

ATTACHMENT 4

BUILT FORM CONCEPT

Through Site Link and Public Realm Design

The podium's ground plane design aims to encourage a sympathetic relationship between the proposed building and the wider public realm. Strong links are established between the building's commercial interior, and its exterior public walkways, spaces, and landscaping.

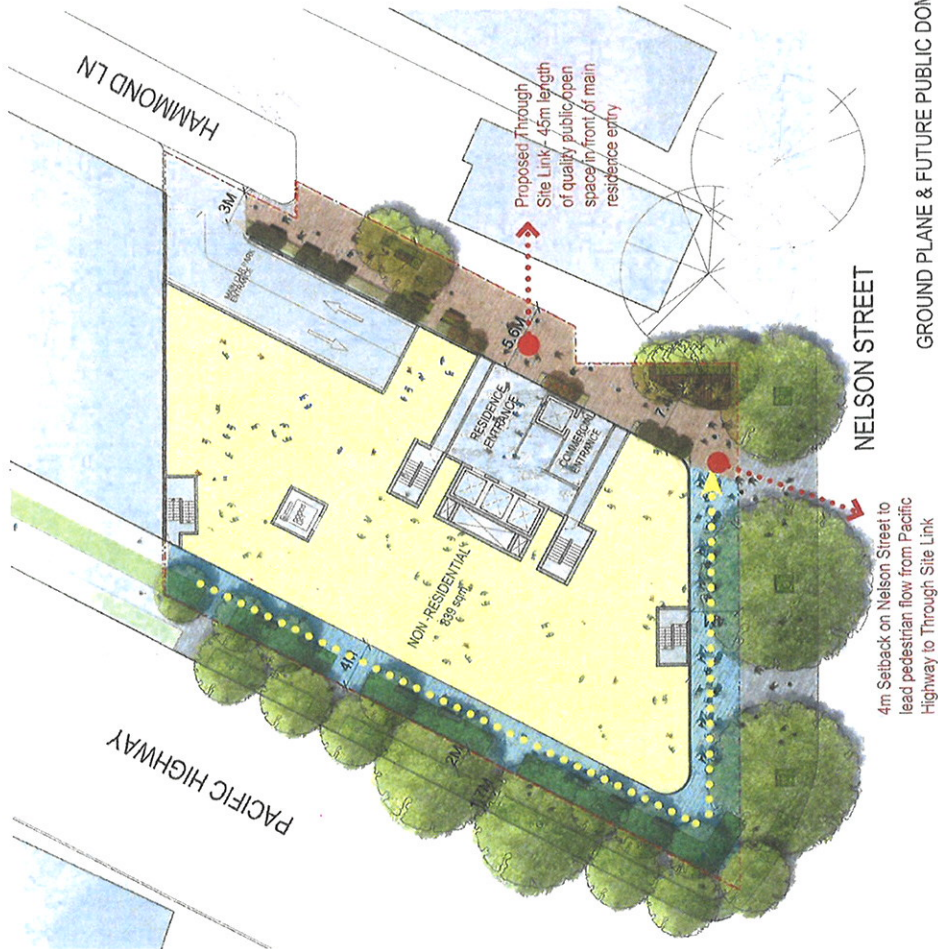
An additional setback is provided to form a through site link along the site's eastern boundary between Nelson Street and Hammond Lane. This line of connection establishes a public walkway that connects the site to its broader urban context while also enhancing walkability and pedestrian access to the future Chatswood CBD.

The residential tower's main entrance, as well as additional retail frontage are located along the building's eastern facade directly adjacent to the through site link. These elements activate this portion of the site by providing opportunities for varied retail models, as well as passive surveillance of the newly instantiated laneway from the tower's foyer.

The building's set back along Nelson Street adopts the same setback as is required along the Pacific Highway. This manoeuvre establishes a generous public promenade around the podium's key corner, and encourages pedestrian flow towards the through site link.

It is proposed that Hammond Lane terminate in line with the carpark entrance at the north east corner of the site. This strategy will minimise traffic impact to the podium frontage and enhance the experience and walkability of the street.

Overall the proposed development provides a positive contribution to the subject area—Pacific Highway, Nelson Street, and future through site link—by establishing generous public walkways, enhancing pedestrian access to the surrounding area, providing key zones of landscaping, and creating opportunities for increased retail in close proximity to the Chatswood CBD.



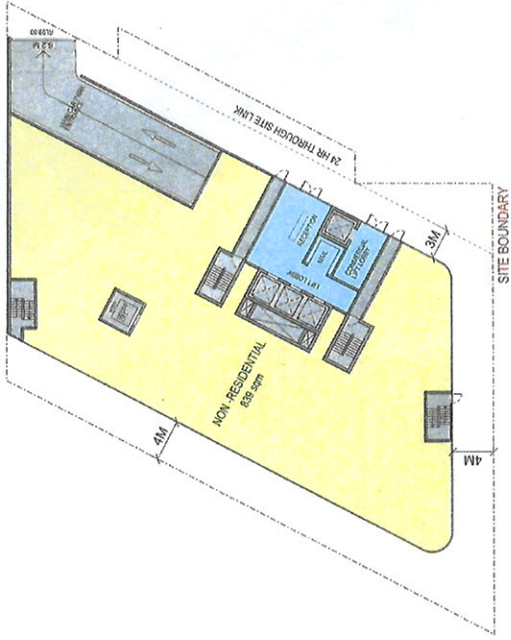
GROUND PLANE & FUTURE PUBLIC DOMAIN

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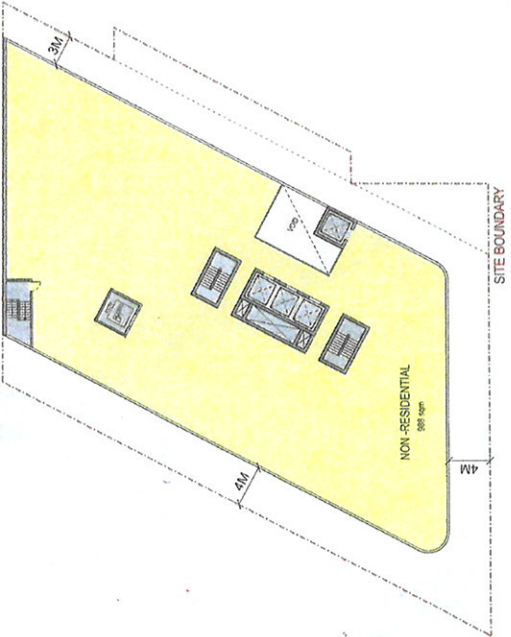
GIWYL ARCHITECTURE

BUILT FORM CONCEPT

Podium Commercial Area Schedule	
Location	Podium Commercial Area
Ground Floor	839 sqm
First Floor	988 sqm
Total	1827 sqm (1:1 Site Area)



Ground Floor Plan



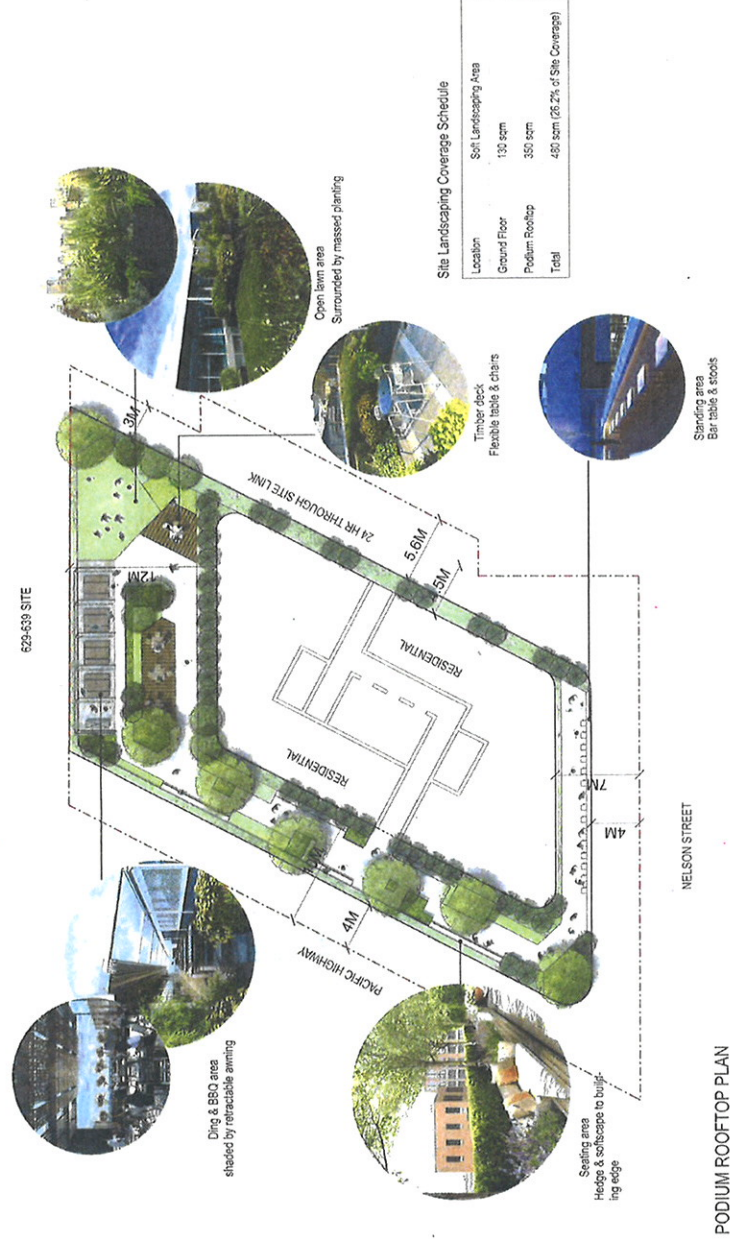
First Floor Plan

INDICATIVE FLOOR PLANS

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GIWYL ARCHITECTURE

BUILT FORM CONCEPT

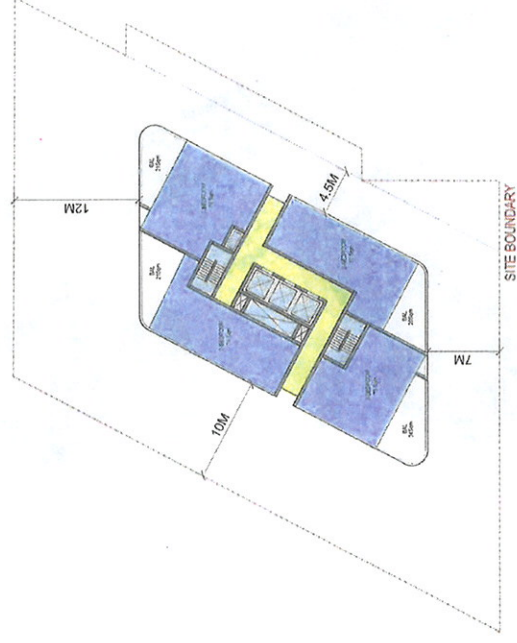


CONCEPT PODIUM ROOFTOP LANDSCAPE PLAN

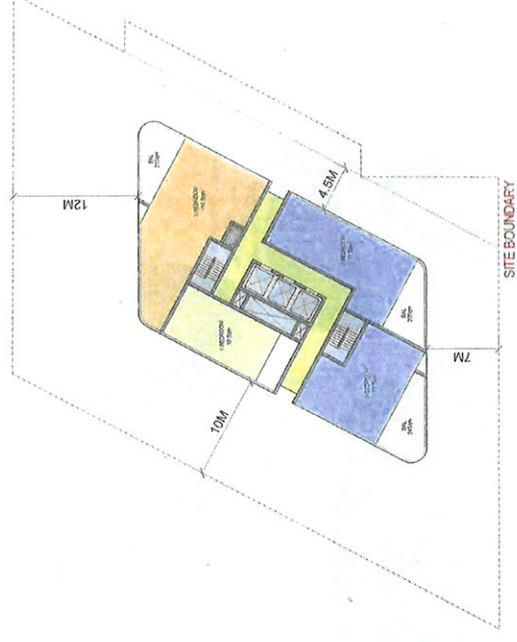
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GIWYL ARCHITECTURE

BUILT FORM CONCEPT



Typical Floor Plate 01



Typical Floor Plate 02

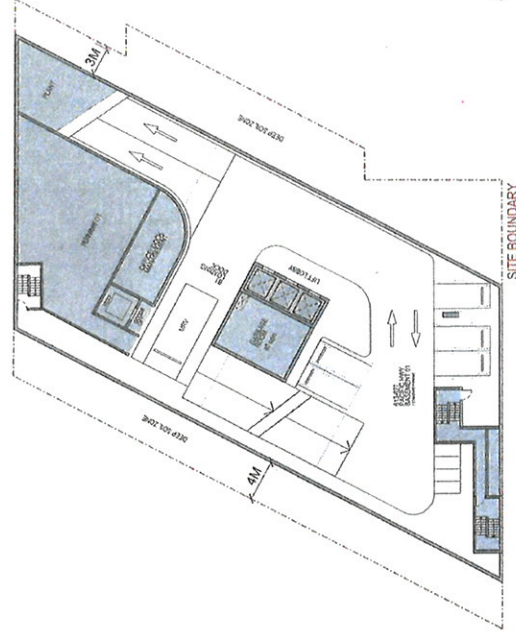
INDICATIVE FLOOR PLANS

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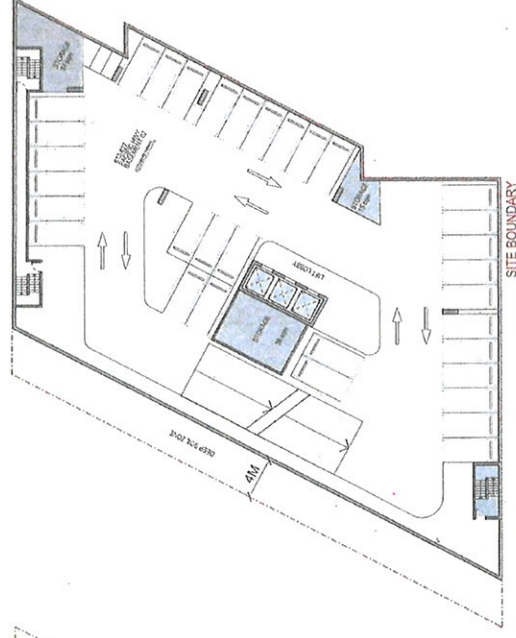
GIWYL ARCHITECTURE

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BUILT FORM CONCEPT



Basement 01 Floor Plan



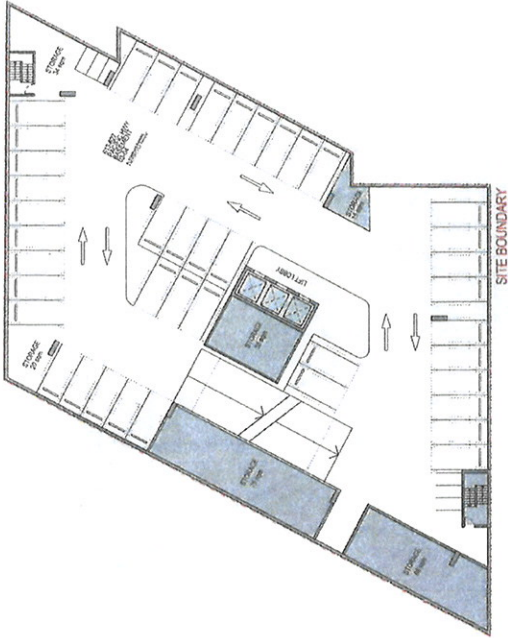
Basement 02 Floor Plan

INDICATIVE FLOOR PLANS

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GIWYL ARCHITECTURE

BUILT FORM CONCEPT



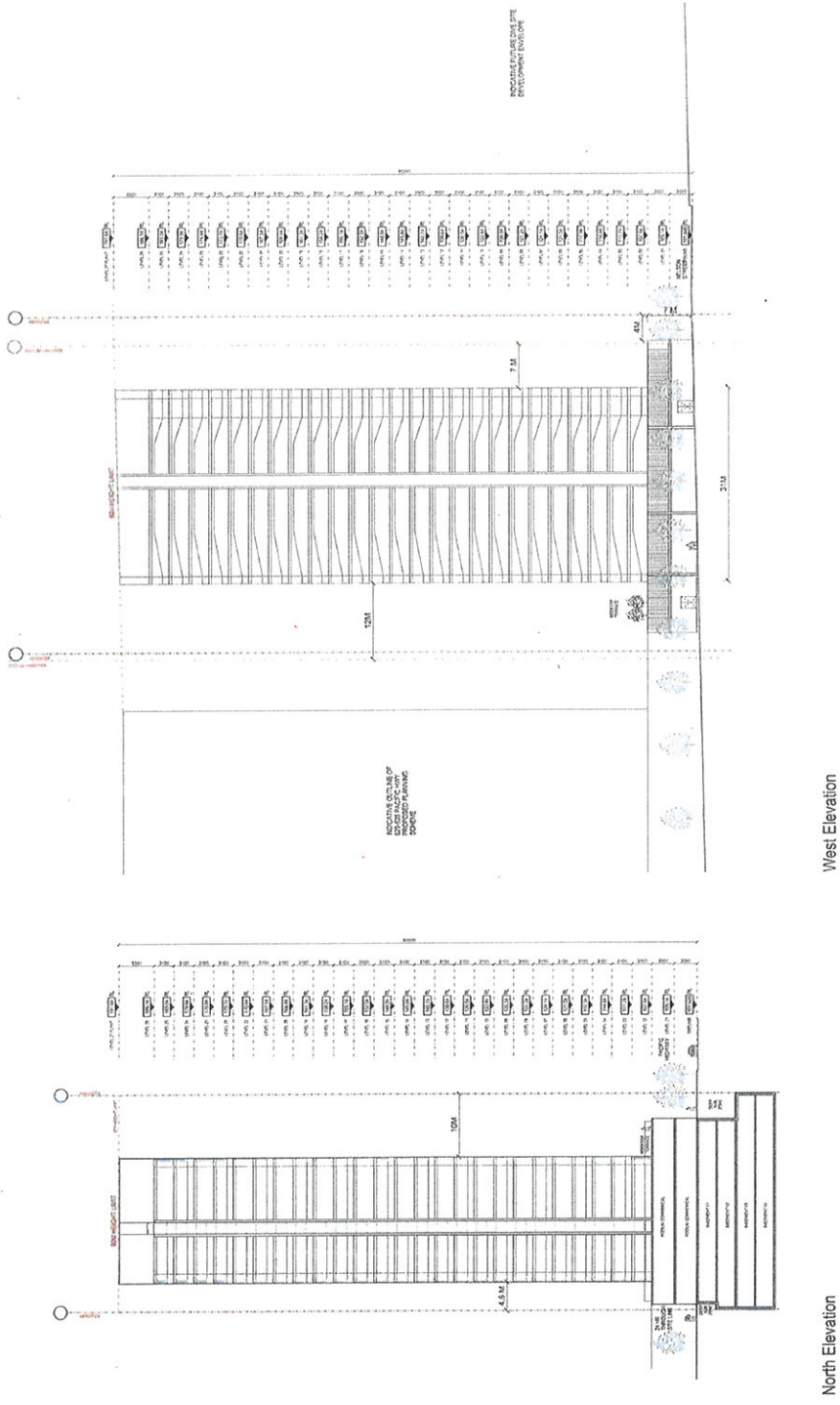
Typical Basement Floor

INDICATIVE FLOOR PLANS

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GWYL ARCHITECTURE

BUILT FORM CONCEPT

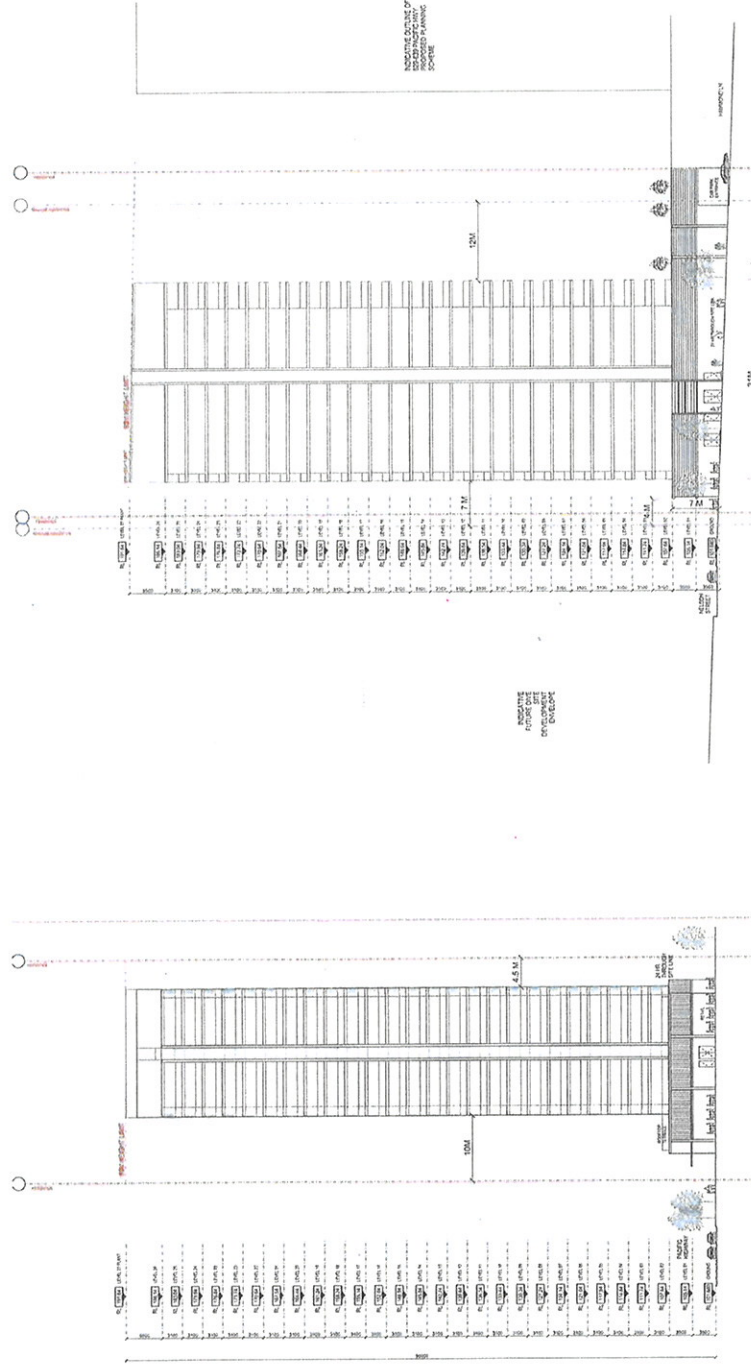


INDICATIVE ELEVATIONS

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GWW/ ARCHITECTURE

BUILT FORM CONCEPT



South Elevation

East Elevation

INDICATIVE ELEVATIONS

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GWYL ARCHITECTURE