DESIGN EXCELLENCE COMPETITION REPORT
37 Archer St, Chatswood

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Acknowledgment of Country

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice, and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres straight culture.

The journey of Aboriginal and Torres Strait islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

Disclaimer

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37 ARCHER STREET, CHATSWOOD

Project Address	37 Archer St, Chatswood
Project Number	2332
Phase	State Significant Development Application
Version	-
Date Issued	25.04.2025
Prepared by	CH
Checked by	AA

Version	Amendment	Date
-	SSDA Submission	25.04.2025

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37 ARCHER STREET, CHATSWOOD

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1

EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

Application number: SSD-73277714

Project name: Celine Mixed Use Development

Location: 37 Archer Street, Chatswood, NSW, 2067

Applicant: Hyecorp

This Design Excellence Competition Report has been prepared by Fuse Architects to accompany a detailed State Significant Development Application (SSDA) for the development of a mixed use residential tower with infill affordable housing at 37 Archer Street, Chatswood NSW 2067. The site consists of attached townhouses within a large rectangular lot. The legal description of the site is outlined in Table 1 below. The site location is identified in Figure 1

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-73277714).

Table 1

Property Address	Title Description
37 Archer Street, Chatswood, NSW, 2067	SP 38065
Project Site Area	2,201m^2

Figure 1 Aerial Image of the Site
Source: Nearmaps

2
DESIGN COMPETITION PROCESS

2.1 DESIGN COMPETITION PROCESS

The purpose of this Design Excellence Competition Report (Competition Report) is to inform the Consent Authority of the process and outcomes of an invited Architectural Design Competition (the Competition) for the development of a mixed-use residential tower at 37 Archer Street, Chatswood, the selection of the winning architectural design, and the design changes undertaken post-competition stage to address the Jury's comments.

Hyecorp Property Group (the Proponent) invited three design teams to participate in the Invited Architectural Design Competition to prepare design proposals for a mixed-use residential tower at 37 Archer Street, Chatswood.

Each team worked in association with a landscape architecture firm. The three architectural teams that participated in the Competition were:

- DKO Architecture and Land & Form Landscape;
- PBD Architecture and Arcadia Landscape;
- Fuse Architecture and Black Beetle Landscape.

Competition Process

The competition process undertaken was as follows:

- 23 August 2024 - GANSW endorse the Competition Brief prepared by the Proponent and Urbis
- The Competition was held over a six-week design period, in accordance with the endorsed Competition Brief and the GANSW Design Excellence Guidelines as required by clause 6.23 of the Willoughby Local Environmental Plan (WLEP).
- 26 August 2024 - Competition Brief was issued to the three selected design teams and Jury members
- 26 August 2024 - Briefing session held to provide an overview of the site, outline of the planning parameters and the Competition Brief, and an opportunity for the competitors to ask questions and seek clarification regarding the Brief and the Competition procedures.
- Technical support provided to the design teams during the Competition through access to technical advisors.
- All design teams submitted a Design Report to describe their proposed architectural schemes for the site.
- 14 October 2024 - Presentation by each design team of their proposed architectural schemes to the Jury. Jury deliberations were held on the same day.
- 14 October 2024 - One scheme was chosen as the winner of the Architectural Design Competition.
- The Competition was undertaken in an open and transparent manner in consultation and disclosure with GANSW officers and Impartial Observers, run by Urbis as an independent consultant.
- GANSW involvement– reviewed, provided comment, and endorsed the Competition Brief, and the Final Presentation dates.
- Willoughby City Council involvement – reviewed and provided comment on the Competition Brief.
- Impartial Observers involvement – viewed and observed the Competition Brief, and the Final Presentation processes.
- 28 October 2024 - Architectural Design Competition Report (Competition Report) issued by Urbis.
- 28 October 2024 - Current - The Design scheme has been further developed and progressed to SSDA submission.

The Competition Report

The Architectural Design Competition Report (Competition Report) was prepared in accordance with the requirements of the Architectural Design Competition Brief (Competition Brief) prepared by Urbis and endorsed by the Government Architect NSW on the 23 August 2024.

The report:

- Outlined the Competitive Design Process, the Jury's assessment of each scheme, and demonstrated the Jury's rationale for selection of the winning scheme.
- Although all schemes showed design merit, the scheme presented by Fuse Architects and Black Beetle Landscape was determined unanimously by the Jury as the winning scheme based on design quality and excellence.

Selection Criteria for the Winning Scheme

The selection criteria was based on the winning scheme meeting the design, planning, and commercial objectives of the Competition Brief.

- The Jury recommended the scheme to progress to the preparation of a SSDA (for lodgment with the DPHI), as it was considered the scheme provided a well-considered design response to meeting the objectives of the Brief and also showed the greatest consideration for the site context and residential amenity.
- The scheme was considered capable of achieving design excellence, and subject to further refinements as outlined by the Jury in Schedule 5 of the Architectural Design Competition Report, would fulfill the design, commercial, and planning objectives of the Brief.

Fuse Architecture and Black Beetle Landscape Scheme

DKO Architecture and Land & Form Landscape Scheme

PBD Architecture and Arcadia Landscape Scheme

2.2 THE WINNING SCHEME

Jury Comments

The Jury commended the scheme for its strong response to the site context, the originality and thoughtfulness of the architectural proposal, and the consideration of the wider Chatswood context. The following elements were strongly commended by the Jury:

- The design of the through site link with its urban scale and width, consistent levels, legibility (clear view lines) and the architectural and landscape character of the proposed urban connection.
- The architectural resolution and expression of the northern façade and the contribution this element provides to the proposal and the surrounding urban context. The structural hollow wall had strong architectural merit, providing high levels of amenity, character and spatial variation to both apartments and common areas within the building.
- The tower floorplate design with predominantly 4 apartments per floor resulting in high planning efficiency and amenity for dwellings.
- The alternative basement access from Bertram Street, which resulted in a non-compliance with the Brief. The Jury did not have any preference from a design excellence perspective whether the vehicle access was from Archer Street or Bertram Street and found the alternative vehicle access was well justified and would result in the retention of mature trees on Archer Street.

Jury Recommendations

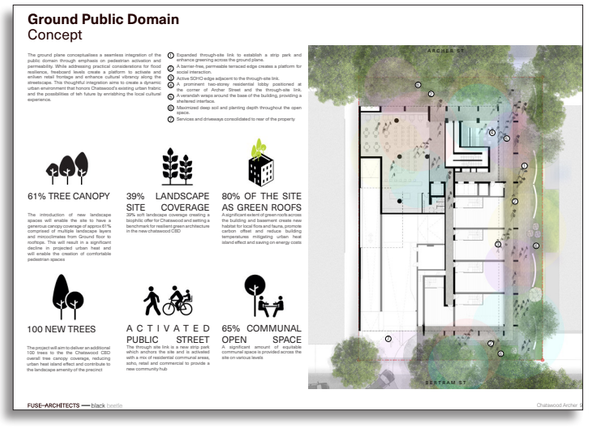
Design elements strongly supported in the scheme that should be retained in order to achieve design excellence:

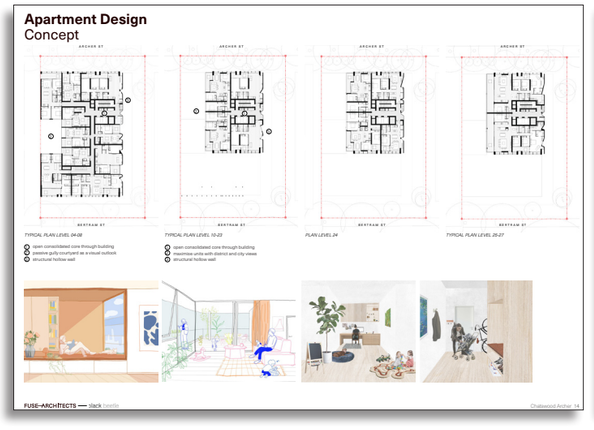
- The through-site link with clear view lines and levels consistent with the public domain, at approximately 9m in width.
- The veranda element around the podium to provide shade and elemental shelter to the public domain and to mitigate the scale and wind impacts of the tower.
- Retention and articulation of the hollow structural wall on the northern façade, in recognition of its contribution to architectural expression, articulation, geometry, and overall scale and quality.
- Materiality of the building façade including the use of textured precast concrete.
- The clarity of the massing proposal including the slender tower form.
- Predominance of tower floor plates that limit the number of apartments per floor to approximately four. The Jury noted this as a key strength of the proposal but understands the planning of the tower will undergo further design development and refinement with market and technical feedback and input.
- Retention of urban street tree canopy where appropriate and feasible.
- Amenity and character of communal open space, specifically the access to sunlight from the northeast.
- Landscaping characteristics of the ground plane.

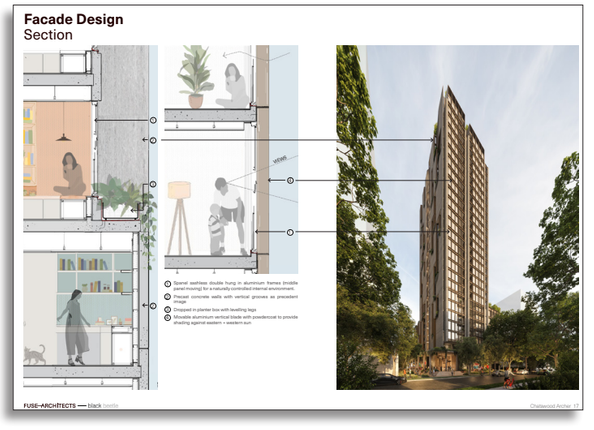
Design development related to the following matters is recommended during the detailed SSDA phase:

- Reconsider apartment planning to improve amenity of some of the south-facing apartments in the podium levels.
- Ensure the through-site link upholds the high-quality aspirations upon the redevelopment of sites to the north of the link.
- Accessibility between the upper level of the veranda and both street frontages is to be improved, including the integration of ramps within the landscape and built form to both Bertram St and Archer St.
- Provision of three lifts to the tower core to minimise dwell times and provide a high level of service to apartments in the tower and podium.
- The driveway access should be resolved to minimise driveway width and quantity of driveway access points. Explore the alternative driveway locations providing the required 1.2m minimum distance from the site boundary to be consistent with statutory requirements, on either Bertram Street or Archer Street. Access from either street would not compromise design excellence in the view of the Jury.
- Final substation location should be resolved to ensure compliance with requirements.
- Through detailed testing and technical review, refine the design of the eastern and western facades to improve solar and environmental performance to improve apartment amenity and sustainability.
- Explore flexible layouts to the ground floor SOHO and retail, to maximise provision of retail and commercial spaces.

The revisions to the design to respond to the Jury's comments are provided in the next section.







Competition Scheme - Extracts from the Competition Presentation

3
DESIGN REFINEMENTS TO RESPOND TO JURY COMMENTS

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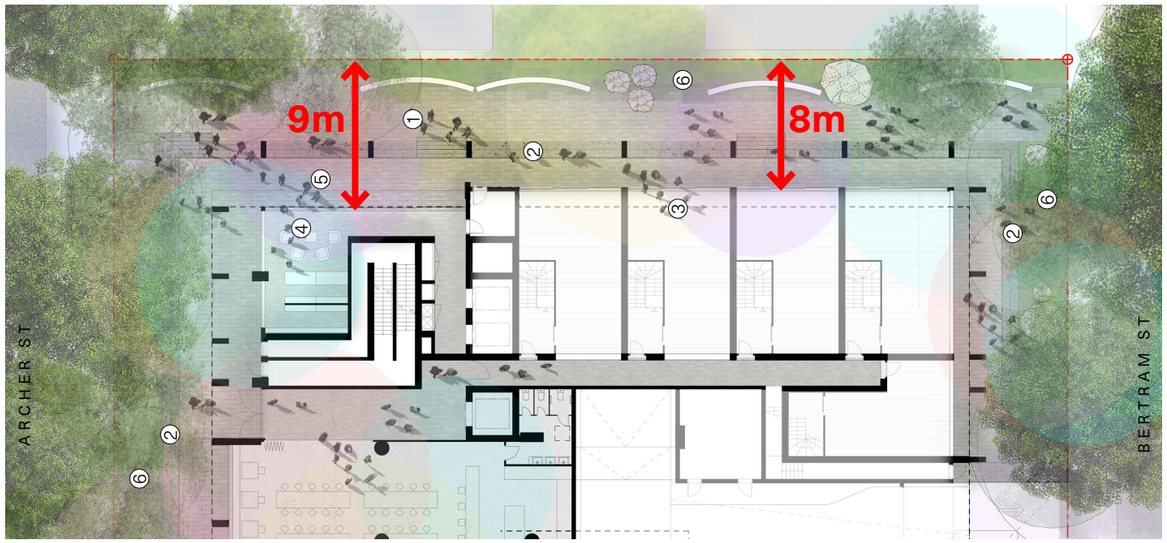
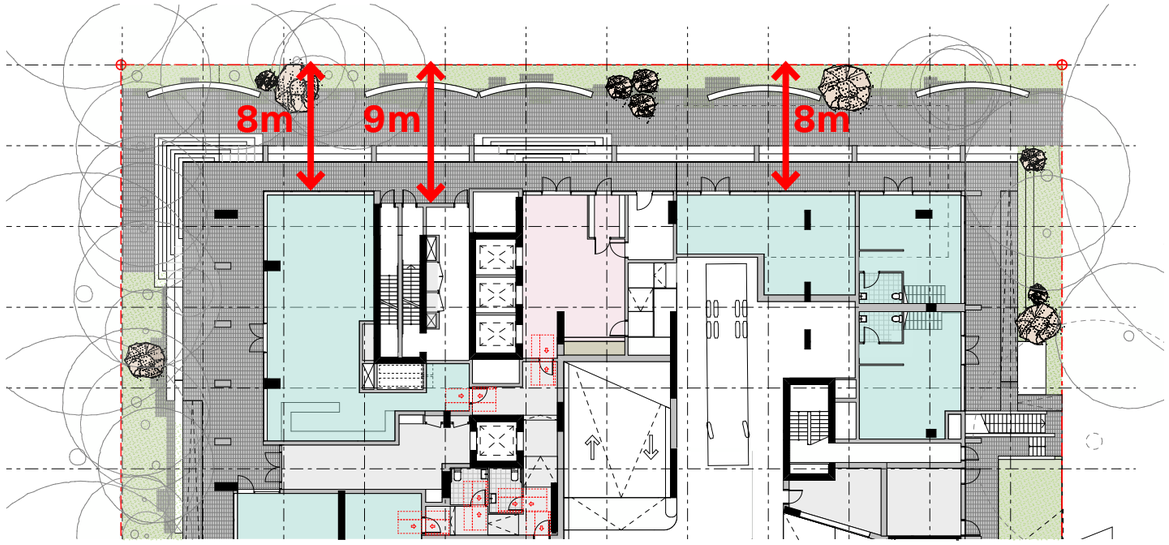
3.1 RESPONSE TO JURY COMMENTS

Jury recommendations for Design elements strongly supported in the scheme that should be retained in order to achieve design excellence:

STRONGLY SUPPORTED DESIGN ELEMENTS TO BE RETAINED TO ACHIEVE DESIGN EXCELLENCE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
The through-site link with clear view lines and levels consistent with the public domain, at approximately 9m in width.	The through site link has been retained with a clear width of approximately 8m, with clear sight lines maintained between Archer and Bertram Street



Competition Scheme - Level 01



SSDA Proposal - Ground Level (renamed Level 01)

The veranda element around the podium to provide shade and elemental shelter to the public domain and to mitigate the scale and wind impacts of the tower.

The veranda at ground level provides a sheltered transition zone, offering shade and protection from the elements while allowing for casual social interaction and mitigating the scale and wind impact from the tower above. It creates a comfortable edge where residents and visitors can linger, enhancing the sense of community at street level.

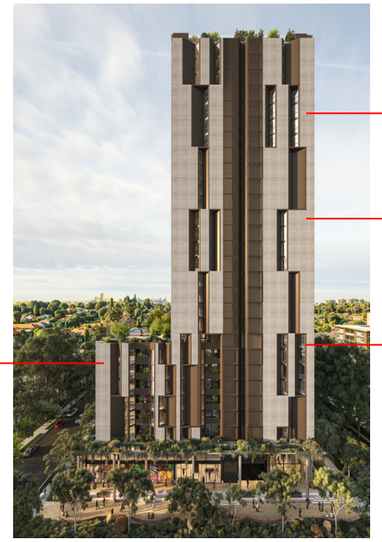
Competition Scheme - Archer Street Montage

SSDA Proposal - Archer Street Montage

3.1 RESPONSE TO JURY COMMENTS

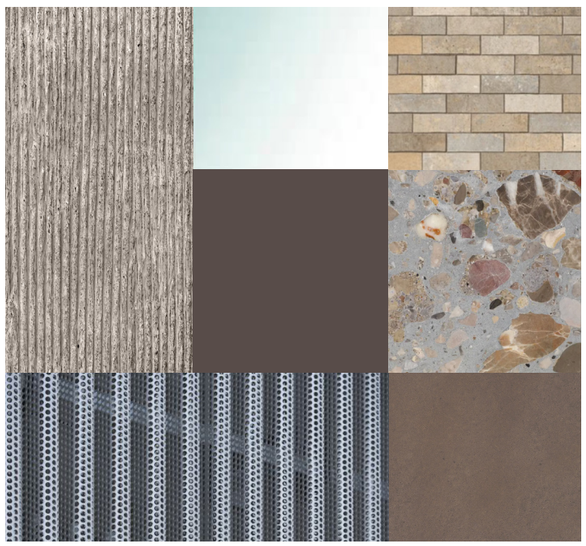
STRONGLY SUPPORTED DESIGN ELEMENTS TO BE RETAINED TO ACHIEVE DESIGN EXCELLENCE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Retention and articulation of the hollow structural wall on the northern façade, in recognition of its contribution to architectural expression, articulation, geometry, and overall scale and quality.	The hollow structural wall to the north has been retained. The articulation and patterning has been refined to accentuate the slenderness of the tower form. The planter boxes on the facades that were proposed in the competition scheme have been removed as their location outside unit windows and balconies created safety in design issues as they required access through private spaces for maintenance and based on built examples, the planting would have struggled to flourish and would not have achieved the desired intent.

Competition Scheme - Through Site Link Montage

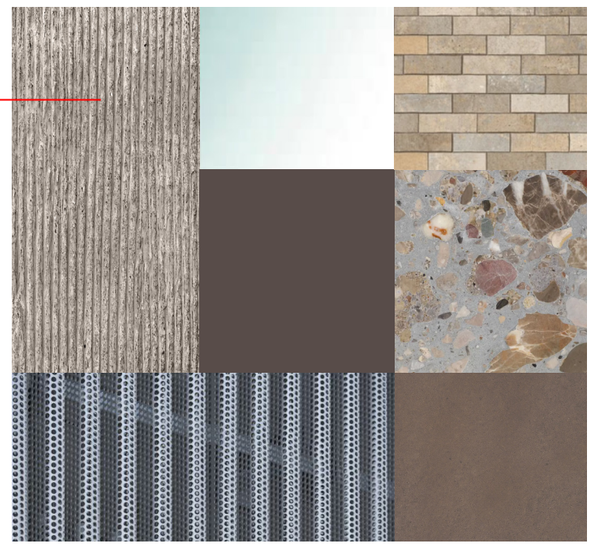


SSDA Proposal - Through Site Link Montage

Materiality of the building façade including the use of textured precast concrete.	The materiality of the building facade including the textured precast concrete for the northern facade has been retained

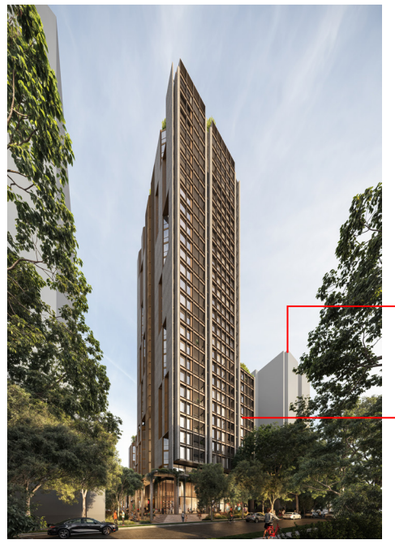


Competition Scheme - Materials



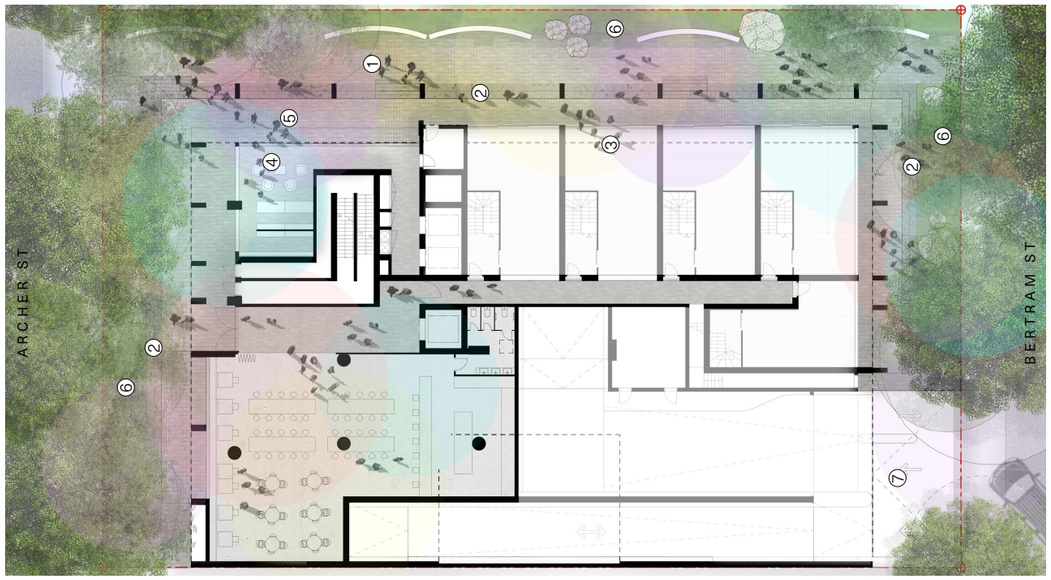
SSDA Proposal - Materials

3.1 RESPONSE TO JURY COMMENTS

STRONGLY SUPPORTED DESIGN ELEMENTS TO BE RETAINED TO ACHIEVE DESIGN EXCELLENCE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
The clarity of the massing proposal including the slender tower form.	The slender tower form has been retained with a tall slender form next to a podium base. The height of the podium base has been adjusted post competition stage in response to the proposed changes to adjacent context (DAs approved /or currently being considered by Council). An additional level has been added to the overall height that does not change the overall form of the building, which remains consistent with the vision for th area and site.
 Competition Scheme - Archer Street Montage	 SSDA Proposal - Archer Street Montage
Predominance of tower floor plates that limit the number of apartments per floor to approximately four. The Jury noted this as a key strength of the proposal but understands the planning of the tower will undergo further design development and refinement with market and technical feedback and input.	The key strength of the original design has been retained. The tower floor plates have predominantly a small number of units/floor, as follows: **Competition Scheme** Typical level 04-08 - 10 units Typical Level 10-23 - 4 units Level 24 - 4 units Typical Level 25-27 - 2 units **Current Proposal** Typical Level 04-07 - 10 units Level 08 - 4 units Typical Level 09-11 - 5 units Level 12 - 4 units Typical Level 13-20 - 4 units Typical Level 21-24 - 4 units Typical Level 25-26 - 3 units Level 27 - 2 units Note: Post competition stage, the original street level (Level 01) at competition stage has been renamed the Ground Level in the SSDA proposal.

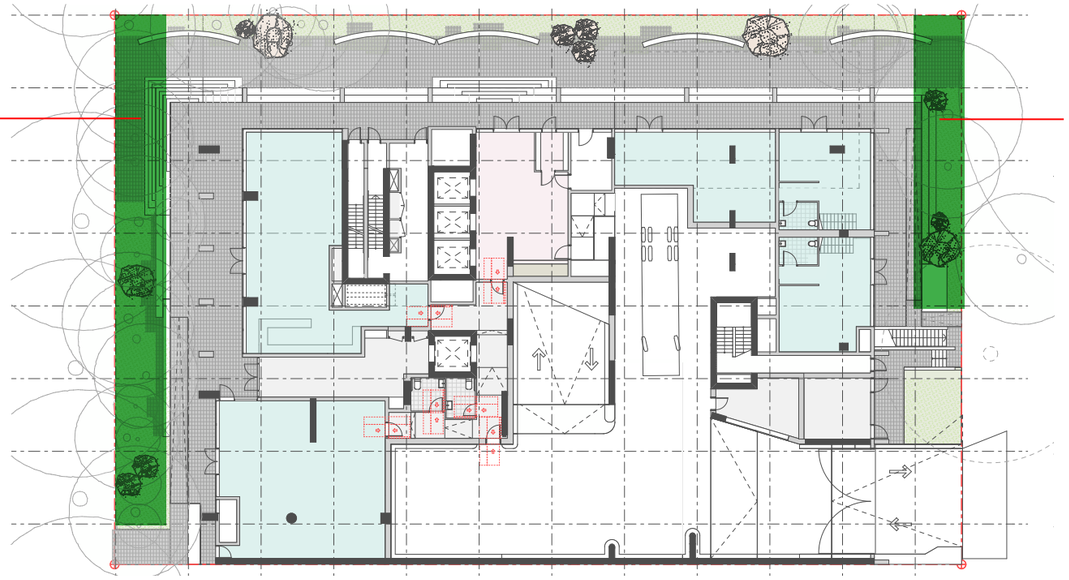
3.1 RESPONSE TO JURY COMMENTS

STRONGLY SUPPORTED DESIGN ELEMENTS TO BE RETAINED TO ACHIEVE DESIGN EXCELLENCE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Retention of urban street tree canopy where appropriate and feasible.	6m deep soil zones at both Archer and Bertram Streets have maximised the retention of the street tree canopy, particularly on Archer Street, that had the greatest number of street trees. The location of vehicular entries and the required services at street level have also been carefully considered to minimise the impact on the existing street tree canopy where feasible.



Competition Scheme - Level 01

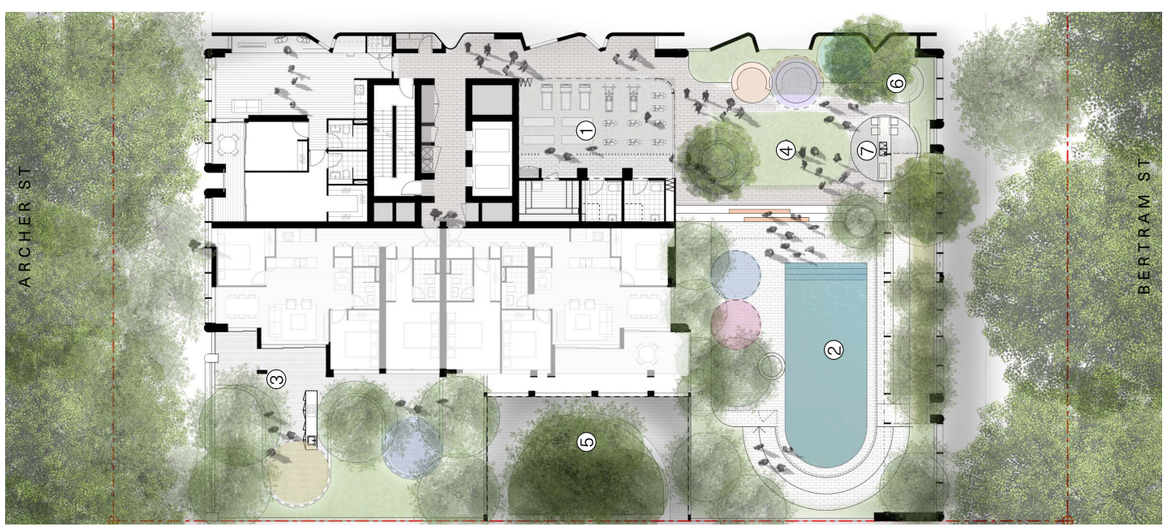
Deep soil zone to support tree canopy & landscaping



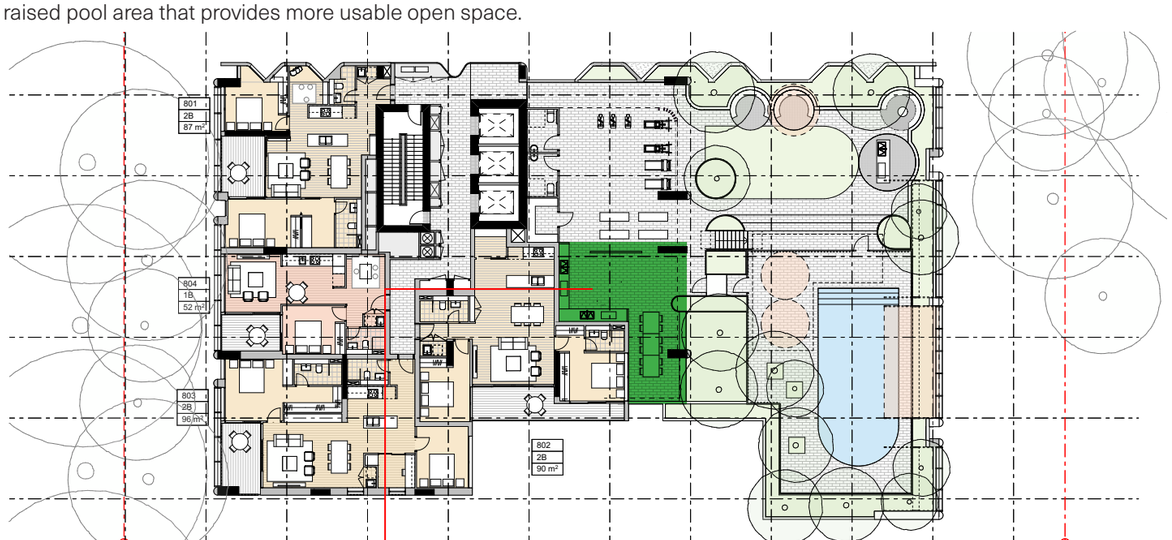
Deep soil zone to support tree canopy & landscaping

SSDA Proposal - Ground Level (renamed Level 01)

Amenity and character of communal open space, specifically the access to sunlight from the northeast.	The character and amenity of the communal open space has been retained and still receives direct sunlight from the north east. The amenity and usability of the communal open space has been enhanced by the reduction of residential units on this level to provide additional open space area as well as the deletion of ramp access (replaced with a platform lift) to the raised pool area that provides more usable open space.



Competition Scheme - Communal Open Space



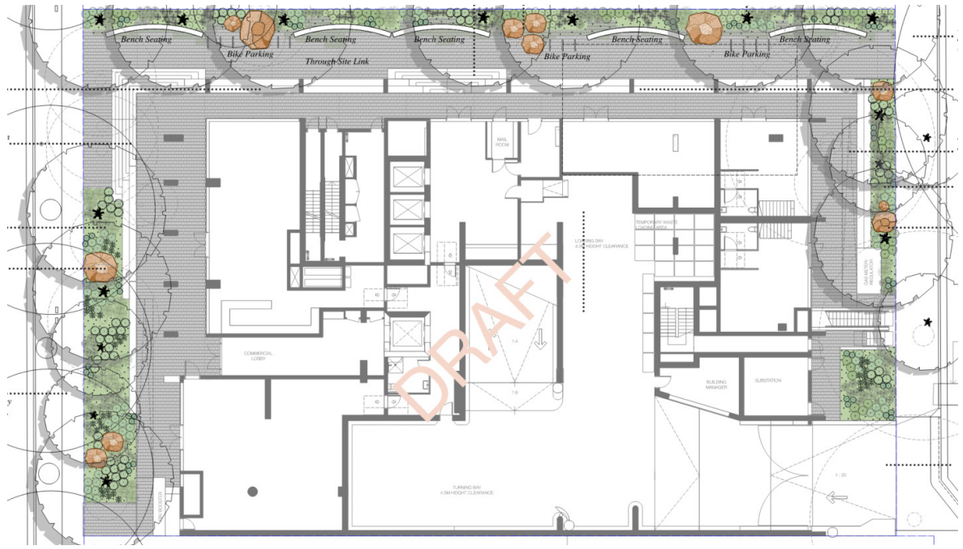
SSDA Proposal - Communal Open Space

Increased extent of communal open space providing additional uses for greater resident amenity

3.1 RESPONSE TO JURY COMMENTS

STRONGLY SUPPORTED DESIGN ELEMENTS TO BE RETAINED TO ACHIEVE DESIGN EXCELLENCE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Landscaping characteristics of the ground plane.	The landscaping character of the ground plane has been retained and reinforced through the SSDA design development. The design accommodates desire lines and provides a through site link that allows pedestrian use and creates a vibrant human scaled place for all, stitching together the existing public domain of Archer and Bertram Streets. Further consideration and refinement has been undertaken post competition to ensure that the through-site link maintains a high level of amenity when the sites to the north of the site are developed including mitigating wind impacts (by implementing the wind advice received into the design) and through the selection of wind and shade tolerant plant species. The proposed tree and vegetation planting proposes to return the Blue Gum and Red Bloodwood species that were native to the area. The ground plane plant species have been selected predominantly from the Blue Gum High Forest. The upper level planting mixes this selection with native species and includes exotics that will support the range of micro climates across the site.

SSDA Proposal - Planting & Tree Species

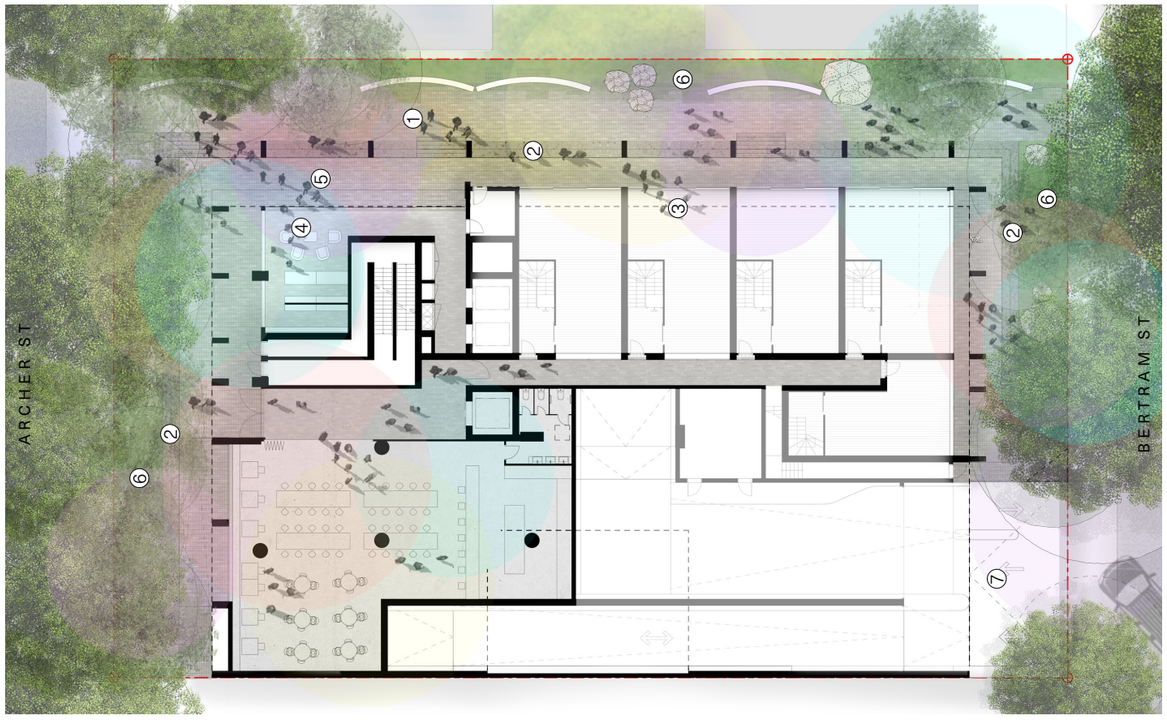


SSDA Proposal - Ground Level (renamed Level 01)

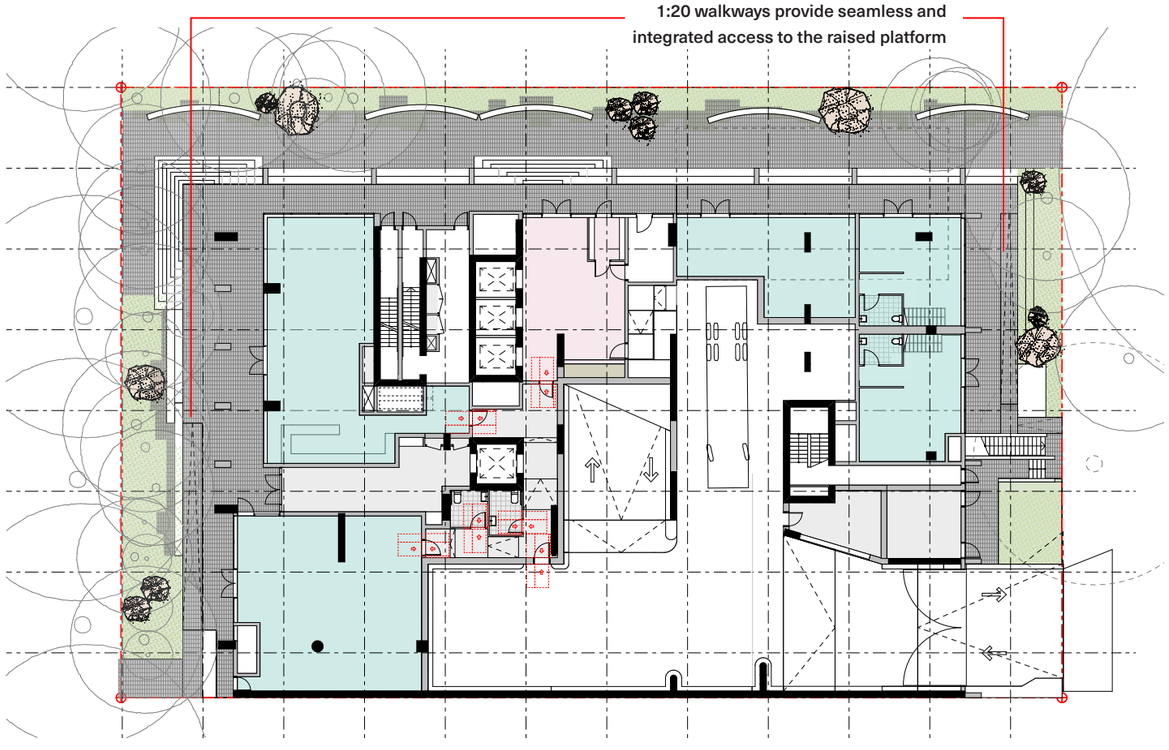
3.1 RESPONSE TO JURY COMMENTS

Jury recommendations for Design development related to the following matters is recommended during the detailed SSDA phase:

ELEMENTS REQUIRING FURTHER DESIGN DEVELOPMENT DURING DETAILED SSDA PHASE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Accessibility between the upper level of the veranda and both street frontages is to be improved, including the integration of ramps within the landscape and built form to both Bertram St and Archer St	The integration of ramps at street level and to the veranda have been improved significantly post-competition stage. 1:20 walkways have been integrated within the veranda design to provide accessible access off Archer Street and Bertram Street. The bleacher seating that provides a stepped transition from the veranda to the street level has been extended along Bertram Street and provides a landscaped transition that mediates the level change between the veranda and adjacent existing street.
Ensure the through-site link upholds the high-quality aspirations upon the redevelopment of sites to the north of the link.	The refinement of the design for the through site link has ensured that the high-quality aspirations will still be maintained with the redevelopment of the site directly to the north of the link, by providing a landscape interface that will allow flexibility for the development to the north to also provide active frontages fronting the through site link but will equally work as a landscape buffer. Wind impacts have been considered in the plant and landscape selection and the treatment of the through site link. The design of the publicly accessible through site link provides a landscape interface that negotiates the level changes across the site. Appropriate screening ensures visual privacy, while creating a lush and green environment. A fully accessible path from both Archer Street and Bertram Street ensures equitable access and enjoyment of the key retail and landscape spaces at street level. The raised platform provided to address flood impacts and the covered veranda provide external spaces that are robust and protected, The stepped and tiered treatment of the ground plane ensure that the street level is activated and permeable, with clear sight lines across the site and direct visual connection from the raised retail tenancies to the street.



Competition Scheme - Level 01

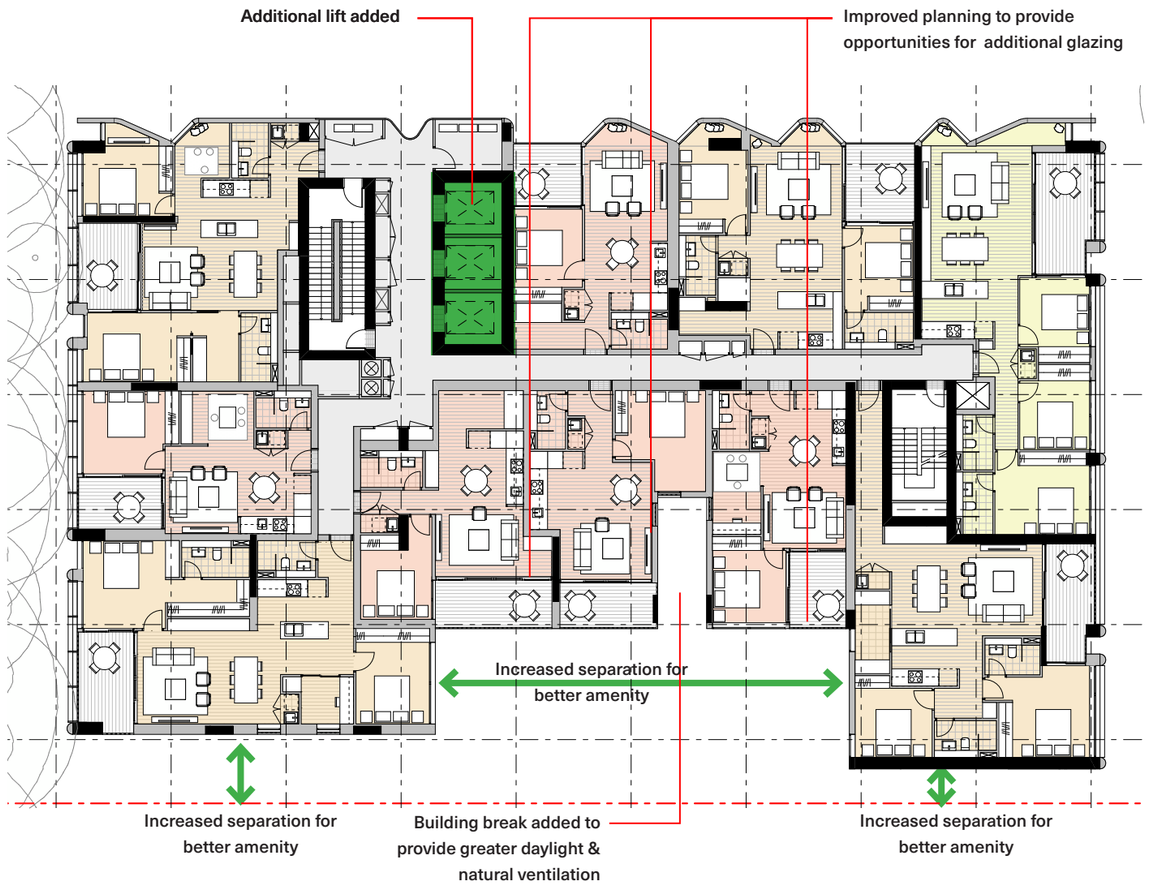


SSDA Proposal - Ground Level (renamed Level 01)

3.1 RESPONSE TO JURY COMMENTS

ELEMENTS REQUIRING FURTHER DESIGN DEVELOPMENT DURING DETAILED SSDA PHASE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Reconsider apartment planning to improve amenity of some of the south-facing apartments in the podium levels.	Apartment planning has been reconsidered and the amenity of south facing apartments in the podium levels have been improved. Built form to Bertram Street has been reduced to provide greater separation and the opportunity for more generous frontage and glazing for the south facing apartments. This will provide greater daylight access for all the units. The introduction of a building break to the south also has the added benefit of maximising natural cross ventilation to the units
Provision of three lifts to the tower core to minimise dwell times and provide a high level of service to apartments in the tower and podium.	The recommendations of the jury have been adopted, with the re-design of the building core to provide an additional residential lift (for a total of three lifts) to minimise waiting times and provide a high level of service to the apartments.

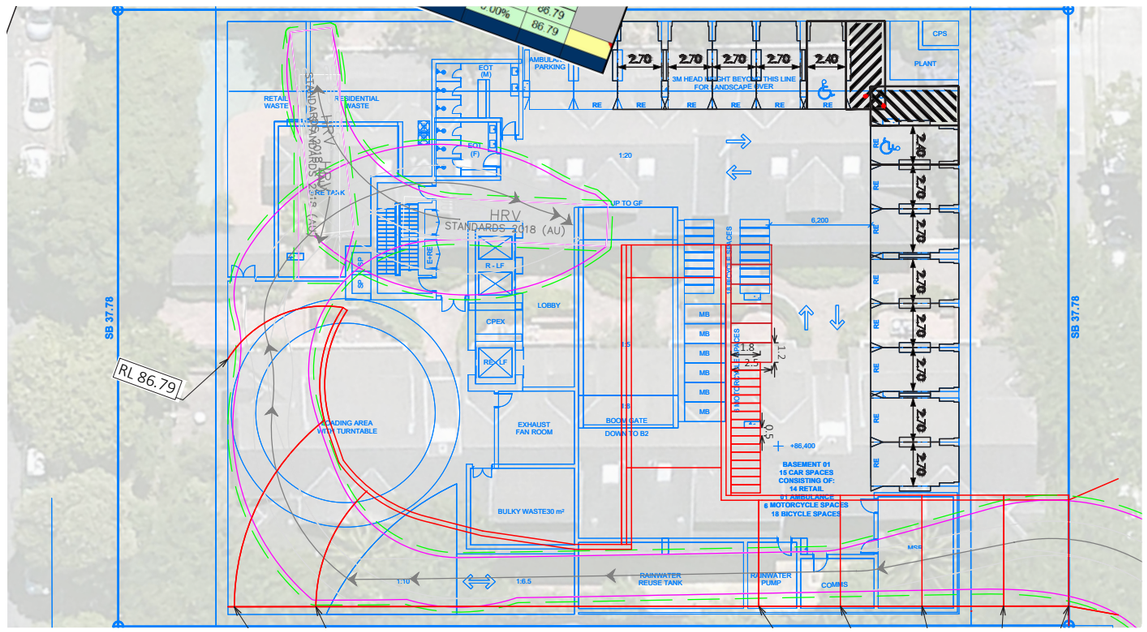
Competition Scheme - Typical Lower Residential Level



SSDA Proposal - Typical Lower Residential Level

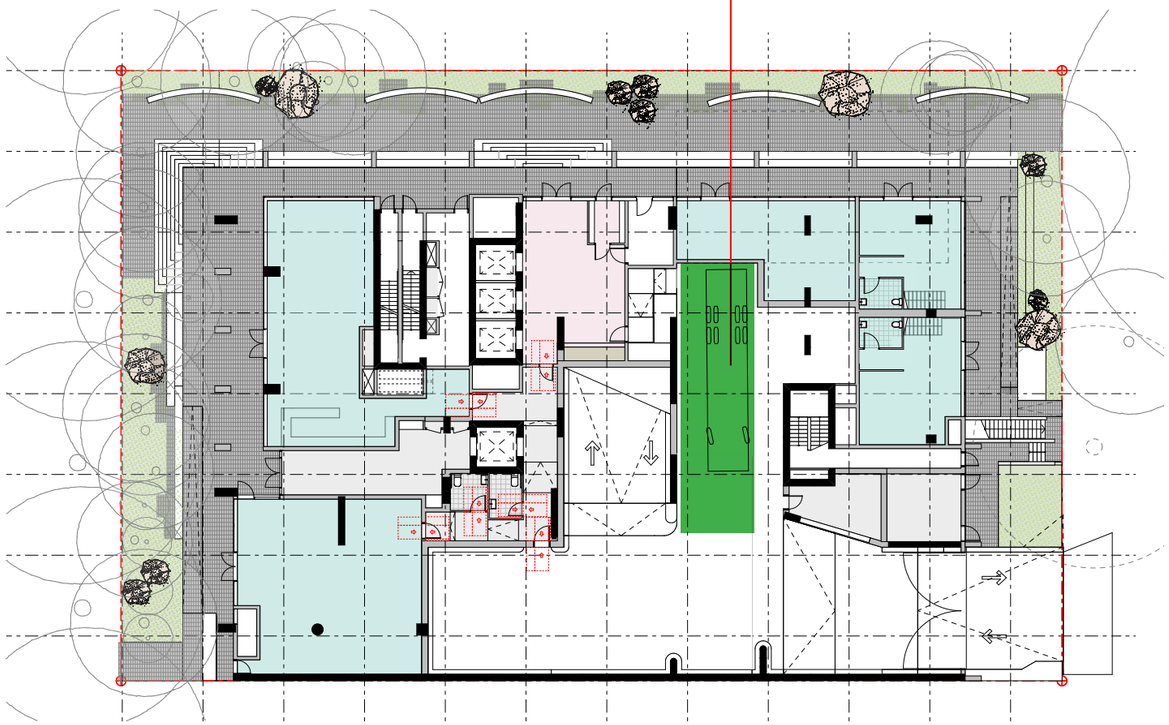
3.1 RESPONSE TO JURY COMMENTS

ELEMENTS REQUIRING FURTHER DESIGN DEVELOPMENT DURING DETAILED SSDA PHASE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
The driveway access should be resolved to minimise driveway width and quantity of driveway access points. Explore the alternative driveway locations providing the required 1.2m minimum distance from the site boundary to be consistent with statutory requirements, on either Bertram Street or Archer Street. Access from either street would not compromise design excellence in the view of the Jury.	The driveway access has been consolidated and minimised to reduce the quantity of access points. Access from Bertram Street has been maintained. Due to its location and relative proximity to the city core, the approach to maximise active frontage and pedestrian access to Archer Street is considered to be appropriate. The required 1.2m minimum distance from the site boundary on Bertram Street has been provided to be consistent with statutory requirements. The response to flood levels has been considered in the levels set for the driveway access and has been reviewed and co-ordinated with the civil consultant. The relocation of the loading dock from the basement to the ground level has been carefully considered. At competition stage, the requirement confirmed by Council was for an MRV truck to be accommodated. Post competition stage, the new requirements advised by Council was for a HRV truck to be accommodated. Detailed design and testing was undertaken to understand the impact of the larger truck. Accommodating a truck in the basement level would have resulted in the loss of a significant amount of active frontage at Archer Street and on the ground level (as shown below). In comparison, the proposed location of the loading dock centrally on the floor plate on ground level serves two purposes. It maximises the active frontages to all 3 frontages (Archer and Bertram Street and the through site link) and utilises space at ground level that would not have been successful for retail uses.



Post Competition Testing - HRV Truck Access to Basement 1

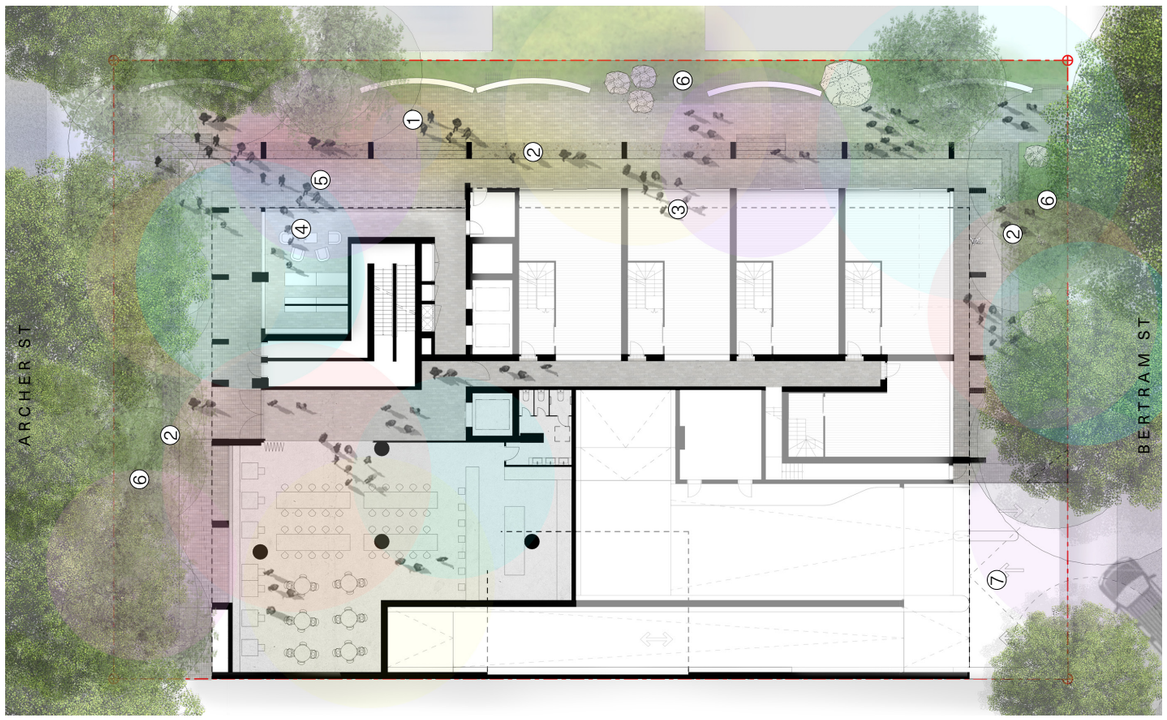
Loading dock uses area that would not have been successful for retail uses as it is deep within the floor plate and also minimises conflict by locating the truck clear of car movements



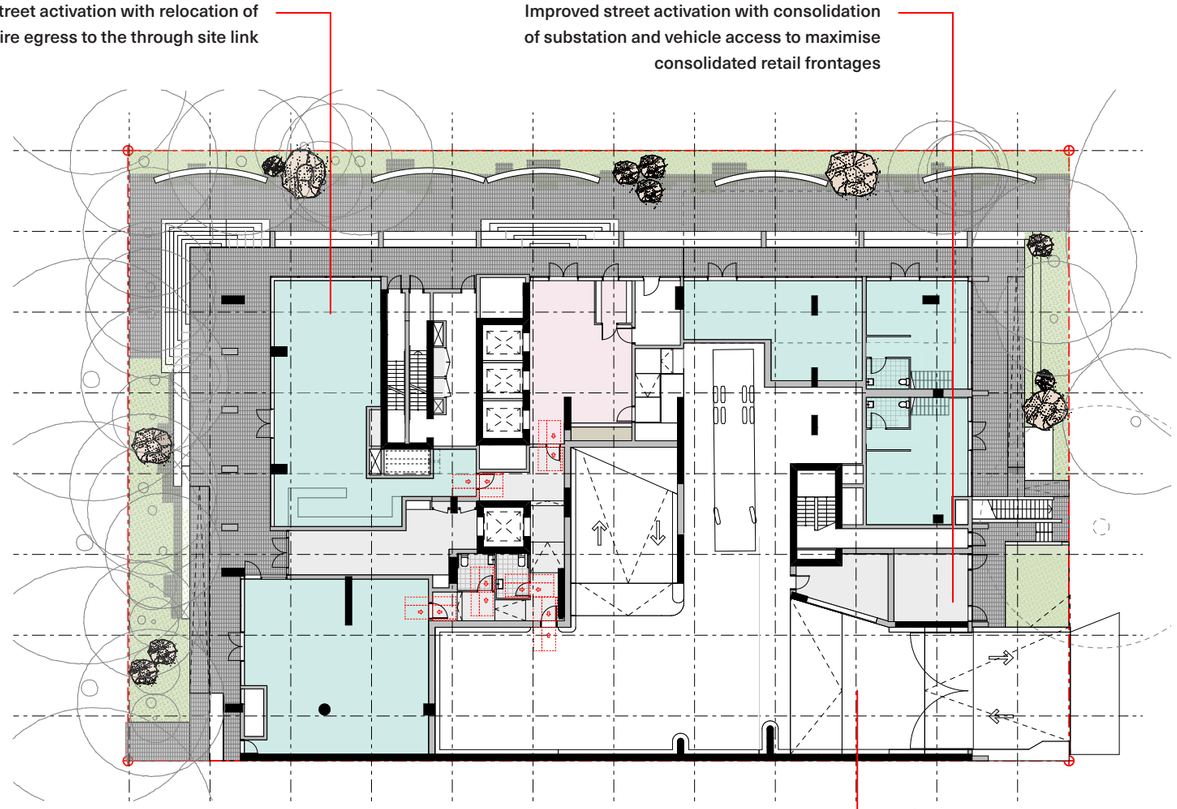
SSDA Proposal - Ground Level (renamed Level 01)

3.1 RESPONSE TO JURY COMMENTS

ELEMENTS REQUIRING FURTHER DESIGN DEVELOPMENT DURING DETAILED SSDA PHASE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Final substation location should be resolved to ensure compliance with requirements.	The substation has been integrated within the built form as a mini chamber accessed off Bertram Street. The proposed location and design has been considered and reviewed by the relevant consultants and responds to servicing and access requirements as well as the required free board levels. The location adjacent to the carpark access has also been reviewed and is considered appropriate as it allows the active frontages to be consolidated and provides for the natural separation of pedestrian and vehicular movement, reducing potential conflicts.
Explore flexible layouts to the ground floor SOHO and retail, to maximise provision of retail and commercial spaces.	The design has been refined post competition to provide greater flexibility to the ground level retail. Active frontage to Archer Street has been increased with the relocation of the residential lobby and fire egress to the through site link. This allows for a more consolidated retail area to be provided at Archer Street, where it is closer to the city core and where there will be greater foot traffic. The relocation of the residential lobby to the through site link ensures that there will be activity day and night (from resident use) to ensure safety, and its location in a highly visible location from both streets also provides for more convenient resident access, allowing drop off and delivery access off both Bertram and Archer Street. Flexible layouts to the ground floor SOHO and retail were tested further and the location and proposed arrangement of the retail uses on the ground level have been amended to maximise activation and safety. The double storey retail units to Bertram Street provide opportunities for both retail uses as well as commercial uses as small offices and responds to the quieter and more residential character of this street. The larger retail tenancies to Archer Street respond to the more commercial character of this street and its proximity to the commercial core.



Competition Scheme - Level 01



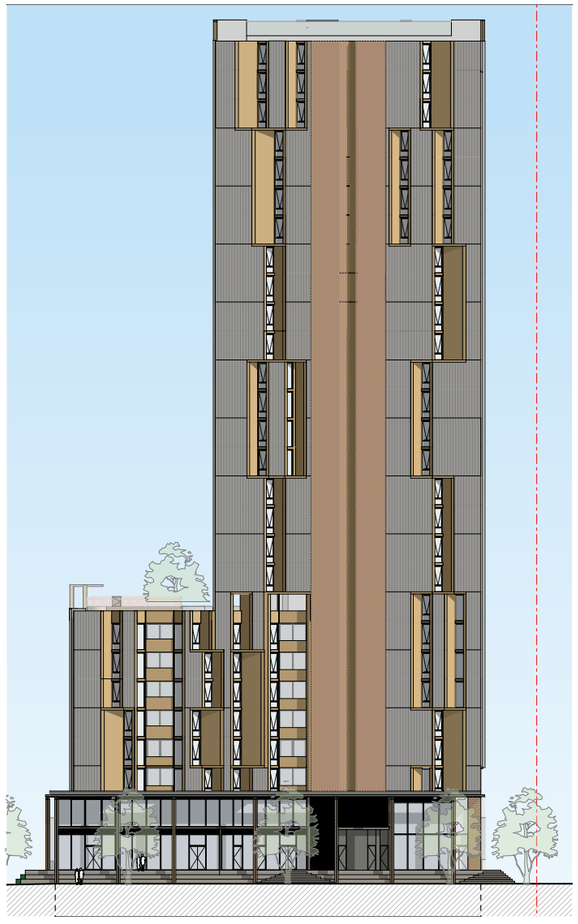
SSDA Proposal - Ground Level (renamed Level 01)

3.1 RESPONSE TO JURY COMMENTS

ELEMENTS REQUIRING FURTHER DESIGN DEVELOPMENT DURING DETAILED SSDA PHASE DESIGN COMPETITION SCHEME	DESIGN RESPONSE SSDA PROPOSAL
Through detailed testing and technical review, refine the design of the eastern and western facades to improve solar and environmental performance to improve apartment amenity and sustainability.	Post-competition, the facade design has been refined with consultant input to maximise the performance of the building facades, including the eastern and western facades. This includes: • Working through the operability of the windows • The glazing performance and • The design of the brise soleil vertical and horizontal elements to maximise the environmental performance and improve the solar access for the units.

North Facade

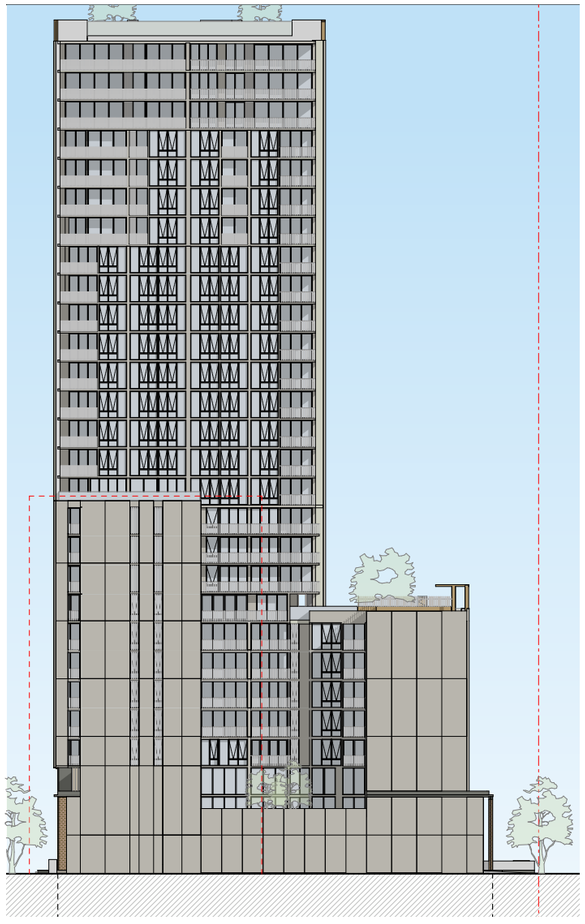
Window locations, orientation, size & extent have been refined to maximise solar access



SSDA Proposal

South Facade

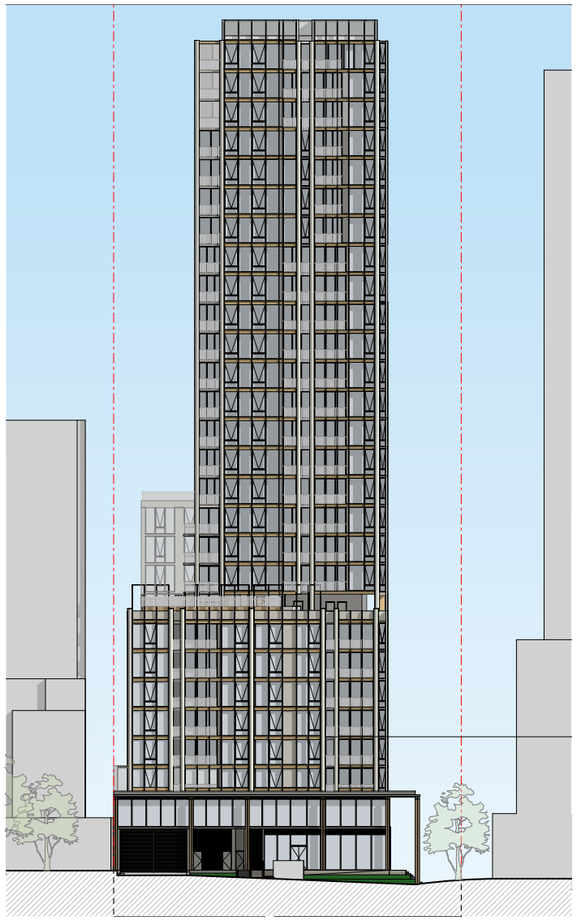
Additional windows and facade have been provided to south facing units to maximise amenity and outlooks towards Sydney CBD



SSDA Proposal

East Facade

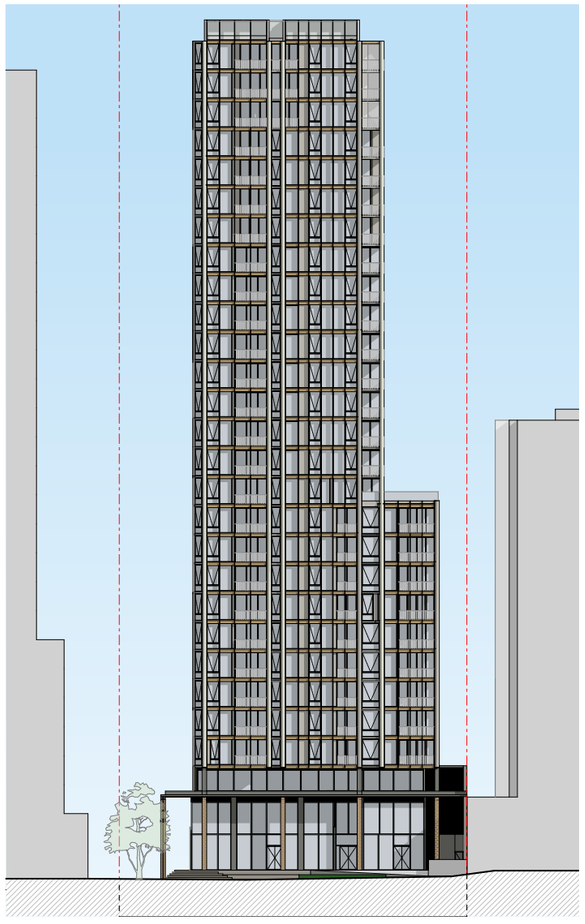
Window locations, percentage of openings, orientation, size, extent and brise Soleil depth have been refined to maximise amenity.



SSDA Proposal

West Facade

Window locations, percentage of openings, orientation, size, extent and brise Soleil depth have been refined to maximise amenity.



SSDA Proposal

3.1 RESPONSE TO JURY COMMENTS

DESIGN COMPETITION SCHEME	SSDA PROPOSAL
Archer Street Montage	Archer Street Montage

3.1 RESPONSE TO JURY COMMENTS

DESIGN COMPETITION SCHEME	SSDA PROPOSAL
Bertram Street Montage	Bertram Street Montage

3.1 RESPONSE TO JURY COMMENTS

DESIGN COMPETITION SCHEME

Through Site Link Montage (Northern Elevation)

SSDA PROPOSAL

Through Site Link Montage (Northern Elevation)

3.1 RESPONSE TO JURY COMMENTS

DESIGN COMPETITION SCHEME

Archer Street Montage

SSDA PROPOSAL

Archer Street Montage

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FUSE—ARCHITECTS

URBIS

ARCHITECTURAL DESIGN COMPETITION REPORT

37 Archer Street, Chatswood

Prepared for
HYECORP PROPERTY GROUP
25 October 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Christophe Charkos
Associate Director	Holly McNamara
Senior Consultant	Sam McGough
Assistant Planner	Thomas Suthons
Project Code	P0050310
Report Number	Final 25.10.24

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

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CONTENTS

FIGURES

TABLES

1. JURY MEMBER ENDORSEMENT

This report has been endorsed by the Jury of the Architectural Design Competition as demonstrated in **Table 1** below.

Table 1 Jury Member Endorsement

Juror	Signature	Date
Kim Crestani (Chair) Director Order Architects		22 October 2024
Matthew Bennett Director Bennett and Trimble		22 October 2024
Chris Johnson Registered Architect		25 October 2024

2. INTRODUCTION

2.1. OVERVIEW

The purpose of this Architectural Design Competition Report (**Competition Report**) is to inform the Consent Authority of the process and outcomes of an invited Architectural Design Competition (**the Competition**) for the development of a mixed-use residential tower at 37 Archer Street, Chatswood, and the selection of the winning architectural design.

Hyecorp Property Group (**the Proponent**) invited three design teams to participate in the Competition and prepare design proposals for the site. Each team worked in association with a landscape architecture firm. The three architectural teams that participated in the Competition were:

- DKO Architecture and Land & Form Landscape;
- PBD Architecture and Arcadia Landscape;
- Fuse Architecture and Black Beetle Landscape.

All three competitors participated in the Competition and produced a final submission for consideration and assessment by the Jury.

The Competition was undertaken in accordance with the Design Excellence Strategy prepared for the site, and in accordance with the Architectural Design Competition Brief (**Competition Brief**) prepared by Urbis and endorsed by the Government Architect NSW on 23 August 2024. The Competition was also undertaken in accordance with the GANSW *Design Excellence Guidelines* as required by clause 6.23 of the *Willoughby Local Environmental Plan* (**WLEP**).

This report has been prepared in accordance with these requirements and outlines the Competitive Design Process, the Jury's assessment of each scheme, and demonstrates the Jury's rationale for selection of the winning scheme. Each Jury member has reviewed and endorsed the content contained within this report.

2.2. SITE DESCRIPTION

The following provides details of the site:

- The site is known as 37 Archer Street, Chatswood and is in the Willoughby local government area (**LGA**).
- The site is legally described as SP 38065.
- There are 14 landowners for the existing townhouses at the site as well as a strata body corporate.
- The site has an area of 2,201m^2.
- The site currently accommodates a residential development with 14 townhouses arranged around a central courtyard, with basement car parking and an open-air pool.
- The site is highly accessible to both bus and rail services. The site is approximately a 700m walk to Chatswood train and metro interchange.
- The site is generally rectangular in shape with frontages to Archer Street and Bertram Street. Existing vehicular access is currently provided from Betram Street.

The site has considerable vegetation around the boundaries and in the middle through-link. Several mature street trees align both the frontage with Bertram Street and Archer Street.

The subject site is not within a heritage conservation area, nor is it a heritage listed item. However, the site is adjacent to the South Chatswood Heritage Conservation Area and is in the vicinity of a number of locally listed heritage items.

Figure 1 Aerial Location Map

Source: Urbis 2024

Figure 2 Regional Context Map

Source: Urbis 2024

2.3. THE PROPONENT

Hyecorp Property Group is the Proponent for this Architectural Design Competition and invited three architectural teams and their nominated landscape architect to prepare design proposals for the site.

2.4. THE CONSENT AUTHORITY

As the proposal is for the purposes of a residential development that includes 'in-fill affordable housing' with an estimated development cost greater than $75 million, it is appropriately classified as a State Significant Development (**SSD**) under clause 26A of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*.

Being designated as SSD, the consent authority will be the Department of Planning, Housing and Infrastructure (**DPHI**).

As the project is SSD, the Government Architect NSW (**GANSW**) will oversee and endorse the competitive design process.

2.5. DESIGN INTEGRITY

Following the conclusion of the competitive design process, the final design is to be lodged as a SSDA. Prior to the determination of the SSDA, should the SSD design change substantially from the design competition scheme, the amended design will be reviewed by a Design Integrity Panel (**DIP**) composed of all original Jury members.

The DIP is only required to reconvene if any amendments to the SSD design alter the design elements that the Jury considered to contribute to achieving design excellence. The DIP will only be reconvened, if necessary, should any substantial design amendments be made throughout the detailed design process.

Significant design modifications throughout the design development or SSDA processes will require review by the DIP.

2.6. IMPARTIAL OBSERVERS

Throughout the Competition, impartial observers from the GANSW, Willoughby City Council, and the DPHI supervised the integrity of the process and ensured the design competition ran in accordance with the Competition Strategy, Competition Brief, procedures and protocols. Impartial observers were granted access to all Competition documents and were invited to the briefing session and the Competitor presentations.

2.7. STATUTORY FRAMEWORK

The principal Environmental Planning Instrument (**EPI**) that applies to the site is the *Willoughby Local Environmental Plan 2012* (**WLEP**).

The WLEP requires design excellence to be demonstrated for all development within the CBD Strategy boundary identified as 'Area 5' on the Special Provisions Area Map. Under clause 6.23 of the WLEP, design excellence can be demonstrated in two ways:

- For a building less than 35m in height, a design review panel reviews the development, or,
- For a building that exceeds 35m in height, the design of the development is the winner of a competitive design process held in relation to the development.

As the proposed development is to exceed 35m in height, a competitive architectural design competition has been held to demonstrate design excellence.

2.8. EVALUATION OF THE SCHEME AND THE WINNING DESIGN

An analysis and evaluation of the designs was undertaken in accordance with the assessment criteria contained within the Competition Brief. This included the design, planning, and commercial objectives of the Brief and compliance with the relevant planning controls. The Competition has resulted in a winning scheme that was determined by the Jury to demonstrate the potential for design excellence.

The Jury unanimously agreed that the Fuse Architects & Black Beetle Landscape scheme demonstrated the ability to achieved Design Excellence as per clause 6.23 of the WLEP 2012 and the Competition Brief requirements. The Fuse Architects & Black Bettle Landscape scheme was subsequently awarded the winner of the Architectural Design Competition.

Detailed within **Section 4** of this report are those features that the Jury considers to be fundamental to achieving design excellence and those issues that need to be resolved in design development.

Details of the three design schemes and Jury deliberations are discussed in the following sections.

3. ARCHITECTURAL DESIGN COMPETITION PROCESS

3.1. OVERVIEW

The Proponent invited three design teams to prepare submissions in response to a Competition Brief as part of the Competition. The Competition Brief was prepared by the Proponent and Urbis and endorsed by the GANSW on 23 August 2024.

The process undertaken is described in more detail as follows:

- Three design teams were invited to participate in the Competition, held over a six-week design period.
- The Competition Brief was issued to the design teams and Jury members on 26 August 2024.
- A briefing session was held on 26 August to provide an overview of the site, outline the planning parameters and the Competition Brief, and provide an opportunity for the competitors to ask questions and seek clarification regarding the Brief and the Competition procedures.
- All design teams received technical support throughout the Competition with access to technical advisors.
- All design teams submitted a Design Report (Final Submission), articulating their proposed architectural schemes for the site.
- Each design team presented their proposed architectural schemes to the Jury during the Final Presentation Day held on 14 October 2024. The Jury deliberations were held on the same day.
- One scheme was chosen as the winner of the Architectural Design Competition. This decision was made on 14 October 2024.

The Competition was undertaken in an open and transparent manner in consultation and disclosure with GANSW officers and the Impartial Observers. The GANSW and Impartial Observers were involved the Design Competition Process as follows:

- GANSW – reviewed, provided comment, and endorsed the Competition Brief, and the Final Presentation dates.
- Willoughby City Council – reviewed and provided comment on the Competition Brief.
- Impartial Observers – viewed and observed the Competition Brief, and the Final Presentation processes.

3.2. PARTICIPATING ARCHITECTURAL TEAMS

The three design teams that participated in the Architectural Design Competition were:

- DKO Architecture and Land & Form Landscape;
- PBD Architecture and Arcadia Landscape;
- Fuse Architecture and Black Beetle Landscape.

3.3. JURY

The Jury appointed for the Competition were:

- Kim Crestani (Chair) – Director, Order Architects.
- Matthew Bennett – Director, Bennett & Trimble.
- Chris Johnson – Registered Architect.

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

3.4. TECHNICAL ADVISORS

Technical advice was provided to competitors throughout the competitive process and a technical assessment of each scheme's final submission was undertaken. The technical advisors involved in the Competition are outlined in **Table 2** below.

Table 2 Technical Advisors

Name	Company	Discipline
Christophe Charkos	Urbis	Competition Manager/planner
Holly McNamara	Urbis	Competition Manager/planner
Sam McGough	Urbis	Competition Manager/planner
Thomas Suthons	Urbis	Assistant planner to Competition Manager
Steven Cassells	Neuron	Building Services
Michael Hromek	WSP	Cultural Heritage
Sian Hromek	WSP	Cultural Heritage
Richard Rigby	RLB	Quantity Surveyor
Meg Kong	Transport Strategies Alliance	Traffic
Terence Mak	Palantir	Structural
William Zhang	Palantir	Structural

3.5. INVITED IMPARTIAL OBSERVERS

The Competition and technical assessments were overseen by several impartial observers who attended various stages of the Competition and had access to key Competition documents including the Competition Brief. This includes the following people:

- Guy Pinkerton – GANSW.
- Lynda Tran – GANSW.
- Michelle Niles – GANSW.
- Wil Robertson – Willoughby City Council.

It is noted that the following representatives of the Proponent were also present as observers during various stages of the Competition:

- Stephen Abolakian.
- Mona Chao.
- Norelle Jones.
- Yianni Karantonis.

3.6. KEY DATES

The key dates of the competition are outlined in **Table 3** below.

Table 3 Key Dates

Date	Milestone
26 August 2024	Commencement Date
26 August 2024	Competitive Briefing Session
3 September 2024	Walk on Country
16 September	Mid-Point Lodgement Date
8 October 2024	Final Submission Lodgement Date
14 October 2024	Presentation Date
14 October 2024	Decision Date
14 October 2024	Notification of decision to Design Teams
Within 14 days of the competition presentation	Architectural Design Competition Report

4. EVALUATION

4.1. OVERVIEW

Following the submission of the final competitive design schemes, a technical assessment and compliance review of the three submissions were undertaken by the technical advisors. This review was provided to the Jury the week before the deliberations.

Each design team presented their scheme to the Jury explaining their approach to the site, design concept, compliance with planning controls and the design, planning and commercial objectives of the Competition Brief, as well as the benefits of their respective schemes.

In accordance with the assessment criteria within the Brief, the design schemes presented by the three competitors were analysed and assessed by the Jury with a focus on design quality and the planning, design and commercial objectives of the Competition Brief.

The design merits of each scheme were assessed, and areas needing further development were identified and discussed during the deliberation process. Overall, the Jury observed that all three schemes exhibited high design merit, despite each having various non-compliances with the Competition Brief.

Although all schemes showed design merit, a unanimous decision was made on a winning scheme based on design quality and excellence. The following section provides a detailed overview of each of the three design schemes.

4.2. DKO ARCHITECTURE | LAND & FORM LANDSCAPE

The key principles of the competitor's Connecting with Country response were well articulated and commended by the Jury for being evident from the commencement of their design.

The Jury noted that the tripartite massing was a positive element of the scheme, resulting in strength and simplicity to the overall building massing with a clear integration of structure. The intention to have clear distinction between the material, scale and character of the tower and the podium was commended by the Jury.

The Jury recognized the tower design's excellent solar access and natural cross ventilation as a strength, offering high levels of amenity to residents. However, they noted that the large balconies in some apartments pushed bedrooms deeper into the floorplan, potentially reducing daylight and amenity in those rooms.

The articulation of the northern and southern façades of the building with angled windows to mitigate visual and physical separation to neighbouring developments was commended. However, the Jury identified that significant design development would be required to reduce the overly robust architectural expression of the tower facades.

The ground floor activation and variety of tenancies were seen as strengths of the scheme, along with the interface with the through-site link. However, the Jury expressed concerns about the through-site link's consideration of future development to the north and the resulting solar and wind impacts.

The Jury also raised concerns about the building core configuration and the lack of space for an additional lift in the podium, which could lead to a suboptimal arrangement as there was no consideration of lift redundancy.

The Jury were impressed by the clarity of DKO's graphic and verbal presentation, and the inclusion of younger team members who did an excellent job leading the presentation.

Figure 3 DKO Scheme Photomontage

Looking southwest from Betram Street

Source: DKO Architects 2024

4.3. PBD ARCHITECTURE | ARCADIA LANDSCAPE

The configuration of the through-site link as an activated arcade through the podium was commended by the Jury as an interesting and ambitious proposal with benefits to the urban character and connectivity of the area. The Jury had concerns that the address of the link to Archer Avenue and Bertram St lacked a civic scale and the extent of the link open to the sky would require further refinement.

Consolidation of the commercial and residential entrances to provide an Archer Street address was supported by the Jury. The Jury also commended the commercial and retail mix, offering a range of flexible tenancy spaces of varying size and character.

The low-rise SOHO's adjacent to the heritage conservation area was deemed by the Jury to provide an appropriate and commendable transition between the differing densities. The clear architectural massing of the upper levels of the podium on the upper levels was also commended.

The Jury commended the efficiency of the apartment planning but did not support the inclusion of multipurpose rooms in a number of residential apartments, suggesting the plans would require refinement to remove these spaces or reconfigure them as habitable rooms. Overall, the apartment layouts need further detailed design to better respond to the site context and to mitigate large blank external to the northern tower elevation.

The Jury commended the core location and lift provision in the podium and tower.

The Jury raised concerns over the resolution of the basement loading area and noted significant design development was required to resolve concerns raised by the technical review process.

Figure 4 PBD Scheme Photomontage

Looking east through the proposed through-site link running through the podium.

Source: PBD Architects 2024

4.4. FUSE ARCHITECTURE | BLACK BEETLE LANDSCAPE

The Jury commended the scheme for its strong response to the site context, the originality and thoughtfulness of the architectural proposal, and the consideration of the wider Chatswood context.

The design of the through site link was strongly supported by the Jury who commended its urban scale and width, consistent levels, legibility (clear view lines) and the architectural and landscape character of the proposed urban connection. However, the Jury noted that further consideration and refinement will be required to ensure the through-site link maintains a high level of amenity when the sites to the north of the site are developed including mitigating wind impacts and the selection of wind and shade tolerant plant species.

The Jury commended the architectural resolution and expression of the northern façade and noted the contribution this element provides to the proposal and the surrounding urban context. The structural hollow wall had strong architectural merit, providing high levels of amenity, character and spatial variation to both apartments and common areas within the building.

The Jury praised the tower floorplate design with predominantly 4 apartments per floor resulting in high planning efficiency and amenity for dwellings. The Jury raised concerns regarding the series of south-facing apartments in the podium and strongly recommends further consideration is given to the planning of the podium to improve the amenity and outlook of these apartments.

The Jury noted the misalignment between the structural strategy and expression of the tower and the apartment planning and recommends this be revisited and rationalised as part of the design development process.

It is noted the Fuse scheme provided an alternative basement access from Bertram Street, which resulted in a non-compliance with the Brief. The Jury advised they did not have any preference from a design excellence perspective whether the vehicle access was from Archer Street or Bertram Street. The Jury found the alterative vehicle access was well justified and would result in the retention of mature trees on Archer Street, however would be subject to further planning assessment.

Figure 5 Fuse Scheme Photomontage

Looking east from Archer Street through the proposed northern through-site link

Source: Fuse Architects 2024

5. JURY RECOMMENDATION

The Jury evaluated the design schemes for a mixed-use residential tower at 37 Archer Street, Chatswood. Of the three schemes, the design by Fuse Architecture and Black Beetle Landscape was judged the best, meeting the design, planning, and commercial objectives of the Competition Brief. This scheme also showed the greatest consideration for the site context and residential amenity. The Jury believed it was the most capable of achieving design excellence.

The Jury unanimously selected the Fuse Architects and Black Beetle Landscape scheme as the winning design to progress to the detailed SSDA phase. Understanding that the scheme will be developed through further design work, the Jury has made the following recommendations:

1. **Design elements strongly supported in the scheme that should be retained in order to achieve design excellence:**

- The through-site link with clear view lines and levels consistent with the public domain, at approximately 9m in width.
- The veranda element around the podium to provide shade and elemental shelter to the public domain and to mitigate the scale and wind impacts of the tower.
- Retention and articulation of the hollow structural wall on the northern façade, in recognition of its contribution to architectural expression, articulation, geometry, and overall scale and quality.
- Materiality of the building façade including the use of textured precast concrete.
- The clarity of the massing proposal including the slender tower form.
- Predominance of tower floor plates that limit the number of apartments per floor to approximately four. The Jury noted this as a key strength of the proposal but understands the planning of the tower will undergo further design development and refinement with market and technical feedback and input.
- Retention of urban street tree canopy where appropriate and feasible.
- Amenity and character of communal open space, specifically the access to sunlight from the northeast.
- Landscaping characteristics of the ground plane.

2. **Design development related to the following matters is recommended during the detailed SSDA phase:**

- Reconsider apartment planning to improve amenity of some of the south-facing apartments in the podium levels.
- Ensure the through-site link upholds the high-quality aspirations upon the redevelopment of sites to the north of the link.
- Accessibility between the upper level of the veranda and both street frontages is to be improved, including the integration of ramps within the landscape and built form to both Bertram St and Archer St.
- Provision of three lifts to the tower core to minimise dwell times and provide a high level of service to apartments in the tower and podium.
- The driveway access should be resolved to minimise driveway width and quantity of driveway access points. Explore the alternative driveway locations providing the required 1.2m minimum distance from the site boundary to be consistent with statutory requirements, on either Bertram Street or Archer Street. Access from either street would not compromise design excellence in the view of the Jury.
- Final substation location should be resolved to ensure compliance with requirements.
- Through detailed testing and technical review, refine the design of the eastern and western facades to improve solar and environmental performance to improve apartment amenity and sustainability.
- Explore flexible layouts to the ground floor SOHO and retail, to maximise provision of retail and commercial spaces.

The Jury noted that subject to the above recommendations, the Fuse Architects and Black Beetle Landscape scheme is considered capable of achieving design excellence.

6. CONCLUSION

The report provides a summary of the outcomes of the Architectural Design Competition for the redevelopment of the site into a mixed-use residential tower at 37 Archer Street, Chatswood.

The Architectural Design Competition was undertaken in accordance with the Design Excellence Strategy prepared for the site, and in accordance with the Architectural Design Competition Brief prepared by Urbis and endorsed by the GANSW on 23 August 2024.

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

- The Competition was undertaken in accordance with the draft GANSW Design Excellence Guidelines, the Design Excellence Strategy, and the Design Competition Brief endorsed by GANSW.
- The Fuse Architects and Black Beetle Landscape was determined unanimously by the Jury as the winning scheme for this Competitive Design Process. This scheme is to progress to the preparation of a SSDA (for lodgement with the DPHI). The Jury considered this scheme to provide a well-considered design response to meeting the objectives of the Brief.
- Subject to further refinement as outlined in **Section 5**, the winning scheme fulfils the design, commercial, and planning objectives of the Biref and is considered capable of achieving design excellence.
- The Design Excellence process for the future delivery of the proposal should include a quorum of the Jury as a Design Integrity Panel to ensure commercial and design excellence requirements are met.

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

7. DISCLAIMER

This report is dated 25 October 2024 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 Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Hyecorp Property Group **(Instructing Party)** for the purpose of a 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.

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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.

URBIS

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Chatswood Archer

DESIGN REPORT
10 — 2024

Content

FUSE—ARCHITECTS

black beetle

Acknowledgement of Country

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres Strait culture.

The journey of Aboriginal and Torres Strait Islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

Designing with Country

On Cammeraygal (also spelt Gamaragal) Country, we honor the ancestral territories. Reflecting a vibrant history of gatherings and ceremonial traditions foreshore with saltwater people, Chatswood celebrates its rich cultural heritage and community resilience, home of the Cammeraygal people.

Before we embark on our journey, our team acknowledges and pay our respects to the Traditional Custodians of the Cammeraygal Country, its Elders past, present, and emerging. We deeply recognise the profound connection the Cammeraygal People hold with their land, its stories, and its history. This enduring relationship transcends time and holds immense cultural significance.

As participants in this competition, we commit to approaching our work with reverence and a deep understanding of the importance of respecting both the land and its custodians. Our approach to Connection with Country is to establish a long-term connection with First Nations People that transcends a project's life.

We are committed to an open and considered dialogue with an Aboriginal Consultant of Hyecorp's choice, ensuring that the project receives authentic guidance and insights rooted in the wisdom and traditions of the Cammeraygal People. This partnership represents our sincere intention to foster genuine collaboration, uphold cultural integrity, and honour the living heritage of this sacred land.

Together, we embrace this opportunity to learn, grow, and create in harmony with the values and traditions of the Cammeraygal People, recognising their custodianship and celebrating the richness of their culture.

In response to the large catchment area and diverse population of the NSW - Chatswood this project seeks to acknowledge the relationships this creates, to establish integration through designing with Country.

The project recognises the contributions of the Gamaragl people and engages with the Indigenous perspective, bringing together all the different layers of history and meaning.

Embedded in the site there are unique opportunities for connection and integration of Country through access to views, provision of landscaped courtyards, clearly established public paths of travel and reference to the contextual environment through colours, built articulation and a high performing development. It also presents further opportunities to reflect on the local Aboriginal heritage and teachings and their integration into the development.

There are a number of opportunities to action this through the architectural + landscape design. Taking cues from Country the colour and material choices across the various levels of the development reference the Earth / Water, Vegetation, and Sky / Wind to focus the design concept.

Earth and Water
materiality & hydrology
WSUD opportunities through the site
Incorporating traditional local land and water management techniques into design – ESD

Vegetation
Protection and retention of trees where possible and increasing canopy cover throughout the site
Use of local indigenous planting of ecological communities of the area

Sky and Wind
Celebrating views to the surrounding neighbourhoods and sky (night) through the site.
Continuous connection of people to landscape with views from the micro to the macro as you move up through the building. Courtyard and street, canopy, and finally wider surroundings and night sky

Project objectives and considerations include:
• Aim to preserve visual connections between landforms / ridgelines and work with contextural topography.

• Draw inspiration from and sit harmoniously within the natural landscape including consideration to the site through a landscape lens, which can help to capture the context of the site within its broader cultural landscape.

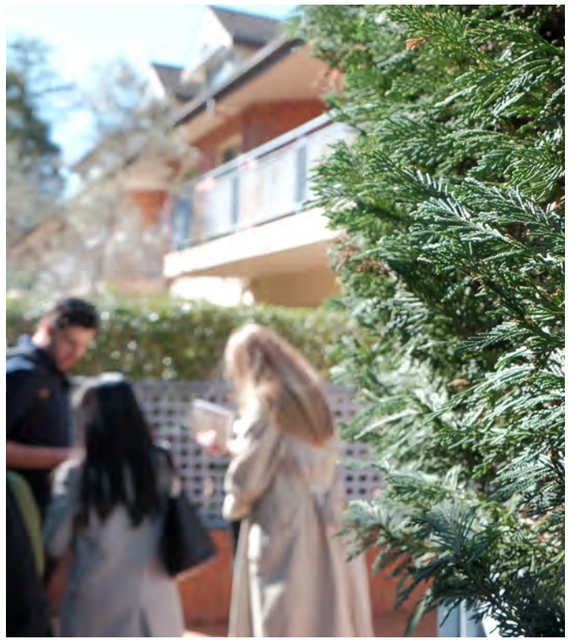
• Create an expression of place that is unique and relevant to the location and site. Open communal spaces provide a canvas for a meaningful culturally layered outcomes.

• Creating outcomes that are contextual and representative of the community they serve. The focus will be on spaces of inclusion and comfort that relate to social aspects of Country. This could be the interpretation of landscape experience and meeting points.
• Creating spaces that are legible for both First Nations and non-First Nations people.

• Incorporating wayfinding elements and locally sourced finishes and materials whist creating spaces that are welcoming, accessible and culturally safe.

• Indigenous plants contribute to holding cultural stories and are of great cultural and ecological importance. The placement of additional native trees and understorey aims to achieve a greater canopy cover / greening of the site and encourage existing habitat and ecologies.

• Recognising shared heritage to create a shared future in reusing, restoring and re imagining a future guided by generations of environmental wisdom, as an inspiration for innovation and adaptation.



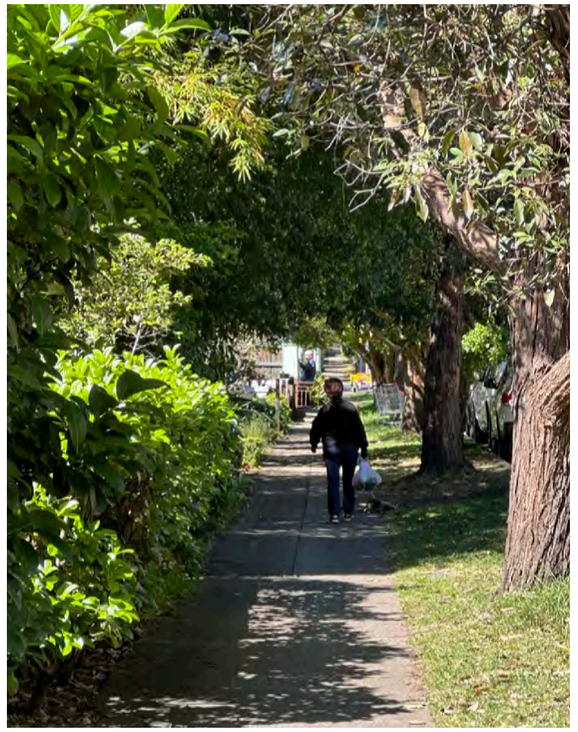
Inter_Connected
Inter_Generational
Inter_Cultural
Inter_Active

Through a dialogue with the context, we have created a place that meaningfully connects people, spaces, and the community. Our design infuses spaces with diverse uses and applications, embracing the contrasts of Chatswood's multicultural communities.

Chatswood, known for its dynamic multicultural identity, is a key influence on our design philosophy. The area's current population is characterized by a rich cultural mix, with over 60% of residents born overseas, primarily from East Asia (China and South Korea being the largest groups). The linguistic diversity of the community is equally significant, with nearly 70% of households speaking a language other than English at home. These statistics highlight Chatswood's unique position as a multicultural hub, and our design aims to celebrate and embrace this diversity.

Looking ahead, demographic trends forecast continued population growth, with increasing numbers of young professionals and families drawn to Chatswood for its thriving commercial and residential opportunities. By 2036, the population is expected to grow by over 20%, with an ongoing influx of residents from diverse cultural backgrounds. This projected shift underscores the need for spaces that are flexible, multifunctional, and able to evolve alongside the community's changing needs.

Our design addresses these current and future trends by creating adaptable spaces that foster interaction and inclusivity. By incorporating multifunctional areas, our architecture encourages the coming together of people from different cultural backgrounds, facilitating connection and dialogue. It is a design that not only reflects Chatswood's vibrant present but anticipates its dynamic future, creating spaces that can grow and transform alongside its community. WIth teh increase in density the importance of quality green open space becomes ever more paramount to capture the heritage



Context Analysis

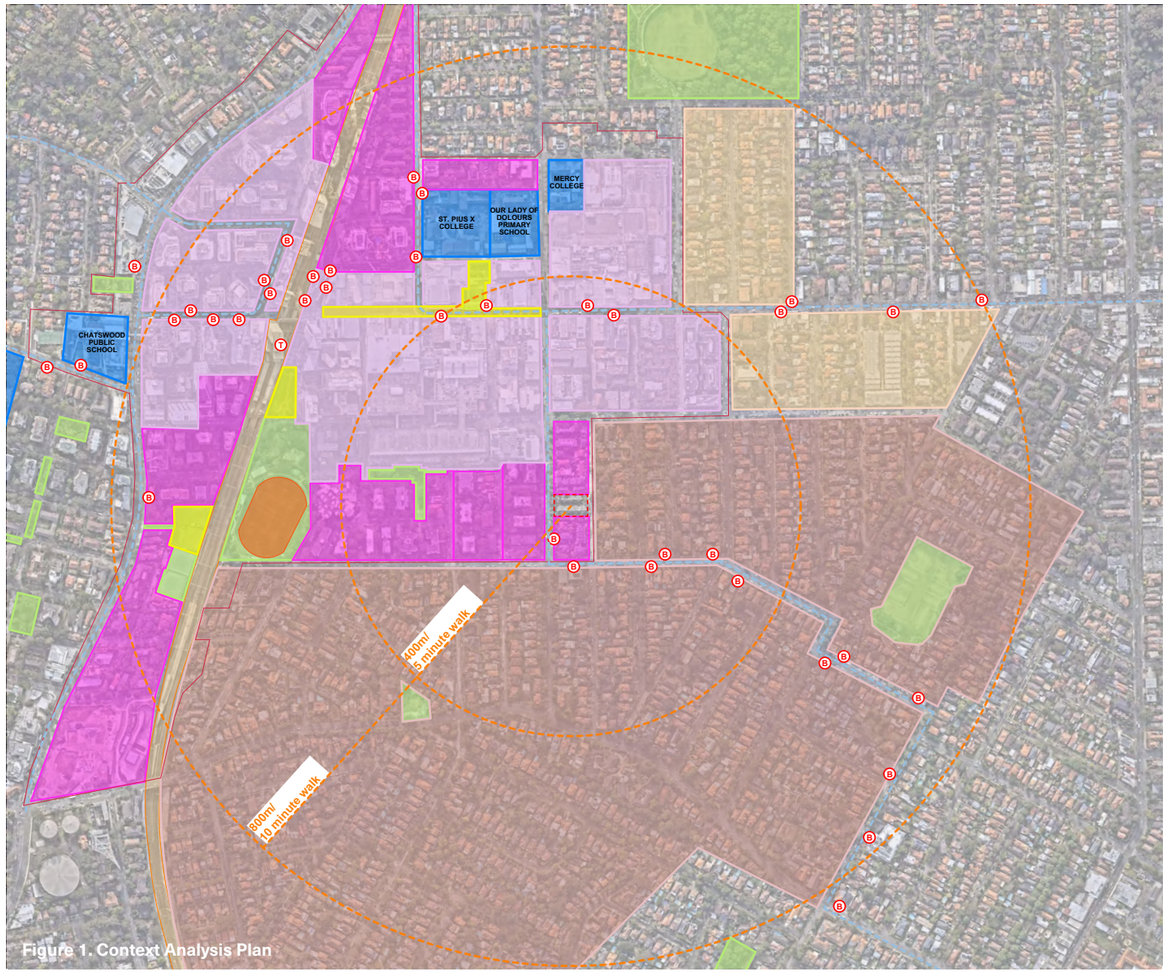


Figure 1. Context Analysis Plan

Figure 2. Site Analysis

The site is located within the Chatswood CBD area surrounded by predominantly low to medium scale residential buildings. Significant changes in built form are expected due to the density uplift proposed by recent review of WLEP across Chatswood CBD. The surrounding area is described as follows:

- North: The site is bounded by low scale residential development including townhouses and single dwellings with increasing density towards the heart of the Chatswood CBD.
- East: The site is directly opposite a locally listed heritage item (34 Neridah Street, item # I103) and the South Chatswood Heritage Conservation Area.
- South: The low scale residential nature of the of the area continues south into the South Willoughby Conservation Area, which is bounded by Johnson Street. There is a locally significant heritage item at 27 Archer Street.
- West: The western frontage adjoins Archer Street, featuring medium density residential towers of 7 storeys and higher. Further to the west is the Chatswood transport interchange and Pacific Highway, linking to the CBD and wider regions.

- SITE
- MEDICAL
- EDUCATION
- EMPLOYMENT HUB
- MIXED USE CLUSTER RESIDENTIAL/COMMERCIAL
- ACTIVE RETAIL
- OPEN SPACE
- COMMUNITY HUB
- R2 LOW LOW DENSITY RESIDENTIAL HOB: 8.5-9m
- R3 MEDIUM DENSITY RESIDENTIAL HOB: 8.5m
- R4 HIGH DENSITY RESIDENTIAL HOB: 15m
- B2 LOCAL CENTRE HOB: 21m
- RAILWAY TRACKS
- M — TRAIN STATION
- B — BUS STOPS
- BUS ROUTE
- GENERAL HERITAGE SITE
- CBD BOUNDARY
- LEP CONTROL - NO ADDITIONAL OVERSHADOWING 12:00AM - 2:00PM MID WINTER
- LEP CONTROL - NO ADDITIONAL OVERSHADOWING 11:00AM - 2:00PM MID WINTER

The site is located at 37 Archer Street, Chatswood. The site is legally described as SP 38065 and has a total area of 2,201 sqm.

The existing development within the site consists of a residential development with 14 townhouses. The site has a regular rectangular shape with frontages to Archer Street and Bertram Street. Aerial photography of the site is provided at Figure 2.

- SITE
- STREET PARKING ZONE
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- POWER POLE
- PREVAILING BREEZES
- POWER LINES
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- T — TELSTRA PIT
- ELECTRICAL CONDUITS
- SIGNIFICANT EXISTING TREE CANOPY
- CONSERVATION AREAS

Design Principles

Hollow Structural Wall

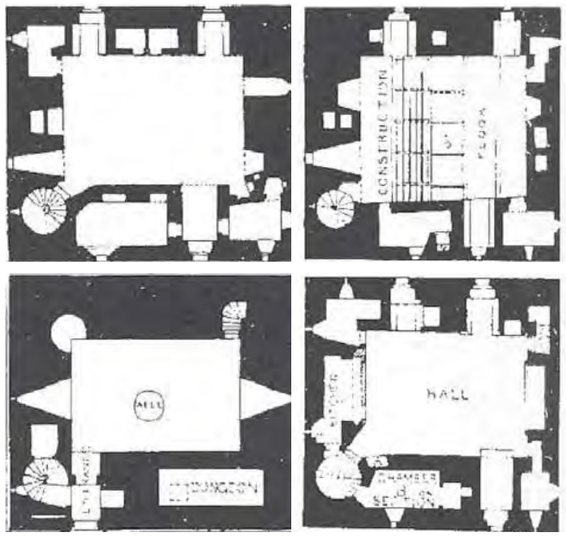
The north-facing wall in our Chatswood tower design serves as more than a structural element—it becomes a living entity that enhances the spatial quality of the interior. Drawing inspiration from Louis Kahn's work, particularly his use of hollow structural forms, we reinterpret the wall as a space that both frames and defines intimate areas within the larger living rooms and bedrooms. This approach turns the wall into a multifunctional element that fosters interaction, light, and air, creating a series of connected, purposeful spaces along its edge.

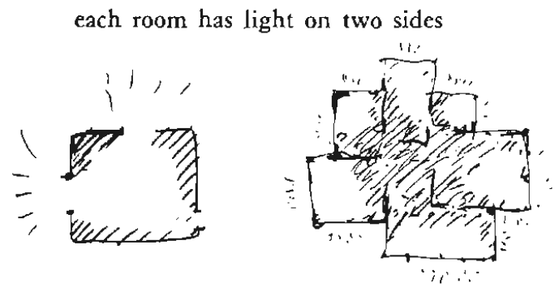
In Louis Kahn's architectural philosophy, walls were not merely barriers; they were essential spaces in themselves, capable of containing life and activity. His work, such as the Salk Institute, demonstrated how walls could be designed with depth, accommodating alcoves, benches, and niches. These hollowed-out spaces invited occupants to pause, reflect, and engage with their surroundings, bringing a human scale to monumental structures. Our Chatswood design adopts this principle by carving into the north-facing wall to create intimate spaces for sitting, storing, and retreating. These zones, such as small benches or study areas, enrich the living environment by offering secondary spaces adjacent to the larger rooms.

This design also responds to environmental conditions by optimizing light and air. The north-facing orientation allows for ample natural light to penetrate these spaces, making them feel airy and open. By incorporating multiple openings at various ends of the wall, we introduce cross-ventilation, enhancing the quality of the indoor environment. This thoughtful manipulation of light and air aligns with the philosophy of Christopher Alexander, whose "Pattern Language" emphasized creating human-centered, comfortable environments. His patterns, such as "Light on Two Sides of Every Room," encouraged designs that maximize light and spatial quality, which we apply in this Chatswood wall design to foster warmth and vitality in the living spaces.

The wall as a living element resonates with Indigenous Australian architecture as well. Prior to European colonization, Indigenous Australians often lived in open environments where structures were minimal but closely connected to the land. Their dwellings did not aim to enclose or isolate inhabitants from nature, but to provide shelter while maintaining a deep engagement with the natural environment. The Chatswood design reflects this relationship by keeping the wall permeable—allowing light, air, and views to flow freely while also creating shelter and comfort within. This connection to the outdoors aligns with Indigenous traditions, where spatial boundaries are flexible, and the relationship between the built environment and nature is harmonious.

In conclusion, the north-facing wall in the Chatswood tower is more than just a boundary; it is a living place that shapes daily life within the apartments. Drawing on the hollow structural forms of Louis Kahn, the design carves out intimate spaces along the edge of larger rooms, enhancing the interior with areas for retreat and reflection. By inviting natural light and air into these spaces, we follow the principles of Christopher Alexander, creating a home that feels open, welcoming, and connected to its environment. This design honors both modern architectural philosophies and the traditional Indigenous Australian approach to space—blurring the line between shelter and the natural world.





Platform/Plateau

The iIn our Chatswood tower design, the concept of the platform is a fundamental architectural element that responds to both practical and cultural needs. Elevating the ground floor above local flood levels ensures resilience, while also creating a space that merges functionality with social interaction. The platform not only addresses local environmental challenges but also taps into a rich history of raised architecture across the world.

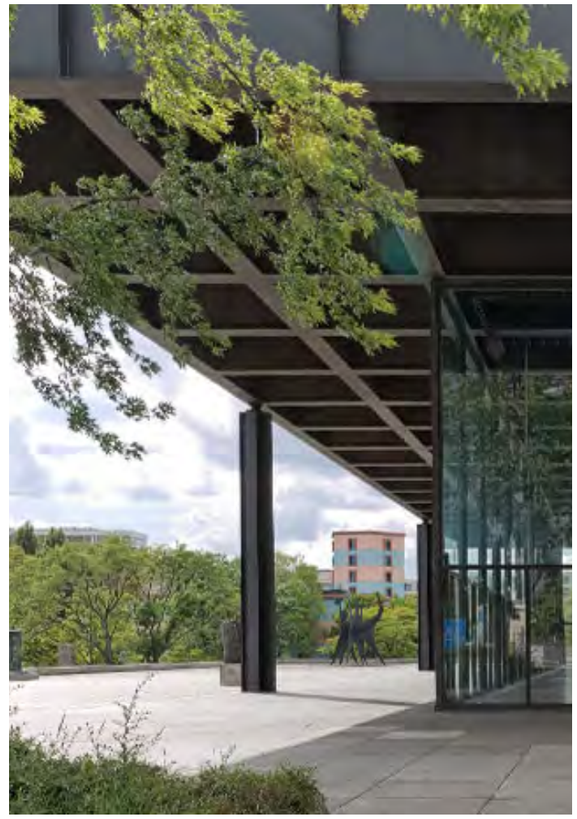
Historically, platforms have been used by various cultures as a means of defining space, elevating everyday life, and imbuing architecture with symbolic significance. In ancient Mesopotamia, platforms served as the foundation for ziggurats, religious structures that connected the earth to the heavens. Similarly, in the temples of Mesoamerican cultures like the Maya, platforms raised ceremonial spaces, signaling a shift from the ordinary ground to a realm of ritual and sacred activity. These raised surfaces helped to mark the threshold between the mundane and the extraordinary.

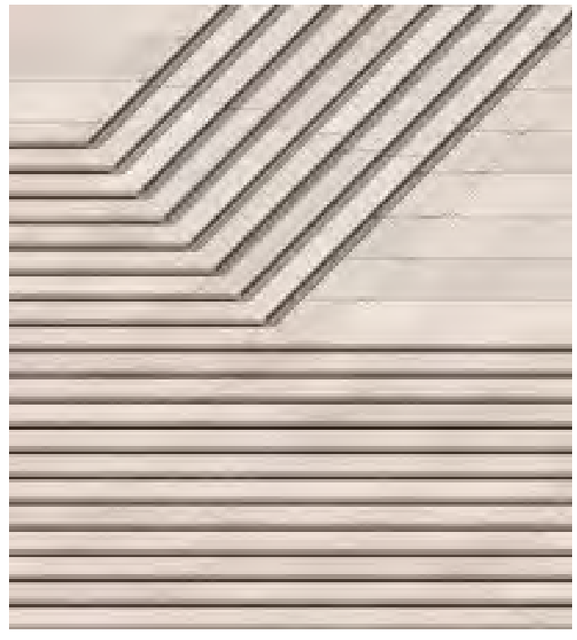
In Australian Indigenous culture, elevated ground has long been used as a practical and symbolic element in the construction of homes and communal spaces. Indigenous Australians often occupied higher ground, particularly during wet seasons, to protect their dwellings from flooding. This tradition of occupying elevated spaces is a form of environmental adaptation, ensuring survival and comfort in a landscape marked by fluctuating conditions. These elevated areas also acted as social and ceremonial sites, creating a sense of community centered around the land itself.

In modern architecture, the concept of the platform was reinterpreted by visionary architects like Ludwig Mies van der Rohe. His iconic Farnsworth House (1951) exemplifies the use of the raised platform to respond to environmental conditions—in this case, frequent flooding from the nearby Fox River. The glass-enclosed structure is elevated on steel pilings, ensuring that the home remains above floodwaters while creating a minimalist, open space that blends with its natural surroundings. Mies' use of the platform illustrates how architecture can protect and integrate with nature without compromising aesthetics or functionality.

In our design, the platform elevates the ground floor above local flood levels, mirroring these historical precedents while addressing the realities of urban resilience. This platform terraces down into a barrier-free, permeable edge, fostering a seamless connection with the surrounding landscape. It invites people to sit, socialize, and occupy the edges of the open ground plane, transforming the elevated space into a vibrant social setting.

The platform's significance lies not only in its practical ability to mitigate flooding but also in its role as a social and symbolic element. Throughout history, platforms have elevated spaces to ritualistic importance, from the ceremonial plazas of ancient civilizations to the raised homes of Indigenous Australians and Mies van der Rohe's modernist designs. In our Chatswood tower, the platform continues this tradition, offering a space where the functional, social, and symbolic intersect, elevating the everyday into a shared communal experience.





Design Principles
Verandah

The verandah is a defining element in the architectural history of Australia, serving as both a functional and cultural feature. Traditionally, verandahs were used to delineate space, creating a buffer between the private interior and the public exterior, while also providing shelter and comfort. In Australian homes, the verandah became an extension of the living space, offering a shaded area to sit, socialize, and interact with the environment. Its role in defining semi-public zones and providing passive cooling made it a crucial element in responding to the Australian climate.

In our Chatswood tower design, the ground-floor verandah serves a similar purpose, demarcating the boundary between the public realm of the street and the semi-public spaces of the building. This architectural feature provides a sheltered transition zone, offering shade and protection from the elements while allowing for casual social interaction. The verandah creates a comfortable edge where residents and visitors can linger, enhancing the sense of community at street level.

Beyond its role in spatial delineation, the Chatswood verandah also enhances the amenity of the ground floor. By providing sheltered seating and gathering spaces, it encourages use of the semi-public areas, making the building more engaging and accessible. This approach pays homage to the traditional Australian verandah, adapting its principles to the urban context of Chatswood while retaining its historical function of comfort, connection, and transition.

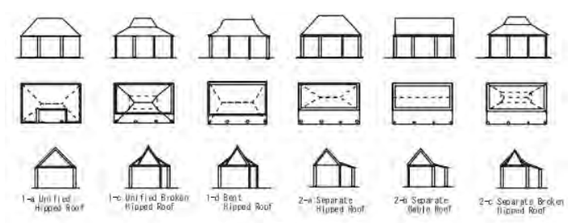
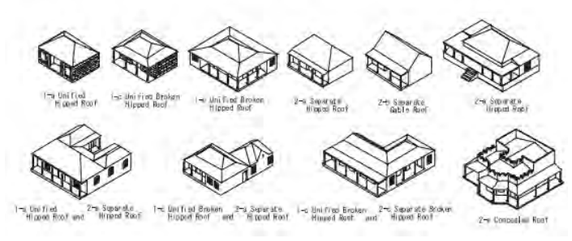


Fig. 1 Roof Framings



Brise Soleil

Brise soleil, or sun-shading screens, have long been a hallmark of modernist architecture, serving both functional and aesthetic purposes. Architects like Le Corbusier popularized its use as a means to control solar gain, particularly in tropical and subtropical climates, while still allowing for light and air to permeate spaces. In Australia, where sunlight can be harsh and overwhelming, brise soleil has become an effective tool to manage the environmental challenges posed by intense sunlight, contributing to both energy efficiency and occupant comfort.

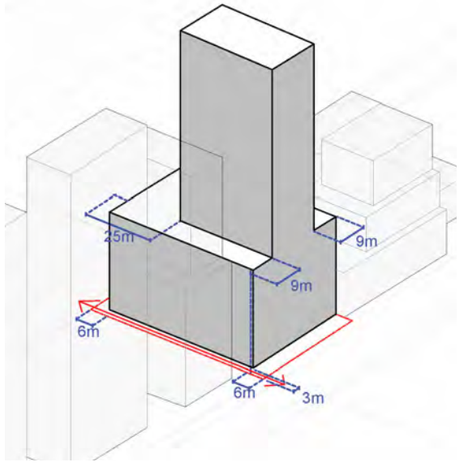
In the context of Australian architecture, brise soleil also holds a place as an expression of modernist principles, combining utility with sculptural form. It provides shade and reduces glare while adding texture and depth to façades. Architects working in Australia have employed brise soleil to address local climatic conditions, while also embracing the aesthetic possibilities of shading devices as key elements in their designs.

In our Chatswood tower, brise soleil is employed strategically across the building's eastern, western, and southern façades, responding to both current and future environmental contexts. On the east and west façades, where sunlight can be intense during the morning and late afternoon, the brise soleil serves as a vital shading device, reducing solar heat gain and enhancing comfort within the apartments. It is designed with varying depths and orientations to optimize shading based on the angle of the sun at different times of day, providing a practical solution that also defines the building's character.

On the southern façade, while the need for solar shading is less pronounced, the brise soleil acts as a unifying design element. It provides a cohesive architectural language across the tower, contributing to the overall form while still serving a functional purpose. In this case, the brise soleil serves more to maintain privacy and filter views, enhancing the amenity of the spaces within without overpowering the visual simplicity of the southern elevation.

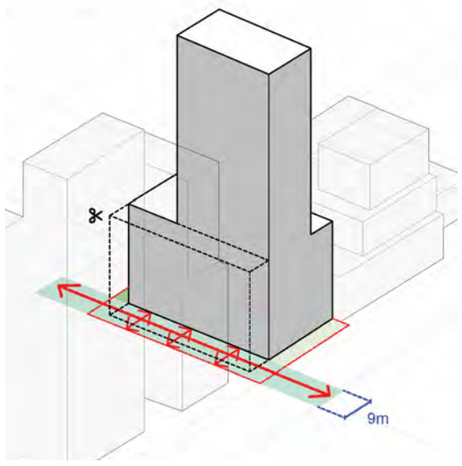
This approach to brise soleil integrates form and function, drawing on modernist principles but tailored to Chatswood's unique urban and climatic conditions. The design respects the local context, using shading devices not just as practical solutions to solar control, but as defining elements that contribute to the building's identity. The brise soleil at Chatswood acts as a signature feature, addressing the environmental needs of each orientation while enhancing the visual and experiential quality of the tower.

Key Moves



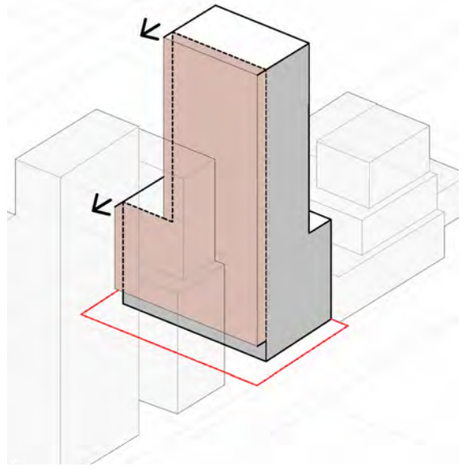
1. Base Form

The building form follows numerical planning controls, with an 8-storey podium set back from the street to create a green corridor. The podium transitions into a tower form along three edges, while a 3-meter-wide, open-to-the-sky through-site link enhances openness and flow.



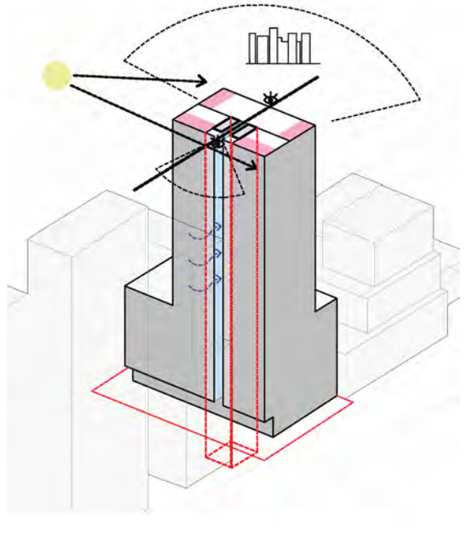
2. Strip Park

The northern edge becomes a 9-meter-wide park, tripling open space and enhancing solar access. The aligned tower and podium highlight the corner, while the setback allows northern-facing apartments to overlook the park, providing passive surveillance.



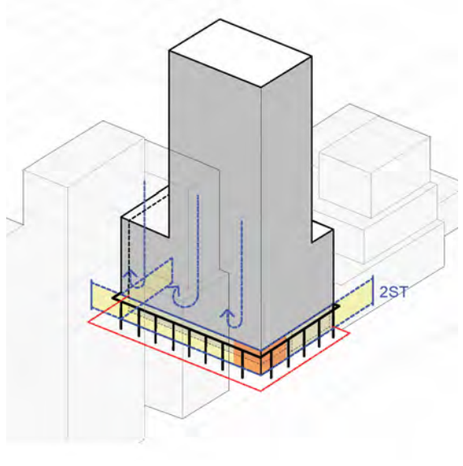
3. North Edge

Thealignmentofthetowerandpodiumonthenorthernedge enhances the corner expression, demarcating the Strip Park/TSL node. The northern façade is extended outward to maximize the floor plate size and ensure optimal yield.



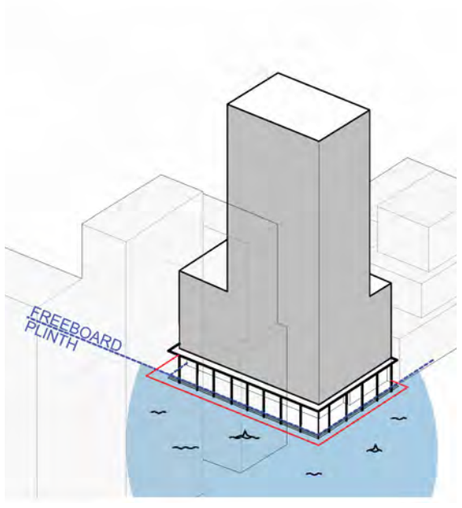
4. Floor Plate

The central core runs services vertically through the tower, podium, and basement. Open lobbies offer light and ventilation, while condenser units on each level replace rooftop systems. Symmetrical floor plans provide dual-aspect living areas and recessed balconies.



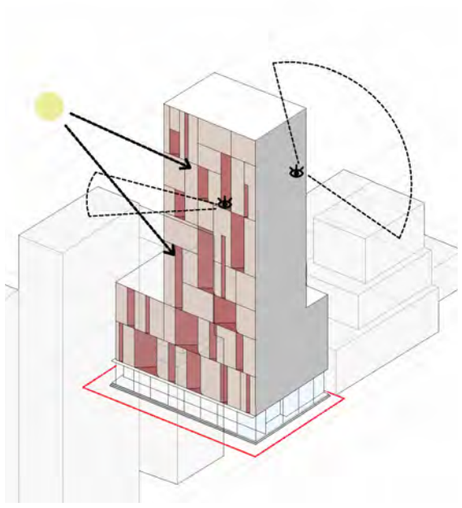
5. Maximising Activation

Ground-level activation is maximized with retail along Archer Street and SOHOs on the TSL and Bertram Street. The driveway is placed on Archer Street and preserving street trees.



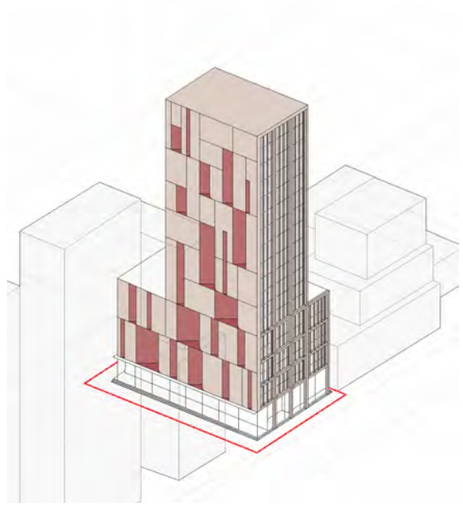
6. Permeability + Resilience

The ground floor is elevated to form a natural platform above flood levels, with a terraced landscape edge that offers flood protection. This design creates a step-down effect towards the street and park, encouraging barrier-free access for sitting, socializing, and lingering.



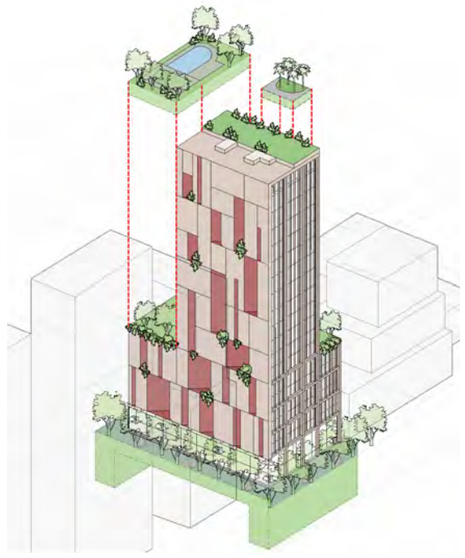
7. Hollow Structural Wall

The hollow structural wall acts as a living element with custom joinery for benches, storage, and study areas. It directs northern light into apartments, maintains sightlines from future neighbors, and integrates condenser units into the façade.



8. Grid as a Unifying Expression

A simple grid of brise soleil is applied to the eastern, western, and southern façades, combining horizontal and vertical louvres. These elements are adjusted according to orientation to provide optimal shading while maximizing views from the apartments.



9. Greening

Landscaping is enhanced with deep soil zones in the front and rear setbacks and 1.2-meter planting along the TSL/Park. Communal open spaces feature both passive and active areas, while green accents are added to the verandah roof and the northern Hollow Structural Wall.

10. Inter-Archer

The tower form is a product of its contextual dialogue, enhancing street-level activation and improving access to open spaces. Its strong, simple form defines a prominent node at the TSL/Park, creating a mid-block landmark and fostering greater community interaction.

Ground Public Domain
Concept

The ground plane conceptualises a seamless integration of the public domain through emphasis on pedestrian activation and permeability. While addressing practical considerations for flood resilience, freeboard levels create a platform to activate and enliven retail frontage and enhance cultural vibrancy along the streetscape. This thoughtful integration aims to create a dynamic urban environment that honors Chatswood's existing urban frabric and the possibilities of teh future by enrisbhing the local cultural experience.

1. Expanded through-site link to establish a strip park and enhance greening across the ground plane.
2. A barrier-free, permeable terraced edge creates a platform for social interaction.
3. Active SOHO edge adjacent to the through-site link.
4. A prominent two-storey residential lobby positioned at the corner of Archer Street and the through-site link.
5. A verandah wraps around the base of the building, providing a sheltered interface.
6. Maximized deep soil and planting depth throughout the open space.
7. Services and driveways consolidated to rear of the property

61% TREE CANOPY

The introduction of new landscape spaces will enable the site to have a generous canopy coverage of approx 61% comprised of multiple landscape layers and mircoclimates from Ground floor to rooftops. This will result in a significant decline in projected urban heat and will enable the creation of comfortable pedestrian spaces

39% LANDSCAPE SITE COVERAGE

39% soft landscape coverage creating a biophilic offer for Chatswood and setting a benchmark for resilient green architecture in the new chatswood CBD

80% OF THE SITE AS GREEN ROOFS

A significant extent of green roofs across the building and basement create new habitat for local flora and fauna, promote carbon offset and reduce building temperatures mitigating urban heat island effect and saving on energy costs

100 NEW TREES

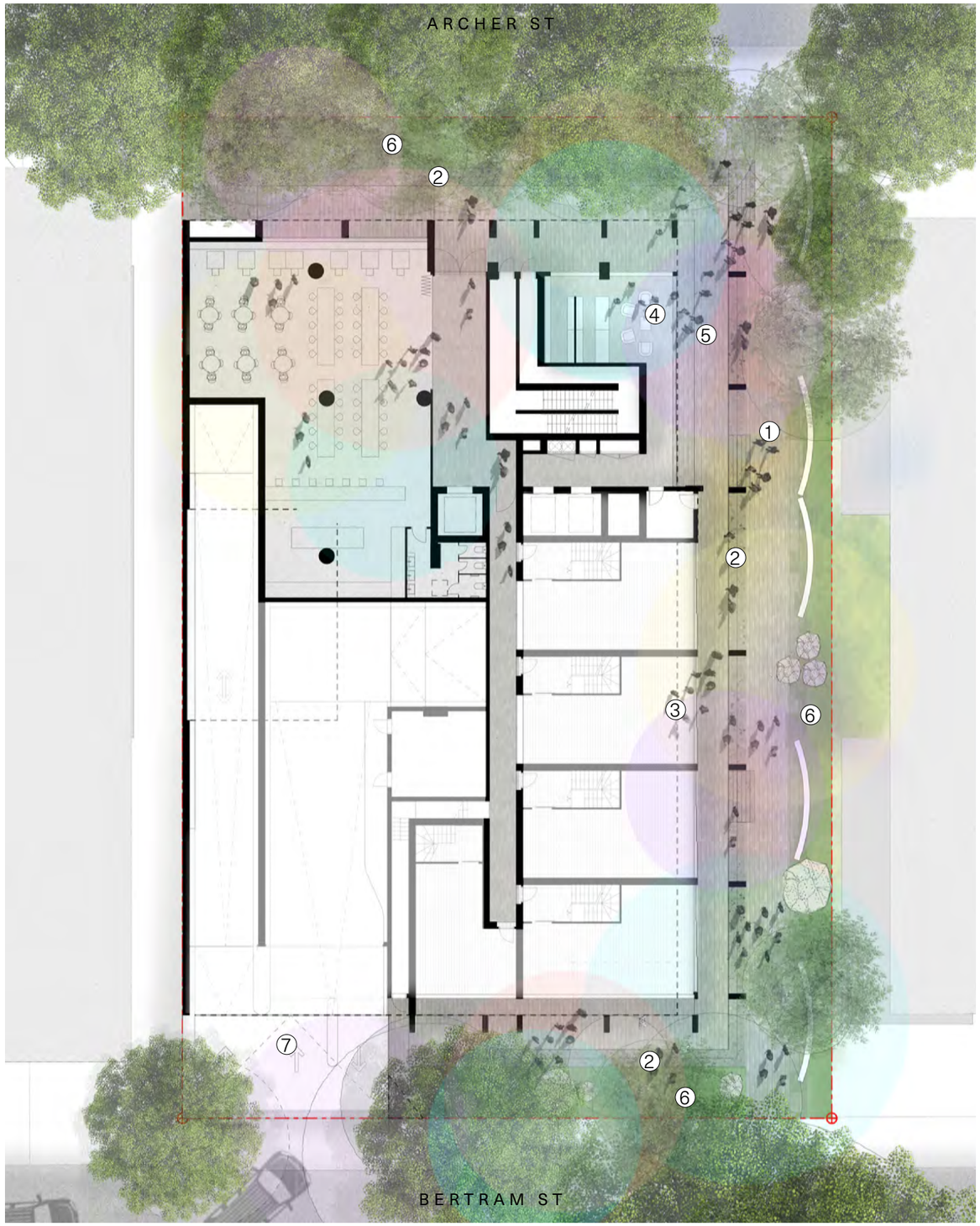
The project will aim to deliver an additional 100 trees to the the Chatswood CBD overall tree canopy coverage, reducing urban heat island effect and contribute to the landscape amenity of the precinct

ACTIVATED PUBLIC STREET

The through site link is a new strip park which anchors the site and is activated with a mix of residential communal areas, soho, retail and commercial to provide a new community hub

65% COMMUNAL OPEN SPACE

A significant amount of equitable communal space is provided across the site on various levels

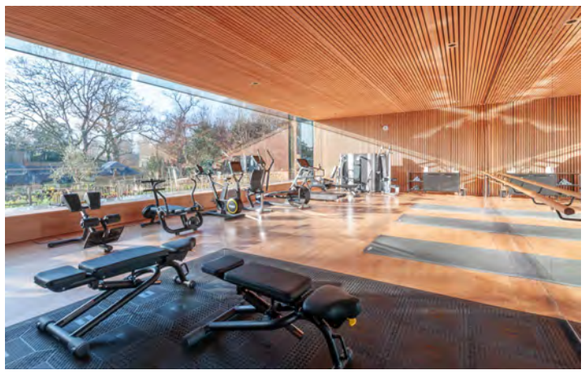


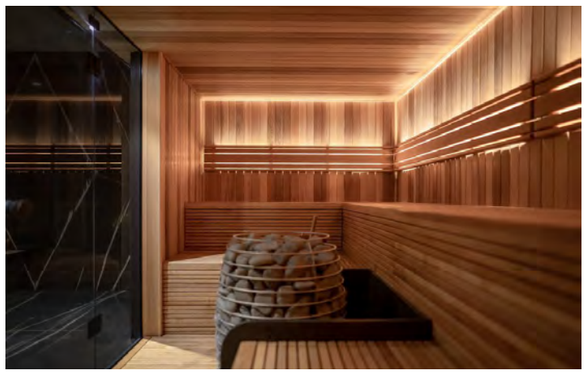
Ground Public Domain
Concept

Ground Public Domain
Concept

Communal Open Space Design
Concept

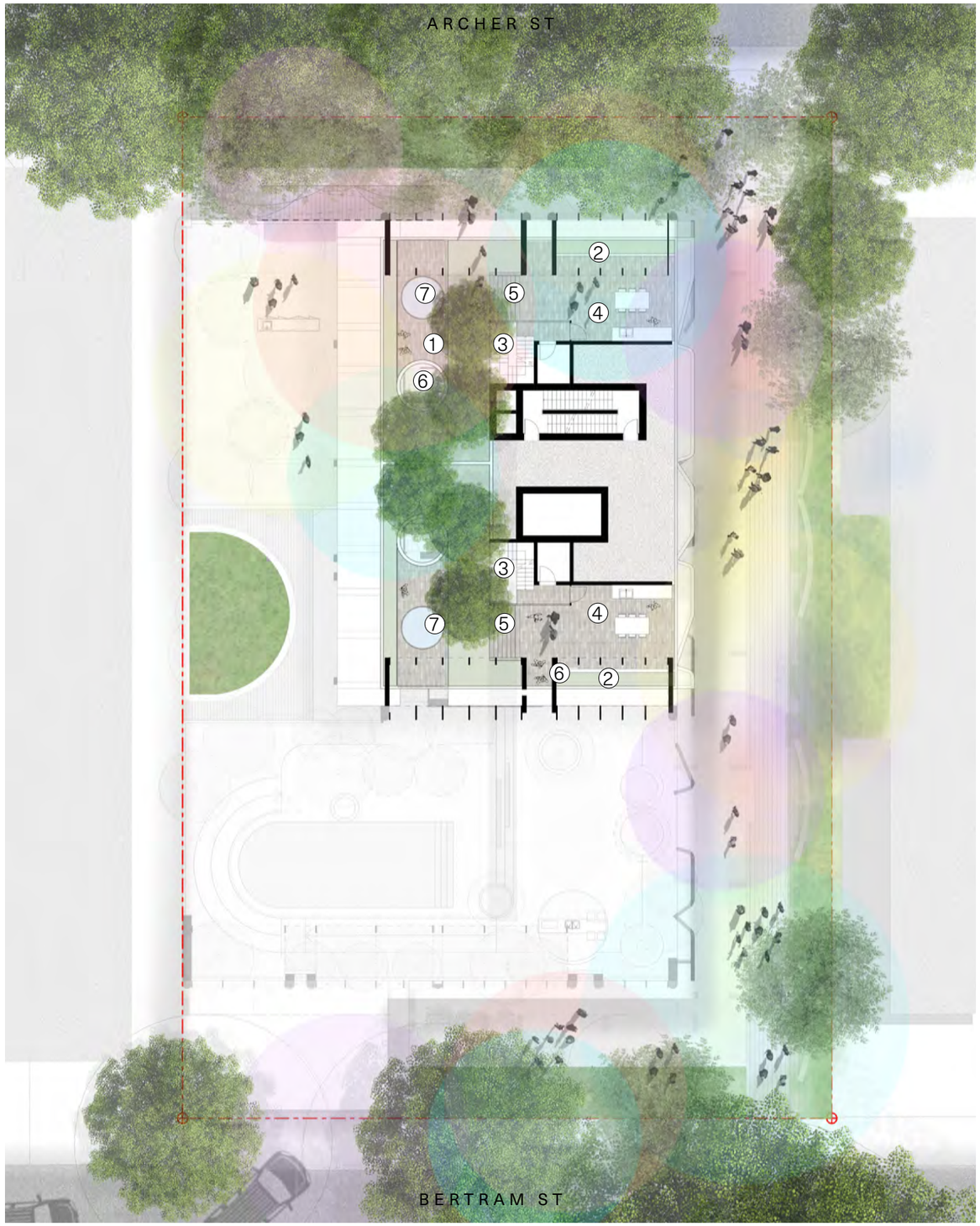
① Open communal facilities, including a gym, sauna, and changing rooms, located within the tower undercroft.
② Resort-style amenities featuring an open pool and sun deck.
③ Generous private terrace with buffer planting along the boundary for enhanced privacy.
④ Dual-use open terrace lawn available for outdoor cinema screenings.
④ Passive tropical garden serving as a breakout space for commercial use, with views for residents.
⑤ Intimate seating areas with fireplaces for cozy nighttime gatherings.
⑥ Communal BBQ faciltiies



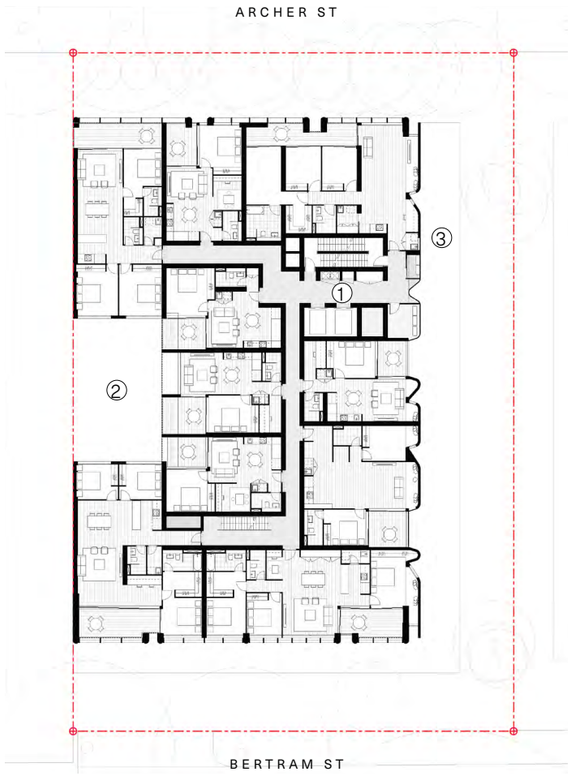


Private Open Space Design
Concept

① Raised terrace with on-grade planting offering unobstructed city views.
② Façade frame extends above the roof terrace, creating a landscaped and sheltered edge.
③ Direct stair access from living areas to the roof terrace.
④ Roof terrace amenities include integrated wall joinery for BBQ, sink, and general storage.
⑤ Terraced steps form an amphitheater-like seating area.
⑥ Feature skylight brings natural light into the interior spaces below.
⑦ Potential inclusion of a plunge pool.

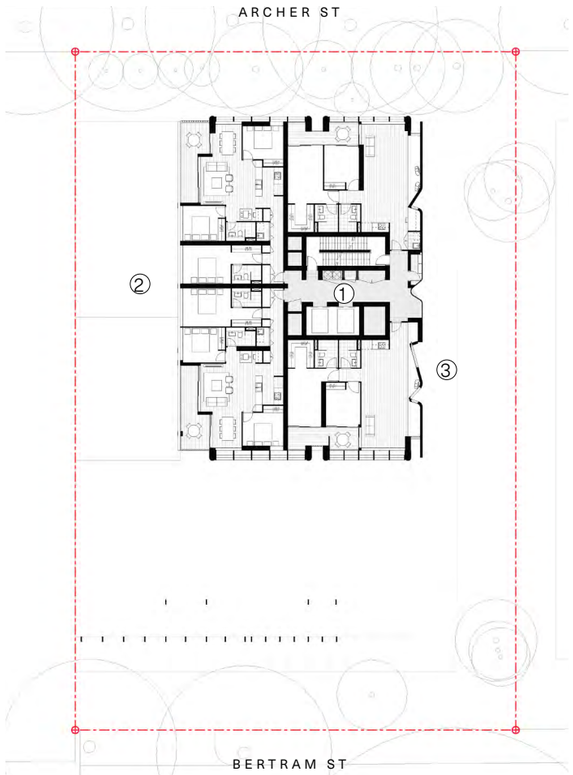


Apartment Design
Concept



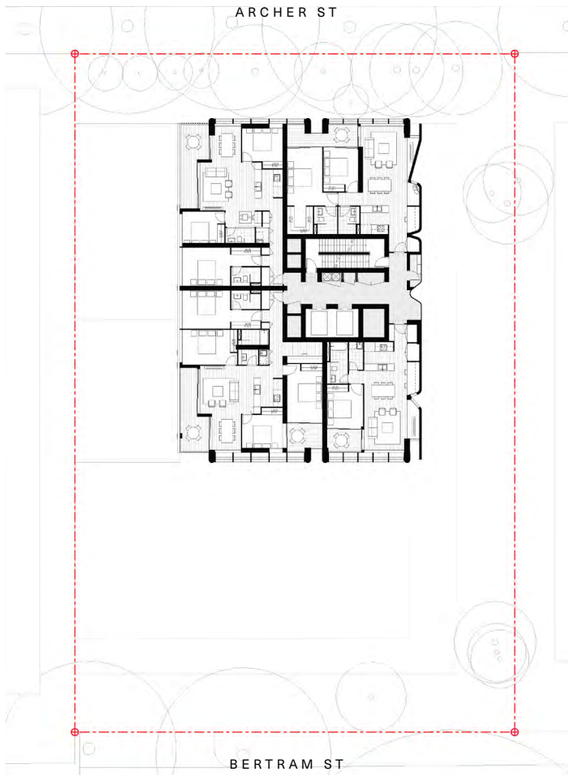
TYPICAL PLAN LEVEL 04-08

① open consolidated core through building
② passive gully courtyard as a visual outlook
③ structural hollow wall

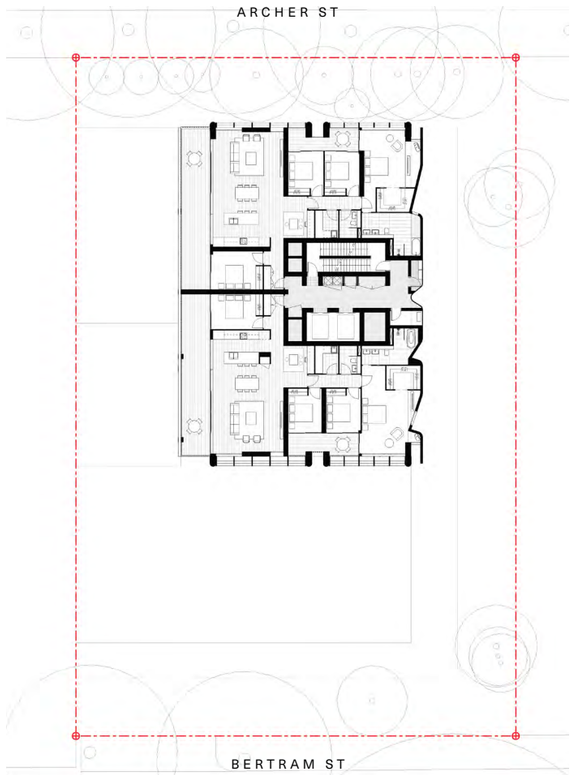


TYPICAL PLAN LEVEL 10-23

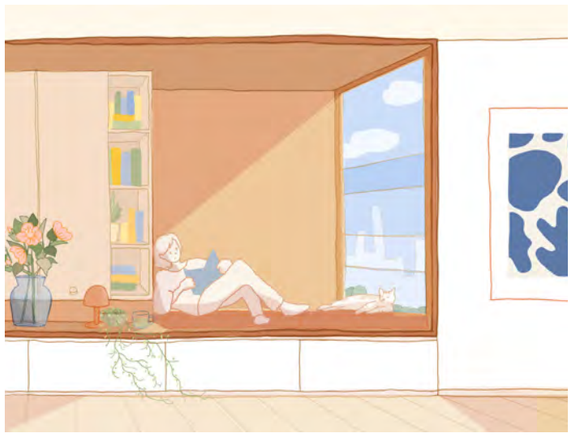
① open consolidated core through building
② maximise units with district and city views
③ structural hollow wall



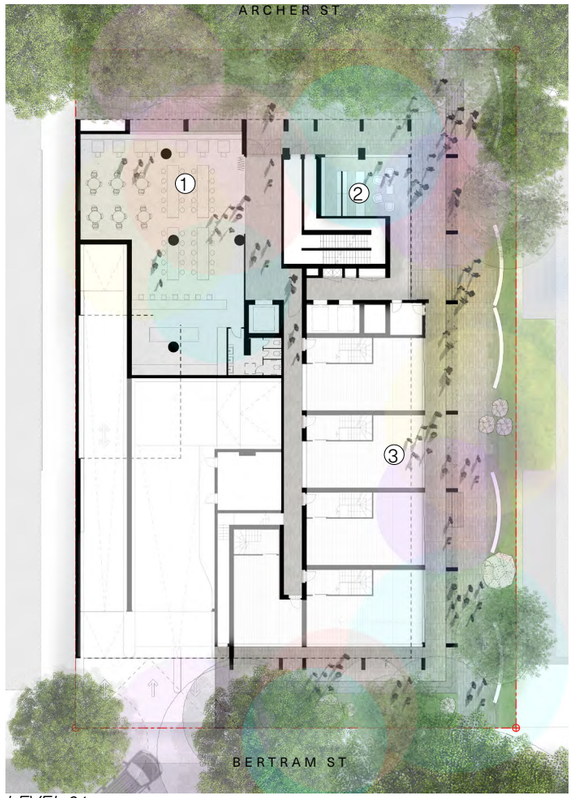
PLAN LEVEL 24



TYPICAL PLAN LEVEL 25-27

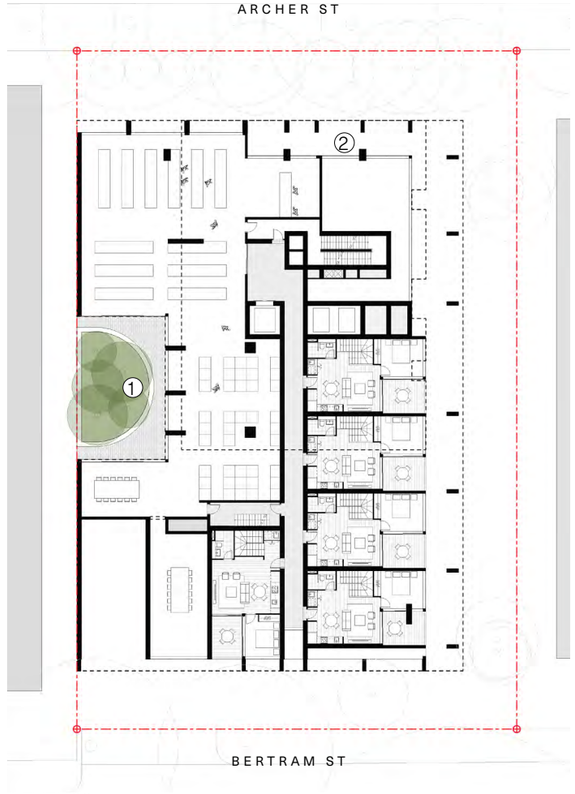


Commercial Design
Concept



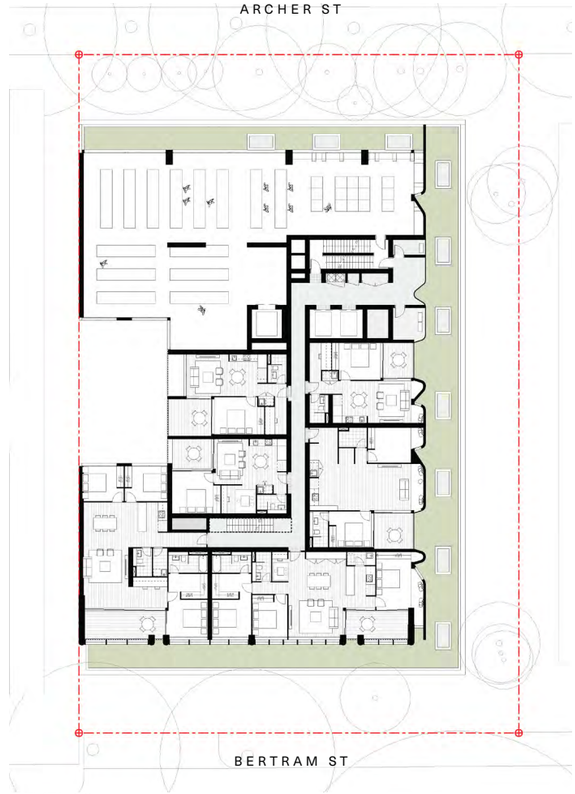
LEVEL 01

① retail frontage maximised to Archer St
② Lobby holding a prominent location on corner
③ Soho units maximise activation along through site link and Betram St

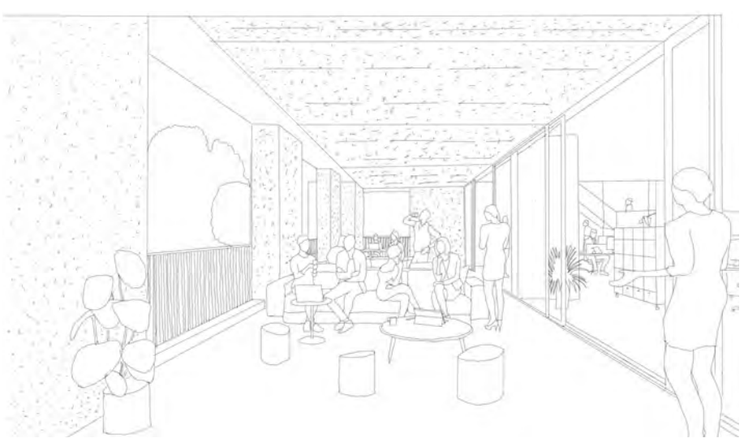


LEVEL 02

① Access to gully courtyard as breakout space to comerical and provide seconday light and air into deep floor plate.
② A generous open terrace is designated for the exclusive use of commercial spaces along Archer Street, enhancing indoor-outdoor connectivity.



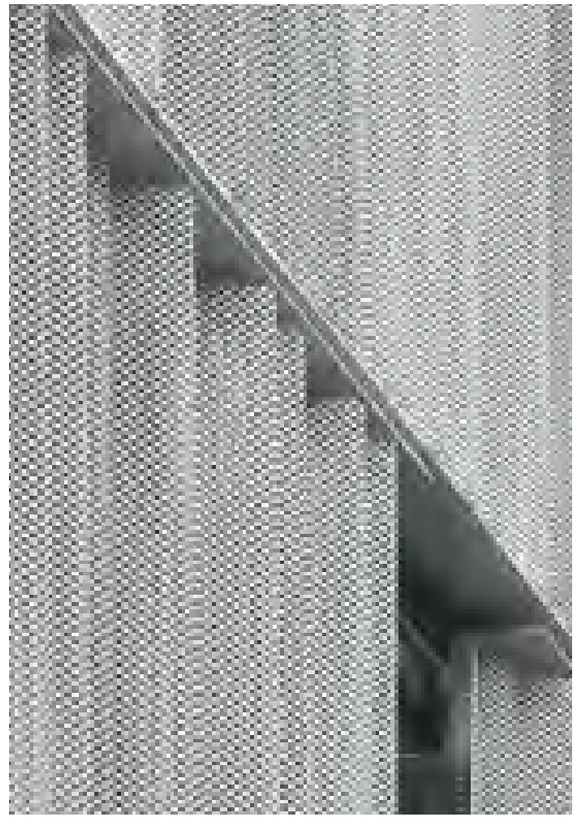
LEVEL 03



Facade Design
Inspiration

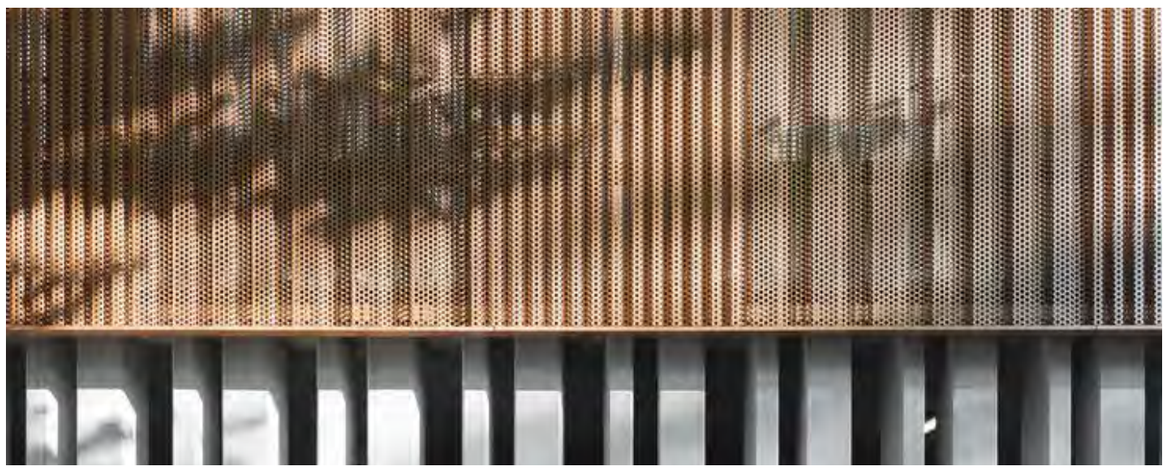
1. Tree trunk folding and the pealing of the bark

This design element seeks to mimic the natural texture of tree bark through architectural materials.
Precast concrete is used emulate the rough texture of bark, with softer color and more permeable elements behind. The building aims to achieve a tactile and visual connection to nature.

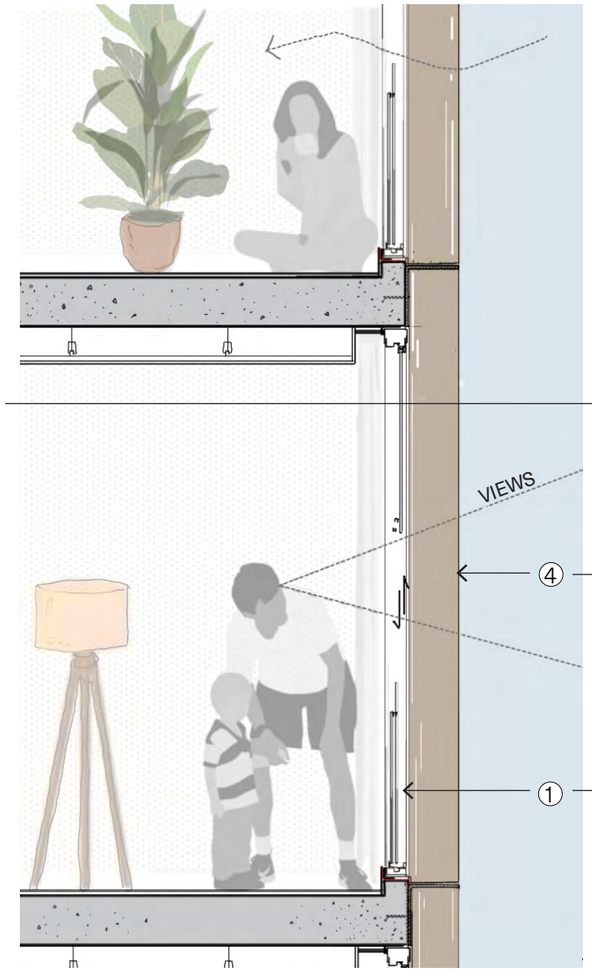


2. Solid and breathable

This design incorporated use of perforated screen for interplay between solid and opening, light and shadow.



Facade Design
Section



① Spanel sashless double hung in aluminium frames (middle panel moving) for a naturally controlled internal environment.

② Precast concrete walls with vertical grooves as precedent image

③ Dropped in planter box with levelling legs

④ Movable aluminium vertical blade with powdercoat to provide shading against eastern + western sun

Facade Design
CGI

ESD & Materials

ENERGY REDUCTION
Target of 50% energy reduction in BASIX/GHG emissions reduction score..

SOLAR POWER
The design incorporates the use of passive solar design.

SOLAR SUPPLEMENTED BY POWER
All electric powered building including appliances and hot water system to supplement solar (no gas).

ACTIVE SOLAR POWER
Active solar design such as the incorporation of solar hot water heating with electrical booster system and the use of photovoltaic cells.

ENERGY EFFICIENT APPLIANCES
Energy efficient appliances and sanitary fittings for all common facilities and apartments..

METERED ENERGY CONSUMPTION
Energy consumption to be metered separately for all apartments and common areas.

INTEGRATED SUNLIGHT
70% of the apartments receive at least 2 hours of daylight in living areas at winter solstice.

NATURAL LIGHTING
All lift lobbies are naturally lit.

SUB-METERING OF ENERGY CONSUMPTION
Sub-metering for all apartments and common areas connected to a central reporting and monitoring system.

EFFICIENT LIGHTING
Long life lamps and high efficiency fittings for apartments (T5 Fluorescent and LED).

SMART LIGHTING
Lighting system to be controlled utilising appropriate sensors and efficiency controls, such as local dimming, appropriate sensors and manual switches.

IMPROVED LIGHTING DESIGN
Lighting design of all residential apartments' area shall improve on Section J of the Building Code of Australia.

EMERGENCY LIGHTING
LED lift, services, emergency and exit lighting.

MASTER CONTROLS
Master lighting and air-conditioning switches for all apartments.

AIR MONITORING SYSTEM
Passive supply air with Carbon Monoxide mechanical exhaust system for carpark and lower ground floor garage

EXHAUST
Bathrooms, laundries and kitchens are separately exhausted to the facade.

RAINWATER COLLECTION
Rainwater will be collected and re-used with potential WSUD principles where possible.

RECYCLED WATER
Recycling of grey water to be used for irrigation and car washing.

WATER EFFICIENCY
Water efficient fixtures throughout.

WSUD - WATER SENSITIVE
Water Sensitive Urban Design (WSUD) is incorporated into the tree pits as a way of treating and harvesting the runoff from the public domain.

DROUGHT TOLERANCE
Drought tolerance planting and low maintenance materials and finishes are intended to be utilised.

NATURAL ENVIRONMENT
Planting at podium and upper levels to facilitate improved air quality, shading and natural environment amenity for occupants.

NATURAL VENTILATION
All lift lobbies are naturally ventilated if wind study confirms it is effective.

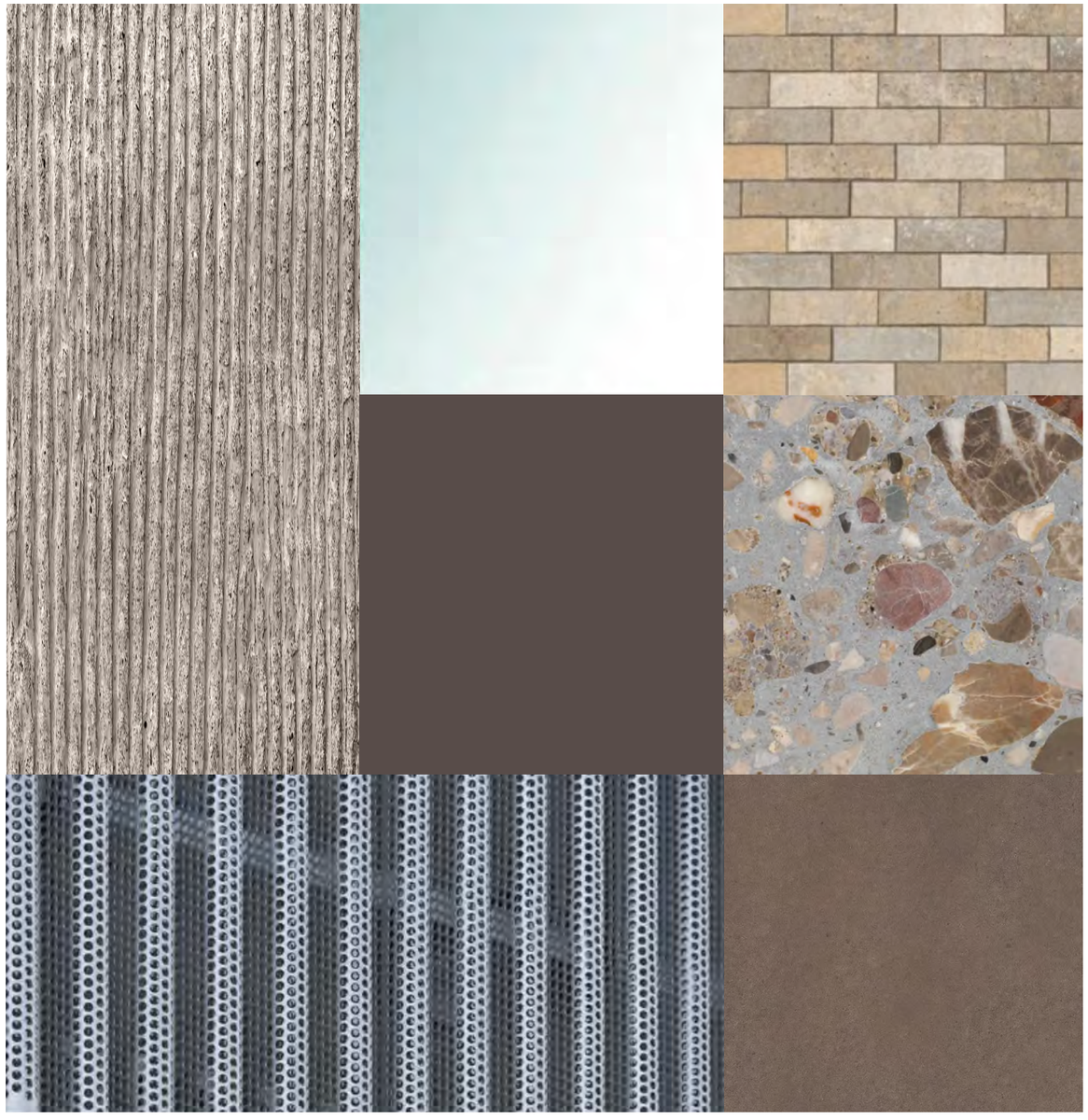
INTEGRATED FACADE
High Performance facade with sunshading to reduce cooling loads.

LOW EMBODIED ENERGY
Materials will be considered with life-cycle in mind. Considerations such as energy to build and transport and disposal.

RECYCLED MATERIALS
The use of recycled materials will be encouraged throughout the development

BICYCLE AND EOT FACILITIES
Extensive bicycle storage and enhanced End Of Trip (EOT) facilities to encourage cycling/ walking to workplace.

E-CAR CAPABILITIES
Provision of electric car charge points and allocated spaces.



01	03	05
	04	06
02		07

01 | CONC-01_ROUGH STRIPED TEXTURED CONCRETE FINISH
02 | AL-01_CORRUGATED PERFORATED ALUMINIUM PANELS
03 | GL-01_CLEAR GLASS, APARTMENT GLAZING
04 | PC-01_ALUMINIUM FINS, POWDERCOATED PALE BROWN
05 | BWK-01_SANDSTONE PAVER, RUNNING BOND
06 | TRZO-01_TERRAZO STEPS AND SEATINGS
07 | CONC-02_SMOOTH CONCRETE FINISH, PAINTED PALE BROWN TO MATCH PC-01

Schedule of Areas & Accommodations

ACCOMMODATION + AMENITY

Level	F-t-F	STUDIO	1B	2B	3B	4B	Total	Car Parking	Motorcycle Parking	Bicycle Parking	Solar	Ventilation	Landscape	Deep Soil	COS
BASEMENT 6	3.0							50	0	0					
BASEMENT 5	3.0							50	0	0					
BASEMENT 4	3.0							50	0	0					
BASEMENT 3	3.0							50	0	0					
BASEMENT 2	3.0							32	0	0					
BASEMENT 1	5.4							15	0	0					
1 (GROUND)	4.0		0	0	0	0	0								
2	4.0		5	0	0	0	5								
3	3.2	0	3	1	2	0	6								
4	3.3	0	5	1	4	0	10								
5	3.2	0	5	1	4	0	10				0	0	0		0
6	3.2	0	5	1	4	0	10				0	0			0
7	3.2	0	5	1	4	0	10				0	0			
8	3.2	0	5	1	4	0	10				0	0			
9	3.2	0	0	1	2	0	3				0	0			
10	3.2	0	0	2	2	0	4				0	0			
11	3.2	0	0	2	2	0	4				0	0			
12	3.2	0	0	2	2	0	4				0	0			
13	3.2	0	0	2	2	0	4				0	0			
14	3.2	0	0	2	2	0	4				0	0			
15	3.2	0	0	2	2	0	4				0	0			
16	3.2	0	0	2	2	0	4				0	0			
17	3.2	0	0	2	2	0	4				0	0			
18	3.2	0	0	2	2	0	4				0	0			
19	3.2	0	0	2	2	0	4				0	0			
20	3.2	0	0	2	2	0	4				0	0			
21	3.2	0	0	2	2	0	4				0	0			
22	3.2	0	0	2	2	0	4				0	0			
23	3.2	0	0	2	2	0	4				0	0			
24	3.2	0	1	1	1	1	4				0	0	0		0
25	3.2	0	0	0	0	2	2				0	2			0
26	3.2	0	0	0	0	2	2				0	2			
27	3.2	0	0	0	0	2	2				0	2			
Total	**88.1**	**0**	**34**	**36**	**53**	**7**	**130**	**247**	**0**	**0**	**0**	**6**	**0**	**0**	**0**
Percentage		0%	26%	28%	41%	5%					0%	5%	0.0%	0.0%	0.0%
Target		0	37	45	52		141								
		0%	26%	32%	37%	5%									

SEPP (HOUSING) 2021, Part 2, Division 1, Section 16

Nominated affordable housing units	Studio	1BR+S	2BR	3BR
	0	24	12	0
Nominated affordable housing floor area	2,168.0	sqm		
target	2,145.0	sqm		

PARKING

	Rate	per		Required	Source
Residential	0.5	/ Studio unit		0.0	
	0.5	/ 1B unit		5.0	SEPP
	1.0	/ 2B unit		24.0	SEPP
	1.5	/ 3B unit		90.0	SEPP
Residential (affordable)	0.4	/ Studio unit		0.0	SEPP
	0.4	/ 1B unit		9.6	SEPP
	0.5	/ 2B unit		6.0	SEPP
	1.0	/ 3B unit		0.0	SEPP
Total				134.6	
Residential Visitor	1	7	unit(s)	18.6	DCP
Retail	1	50.0	sqm GFA	13.2	DCP
Commercial	1	400.0	sqm GFA	3.0	DCP
Total				**170.0**	

	Bicyle Parking					**Motorcycle Parking**				
	Rate	per		Required	Source	Rate	per		Required	Source
Residential	1	10	unit (s)	13.0	DCP	1	20	car space(s)	13.00	DCP
Residential Visitor	1	10	unit(s)	13.0	DCP	1	10	motor. space(s	2.00	DCP
Retail/Commercial	1	10	car space(s)	2.0	DCP	1	20	car space(s)	1.00	
Retail/Commercial Visitor	1	10.0	bike. sp(s)	1.0	DCP	1	10	motor. space(s	1.00	
Total				**29.0**					**17.0**	

WASTE	**General Waste Bins**					**Recycling Waste Bins**					**Green Waste Bins**				
	Rate	per*		Required	Source	Rate	per		Required	Source	Rate	per		Required	Source
Residential	140	1	unit (s)	17.00	DCP	120	1	unit	15.00	DCP	120	1	unit	15.00	
Total				**17.00**	1,100				**15.00**	1,100L					
Retail	660	100.00	sqm GFA	4.00	DCP	120	500.00	sqm GFA	1.00	DCP	1		sqm GFA		
Commercial	10	100.00	sqm GFA	1.00	DCP	10	100.00	sqm GFA	1.00	DCP	1		sqm GFA		
Total				**5.00**	1100				**2.00**	660L					

* residential rate calculate per week, collection once every week. Retail + commercial calculate per day for collection daily

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