



44-52 Anderson Street, Chatswood Urban design study

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make



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Acknowledgement of Country

In the spirit of reconciliation, we acknowledge the Traditional Custodians of the lands on which we work and pay our respects to those Elders past, present and emerging for their ongoing care for Country.

Document History

Date	Stage / Revision	Title	Checked
08.02.21	Submission Draft / 00	ASK210208_100	SL
12.02.21	Submission / 01	ASK210212_100	SL
18.02.21	Submission / 02	ASK210218_100	SL
18.02.21	Submission / 02	ASK210218_101	SL



Executive summary

Intent of planning proposal

The Chatswood CBD Planning and Urban Design Strategy 2036 (Chatswood CBD Strategy 2036) was finalised in September 2020 to establish a strong framework guiding the future private and public developments in Chatswood CBD over the next 20 years.

The subject site has been identified as a mixed use area to provide additional residential dwellings and employment opportunities as outlined in the Strategy. This planning proposal seeks to rezone the existing land from R3 Medium Density Residential to B4 Mixed Use, and increase the maximum building height to 90m with an FSR of 6:1 (including a minimum 1:1 commercial FSR) in accordance with the recommendations outlined in the Chatswood CBD Strategy 2036.

Please refer to Mecone full planning proposal documentation. This document is an appendix to the main documentation.

Existing Planning Controls

Willoughby Local Environmental Plan 2012
Land Zoning: R3 Medium Density Residential
FSR: 0.9:1
Height: 12m

Strategic Planning Policy

Chatswood CBD Strategy 2036
Land Zoning: B4 Mixed Use
FSR: 6:1
(including minimum 1:1 commercial FSR)
Height: 90m

Site area

2,687m²

Key

— Site



01 Site



Site

■

Context

The site for 44-52 Anderson Street is to the north of the existing Chatswood CBD within the Willoughby City Council area. The site is adjacent to the Anderson Street which is the main access road for the site and direct connection into the CBD and the Pacific Highway. The smaller residential streets of O'Brien Street and Day Street face the north and south of the site. A public laneway is to the west of the site.

The site is located close to the Chatswood Station in the CBD. The rail infrastructure runs close to the site and is separated by a neighbouring development.

It is our understanding that a future cycle track is to be added to Anderson Street, on the pavement side closest to the site.

- Key**
- Distance from station
 - == Chatswood CBD (Current/propsed)
 - Cycle route
 - Local main roads
 - Railway



Site analysis

■

Site views

The site houses three existing 3 storey plots. The current plots are separated with their own addresses facing Anderson Street. The plots currently share access to the rear of the properties from Day Street.

Day Street to the south is a wider street allowing parking to both sides and two way access. This street is also used to access more properties. O'Brien Street to the north has parking on both sides with only one way access. O'Brien Street street is used to access fewer sites. From the observations it would appear more appropriate to access the site from Day Street to avoid O'Brien Street becoming overburdened.

The western pedestrian laneway offers a traffic free moment away from the highways. This activated laneway would benefit from further activation facing the existing residential elements.



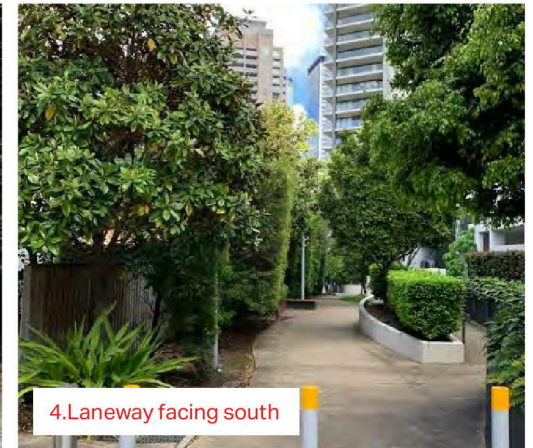
1.View facing west over Anderson Street



2.Day St facing NW



3.Laneway facing north



4.Laneway facing south

Site topography

■

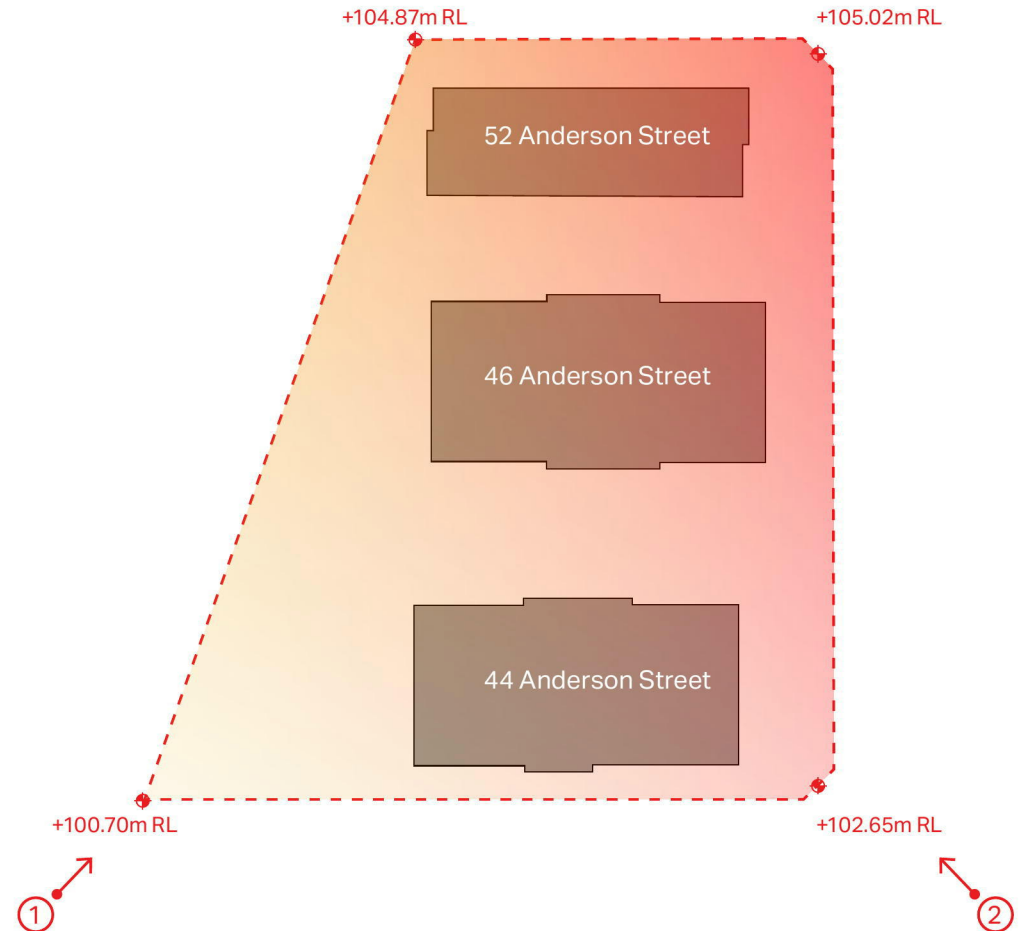
Levels

The site of the properties for 44-52 Anderson Street is part of a gradient slope that continues up Anderson Street from the CBD. The site has nearly a 5m overall height change from the SW to the NE of the site.

The Anderson Street elevation change is currently a slope with no stepping. The Laneway to the west, currently has a number of steps to overcome the height change.



44-52 Anderson Street, Chatswood

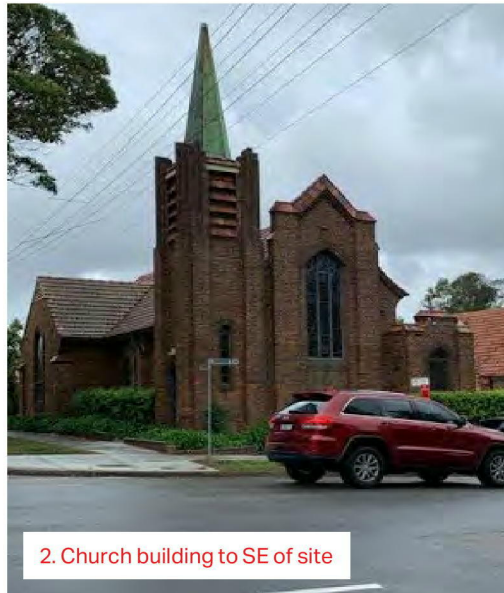
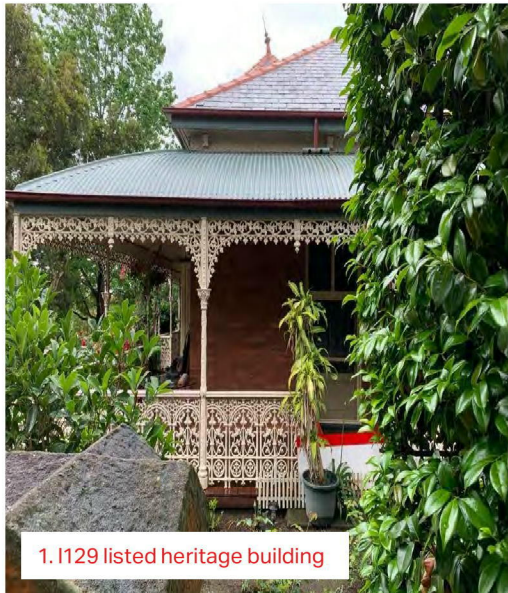




Relationship to conservation area

The conservation area and related listed heritage buildings are to the east of the site and across Anderson Street. The current buildings on 44-52 Anderson Street are set back from the street with an existing planting zone. This planted zone is 5.4m wide and establishes an existing condition that supports existing growth of trees and visual separation / amenity.

Several buildings punctuate the C10 conservation area including the converted church building and I129 heritage building.



02 Controls



Existing controls

44-52 Anderson Street

Land zoning

The Willoughby City Council LEP currently designates the site to be medium density residential housing (R3). This restricts the current development potential on the site to be residential only.

Heritage

The site is adjacent to the north Chatswood conservation area (C10). The area contains a number of residential buildings with heritage listing. The development site does not sit within the conservation area.

The heritage listed property I129 faces onto Anderson Street and looks at the development site.

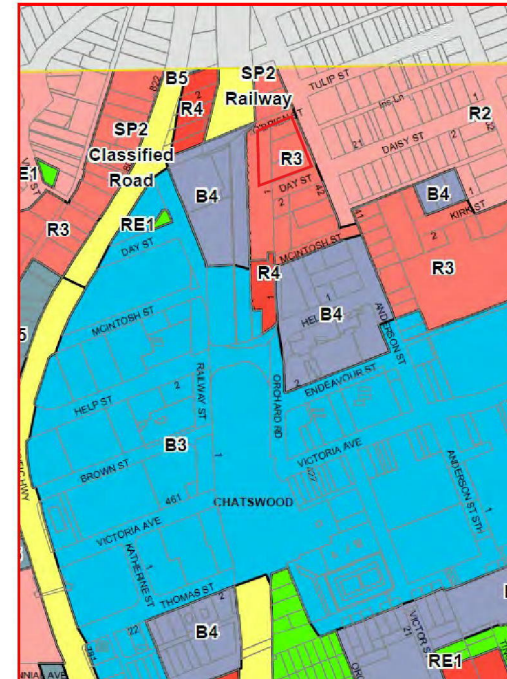
Reference

Willoughby Local Environmental Plan 2012

8250_COM_LZN_004_010_20121112

Land zoning map

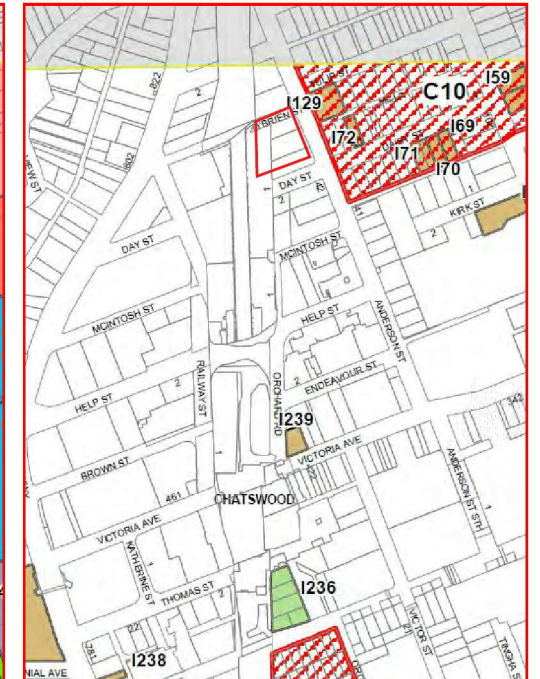
R3



8250_COM_HER_004_010_20190513

Heritage map

12m
CA



Current maximum FSR

As part of the existing Willoughby City Council LEP the FSR for the site is limited to 0.9:1. Together with the zoning, limits the amount of residential than can currently be proposed on the site.

Current maximum height

The height allowable within the current controls, limits development to 12m in height.

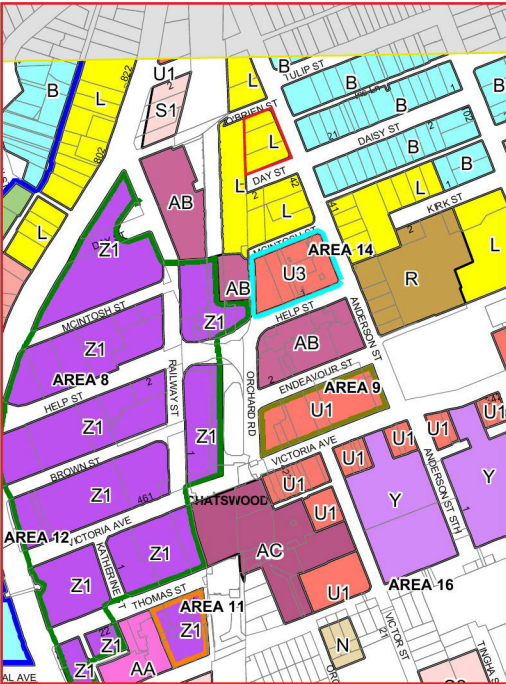
Reference

Willoughby Local Environmental Plan 2012

8250_COM_FSR_004_010_20170804

Current maximum FSR

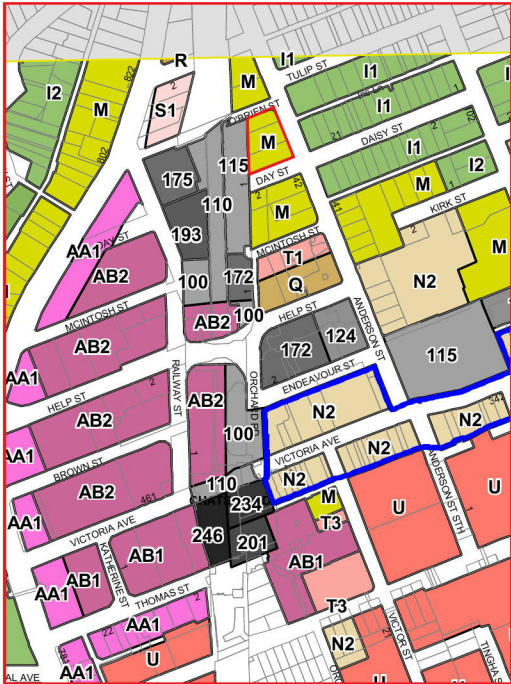
0.9:1



8250_COM_HOB_004_010_20170804

Current maximum height

12m



Proposed controls

44-52 Anderson Street

Recommended land use

Under the recommendations of the Chatswood CBD Planning and Urban Design Strategy 2036, the site is proposed to be amended to become a B4 land use area. This allows the proposal to seek a mixed use outcome for the site. The mixed use proposal is intended to support the enrichment of the community with commercial/retail linked to the development.

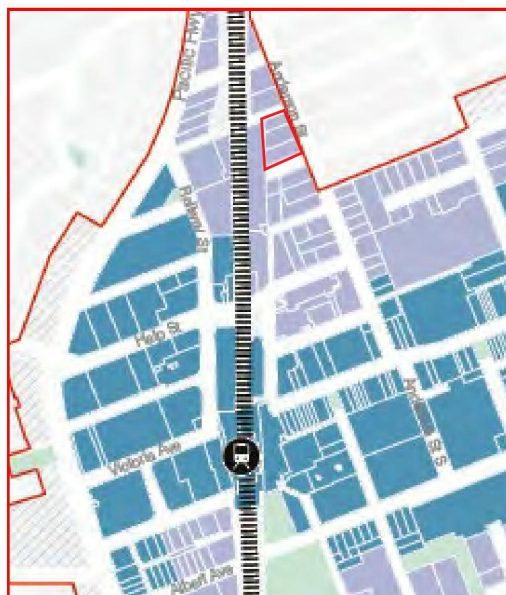
Recommended links and new open spaces

The council strategy intends to improve and reinforce links and open spaces within the CBD. Adjacent to the site is an existing laneway that allows pedestrian access between two development sites through to O'Brien Street. The proposal would look to embrace this link route and provide additional activation and dwelling space.

Reference

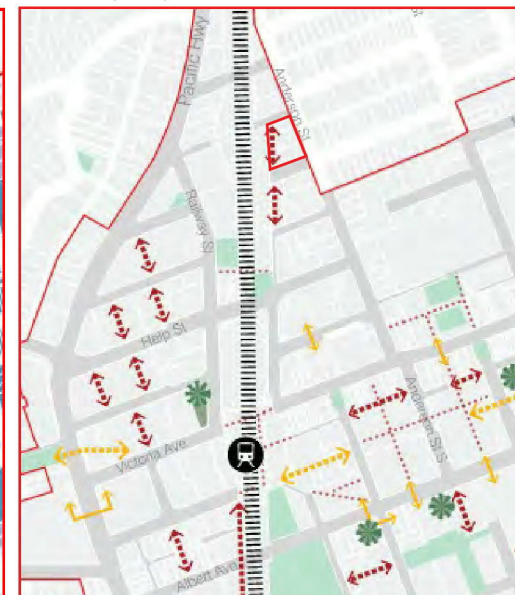
Chatswood CBD - Planning and urban design strategy to 2036 (September 2020)

Figure 3.1.2 - Recommended land use



B3
B4

Figure 3.1.7 - Recommended links and new open space



Proposed maximum FSR

The Chatswood CBD Planning and Urban Design Strategy 2036 recommends an increase to the maximum FSR available on the site from 0.9:1 to 6:1. Within the 6:1 provision is a recommendation of 1:1 commercial/retail and 5:1 residential use. The blend of commercial/retail and residential within the site will allow for a diverse proposal. The activation to the base of the building will bring public services and businesses further north, supporting the intended expansion of the CBD within the strategy.

Proposed maximum height

The allowance for built height on the site has increased from 12m to 90m. The strategy suggests that tower built forms are to have slender outcomes. The 90m height is to make allowance for services, lift over runs and rooftop features.

Recommended street frontage heights and setbacks

Please refer to next page for commentary.

Reference

Chatswood CBD - Planning and urban design strategy to 2036 (September 2020)



Recommended street frontage heights and setbacks

Under the recommendations of the Chatswood CBD Planning and Urban Design Strategy 2036, the site is proposed to have a number of setbacks to respect the neighbouring conditions. The majority of the site is proposed to have built forms 14m or less at the boundary with tower setback above. Anderson Street has similar provisions but is further supplemented with a setback for the podium from the boundary to improve the relationship to the predominant street.

It is suggested that a taller tower form be setback further than the base setbacks to

d) Mixed use frontage with commercial ground floor

- i) 6-14 metre street wall height at the boundary
- ii) Minimum 3 metre setback above street wall to tower

h) Anderson Street interface

- i) Minimum 3 metre setback at Ground Level from front boundary
- ii) 6-14 metre street wall height
- iii) Minimum 1m setback above street wall to tower

28 - Minimum 1:20 ratio of the setback to building height

- c) A total height of 90m, a minimum setback from the side boundary of 4.5m is required for the entire tower on any side.

Reference

Figure 3.1.8 - Recommended street frontage heights and setbacks
Chatswood CBD - Planning and urban design strategy to 2036 (September 2020)

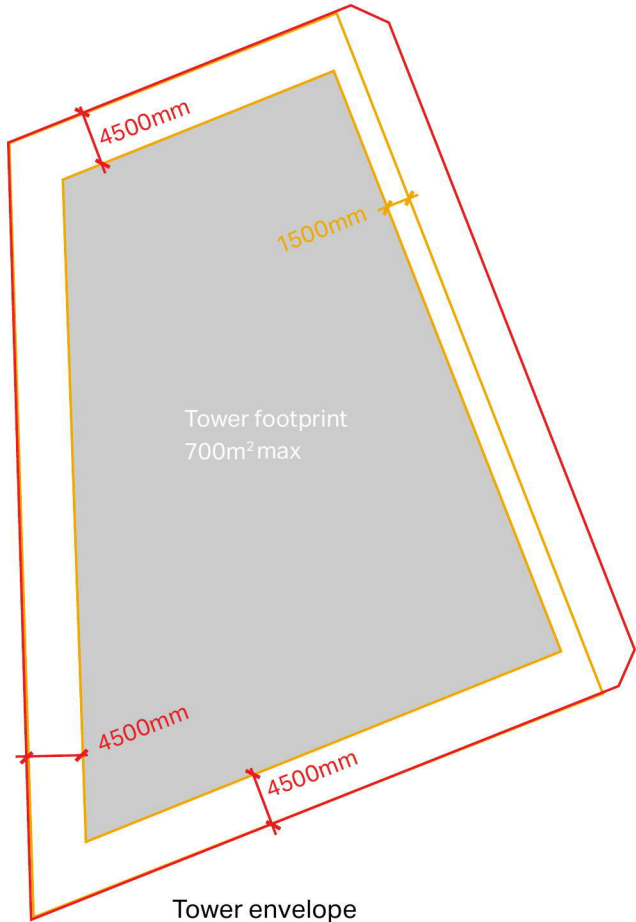
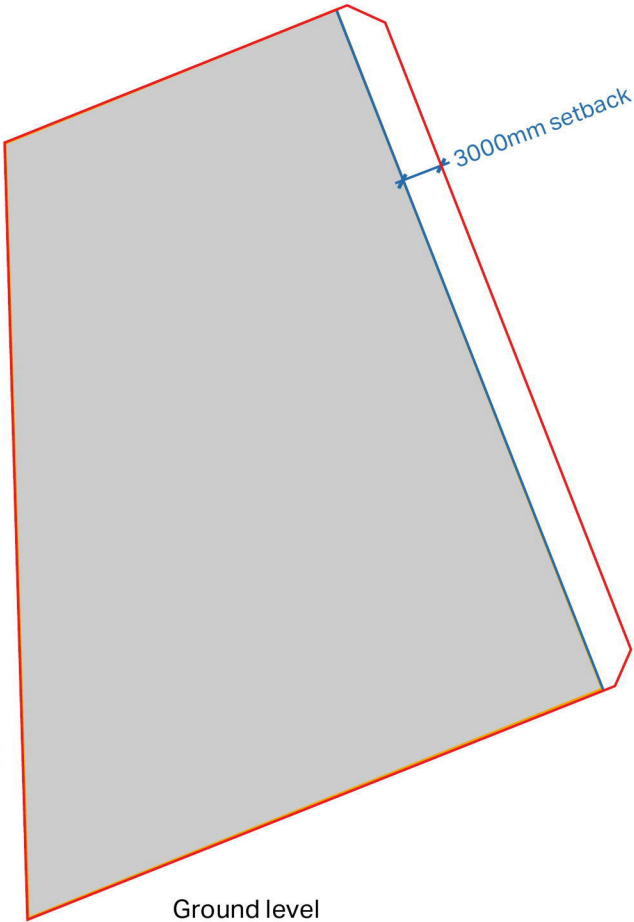
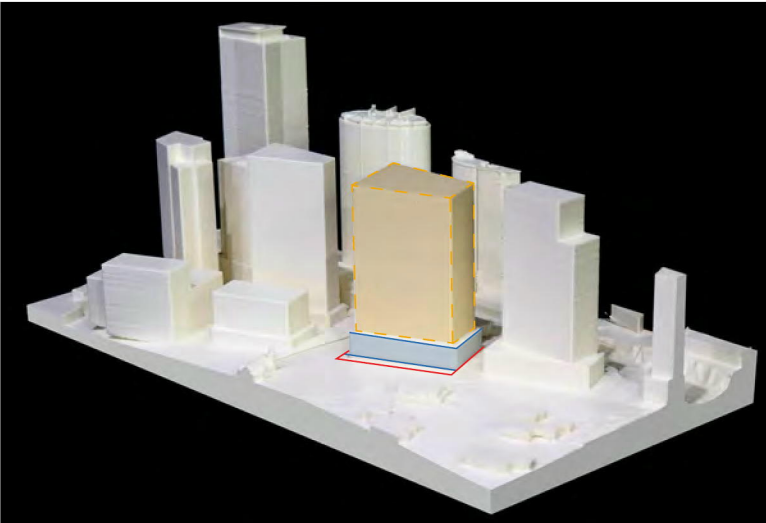


Maximum envelope

The recommended setbacks with a 90m tower are shown to the right and below. The model below shows how the maximum envelope for the site may look in relationship to its neighbouring buildings.

Key

-  Tower
-  Podium
-  Boundary



03 Proposal



Overview

Summary of the concept scheme

Site area

2,687m²

Commercial FSR (1:1)

2,687m² TOTAL

Residential FSR (5:1)

13,435m² TOTAL

Proposed building height

90m

Residential mix

28 1 bed 17.9%

96 2 bed 61.5%

32 3 bed 20.5%

156 units

Car parking

8 commercial / retail spaces

180 residential spaces inc visitors

188 spaces

22 lockers / 20 racks cycle spaces

8 motorcycle spaces

Landscaping

7% deep soil zone (205m²)

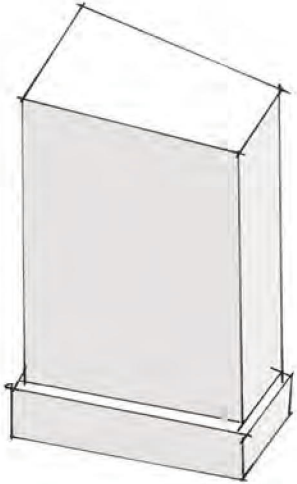
25% communal open space (680m²)



Illustration from Anderson Street

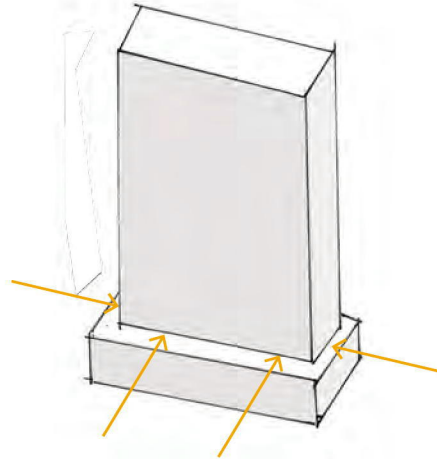
Key principles

■



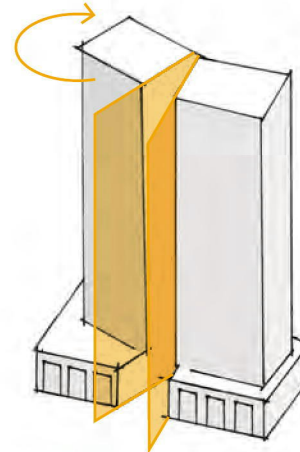
Maximum envelope

The Strategy provides built form controls to inform a maximum envelope.



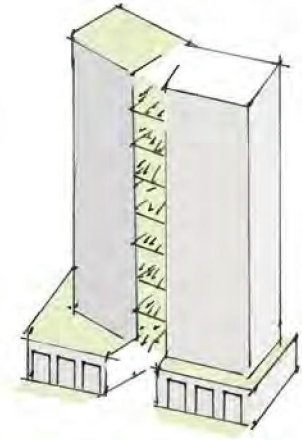
Tower setback

The tower form is setback to achieve a residential gauge and reduced in scale responding to its immediate context, providing 27m separation to the heritage conservation area and slender elevations to key vantage points from the north and south.



Building articulation

Tower form is split and rotated to break down the massing and enhance the perception of a slender form on Anderson Street, while also maximising opportunities for solar access and natural ventilation. The break in built form continues to podium level to form entrances.



Greening / activation

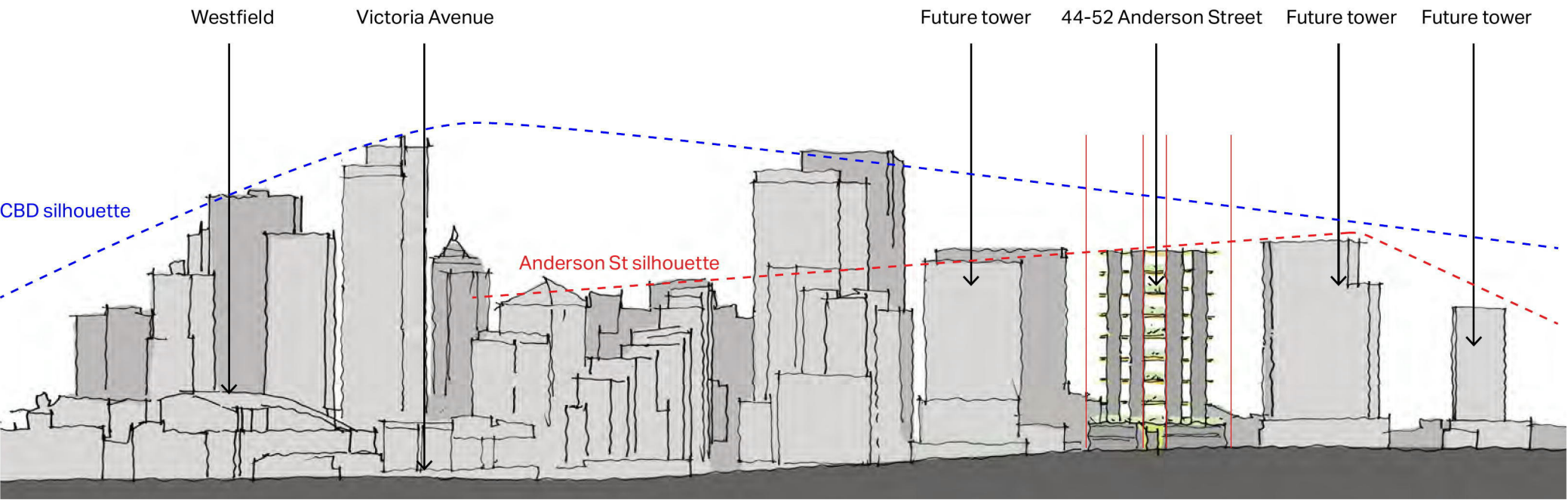
Greening is provided throughout the proposal to soften the design in its context and create amenity for the users. The street levels are activated with retail/commercial uses to provide increased life at street level.

Building height

Height plane

The recommended strategy for Chatswood CBD increases the height within the CBD to the north along Anderson Street. The strategy provides a framework for several sites along Anderson Street to increase in height to 90m before reducing at the peak of the masterplan.

The proposal for the site looks to follow the language and height of the neighbouring sites. The proposed elevation along Anderson Street breaks the overall form into two slender forms with a green spine. The intention is to create a narrower rhythm on the street elevation before it begins to reduce in height and scale to the north. It will also provide variety and texture to the street language.



Building separation

Separation from neighbouring sites + setbacks

The subject site has three street frontages and benefits from the existing street width.

Anderson Street The proposal includes a 27m ground level separation and a 33.4m tower separation to the eastern neighbouring boundary opposite Anderson Street. The proposal provides generous setback to this heritage conservation area which reduces visual bulk and scale.

Day Street The proposal benefits from Day Street having a width of approximately 20m. The proposal includes a 4.5m tower setback which results in a total building separation distance of 24.5m to the southern properties across Day Street and exceeds the minimum separation requirement.

O'Brien Street O'Brien Street has a street width of approximately 12m. The proposal provides a 5.5m tower setback to O'Brien Street, with further design refinement to be carried out at the DA stage to ensure visual privacy is achieved.

Rear Laneway The proposal provides a minimum 18m building separation to the existing residential flat building at 1 Day Street, Chatswood. This is considered acceptable given the neighbouring building is 5 storeys and has been recently constructed. The land is narrow in shape and is unlikely to accommodate a tower footprint in future. Detailed design refinement will be finalised at DA stage to ensure visual and privacy amenity are achieved.

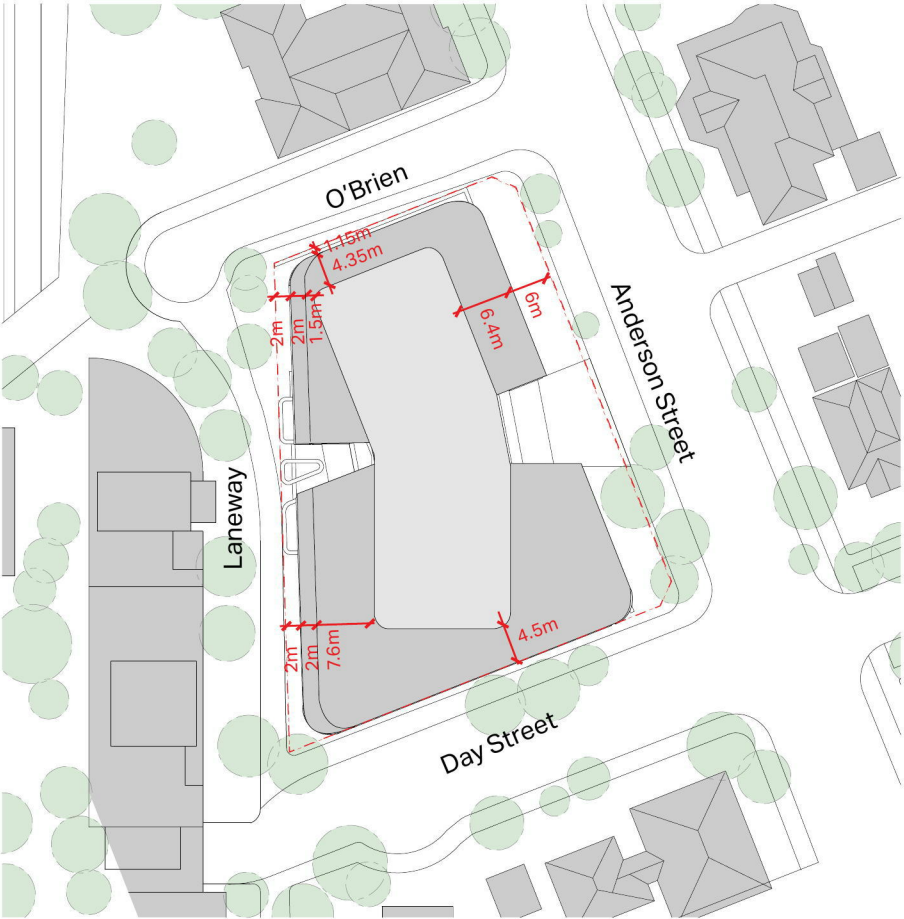


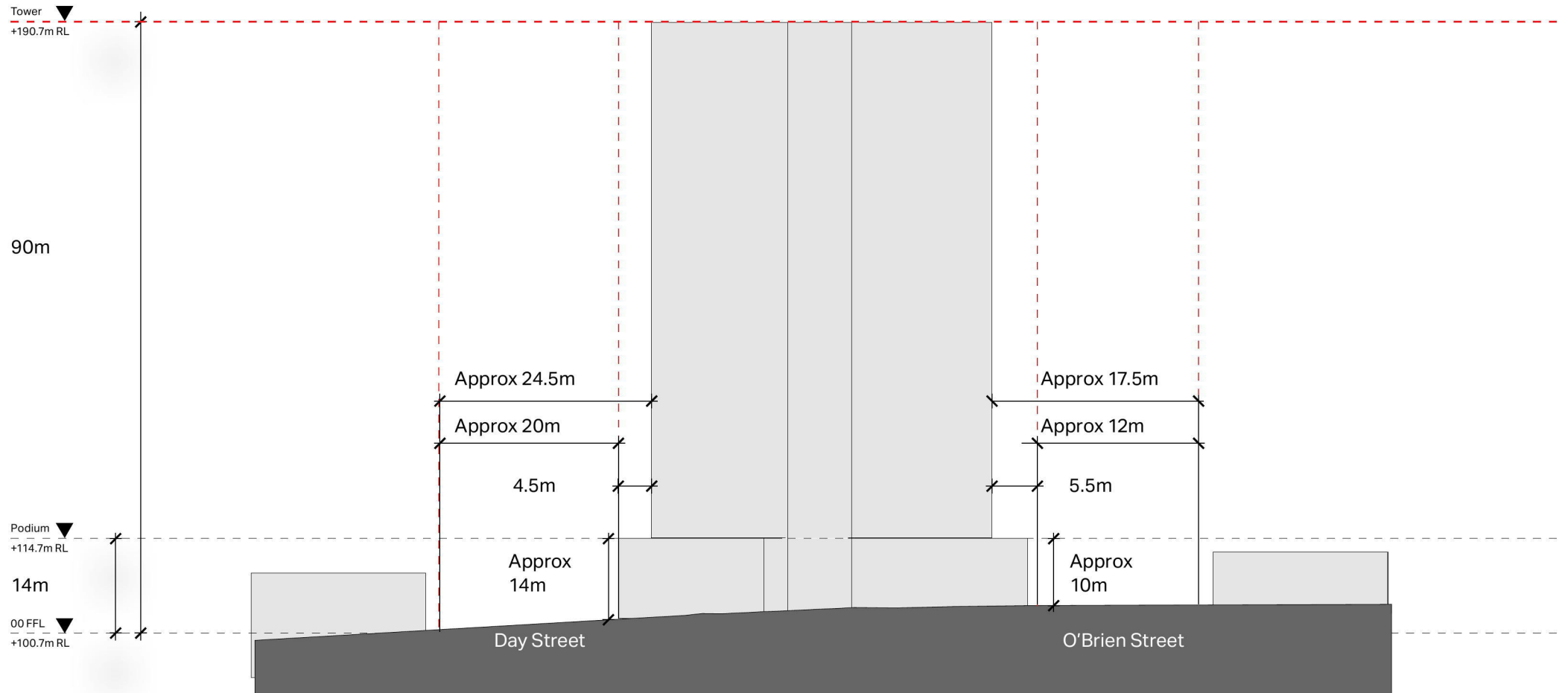
Proposed setbacks

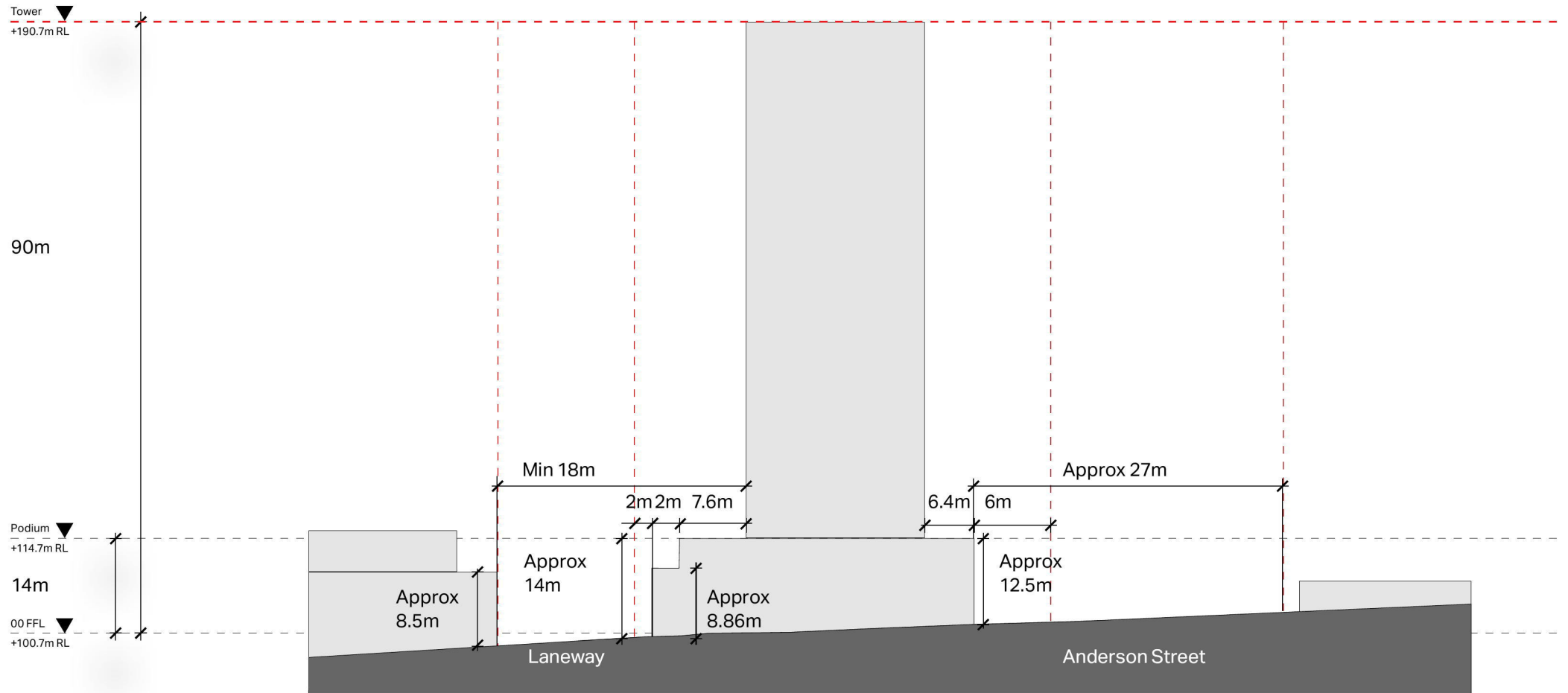
The proposal utilises the height available in the recommendations to create a slender tower form. This allows the development to maximise the setbacks in respect to adjacent conditions.

The north and south setbacks follow the recommendations of the strategy. This allows the laneway and Anderson Street conditions to utilise the setbacks. In the laneway the form of the podium terraces up to a tower which is setback. The Anderson Street elevation is the largest setback on the site with the tower to be setback from the conservation area.

These setbacks are demonstrated in elevation on the following pages.







Laneway setbacks

The laneway provides a varied mixture of uses and principally is used as a pedestrian access across the site between several developments.

Setbacks are important here to reduce the overall form of the podium, to provide an appropriately scaled interface with 1 Day Street. The initial setback for the residential terrace allows the building to be perceived as a single storey form with residential activation above.



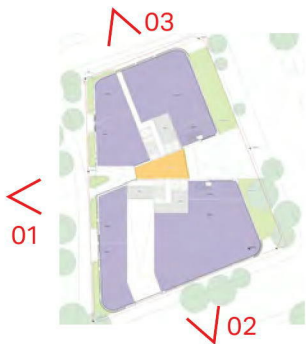
View 01 - Laneway elevation



View 02 - south elevation



View 03 - north elevation

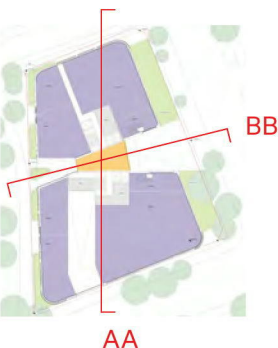


Vertical program

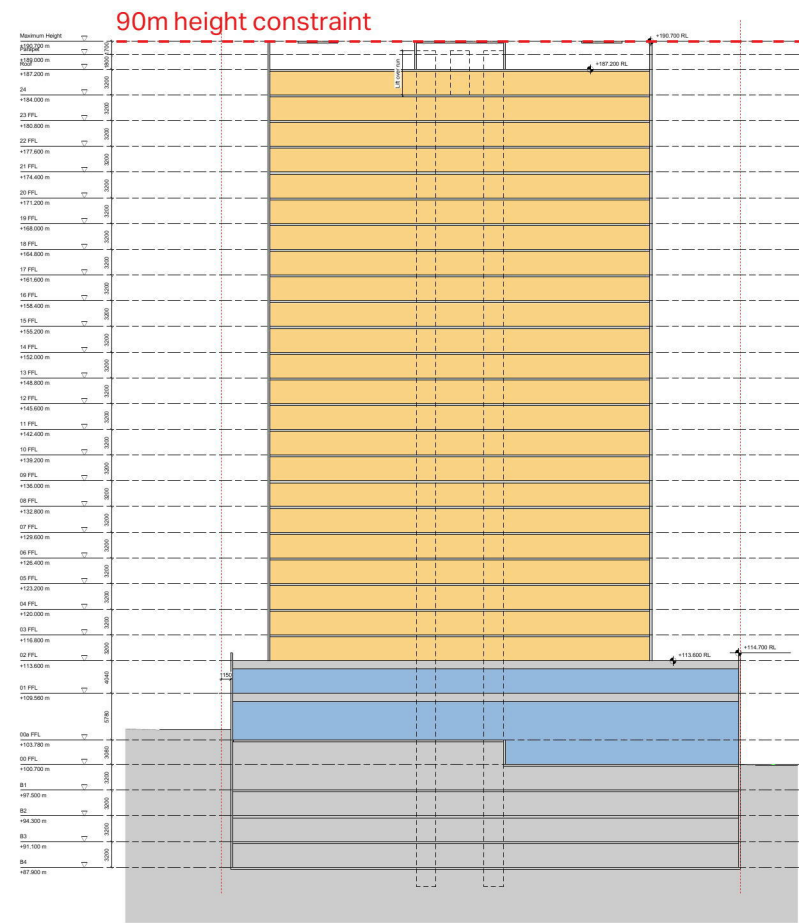
The diagram shows how the proposal is intended to work with the recommended maximum height in the Willoughby City Council strategy.

The proposal intends to enclose the lifting and services within the overall form of the building.

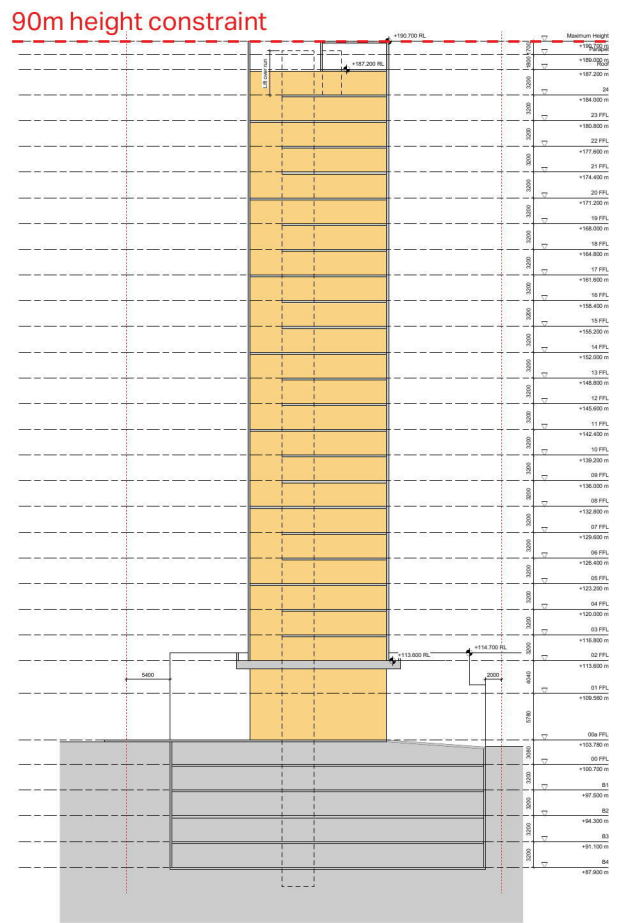
An example of this can be seen with the main lifts finishing on 24. A separate platform lifting solution will enable access to the final roofscape.



44-52 Anderson Street, Chatswood



Section AA

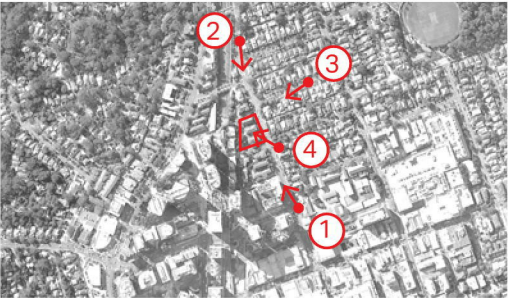


Section BB

Views

The form of the building presents a slender articulated form to the neighbourhood. The greening to the base and spine can be seen across the CBD and visible upon approach to the building.

The images on the next page shows how the building may be perceived from the conservation area and adjacent heritage building.





Entrances

The articulation of the base of the building breaks the mass to form an entrance into the heart of the scheme.

This visual break is reinforced by the green spine above and extended canopy's. These canopy spaces signify the residential entrance to the building. The intention is for visibility through the building to the opposing side of the development.

The ability for this to act as a through site link will be explored as part of future development applications.



View of entrance from Anderson Street

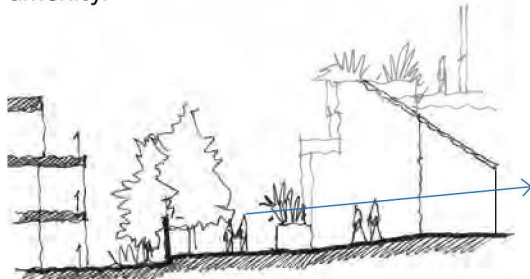


View of entrance from Laneway

Laneway

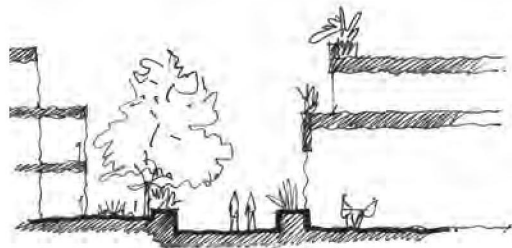
Residential activation

The laneway is intended to be activated by integrating smaller commercial/retail units to the ground floor. The residential above, will be set back to reduce the scale of the form and provide upper level activation to the space. Landscaping will be used to soften the space and provide visual amenity.



Entrance section

2m



Typical section

2m 2m



View of laneway corner with Day street showing potential corner activation



Landscaping

Street level integration

The buildings on the current site are setback from Anderson Street to provide a green barrier between the units and the street. The proposal will reinforce this existing setback and greenery.

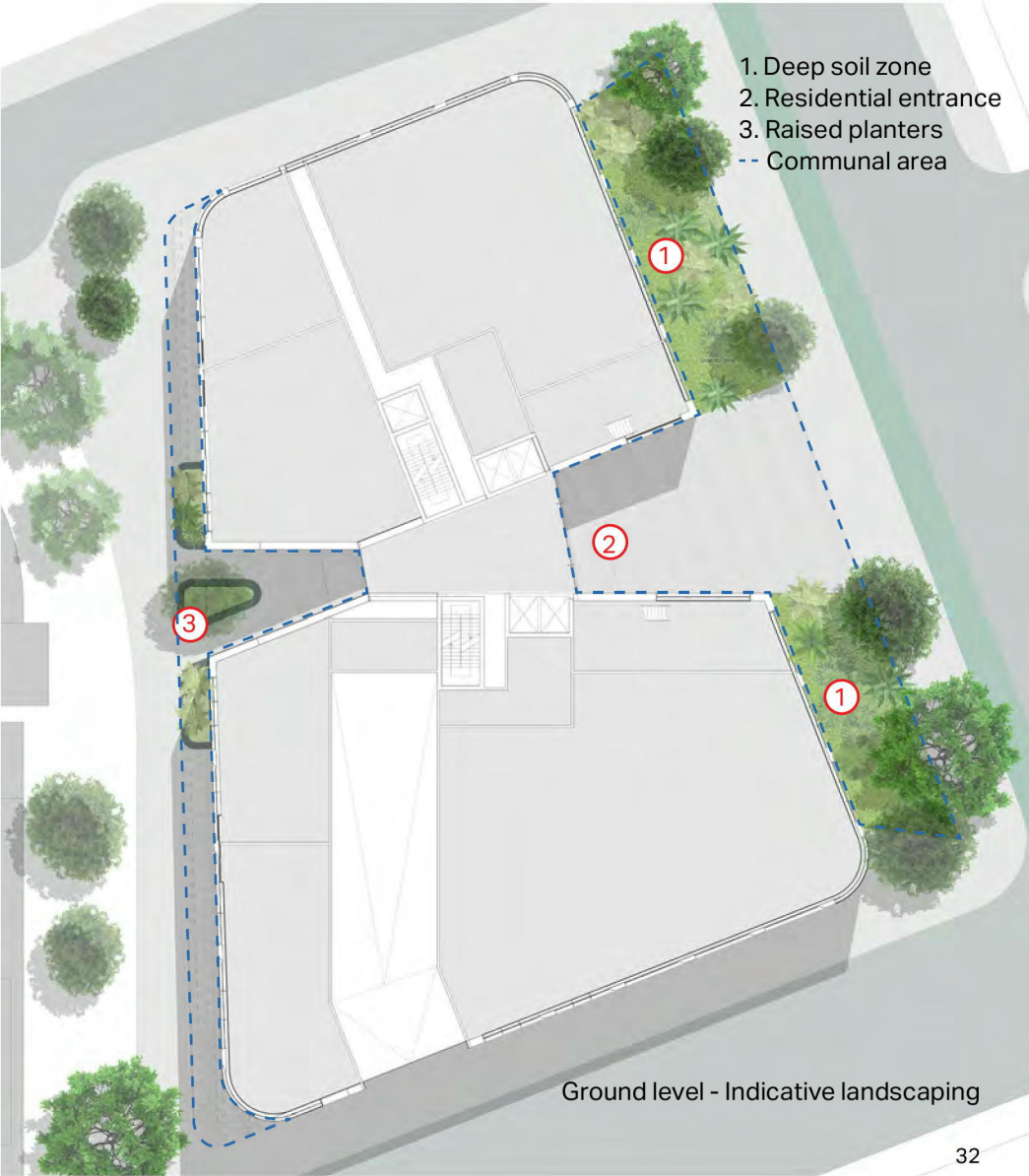
This existing green fringe is a strong device for maintaining separation to the conservation area and heritage building in the east.

Overall communal green space will achieve 25% minimum of the site area (680m²).



Illustration of ground floor activation

44-52 Anderson Street, Chatswood



- 1. Deep soil zone
- 2. Residential entrance
- 3. Raised planters
- Communal area

Ground level - Indicative landscaping

Podium communal gardens

The podium roofscape provides a varied amenity for the residents of the development. A green edge is intended to provide further separation of the residents from the streets below. It also provides visible greening to the streetscapes.

The access to the podium will be through the main central lobby. Allowing access to the east side of the podium roofscape.

Overall communal green space will achieve 25% minimum of the site area (680m²).

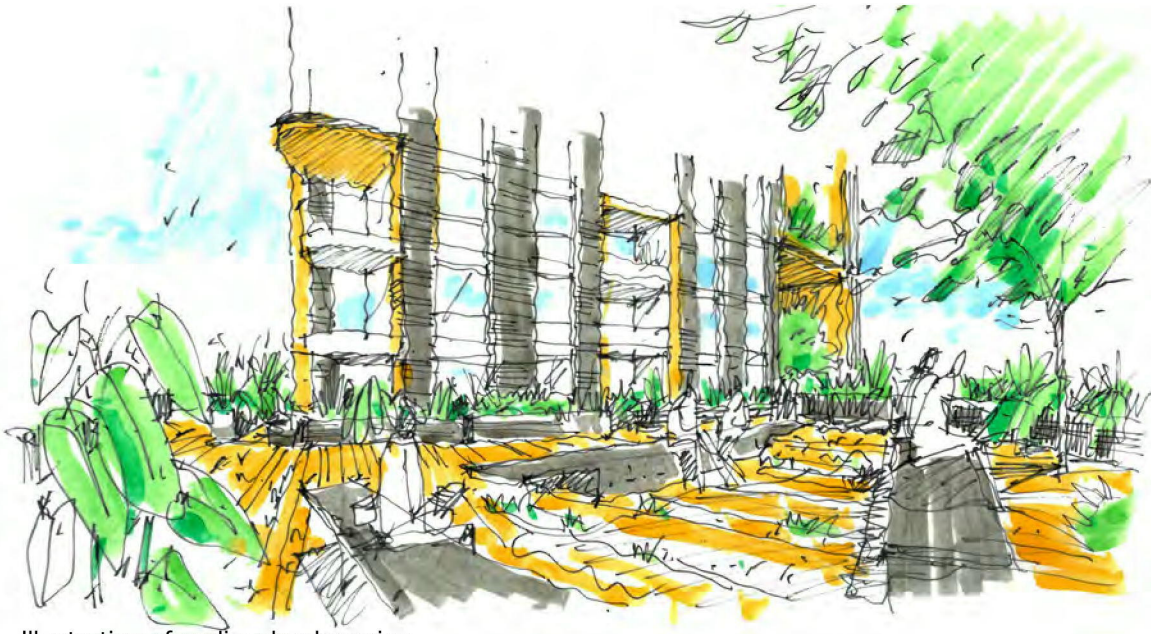


Illustration of podium landscaping



Podium - Indicative landscaping

Rooftop shared amenity

It is proposed that the roof also provides open space for the residents. The elevated space will have extended views across Sydney.

Overall communal green space will achieve 25% minimum of the site area (680m²).



Illustration of rooftop landscaping



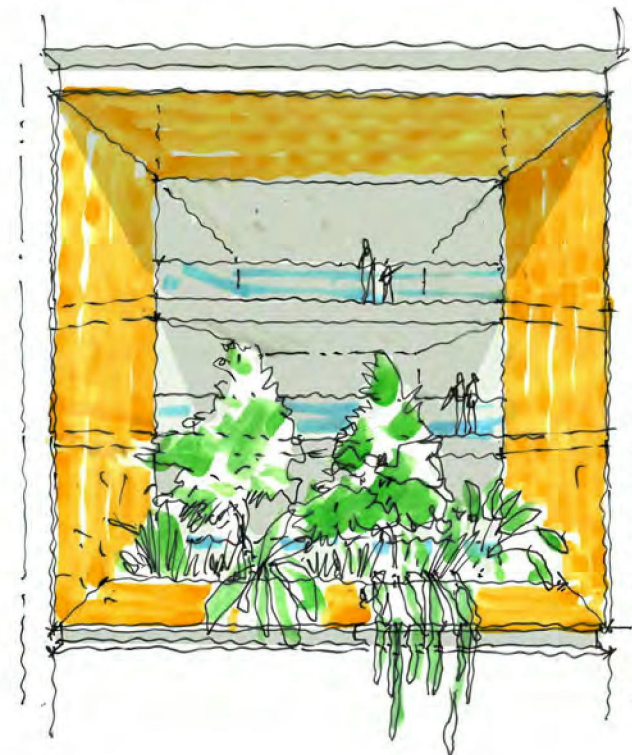
- 1. Dining areas
- 2. Shaded planted zones
- 3. Vantage point
- Communal area

Roof - Indicative landscaping

Green spine

The main vertical circulation in the tower is intended to be an open format space. The spaces are split into 3 level portals, with gardens at the lowest levels. These curated spaces will allow the users increased interaction with outdoor space.

The spine creates a visible break in the form between the tower form to the north and south. The greenery in these spaces will also be visible on the exterior form and provide visual amenity to the streetscape / city.



View facing building showing 3 storey portal



View from lobby looking out from lowest level of portal

04 Drawings / schedules



Area schedule

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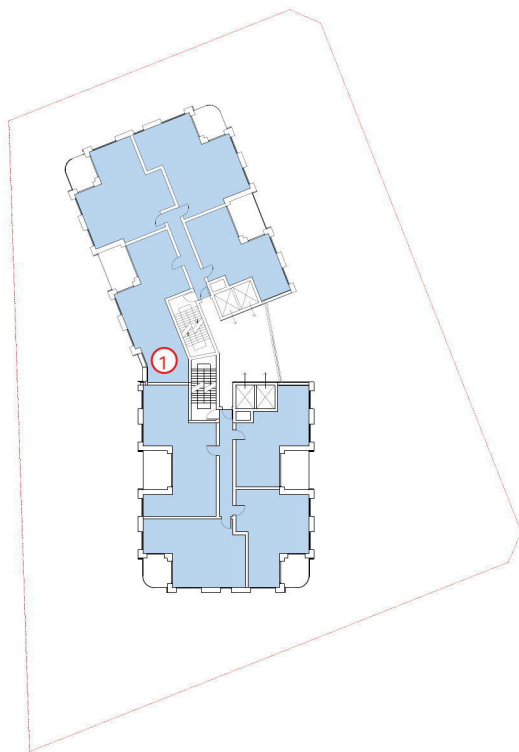
Level	Use	GFA	Commercial	Residential				
		(m²)	(m²)	(m²)	1Bed	2Bed	3Bed	Total apartments
25	Roof	36		36				
24	Apartments	560		560		4	2	6
23	Apartments	560		560		4	2	6
22	Apartments	560		560		4	2	6
21	Apartments	560		560		4	2	6
20	Apartments	560		560		4	2	6
19	Apartments	560		560		4	2	6
18	Apartments	560		560		4	2	6
17	Apartments	560		560		4	2	6
16	Apartments	560		560		4	2	6
15	Apartments	560		560		4	2	6
14	Apartments	560		560		4	2	6
13	Apartments	560		560		4	2	6
12	Apartments	560		560		4	2	6
11	Apartments	560		560		4	2	6
10	Apartments	560		560		4	2	6
9	Apartments	560		560		4	2	6
8	Apartments	560		560	4	4		8
7	Apartments	560		560	4	4		8
6	Apartments	560		560	4	4		8
5	Apartments	560		560	4	4		8
4	Apartments	560		560	4	4		8
3	Apartments	560		560	4	4		8
2	Apartments	560		560	4	4		8
1	Commercial / Apartments	1595	1281	314		4		4
GF	Retail / Commercial	1483	1406	77				
B1	Loading / Car parking	32		32				
B2	Car parking	32		32				
B3	Car parking	32		32				
B4	Car parking	32		32				
TOTAL		16122	2687	13435	28	96	32	156
			1:1 FSR	1:5 FSR	17.9%	61.5%	20.5%	
							Solar access	87.5% typical
							Cross ventilation	75% typical

Residential area calculation - Lower Typical

1. 560m² GFA

Key

■ Residential

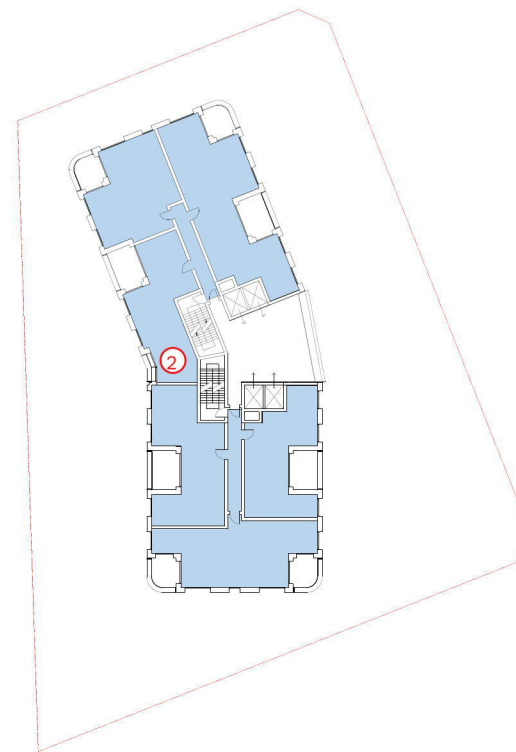


Residential area calculation - Upper Typical

2. 560m² GFA

Key

■ Residential



Plans

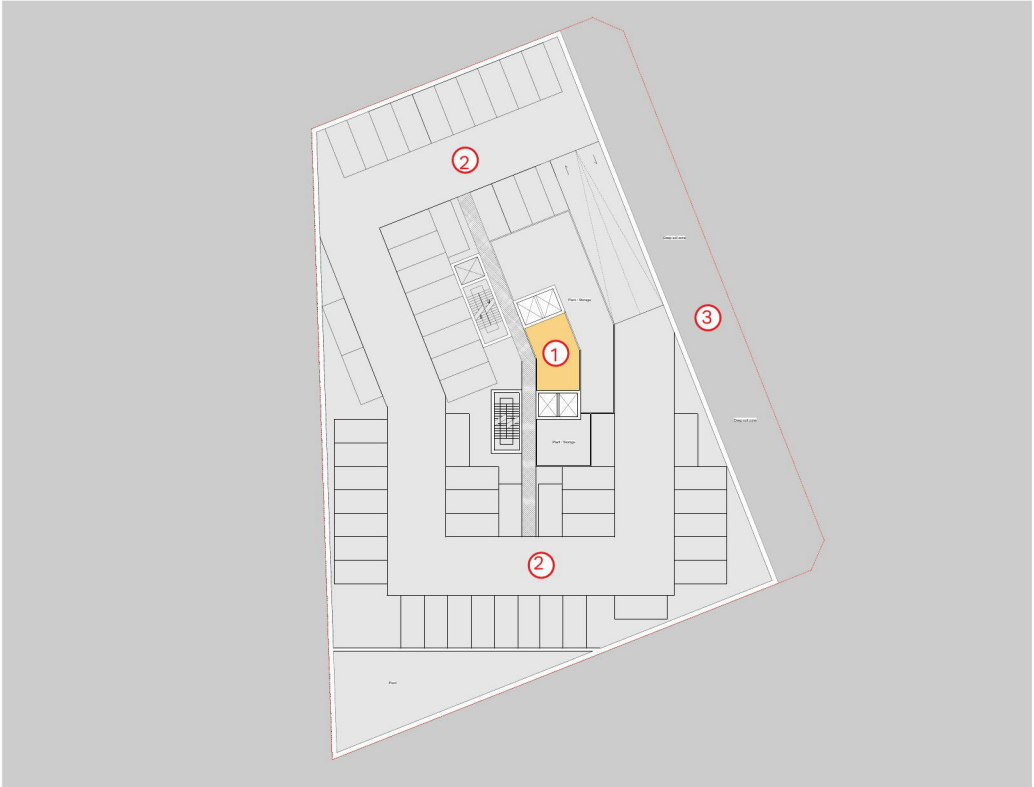
■

Basement level 03-04

- 1. Lobby
- 2. Parking
- 3. Deep soil zone

Key

■ Residential

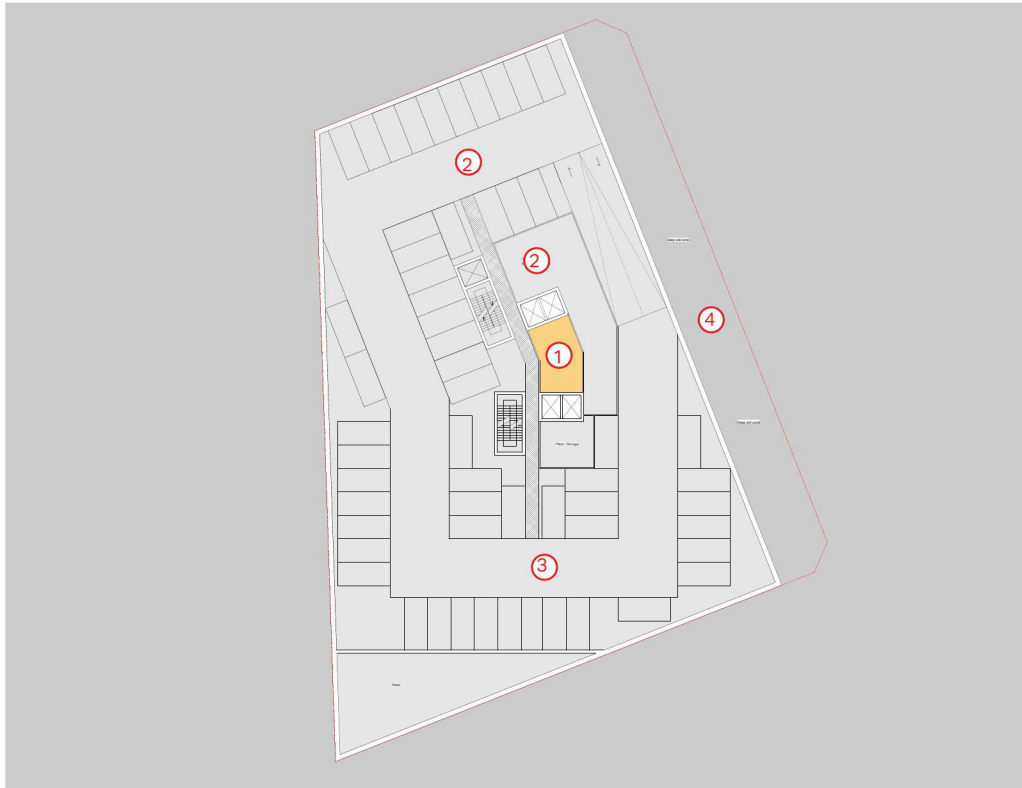


Basement level 02

1. Lobby
2. Cycle facilities
3. Parking
4. Deep soil zone

Key

Residential

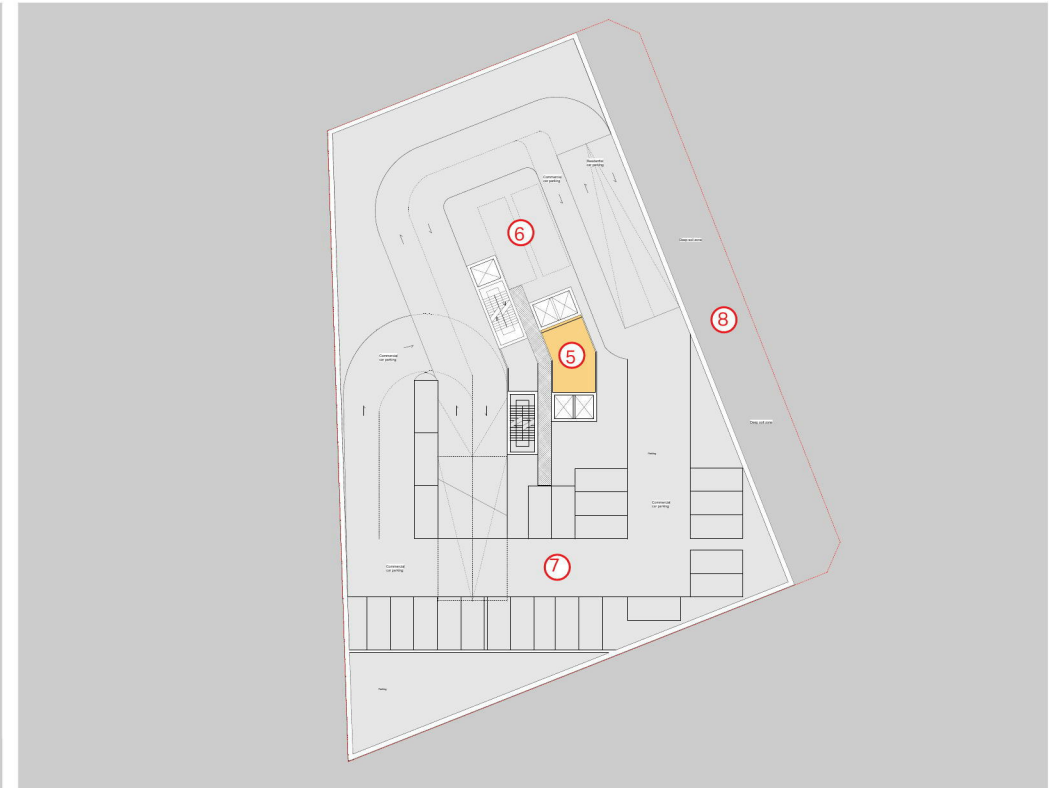


Basement level 01

5. Lobby
6. Loading bay
7. Parking
8. Deep soil zone

Key

Residential



Ground level

- 1. Residential lobby
- 2. Retail
- 3. Commercial
- 4. Loading / car parking entrance

Key

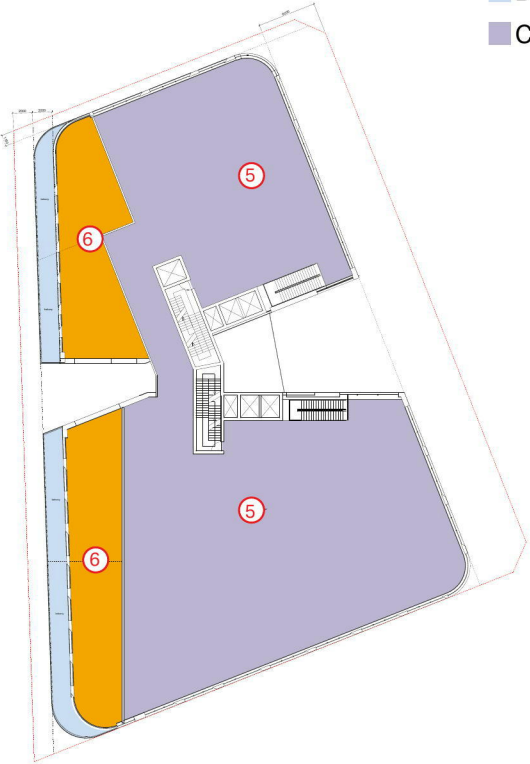
- Residential
- Commercial/Retail

Upper podium (level 01)

- 5. Commercial
- 6. Residential

Key

- Residential
- 1Bed
- 2Bed
- 3Bed
- Balcony
- Commercial / Retail



Level 02

1. Open air lobby
2. Apartments
3. Communal terrace

Key

- Residential
- 1Bed
- 2Bed
- 3Bed
- Balcony



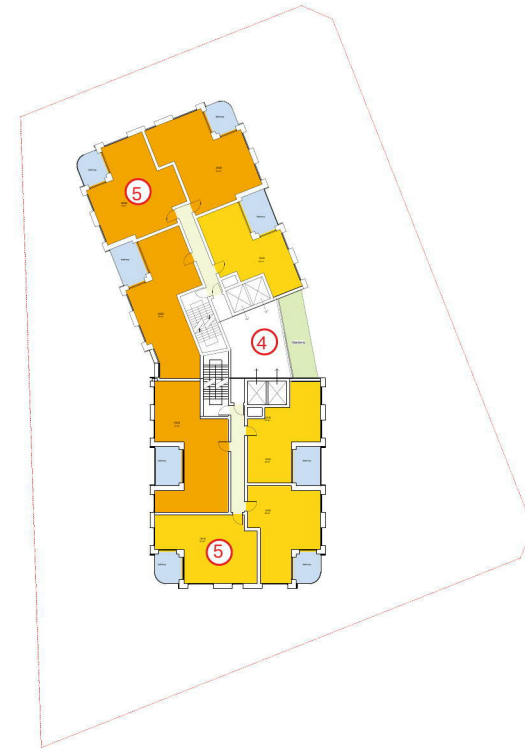
Tower lower typical (Level 03-08)

4. Open air lobby
5. Apartments

Typical floor
560m² GFA
(maximum 700m² GFA)

Key

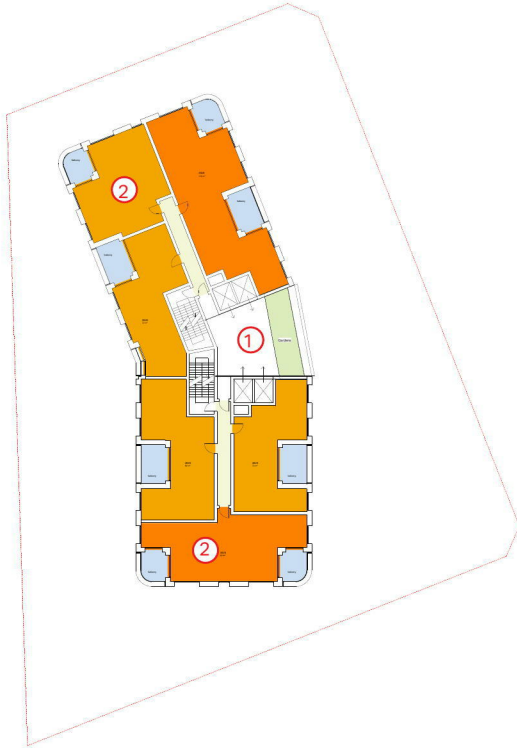
- Residential
- 1Bed
- 2Bed
- 3Bed
- Balcony



Tower upper typical (Level 09-24)

1. Open air lobby
2. Apartments

Typical floor
560m² GFA
(maximum 700m² GFA)

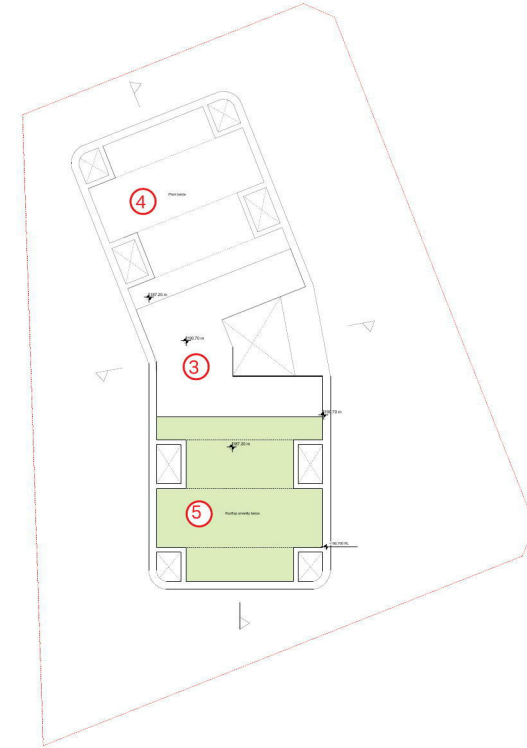


Key

- Residential
- 1Bed
- 2Bed
- 3Bed
- Balcony

Roof level (Level 25)

3. Enclosed lobby
4. Building services
5. Communal terrace



ADG compliance

■

ADG Compliance	Assessment
Building separation	Complies
Deep soil zones	Complies 7% of site provided.
Communal and open space	Complies 25% provided
Car parking	Complies Aligns with CBD strategy
Bicycle parking	Able to comply
Vehicle access	Complies
Pedestrian access	Complies
Apartment layout	Complies
Balconies	Complies
Ceiling heights	Complies
Internal circulation	Complies
Storage	Able to comply
Ground floor apartments	Not applicable
Solar access	Complies 87.5% typical level
Natural ventilation	Complies 75% typical level

CBD strategy compliance

■

Key elements of future LEP + DCP controls	Assessment
1 CBD Boundary	Complies
2-4 Land use	Complies
5 Public realm improvements	Able to comply
6 Planning agreement contributions policy	Able to comply
7 Public art policy	Able to comply
8-10 Design excellence process	Able to comply
11-13 FSR controls	Complies
14 FSR controls (Affordable housing)	Complies
15 FSR controls (Commercial 1:1)	Complies
16-18 Tower slenderness	Complies
19 Sun access to key public spaces	Complies
20-21 Maximum height	Complies
22 Links and open space	Complies
23 Communal open space	Complies
24 Public realm	Complies
25-26 Green roofs and soft landscaping	Complies
27-29 Setbacks	Complies
30 Active street frontages	Complies
31,33,34 Further built form controls	Complies
35 Traffic and transport	Complies

Loading principles

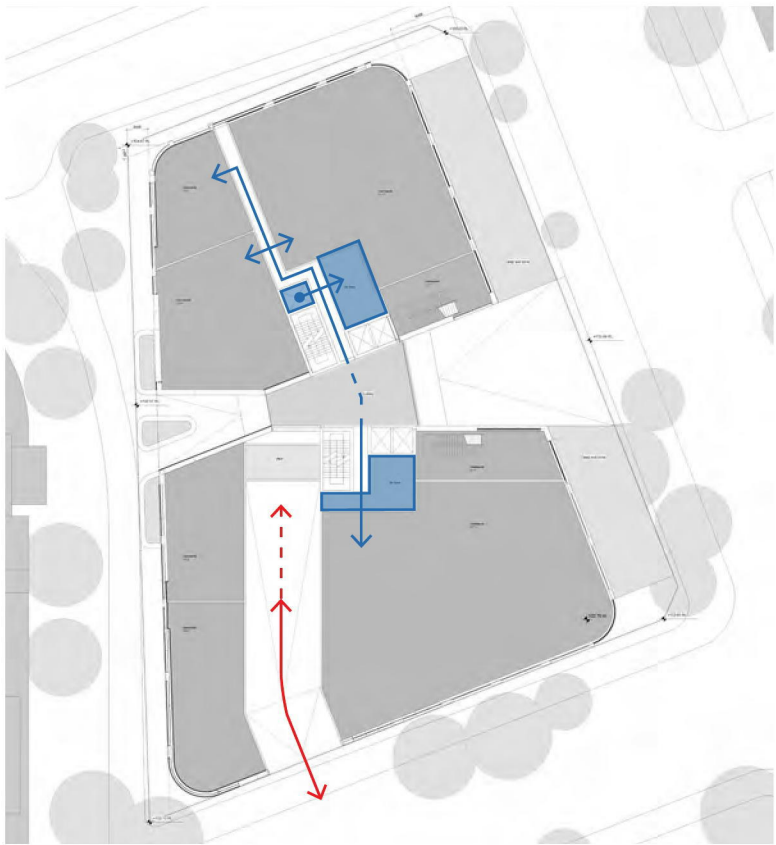
Loading is proposed to be serviced from Day Street. The loading bay is in basement Level 1.

Adjacent lifting provides direct access to the podium floors and service corridor behind the units.

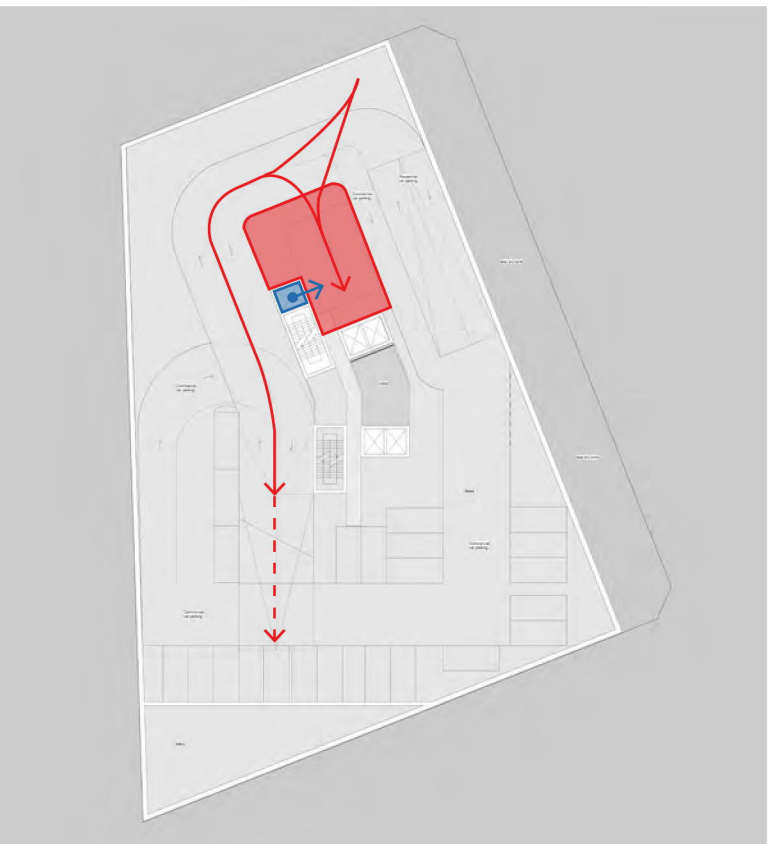
Key

← Loading bay

← Servicing



Ground level



Basement level 1

Deep soil zones

The deep soil zone is intended to support and reinforce the existing zone fronting Anderson Street. The overall deep soil zone represents 7% of the overall site area (205m²).

Key
■ Deep soil zone



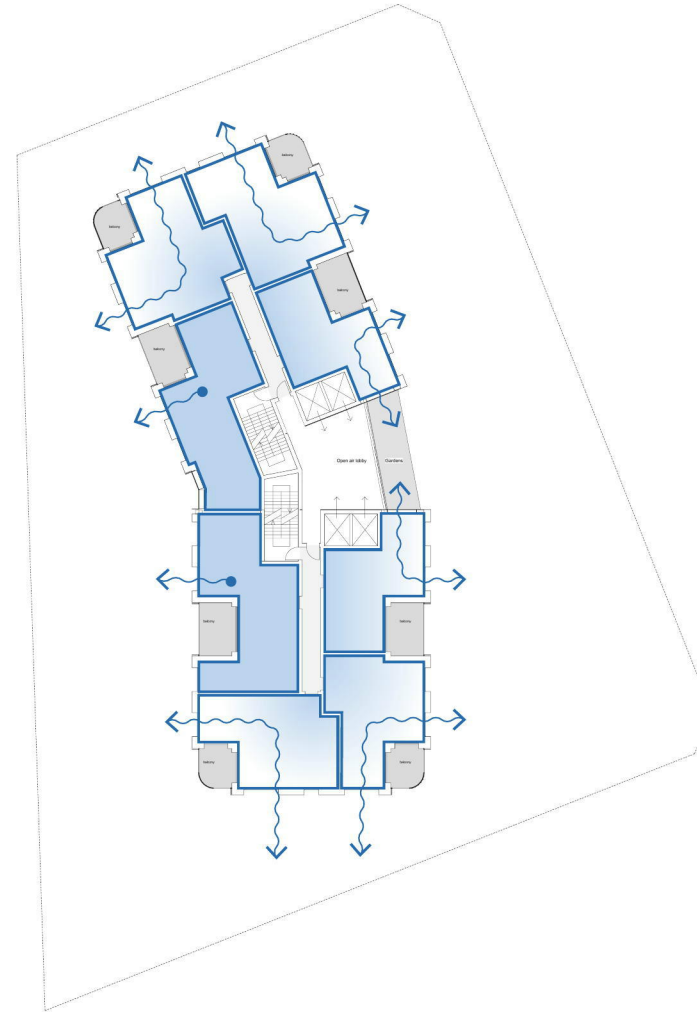
Natural ventilation



75% of the typical apartment floor are intended to have dual aspect ventilation.

Key

- ← □ Dual aspect
- ← ■ Single aspect



Solar access

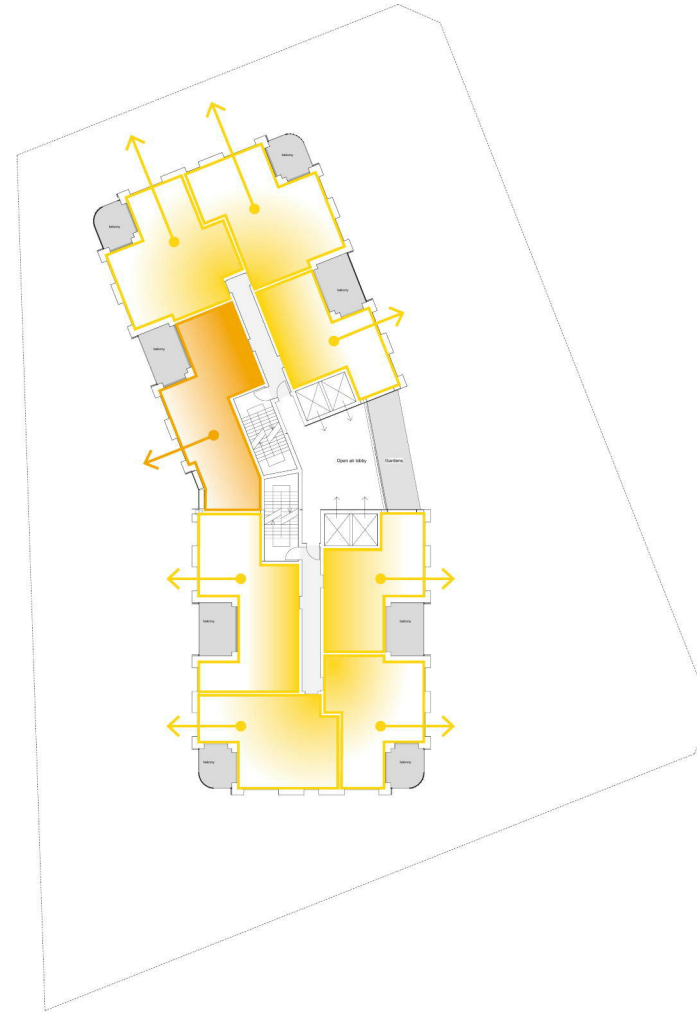


87.5% of the typical apartment floor are intended to 2hr+ solar access.

Key

←☀️ 2hr+ solar access

←☀️ <2hr solar access



05 Shadow studies



Shadow review

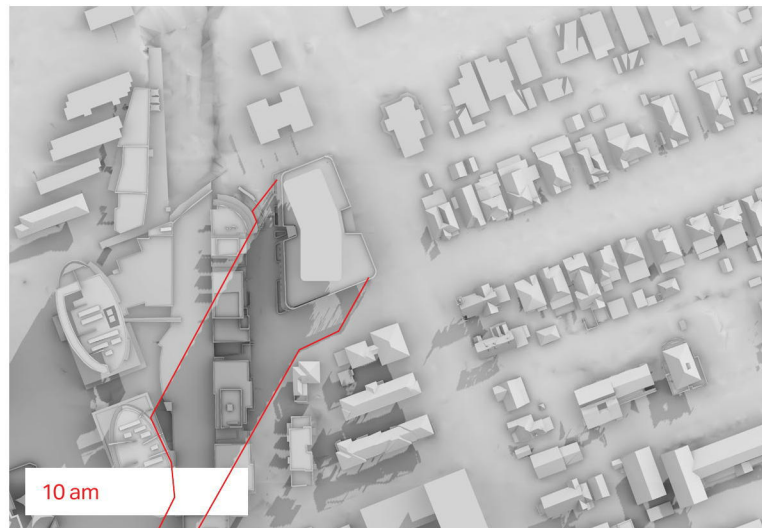
■

Comments

21st June used for shadow review.

The proposal mitigates the impact of the shadows from the development through generous tower setbacks and slender tower form.

The heritage conservation area is not affected by the shadows of the development in the hours of 8am-3pm.



— Proposed shadow edge



— Proposed shadow edge

Victoria Avenue solar access protection **Comments**

- The proposed shadow from 44-52 Anderson Street does not reach Victoria Avenue by 2pm and complies with the future LEP protection control.



Recommended sun access protection for public spaces

- Existing shadow edge
- Proposed shadow edge

44-52 Anderson Street, Chatswood



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