



# 845 Pacific Highway -Chatswood

## Massing Study

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Report Register

This report register documents the development and issue of the fee submission by PTW Architects.

The report has been reviewed and approved for issue.  
Version Control

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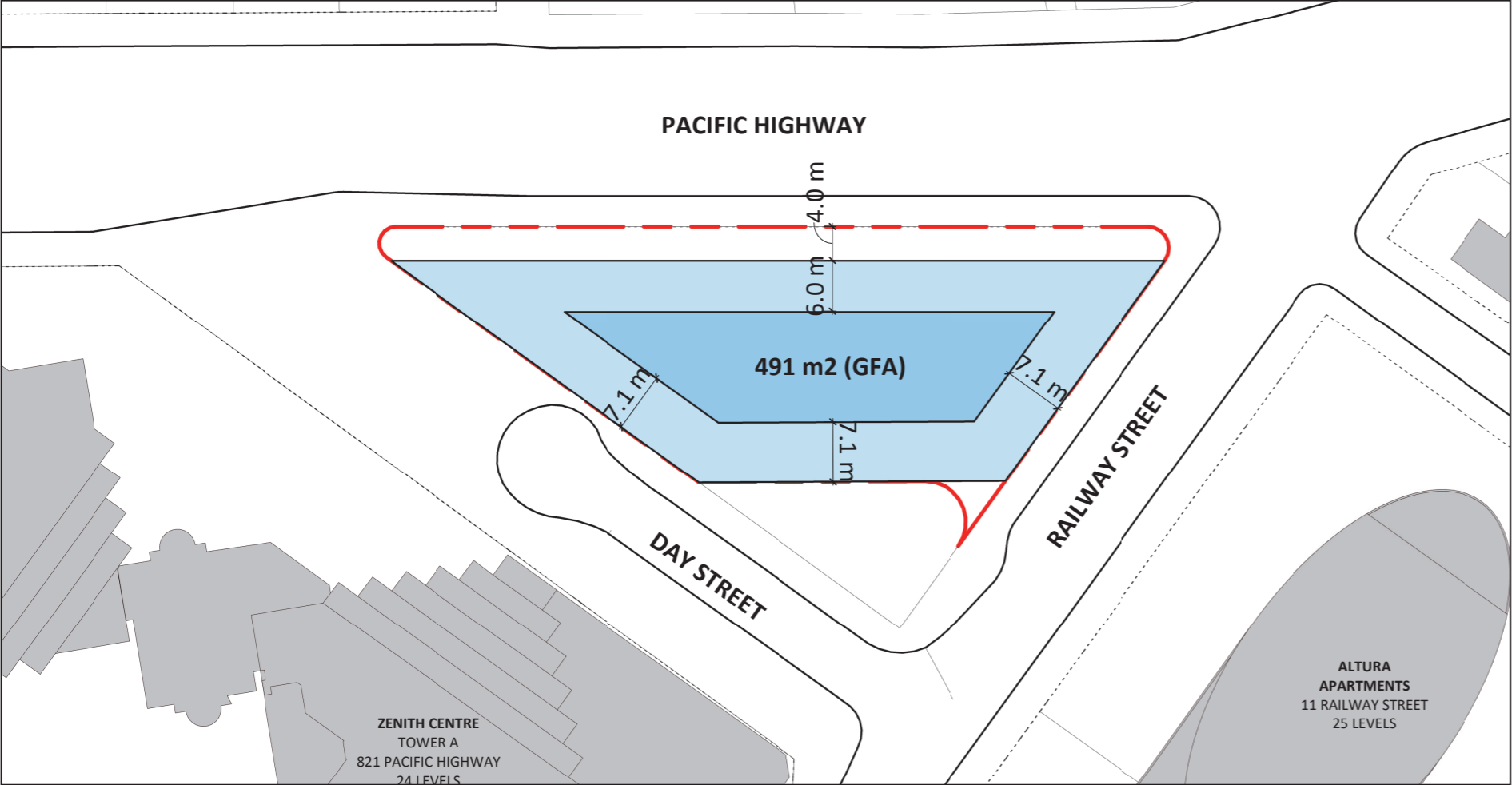
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# CHATSWOOD CBD STRATEGY

## KEY ELEMENTS

### STREET FRONTAGE HEIGHTS AND SETBACKS

**27.** Street frontage heights and setbacks are to be provided based on Figure 3.1.8, which reflect requirements for different parts of the Chatswood CBD. With setbacks of 3 metres or more, including the Pacific Highway, deep soil planting for street trees is to be provided.

- c) Office core frontage
  - i. 4-12 metre street wall height at front boundary.
  - ii. Minimum 6 metre setback above street wall.
- e) Pacific Highway frontage
  - i. Minimum 4 metre setback at Ground level from front boundary (with exception of heritage sites).
  - ii. Maximum 7 metre street wall height.
  - iii. Minimum 6 metre setback above street wall.

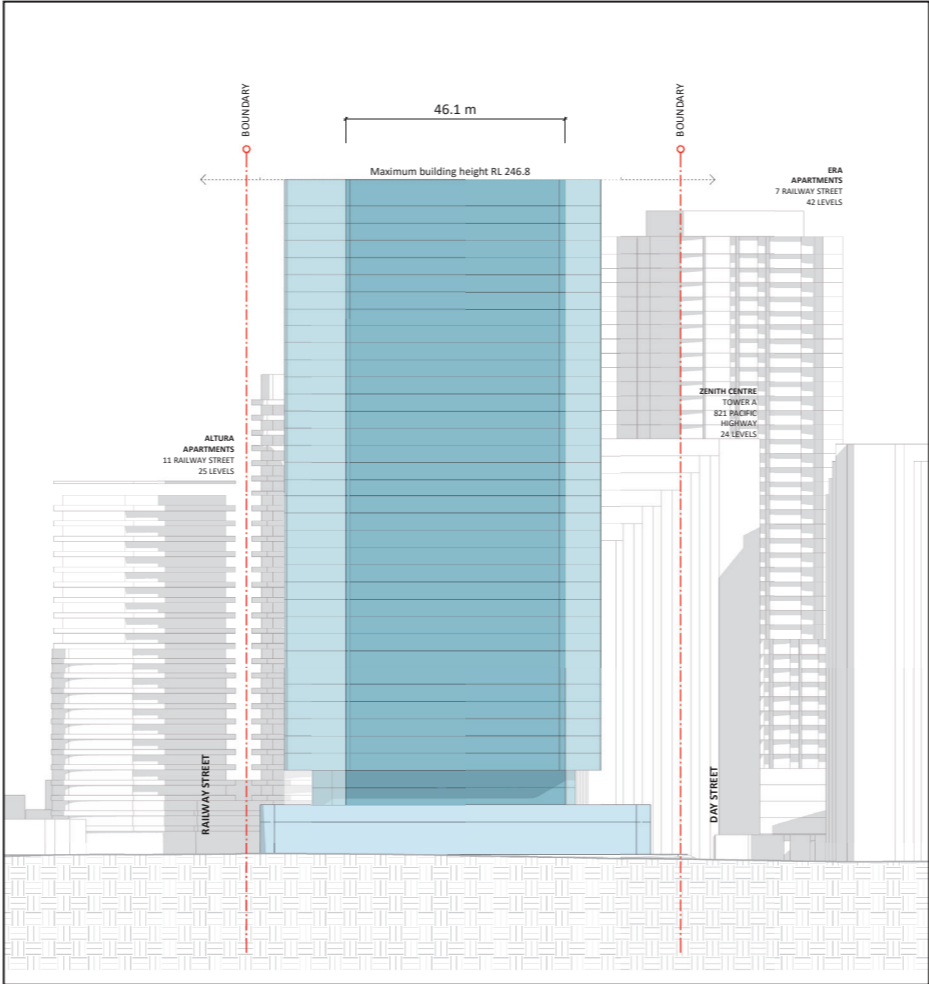
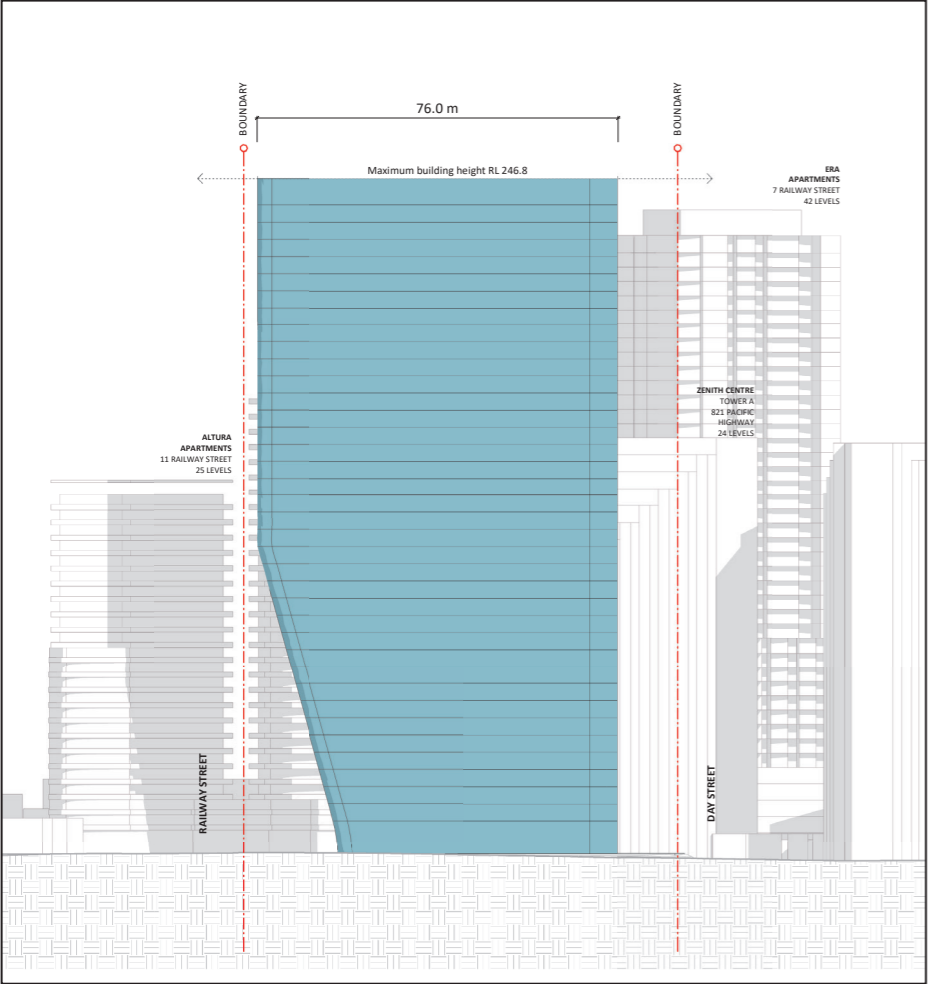
### STREET FRONTAGE HEIGHTS AND SETBACKS

**28.** All buildings are to be setback from all boundaries a minimum of 1:20 ratio of the setback to building height (e.g. 3m setback for a 60m building, and 6m setback for a 120m building).

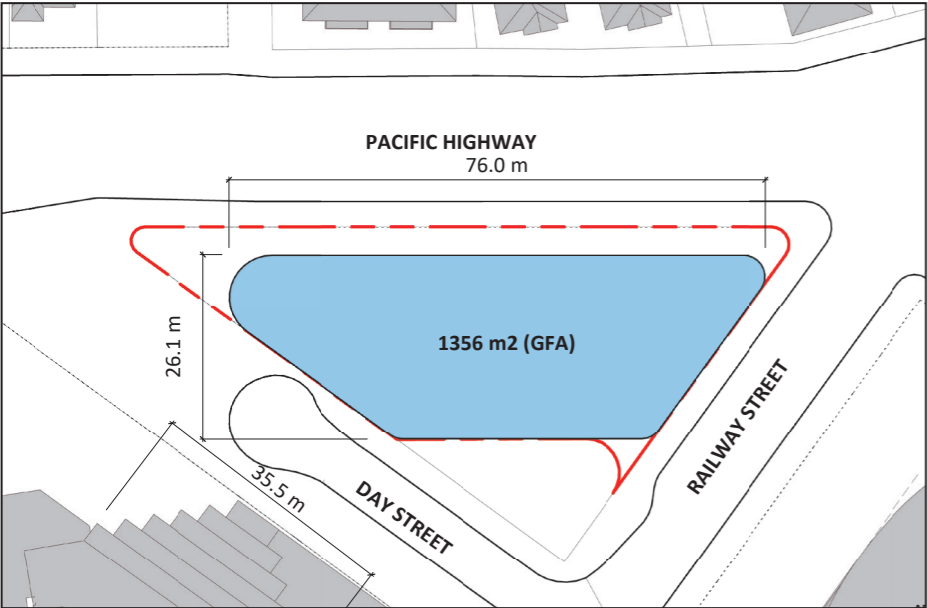
# 1. STRATEGY KEY ELEMENTS

# MASSING COMPARISON

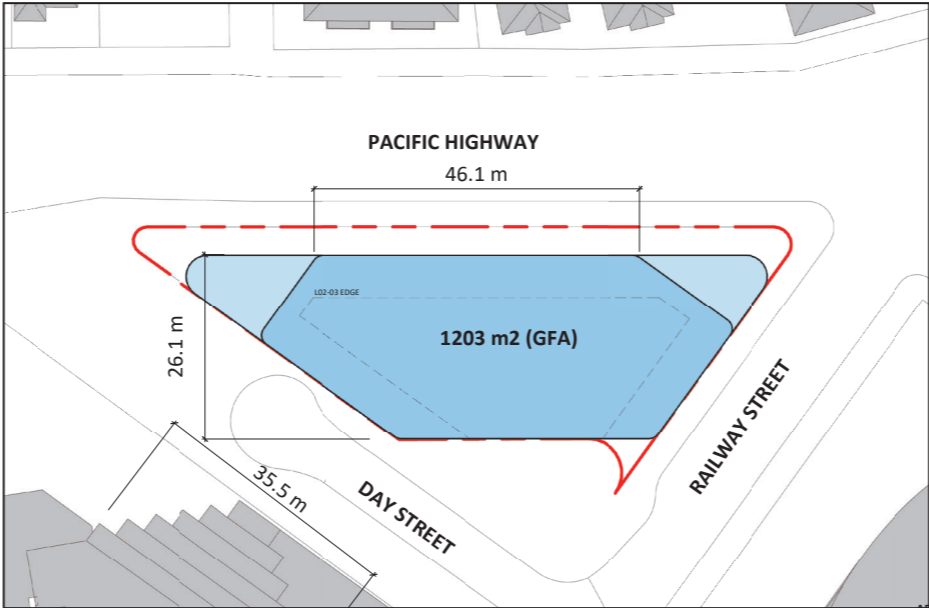
## ELEVATION WEST



## SITE PLANS



PLANNING PROPOSAL SCHEME



REVISED SCHEME

# CHATSWOOD CBD STRATEGY

## KEY ELEMENTS

### BUILT FORM

17. In pursuit of the same goal of slender tower forms, the width of each side of any tower should be minimised to satisfactorily address this objective. To the same end, design elements that contribute to building bulk are not supported, and should be minimised.

### PTW RESPONSE

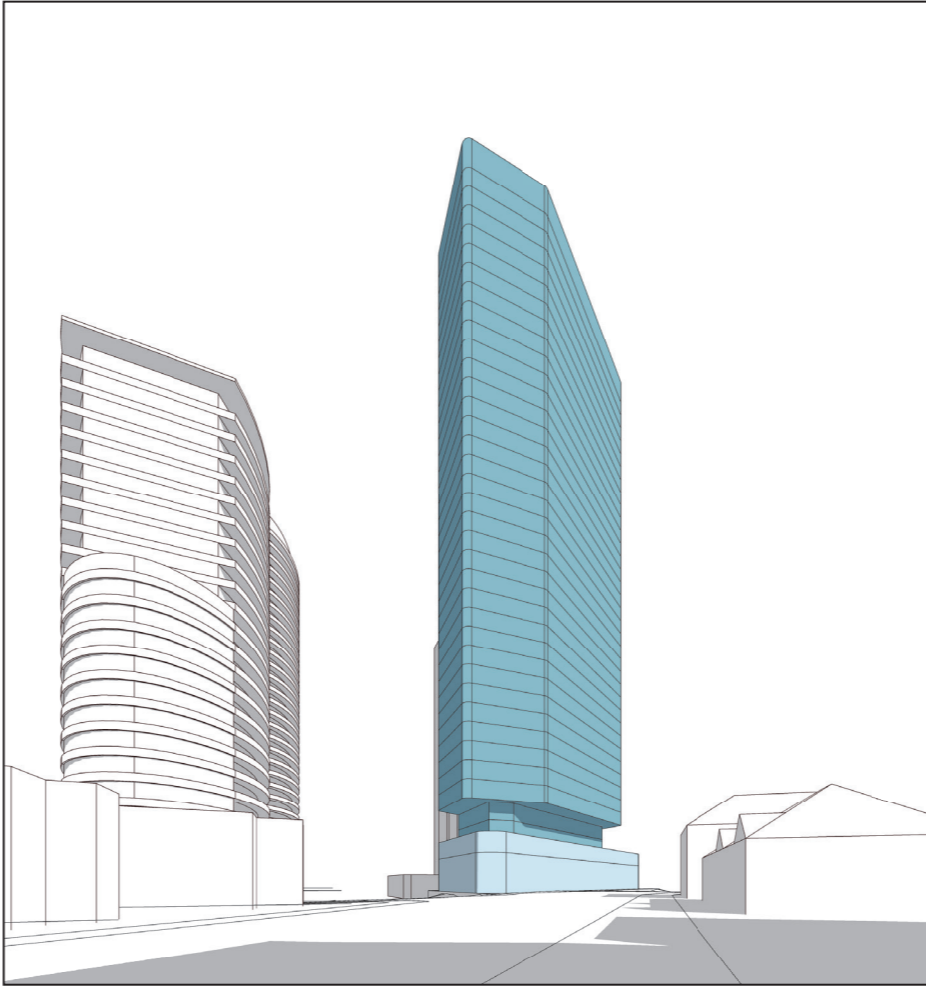
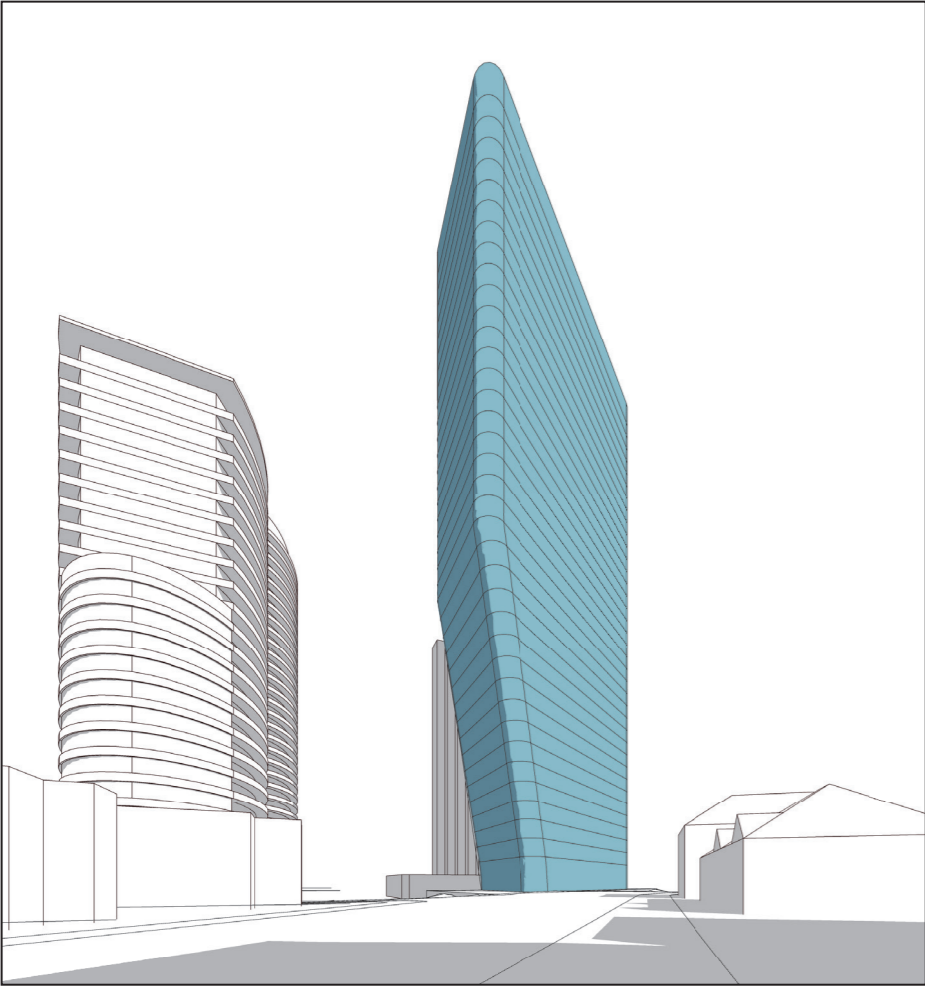
In recognition of the slender tower objective expressed in the Strategy, a study of the PP submission found that the western facade was excessively lengthened in comparison with the compliant scheme.

The scheme in turn proposed a greater chamfer to the north and south corners, which results in a significant **reduction to the building width to 46.1m** and a 12.3% reduction to the floorplate GFA.

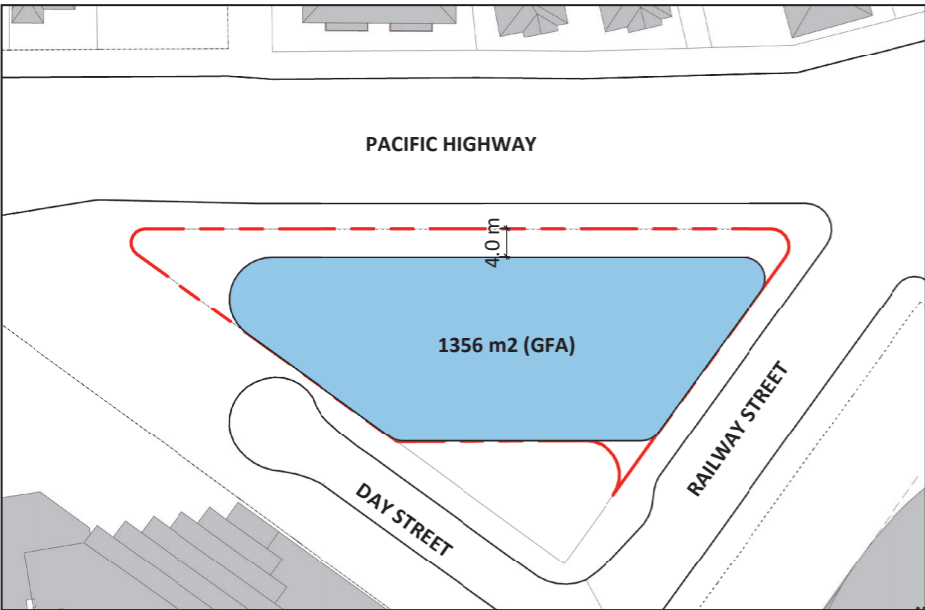
The revised envelope would satisfy the objective numerically but also represent a reduction in building bulk when viewed from Pacific Highway.

# MASSING COMPARISON

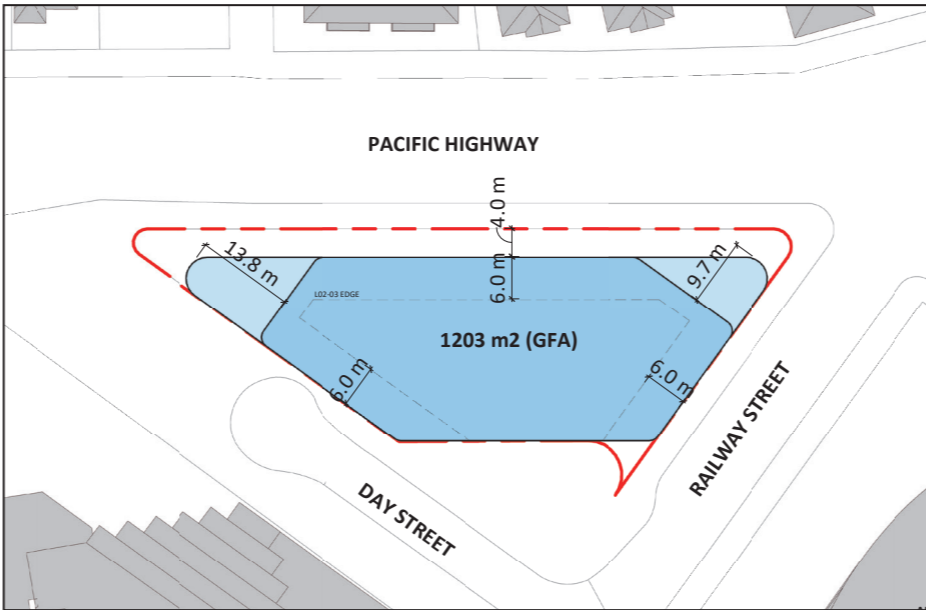
## PERSPECTIVE VIEW



## SITE PLANS



PLANNING PROPOSAL SCHEME



REVISED SCHEME

# CHATSWOOD CBD STRATEGY

## KEY ELEMENTS

### STREET FRONTAGE HEIGHTS AND SETBACKS

**27.** Street frontage heights and setbacks are to be provided based on Figure 3.1.8, which reflect requirements for different parts of the Chatswood CBD.  
With setbacks of 3 metres or more, including the Pacific Highway, deep soil planting for street trees is to be provided.

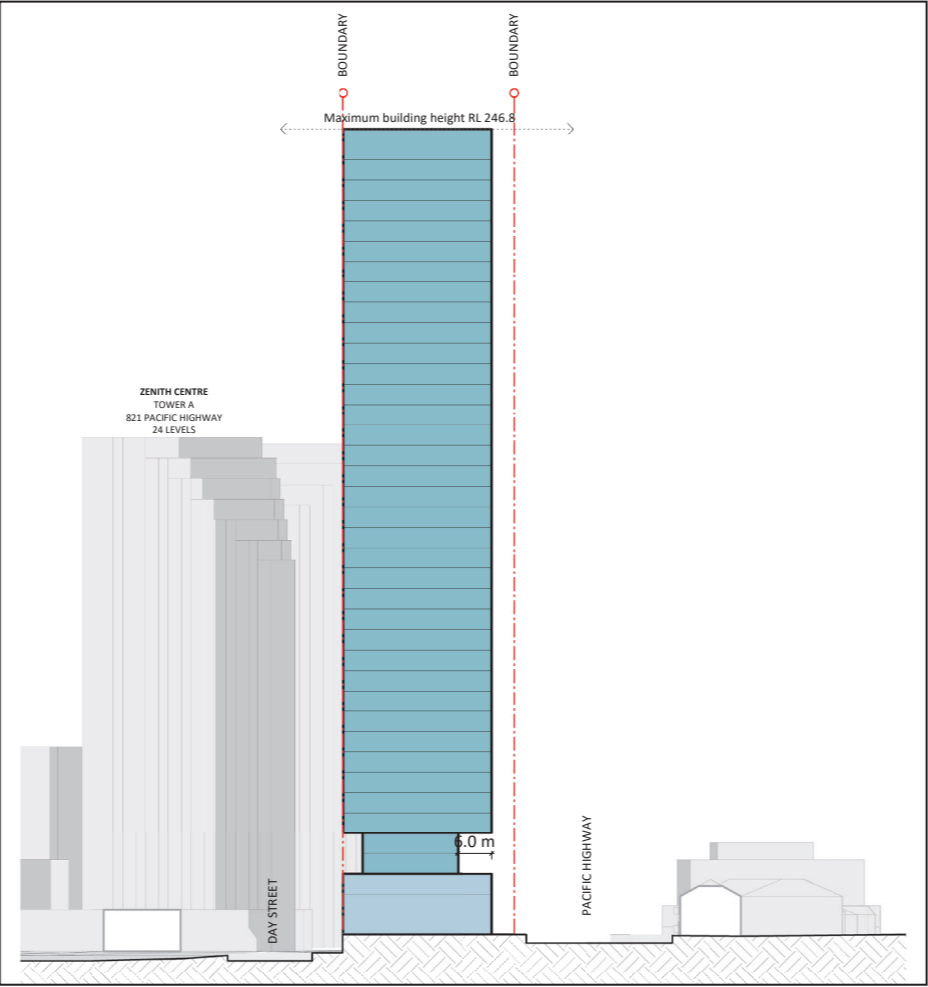
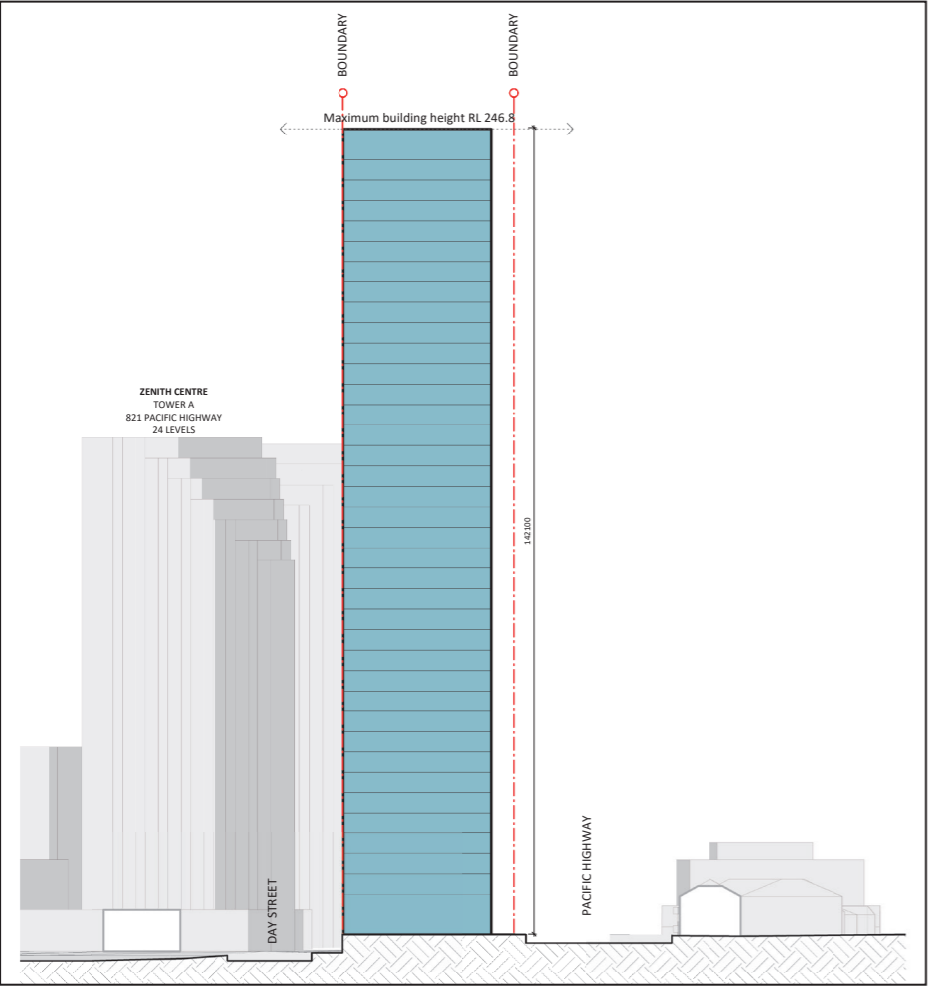
- c) Office core frontage
  - i. 4-12 metre street wall height at front boundary.
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- e) Pacific Highway frontage
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### PTW RESPONSE

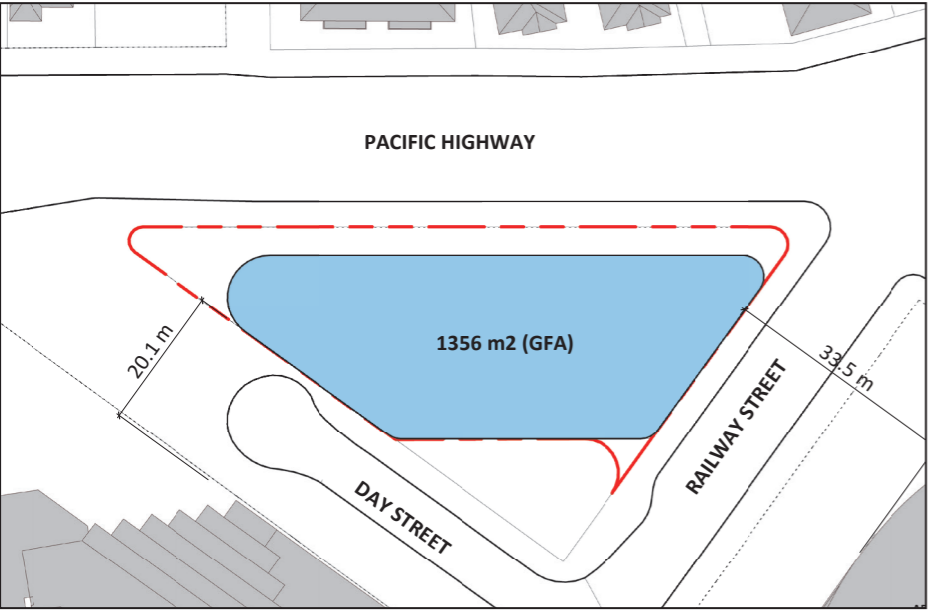
The podium component was proposed in the revised scheme with the required setbacks and provides the street frontage height consistent with the Strategy.  
Whilst the tower above does not provide further setback, it is notable that generous chamfers to the corners provides significant setback above the street wall, i.e. 9.7m to the north and 13.8m to the south respectively.  
The splayed facade not only sculpts the tower into a visually attractive form but provides less acute, sharp corners which enables a more usable internal space and more efficient floor plate.  
The revised envelope provides significant scope for future design excellence. A need to provide high quality commercial space that offers a consistent floor plate size and configuration is of significant benefit to competitive tenant market. This will keep the floor plate flexible enough to facilitate future core design and spatial planning resulting in a greater office environment.  
The additional recessed levels above the podium, a 6m setback from the edge on all sides, highlights the distinct tower element.  
The enlarged podium is capable of accommodating significant greening and activation in line with the intentions of the CBD Strategy.  
We consider the revised scheme will meet the objectives responsibly in the Strategy, further fostering Chatswood as a commercial centre.

# MASSING COMPARISON

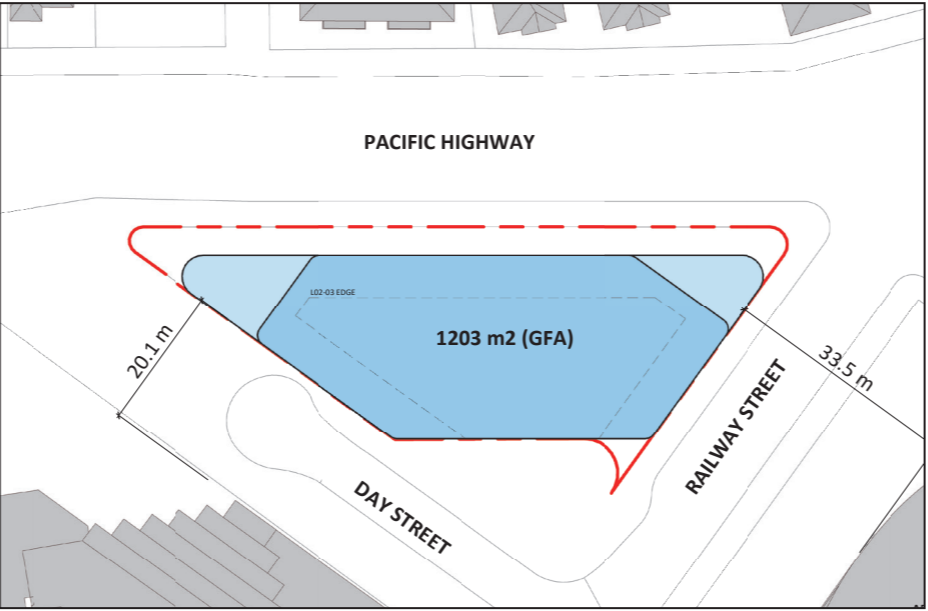
## CROSS SECTION



## SITE PLANS



PLANNING PROPOSAL SCHEME



REVISED SCHEME

# CHATSWOOD CBD STRATEGY

## KEY ELEMENTS

### STREET FRONTAGE HEIGHTS AND SETBACKS

**28.** All buildings are to be setback from all boundaries a minimum of 1:20 ratio of the setback to building height (e.g. 3m setback for a 60m building, and 6m setback for a 120m building).

**29.** Building separation to neighbouring buildings is to be:

- a) In accordance with the Apartment Design Guide for residential uses.
- b) A minimum of 6 metres from all boundaries for commercial uses above street wall height.

### PTW RESPONSE

The proposed tower is setback 6m for the first 2 levels and reverts to zero above, this gives the visual impression of a setback and provides an expansive and useable outdoor area on the podium.

Though has no further set back to Railway Street the proposal **maintains 33.5m to adjacent residential towers**, greater than the minimum building separation of 24m in Apartment Design Guide (ADG) requirement.

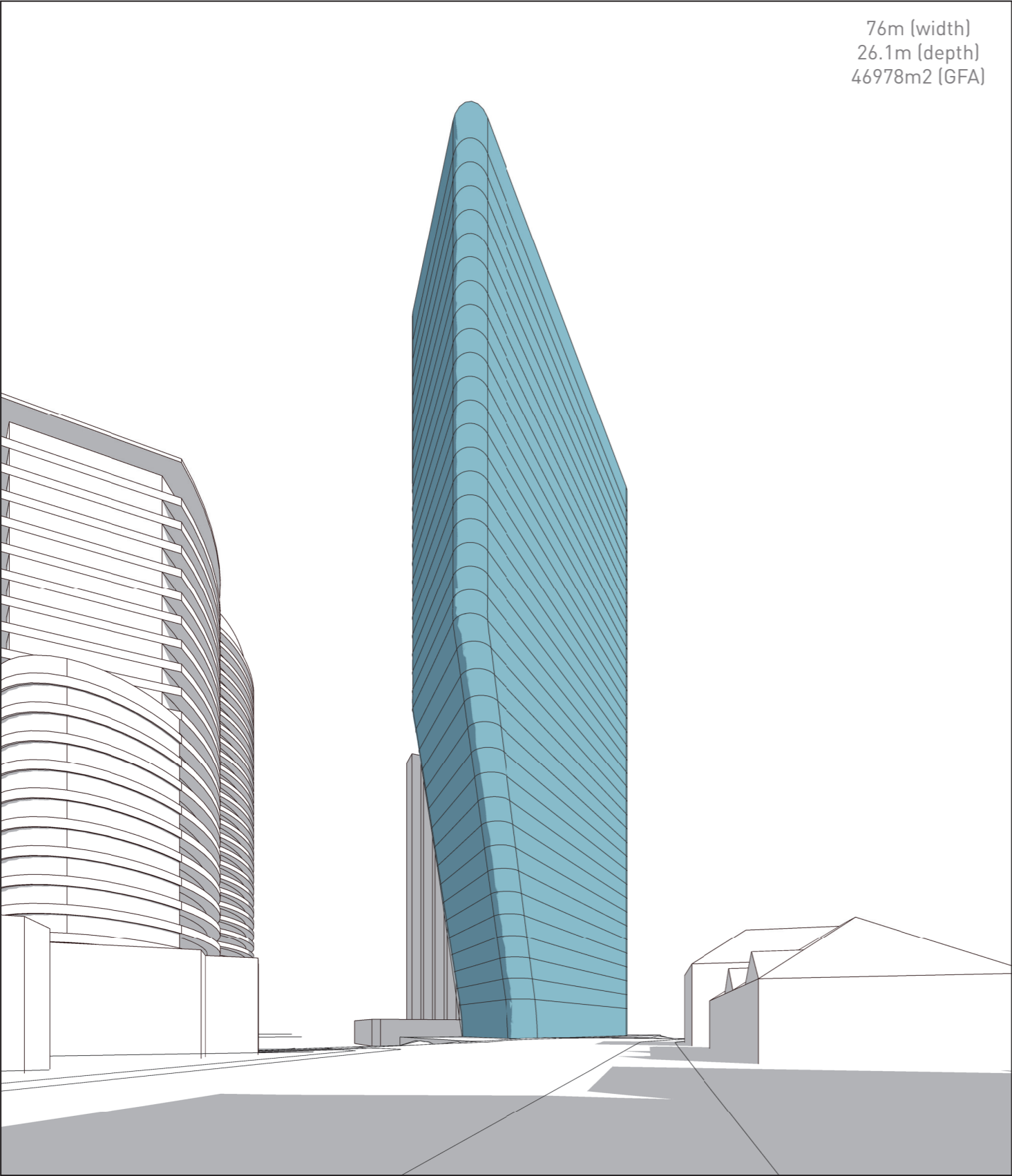
We also noted that the proposed building bulk was designed to minimise the shadow impact to the neighbouring properties and the preliminary assessment was included in the planning proposal submission.

In Chatswood CBD, a high density commercial zone the proposed building keeps considerable 20.1m to the Zenith Centre but nevertheless ADG is not applicable to commercial buildings.

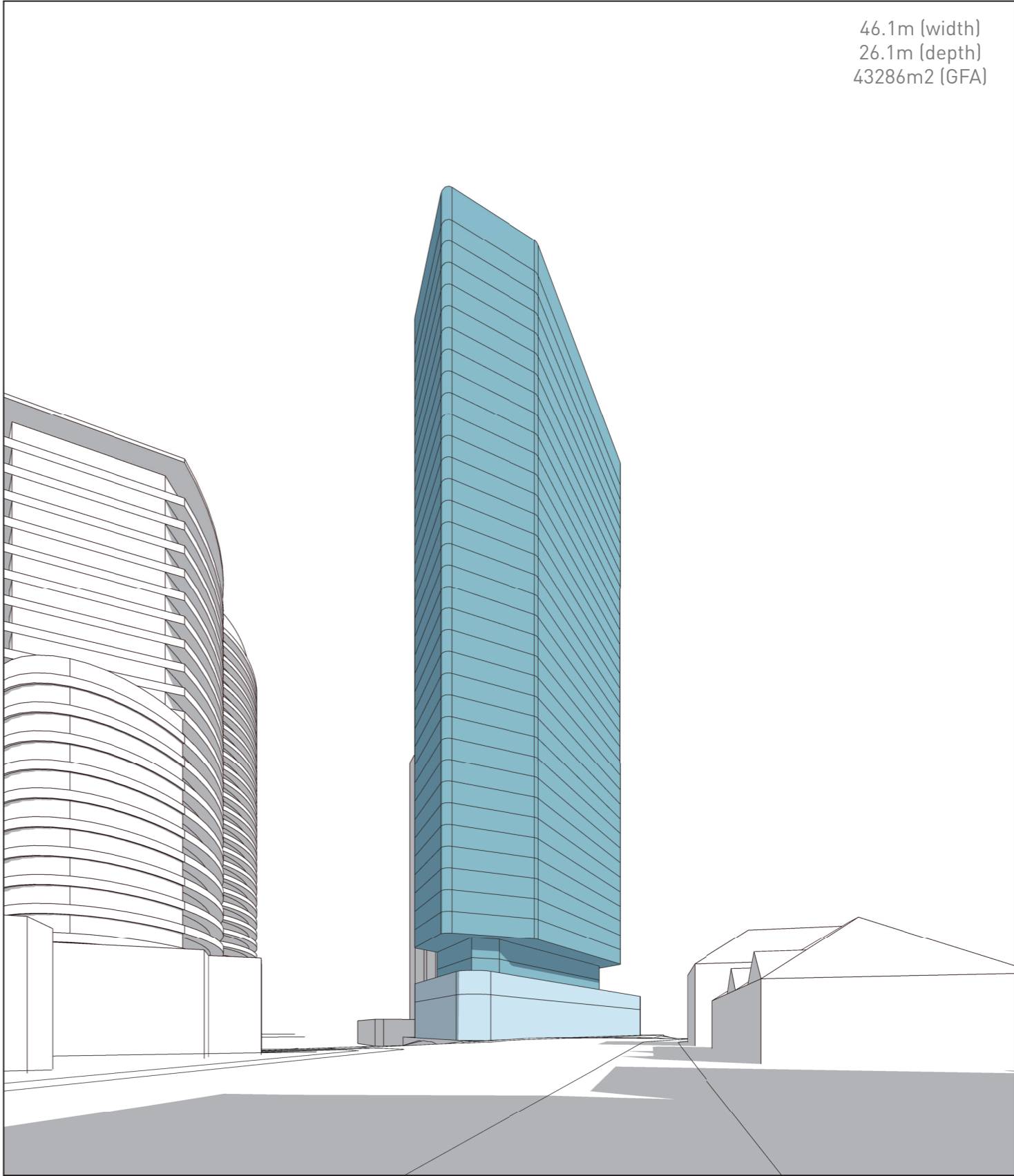
## 2. VIEW ANALYSIS

# 3D VIEWS ANALYSIS

## EYE LEVEL VIEWS - PACIFIC HIGHWAY AND RAILWAY STREET



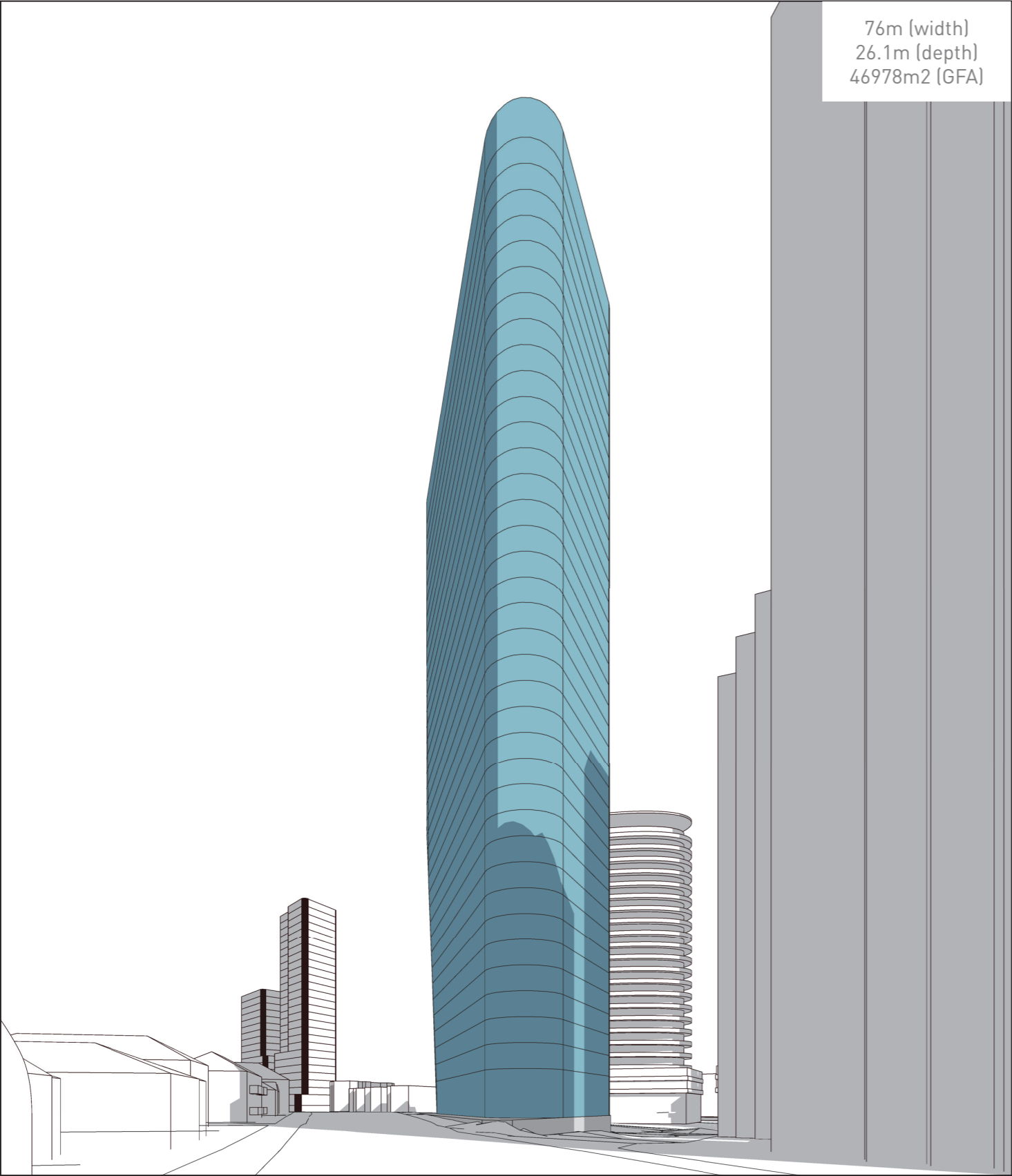
PLANNING PROPOSAL SCHEME



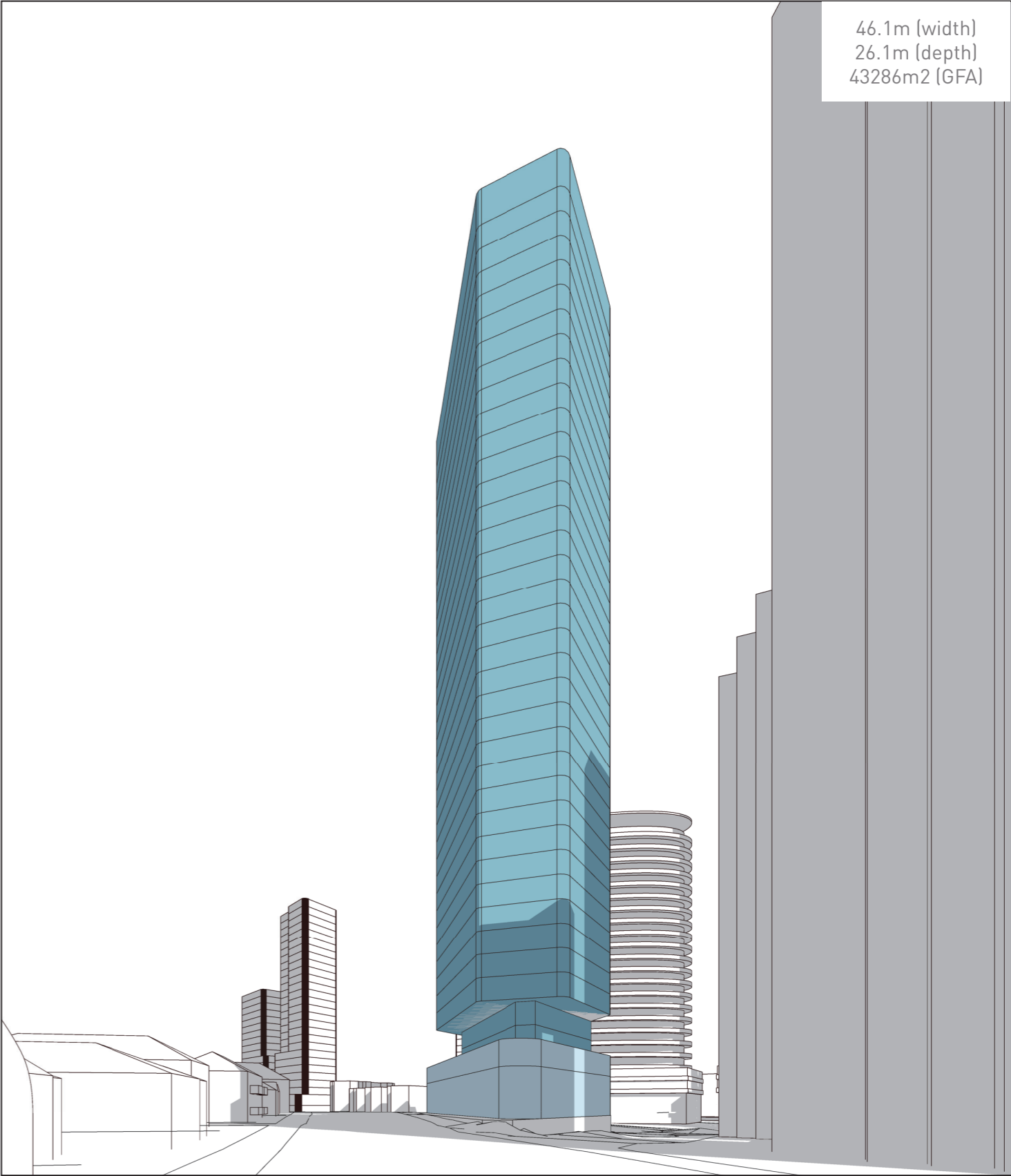
REVISED SCHEME

# 3D VIEWS ANALYSIS

## EYE LEVEL VIEWS - PACIFIC HIGHWAY AND DAY STREET



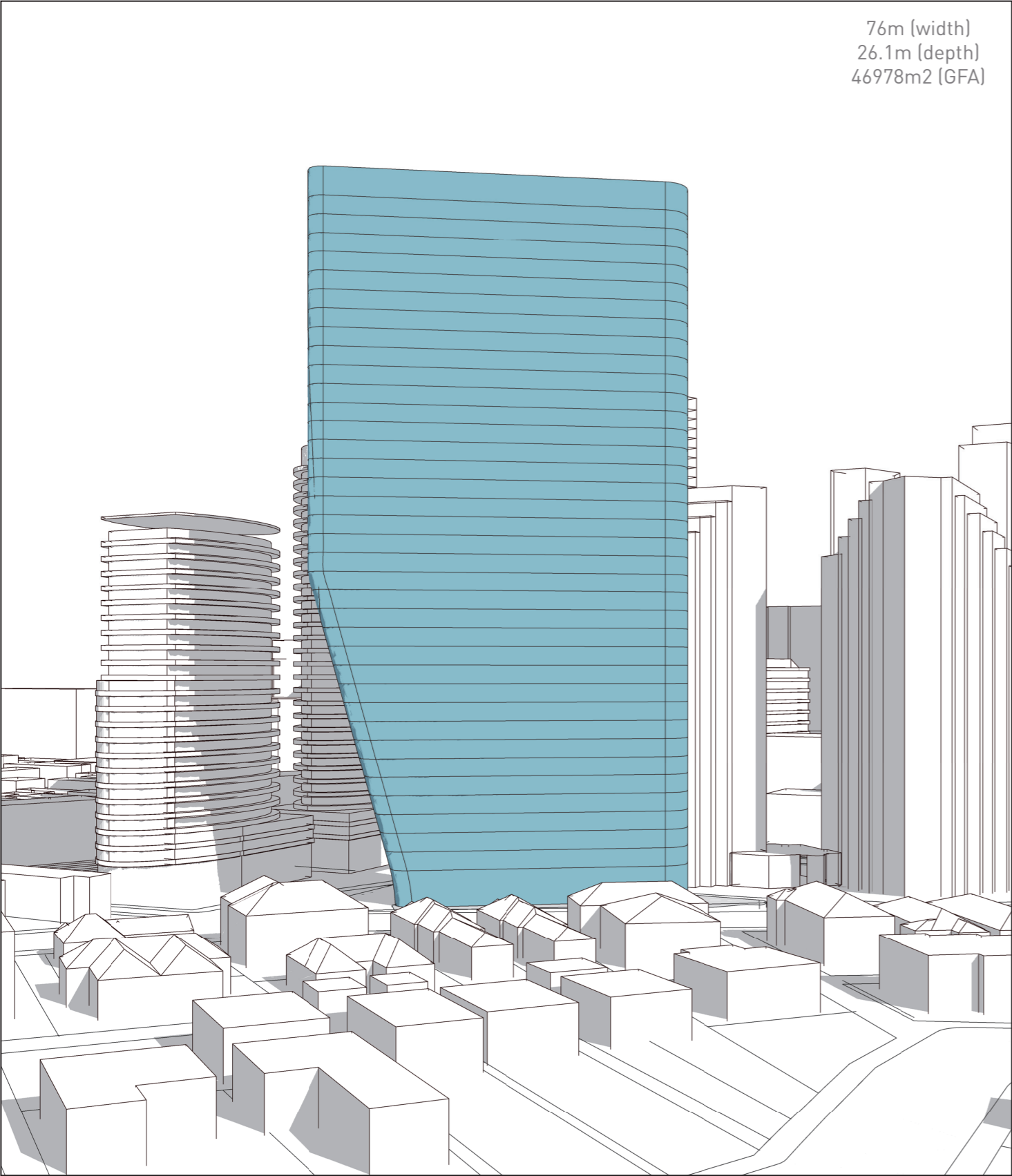
PLANNING PROPOSAL SCHEME



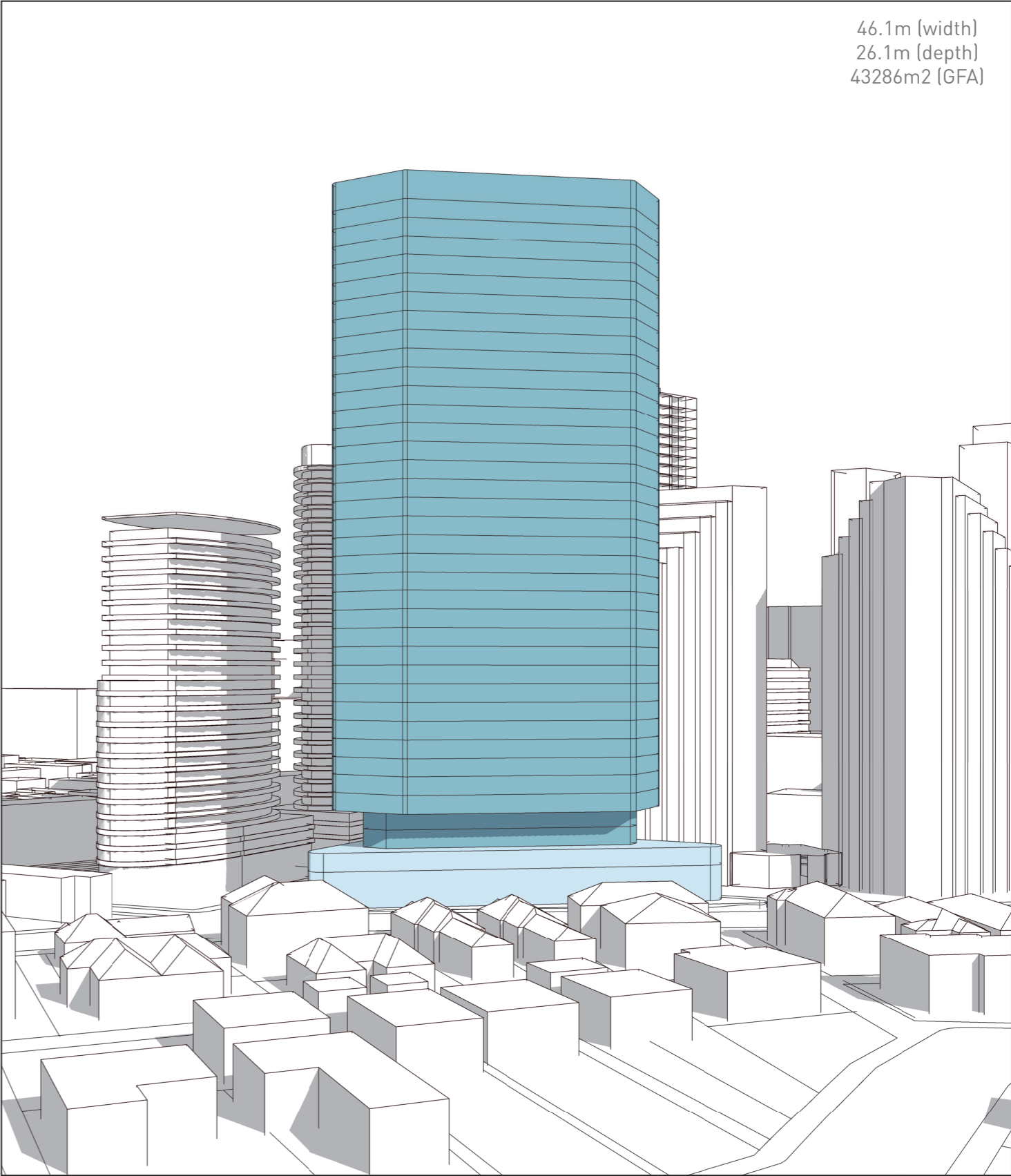
REVISED SCHEME

# 3D VIEWS ANALYSIS

## AERIAL VIEWS - ELEVATION FACING PACIFIC HIGHWAY



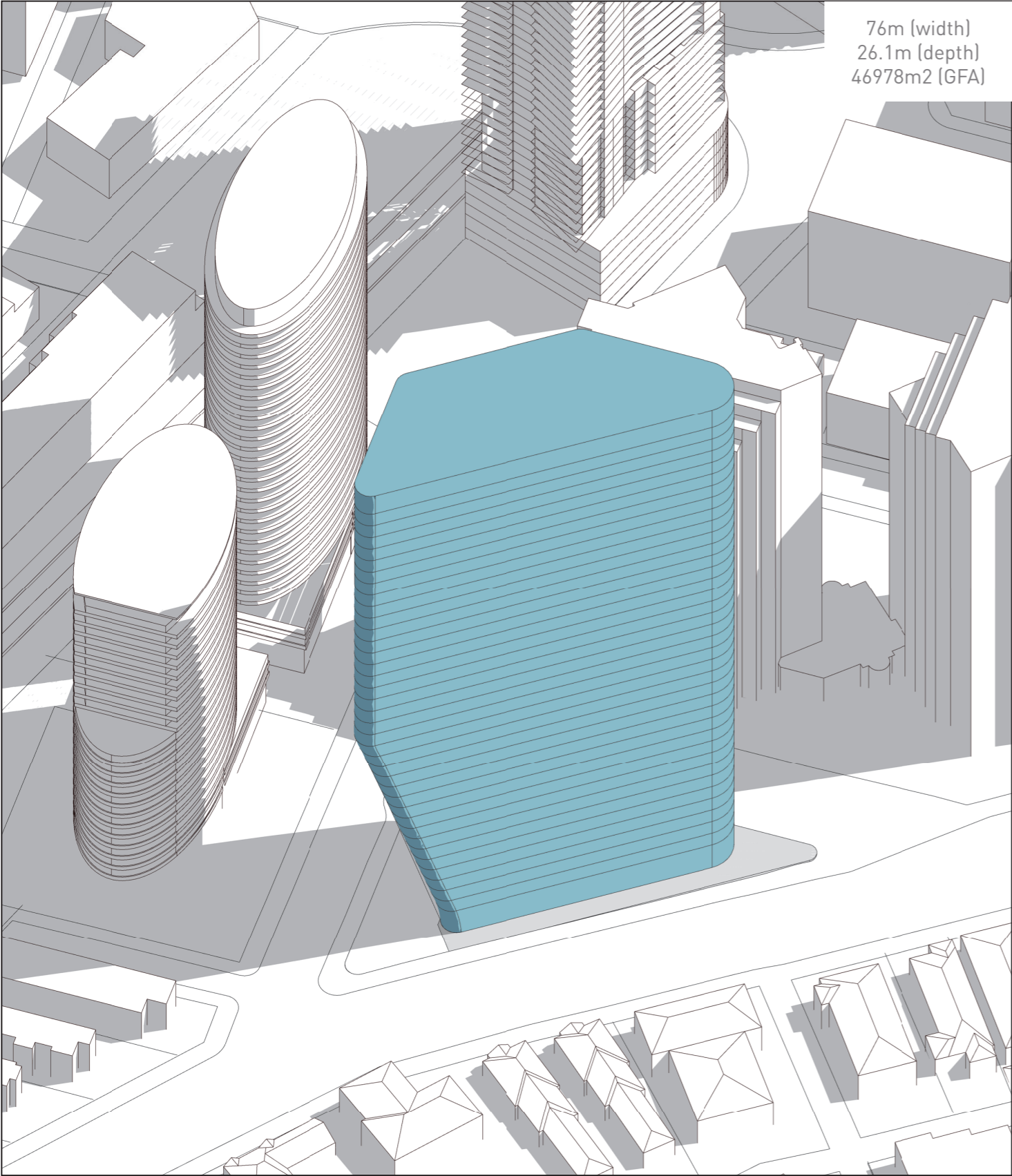
PLANNING PROPOSAL SCHEME



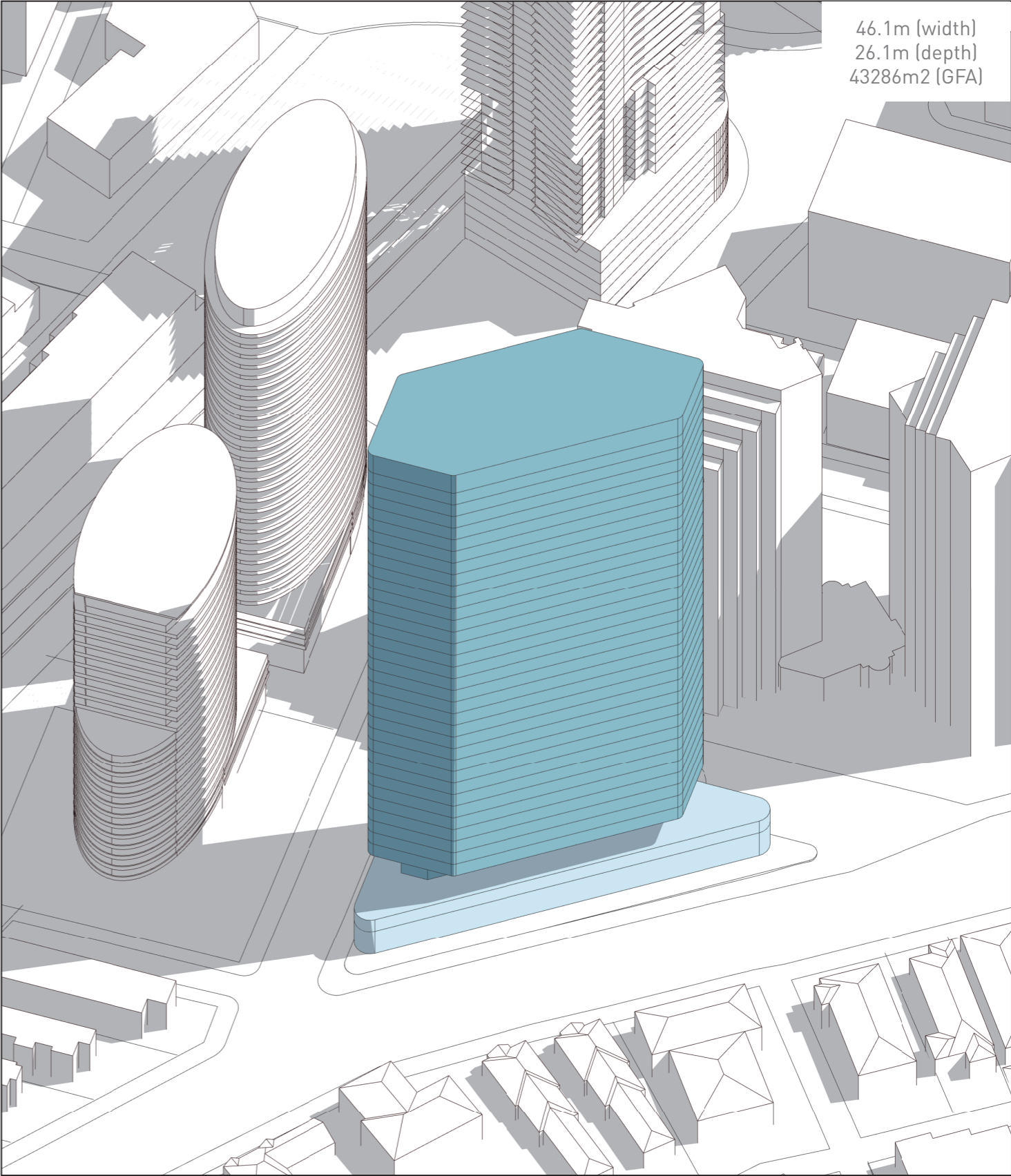
REVISED SCHEME

# 3D VIEWS ANALYSIS

## EYE LEVEL VIEWS - PACIFIC HIGHWAY AND RAILWAY STREET



PLANNING PROPOSAL SCHEME



REVISED SCHEME

### 3. DATA SUMMARY

DATA SUMMARY

PLANNING PROPOSAL	
845 Pacific Highway - Chatswood	
Total Site Area (m²)	2062
Land Zoning	B3
Height Max. Permitted	RL 246.8
Proposed FSR	22.78
Proposed GFA (m²)	46978
Proposed NLA (m²)	39931

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	1596	0	0
Level 36	3.6	237.70	1596	1416	1204
Level 35	3.6	234.10	1596	1417	1204
Level 34	3.6	230.50	1596	1417	1204
Level 33	3.6	226.90	1596	1418	1205
Level 32	3.6	223.30	1596	1418	1205
Level 31	3.6	219.70	1596	1419	1206
Level 30	3.6	216.10	1596	1420	1207
Level 29	3.6	212.50	1596	1420	1207
Level 28	3.6	208.90	1596	1421	1208
Level 27	3.6	205.30	1596	1421	1208
Level 26	3.6	201.70	1596	1422	1209
Level 25	3.6	198.10	1596	1422	1209
Level 24	3.6	194.50	1596	1423	1210
Level 23	3.6	190.90	1596	1423	1210
Level 22	3.6	187.30	1596	1424	1210
Level 21	3.6	183.70	1596	1424	1210
Level 20	3.6	180.10	1596	1425	1211
Level 19	3.6	176.50	1596	1400	1190
Level 18	3.6	172.90	1596	825	701
Level 17	3.6	169.30	1596	825	701
Level 16	3.6	165.70	1570	1343	1142
Level 15	3.6	162.10	1544	1317	1119
Level 14	3.6	158.50	1518	1291	1097
Level 13	3.6	154.90	1492	1264	1074
Level 12	3.6	151.30	1466	1237	1051
Level 11	3.6	147.70	1439	1211	1029
Level 10	3.6	144.10	1413	1184	1006
Level 9	3.6	140.50	1387	1158	984
Level 8	3.6	136.90	1361	1131	961
Level 7	3.6	133.30	1335	1105	939
Level 6	3.6	129.70	1309	1078	916
Level 5	3.6	126.10	1283	1051	893
Level 4	3.6	122.50	1256	1025	871
Level 3	3.6	118.90	1230	998	848
Level 2	3.6	115.30	1204	972	826
Level 1	3.6	111.70	1178	914	777
Level Ground	7.0	104.70	1152	841	715
Level B01	5.2	99.50	0	658	559
Total	142.1		56653	46978	39931

PLANNING PROPOSAL SCHEME

OPTION 09	
845 Pacific Highway - Chatswood	
Total Site Area (m²)	2062
Land Zoning	B3
Height Max. Permitted	RL 246.8
Proposed FSR	20.99
Proposed GFA (m²)	43286
Proposed NLA (m²)	36793

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	1415	0	0
Level 36	3.6	237.70	1415	1203	1022
Level 35	3.6	234.10	1415	1203	1022
Level 34	3.6	230.50	1415	1203	1022
Level 33	3.6	226.90	1415	1203	1022
Level 32	3.6	223.30	1415	1203	1022
Level 31	3.6	219.70	1415	1203	1022
Level 30	3.6	216.10	1415	1203	1022
Level 29	3.6	212.50	1415	1203	1022
Level 28	3.6	208.90	1415	1203	1022
Level 27	3.6	205.30	1415	1203	1022
Level 26	3.6	201.70	1415	1203	1022
Level 25	3.6	198.10	1415	1203	1022
Level 24	3.6	194.50	1415	1203	1022
Level 23	3.6	190.90	1415	1203	1022
Level 22	3.6	187.30	1415	1203	1022
Level 21	3.6	183.70	1415	1203	1022
Level 20	3.6	180.10	1415	1203	1022
Level 19	3.6	176.50	1415	1203	1022
Level 18	3.6	172.90	1415	601	511
Level 17	3.6	169.30	1415	601	511
Level 16	3.6	165.70	1415	1203	1022
Level 15	3.6	162.10	1415	1203	1022
Level 14	3.6	158.50	1415	1203	1022
Level 13	3.6	154.90	1415	1203	1022
Level 12	3.6	151.30	1415	1203	1022
Level 11	3.6	147.70	1415	1203	1022
Level 10	3.6	144.10	1415	1203	1022
Level 9	3.6	140.50	1415	1203	1022
Level 8	3.6	136.90	1415	1203	1022
Level 7	3.6	133.30	1415	1203	1022
Level 6	3.6	129.70	1415	1203	1022
Level 5	3.6	126.10	1415	1203	1022
Level 4	3.6	122.50	1415	1203	1022
Level 3	3.6	118.90	787	669	569
Level 2	3.6	115.30	787	669	569
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		52980	43286	36793

REVISED SCHEME

