

613 - 627 PACIFIC HIGHWAY, CHATSWOOD NSW 2067 | PUBLIC VIEW ANALYSIS STUDY

ISSUE A

11th Oct 2021

PUBLIC VIEW ANALYSIS



Existing condition

- Commercial mid-high rise buildings on the eastern side of the Pacific Hwy highlights the foreground of the view.
- Mature street trees alongside Pacific Hwy soften the scale of the buildings along this main road.
- Western side of Pacific Hwy remains low-medium scale buildings.
- Background view is highlighted by Artarmon triangle which dominates the high point of the skyline in this view.



Proposed condition

- Proposed 613-627 residential high rise development on the eastern side of Pacific Hwy has minimal impact to the visual amenity.
- Visibility of the proposed 613-627 building form and scale is minimal as it is sitting largely behind the existing massing from this view.



Pacific Highway / Victoria Avenue

View situated on the pedestrian footbridge facing south along Pacific Hwy. View situated near intersection of Victoria Avenue and Pacific Highway.

PUBLIC VIEW ANALYSIS



Existing condition

- Commercial high rise building and trainline at Chatswood railway station highlight the foreground of the view.
- Large group of mature street trees highlight the center point of this view and soften the building/ infrastructure alongside. Western side of Pacific Hwy remains low-medium scale buildings.
- Background view is highlighted by Artarmon triangle which dominates the high point of the skyline in this view.



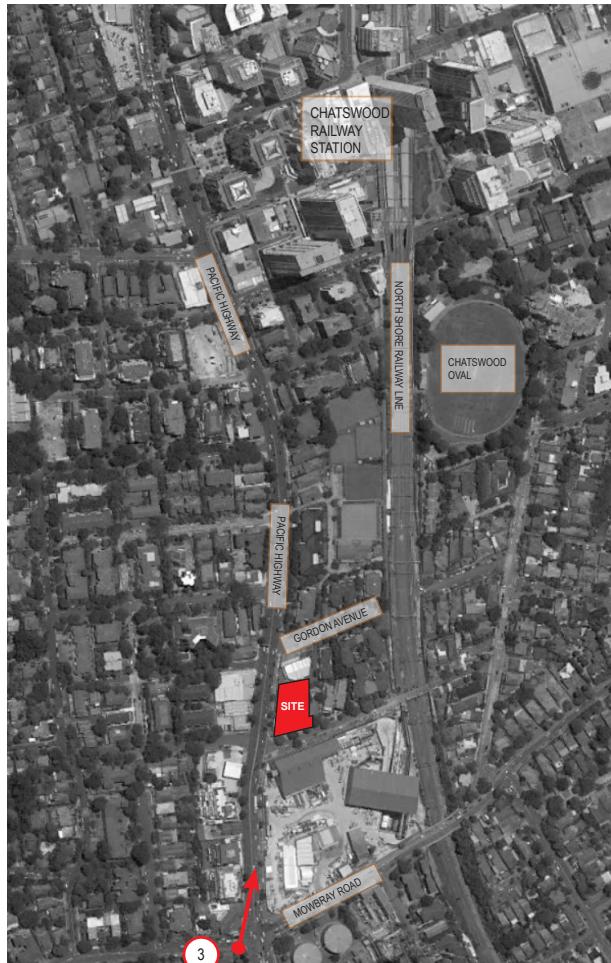
Proposed condition

- Increased massing of the future expansion of Chatswood CBD can be seen in this view.
- The proposed 613-627 building form and scale has minor visual impact to the amenity of the view as it is sitting largely in the background behind the existing building / infrastructure massing alongside the central greenery and public space.

Chatswood Train Station

View situated on the Chatswood train station complex facing south along railway line.





Pacific Hwy / Mowbray Road Intersection

View situated on the Chatswood train station complex facing south along railway line.



Existing condition

- Traffic interchange between Pacific highway and mowbray road facing towards the Chatswood CBD
- Background view is highlighted by established Chatswood CBD.



Proposed condition

- Increased massing of the future expansion of Chatswood CBD can be seen in this view.
- Gateway of the future Chatswood CBD Extension can be read from this junction between two main roads.
- Podium levels of the proposed future developments along Pacific Hwy can be softened by the proposed street trees.
- Proposed 613-627 Pacific Highway built form is obscured by the adjacent developments in this view.



PUBLIC VIEW ANALYSIS



Pacific Hwy / Critchett Road Intersection

View situated along Pacific Highway adjacent to Critchett Road



Existing condition

- Existing Mature trees alongside Pacific Highway soften the built form in the foreground and background
- Background view is highlighted by Artarmon triangle which dominates the high point of the skyline in this view.



Proposed condition

- Extensive mature trees alongside Pacific Highway obscure and soften the built form of proposed 613-627.
- Visibility of the proposed 613-627 building form and scale is minimal on the street level.



VIEW 04 PACIFIC HWY / CRITCHETT ROAD INTERSECTION

PUBLIC VIEW ANALYSIS



Devonshire St / Saywell St Intersection

View situated within residential intersection between Devonshire Street and Saywell street facing west towards the site.



Existing condition

- Existing established Chatswood CBD can be seen beyond the low level residential .
- Existing mature trees soften the visibility of the built form beyond in the background.

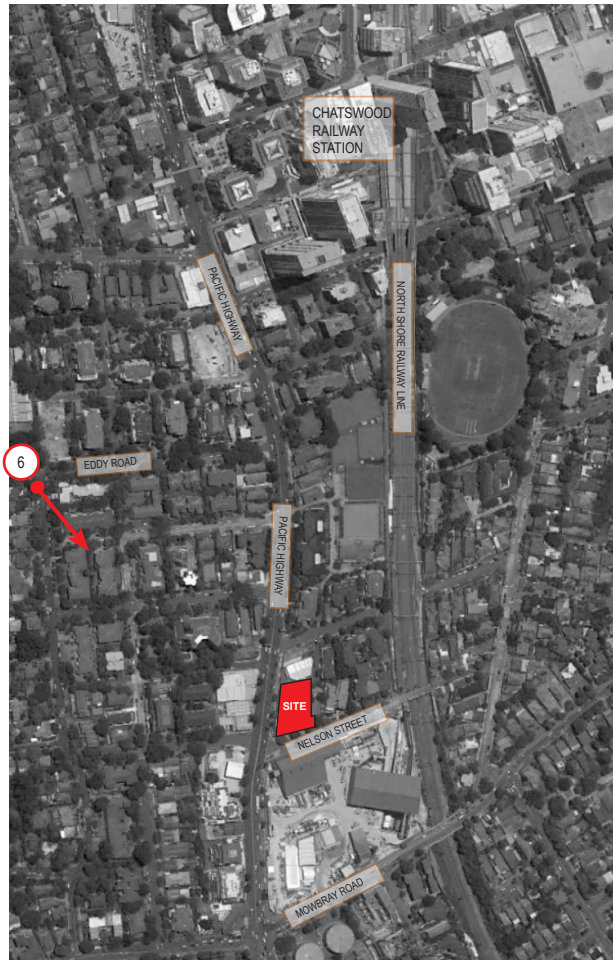


Proposed condition

- Skyline of the future Chatswood extension can be seen from this view. The built form is consistent with the existing Chatswood CBD and can be read as an extension of Chatswood CBD.
- Visibility of the proposed 613-627 building form can be seen but large portion of the built form is obscured and softened by the existing mature trees.

VIEW 05 DEVONSHIRE ST / SAYWELL ST INTERSECTION

PUBLIC VIEW ANALYSIS



Eddy Road / Goodchap Road

View situated within residential intersection between Eddy Road and Goodchap Road facing south towards the site.



Existing condition

- Existing low-medium level residential massing can be seen from this view.
- Existing mature trees soften the visibility of the built form beyond in the background.



Proposed condition

- Extensive mature trees in the existing residential neighbourhood obscure and soften the built form of proposed 613-627.
- Visibility of the proposed 613-627 building form and scale is minimal.



VIEW 06 EDDY ROAD / GOODCHAP ROAD INTERSECTION