



Gateway | 815 Pacific Highway Chatswood | Planning Proposal

Architectural Design Report & Drawings

AUGUST 2015

key site



Image © 2014 Sinclair Knight Merz

Key Site



- Prominent location on major N-S artery of Pacific Highway
- Link between CBD and the Northern suburbs

Key Site



- Prominent location on Fullers Rd/Help St as major entry to Chatswood

Existing Building



Existing Building



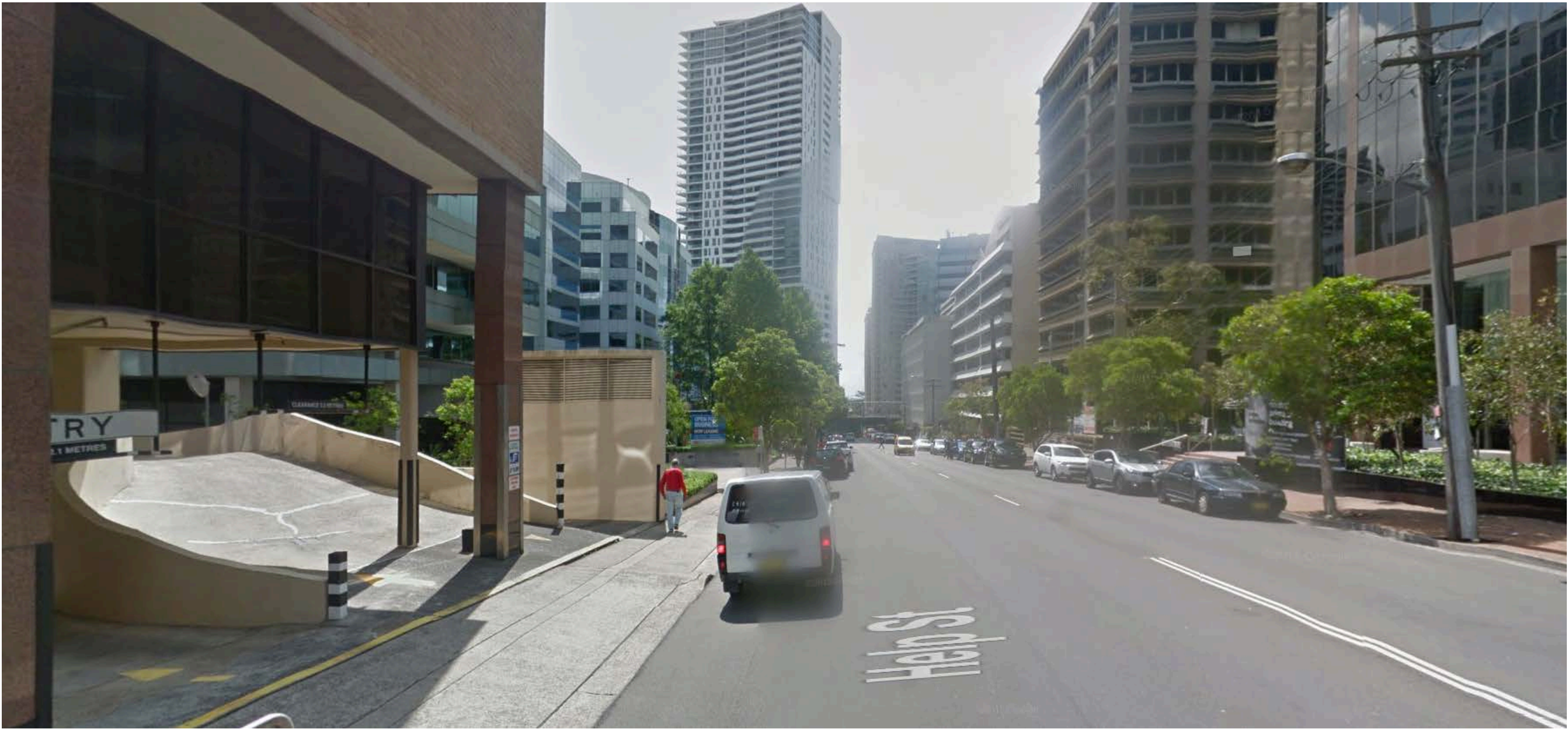
Existing Building



Existing Building



Existing Building



Existing Building

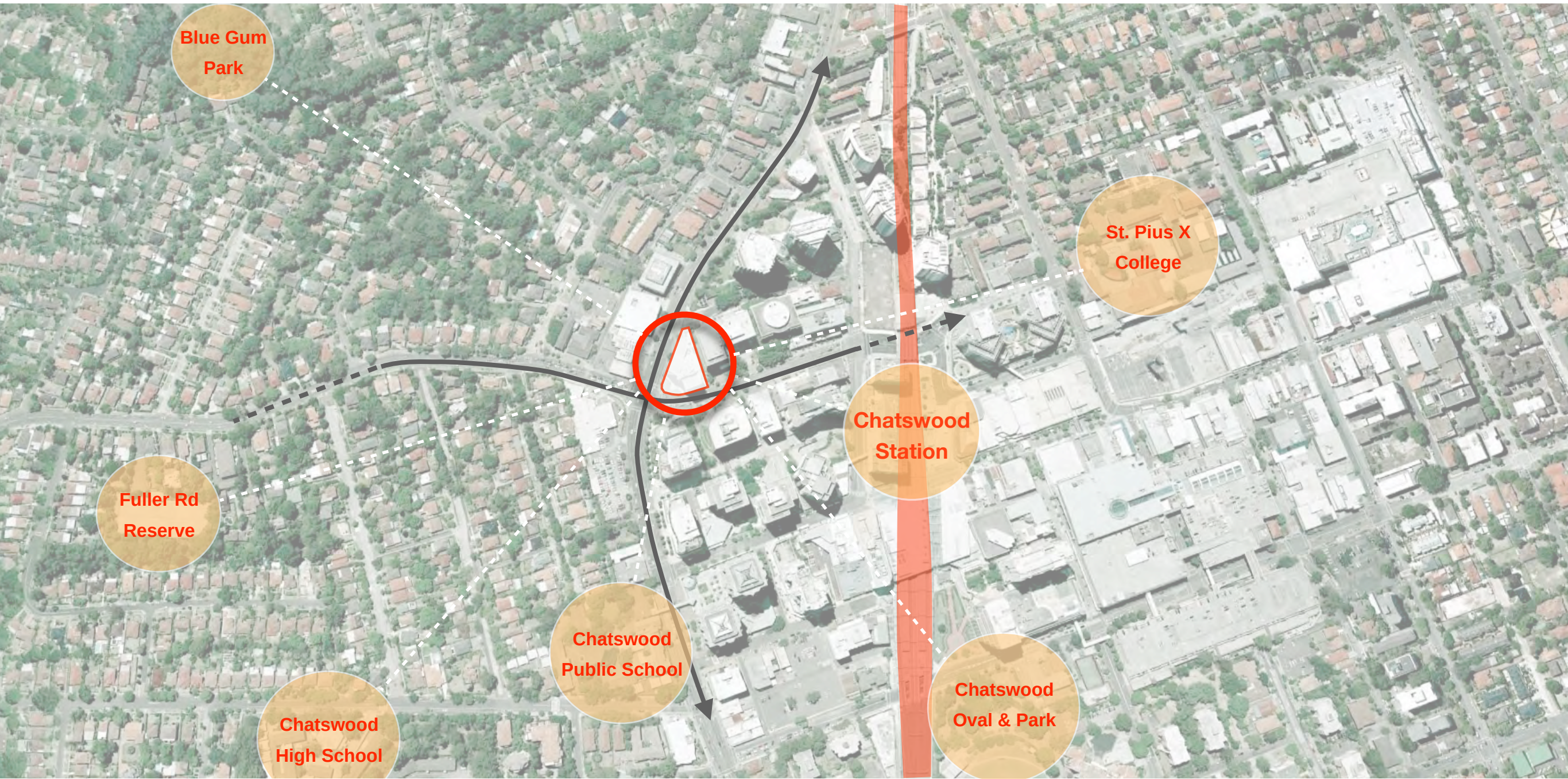


Key Site



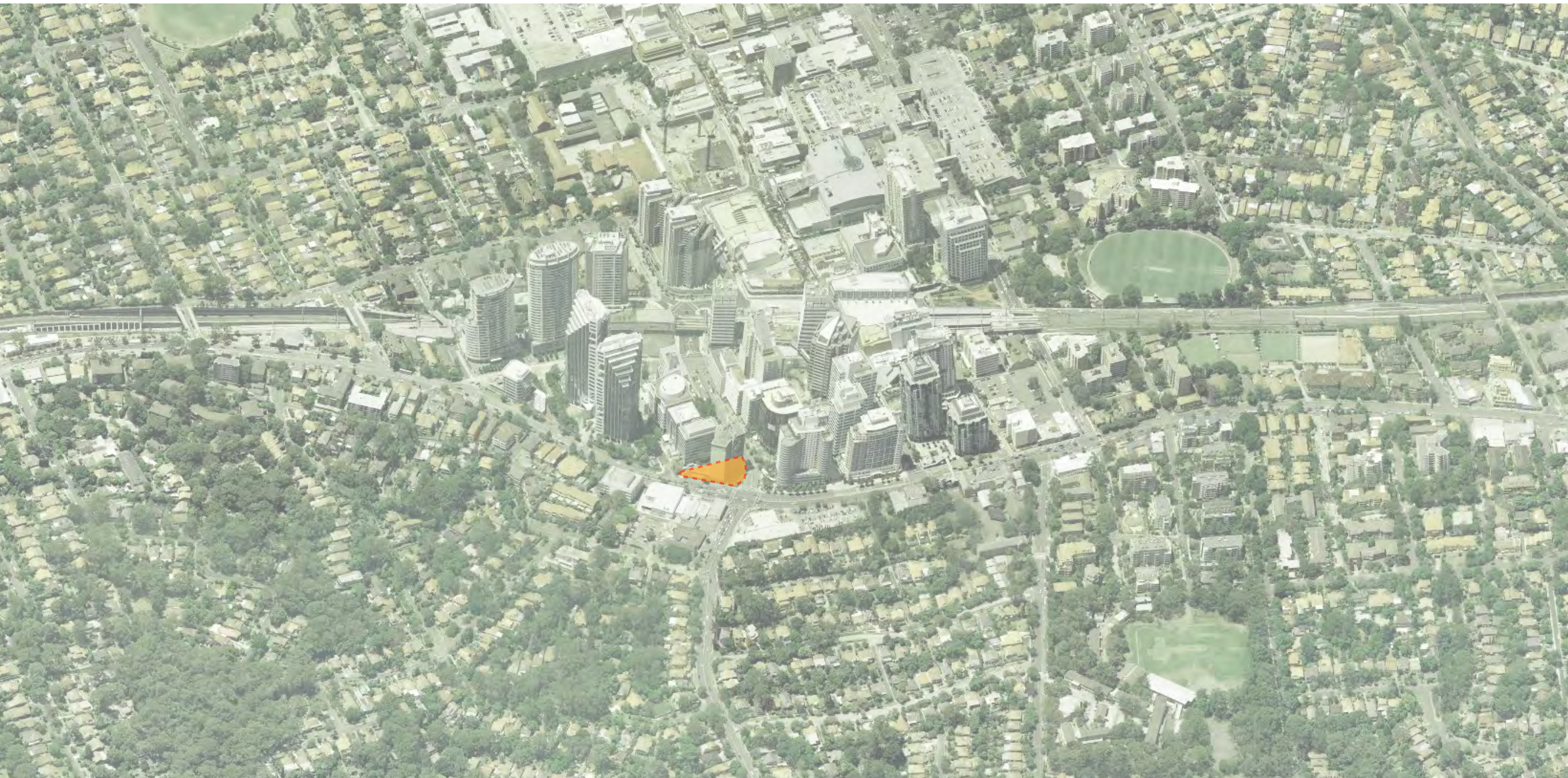
- Proximity to transport interchange
- Proximity to cultural and retail spaces in Chatswood

Key Site



- Proximity to transport interchange
- Proximity to schools & recreational sites in Chatswood

Key Site



- Gateway building requiring Design Excellence

Key Site



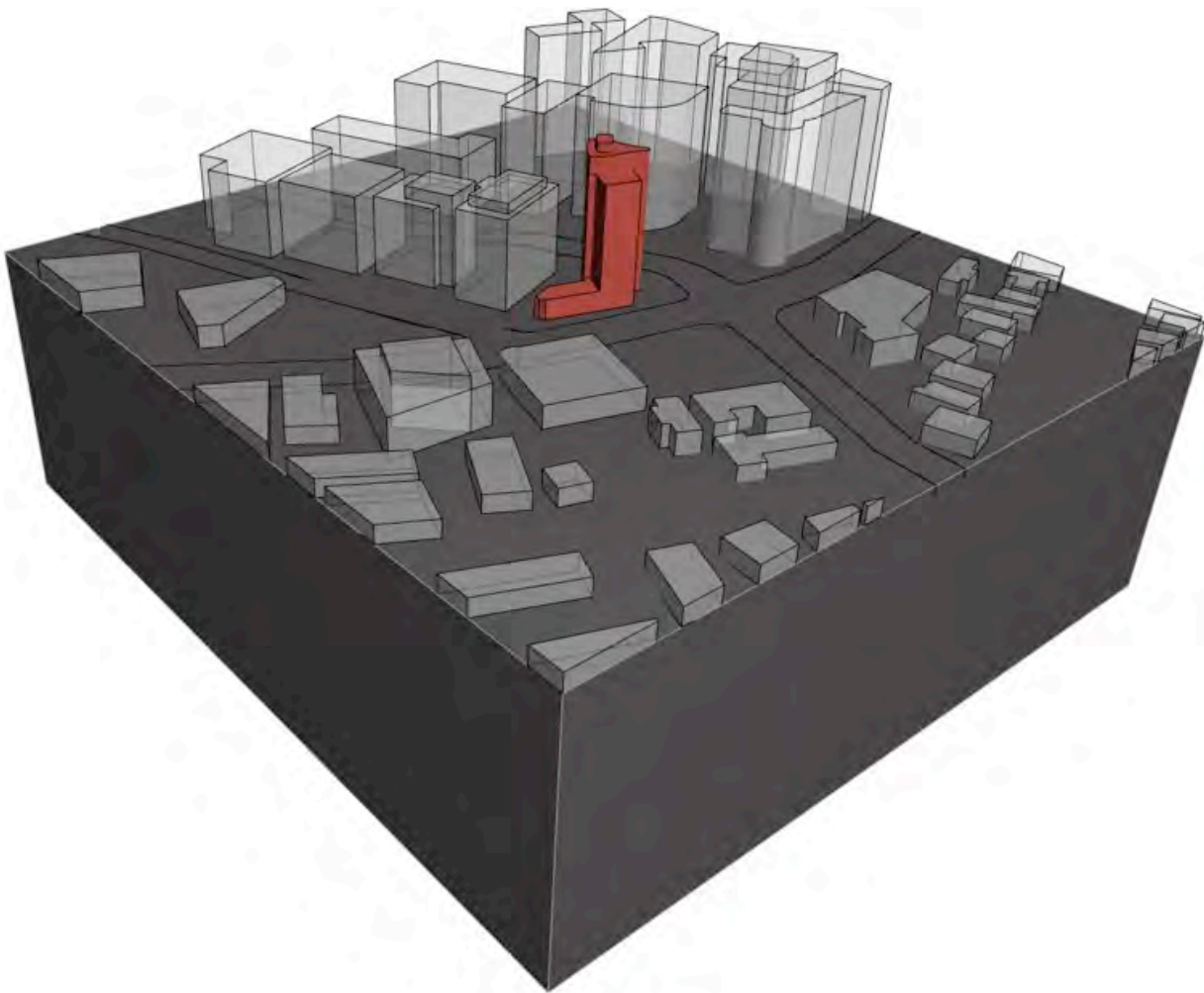
- Gateway building requiring Design Excellence
- Cross Chatswood Connection

employment uses

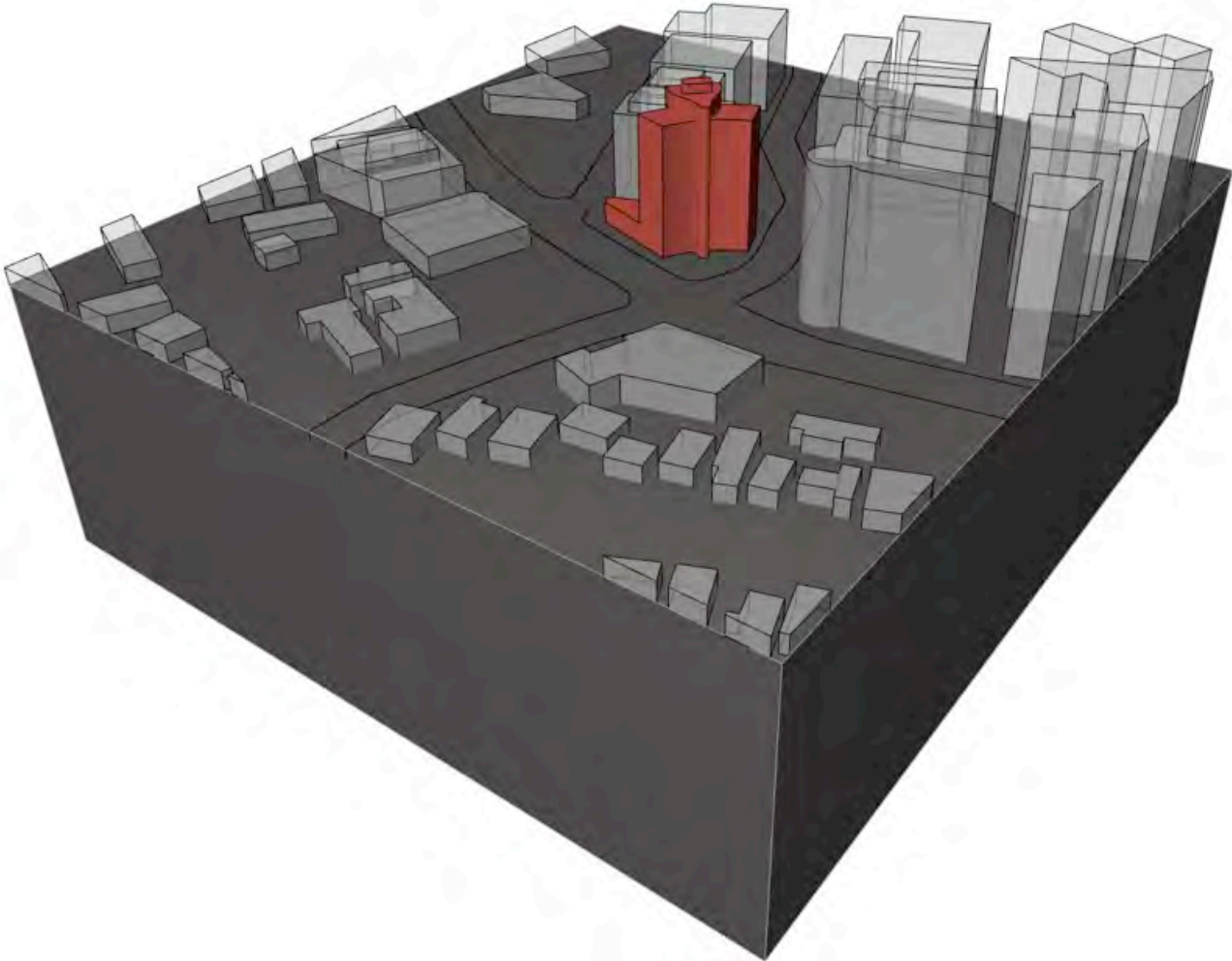


Existing Building

Aerial Views within existing context



View from West



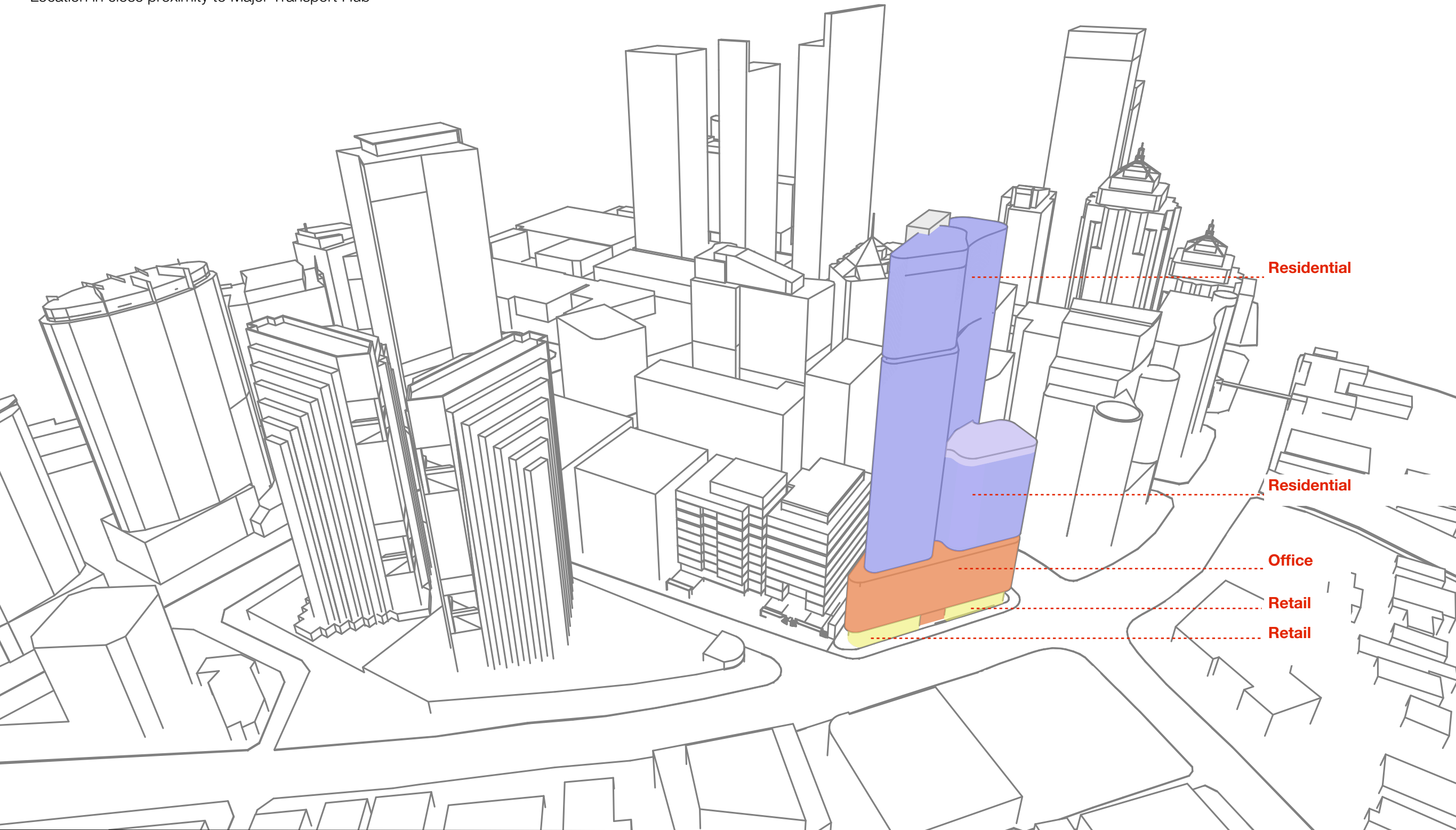
View from South

Existing Commercial Building with approx 6700m2 NLA including rooftop restaurant

Proposed Massing

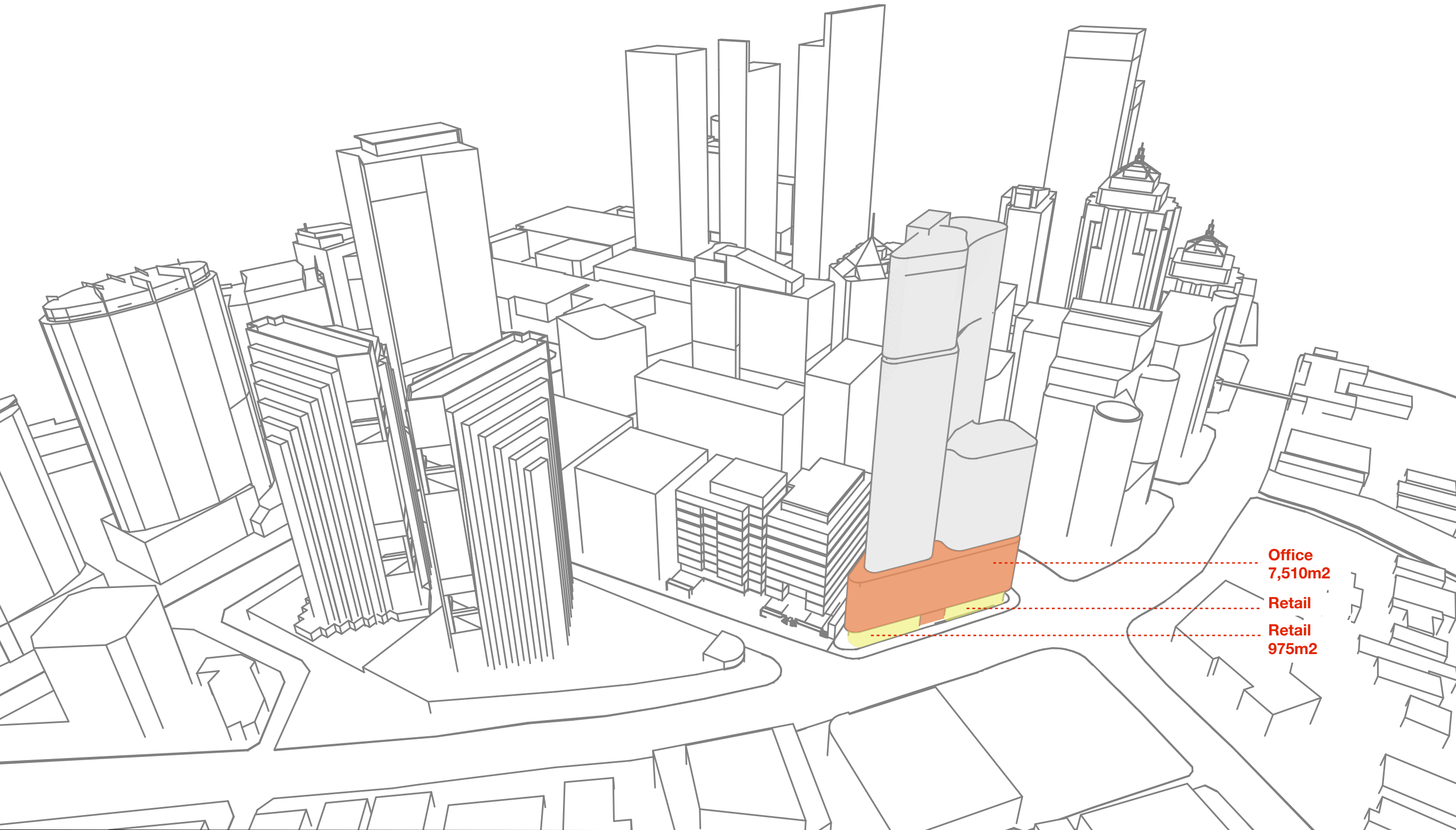
Diversity of Uses - Commercial Office, Retail, and Shop Top Housing / Residential

- Vibrant Urban Environment: office, commercial and retail activity throughout the day supplemented with retail uses in the evening
- Work live opportunities: collaborative environments within both commercial and retail common spaces
- Improved security through Passive Surveillance: a vibrant mix of employees, visitors and residents
- Location in close proximity to Major Transport Hub



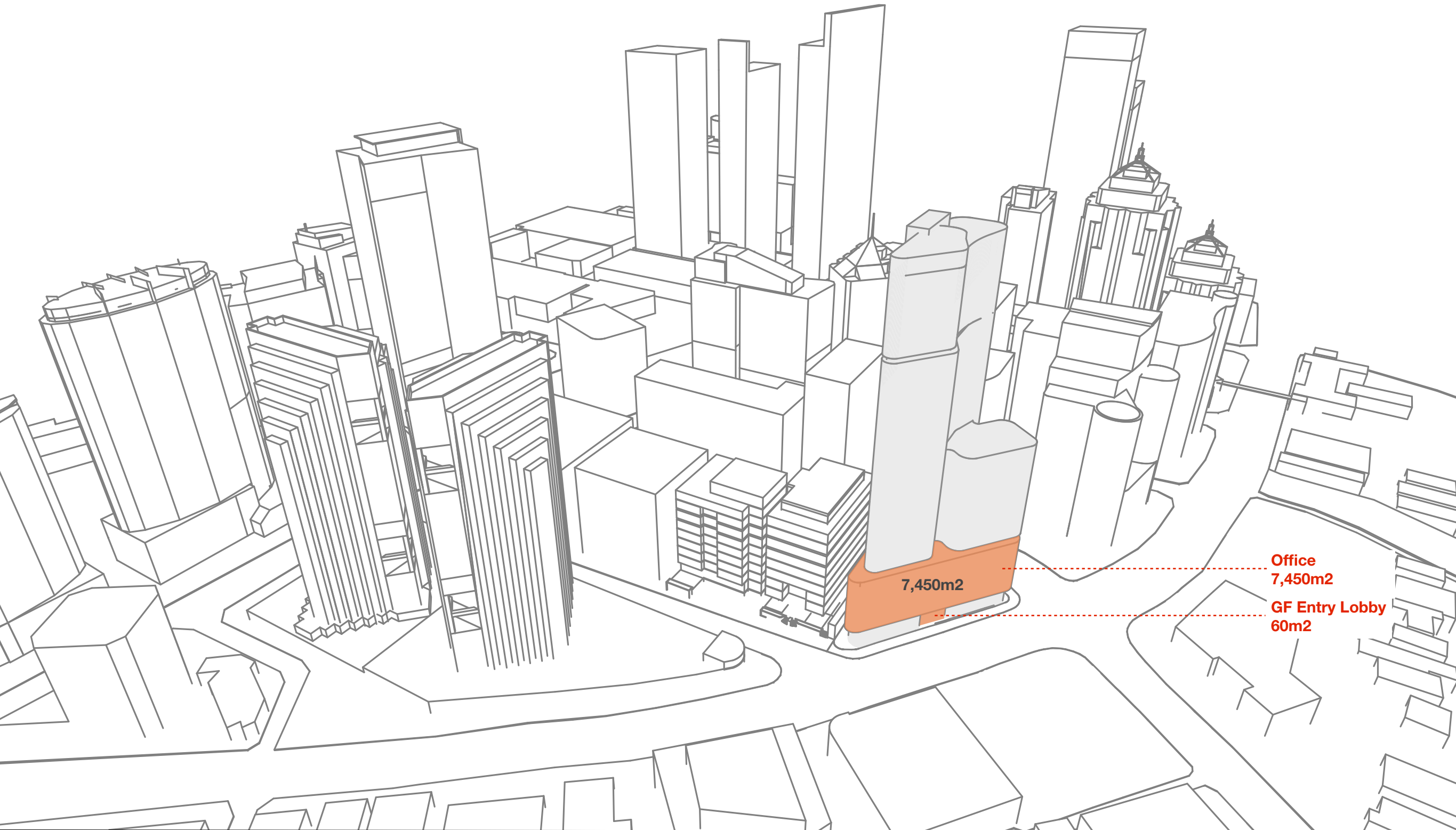
Employment Uses - Commercial & Retail

New Model for Commercial and Retail Development with collaborative spaces
Proposed 8,485m2 Commercial & Retail GFA



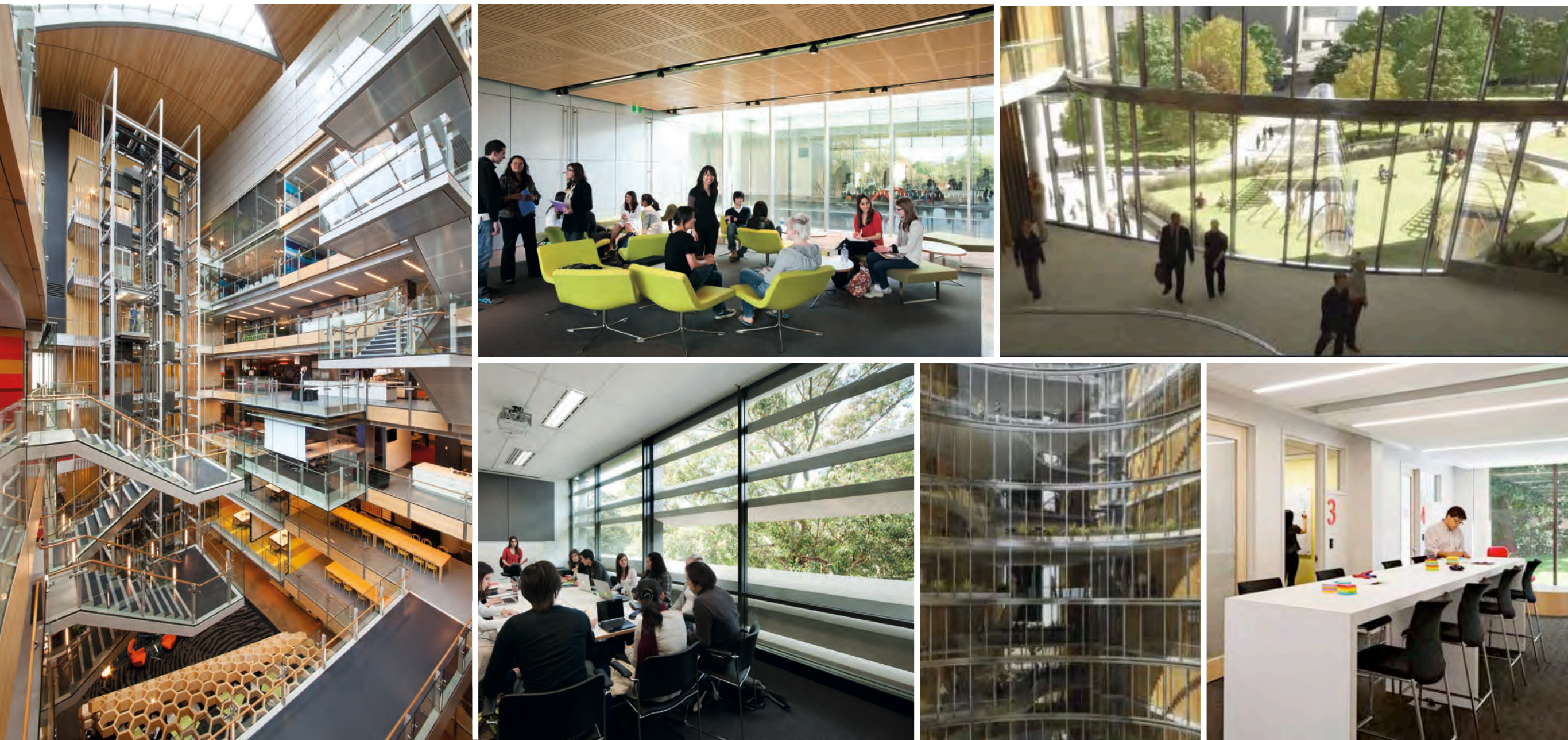
Employment Uses - Commercial Use

Proposed 7,510m2 Commerical Office GFA



Employment Uses - Commercial Use

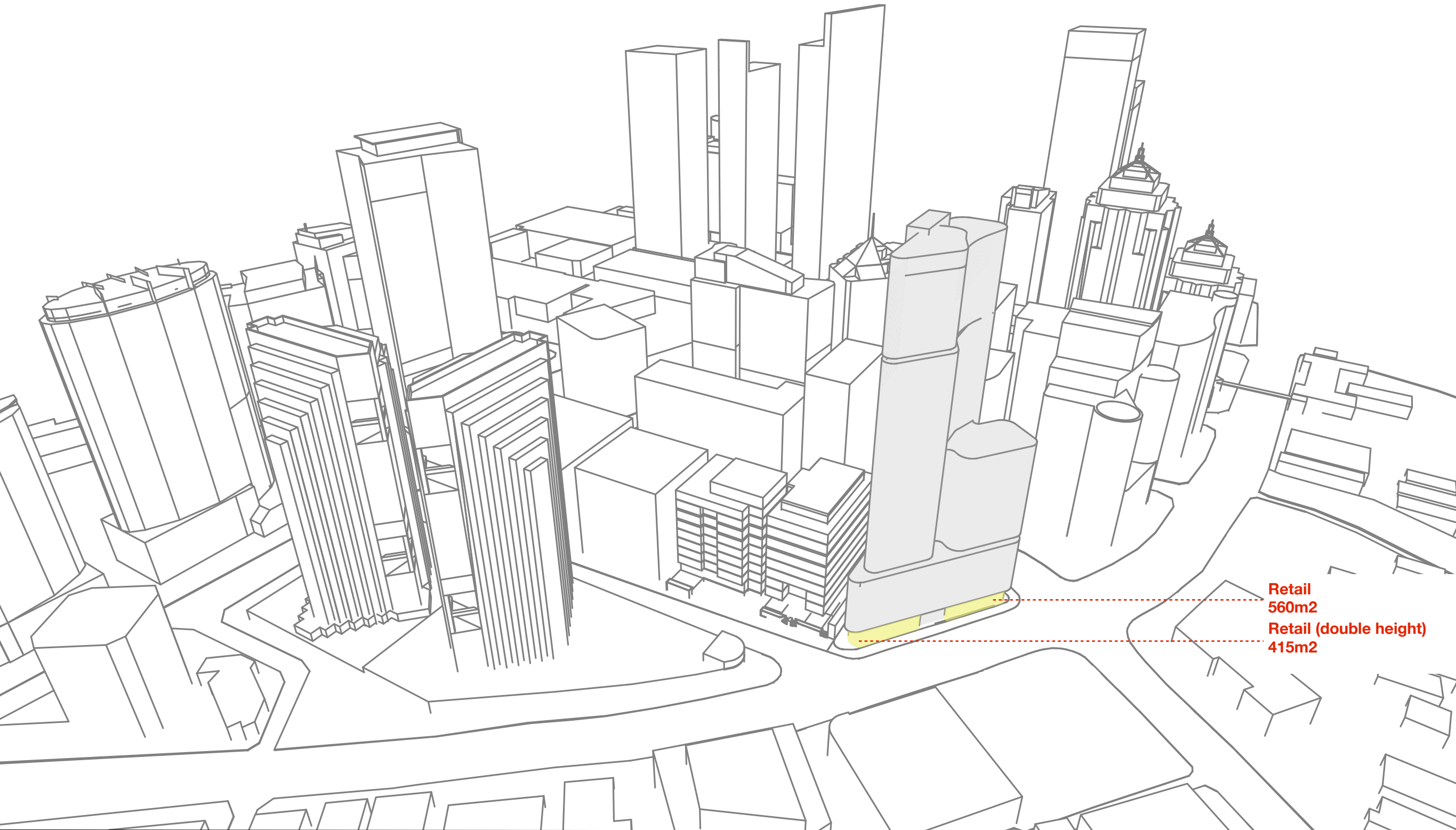
Commercial Podium



- New Model for flexible commercial development
- Hybrid Building with Shared and Community Facilities
- Collaborative Environment for Creative Industries and Start Ups

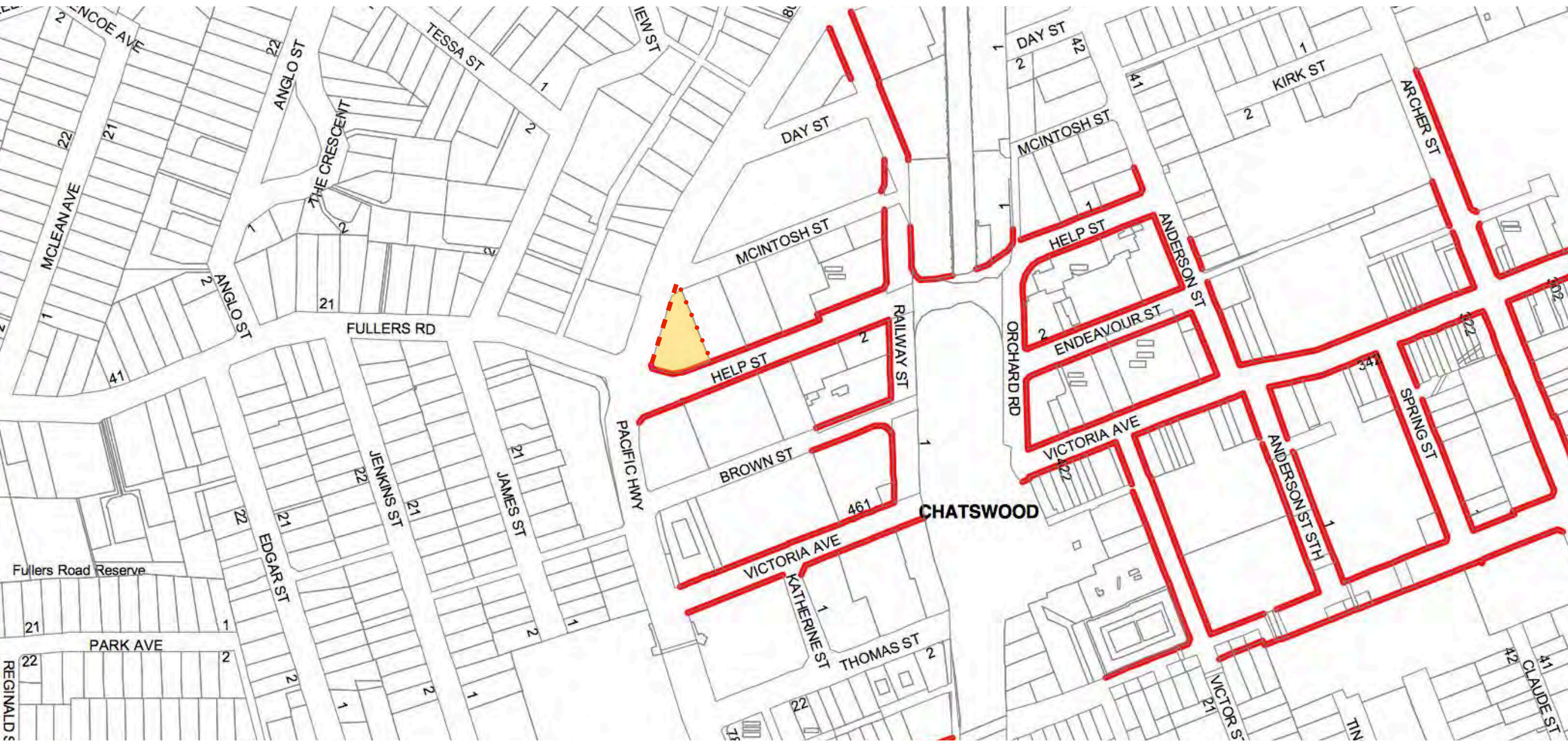
Employment Uses - Retail & Restaurant

Proposed 975m2 Retail GFA on ground floor lower ground floor



Employment Uses - Retail Ground Floor Plane

Active Retail Street Frontages



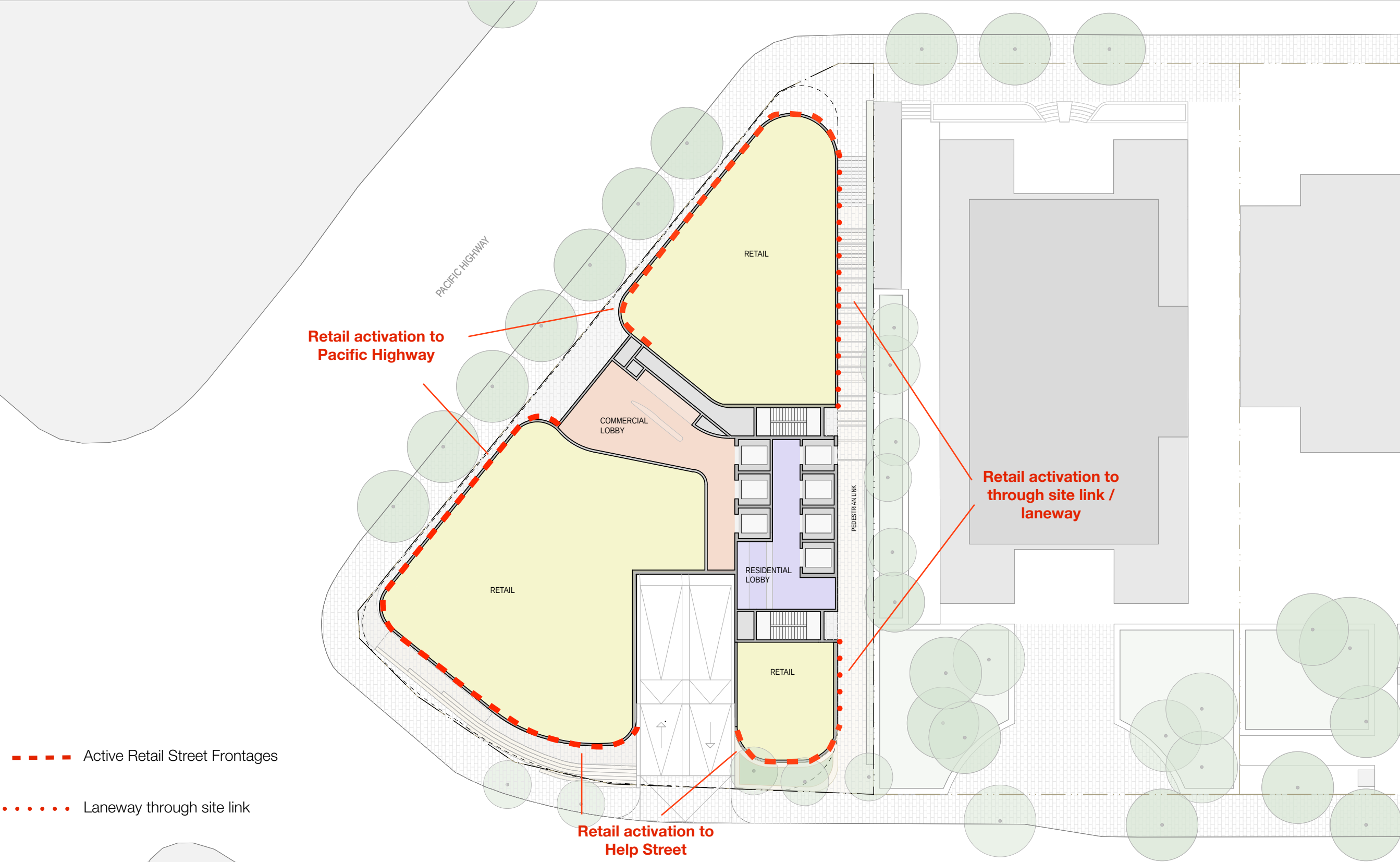
Active Street Frontages

Active Street Frontages

- Activate Help Street Frontage as per Willoughby LEP 2012
- In addition, activate Pacific Highway with flagship retail
- Extend Activation onto Pacific Highway & McIntosh Street
- Through Site Link added with retail activation and access to rooftop restaurant

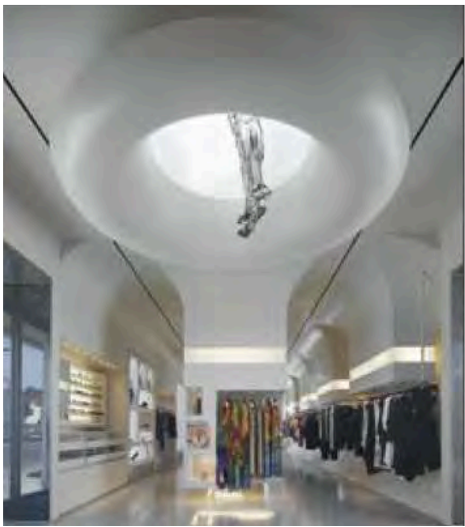
Employment Uses - Retail Ground Floor Plane

Active Retail Street Frontages & Through Site Link



Employment Uses - Retail Ground Floor Plane

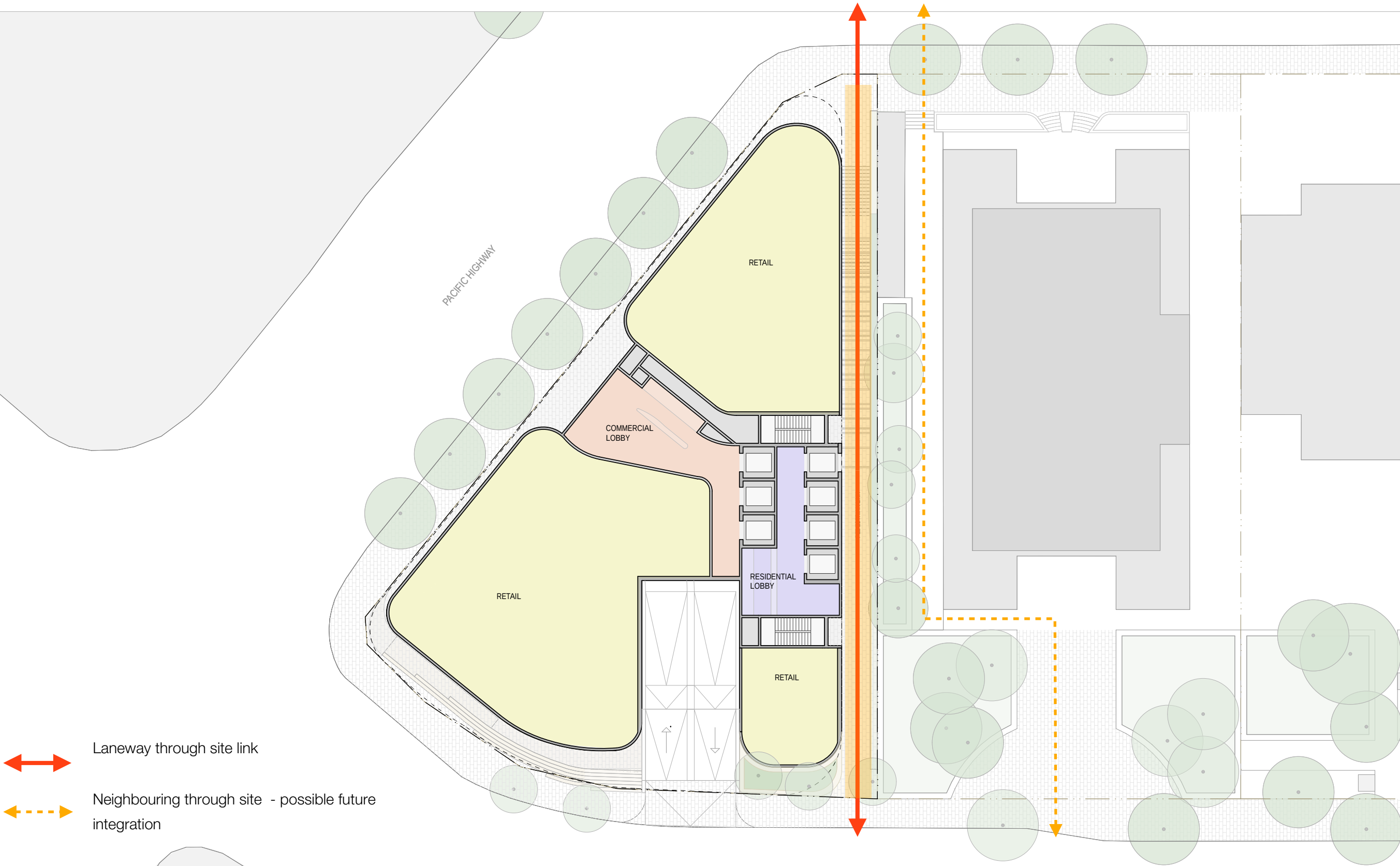
Active Retail Street Frontages - Materiality



- Flagship retail to Pacific Highway and Help Street

Employment Uses - Retail Ground Floor Plane

Active Retail Through Site Link



Employment Uses - Retail Ground Floor Plane

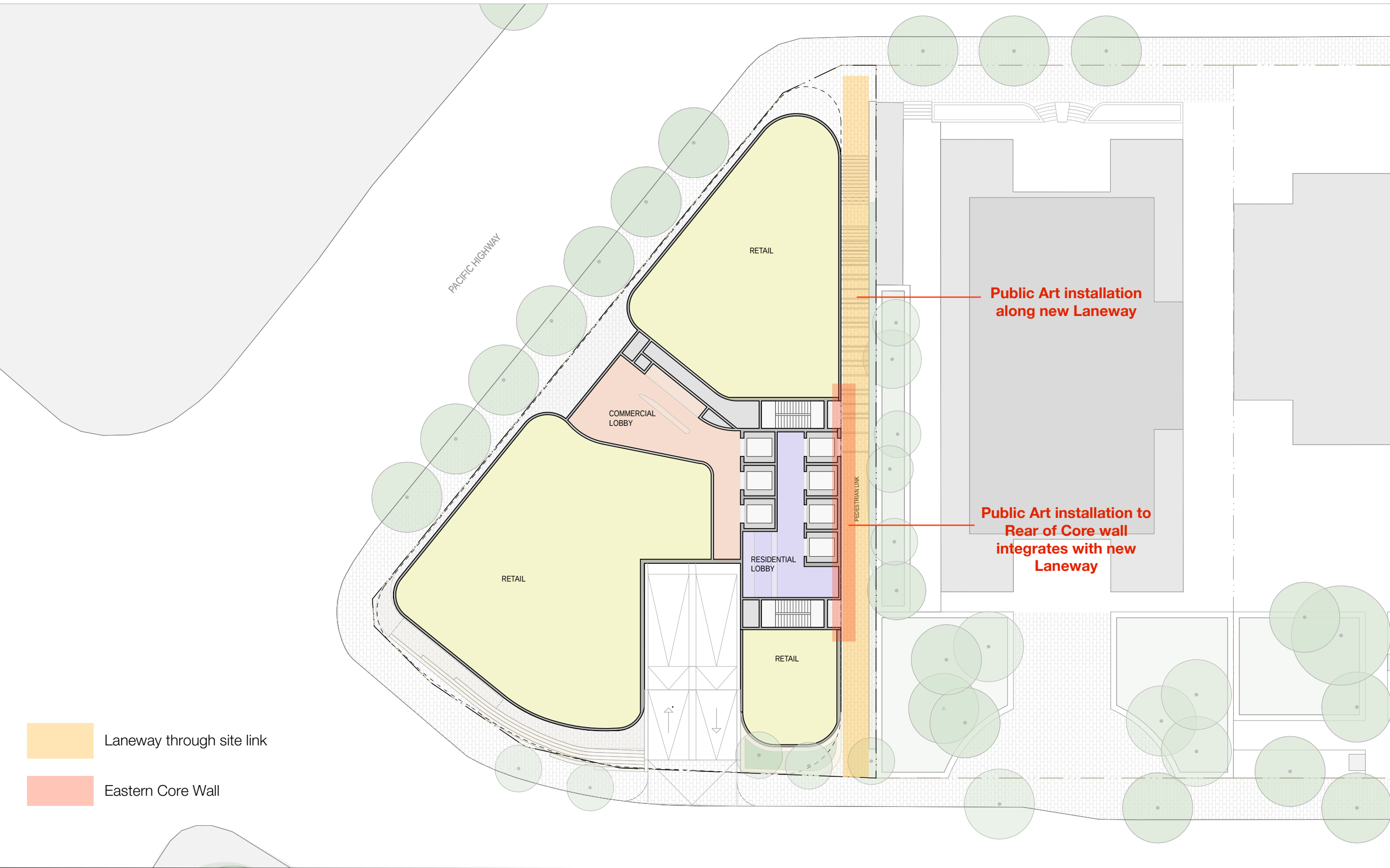
Active Retail Street Frontages - Through Site Link, Laneway Activation



- Small scale retail and cafes activating Through-Site Link

Employment Uses - Retail Ground Floor Plane

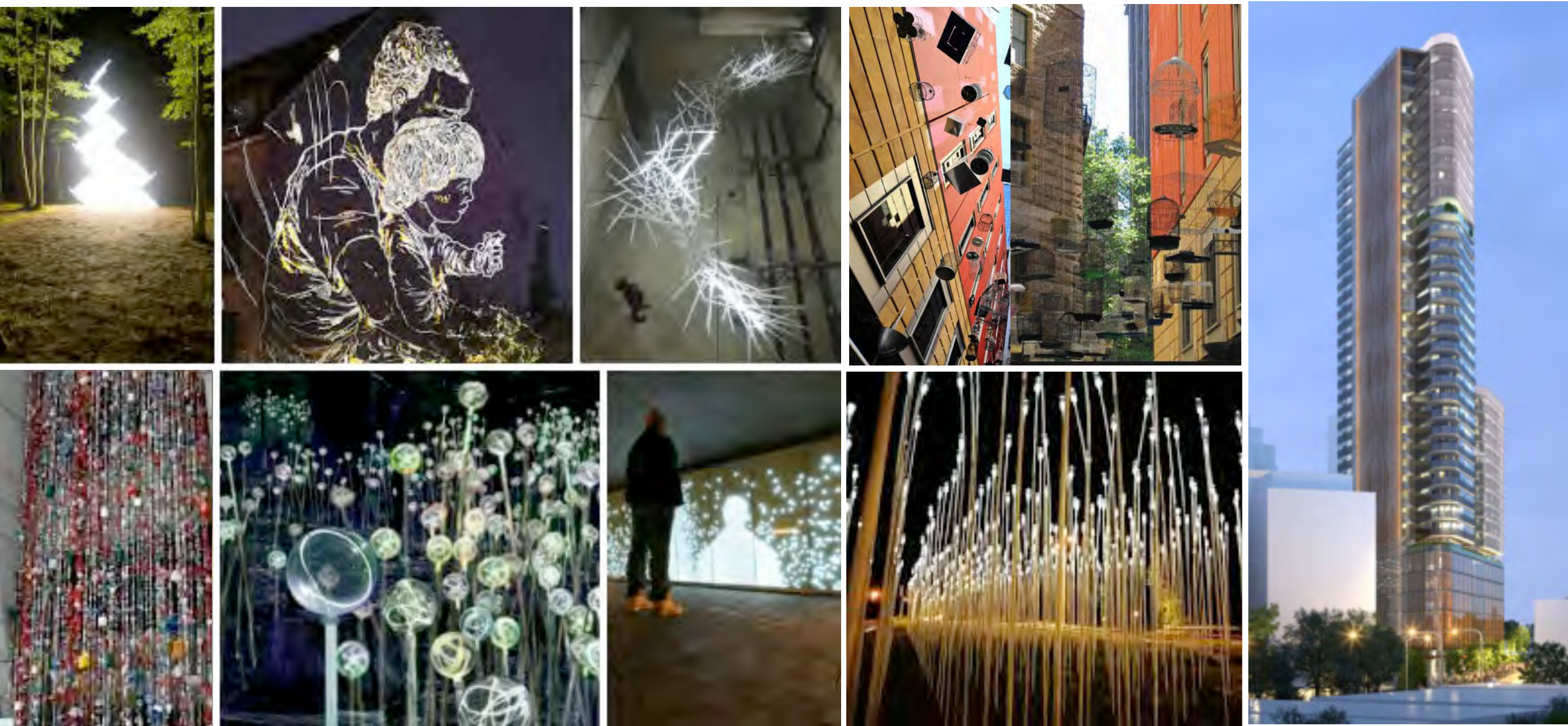
Active Retail Through Site Link



-  Laneway through site link
-  Eastern Core Wall

Employment Uses - Retail Ground Floor Plane

Public Art- Through Site Link & Building Core Wall



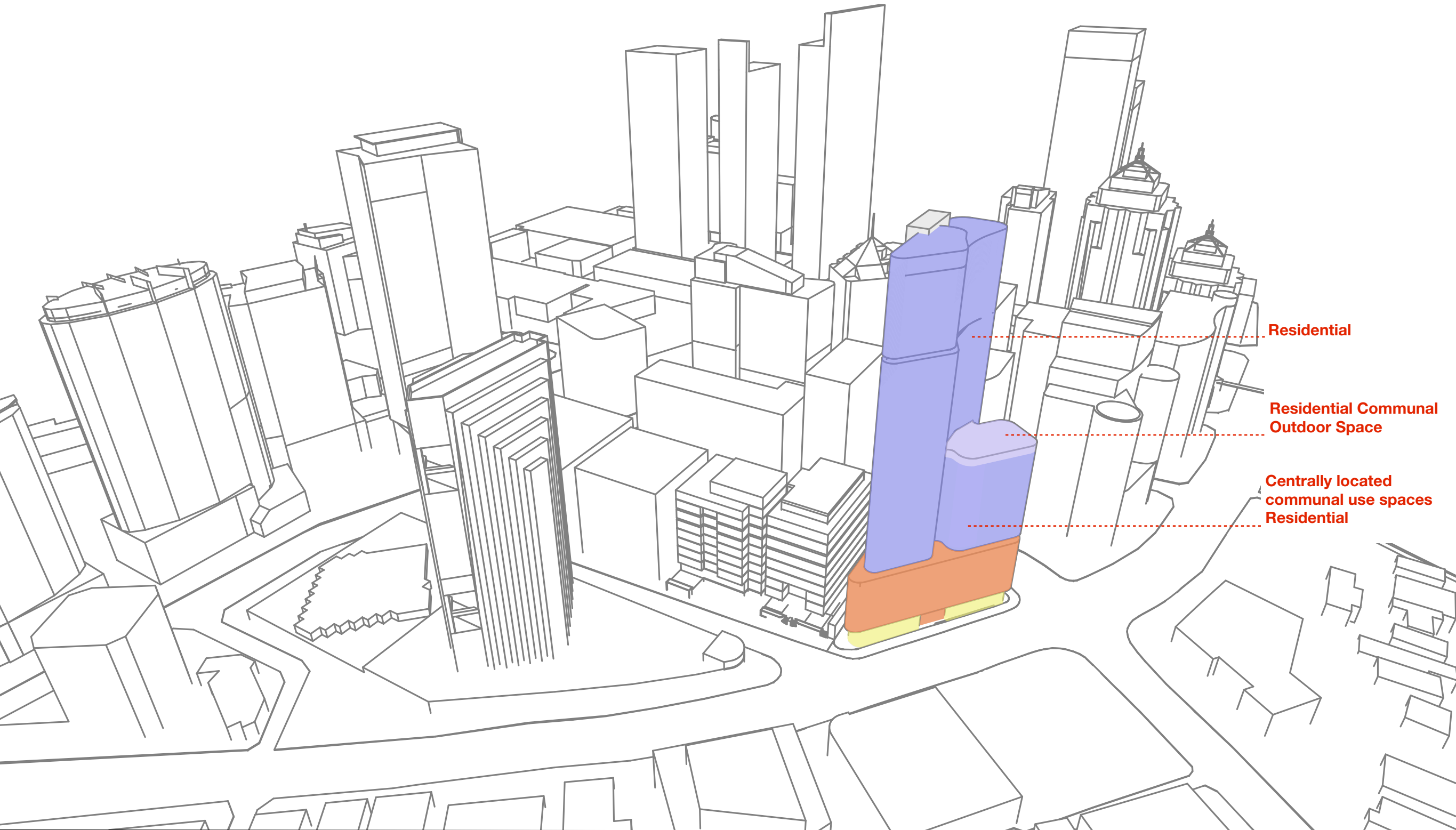
-Art to activate link and building into Chatswood Art Walk

housing uses



Housing Uses - Shop Top Housing

New Model for Community Orientated Residential
Proposed 19,615m2 Residential and Communal Use Facilities



Residential

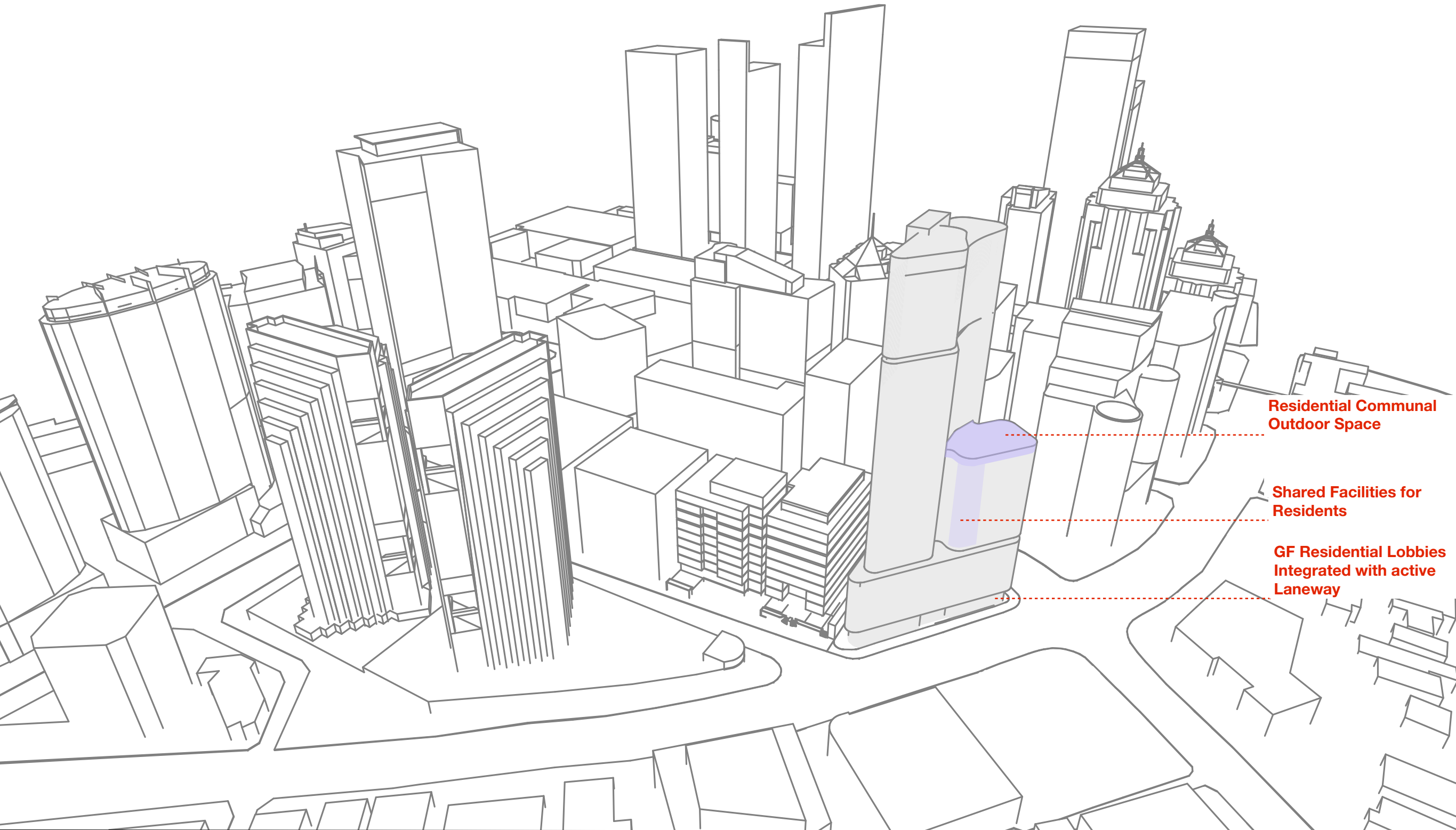
Residential Communal
Outdoor Space

Centrally located
communal use spaces
Residential

Housing Uses - Residential community spaces

Shared & Community Facilities integrated in Residential

- Community Meeting & Study Rooms
- IT Facilities
- Music Room
- Gym & Fitness
- Outdoor Garden Terrace



**Residential Communal
Outdoor Space**

**Shared Facilities for
Residents**

**GF Residential Lobbies
Integrated with active
Laneway**

Residential Uses - Residential community spaces

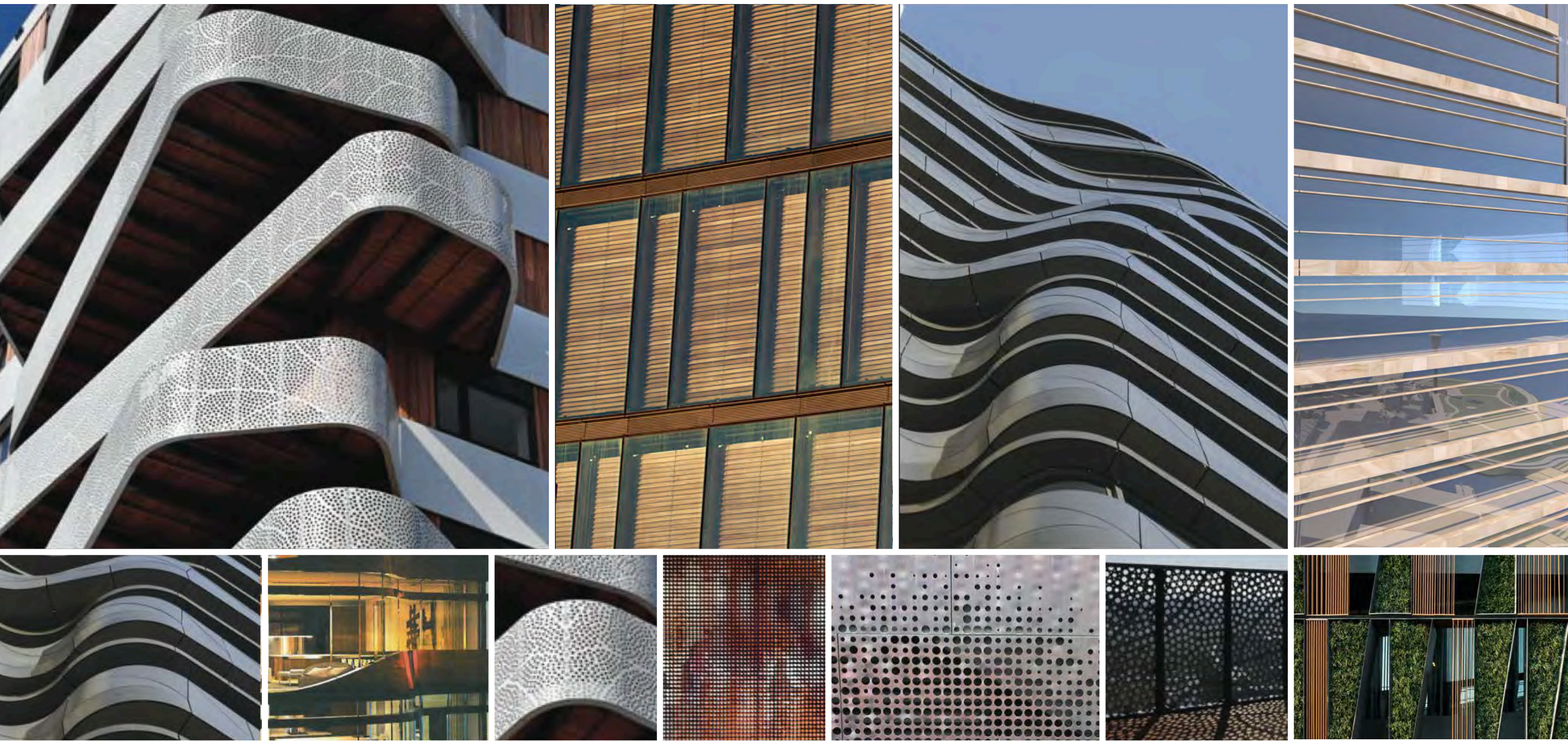
Shared & Community Facilities integrated in Residential



- Creative Hubs & Community Meeting Rooms
- I.T. Facilities
- Communal Facilities - music room, study space, gym

Housing Uses - Shop Top Housing

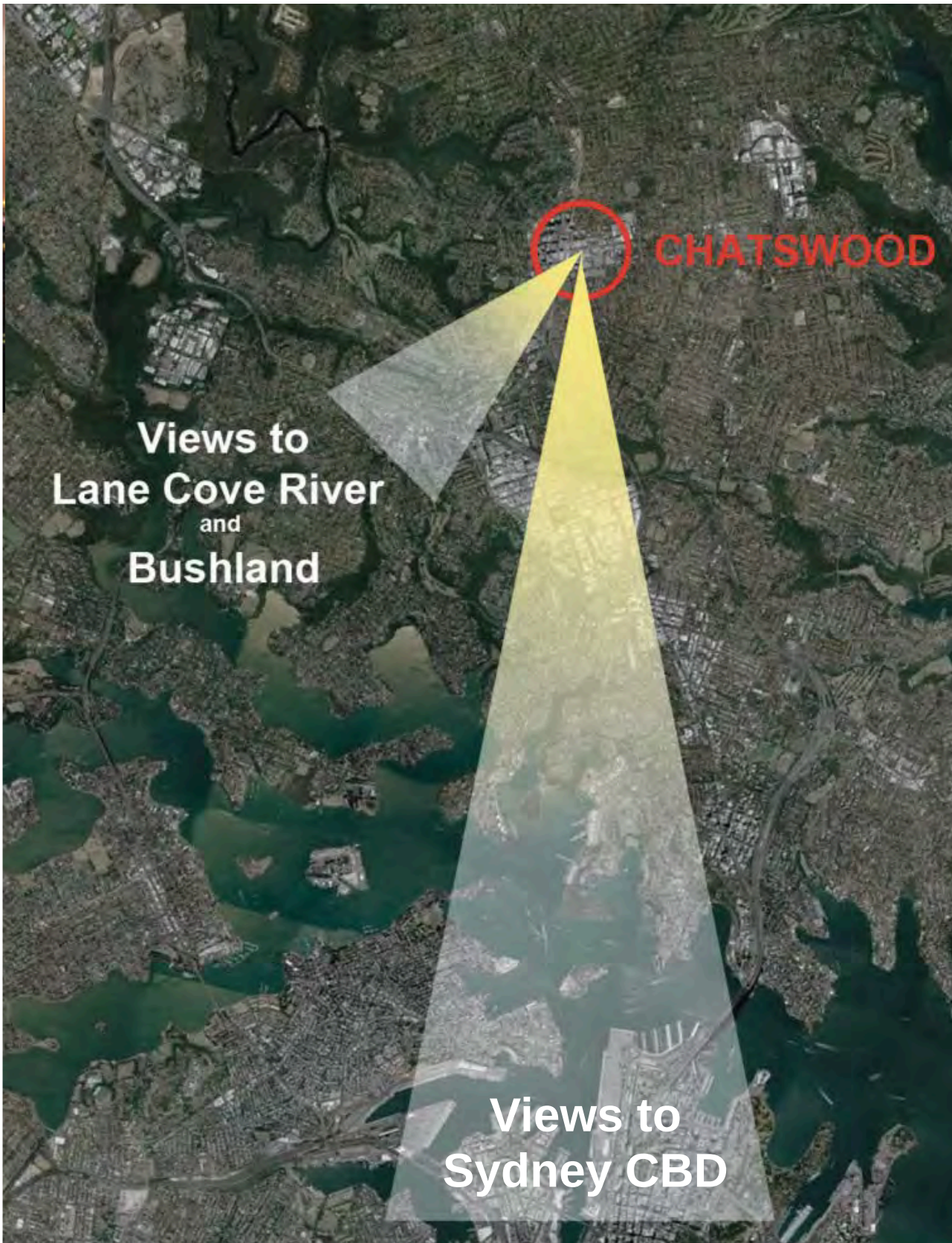
Shop Top Housing / Residential Tower - Character



- Design Excellence: iconic, distinctive

Housing Uses - Penthouses and Roof Top Communal Space

Iconic Views



height

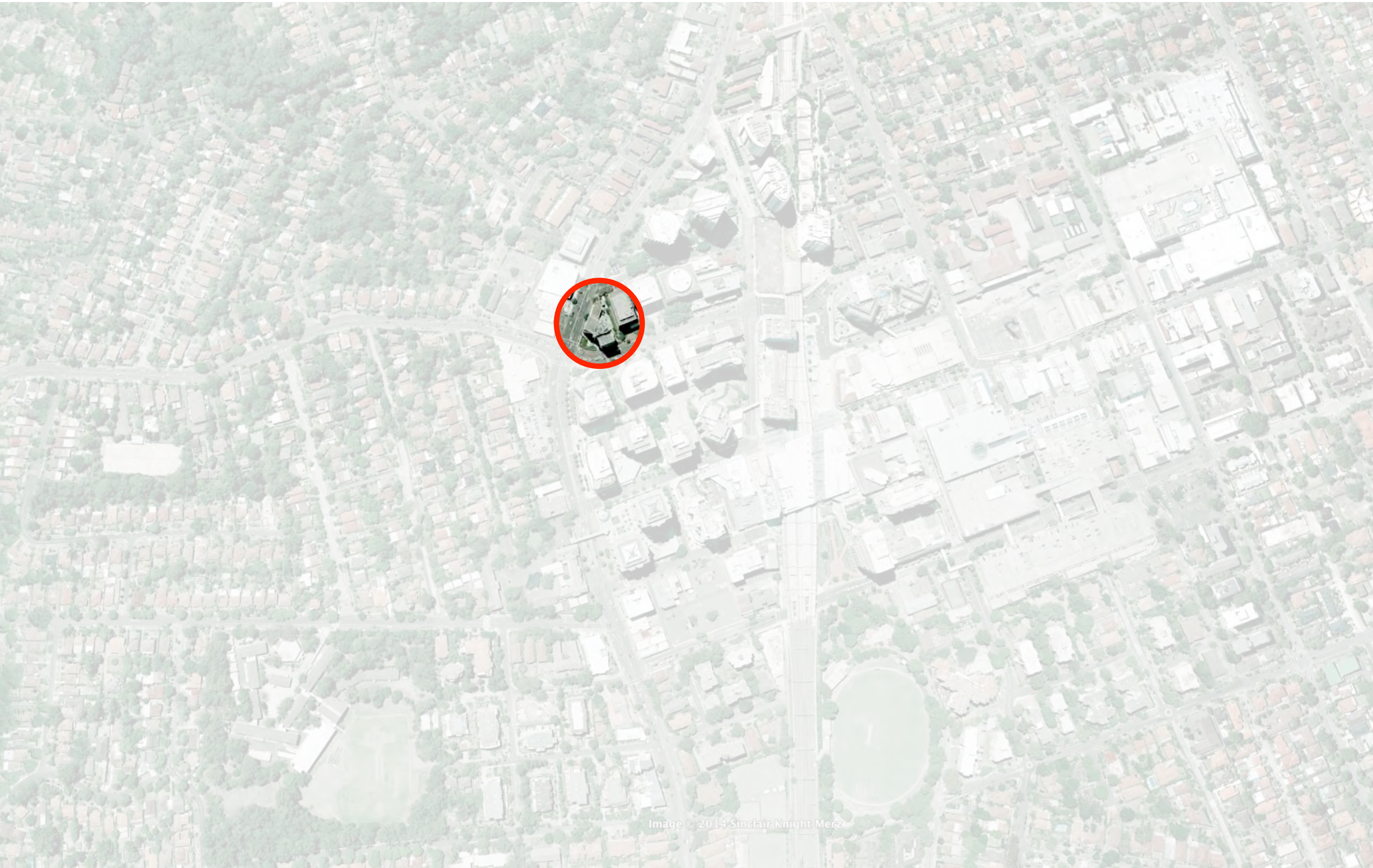
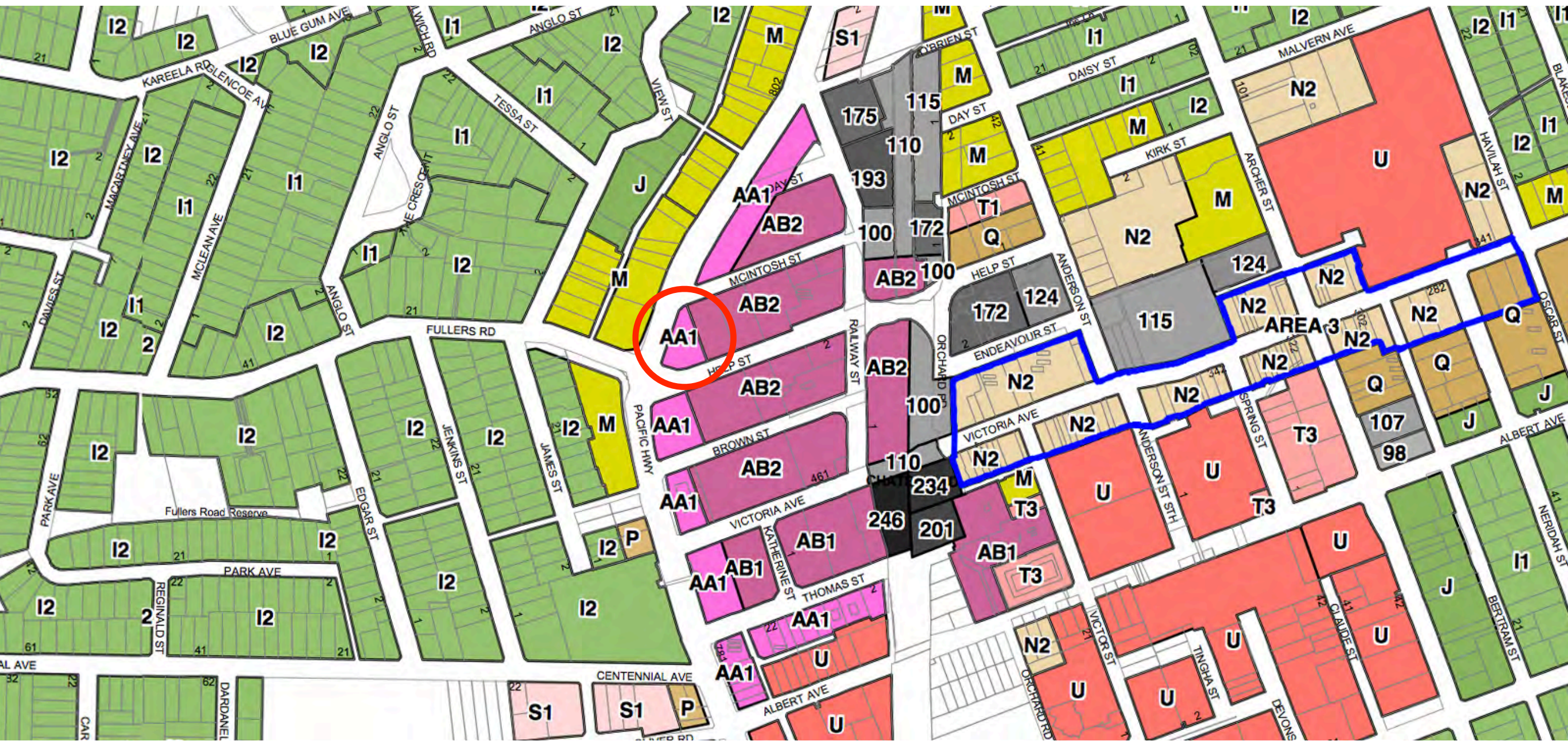


Image © 2014 Sinclair Knight Merz

Height



- Current Height Control in Willoughby Council LEP 2012 - AA1 = 60m

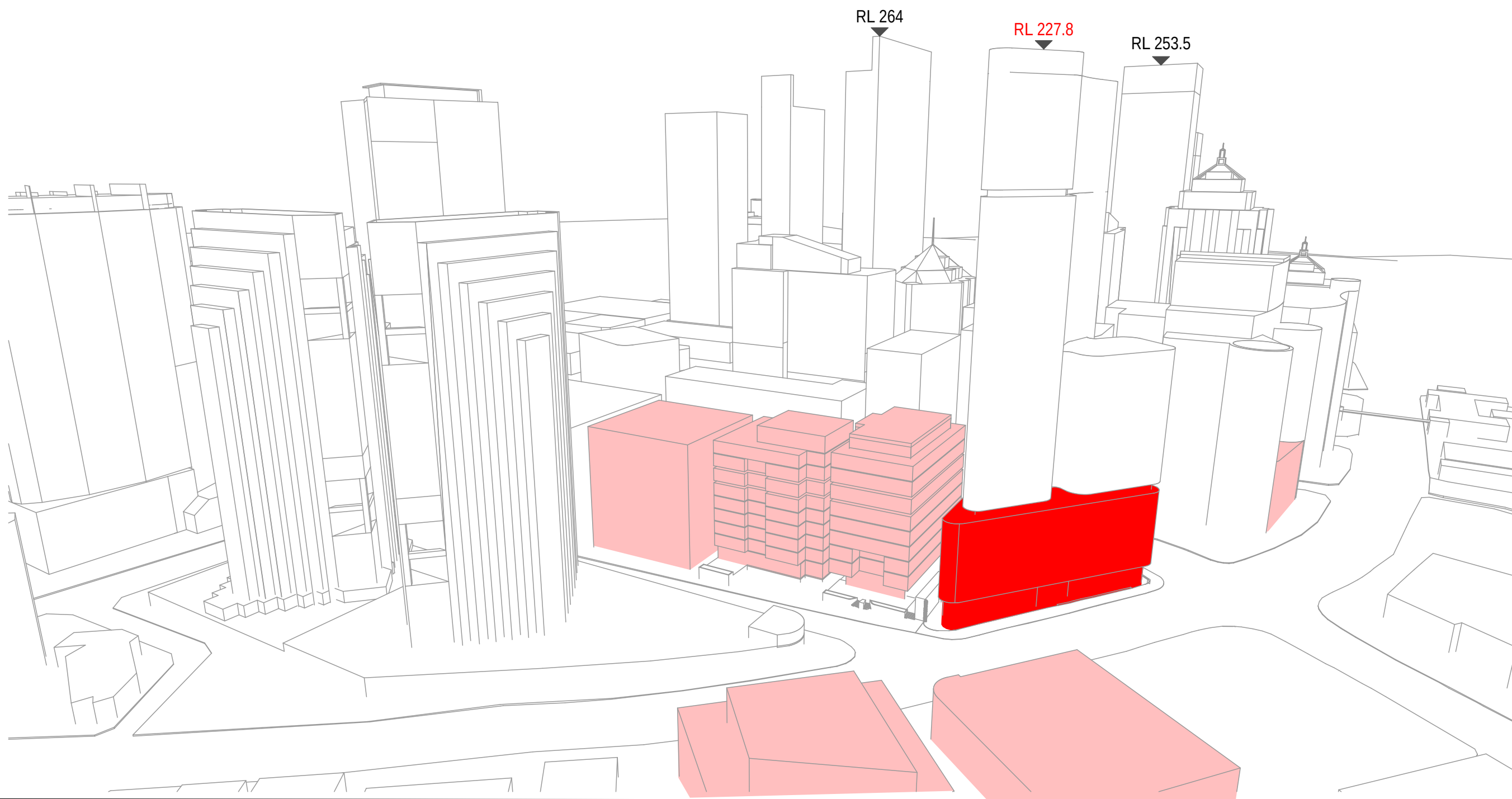
Maximum Building Height (m)

AA1	60
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Height

Podium Scale

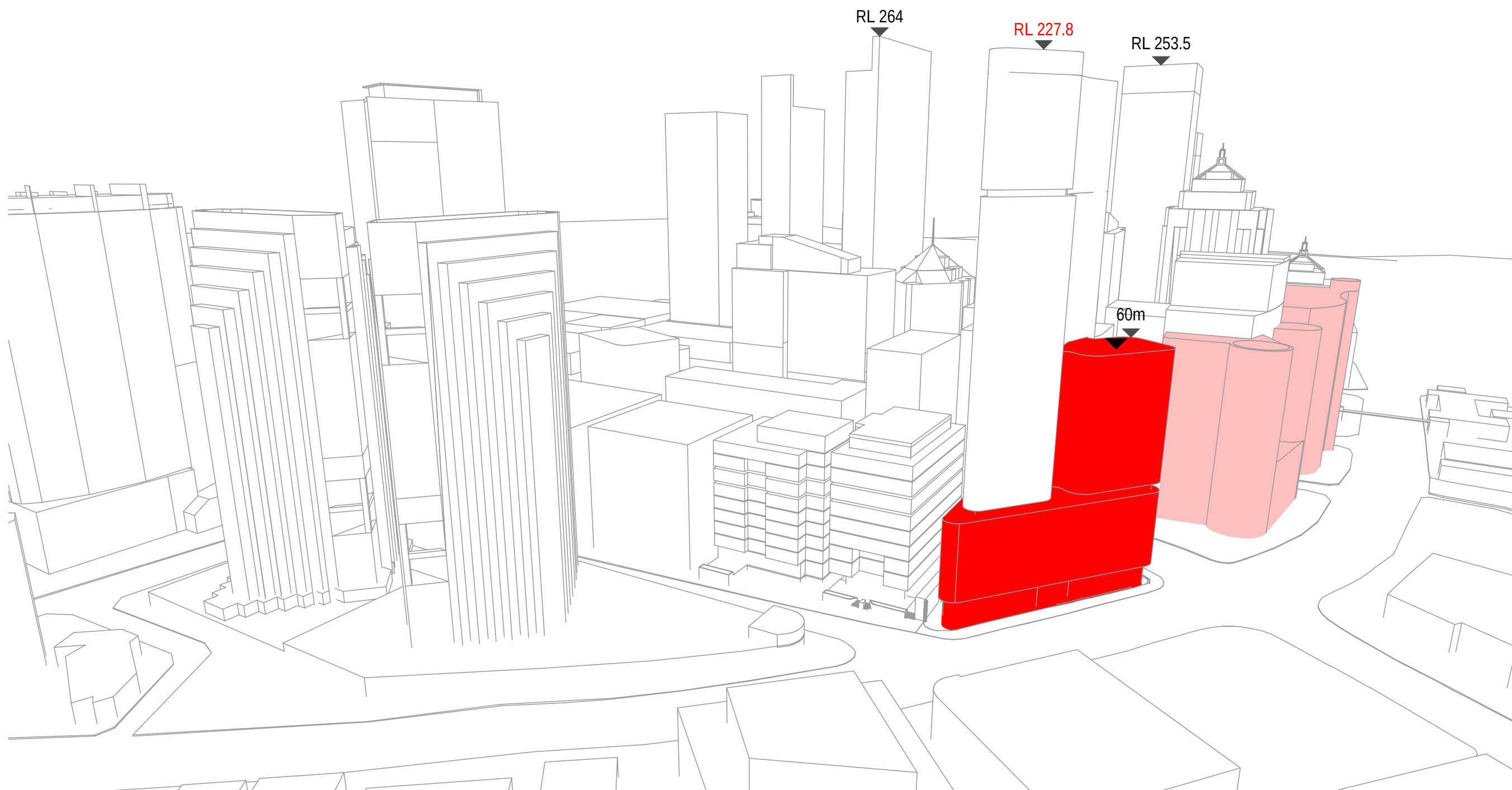
- Podium height relates to adjacent buildings and lower scale development opposite on Pacific Highway



Height

Streetwall Scale along Pacific Highway

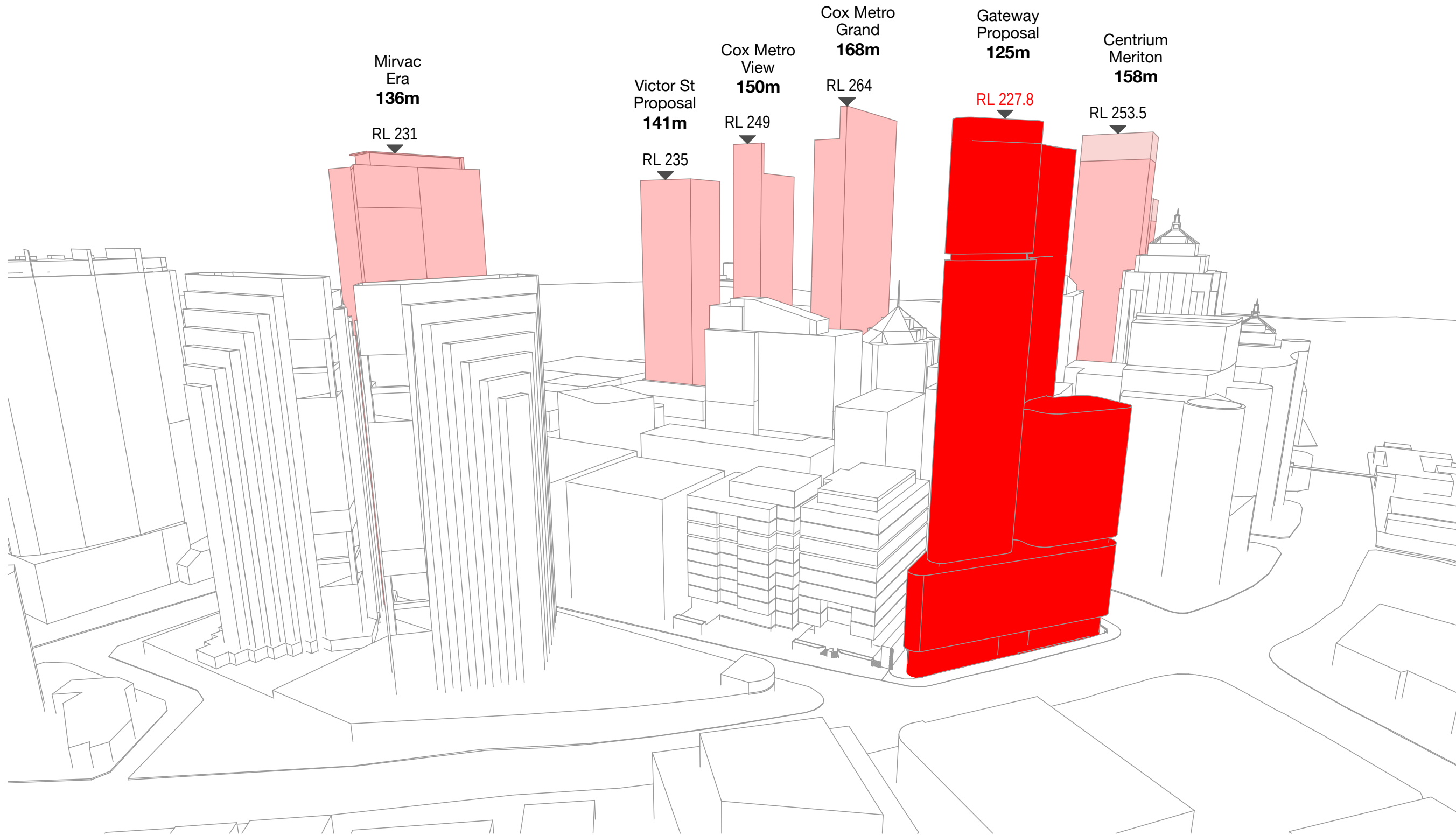
- Lower tower addresses the streetwall height along the Pacific highway created by the neighbouring residential buildings



Height

Tower Forms

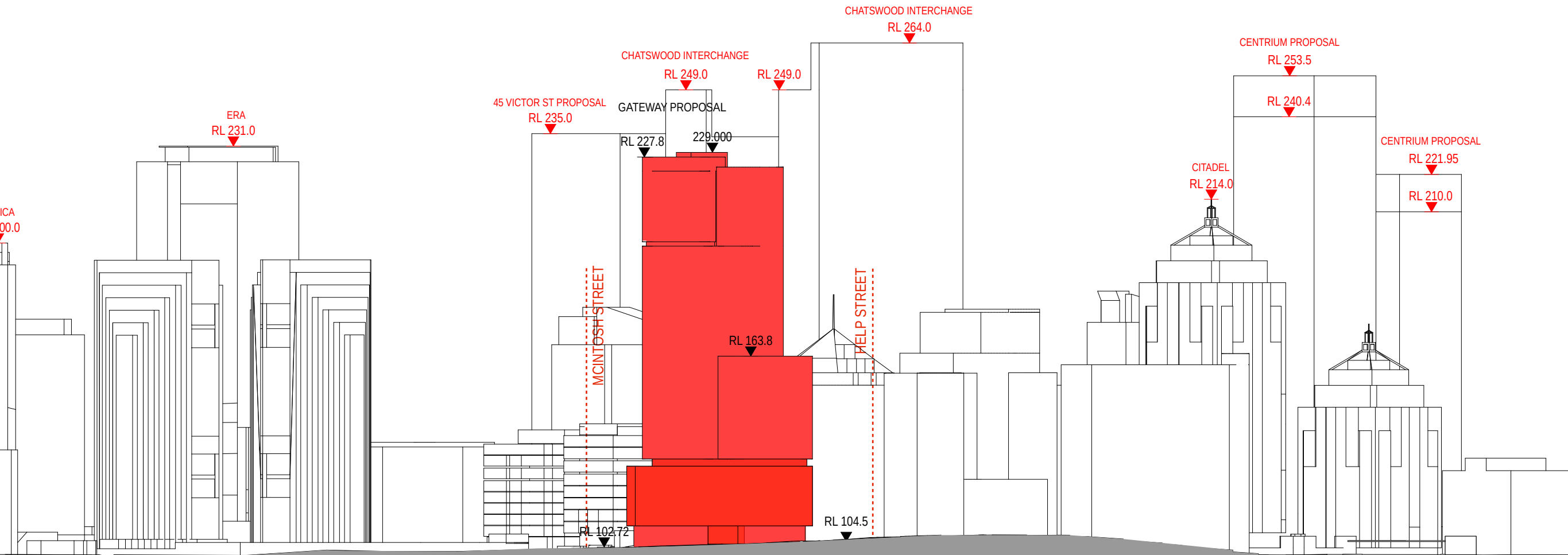
- Overall height relates to the significant towers throughout the Chatswood CBD



Height

Pacific Highway Elevation

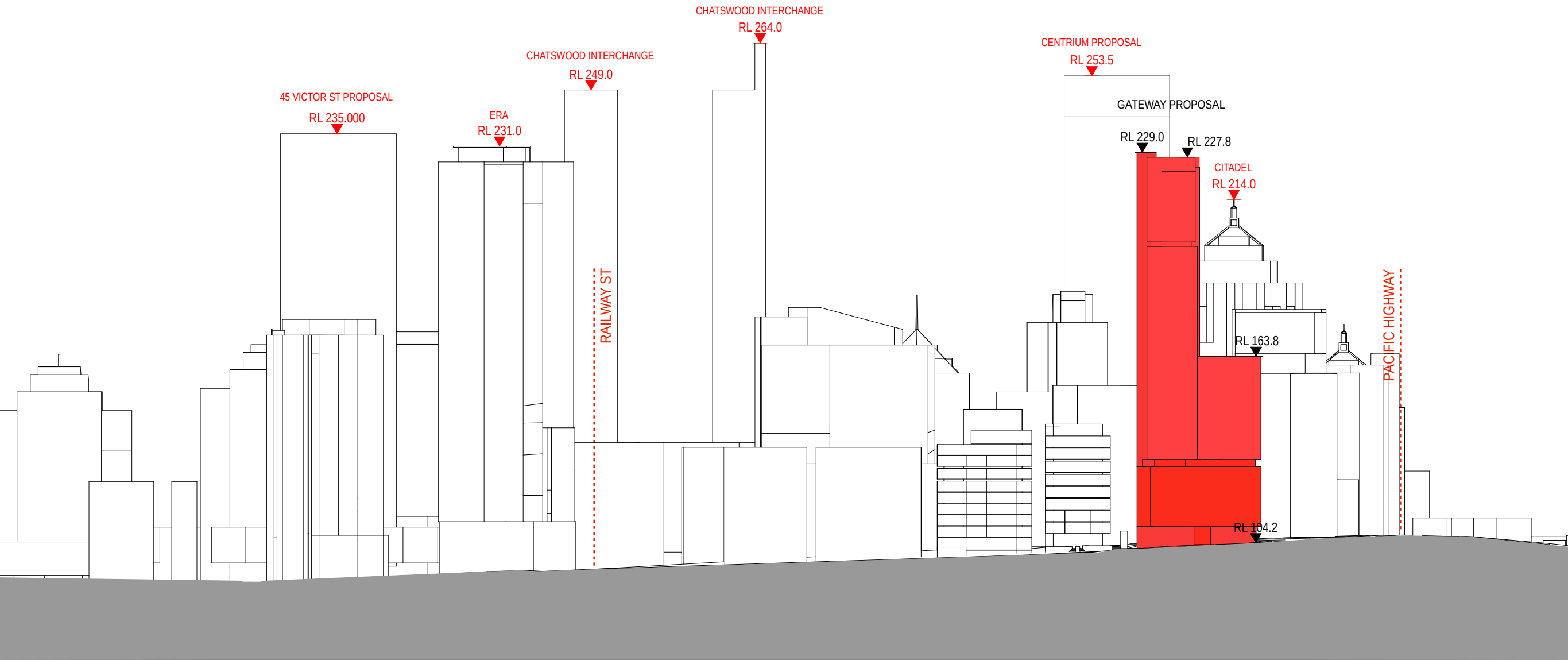
- Relative Building heights showing scale of proposed tower relative to existing and proposed towers in Chatswood CBD
- Height vital to create iconic, gateway building



Height

Cross Section of Chatswood

- Relative Building heights showing scale of proposed tower relative to existing and proposed towers in Chatswood CBD
- Building steps down towards Pacific Highway



indicative design









shadows to school



Shadows to School Site

Chatswood Public School

- ▶ **Chatswood Public School Hours**
 - School starts at 8.55 am
 - Recess at 11 am to 11:20 am
 - Lunch at 12.40 pm to 1:40pm
 - School finishes at 3pm
- ▶ **Outdoor recreation areas of school to north of site**
 - Hard paved areas in dark red
 - Soft landscape areas in light red
- ▶ **Outdoor areas shaded significantly from existing buildings until 11am**

Gateway Proposal

Chatswood Public School



Shadows to School

Chatswood Public School

► Aerial Photograph



Shadows to School

Chatswood Public School - 10am June 21st



Shadows to School

Chatswood Public School - 10am June 21st



Shadows to School

Chatswood Public School - 10am June 21st





Proposed 125m high building (RL227.8)

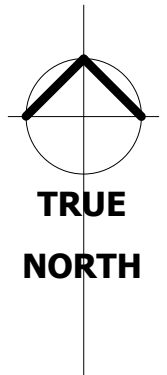
Shadow outline of Existing buildings (GREEN)

Shadow outline of Proposed building (RED)

School Boundary

1 9am

Solar Study taken on 21st June 2014



Suite 404, Level 4, No 13-15 Lyon Park Road, Macquarie Park, NSW 2113
Phone: 9888 3848 Fax: 9888 3875
Email: office@projectsurveyors.com.au
www.projectsurveyors.com.au

Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 9am

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD

B1681_02-01

Sheet	A3
Scale	1:2500



Proposed 125m high building (RL227.8)

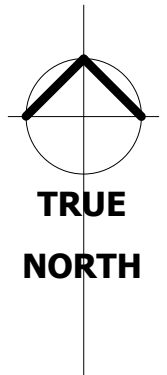
Shadow outline of Existing buildings (GREEN)

Shadow outline of Proposed building (RED)

School Boundary

1 10am

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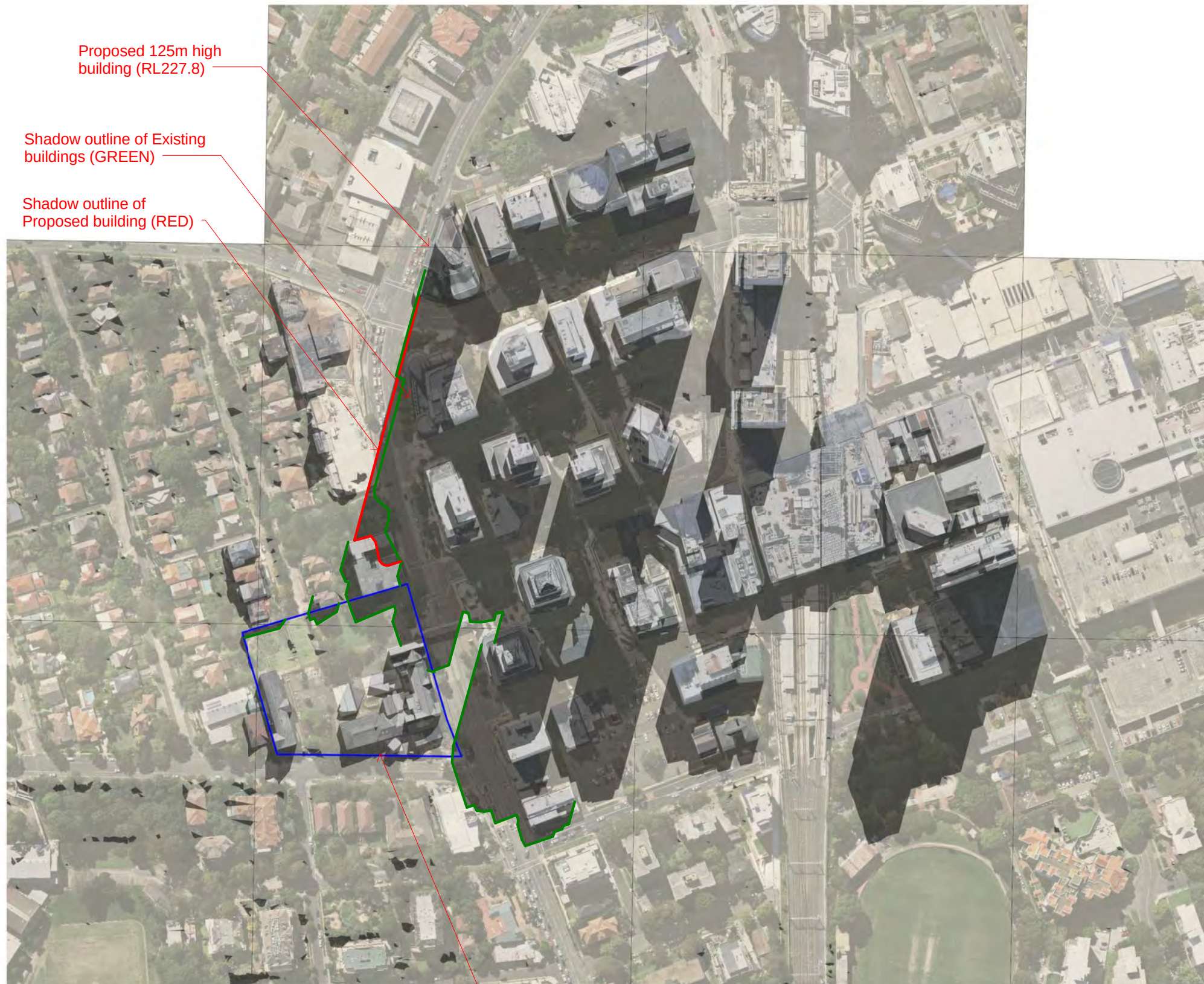
Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 10am

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD

B1681_02-02

Sheet	A3
Scale	1:2500



Proposed 125m high building (RL227.8)

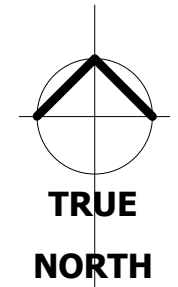
Shadow outline of Existing buildings (GREEN)

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School Boundary

1 11am

Solar Study taken on 21st June 2014



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Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 11am

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD
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Scale	1:2500



Proposed 125m high building (RL227.8)

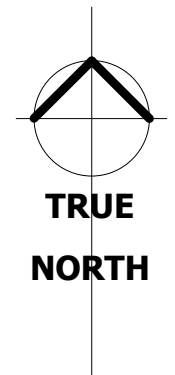
Shadow outline of Existing buildings (GREEN)

Shadow outline of Proposed building (RED)

School Boundary

1 12pm

Solar Study taken on 21st June 2014



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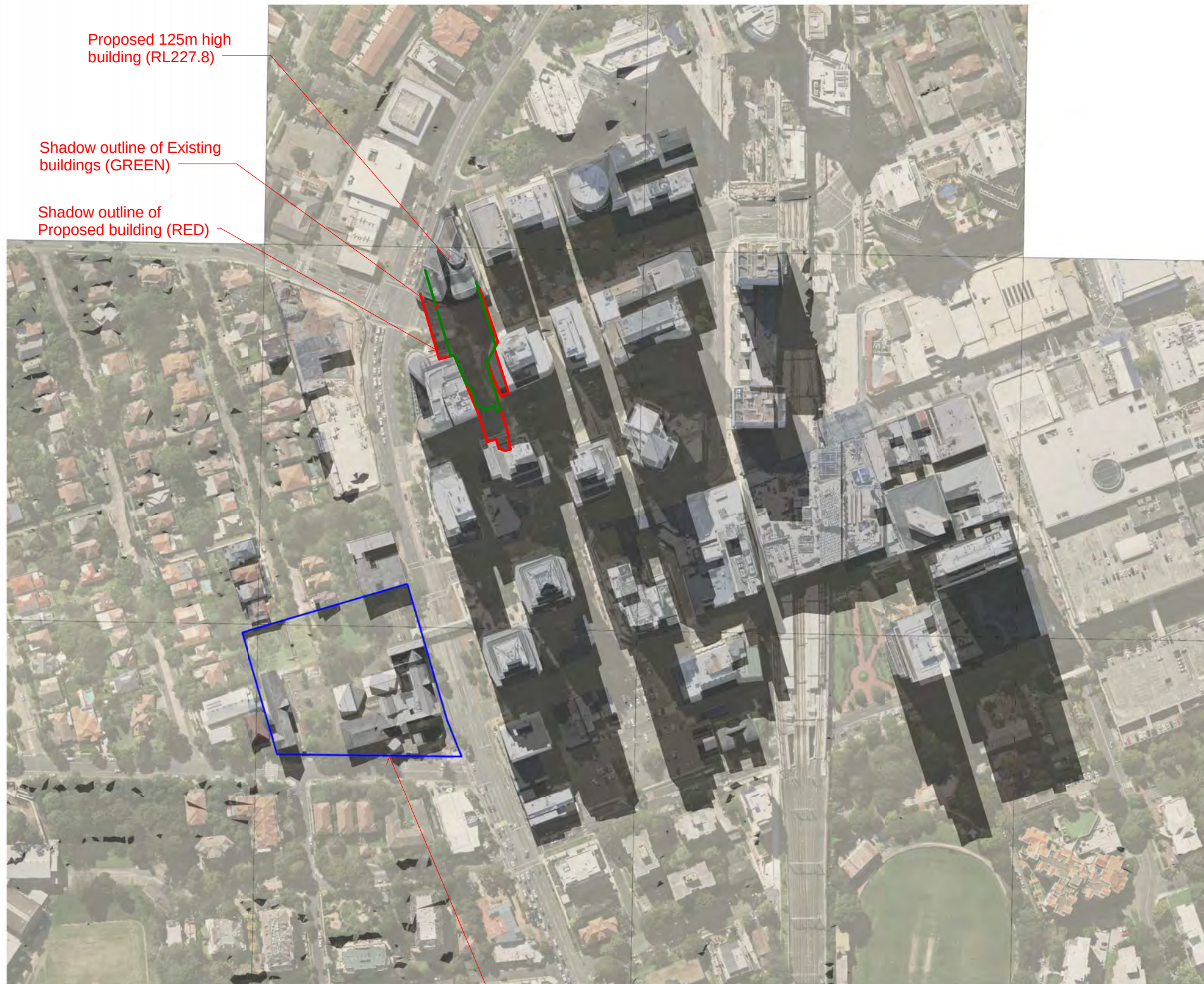
Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 12pm

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD

B1681_02-04

Sheet	A3
Scale	1:2500



Proposed 125m high building (RL227.8)

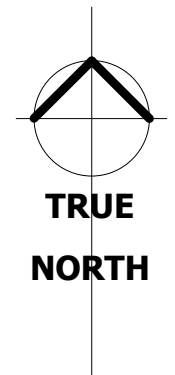
Shadow outline of Existing buildings (GREEN)

Shadow outline of Proposed building (RED)

School Boundary

1 1pm

Solar Study taken on 21st June 2014



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Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 1pm

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD

B1681_02-05

Sheet	A3
Scale	1:2500



Proposed 125m high building (RL227.8)

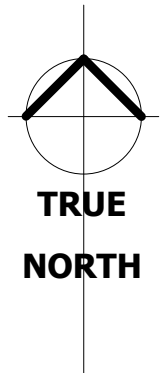
Shadow outline of Existing buildings (GREEN)

Shadow outline of Proposed building (RED)

School Boundary

1 2pm

Solar Study taken on 21st June 2014



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Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 2pm

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD

B1681_02-06

Sheet	A3
Scale	1:2500



Proposed 125m high building (RL227.8)

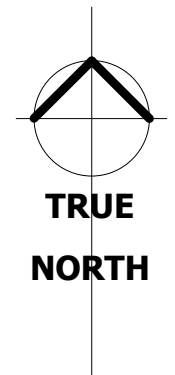
Shadow outline of Existing buildings (GREEN)

Shadow outline of Proposed building (RED)

School Boundary

1 3pm

Solar Study taken on 21st June 2014



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Proposed Building at 125m (RL227.8)
No. 815 Pacific Highway, Chatswood

Solar Study 3pm

Project number	B1681_03
Date	30/07/2014
Drawn by	AJ
Surveyed by	SD

B1681_02-07

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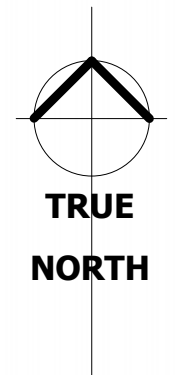
Additional Shadow on
school from Proposed
building.

School Boundary



1 9.45am

Solar Study taken
on 21st June 2014



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Proposed Building at
125m (RL227.8)
No. 815 Pacific
Highway, Chatswood

Solar Study 9.45am

Project number	B1681_03
Date	30/07/2014
Drawn by	Author
Surveyed by	Checker

B1681_02-08

Sheet	A3
Scale	1:750

Additional Shadow on
school from Proposed
building.

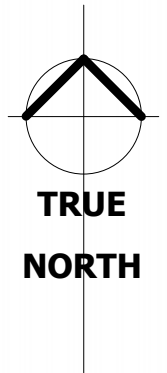
School Boundary



1

10.00am

Solar Study taken
on 21st June 2014



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Proposed Building at
125m (RL227.8)
No. 815 Pacific
Highway, Chatswood

Solar Study -
10.00am

Project number	B1681_03
Date	30/07/2014
Drawn by	Author
Surveyed by	Checker

B1681_02-09

Sheet	A3
Scale	1:750

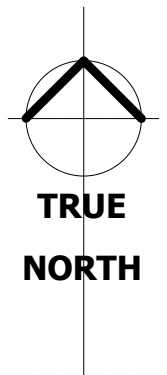
Additional Shadow on
school from Proposed
building.

School Boundary



1 10.15am

Solar Study taken
on 21st June 2014



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Highway, Chatswood

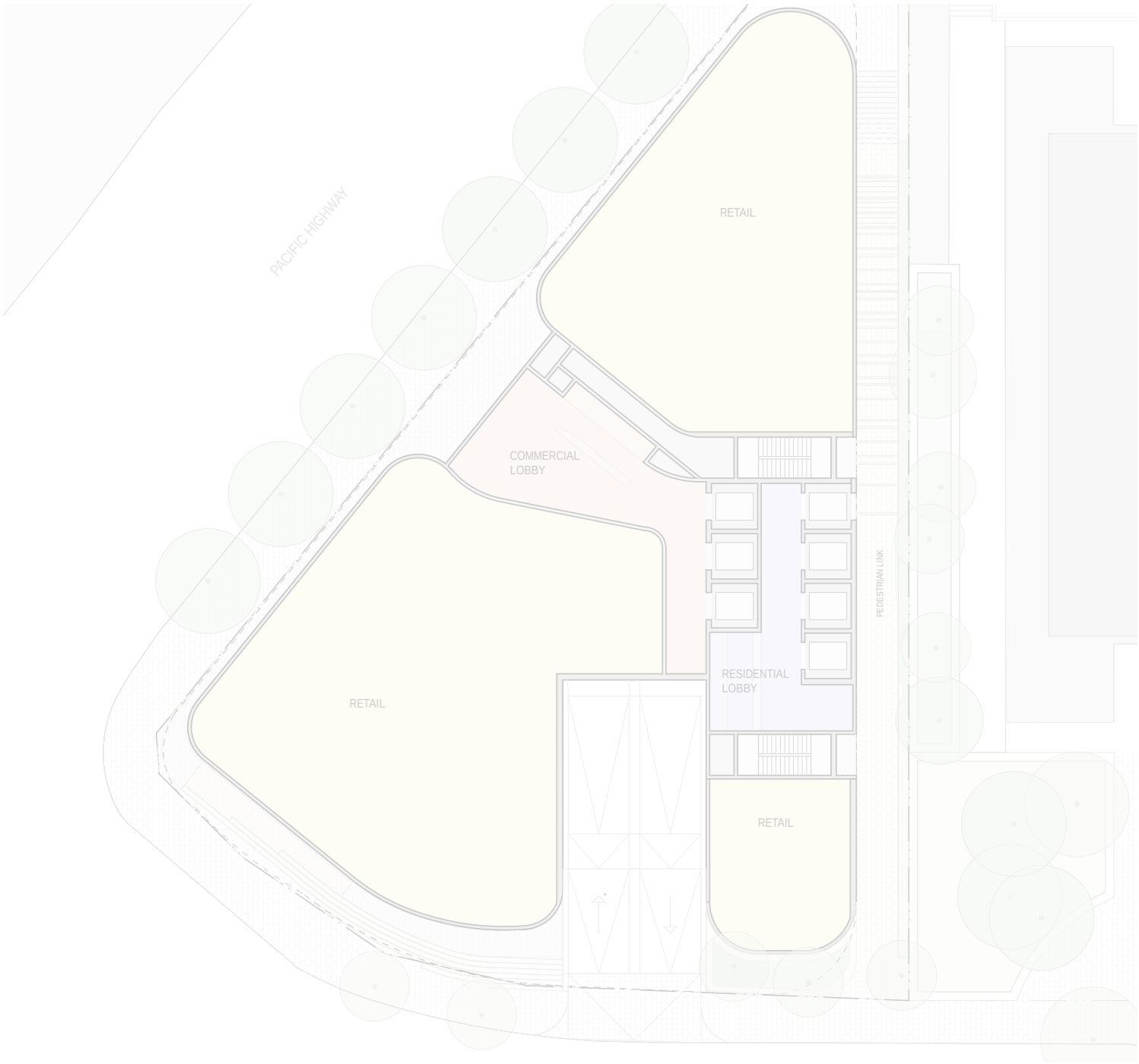
Solar Study -
10.15am

Project number	B1681_03
Date	30/07/2014
Drawn by	Author
Surveyed by	Checker

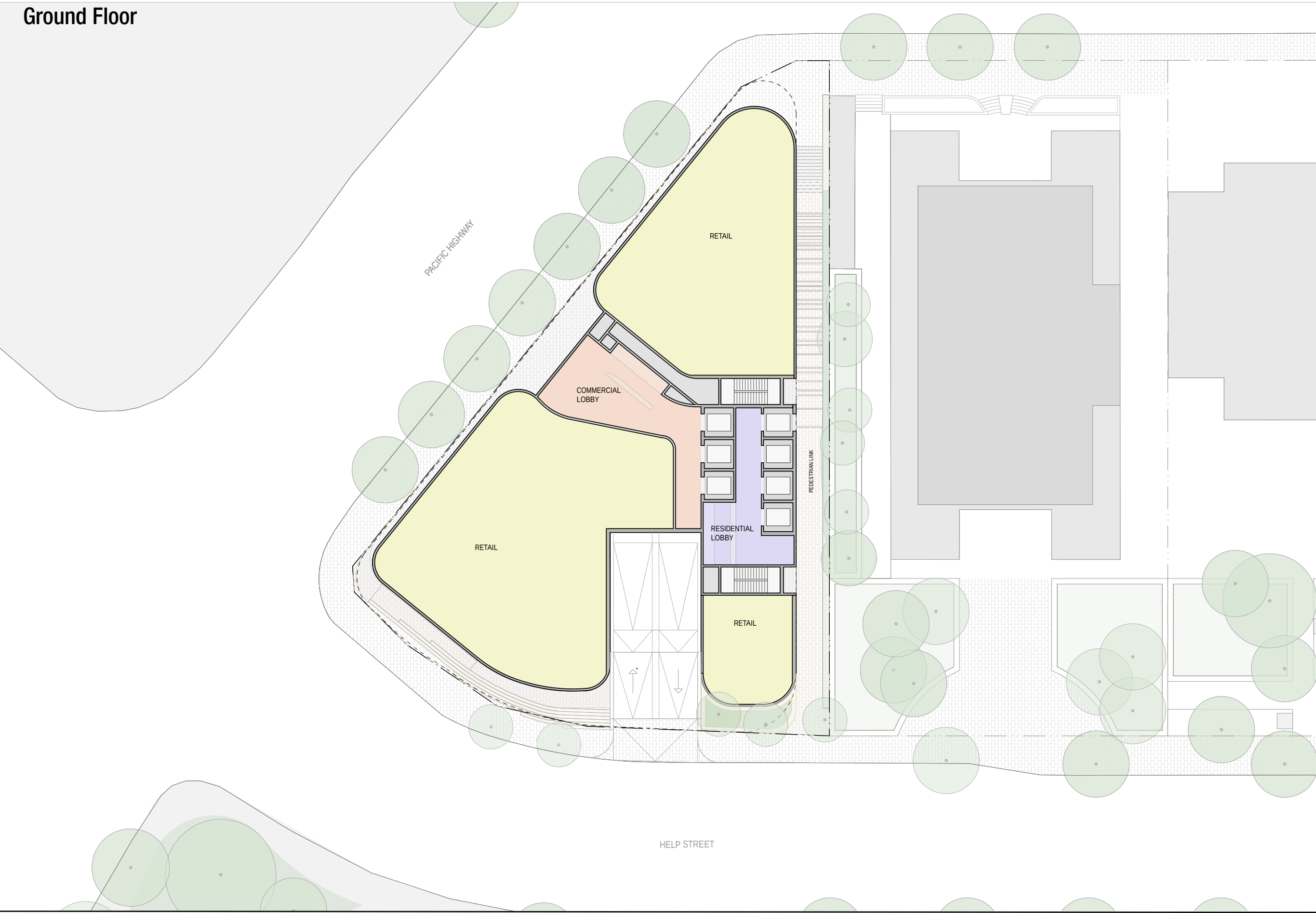
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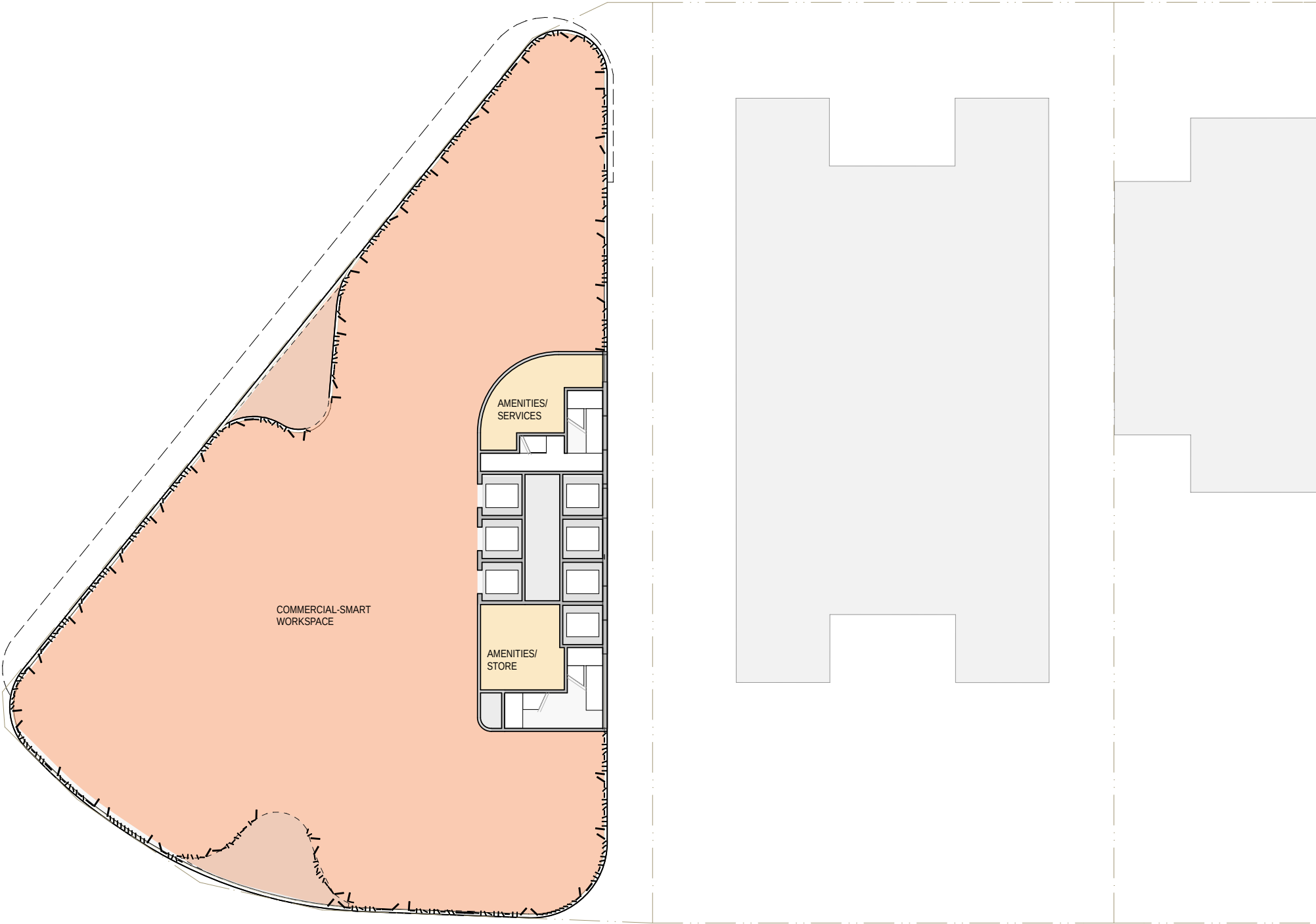
Sheet	A3
Scale	1:750

indicative plans & SEPP 65

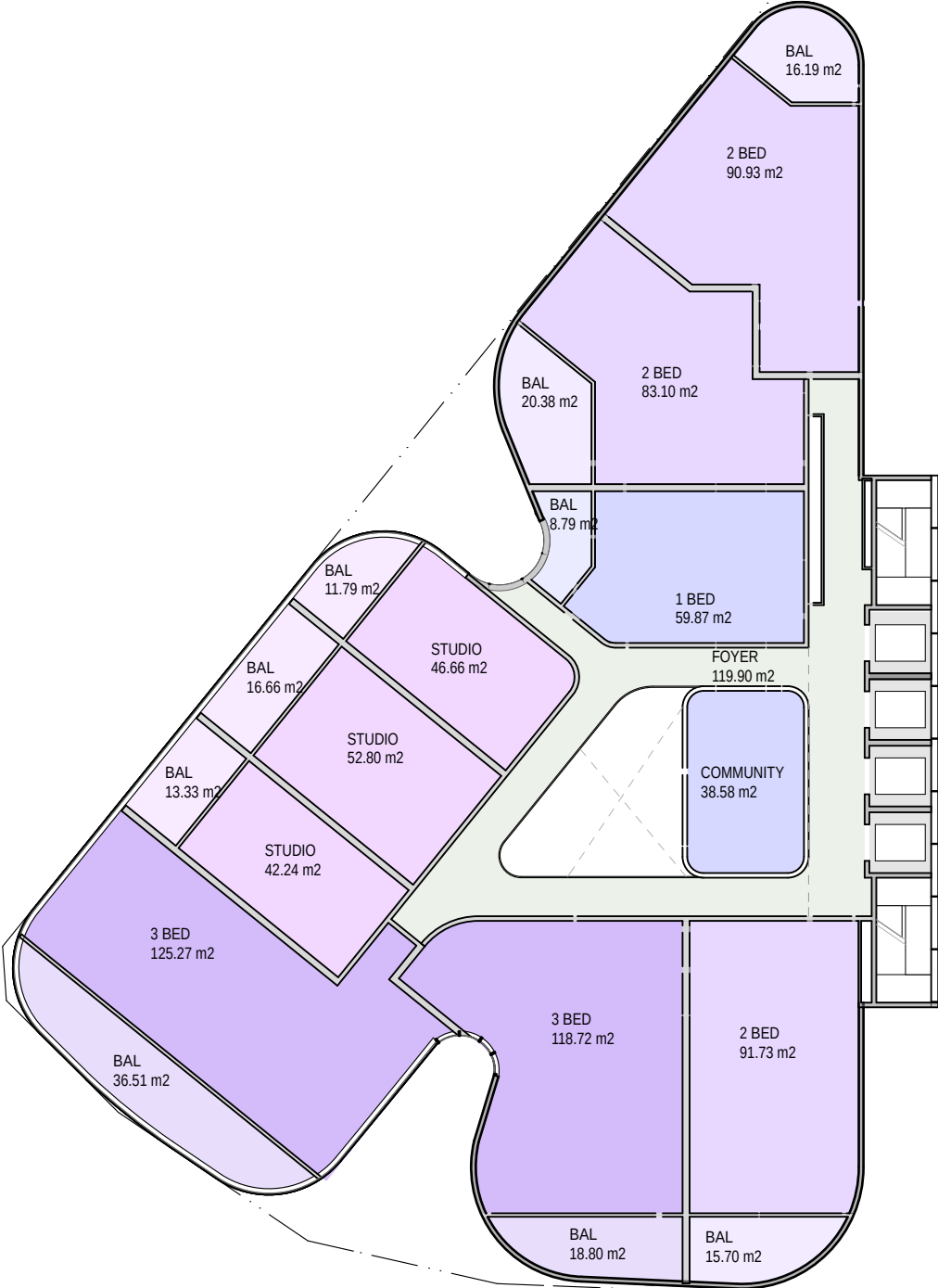


Ground Floor

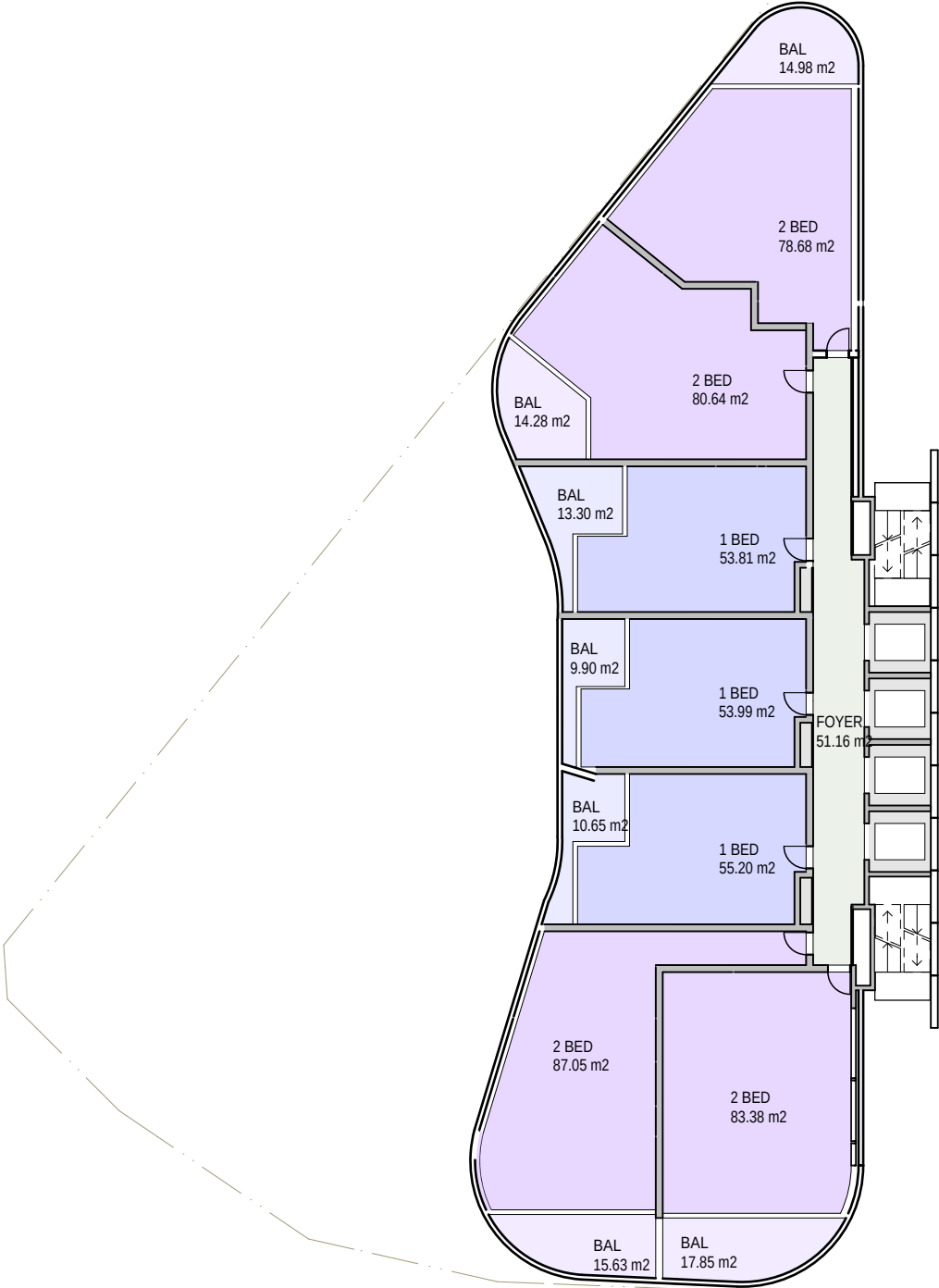




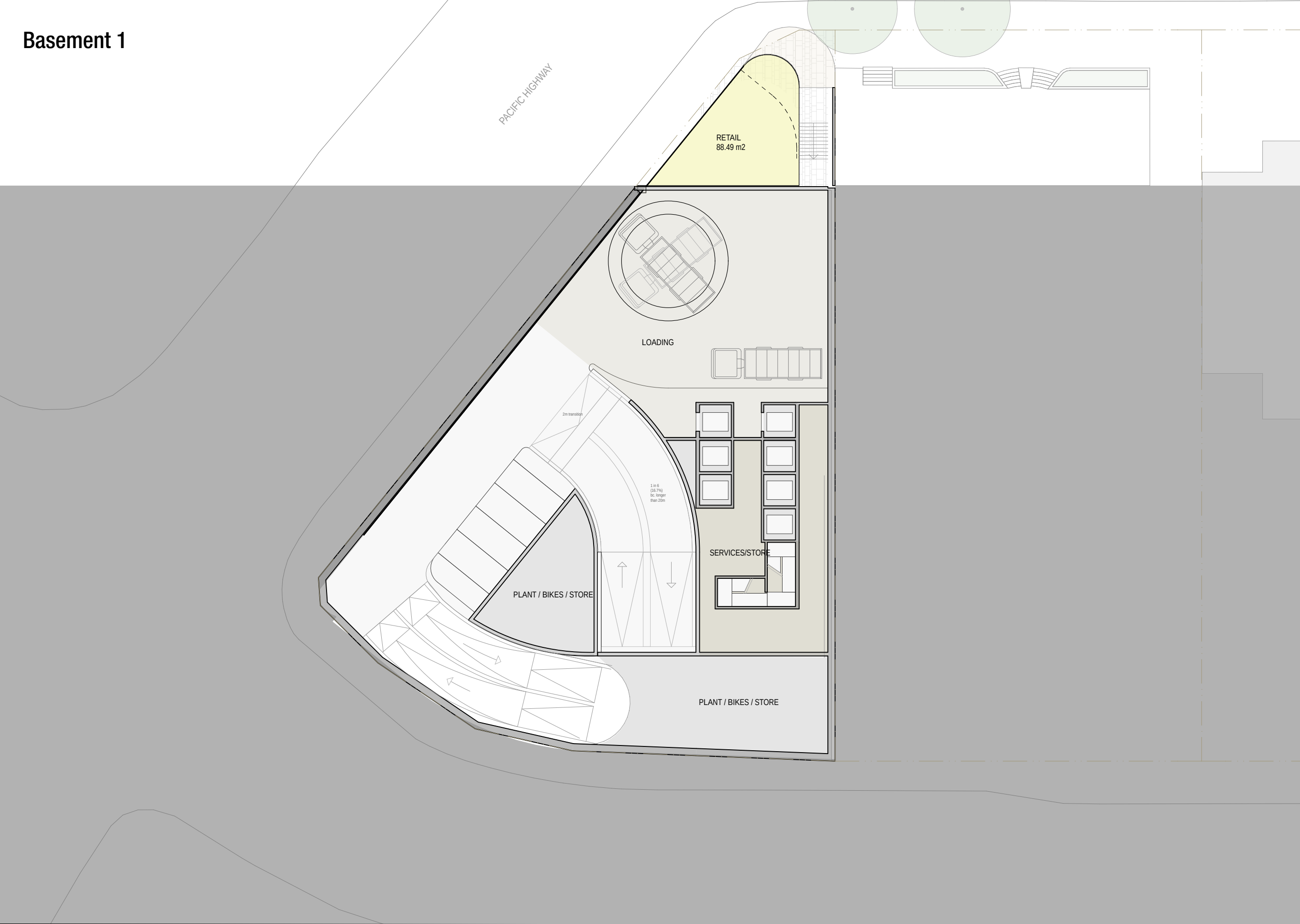
Level 7-16 Tower Apartments - with Community Facilities



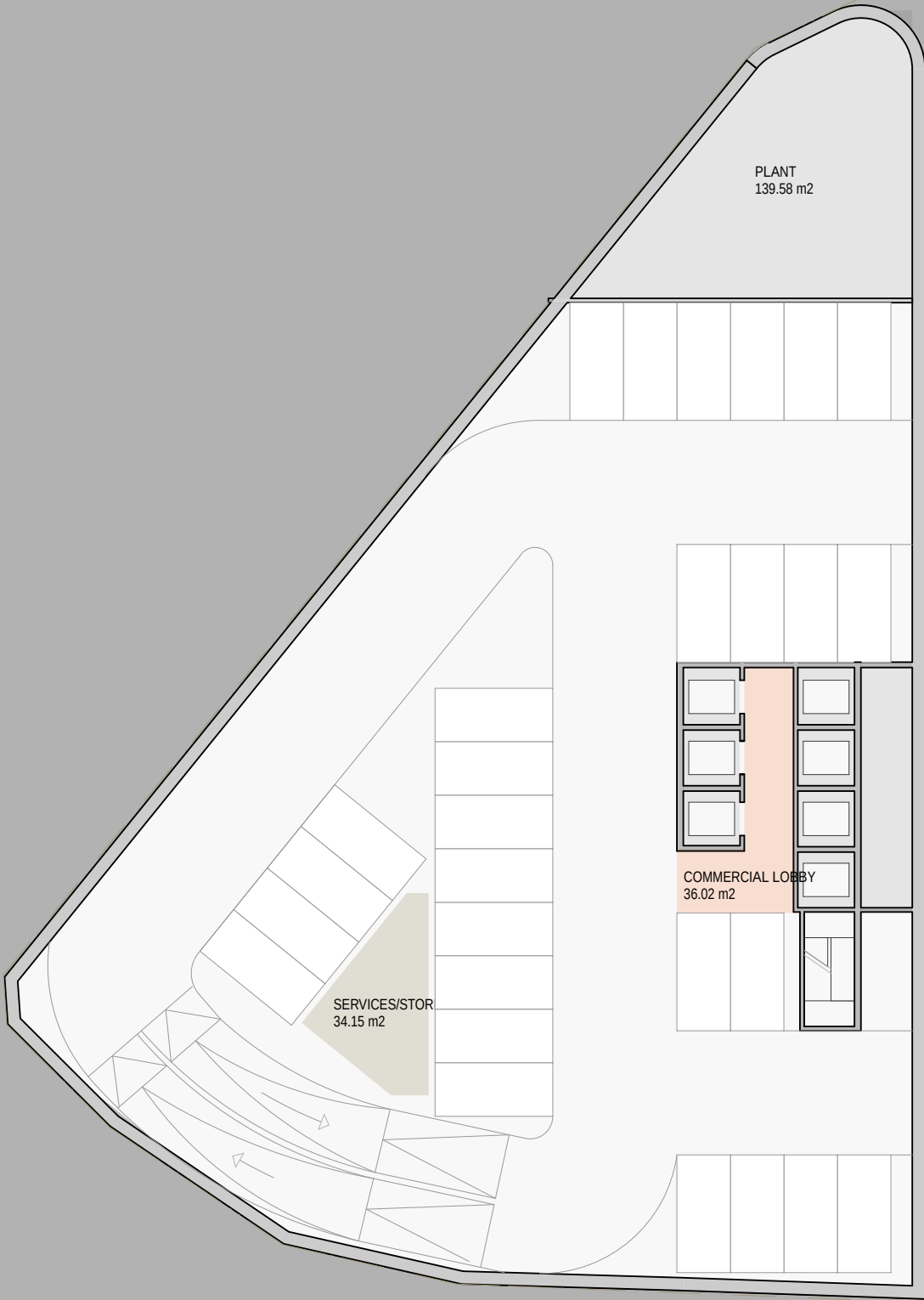
Level 17-33 Tower Apartments



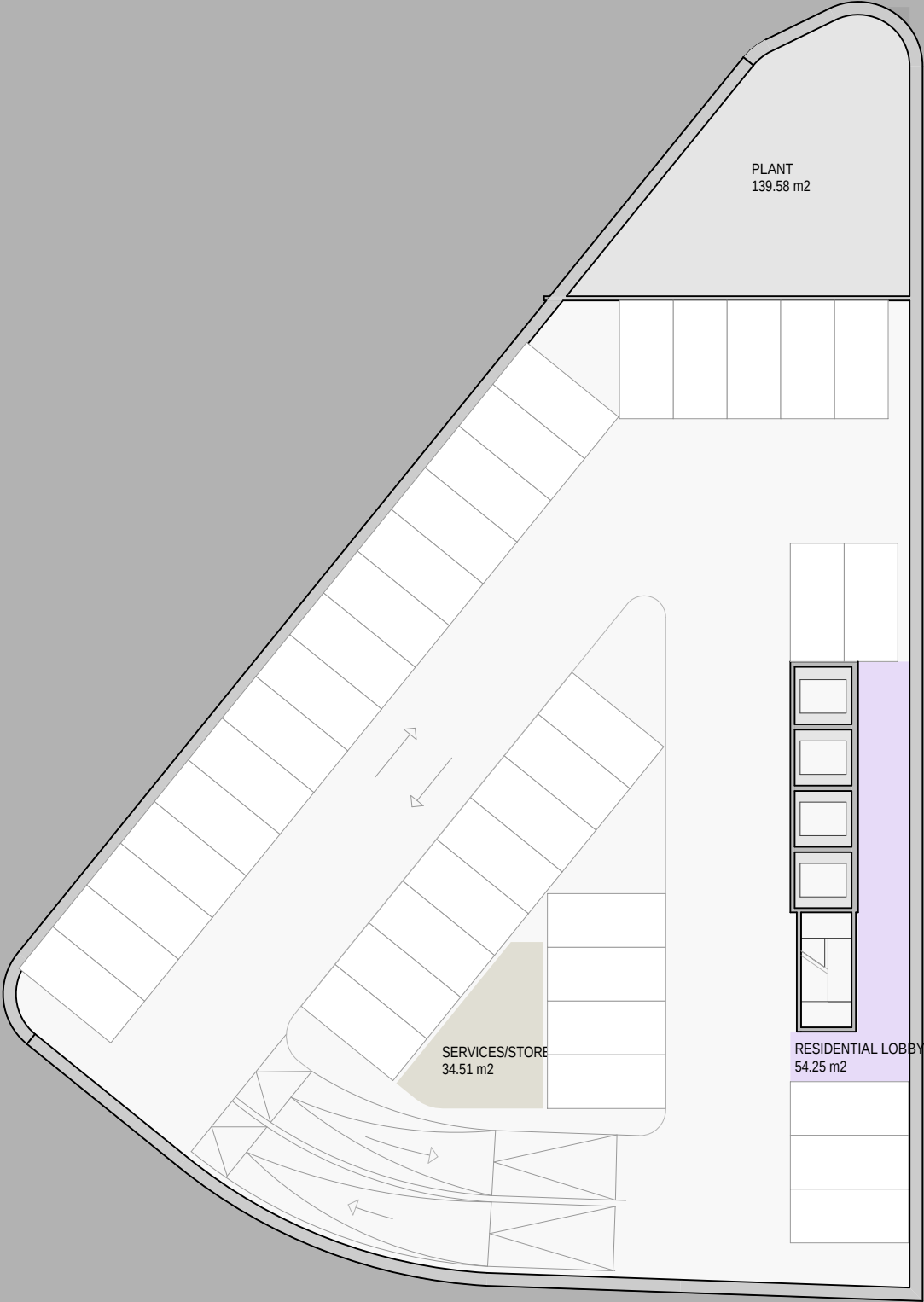
Basement 1

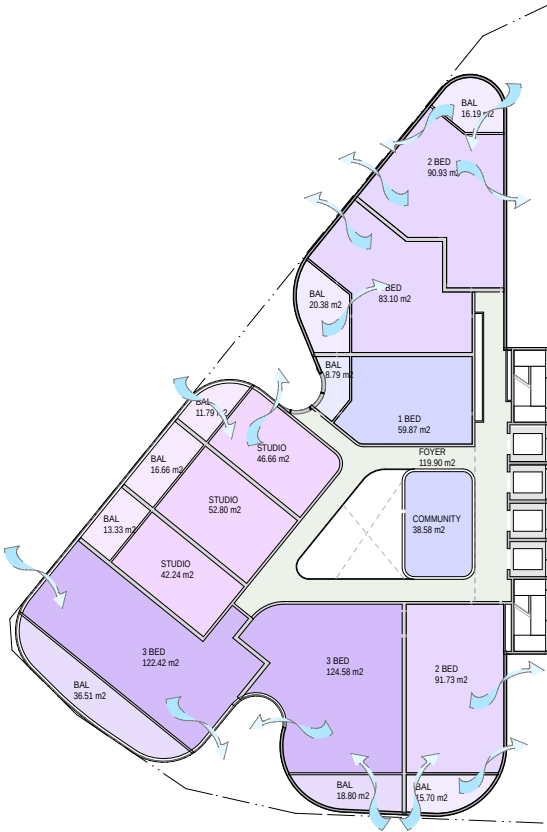
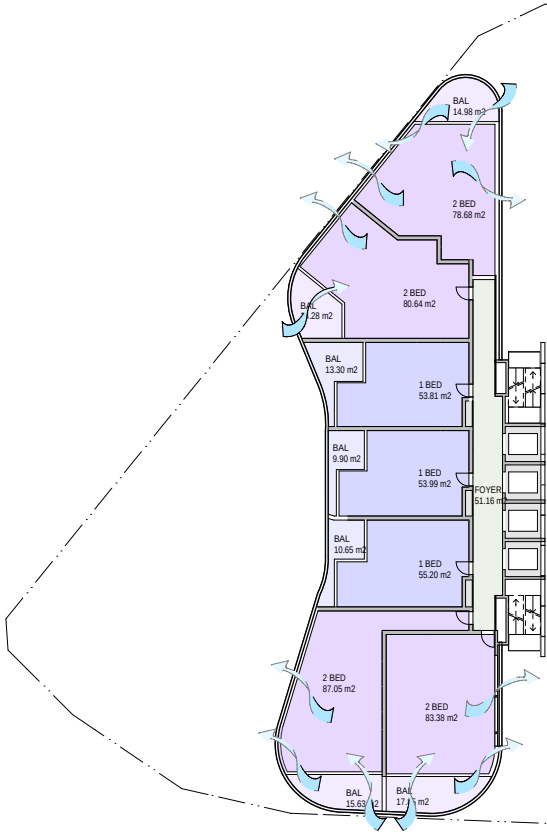


Basement Commercial

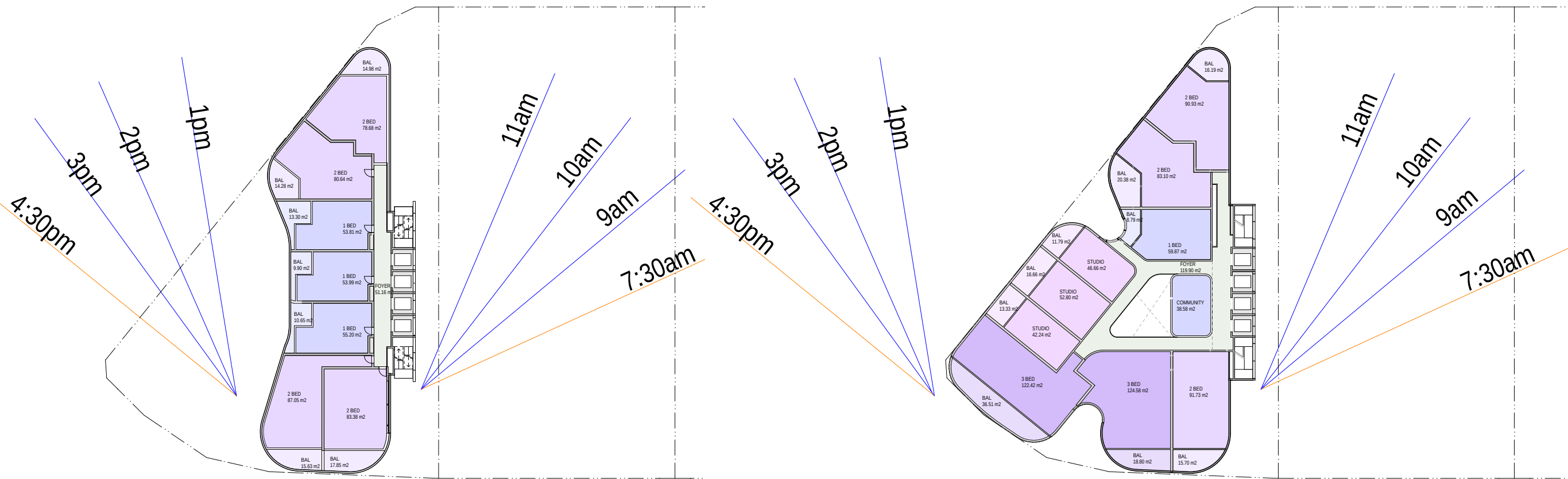


Basement Residential

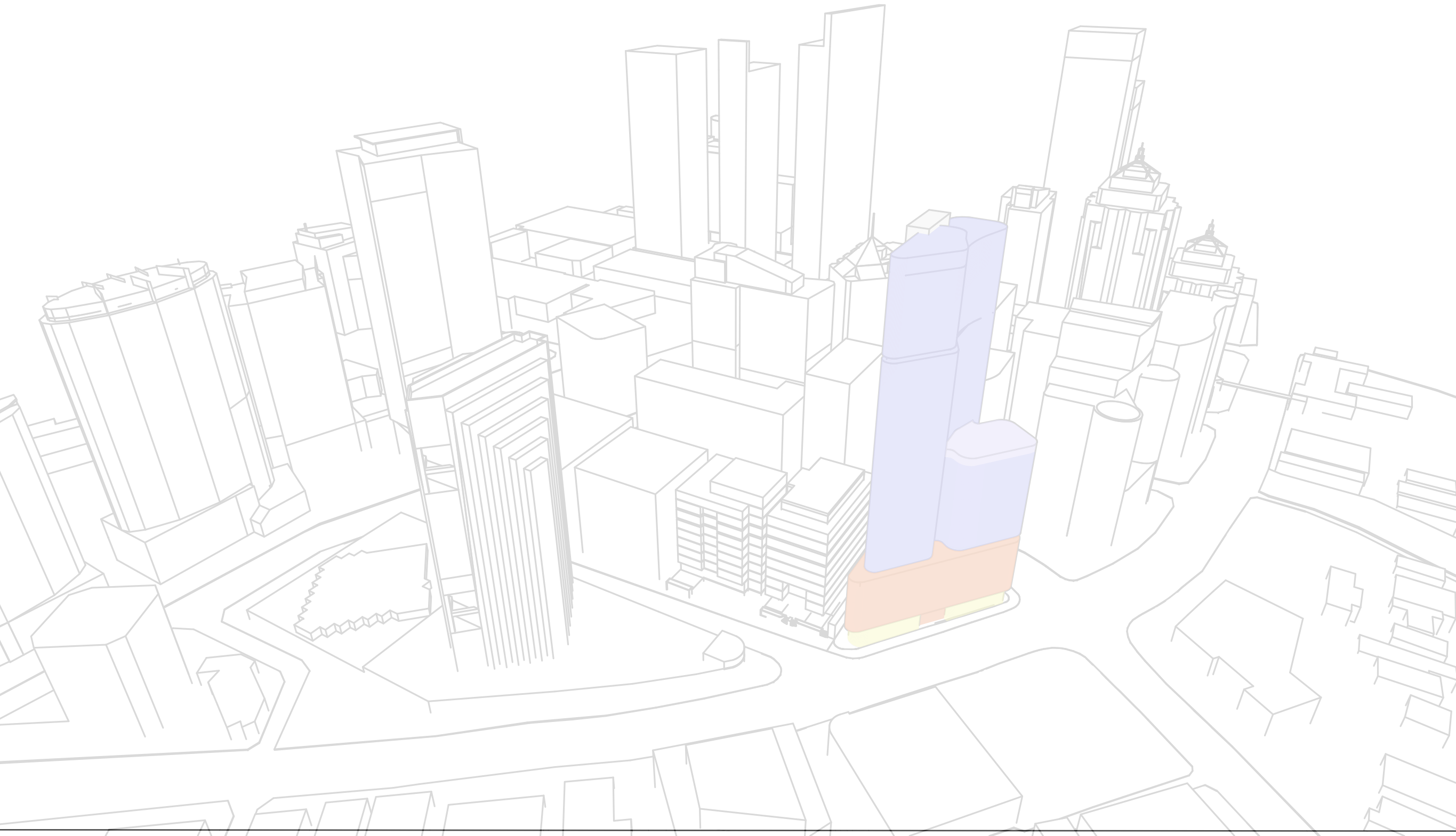




SEPP 65
Winter Solstice Sun Angles



areas



Areas

▸	Site Area		1,657m2
	Commercial	GFA	%
▸	Retail	975m2	3
▸	Commercial Offices	7,510m2	27
	Total	Commercial	8,485m2

	Residential		
▸	Residential Apartments	19,615m2	70
	FSR	Residential	11.9:1

Development Total	28,100m2	100
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TOTAL FSR	17:1
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Parking	250 spaces
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SEPP 65 Analysis

▶	Number of Apartments	197	
	Cross Ventilation	Number	%
▶	Level 7 -16 Mid Tower	60 / 86	70
▶	Level 17 - 32 Tower	77 / 111	70
	Total Cross Ventilation	137	70
	3 Hours of Sunlight 9am-3pm		
▶	Level 7 -16 Mid Tower	56 / 86	65
▶	Residential Apartments	68 / 111	61
	Total 3+ Hours of Sunlight	124	63
	2 Hours of Sunlight 7:30am-4:30pm		
▶	Level 7 -16 Mid Tower	72 / 86	83
▶	Level 17 - 32 Tower	111 / 111	100
	Total 2+ Extended Hours of Sunlight	183	93

