

PTW

BUILDING ENVELOPE STUDY AND REFERENCE DESIGN

253-267 PACIFIC HIGHWAY

NORTH SYDNEY NSW 2060

PREPARED FOR LEGACY PROPERTIES

APRIL 2021 REV B





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.

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04/21	B	PRELIMINARY	PTW Architects

File Path:

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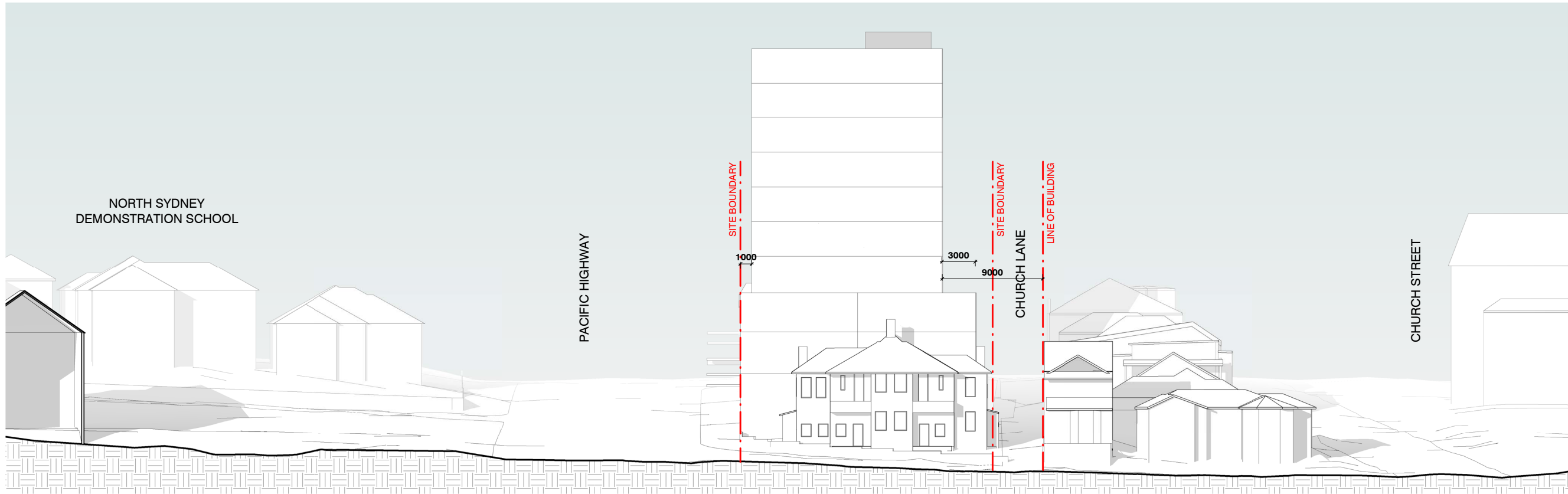


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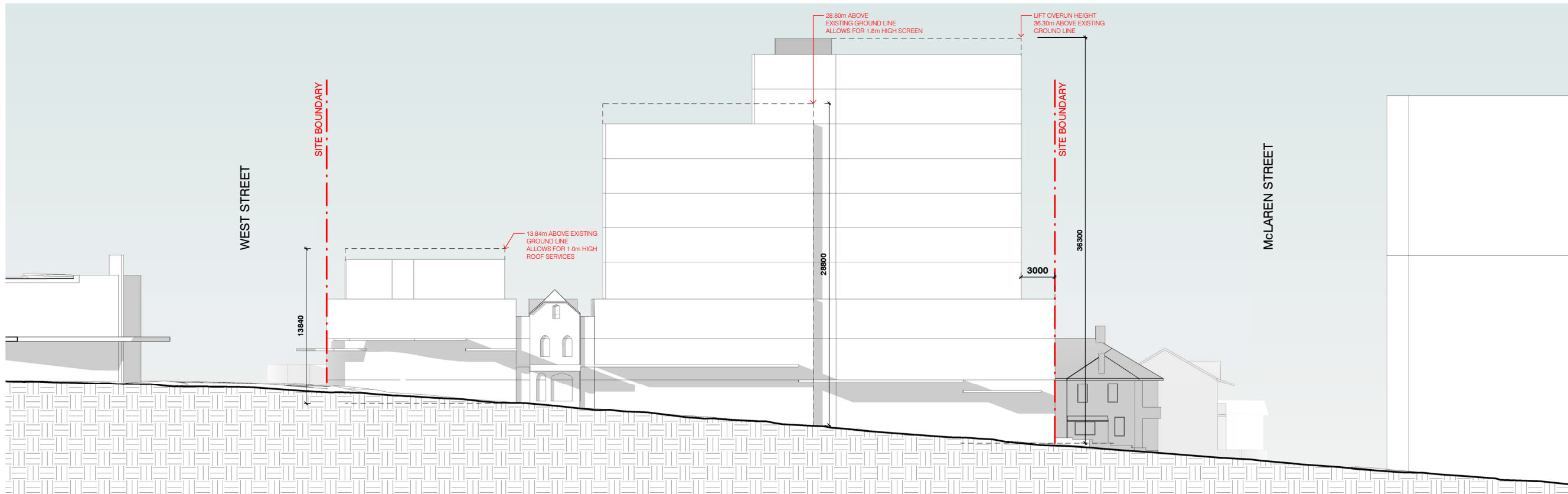
01

BUILDING ENVELOPE



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

---	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	RL	92.573	▽

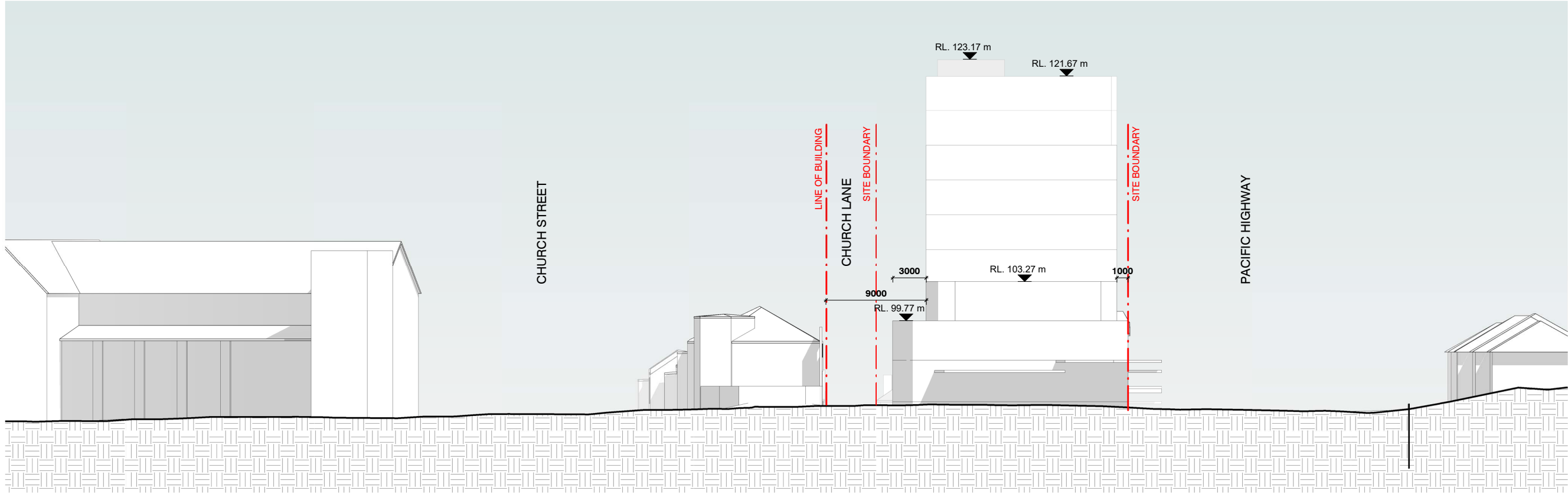


2 WEST ELEVATION (PACIFIC HIGHWAY) - ENVELOPE
1 : 200

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---	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	RL	92.573	▽
---	L00+LG	RL	86.370	▽
---	B01	RL	83.370	▽

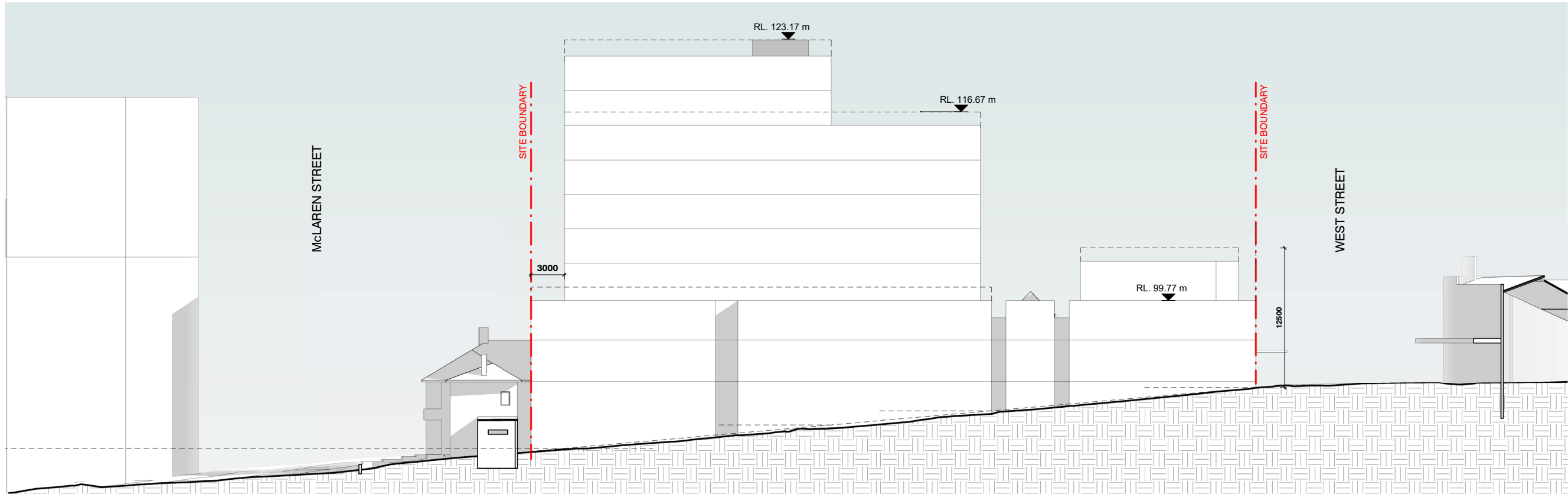
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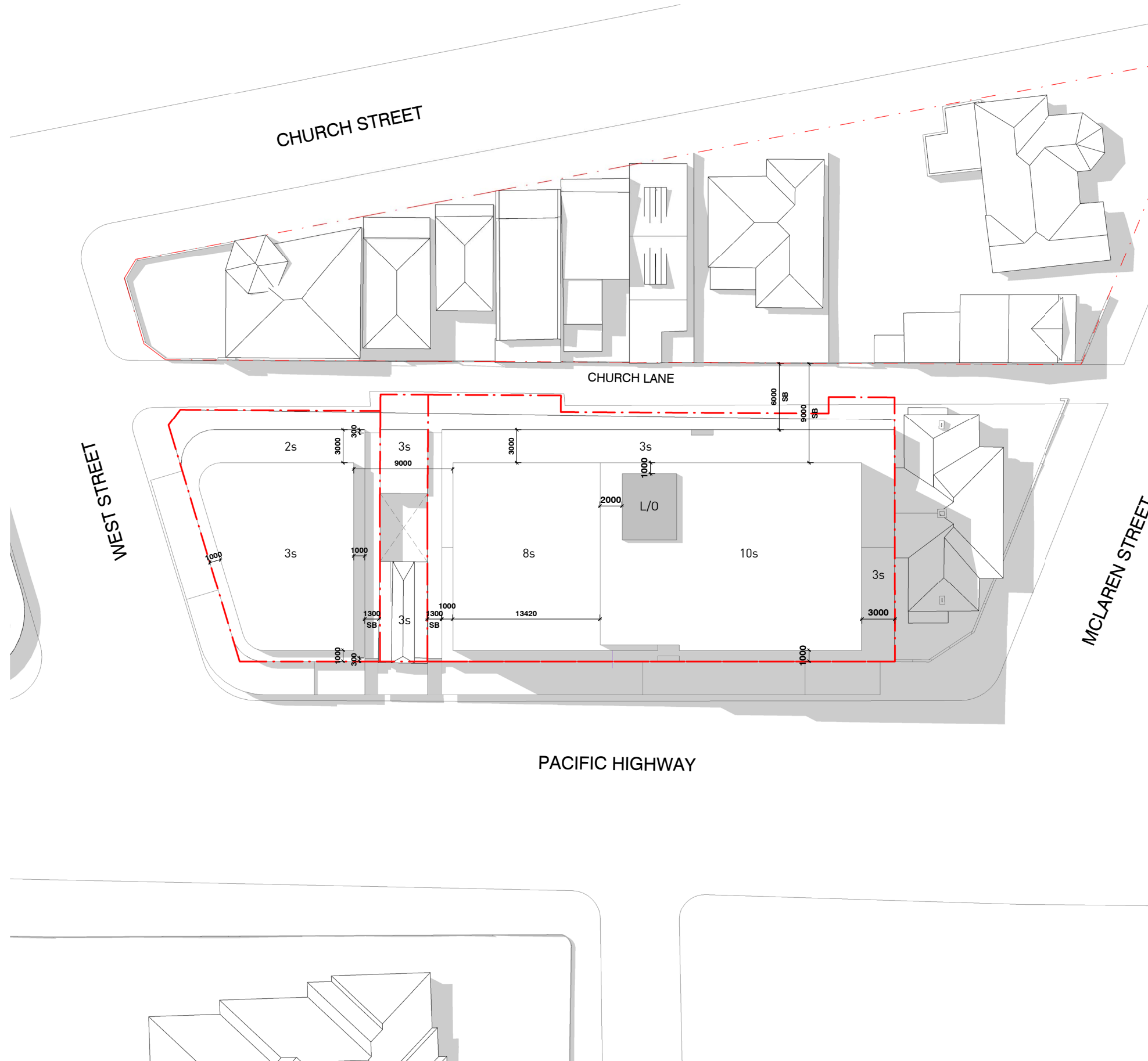
- L10_RL_124.773
- L09_RL_121.673
- L08_RL_118.573
- L07_RL_115.473
- L06_RL_112.373
- L05_RL_109.273
- L04_RL_106.173
- L03_RL_103.073
- L02_RL_99.773
- L01_RL_96.273
- L00_RL_92.573

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



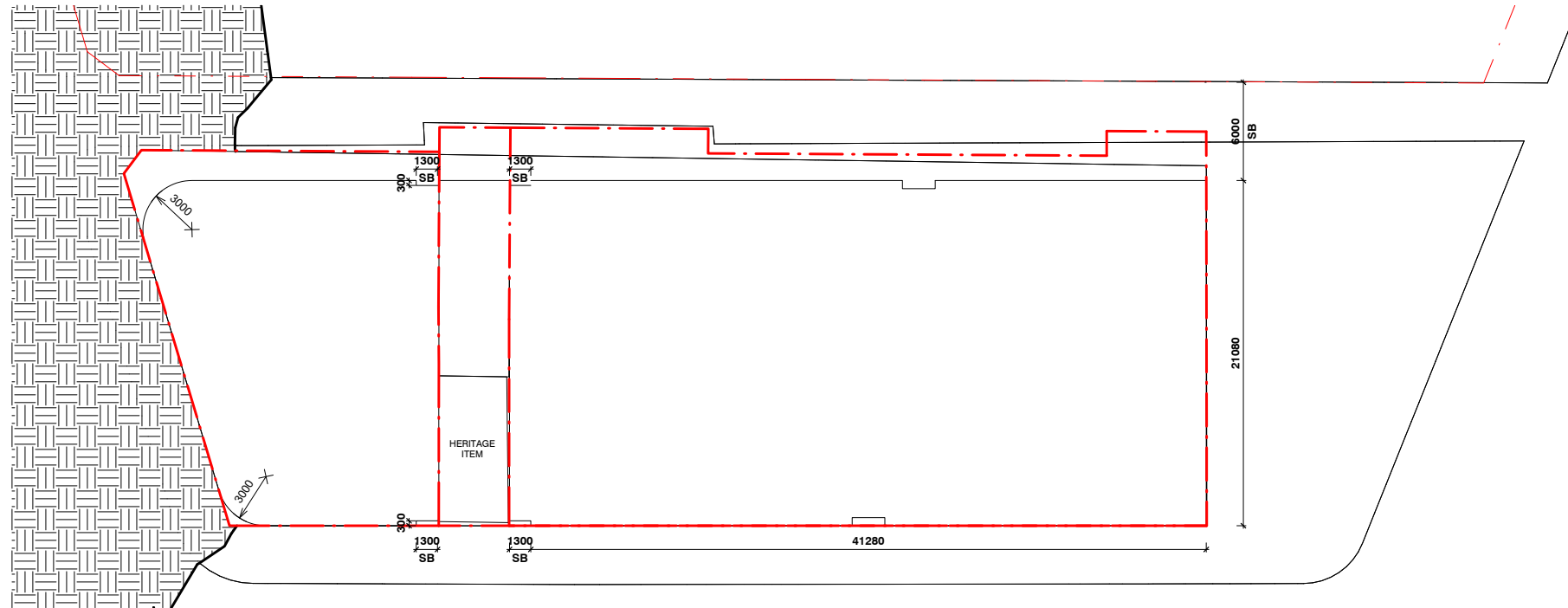
- L10_RL_124.773
- L09_RL_121.673
- L08_RL_118.573
- L07_RL_115.473
- L06_RL_112.373
- L05_RL_109.273
- L04_RL_106.173
- L03_RL_103.073
- L02_RL_99.773
- L01_RL_96.273
- L00_RL_92.573
- L00a-LG_RL_86.370

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

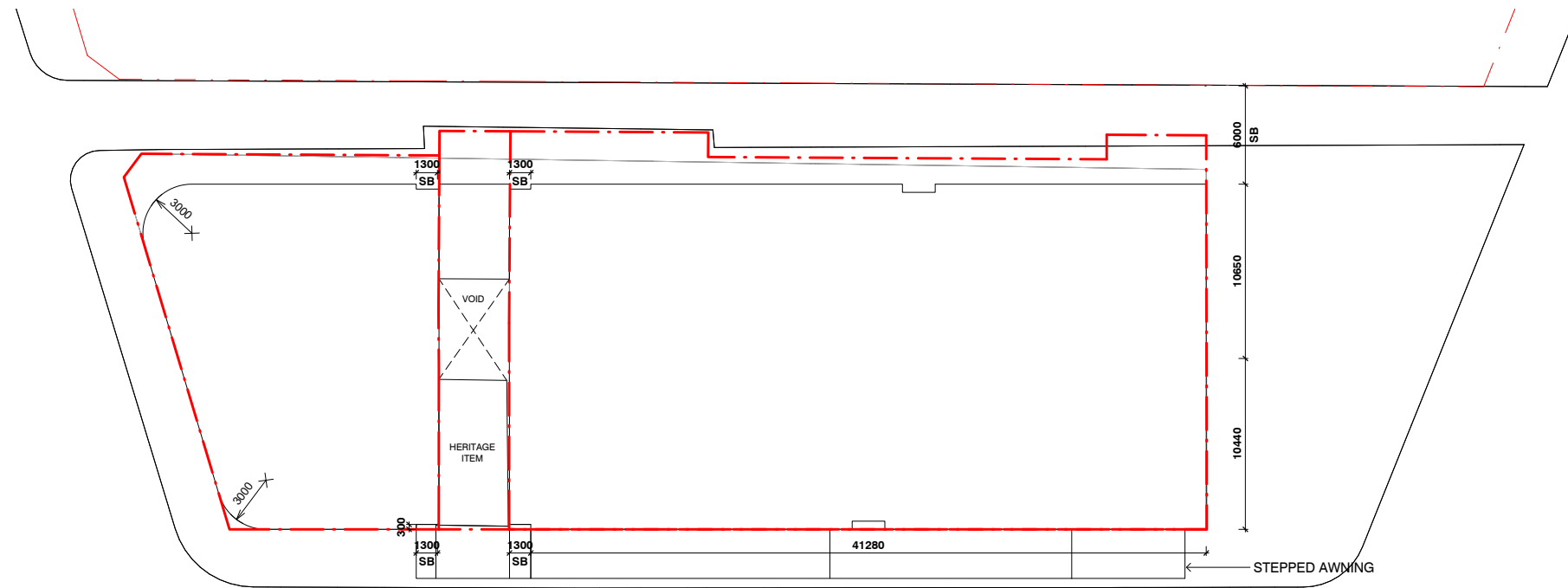


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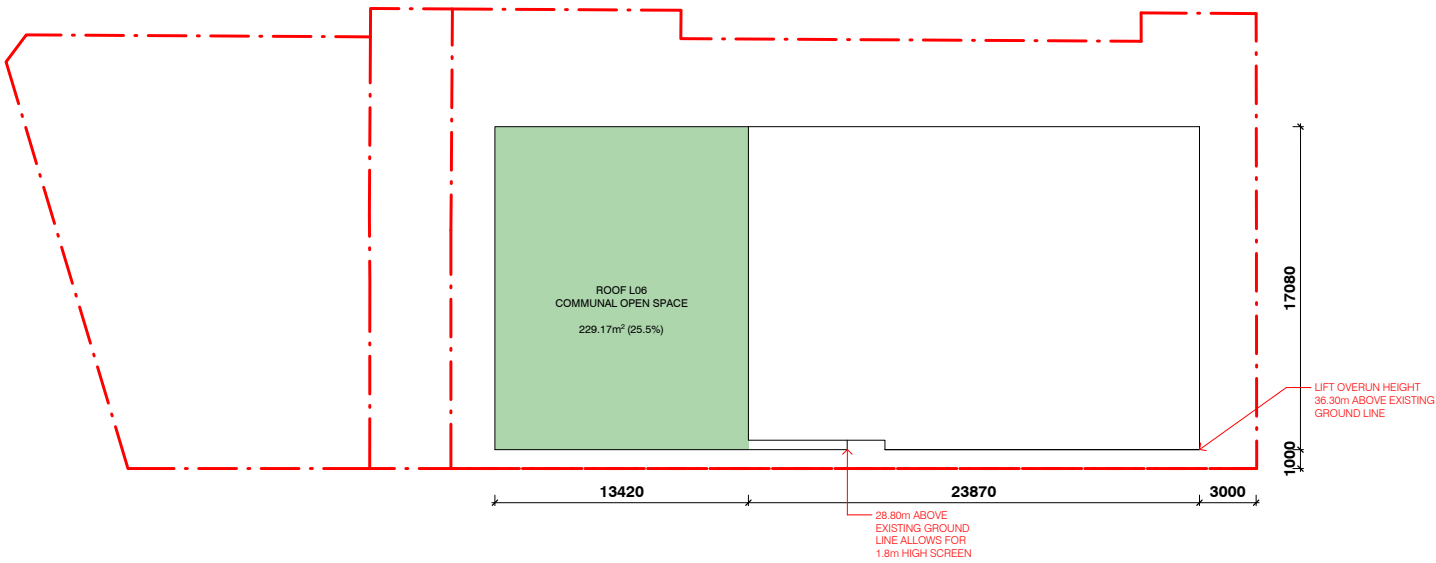
1 ENVELOPE PLAN LOWER GROUND
1 : 200



2 ENVELOPE PLAN L00 (UPPER GROUND) & L01
1 : 200



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1 ENVELOPE PLAN L07-08
1 : 200

TOTAL SITE AREA
1468.7m²

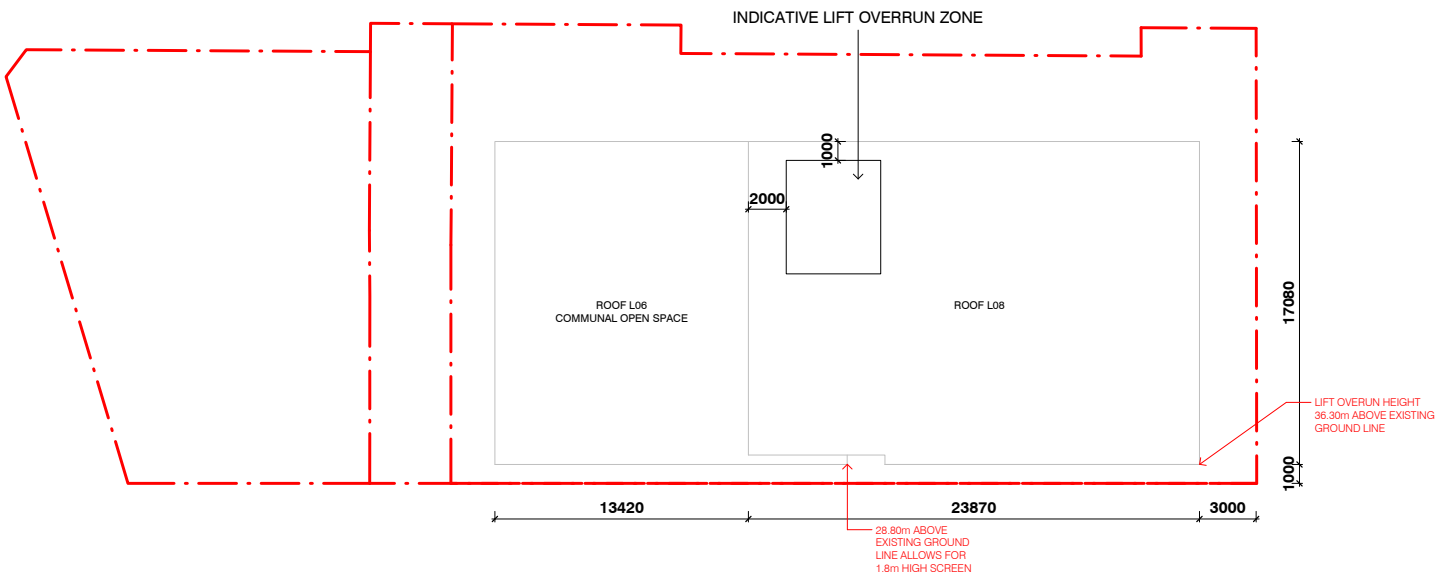
SITE AREA WITH RESIDENTIAL BUILDING
993.9m²

ROAD DEDICATION AREA
95.5m²

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

REQUIRED COS AREA
224.6m² (25%)

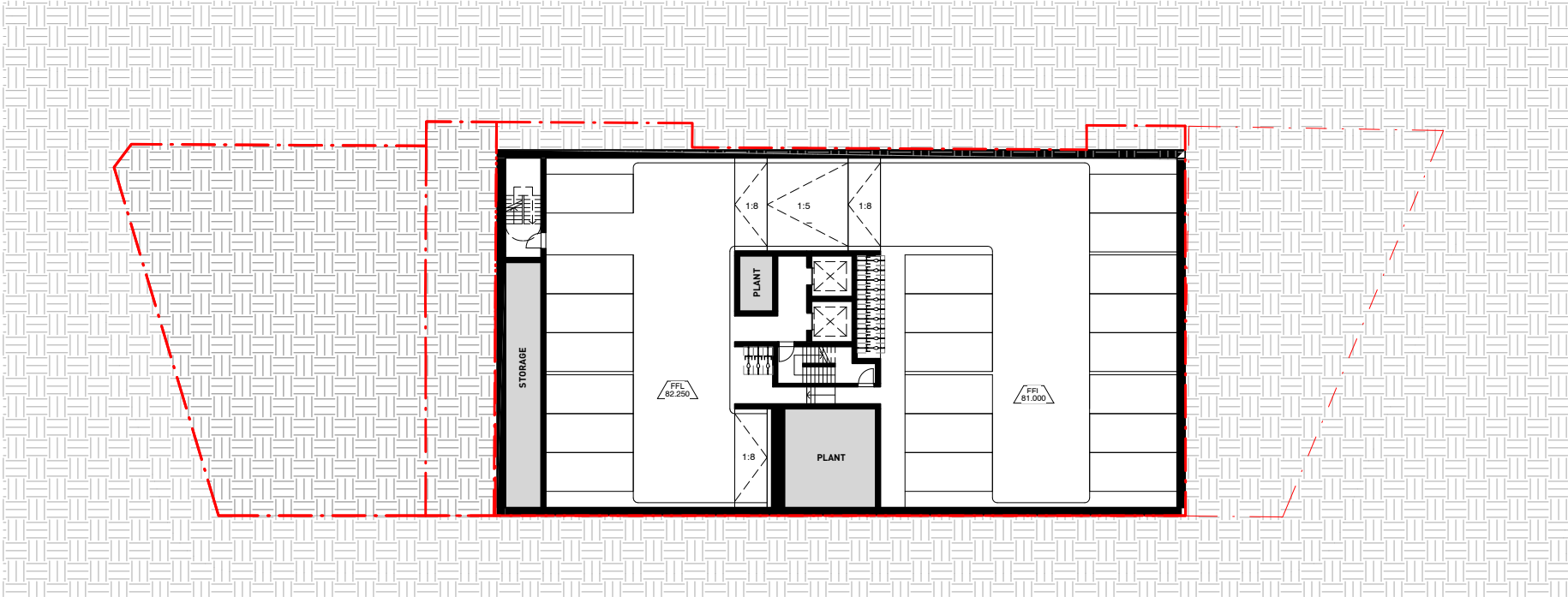
PROPOSED COS AREA (ENVELOPE)
229.17m² (25.5%)



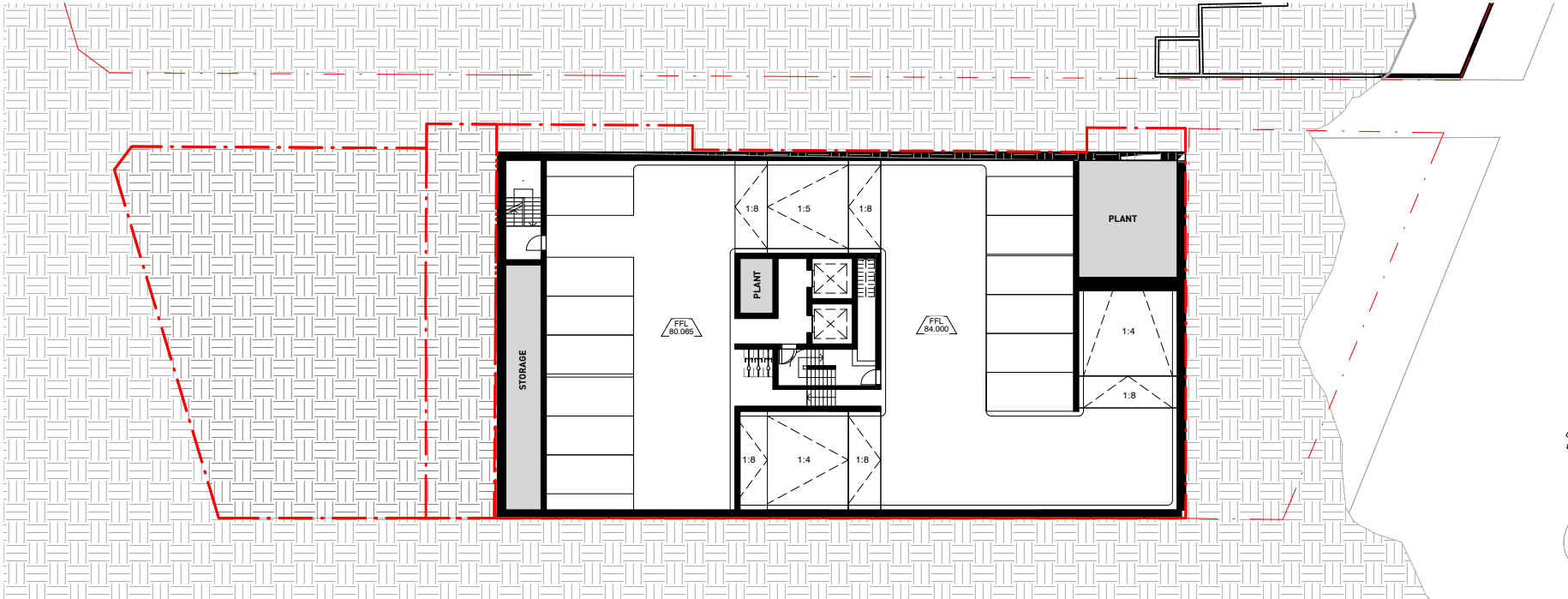
2 ENVELOPE PLAN ROOF
1 : 200

02

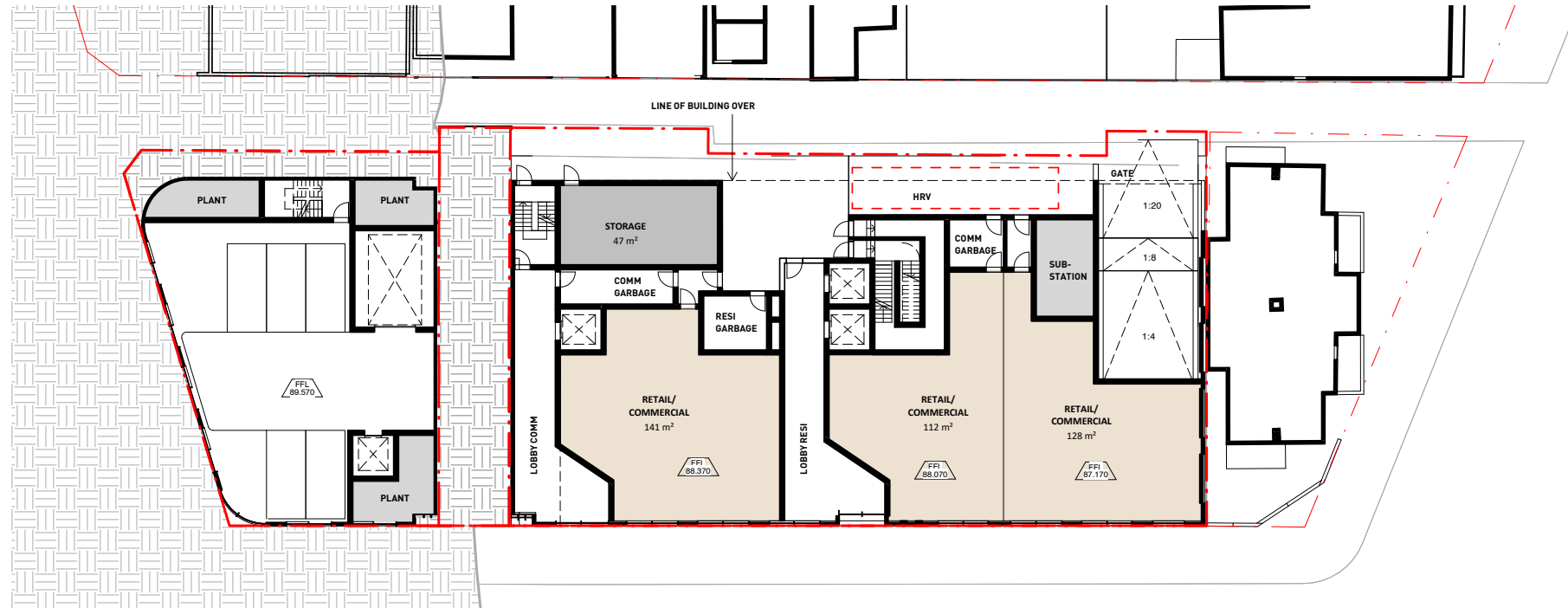
**REFERENCE
DESIGN**



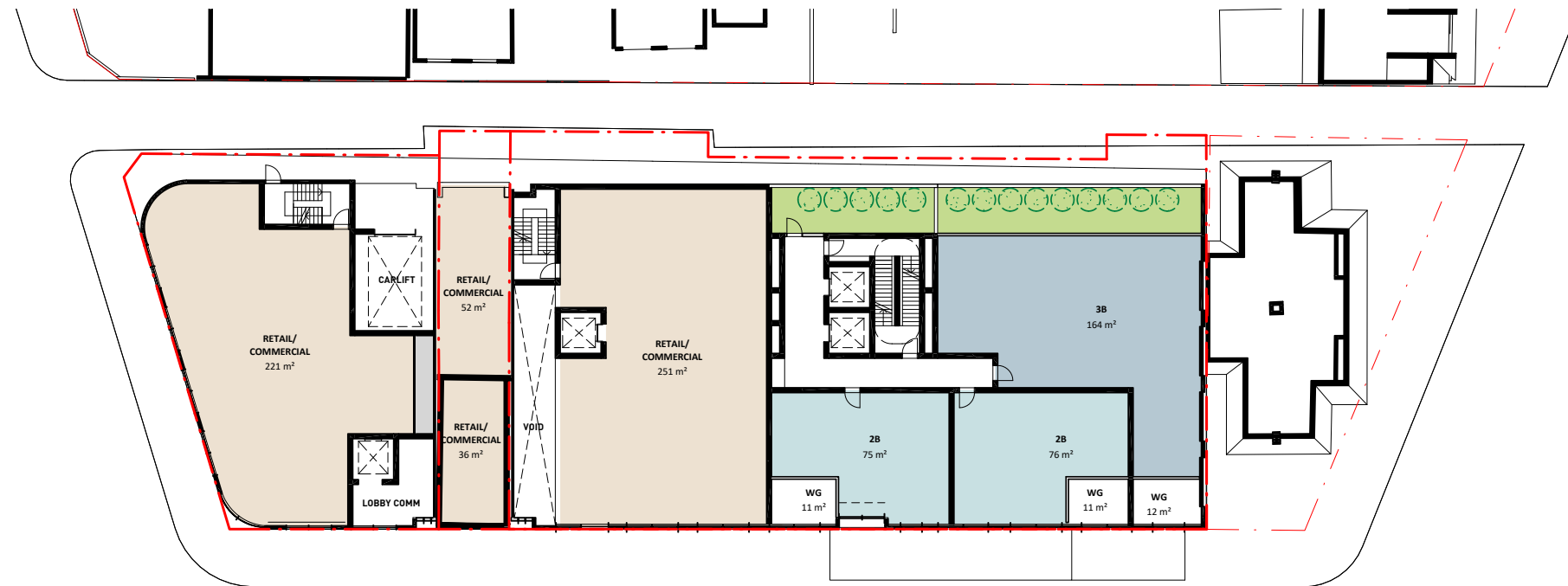
1 BASEMENT 02 PLAN
1 : 200



2 BASEMENT 01 PLAN
1 : 200

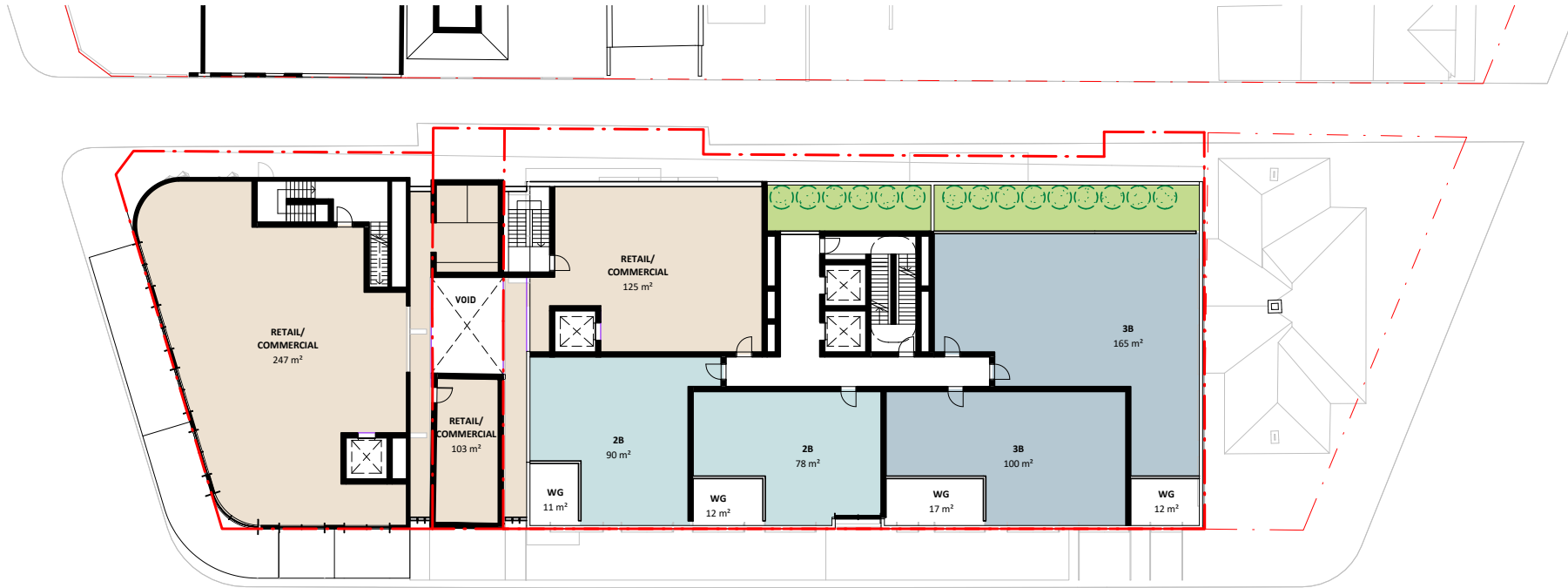


1 LOWER GROUND PLAN
1 : 200

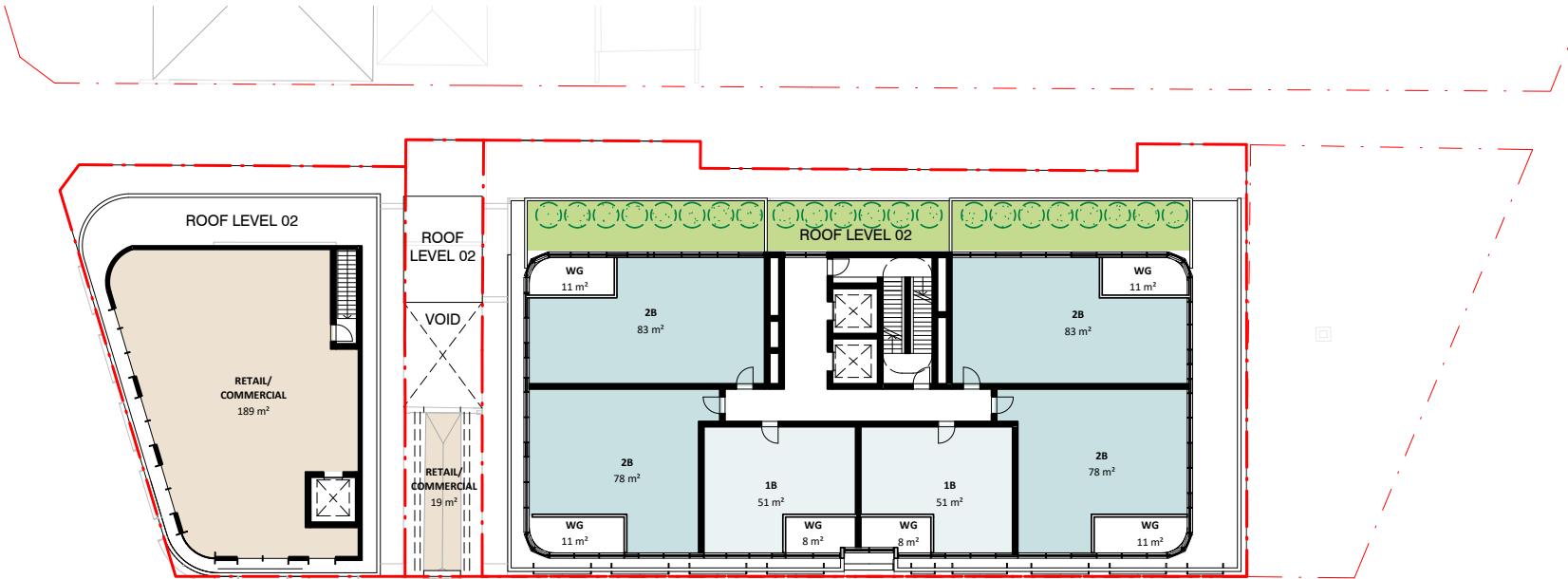


2 UPPER GROUND PLAN
1 : 200

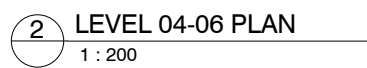
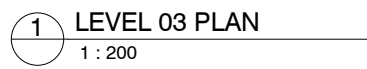


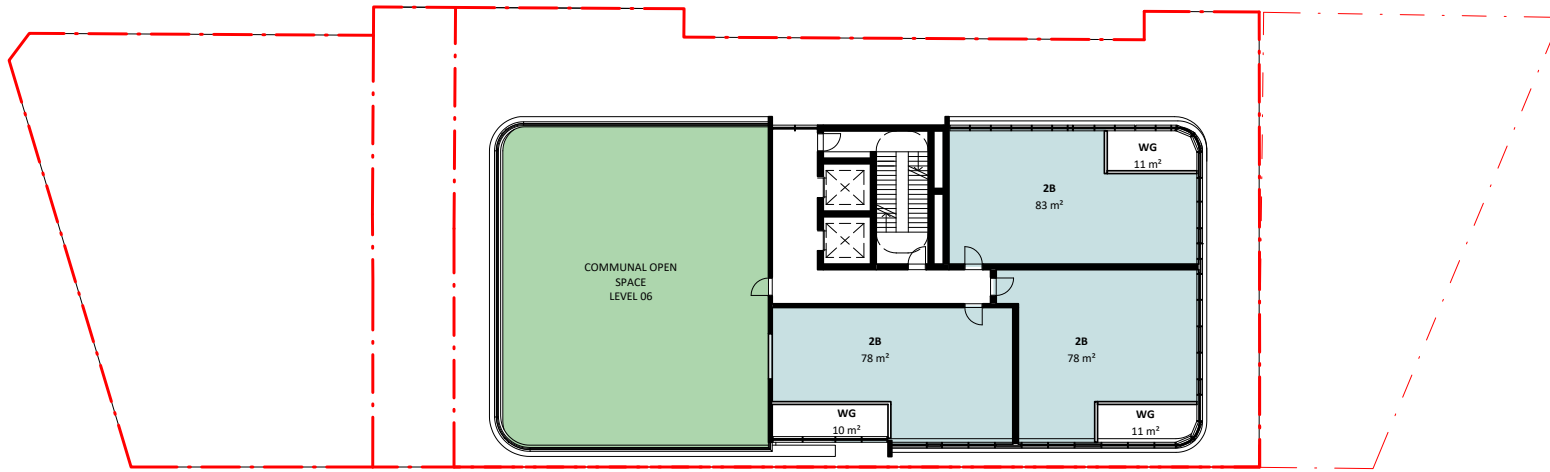


1 LEVEL 01 PLAN
1 : 200

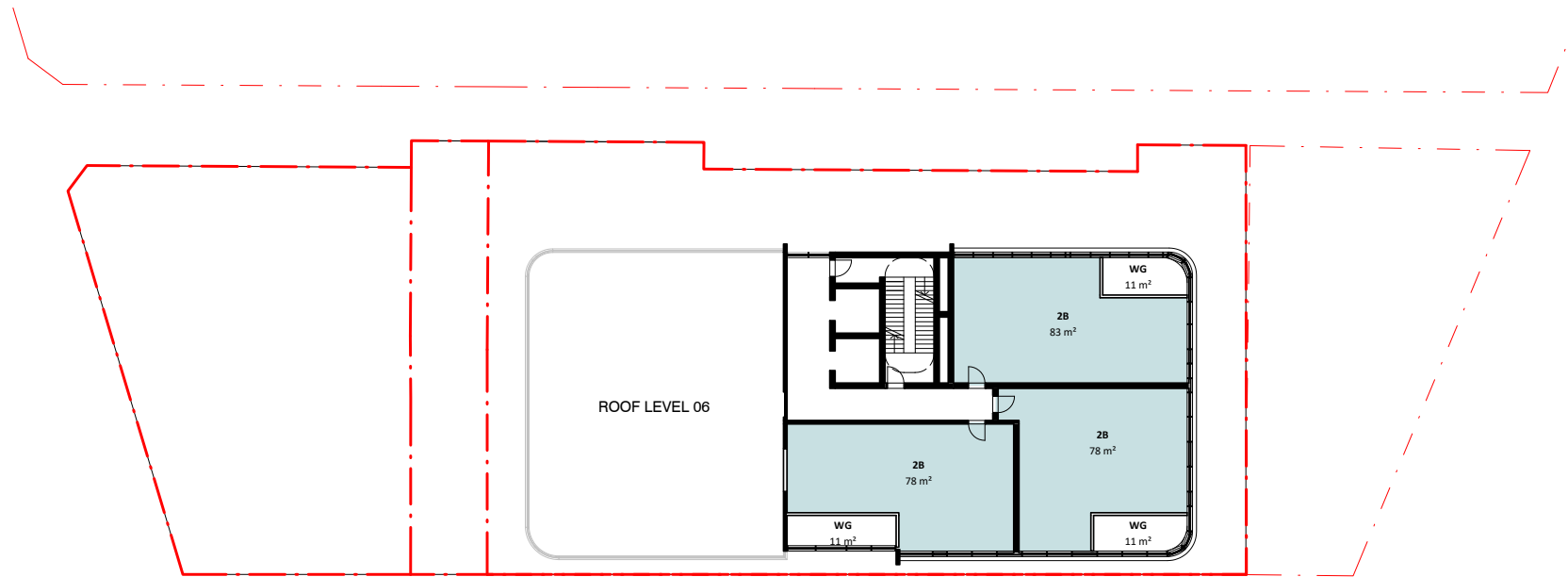


2 LEVEL 02 PLAN
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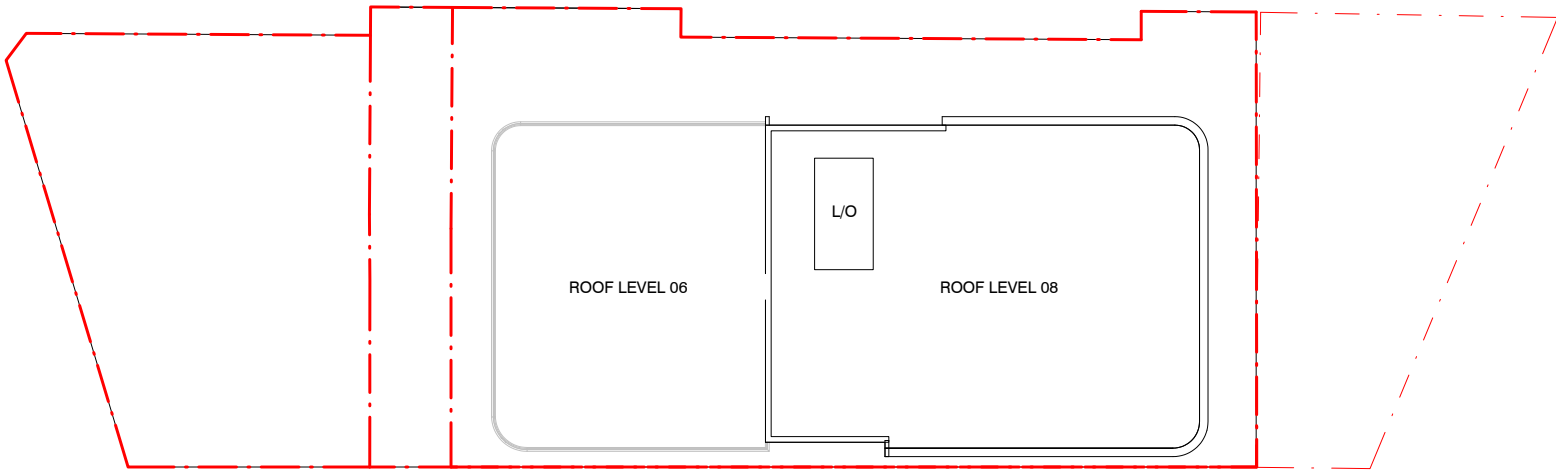




1 LEVEL 07 PLAN
1 : 200



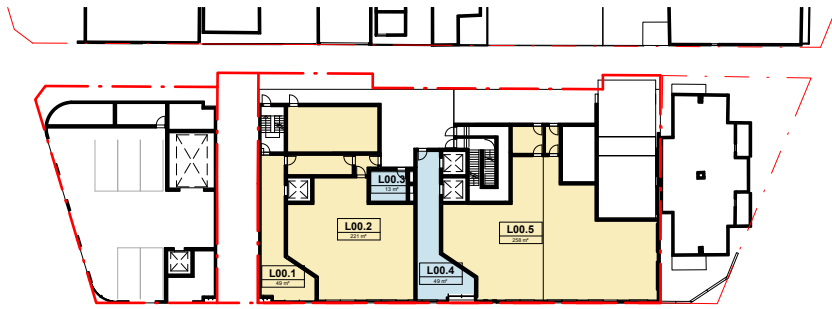
3 LEVEL 08 PLAN
1 : 200



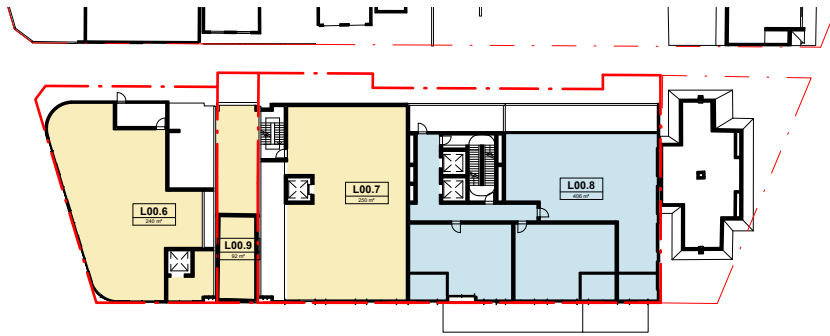
1 ROOF PLAN
1 : 200

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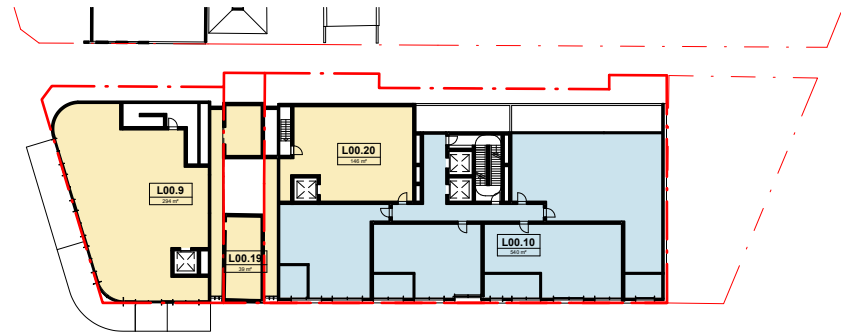




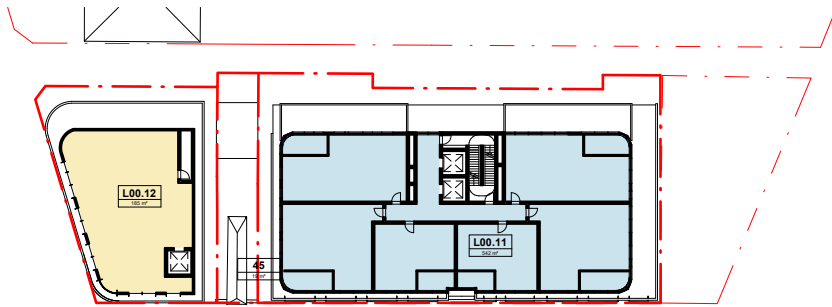
1 GFA_LLГ
1 : 400



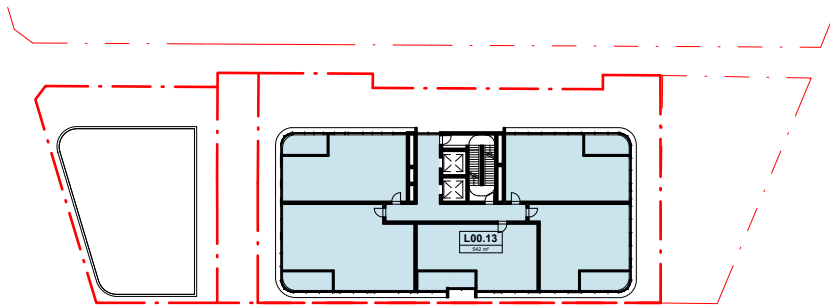
2 GFA_LUG
1 : 400



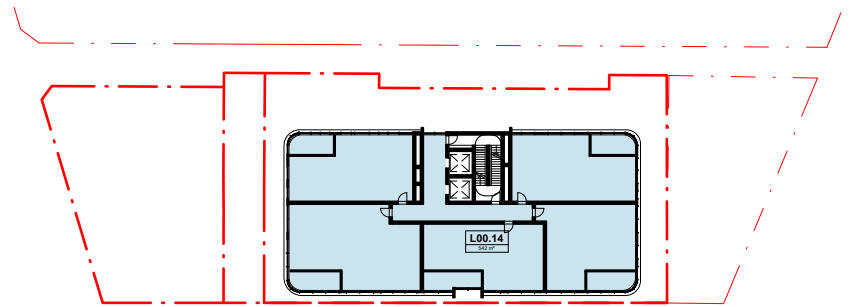
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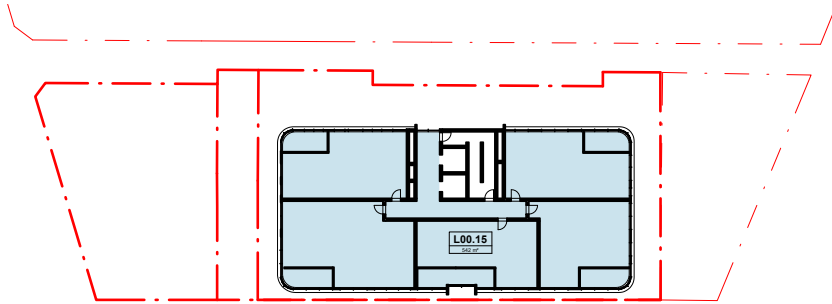
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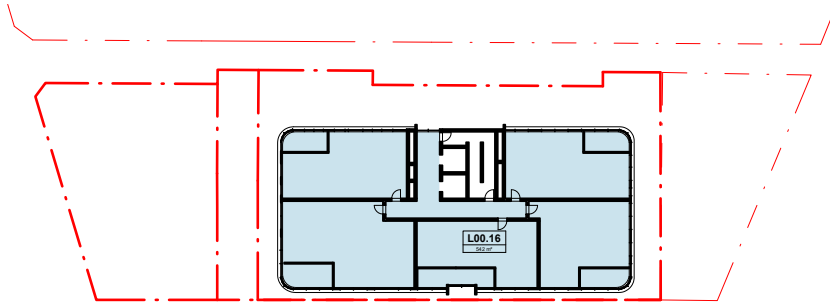
5 GFA_L03
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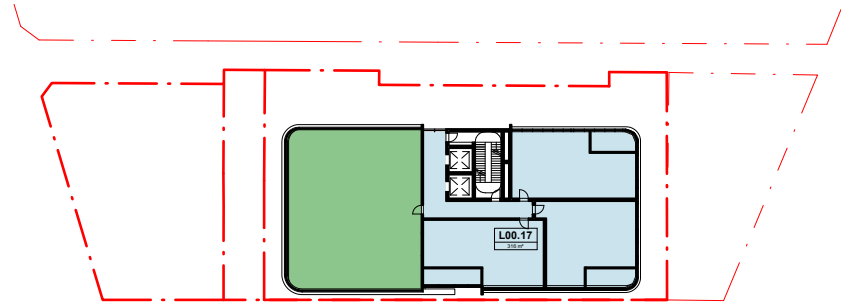
6 GFA_L04
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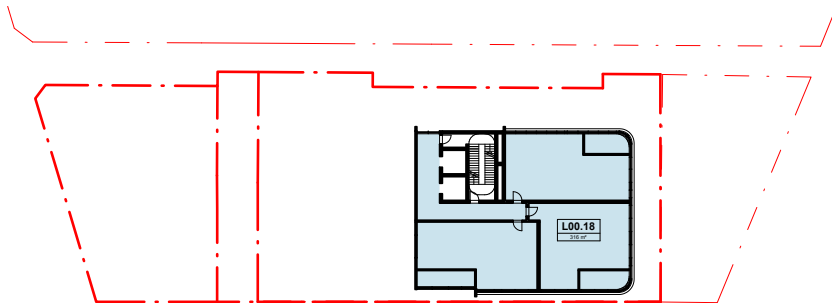
7 GFA_L05
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8 GFA_L06
1 : 400



9 GFA_L07
1 : 400



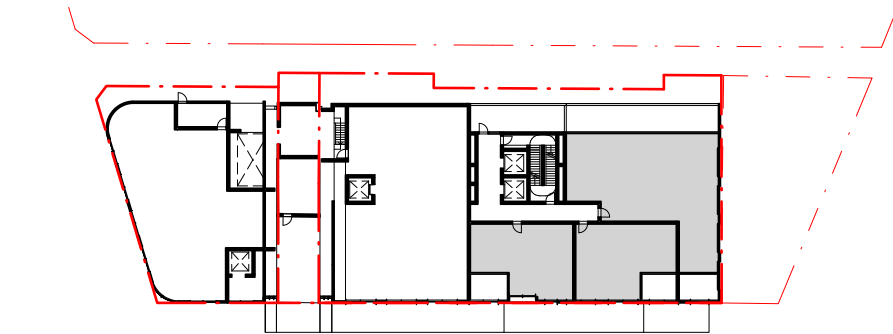
10 GFA_L08
1 : 400

AREA_GFA (Commercial Including Retail)			
Level	Area Level	Area Type	FSR
L00	582 m²	RETAIL	0.40
L00a-LG	527 m²	RETAIL	0.36
L01	479 m²	RETAIL	0.33
L02	204 m²	RETAIL	0.14
Grand total	1792 m²		1.22

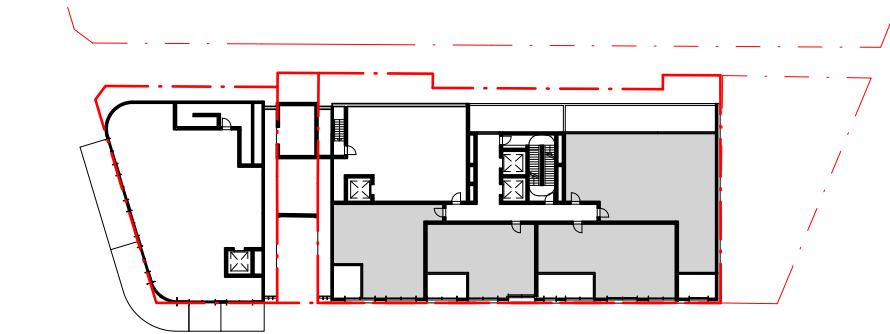
AREA_GFA(Residential)			
Level	Area Level	Area Type	FSR
L00	406 m²	RESIDENTIAL	0.28
L00a-LG	62 m²	RESIDENTIAL	0.04
L01	540 m²	RESIDENTIAL	0.37
L02	542 m²	RESIDENTIAL	0.37
L03	542 m²	RESIDENTIAL	0.37
L04	542 m²	RESIDENTIAL	0.37
L05	542 m²	RESIDENTIAL	0.37
L06	542 m²	RESIDENTIAL	0.37
L07	316 m²	RESIDENTIAL	0.22
L08	316 m²	RESIDENTIAL	0.22
Grand total	4351 m²		2.96

SITE AREA (NOT INCLUDING ROAD DEDICATION)
898.4m²
REQUIRED COS AREA
224.6m² (25%)
PROPOSED COS AREA
244.5m² (27.2%)

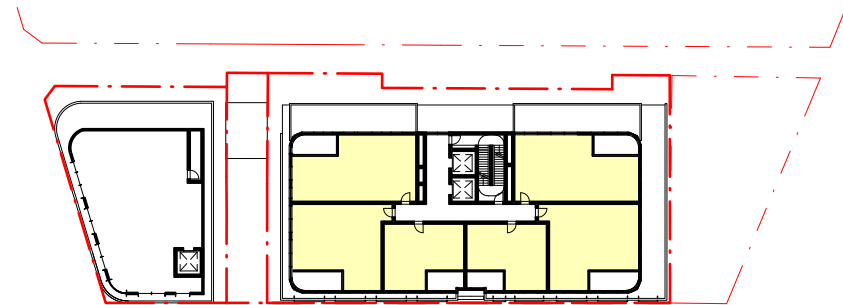
■ Retail + Commercial
■ Residential
■ Communal Open Space



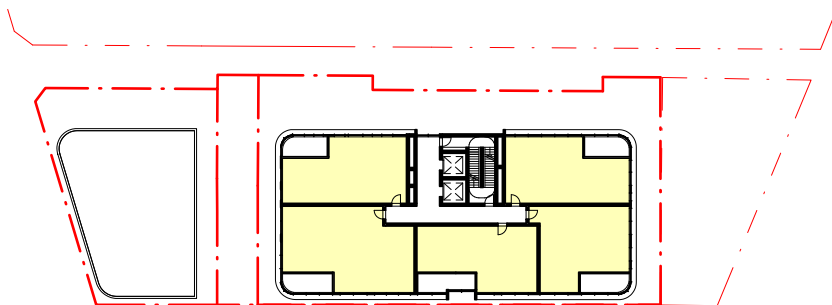
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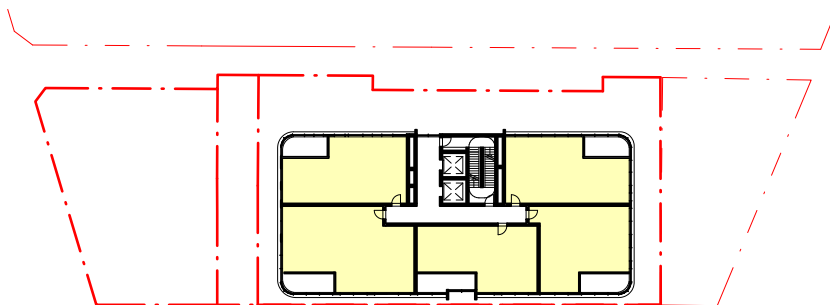
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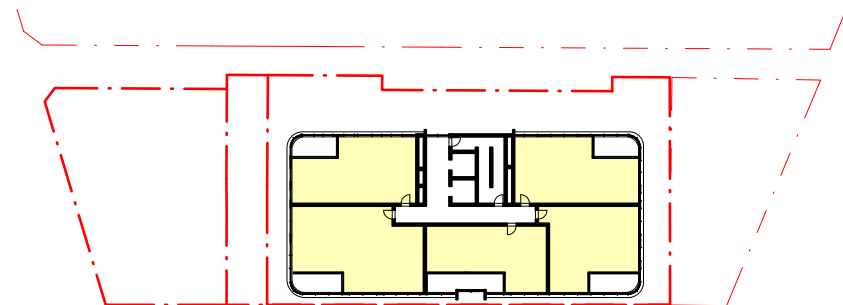
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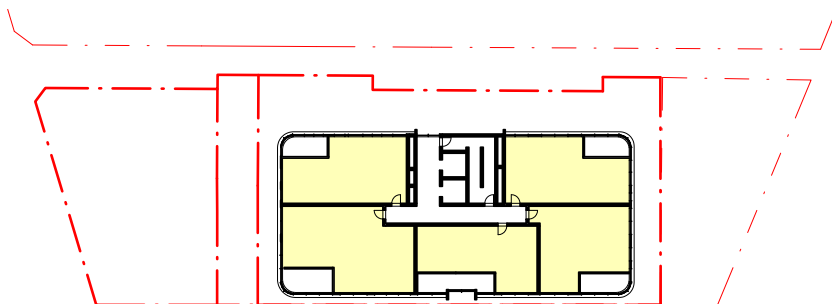
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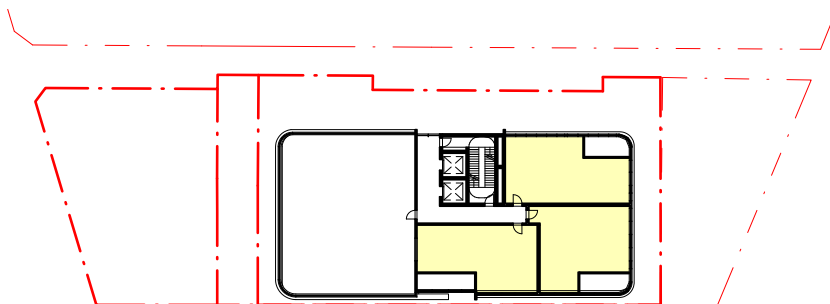
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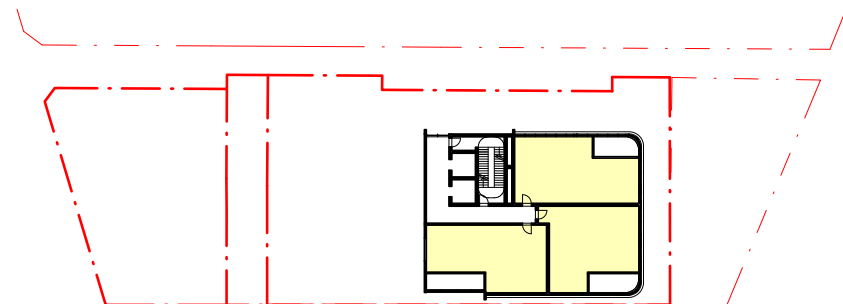
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7 SOLA_L06
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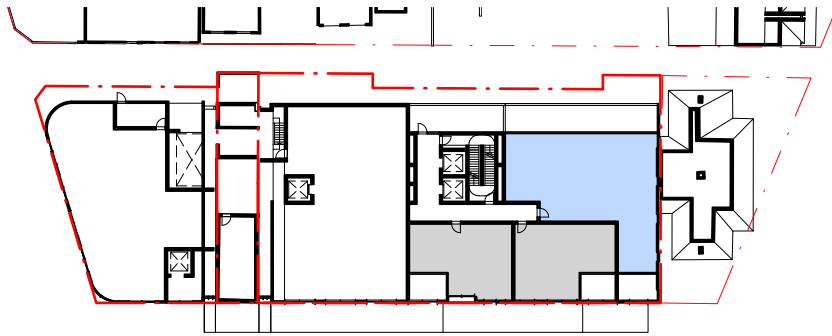
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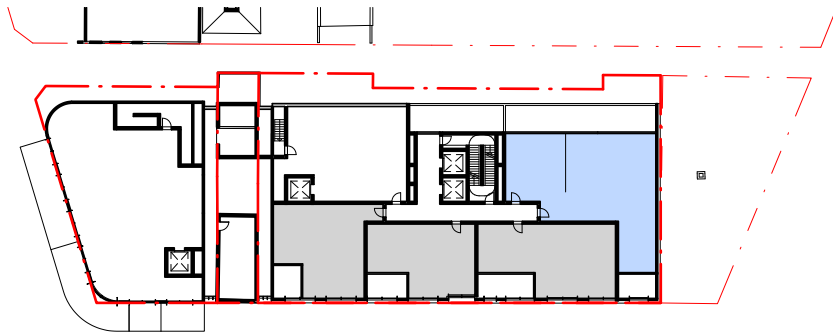
9 SOLA_L08
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SOLAR ACCESS COMPLIANCE		
SOLAR ACCESS	NUMBER OF APARTMENTS	PERCENTAGE
<2h	7	18%
>2h	32	82%

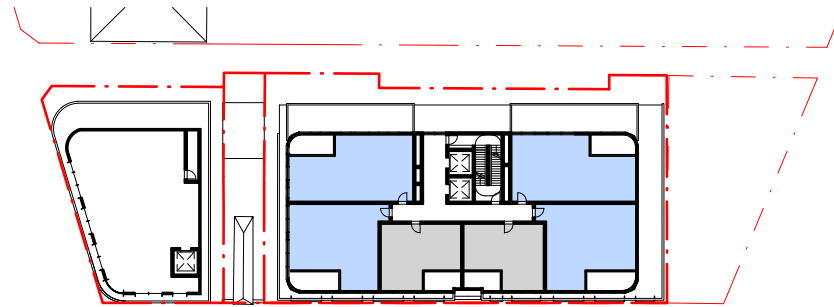




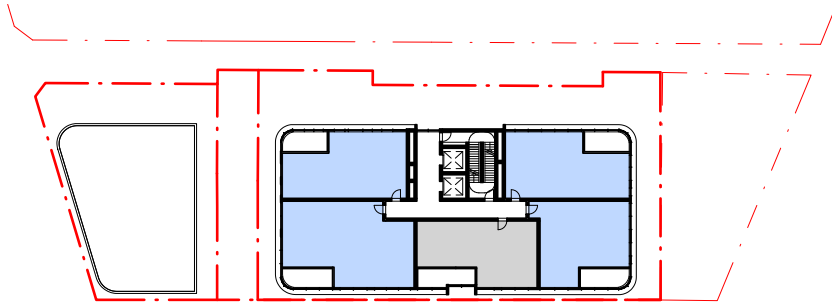
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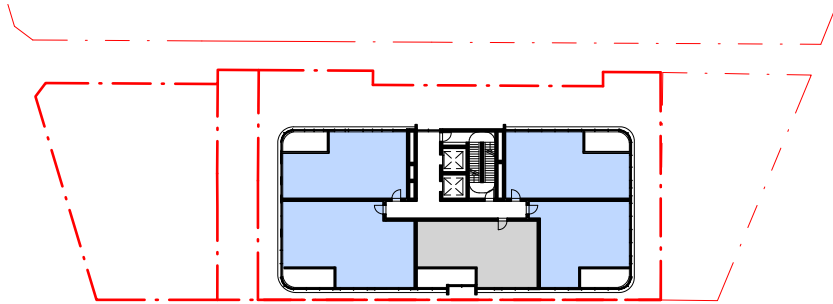
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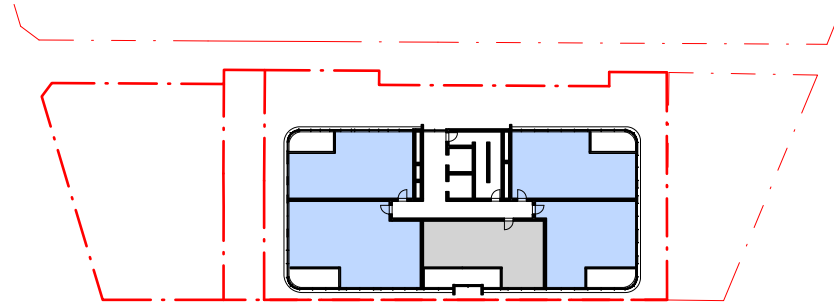
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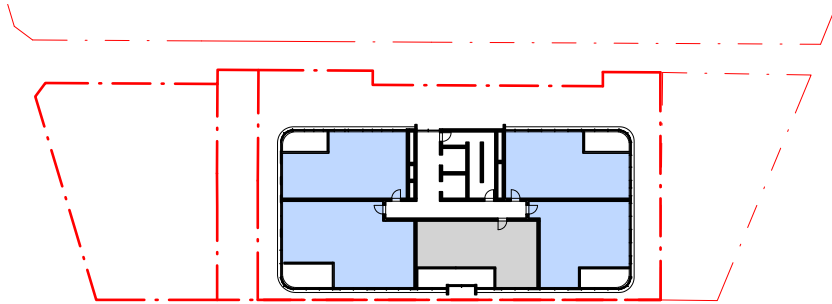
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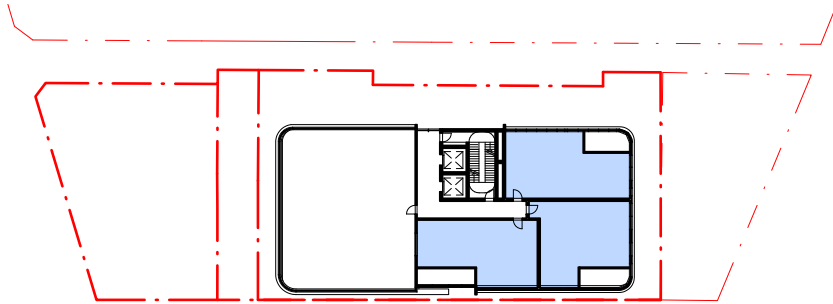
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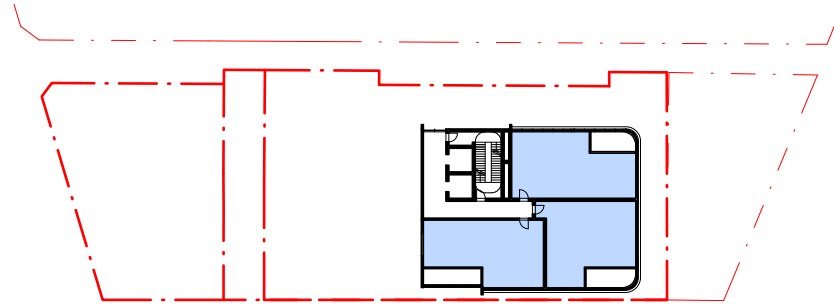
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7 CRVT_L06
1 : 400



8 CRVT_L07
1 : 400

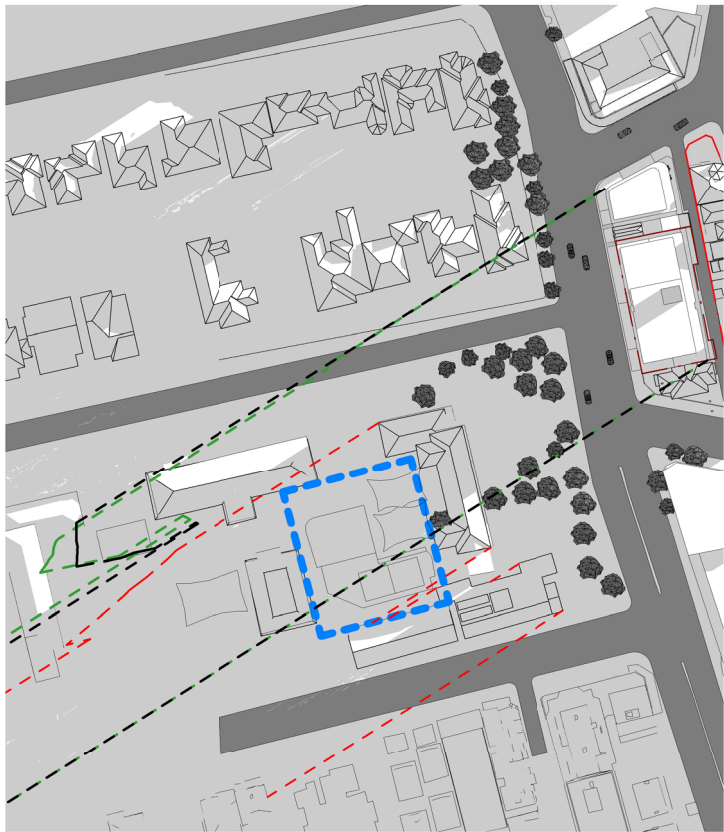


9 CRVT_L08
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CROSS VENTILATION COMPLIANCE (GROUND FLOOR TO...		
CROSS VENTILATION	Count	PERCENTAGE
N	11	28%
Y	28	72%

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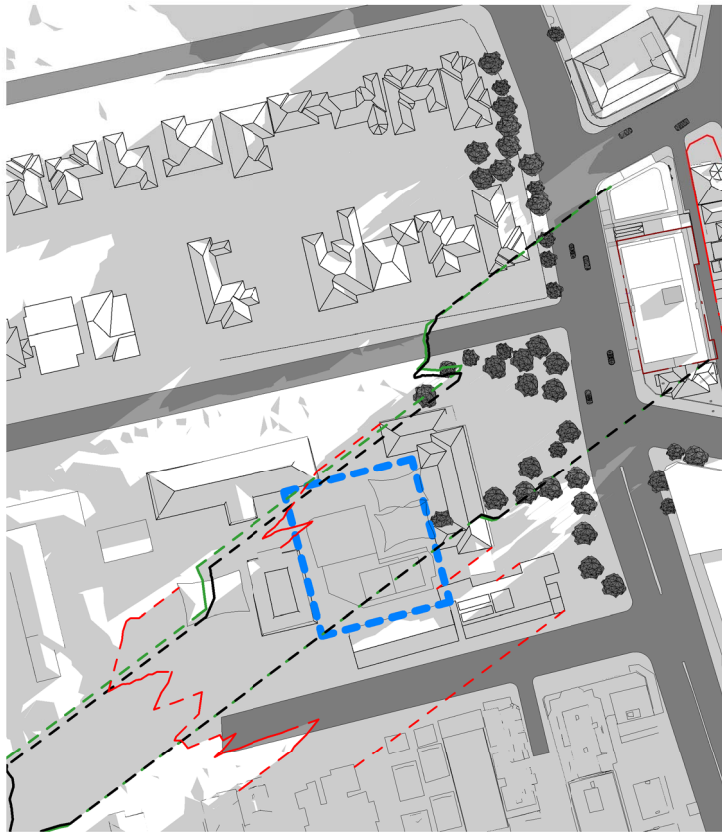




7.30am 21st of June



7.45am 21st of June



8.00am 21st of June



8.15am 21st of June



8.30am 21st of June



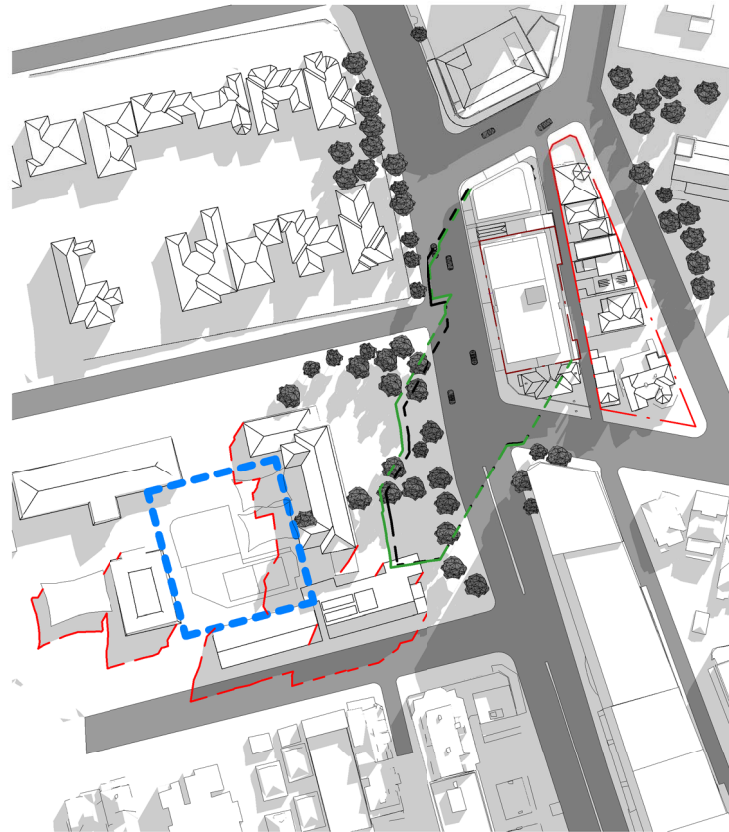
8.45am 21st of June

LEGEND

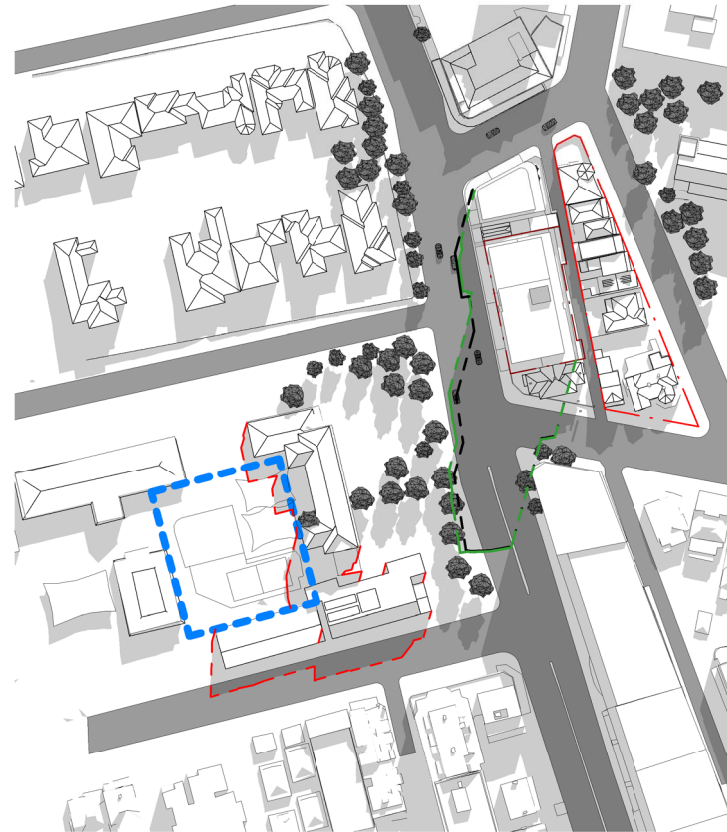
- SHADOW CAST BY EXISTING SCHOOL BUILDING
- SCHOOL PLAYGROUND OUTLINE
- SHADOW CAST BY THE COUNCIL MODEL
- SHADOW CAST BY PLANNING PROPOSAL BUILDING



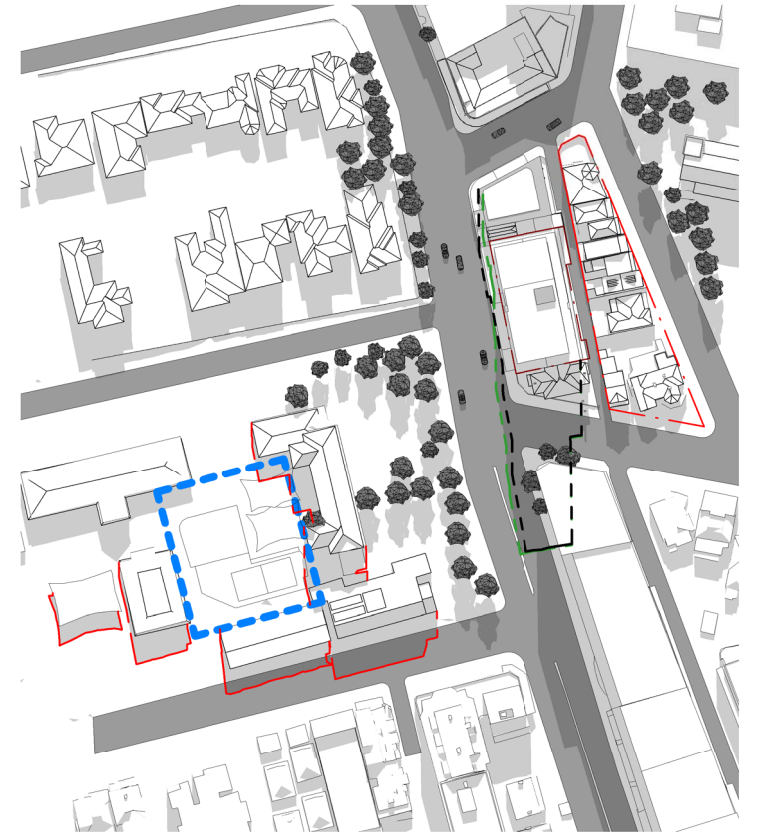
9am 21st of June



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
- SCHOOL PLAYGROUND OUTLINE
- SHADOW CAST BY THE COUNCIL MODEL
- SHADOW CAST BY PLANNING PROPOSAL BUILDING



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Pacific Highway Precinct: Existing



Pacific Highway Precinct: Proposed



Pacific Highway Precinct: Existing



Pacific Highway Precinct: Proposed

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