

The Tower design of 378-390 Pacific Highway is a residential area of 6800m² GFA at an FSR of approximately 5.2 : 1. It yields a total of 72 apartments.

The Tower for 378-390 Pacific Highway has been through two iterations prior to the proposed envelope presented in this report. Following is a summary of the adjustments made to date and a further exploration of the concluding building envelope.

Also explored in this section is the tower interaction with the podium whereby we are proposing generous space at amenities level.

Housed there will be the wellness centre, changing rooms, structure, reticulation of tower building services and mechanical spaces for Pool facilities.

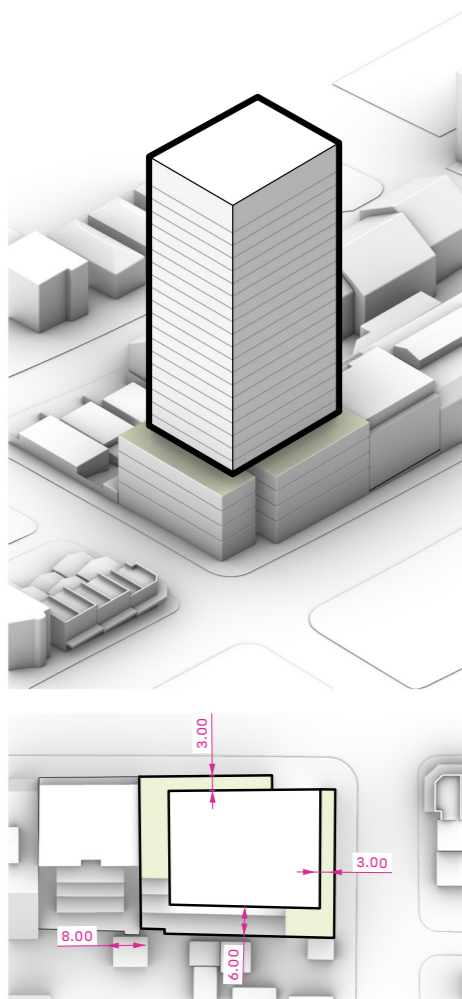
For the terraces and street, this manoeuvre will increase solar amenity for terrace areas, open views from the street to the sky and allow for deep soil planting of trees to act as a buffer for visual, acoustic and wind protection.



The Tower

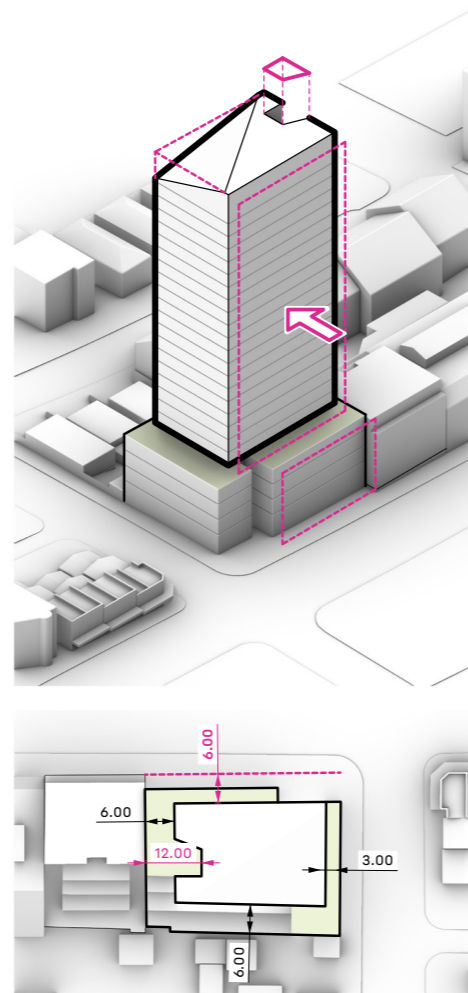
Design Evolution & Process

10th May Pre-Application Massing



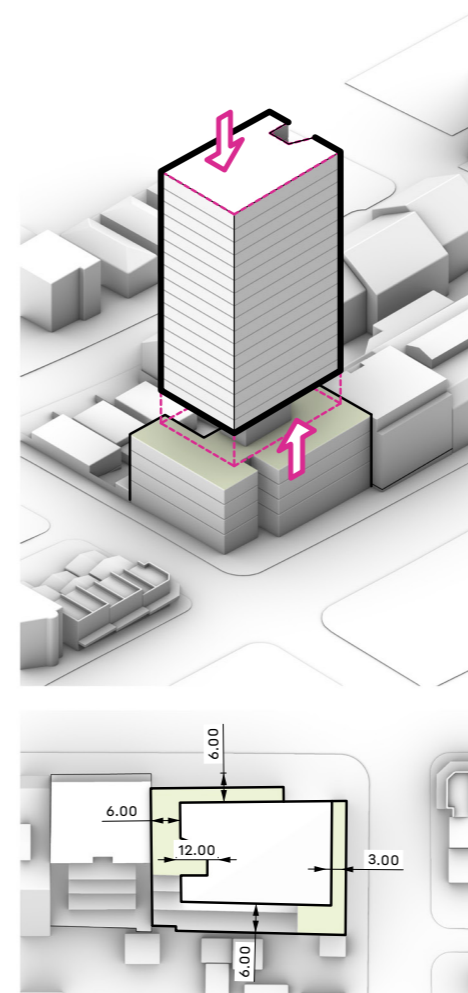
- › 10th May 2021 - The pre-application scheme, to set an indicative buildable envelope, and as a starting point to commence discussions regarding our interpretations of the setback requirements for the North Sydney DCP, 2036 Plan, LEP and ADG.
- › North Sydney Council expressed the need to comply with the 2036 Plan FSR in particular, as well as additional setbacks from Pacific Highway also indicated in the 2036 Plan.

24th August Planning Proposal



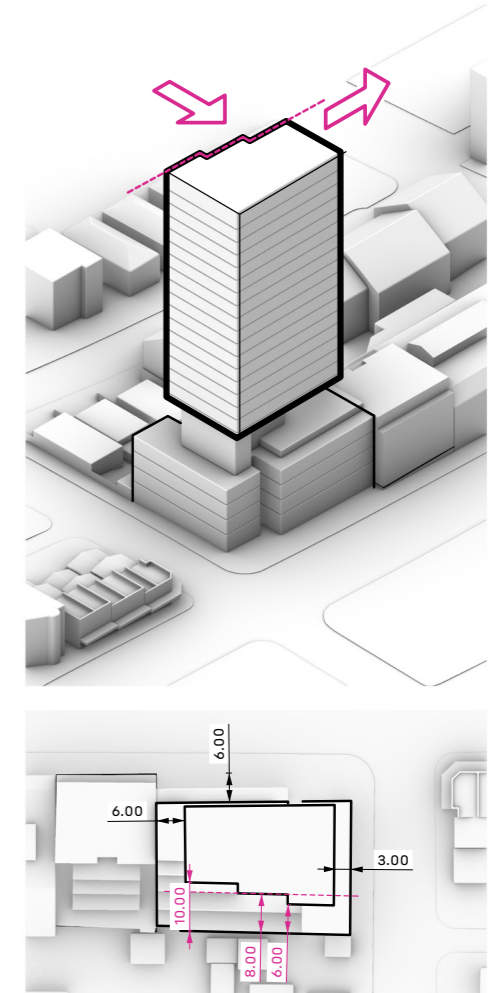
- › 24th August 2021 - Planning Proposal submitted with a 15% uplift in FSR and a re-visiting of the setbacks, particularly along Pacific Highway. As further studies were conducted, the overall height is controlled via a solar plane so as not to overshadow past the 2036 Plan boundary.
- › Key notes from North Sydney Council that affected the massing; reiterating not exceeding the FSR and that a reduction in height would also be supported.

15th December Amended Planning Proposal



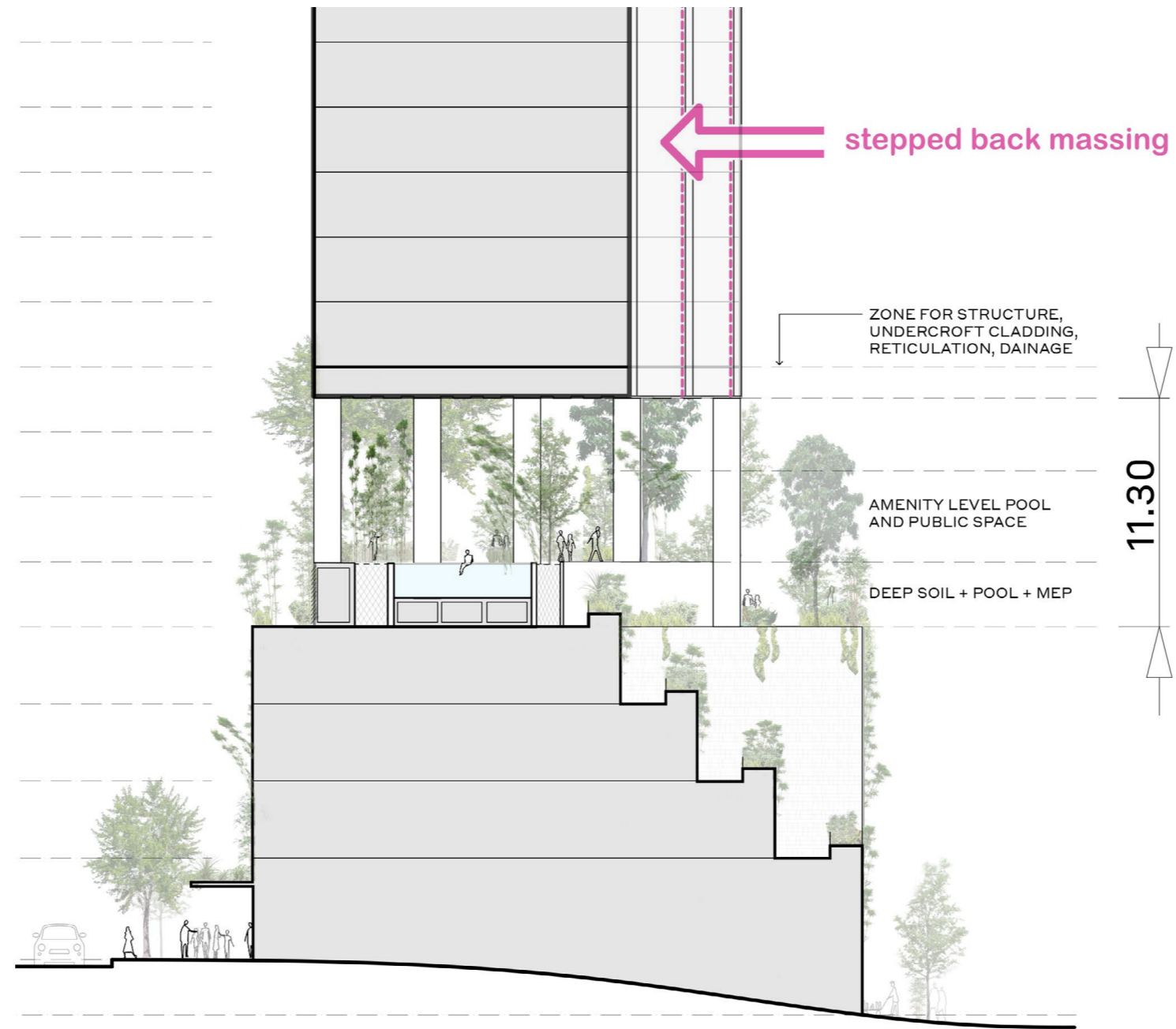
- › To date our current Tower massing complies with the number of storeys indicated in the 2036 Plan, compliant setbacks for both the DCP & 2036 Plan, number of levels for the 2036 Plan, FSR for 2036 Plan, and consideration towards ADG Guides.

3rd November Amended Planning Proposal

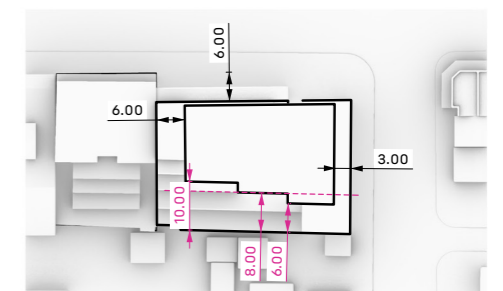


- › Following feedback from the Planning Panel, the design has been refined to:
- › Provide an 8m weighted western boundary setback.
- › Reduce the floor plate by 25sqm on each level, resulting in a reduction in FSR from 7.5:1 to 7.2:1 across the site.
- › Reduce the northern facade building length from 20.4m to 16.4m
- › The amended design maintains 5 apartments per level and the 11.3m vertical void above the podium - both of which were supported by the Panel.

Amenity level study



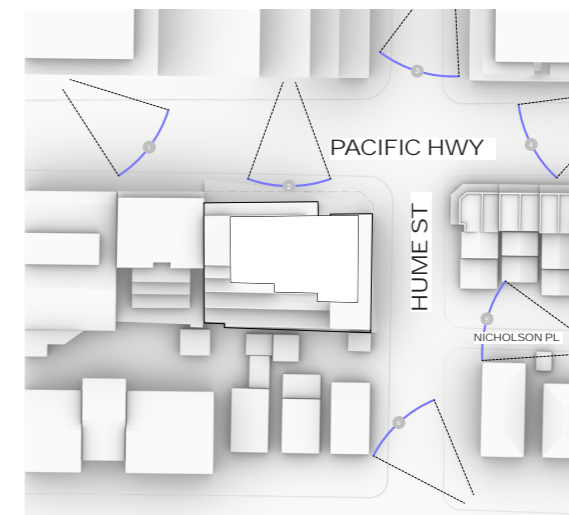
Amenity Vertical Void Section



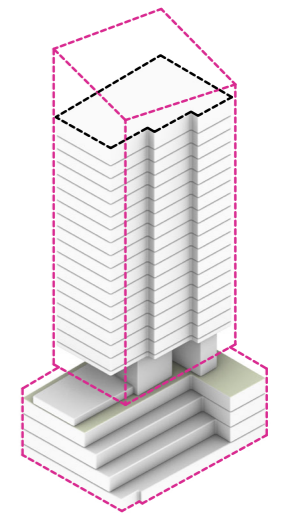
Level	Area	Height
23	425m ²	PLANT
22	425m ²	
21	425m ²	
20	425m ²	
19	425m ²	
18	425m ²	
17	425m ²	
16	425m ²	
15	425m ²	
14	425m ²	
13	425m ²	
12	425m ²	
11	425m ²	
10	425m ²	
09	425m ²	
08	425m ²	
07	50m ²	
06	50m ²	
04	502m ²	
03	426m ²	
02	451m ²	
01	739m ²	
		Ground

Amenity Level View Analysis

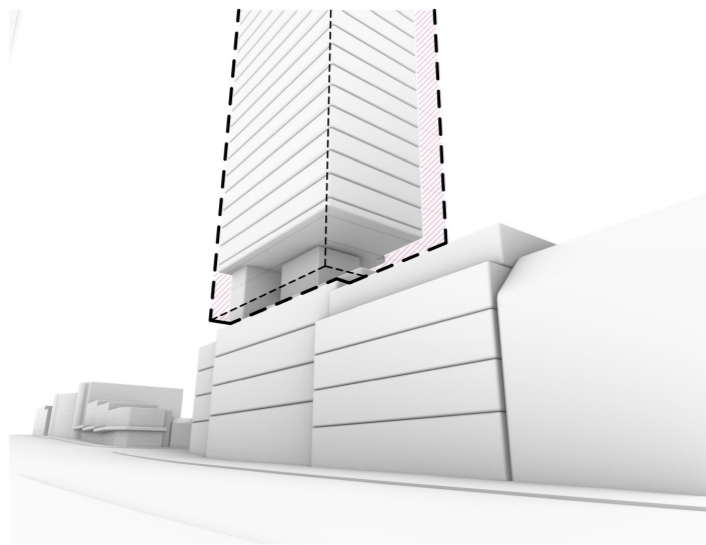
Existing proposal tower massing - - - - -
New tower proposal improved access to sky views - - - - -



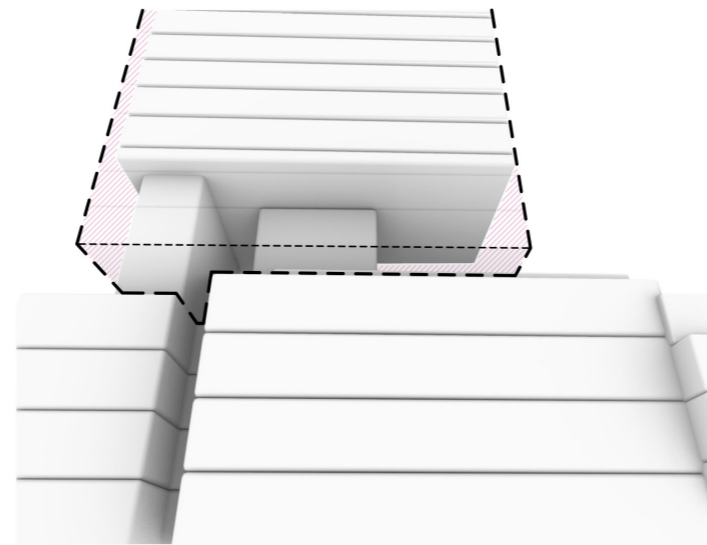
Key Plan



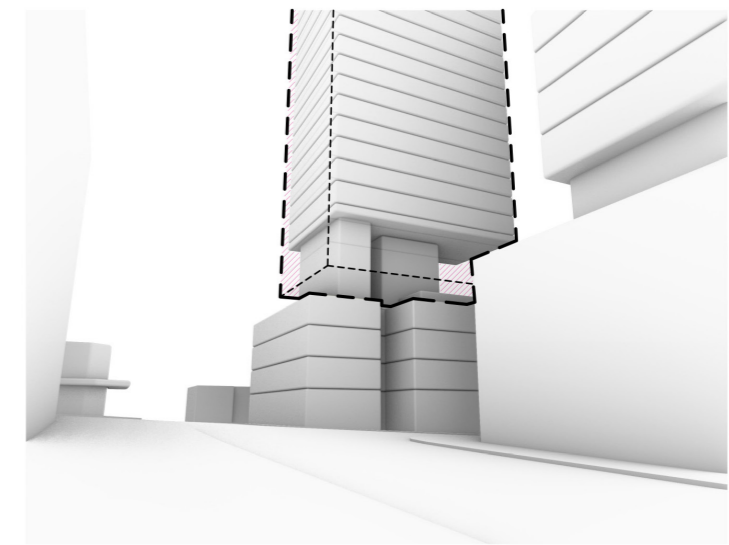
02 - Crown + Amenity Reduction



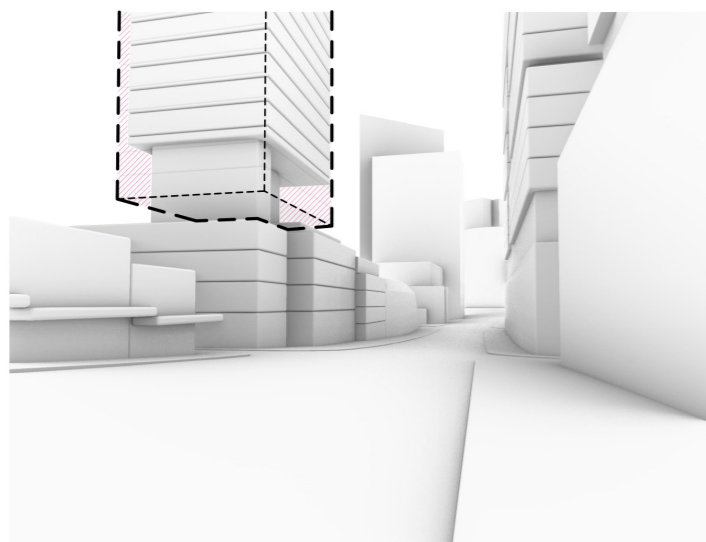
View 1 (Pacific hwy North)



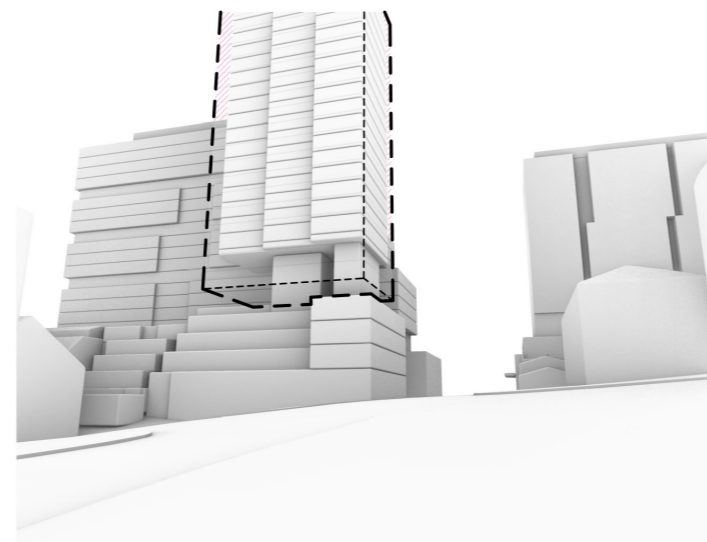
View 2 (Pacific hwy)



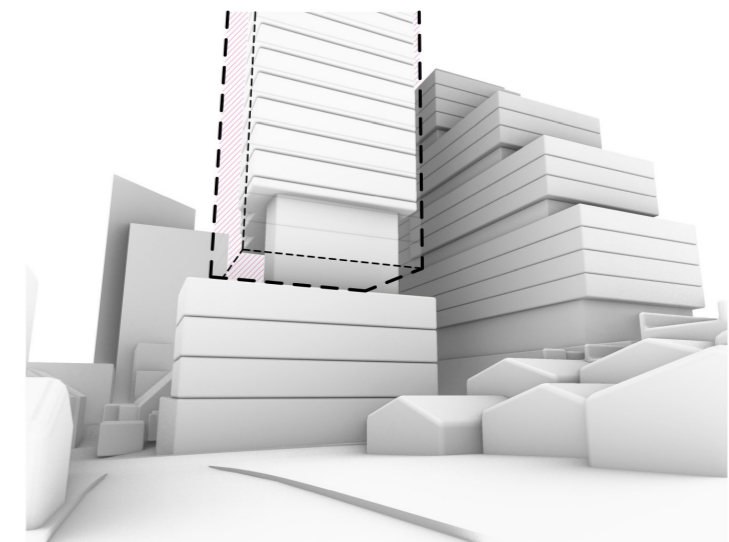
View 3 (Hume St East)



View 4 (Pacific hwy South)



View 5 (Hume St West)



View 6 (Nicholson Pl)

Reference Project - Short Lane

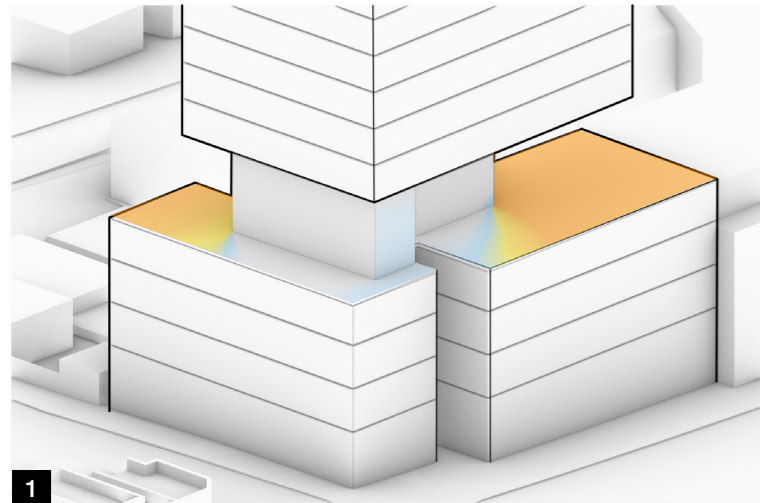


Reference Project - The Ivy

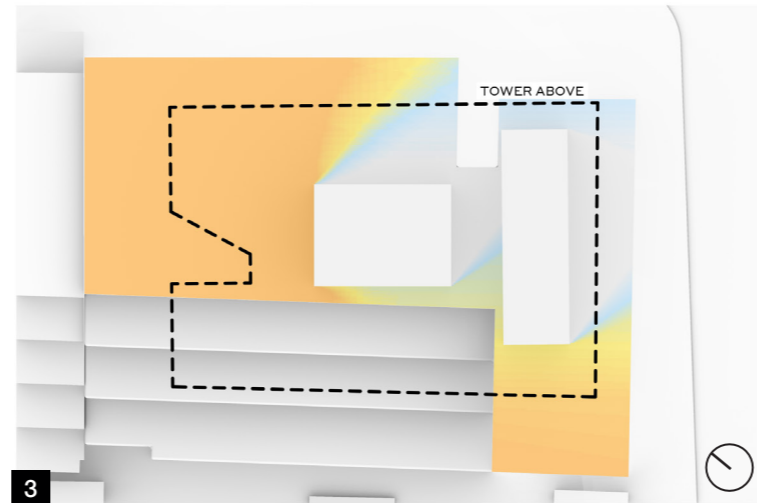




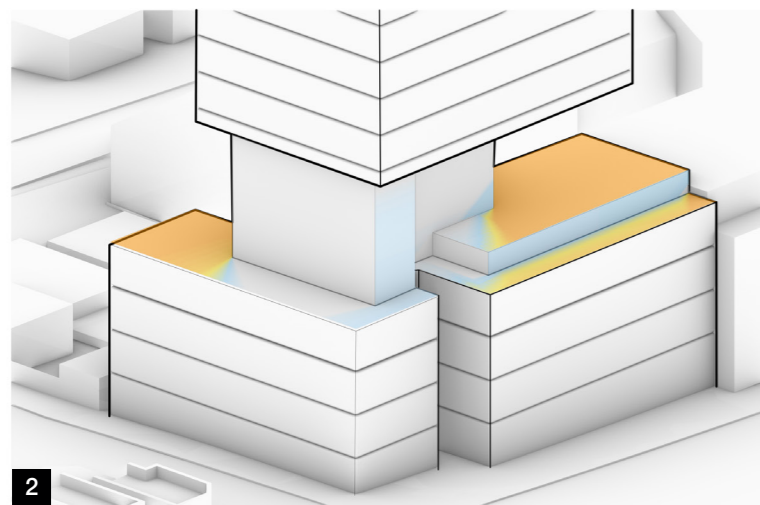
Solar Access - June 21



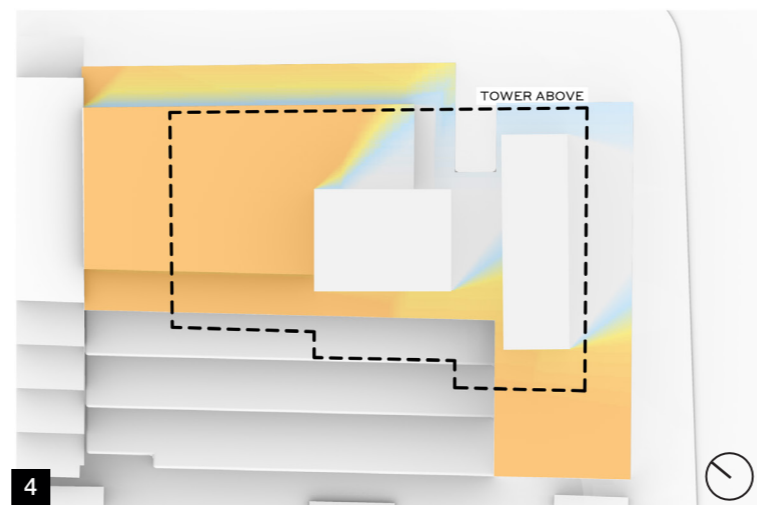
1



3



2



4

The analysis considers the solar access of the amenity level on the winter solstice between the hours of 9:00am and 6:00pm

1. Western elevated perspective previous proposal
2. Western elevated perspective amended proposal
3. Plan view of previous proposal
4. Plan View of amended proposal

