

15 October 2021

VIEW IMPACT ANALYSIS

The Planning Proposal at 613-627 Pacific Highway, Chatswood will facilitate a high-density mixed-use development comprising a two-level podium of non-residential development and twenty-five (25) levels of residential development. The proposed development will have a height of 90m and a floor space ratio of 6:1 in accordance with the Chatswood CBD Urban Design and Planning Strategy (Chatswood CBD Strategy).

We have undertaken a desktop analysis of the potential for the future development to impact existing views from private dwellings in the area. We have considered the following properties:

- 596 Pacific Highway, Chatswood;
- 641-653 Pacific Highway, Chatswood;
- Properties on Nelson Street; and
- Metro Dive Site.

We have not considered views from the existing high-rise residential buildings in the centre of the Chatswood CBD as they are located a reasonable distance from the site and the land between the site and the high-rise is proposed to be rezoned to permit buildings up to 90 metres which will obscure the existing southern views.

Figure 1 identifies the surrounding properties in relation to the planning proposal site.



Figure 1 Nearby Properties

Source: Nearmap / Ethos Urban

The site currently accommodates a 4 storey building. The existing residential development in the surrounding area is low scale and is unlikely to have existing views over and beyond the existing building on site.

In summary, the proposed development will not reduce any significant existing views from properties surrounding the site, including the residential properties mentioned. The future slender tower design proposed will be subject to a design excellence process and is likely to improve the visual impact of development on site in comparison to the existing built form through the incorporation of high-quality materials and finishes as part of any future development.

The Chatswood CBD Strategy proposes significant uplift to the site as well as its surrounds, particularly B3 Commercial Core to the east of the Pacific Highway. With this, there is going to be several new developments within the Chatswood CBD that are going to be of a similar scale as the proposed development.

The proposal is entirely consistent with the Chatswood CBD Strategy and is therefore, not proposing a height or built form that is unreasonable within the area.

Detailed view sharing analysis, if required, can be prepared as part of any future detailed development application.