Wil Robertson
Willoughby City Council
PO Box 57 Chatswood NSW 2057

27th November 2023

Dear Wil,

Re: 44-52 Anderson Street Chatswood

Thank you for the opportunity to review the supplementary presentation material (ASK231115_100_DEIRP response.pdf) for 44-52 Anderson Street Chatswood by MAKE Architects as part of Willoughby Council's Design Excellence Integrity Process.

We confirm the design team has satisfied the outstanding concerns regarding the materiality, resolution and shading performance of the facade.

The Design Integrity Panel broadly supports the revised proposal as the design more closely aligns with the original competition scheme.

Thank you again for the opportunity to review this proposal.

Yours sincerely,

Matthew Bennett

GANSW Nominee and Panel Chair
Director, Bennett and Trimble, Architect #8538
BSc (Arch) BArch Medal (Usyd), M.Arch (Harvard)
NSW State Design Review Panel

Alec Tzannes AM

Director, Tzannes, Architect #4174
Emeritus Professor, UNSW Built Environment
BSc (Arch) BArch (Sydney), MS Arch + UD (Columbia)
AIA (Hon), MRAIC (Hon), FNZIA, FAIB, LFRAIA, DUniv

Wil Robertson
Willoughby City Council
PO Box 57 Chatswood NSW 2057

10th August 2023

Dear Wil,

Re: 44-52 Anderson Street Chatswood

Thank you for the opportunity to review the Development Application Design Report for 44-52 Anderson Street Chatswood by MAKE Architects as part of Willoughby Council's Design Excellence Integrity Process.

The Design Integrity Panel broadly supports the revised proposal as the design more closely aligns with the original competition scheme. The design team has successfully balanced the original architectural and facade strategy with the change of mix with a focus on larger apartments in the tower. In particular, the Panel supports:

- The reconfiguration of the communal garden terraces within the central spine of the building to align with this revised apartment mix.
- The revised configuration of uses within the podium and the introduction of fine grain tenancies addressing the western laneway.
- The revised podium massing with 2 and 3 storey blocks providing greater definition to the central through-site link, reinforcing the split tower forms, following the fall in topography across the site, and providing greater built form variation and visual interest from the public domain.

As part of the Design Integrity Process, the Panel has identified a number of concerns regarding the materiality and resolution of the facade:

- The modular gridded facade of the competition scheme is described as 'Concrete piers (tower)' and 'Textured concrete piers (podium)'. In the revised proposal these elements are described as 'Off white cladding' for both the tower and podium. A shift from concrete would be a significant departure from the original proposal and is not supported. The Panel requests clarification of the materiality and detailing for the tower and podium facades.
- The use of texture and a tonal variation to differentiate the podium facade was recommended in the original Jury letter and is supported, but the use of metal trims to the concrete frames detracts from the solidity and simplicity of the original proposal. The Panel requests the design team revisit this detail to align more closely with the competition scheme.
- The shift to a double height grid in the residential tower facade is supported but the articulation, detailing and environmental performance of the northern and southern facades is less convincing. The proposed depth and spacing of the window mullions differs from the original proposal and impacts the expression and architectural quality of these facades and the environmental performance of the northern facade. The materiality and expression of the slab

edge panel that sits between the stacked windows detracts from the scale of the double height grid. The Panel requests the design team reconsider these elements to regain the passive environmental performance and architectural clarity of the competition scheme.

Thank you again for the opportunity to review this proposal.

Yours sincerely,

Matthew Bennett
GANSW Nominee and Panel Chair
Director, Bennett and Trimble, Architect #8538
BSc (Arch) BArch Medal (Usyd), M.Arch (Harvard)
NSW State Design Review Panel

Alec Tzannes AM
Director, Tzannes, Architect #4174
Emeritus Professor, UNSW Built Environment
BSc (Arch) BArch (Sydney), MS Arch + UD (Columbia)
AIA (Hon), MRAIC (Hon), FNZIA, FAIB, LFRAIA, DUniv

Wil Robertson
Willoughby City Council
PO Box 57 Chatswood NSW 2057

15th March 2023

Dear Wil,

Re: 44-52 Anderson Street Chatswood

Thank you for the opportunity to review the proposal for 44-52 Anderson Street Chatswood by MAKE Architects as part of Willoughby Council's Design Excellence Integrity Process.

The Design Integrity Panel has concluded that the current proposal is not supported as it represents a significant departure from the original competition scheme.

At this stage of the design process, the Panel would expect to see a refined version of the original proposal. In this instance however, the accumulative impact of the proposed changes has resulted in an alternative architectural scheme that does not exhibit an equivalent level of design quality, resolution, or the capacity to achieve design excellence.

The following commentary serves as a guide of the views of the Panel members.

- The change of mix with a focus on larger apartments within the tower is generally supported.
- The revised mix of non-residential uses in the podium is generally supported.
- The range of changes proposed for the facade of the towers and the podium is not supported. In particular the Panel is concerned by:
    - The changes in the concept, expression, materiality and character of the facade resulting in a significantly lower standard of design and construction quality when compared to the competition scheme;
    - The impacts the proposed changes have on the environmental performance of the building and the amenity of the residential and non-residential spaces;
    - The lack of sophistication, clarity and resolution in the design and detailing of the concrete and balustrade elements when compared to the competition proposal;
    - The change in the relationship between the podium and tower to a cantilevered tower form;
    - The addition of screens and crowning elements with curved geometries that undermine the clarity and simplicity of the concrete frames.
- There are significant concerns regarding the lack of resolution of the proposed landscaped spaces and planters given the importance of landscaping to the original proposal. There are also concerns regarding the shared access of the communal open space by residential and non-residential users.

- The configuration and amenity of the communal garden terraces in the central spine of the building was a strength of the original proposal. The Panel notes the amenity within the proposed two and three level apartments has increased potentially reducing the need communally shared space, but the revised scheme is unresolved and not supported. The design team is encouraged to explore a solution that potentially aligns private open landscaped spaces to the living areas of the two level apartments, but retains communal landscaped spaces and an interconnecting stairway on the lower levels containing single level apartments. It will be important to retain the extent of landscaped planting throughout this central spine to align with the overall character of the original proposal.

Thank you again for the opportunity to review this scheme.

Yours sincerely,

Matthew Bennett
GANSW Nominee and Panel Chair
Director, Bennet and Trimble, Architect #8538
BSc (Arch) BArch Medal (Usyd), M.Arch (Harvard)
NSW State Design Review Panel

Alec Tzannes AM
Director, Tzannes, Architect #4174
Emeritus Professor, UNSW Built Environment
BSc (Arch) BArch (Sydney), MS Arch + UD (Columbia)
AIA (Hon), MRAIC (Hon), FNZIA, FAIB, LFRAIA, DUniv

URBIS

ARCHITECTURAL DESIGN COMPETITION REPORT

44-52 Anderson Street,
Chatswood

Prepared for
HEWORTH HOLDINGS GROUP
9 May 2022

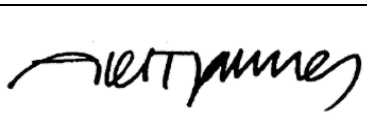
URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen White
Associate Director	Christophe Charkos
Senior Consultant	Rob Battersby
Consultant	Georgia McKenzie
Project Code	P0036349
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

JURY MEMBER ENDORSEMENT

Name	Signature	Date
Matthew Bennett		09.05.2022
Kate Luckraft		09.05.2022
Alec Tzannes		09.05.2022
John Choi		09.05.2022
Digby Hall		09.05.2022

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1. INTRODUCTION

1.1. OVERVIEW

This Architectural Design Competition Report has been prepared by Urbis Pty Ltd on behalf of Heworth Holdings Group (**the Proponent**) to inform Willoughby City Council (**the consent authority**) of the process and outcomes of the Architectural Design Competition (**the Competition**) undertaken for 44-52 Anderson Street, Chatswood (**the site**), and the determination of the winning architectural design. The purpose of the Competition was to select the highest-quality architectural design solution for the redevelopment of the site.

The Proponent invited the following three following architectural firms (**the competitors**) to participate in the Competition and prepare design proposals for the redevelopment of site:

- Make Architects;
- SJB Architects; and
- Woods Bagot.

All three competitors produced a final submission for consideration and assessment by the Competition Jury (**the Jury**).

The Competitive Design Process was undertaken in accordance with the Architectural Design Competition Brief (**Competition Brief**) prepared by Urbis and endorsed by Willoughby City Council on 4 February 2022.

The Competition was undertaken in accordance with clause 6.23 of the *Willoughby Local Environmental Plan 2012* (**LEP**) and Willoughby City Council *Guidelines for Design Excellence Review and Competition* (**Willoughby Council Guidelines**) as required by the Chatswood CBD Strategy.

The Willoughby City Council Guidelines set out the requirements for the Competition Report, as follows:

- *Summarise the competition process and include a copy of the competition brief.*
- *Outline the assessment of the design merits of each entry.*
- *Present the jury's decision, including the rationale for selecting a nominated design.*
- *Outline any recommended design amendments that are relevant to enhancing of design excellence through subsequent design development (not required for stage 1 of an open competition).*
- *Describe the design excellence qualities exhibited in the jury selected entry.*

This Report has been prepared to address these requirements in that it summarises the Competitive Design Process and the Jury's assessment of each scheme. It details the Jury's rationale for the selection of the winning scheme. Each Jury member has reviewed and endorsed the content contained within this Report.

1.2. SITE DESCRIPTION

The Architectural Design Competition relates to the site known as 44-52 Anderson Street, Chatswood and is within the Willoughby Council Local Government Area (**LGA**). The site comprises three lots and is legally known as SP80201, SP68797 and SP78790. The site has a total land area of 2,687 sqm.

The existing development contained within the site generally consists of three standalone residential flat buildings and townhouse developments. The site has three street frontages, comprising Anderson Street to the east, O'Brien Street to the north, and Day Street to the south. A rear laneway runs along the west.

The site is approximately 400m from Chatswood transport interchange and 8.6km north of Sydney CBD.

1.3. THE PROPONENT

Heworth Holdings Group (**Heworth**) is the Proponent for the Architectural Design Competition and invited three teams of architectural firms to prepare design proposals for the redevelopment of the site.

1.4. THE CONSENT AUTHORITY

The site is located within Willoughby City LGA. Therefore, the consent authority for the assessment and determination of a local development application would be Willoughby City Council. If the capital investment value (**CIV**) exceeds $30 million, the Sydney North Planning Panel will be the consent authority.

1.5. DESIGN INTEGRITY

Following the conclusion of this Competition, the final design will be lodged as a development application (**DA**). Council's Design Excellence Guidelines require that the design excellence strategy, brief, or Jury may continue involvement in the project to ensure design excellence is maintained. A Design Integrity Panel (**DIP**) may be appointed by Council; this will include members of the Jury and be consistent across the review process. The DIP is to provide endorsement that the DA scheme meets or exceeds the design excellence qualities of the competition winning scheme. This Competition Report will be submitted with the DA.

Significant design modifications throughout the DA process will require an additional review by the DIP, including modifications to materials, specifications, or detailing. At the time of a pre-DA submission, the DIP may nominate additional review points post-approval to support design integrity through to completion.

1.6. PROBITY ADVISOR

In accordance with Section 3.1.8 of the Willoughby City Council *Guidelines for Design Excellence Review and Competitions*, the proponent selected not to involve a Probity Advisor for the Design Competition.

1.7. REGULATORY FRAMEWORK

The Competition followed the Gateway determination of site-specific Planning Proposal PP-2021-3476 to amend the LEP to align with recommended planning controls in the Chatswood CBD Planning and Urban Design Strategy 2036 (**the CBD Strategy**). The CBD Strategy requires design excellence to be demonstrated for all development within the CBD boundary (within which the site is located).

In addition, Design Excellence provisions have been recently introduced into the LEP at clause 6.23. The clause requires development involving a new building or external alterations to an existing building on certain land identified on the Special Provisions Map to exhibit design excellence. Whilst the Special Provisions Map does not yet include the subject site, clause 6.23 will apply to land within the Chatswood CBD boundary upon gazettal of the LEP amended under the Comprehensive LEP Amendment 2020 Planning Proposal.

Under clause 6.23, design excellence can be demonstrated in two ways:

- *For a building less than 35m in height, a design excellence panel reviews the development, or,*
- *For a building that exceeds 35m in height, an architectural design competition has been held in relation to the development.*

For the reason that the proposed redevelopment of the site will exceed 35 metres in height, an Architectural Design Competition was held.

1.8. EVALUATION OF THE SCHEME AND WINNING DESIGN

An analysis and evaluation of the Competition designs was undertaken by the Jury in accordance with the assessment criteria contained within the Competition Brief. This included the design, planning and commercial objectives of the Brief and compliance and consistency with the relevant planning controls, including the LEP (as amended by Planning Proposal PP-2021-3476), the Chatswood CBD Strategy, and the draft site-specific Development Control Plan (**DCP**). The Competitive Design Process has resulted in a winning scheme that was determined by the Jury as capable of achieving design excellence at the DA stage.

The Jury resolved that the scheme prepared by MAKE Architects best demonstrated the ability to achieve design excellence in accordance with the provisions of clause 6.23 of the LEP and the parameters of the Competition Brief. The MAKE Architects scheme was subsequently awarded the winner of the Architectural Design Competition. **Section 4** of this Report details the matters that the Jury considers to be fundamental to achieving design excellence and matters that require refinement and resolution in design development.

2. ARCHITECTURAL DESIGN COMPETITION PROCESS

2.1. PARTICIPATING ARCHITECTURAL FIRMS

The three architectural firms that participated in the Competitive Design Process were:

- Make Architects;
- SJB Architects; and
- Woods Bagot.

2.2. JURY

The Jury comprised a total of five (5) members in the following composition:

- Three (3) representatives nominated by Council:
  - **Matthew Bennett** (Bennett and Trimble) (Willoughby City Council nominated Chair)
  - **Kate Luckcraft** (FLUMINIS Design Advisory Services)
  - **Digby Hall** (Climatewise Design)
- Two (2) representatives nominated by the Proponent:
  - **Alec Tzannes** (Tzannes)
  - **John Choi** (CHROFI)

All Jury members were endorsed by Willoughby City Council. All members of the Jury have extensive experience in architectural and urban design and development.

2.3. TECHNICAL ADVISORS

During the Competition process, competitors were permitted to consult with the technical advisors for a maximum of two (2) hours per discipline. This opportunity was taken up by one of the competitors.

Preliminary advice was provided by the Quantity Surveyor at the Mid-Point review and an assessment of the Final Submission schemes was undertaken by each of technical advisors. Technical briefings were also provided to the Jury. The technical advisors involved in the Competition are outlined in **Table 1**.

Table 1 Technical Advisors

Name	Company	Consultant
Christophe Charkos	Urbis	Competition Manager / Planner
Rob Battersby	Urbis	Competition Manager / Planner
Georgia McKenzie	Urbis	Competition Manager / Planner
Adam Arden	Mitchell Brandtman	Quantity Surveyor
Eric Yuen	Vipac	Wind Consultant
Gavin White	ADP Consulting	Engineering and ESD Consultant
Josh Milston	JMT Consulting	Traffic Consultant

2.4. KEY DATES OF ARCHITECTURAL DESIGN COMPETITION

The Competition ran over a period of approximately 12-weeks, with 9 weeks for competitors to prepare architectural submissions and 3 weeks for Jury evaluation and preparation of the Competition Report. The key dates of the Competitive Design Process are outlined in **Table 2**.

Table 2 Key Dates

Date	Milestone
Friday 28 January	Competition Strategy and Competition Brief issued to Council for endorsement
Friday 4 February	Competition Strategy and Competition Brief endorsed by Willoughby City Council
Friday 4 February	Competition Brief issued to invited competitors
Wednesday 9 February	Briefing Session (held virtually)
Monday 7 March	Mid-Point Presentation
Monday 14 March	Mid-Point Review issued to competitors
Monday 4 April	Final Submissions issued to Competition Convenor Review of Final Submissions
Monday 11 April	Final Submission Presentations (held virtually)
Within 21 days of presentation date	Jury Evaluation and Competition Report issued Competition is closed once final Competition Report is issued

3. EVALUATION OF FINAL SUBMISSIONS

3.1. OVERVIEW

Following the submission of the final competition schemes, a technical assessment and detailed compliance review of the competitor's submissions was undertaken by the technical advisors (including Urbis as the planning consultant). This review was provided to the Jury prior to the Final Presentation date (7 April 2022).

Prior to the commencement of final presentations, the technical advisors conducted a briefing to the Jury members, which included responding to questions in regard to the site and Brief requirements.

The final presentations involved each competitor presenting their design scheme to the Jury, explaining their architectural rationale and design approach to the site, describing the design concept, and detailing compliance with applicable planning controls and design, planning, and commercial objectives of the Competition Brief.

In accordance with the assessment criteria within the Competition Brief, the design schemes presented by the three competitors were reviewed, assessed, and deliberated by the Jury with a focus on design quality and compliance with the Brief. The key evaluation areas are identified below:

- Compliance with Design Brief;
- Compliance with Planning Brief;
- Compliance with Commercial Brief; and
- Buildability.

An assessment of the design merits and areas for further development were identified and discussed during the Jury deliberation process. Overall, the schemes demonstrated an understanding of the design Brief, site context and demonstrated a high level of compliance with the relevant planning controls. All schemes were accepted as generally fulfilling the submission requirements (albeit with some minor non-compliances).

Each scheme recognised the strategic importance of the site and its context, and the need to respond to the planning, design, and commercial drivers of the Brief. All three schemes were assessed by the quantity surveyor as exceeding the project budget. The schemes were generally compliant with the site-specific controls; however, one scheme exhibited a non-compliance against the applicable podium street wall height control, and one scheme exhibited a non-compliance with regards permissible land uses on the ground floor.

Following the Jury deliberations a decision was reached. Following the determination of a winning scheme, Urbis announced the decision to the winning architect, and notified the two non-successful entrants.

The following section provides a summary of the Jury's assessment of each of the three design schemes.

3.2. WOODS BAGOT SCHEME

Woods Bagot presented a split-level scheme with a landscaped balcony connecting the two built forms. The Jury was supportive of the consistent masonry approach across the site and it was considered a strong and contextually appropriate response to the Chatswood CBD. The general massing of the podium and tower was supported by the Jury, as was the mixture of solid and glazed elements in the residential apartments.

The Woods Bagot scheme incorporated ground floor residential dwellings into the scheme. Although it was acknowledged that residential uses on the ground floor were prohibited in the B4 Mixed Use zone, it was considered that the diversity of uses on the ground plane could have provided a point of interest. However, the Jury was in general agreement that the proposed terraces did not demonstrate high levels of amenity and that a five-level residential dwelling was generally impractical. The Jury agreed that the ground floor accommodation could have been a strong point of difference if the scheme was further resolved.

Overall, the Jury was unanimous in agreement that the Woods Bagot scheme lacked design resolution with regards services, vertical transportation, and structural components. It was concluded that further design work would be required to address the landscaping, communal open space, and pool area elements. The Jury recommended that the inclusion of a landscape architect during the design process would have benefitted the whole scheme, particularly to resolve the unconvincing communal open space areas.

The Jury agreed that further design refinement and consideration was required in terms of the overall concept and materiality and that the scheme as presented would require substantial additional design work in order to be capable of achieving design excellence.

A photomontage of the Woods Bagot scheme is provided at **Figure 1** below.

Figure 1 – Woods Bagot Photomontage

Source: Woods Bagot

3.3. SJB ARCHITECTS SCHEME

The SJB Architects scheme reads as two modulated residential tower forms with a link connection. The Jury commended the design of the podium and believed it would be an interesting addition to the streetscape. It was considered that the deep reveals in the podium responded to Chatswood's urban context. The strong integration of landscaping elements through the ground level and podium roof was also supported.

It was acknowledged that the SJB scheme presented a non-compliant street wall height to both the O'Brien and Day Street frontages. It was generally agreed that these non-compliances could be addressed if further design detailing and refinement was to occur. The Jury was also concerned about the lack of amenity provided to some of the residential apartments (with regards acoustics and visual separation). The Jury also raised concerns that some apartments did not respond to orientation and that level designs were repetitious.

The Jury commended the excellent collaborative process between First Nations cultural knowledge holders, architects, and landscape architects with the intention to develop a strong Connection with Country through the design of the building and its landscape. It was agreed that SJB should receive recognition for the strong and collaborative Connecting with Country themes integrated into the design proposal. The Jury concluded that with more time, this process could have delivered a compelling scheme that interpreted and responded to Country and the evolving character of Chatswood. The Jury encouraged SJB to continue this collaborative process in the design of future proposals.

A photomontage of the SJB Architects scheme is provided at **Figure 2** below.

Figure 2 – SJB Photomontage

Source: SJB Architects

3.4. MAKE ARCHITECTS SCHEME

The scheme presented by MAKE Architects was considered a clear and competent architectural response to the Competition Brief. The proposal was recognised as demonstrating a balance between the scales of the large towers to the west and the finer grain heritage conservation areas to the east of Anderson Street through the splitting up of the development envelope into two slender forms.

The Jury commended the detail and extent of the landscaping and communal gardens and were of the opinion that it improved the proposal's appearance and character. The proposed massing was supported for being sympathetic to the surrounding context, however it was considered that greater consideration of the podium expression, materiality, and detailing would benefit and enhance this contextual response.

The interaction between the design team and the technical consultants throughout the competition process was highly commended by the Jury, as was the early incorporation of a landscape architect.

The Jury noted that the design presented no clear strategy for Connecting with Country and that a specialist consultant should be included in the design team at the commencement of the detailed design development phase to ensure a considered and integrated design response.

A photomontage of the Make Architects scheme is provided at **Figure 3** below.

Figure 3 – Make Photomontage

Source: Make Architects

4. JURY RECOMMENDATION

The Jury assessed the design schemes for the Architectural Design Competition for the redevelopment of 44-52 Anderson Street, Chatswood. Of the three design schemes presented, the scheme prepared by MAKE Architects was determined to be the most successful and appropriate architectural response to the planning, urban design, and commercial requirements and objectives of the Competition Brief. In the opinion of the majority of the Jury, the scheme was most capable of achieving design excellence.

The Jury selected the Make Architects scheme as the preferred scheme to progress to the detailed development application (**DA**) phase. Understanding that the scheme will change as it is developed, the Jury issued a letter to Make Architects detailing design recommendations. This letter is provided at **Appendix A**.

The Jury noted that subject to the following recommendations, the MAKE Architects scheme is considered capable of achieving design excellence. A summary of the recommendations are as follows:

- **Design process**: The Jury notes there was no clear strategy presented for Connecting with Country and a specialist consultant should be added to the team at the commencement of the design development phase to ensure a considered and integrated design response.
- **Architectural strategy**: Greater consideration of the podium expression, materiality and detailing could enhance the contextual response.
- **Wind impacts**: Greater wind protection through screening and façade detailing may be required in some locations, in particular residential balconies, communal open spaces and the public domain.
- **Façades and materiality**: Greater consideration of the materiality in relation to the context could enhance the response through aggregate selection, textures, profile variations, artwork integration and the manner in which the grid meets the ground.
- There are various habitable rooms on the western facade that appear to have high exposure to lower angle western sun, particularly in summer. Further development should be undertaken to minimise these heat gains while optimising daylight quality.
- Consider options to introduce juliet balconies within portions of the southern facade as the current proposal lacks the variation and richness of the other façades.
- **Landscape considerations:** Ensure that planting areas are well provisioned with soil to allow planting to thrive. There could be a good opportunity to develop a Connecting with Country strategy through landscape design and species selection.
- **Communal open spaces**: Review the wind conditions and usability of the undercroft pool area on the podium roof and consider enclosing this space with operable facade elements to provide high level of comfort and amenity for residents throughout the year.
- Reconsider the design of the communal spaces on Level 22 in relation to solar access, shade, wind, and spatial flexibility to provide a place of high amenity for residents.
- **Site planning and the public domain**: Consider swapping the location of the residential and commercial lobbies to improve visibility and DDA accessibility from Anderson Street and key vehicular drop off points. Consider ground floor uses that will relate to the future needs of the residents.
- **Environmental considerations**: The proponent is encouraged to adopt a systems-design approach that will enable the future community to live healthy and connected lives in a zero carbon environment.
- **Heating, ventilation and air conditioning**: Provide a more detailed response to how the building might harness the north-easterly breezes during summer.
- **Electrification and net zero emissions energy**: the Jury encourages the design team to demonstrate how the building can be 100% electric to enable ‘net zero energy emissions living’.
- **Sustainable transport**: the design team is encouraged to consider how private parking spaces could be reduced through the provision of car share parking and facilities to support the adoption of e-mobility.

The Jury also issued a letter to SJB Architects in recognition of the strong and collaborative Connecting with Country themes integrated into the design proposal (see **Appendix B**). The Jury encouraged SJB Architects to continue and extend this collaborative process in the design of future proposals.

5. CONCLUSION

This report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of 44-52 Anderson Street, Chatswood. The Competition was undertaken in accordance with the approved Design Excellence Strategy for the site and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by Willoughby City Council on 4 February 2022.

This Report outlines the Competitive Design Process and summaries the Jury's comments and recommendations for the preferred scheme, as follows:

- An Architectural Design Competition was undertaken for the redevelopment of 44-52 Anderson Street, Chatswood. The relevant provisions of the LEP (as amended by the site-specific Planning Proposal), the Chatswood CBD Strategy, and draft site-specific DCP were considered throughout this Competition.
- The Competition was undertaken in accordance with clause 6.23 of the Willoughby LEP 2012.
- The scheme submitted by MAKE Architects was recommended by the Jury as the winning scheme of this Competition. This scheme is to progress to the preparation of a Detailed DA for lodgement to Willoughby City Council. The Jury considered this scheme to meet the objectives of the Brief. The Jury's decision was unanimous in this regard.
- Subject to further refinement as outlined in the Jury's recommendations in Section 4, the winning scheme by MAKE Architects fulfils the design, commercial and planning objectives of the Brief, and is considered capable of achieving design excellence.

The Jury confirms that this report is an accurate record of the Architectural Design Competition and endorses the assessment and recommendations.

DISCLAIMER

This report is dated 9 May 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Heworth Holdings Group **(Instructing Party)** for the purpose of Architectural Design Competition Report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A JURY DESIGN RECOMMENDATIONS

APPENDIX B JURY ENDORSEMENT

URBIS

44-52 Anderson Street

Architectural design competition

Date
4th April 2022

Title
ASK220404_100

make lat STUDIOS

make

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	Title	Checked
04.04.22	ASK220404_100	SL

Executive summary

44-52 Anderson Street presents a great opportunity to create a new development that has community at its heart.

The design proposal delivers a strong response to its site and environment. A deep and multi-levelled response, providing maximum opportunity for the community and Chatswood.

The design concept draws on the following key ideas:
- **'An abundance of green'**
- **'City scale'**
- **'Local scale'**
- **'Connectivity'**
- **'Affordability'**
- **'Community'**

The proposal takes the green influence of its surrounding neighbourhood and draws this in, up and through the building. This generous green overlay extends to the entire development, while also providing green visual amenity for the wider community.

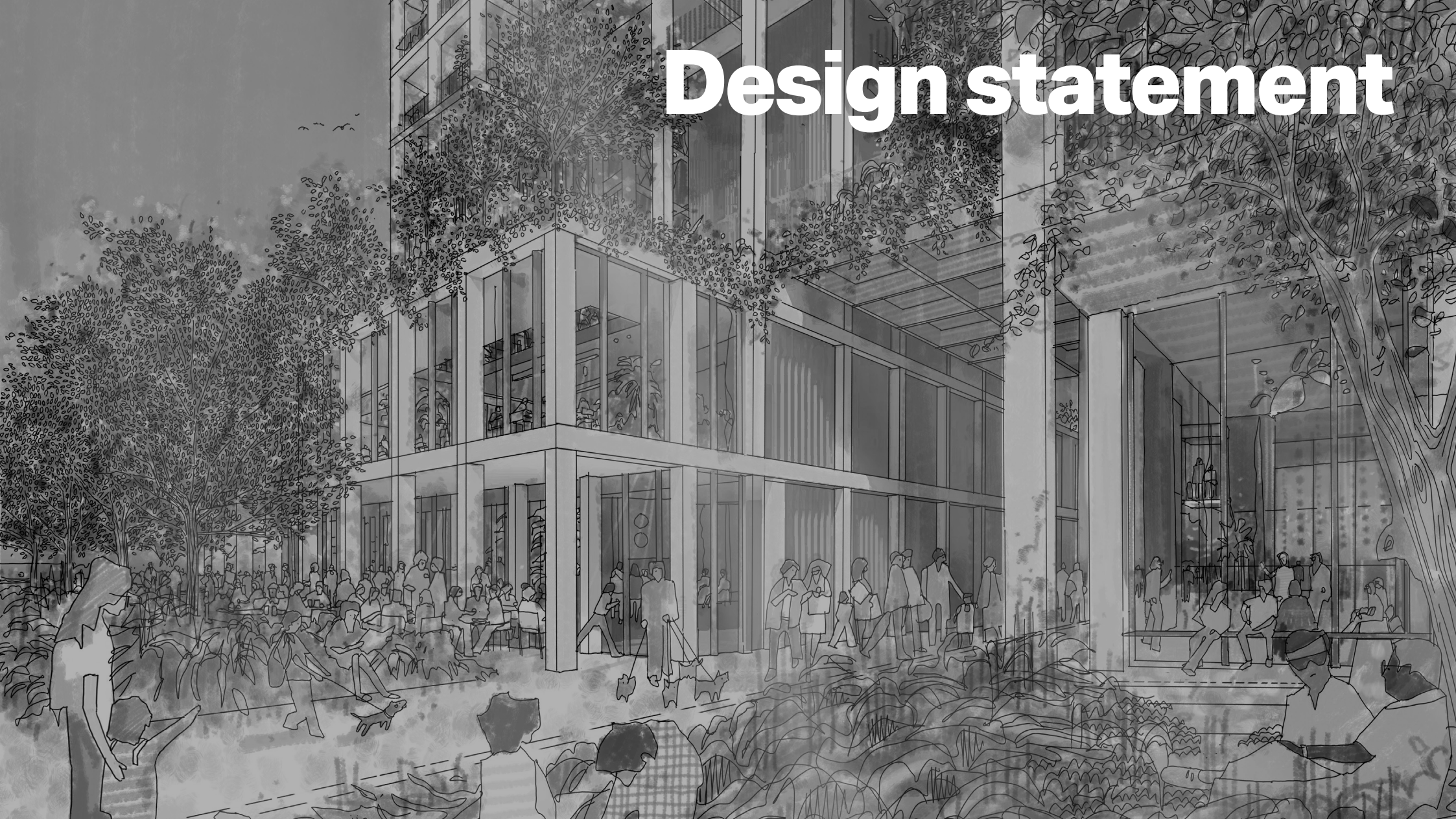
The massing of this proposal has been carefully considered on a local and city scale. Two tower forms emerge and are separated by beautifully green vertical gardens

At podium level the proposal is connected back to the street and allows views up and through the site.

The strong geometry is expressed, rational and efficient, drawing from the local vernacular of the veranda and annex of its neighbours.

The proposal plays an important role on the future skyline of Chatswood.
It is a well-balanced scheme that addresses the local scale change with benefits both to the community on site and within the wider Chatswood CBD.

Design statement



Chatswood

Chatswood is an expanding and affluent local government area within Greater Sydney. It has a strong position within the wider community as a hub for gathering - with a great reputation for food and retail, reaching far and wide.

The CBD strategy looks to expand on this and provides increased density to the CBD allowing for additional commercial and residential. This will reinforce Chatswood's strategic position.

Chatswood is known for being 'green' and its leafy neighbourhoods form a strong part if its identity with access to an abundance of green space.

This is supported in the CBD strategy which aims to increase greenery to new developments within the expanded CBD.

Heritage

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 - see below.

Site

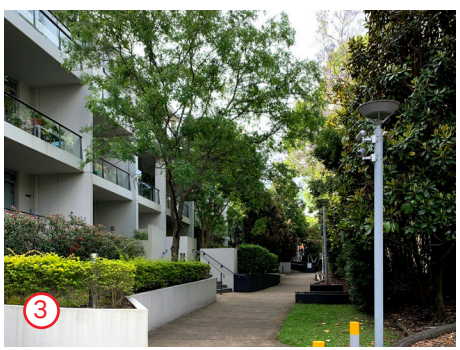
The site for 44-52 Anderson Street is located to the north of the existing Chatswood CBD within the Willoughby City Council area. The site is adjacent to Anderson Street which is the main access road for the site and direct connection into the CBD and the Pacific Highway. The smaller residential streets 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.

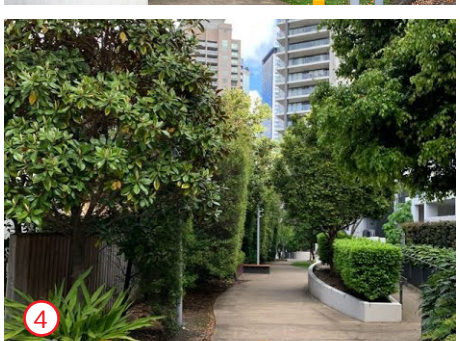
The site houses three existing 3 storey plots. The current plots are separated with their own addresses facing Anderson Street. The plots currently share access to the rear of the properties from Day Street.

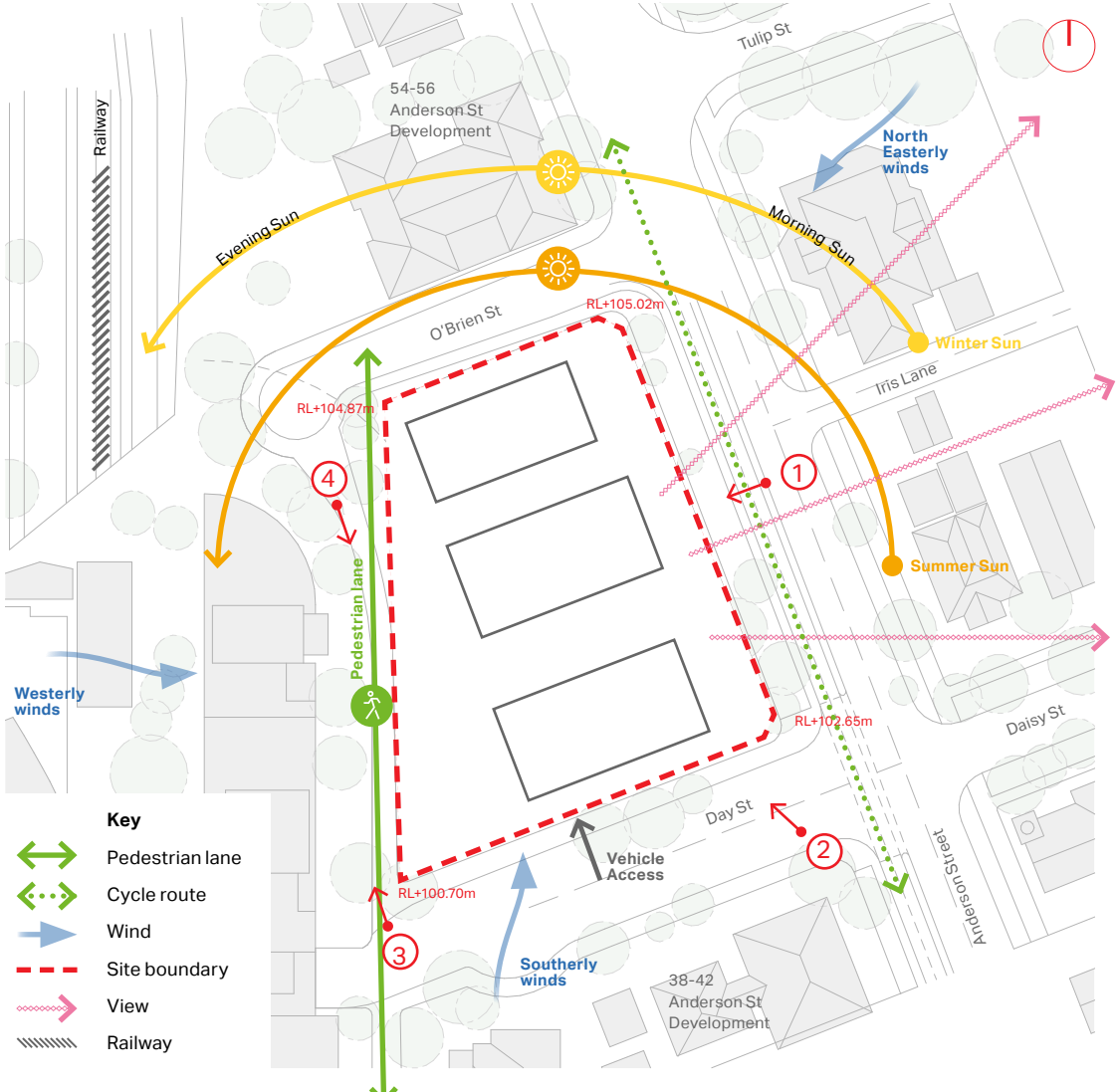
The site is located close to the Chatswood Station in the CBD. The rail infrastructure runs close to the site and is separated by a neighbouring development.

Levels
The site of the properties for 44-52 Anderson Street are part of a gradient slope that continues along 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.





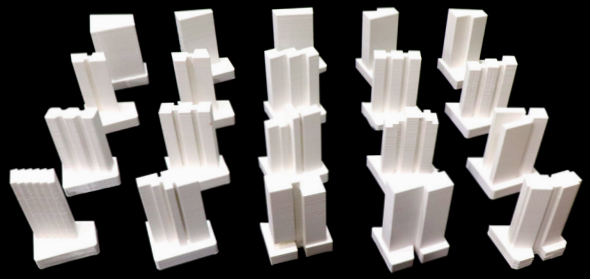


Massing evolution

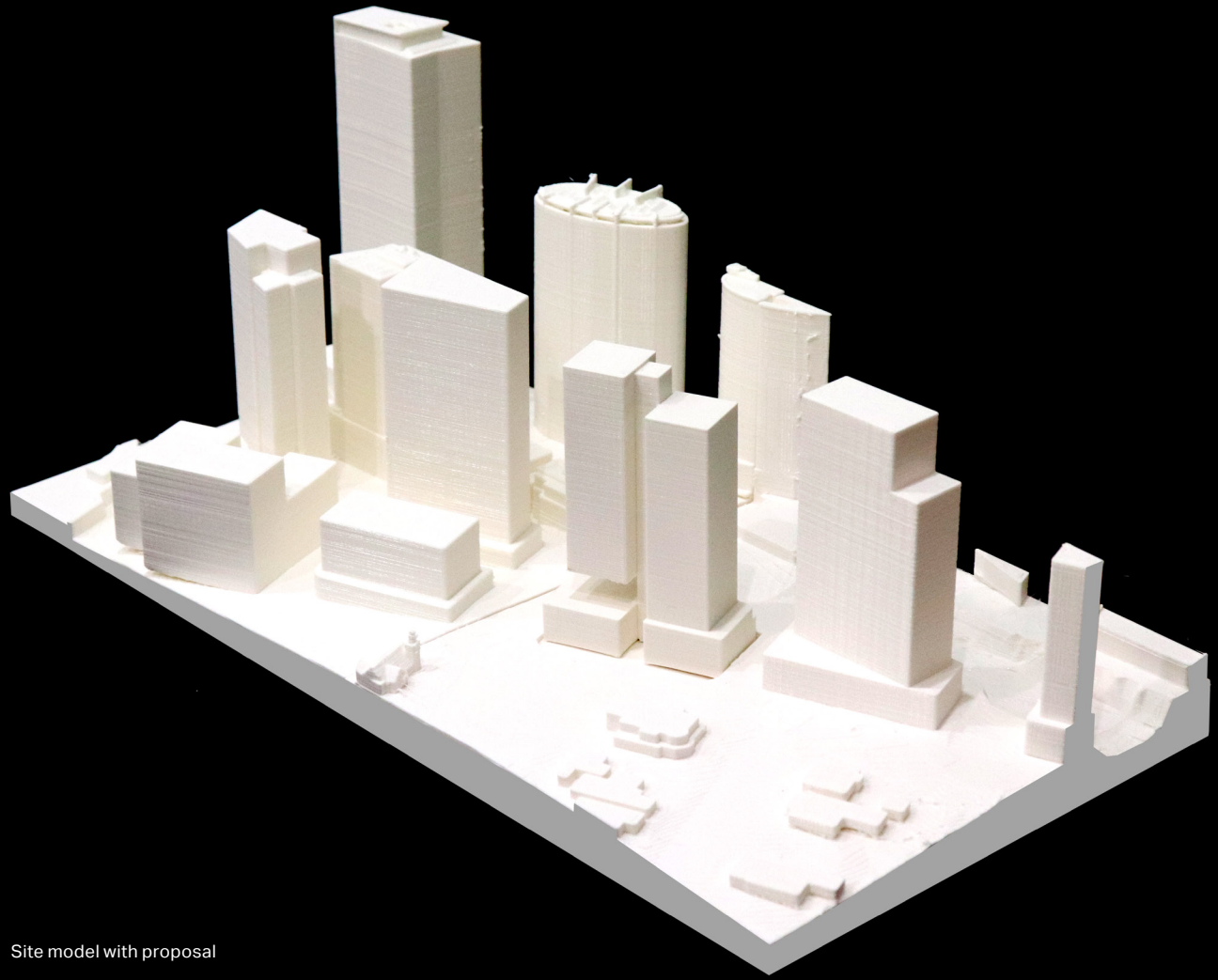
Design evolution
The models below demonstrate the design study process that has been used to understand the relationship between the site, context, scale, proportion and the maximum residential floorplate achievable.

The various models suggested that splitting the mass into two forms greatly improved the slender appearance of the building, on both a local and city scale.

The outcome of the study reinforces breaking the form on the longer elevations. This break in the form provides an opportunity to maximise solar access as well as provide an enhanced level of amenity for the apartments.



Exploration models

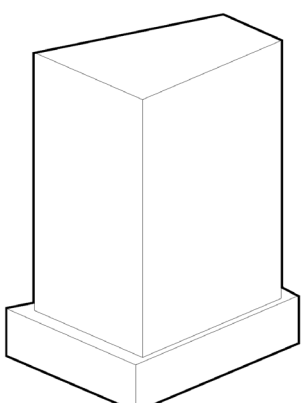


Site model with proposal

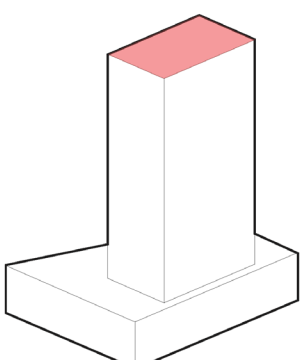
Massing principles

We have explored through model studies how the form of the proposal responds to the site opportunities. We have used these studies to maximise the legibility of the concept.

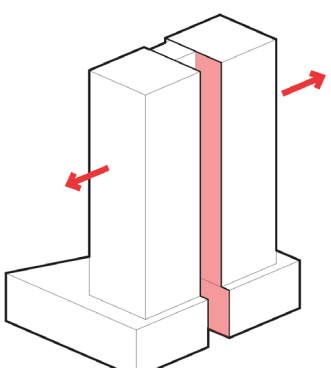
The below vignettes show the step by step progression from the modelling studies.



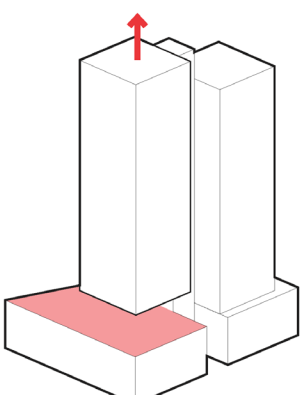
Maximum permissible envelope
- Maximum envelope allowed within the setback requirements
- Minimum 4.5m setbacks from boundary
- 6m deep planting zone on Anderson Street



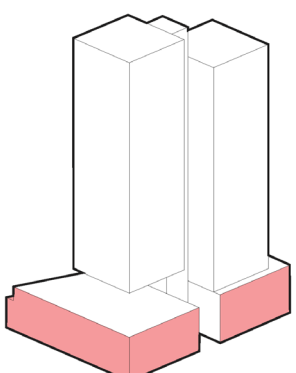
Optimised floorplate
- Reduced floorplate size to required size based on GFA allowance



Break mass apart into two defined towers
- Reinforces slenderness
- Maximises opportunity for shared amenity
- Through site link connectivity



Elevate south tower mass
- Visual break in podium with views through at ground level
- Creates heightened amenity opportunity
- Enhanced articulation at the top of the building



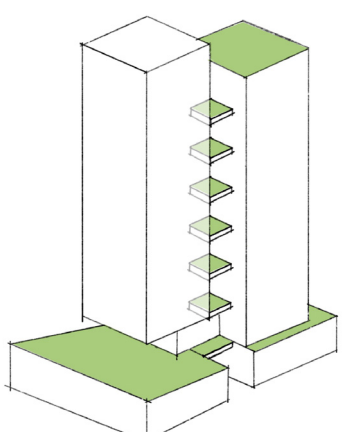
Provide layering to podium
- Responds to local context providing additional separation to local streetscapes

Design concept

The design proposal delivers a strong response to its site and environment. A deep and multi-levelled response, providing maximum opportunity for the community and Chatswood.

The design concept draws on the following key ideas:

- **'An abundance of green'** - bringing nature in, up and through the building
- **'City scale'** - articulation and visual interest on the Chatswood skyline is visible through the careful break down of the massing at the top of the building
- **'Local scale'** - lifting the building to allow light and visual amenity through to its neighbours at street level
- **'Connectivity'** - creating a new route through the site and connecting the pedestrian laneway on the west, maximising street activation
- **'Affordability'** - expressed rational and efficient construction, with reduced structural transfers, drawing from the language of the veranda and annex of its neighbours
- **'Community'** - providing beautiful spaces for people to enjoy. These are located from ground level through to the roof gardens



Vertical expressed greenery

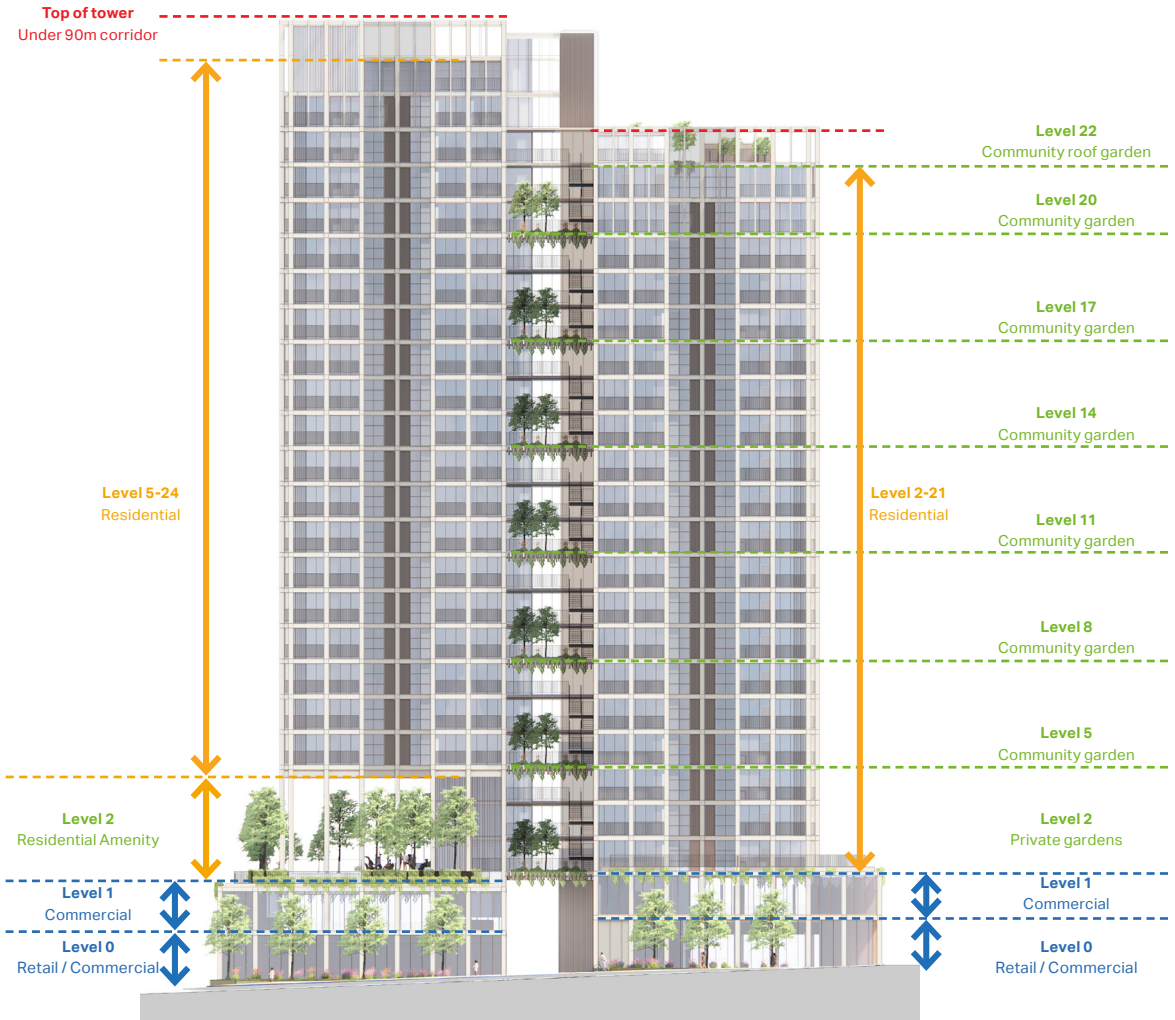
Proposal overview

The proposed building uses are indicated below and on the adjacent diagram:

- Commercial / retail activated podium meets the ground and streetscape.
- Residential amenity above south podium.
- Private residential gardens above north podium.
- Both towers house the residential units and amenity.
- Rooftop of the north tower has shared amenity.
- The greened spine separates the forms and annotates the vertical circulation within the towers and animated route through the base.

East elevation (day)

East elevation (night)

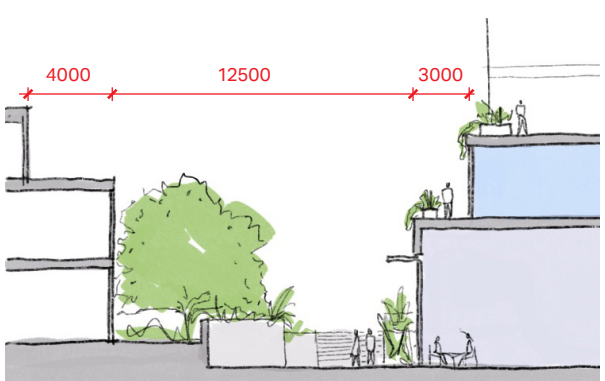


Stacking principles

Ground Floor

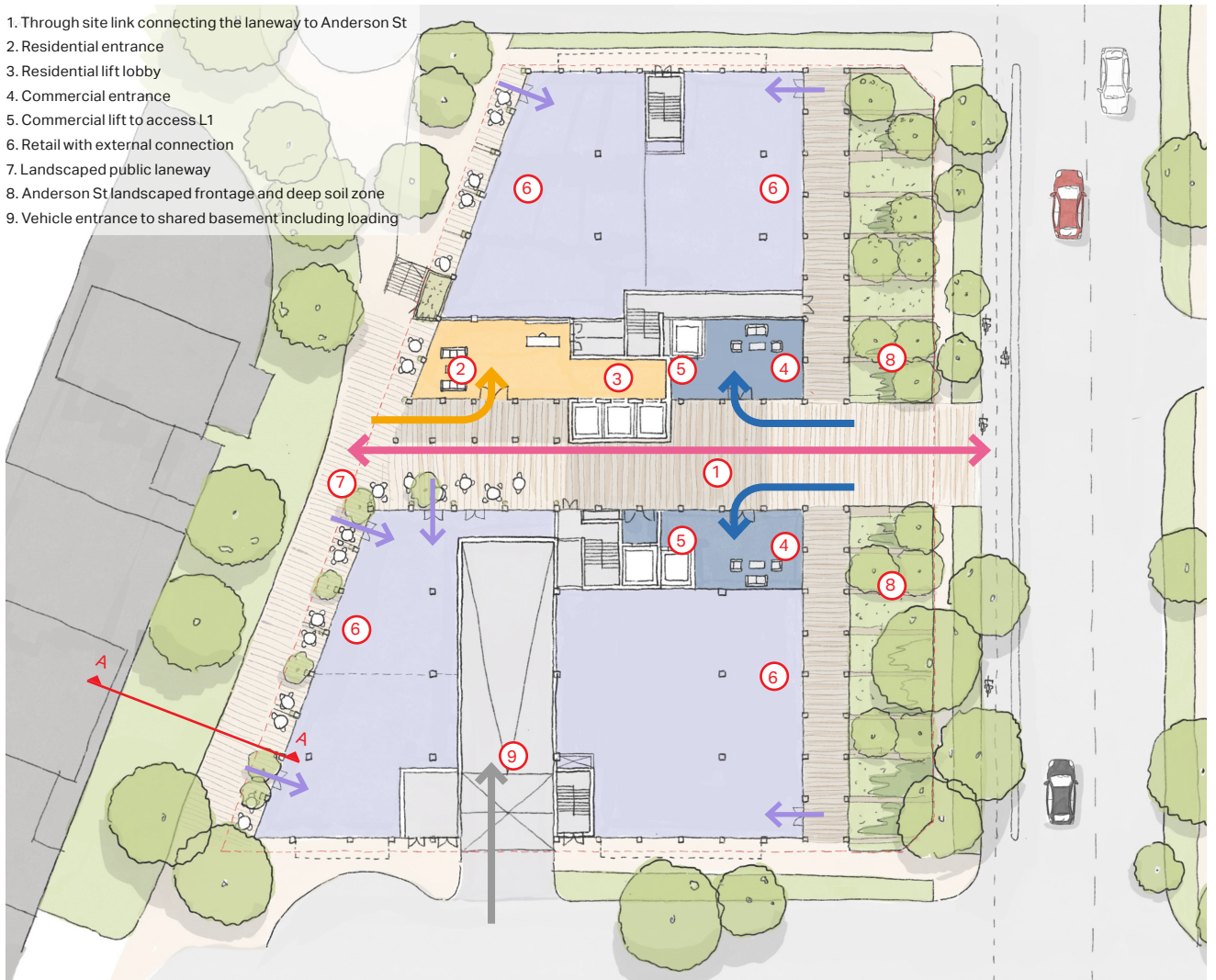
The ground floor podium has been split into two parts which are both fully accessible for commercial and retail uses. This maximises the opportunity for active frontages throughout. The development provides additional activation, entry and connection via the newly introduced, through site link.

Activate the streetscapes
The design encourages and provides the opportunity for the retail to spill out onto the adjacent areas to allow dynamic activity and visual interest.



Typical laneway section AA

1. Through site link connecting the laneway to Anderson St
2. Residential entrance
3. Residential lift lobby
4. Commercial entrance
5. Commercial lift to access L1
6. Retail with external connection
7. Landscaped public laneway
8. Anderson St landscaped frontage and deep soil zone
9. Vehicle entrance to shared basement including loading

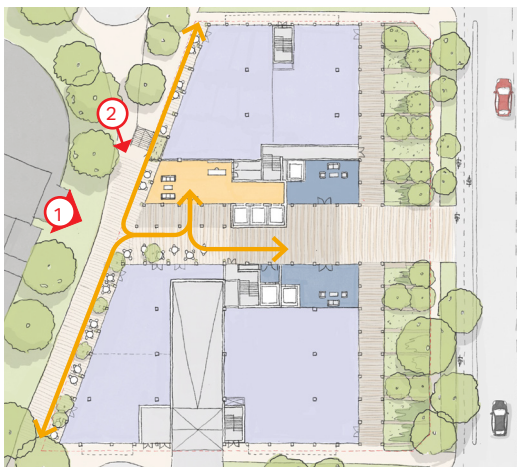


Laneway residential address

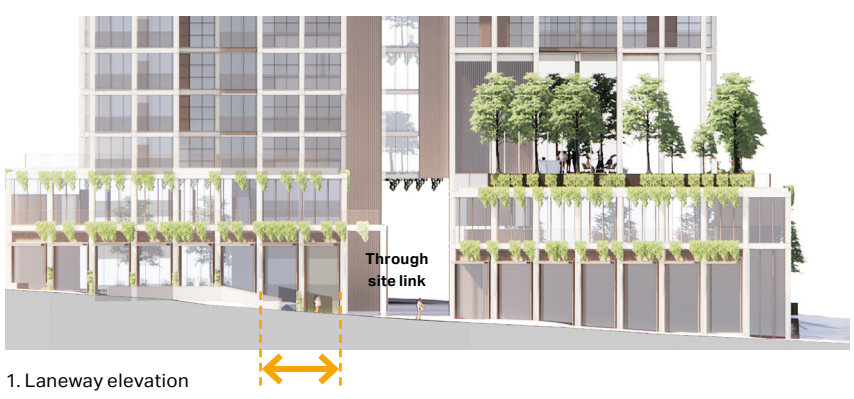
The laneway to the west of the development is key to the success of this scheme. By drawing people up and through the site the proposal encourages activation along this space.

The through site link and laneway provide an exclusive backdrop to the residential main entrance and activated retail.

The podium is terraced towards the laneway to respond to the neighbouring residential building scale and to soften the form and provide additional greenery to the laneway space.



Ground floor plan



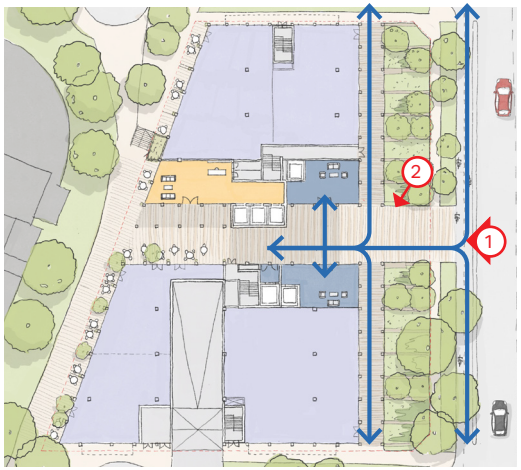
1. Laneway elevation

2. Laneway view looking towards entrance

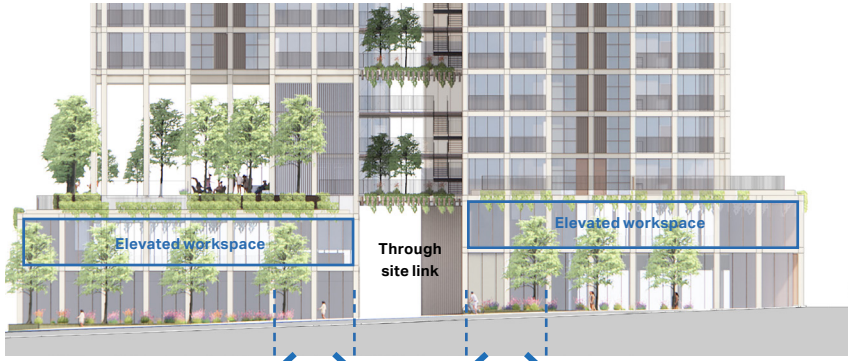
Workspace address

The commercial entrances are located off the through site link. Each entrance can provide exclusive access to the commercial floor above.

Subject to final leasing strategy, the retail and commercial on Level 1 may be combined, opening up the ground floor space further to its surroundings.



Ground floor plan



1. Anderson Street elevation

2. View towards workspace entry

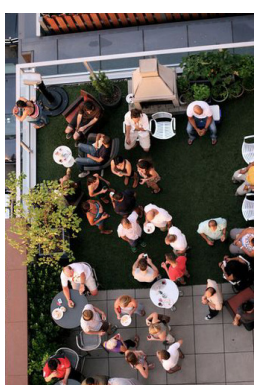
Working

Dedicated commercial space is located at Level 1.

Each floorplate has a 360 degree outlook with views through the tree canopy on Anderson Street and beyond.

The commercial floors have been designed to facilitate the ability to subdivide into multiple tenancies and allow maximum flexibility and longevity for the development.

Workplace and wellness
External terraces along the laneway provide retreat and variety for the workplace.



1. Flexible working space
2. Landscaped external terrace
3. Commercial lifting

Multi-purpose amenity

Residents have access to an extended amenity experience with the southern terrace providing an infinity pool, gym, BBQ and entertainment space.

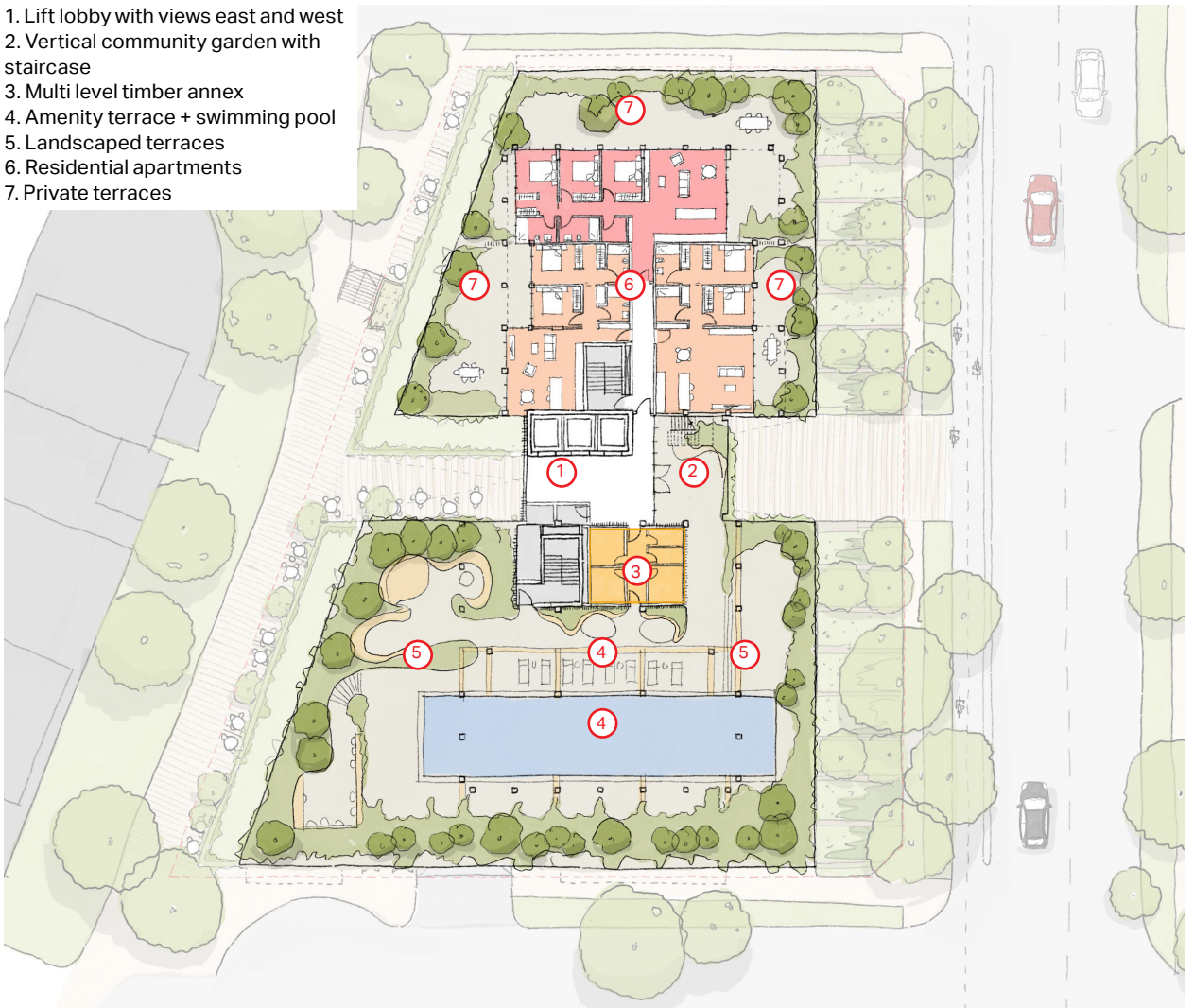
The generous triple height space provides shelter to this external experience.

The deep soil planting zone will allow larger trees to grow and provide privacy to the residents while maintaining a connection back to the surroundings

Flexible amenity
The terrace is intended to be used across a number of activities including leisure, entertainment and working. Both the internal and external spaces are generous to allow this versatility.

The multi level timber annex provides a series of stacked accommodation including, changing, sauna, steam room, gym and cinema room.

1. Lift lobby with views east and west
2. Vertical community garden with staircase
3. Multi level timber annex
4. Amenity terrace + swimming pool
5. Landscaped terraces
6. Residential apartments
7. Private terraces

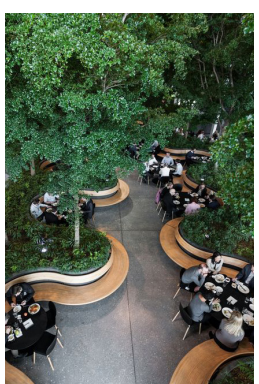


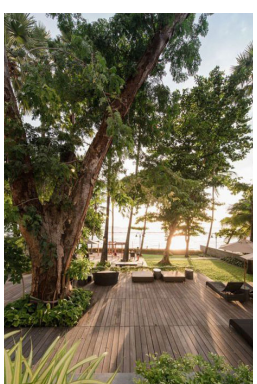
Podium landscaping

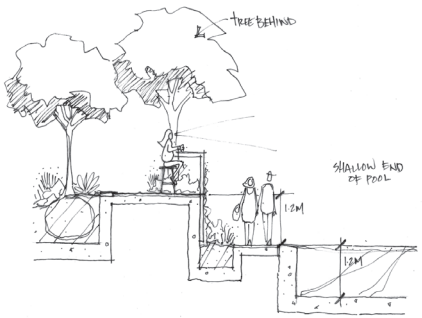
The social heart and activity centre on level 2 connects to the building's core and activation of Andersen Street.

The green finger-like forms soften the edges and provide pockets for contemplation and quiet life on the edges. The green fingers along the facade edges spill over, stepping down to the street level below, encasing the building in green. Enhancing the drama of the social activity whilst balancing the quiet, prospect refuge.

The integrity of the landscape design continues across both the public and private areas on the podium to provide a cohesive design solution.

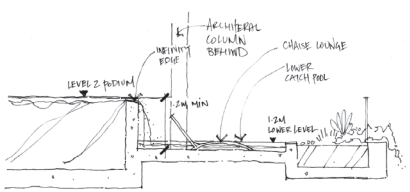






LEVEL 2 PODIUM - UPPER TERRACE - POOL INTERFACE

SECTION A



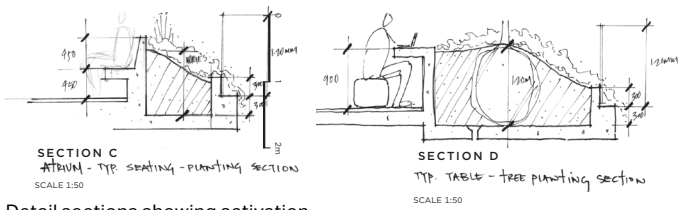
LEVEL 2 PODIUM - INFINITY EDGE TYP. SECTION

SECTION B

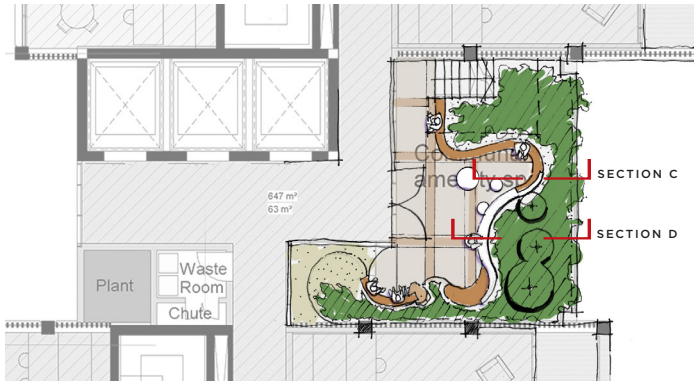
The green spine

The vertical community gardens are located on every third floor, providing shared external amenity spaces. These spaces have uninterrupted views towards wider Willoughby and beyond. They will be generously planted to frame the view.

A lightweight interconnecting stair links these gardens across the full height of the building.



Detail sections showing activation



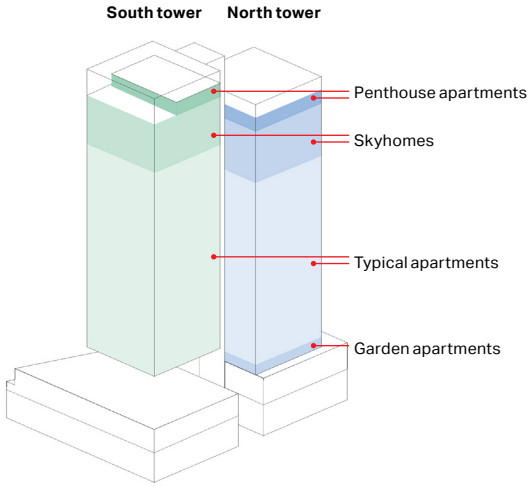
Typical vertical community garden plan


ANDERSON ST

Living

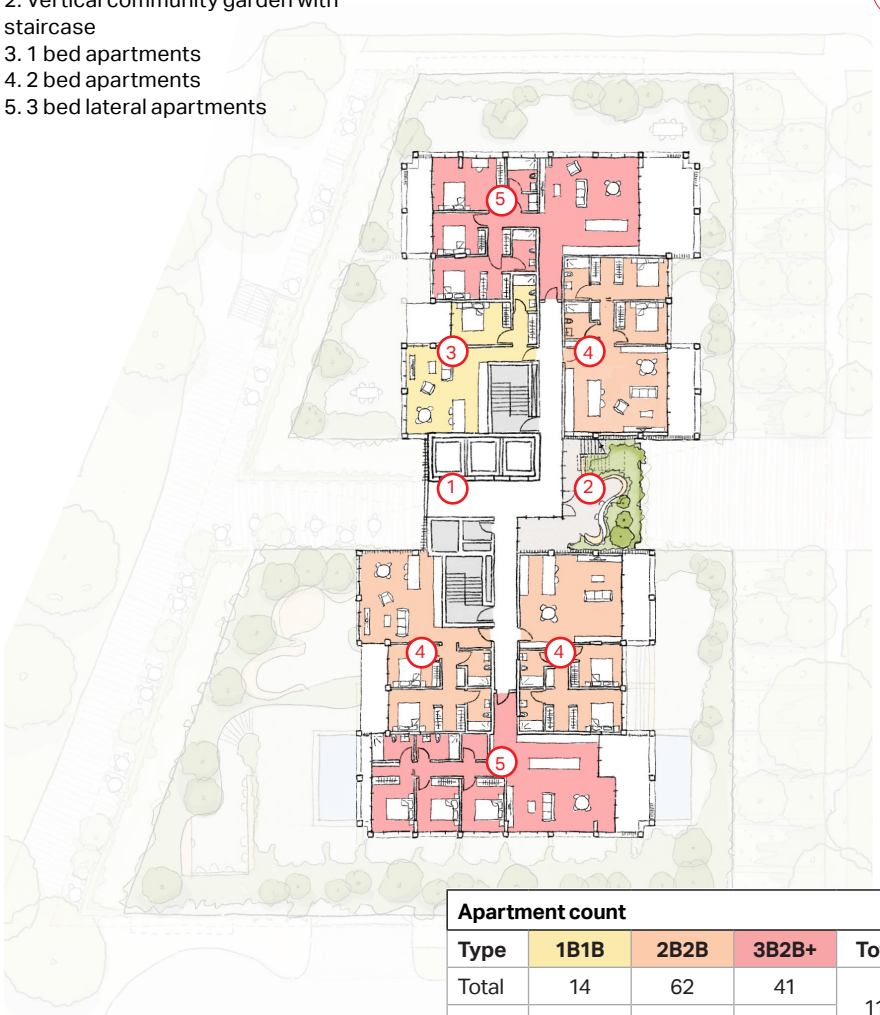
The tower floorplate is split into 2 grouped sets of apartments. These apartments are accessed from the central lobby that has direct access to the community gardens.

The number of apartment types have been kept to a minimum with a strong focus on repetition of components. This is with the aim of improving quality and consistency of the end product throughout the building. Use of modular construction would be encouraged.



Typical apartment view

1. Lift lobby with views east and west
2. Vertical community garden with staircase
3. 1 bed apartments
4. 2 bed apartments
5. 3 bed lateral apartments



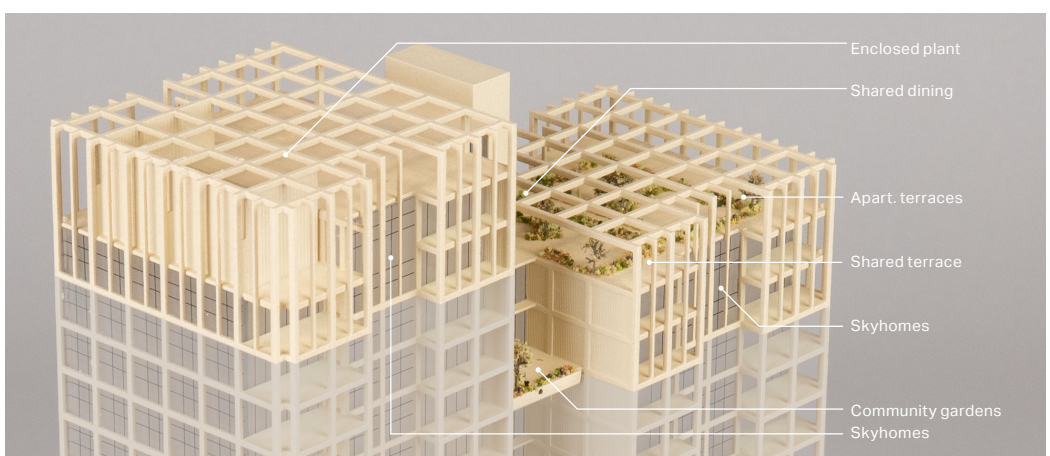
Apartment count				
Type	1B1B	2B2B	3B2B+	Total
Total	14	62	41	117
%	12%	53%	35%	

Typical apartment tower plan

Top of building

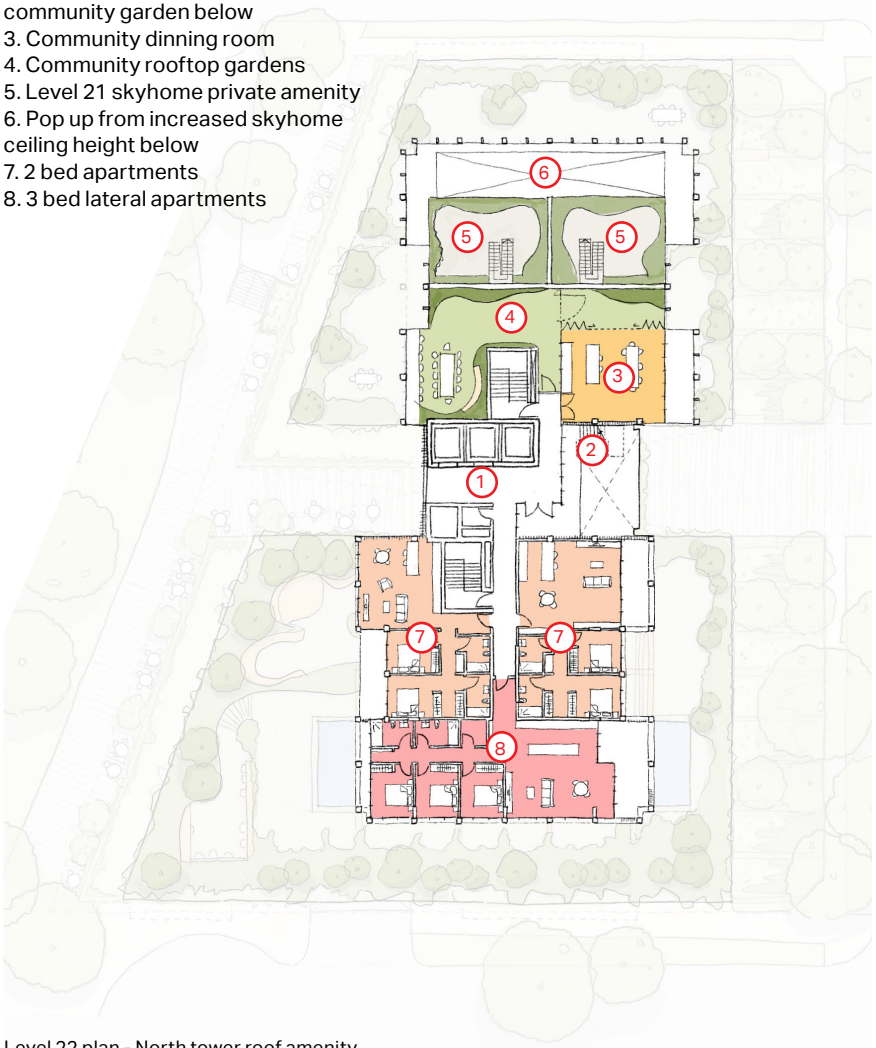
Shared exclusivity
The roof level is shared, providing democratic access to the best views in the development. The upper most roof of the northern tower has a shared garden space with access to dinning / cooking facilities. The roof space also houses private roof gardens for the skyhomes on the level below.

The southern tower continues three story's higher to allow for further apartments and a large penthouse. The large penthouse also has access to a private roof garden. The architecture terminates with a crowning three story treatment to both towers to create visual identity between the two forms, and to soften the relationship to the sky.



Crowning form of the tower to terminate the architectural expression

1. Lift lobby with views east and west
2. External stair connecting to community garden below
3. Community dinning room
4. Community rooftop gardens
5. Level 21 skyhome private amenity
6. Pop up from increased skyhome ceiling height below
7. 2 bed apartments
8. 3 bed lateral apartments



Level 22 plan - North tower roof amenity

Public art

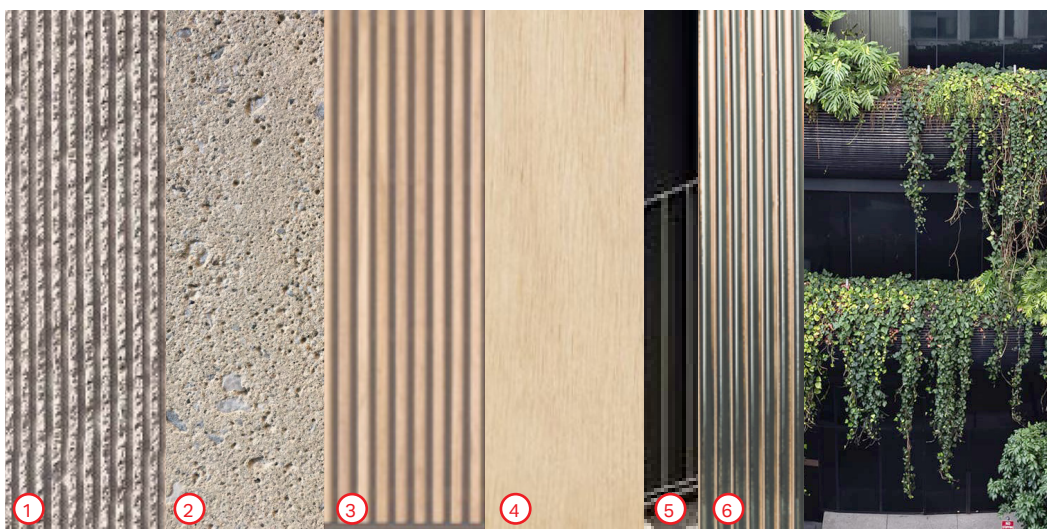
Strategy
The through site link is proposed to be a passive space allowing connection through the site. We believe there is a strong opportunity to reinforce the movement on site and the development with public art in this space. The nature of the movement suggests that a kinetic based art piece would be successful here. Example shown below from the artist Richard Sweeney that suggests flowing movement. Future strategy to be developed further alongside an artist.

Artist credit - Cloud - Richard Sweeney

Materiality and Branding

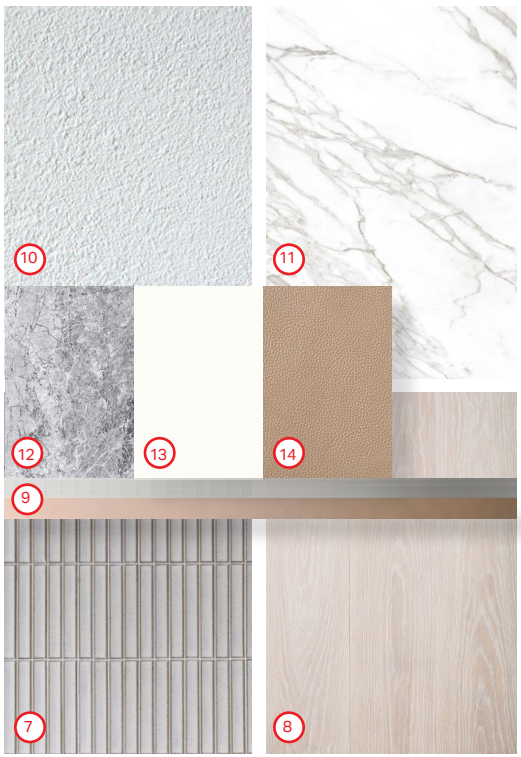
Materiality
A strong character is present in the materials for the framing of the facade. A textural change is used in the podium to create visual relief and vary the form. Warmer timber tones are contrasted with textured metals and dark accent frames. Greenery provides an honest relief to the palette softening the development.

The residential palette will soften further with white tones in the facade/interior finishes, light timber and stone.



Facade
1. Textured concrete piers (podium)
2. Concrete piers (tower)
3. Timber batten panels
4. Timber panels
5. Dark bronze metalwork and framing
6. Fluted metal work and landscape accents

Interiors
7. Warm glazed linear ceramics
8. White wash oak flooring
9. Warm nickel and soft bronze finishes
10. Neutral paint finishes
11. Callacata Oro highlight surfaces
12. Mid grey contrasting ceramic
13. White joinery
14. Light tan leather accents



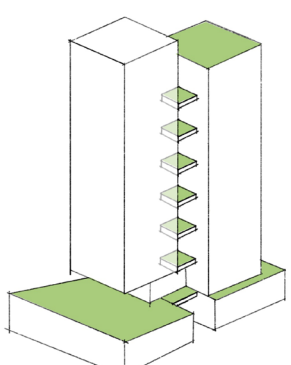
Environmental and building statement

Approach to sustainability
For 44-52 Anderson Street

As architects, we have an ethical responsibility to design for the health of people and our planet. That's why our approach to sustainable development considers the environmental, social and economic aspects of each scheme, resulting in a single, interconnected solution.

Make's six pillars of sustainability – carbon, environment, community, wellbeing, connectivity and green economy – are guided from concept to completion by the UN Sustainable Development Goals. This includes targeting 2030 net zero carbon and measuring outcomes during construction and post-occupancy.

We have applied these six pillars of sustainability to the design and development of 44-52 Anderson Street to ensure best possible outcome for the project.



Carbon

Our scheme focuses on reducing operational carbon through maximising natural ventilation and introducing facade solidity and solar shading to mitigate heat gain. With a consistently insulated thermal envelope and the incorporation of contemporary servicing we can limit the building's energy consumption.

We advocate for all projects to target net zero carbon by 2030. Starting with embodied carbon, examining any opportunities on the project for prioritising the use of recycled, low-carbon, long-lasting materials including brick and concrete aggregate.

Environment

Make pursues designs that protect the environment from pollution, resource depletion, ecological harm and biodiversity loss. We seek to create green spaces at ground floor, a commercial terrace and amenity terraces that complement and enhance the native ecosystem.

We would like to explore the rainwater to be harvested and recycled on site as irrigation and grey water, avoiding water and soil pollution and reducing the overall water consumption.

We are seeking to achieve minimum 5 star GBCA.

Community

Placemaking is central to our proposed design. We seek to create safe, healthy, attractive spaces that offer a sense of belonging and form a local community identity. By providing a mix of live and work spaces including both permanent and flexible apartments and work opportunities, all within the same envelope, the scheme creates dynamism and encourages interaction between occupants and members of the public.

A high-quality, pedestrian friendly public realm with gardens and native fauna, helps to form a wide engagement with the community and local stakeholders. This helps to create and maintain a robust physical and cultural environment.

Wellbeing

We are creating shared amenity spaces to connect to nature, socialise and reinforce the community. Individual apartment designs encourage outdoor access and natural ventilation and carefully balance sunlight, privacy and curate views.

We design for the physical, mental and emotional wellbeing of our schemes' users. We have considered an array of fundamental human needs, from the sensory experiences of daylight, darkness and fresh air to views, thermal comfort, acoustics, and the smell and tactility of materials.

Connectivity

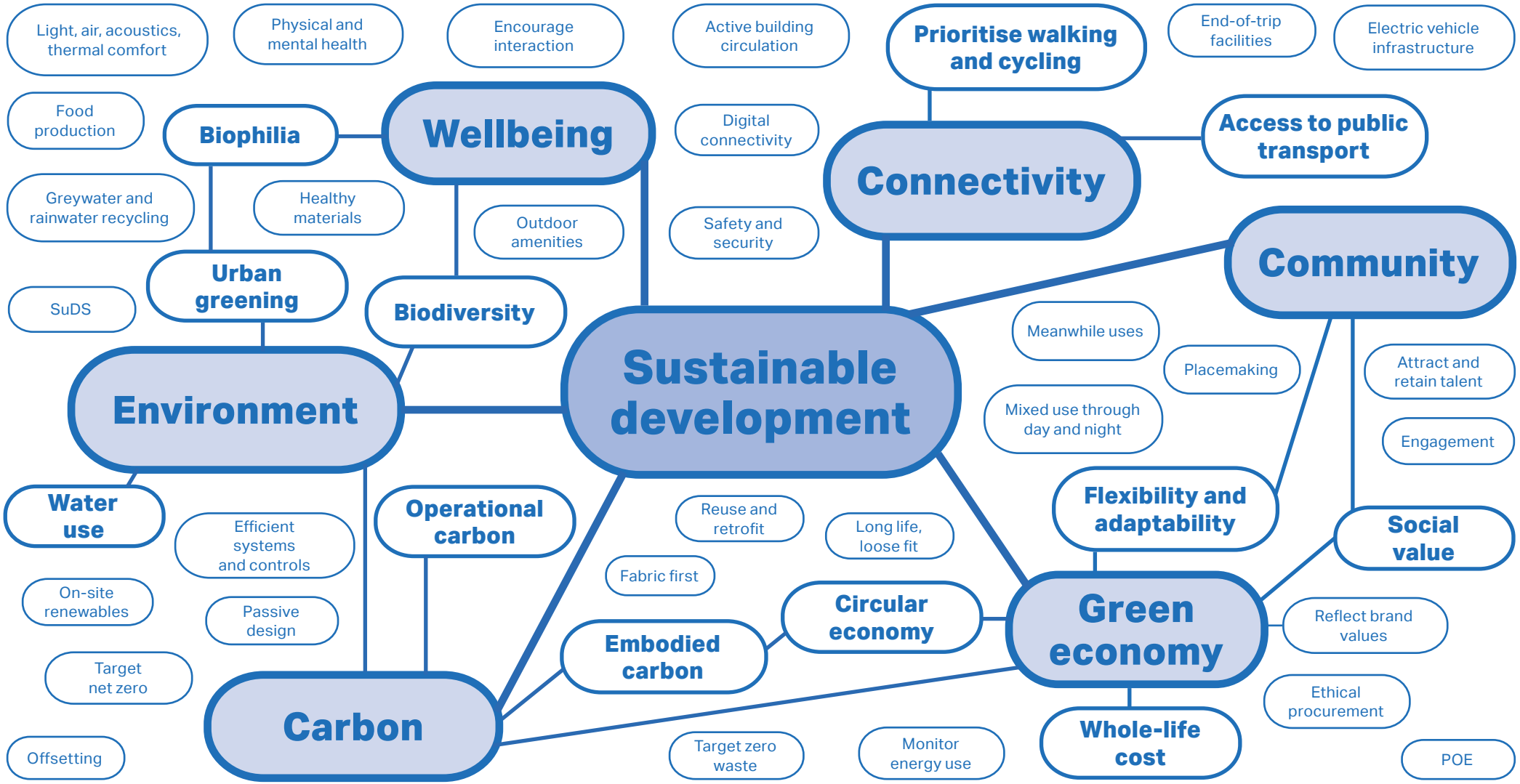
Our scheme prioritises active, low-carbon travel and digital connectivity. We aim to maximise pedestrian links to existing rail and bus networks in Chatswood and along Anderson Street, inviting use by the local community.

Our design encourages cycling, car-sharing and limiting unnecessary travel, the newly proposed Anderson Street cycle lane promotes this. Allowances have been made to provide future proofing infrastructure for electric vehicles.

Green economy

Our design contributes to an inclusive green economy. The ultimate goal is to reduce environmental and ecological damage and improve human wellbeing and social equity. Our aim is for the project to have a 'long life, loose fit' design with whole-life cost plans that incorporate embodied and in-use carbon, as well as overall running costs.

Forming a flexible and resilient construction, that can be readily dismantled and adapted, allows the development to retain its value long into the future and contribute to the local economy.



Sustainable development

Overview
ESD Principles

The sites location within Chatswood provides a number of key constraints and opportunities with regard to ESD principles.

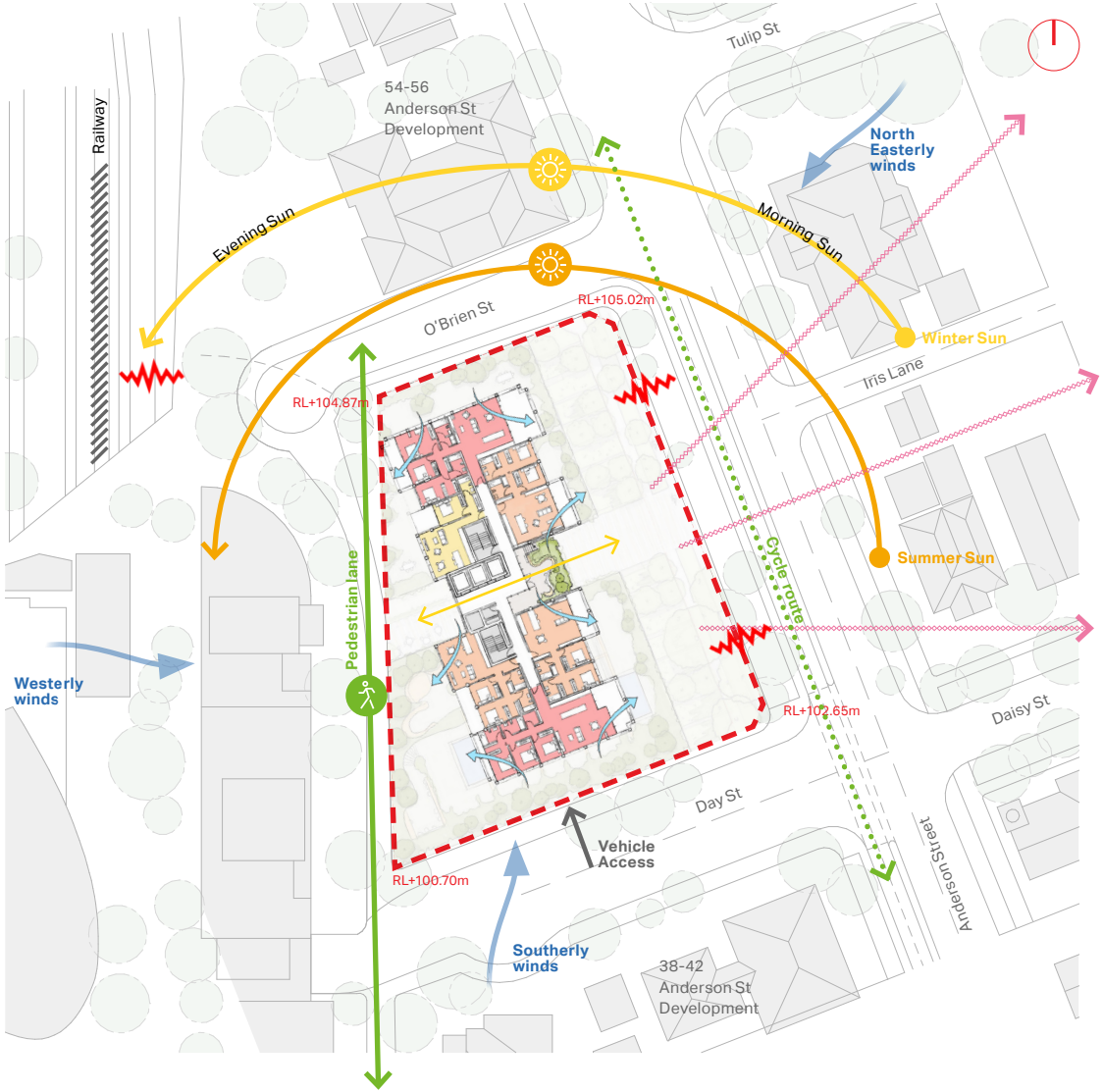
The site has strong solar access from the east and west, providing good daylight amenity and views. This attribute is shared in both the apartments and circulation areas.

Access to natural ventilation is optimised on the site with most apartments having dual aspects with facade access. Similarly the wind conditions on the site require additional protection on corner balconies.

Good local transport links to the cycleways, road and rail infrastructure optimise the sites ability to have multiple transport solutions. In contrast, the site is required to offset the acoustic source impacts. Large setbacks from Anderson Street, podium and greening help to reduce these impact. Throughout the apartments, it is expected that performance façades, will be required to further support comfortable outcome for the residents.

Key

- Pedestrian lane
- Cycle route
- Wind
- Site boundary
- View
- Railway
- Acoustic source

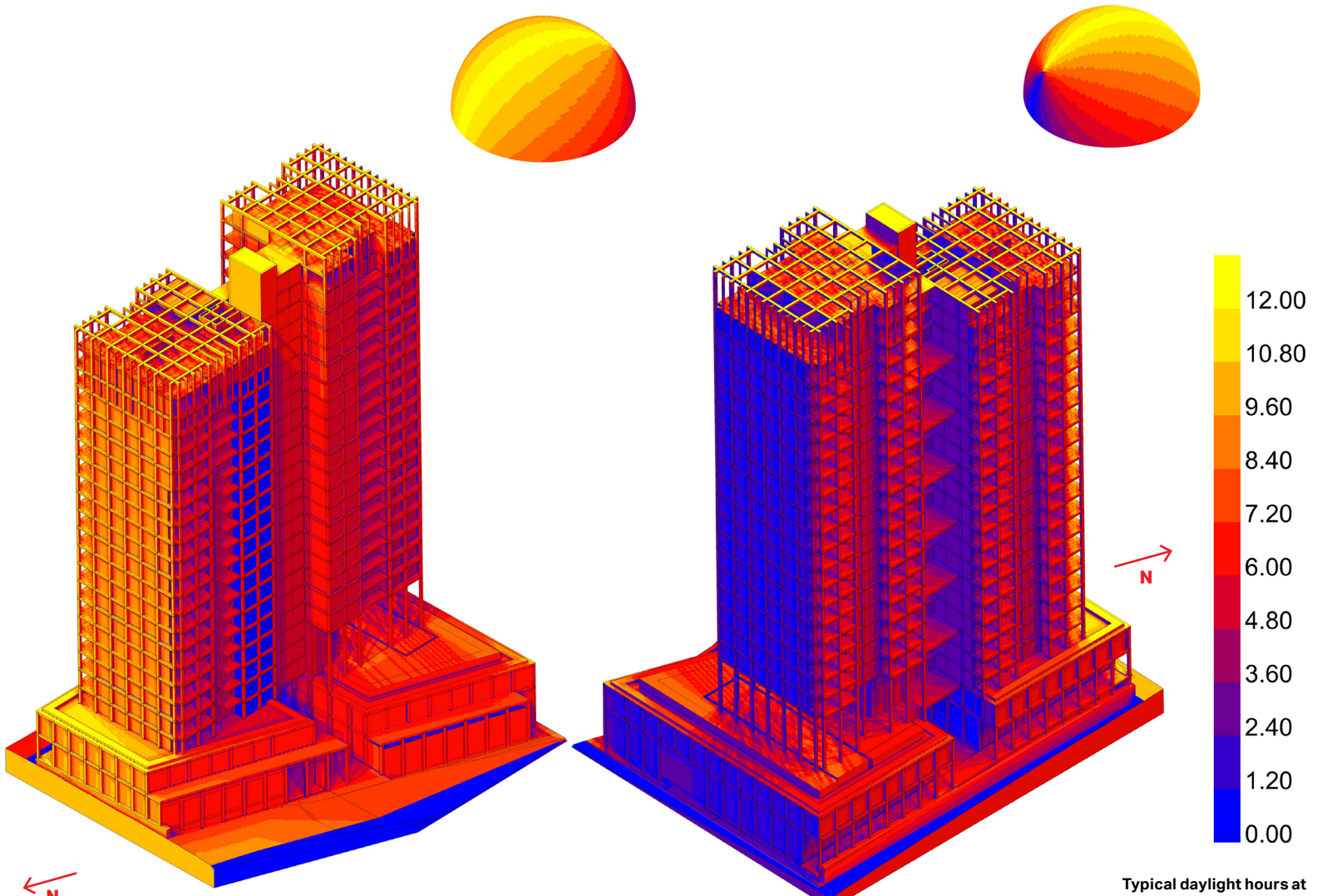


Radiant sunlight
Form analysis

In order to visualise which areas of the building envelope receive the most solar heat gain, daylight and glare we have explored location specific sunlight analysis on an Equinox day.

This has been tested throughout the design of the building massing and has informed the orientation and arrangement of spaces including the step of the southern tower (3.2m west) to provide more daylight into west facing apartments in the southern block. This analysis has also informed mitigation strategies such as the introduction of solar shading and solid panels.

Radiant sunlight analysis can also help us to locate opportunities for incorporating photovoltaics into roof and facade elements.



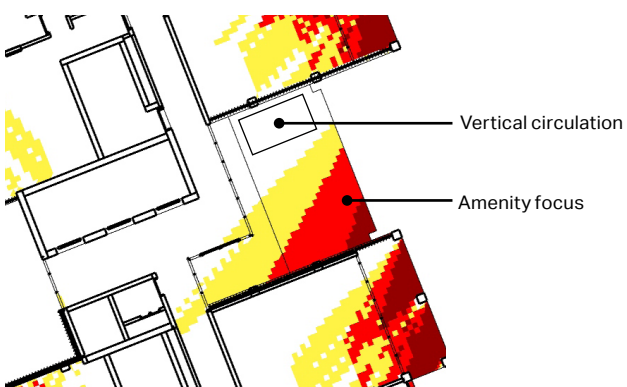
Northwest

Southeast

Typical daylight hours at Spring/Autumn Equinox

Direct sunlight
Winter solstice

The apartments have been designed to ensure that regardless of solid facade elements and solar shading, all apartments receive direct sunlight throughout the year. Daylight studies at winter solstice show that portions of all living spaces receive over two hours of direct sunlight a day with outdoor living spaces receiving substantially more.



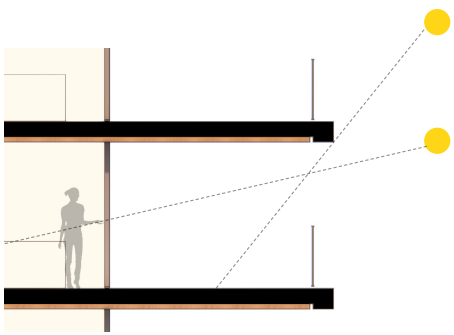
Vertical gardens - Winter solstice
21st June 9:00am to 3:00pm

Low rise - Winter solstice
21st June 9:00am to 3:00pm

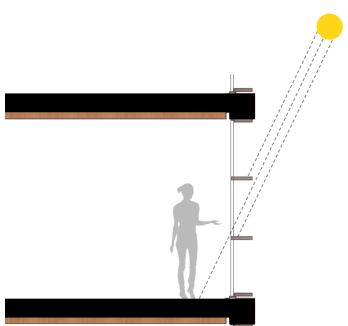
High rise - Winter solstice
21st June 9:00am to 3:00pm

Reducing heat gain
Summer solstice analysis

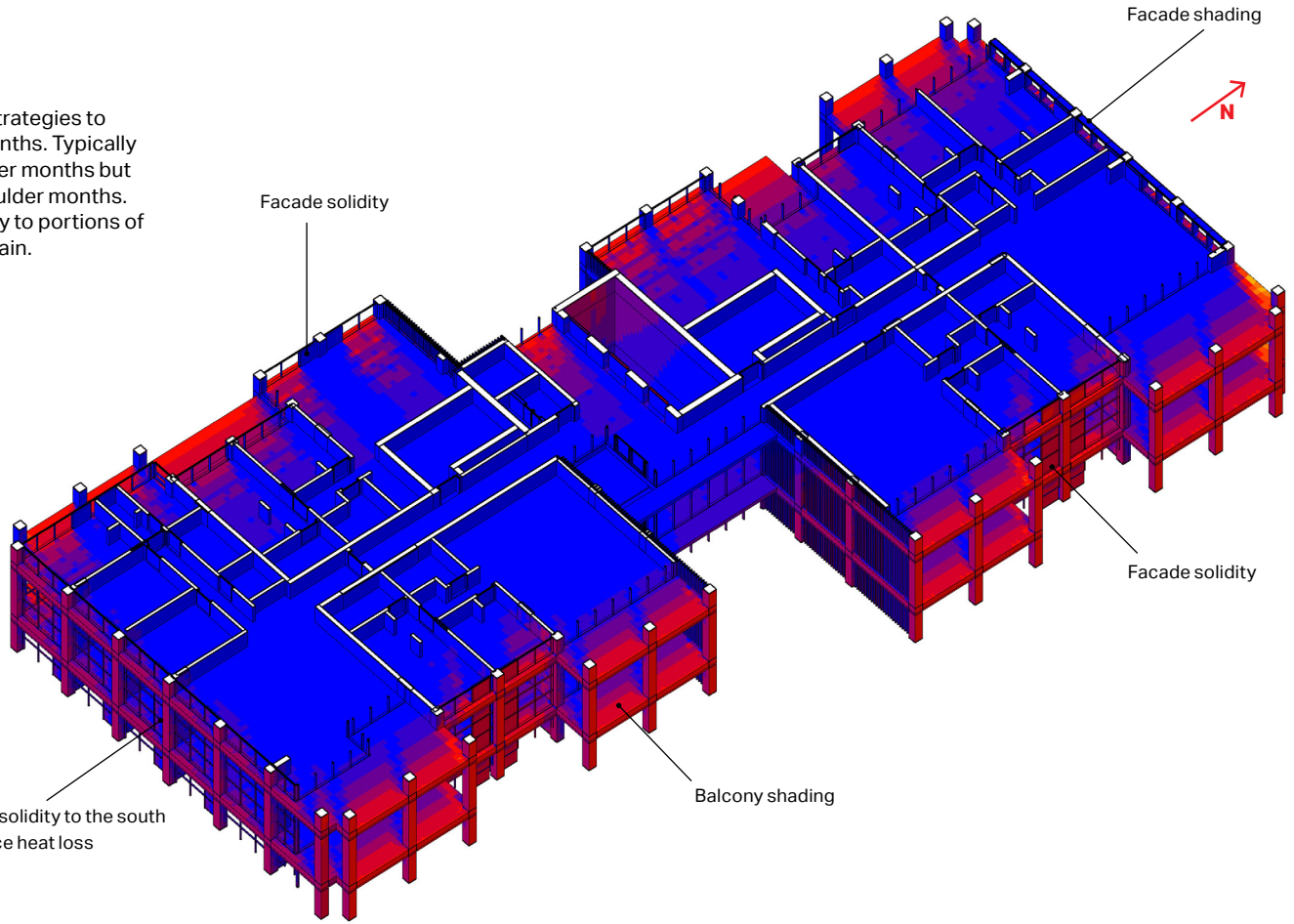
The facade and building form employs a number of strategies to reduce solar heat gain, especially during summer months. Typically balconies provide shading to living spaces for summer months but allow for increased direct sunlight for winter and shoulder months. Additional shading to the northern facade and solidity to portions of facade without balconies also help to mitigate heat gain.



Balcony shading for East & West façades



Deep facade shading for North façades



Summer solstice sunlight hours 21st December 8:00am to 5:00 pm

Envelope
Facade Elements

The buildings expressed concrete grid provides a framework for varying facade treatments and appropriate response to its environment.

View of proposal showing south & east façades

Precast concrete grid wraps to roof

Metal clad lift core servicing the habitable/plant floors

Solid panels incorporated into facade module to increase thermal performance and reduce solar gain as required

External community gardens located every 3 floors

Precast concrete tower facade

Majority of balconies to east and west façades, naturally increasing solar protection and maximising views for external amenity

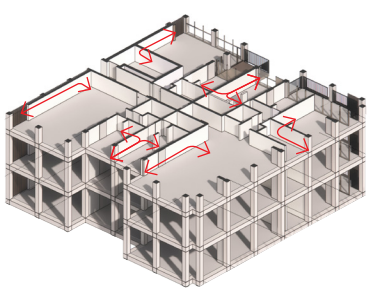
Precast concrete podium facade with colonnade to Anderson Street

Axonometric view of proposal

Envelope
Facade Elements

The composure of the facade systems is softened with a series of systems. The main grid facade is contrasted by bronzed metalwork to railing systems and ribbed screening. The bronze framing to the glazed systems has additional solid panels to control heat gain/loss within the apartments, while varying the facade appearance.

Acoustics
The design is intended to achieve mixed mode ventilation where possible. The glazing specification will look to achieve optimised performance for the acoustics. Attenuated plenum's could be utilised to allow for additional passive acoustics and integrated into the solid framed facade zone as these align with internal wall positions.



Future proofed
acoustic attenuation

Precast concrete

Community gardens

Ribbed metal
cladding

Metalwork
balustrades

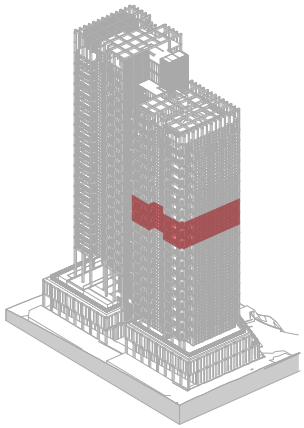
Strategic solidity
placement

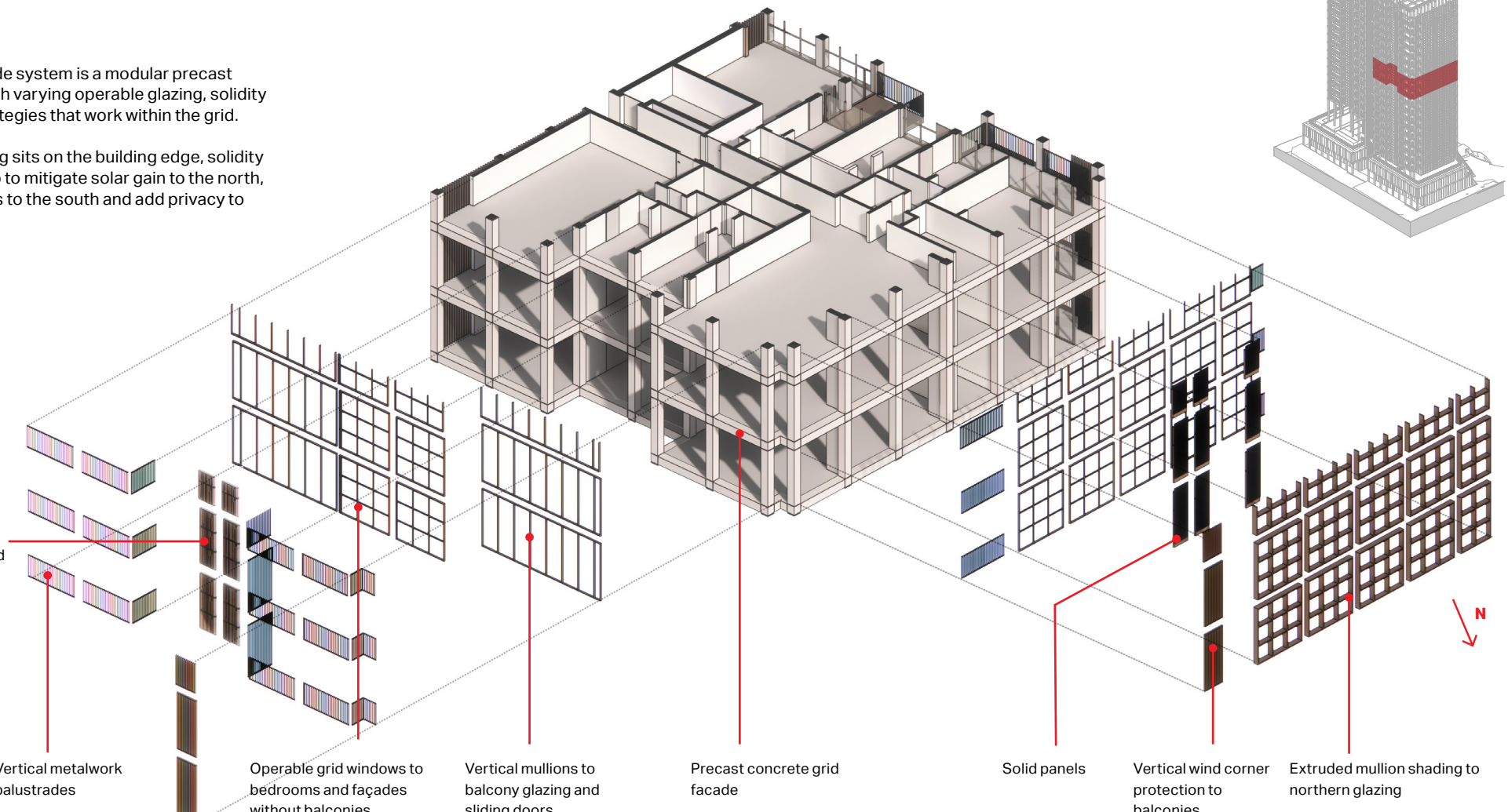
Wind protection
louvres

Envelope
Typical facade systems

The typical facade system is a modular precast concrete grid with varying operable glazing, solidity and shading strategies that work within the grid.

Where the glazing sits on the building edge, solidity and shading help to mitigate solar gain to the north, prevent heat loss to the south and add privacy to bedrooms.



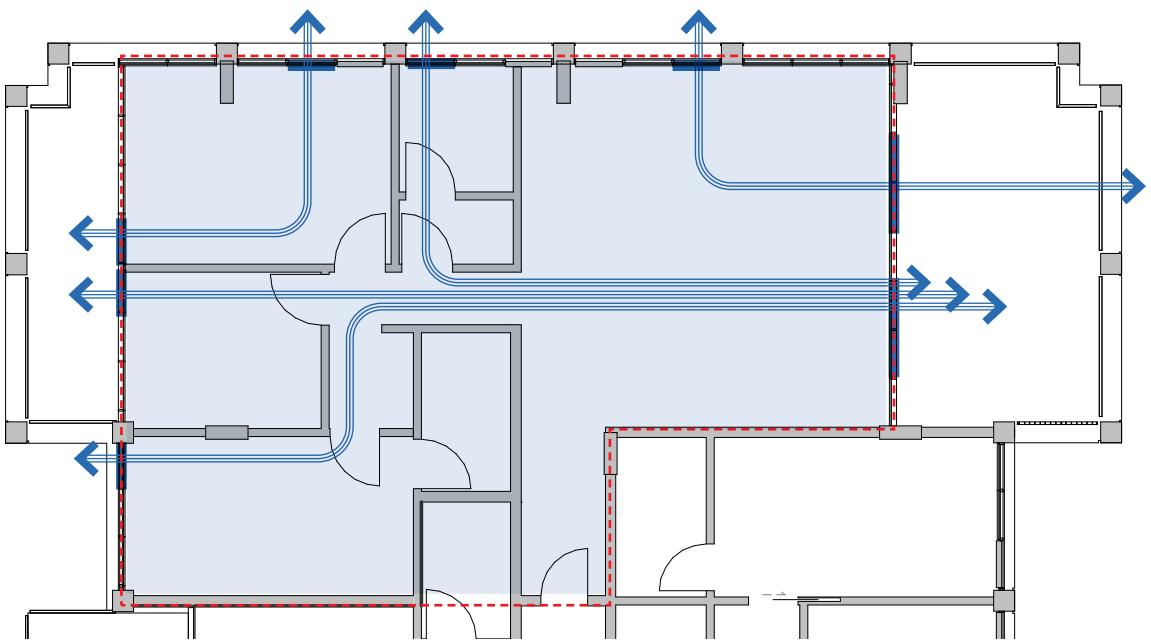


Natural ventilation

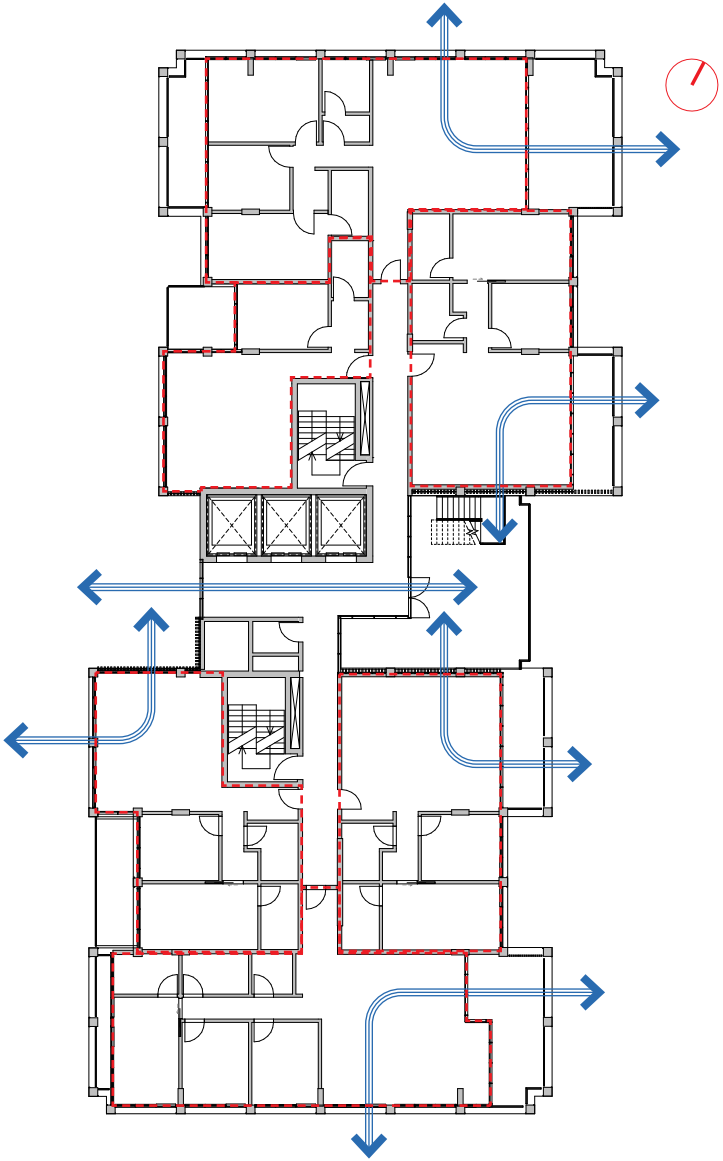
Operable windows are situated strategically throughout bedrooms and living spaces, on varying facade orientations, to maximise natural ventilation where possible.

The east to west core corridor arrangement also allows for cross ventilation within the lift lobby.

Operable window location



Typical apartment cross ventilation

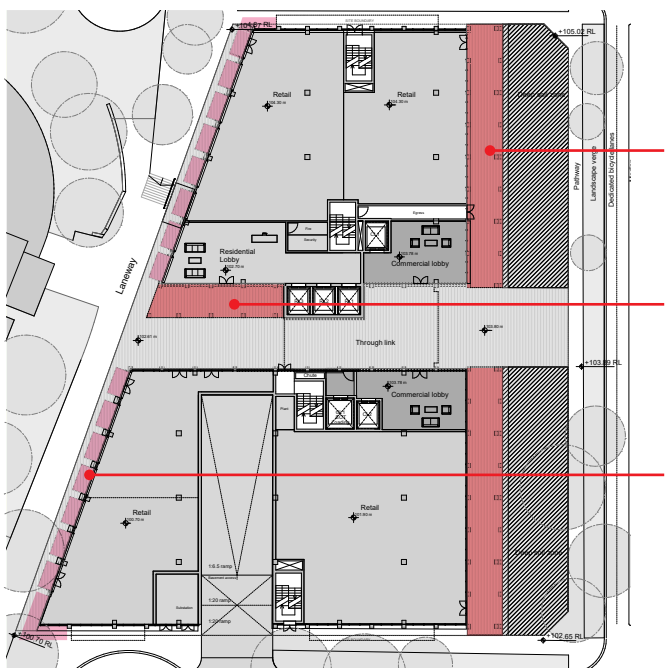


Typical floorplate cross ventilation

Wind protection

On ground floor, awnings and colonnades soften the building envelope and provide wind shelter.

On typical residential levels, wind protection has been incorporated on exposed corner balconies in the form of vertical metal louvres. These are discrete and integrated within the architectural facade grid. This system could potential be operable to add variety and allow residents to enjoy the space differently through the year.

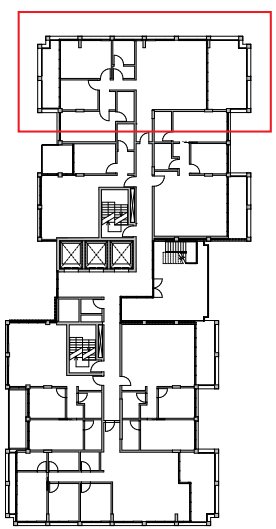


Ground floor plan

Colonnades provide protection for retail entrances off Anderson Street

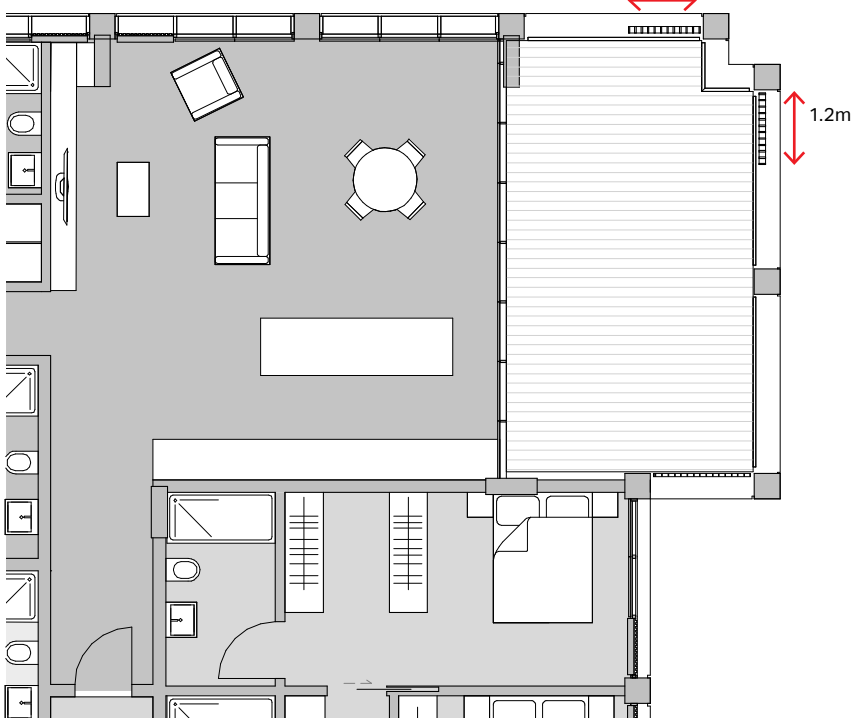
Colonnade at residential entrance to create protected environment

Awnings incorporated along the laneway and wrapping corners to provide protection from down wash winds



Typical residential level

Vertical louvres
1.2m

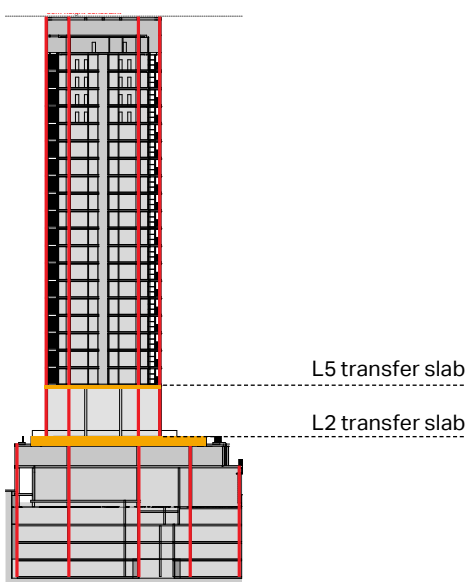


Typical corner apartment plan

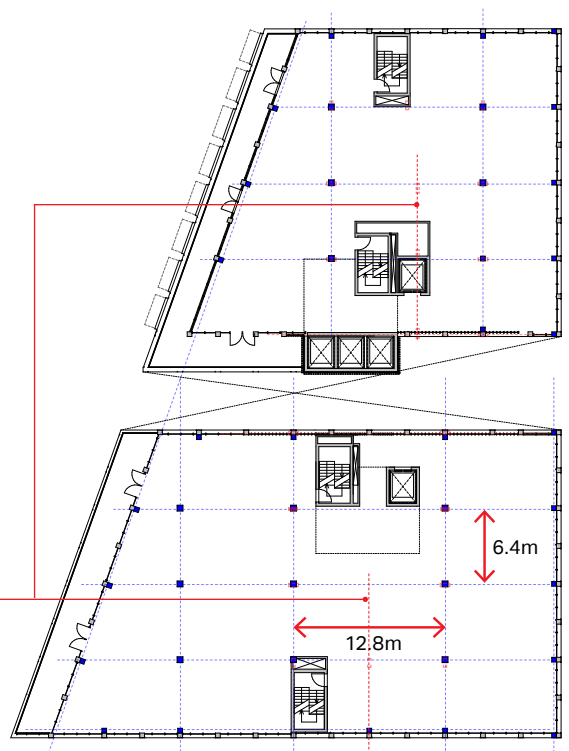
Structural principles

The building structure consists of primary internal concrete blade columns and concrete cores. We have limited the requirement for structural transfers throughout the design where possible.
The apartment layouts work within the building grid which allows for structural flexibility.

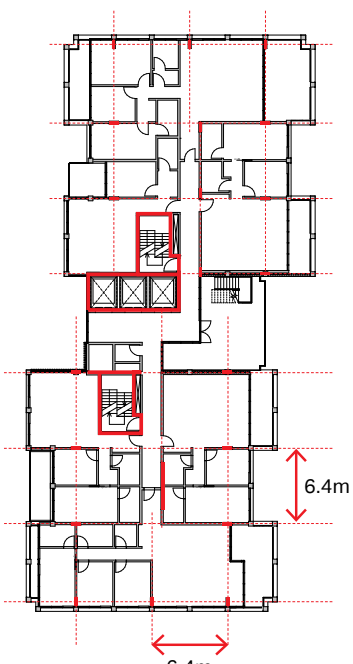
Transfer zones at level 2 and 5 are incorporated to allow for design development of the structure and any transfers for amenity/pool areas. The transfer zone at level 2 is also used to incorporate deeper planting zones as part of the landscaping strategy around this amenity area.



Residential grid transferred out to increase column spacing on commercial floorplate



Level 1: Commercial structure diagram



Typical floor: structure diagram

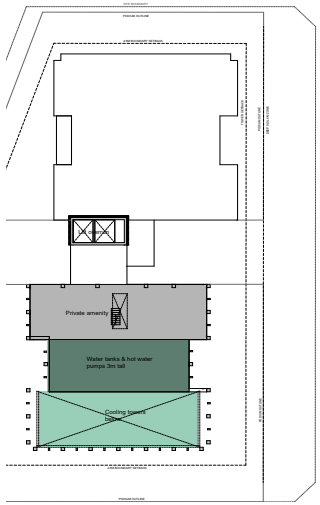
Services principles

The service principles for the project are as follows:

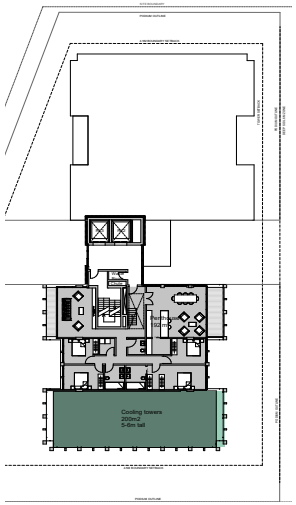
- Reduced heat load gain in the façades leading to reduced cooling requirements.
- Traditional split unit cooling is replaced with on floor cooling, this has a shared cooling plant room on each floor. Cooling towers and heat exhaust are at roof level.
- Electrical substation is at street level for improved access.
- Tank based plant is stored in the basement levels and risers reticulate to the residential, commercial and roof.
- Opportunity to provide an embedded power network in order to provide benefit for owner/tenants and reduce carbon footprint.

Legend

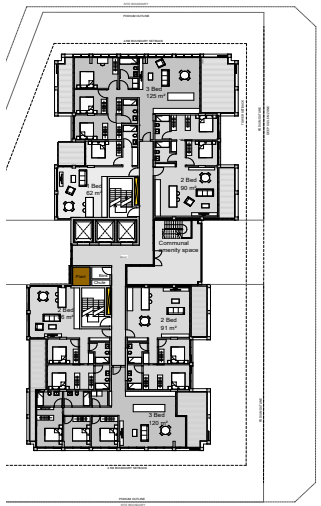
- Rooftop plant inc heat exhaust
- Residential risers
- Residential cooling plant room
- Substation
- Typical basement plant location



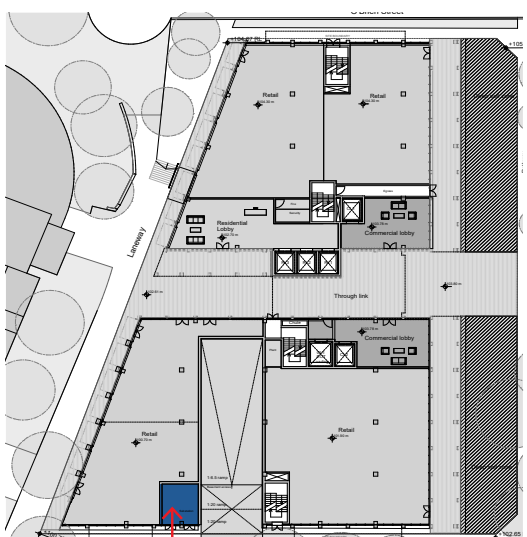
Roof plan



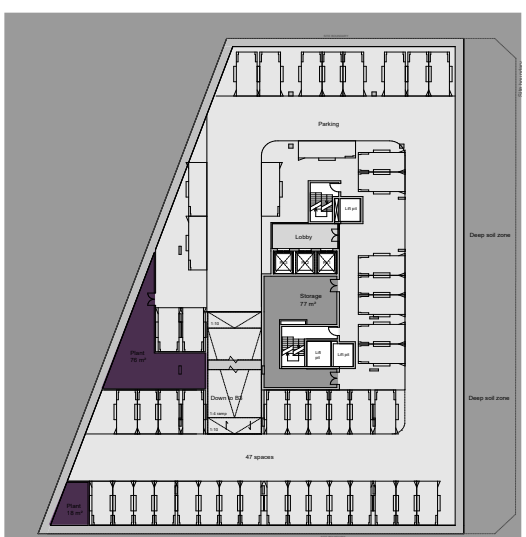
Level 24



Typical residential floor plan



Ground floor plan



Typical basement plan

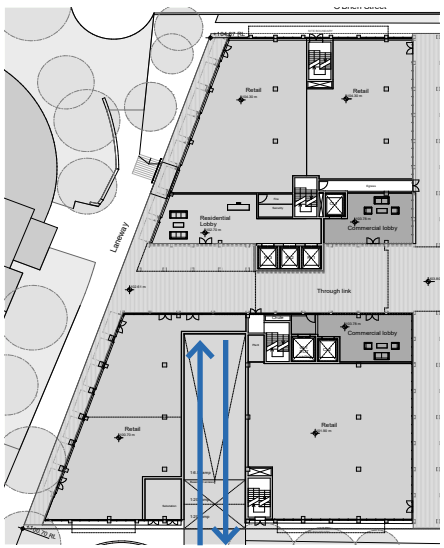
Transport principles

To provide improved amenity for the residents and visitors at ground floor, all loading is located at B1 Level. General vehicle access is from Day Street and provides access for service vehicles, loading and cars down to the basement levels.

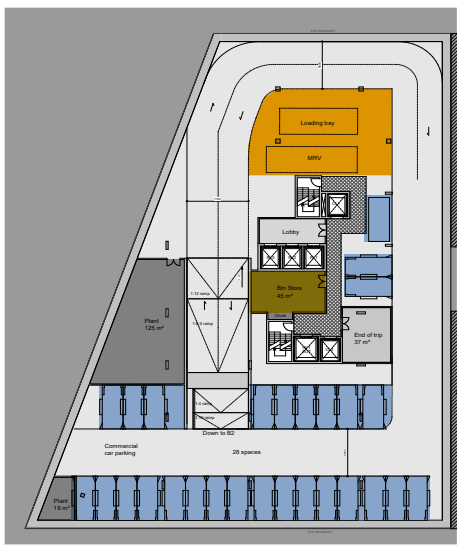
147 parking spaces have been allowed for across 3.5 levels of basement.

Waste collection is alongside the loading bay.

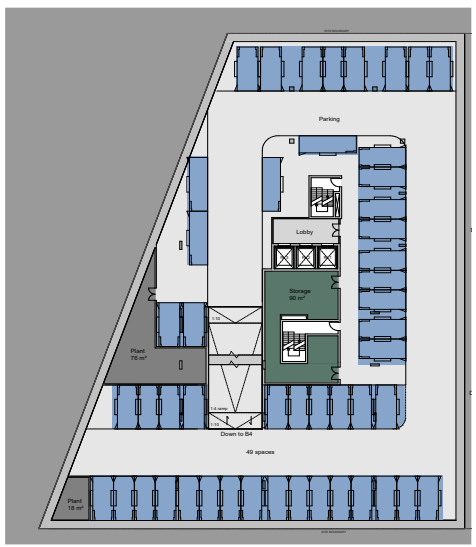
Car Parking							
Type	**1B**	**2B**	**3B**	**Guest**	**Comm.**	**Retail**	**Total**
Rate	1	1	1.25	1 per 10	1/400m2 GFA	1/300m2 GFA	
	14	62	51	12	4	4	147
Motorcycles				1 per 25			6



Ground floor - basement access



B1 plan - loading dock

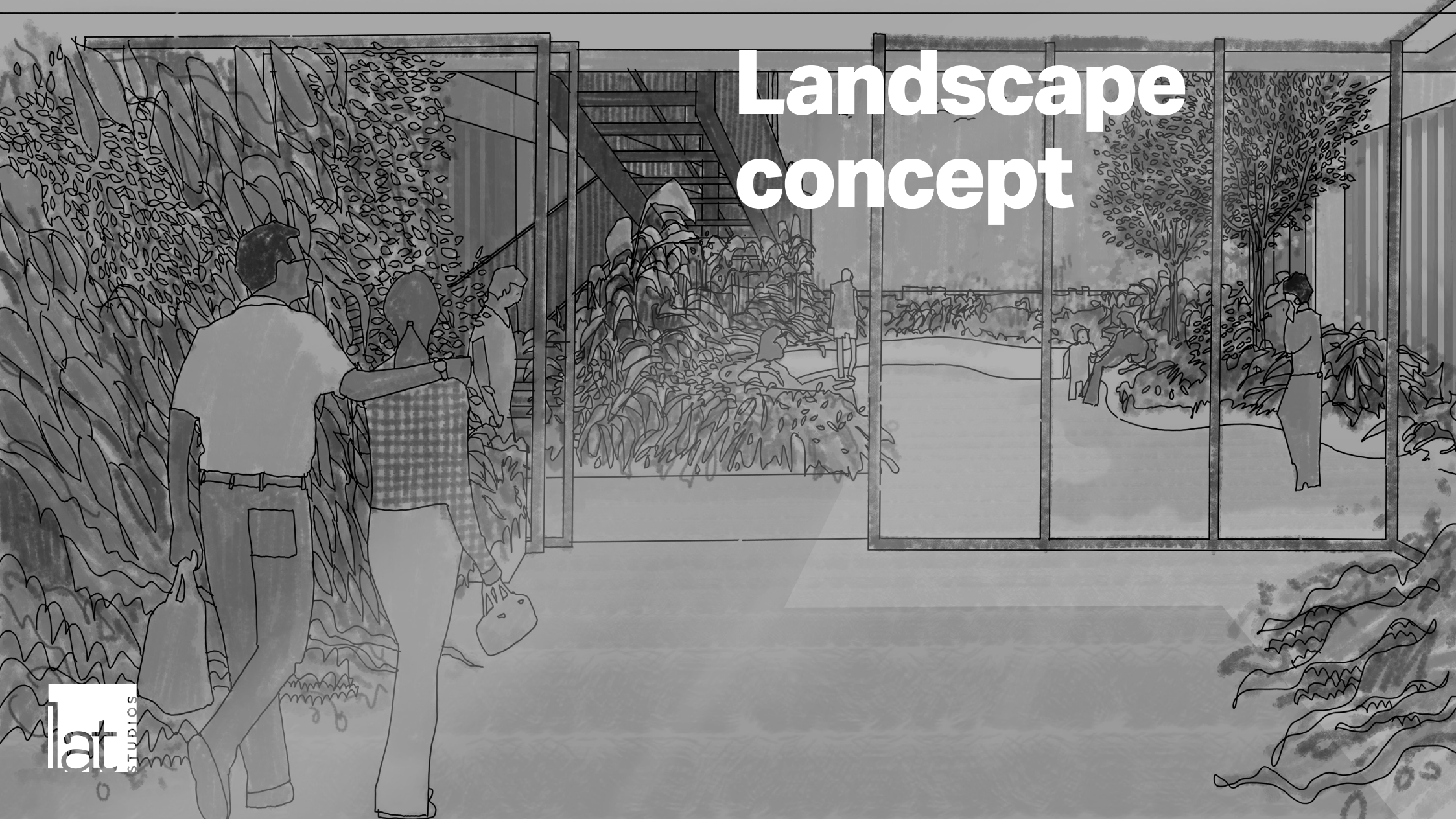


Typical basement level

Legend

- Circulation
- Loading
- Waste
- Car parking
- Motorcycle parking
- Storage

Landscape concept



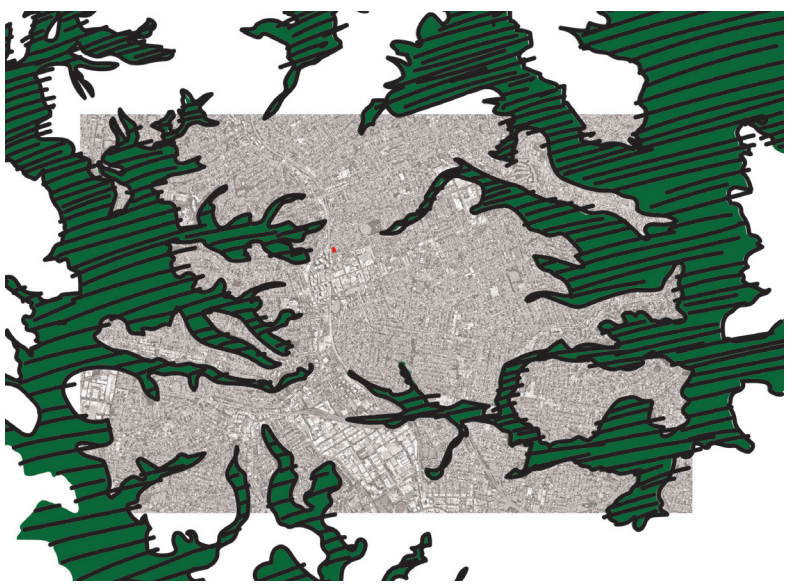
lat STUDIOS

IDEA 1 *Forested Corridors + Waterways*

Remnant vegetation survives on the edges. Bio-diversity is present within the proposed vegetation and habitats extend their finger-like forms into the urban footprint. These forested corridors and waterways provide life to an otherwise hard interface, breaking down the barriers, the hard edges, the facades and ground plane. Providing refuge amongst the forest, connecting with nature, its forest floor and connecting with its canopy.

The dramatic topography of the surrounding natural landscape is transpired onto level 3 to provide variety and create a contoured landform on a large expansive level 3. The landform provides a dual function in providing relief to the western winds, additional soil volumes to sustain forested corridors and areas of contemplation yet dramatic landscape effect.

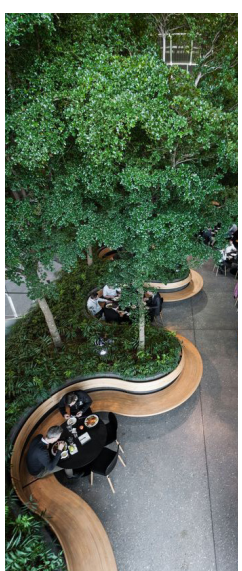
macrocosm



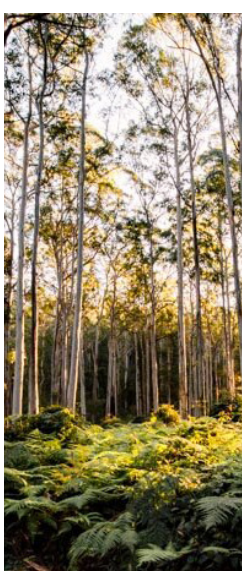
microcosm

IDEA 2 *Contemplative + Social*

The social heart and activity centre on level 3 connects to the building's core and activation of Anderson Street. The green finger-like forms soften the edges and provide pockets for contemplation and quiet life on the edges. The green fingers along the facade edges spill over, stepping down to the street level below, encasing the building in green. Enhancing the drama of the social activity whilst balancing the quiet, prospect refuge





IDEA 3 *Community Program*

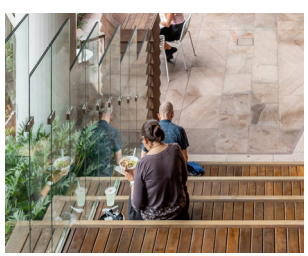
Creating a place for community and the changing role of 'home' in our lives. The outdoor place becomes an extension of the home, a place to work... a place to play... a place to retreat... a place to meet...

gather A place to gather; A dining space.

play A place to play; For active recreation, swim within the forest

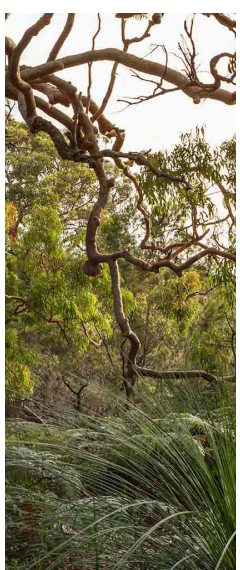
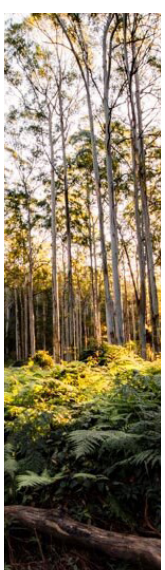
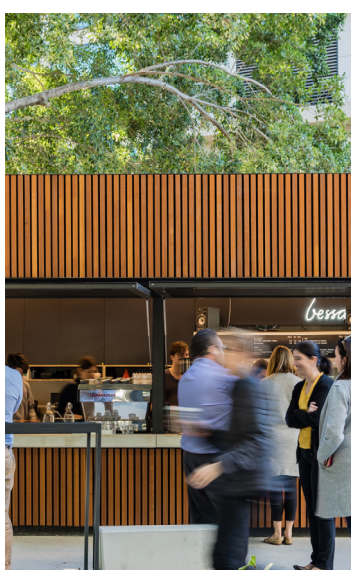
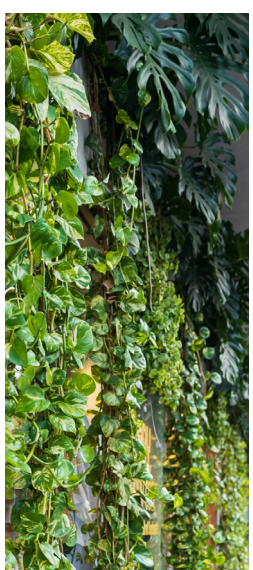
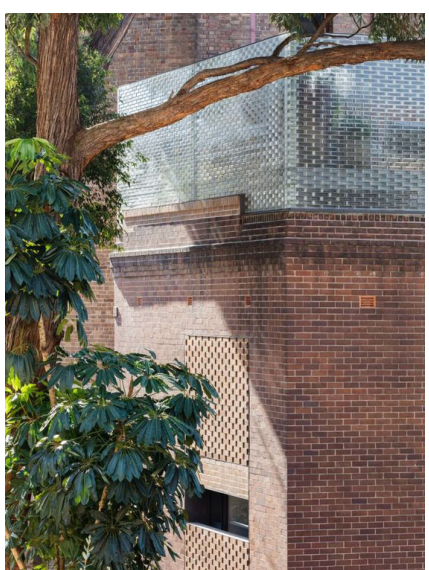
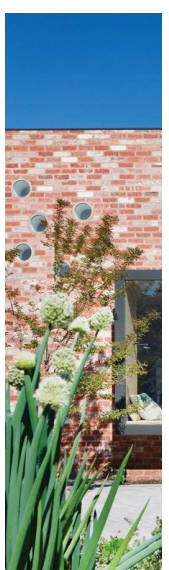
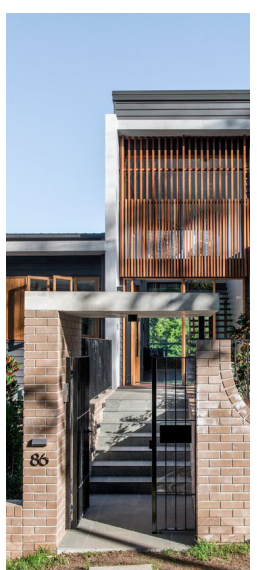
retreat A place to retreat; A place of refuge, for quiet contemplation, forest bathing and wellness.

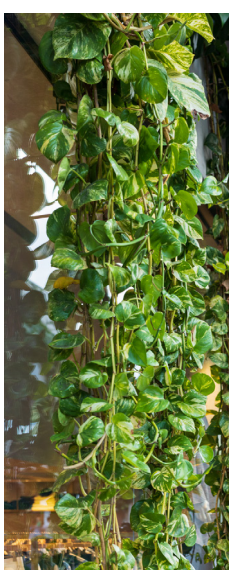
work A meeting place; Architectural pavilions create work from home pods, creating intimate spaces.



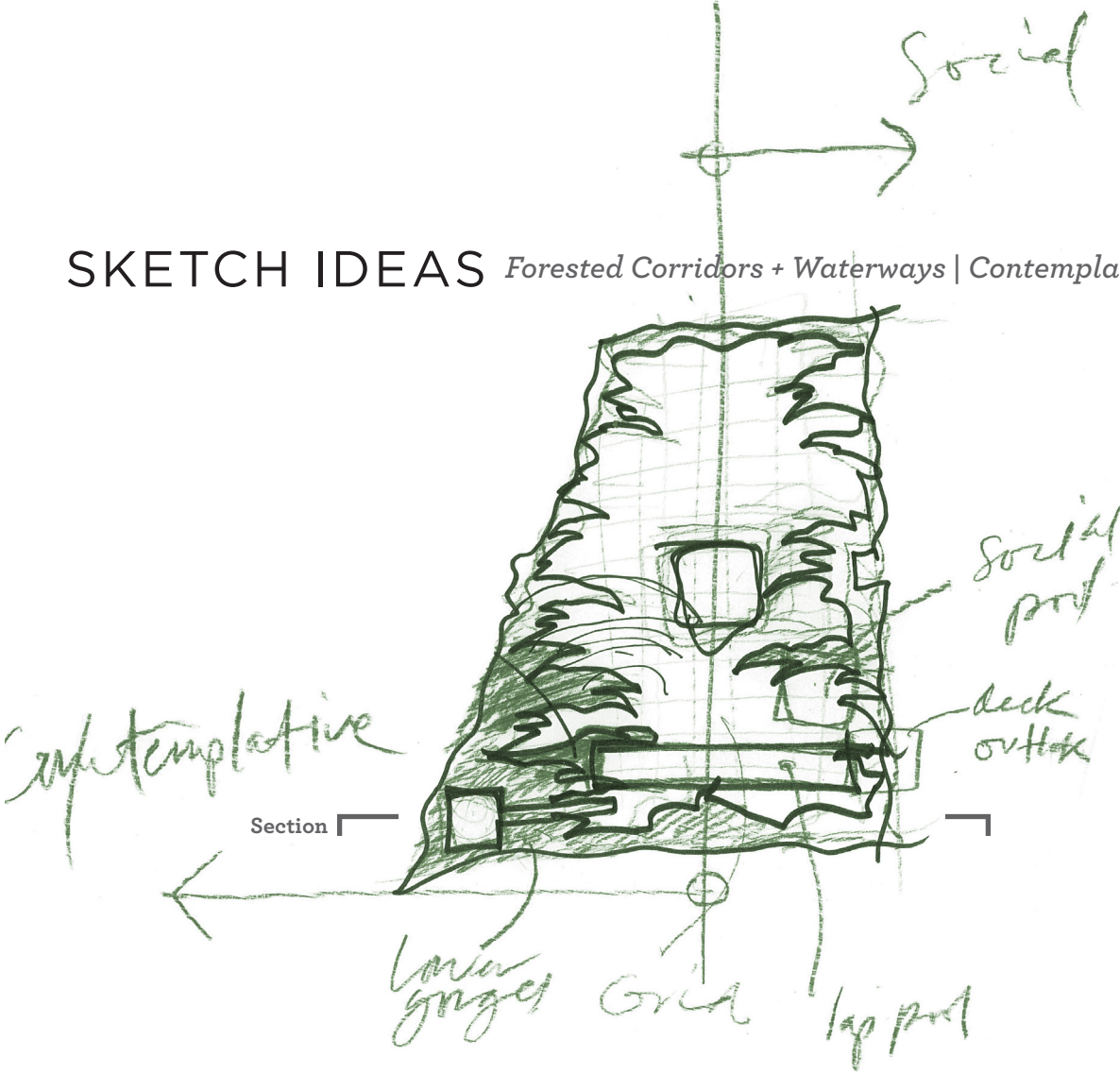
IDEA 4 *Materiality*

Responding to the intimate detailing of the surrounding residential character, reinforcing the stone, brick and delicate ironwork.

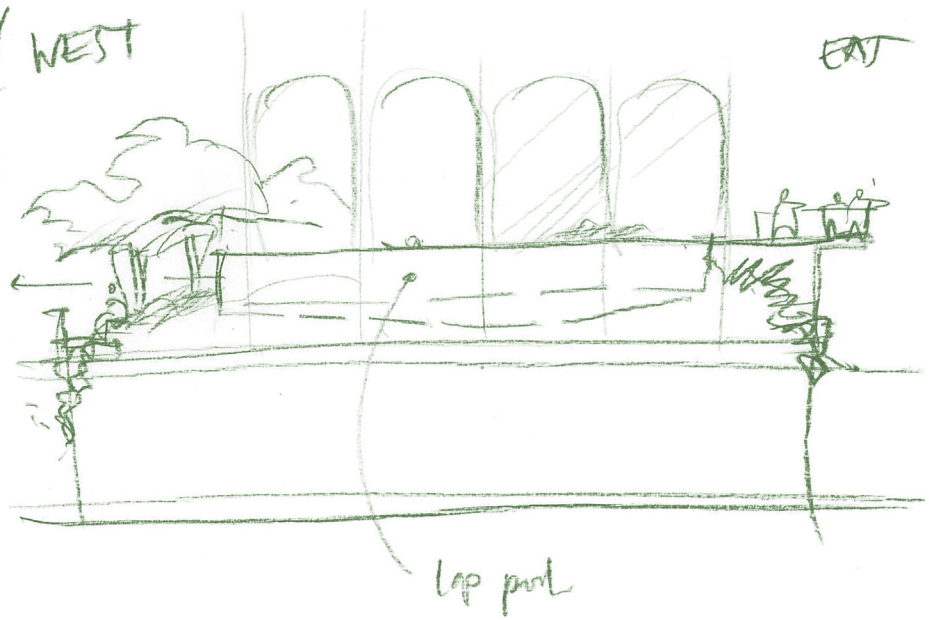










SKETCH IDEAS *Forested Corridors + Waterways | Contemplative + Social | Materiality*



Level 3 podium - plan

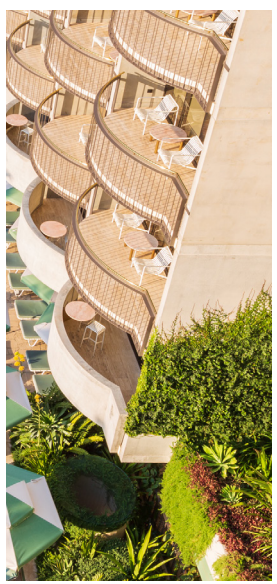
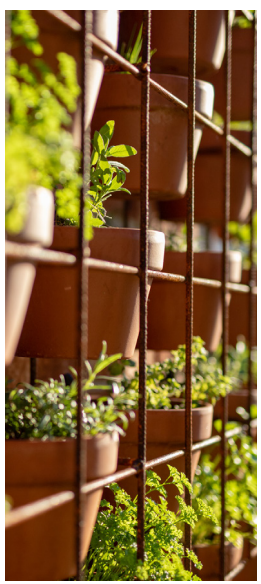
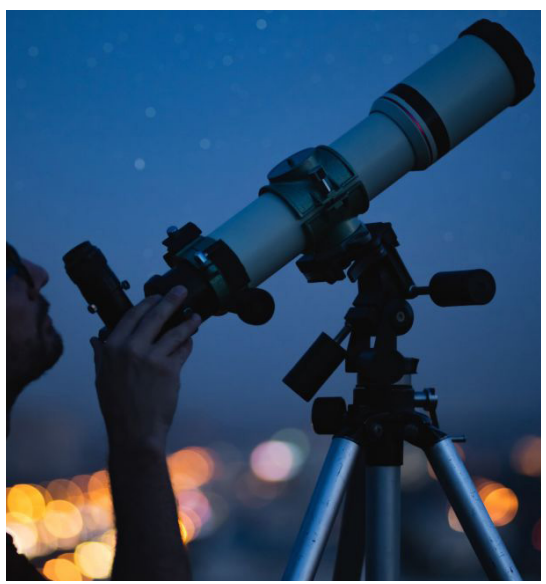


Southern Section

IDEA 5 *Vertical Gardens*

The Vertical Gardens respond to the idea of the communal space, for opportunisitic conversation and interaction. Its a multifunctional space, booking the space; 8-11 for work from home, 11 to 2pm for lunch and social interaction, then 3 to 5pm work from home.

The upper most floor could provide for dinner under the stars or star gazing across the eastern expansive sky.

Compliance

Council compliance

Council compliance		
Numerical Control / Provision		**Statement**
Land use	B4 Mixed use	**Complies**
Floor space ratio	Maximum 6:1	**Complies**
Commercial floor space ratio	Minimum 1:1	**Complies**
Height of buildings	Maximum 90m	**Complies**
Active street frontage	Anderson Street, O'Brien Street and Day Street	**Complies**
Tower floor plate	700sqm for residential levels above podium	**Complies**
Setbacks	Anderson Street frontage: – Minimum 3m setback at ground level from front boundary – Maximum 14m street wall height – Minimum 1m setback above street wall	**Complies**
	O'Brien Street frontage: – 6-14m street wall height at front boundary – Minimum 3m setback above street wall	**Complies**
	Day Street frontage: – 6-14m street wall height at front boundary – Minimum 3m setback above street wall	**Complies**
Green roofs	All roofs up to 30m from ground to be green roofs	**Complies**
Solar access	Minimum 2 hours of sun access to public open space	**Complies**
Soft landscaping	Minimum 20% of the site provided as soft landscaping	**39% proposed - Complies**
Building separation	– In accordance with the Apartment Design Guidelines – A minimum of 6m from all boundaries for commercial uses above street wall height	**Complies**

ADG compliance

ADG compliance		
Numerical Control / Provision	**Statement**	**Notes**
Building separation	**Complies**	
Deep soil zones	**Complies**	11.5% provided
Communal and open space	**Complies**	34% provided
Car parking	**Complies**	Aligns with CBD strategy
Bicycle parking	**Complies**	
Vehicle access	**Complies**	
Pedestrian access	**Complies**	
Apartment layout	**Complies**	
Balconies	**Complies**	
Ceiling heights	**Complies**	
Internal circulation	**Complies**	
Storage	**Complies**	
Ground floor apartments	**Not applicable**	
Solar access	**Complies**	83.5% provided
Natural ventilation	**Complies**	83.5% provided

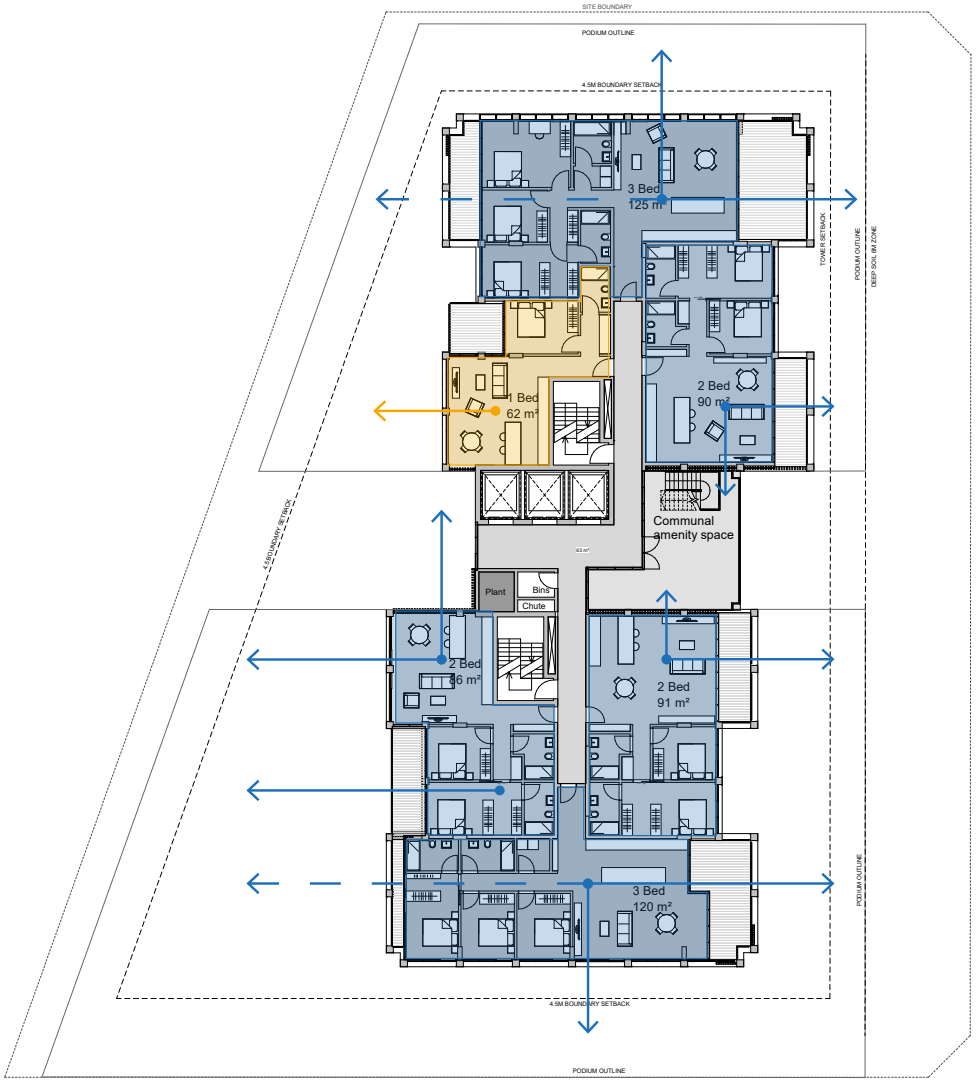
Simon Lincoln NSWARB 10236
Nominated architect 04.05.22

Residential compliance
Natural ventilation

Natural ventilation requirements:
'1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line'
Apartment design guidelines - Part 4

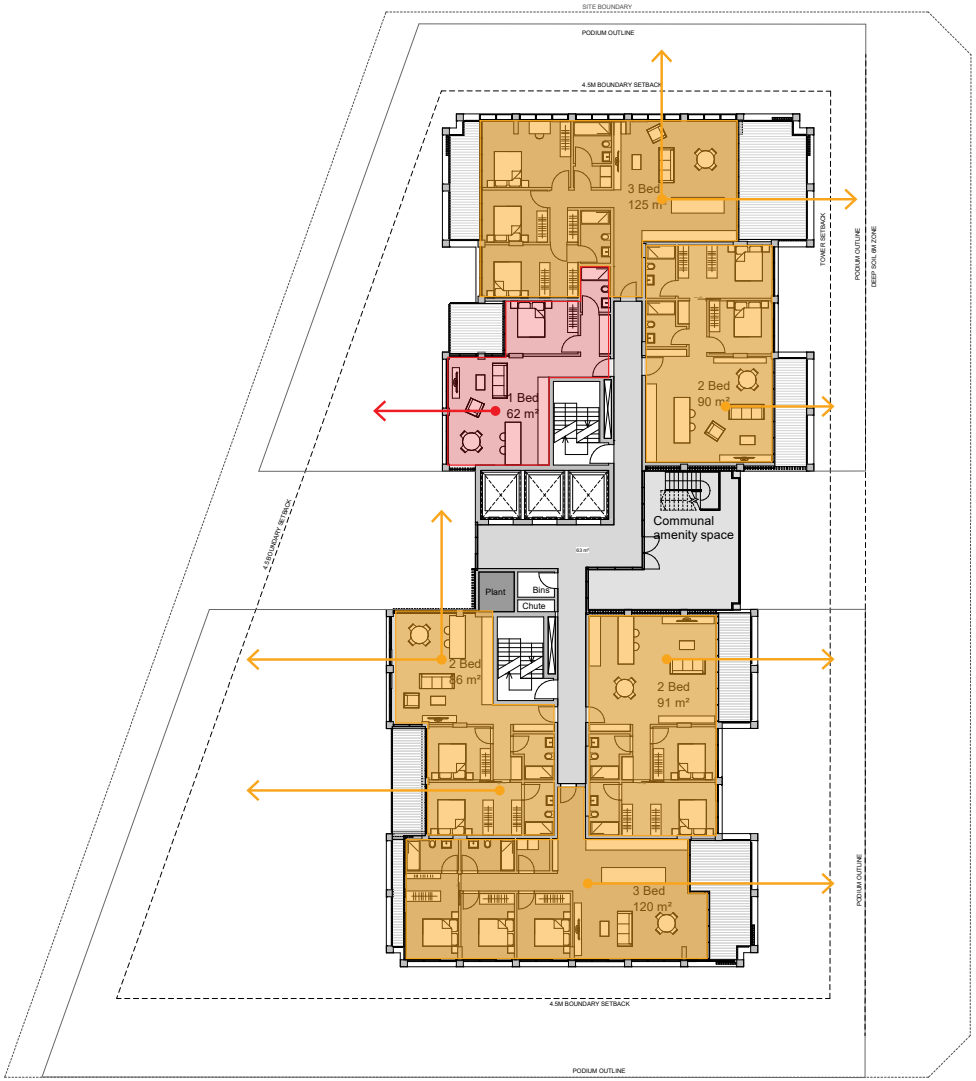
83.5% (98 of 117) of the lower apartments have cross ventilation opportunity. Above 10 storeys the apartments all have access to balconies.



Residential compliance
Solar access

Solar access requires:
'Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas'
Apartment design guidelines - Part 4

Within a typical floor most apartments face NE or NW with one apartment facing predominantly west. For this reason we believe that 83.5% (98 of 117) of the typical apartments satisfy the requirement.

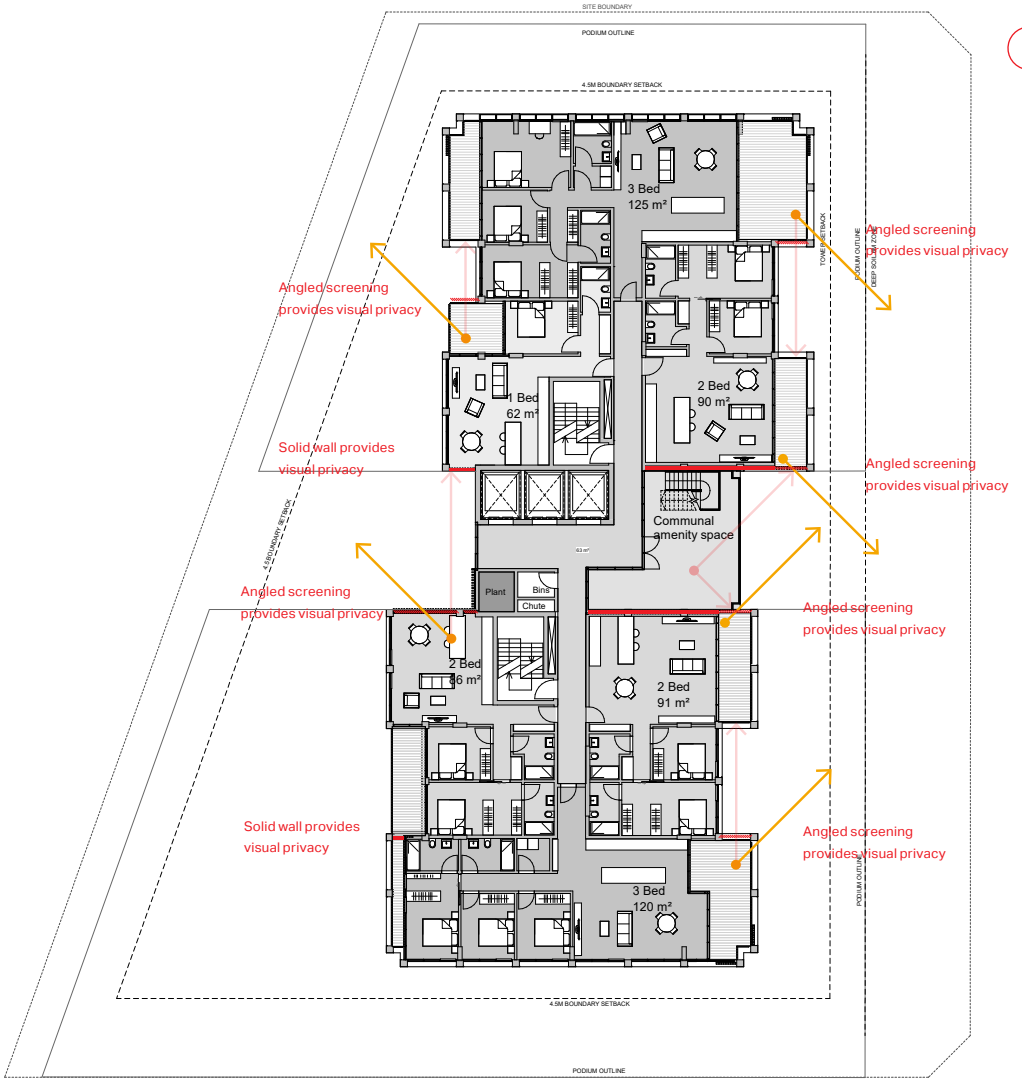


Residential compliance
Visual privacy

Visual privacy requires:
'Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries'
Apartment design guidelines

The site is disconnected from adjoining sites on the north, south and east by roads and the railway to the west. These provide heavy visual separation.

Overlooking on site is mitigated with the use of angled screening between neighbouring apartments.



Residential compliance
Landscape areas

Landscape areas - Deep soil zone
11.5% (310m²) deep soil zone is provided across the site in two areas. Both the NE and SW areas have a minimum dimension of 3m to provide sufficient width for the deep soil zones.

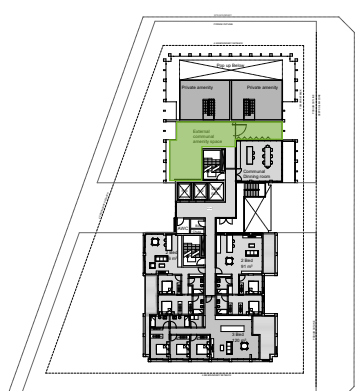
Ground level

Residential compliance
Landscape areas

Landscape areas - Communal open space
The design includes a series of open spaces for the residents only.

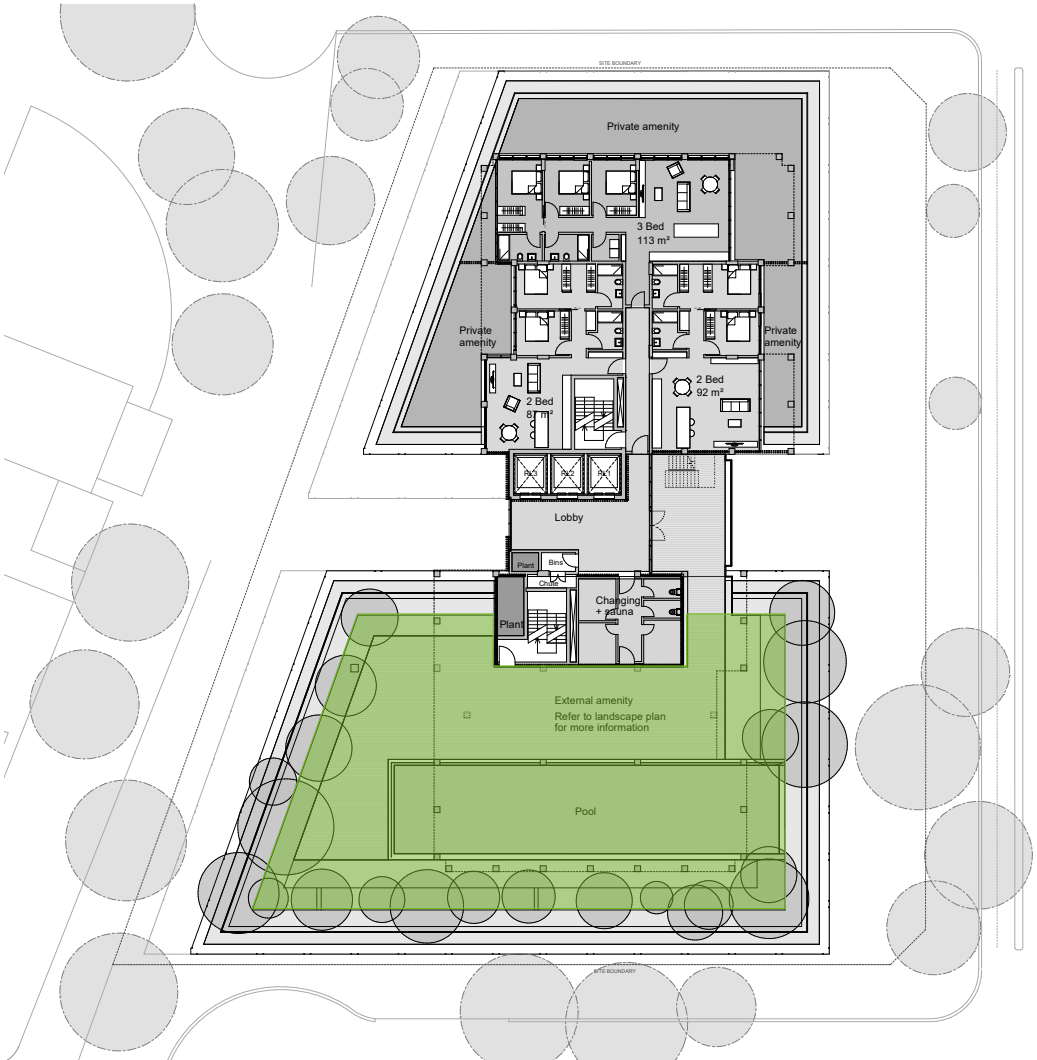
Level 2 southern terrace	600m²
Typical community gardens	245m² (35 each)
Level 22 communal terrace	87m²
TOTAL	932m²

This series of spaces represent 34% open space for shared use by the residents only.



Level 22

Typical pocket gardens - L2,5,8,11,14,17,21



Level 02

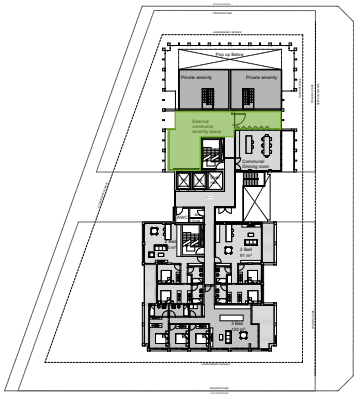
Residential compliance
Landscape areas

Landscape areas - Soft landscaping

Ground level	320m²
Level 1	40m²
Level 2	360m²
Level 5,8,11,14,17,21	245m² (35 each)
Level 22	87m²
TOTAL	1052m²

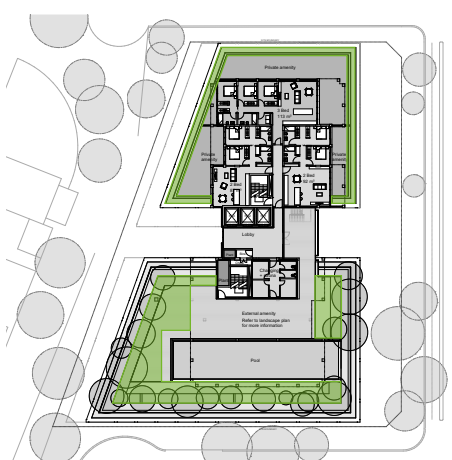
39% of the equivalent site area is proposed to be provided at soft landscaping across all levels of the project.

This level of greening helps to soften the building form and provide additional articulation in the urban context.



Level 22

Typical pocket gardens - L5,8,11,14,17,21



Level 02

Level 01

Ground level

Shadow studies

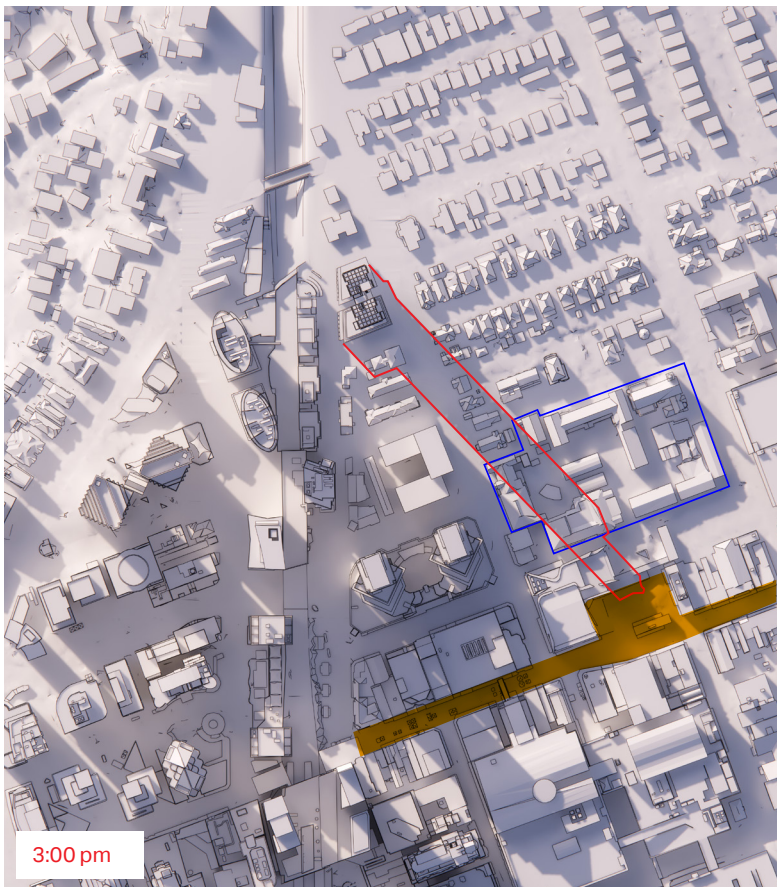
Comments
21st June used for shadow review.

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

Shadow studies

Comments
21st June used for shadow review.

- The proposed shadow from 44-52 Anderson Street does not reach Victoria Avenue by 2pm and complies with the future LEP protection control.
- The school buildings on 35 Anderson Street are starting to be shadowed by the proposed development between 2-3pm.



Physical model

East elevation (day)

East elevation (night)

Podium view (Facing NW)

East elevation

South elevation

West elevation

North elevation

Aerial (facing NW)

Aerial (facing NE)

Aerial (facing SE)

Aerial (facing SW)

Visualisations


ANDERSON ST

Drawings + areas

Site aerial

–

1:2000@A3 (approx)

North Shore railway line

O'Brien St

Site

Anderson Street

Day St

Existing context plan

—

1:1000@A3 (approx)

Pacific Highway

North Shore railway line

Anderson Street

Violet Street

Wilson Street

Tulip Street

O'Brien St

Site

Daisy Street

Day Street

Railway Street

Sydney

Chatswood CBD

Scale 1 : 1000

0m 10 20 50 100 m

Basement level 04

—

1:250@A3

Electric charging

Scale 1 : 250

m

2.5 5 12.5 25

Basement level 03

—

1:250@A3

Electric charging

Scale 1 : 250

m

2.5 5 12.5 25

Basement level 02

—

1:250@A3

Electric charging

Scale 1 : 250 m

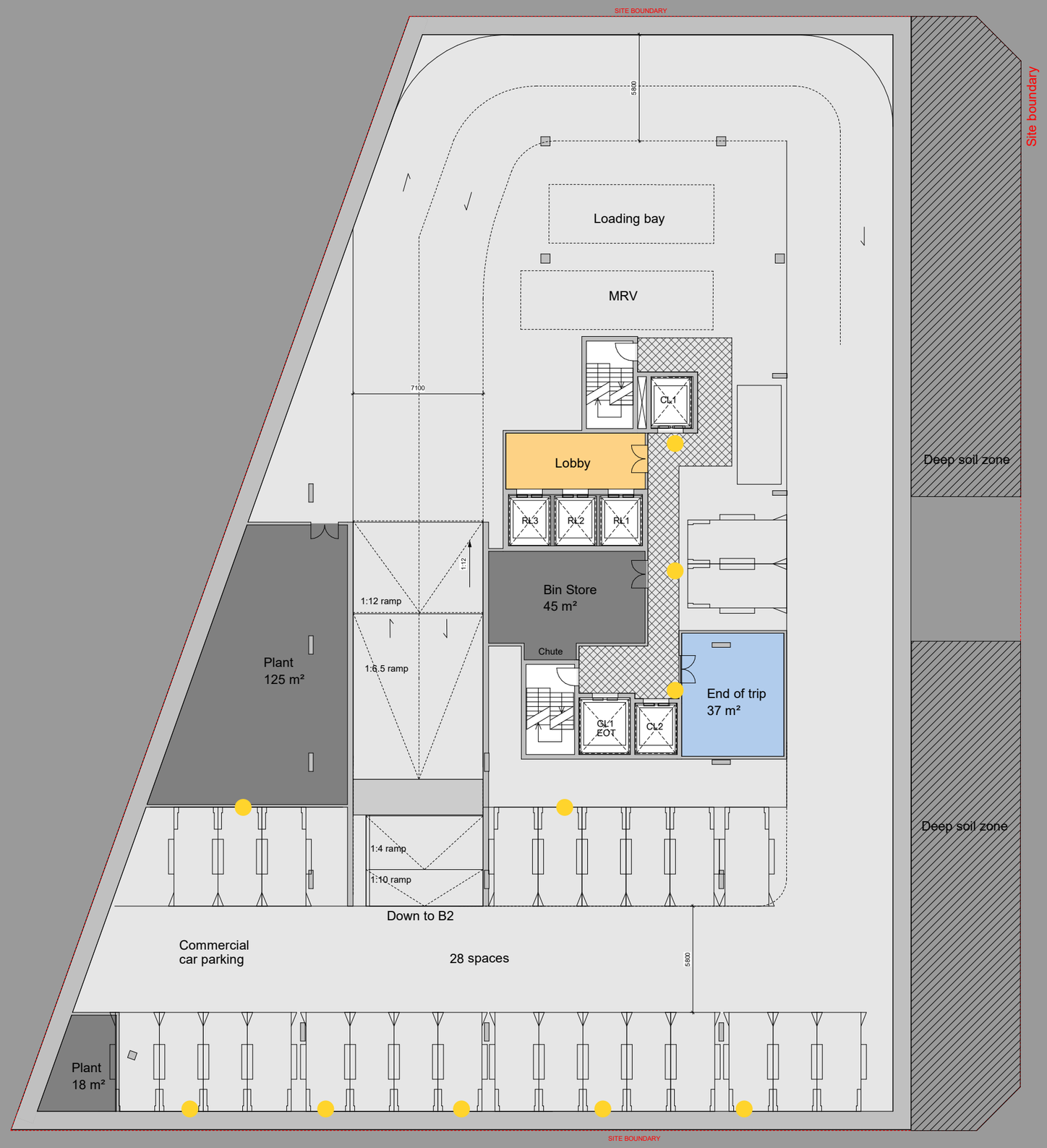
2.5 5 12.5 25

Basement level 01

—

1:250@A3

Electric charging



Scale 1 : 250 m

2.5 5 12.5 25

Ground floor

1:250@A3

north

O'Brien Street

BB

SITE BOUNDARY

+104.87 RL

+105.02 RL

Retail

104.30 m

Retail

104.30 m

Deep soil zone

Pathway

Landscape verge

Dedicated bicycle lanes

Median

Egress

Fire

Security

CL1

Residential Lobby

102.70 m

103.78 m

Commercial lobby

Laneway

RL3

RL2

RL1

103.80 m

102.61 m

Through link

west

AA

east

Anderson Street

AA

+103.89 RL

Chute

103.78 m

Commercial lobby

Plant

CL1 EOT Loading

CL2

Retail

100.70 m

Retail

101.90 m

Deep soil zone

1:6.5 ramp

Basement access

1:20 ramp

1:20 ramp

Substation

+100.70 RL

SITE BOUNDARY

+102.65 RL

south

BB

Scale 1 : 250

m

2.5 5 12.5 25

Level 01

1:250@A3

north

BB

SITE BOUNDARY

Lane Terrace

Commercial

Plant

CL1

WCS

RL3

RL2

RL1

west

AA

east

AA

Chute

CL2

WCS

Lane Terrace

Commercial

SITE BOUNDARY

south

BB

Scale 1 : 250

m

2.5 5 12.5 25

Level 02

1:250@A3

north

SITE BOUNDARY

BB

L2 - Top of Balustrade
+115.1m RL (+14.4m)

Private amenity

3 Bed
113 m²

Private amenity

Private amenity

2 Bed
87 m²

2 Bed
92 m²

RL3

RL2

RL1

Lobby

Plant

Bins

Chute

Plant

Changing
+ sauna

west

AA

east

AA

L2 - Top of Balustrade
+113.6m RL (+12.9m)

External amenity

Refer to landscape plan
for more information

Pool

SITE BOUNDARY

south

BB

Scale 1 : 250

m

2.5 5 12.5 25

Level 03

1:250@A3

Typical low level 05-16

1:250@A3

Typical high level 17-20

1:250@A3

Level 21

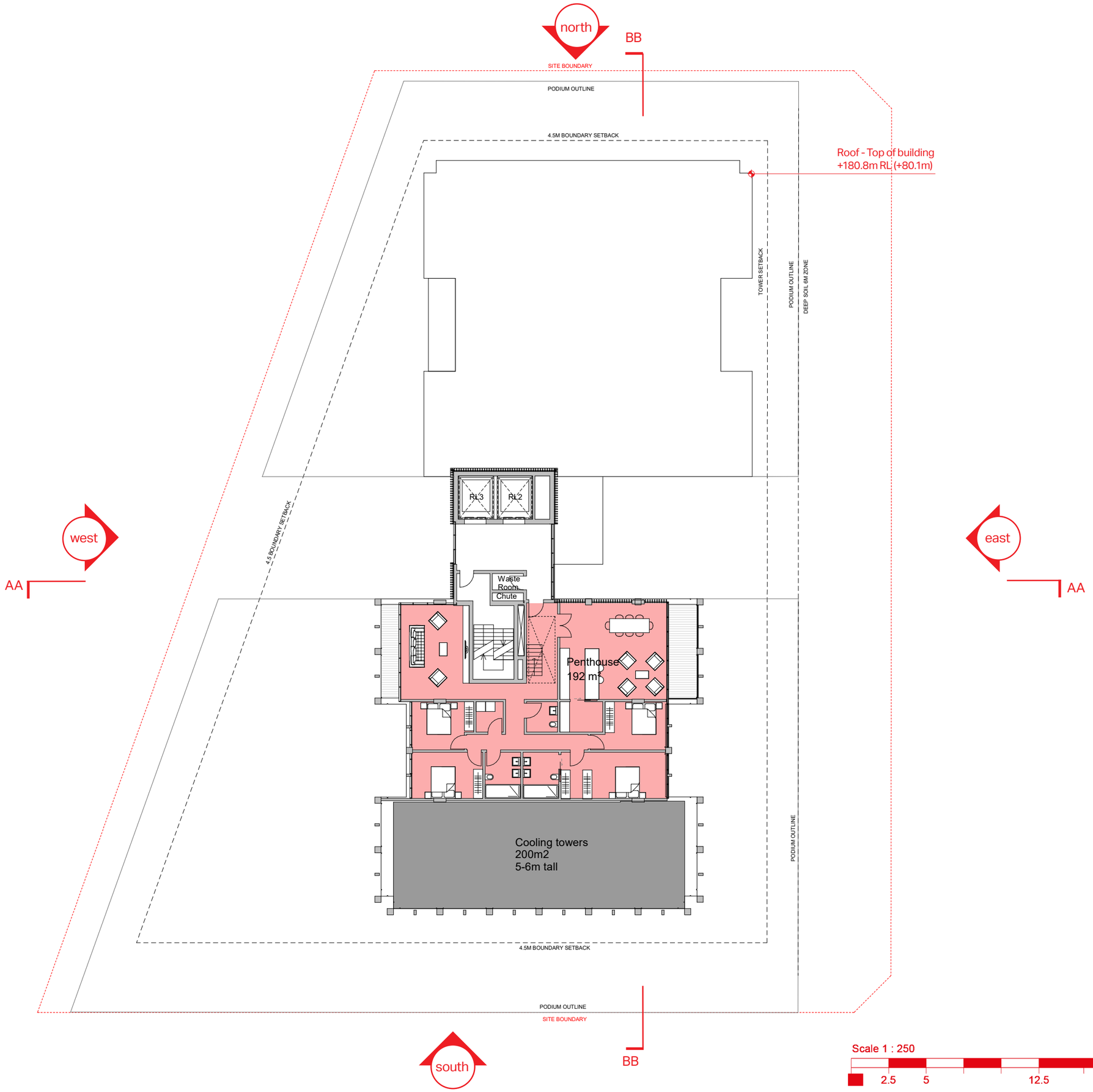
1:250@A3

Level 22-23

1:250@A3

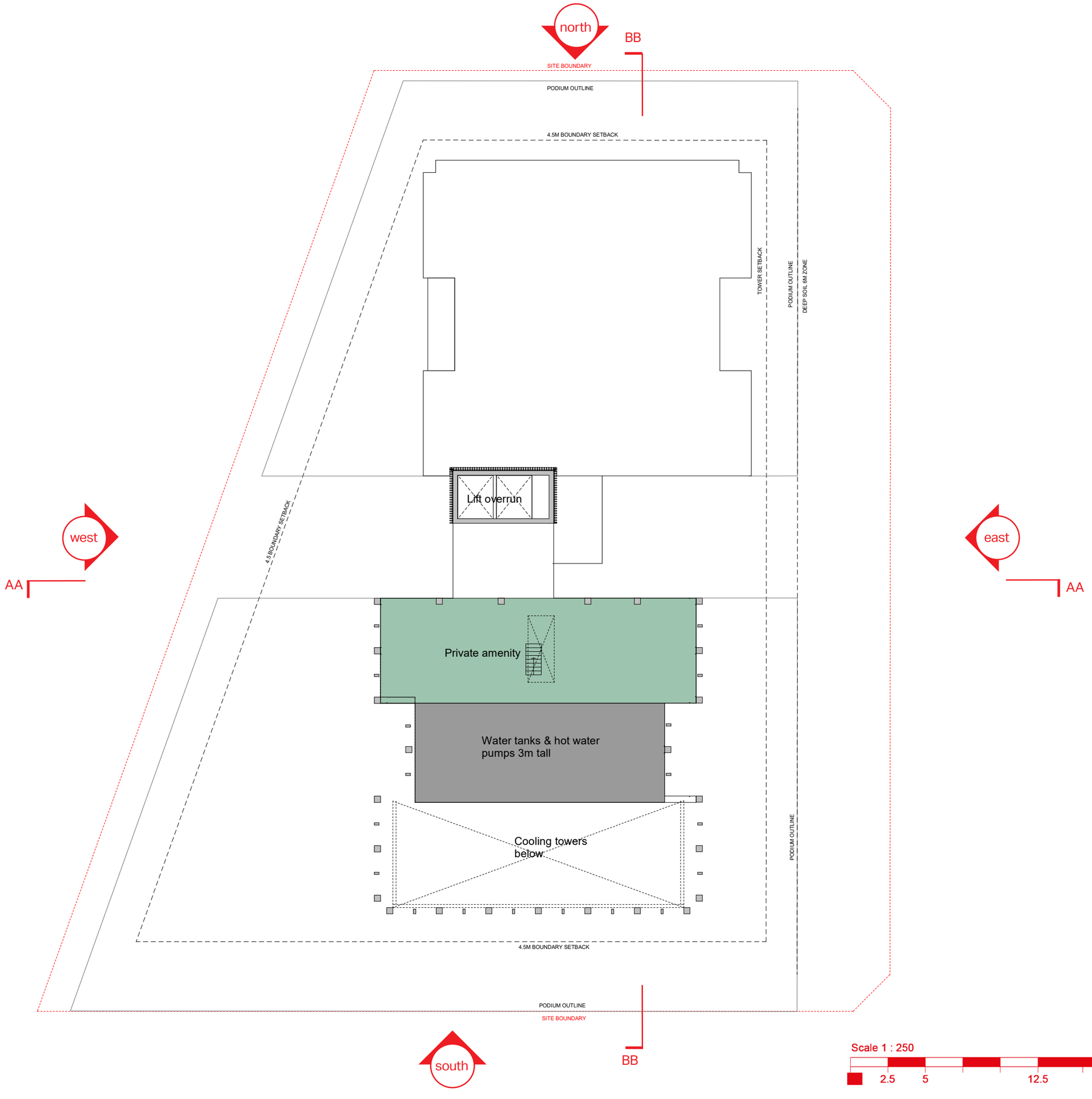
Level 24

1:250@A3



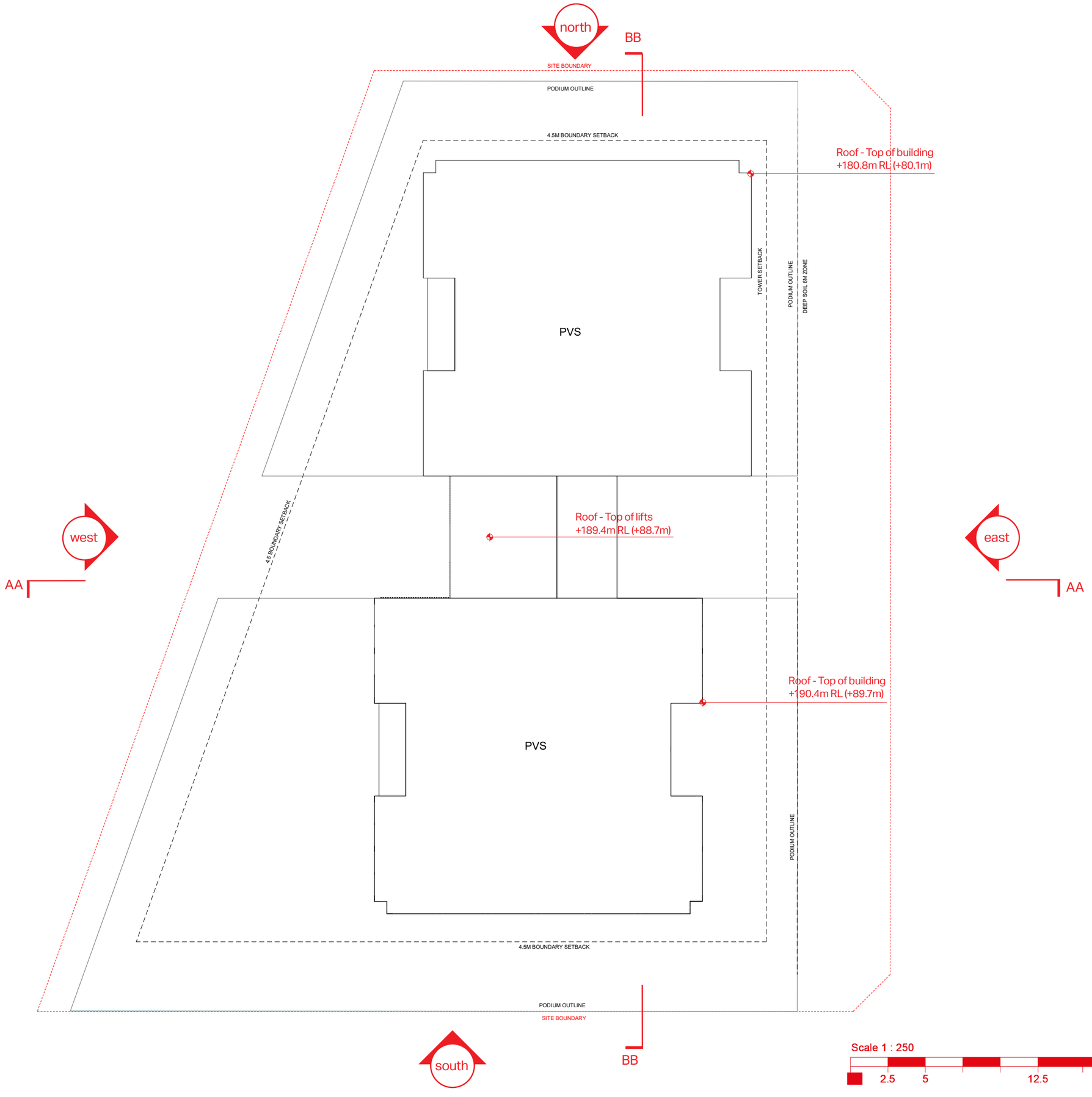
Level 25

1:250@A3



Roof Level

1:250@A3



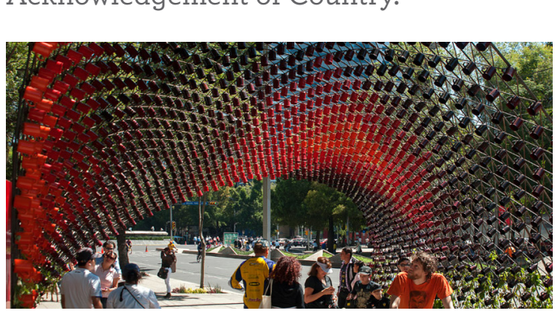
Ground landscape plan

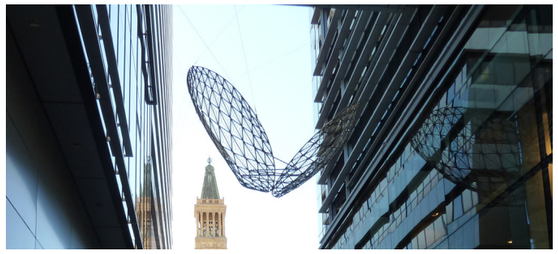
1:250@A3

SUSPENDED ARTWORK

Cammeraygal

Potential to engage local Indigenous *Cammeraygal* artists to create a suspended artwork within the through link. Connecting Anderson Street and the pedestrian laneway the artwork would link the spaces and provide a physical Acknowledgement of Country.





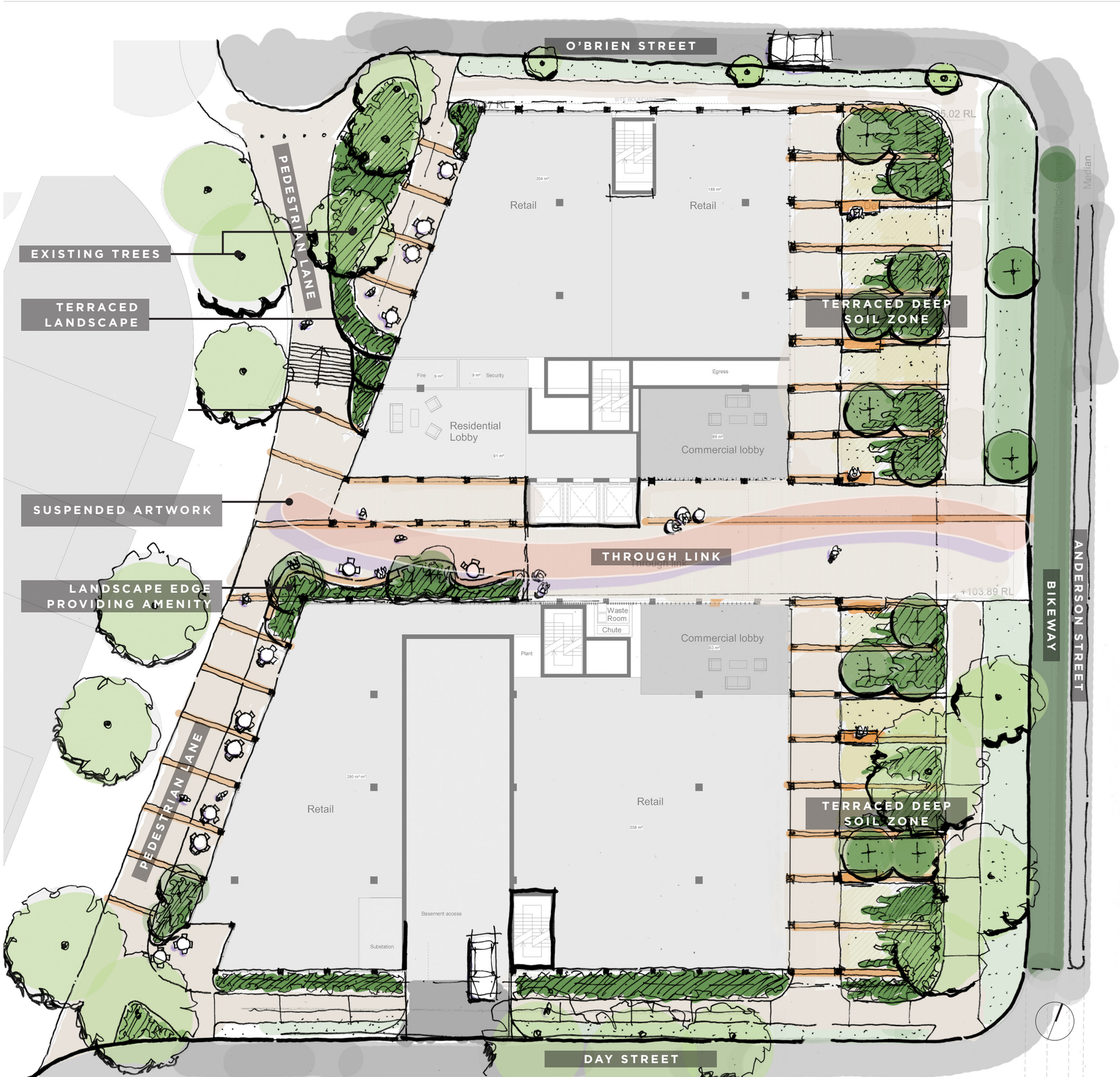
SCALE 1:250@A3

0 5 10m

LANDSCAPE CONCEPTS

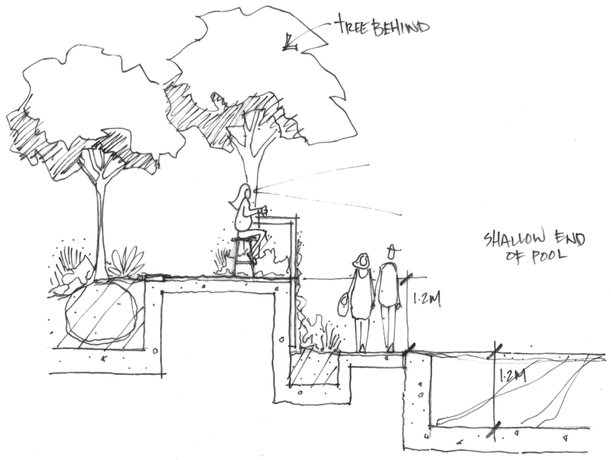
31 MARCH, 2022 | REVISION B

44-52
Anderson Street, Chatswood



Level 02 landscape plan

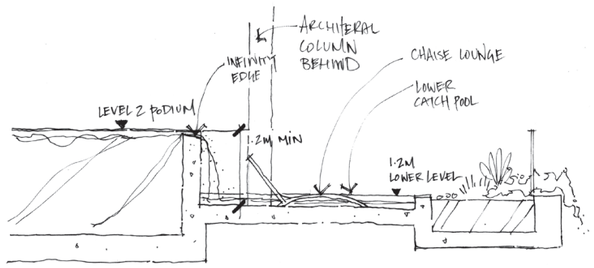
1:250@A3



LEVEL 2 PODIUM - UPPER TERRACE - POOL INTERFACE

SECTION A

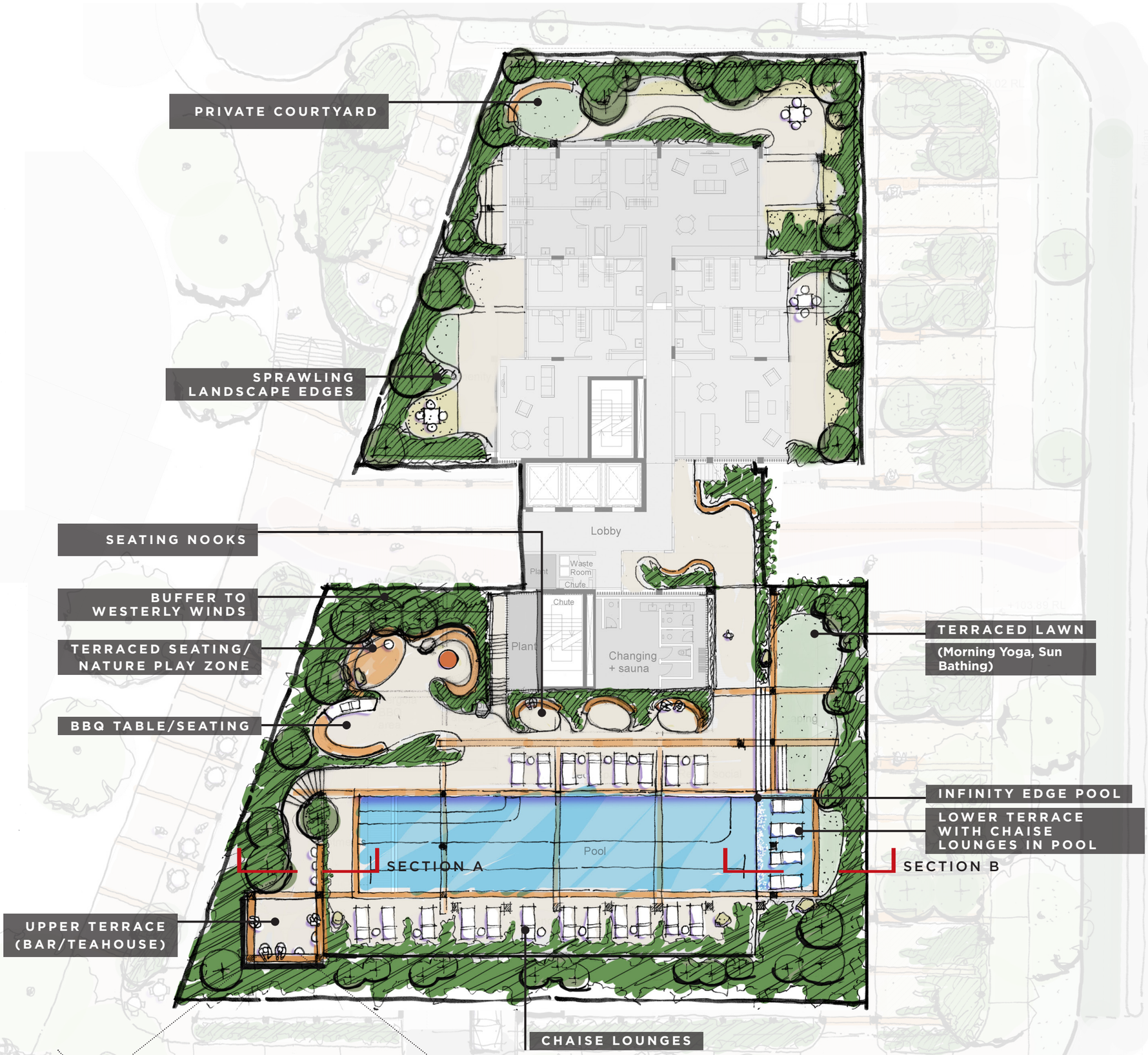
SCALE 1:100



LEVEL 2 PODIUM - INFINITY EDGE TYP. SECTION

SECTION B

SCALE 1:100



SCALE 1:250@A3

0 5 10m

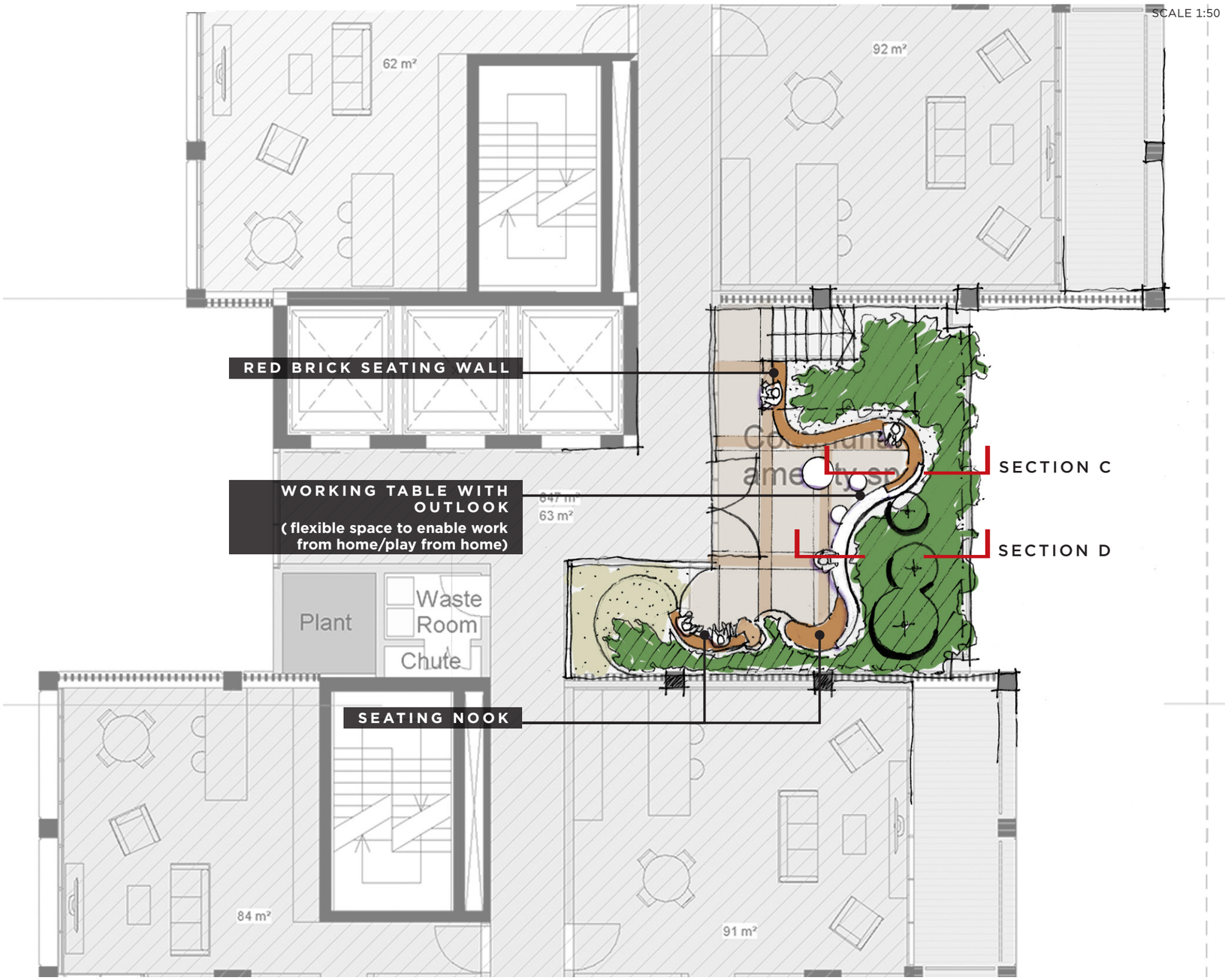
LANDSCAPE CONCEPTS

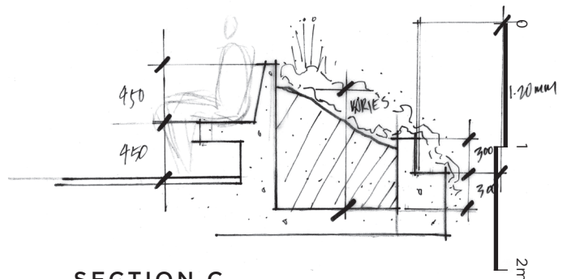
31 MARCH, 2022 | REVISION B

44-52
Anderson Street, Chatswood

Vertical communal gardens

1:250@A3

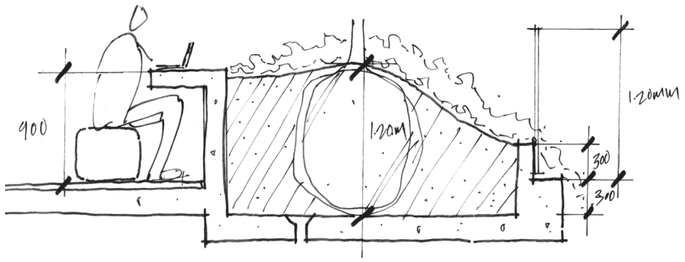




SECTION C

ATRIUM - TYP. SEATING - PLANTING SECTION

SCALE 1:50



SECTION D

TYP. TABLE - TREE PLANTING SECTION

SCALE 1:50

LANDSCAPE CONCEPTS

31 MARCH, 2022 | REVISION B

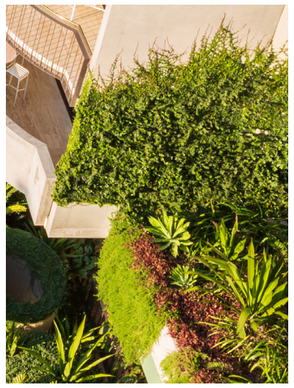
lat STUDIOS

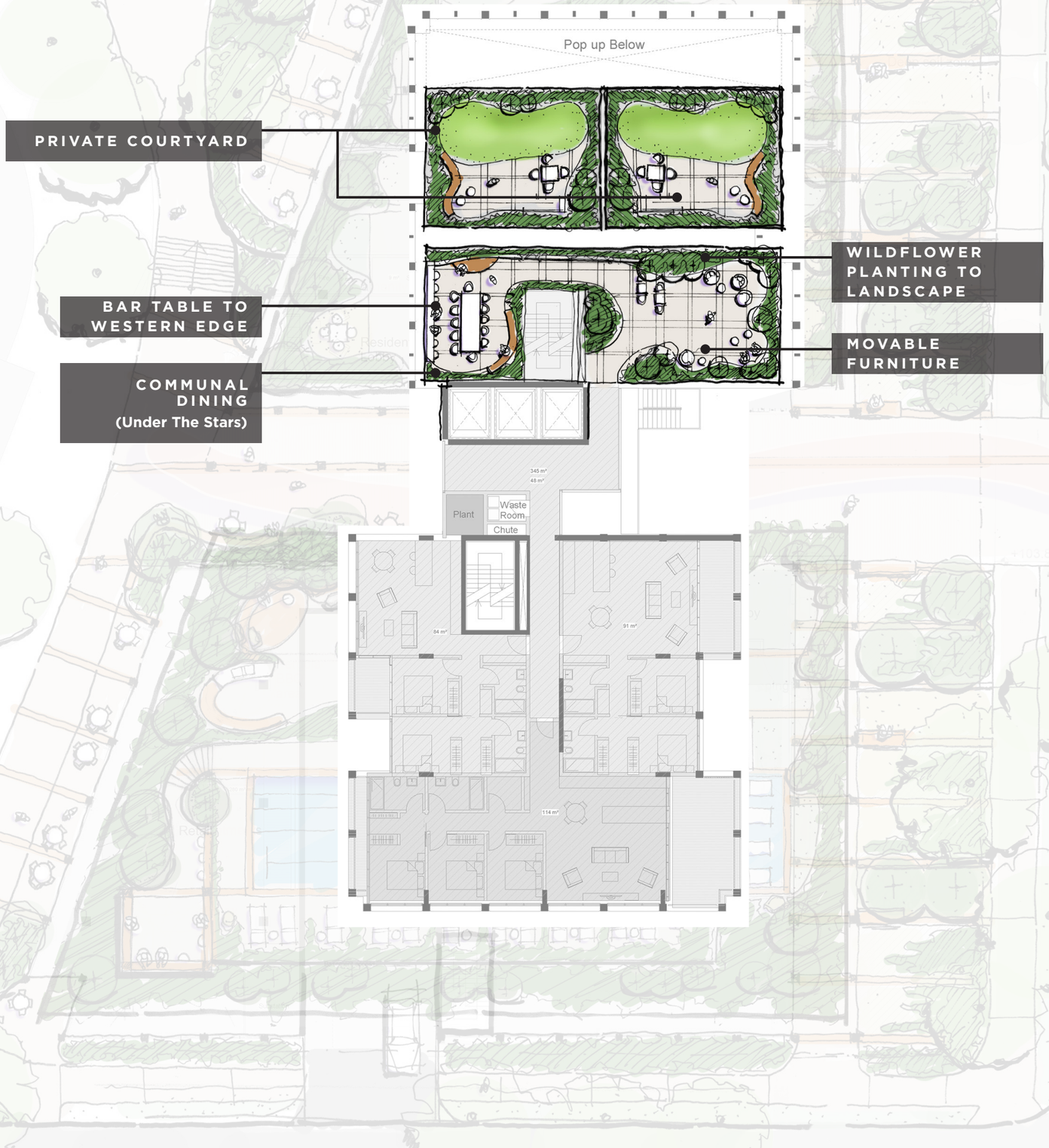
44-52

Anderson Street, Chatswood

Roof landscape plan

1:250@A3





SCALE 1:250@A3

0 5 10m

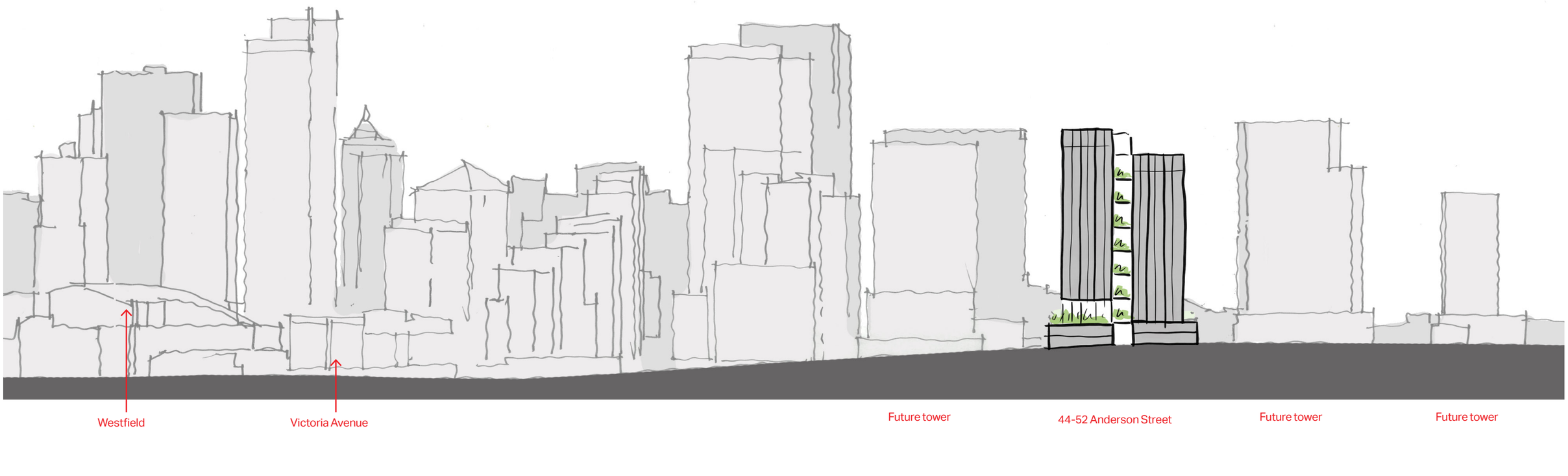
LANDSCAPE CONCEPTS

31 MARCH, 2022 | REVISION B

44-52
Anderson Street, Chatswood

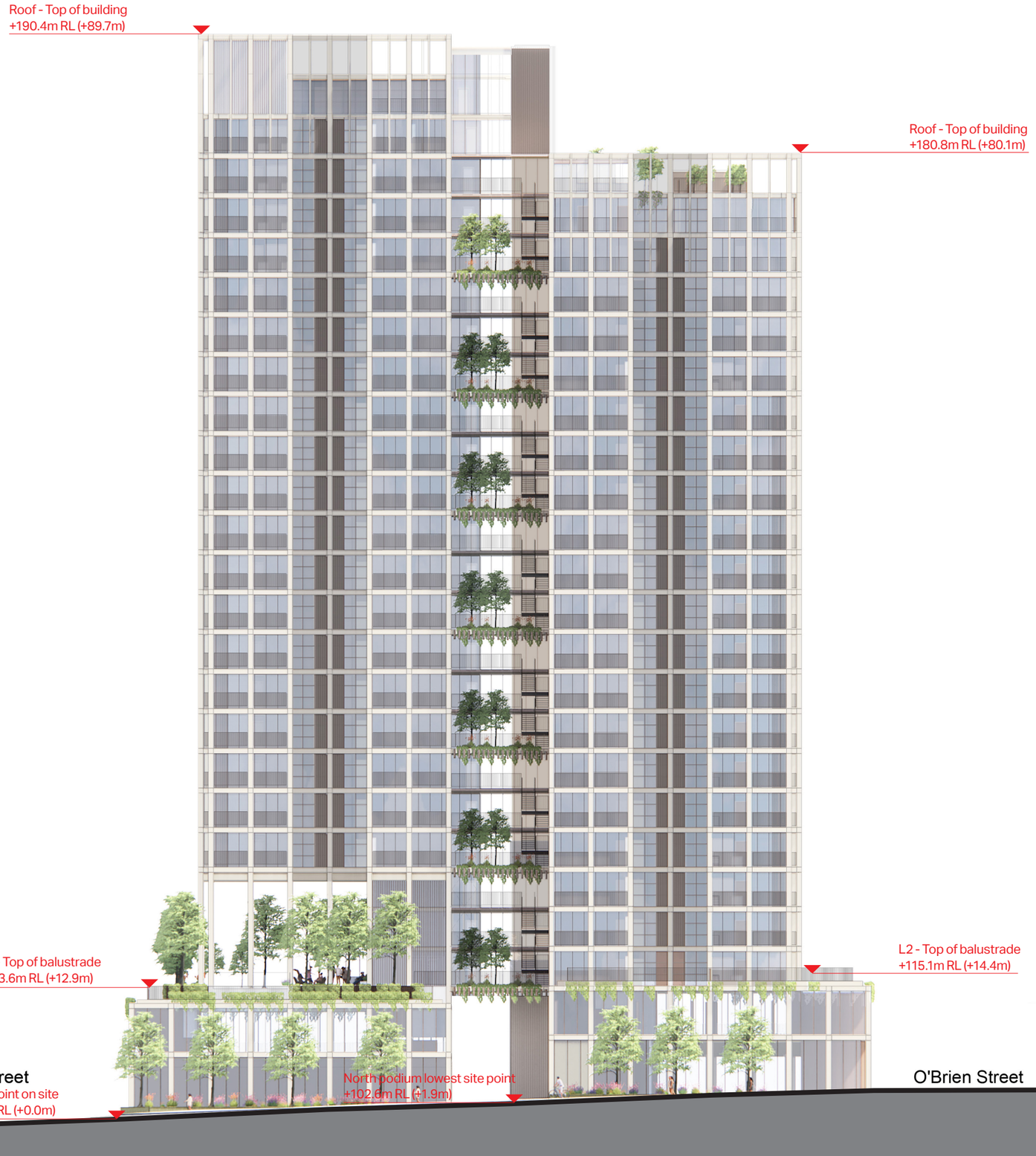
Elevations

East city elevation



Elevations

East elevation



Elevations

South elevation

Elevations

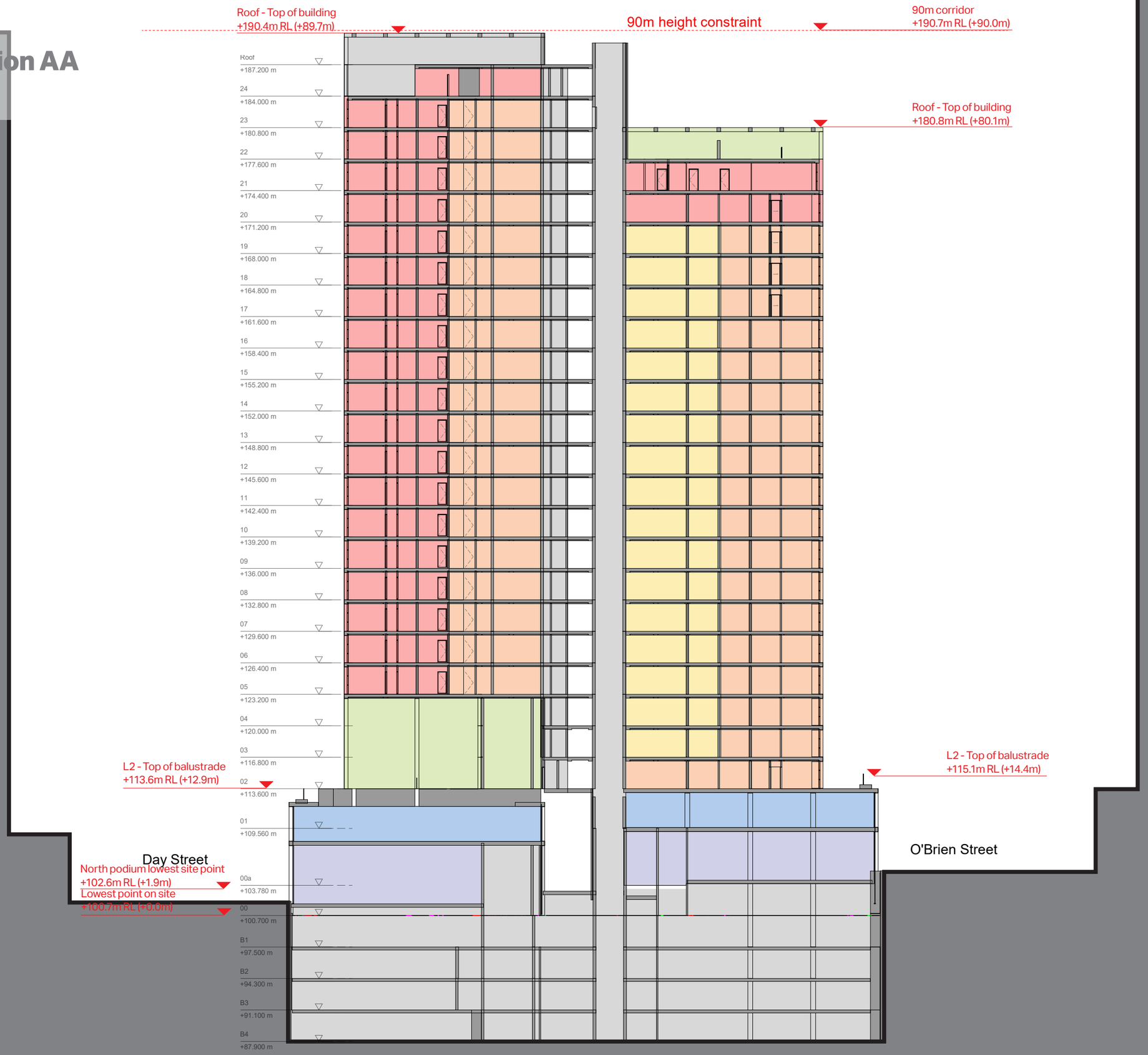
West elevation

Elevations

North elevation

Sections

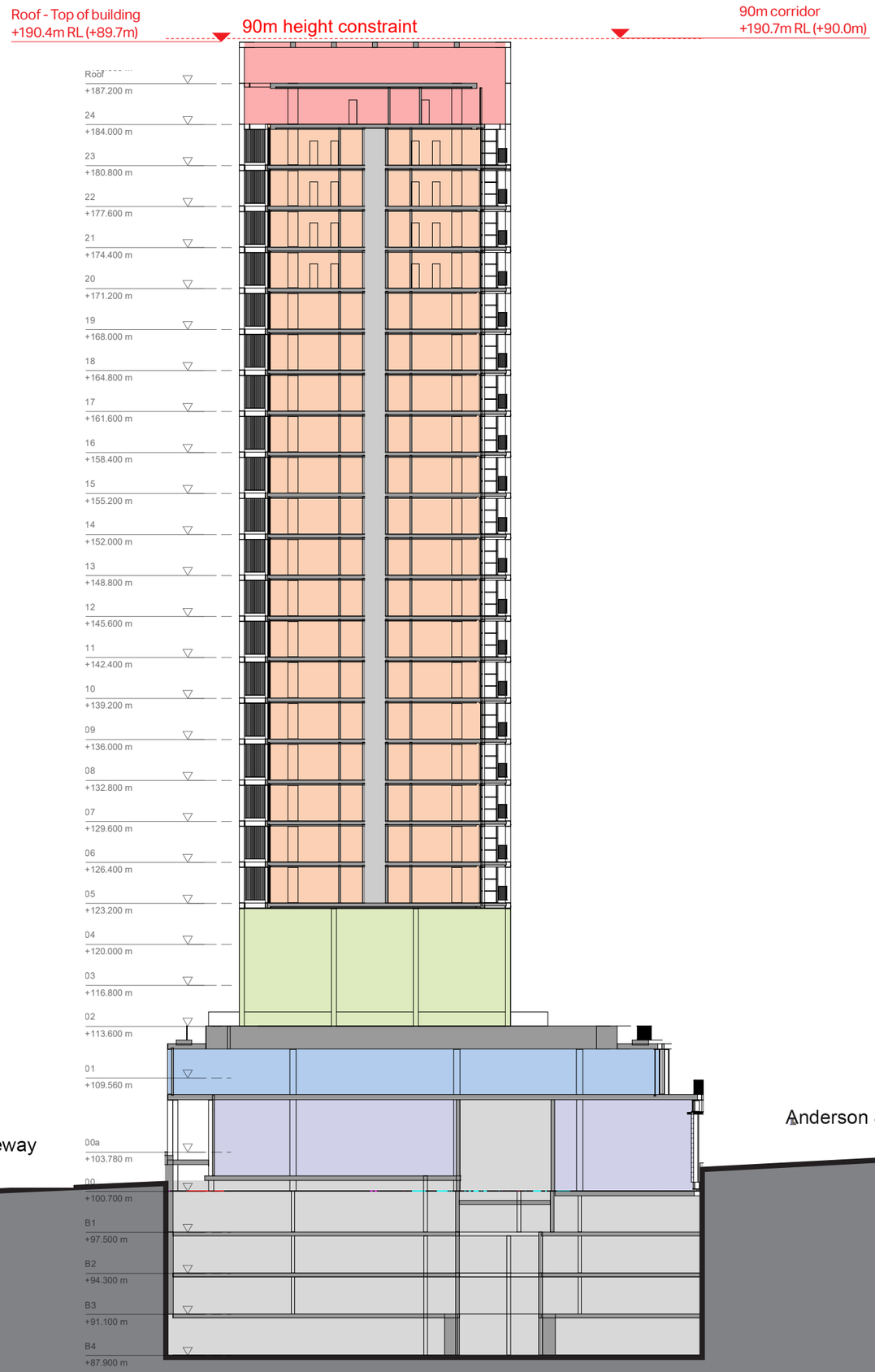
West facing section AA



Sections

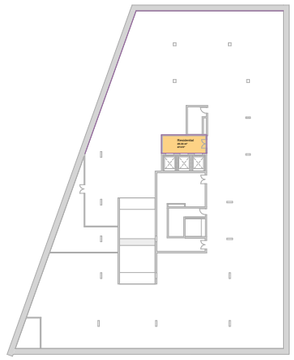
—

North facing section BB

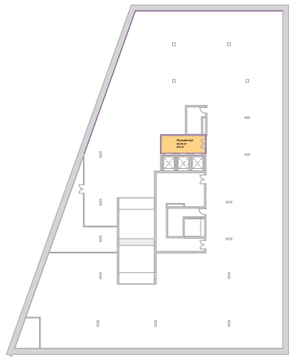


GFA plans + schedule

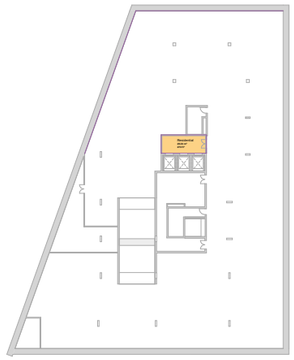
GFA areas (m²)		
Level	**Commercial**	**Residential**
24	-	214
23	-	338
22	-	400
21	-	670
20	-	663
19	-	663
18	-	663
17	-	663
16	-	650
15	-	650
14	-	650
13	-	650
12	-	650
11	-	650
10	-	650
9	-	650
8	-	650
7	-	650
6	-	650
5	-	650
4	-	379
3	-	379
2	-	399
1	1499	-
0	1150	103
B1	38	25
B2	0	25
B3	0	25
B4	0	25
Total	**2687**	**13434**
Total	**16121**	



Basement level B4

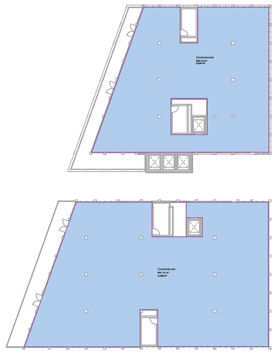


Basement level B2-3

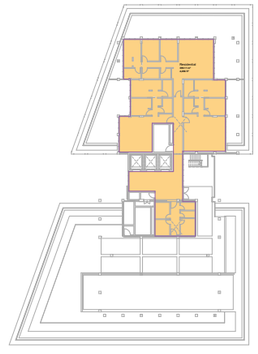


Basement level B1

Ground level



Level 01



Level 02

Level 03-04

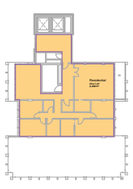
Level 05-16

Level 17-20

Level 21

Level 22

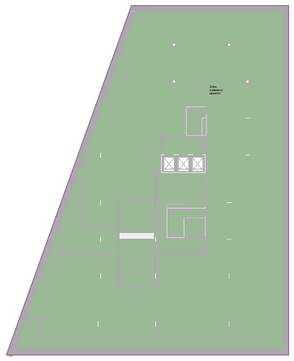
Level 23



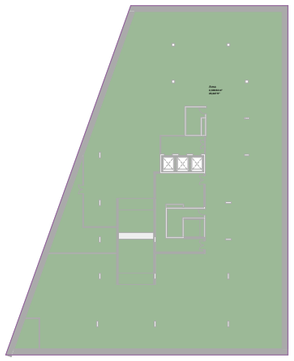
Level 24

GBA plans + schedule

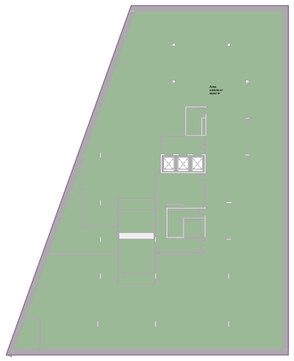
GBA areas (m²)	
Level	**Area**
Roof	241
24	446
23	471
22	925
21	925
20	952
19	925
18	925
17	952
16	920
15	920
14	950
13	920
12	920
11	950
10	920
9	920
8	950
7	920
6	920
5	950
4	594
3	594
2	1613
1	1897
0	1717
B1	2326
B2	2326
B3	2326
B4	1510
Total	**32825**
Total	



Basement level B4

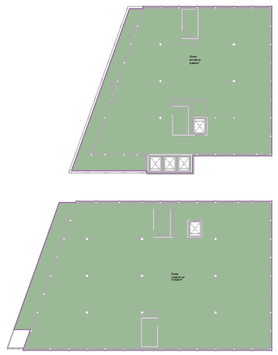


Basement level B2-3

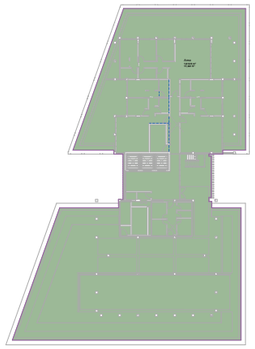


Basement level B1

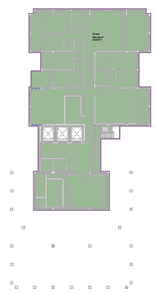
Ground level



Level 01



Level 02



Level 03-04

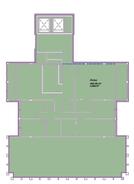
Level 05-16

Level 17-20

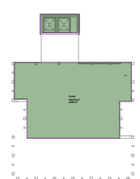
Level 21

Level 22

Level 23



Level 24



Roof

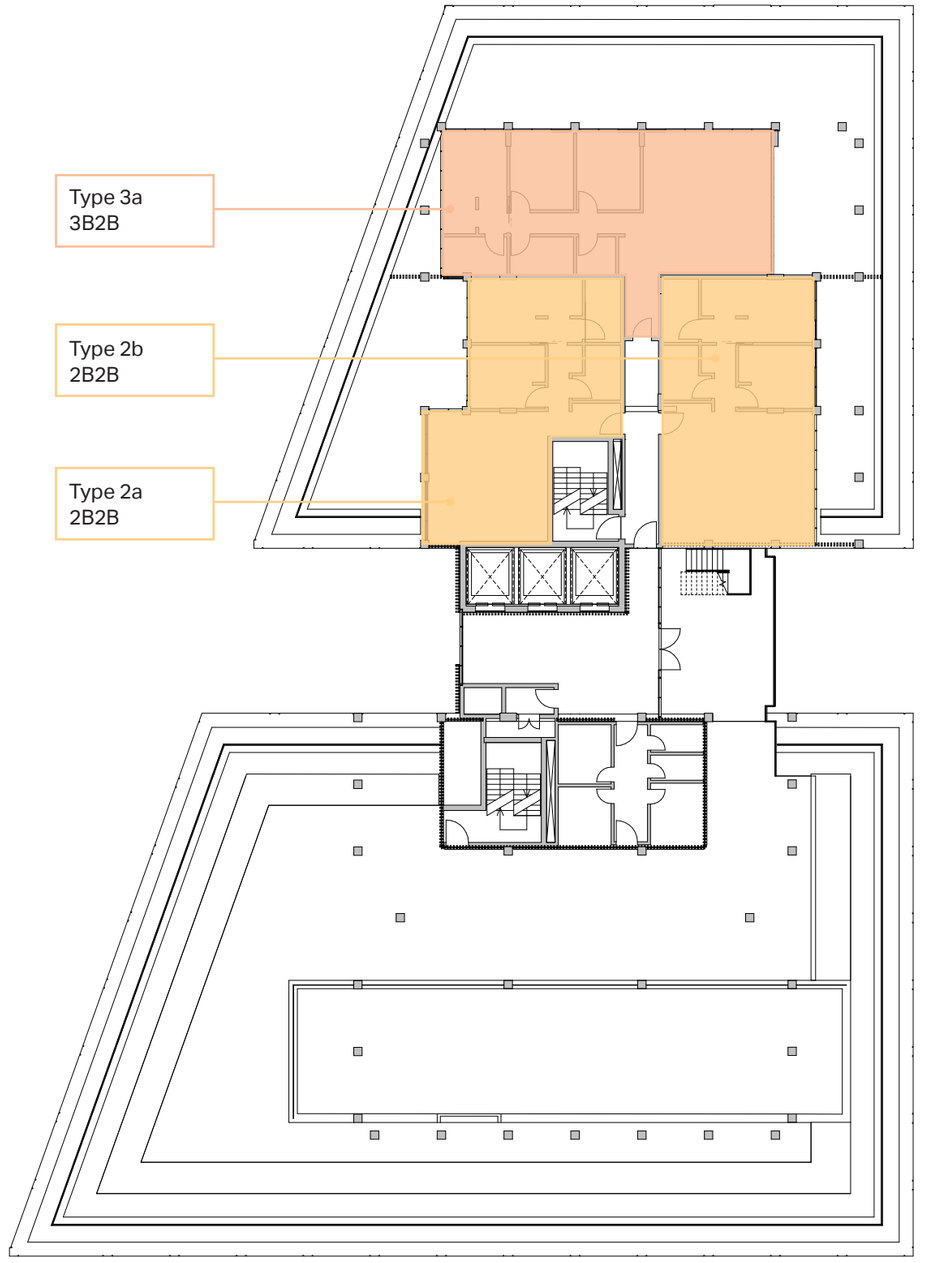
Apartment mix

Residential

Apartment Count				
Level	**1B1B**	**2B2B**	**3B2B**	**Total**
25				
24			1	
23		4	1	
22		4	1	
21		4	3	
20		4	2	
19		4	2	
18		4	2	
17		4	2	
16	1	3	2	
15	1	3	2	
14	1	3	2	
13	1	3	2	
12	1	3	2	
11	1	3	2	
10	1	3	2	
9	1	3	2	
8	1	3	2	
7	1	3	2	
6	1	3	2	
5	1	3	2	
4	1	1	1	
3	1	1	1	
2		2	1	
1				
0				
Total	14	62	41	117
%	12.0%	53.0%	35.0%	

Apartment type		
Type	**Area**	
	Internal	**External**
1 bed		
1a	62m²	8m²
2 bed		
2a	87m²	50m²
2b	92m²	30m²
2c	86m²	10m²
2d	91m²	11m²
2e	87m²	10m²
3 bed		
3a	113m²	115m²
3b	125m²	36m²
3c	120m²	19m²
3d	113m²	25m²
3e	147m²	65m²
3f	148m²	62m²
Pent.	192m²	138m²

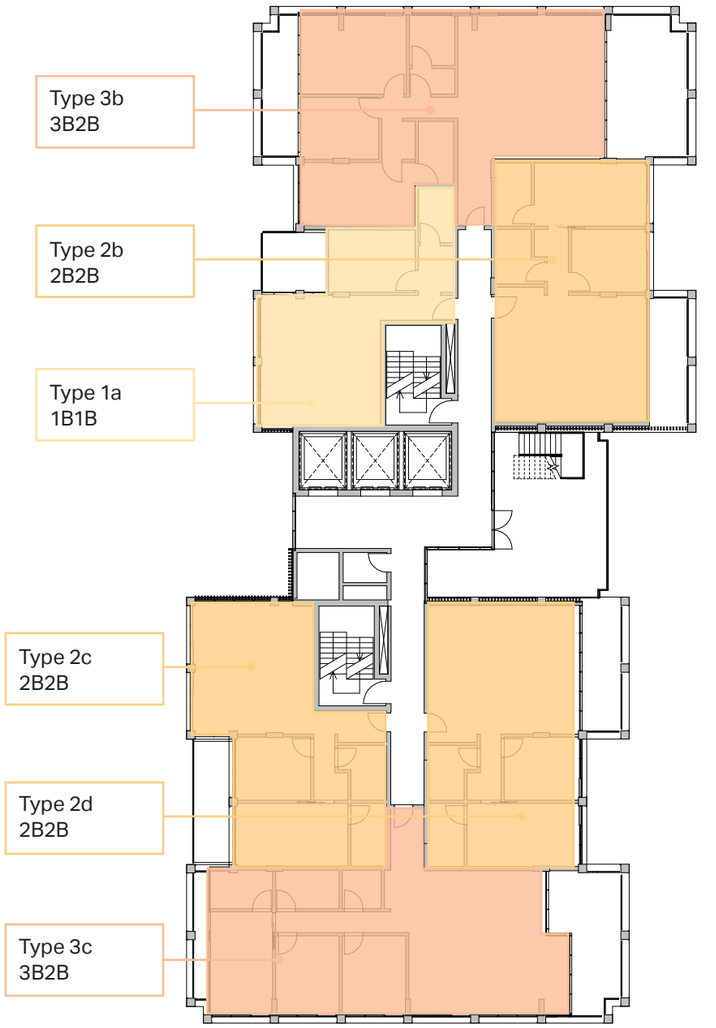
Lower apartments - Level 1



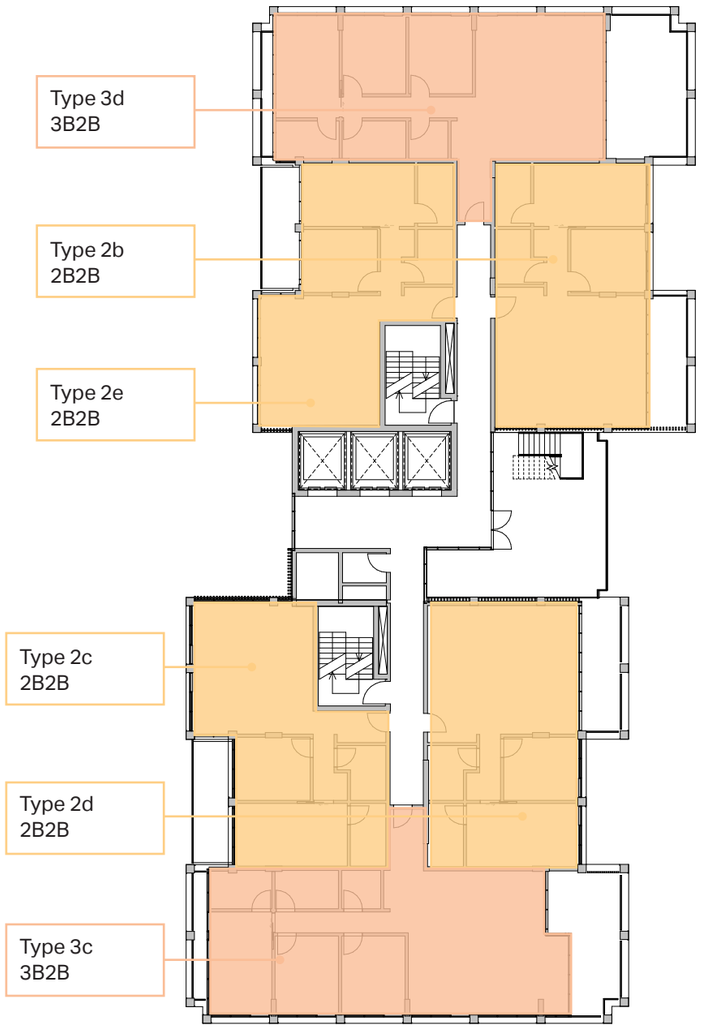
Apartment mix

Residential

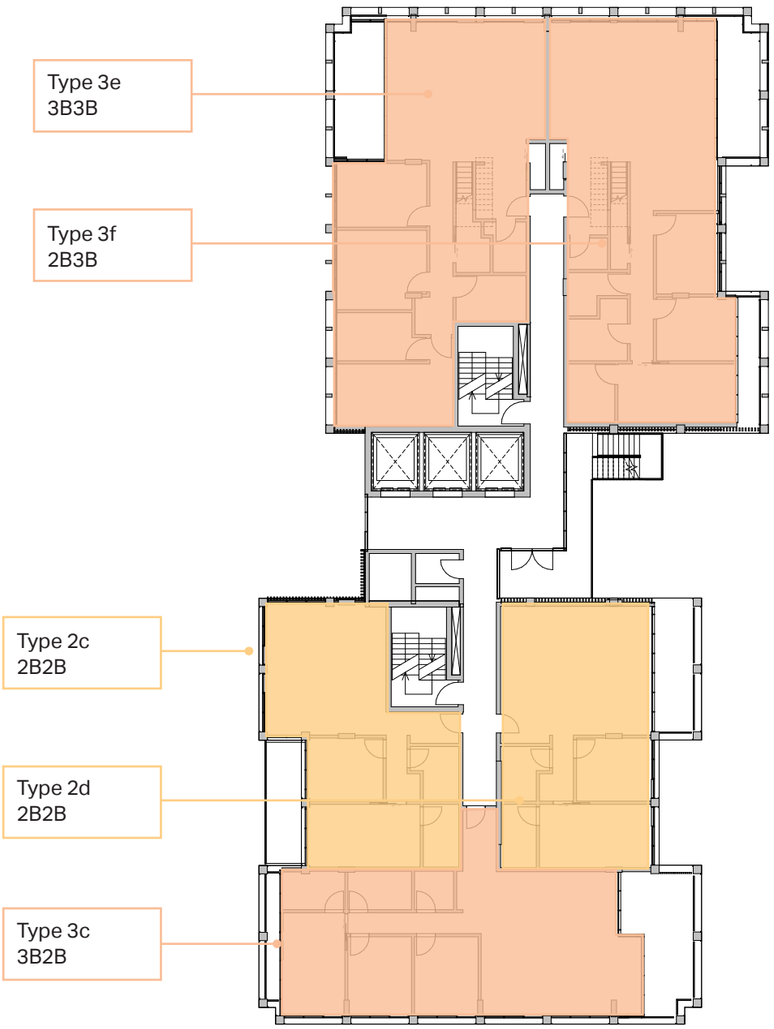
Mid typicals - Level 5-16



Upper typicals - Level 17-20



Penthouse levels - Level 21-23



North tower - Level 2

1:100 @A3

Legend

1. Entrance
2. Living room
3. Kitchen
4. Bedroom
5. Bathroom
6. Private amenity
7. Laundry

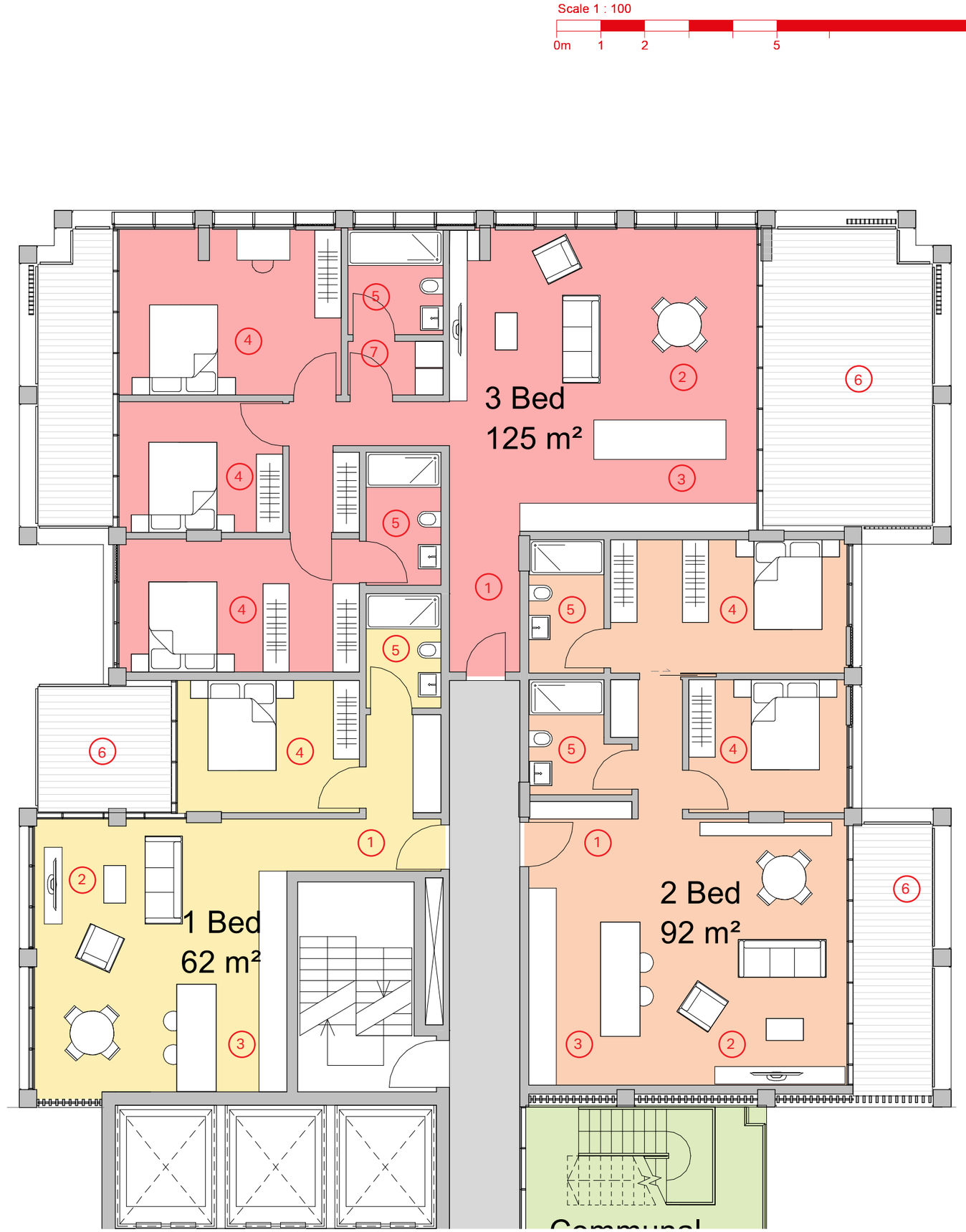
North tower - Level 3-16

—

1:100 @A3

Legend

1. Entrance
2. Living room
3. Kitchen
4. Bedroom
5. Bathroom
6. Balcony
7. Laundry



North tower - Level 17-20

—

1:100 @A3

Legend

1. Entrance
2. Living room
3. Kitchen
4. Bedroom
5. Bathroom
6. Balcony
7. Laundry

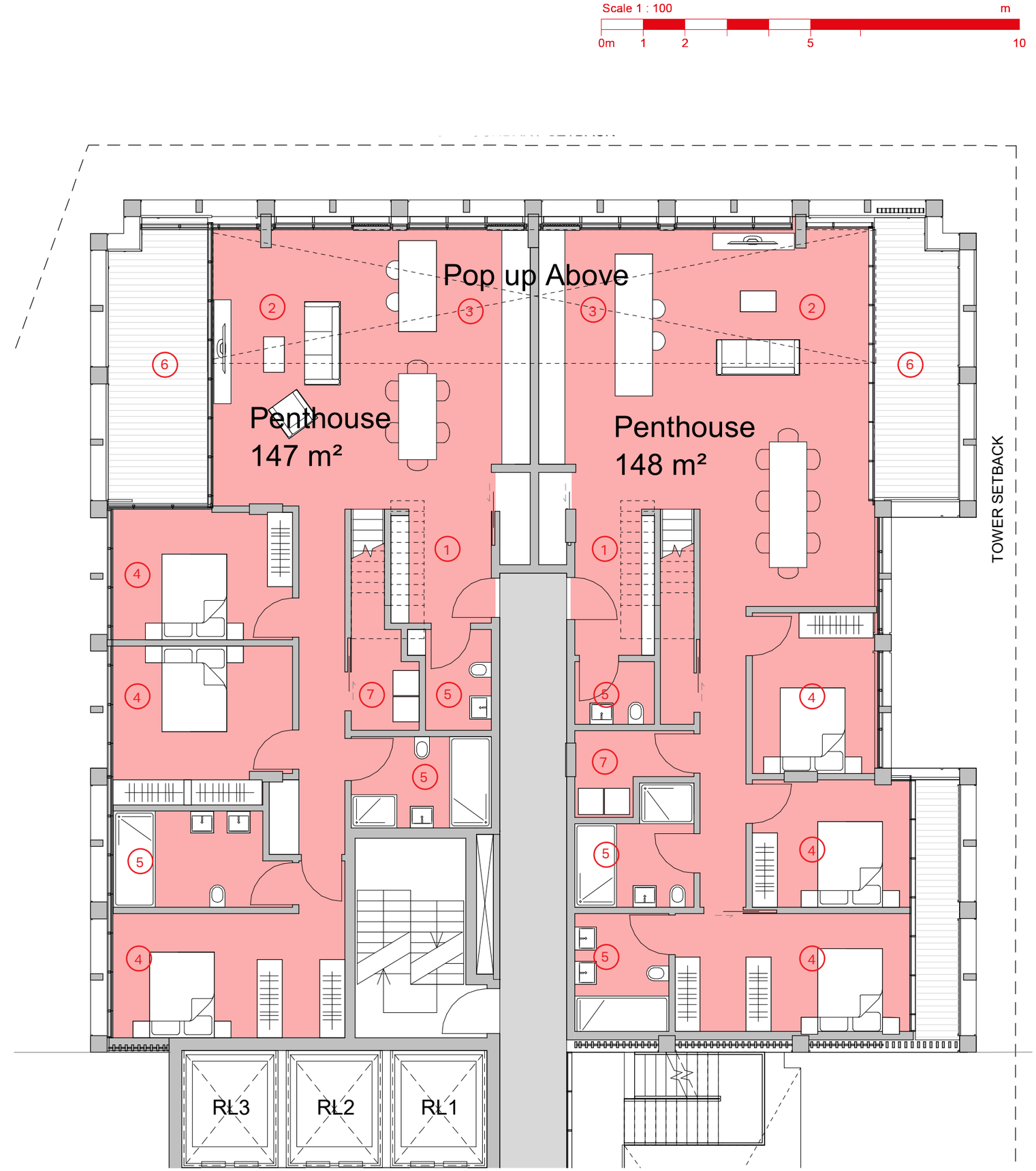
North tower - Level 21-23

—

1:100 @A3

Legend

1. Entrance
2. Living room
3. Kitchen
4. Bedroom
5. Bathroom
6. Balcony
7. Laundry



South typical - Level 5-23

1:100 @A3

Scale 1 : 100 m

0m 1 2 5 10

Legend

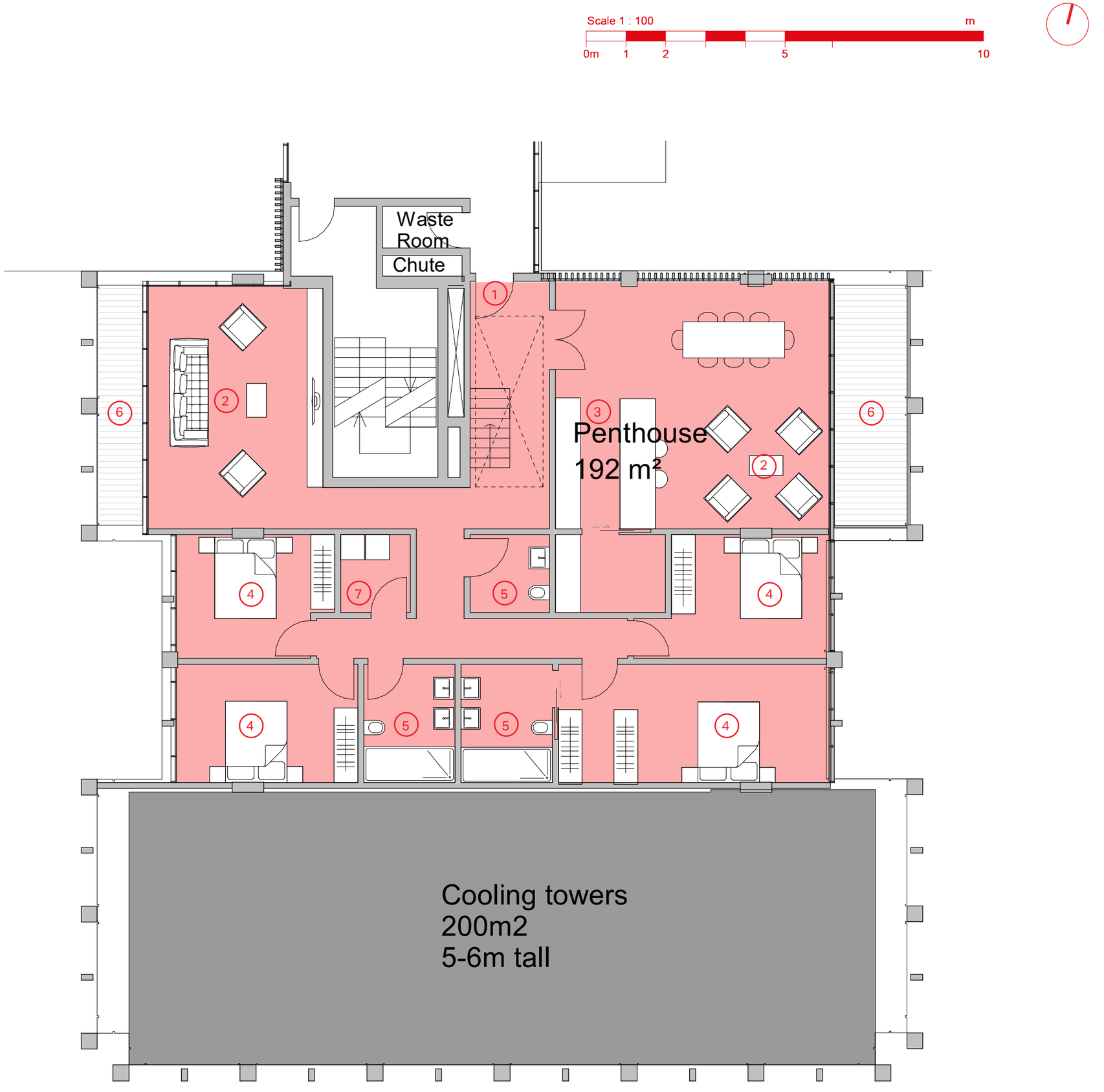
1. Entrance
2. Living room
3. Kitchen
4. Bedroom
5. Bathroom
6. Balcony
7. Laundry

Penthouse - Level 24

1:100 @A3

Legend

1. Entrance
2. Living room
3. Kitchen
4. Bedroom
5. Bathroom
6. Balcony
7. Laundry



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