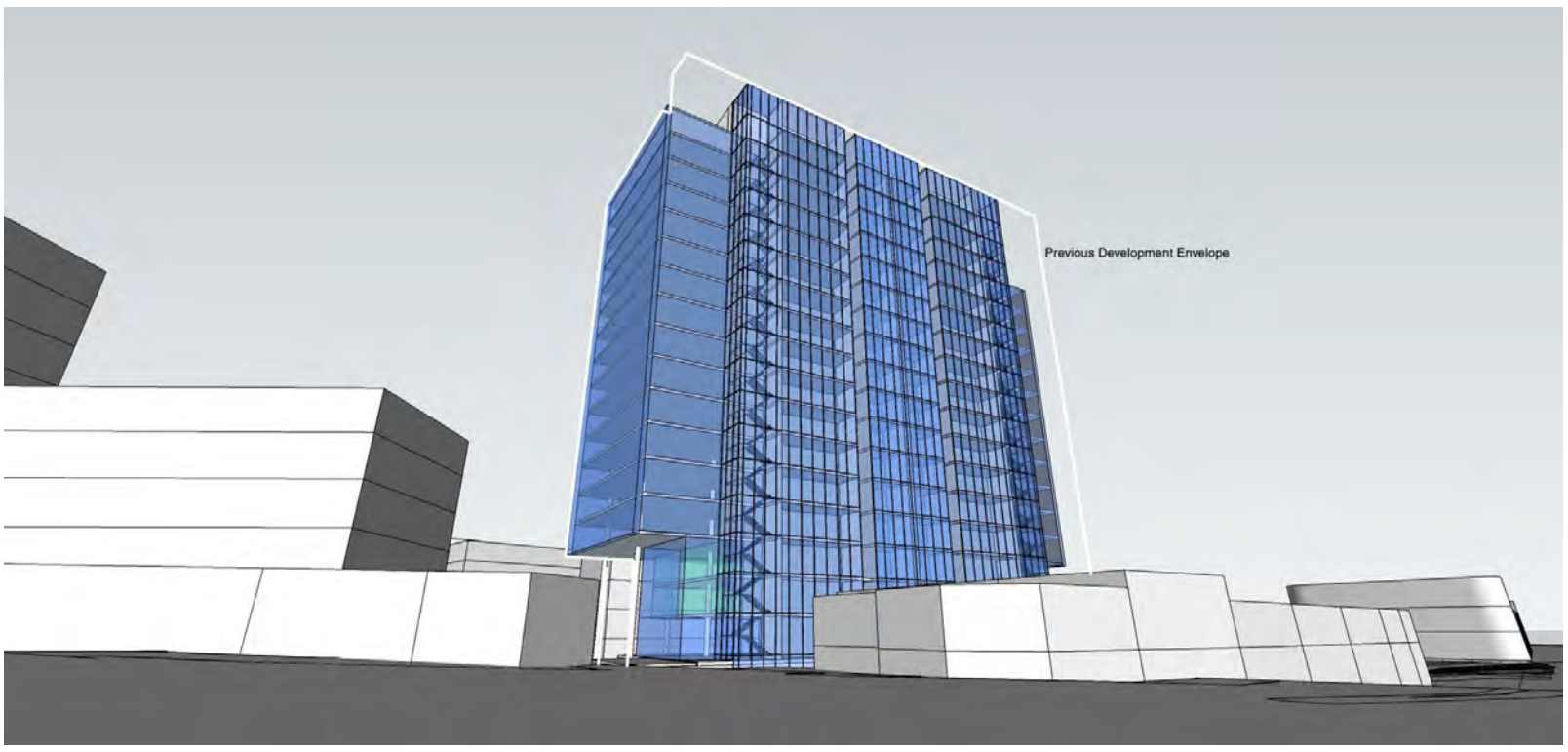
88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 4
>6m setback to south tower form and upper north tower
>core articulation
>16m reduction to core width
>podium aligned to boundary
>3425sqm GFA loss (6.3%)

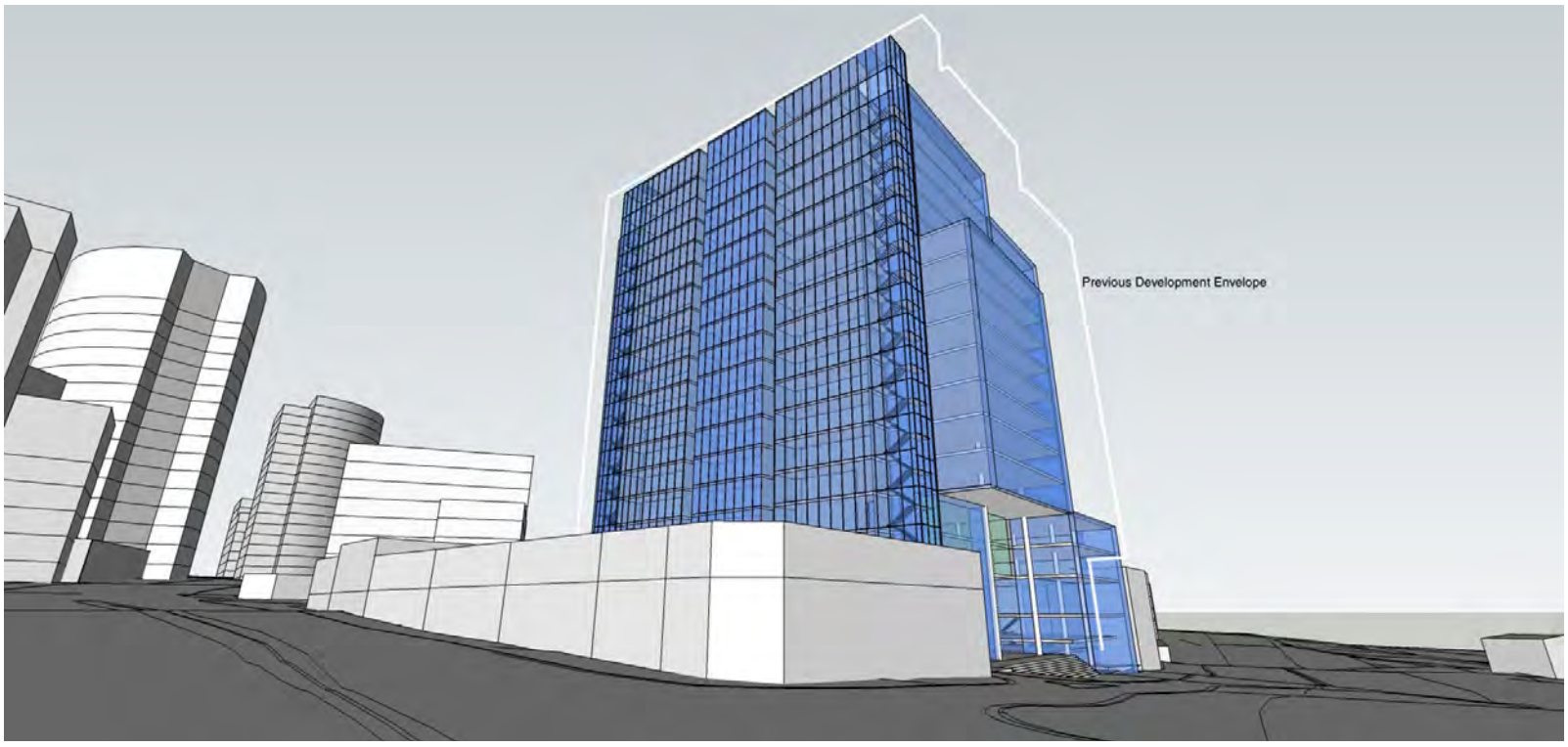


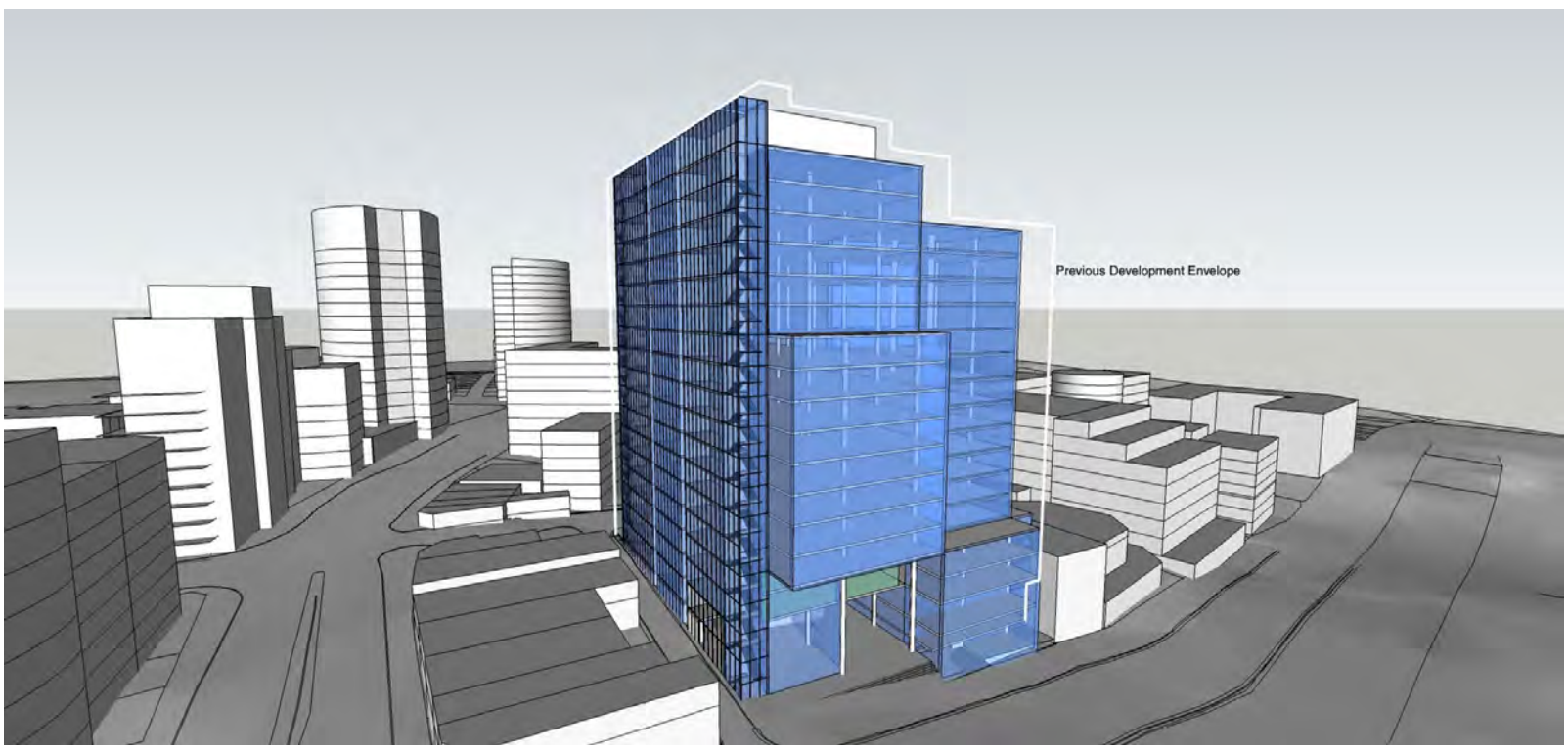


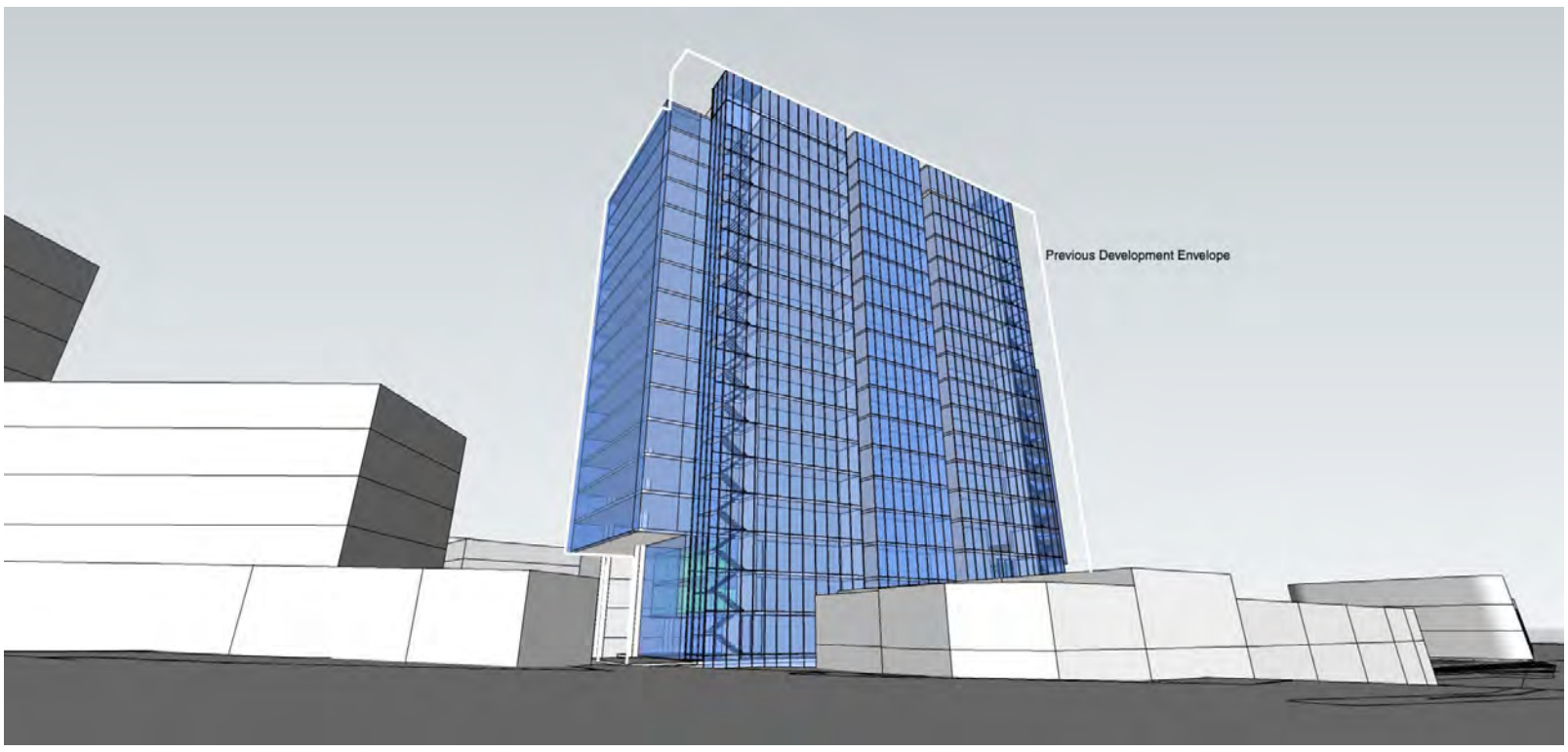
88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 5
>6m setback to south tower form
>lower north floorplate aligned with Forum commercial height upper portion setback
>podium aligned to boundary
>12m reduction in core width
>core articulation
>1885sqm GFA loss (5.2%)



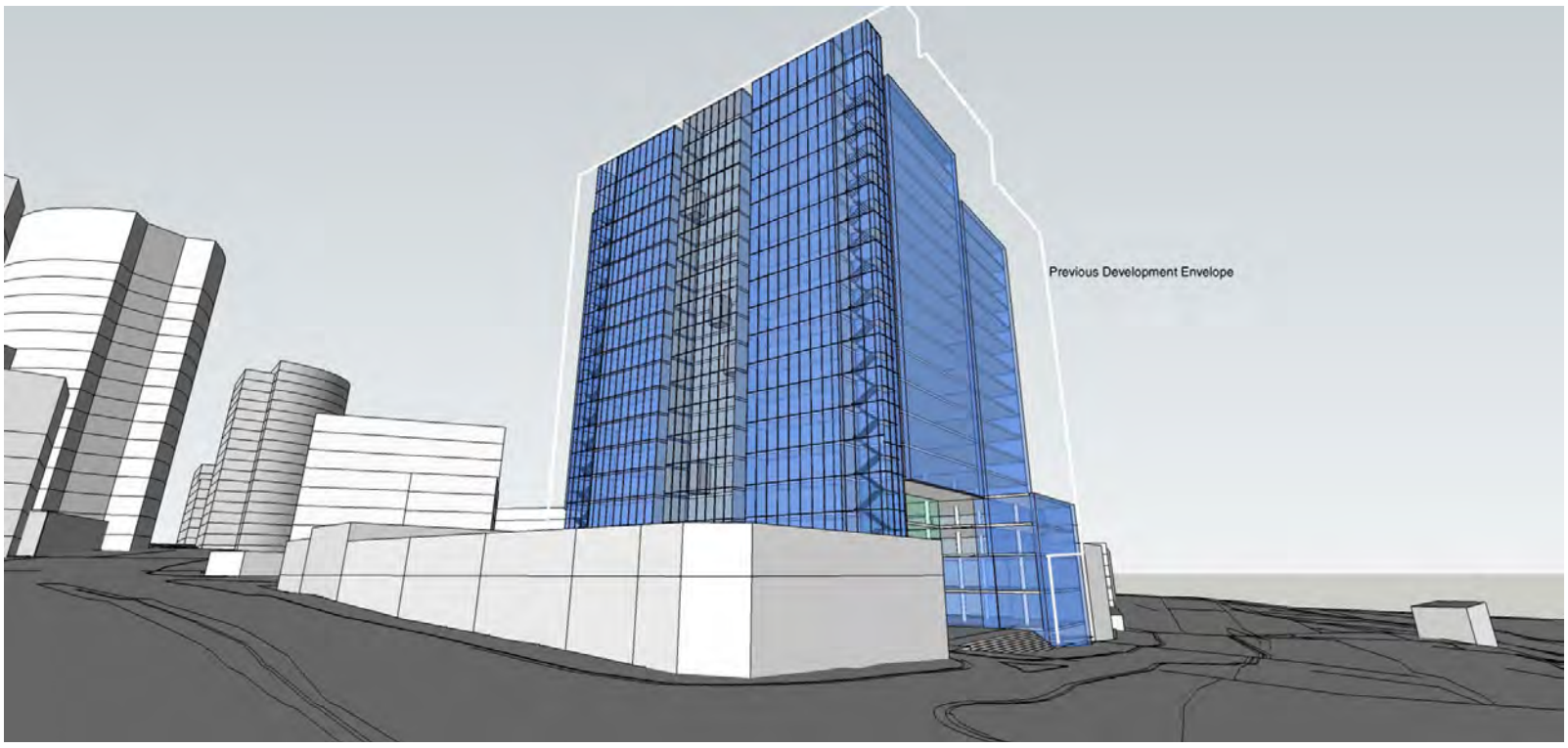


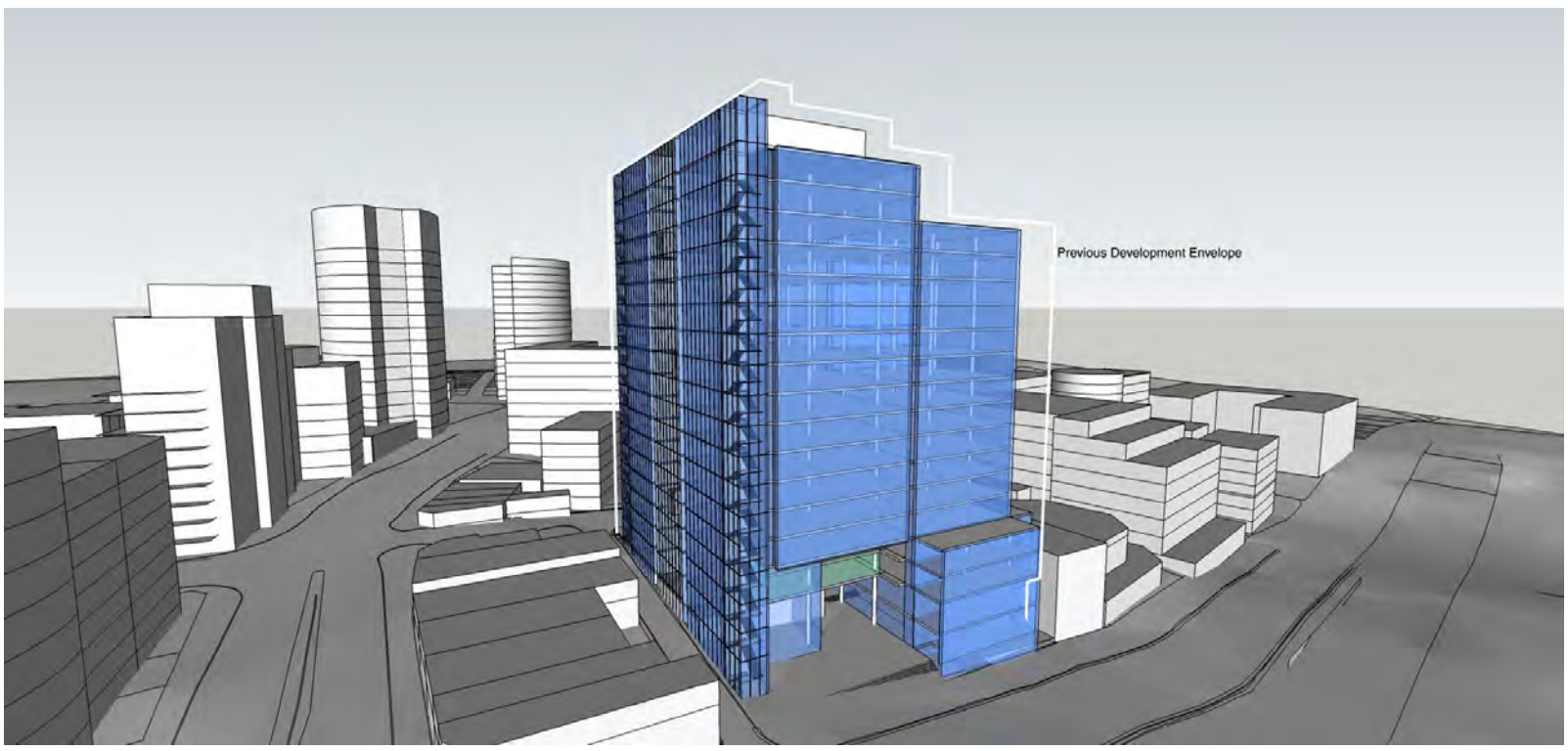


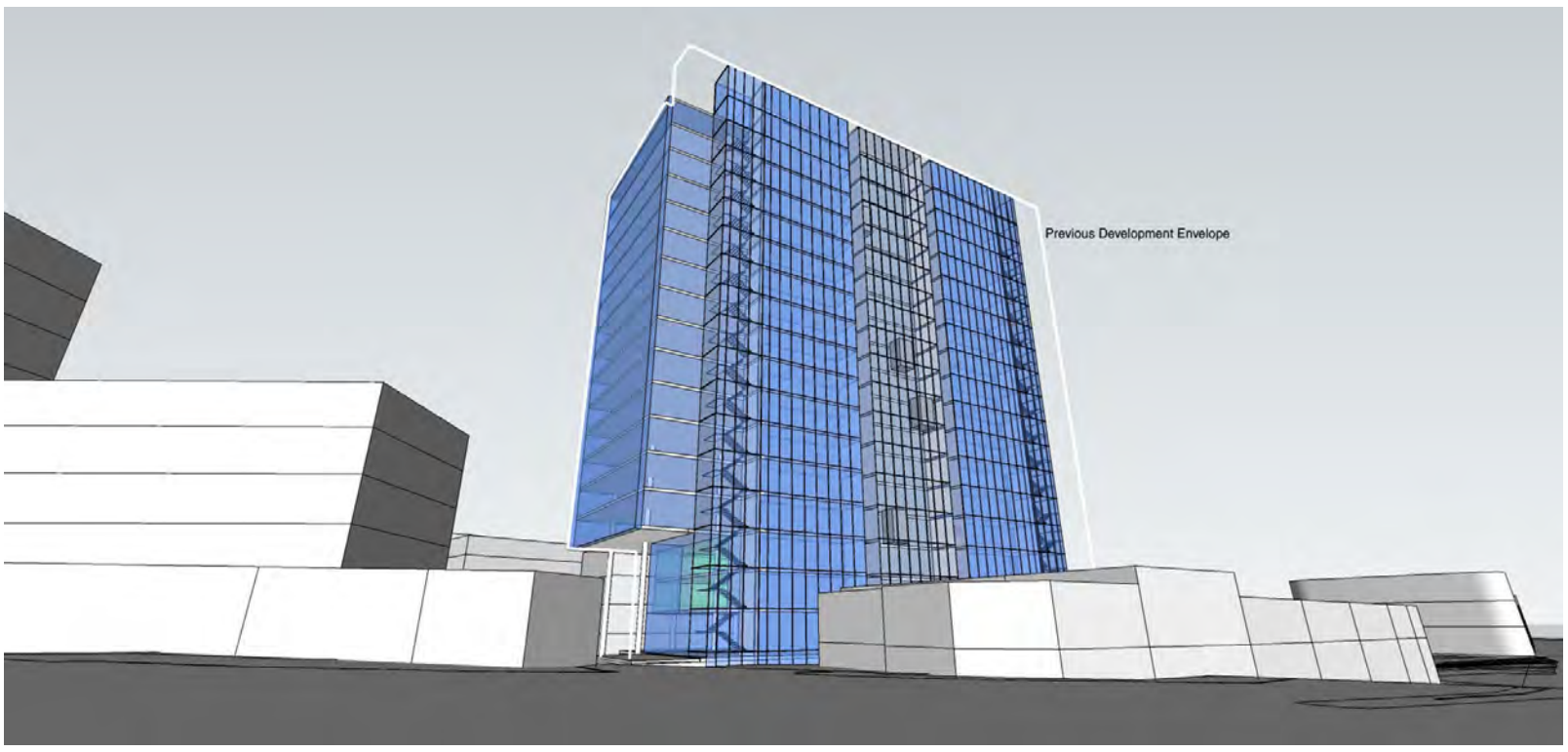
88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 6
>6m setback to both tower forms
>Podium aligned to boundary
>Building lobby setback a further 4.5m to create colonnade and define entry to through-site link
>12m reduction in core width
>6m reduction in building width
>core articulation
>3940sqm GFA loss (10.8%)



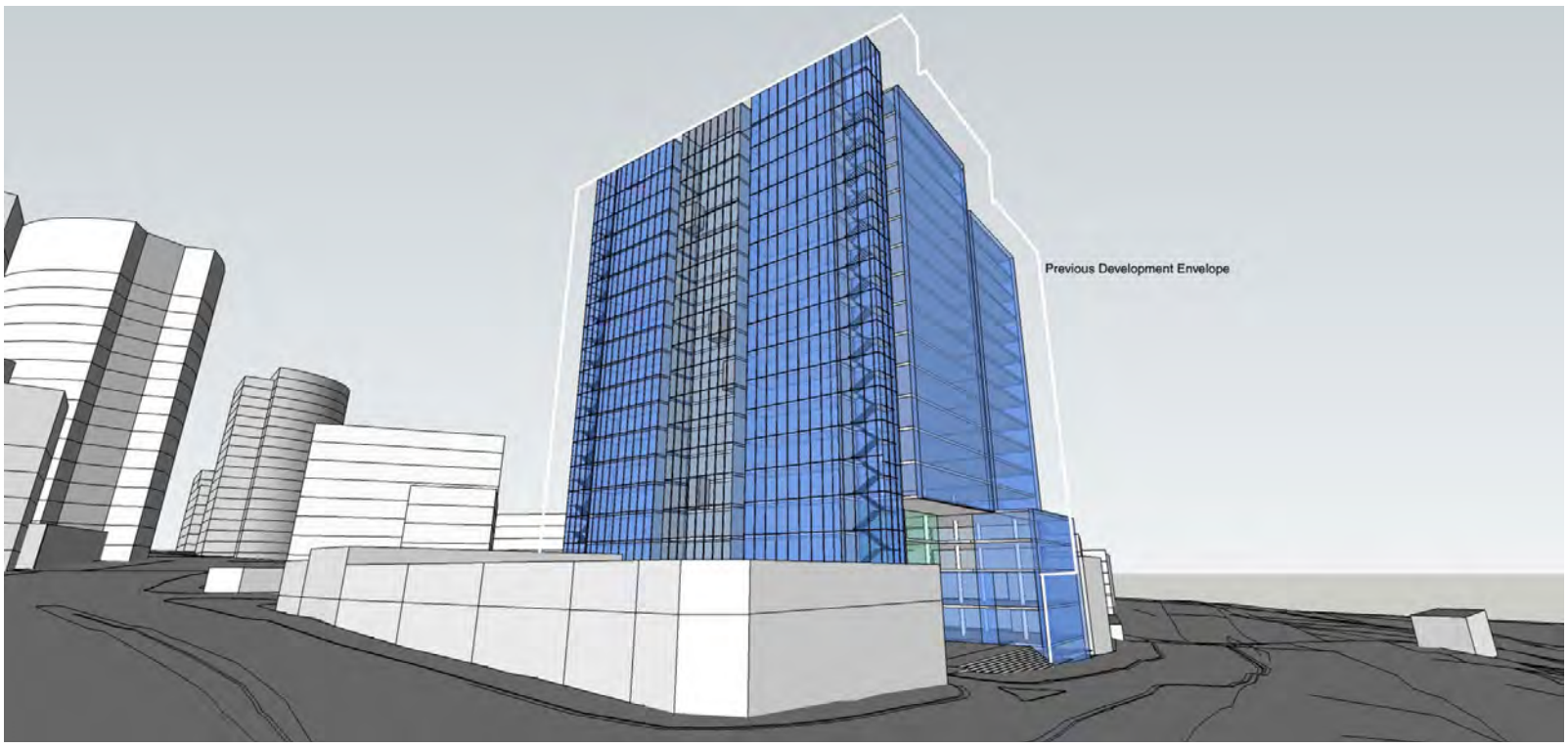


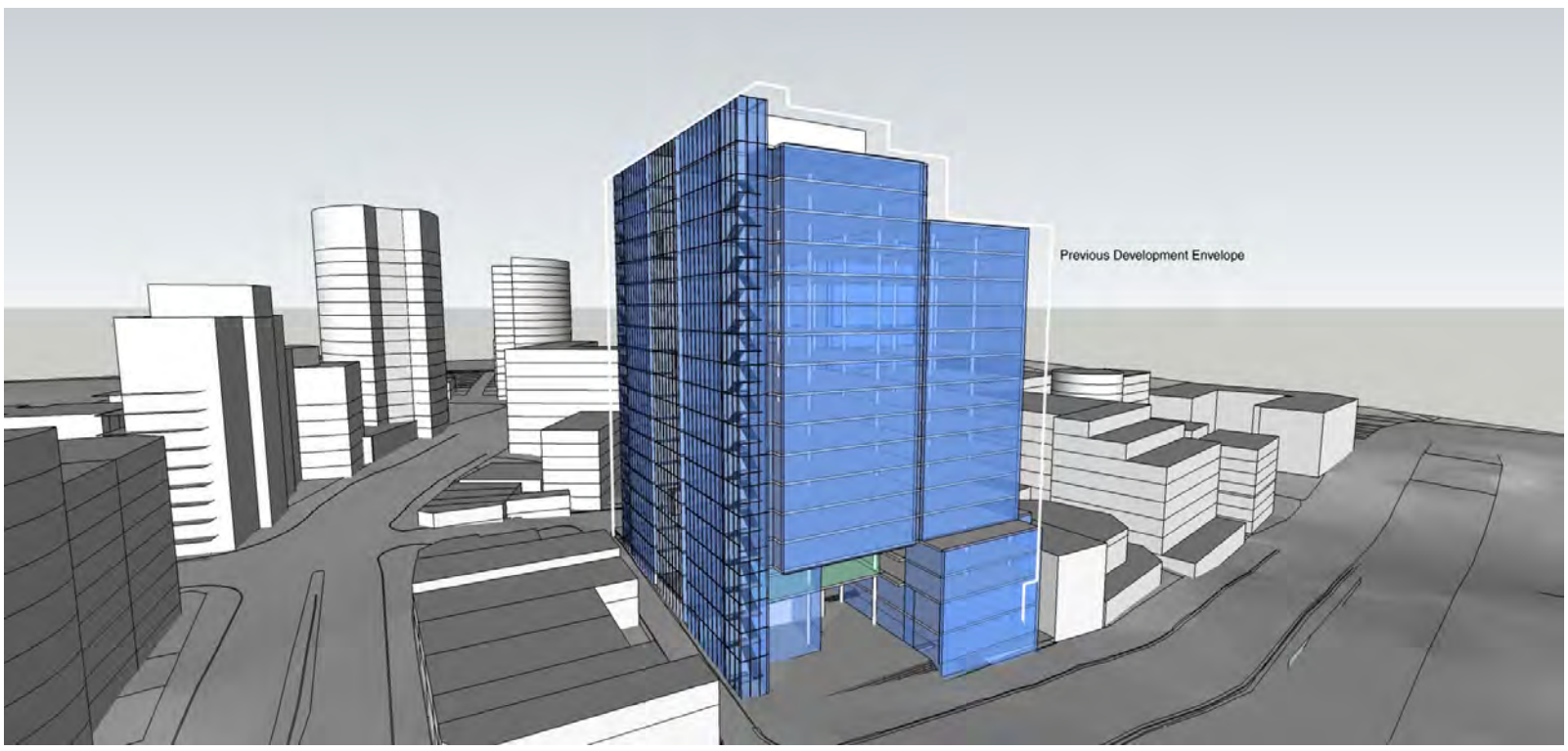


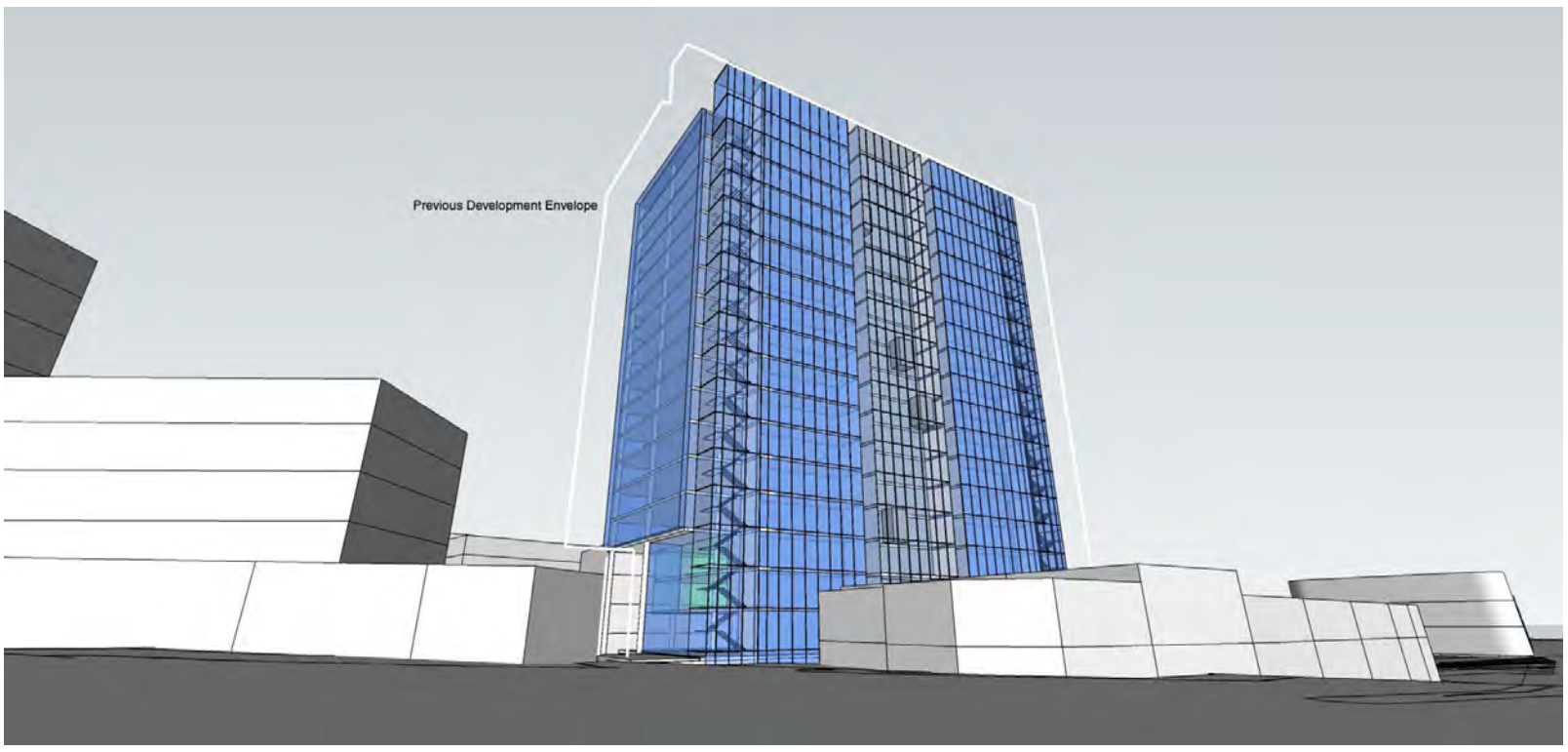
88 Christie Street
Winten Property Group

Massing options
S11025 October 2010

Option 7
>4.5m setback to both tower forms on Lithgow St
>4.5m setback to tower on Christie St
>Podium aligned to boundary
>Building lobby setback a further 4.5m to create colonnade and define entry to through-site link
>12m reduction in core width
>9m reduction in overall building width
>core articulation
>4426sqm GFA loss (12.2%)







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88 Christie Street
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Massing options
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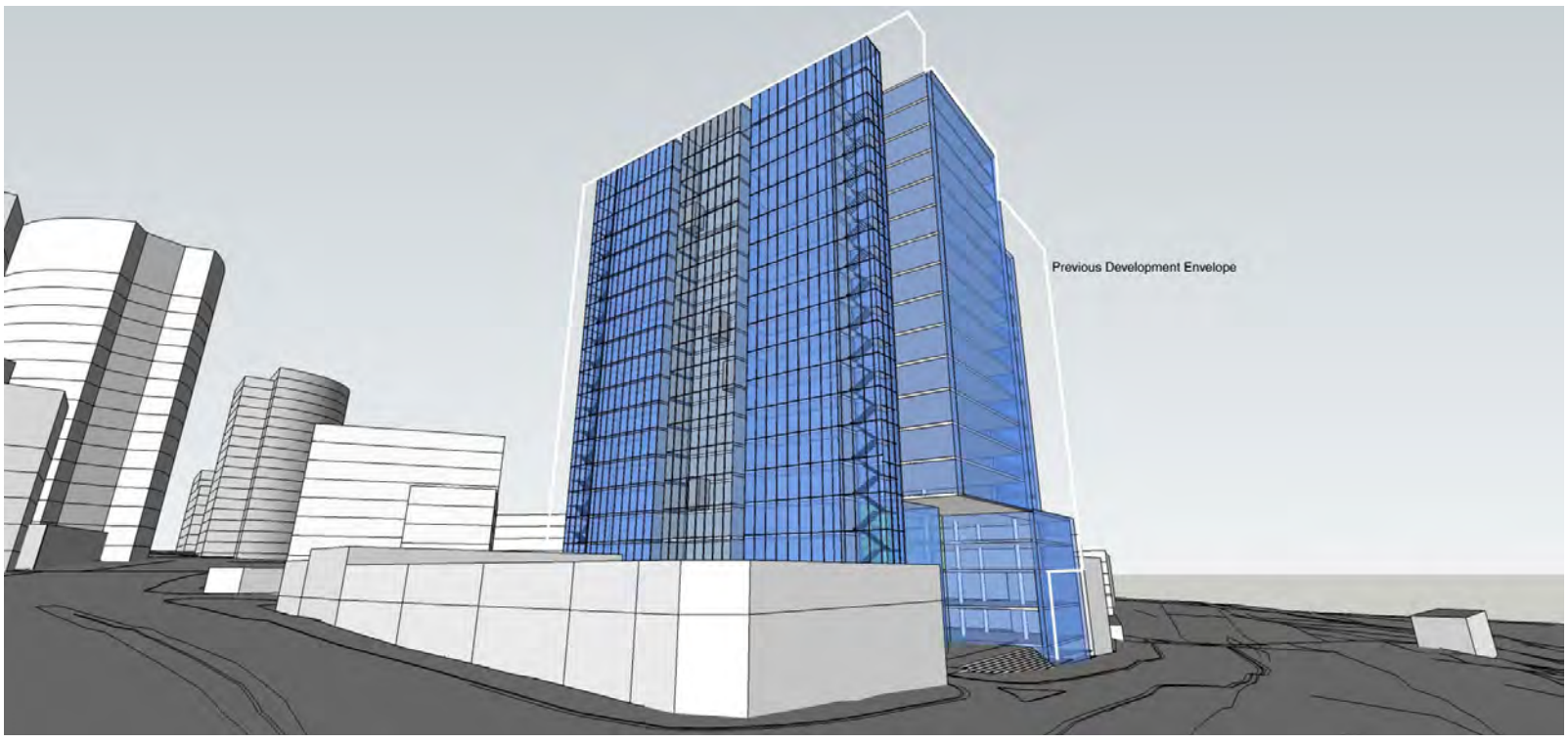
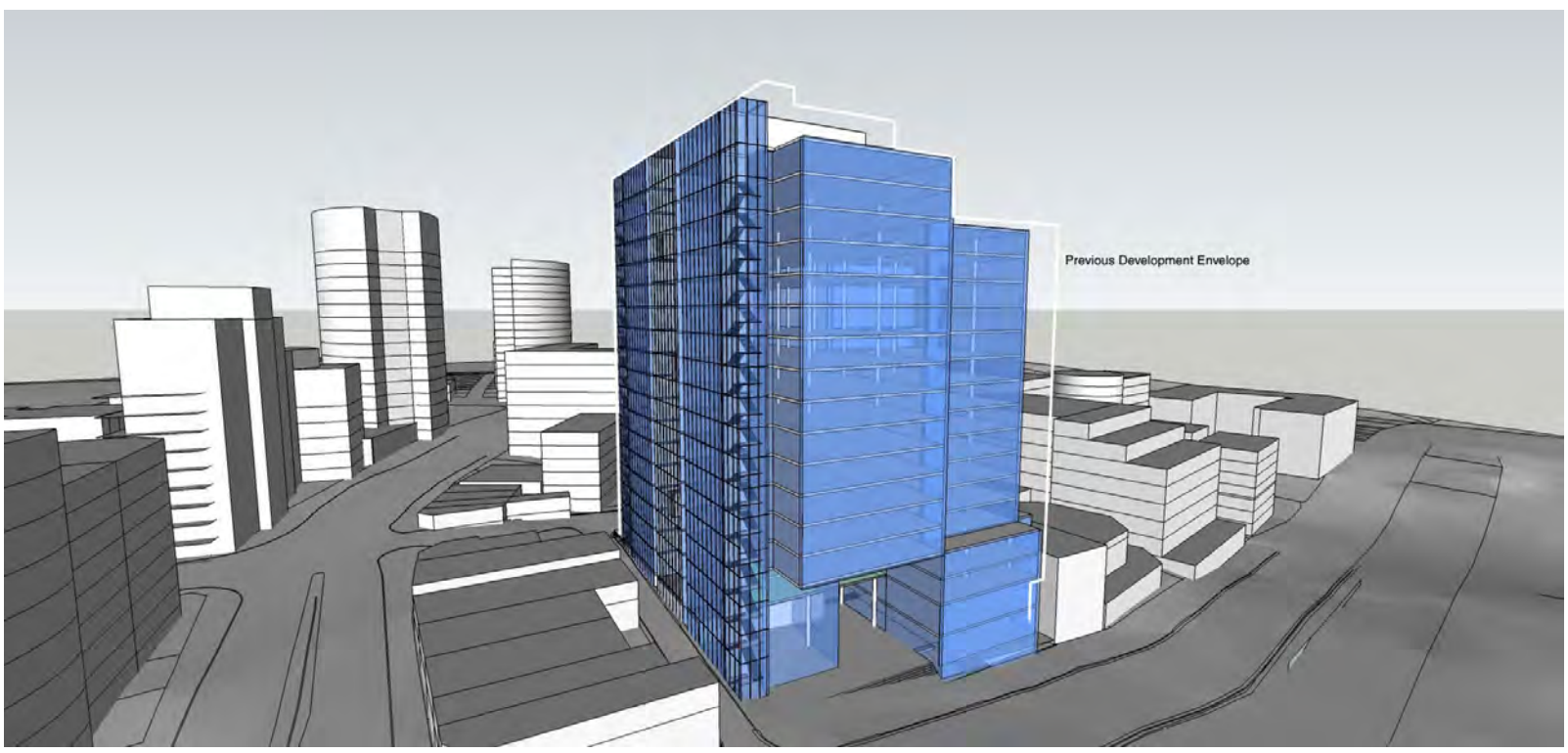
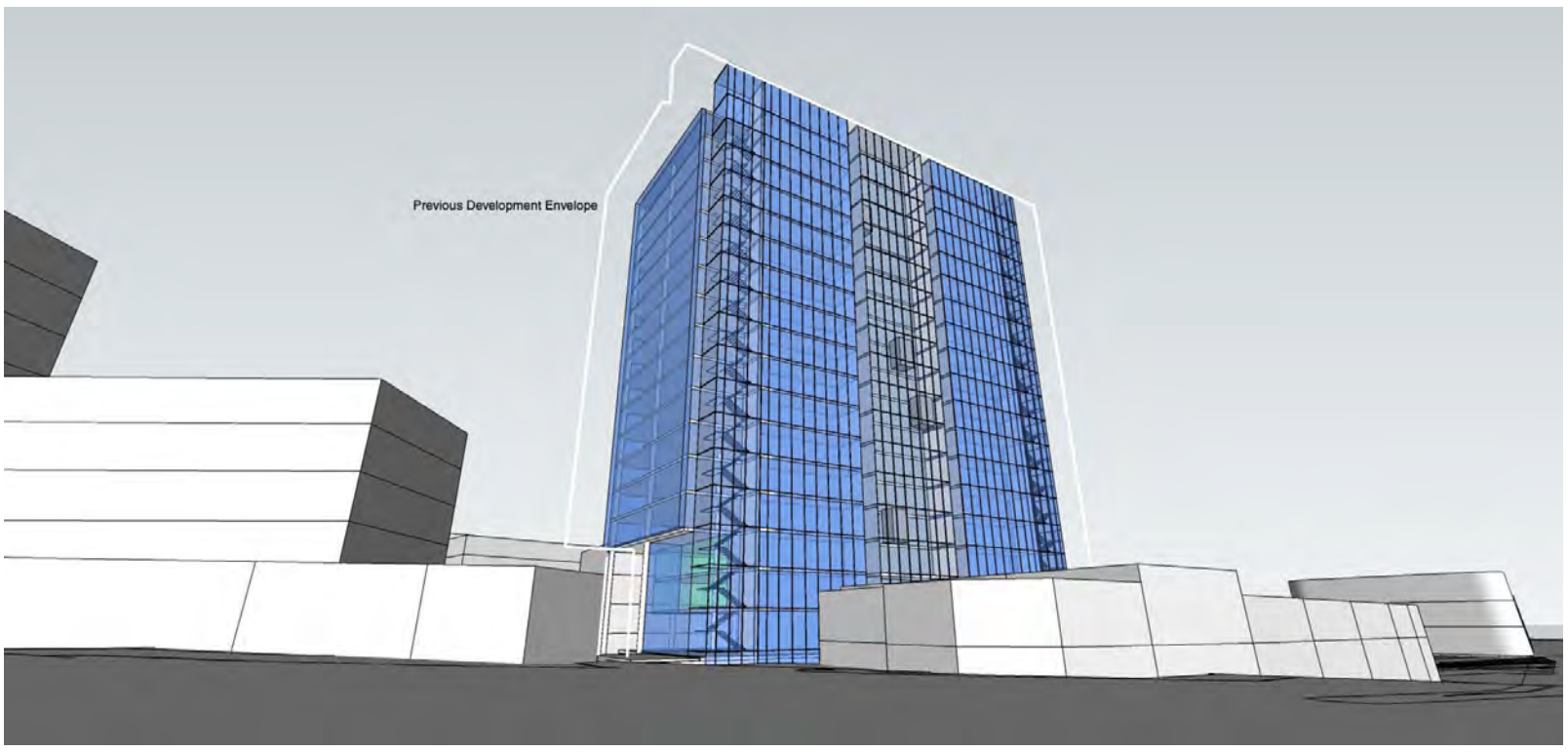
Option 8
>4.5m setback to south tower form on Lithgow St
>4.5m setback to tower on Christie St
>Podium aligned to boundary
>12m reduction in core width
>4.5m reduction in overall building width
>core articulation
>2977sqm GFA loss (8.2%)







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St Leonards Commerce Centre
88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Concept Plan Response to Submissions (September 2010)

Architectural Roof Feature

In response to following issue raised:
Issue 2c. It would set an undesirable precedent under the new NSW Standard LEP if this development were not to comply with the definition of height, especially as this is one of the new system's first LEPs. The applicant's reliance on "architectural roof feature" is not justified.
- Comprises a decorative element: the fencing around the perimeter of the roofline is not decorative and does not in any way satisfy the clause's objective
- Is not reasonably capable of modification to include floor space area: could foreseeably be modified to contain future rooms
- If including plant etc, these are to be fully integrated into the design of the roof feature. That is not the case and it is likely that they would be clearly viewed as a service box from higher apartments to the north.
- Will cause minimal overshadowing: Increases shadow compared with decorative embellishments typically set on only a part of a roof.

The architectural roof feature for the proposal will be fully integrated into the building design to conceal the plant and unsightly roof area. This can be achieved through a number of possibilities:

1. Glazed Parapet.
The facade glazing system could project above the current parapet line to enclosed the plant in a lightweight and transparent skin. This would screen the plant area and create a decorative element to the top of the building. The transparent glazing feature would result in minimal impact on view and overshadowing.

2. Louvre Screen
A louvre screen may be projected beyond the current parapet line as a integrated part of the building's architectural language. This element would screen the plant area and create a decorative expression to the top of the building. The semi-transparent nature of the screen would have minimal impact on view and overshadowing.

3. Expressed Frame
An expressed frame structure could be incorporated into the building design to articulate the top of the building and conceal the plant within a decorative roof element. The structure would have limited impact on view and overshadowing.

4. Roof Articulation
A lightweight roof plane could create a termination and scaling device for the top of the building. This would be an integrated element to the building and conceal the plant area setback from the parapet line. The roof element could be of lightweight construction with louvres to maintain transparency at the top of the building and minimise impact on view and overshadowing.

1. Glazed parapet

2. Louvre screen

3. Expressed frame

4. Roof articulation

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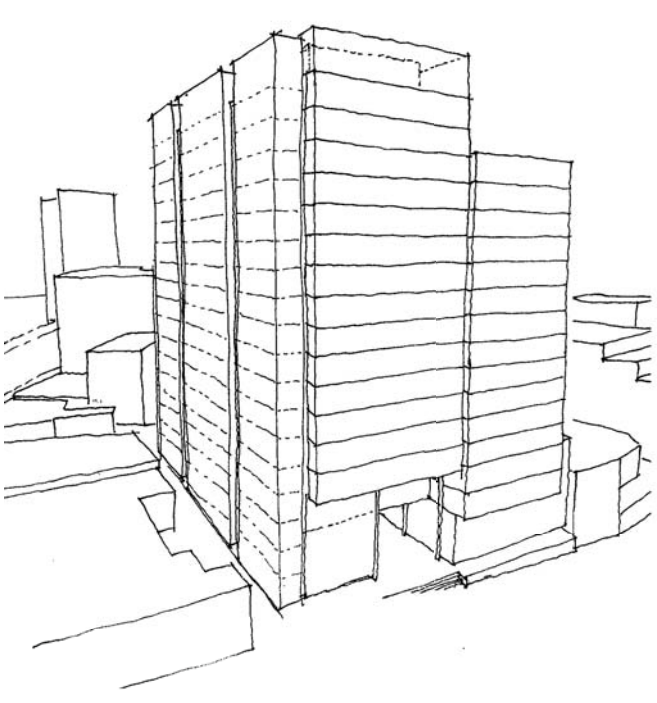
St Leonards Commerce Centre
88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

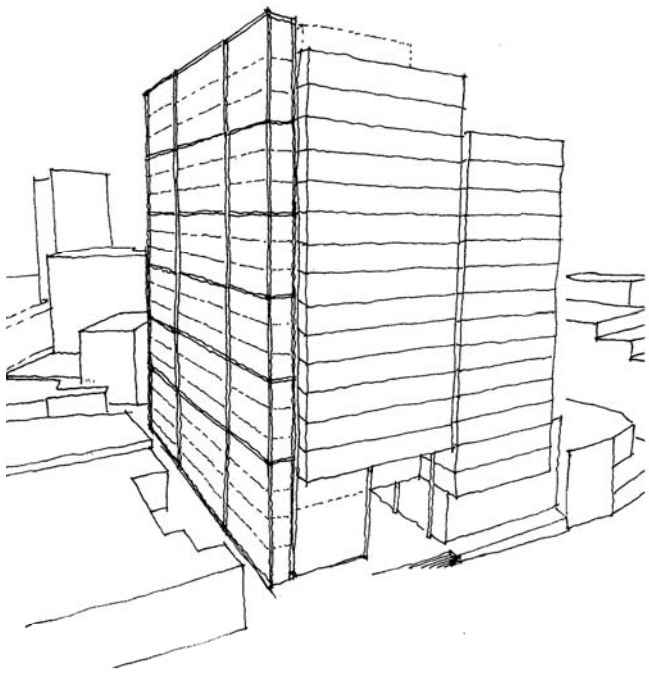
Concept Plan Response to Submissions (September 2010)

North elevation design

In response to following issue raised:
1. Height and Building Form
The proposed building height exceeds the 65m height liit in the Lane Cove Local Environmental plan. The impact of the height is exacerbated by the monolithic building envelope, particularly on the northern elevation to the Pacific Highway.



1. Volumetric articulation



2. Structural articulation

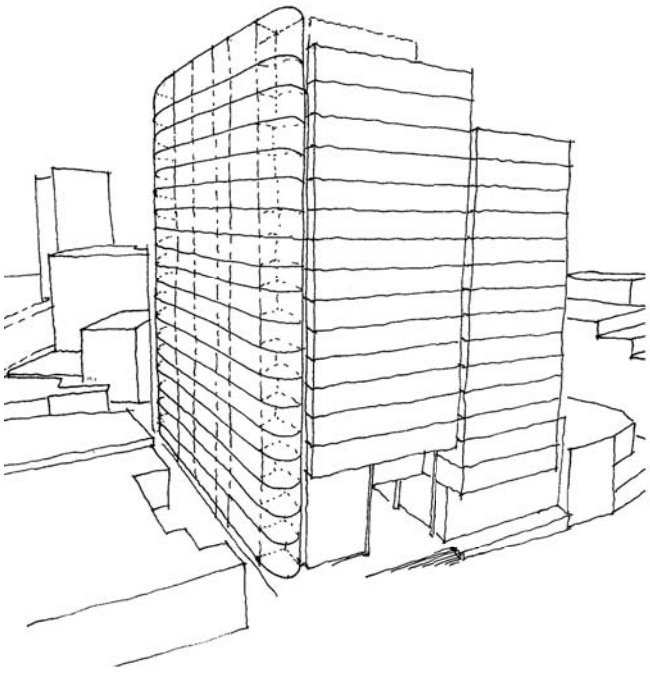
The core to the northen facade of the proposal can be artuclated to reduce the bulk and through a number of possibilities:

1. Volumetric articulation
The core can be reduced in bulk through the use of defined volumes that reinforce the vertical architectural language of the building.

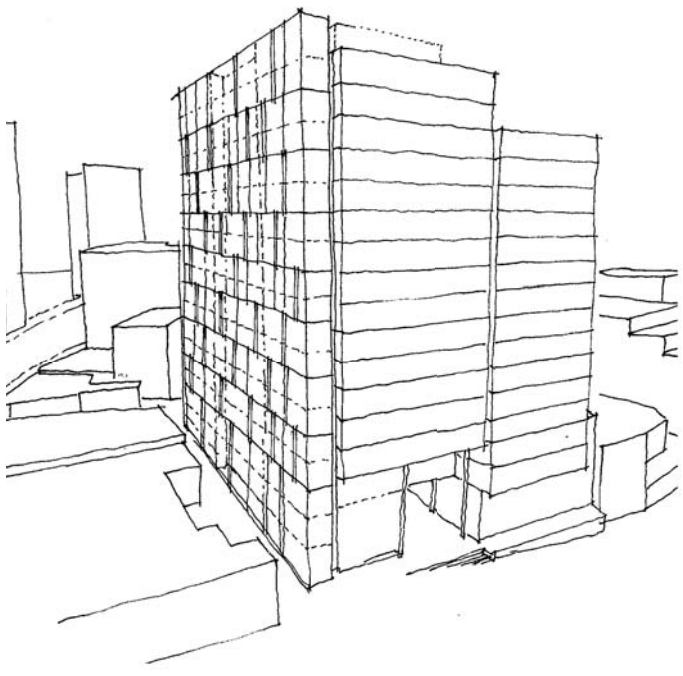
2.Structural articulation
A series of expressed structural frames or architectural elements can articulate and reduce the scale and impact of the building core.

3. Formal articulation
The core design can be expressed as a curved element that will ‘soften’ the building edges and reduce the bulk and scale of the northen facade.

4. Graphic articulation
The core facade can be expressed as a graphic compositon of solid, transparent, coloured elements to create interest and variety and reduce the monolithic nature of the current proposal.



3. Formal articulation



4. Graphic articulation

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St Leonards Commerce Centre
88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Concept Plan Response to Submissions (September 2010)

Revised development envelope [Study 7]

View loss diagram
Forum Residential Tower

Forum Impact on View		
Units affected	2 per level	
Total units affected	20 units [4%]	

North

Area with no previous view from apartment

The Forum

Proposal

Area with no previous view from apartment

Views to Sydney Harbour west

Reduction in view loss from submitted development envelope (previously 12.4%)

View affected by proposed revised envelope at 88 Christie Street (9.5%)

Views to North Sydney & Sydney Harbour east

Reduction in view loss from submitted development envelope (previously 12.4%)

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St Leonards Commerce Centre
88 Christie Street St Leonards

Architectural Design Statement
S11025 November 2010

Concept Plan Response to Submissions (September 2010)

Revised development envelope [Study 7]

View loss diagram
Forum Residential Tower