

8th November 2017

NSW Department of Planning and Environment
320 Pitt St
Sydney, NSW 2000

To Whom it May Concern,

Submission on the St Leonards & Crows Nest Precinct Preliminary Urban Design Analysis, on behalf of the 69 Christie Street Owners Corporation

This submission is made on behalf of the owners of 69 Christies Street, St Leonards. The site is the headquarters of the Australian Medical Association and the workplace of many other health specialists. The submission focuses primarily on the urban design analysis immediately around 69 Christie Street and the importance of this site to contribute to the public domain strategies, in particular in relation to Friedlander Place and the proposed through site link.

The Preliminary Urban Design Analysis represents an important step toward establishing a properly integrated strategic plan for a precinct undergoing a radical transformation. Since this is the prelude to the full strategy, we wish to draw your attention to some particular errors and important matters that will directly influence the potential to realise the strategic objectives for the precinct.

AMA and the cluster of medical specialists in AMA House represent a 'lynchpin' commercial and medical building in St Leonards. With the growth of RNS health campus, decisions are being made about location of medical practices. The Owners Corporation has developed a mix-use proposal for the site which replaces existing building with the same amount of the medical-commercial floor space, proposes a new medi-hotel and residential tower. With the appropriate re-zoning the site has the potential to retain and renew its strategic role. However, the building is at the end of its life and the current zoning and the impact of the proposal for the site to its north, effectively sterilize the site.

2.4 Civic Projects or Strategies – Friedlander Place

The Arcadia design for Friedlander Place has been superseded by the current proposal by New Hope VIMG, refer Image 1.

The New Hope VIMG proposal for Friedlander Place is predominately hard landscaping, with no 'exciting opportunities for active and passive engagement' as described in Arcadia's design

statement. The proposal downgrades an existing link (open to the sky and resolving the significant level changes with landscaping and stepped courtyards) and provides no visual or direct connection to Nicholson Street or the proposed through site link to 69 Christie Street (or Nicholson Lane).

The Arcadia scheme was also highly floored as it also provides no direct connection to Nicholson Street, and the proposed connection to the through site link to 69 Christie Street is on land that they did not control.

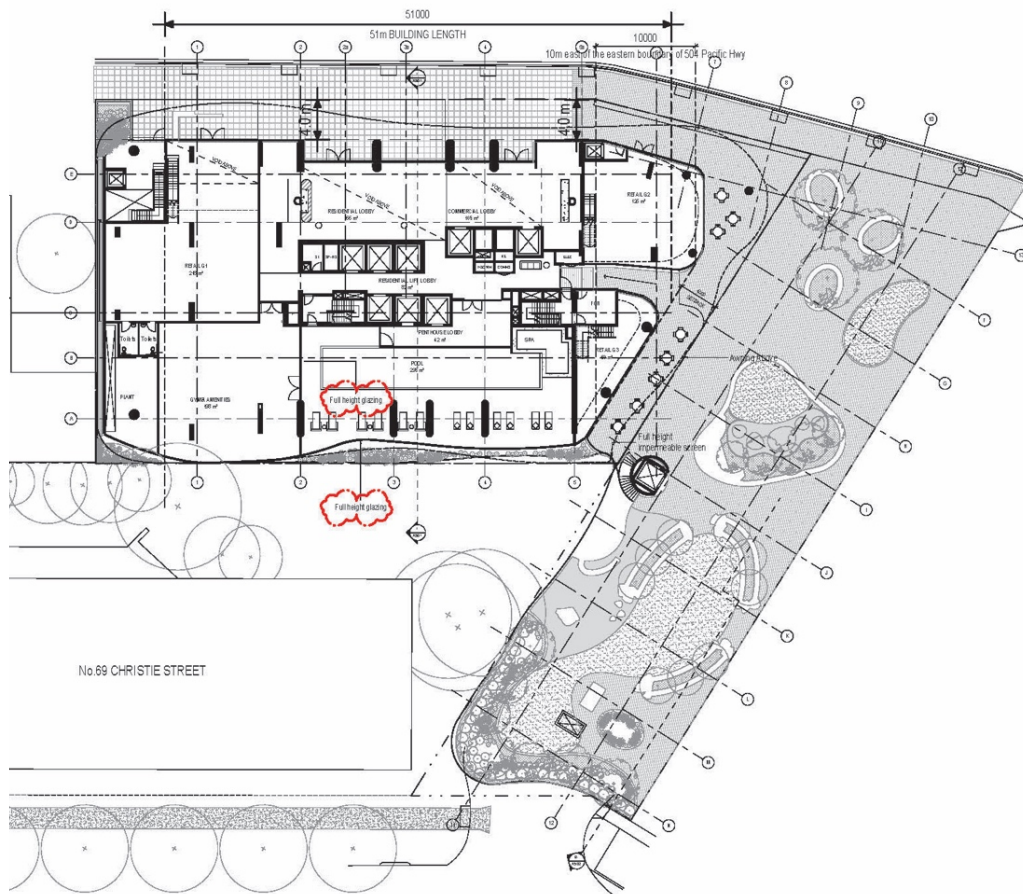


Image 1: New Hope VIMG plan of Friedlander Place

The opportunity for Friedlander Place and the proposed Nicholson Lane are enormously important, both for the quantum of open space and vital linkages in a potentially pleasant and permeable public domain network, however the proposal shown in the current development application will foul these important objectives.

The diagrams below illustrate the proposed (Image 2) and possible (Image 3) connections and relationships to Friedlander Place. The proposed design has an internal staircase and lift with a narrow undercroft access to Nicholson Street, and carpark access to all of the Nicholson Street frontage. Image 3 shows the relationships that are possible with clear sight lines and connections to the Nicholson Street and Lane, and with minimal carpark frontage to Nicholson Street.

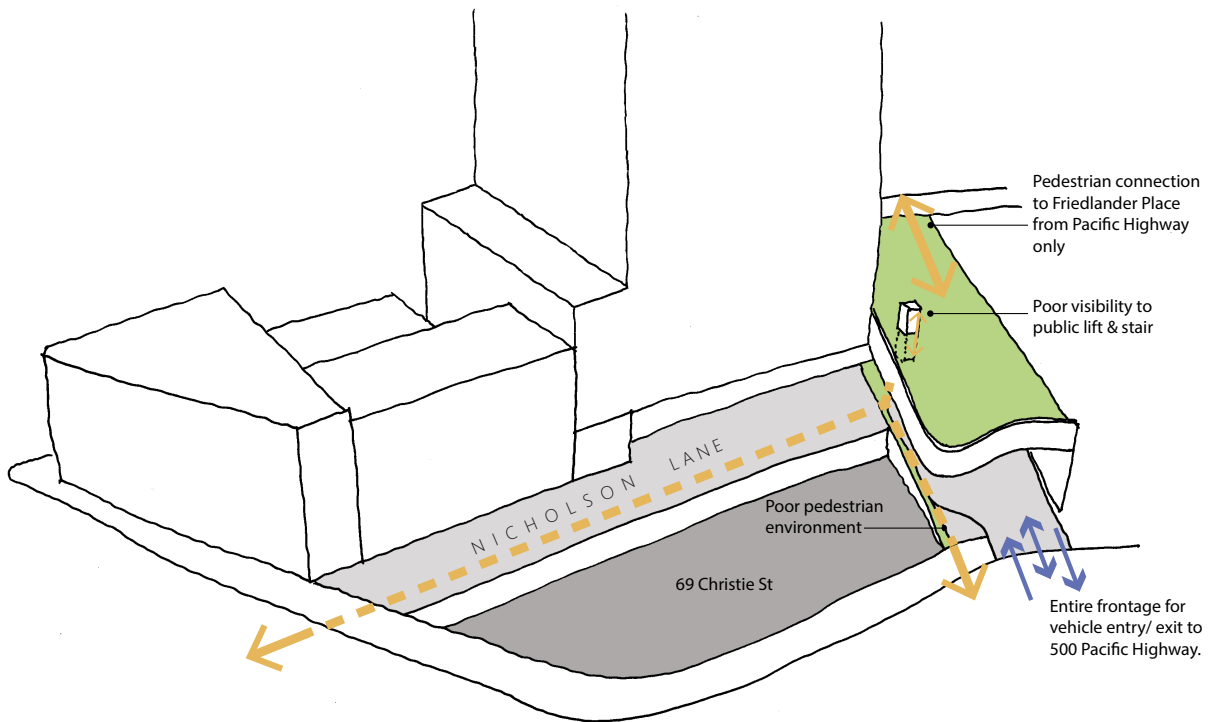


Image 2: New Hope VIMG Proposed connections and relationships to Friedlander Place

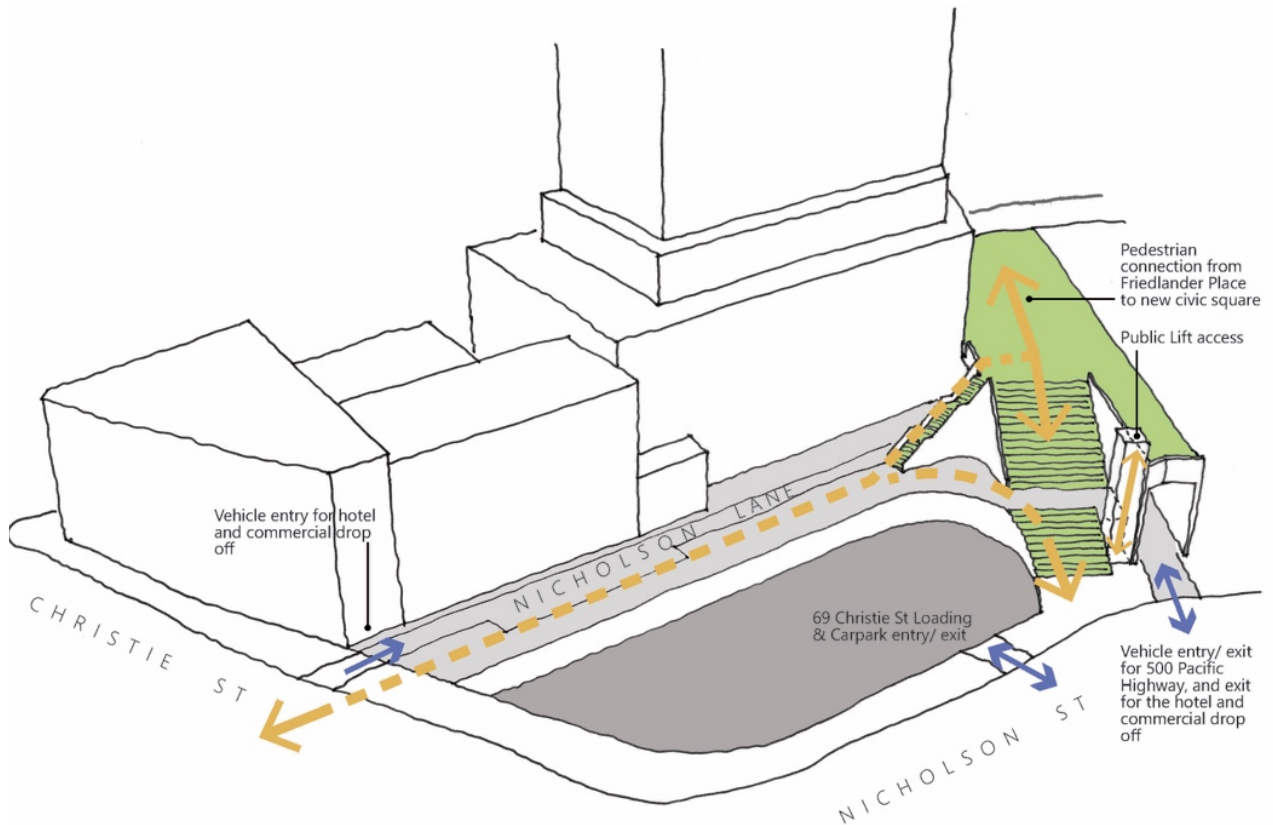


Image 3: Possible connections and relationships to Friedlander Place



Image 4: View of Friedlander Place, St. Leonards, looking towards the Pacific Highway, on the day of its Opening. The space steps down to mediate the level change between the Pacific Highway and Nicholson Street. ©Lane Cove Library.



Image 5: View of Friedlander Place, St. Leonards, circa 1943. Showing the direct connection from Pacific Highway to Nicholson Street has always existed since its subdivision circa 1900. ©Land and Property Information NSW.

We recommend that the Department of Planning and Environment (DPE) make a submission to Lane Cove Council regarding New Hope VIMG's DA submission to 500 Pacific Highway and its poor design for Friedlander Place.

Enclosed 69 Christie Street submissions to Lane Cove Council and Sydney North Planning Panel to 500 Pacific Highway DA submission for your information.

2.5 Civic Projects or Strategies – Friedlander Place

Item 13 - The diagram shows an area covering the public Friedlander Place and the privately owned through site link of 69 Christie Street. They are incorrectly categorised and titled.

Existing Public Spaces – Friedlander Place is an existing public space (refer Image 6), whereas it is shown as a proposed public space. The proposed design improves the surface treatments in this public space, however it downgrades the linkage to Nicholson Street and compromises the implementation of a future through site link to 69 Christie Street.

Proposed Public Space – The through site link to 69 Christie Street (or Nicholson Lane) is privately owned and no public right of way exists over this land. It is unlikely to be realised in the foreseeable future if the proposed Friedlander Place project and associated tower to 500 Pacific Highway proceed, because they will sterilise the 69 Christie Street site. However, if the scheme is modified to provide appropriate tower setbacks and completely re-design Friedlander Place, Nicholson Lane will become a very important and exciting part of the civic and public domain of St Leonards.



Image 6: Ald. Syd Friedlander, Ald. Dr John McGirr, Mayor of Lane Cove and the Hon Kevin Stewart MP, Minister for Local Government at the official opening of Friedlander Place, St. Leonards.
©Lane Cove Library

3.13 Recently Approved or Constructed

The diagram shows item #6 Charter Hall, 504-520 Pacific Highway – Status: “Approved”. Please note that this site has been re-zoned however the development has not been approved. The January meeting of the Sydney North Planning Panel deferred the decision citing serious issues with the submission. We understand that as of mid-August the proponent had not re-submitted.

4.6 Opportunities – Built Form

Item 4 - We support the proposed additional height and density along the Pacific Highway corridor and need to provide additional employment uses in this area.

4.8 Opportunities – Access to Proposed Plazas and Local Parks

We support the use of plazas and local parks to provide additional public open space in the centre of the precinct. They provide the ability to create through site links and connections to streets and laneways.

However, the current proposal for Friedlander Place by New Hope VIMG proposes the frontage to Nicholson Street be entirely occupied with car park ramps. The upper level of this frontage is occupied with car park exhaust air fans. There is no activation or direct connection of Friedlander Place from Nicholson Street. Refer to Image 6.

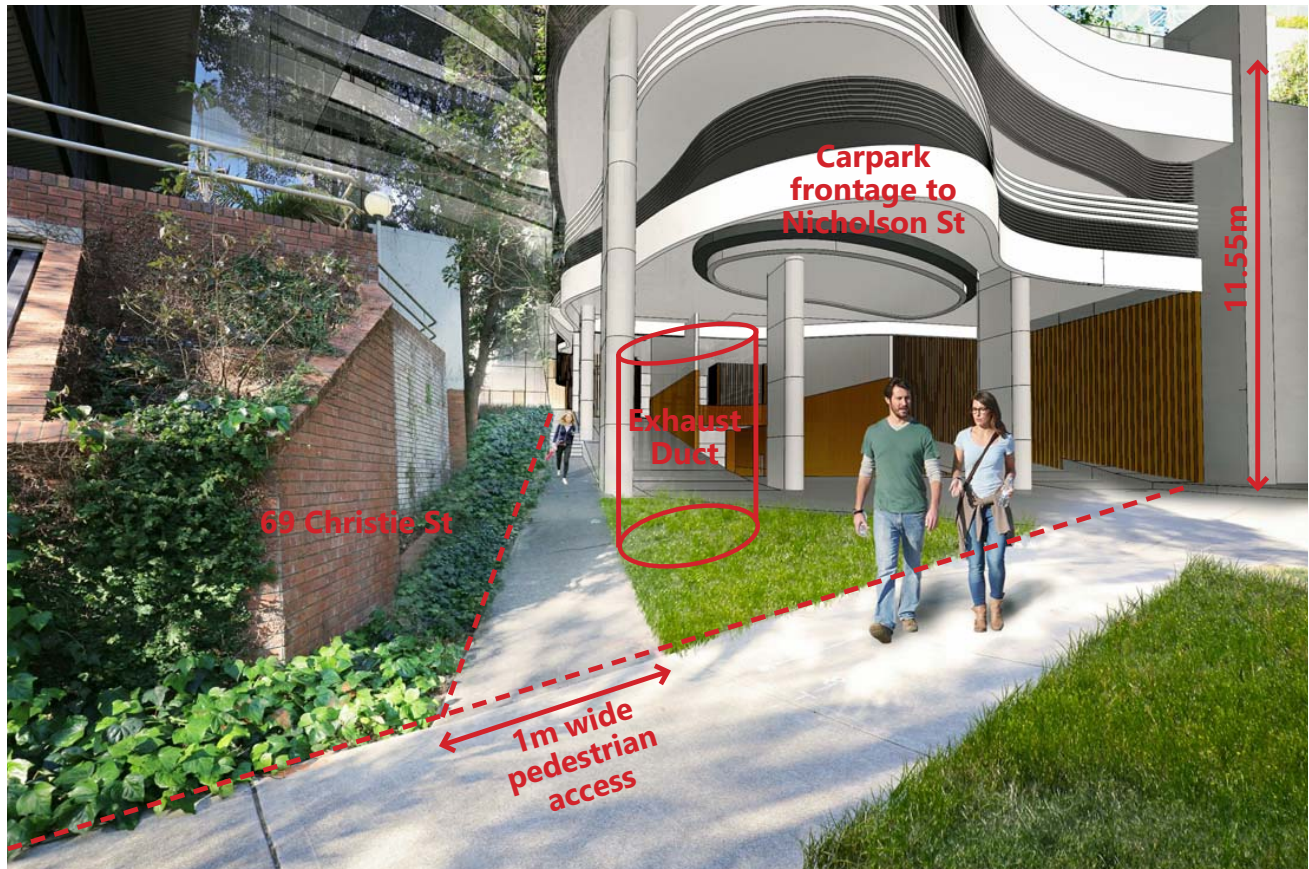


Image 6: View from Nicholson Street to Friedlander Place by New Hope VIMG

We recommend that the DPE make a submission to Lane Cove Council regarding New Hope VIMG's DA submission to 500 Pacific Highway with regards to its poor design of Nicholson Street and Friedlander Place.

4.9 Opportunities – Land Use

Item 4 – We support the need to provide additional employment floor space via the redevelopment of older stock into new mixed-use developments.

5.2 Opportunities

Item 7 – The consideration of another health precinct around the Mater Hospital needs to consider the current access between both the Mater and Royal North Shore Hospitals and the local streets. As the health professionals in the area generally traverse between the 2 hospitals and AMA House is an important hub in this regard. The current road access routes from the southern side of the Pacific Highway do not provide direct access to the Mater Hospital. Nicholson Street is blocked south of Oxley Street, hinder the direct access to the Mater. The opportunity exists to improve this connection.

5.5 Preliminary Structure Plan - Movement

Local circulation is an issue in the area on the southern side of the Pacific. For example: in order to drive from AMA House to the Mater Hospital, it is necessary to use the Pacific Highway. The intersections on the Highway are often congested. Nicholson Street would provide a more direct route.

We support the primary pedestrian route from the train line to Christie Street and would suggest that this be extended through 69 Christie Street to Friedlander Place. We note however that this desirable public link is likely only to be achieved if the site is capable of re-development. Therefore, the site must be rezoned and the neighbouring development must adopt appropriate setbacks.

The Diagram Shows a Primary Pedestrian Route linking Mitchell Street and Nicholson Street through Friedlander Place. We support the importance of this pedestrian route. However, the pedestrian crossing of the highway lies to the south of Albany Street. So, the link requires a double crossing: Albany Street and the Highway. Furthermore, the proposal for Friedlander Place is to downgrade this public connection; forcing pedestrians into a fire stair or a blind lift, then onto a steep narrow ramp through a car park (see image 6). We encourage DPE to seek to improve the actual connections on the ground that are required to achieve this route.

5.6 Preliminary Structure Plan – Open Space Opportunities

We support the open space proposed along 69 Christie Street to Friedlander Place. However, we recommend the DPE make a submission to Lane Cove Council regarding New Hope's DA submission to 500 Pacific Highway and its design for Friedlander Place as it will undermine the strategic vision suggested in this document.



In summary, we support the direction of the Preliminary Urban Design Analysis of the precinct. However, the DPE needs to maintain an awareness and influence the design and development of the actual sites in the precinct to ensure its strategic vision for the area is carried through.

We would be happy to discuss this proposal with you further.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Walter', with a large, sweeping initial 'P'.

Paul Walter
Director

Encl.

Submission on DA for 500 Pacific Highway dated 8.11.16 to Lane Cove Council

Submission on DA for 500 Pacific Highway dated 25.1.17 to Sydney North Planning Panel