

253-267 PACIFIC HIGHWAY, NORTH SYDNEY

BUILDING ENVELOPE STUDY AND REFERENCE DESIGN

Prepared for: LEGACY PROPERTY

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Prepared Date: 2018.09.18

PTW



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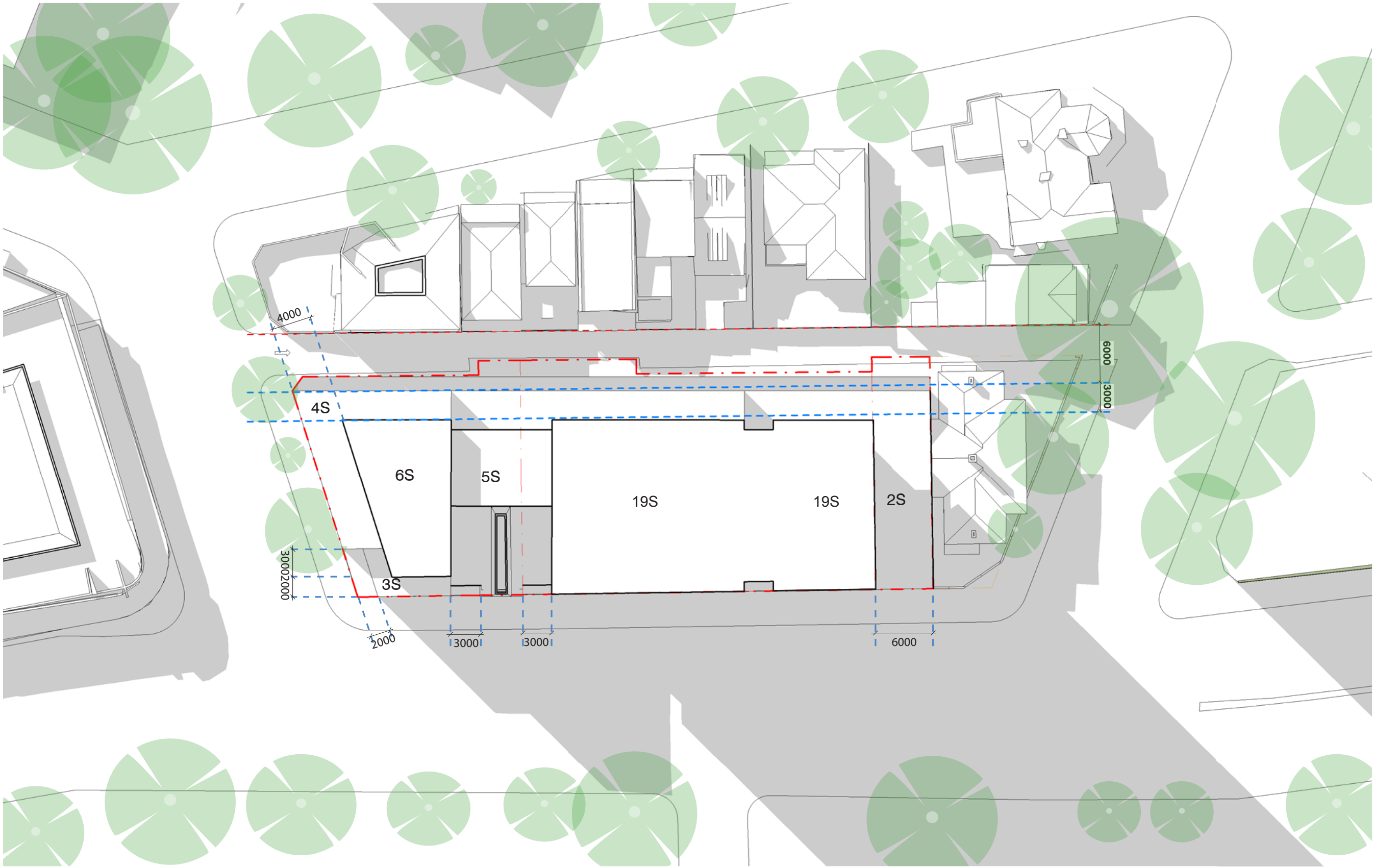


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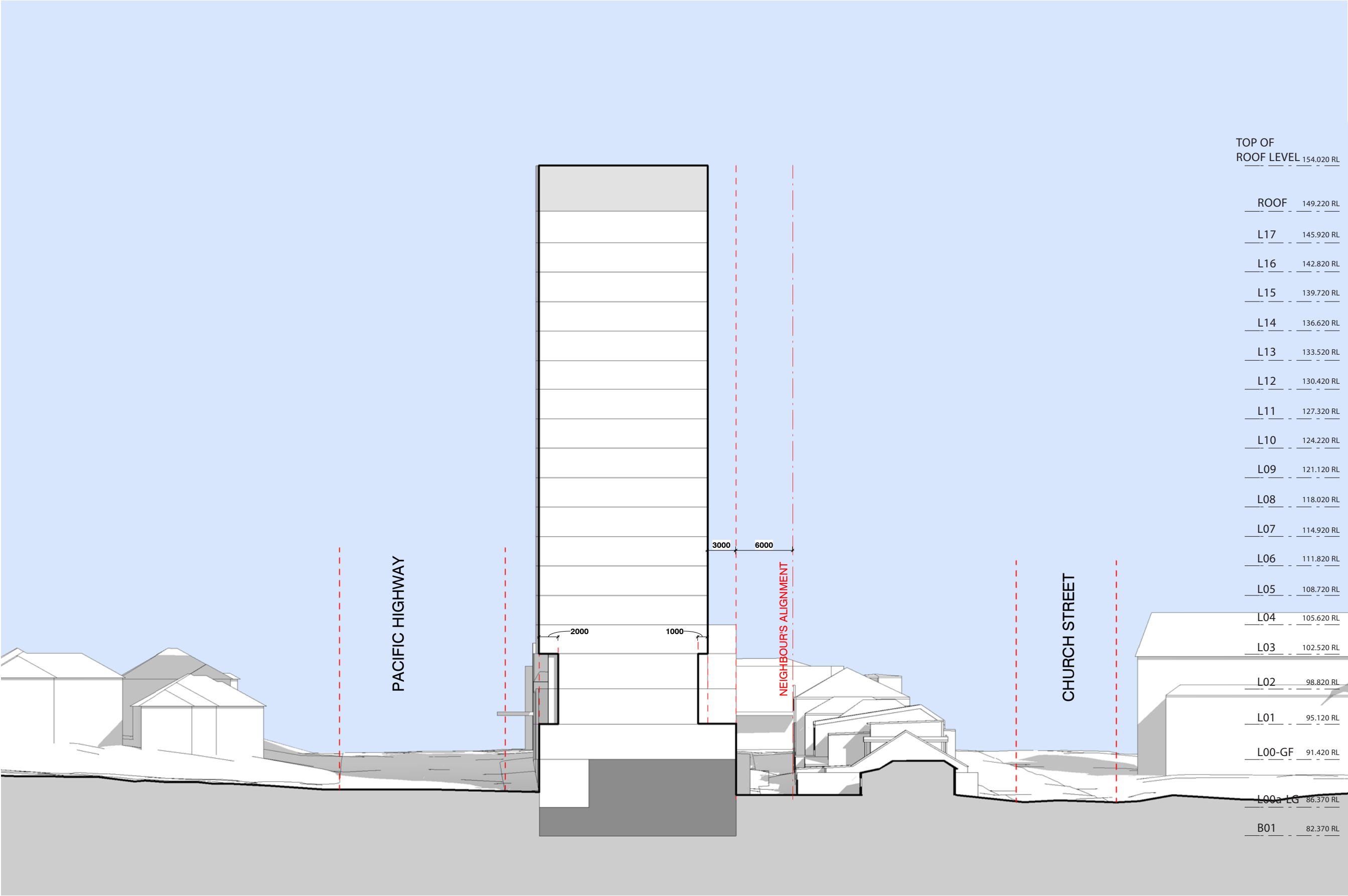
01

BUILDING ENVELOPE

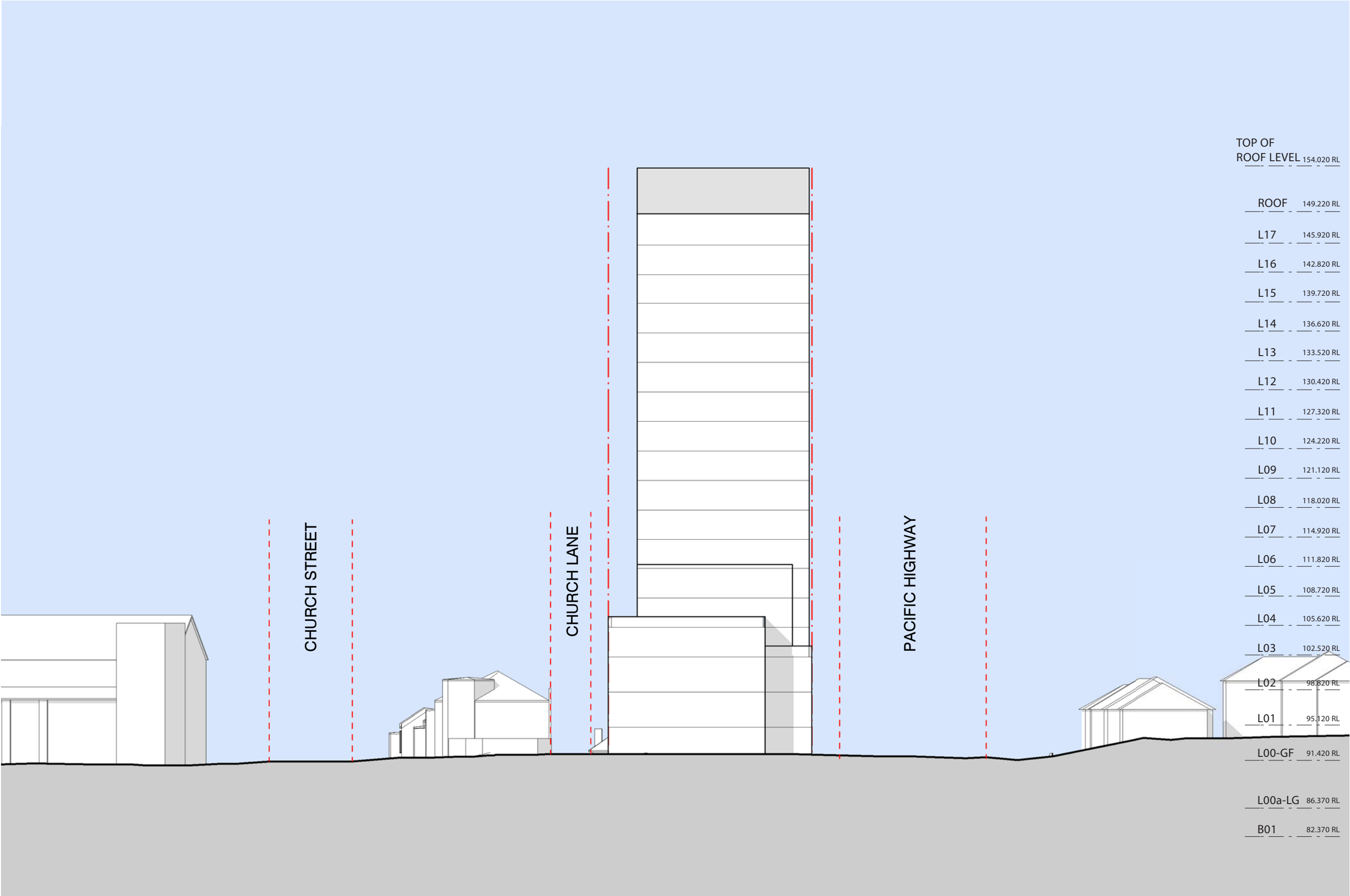
253-267 PACIFIC HIGHWAY, NORTH SYDNEY



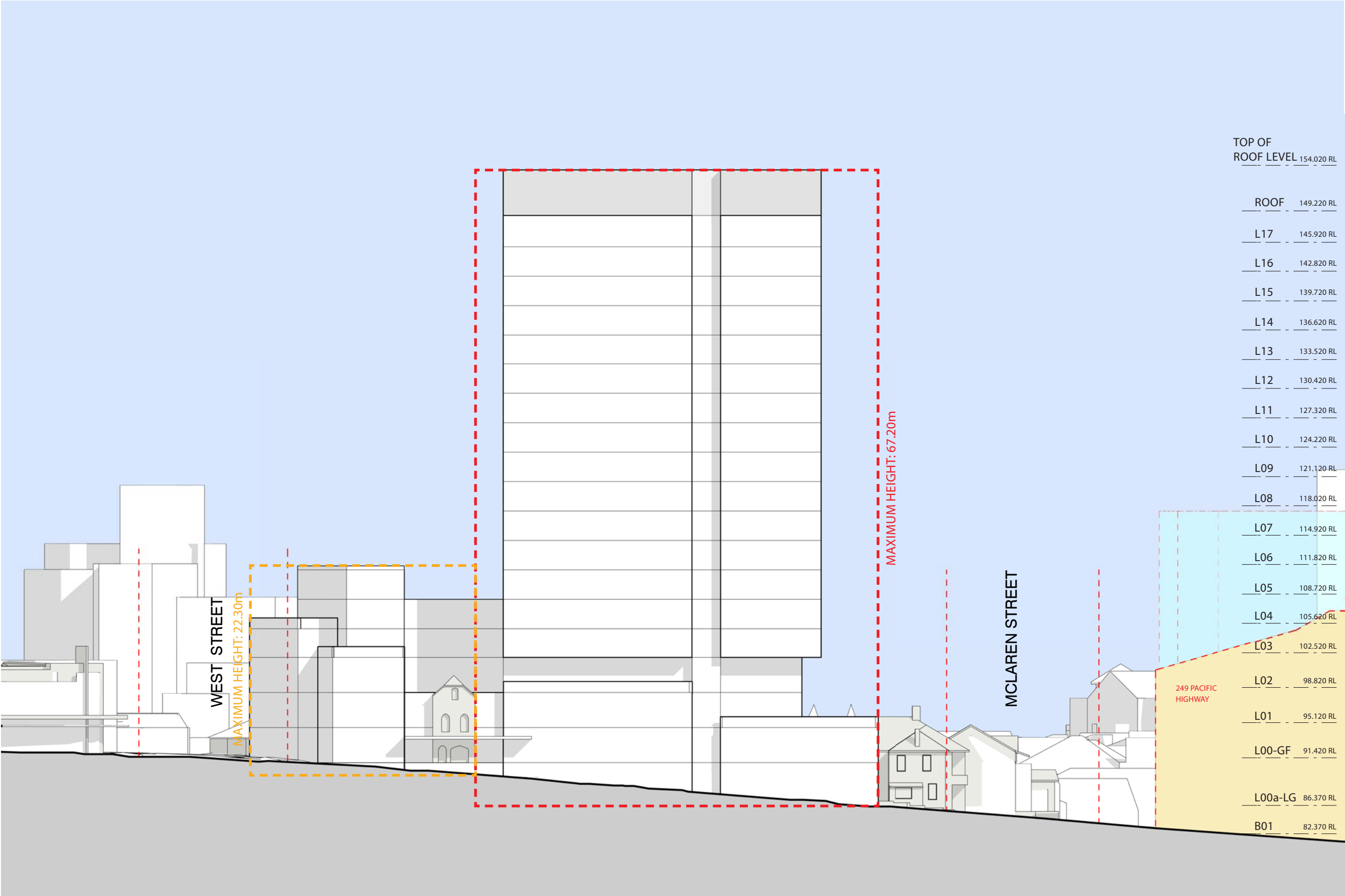
01 | Plan - 1:400 @A3



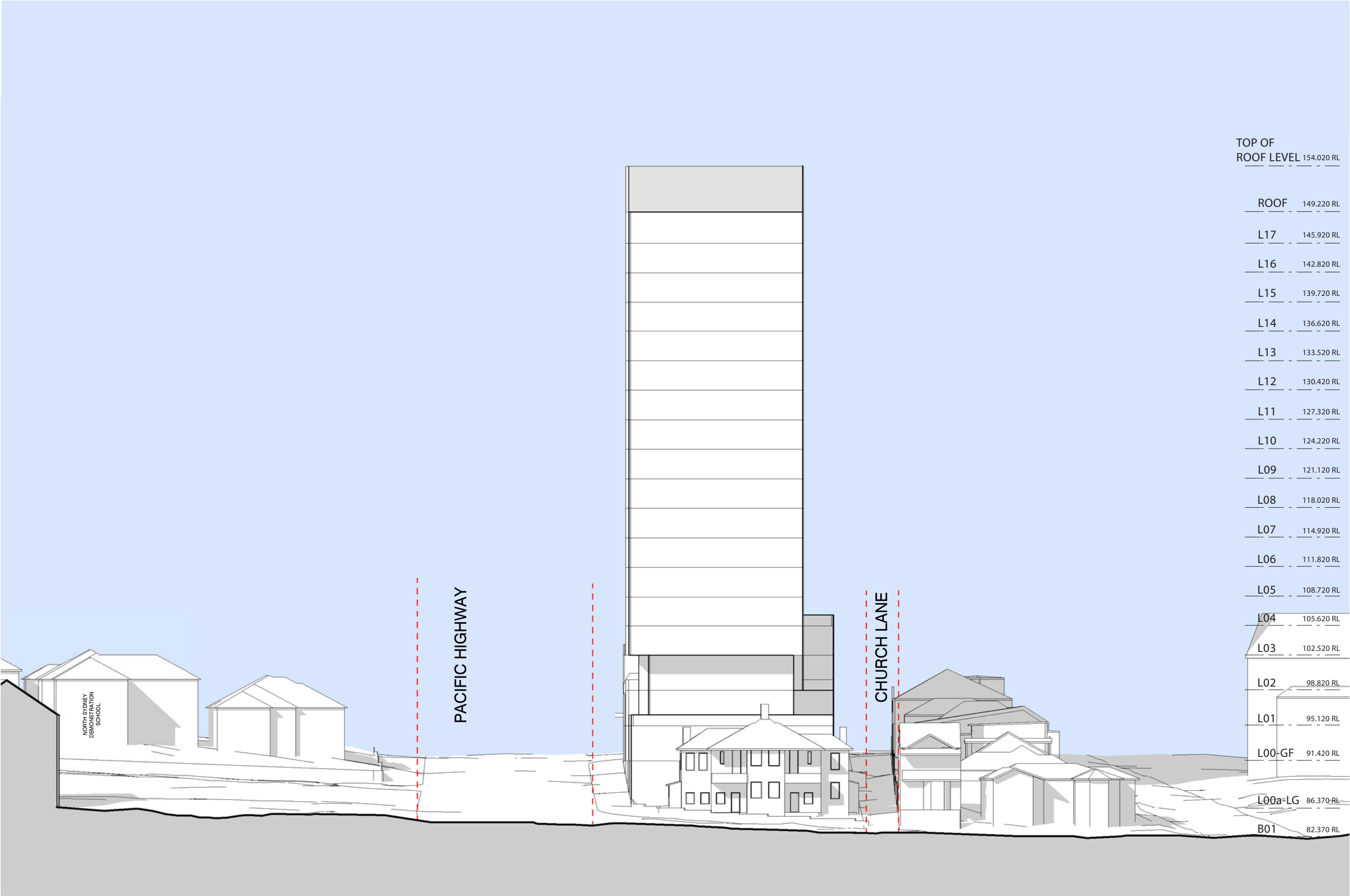
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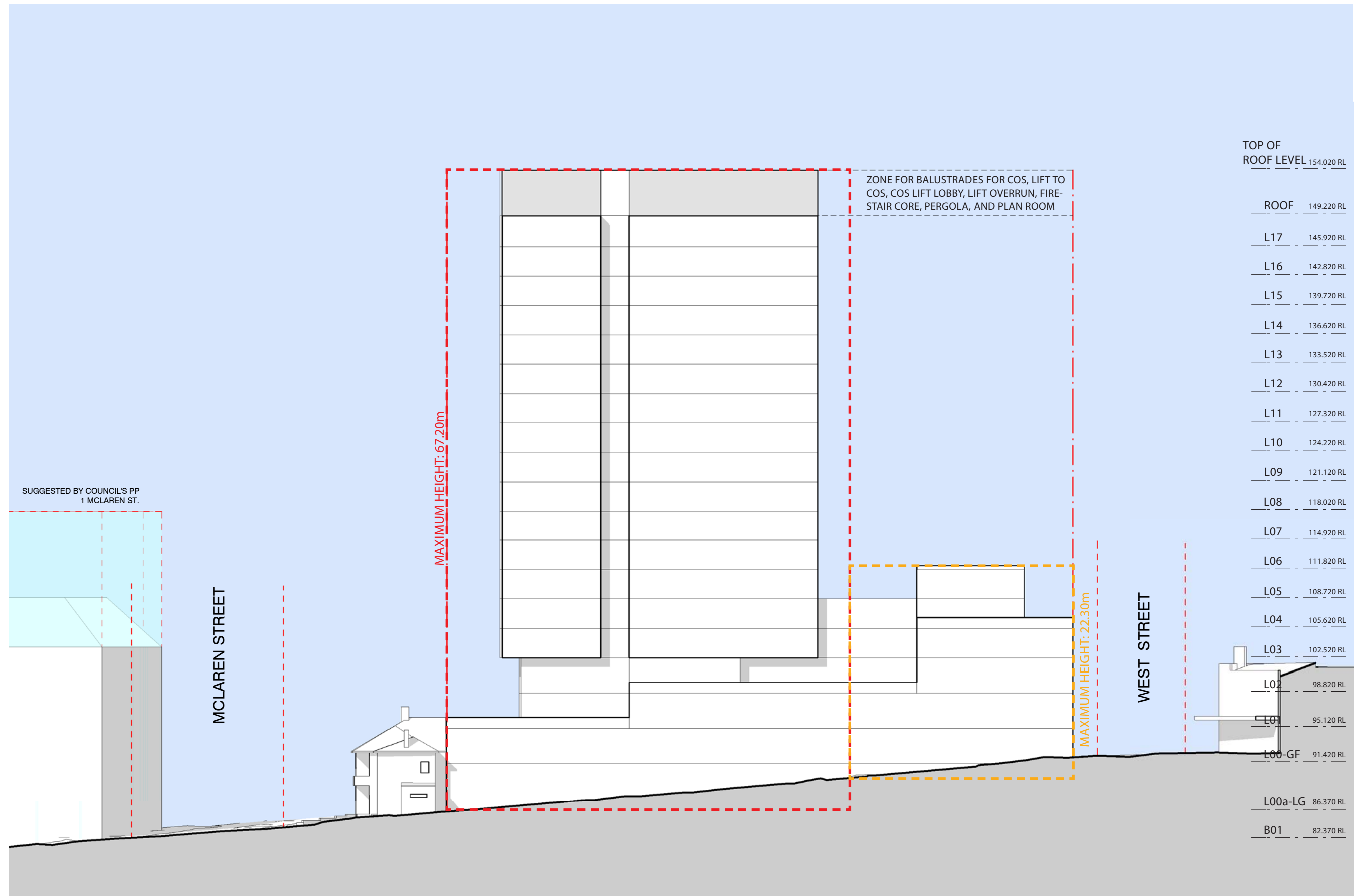
01 | Elevation - North - West Street - 1:400 @A3



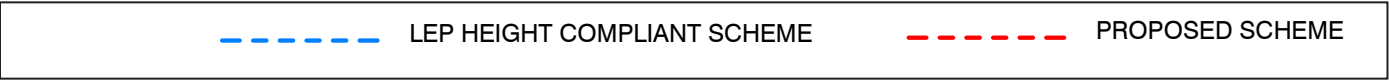
02 | Elevation - West - Pacific Highway - 1:400 @A3



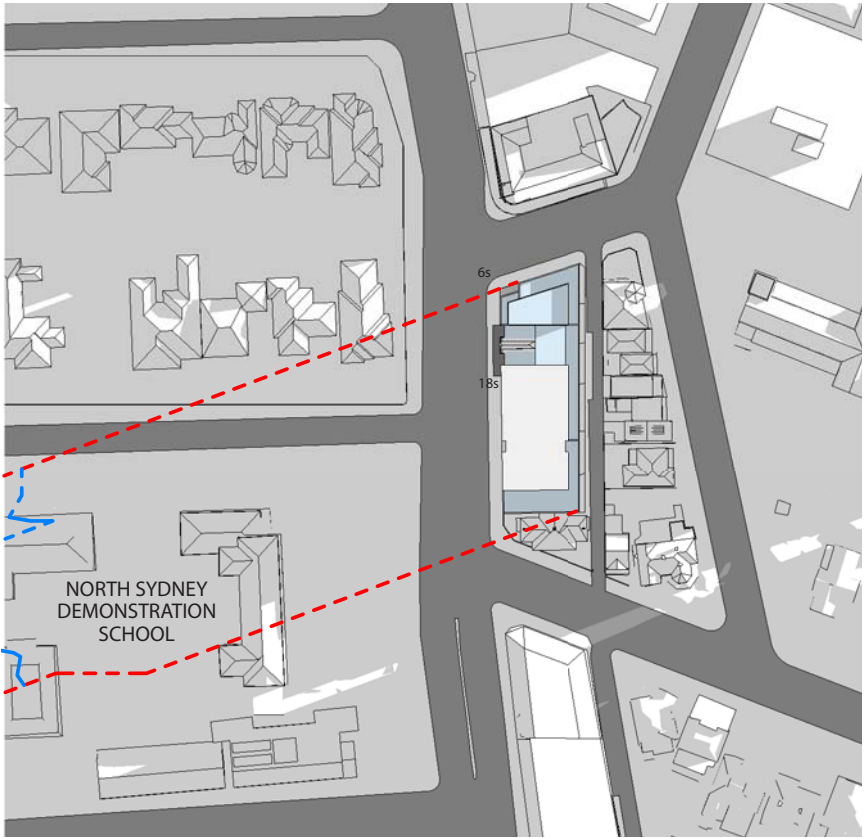
03 | Elevation - South - McLaren Street - 1:400 @A3



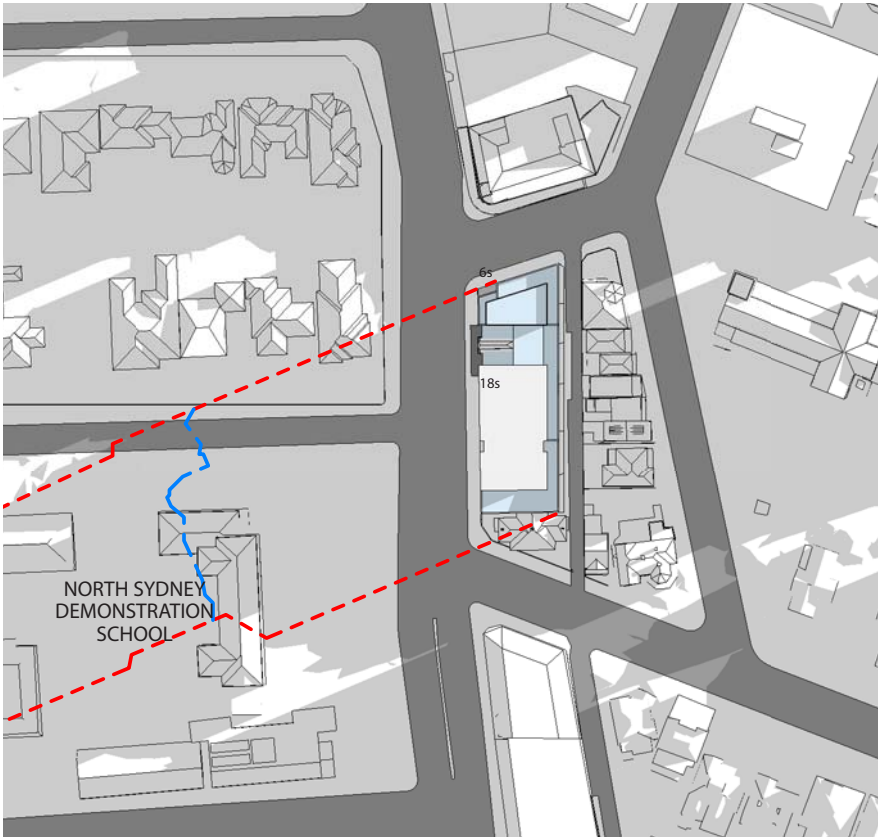
04 | Elevation - East - Church Lane - 1:400 @A3



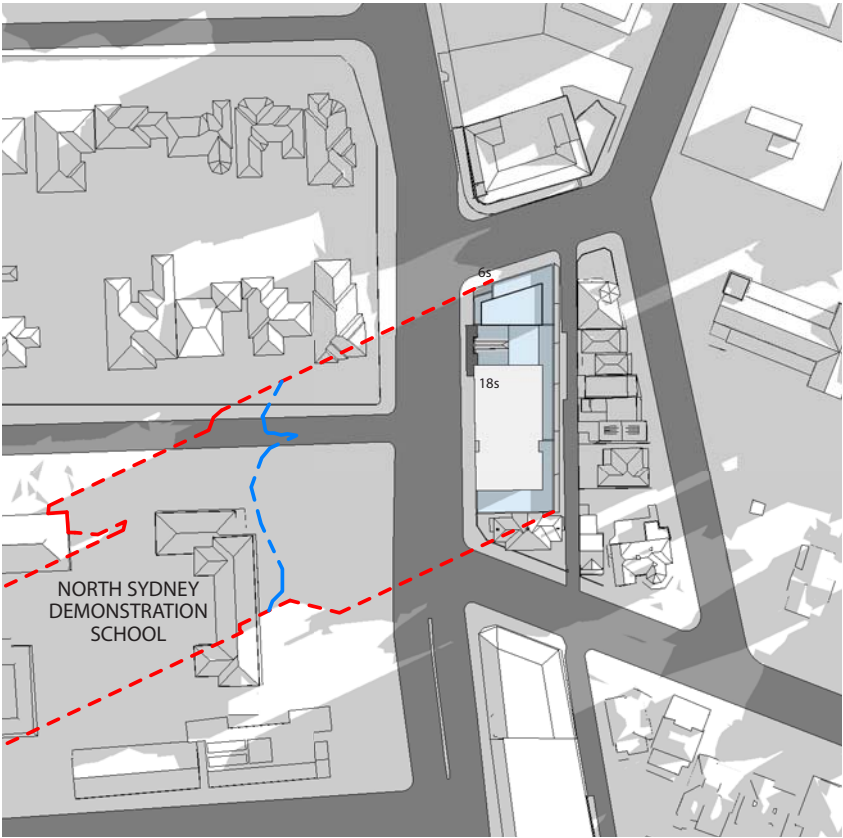
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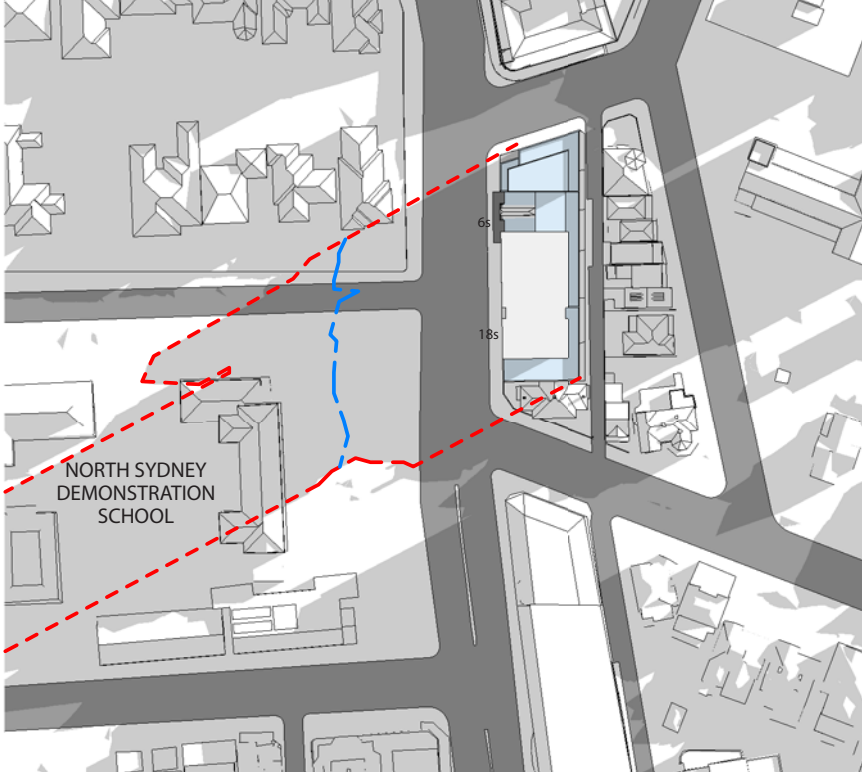
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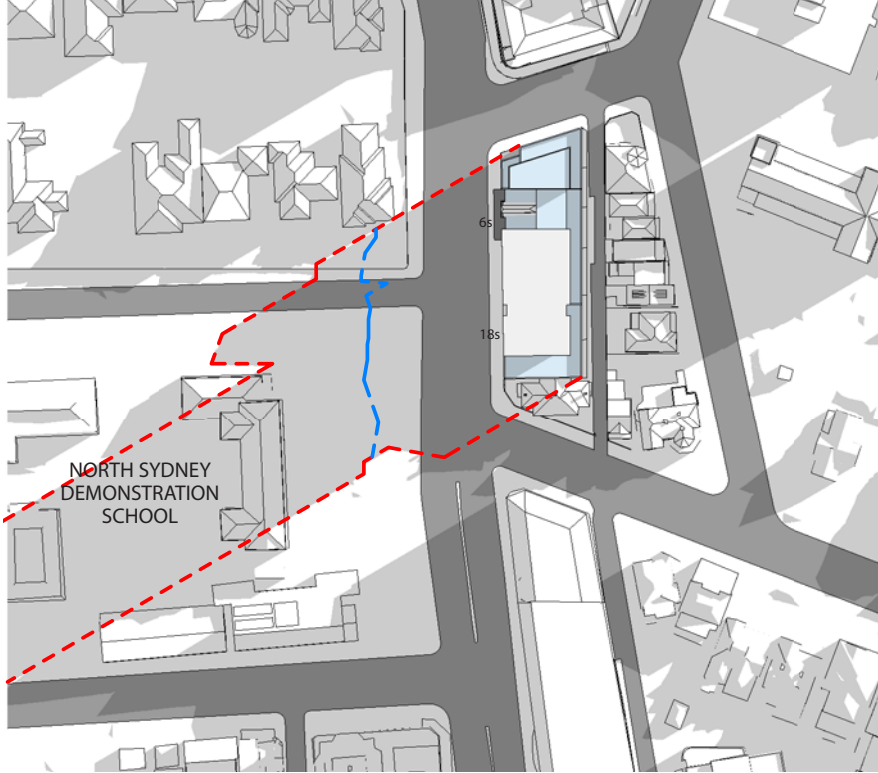
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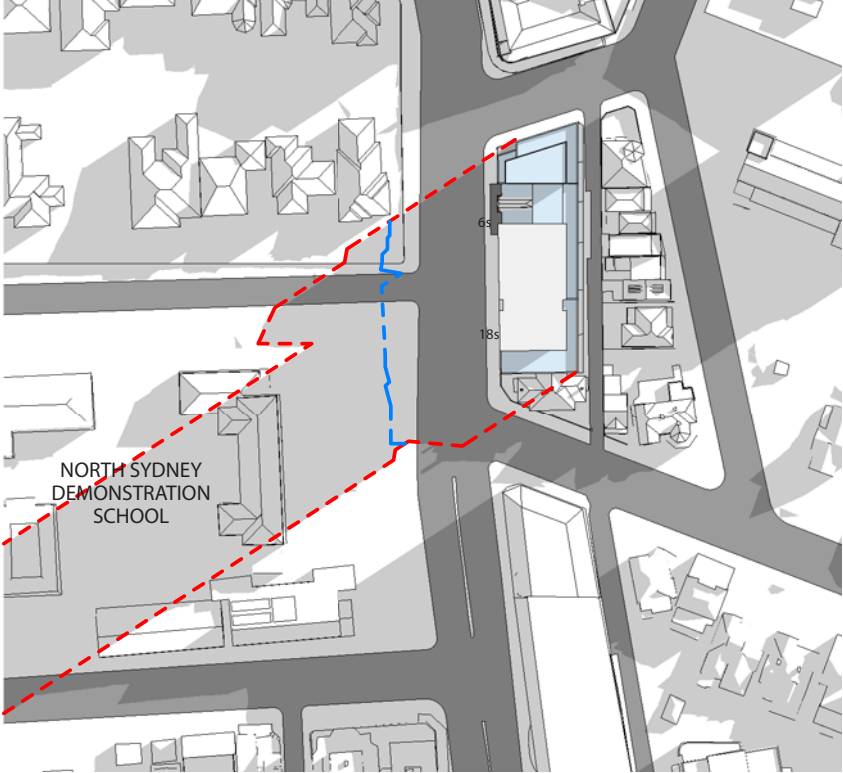
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08:30

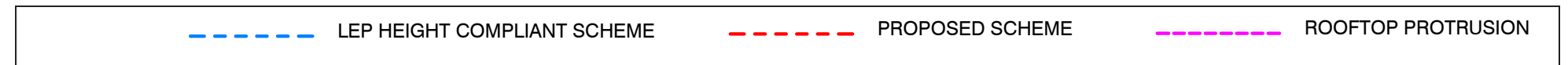


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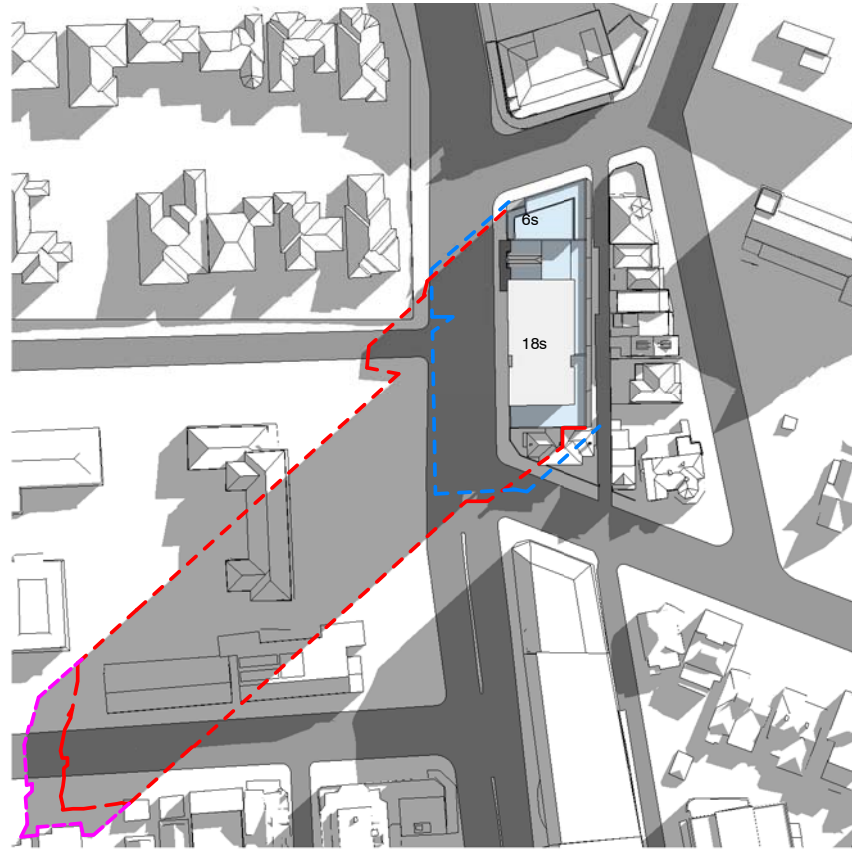


01 | Shadow Diagrams - 07:30 to 08:45 - 1:2000 @A3

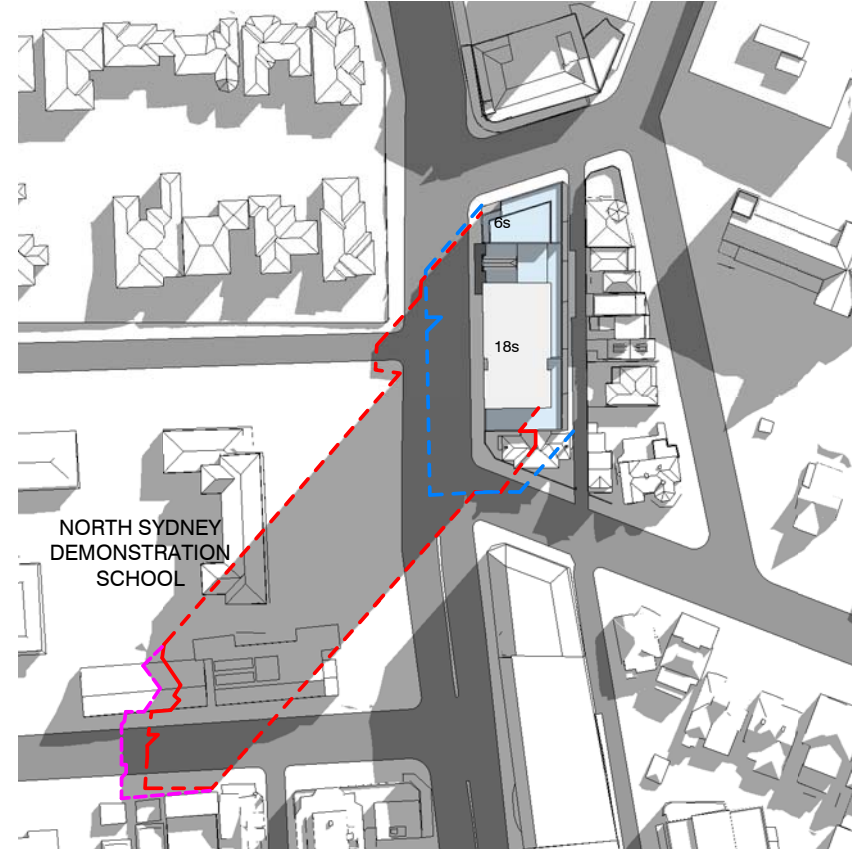




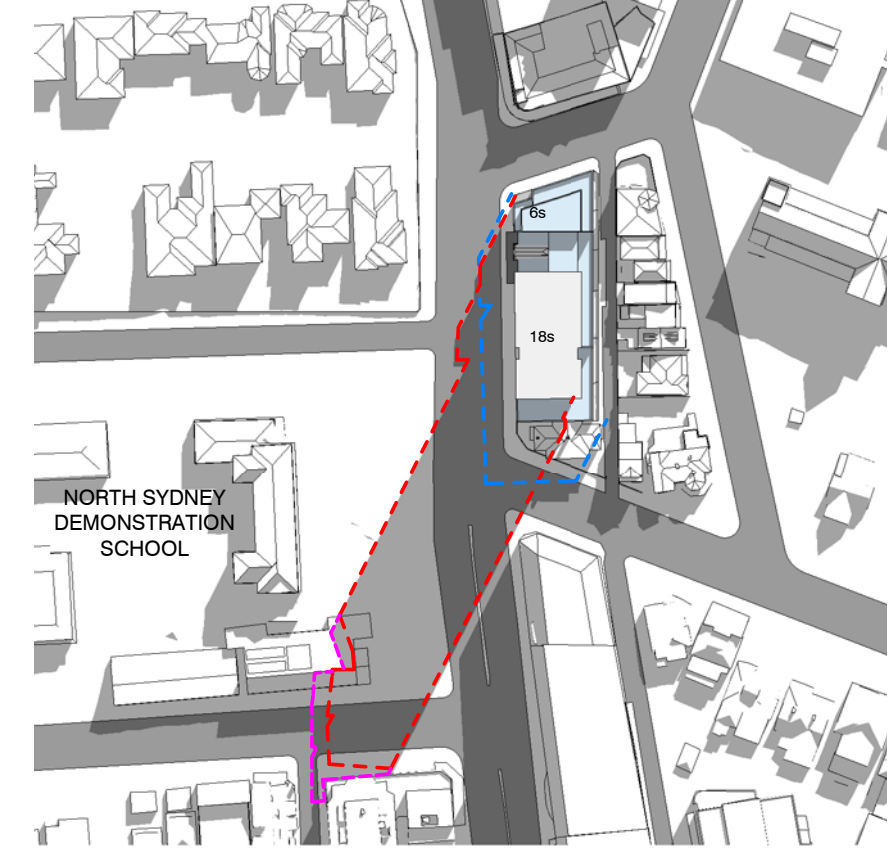
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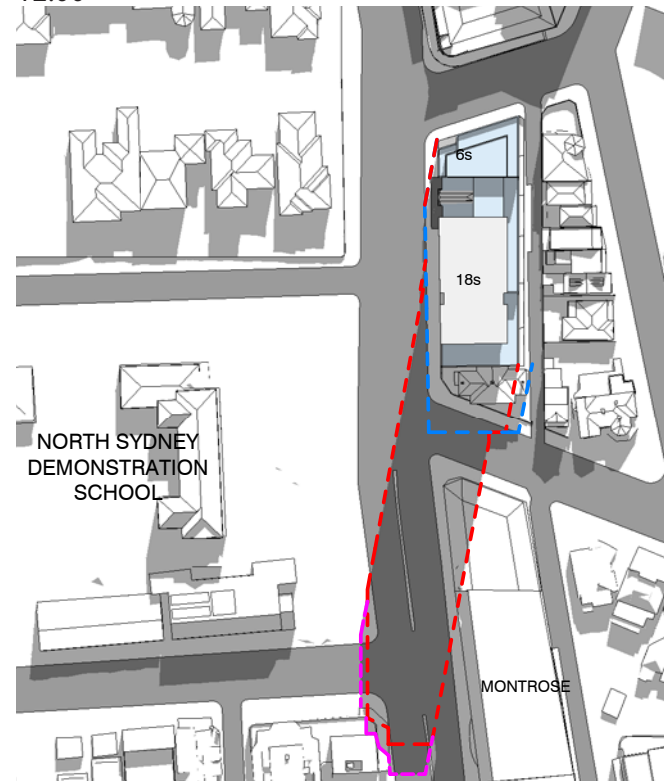
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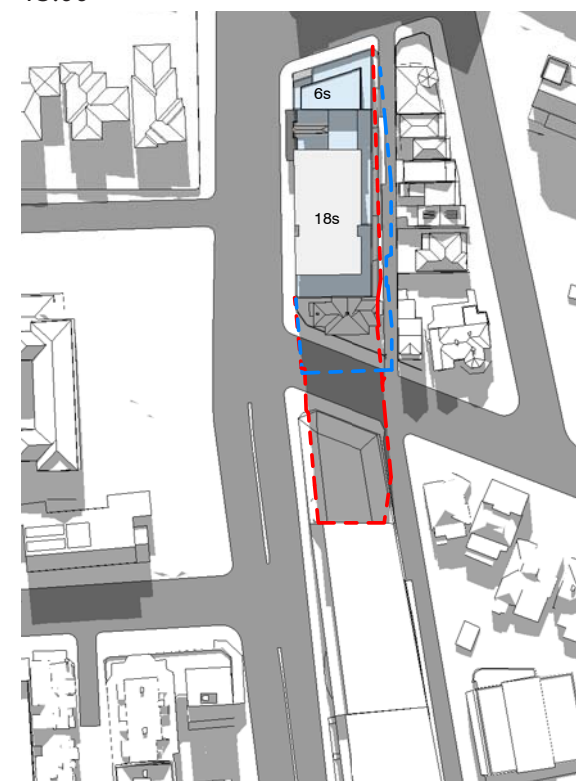
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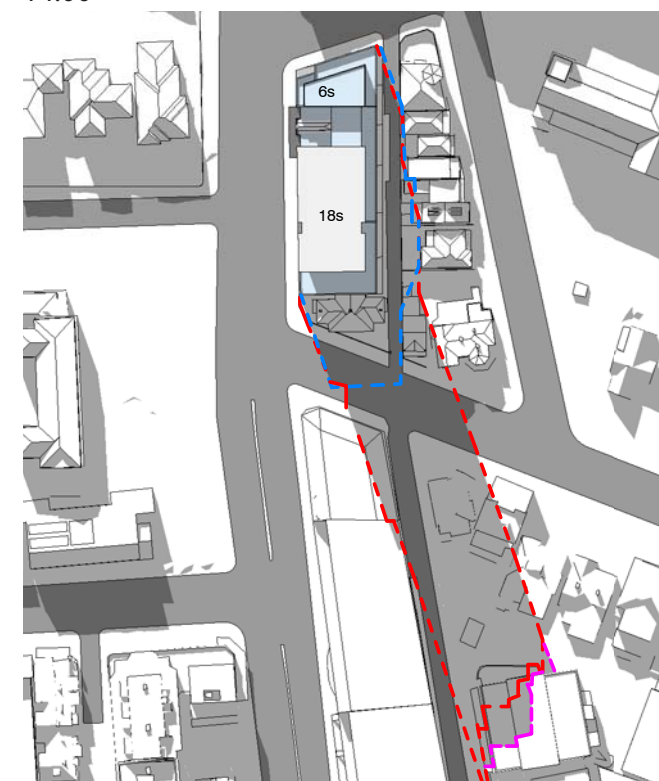
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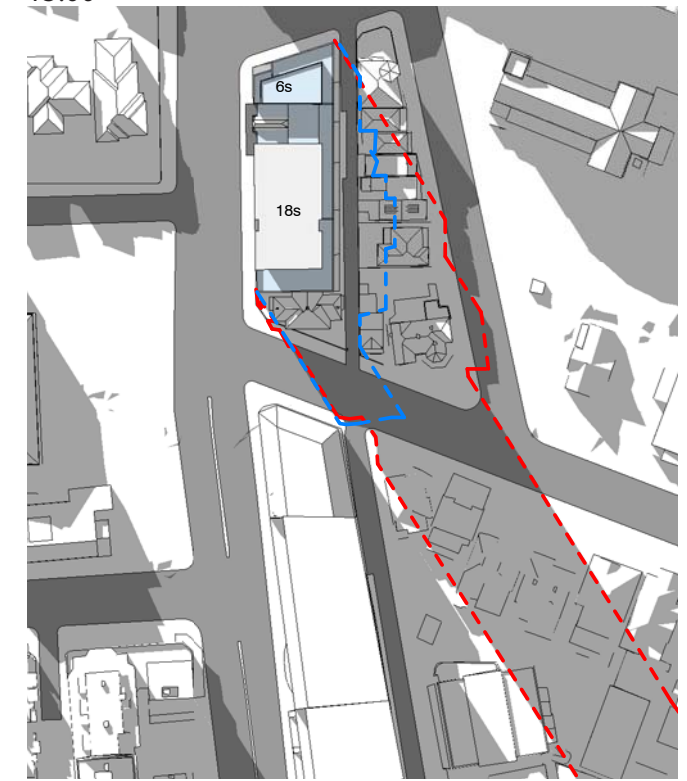
13:00



14:00



15:00



02 | Shadow Diagrams - 09:00 to 15:00 - 1:2000 @A3

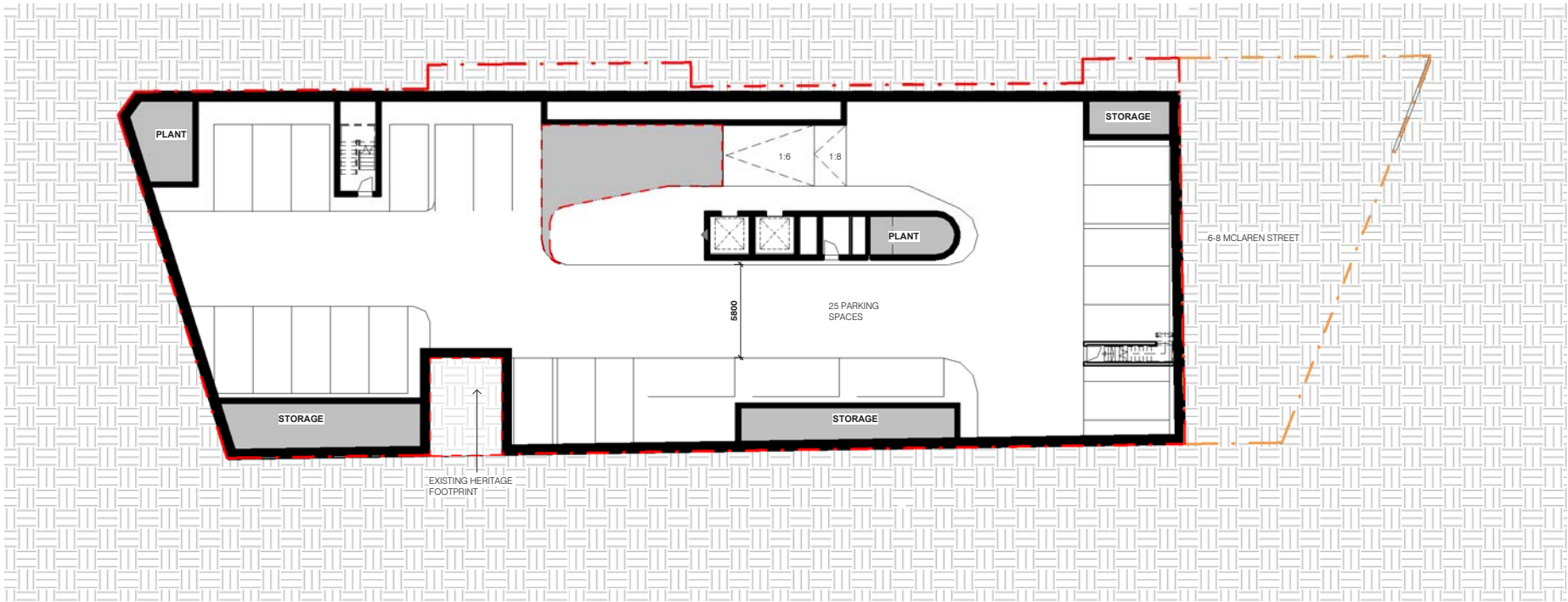


GFA AND FSR	
SITE AREA	1,468.79m²
COMMERCIAL INCLUDING RETAIL	
LEVEL	GFA
L00-GF	761m²
L00-aLG	135 m²
L01	422 m²
L02	349 m²
Total Commercial Including Retail GFA	1,667m²
Total Commercial Including Retail FSR	1.14
RESIDENTIAL	
LEVEL	GFA
L00-GF	144 m²
L01	380 m²
L02	338 m²
L03	781 m²
L04	684 m²
L05	602 m²
L06	489 m²
L07	489 m²
L08	489 m²
L09	489 m²
L10	489 m²
L11	489 m²
L12	489 m²
L13	489 m²
L14	489 m²
L15	489 m²
L16	489 m²
L17	489 m²
ROOF	13 m²
Total Residential GFA	8,810m²
Total Residential FSR	6.00
Grand Total GFA	10,477m²
Grand Total FSR	7.14:1

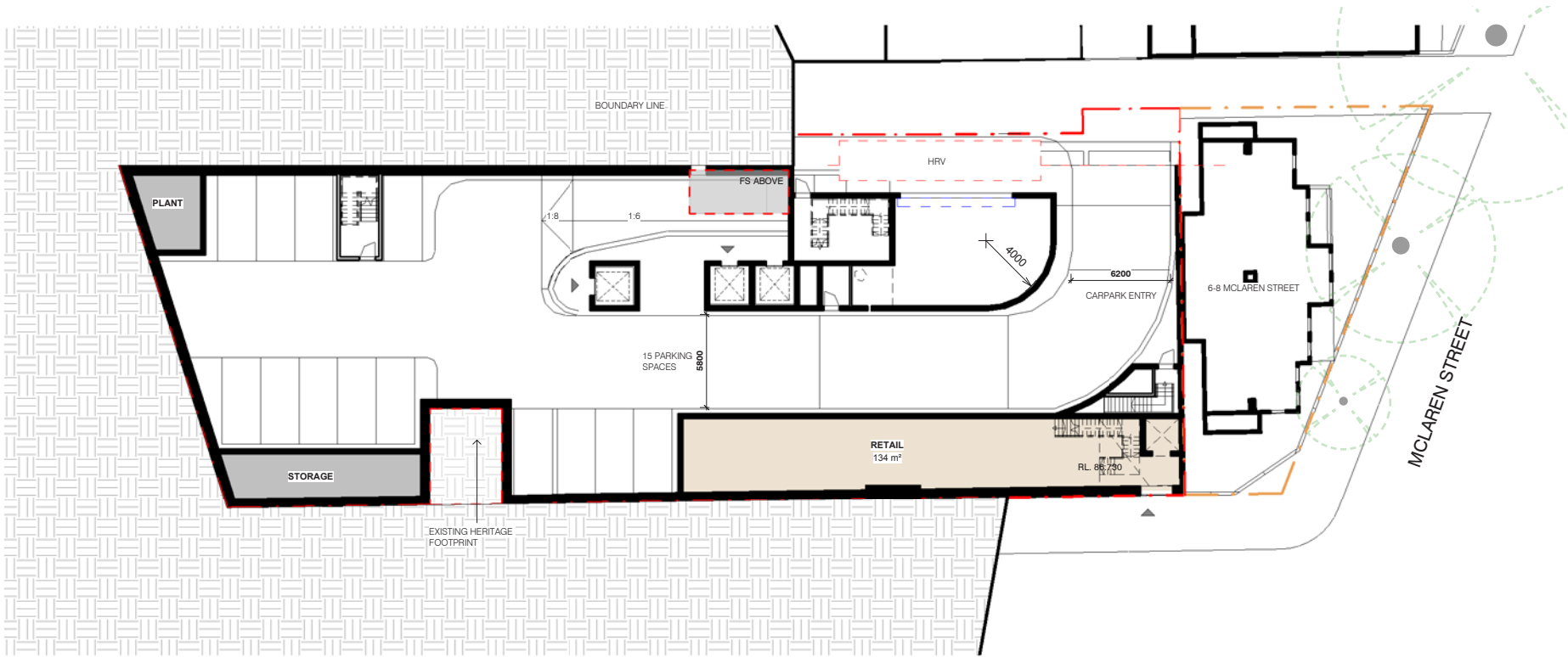
02

REFERENCE DESIGN

253-267 PACIFIC HIGHWAY, NORTH SYDNEY

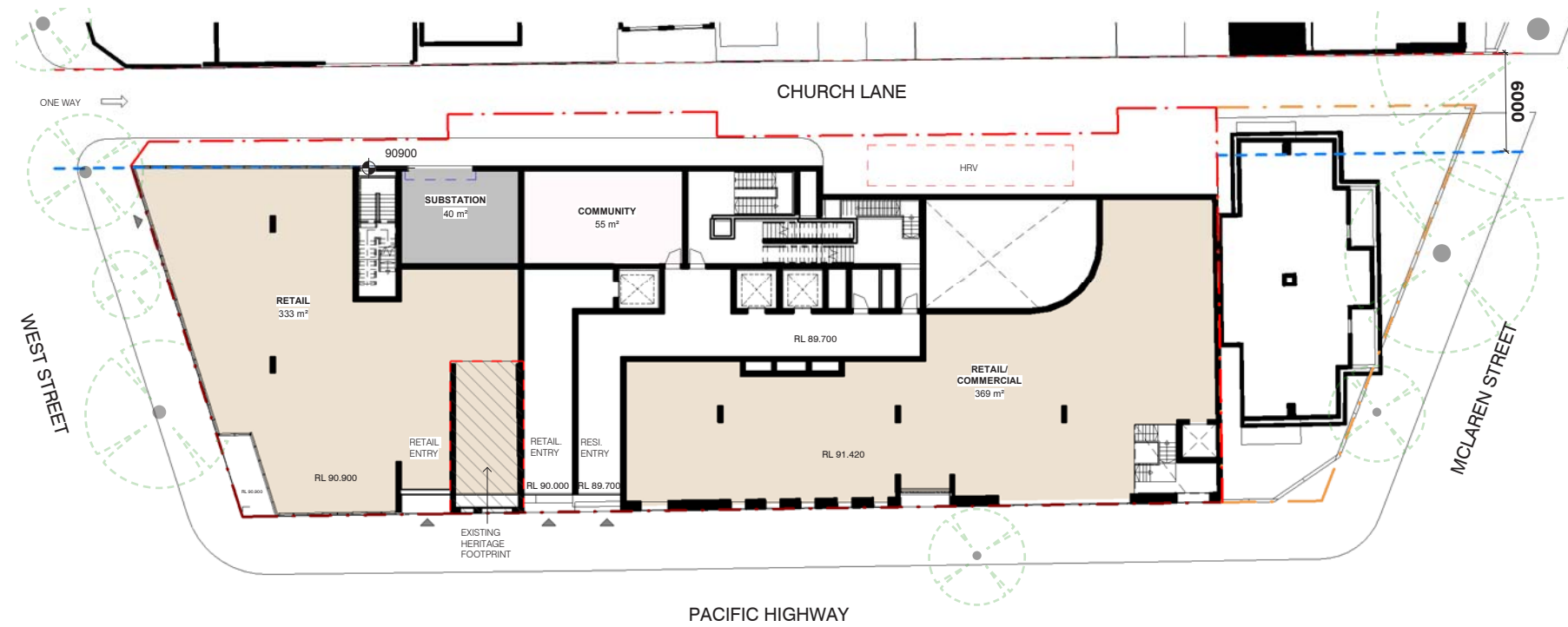


01 | Basement 01 Plan - 1:400 @A3

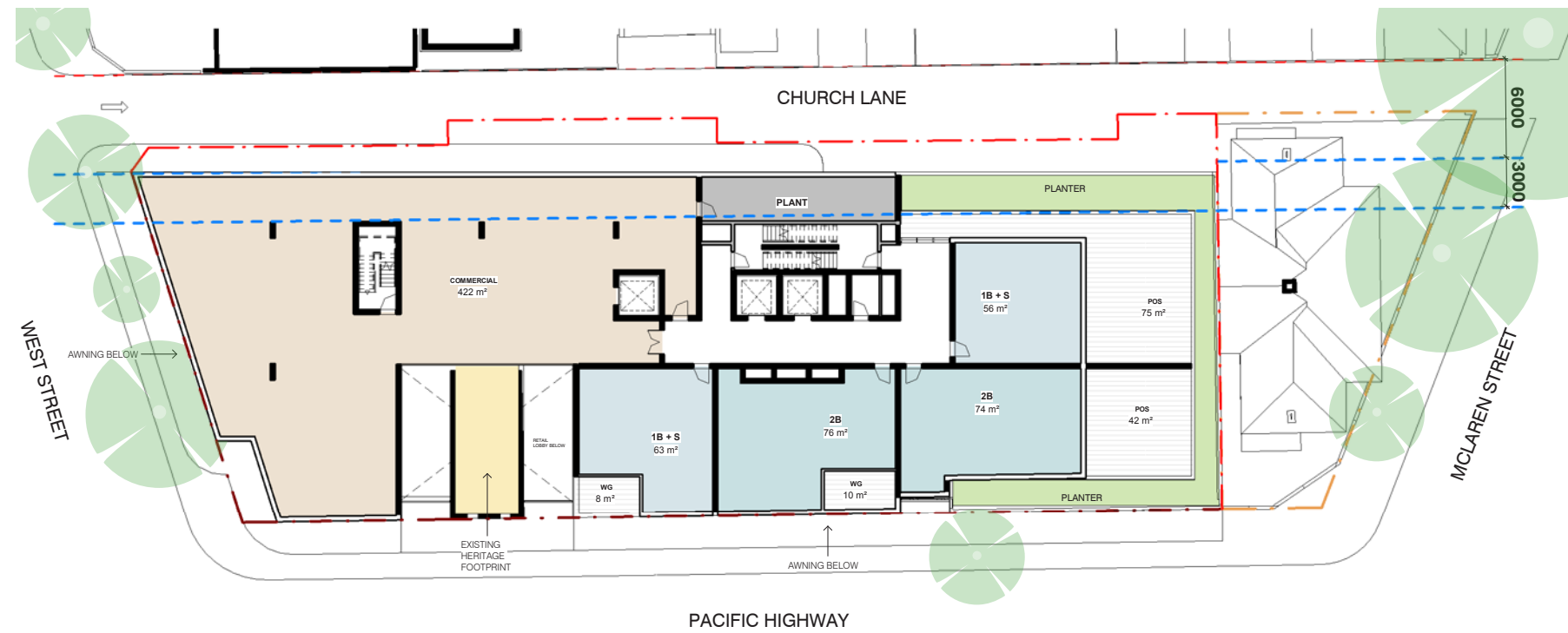


02 | Lower Ground Plan - 1:400 @A3



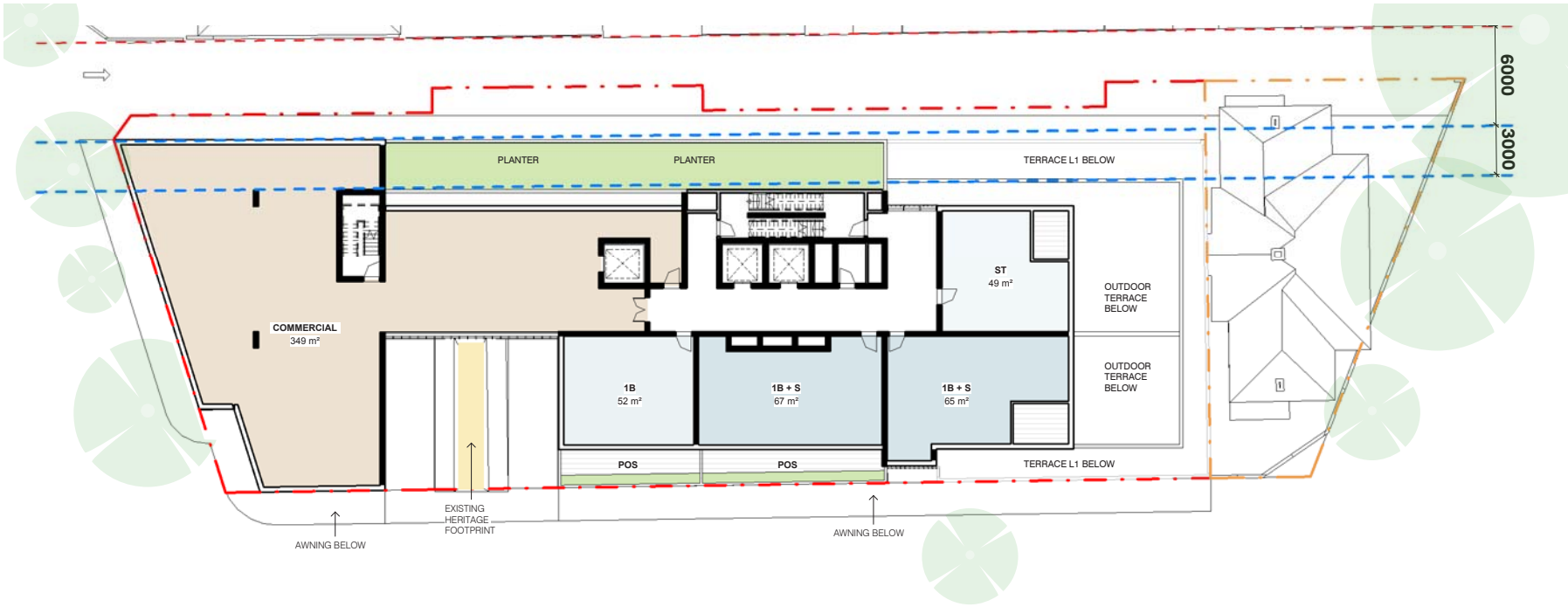


03 | Ground Level Plan - 1:400 @A3

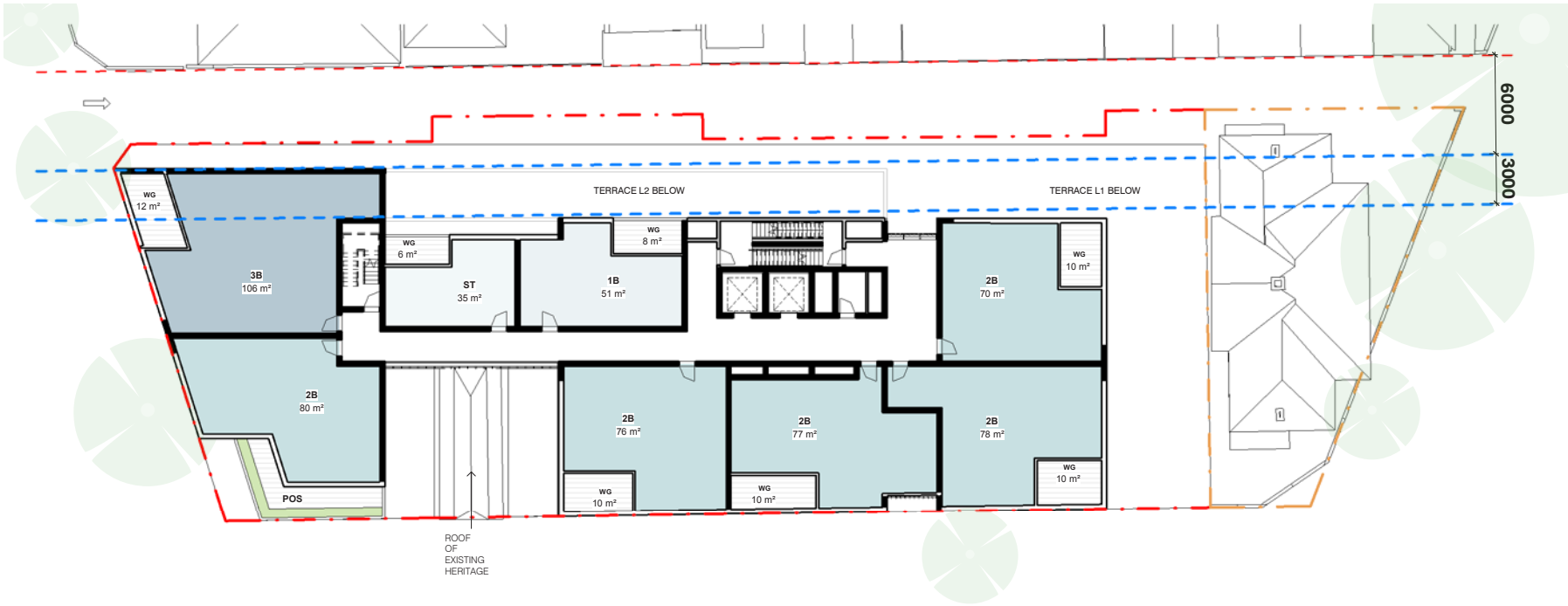


04 | Level 01 Plan - 1:400 @A3



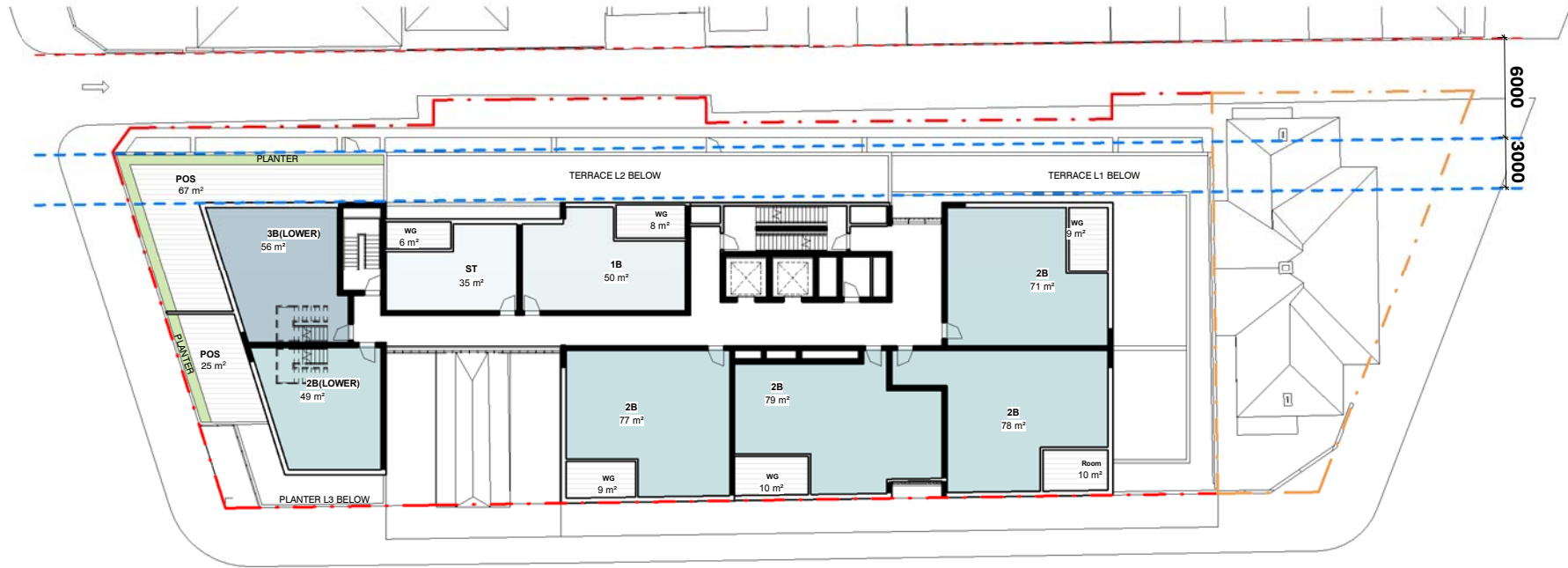


05 | Level 02 Plan - 1:400 @A3

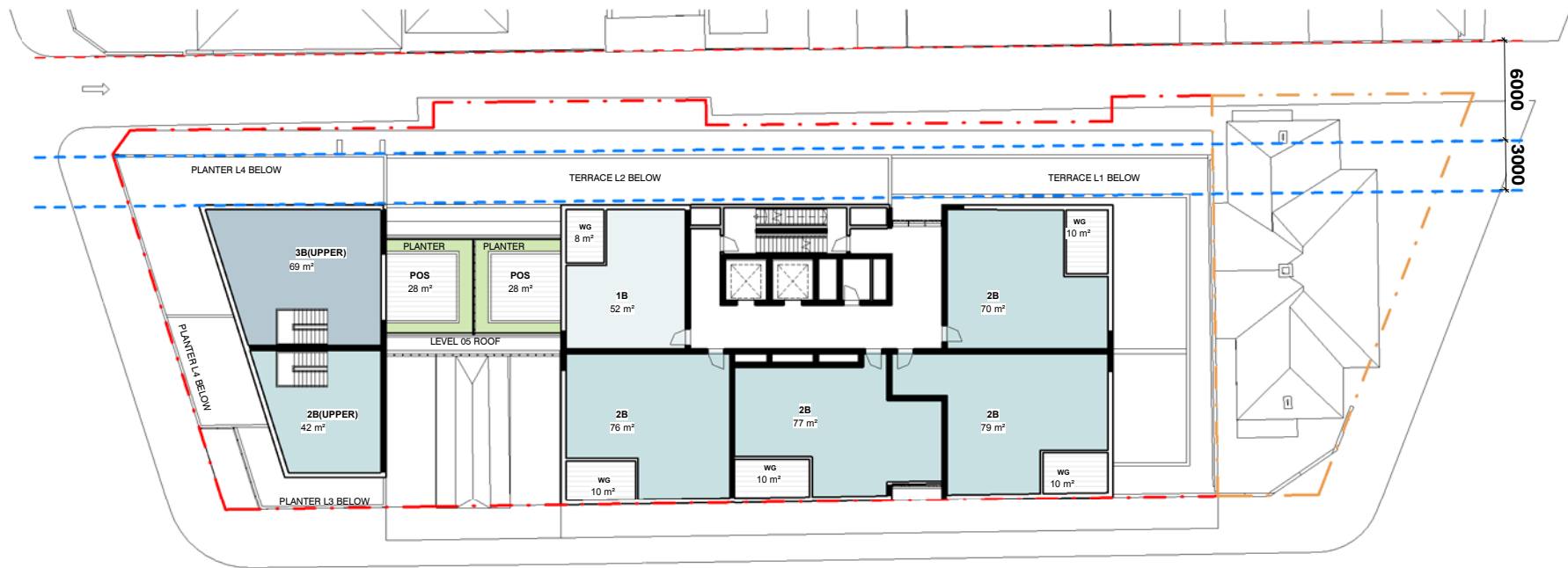


06 | Level 03 Plan - 1:400 @A3



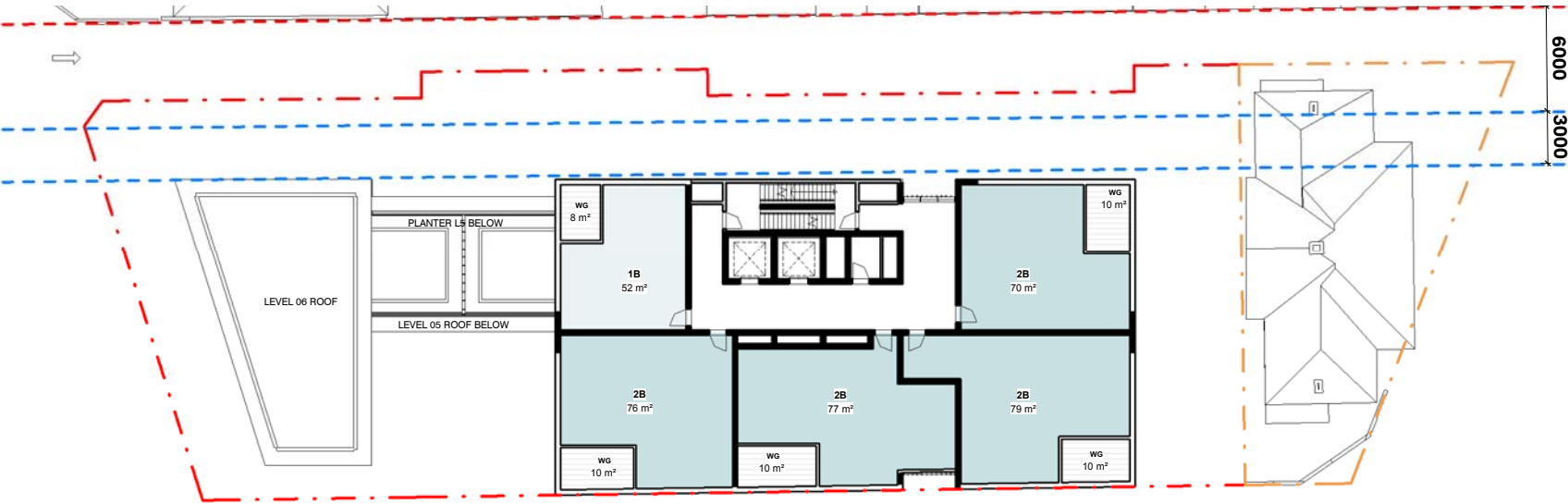


07 | Level 04 Plan - 1:400 @ A3



08 | Level 05 Plan - 1:400 @ A3



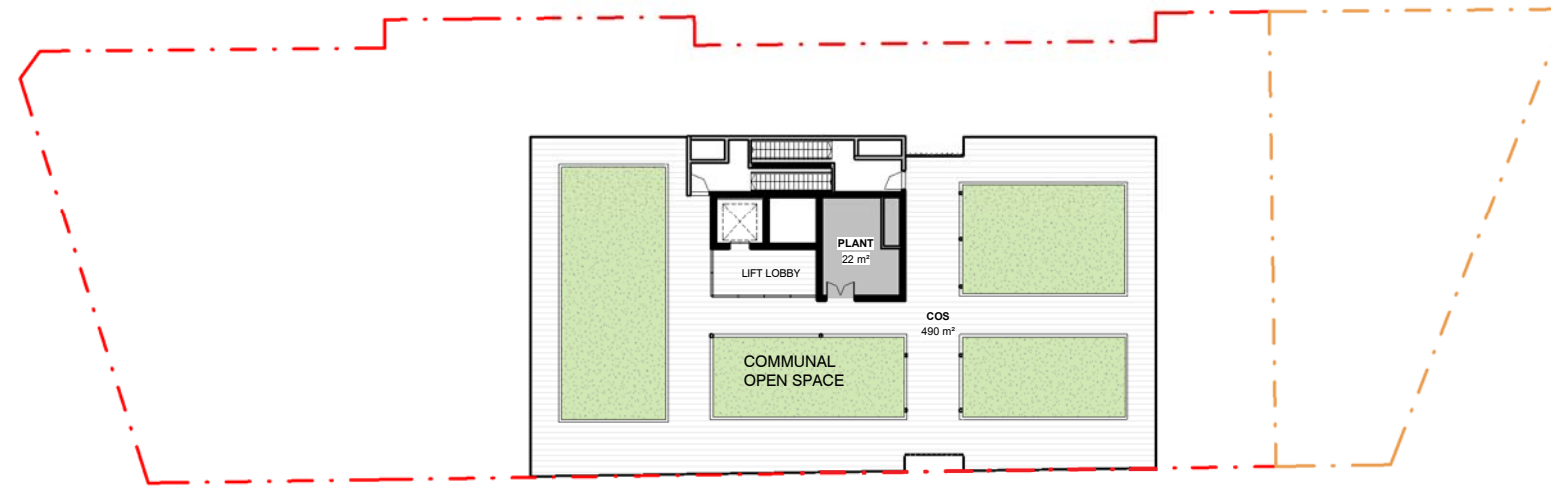


09 | Level 06 Plan - 1:400 @A3

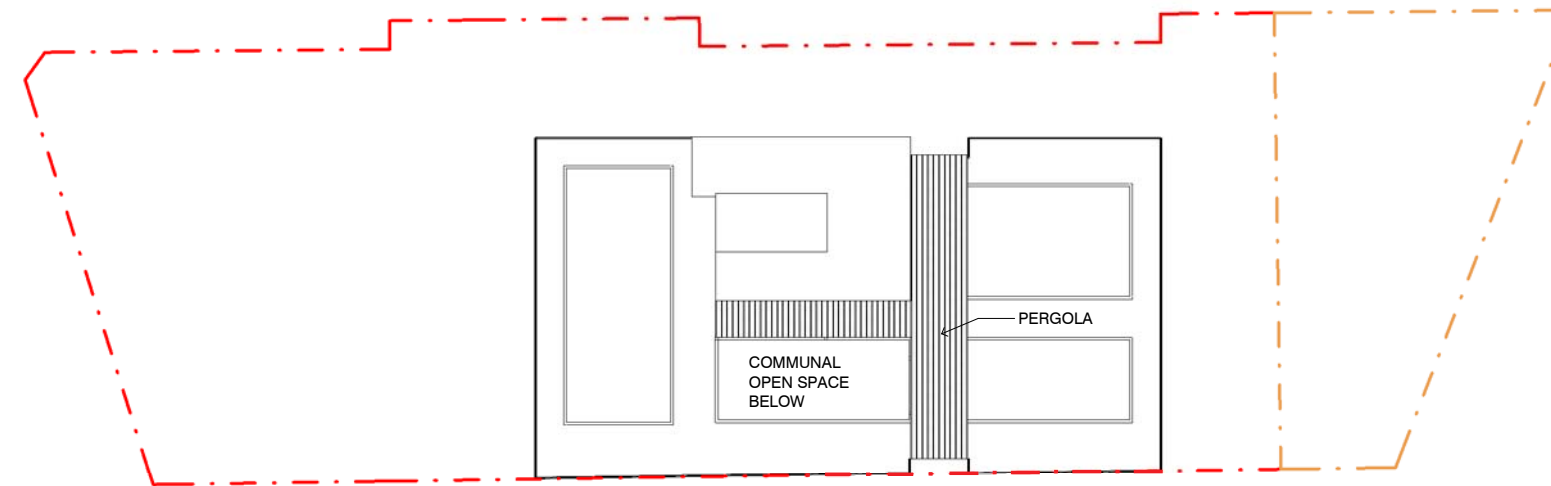


10 | Level 07 Plan - 1:400 @A3





11 | Roof Plan - 1:400 @A3



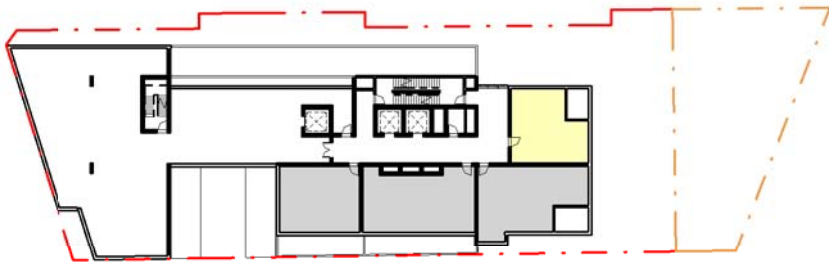
12 | Top of Roof Plan - 1:400 @A3



SOLAR ACCESS COMPLIANCE		
SOLAR ACCESS	NUMBER OF APARTMENTS	PERCENTAGE
<2h	8	9%
>2h	81	91%
Grand total:	89	



Level 01



Level 02



Level 03



Level 04



Level 05



Level 06 - Level 17

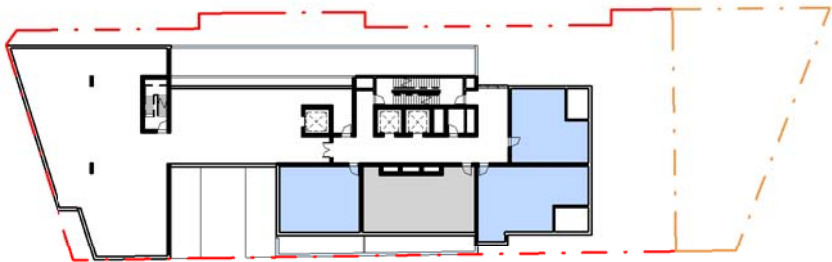
01 | Solar Access - 1:750 @A3



CROSS VENTILATION COMPLIANCE (GROUND FLOOR TO LEVEL 8)		
CROSS VENTILATED	NUMBER OF APARTMENTS	PERCENTAGE
N	14	32%
N: 14	14	
Y	30	68%
Y: 30	30	
Grand total: 44	44	



Level 01



Level 02



Level 03



Level 04



Level 05



Level 06 - Level 17

02 | Cross Ventilation - 1:750 @A3





Pacific Highway Precinct: Existing



Pacific Highway Precinct: Proposed



Pacific Highway Precinct: Existing



Pacific Highway Precinct: Proposed



Locations

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