

Appendix B

Urban Design Assessment Report

Planning Proposal – Mixed Use Development 58 Anderson Street, Chatswood

Urban Design Assessment Report



September 2020

Prepared by Urbanac for H & J Vakili Pty Ltd

URBANAC

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Executive Summary

Urbanac Pty Ltd has been engaged by H & J Vakili Pty Ltd through Drew Dickson Architects to undertake an urban design assessment of the proposed mixed use development for the site located at 58 Anderson Street, Chatswood. This assessment is being provided as part of the documentation in support of a planning proposal for the land ("The Proposal"). This study is an update of a 2017 assessment for the same site.

The Proposal application follows Willoughby City Council's endorsement in September 2020 of the Chatswood CBD Planning & Urban Design Strategy and its full endorsement by the Department of Planning, Industry and Environment in July 2020. The Strategy aims to establish a strong framework to guide all future private and public development in the Centre over the next 20 years. The study recommends that the Chatswood CBD boundary be extended north to include the subject site, with new height of buildings controls at 53m (18 storeys) and new FSR uplifted from 0.4:1 to 4::1

This report has assessed The Proposal and the accompanying Indicative Design in terms of its context, planning environment and against the nine design principles embodied in State Environmental Planning Policy 65. The report has also had regard to the Chatswood CBD Planning & Urban Design Strategy 2018, Chatswood CBD Planning & Urban Design Study 2017, NSW Apartment Design Guide and a range of other statutory and strategic planning documents.

The assessment has found that The Proposal and the accompanying Indicative Design demonstrate that a change to the zoning together with an increase in the floor space ratio and maximum building height can result in a development that:

- Will have a small floorplate and slender tower form, producing an elegant 'first' tower of the Chatswood CBD high rise area
- Maintains very good separations from existing adjacent development and from likely future development despite its small site area

- Has a podium and tower style form in keeping with the area's desired future character and which is in keeping with the high-rise Chatswood CBD context
- Can provide 20% 4 bedroom apartments, allowing for families to live close to the Chatswood CBD
- Will help to deliver residential growth to the Willoughby LGA in close proximity to the transport interchange without diluting employment opportunities in the commercial core
- Is capable of managing shadow impacts in large part due to its small footprint and location west of the lower rise residential zonings with minimal overshadowing of adjacent R2 development
- Competently manages the nine design principles embodied in State Environmental Planning Policy 65.

The Department of Planning, Industry and Environment has advised that it will consider granting gateway determination for updated or new proposals for land in the mixed-use areas where its conditional matters have been adequately addressed and resolved.

The report has also concluded that the final building that will result from the revised planning proposal's proposed amendments to the height of buildings development standard to be 53m (formerly 90m) and floor space ratio development standard to be 4:1 is more likely to achieve a sympathetic scale and appropriate interface with the adjacent low rise heritage conservation area and despite the loss of potential yield, represents a better outcome from a design quality and public perspective.

The Proposal is accordingly recommended to Council and the Department of Planning and Environment for endorsement and gateway approval.

Contents

Part 1	Project Overview	6
1.1	Background.....	6
1.2	Methodology	6
Part 2	The Site	6
Part 3	Planning Context.....	8
3.1	Strategic Planning.....	8
3.2	Chatswood CBD Planning & Urban Design Strategy to 2036	9
3.3	Current Statutory Planning Context.....	10
3.4	Willoughby DCP 2012.....	12
Part 4	Planning Proposal Summary.....	13
Part 5	Urban Design Assessment.....	14
5.1	Context and neighbourhood character	14
5.2	Built form and scale	15
5.3	Density	18
5.4	Sustainability	19
5.5	Landscape.....	19
5.6	Amenity.....	20
5.7	Safety	22
5.8	Housing diversity and social interaction	22
5.9	Aesthetics.....	23
Part 6	Conclusion.....	24
References	25

“Greater Sydney’s housing market today is recognised as one of the most expensive in the world with median detached dwelling prices exceeding \$1 million and reaching 10.5 times the median annual household income. This is driving a change in expectations from the quarter-acre block (about 1,000 square metres) of the 1948 and 1968 plans to smaller lots with compact and innovative forms of housing...

Great places are walkable – this means they are designed, built and managed to encourage people of all ages and abilities to walk or cycle for leisure, transport or exercise. This requires fine grain urban form and land use mix at the heart of neighbourhoods...

Greater Sydney Commission, Northern District Plan

Figures

Figure 1 The Site – Chatswood CBD Context.....	6
Figure 2 The Subject Site – Immediate Context.....	7
Figure 3 The Subject Site – from Anderson Street looking south (top), north (middle) and from Wilson St (bottom).....	7
Figure 4 North District Plan – Structure Plan	8
Figure 5 CC CBD P&UD Study, Extended CBD boundary	9
Figure 6 Extract, Willoughby LEP 2012 Land Zoning Map	11
Figure 7 Extract, Willoughby LEP 2012 Floor Space Ratio Map	11
Figure 8 Extract, Willoughby LEP 2012 Height of Buildings Map	12
Figure 9 Indicative Design Massing Study: Looking South-West.....	15
Figure 10 CCPUD Study Extract – Figure 3.1.2 Illustrative Layouts	16
Figure 11 Massing Section 56 and 58 Anderson St Potential Towers	17
Figure 12 Indicative Design – Level 3 Plan	18
Figure 13 Indicative Design – Level 3 Plan	20
Figure 14 Midwinter Shadow Diagram 9am, 12noon, 3pm	21
Figure 15 Indicative Design Massing Study: Looking South	23
Figure 16 Indicative Design Massing Study: Looking West	24

Abbreviations

ADG	NSW Apartment Design Guide
CCPUD Strategy	Chatswood CBD Planning & Urban Design Strategy to 2036, as amended and endorsed 14 September 2020
CCPUD Study	Chatswood CBD Planning & Urban Design Study 2016
Council	Willoughby City Council
DCP	Willoughby Development Control Plan 2012
EP&A Act	Environmental Planning and Assessment Act 1979
FSR	Floor Space Ratio
Indicative Design	The indicative design by Drew Dickson Architects
LEP	Willoughby Local Environmental Plan 2012
The Proposal	The Planning Proposal, the subject of this report.

Part 1 Project Overview

1.1 Background

Urbanac Pty Ltd has been engaged by H & J Vakili Pty Ltd to undertake an urban design assessment of the proposed mixed use development for the site located at 58 Anderson Street, Chatswood as part of the documentation in support of a planning proposal for the land ("The Proposal").

The Proposal application followed Willoughby City Council's endorsement in June 2017 of the draft Chatswood CBD Planning & Urban Design Study, which aims to establish a strong framework to guide all future private and public development in the Centre over the next 20 years. The study recommends that the Chatswood CBD boundary be extended north to include the subject site.

This report should be read in conjunction with the other documentation forming a part of the Planning Proposal documentation, in particular the preliminary architectural design ("The Indicative Design") by Drew Dickson Architects and the Planning Proposal Report and is not intended to be a standalone document.

1.2 Methodology

The urban design assessment reviews the planning proposal and indicative design structured around the nine Design Principles contained in SEPP 65. The assessment has also had regard to the Chatswood CBD Planning & Urban Design Study, NSW Apartment Design Guide and the Willoughby LEP and DCP.

Although the assessment has had particular regard to the Indicative Design, which demonstrates a more detailed response to The Proposal's design on the site, this assessment is focused towards the proposed controls of the planning proposal independently of the Indicative Design. Any subsequent design will need to be assessed at the development application stage and the planning proposal must stand on its own merits.

Part 2 The Site

The site is triangular in shape bounded by Anderson Street, Wilson Street and the North Shore Rail Line. It has frontages to Anderson Street, Wilson Street and a total area of approximately 565m².

The site is located north of the Chatswood CBD approximately 500 metres from the Chatswood Railway Station and Bus Interchange transport hub, and from Victoria Avenue Mall, Chatswood's main street, which provides access to a wide range of services, community facilities and shopping.

The northern railway line runs north-south in the block west of the site, crossed by a narrow bridge at Wilson Street near the southern boundary of the site. To the east of the site are low-rise residential areas of Chatswood including the North Chatswood Heritage Conservation Area.



Figure 1 The Site – Chatswood CBD Context

Source: NSW Government Spatial Information Services, six maps



Figure 2 The Subject Site – Immediate Context

Source: NSW Government Spatial Information Services, six maps

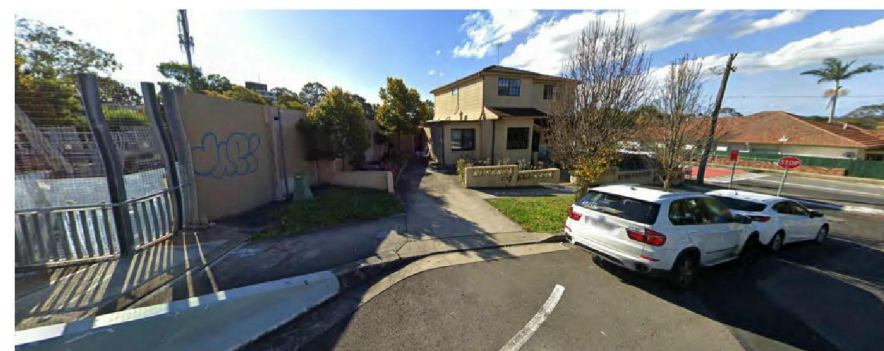
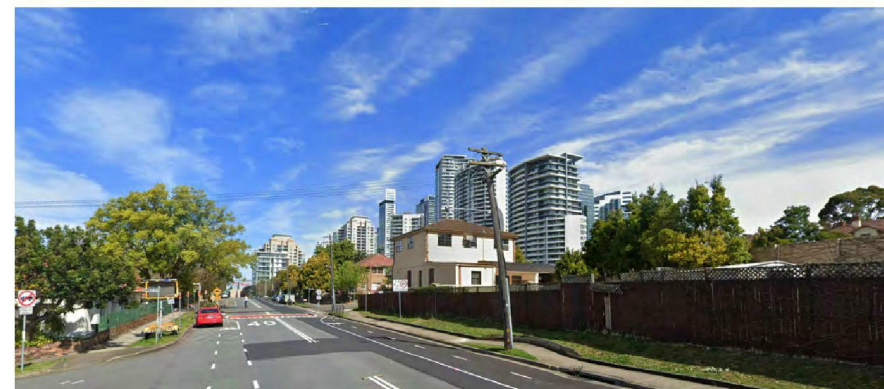


Figure 3 The Subject Site – from Anderson Street looking south (top), north (middle) and from Wilson St (bottom)

Source: Google

Part 3 Planning Context

3.1 Strategic Planning

A Metropolis of Three Cities

A Metropolis of Three Cities – the Greater Sydney Region Plan together with *Towards our Greater Sydney 2056*, its first amendment, is a future plan for a growing Greater Sydney. It supports the vision for a metropolis of three cities that will rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. The Plan is a 40 year plan built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

North District Plan

The North District Plan provides a 20-year plan to manage growth and achieve the 40-year vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future. It is a guide for implementing A Metropolis of Three Cities - the Greater Sydney Region Plan at a District level and is a bridge between regional and local planning.

The plan identifies the need for 92,000 new dwellings to provide for expected population growth.

Chatswood is identified by the plan as one of the District's strategic centres and part of the State's greatest economic asset – the Eastern Economic Corridor – which contributed two-thirds of NSW's economic growth in the 2015–16 financial year. The plan earmarks Chatswood for jobs growth of between 6,000 and 8,000 new jobs by 2036.

The plan also recognises the important cultural, retail, entertainment and transport interchange role played by Chatswood within the District.

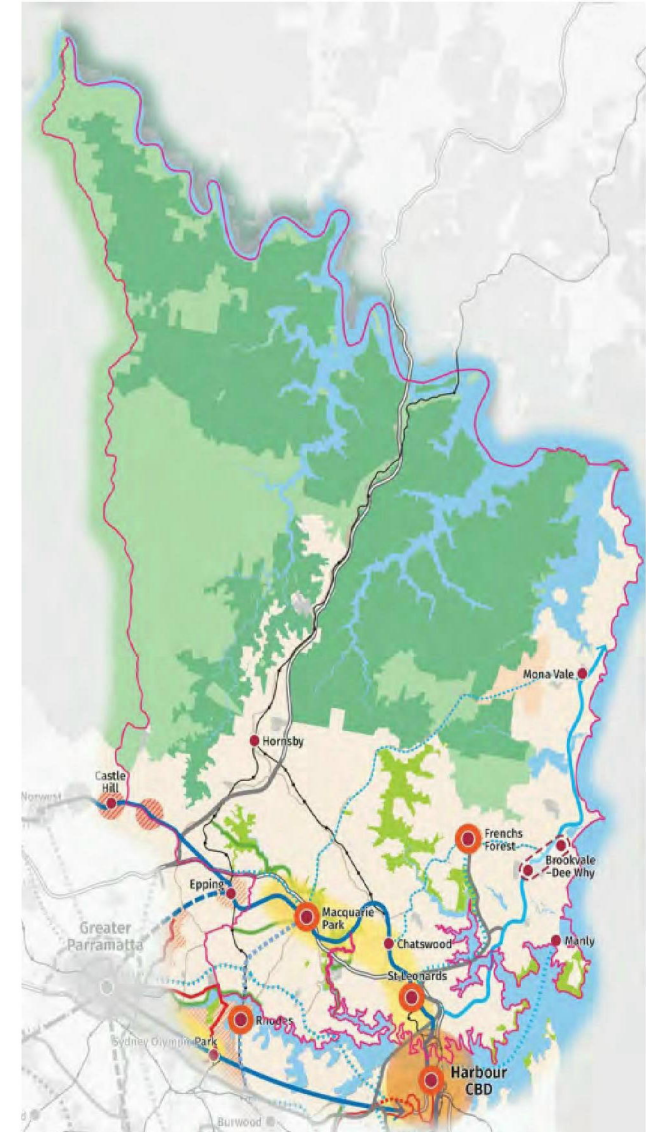


Figure 4 North District Plan – Structure Plan

Source: Greater Sydney Commission

3.2 Chatswood CBD Planning & Urban Design Strategy to 2036

The Chatswood CBD Planning & Urban Design Strategy to 2036 (CCP&UD Strategy) aims to establish a strong framework to guide future private and public development as the CBD grows over the next 20 years. It aims to provide capacity for future growth, achieve exceptional design and a distinctive, resilient and vibrant CBD.

Prepared by Willoughby City Council the January 2018 Strategy is based on earlier work during 2016-17 by Architectus, Arup and BISShrapnel, SGS, AEC and is intended to be used to inform the assessment of Planning Proposals in the Chatswood CBD and aims to achieve a:

- Reinvigorated commercial core area and economically buoyant CBD, to provide for future employment.
- Sustainable balance between commercial, retail, residential, education, cultural and other uses to ensure on-going vibrancy.
- Compact, walkable CBD.
- City form and scale to accommodate future growth and change.
- CBD of exceptional urban design, easy pedestrian linkages and good public domain, where local character and heritage are embraced, and the greening of the centre is achieved.
- Simplified controls for the LEP and DCP in relation to the CBD.

New controls to achieve the Strategy's vision new controls have been developed relating to:

- Delivery of sufficient floorspace for the projected growth
- Protecting Chatswood's employment centre is protected whilst allowing capacity for residential growth at the edge of the CBD.
- Good sun access to key public spaces.
- Capturing part of the value of 'uplift' in development capacity.
- High quality built form outcomes ensuring that tower developments are slim and well separated.
- Improving pedestrian and cycling links and greening of building and streetscapes.

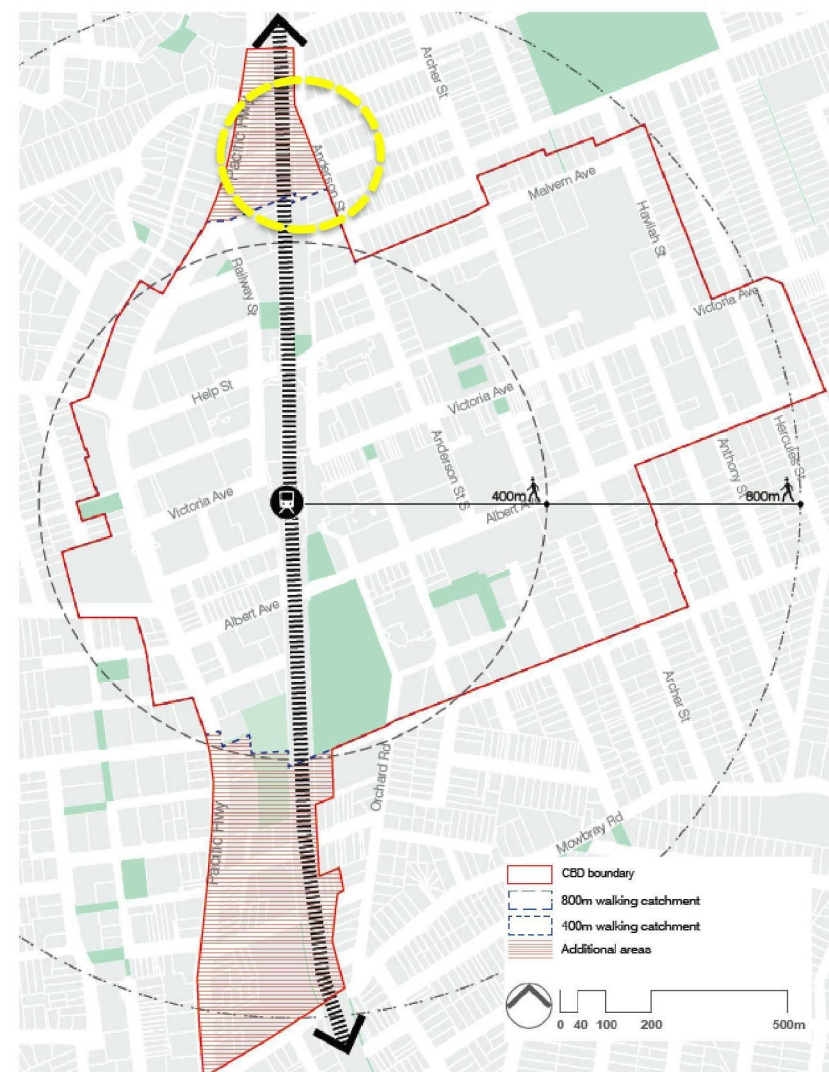


Figure 5 CC CBD P&UD Study, Extended CBD boundary

Source: Willoughby City Council and Architectus

Section 3.1 of the study describes the built form principles for the Strategy's proposed development controls. Of particular relevance to The Proposal are the principles regarding slender towers, which suggest maximum floorplate sizes and the appropriate minimum sizes for sites to accommodate such towers; and minimum tower separations to be achieved by setbacks, and which are to be generally ADG compliant. A full summary of the Proposal's performance against the proposed development controls of the strategy is provided at Part 4 of this report.

Current Status

Rather than immediately seeking to implement the Strategy through a Planning Proposal (LEP Amendment), in mid-2017 Council sought endorsement from the Department of Planning, Industry and Environment. In August 2019 the Department provided a partial endorsement of the Strategy for the 'CBD Core' but did not support the Council's strategic direction for proposed mixed use and CBD-expansion areas, in which the subject site is located, without further built form, traffic and economic analysis. There was also an in-principle refusal to support value capture outside of the current provisions in the EP&A Act.

Further work was undertaken by Council in 2019-20 (including reports by Arup, SGS Economics and Planning, GM Urban Design and Architecture and Weir Phillips) to address the Department's concerns and on 9 July 2020 the amended strategy received the Department's full endorsement.

The key amendments affecting the subject site were a reduction in height from 90m to 53m and a reduction in FSR from 6:1 to 4:1, following consideration of its heritage interface (the northern side of 56 Anderson Street was similarly downsized) with the result that the CCPUD Strategy introduces a stepped form for this part of the CBD edge.

Council endorsed the amended and updated CCPUD Strategy on 14 September 2020.

Current Statutory Planning Context

The existing LEP and DCP controls for the Chatswood CBD were updated to the standard template format in 2012.

Key elements include:

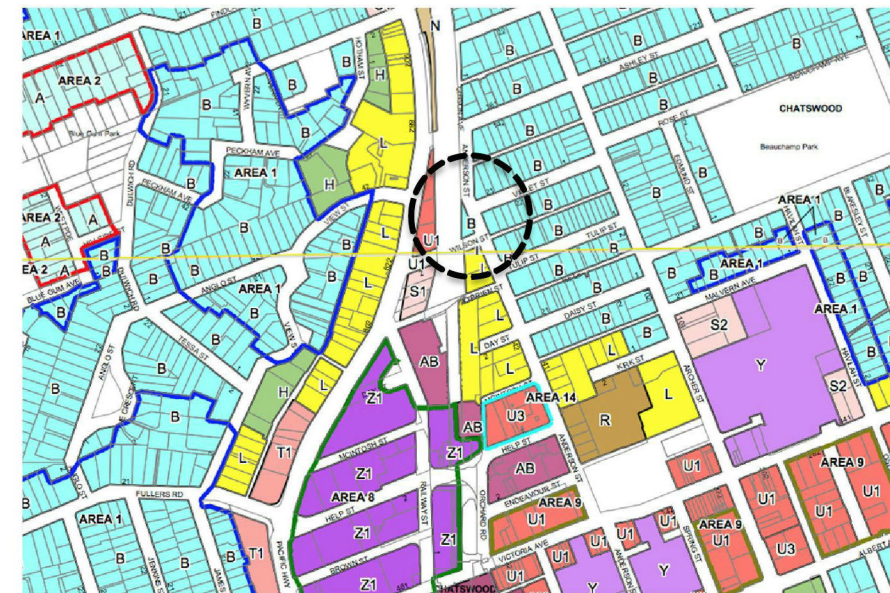
- A complex array of controls
- Land zoning for the commercial core is primarily B3, edged by areas of B4, R4 and R3
- Height of buildings and FSR controls on a site by site basis with some areas grouped into broader 'sub-precincts' within the CBD
- A comparatively high number of 'special provision areas' which vary the controls in the LEP (typically in response to site amalgamation)
- Detailed DCP controls for many sites (including sites already fully developed)
- The existing DCP is unusual for Sydney in describing within the B3 zone an 'office precinct' (retail is limited to 100sqm GFA) and 'retail precinct' (offices are limited to 100sqm GFA) reflecting the significant regional role that retail plays in the Chatswood CBD
- Chatswood CBD is bound by Heritage Conservation Areas to the north and south
- Sun access protection controls provided through the LEP and DCP
- Aviation limitations set by Sydney Airport (the PANS-OPS surface).

The existing zoning of the subject site is R2 Low Density Residential (see Figure 6,) but this is recommended to change to Mixed Use in the adopted CCPUDS. The site is not a heritage item however is opposite the North Chatswood heritage conservation areas, which extends east from Anderson Street.

Figure 7 and Figure 8 show the current LEP maps for the key development standards for floor space ratio and height of buildings. The dotted circle on the following maps indicates the location of the subject site within the Chatswood CBD.

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

Source: Willoughby LEP 2012 maps Sheet LZN_003-004, legislation.nsw.gov.au



A	0.25	Y	4.5	Area 1	Refer CI 4.4A	Area 8	Refer CI 4.4A
B	0.4	Z1	5	Area 2	Refer CI 4.4A	Area 9	Refer CI 4.4A
C	0.45	Z2	5.5	Area 3	Refer CI 4.4A	Area 10	Refer CI 4.4A
D	0.5		6	Area 4	Refer CI 4.4A	Area 11	Refer CI 4.4A
F	0.6	AB	7	Area 5	Refer CI 4.4A	Area 12	Refer CI 4.4A
G	0.65	AC	8	Area 6	Refer CI 4.4A	Area 13	Refer CI 4.4A
H	0.7			Area 7	Refer CI 4.4A	Area 14	Refer CI 4.4A
L	0.9						
N	1						
O	1.1						
Q	1.3						
R	1.4						
S1	1.5						
S2	1.7						
T1	2						
T2	2.2						
U1	2.5						
U2	2.6						
U3	2.7						
V1	3						
V2	3.3						

Source: Willoughby LEP 2012 maps Sheet FSR_003-004, legislation.nsw.gov.au

Part 4 Planning Proposal Summary

Table 1 Planning Proposal Summary

LEP Control	Current	Urban Design Strategy Proposed	Planning Proposal	Comment
Zoning	R2 Low Density Residential	B4 Mixed Use*	Mixed Use	Consistent with Strategy
Height of Buildings (4.3)	8.5m	53m	53m 14 levels, comprising 3 podium 11 residential lift motor overrun	Consistent with Strategy
Floor Space Ratio (4.4)	0.4:1	4:1 maximum	4:1 comprising 1:1 commercial and 3:1 residential	Consistent with Strategy
Other Controls Proposed by CCPUD Strategy Section 3	Current	Urban Design Study Proposed	Planning Proposal	Comment
Design Excellence	-	Design Review Panel up to 35m high, competitive designs above 35m.	At 53m high a competitive design process would be required	Can be consistent with Strategy
Minimum Site Area	-	1,200 sqm sites should not be left isolated	565sqm, but surrounded on all sides by road and rail infrastructure	Consistent with Strategy objectives but not the numerical control
Maximum Floorplate above podium	-	700sqm	Approx. 350sqm max with setbacks, yielding up to 200 sqm GFA	Consistent with Strategy
Solar Access to Key Public Places	-	Not required for subject site	Not applicable	Not applicable
Links	-	Not identified for subject site	Not applicable	Not applicable
Streetscape	-	Mixed use frontage with commercial ground floor, 6-14m street wall, min 3m setback above street wall	Mixed use frontage with commercial ground floor, 11-12m street wall, min 3m and 4m setbacks above street wall	Consistent with Strategy

Part 5 Urban Design Assessment

5.1 Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Access

The site is located within approximately 500 metres of the entry to Chatswood Railway Station and Transport Interchange, making it highly accessible to public transport. The site is also approximately 500 metres from the Victoria Avenue Mall, Chatswood's main street, providing access to a wide range of services, community facilities and shopping.

Use

The CCPUD Strategy identifies that the western side of the CBD should be focussed towards commercial development, while sites on the eastern side of the railway, including the subject site, should have mixed and residential uses. The Proposal, located on the eastern side of the Chatswood CBD is accordingly considered to be appropriate in providing residential uses above a mixed use and commercial podium.

Street Hierarchy

The site has two street frontages: Anderson Street and Wilson Street. Anderson Street is the major street, which continues into the Chatswood CBD and connects to intersect with the Victoria Avenue Mall. Wilson Street is comparatively minor and is a local street that provides local east-west connectivity over the railway line via a narrow two-lane road bridge.

The rear of the site is a boundary interface with the North Shore rail line.

The Indicative Design accompanying The Proposal provides an appropriate address to each of these frontages.

- Anderson Street, which is the longer street frontage at approximately 55m, has a high degree of activation and an urban frontage, corresponding to its street hierarchy. It contains commercial uses fronting the street, the major residential entry to the building, and public domain improvements and increased width on the ground plane through the setback of the development at its lower levels.
- Wilson Street, which is the smaller street frontage at approximately 22m, is primarily used to provide service vehicle entry for the development but also contains activating uses at the Anderson Street Corner where the smaller tenancy has a corner frontage, as well as public domain improvements and increased width on the ground plane through the setback of the development at its lower levels.
- The boundary with the railway, which is not publicly accessible, is an articulated wall at the ground level, and includes windows and further articulation to the levels above. This is considered appropriate for the context of the railway interface.

The recommended controls of the CCPUD Strategy Study establish a desired future character for Anderson Street, which will form a boundary and transition between higher rise CBD, extending south and west along the railway line, and lower-rise heritage areas to the east. The Proposal's built form has the potential to be in keeping with this desired future character.

Further consideration of the development's detailed design is appropriate at the development application stage to ensure that the design of the podium levels of the development takes appropriate cues from the adjacent heritage context in order to maximise its compatibility within the desired future character.

5.2 Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The site is located on the north-eastern side of the high-rise part of the Chatswood CBD. In this location, the primary consideration of built form and scale of The Proposal is in relation to existing surrounding development and likely future development through the use of lower street frontage buildings, set back upper levels and façade articulation.

The current built form surrounding the site is comprised of the infrastructure of the north shore rail line running north-south through the area immediately west of the site, and lower rise residential development to the east, generally up to two storeys and comprising the North Chatswood heritage conservation area.

The recommend controls of the CCPUD Strategy establish a desired future character for the western side of Anderson Street with street frontage podium buildings and towers to the south and west of the site. The CCPUD Study, which underpinned the Strategy, notes in relation to transition to heritage conservation areas (Section 3.1):

"Particularly where close to the centre, relatively sharp transitions can be appropriate, however these should be clearly defined and allow for a legible centre. Where building heights do transition, podium forms can also be used effectively to relate to the scale of smaller items."

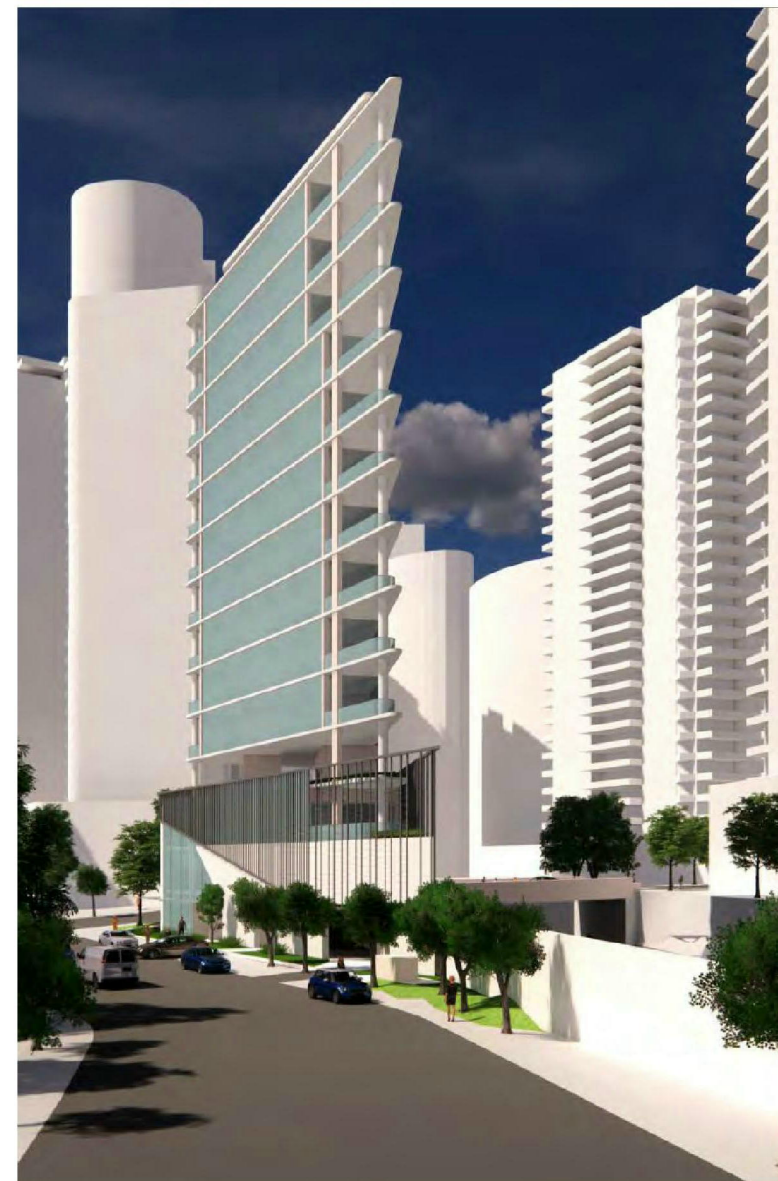


Figure 9 Indicative Design Massing Study: Looking South-West

Source: Drew Dickson Architects

Across the north-eastern Chatswood CBD existing street frontage heights range from 2 to 7 storeys. This is in keeping with that context. As noted above, it is considered that the design of the podium levels of the development takes appropriate cues from the adjacent heritage context in order to maximise its compatibility within the desired future character.

With regard to towers, tower heights range up to 43 storeys in the centre of the CBD, and are generally lower at centre-edge locations. This provides a context of high-rise tower development at a range of scales and height into which The Proposal, At 14 levels high (3 podium plus 11 tower levels) fits comfortably as a slender, smaller-floorplate, low-to-mid-rise form. Importantly this will be the first tower development of the Chatswood CBD when viewed from the north-east. With its very slender floorplate it is able to achieve an elegant proportion despite its mid rise-form. This is considered to be a good outcome for the site, as it will remain in the foreground of views towards Chatswood CBD for the long term.

Minimum site size

The Chatswood CBD Planning & Urban Design Study suggests a minimum site area for towers of 1,200m² for a tower having a floorplate of 450m².

The subject site at approximately half that size (565m²) is below that recommended minimum, however due to its unique constraints and effective isolation, should not be ruled out on the basis of mere numerical non-compliance.

Two issues are relevant for consideration. The first relates to the intent behind the proposed minimum site size control. The underlying objectives relate to the need to ensure appropriate separations between towers and adjacent development. The CCPUD Strategy's minimum site area controls arise in part from the underpinning Study's Section 3.1 (see Figure 10). The controls anticipate that on adjacent sites, towers would achieve combined side separations of 12m and rear separations of 18-24m.

The unique circumstances of the subject site, however, which is an isolated site between two roads and the rail line means that the **minimum** likely separations far exceed these minimums:

- To the south, the minimum separation distance to a new tower on the adjacent 54-56 Anderson Street would be 27m (comprising the full width of Wilson Street (approx. 21m) plus 3m setbacks on each site).
- To the east is the North Chatswood heritage conservation area with no prospect for tower developments in the foreseeable future
- To the north there is no prospect for tower developments in the foreseeable future as these sites are outside the recommended CBD boundary and not identified for any FSR or height increases.
- To the west is the north shore rail line. Development over rail lines has historically typically been limited to the immediate vicinity of stations. As a result, there is not considered to be a significant potential for any tower developments over the rail line in the foreseeable future. The next nearest developable site to the west that could include a tower is at 871 Pacific Highway development, 40m west of the subject site.

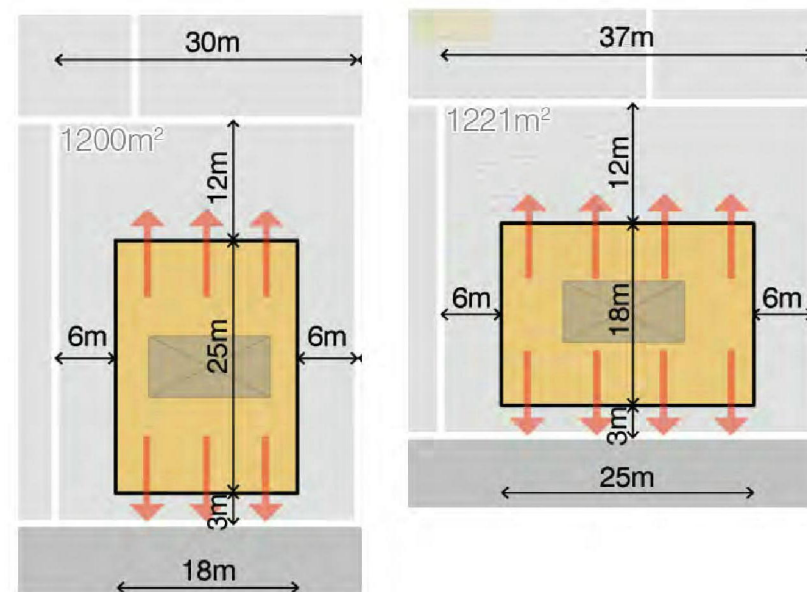


Figure 10 CCPUD Study Extract – Figure 3.1.2 Illustrative Layouts

Source: Willoughby City Council and Architectus

This indicates that despite the small site area, the closest potential tower development that could be constructed in the foreseeable future would be separated by a minimum of 33m, far in excess of the separation distances required either by the ADG or by the study's proposed controls for minimum site area. As a result Council can be satisfied that for the specific circumstances of the subject site, there will be no adverse impacts arising out of inadequate tower separation despite the small site size.

The second key relevant issue is that the Study's recommended minimum is based on a tower floorplate of 450m² whereas The Proposal is based on a tower floorplate of only 160m², being the part of the site available for development after taking into account the required setbacks. It is noted that this is an atypically small floorplate. It is further noted, however the Study sets only a maximum floorplate (700m²) not a minimum. While providing a small floorplate of this size comes with additional costs in terms of construction and building infrastructure (lifts, fire stairs etc.) it does not lead to amenity impacts as apartments are multi aspect and have excellent outlook, solar access and cross ventilation.

As a result it is considered that Council can support a small floorplate tower development in the specific circumstances of the site despite the small site area.

Care will need to be taken in the planning and layout of the ground floor and lower levels of the building at the development assessment stage to ensure a reasonable ratio of active to passive uses, and to ensure services are collocated and minimised in the ground floor frontage.

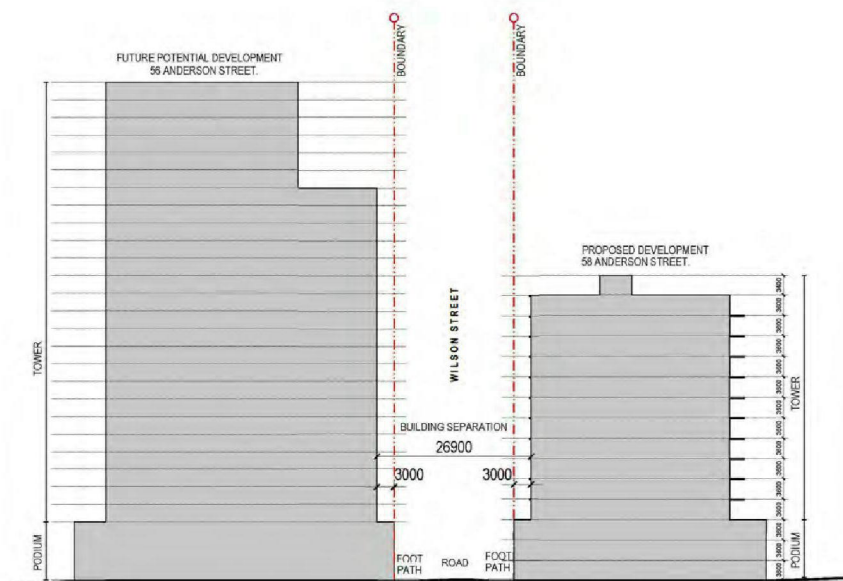


Figure 11 Massing Section 56 and 58 Anderson St Potential Towers

Source: Drew Dickson Architects

5.3 Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The Proposal provides for a development with a total floor space ratio of 4:1. This is in keeping with its proximity to the CBD core and its location on the eastern side of the railway within the limits set by the CCPUD Strategy for a site at the CBD edge in a zone interface to R2 Residential.

The indicative design includes a floor space ratio of 1:1 for commercial uses on the ground floor and other podium floors, providing a total of 565m² of employment generating space contributing to job creation and street activation for this CBD edge location.

The remaining floor space ratio 3:1 for residential uses results in 1,695m² of residential uses. The Indicative Design shows how this can be configured to provide 15 apartments.

The recommend controls of the CCPUD Strategy include floor space ratio controls of up to 6:1 for the areas east of the railway within the extended CBD boundary. This establishes a desired future character with Anderson Street forming a boundary and transition between higher rise CBD, extending south and west along the railway line, and lower-rise heritage areas to the east. In this context, the proposed increase in the floor space ratio to 4:1 establishes a built form and density that is in keeping with its location adjacent to the railway at the northern extent of the CBD and its desired future character.

By providing a development at this density on this site, The Proposal contributes to the delivery of population growth in close proximity to public transport without diluting the delivery of commercial space for the CBD, which is desired in the area west of the station.

Providing for residential growth on this site will assist Council to meet its population growth targets while making the most of the urban design context. This is because a tower form on this site is highly in keeping with its urban, CBD-edge context. The alternative is to locate the equivalent density of development within lower rise suburban locations where achieving an appropriate interface and scale relationship is problematic.

The density leads to lower height form of the proposed tower compared to nearby existing and proposed towers allowing this site to perform an important role in being a transitional element at the leading northern edge of the CBD and the interface with lower rise development. Importantly however, the smaller height is also matched to a small floorplate which delivers not only a slender tower sought by the CCPUD Strategy but also a smaller scale which assists the building to perform this important transitional interface role.

Accordingly it is considered that The Proposal delivers an appropriate level of density for the CBD edge for its use with a high quality urban design outcome while at the same time helping to ease pressure on lower-rise areas elsewhere in the local government area.

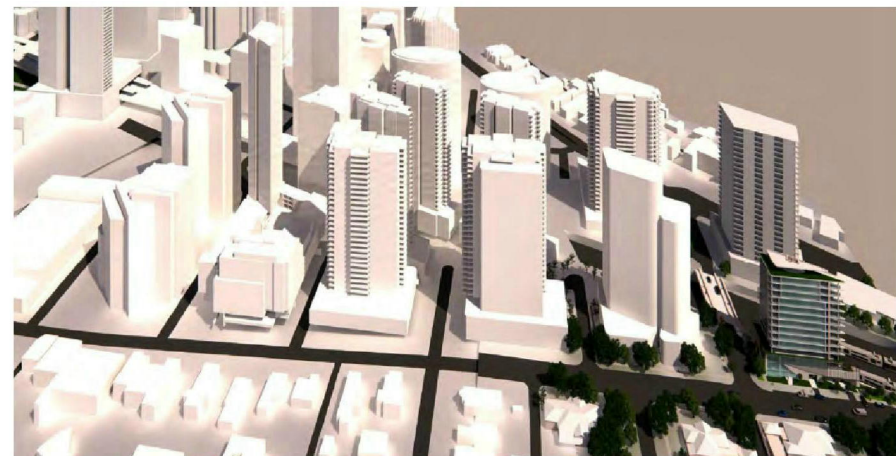


Figure 12 Indicative Design – Level 3 Plan

Source: Drew Dickson Architects

5.4 Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The Indicative Design demonstrates that the built form of The Proposal can achieve a high degree of sustainability:

- All apartments have small depths, well within ADG guidelines, and enhancing natural lighting
- All apartments are dual aspect – there are no single aspect apartments
- Almost all apartments can receive 2 or more hours of sunlight between 9am – 3pm in mid winter in accordance with ADG guidelines.
- All of the apartments can be naturally ventilated, in accordance with ADG guidelines
- A range of other sustainability measures can be incorporated into the more detailed design stages of the proposed development.

Given the proximity to the major public transport interchange of Chatswood Railway Station it is also recommended that a lower than minimum car parking provision on the site should be considered by Council on this site in order to encourage public transport patronage and reduce traffic in the congested Chatswood CBD area.

Further consideration of the development's sustainability is appropriate at later stages of the development process including the more detailed development application stage.

5.5 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

It is considered that The Proposal provides appropriate opportunities for landscaping in terms of street tree improved public domain. Opportunities for green walls also exist and should be considered as part of the overall landscape design as the development process advances.

Advanced street tree planting on Anderson Street and Wilson Street in accordance with Council's requirements will provide an integrated vegetated streetscape environment, consistent with the local context, together with improved public domain treatments to both street frontages that provide greater pedestrian space due to the setbacks of the street frontages on the ground floor.

The proposal also provides opportunities for highly useful communal space at the top of the podium level. Here the building setback allows for a full perimeter of landscaped roof, wrapping around the podium and utilising the undercover space provided beneath the tower. The wrap-around nature of the space means that residents and visitors using it can track the sun in winter or track the shade in summer, making this a very usable area. A second indoor communal space is proposed at the top level of the tower providing sweeping district views and excellent amenity.

This will provide highly usable internal and external areas that may be enjoyed for communal activities for the benefit of the residents all year round. As the design is progressed to development application stage, a carefully considered landscape design should be prepared for the space on the top of the podium to ensure it will provide an attractive communal space for the building users with an appropriate balance of decking and soft landscaping.

Accordingly it is considered that The Proposal can achieve a high landscape quality especially considering its urban CBD edge context.

Further consideration of the development landscaping is appropriate at later stages of the development process including the more detailed development application stage.

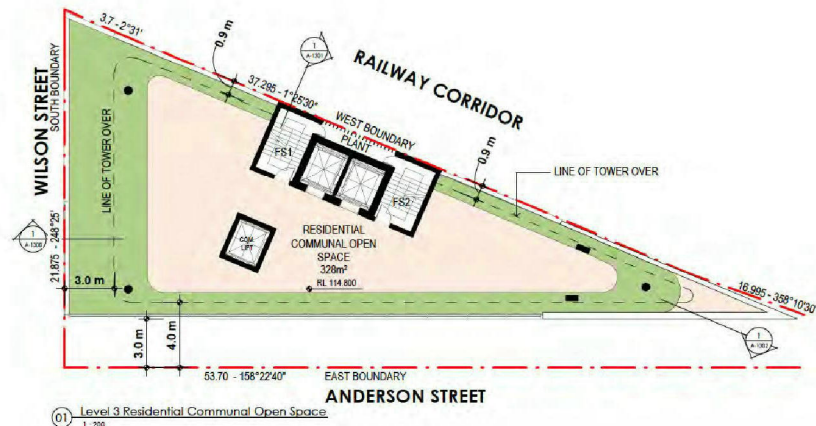


Figure 13 Indicative Design – Level 3 Plan

Source: Drew Dickson Architects

5.6 Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The Indicative Design illustrates that The Proposal provides excellent amenity to future residents due to small floorplate and slenderness of the tower. All of the tower apartments are capable of achieving excellent solar access and natural ventilation with triple aspect allowing artificial lighting, ventilation and heating to be minimised. Living rooms are capable of achieving a north-eastern aspect and with shallow depths from the glass line to the rear walls with excellent solar access and sweeping district views. Similarly the bedrooms are capable of being located on external walls without the need to borrow light and air via snorkels or other insets.

All apartments have balconies providing usable outdoor private open space achieving or exceeding the minimum levels in ADG.

The provision of two lifts (though arguably not required from a travel and wait time viewpoint as they serve only 15 apartments) is supported, as it should ensure that upper levels of the building can still be accessed during individual lift maintenance and repair downtimes.

Overshadowing

With regard to overshadowing, it is noted that the location of the tower in relation to existing surrounding development means that for the most part the shadow from any potential development will be directed onto roads and the railway.

In most circumstances additional overshadowing arising from a planning proposal would be the subject of significant consideration, and involve a great deal of design work at avoiding any amenity impacts on existing

surrounding development. In this instance, the CCPUD Strategy sets a clear direction in regards to a desired future character for the CBD that includes height and FSR increases, and has been through, and is continuing to go through a public process.

So while overshadowing should be minimised, the concept of a compliant impact is relevant. This means that unavoidable overshadowing which is the result of a built form that utilises the uplift in height and FSR that has been through a public process for a wider area and achieves the desired future outcome should be given a lower weighting in any assessment than overshadowing based on uplift on an individual site absent such a strategic underpinning. Similarly, unavoidable overshadowing on sites which have also been subject to uplift through the same process, and are thus expected to undergo transformation in the near future, can be given a lower weighting in any consideration of impact that would overshadowing of existing development not subject to uplift, and especially to Heritage Conservation Areas and Heritage items which would not be expected to substantially change and have limited prospects for alteration such as to reorient living areas to address the changes shadow environment.

Fortuitously the location of the tower in relation to existing surrounding development means that for the most part the shadow from any potential development will be directed onto roads and the railway.

From midday in midwinter the proposed built form will overshadow 54-56 Anderson Street, to the south and slightly east, which will affect the lower levels of any new development on that site. It can be seen from the same shadow diagrams that 54-56 Anderson Street would have unrestricted solar access from early morning until 12. Accordingly it is considered that overall that site will maintain excellent solar access for its CBD edge location and is not unreasonably shaded by the Proposal.

By around 2pm shade from the Proposal has crossed Anderson Street and begins to overshadow the single dwelling houses of the conservation area. Significant impact however only affects one dwelling, at the corner of O'Brien Street and Anderson Road. Although that property is completely shadowed, the duration of the shadow during the critical 9am-3pm

midwinter period is approximately one hour from about 2pm. Due to the orientation of the street grid, despite this shadow, the remainder of the day that property has excellent solar access with no prospect of any other nearby taller building (existing or potential) producing significant overshadowing and the property should have in the vicinity of 5 hours of useful sunlight over the midwinter day. It is further noted that the affected dwelling is oriented south, so it's street elevation is in shade most of the day irrespective of the planning proposal. Given the circumstances, an overshadowing impact of one hour to one property is considered to be a reasonable impact.

Accordingly it is considered that the Indicative Design demonstrates that The Proposal can achieve a high level of amenity. A full consideration of the amenity aspects of The Proposal should occur at the development application stage.



Figure 14 Midwinter Shadow Diagram 9am, 12noon, 3pm

Source: Drew Dickson Architects

5.7 Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The Indicative Design demonstrates that there are no significant issues of safety and security inherent in The Proposal. Secure access is provided from the car park to apartment lobbies. Both streets benefit from passive surveillance, and activation and as a result, improved safety of the space.

Accordingly it is considered that The Proposal can achieve a good design in terms of safety.

A full consideration of the safety aspects of The Proposal should occur at the development application stage including further design development to minimise the number of vehicle entries.

5.8 Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The Indicative Design shows that The Proposal can achieve an apartment mix that includes:

- 12 2-Bedroom Apartments
- Three 4-Bedroom Apartments

This mix will provide increased housing choice for the area, with the comparatively rare 4 bedroom apartments providing opportunities for families to live in the proposed development.

The communal spaces on level 4 and at the top level of the tower will ensure the development has the potential to provide an opportunity for residents and their guests to socialise on a daily basis, and to hold a range of social events. As noted above, this combination of spaces which has a top level indoor area as well as the entire podium rooftop – part covered where it is beneath the tower floorplate and part outdoor, wrapping-around the setback areas on the podium rooftop will be very sought after and provide excellent amenity and usability.

Accordingly it is considered that The Indicative Design demonstrates that The Proposal can achieve good design in terms of housing diversity and social interaction.

5.9 Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The aesthetics of The Proposal at this stage of the development process is related to the built form and façade compositions. Further consideration of the development aesthetics is appropriate at the more detailed development application stage.

The lower levels of The Proposal establish a consistent and complementary form with the podium development envisaged for the remainder of the CBD. This helps to achieve a high quality and consistent streetscape form for the western side of Anderson Street consistent with its desired future character.

As the design is developed, it will be important to ensure a high quality interface to existing development and streetscape character along Anderson Street is delivered. In particular further consideration should be given in regard to the mix of glass and masonry in these lower level elevations, and opportunities for taking appropriate cues from the adjacent heritage context in order to maximise the podium's compatibility with the adjacent heritage context within the desired future character.

For the tower, as noted above, the slenderness and small tower floorplates are considered to contribute to a well-proportioned and elegant tower form. The use of balconies on the narrow northern edge further reduces the perception of tower bulk, with the tower massing towards the southern end of the site towards the CBD. The tower elevational composition can be given further vertical emphasis by the simple arrangement of windows and the consistent floorplate.



Figure 15 Indicative Design Massing Study: Looking South

Source: Drew Dickson Architects

Further articulation of the tower form should be considered at the more detailed development application stage, including consideration of opportunities to articulate a tower top through a change in the building's fenestration, colours or materiality for the top few floors. A roof feature that provided further articulation and interest within the design aesthetic could be appropriate considering that, as a smaller height tower, the roof will be looked on by people in numerous nearby taller towers. This would establish a clear base, middle and top for the overall development, helping to manage the scale of The Proposal. A consideration of the tower's overall materiality, including its colours, textures and materials would also be appropriate at the development application stage to ensure a complementary fit with its context.

Accordingly it is considered that The Proposal achieves a good design quality in terms of aesthetics with features for this stage of the development including:

- The distinct expression of the podium and tower as discrete but interwoven elements
- Appropriate tower modulation, with a slender form and opportunities within the Indicative Design for further articulation corresponding to the different tower elements (base, middle, top)
- Opportunities for detailed façade articulation and materiality to further enhance the overall design

Further consideration of the aesthetics of the development should occur at later stages as it is finessed.



Figure 16 Indicative Design Massing Study: Looking West

Source: Drew Dickson Architects

Part 6 Conclusion

This report has assessed The Proposal and the accompanying Indicative Design for 58 Anderson Street Chatswood in terms of its context, planning environment and against the nine design principles embodied in State Environmental Planning Policy 65.

The assessment has found that The Proposal and the accompanying Indicative Design demonstrate that a change to the zoning together with an increase in the floor space ratio and maximum building height can result in a development that:

- Will have a small floorplate and slender tower form, producing an elegant 'first' tower of the Chatswood CBD high rise area
- Maintains very good separations from existing adjacent development and from likely future development despite its small site area
- Has a podium and tower style form in keeping with the area's desired future character and which is in keeping with the high-rise Chatswood CBD context
- Can provide 20% 4 bedroom apartments, allowing for families to live close to the Chatswood CBD
- Will help to deliver residential growth to the Willoughby LGA in close proximity to the transport interchange without diluting employment opportunities in the commercial core
- Is capable of managing shadow impacts in large part due to its small footprint and location west of the lower rise residential zonings
- Competently manages the nine design principles embodied in State Environmental Planning Policy 65.

It is further considered that the final building that will result from the proposed 53m high and 4:1 FSR LEP changes is more likely to achieve a sympathetic scale and appropriate interface with the adjacent low rise heritage conservation area than earlier proposals

The Proposal is accordingly recommended to Council and the Department of Planning and Environment for endorsement and gateway approval.

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