

51-55 archer street chatswood

Scoping Report

PTW

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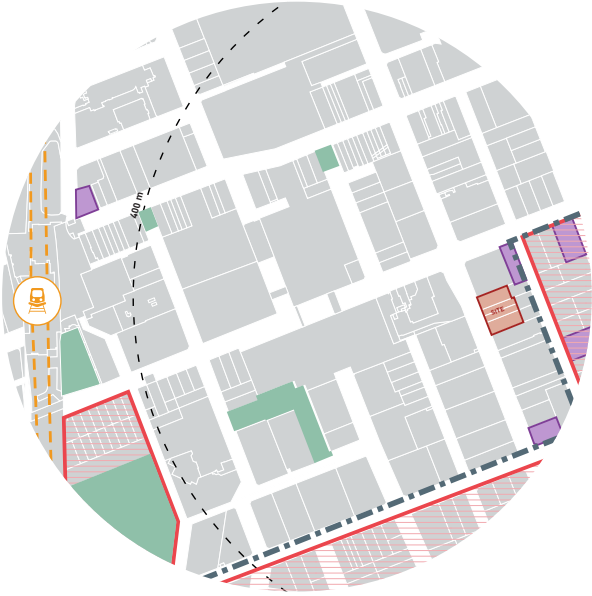


CONTEXT

Macro - Chatswood



CHATSWOOD - AN IMPORTANT CENTRE ALONG THE NORTHERN RIDGE



EXISTING CONTEXT AROUND THE SITE



VIEW 01
View of the Quest Hotel from Albert Street



VIEW 02
46 Archer Street



VIEW 03
View of Archer Street

CONTEXT

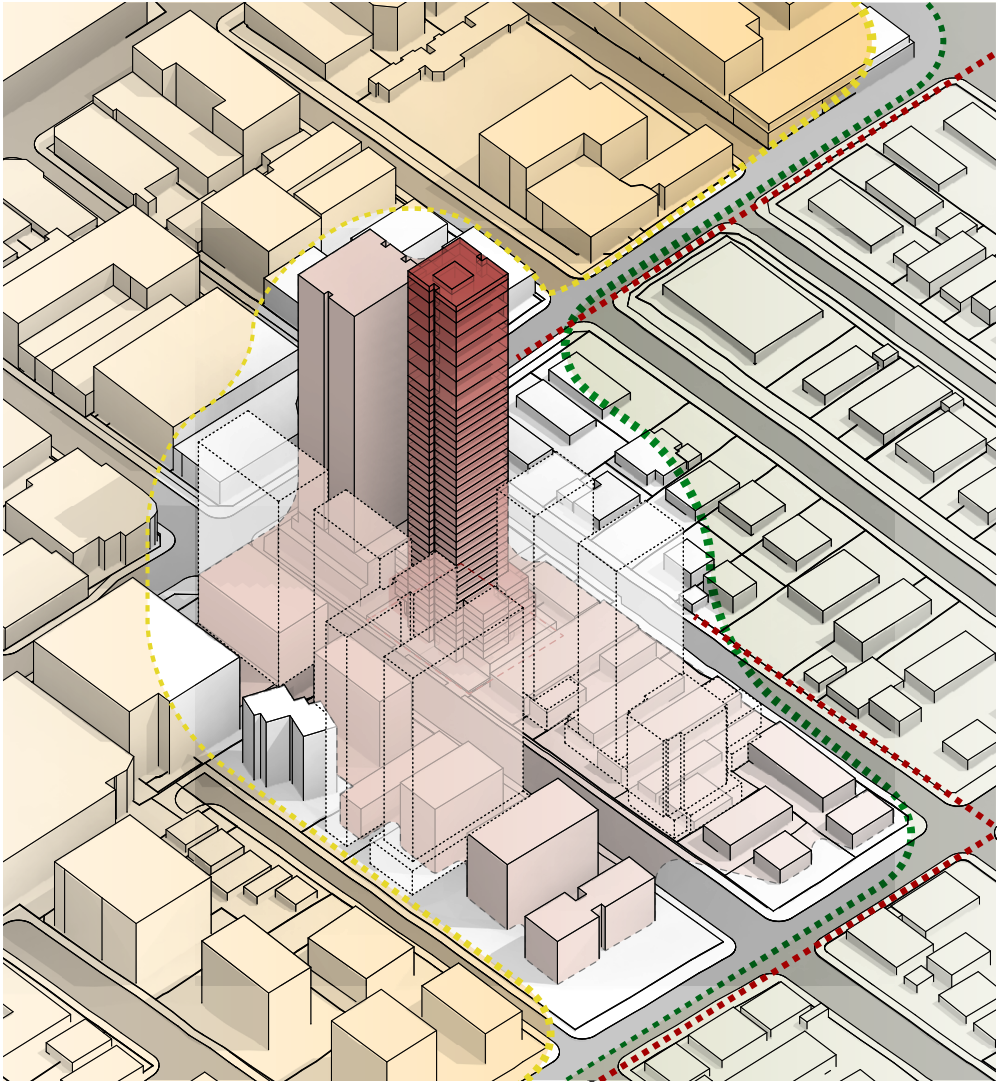
Local - Chatswood

URBAN CONTEXT: The site is situated on the edge of a significant urban transformation, positioned at the interface where the scale transitions abruptly from a dense urban context, characterized by mid and high-rise buildings approximately 90 meters tall, to a more intimate residential area with ample green spaces.

HERITAGE AND CONSERVATION: The site is near heritage-listed buildings and conservation areas.

SITE AND FLOWS ANALYSIS: Victoria Avenue serves as the primary arterial thoroughfare, characterized by vibrant retail activity at the ground level and significant pedestrian and vehicular traffic. This dynamic energy extends southward toward our site via Archer Street, and functions as the main and most direct connection to Chatswood Train Station. Conversely, Albert Street provides a less favorable connection, predominantly influenced by the Westfield commercial center, including its parking structure and back-of-house operations. Our site marks a transitional zone, shifting from the urban scale to a lower-density residential area defined by the heritage conservation area to the east and south, featuring numerous heritage-listed building

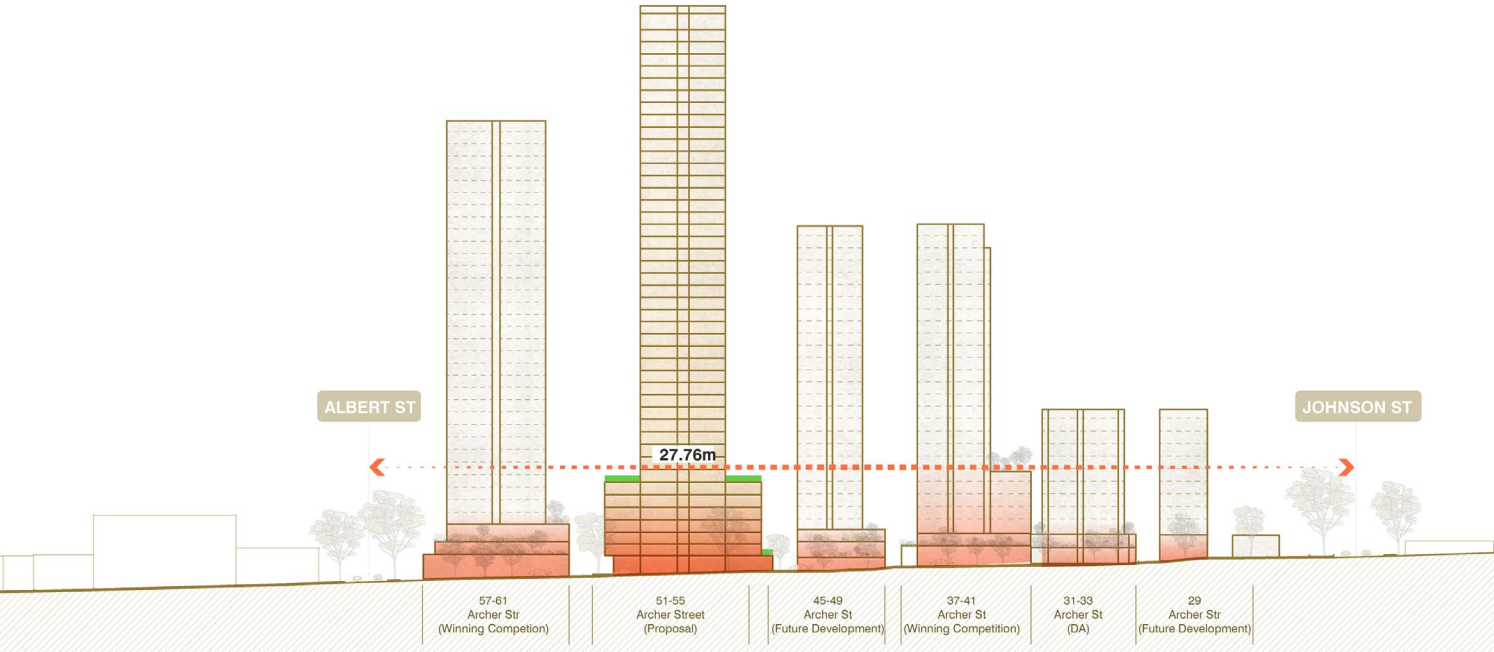
- TRANSITION AREA
- URBAN SCALE
- LOW RESIDENTIAL
- CONSERVATION AREA



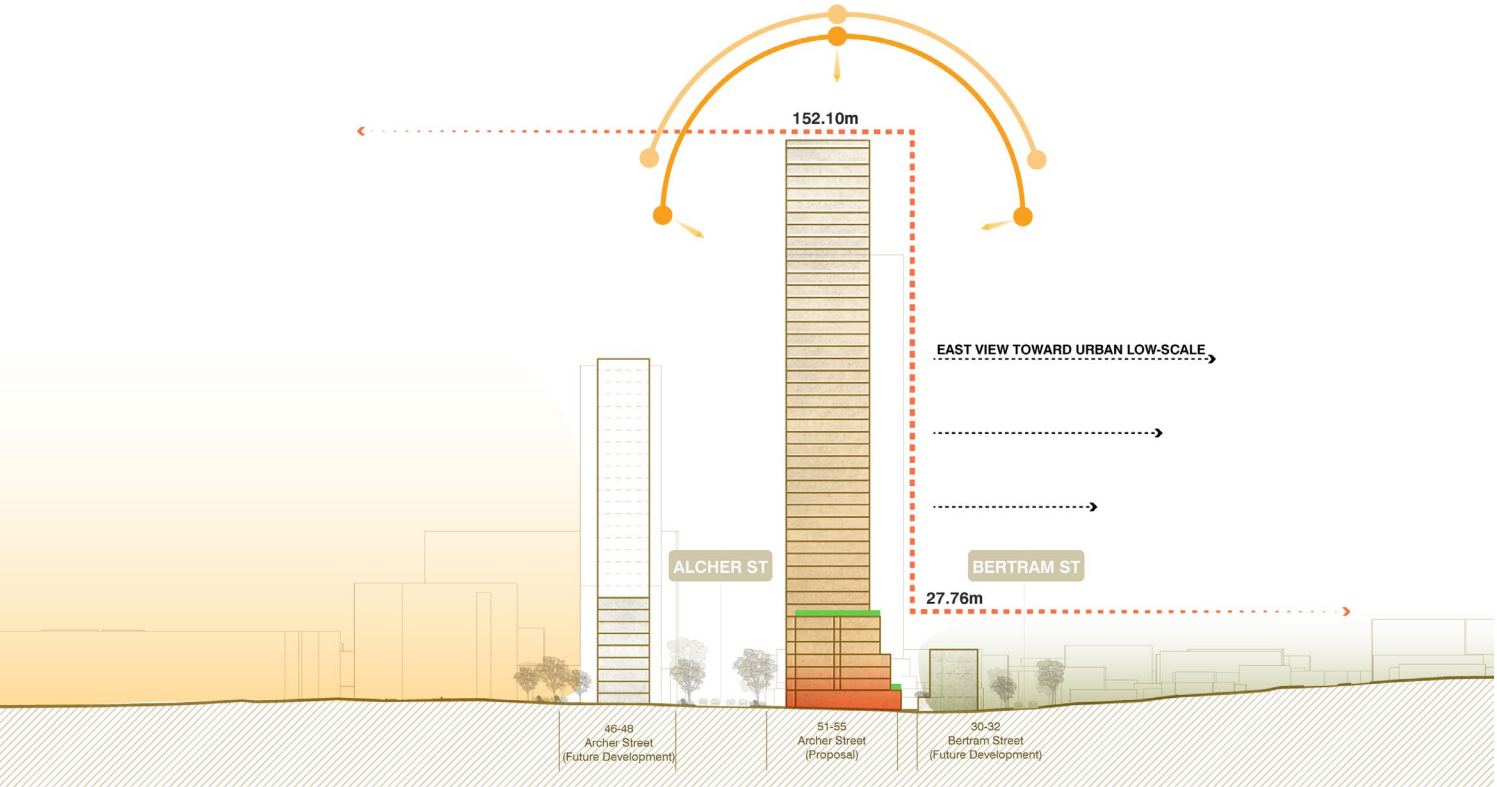
INTERFACE
Site at the interface between town centre and low scale residential.



SITE AND FLOWS ANALYSIS



COHESIVE STREET WALL SCALE



URBAN TRANSITION EDGE

CONTEXT

Chatswood Recent Projects



THE BRYSON
871-877 Pacific Highway



5-9 Gordon Avenue



54-56 Anderson Street



THE ANGOPHORA
Design Excellence Competition



IMPOSSIBLY THIN
58 Anderson Street



8 Wilson Street



15 Ellis Street



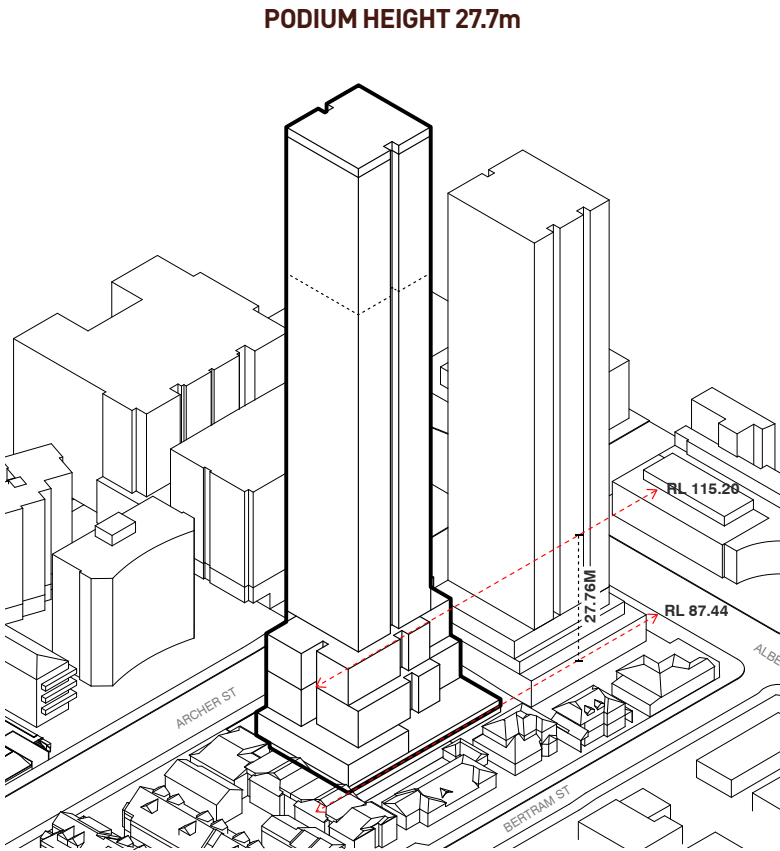
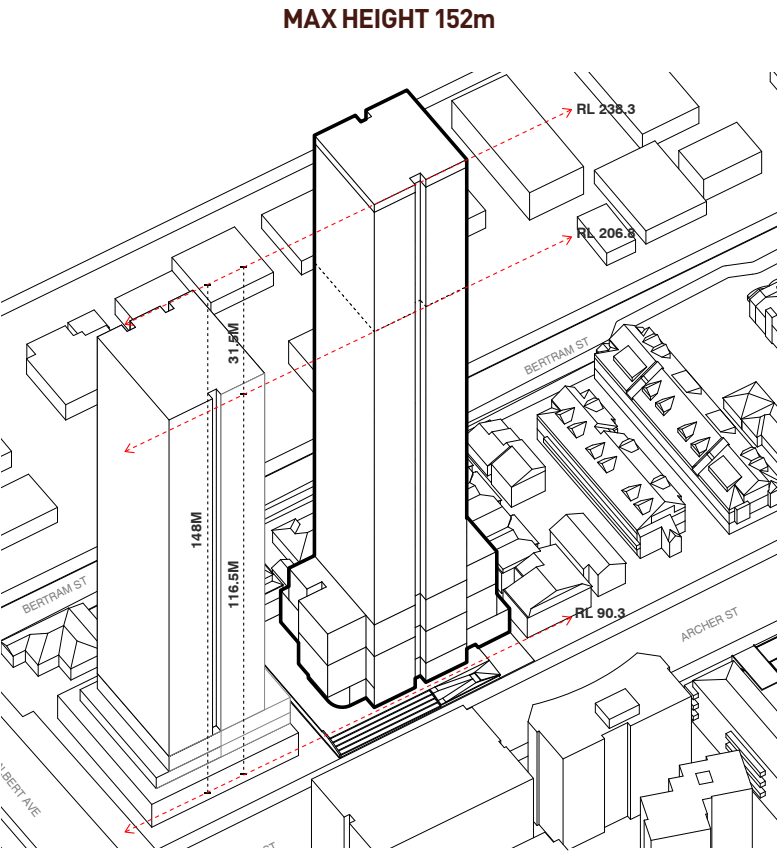
629-637 Pacific Highway



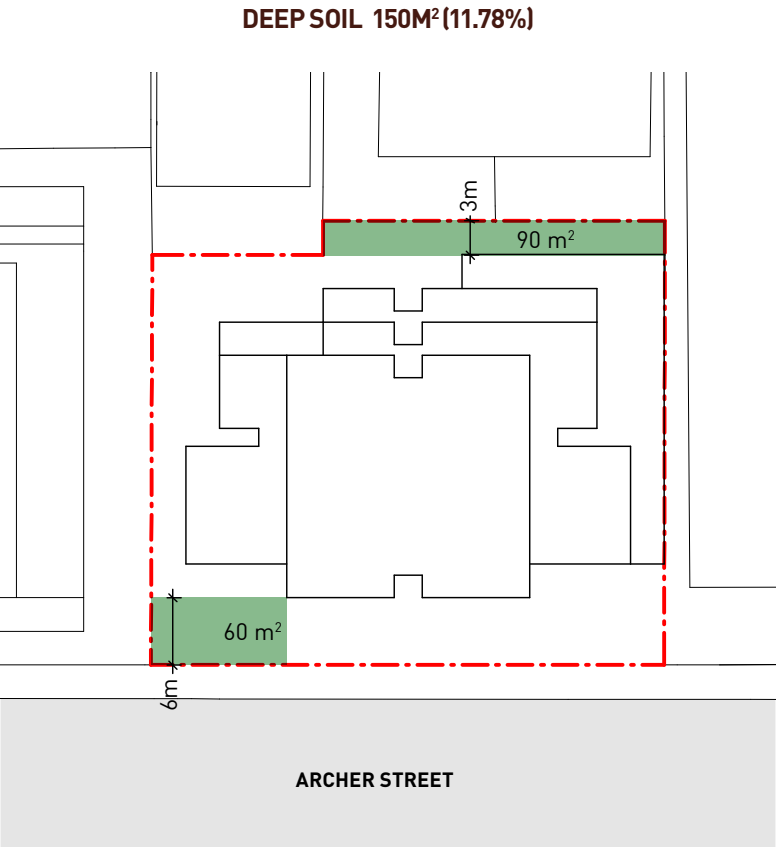
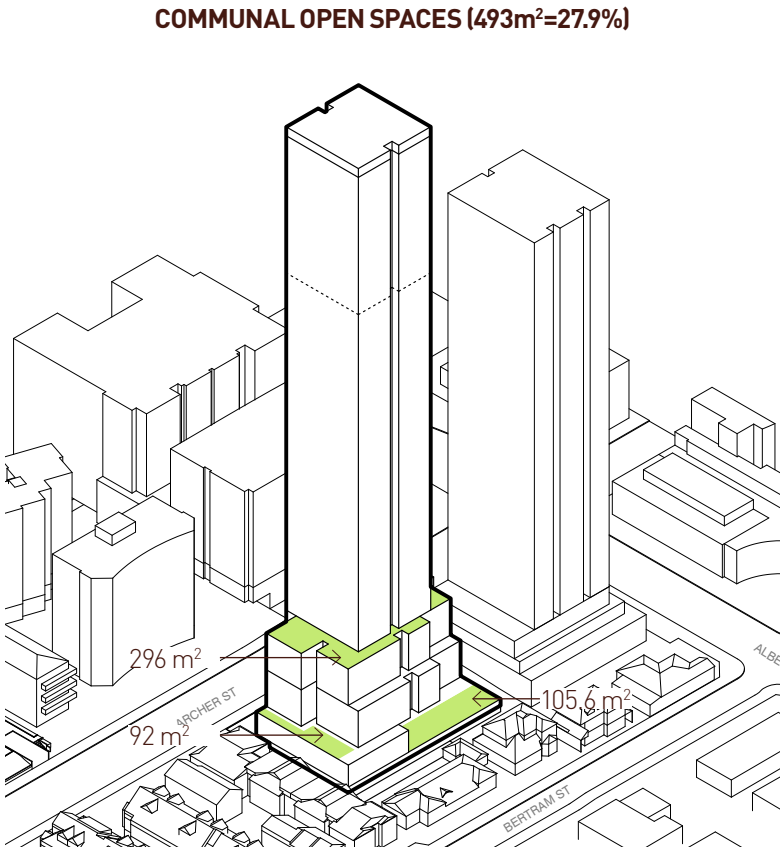
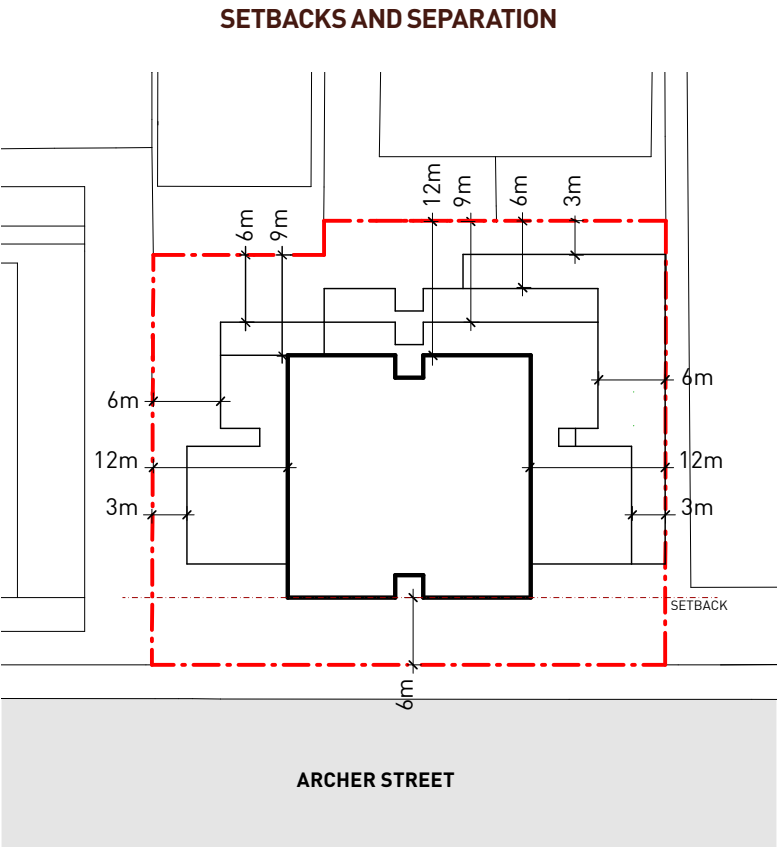
57-61 Archer Street

CONTEXT

Main Planning Controls



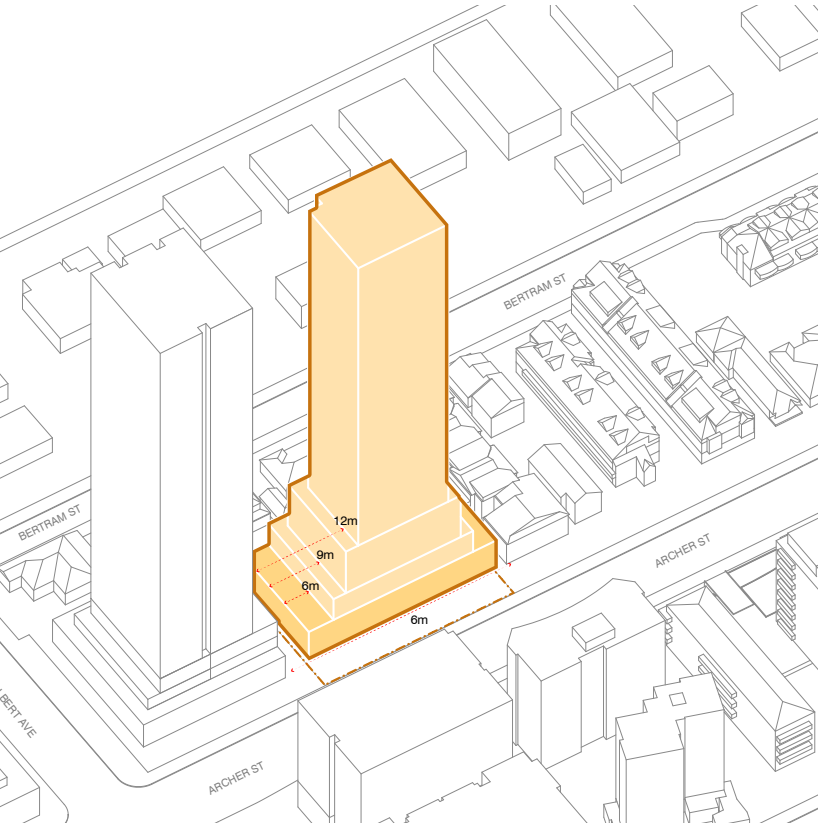
- MAIN CONTROLS ON THE SITE**
- Height Control
Max Height is 152 m per HDA's recommendation.
- FSR
Max FSR is 8.45 :1 per HDA's recommendation
- Setbacks
6m from the boundary along Archer Street
- Separation
As x minimum requirements by the ADG
- Deep Soil (11.78%)
ADG requirement 7% of the site area = 123.7 m².
60 m² (50%) will be allocated along the frontage with a minimum dimension of 6m and 90 m² will be placed on the eastern edge of the side with a minimum dimension of 3m.
- Communal Open Space (27.9%)
We have provided 493.6 m2 (27.9%) of Communal open spaces open at Level GF, Level 2 and Level 6 complies with ADG requirements of a minimum of 25% of the Site.



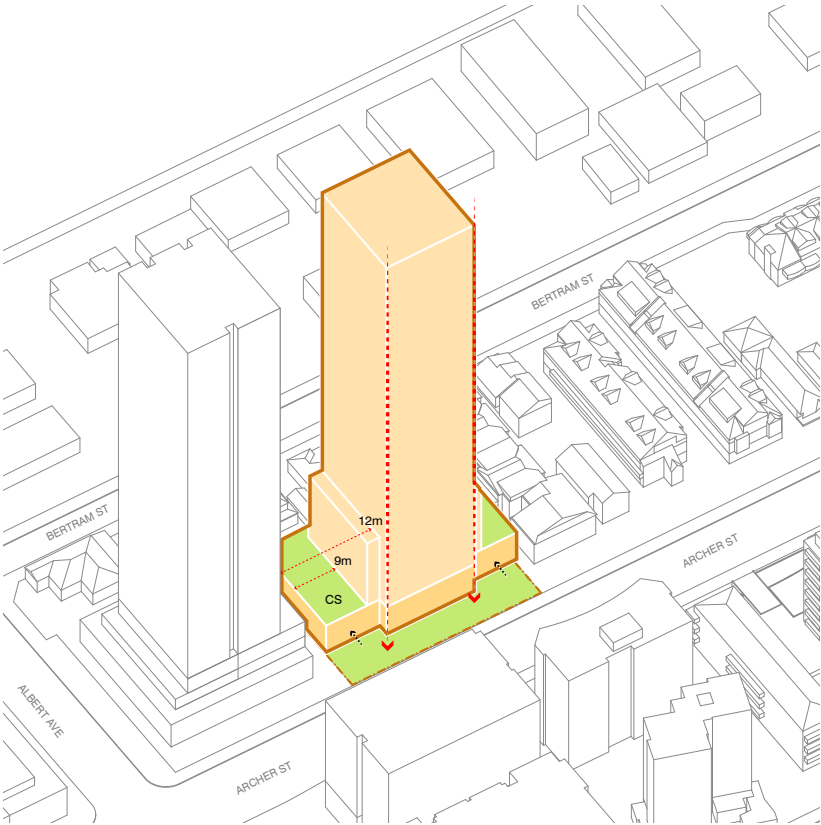
DESIGN APPROACH

Built Form

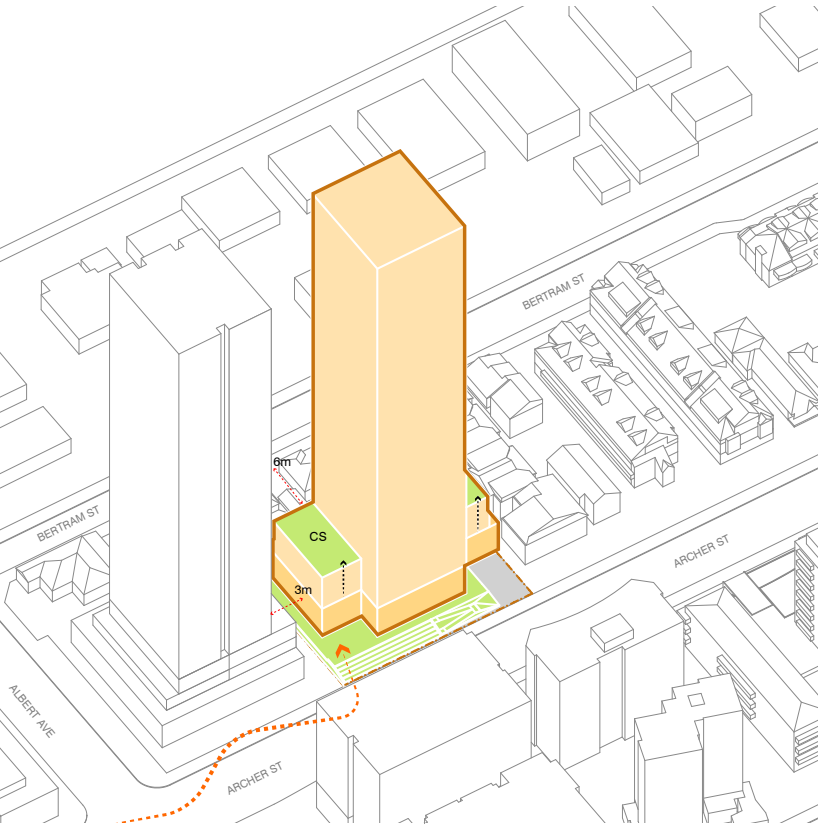
ALLOWABLE ENVELOPE



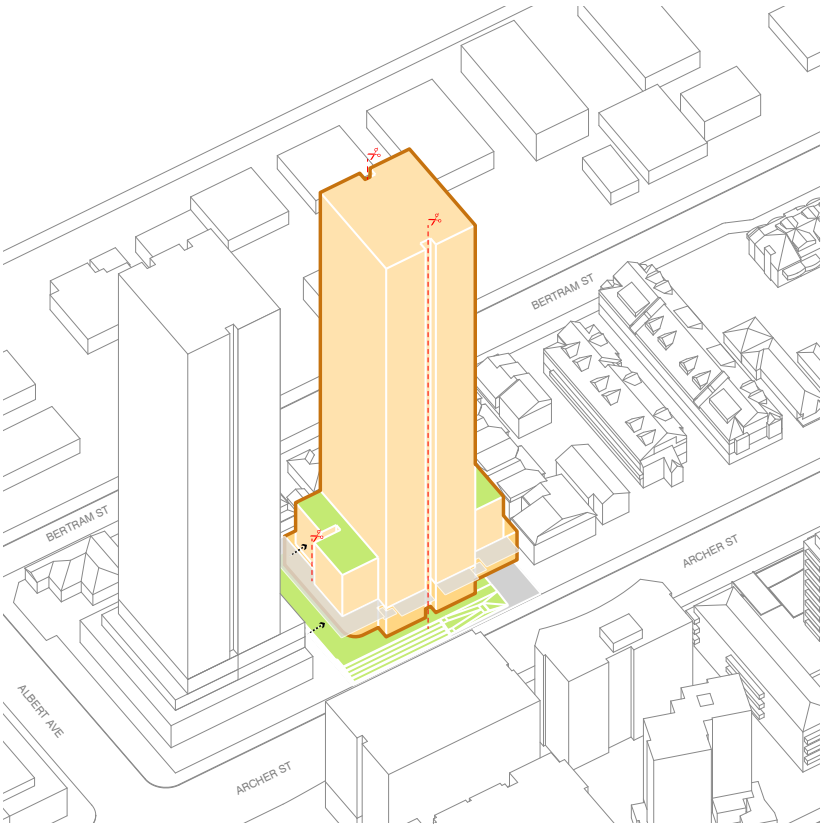
STEP 1 - A SIMPLE TOWER TO GROUND



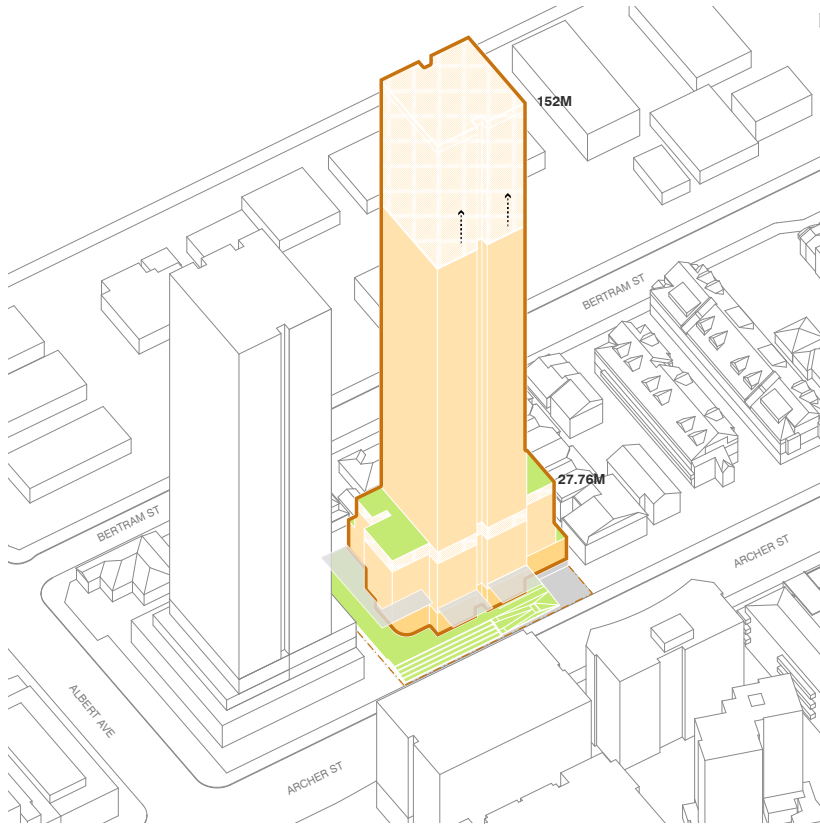
STEP 2 - RESOLVED PODIUM



STEP 3 - VERTICAL PROPORTION TO GROUND



STEP 4 - UPLIFT



ALLOWABLE ENVELOPE (ADG + DCP)

Envelope Proportions:

The massing envelope of the building, following the application of setback and separation controls, adopts a tiered configuration.

Site Shape and Facade Length:

The building's facade along Pacific Highway extends for a considerable 73 meters.

STEP 1 - A SIMPLE TOWER TO GROUND (MIDTERM MASSING)

Tower Expression and Communal Open Spaces:

STEP 2 - RESOLVED PODIUM

Public Domain Consolidation and Neighbours Amenities considerations:

STEP 3 - VERTICAL PROPORTION TO GROUND

Building Articulation and Public Domain Sheltering:

STEP 4 - 30% UPLIFT

DESIGN APPROACH

Built Form and Layout Principles

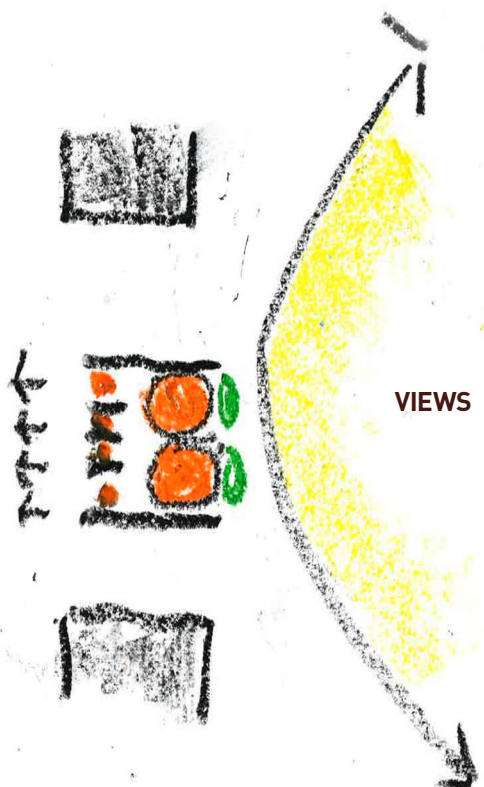
BUILDING DUALITY

The building is positioned on the edge of a significant urban scale transition, where 90-meter tall structures give way to 8-meter low-rise residential buildings. The internal layout of the units reflect this transformation.

The more private spaces, such as bedrooms, are located on the west side of the building. This placement takes into account the proximity to taller buildings in the CBD, providing a sense of privacy and seclusion. Conversely, the more communal areas, including living rooms and private open spaces, are oriented to the east. This orientation not only takes advantage of the unobstructed views due to less future development on this side but also optimizes solar exposure, ensuring ample natural light throughout the day.

This internal organization is further expressed in the building's elevations. The western facade is designed to be more composed and rigorous, reflecting its alignment with the high-rise urban context of the CBD. In contrast, the eastern facade is more open and dynamic, projecting towards the expansive views that stretch all the way to the ocean. This design approach not only enhances the living experience within the units but also harmoniously integrates the building within its surrounding urban fabric.

PLAN CONCEPT



WEST

Small scale space to city.

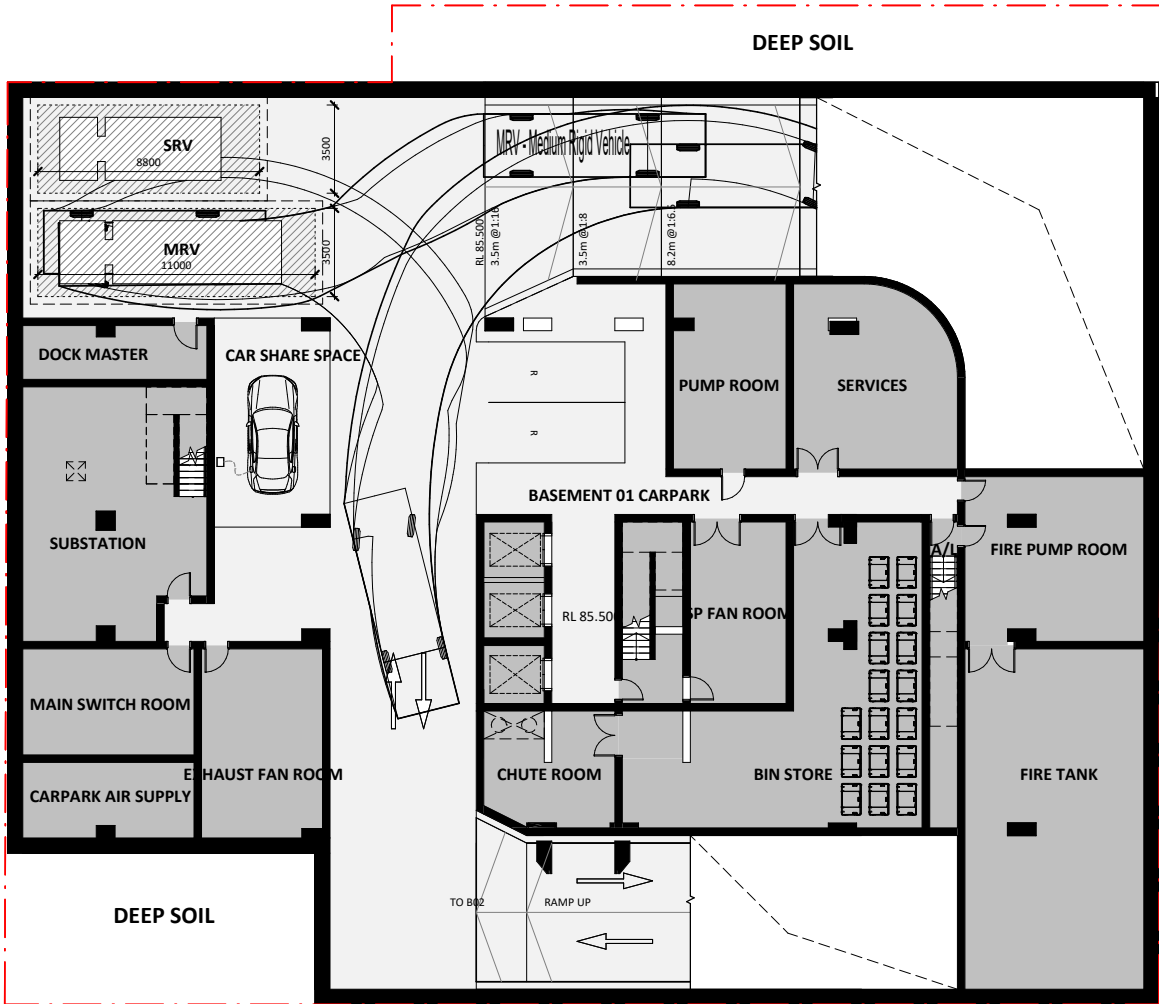
EAST

Large scale Living space to view and sea.

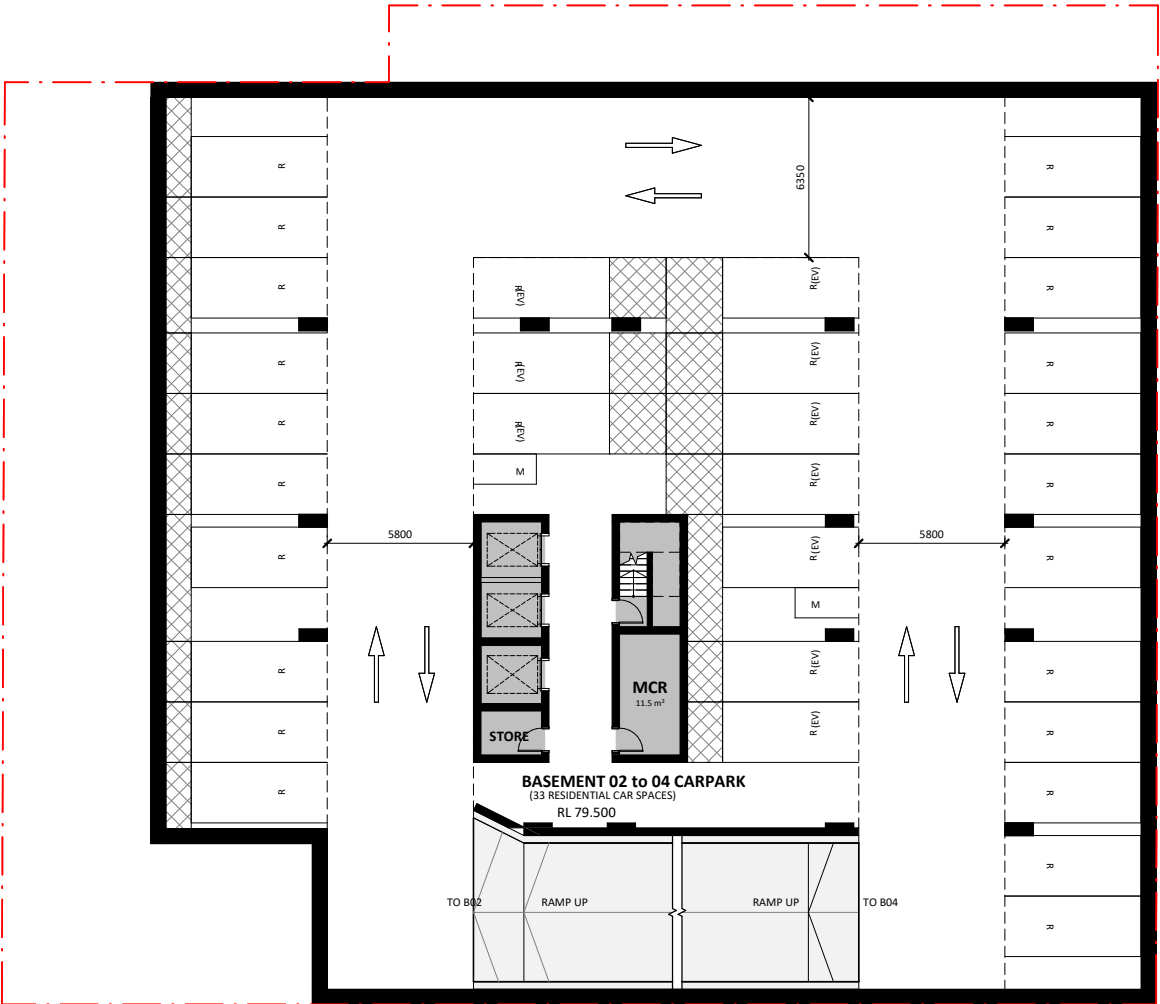


THE TOWER

Basement Levels



PLAN_B01

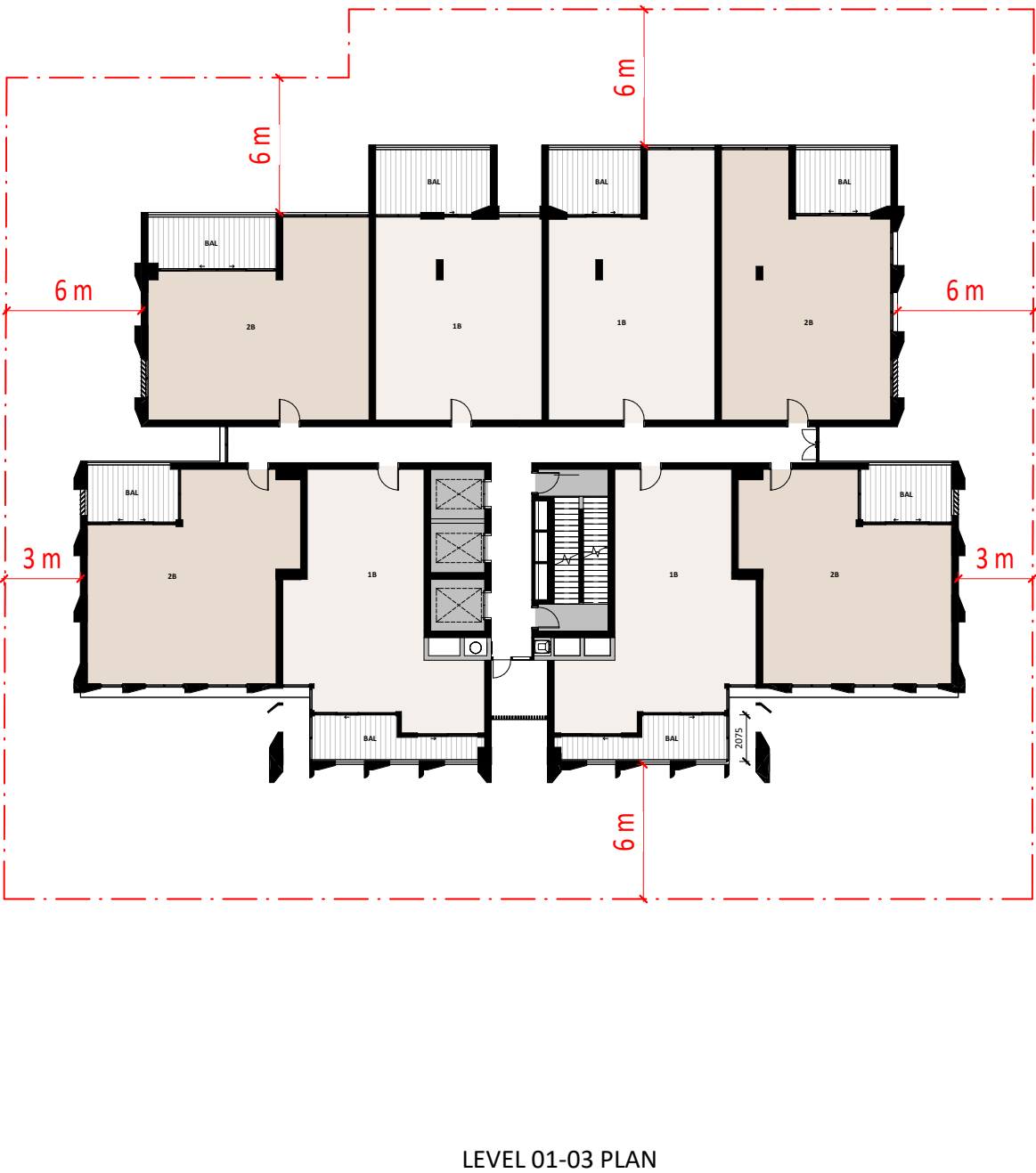
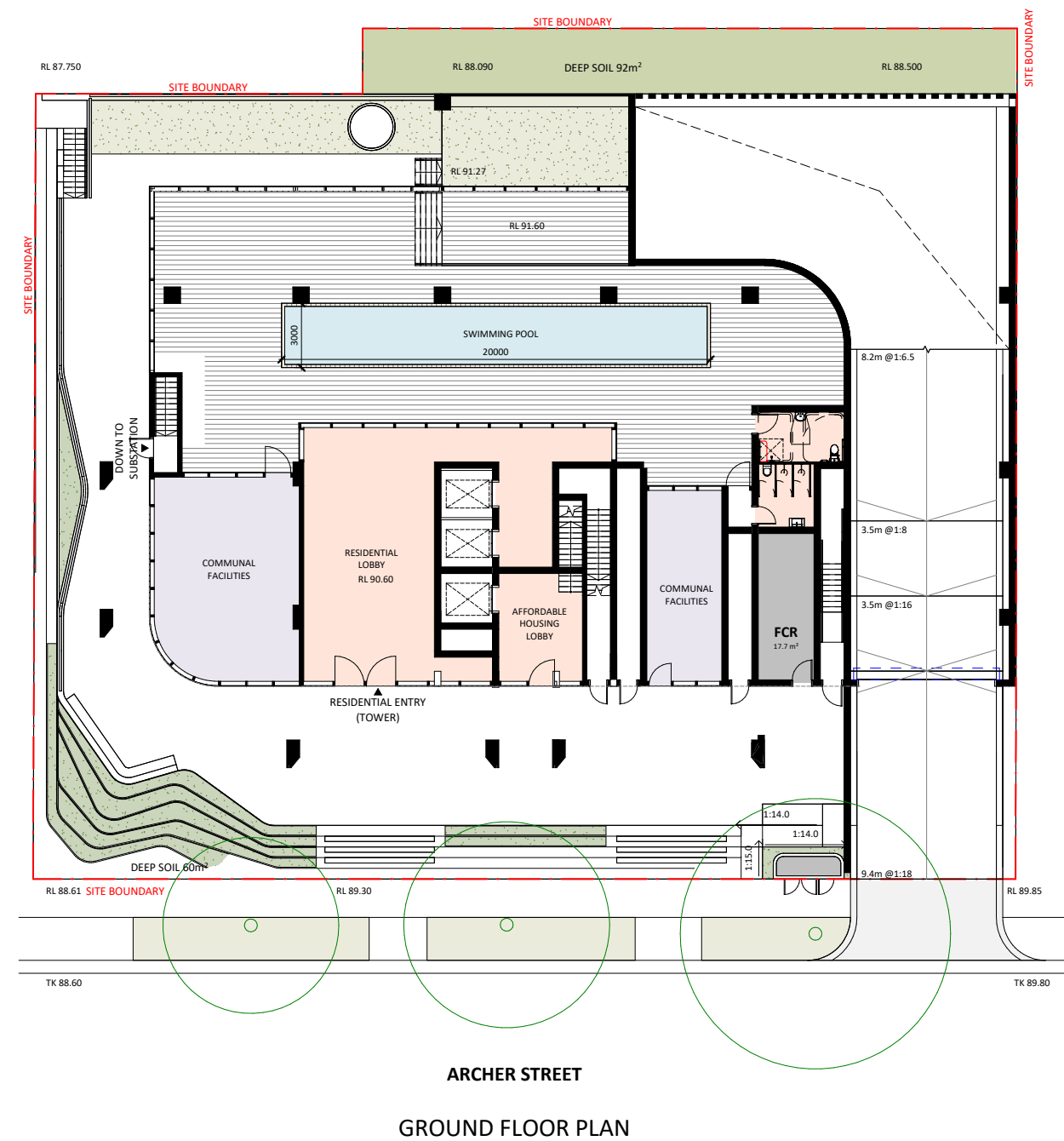


TYPICAL BASEMENT LEVEL



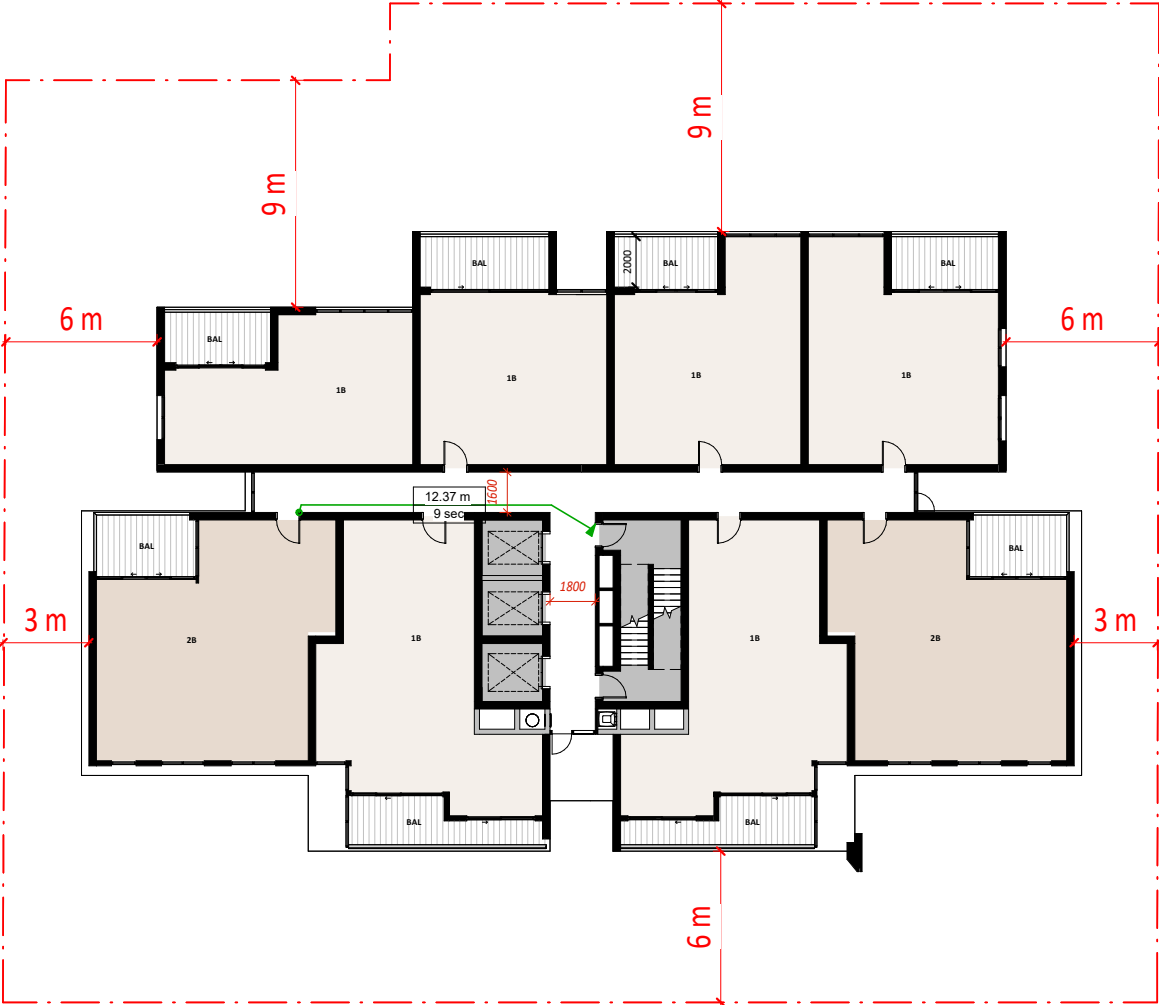
THE TOWER

Ground Floor & Affordable Housing Type 1

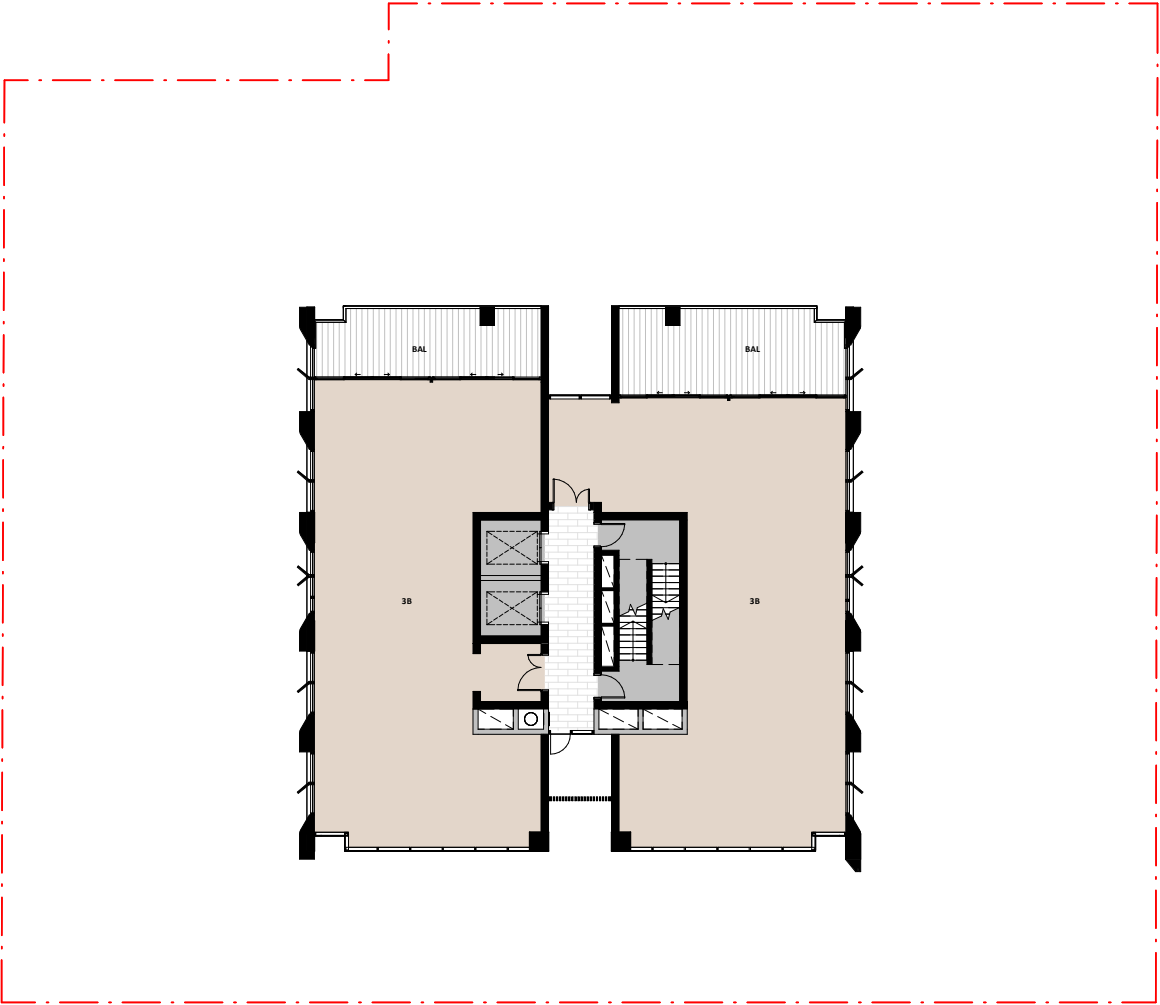


THE TOWER

Affordable Housing Type 2 & Premium Apartments



AH L04 to L06



PREMIUN APARTMENTS L07 - L31

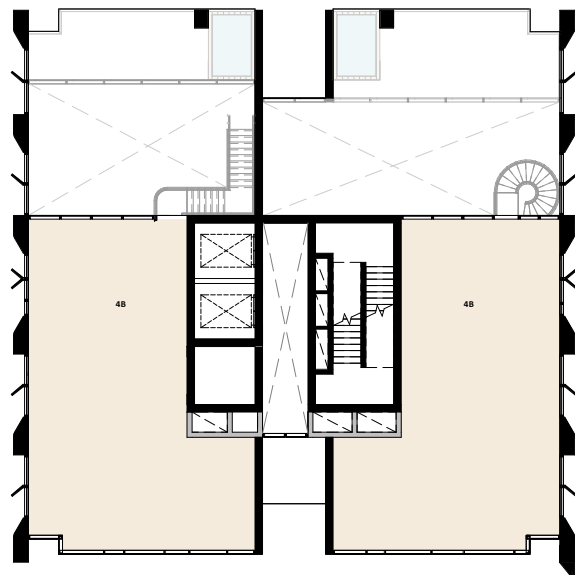


THE TOWER

Sky Home - Duplex



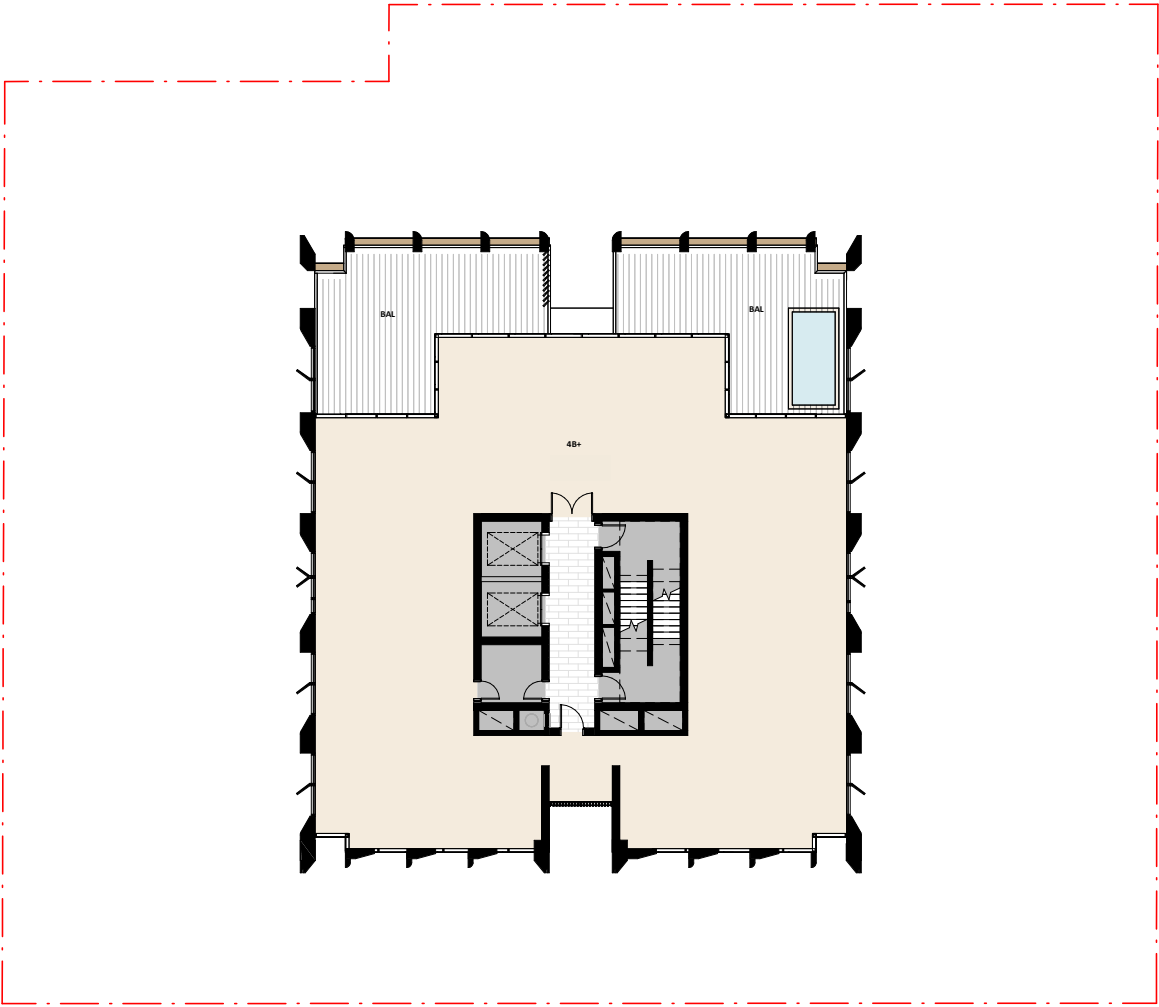
SKY HOME LOWER LEVEL



SKY HOMES UPPER LEVEL

THE TOWER

Sky Home - Single Level



SKY HOME - PENTHOUSE

