



845 Pacific Highway -Chatswood

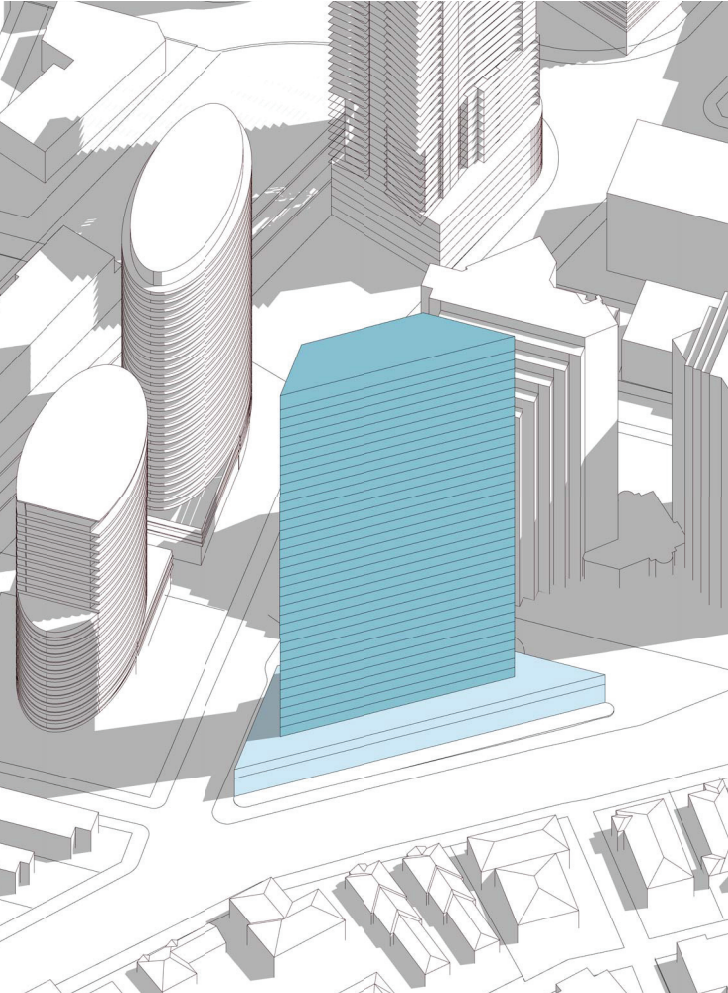
Massing Study

April 2021

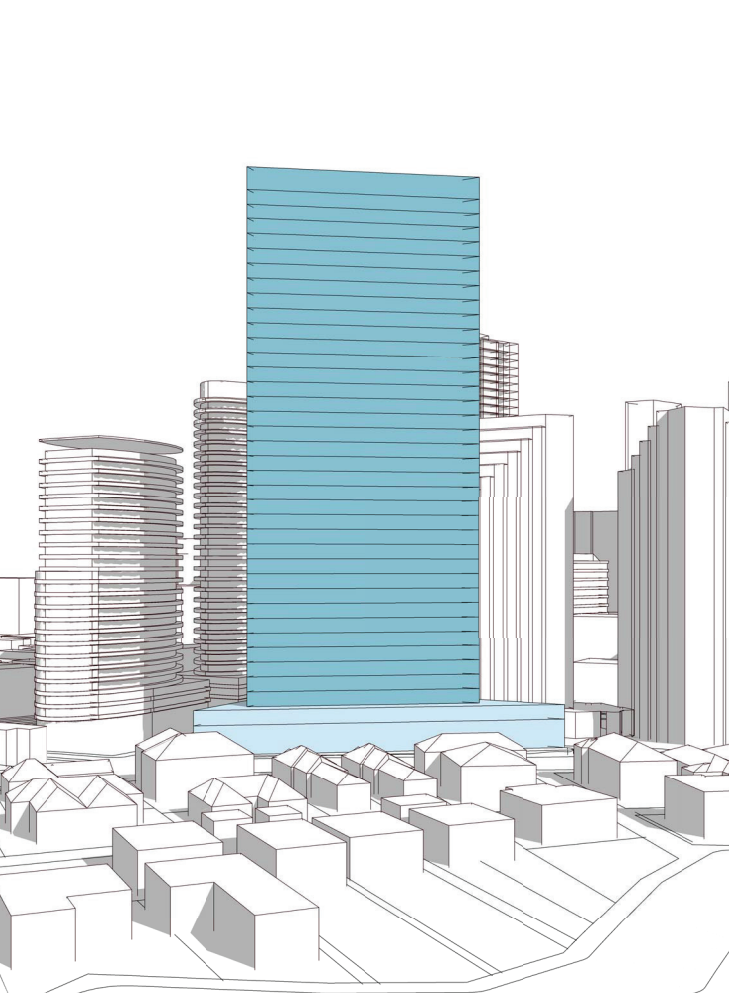
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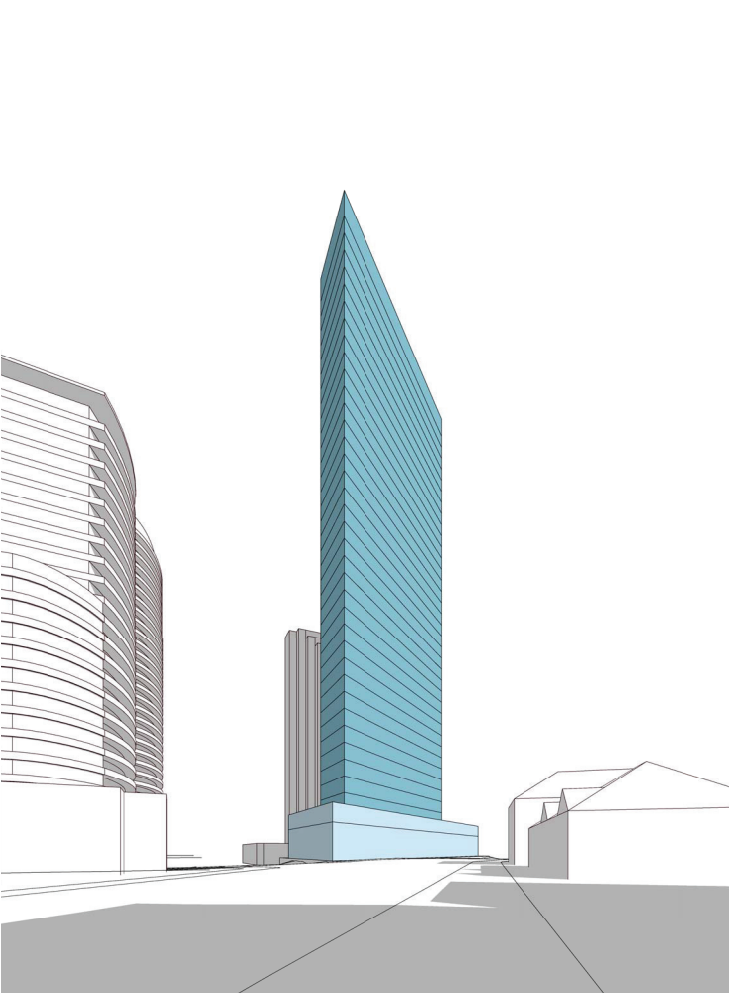
3D - AERIAL VIEW 01



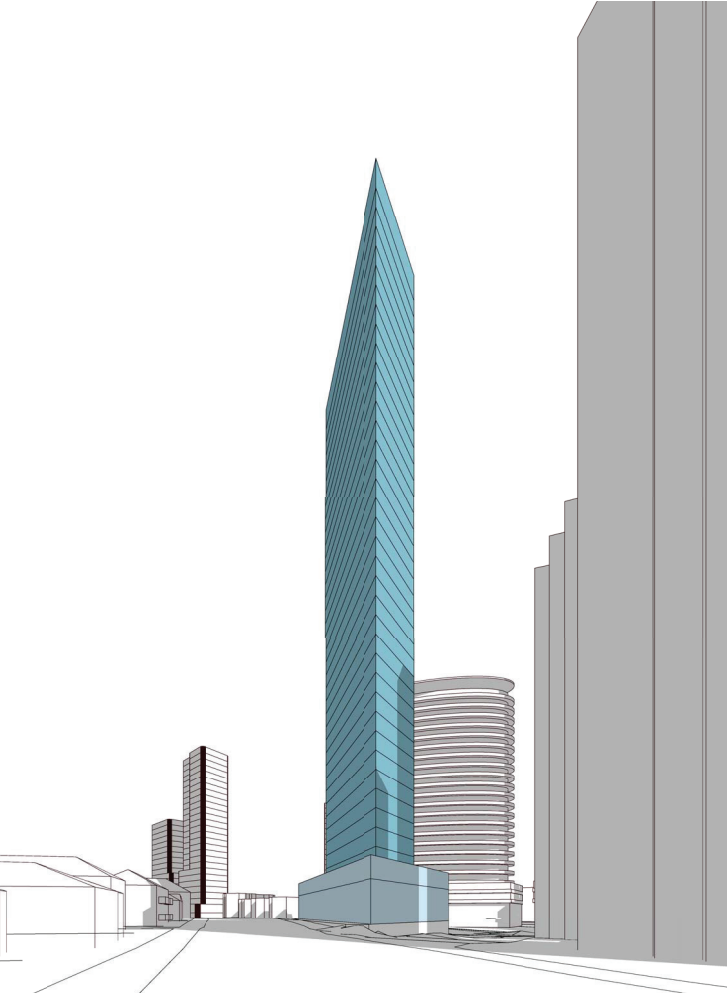
3D - AERIAL VIEW 02



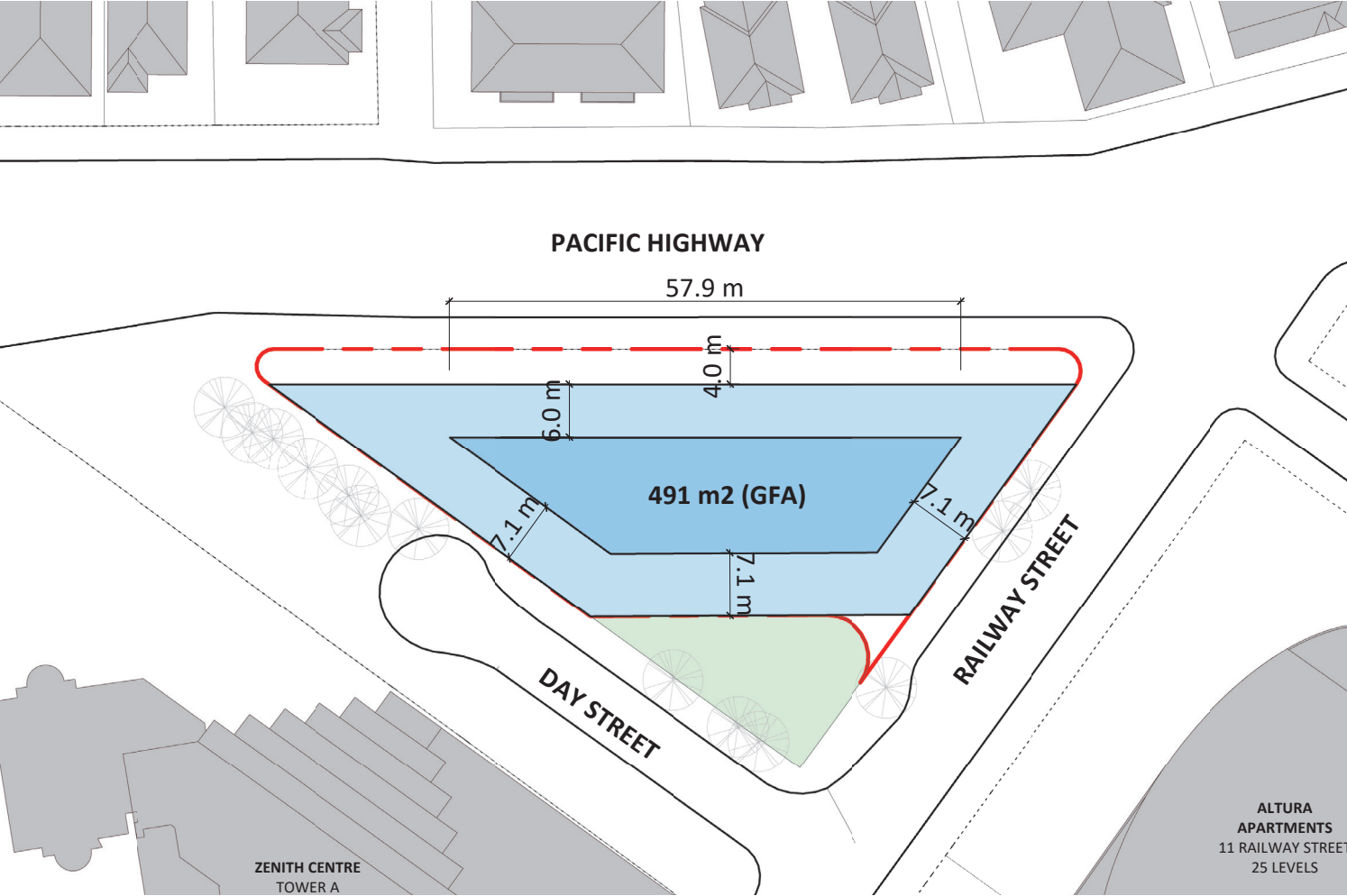
3D - EYE LEVEL VIEW 01



3D - EYE LEVEL VIEW 02



SITE PLAN



DATA SUMMARY

COMPLY	
845 Pacific Highway - Chatswood	
Total Site Area (m ²)	2062
Land Zoning	B3
Height Max. Permitted	RL 246.8
Proposed FSR	9.78
Proposed GFA (m ²)	20175
Proposed NLA (m ²)	17149

Floor	FTF (m)	RL (m)	Envelope (m2)	GFA m2 (85%)	NLA m2 (85%)
MAX RL		246.8			
Highest Point		246.80			
Level 37	5.5	241.30	577	0	0
Level 36	3.6	237.70	577	490	417
Level 35	3.6	234.10	577	490	417
Level 34	3.6	230.50	577	490	417
Level 33	3.6	226.90	577	490	417
Level 32	3.6	223.30	577	490	417
Level 31	3.6	219.70	577	490	417
Level 30	3.6	216.10	577	490	417
Level 29	3.6	212.50	577	490	417
Level 28	3.6	208.90	577	490	417
Level 27	3.6	205.30	577	490	417
Level 26	3.6	201.70	577	490	417
Level 25	3.6	198.10	577	490	417
Level 24	3.6	194.50	577	490	417
Level 23	3.6	190.90	577	490	417
Level 22	3.6	187.30	577	490	417
Level 21	3.6	183.70	577	490	417
Level 20	3.6	180.10	577	490	417
Level 19	3.6	176.50	577	490	417
Level 18	3.6	172.90	577	245	208
Level 17	3.6	169.30	577	245	208
Level 16	3.6	165.70	577	490	417
Level 15	3.6	162.10	577	490	417
Level 14	3.6	158.50	577	490	417
Level 13	3.6	154.90	577	490	417
Level 12	3.6	151.30	577	490	417
Level 11	3.6	147.70	577	490	417
Level 10	3.6	144.10	577	490	417
Level 9	3.6	140.50	577	490	417
Level 8	3.6	136.90	577	490	417
Level 7	3.6	133.30	577	490	417
Level 6	3.6	129.70	577	490	417
Level 5	3.6	126.10	577	490	417
Level 4	3.6	122.50	577	490	417
Level 3	3.6	118.90	577	490	417
Level 2	3.6	115.30	577	490	417
Level 1	3.6	111.70	1672	1421	1208
Level Ground	7.0	104.70	1672	1421	1208
Level B01	5.2	99.50	0	658	559
Total	142.1		24116	20175	17149

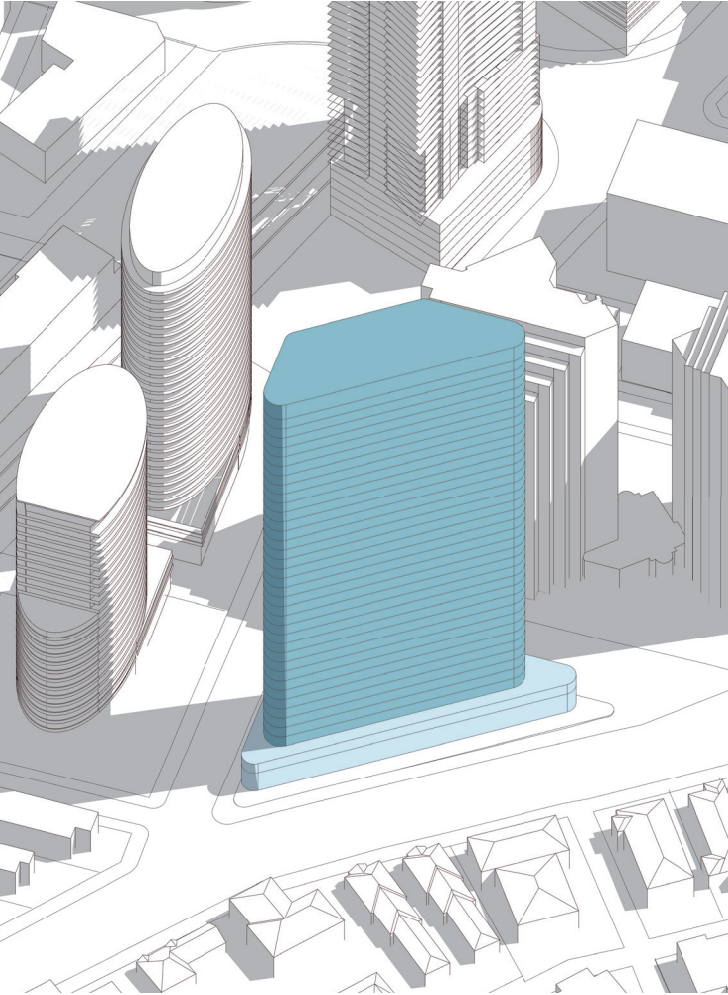
COMPLIANT

Strategy Key Elements

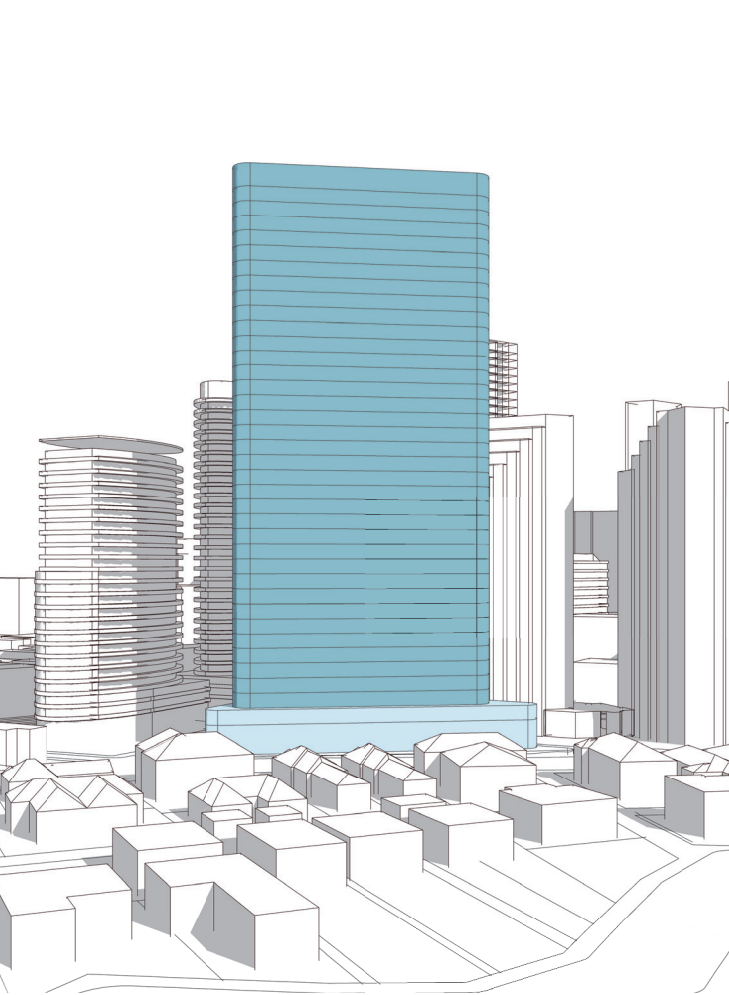
- [8] Design Excellence including competitive designs for developments over 35m high
- [17] Minimise tower widths and reduce elements that contribute to building bulk.
Overall width of the elevation along Pacific Highway is 57.9m.
- [27] Street frontage height and Setbacks: 4-12m street wall height with 6m setback above street wall and 4m setback on the ground along the main frontage.
Ok
- [28] Setback from all boundaries a minimum of 1:20 ratio of the setback (7.1m) to the building height (142.1m) .
Ok
- [29] Building separation:
27.2m from the Zenith and 40.6m from the Altura Apartments.

An indicative floorplate of 490m² (GFA) and a building depth of only 13m.

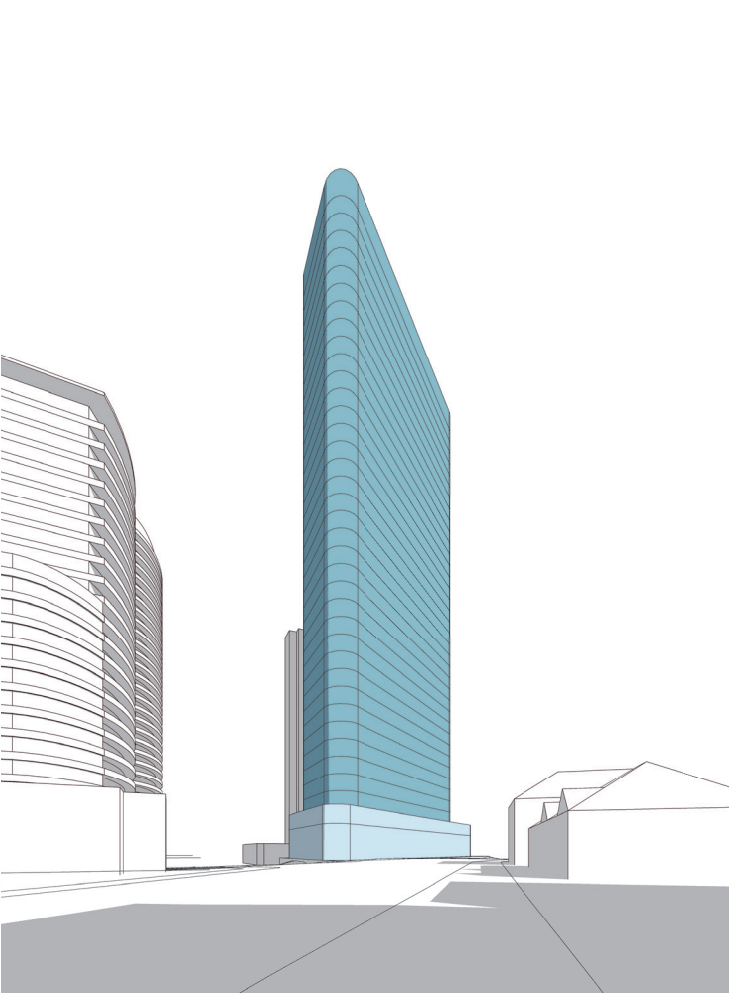
3D - AERIAL VIEW 01



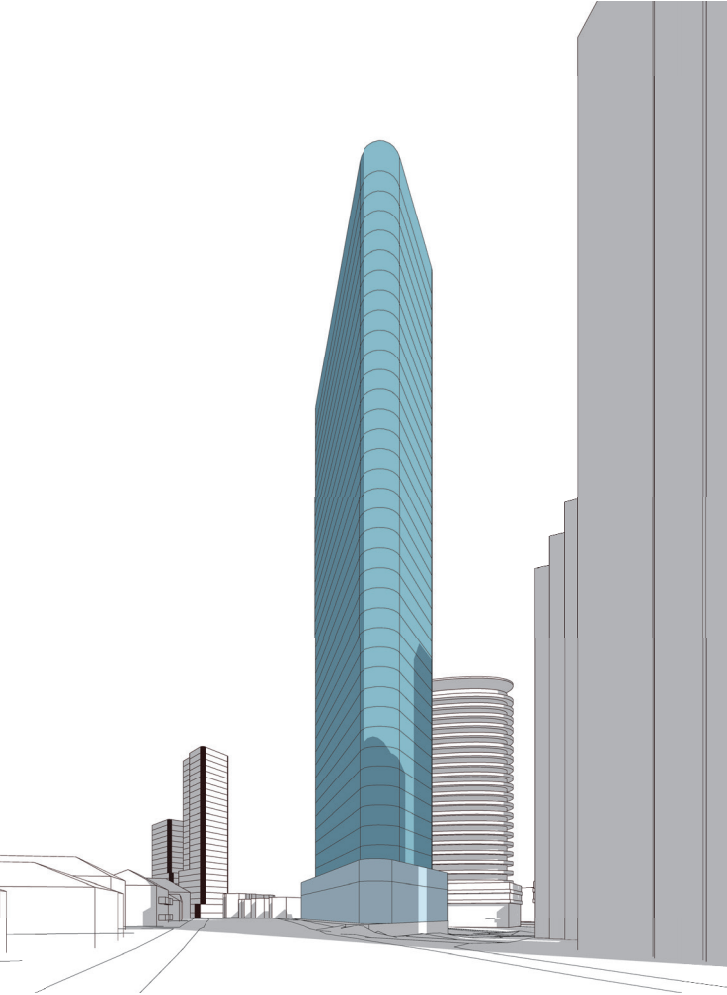
3D - AERIAL VIEW 02



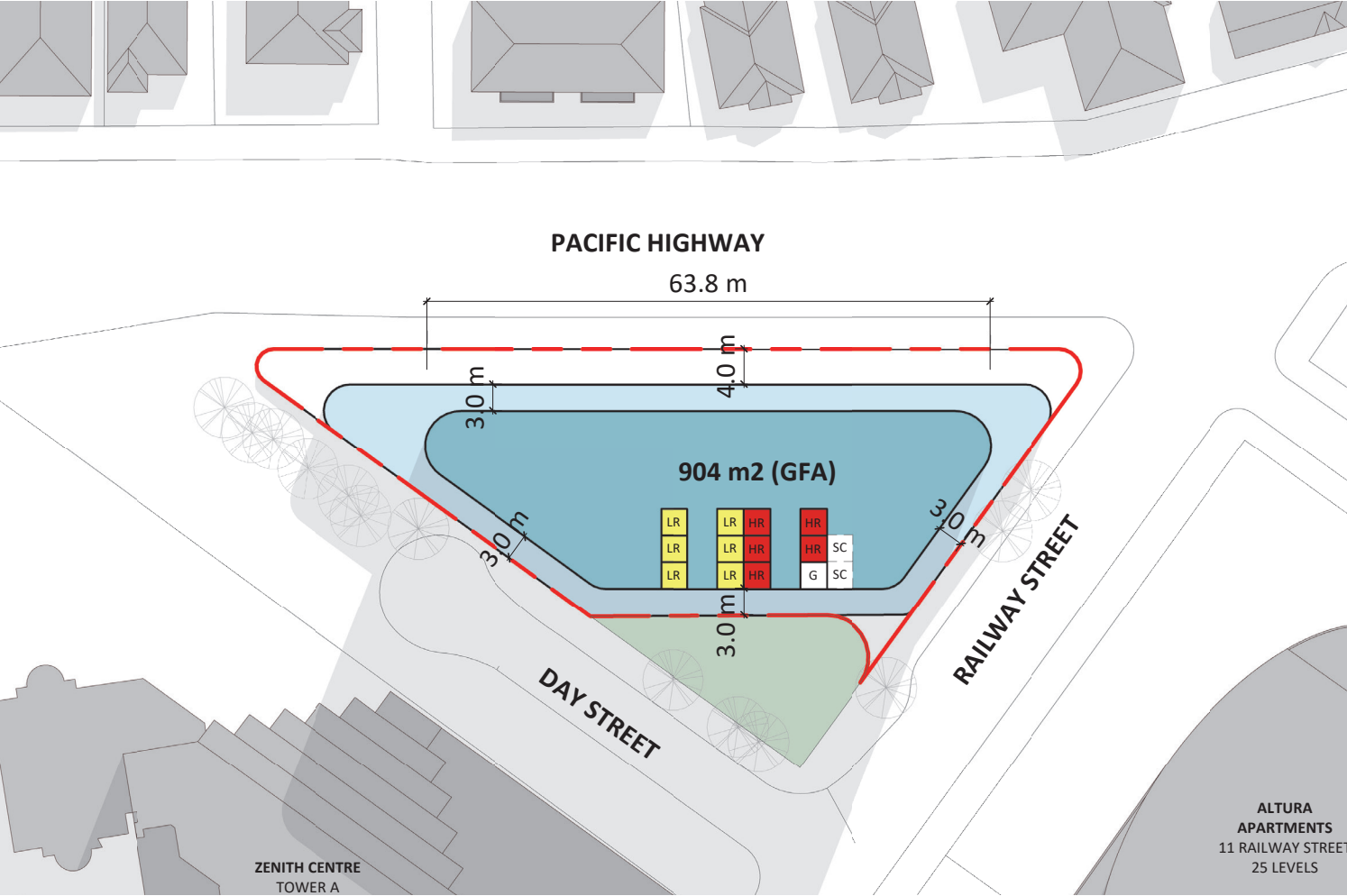
3D - EYE LEVEL VIEW 01



3D - EYE LEVEL VIEW 02



SITE PLAN



DATA SUMMARY

PROPOSED	
845 Pacific Highway - Chatswood	
Total Site Area (m ²)	2062
Land Zoning	B3
Height Max. Permitted	RL 246.8
Proposed FSR	16.59
Proposed GFA (m ²)	34209
Proposed NLA (m ²)	29078

Floor	FTF (m)	RL (m)	Envelope (m2)	GFA m2 (85%)	NLA m2 (85%)
MAX RL		246.8			
Highest Point		246.80			
Level 37	5.5	241.30	1064	0	0
Level 36	3.6	237.70	1064	904	769
Level 35	3.6	234.10	1064	904	769
Level 34	3.6	230.50	1064	904	769
Level 33	3.6	226.90	1064	904	769
Level 32	3.6	223.30	1064	904	769
Level 31	3.6	219.70	1064	904	769
Level 30	3.6	216.10	1064	904	769
Level 29	3.6	212.50	1064	904	769
Level 28	3.6	208.90	1064	904	769
Level 27	3.6	205.30	1064	904	769
Level 26	3.6	201.70	1064	904	769
Level 25	3.6	198.10	1064	904	769
Level 24	3.6	194.50	1064	904	769
Level 23	3.6	190.90	1064	904	769
Level 22	3.6	187.30	1064	904	769
Level 21	3.6	183.70	1064	904	769
Level 20	3.6	180.10	1064	904	769
Level 19	3.6	176.50	1064	904	769
Level 18	3.6	172.90	1064	452	384
Level 17	3.6	169.30	1064	452	384
Level 16	3.6	165.70	1064	904	769
Level 15	3.6	162.10	1064	904	769
Level 14	3.6	158.50	1064	904	769
Level 13	3.6	154.90	1064	904	769
Level 12	3.6	151.30	1064	904	769
Level 11	3.6	147.70	1064	904	769
Level 10	3.6	144.10	1064	904	769
Level 9	3.6	140.50	1064	904	769
Level 8	3.6	136.90	1064	904	769
Level 7	3.6	133.30	1064	904	769
Level 6	3.6	129.70	1064	904	769
Level 5	3.6	126.10	1064	904	769
Level 4	3.6	122.50	1064	904	769
Level 3	3.6	118.90	1064	904	769
Level 2	3.6	115.30	1064	904	769
Level 1	3.6	111.70	1648	1401	1191
Level Ground	7.0	104.70	1648	1401	1191
Level B01	5.2	99.50	0	658	559
Total	142.1		41600	34209	29078

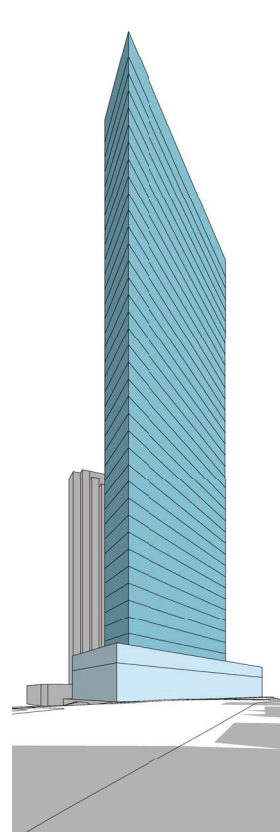
PROPOSED

Strategy Key Elements

- [8] Design Excellence including competitive designs for developments over 35m high
- [17] Minimise tower widths and reduce elements that contribute to building bulk.
Overall width of the elevation along Pacific Highway is 63.8m, a 10% increase of the compliant scheme.
- [27] Street frontage height and Setbacks: 4-12m street wall height with 6m setback above street wall and 4m setback on the ground along the main frontage.
10.6m front wall height with 3m setback above street wall and 4m setback on the ground.
- [28] Setback from all boundaries a minimum of 1:20 ratio of the setback (7.1m) to the building height (142.1m).
3m setback along Railway St and Day St
- [29] Building separation:
23.1m separation from the Zenith and 36.5m from the Altura Apartments.

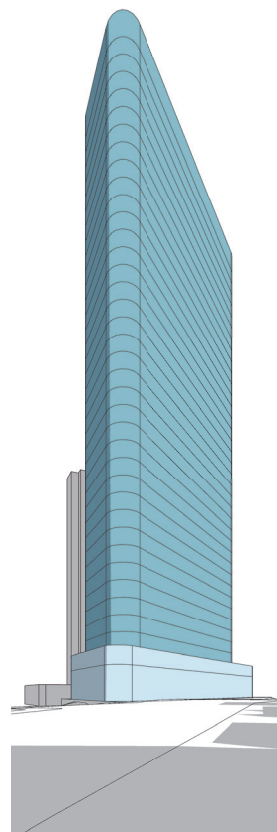
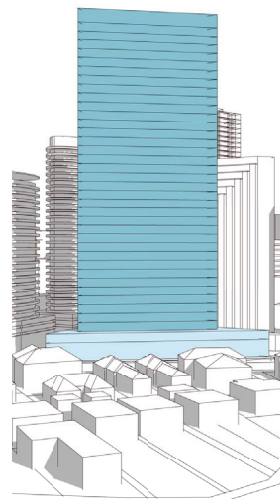
An indicative floorplate of 904m² (GFA) and a building depth of only 20.1m.

PROPOSED ENVELOPE SECTIONS



COMPLIANT

57.9m (width)
20175m² (GFA)
FSR 9.78



PROPOSED

63.8m (width)
34209m² (GFA)
FSR 16.59

