

# Parade Consulting

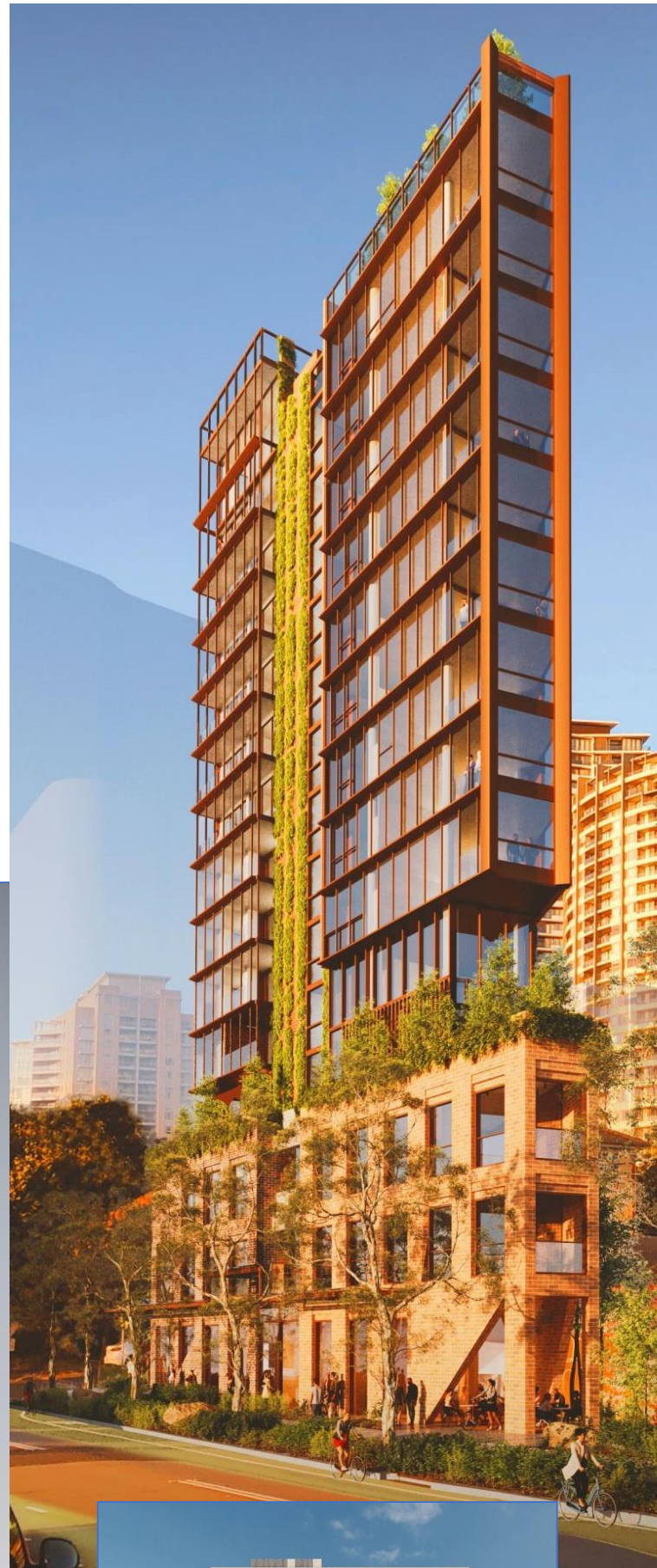
PLANNING  
URBAN FUTURES

## Design Competition Report

Design Excellence  
Competition  
58 Anderson Street  
Chatswood

29<sup>th</sup> July 2022

Submitted to: Jury Panel Members  
and Council for final Endorsement



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**Cover page:** montage image of Design Competition submissions – Custance on the left, DesignInc bottom right, and Drew Dickson Architects top right.

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## EXECUTIVE SUMMARY

This Design Excellence Competition report documents the evaluation of the design submissions prepared as part of the Design Excellence Competition for the site known as 58 Anderson Street Chatswood. Prior to the evaluation by the Jury panel each of the submissions were subject to a planning review on the basis of the environmental, urban design, and social provisions of the relevant planning controls. The Planning review was undertaken to assist the Jury with the selection of the most optimal built form for the site within the constraints of those land use, height, density, and urban design parameters.

The Design Competition report has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (the EP&A Act), Willoughby City Council's LEP, DCP, Design Excellence Competition Guidelines and Policy, the approved DEC Strategy and the Associated competition Brief.

Three designs were submitted for review by the three competition participants, DesignInc, Drew Dickson Architects, and Custance.

**There were no red non-compliances in the planning compliance review**, and all three designs have offered acceptable solutions to their partial non-compliances in their design statements (or its compliance addendum where required).

**The Design by Drew Dickson Architects was unanimously selected as the winner of the competition by the Jury Panel.**



## 1 BACKGROUND

### 1.1 Introduction

This Design Excellence Competition has been undertaken as part of the Planning and Development Process for the site known as 58 Anderson Street Chatswood. The Competition has been managed by Parade Consulting on behalf of the site owners. The key objectives of the Competition are to achieve both Design Excellence and Planning Compliance for the proposed design that will be taken forwards to form a Development Application before Council, in accordance with the Willoughby LEP 2012 (as amended) and with the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report documents the conclusion of the Design Excellence Competition, including the Jury's determination of the design submissions, and their recommendations. The Competition invited three architecture firms to provide competition submissions, those firm are **DesignInc**, **Custance**, and **Drew Dickson Architects**.

### 1.2 Purpose of the Report

The purpose of this Design Competition Report is firstly to summarise the finding of the Jury Members and secondly to inform Council and the project proponent of the results of the Competition including any recommendations from the Jury panel with regards further enhancements for the selected scheme.

### 1.3 The Planning Review Process

The Planning compliance review of the submitted draft competition designs was undertaken one week prior to the final submissions of the competition designs. The work was undertaken by the nominated planning consultant for the Design Excellence Competition - Parade Consulting. The review was undertaken in a similar fashion to a DA stage Planning Compliance assessment. All relevant controls from both the LEP and the DCP, as well as the relevant SEPPs, were considered as part of this review. The LEP and DCP for the subject site were both updated in March 2022.

The Competition Participants had an opportunity to rectify any Planning non-compliances or document how/why their designs represented an acceptable solution and design excellence. This work by the participants was undertaken prior to making their final submission for the Jury's assessment and determination.

## 2 DEVELOPMENT CONCEPT

The Design Excellence Competition is seeking to achieve design excellence through the assessment of three independent competitively generated designs. Only compliant (or agreed acceptable) designs may be selected for the successful outcome of the Design Excellence Competition.

### 2.1 Current Zoning

The current zoning is B4 mixed use. The following table summarises the current zoning controls:

**Table 1 - Existing Planning Controls**

Control	Existing
Zone	B4 Mixed Use
Building Height	53m
Floor Space Ratio	4:1

### 2.2 Height

The current maximum “height of buildings” development standard is 53 metres. This is in line with the CBD Strategy. The indicative height of likely development concepts is 15/16 storeys.

### 2.3 FSR

The current maximum “floor space ratio” development standard is 4:1. This is divided between commercial and residential and requires a minimum 1:1 FSR for commercial floor space for any development on site.

The indicative built form delivered by a FSR of 4:1 (including min 1:1 commercial floor space) is the focus of the development concepts submitted to the Design Competition.

### 3 PLANNING COMPLIANCE REVIEW

This Planning Compliance Review has been prepared in accordance with the *Environmental Planning & Assessment Act, 1979* (EP&A Act), and Willoughby City Council's Design Excellence Competition Guidelines and Policy and the associated Strategy (V06) and Brief(V06).

#### 3.1 Objectives and Intended Outcomes

The objective of this Design Excellence Competition is to facilitate the redevelopment of land at 58 Anderson Street, Chatswood in a manner generally consistent with the provisions of the CBD Strategy, the LEP, and the DCP (which designate the site for mixed-uses), and the relevant SEPPs.

The proposed designs being assessed in the competition are intended to achieve an 'unlocking' of the site, and enable a viable and ecologically responsive tall slender building to be realised. The outcomes of this Design Excellence Competition will ensure that the final form of development on the site is more appropriately tailored to the site's characteristics and opportunities, whilst not negatively impacting on the amenity of the surrounding public spaces and historic residential areas.

In response to the strategic site qualities and opportunities, the ultimate objective of the Design Excellence Competition is to facilitate the future development of a high quality, metropolitan scale, mixed-use development that is iconic within this precinct of the Chatswood CBD location. A favourable outcome would enable the direct achievement of a range of both regional and local strategic planning objectives including job and housing growth in a highly accessible and connected location, with a stronger night-time economy and urban renewal of the last under-developed parcels within this precinct of Chatswood CBD.

#### 3.2 Explanation of Current Provisions

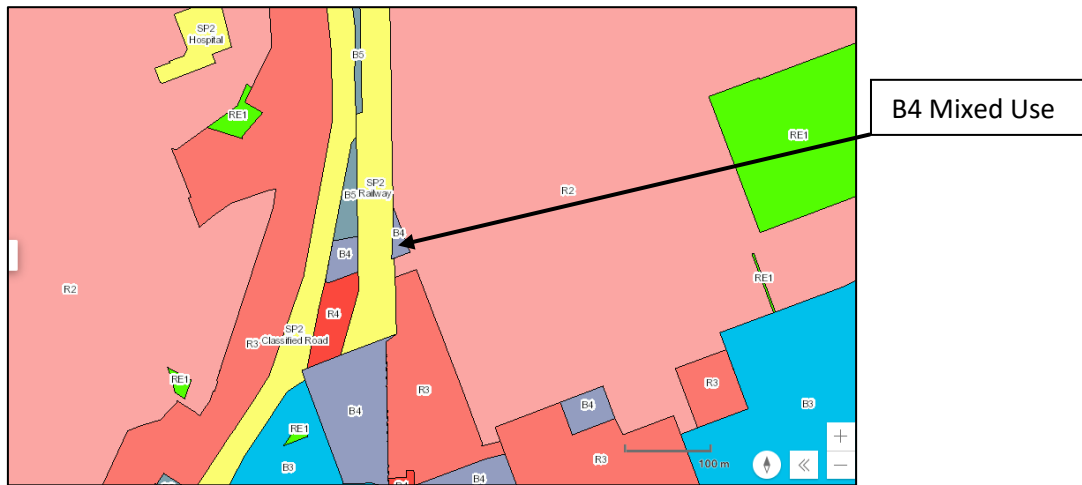
The Design Excellence Competition incorporates several recent amendments to the WLEP 2012 as it relates to the site. These resultant controls are summarised in **Table 2**.

**Table 2 – Existing Planning Controls**

<b>Control</b>	<b>Existing</b>
Zone	B4 Mixed Use
Building Height	53m
Floor Space Ratio	4:1

### 3.3 Land-use Zoning

The zoning of 58 Anderson Street Chatswood (DP1107551) is B4 Mixed Use. The Zoning Map is as follows:

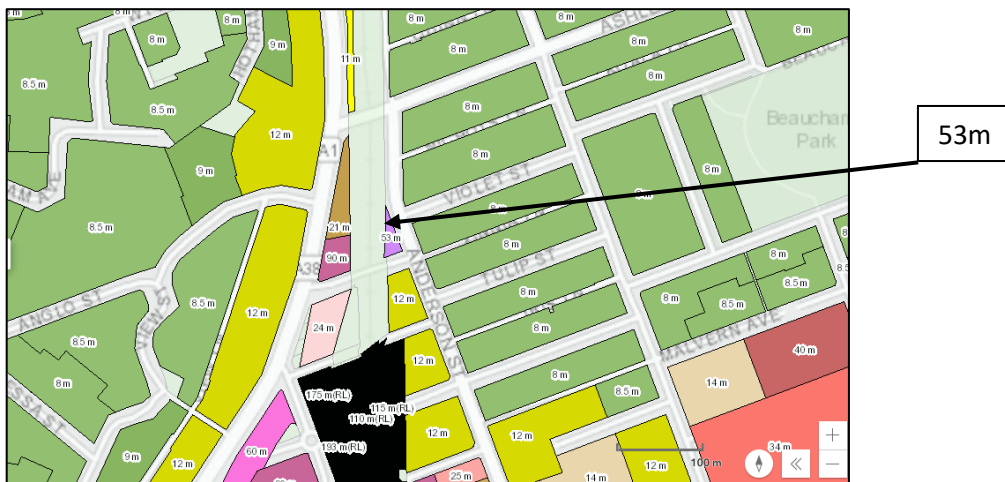


**Figure 1 – Amended WLEP 2012 Zone Map**

Base Source: Willoughby LEP 2012 maps Sheet LZN\_003-, [legislation.nsw.gov.au](http://legislation.nsw.gov.au)

### 3.4 Height of Buildings

The maximum building height of 53m across the entire site is shown on the Height of Buildings Map.



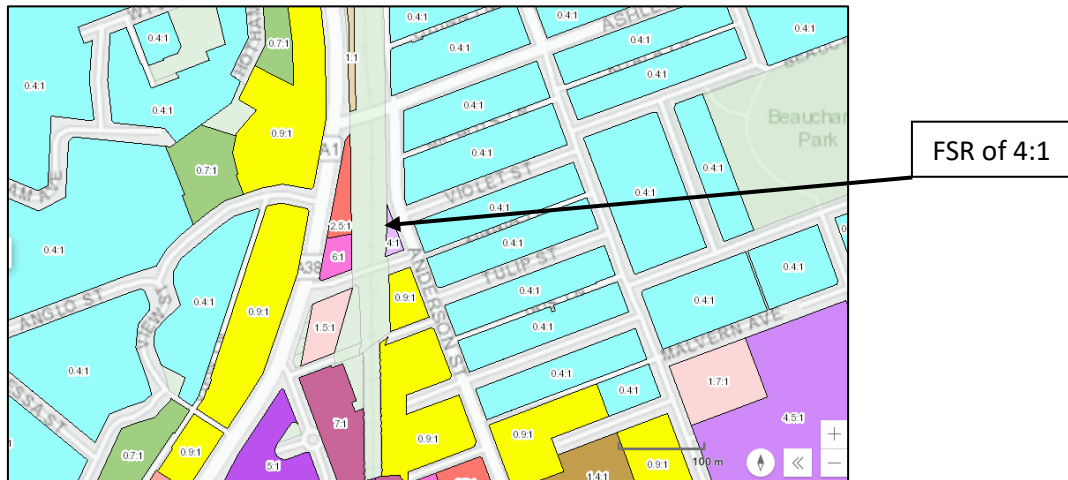
**Figure 2 – Amended Maximum Building Height**

Base Source: Willoughby LEP 2012 maps Sheet HOB\_003, [legislation.nsw.gov.au](http://legislation.nsw.gov.au)



### 3.5 Floor Space Ratio

The maximum floor space ratio (FSR) is 4:1 shown on the Floor Space Ratio Map below.



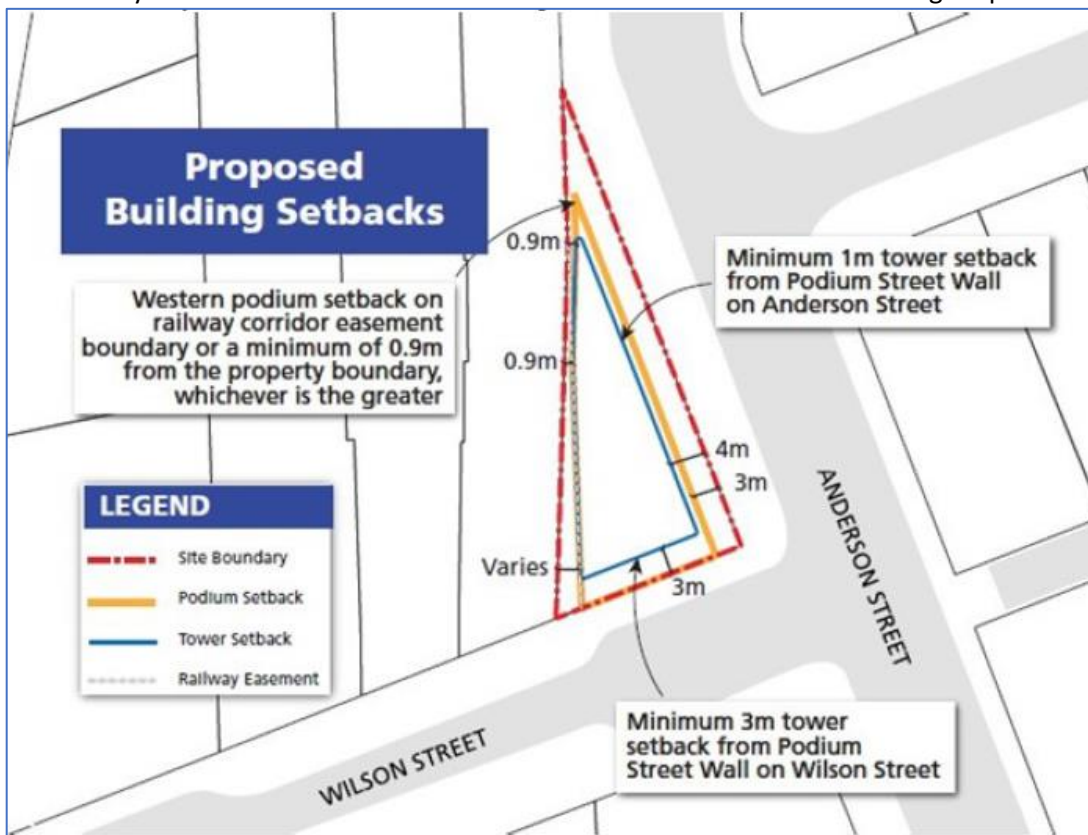
**Figure 3 – Amended Maximum Floor Space Ratio**

Base Source: Willoughby LEP 2012 maps Sheet FSR\_003-, [legislation.nsw.gov.au](http://legislation.nsw.gov.au)

### 3.6 DCP Controls

Council's CBD Strategy envisaged a new CBD DCP, which has been developed by Council. A specific DCP has also been developed for the site. Many of the issues covered by this site specific DCP resulting from the list of concerns raised by Council during the Planning Proposal development stage. The DCP is available on Council's Website if detailed reference is required.

The Site Layout and Setback Controls from the DCP are shown on the following Map:



**Figure 4 – Site Layout and Setback Controls**

### 3.7 Concerns raised by Willoughby Council Planners

This section is a summary of the responses prepared by our team of consultants in response to the queries raised by Council as relates to the previous Concept Design now supporting the Design Excellence Competition. Each query has been addressed independently and has been summarised here. Compliance with the issues raised below cover many of the controls in the DCP.

#### 3.7.1 Podium Height of between 6 to 14m

The podium height of the designs are to be between 6m and 14m above the ground floor level fronting the Anderson Street Footpath.

#### 3.7.2 1:1 FSR for Commercial component

The FSR for the commercial component is to be no less than 1 to 1.

#### 3.7.3 Two lifts servicing the residential required

Two secure lifts are required to service the residential component of the building. The commercial levels are serviced by secure lifts with dedicated key access. Access to all levels other than return to the lobby is via swipe key card only, or by being buzzed in by a resident/commercial tenant whereby the lift will proceed only to the level of the authorising occupant.

#### 3.7.4 Services risers/cores should be shown on the designs

Services and riser cores are to be screened if located in an alcove area located behind the lift shafts, access is from the intermediate landings of the fire stairs.

#### 3.7.5 Green roof at podium level

The Top of the Podium level is to be a landscaped area on all but the western side. Part of this space will be dedicated for a children's adventure playground and outdoor bar-b-que area.

#### 3.7.6 Articulate the western façade

The western façade of the building is to be articulated through the addition of protruding stair wells, screens behind the services/lift core and the vertical alignment of the windows and structure support columns or other vertical architectural features.

#### 3.7.7 Garbage requirements of the development

Garbage requirements for the building have been included in the Engineering Services report prepared by Cardino Engineers. Access to the Garbage Bin collection dock is via a door in the lobby through into the services lobby. Commercial garbage cleaning contractors will have access to this services lobby from the commercial floors via the lift which also opens into this same lobby.

#### 3.7.8 Fire services facilities on the ground floor

A fire Control Room with external ground floor access is to be included in the design. The size of the fire control room is to meet the required standard.

#### 3.7.9 Specify the substation requirements and location

The specifications for the substation requirements are contained in the Engineering Services Report by Cardio and involve a street level sub-station Kiosk (the electrical demand requirements for this building are smaller than most similar height buildings due to the small floorplates) and an associated Main Switch Board.

#### 3.7.10 Two fire stairs are likely to be required

Two Fire stairs will need to be incorporated into the design and run vertically throughout the above ground levels of the building. Additional staircases may also be required to serve the basement levels.

**3.7.11 Streetscape still requires some activation**

A small, activated retail space will need to be incorporated into the design on the leading corner of the building and beside the main entrance. This space can also be accessed from additional folding glass doors on the front façade of the building.

**3.7.12 Two-way access to the site needs to be achieved for residents/commercial parking**

Car Parking access will require separate entry and departure driveways, or a double width driveway, with queuing for at least one (preferably two) arriving cars inside the property boundary whilst one car departs.

**3.7.13 Storage of up to two vehicles arriving whilst one departs**

Please refer to the previous point above.

**3.7.14 No vehicles to be waiting on Anderson Street.**

The designs should allow for up to 2 vehicles to queue inside the property boundary on arrival, and depending on the length of the vehicles, potentially a third also - overlapping the footpath and parking lane – but well clear of passing traffic.

**3.7.15 The separation of garbage and couriers/deliveries**

This will need to be managed through a time allocated roster system to be implemented by the building manager. It is proposed that a Condition of Consent be included with DA submission that the Building Manager for the site must administer an agreed roster for access to the loading dock to ensure its availability is clear for garbage collection within a specified time window. This allocated roster for use of the dock will need to be confirmed with Council garbage services prior to implementation.

**3.7.16 Provide clarification of the designation separation of ground floor/basement users**

Access to the lobby will be direct from the Car loading area, and further, to the commercial levels via secure access from the lifts.

**3.7.17 Preference for LVR rather than MVR length vehicles in the bay**

Due to the small area for ground floor facilities inside of the permissible building footprint, the site can only comfortably accommodate MVR length vehicles. For more details, please refer to the Traffic Assessment Report previously prepared by Cardino.

**3.7.18 Provide comments on disabled parking**

Any space in the carpark should be able to be utilised by wheelchair accessible vehicles. Loading and unloading of wheelchairs should be facilitated in the car loading bay located on the car lift. Level access to the building is to be via the lobby and through to the lifts also.

**3.7.19 Undertake turning path analysis for both access and egress points**

Turning path analysis will need to be undertaken for the new driveway egress and egress, and for the loading/garbage dock.

**3.7.20 Vehicular access should be left-in and left-out**

Left in/left out entry and exit for the car park should be achieved with the approved design.

**3.7.21 All car parking designs must satisfy Australian Standards**

All Car parking designs must be designed in accordance with the required relevant Australian Standards.

**3.7.22 Bicycle parking designs must satisfy Australian Standards**

The design of the Bike Parking must comply with the relevant Australian Standards.

**3.7.23 Provide the justification for a turntable**

The site is very constrained in terms of available area for turning large vehicles. However, there is a relatively small area devoted to commercial activities, and hence, the number of

loading/unloading activities should be relatively low as compared to other nearby mixed-use developments. The turntable must be maintained to a high standard and subject to a reliability guarantee that ensures that it is fully serviceable 98% of the week and is only out of service for a maximum of 3.3 hours in any one day in any 7-day period. We recommend that this reliability requirement will be a self-proposed condition of consent subject to Council approval.

#### 3.7.24 Bike rider showers and lockers to be adjacent to bicycle racks/storage

The Bike parking area is to have an associated change room, lockers, and shower immediately adjacent to the lockable bike park area. Access to the Bike parking for residents, commercial tenants and cleaning staff is to be by security pass only.

#### 3.7.25 Provide comments on noise

Please refer to the previous Noise Report. A More Detailed Noise Report will be required at DA stage.

#### 3.7.26 Provide comments on wind

Please refer to the previous Wind Report. A More Detailed Wind Report will be required at DA stage.

#### 3.7.27 Provide comments on 5-star GBCA rating attainment

The architects who participate in the Design Excellence Competition are required to attain an ESD report that relates to their submission designs. The attainment of 5-star GBCA rating can only be achieved upon completion of a level of analysis and design development associated with the DA phase.

#### 3.7.28 Provide comments on on-site landscaping including podium

On site Landscaping will be provided in both the deep soil areas (located in the 3-meter setbacks located at the front of the building), and also on the podium level.

#### 3.7.29 Provide comments on plantings, planters, and green wall sections

Plantings will be determined based on potential height, location, and appropriateness of species on a location-by-location basis. Planters will be located along the property boundary separating the area that could be designated for café seating from the adjacent footpath. Planters will be located a minimum of 1 meter back from the edge of the balustrade on the podium level to ensure there is no climb-over risk, or be over 1.5m high. The final design of Green Walls will be developed during the DA phase with further consultation from Council.

### 3.8 Planning Compliance Review Assessment Table

The following table summarises the Planning Compliance review. A Traffic Light colour coding has been adopted for clarity as follows:

- Green is fully compliant,
- Red is non-compliant (with no likely Acceptable Solution)
- Yellow is partial non-compliant (with a documented acceptable solution offered)
- Orange is non-compliant (but with a solution which the participant argues represents a better design excellence outcome than a fully compliant solution)

The following table presents the results for the Draft DesignInc, Custance, and Drew Dickson Architects competition submission designs:

Design Compliance Checklist			Participants		
Control Element		Requirement	DDA	Custance	DesignInc
<b>LEP</b>					
<b>Zoning</b>	Mixed Use	Com/retail and Res	yes	yes	yes
<b>FSR</b>	Res	3:1	yes	yes	yes
	Com	1:1	yes	yes	yes
<b>Height</b>		53m	yes	yes	yes
Activated Street Front					
	Anderson St		yes	yes	yes
	Wilson Street		staircase entry	yes	yes
<b>DCP</b>	General Form				
Slender tower form			yes	yes	yes
height includes all elements			yes	yes	yes
Flat roofs incorporate usable outdoor rec space			yes	yes	partially
<b>Building exterior</b>					
articulated façades			yes	yes	yes
no extensive blank walls at ground/street level			west	west	yes
<b>Setbacks</b>	podium				
	Anderson St	3m	yes	fin	yes
	Street wall height	6-14m	yes	yes	yes
	Wilson Street	0m	yes	yes	yes
	Street wall height	6-14m	yes	yes	yes
	Tower				
	Anderson St	3+1m (4m)	yes	yes	yes
	Wilson Street	0+3m (3m)	yes	yes	yes
<b>Amenity</b>					
these controls are generally achievable on this site and will be assessed at DA stage with specific reports					
no opening windows facing the rail corridor			no (anti-throw screens)	yes screens	rainscreens
<b>Open space and Landscaping</b>					
roofs up to 30m in height have landscaping			yes	yes	yes
roofs up to 30m in height have usable Recreation space			yes	yes	yes
2hrs of direct solar access for publicly accessible space			yes	yes	yes
Communal Open Space for residents complies			yes	yes	yes
20% of site is soft landscaping			yes	yes	yes
Deep soil in the Anderson Street Setback provided			yes	yes	yes

Control Element	Requirement	DDA	Custance	DesignInc
<b>Through Site Links</b>				
Technically not required for this site as not on the map		n/A	n/a	N/A
<b>Active Street frontages</b>				
does the frontage have a non residential frontage				
Anderson Street		yes	yes	yes
Wilson Street		Commercial staircase	yes	yes
does the frontage provide an element of visual interest				
Anderson Street		yes	yes	yes
Wilson Street		Yes Stairs	yes	yes
<b>Traffic and Transport</b>				
all vehicles enter and exit in a forward direction		yes	yes	yes
vehicle access provides safety and avoids conflicts		yes	yes	yes
left in/left out only to/from Anderson Street		N/A	yes	yes
Cycle access along Wilson and Anderson Streets retained		yes	yes	yes
Secure Bike parking incorporated on site		yes	yes	yes
end of trip facilities for cyclists included		yes	yes	yes
Car Spaces	up to 15	14	14	15
<b>Waste, loading and services</b>				
all loading docks and deliveries located at rear of Ground		yes	yes	yes
all com and waste access to be via Wilson Street		yes	yes	yes
All Residential access and exit to be via Anderson Street		no	yes	no
Substations to be inside buildings		N/A	no	N/A
substations are not to be in setbacks		n/a	yes	n/a
substations not to be in the 20% open space allowance		n/a	yes	n/a
substations are not to face key activated street frontages		n/a	yes	n/a
<b>Public Art</b>				
the design incorporates Public Art or has an allowance		yes	yes	yes
<b>Building Sustainability</b>				
refer to the separate ESD report.		ESD report	included in Statement	ESD report
<b>Does the Design of apartments Comply with the ADG</b>		yes	yes	yes
<b>Does the design accommodate an allowance for the Housing SEPP</b>		yes	yes	yes

There are no red non-compliances in the review and all three designs have offered acceptable solutions to their partial non-compliances in their design statement (or its compliance addendum where required).



## 4 COMPETITION SUBMISSIONS

### 4.1 Overview of submissions

All three competition participants submitted high quality designs. All were determined to acceptably meet the Planning requirements of the site (specifically the zoning, height, FSR and Setback requirements).

Each of the designs differed significantly in their Architectural response to the brief both in terms of design theme and structural form.

### 4.2 Custance Submission

The Custance design was a very contemporary design with a strong emphasis on the inclusion of indigenous art themes and the local environment, both natural and built. Overall, it seemed to be a solid interpretation of the requirements of the brief, notwithstanding the visual bulk of the two long façades.

### 4.3 DesignInc Submission

The DesignInc submission might be described as a post-modern response to the opportunities presented by the triangular site, with a form inspired design theme that consists of a larger homogenous grid form to the east and south, and vertical elements spanning the height of the western façade. Whilst also an excellent response to the brief the resulting building forms do not appear to achieve the “Slender Tower” design objectives when viewed side on.

### 4.4 DDA Submission

The Drew Dickson Architects Design was a unique response to the brief, with a core theme focused on achieving a slender tower form. This was achieved by making the singular structure appear to be two separate towers. This was further emphasised through the use of differing (but complimentary) external materials and different top and bottom starting and finishing heights for the two “visually distinguishable” towers. The design appears to represent an excellent response to the constraints of the site within its local context and is also an excellent response to the brief.

## 5 JURY ASSESSMENT

### 5.1 Assessment methodology

Competition submissions were required to be submitted to the Competition Convenor by 2:00pm on Monday the 30<sup>th</sup> of May 2022. The competition participants were invited to present their designs to the complete Jury Panel on the Morning of Thursday 2<sup>nd</sup> June 2022. Each presentation was allowed up to 40 minutes to present followed by 20 minutes of question time from the Jury members. Each of the Jury Panel members were provided with access to the designs at least two days prior to the presentations.

The Jury Panel were each provided with the Competition Strategy and Brief documents that contained the objectives and goals of the design competition; these are also listed below. Prior to the presentations, the Jury were also provided with the Planning Compliance report for their consideration.

The urban design principles that underpin this Design Excellence Competition are as follows:

- Building designs that are fully compliant with the planning scheme, the DCP, and other relevant planning legislation
- Building designs which demonstrate the ability to be fully compliant with all the required building codes and environmental sustainability requirements
- Building designs that respond appropriately and imaginatively to the opportunities and constraints of the site and its surroundings
- Building designs that are inspired and represent an appropriate response to the site being located at the northern gateway to the Chatswood CBD.
- Building designs that display consideration of the adjacent heritage precinct and other characteristics of the surrounding built form
- Building designs that will result in high amenity for the occupants and users of the building
- Building designs that represent value for money, both in consideration of the construction cost and ongoing maintenance, relative to the high quality of the design outcome
- Building designs that articulate a strong design idea that comply with the brief.
- Buildings that overall, are determined by the Jury - to represent design excellence.
- Building designs that facilitate a mixed-use tower that responds to the location of the site and the neighbouring properties;
- Building designs that minimise overshadowing of adjoining buildings;
- Building designs that allow design excellence to be further explored in the detailed DA stage.

Each of the design submissions had to comply with satisfying the following design requirements:

- Resolved site and location plan.
- Contextual site study and view analysis.
- Conceptual analysis of the proposal and design rationale.
- Typical plans, elevations and sections including the ground plane.

- Relevant plans, elevations and sections demonstrating compliance with the site-specific planning proposal and development control plan, SEPP 65 and ADG, LEP and generic DCP controls.
- 3D massing modulation study to demonstrate relationship to adjoining buildings, and articulation of proposed building.
- Proposed external finishes and materials.
- Three co-ordinated perspectives of proposed development from locations specified.
- Ground plane and public domain area in the context of the site.

The Assessment was made against the objectives in the brief articulating:

- An innovative design that responds to the opportunities of the site.
- A design that provides a high level of residential amenity and achieves the targets for ecologically sustainable development.
- Compliance with site specific DCP, built form and commercial requirements of the brief.
- Feasible construction methodology and QS confirmation that scheme is inline with the project budget.

## 5.2 Jury Panel Members

The Jury Panel was made up of some of the most experienced and well renowned Architects in New South Wales:

- The Jury Chair was nominated to be **Tony Caro**.
- Council's nominated Jury members were **Robert Nation** and **Emili Fox**
- The Site proponents nominated Jury members were **Chris Johnson** and **Peter Poulet**.

## 5.3 Assessment Summaries

### DESIGN EXCELLENCE JURY COMMENTS

The Jury commends the work presented by the three competitors, in particular noting the high degree of compliance of each scheme with the Site DCP and other relevant controls, as well as achieving the allowable maximum development floorspace. It is also noted that development cost estimates provided by each competitor were similar, allowing the jury to focus on the key design quality areas of urban design, residential amenity, and the architectural design proposition of each submission.

### 5.3.1 Competitor 1 Custance

The Custance scheme offers a 16-storey built form with nine large 2-bedroom single level apartments and one 2 level 3-bedroom penthouse above a four-level podium, comprised of ground floor level with a small retail shop on the corner, and three levels of commercial workspace above. Communal space is provided at roof level only.

The scheme offered a number of distinctive design attributes, including:

- A prominent northern prow to the building that signifies its threshold location to the Chatswood CBD.
- A clear articulation between the podium and the tower.
- Facades that respond appropriately to orientation and integrate good solar shading with a highly visible green presence.
- Integration of residential floor AC plantrooms into western façade system.

The jury had some reservations about the following elements of the scheme:

- Extent of inactive street frontages at ground level and outdoor kiosk substation.
- Awkward ground floor planning.
- Blank walls and width of basement access crossing on Anderson St.
- Length of east and west facades and their impacts on low density heritage precinct to east.
- Internal planning of large units, including a single, compact living space at southern end of plan.
- Maintenance and management of the extensive green planters on the eastern façade.
- Blank walls to stair volumes when located on external facades

### 5.3.2 Competitor 2 DesignInc

The Design Inc scheme offers a 15-storey built form with nine large 3-bedroom single level apartments and one 2 level 4-bedroom penthouse above a three-storey podium, which is comprised of ground floor level and two levels of commercial workspace. A generous recreational communal open level separates the podium from the residential tower above. The proposal also included an option for an alternative floor layout comprised of two apartments per typical floor.

The scheme offered a number of distinctive design attributes, including:

- A clear and calm architectural parti, with two clear programmatic elements and rational façade designs that respond to their uses and urban context.
- Generous, accessible communal open space at podium roof level.
- Strong articulation of podium and tower by open/lofty communal open space on podium roof.
- Capacity for unit mix to be varied according to market and code compliance requirements.

The jury had some reservations about the following elements of the scheme:

- Extent of inactive facades at street level and outdoor kiosk substation.
- Ground floor Lobby size.
- Proximity of driveway access/ egress to lobby entry
- Adequacy of access for service vehicles and furniture removalists.
- Landscape proposal for Anderson St setback and footpath not resolved.
- Impacts of core layout on apartment design and efficiency.
- Length of east and west facades and their impacts on low density heritage precinct to east.
- Lack of a second living space in large 3-bedroom apartments.
- Design of solar shading to eastern tower façade and impact on view capture.
- Blank walls to stair volumes when located on external facades

### 5.3.3 Competitor 3 Drew Dickson Architects

The Drew Dickson scheme offers a 15-storey built form comprised of 13 units (3 x 1br, 4 x 2br, 6 x 3 br) above a three-storey podium comprised of ground floor level and two levels of commercial workspace. A fourth level below the residential tower accommodates a communal swimming pool and one of the apartments. Communal open space is also provided at roof level.

The scheme offered a number of distinctive design attributes, including:

- A detailed analysis and response to context, with thoughtful consideration of the impacts of the development on the adjacent heritage residential precinct.
- This is also evident in the articulation of the tower into two more slender elements and minimisation of the east and west facades length, as required by the design brief.
- Variation in parapet heights of the two tower elements, to further mitigate visual impacts.
- The proposed materiality of the building and use of detailed brickwork for the podium is an appropriate response to context and a positive design attribute.
- The western and southern façade design (composition, materiality, articulation, projecting slab edges) provides a high-quality outcome for these large and predominantly solid, but highly visible elevations.
- The layout of the ground floor level provides a continuous, active frontage to the primary address along Anderson St, due to the proposed co-location of the two vehicle access points on Wilson St.
- High quality residential ground floor lobby with good access, surveillance and discreet lift access to one side.
- Introduction of dedicated stair access and egress to commercial levels at both ends of the podium.
- Introduction of communal open areas on Level 3 creates good visual articulation between tower and podium.
- Apartment planning is well considered, capable of code compliance (SEPP65/ADG and Housing SEPP2021), and readily adaptable to market driven refinement of the unit mix.
- The east-west core layout accommodates both two and single apartment floor layouts, with excellent access to natural light and outlook from both sides of the lobby area.
- A well-considered, project focused approach to sustainability.
- A well-considered approach to landscape and optimised deep soil provision at ground level.

The jury had some reservations about the following elements of the scheme:

- Planning of the ground floor co-located vehicular access area does not allow sufficient room for internal car waiting bays, as required by the brief.
- A number of jury members considered that the architectural/aesthetic resolution of the building is less assured than the overall urban design strategy and apartment planning.
- The building's design character should be more rational and restrained, whilst also mediating its diverse contexts of commercial towers to the south and low scale heritage housing to the north and east.
- The above comment particularly relates to the proposed brickwork detailing and its triangulated iconography around the podium levels, and the chamfered south-west corner of the tower floorplate.

- Lack of effective sun control to unprotected full height glazed areas of the tower eastern façade.
- Structural support of the cantilevered northern façade prow is unresolved.
- Lack of a second living space in large 3-bedroom apartments.
- Penthouse planning is inefficient and awkward.
- The technical feasibility and maintenance of a viable 11 storey vertical greening element on the 11-storey eastern tower façade.
- Inconsistencies in the representation of materiality and colour across various drawings and images.



## 6 JURY DETERMINATION

After due consideration of the brief, submitted documents and presentations from the competitors, the Jury formed a unanimous view that the scheme submitted by Drew Dickson Architects best responds to the various requirements of the competition brief, and is most likely to achieve design excellence with further design development.

### 6.1 Recommendations for further design enhancement of the Preferred Scheme

The following advice should be considered and addressed by Drew Dickson Architects and the proponents design team prior to submission of a development application:

1. Investigate swapping the loading dock turntable and the car park turntable so that there is queuing space for two cars within the site. This option would require either a double width footpath crossing with a single access door, or two single width kerb crossings with the loading bay having its own access door in the Wilson St facade. The jury noted that the small number of dwellings (13) means that usage will be low, and driveways could be shared to minimise the space required for these functions. This adjustment should not affect or compromise other parts of the ground floor layout.
2. Respond to the jury comments above regarding architectural aesthetics, and refine building design and details to be more calm, rational and restrained.
3. Provide effective integrated external solar control to exposed eastern façade areas of the tower, whilst preserving acceptable outlook and architectural quality.
4. Overlooking of private open space to the east across Anderson St to be considered and addressed appropriately.
5. Provide details of proposed window cleaning systems for all parts of the building.
6. Provide acceptable lift access to commercial floors (universal access, deliveries and furniture removals).
7. The jury supports the truncation of the sharp northern tip of the tower floorplate, however structural support of this element appears to be unresolved, and a more considered/refined design approach to this highly visible element of the building is recommended.
8. The coloration portrayed in elevations and montages varies markedly, from a restrained biscuit colour to a flamboyant red. Clarify intent, a more restrained approach is recommended.
9. Investigate introduction of natural light into fire-stair shafts.
10. The use of a proprietary masonry cladding system for the solid facades of the tower is supported in principle, subject to provision of acceptable design and construction details with the application for consent.
11. The design and maintenance of the vertical green eastern walls adjacent to the service core is to be resolved to the satisfaction of consent authority.
12. Consider relocating pool area from L.4 to L.3 to create a more integrated and cohesive outdoor space. The L.4 slab in this area could then be deleted to create a more generous, lofty communal space. This would also require the pool to be raised above the L.3 slab to avoid spatial impacts on L.2 commercial below.
13. Recommend separate second living areas are considered for all large apartments with more than two bedrooms.
14. Demonstrate compliance with all relevant controls and codes, including SEPP65/ADG and Housing SEPP2021 affordability requirements.

## 7 JURY CLARIFICATIONS

### 7.1 DDA clarification request

Following assessment of the presented designs by the participants to the Jury, the Jury sought clarification of a specific issue with the DDA design relating to the configuration of the Carpark access lift/turntable and the loading dock turntable. It was noted that the proposed configuration may be non-compliant with one of the preferred DCP controls for there to be “on site queuing” for cars seeking access to the lift whilst not obstructing the departure path for departing vehicles. The following clarification request was sent to DDA on the afternoon of the presentations:

**From:** Matt Hurst <[matt.hurst@netzplan.com.au](mailto:matt.hurst@netzplan.com.au)>  
**Date:** 2 June 2022 at 14:11:29 AEST  
**To:** [Lauren@dda-australia.com](mailto:Lauren@dda-australia.com)  
**Subject:** DEC 58 Anderson Street - Clarification request

*Dear Lauren,*

*The Jury Panel has a number of clarifications of the Competition Participants.*

*With regards your submission they request you to examine swapping the positions of the loading dock turntable and the car park turntable so that there is queuing space for cars. The relocated dock will need its own door in the façade and exiting cars may need to depart over the dock turntable via this second door.*

*This needs to be maintained inside the current space for the docks, no change to the other elements of the ground floor design. The design must satisfy Councils requirements for two cars to queue on site clear of the boundary.*

*Any alternative that satisfies these requirements may also be considered.*

*This concept has been generated by the panel (not me). Could you please examine if it works.*

*They would like a response by Wednesday.*

*Much appreciated and cheers*

*Matt Hurst  
Director  
Parade Consulting Pty Ltd*

### 7.2 Clarification Results

DDA submitted a revised ground floor design which swapped the locations of the Carpark lift/turntable and the loading dock turntable. They also successfully recast the sweep-curve path analysis for this revised design and demonstrated that two cars could queue whilst waiting for the lift to be vacated by a departing car. This revision appears to satisfy the preferred control in the DCP. This information was forwarded to the Jury Panel for their noting.

## 8 DESIGN ENHANCEMENT REVIEW

At the Jury Panel's request the preferred design was invited to resubmit an enhanced design that responded to the Panel's recommendations listed in 6 above. DDA were given 3 weeks to review their design and address each of the panel's recommendations.

DDA resubmitted their enhanced design on Friday 15<sup>th</sup> of July 2022 and the Jury Panel reconvened at Willoughby City Council's Offices on Monday the 18<sup>th</sup> of July to review the enhanced design. DDA's Submission took the form of "stand alone" presentation that could be reviewed independently by panel members as was structured so as to address each of the Jury's recommendations in turn.

The following lists each of the Jury's recommendations in order and the Jury's assessment of each of DDA's specific responses:

### ***Jury Recommendations***

#### ***58 Anderson St Chatswood Design Excellence Competition***

*Monday 25 July 2022*

*The responses below (in red) are based on the Drew Dickson Architects (DDA) supplementary information pack dated 15 July 2022 that was provided to members of the Jury prior to the additional review meeting held at Council Chambers on 18 July 2022.*

1. *Investigate swapping the loading dock turntable and the car park turntable so that there is queuing space for two cars within the site. This option would require either a double width footpath crossing with a single access door, or two single width kerb crossings with the loading bay having its own access door in the Wilson St facade. The jury noted that the small number of dwellings (13) means that usage will be low, and driveways could be shared to minimise the space required for these functions. This adjustment should not affect or compromise other parts of the ground floor layout.*

*JURY RESPONSE: The architects have provided two alternative options, of which Option 1 is preferred by the Jury as it provides a superior streetscape outcome. Option 2 provides better vehicle waiting space for the car-lift, however the small number of units in the development (13) should provide an acceptable access solution. Option 2 is also acceptable if Councils traffic engineer is insistent upon two dedicated waiting spaces being provided within the site, however this would require an additional footpath crossing and security door.*

2. *Respond to the jury comments above regarding architectural aesthetics, and refine building design and details to be more calm, rational and restrained.*

*JURY RESPONSE: The Jury accepts the revised/simplified amendments to the tower structure and facades at Podium level (deletion of decorative splayed brick elements)*

3. *Provide effective integrated external solar control to exposed eastern façade areas of the tower, whilst preserving acceptable outlook and architectural quality.*

*JURY RESPONSE: Solar protection to the impacted areas of the eastern façade has been improved through additional external shading elements, and appears capable of achieving compliance with relevant codes and controls. The Jury notes that parts of the external sun screening have a minor non-compliance with the street setback control, however this is acceptable from a design quality standpoint.*

4. *Overlooking of private open space to the east across Anderson St to be considered and addressed appropriately.*

*JURY RESPONSE: DDA have provided further analysis of potential privacy impacts, which is accepted by the Jury.*

5. Provide details of proposed window cleaning systems for all parts of the building.

*JURY RESPONSE: DDA have provided further detail of façade access strategy, which is accepted in principle by the Jury. Note: Subject to Councils further requirements.*

6. Provide acceptable lift access to commercial floors (universal access, deliveries and furniture removals).

*JURY RESPONSE: DDA have provided additional dedicated lift access area, which is accepted in principle by the Jury.*

7. The jury supports the truncation of the sharp northern tip of the tower floorplate, however structural support of this element is not yet resolved, and a more considered/refined design approach to this highly visible element of the building is recommended.

*JURY RESPONSE: The Jury is supportive of the cantilevered narrow northern bay of the tower, however the proposed structural solution of a L.5 band beam with larger columns on all levels above is highly restrictive to unit amenity and outlook. The Jury discussed whether a substantially deeper transfer beam (or a pair of splayed OFC blade columns at Level 5) could reduce the size and impacts of the larger columns on the tower residential levels. (see sketch)*



Figure 5. Jury Panel's suggested structural amendment.

8. *The coloration portrayed in elevations and montages varies markedly, from a restrained biscuit colour to a flamboyant red. Clarify intent, a more restrained approach is recommended.*

*JURY RESPONSE: DDA has provided additional material that clarifies proposed materials and coloration, which is accepted by the Jury*

9. *Investigate introduction of natural light into fire-stair shafts.*

*JURY RESPONSE: DDA has provided a vertical slot window into the fire-stair, which is accepted by the Jury*

10. *The use of a proprietary masonry cladding system for the solid facades of the tower is supported in principle, subject to provision of acceptable design and construction details with the application for consent.*

*JURY RESPONSE: DDA has provided additional material that describes the principles of the cladding materiality and detailing, which is accepted by the Jury*

11. *The design and maintenance of the vertical green eastern walls adjacent to the service core is to be resolved to the satisfaction of consent authority.*

*JURY RESPONSE: The Jury remains concerned about the long-term viability of the proposed trellis system, and recommends that consent conditions include a management plan for long term maintenance and replacement of plantings as necessary, to ensure its intended function and appearance.*

12. *Consider relocating pool area from L.4 to L.3 to create a more integrated and cohesive outdoor space. The L.4 slab in this area could then be deleted to create a more generous, lofty communal space. This would also require the pool to be raised above the slab to avoid spatial impacts on L.2 commercial below.*

*JURY RESPONSE: DDA has revised the layout of the communal area in line with the above recommendation. This is supported by the Jury.*

13. *Recommend separate second living areas are considered for all large apartments with more than two bedrooms.*

*JURY RESPONSE: DDA has provided a second informal living area with good natural light and ventilation that is sufficiently separated from the main living area. This is accepted by the Jury. A door to this space separating it from the access gallery/lobby area is recommended.*

14. *Demonstrate compliance with all relevant controls and codes, including SEPP65/ADG and Housing SEPP2021 affordability requirements.*

*JURY RESPONSE: DDAs response to this recommendation is accepted by the Jury.*

*In summary, the Jury considers that Drew Dickson Architects have now substantially addressed the matters raised in the Competition Jury Report. The Jury concludes that provided the above Items 1-14 are carried through into design development, the DDA scheme with these amendments is the preferred scheme and winner of the competition, as it has the best potential of the three submitted schemes to achieve design excellence.*

## 9 CONCLUSION

The Design Competition report has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (the EP&A Act), Willoughby City Council's LEP, DCP, Design Excellence Competition Guidelines and Policy, the approved DEC Strategy and the Associated competition Brief.

This Design Excellence Competition report has documented the review of the environmental, urban design, and social provisions of the relevant planning controls, to assist with the selection of the most optimal built form for the site within the constraints of those land use, height, density, and urban design parameters.

There are no red non-compliances in the review, and all three designs have offered acceptable solutions to their partial non-compliances in their design statements (or its compliance addendum where required).

**The Design by Drew Dickson Architects was unanimously selected as the winner of the competition by the Jury Panel.**

This Design Excellence Competition Report will now be submitted to Willoughby City Council for review, and provides a comprehensive justification that the Jury Panel selected design by DDA has achieved Design Excellence and should proceed forwards through the planning process towards Development Application assessment and approval.



## 10 REFERENCES

DesignInc

*Draft Design Excellence Competition Submission– 58 Anderson Street Chatswood*

May 2022

Drew Dickson Architects

*Draft Design Excellence Competition Submission– 58 Anderson Street Chatswood*

May 2022

Custance

*Draft Design Excellence Competition Submission– 58 Anderson Street Chatswood*

May 2022

The 58 Anderson Street Chatswood - Design Excellence Competition - Jury Panel's Assessment Report, 8<sup>th</sup> June 2022.

The 58 Anderson Street Chatswood - Design Excellence Competition - Jury Panel's Design Review Assessment Report, 25<sup>th</sup> July 2022.

Willoughby City Council

*Willoughby Local Environmental Plan 2012 as amended*

Willoughby City Council

*Willoughby Development Control Plan amended 2022*

*Environmental Planning & Assessment Act, 1979 (EP&A Act)*