

PTW

BUILDING ENVELOPE STUDY AND REFERENCE DESIGN

253-267 PACIFIC HIGHWAY

NORTH SYDNEY NSW 2060

PREPARED FOR LEGACY PROPERTIES

DECEMBER 2021 REV A





Peddle Thorp & Walker Pty Ltd

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Report Register
The following report register documents the development and issue of this report by PTW Architects.

Version Control

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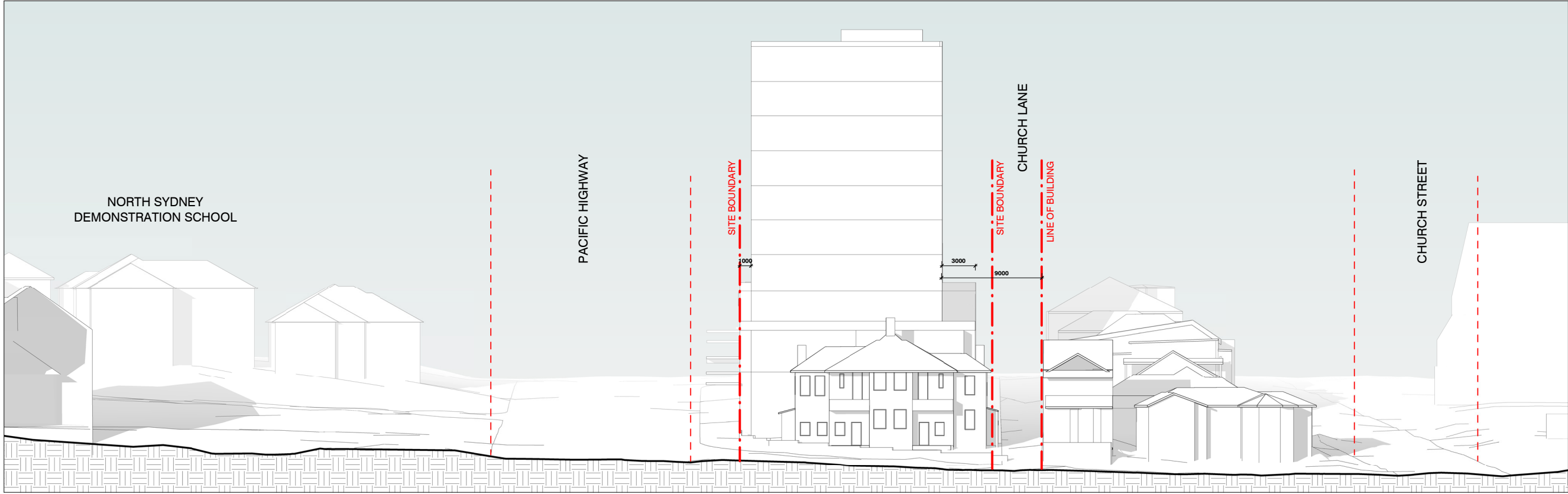


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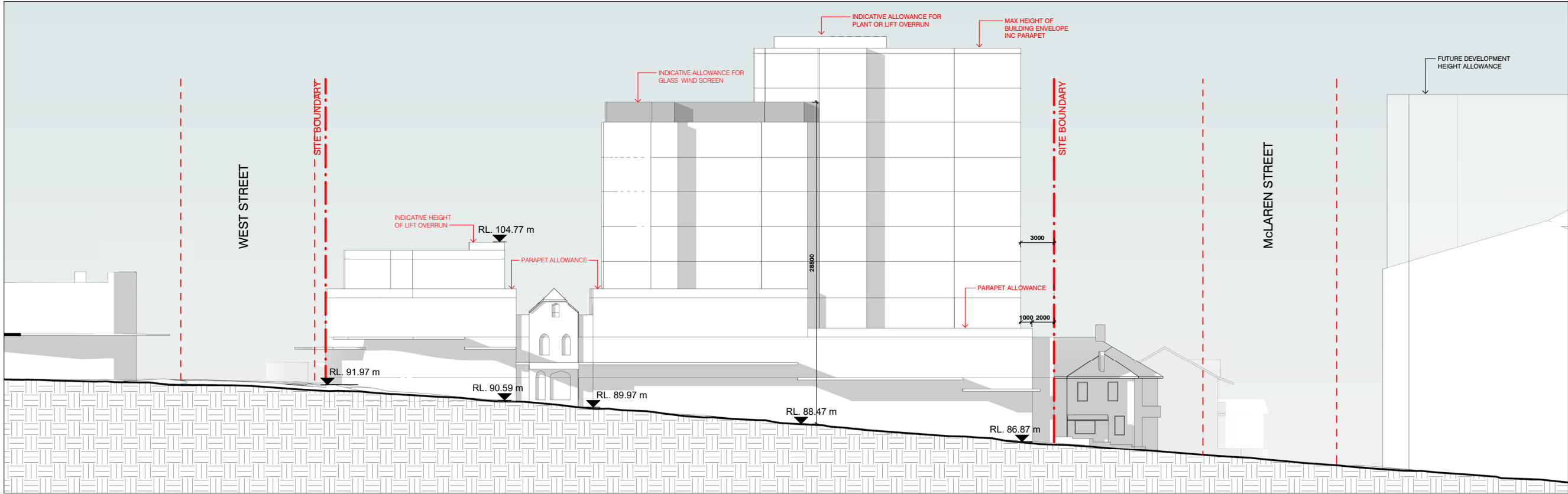
01

BUILDING ENVELOPE



---	L10	RL	124.773	▽
---	L09	RL	121.673	▽
---	L08	RL	118.573	▽
---	L07	RL	115.473	▽
---	L06	RL	112.373	▽
---	L05	RL	109.273	▽
---	L04	RL	106.173	▽
---	L03	RL	103.073	▽
---	L02	RL	99.773	▽
---	L01	RL	96.273	▽
---	L00_UG	RL	92.573	▽

1 C1 - SOUTH ELEVATION (McLAREN STREET) - ENVELOPE
1 : 200



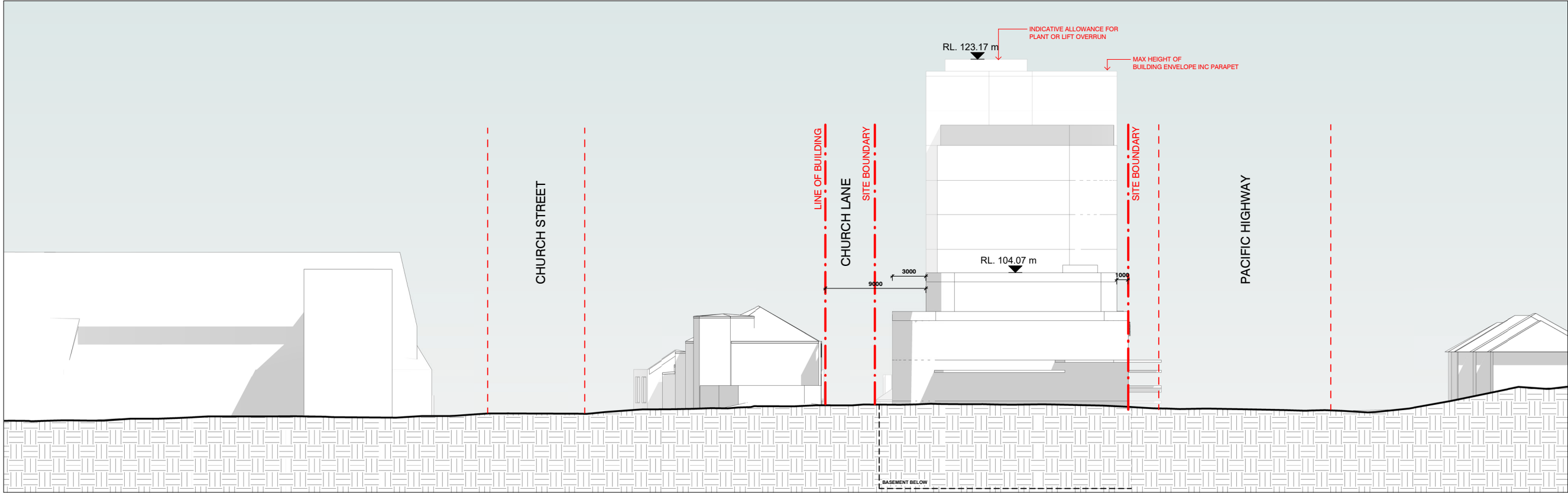
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---	L03	RL	103.073	▽
---	L02	RL	99.773	▽
---	L01	RL	96.273	▽
---	L00_UG	RL	92.573	▽
---	L00_LG	RL	86.370	▽
---	B01	RL	83.370	▽

2 C1 - WEST ELEVATION (PACIFIC HIGHWAY) - ENVELOPE
1 : 200

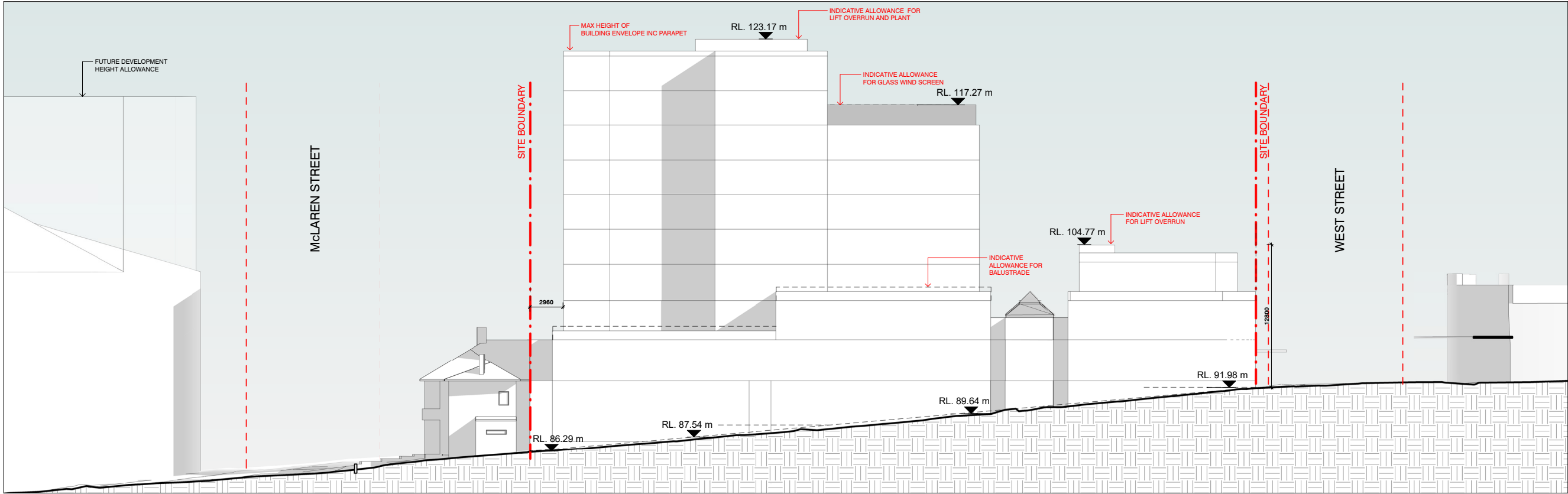
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1 C1 - NORTH ELEVATION (WEST STREET) - ENVELOPE
1 : 200



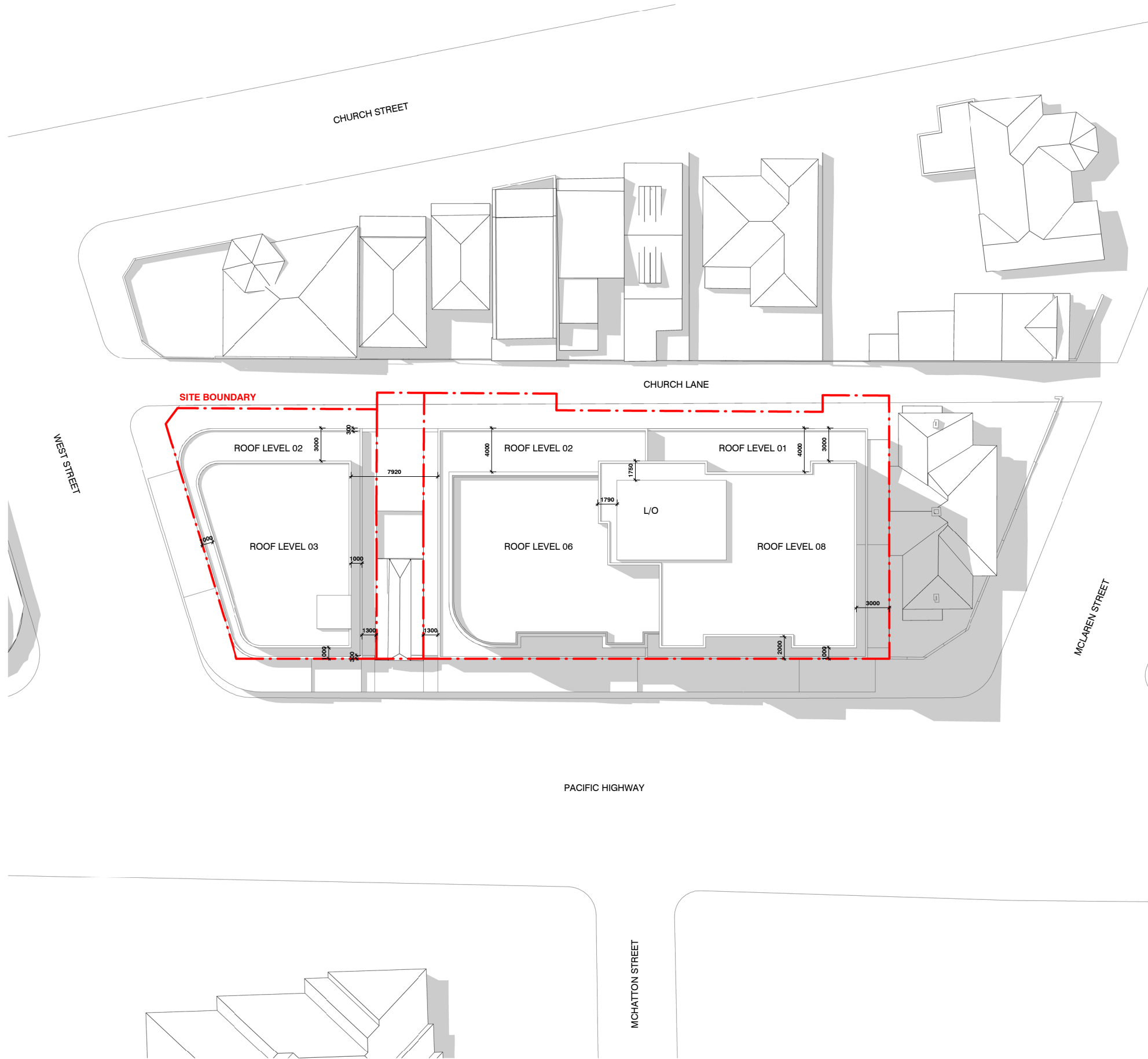
2 C1 - EAST ELEVATION (CHURCH LANE) - ENVELOPE
1 : 200

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TOTAL SITE AREA
1468.7m²

SITE AREA WITH RESIDENTIAL BUILDING
993.9m²

ROAD DEDICATION AREA
95.5m²

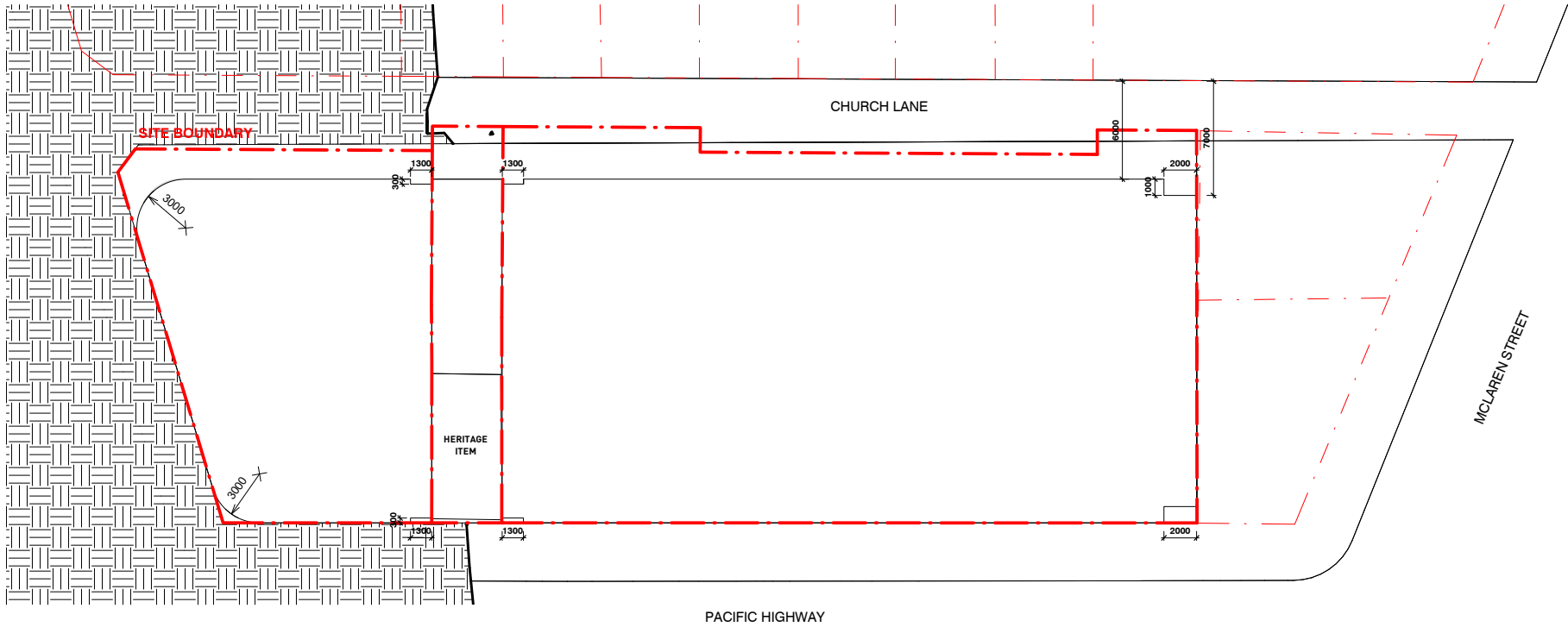
SITE AREA WITH RESIDENTIAL BUILDING (EXCLUDING ROAD DEDICATION)
898.4m²

REQUIRED COS AREA
224.6m² (25%)

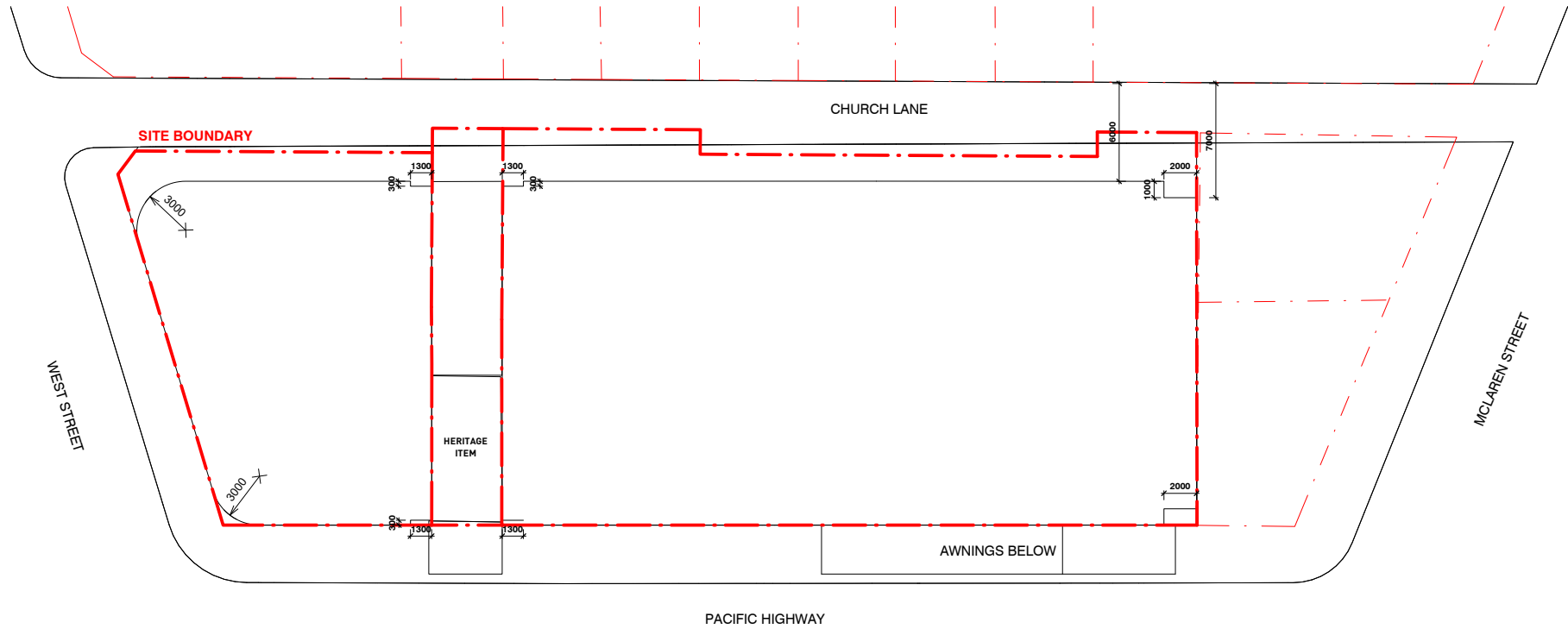
PROPOSED COS AREA (ENVELOPE)
229.17m² (25.5%)

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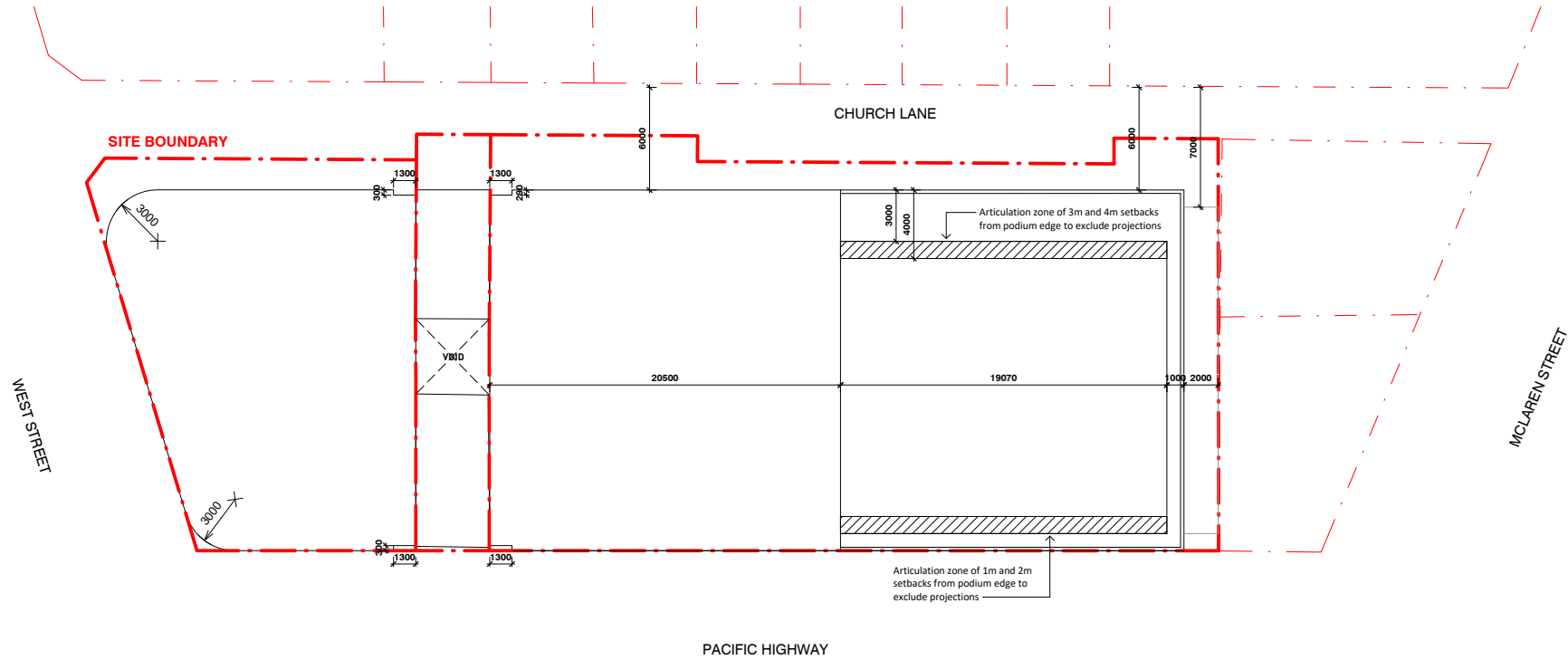


1 LOWER GROUND PLAN
1 : 200

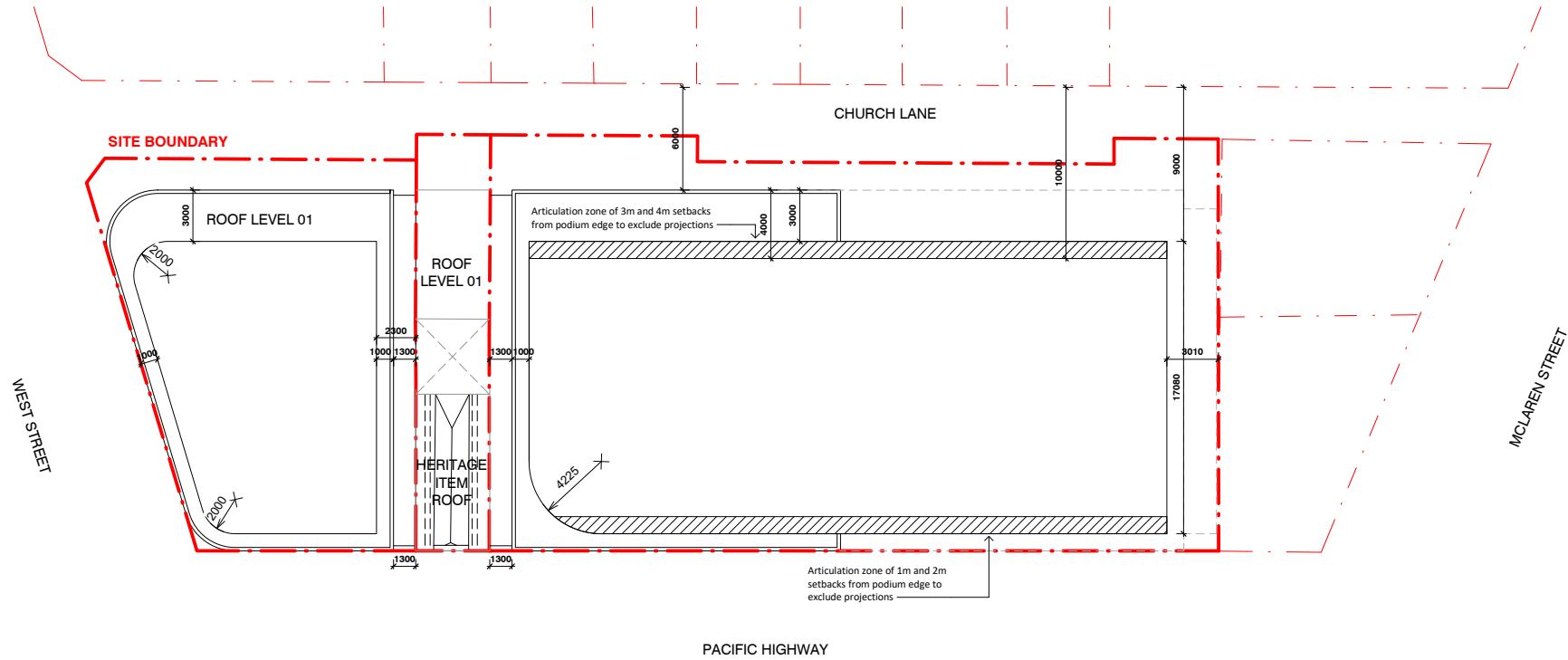


2 UPPER GROUND PLAN
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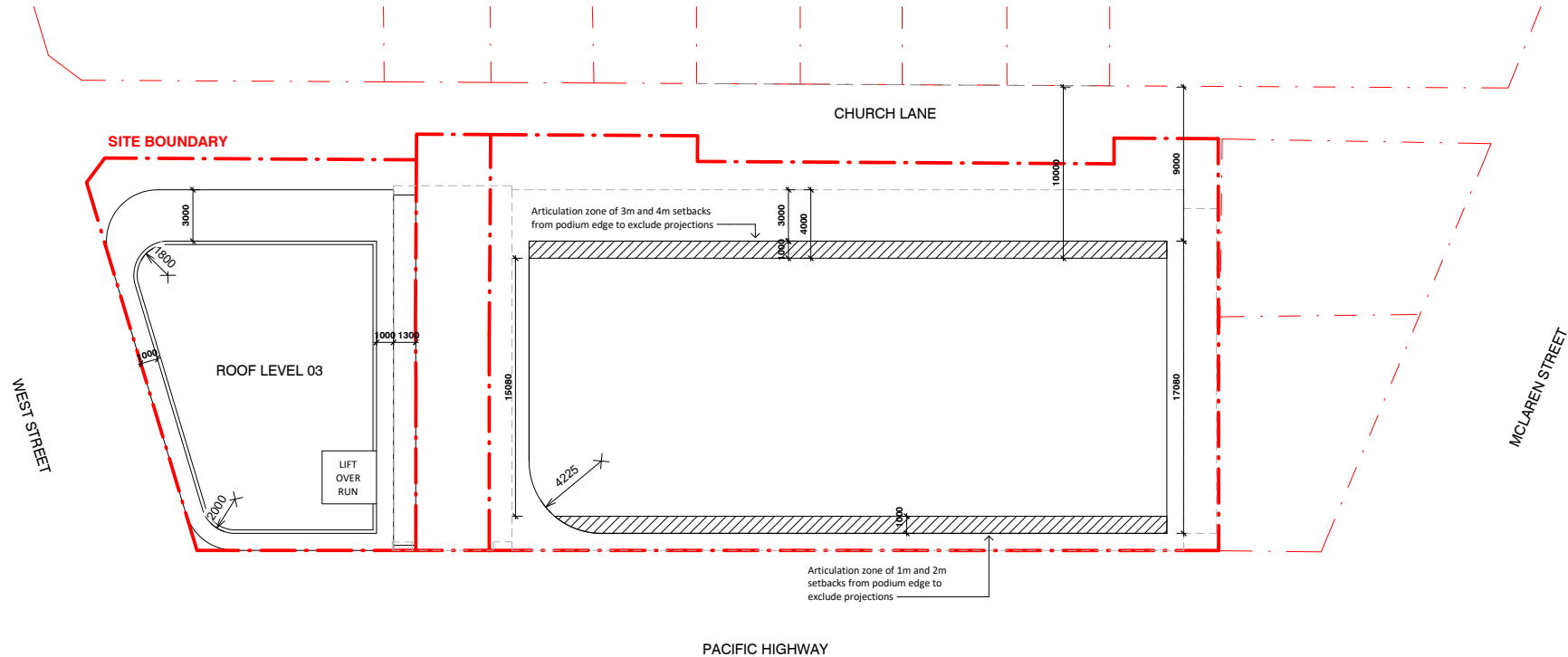


1 LEVEL 01 PLAN
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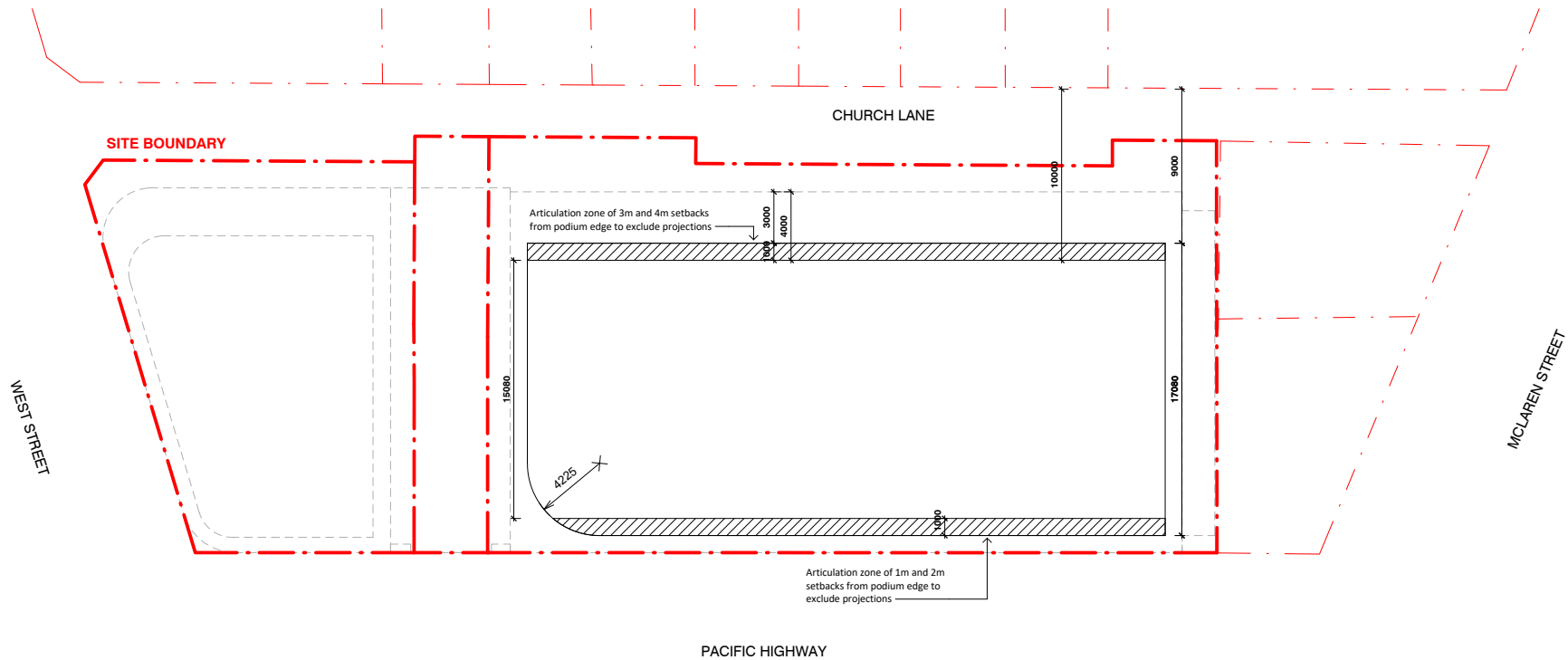


2 LEVEL 02 PLAN
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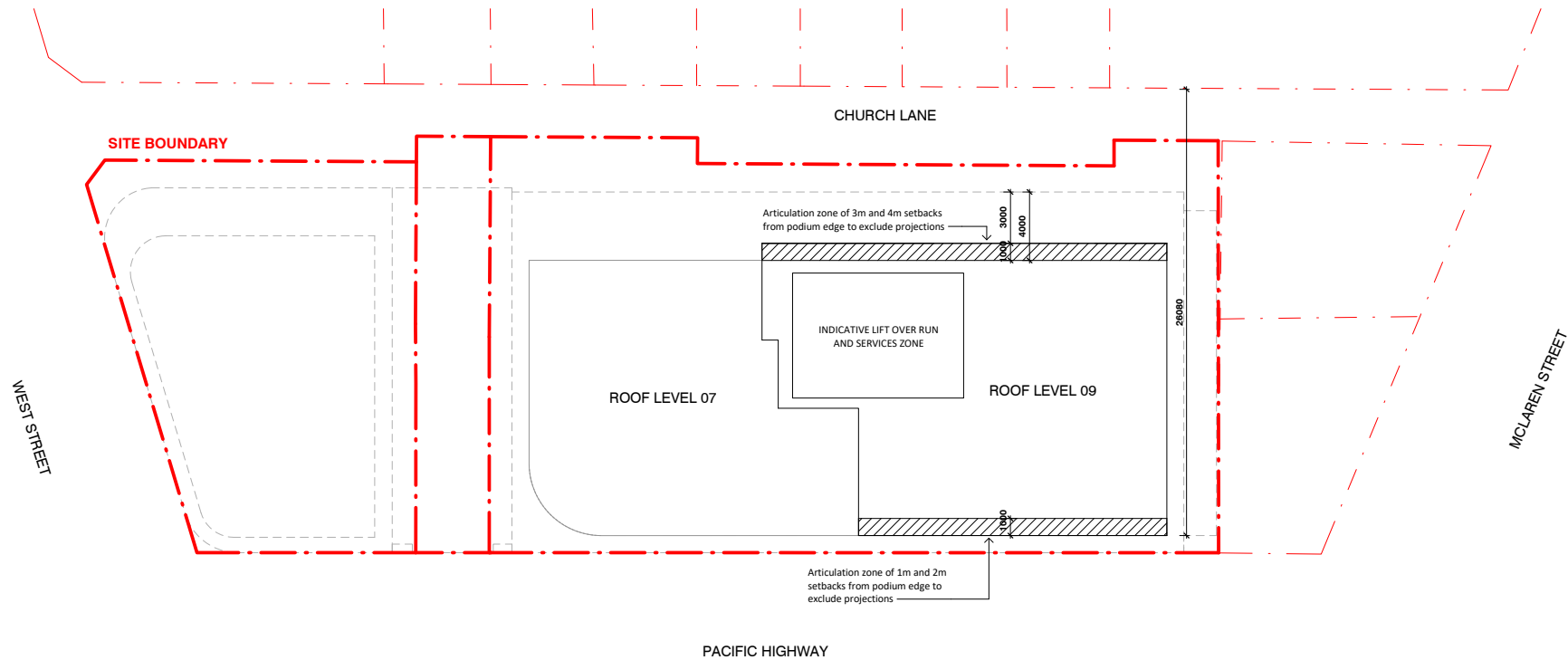
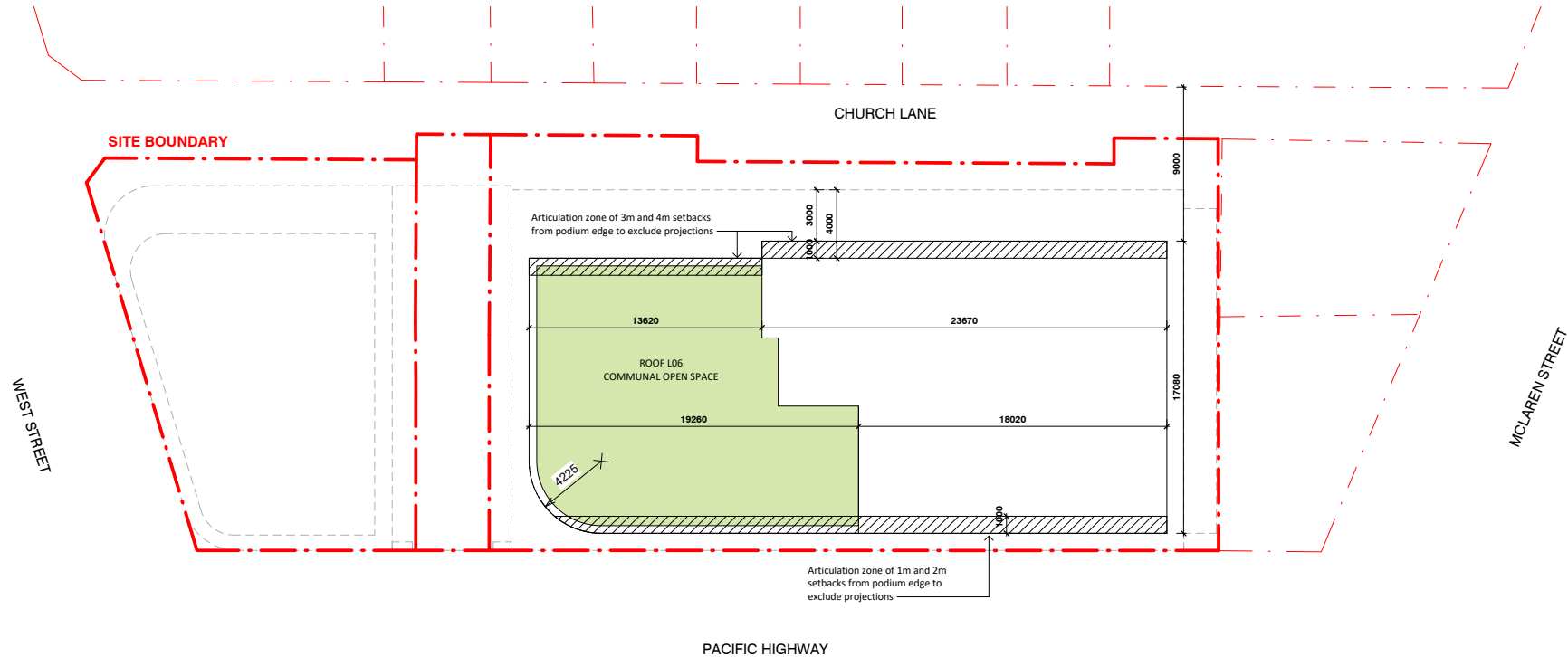


1 LEVEL 03 PLAN
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2 TYPICAL FLOOR PLAN - LEVEL 04-06 PLAN
1 : 200

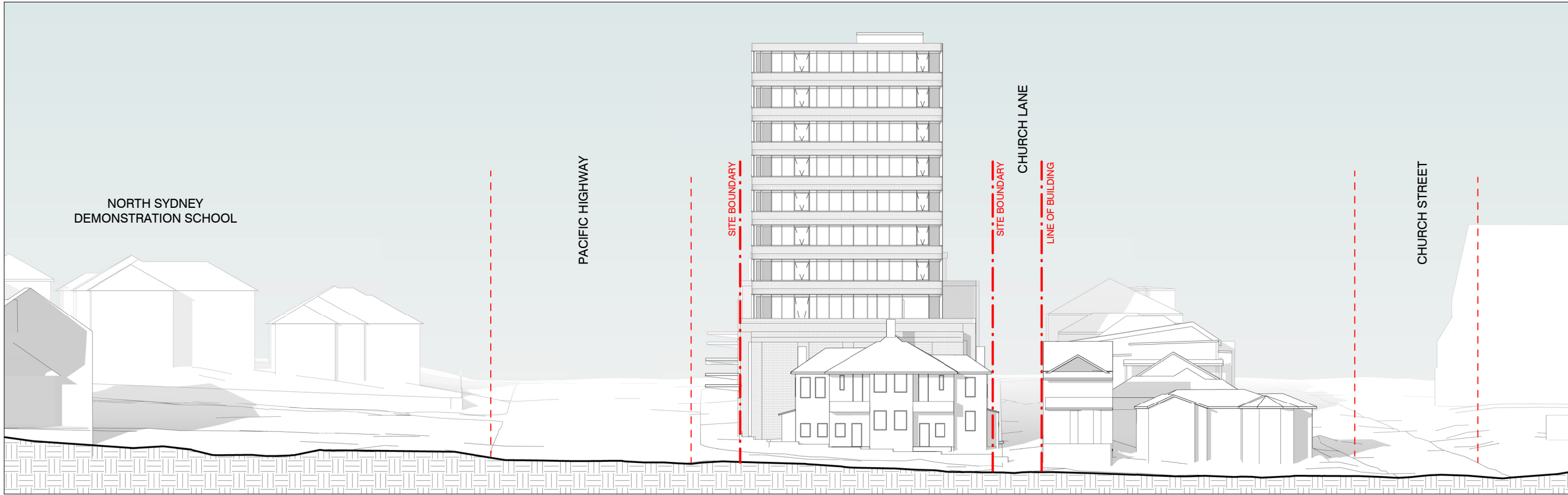
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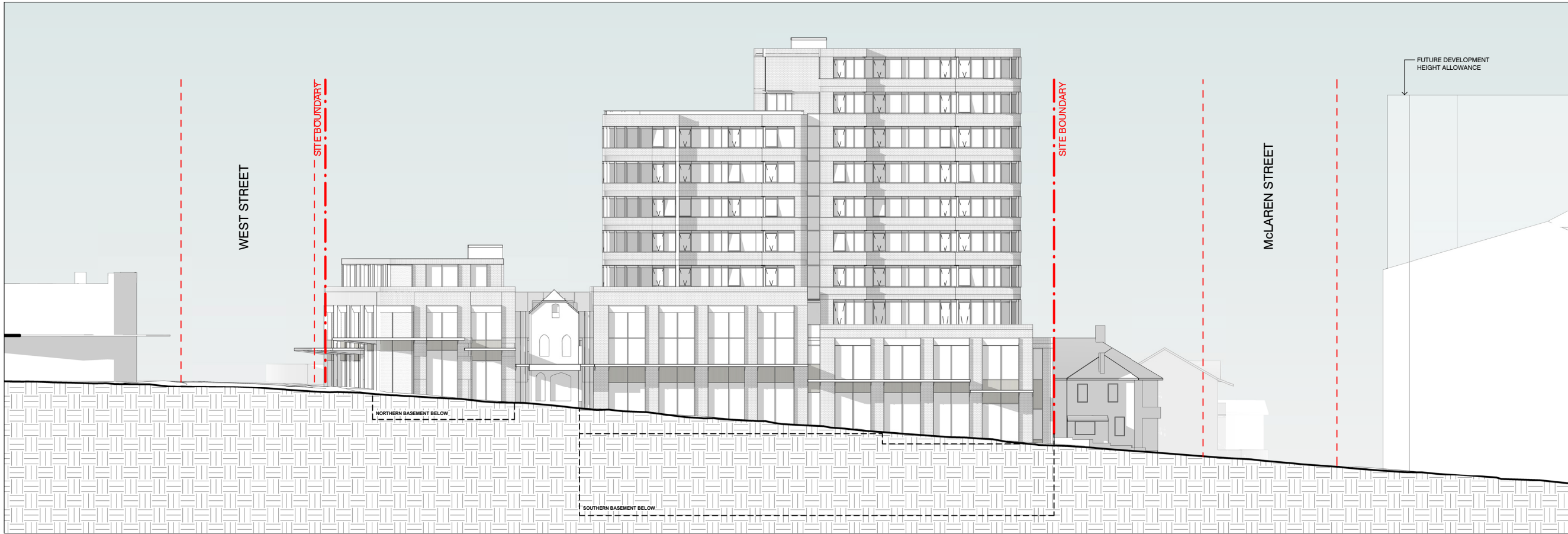
02

**REFERENCE
DESIGN**



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---	L03	RL	103.073	▽
---	L02	RL	99.773	▽
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---	L00_UG	RL	92.573	▽

1 C1 - SOUTH ELEVATION (McLAREN STREET) - REFERENCE DESIGN
1 : 200

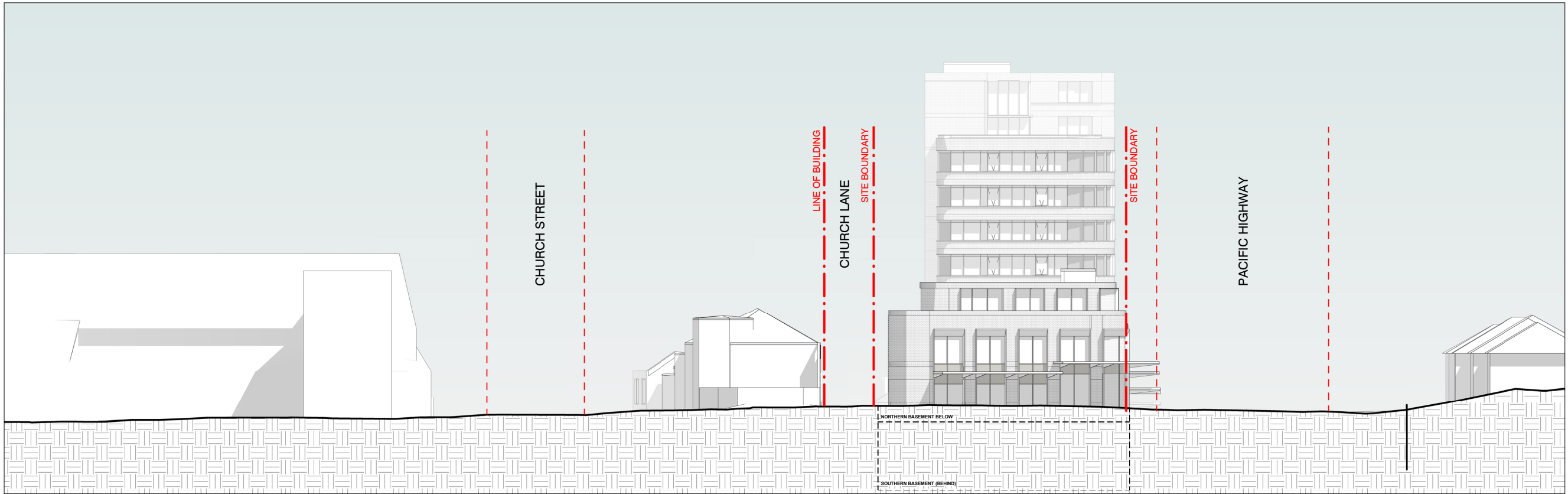


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---	L00_UG	RL	92.573	▽
---	L00_LG	RL	86.370	▽
---	B01	RL	83.370	▽

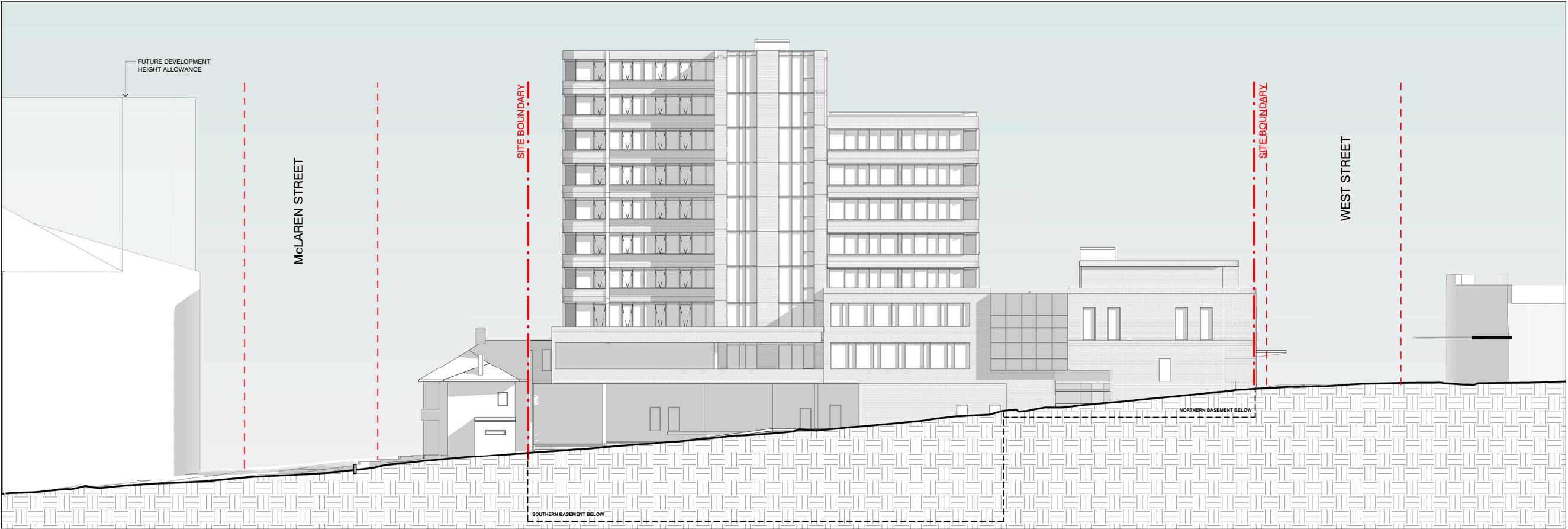
2 C1 - WEST ELEVATION (PACIFIC HIGHWAY) - REFERENCE DESIGN
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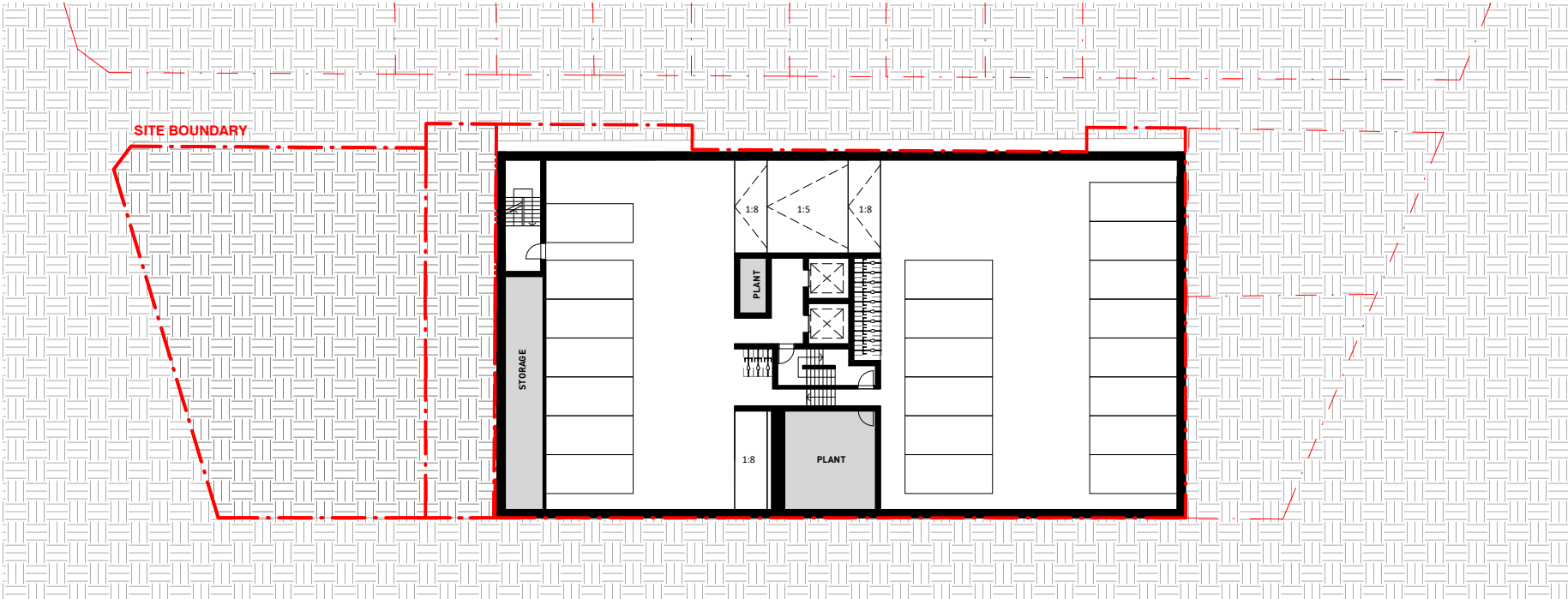


2 C1 - EAST ELEVATION (CHURCH LANE) - REFERENCE DESIGN
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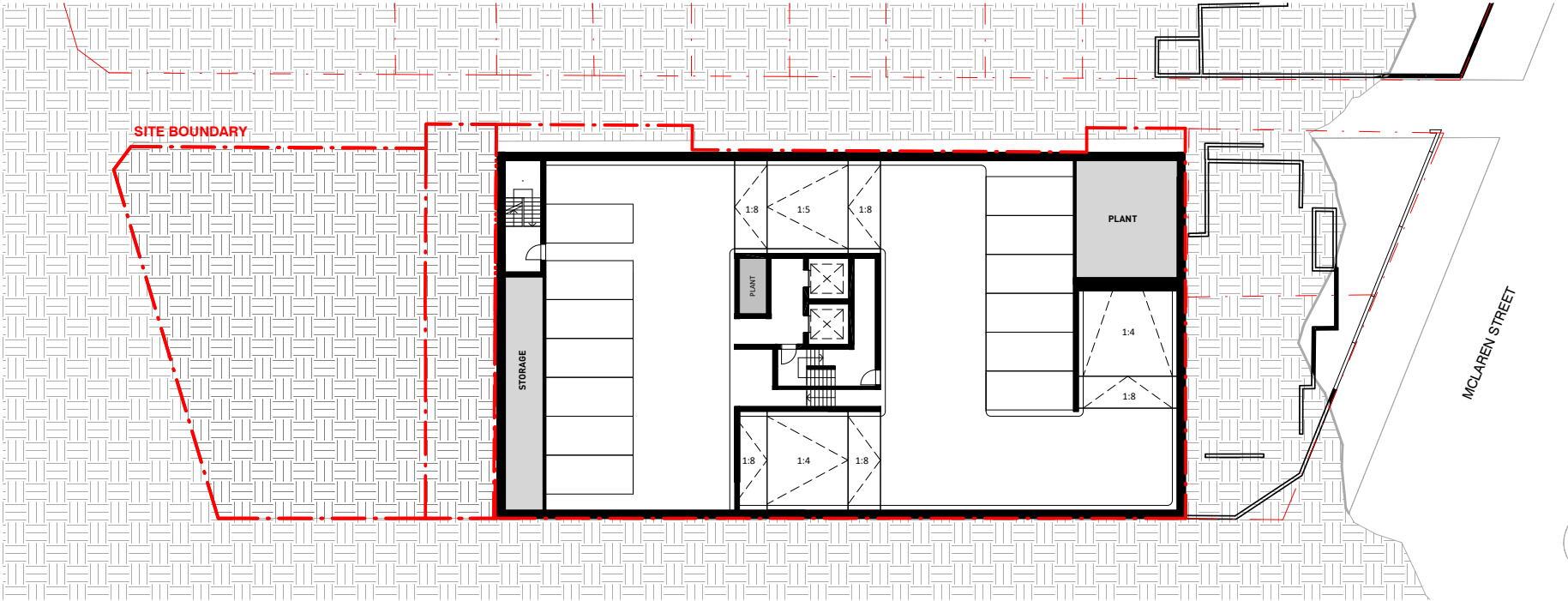
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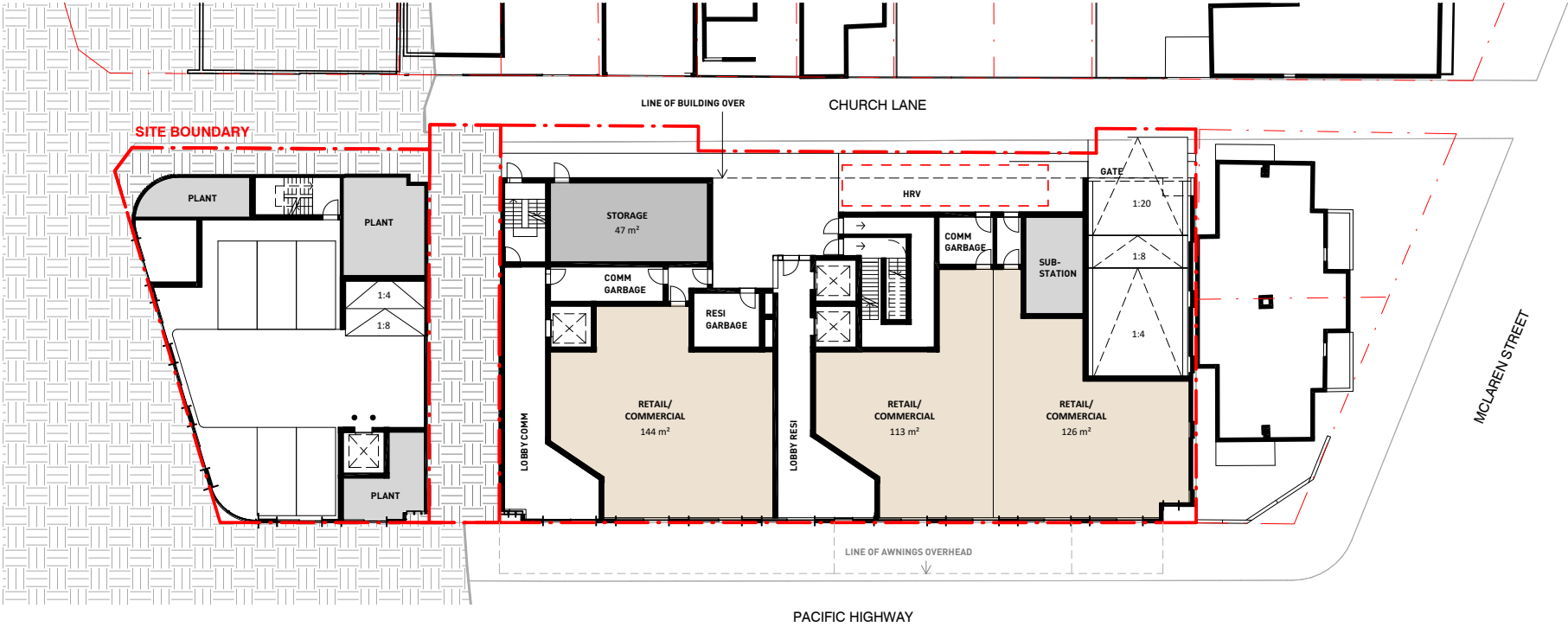


BASEMENT 02 PLAN

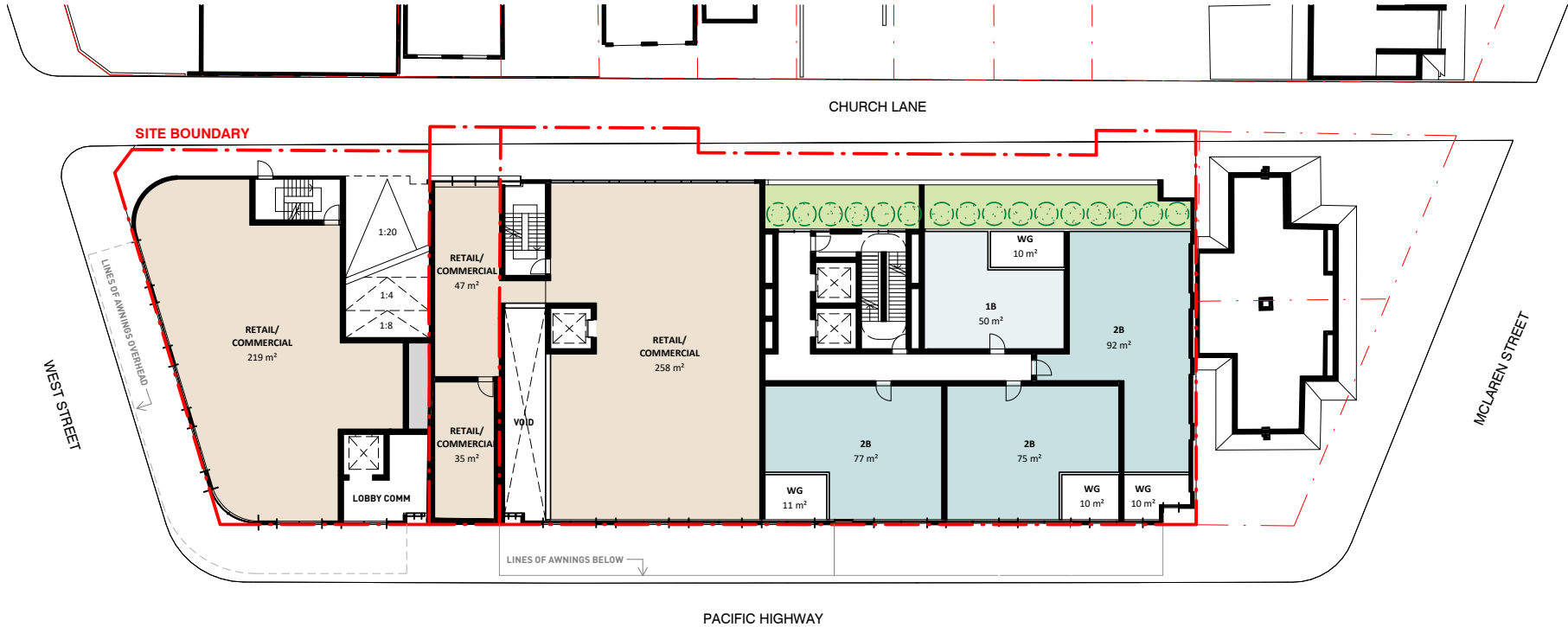


BASEMENT 01 PLAN

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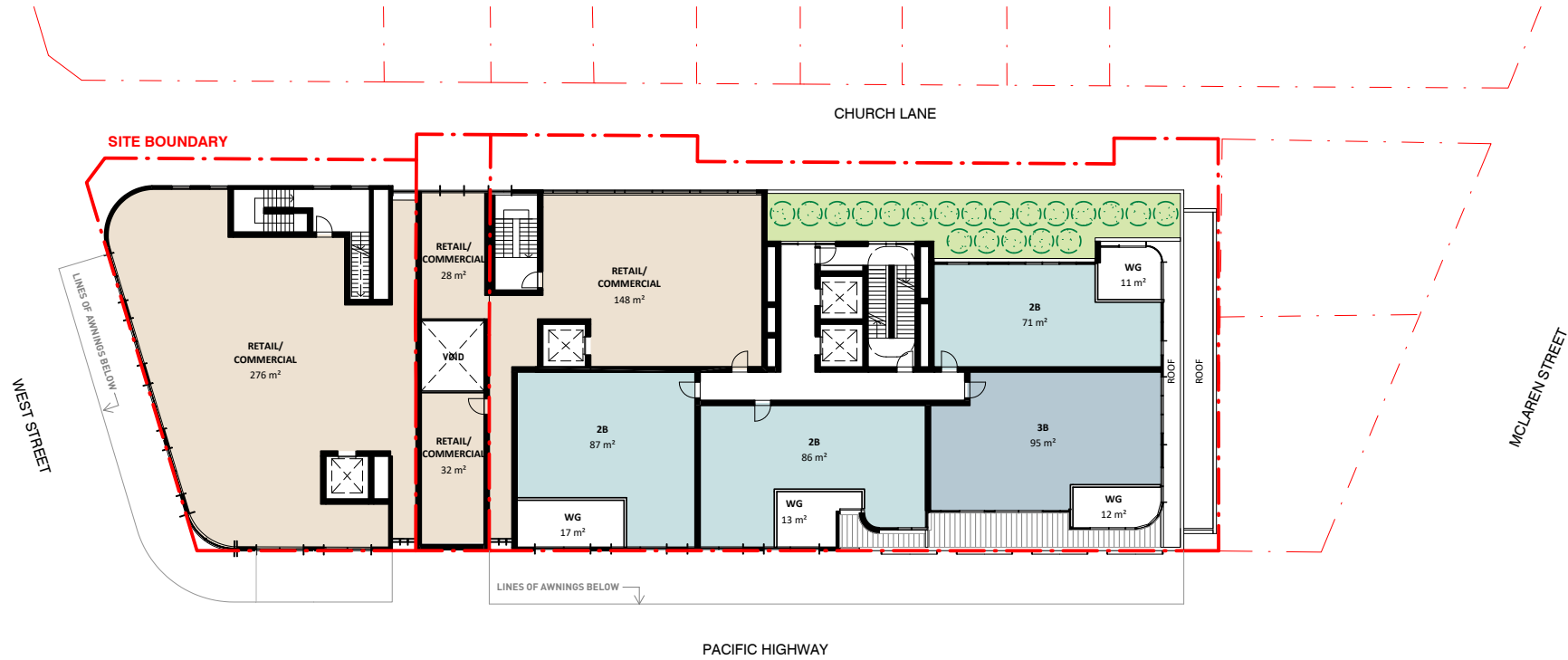


LOWER GROUND PLAN

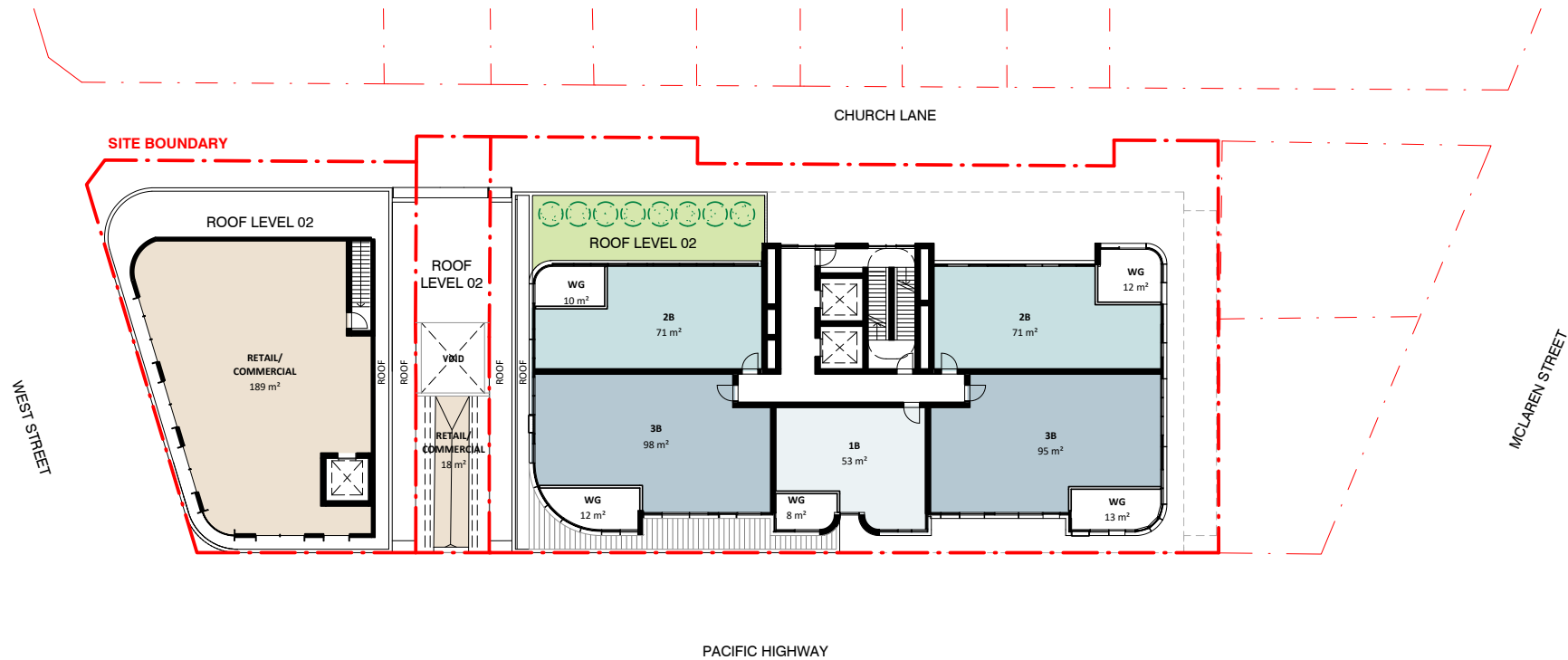


UPPER GROUND PLAN

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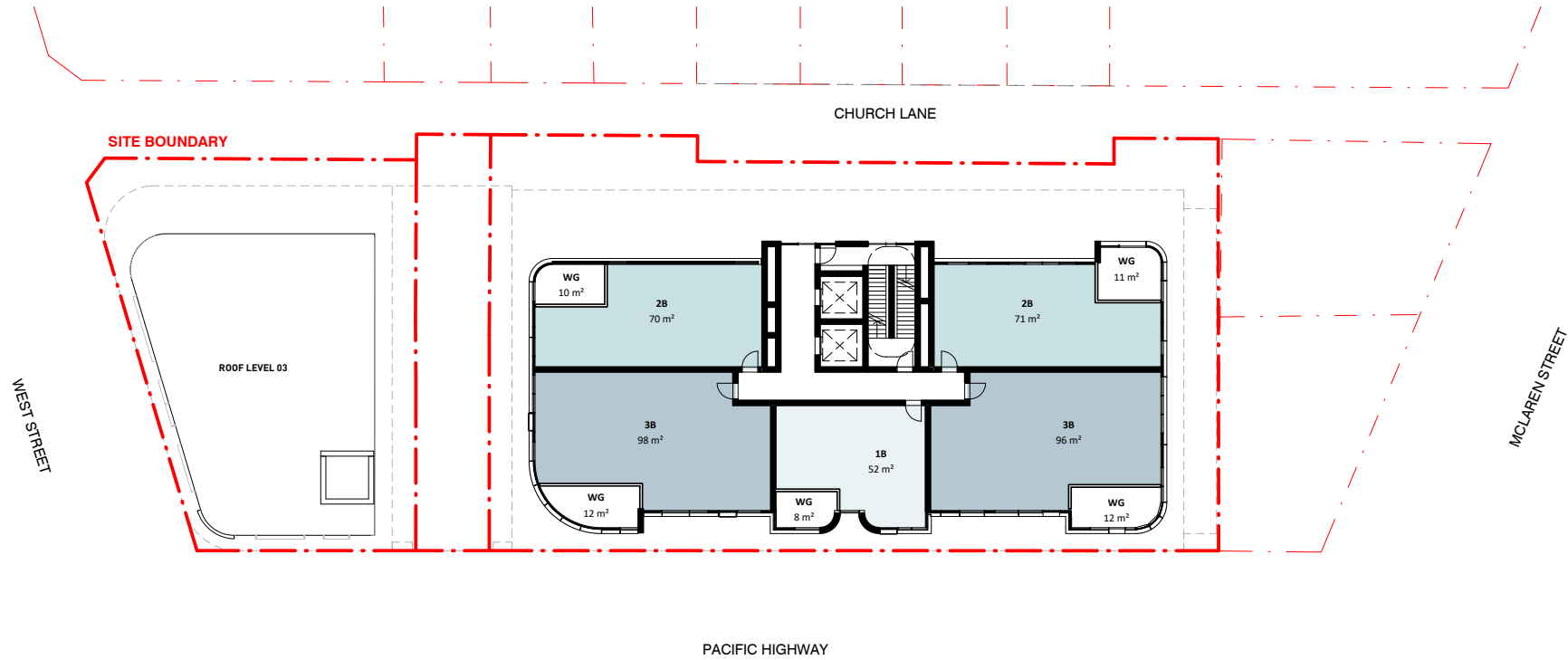
LEVEL 01 PLAN



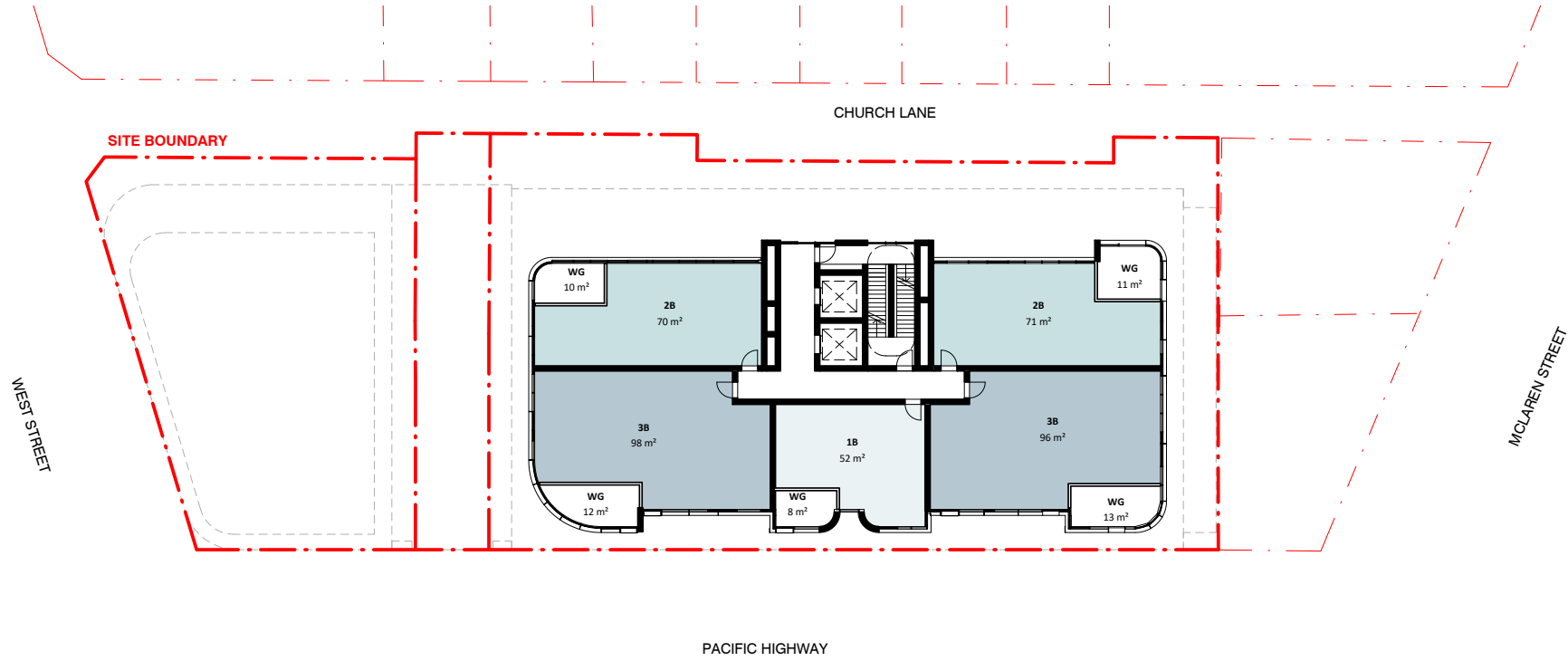
LEVEL 02 PLAN

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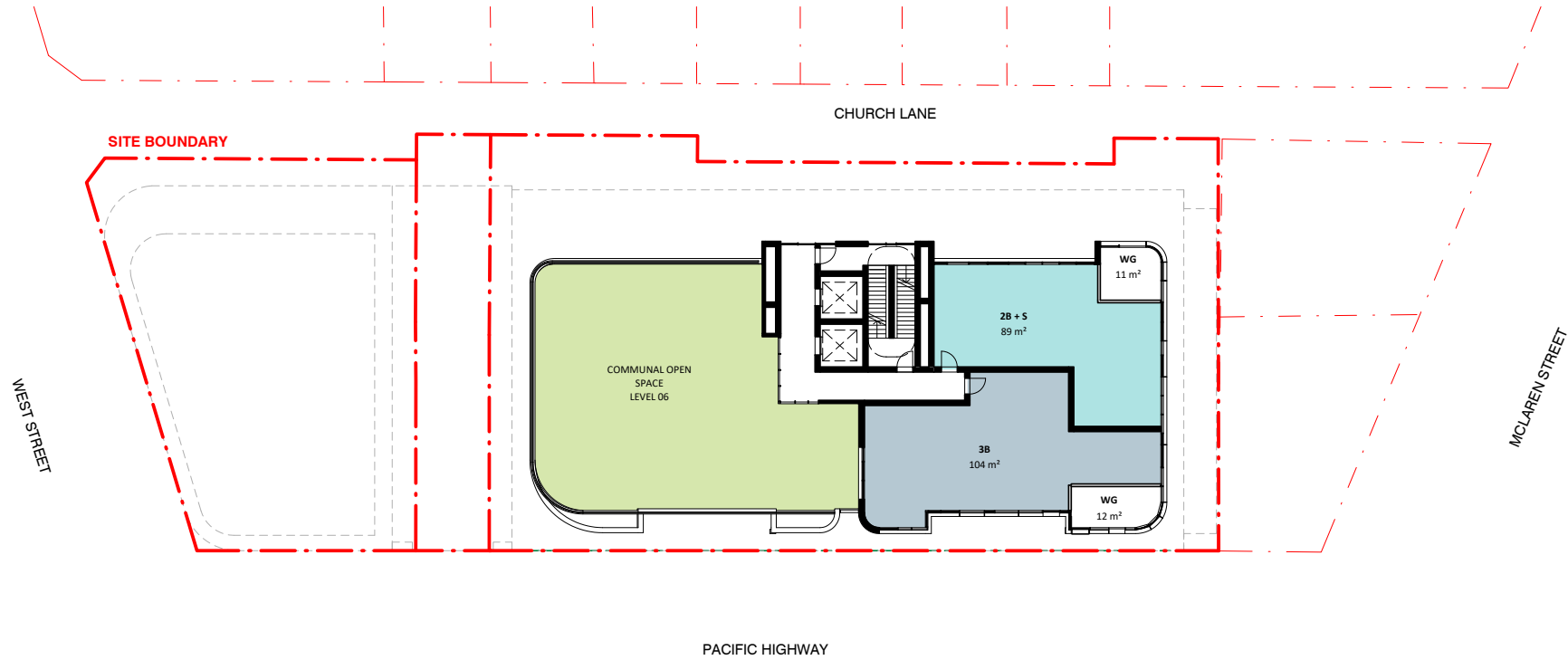


LEVEL 03 PLAN

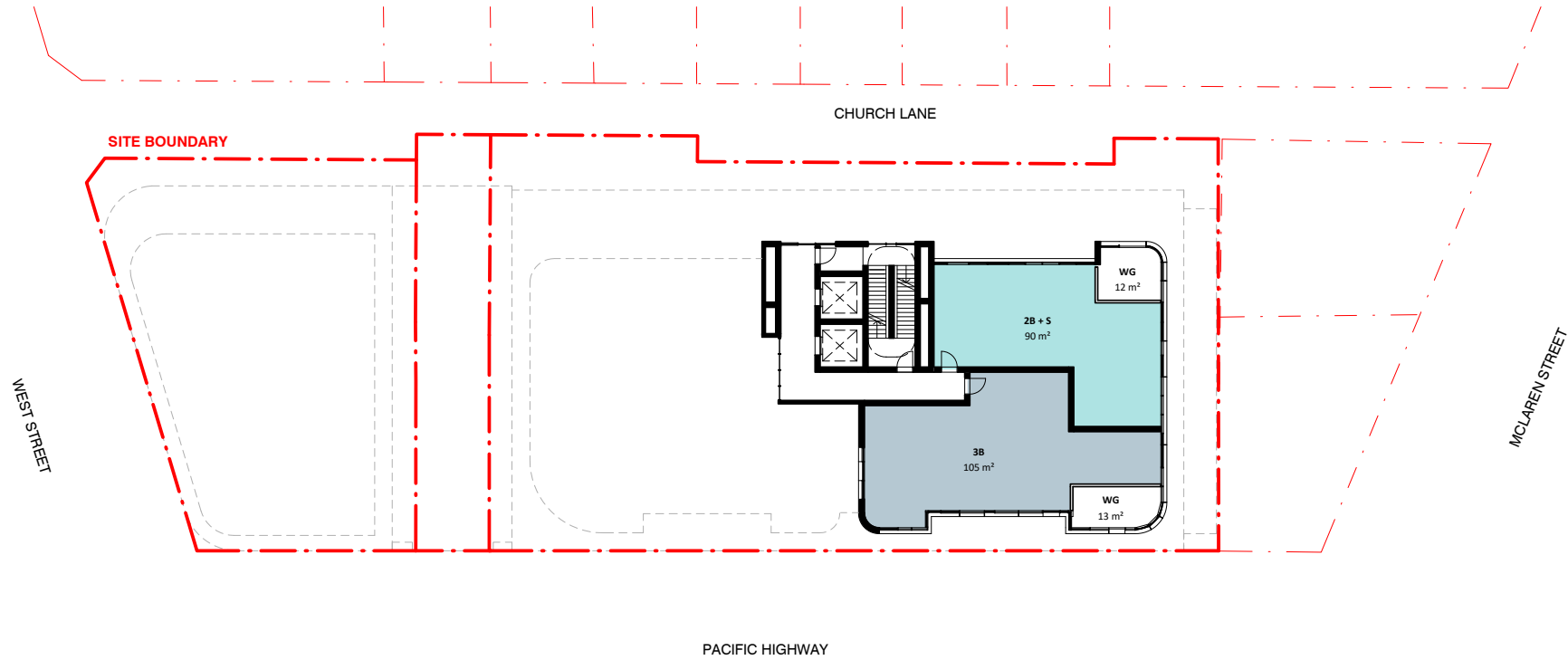


TYPICAL FLOOR PLAN - LEVEL 04-06 PLAN

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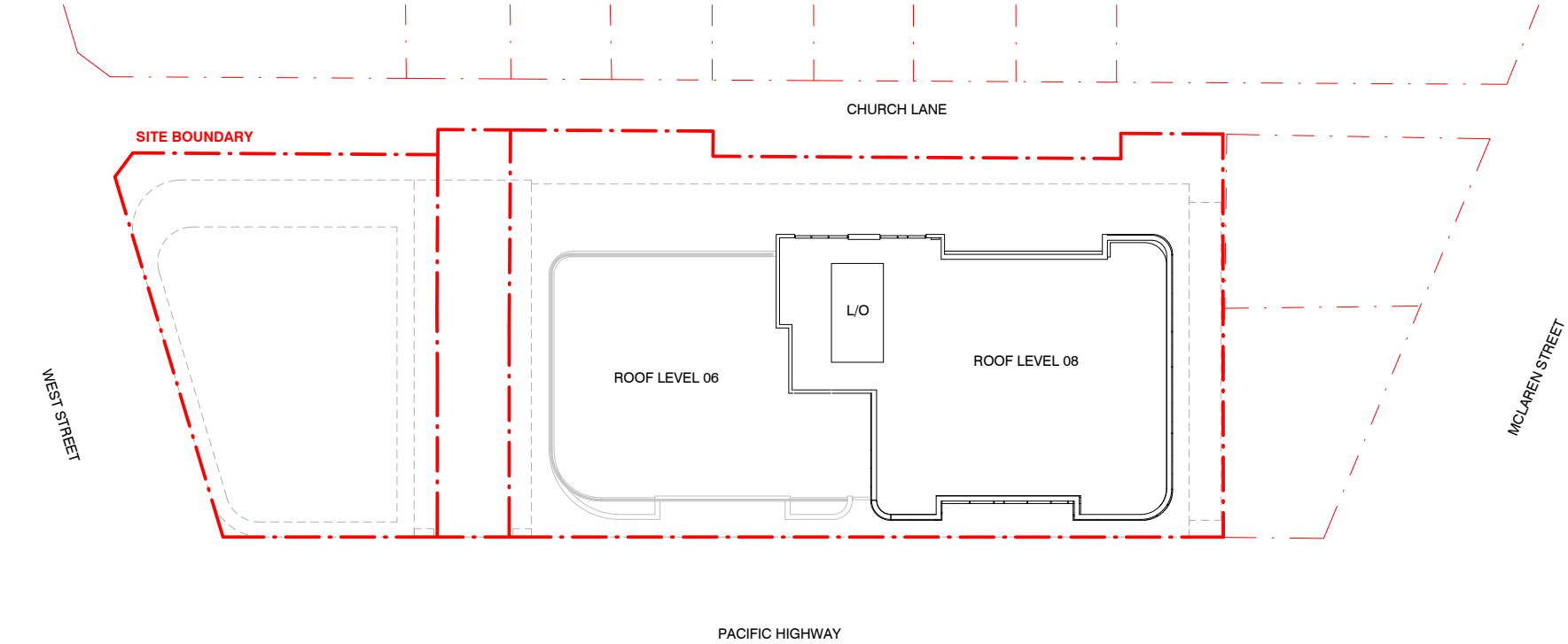


LEVEL 07 PLAN



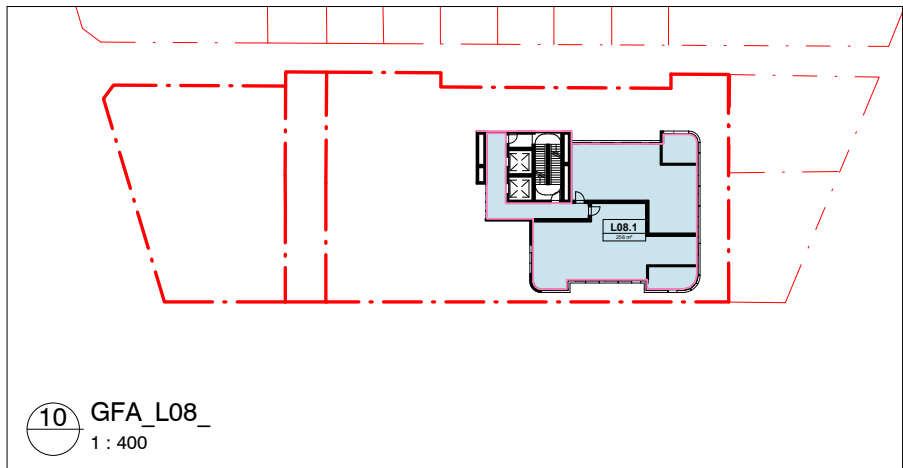
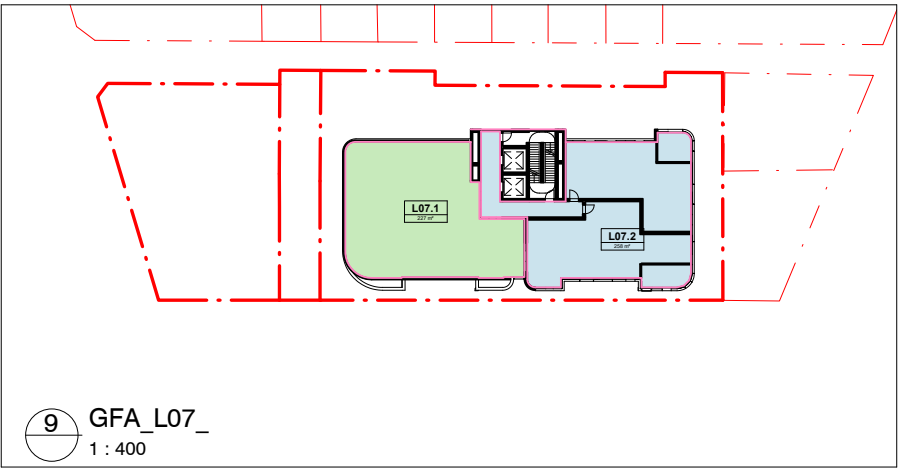
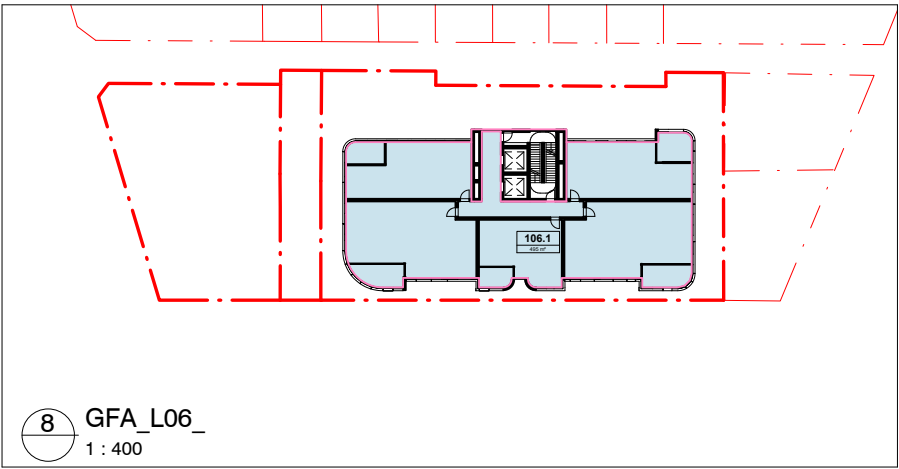
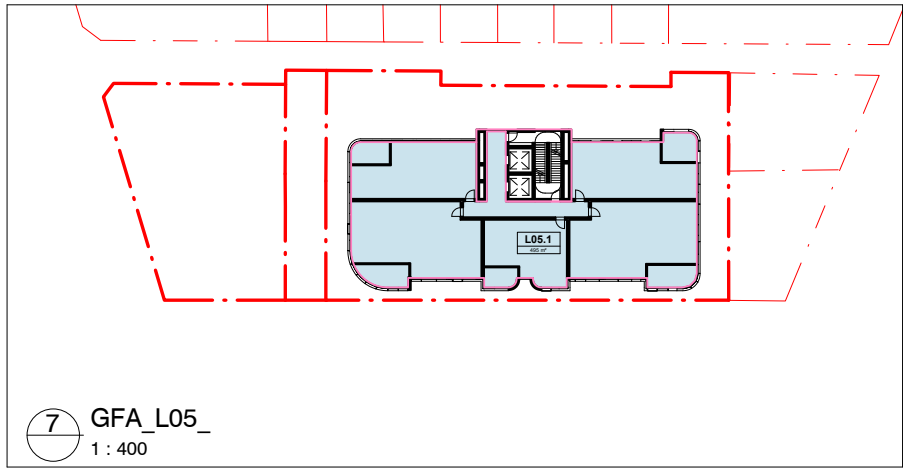
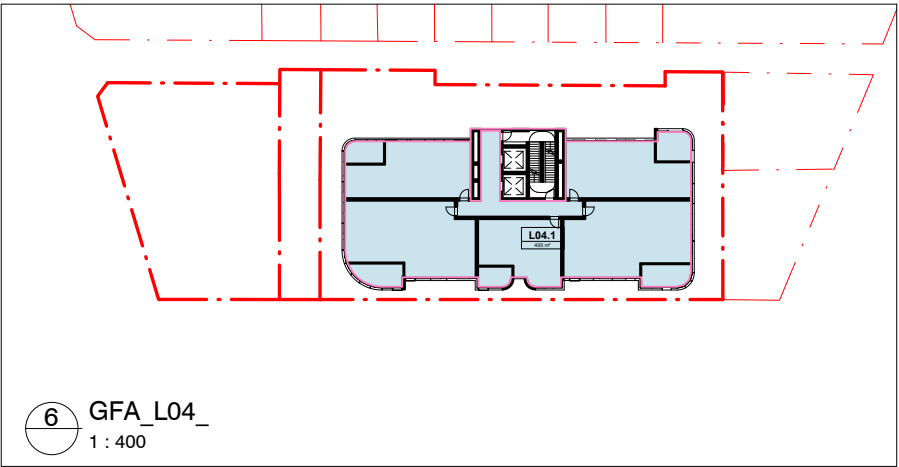
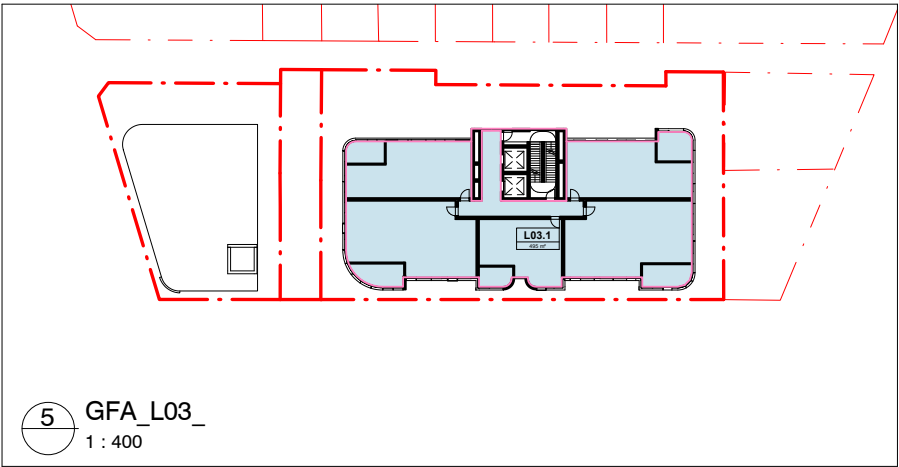
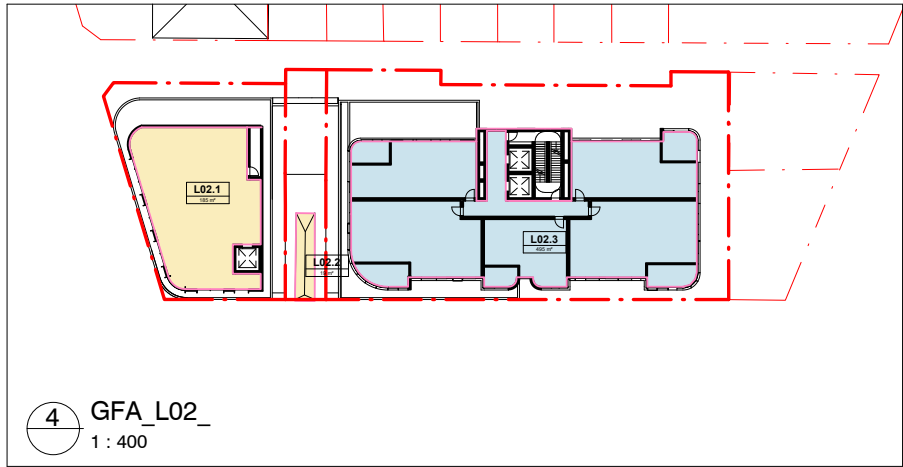
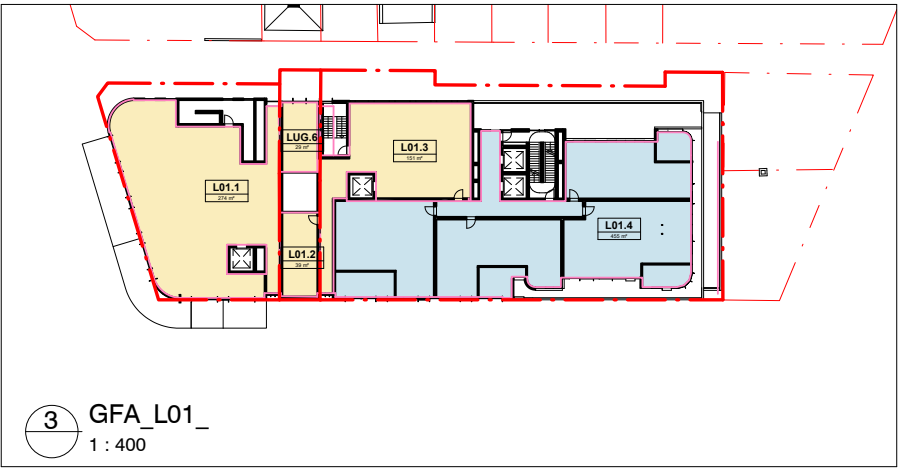
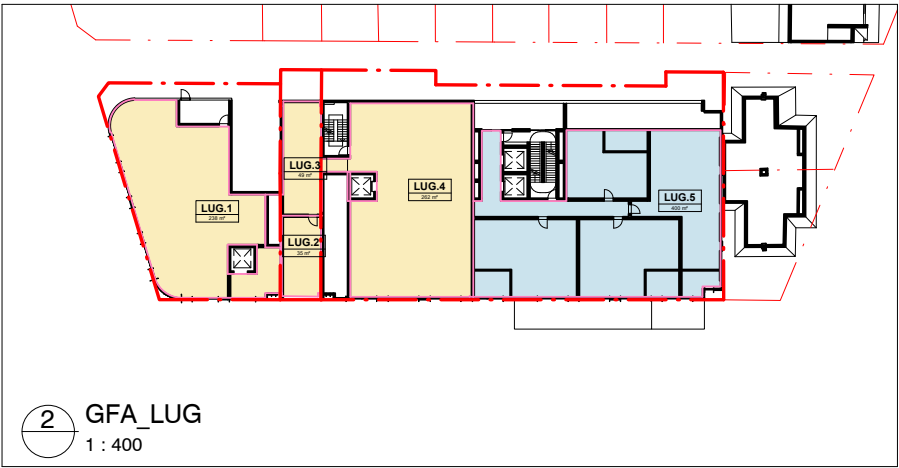
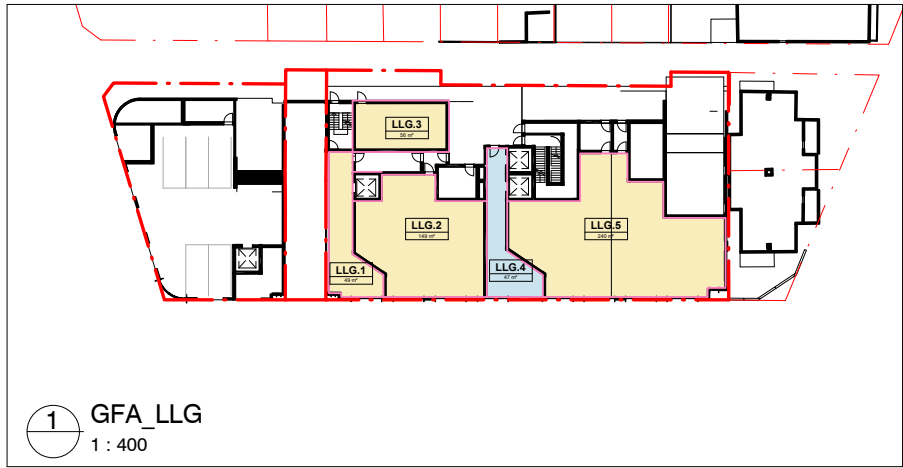
LEVEL 08 PLAN

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ROOF PLAN

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AREA_GFA (Commercial Total)		
Level	Area Type	Area
L00_LG	RETAIL/COMM	494 m²
L00_UG	RETAIL/COMM	584 m²
L01	RETAIL/COMM	493 m²
L02	RETAIL/COMM	204 m²
Grand total		1775 m²

AREA_GFA 253-261 Pacific Hwy (Commercial)		
Level	Area Type	Area
L00_LG	RETAIL/COMM	494 m²
L00_UG	RETAIL/COMM	262 m²
L01	RETAIL/COMM	151 m²
Grand Total		907 m²

AREA_GFA 265-267 Pacific Hwy (Commercial)		
Level	Area Type	Area
L00_UG	RETAIL/COMM	322 m²
L01	RETAIL/COMM	342 m²
L02	RETAIL/COMM	204 m²
Grand total		868 m²

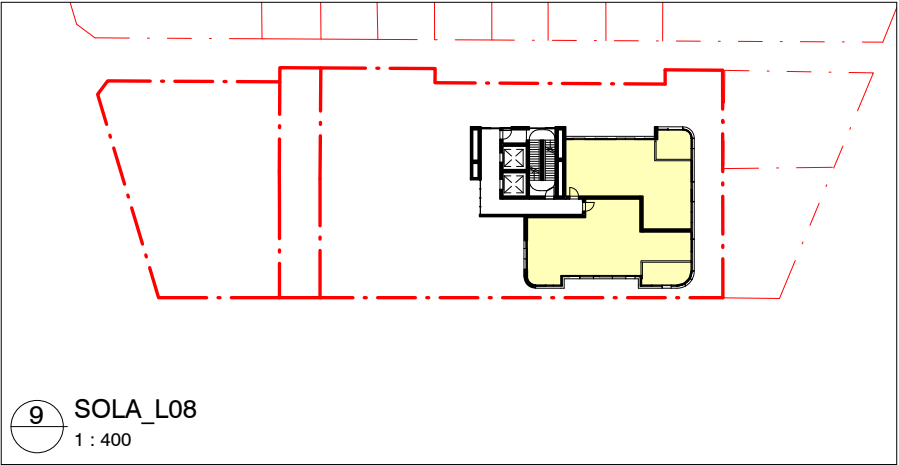
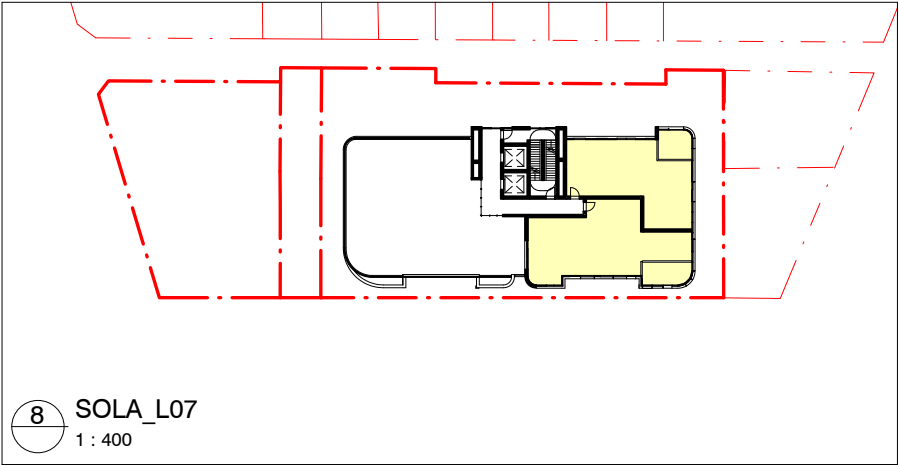
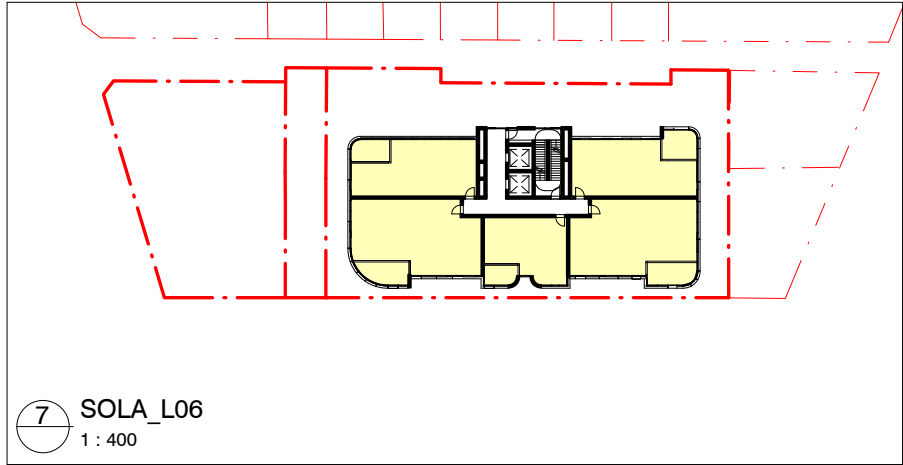
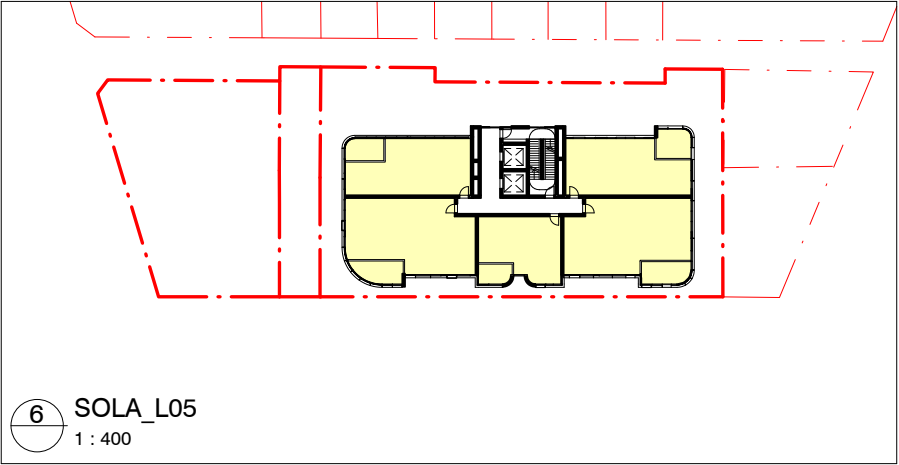
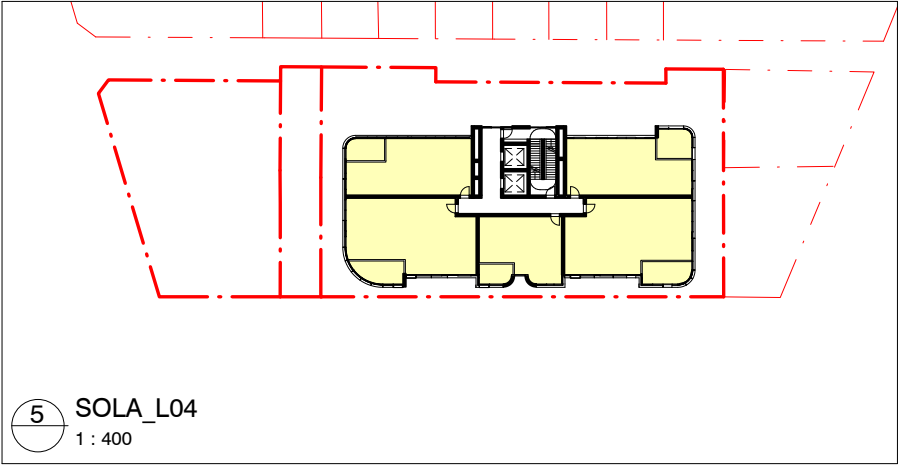
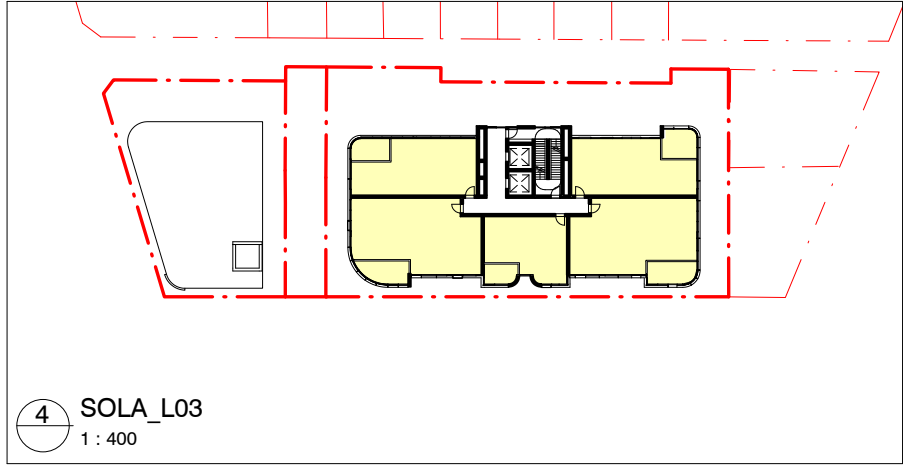
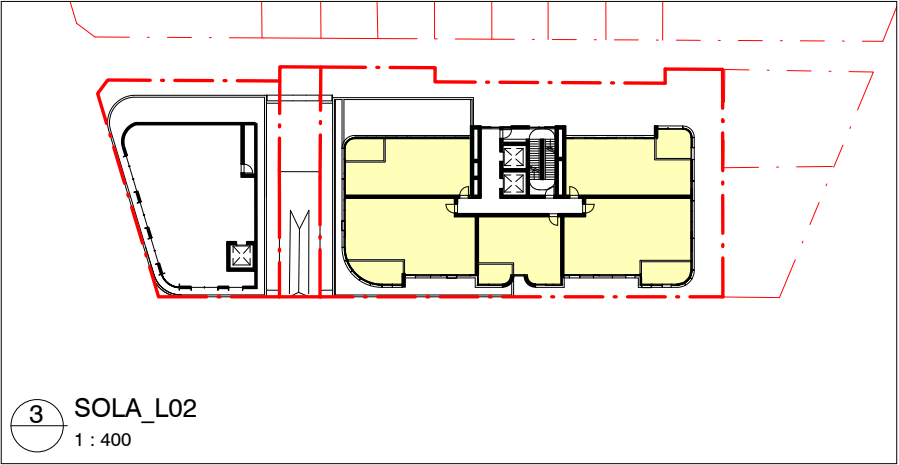
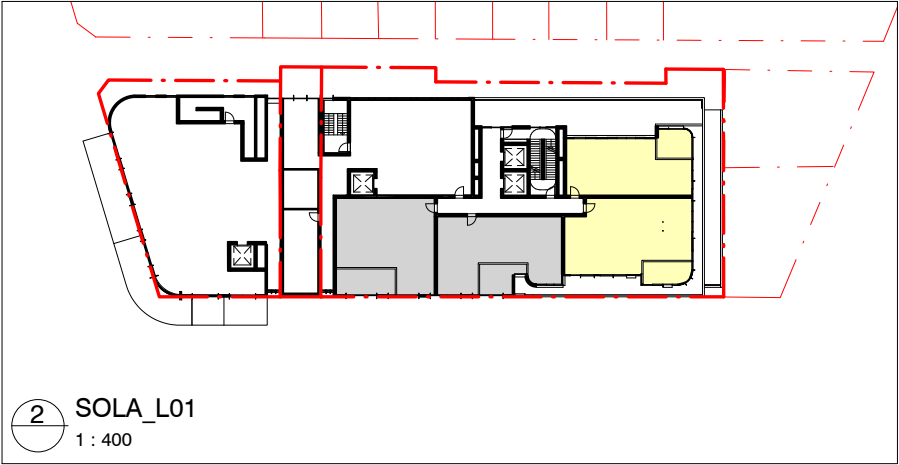
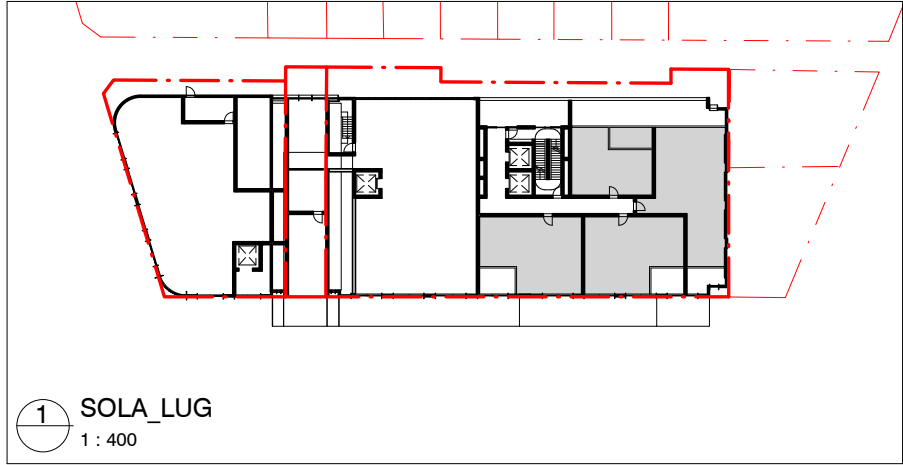
AREA_GFA (Residential)		
Level	Area Type	Area
L00_LG	RESIDENTIAL	47 m²
L00_UG	RESIDENTIAL	400 m²
L01	RESIDENTIAL	455 m²
L02	RESIDENTIAL	495 m²
L03	RESIDENTIAL	495 m²
L04	RESIDENTIAL	495 m²
L05	RESIDENTIAL	495 m²
L06	RESIDENTIAL	495 m²
L07	RESIDENTIAL	258 m²
L08	RESIDENTIAL	258 m²
Grand total		3893 m²

SITE AREA (NOT INCLUDING ROAD DEDICATION)
898.4m²
REQUIRED COS AREA
224.6m² [25%]
PROPOSED COS AREA
227m² [25.2%]

- Retail + Commercial
- Residential
- Communal Open Space

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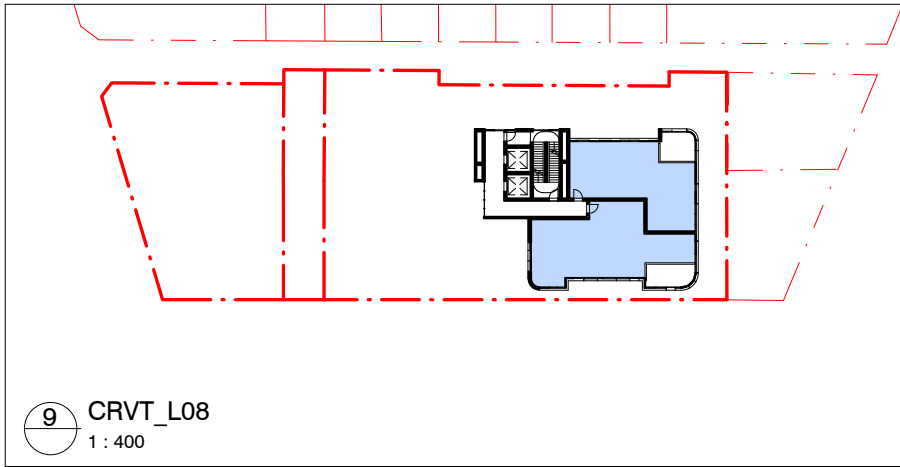
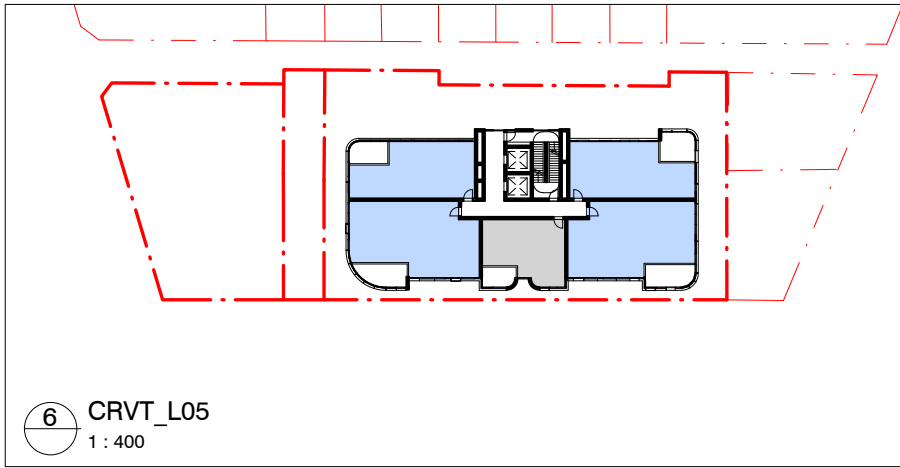
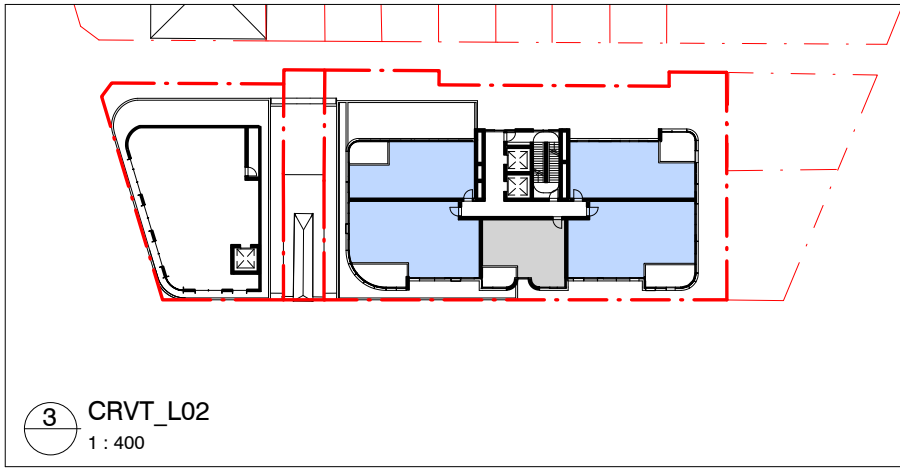
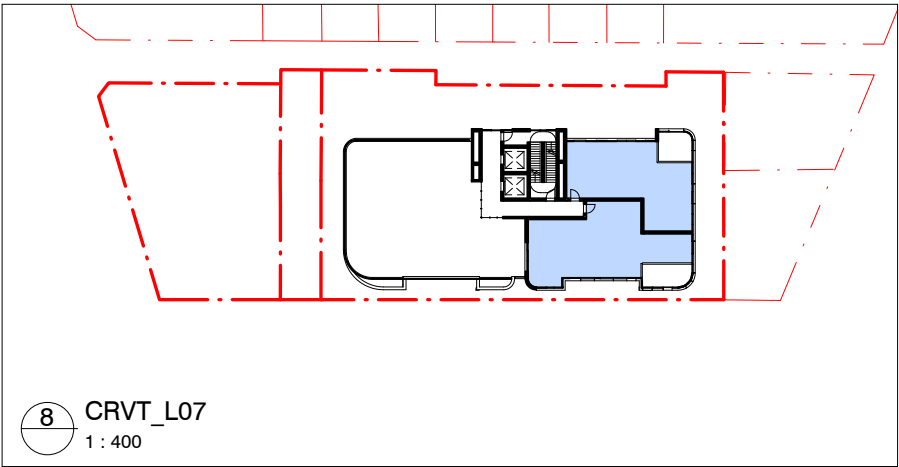
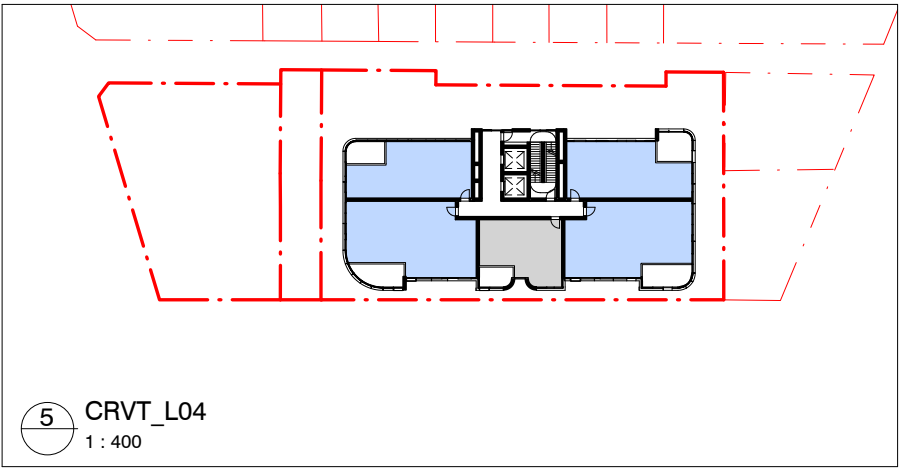
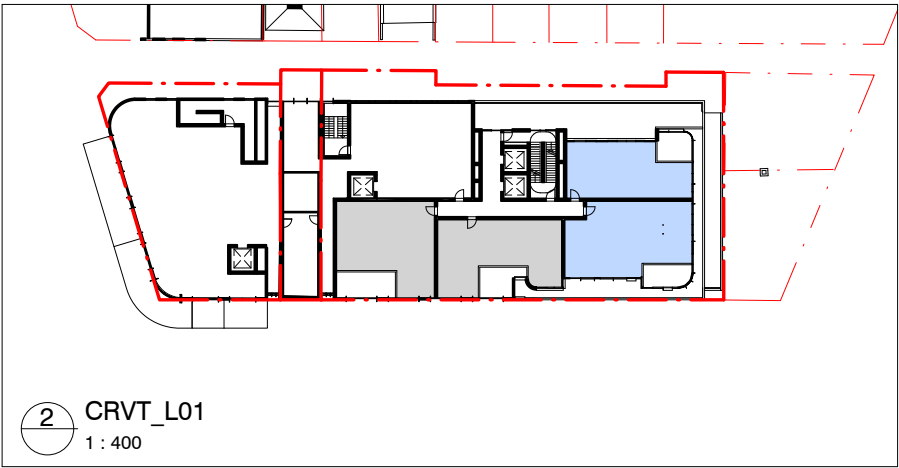
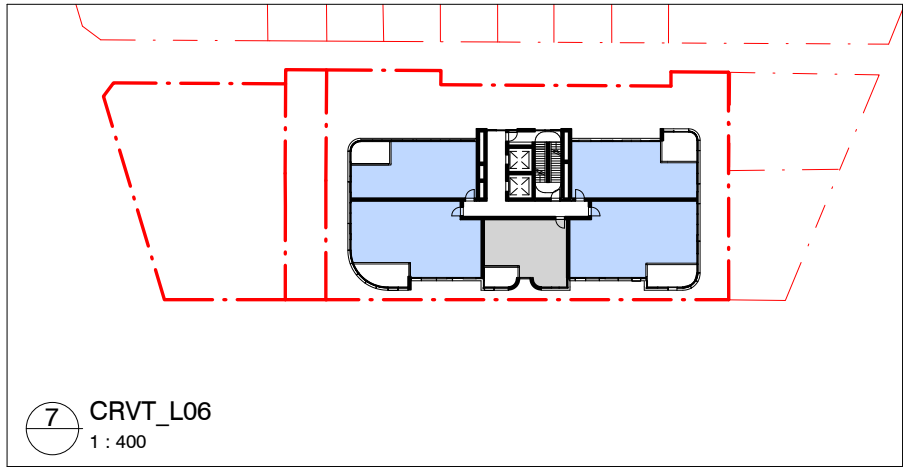
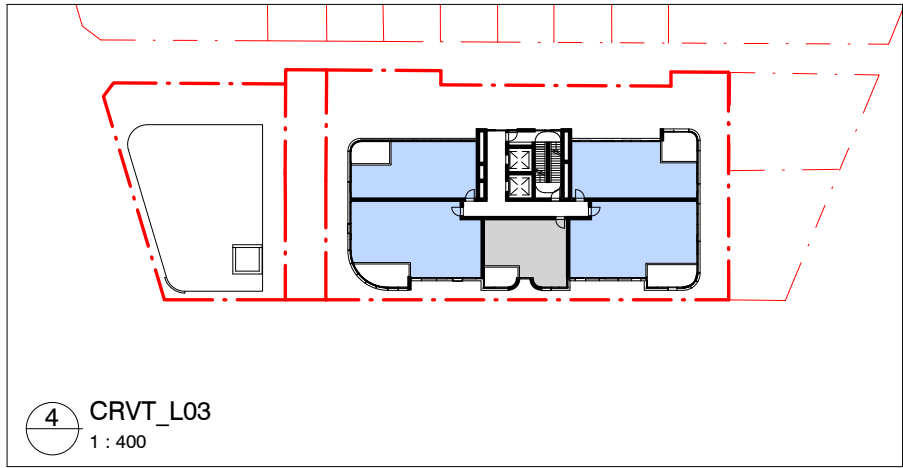
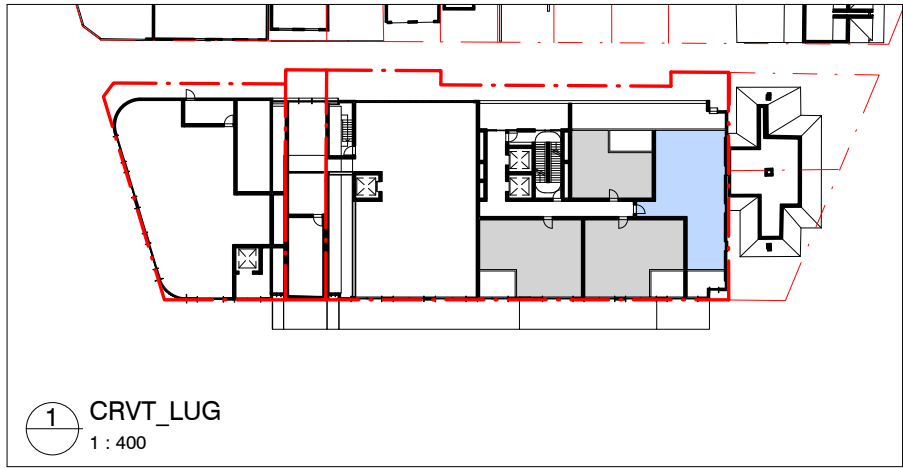


SOLAR ACCESS COMPLIANCE			
SOLAR ACCESS	NUMBER OF APARTMENTS	PERCENTAGE	ADG MINIMUM PERCENTAGE
>2h	31	84%	70%
<2h	6	16%	30%
0h	0	0	15%



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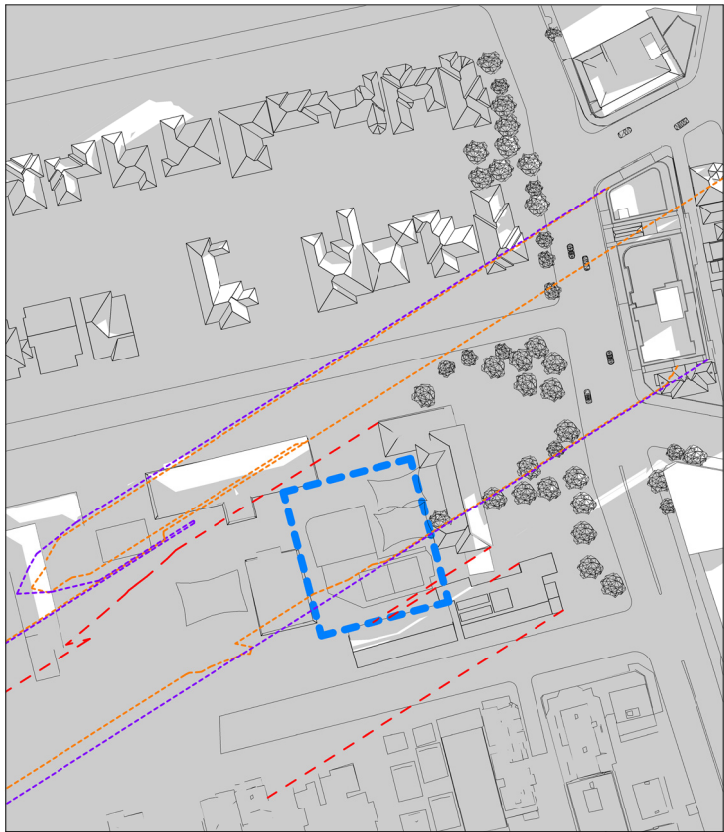


NATURAL CROSS VENTILATION COMPLIANCE (GROUND FLOOR TO LEVEL 8)			
CROSS VENTILATION	Count	PERCENTAGE	ADG MINIMUM PERCENTAGE
N	10	27%	40%
Y	27	73%	60%

	N	10	27%	40%
	Y	27	73%	60%

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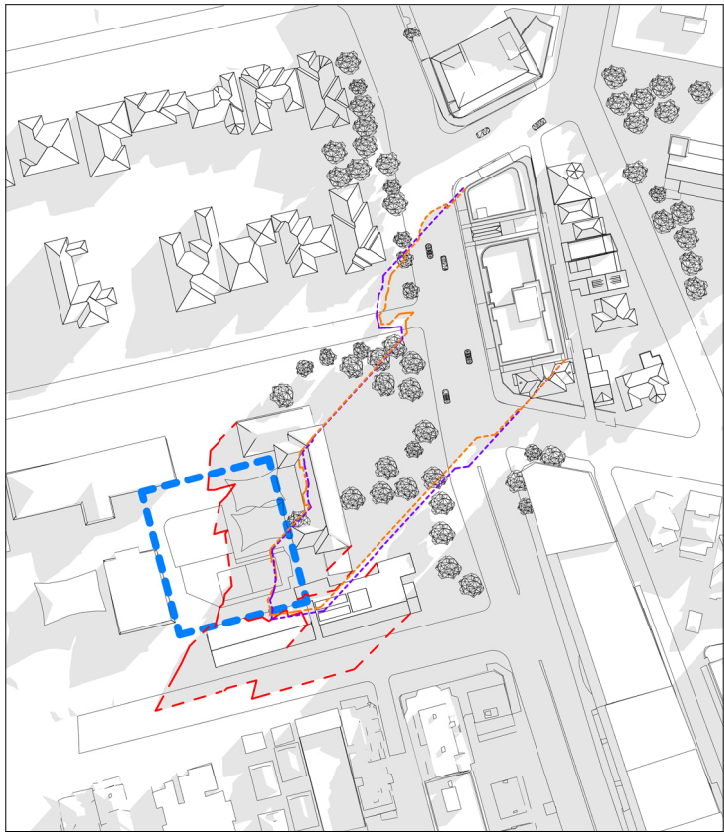
7.30am 21st of June



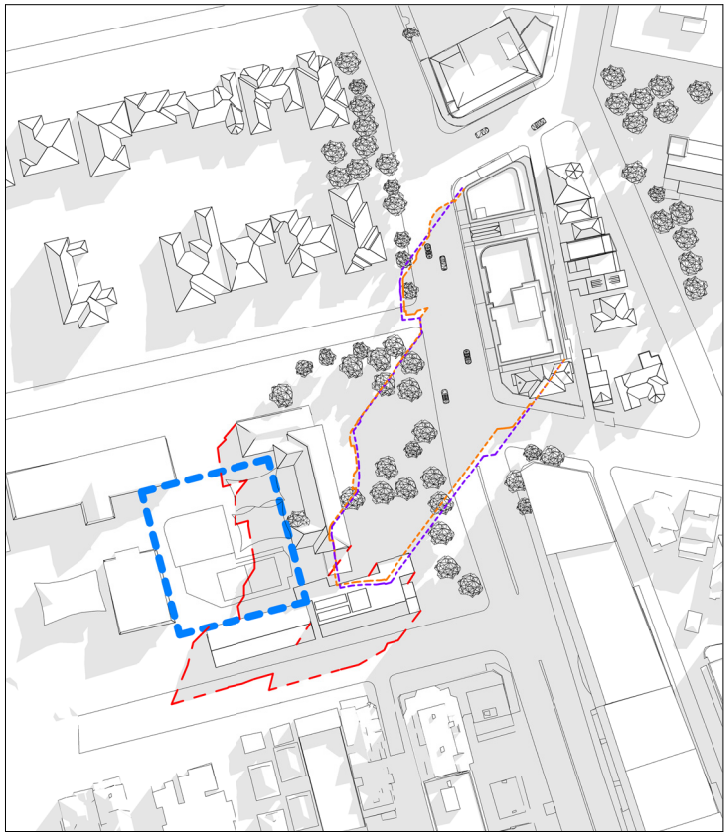
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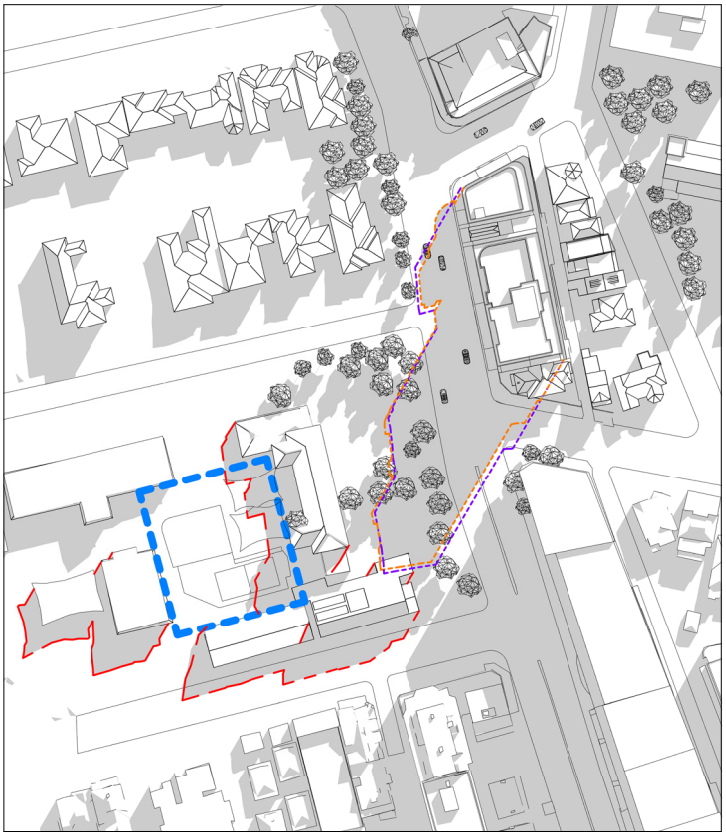
8.30am 21st of June



9am 21st of June



9:30am 21st of June



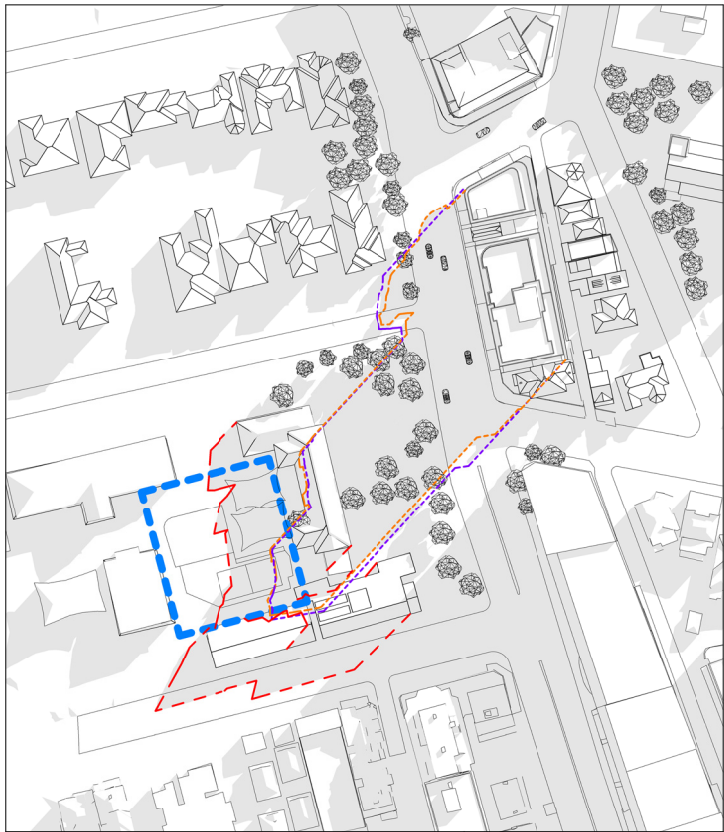
10am 21st of June

LEGEND

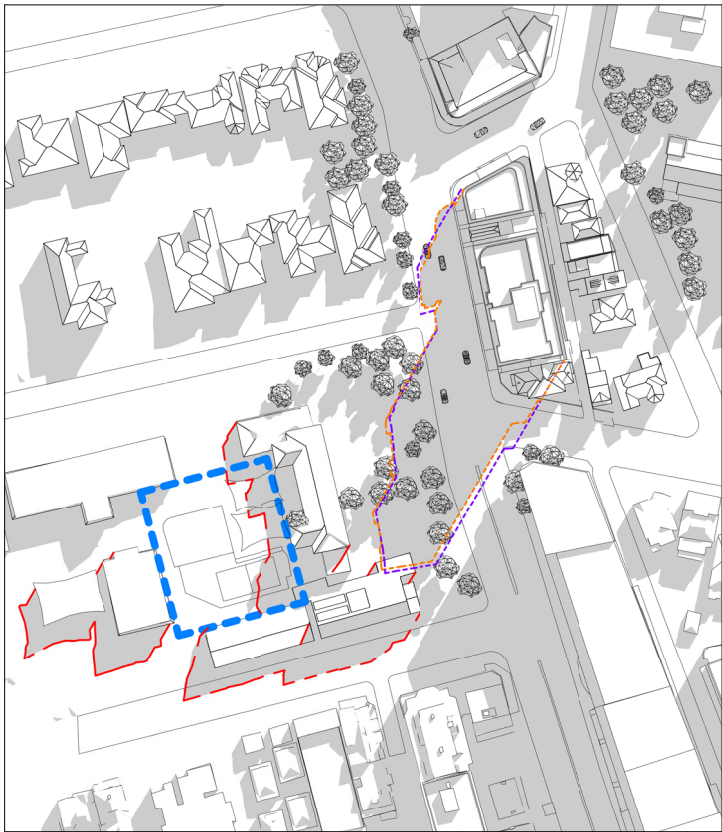
- SHADOW CAST BY EXISTING SCHOOL BUILDING
- SCHOOL PLAYGROUND OUTLINE
- SHADOW CAST BY ENVELOPE IN COUNCIL STUDY
- SHADOW CAST BY THE CURRENT FORM

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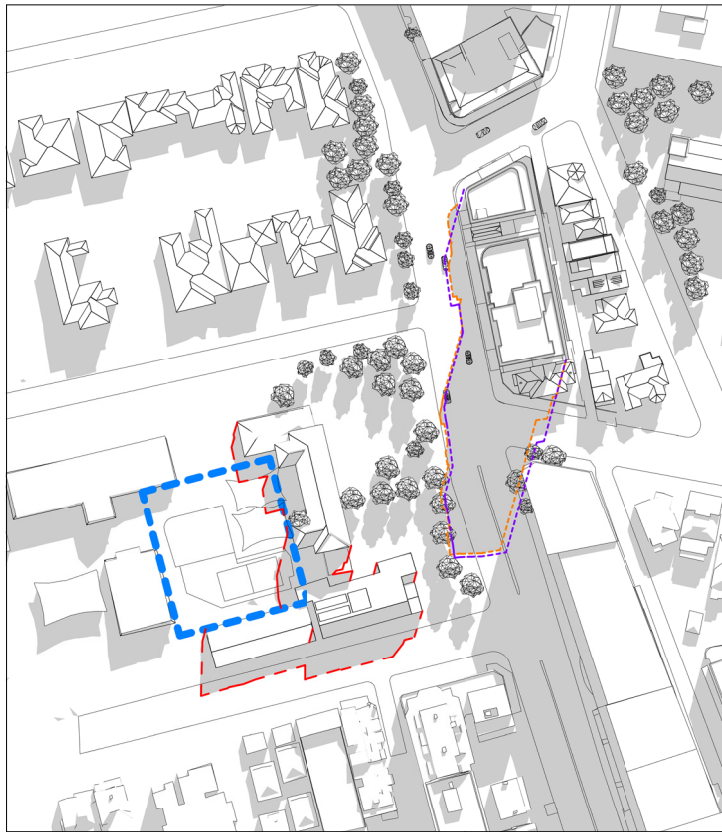
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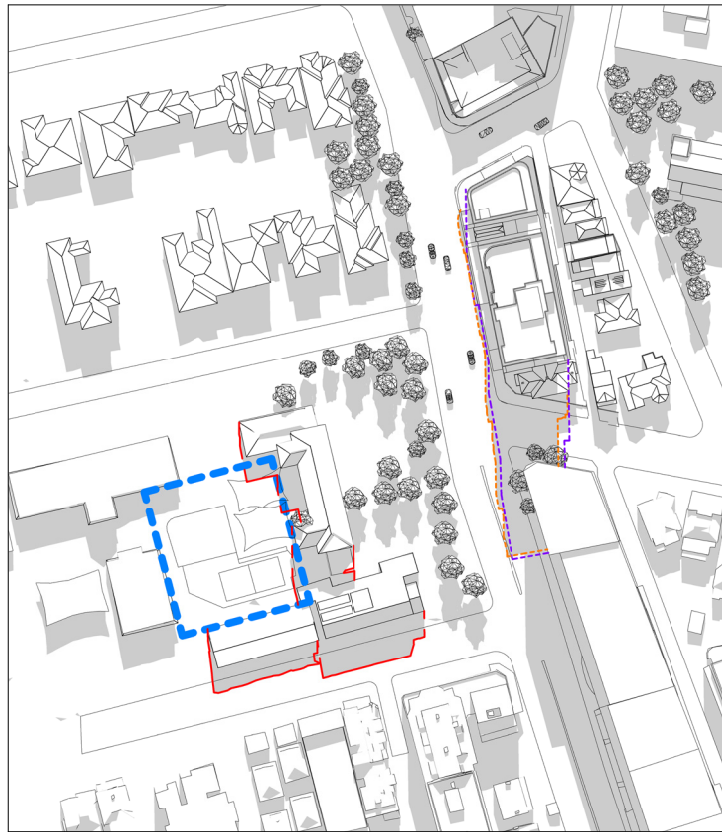
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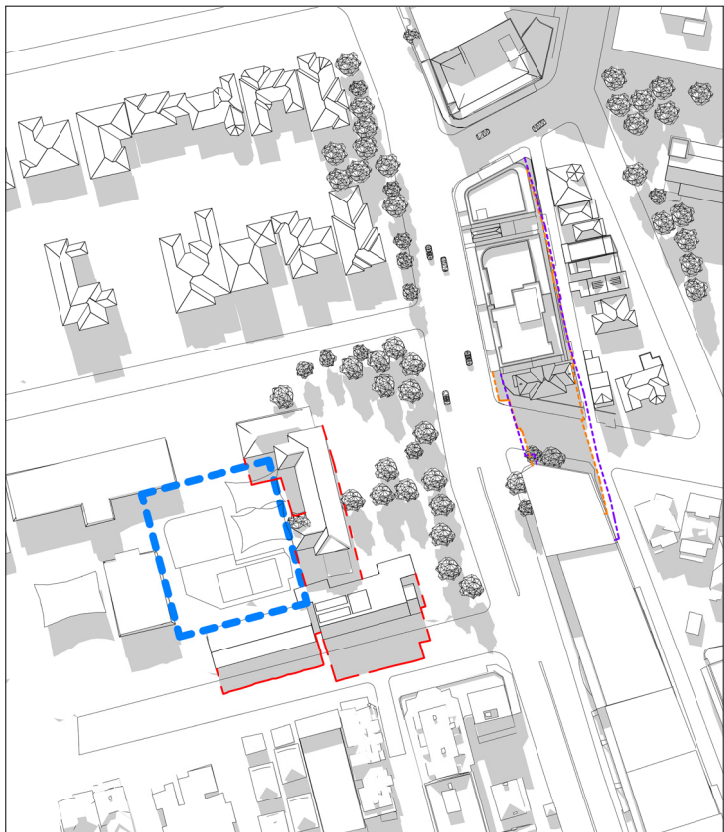
10am 21st of June



11am 21st of June



12pm 21st of June



1pm 21st of June



2pm 21st of June



3pm 21st of June

LEGEND

- SHADOW CAST BY EXISTING SCHOOL BUILDING
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Pacific Highway Precinct: Existing



Pacific Highway Precinct Proposed



Pacific Highway Precinct: Existing



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