

REVISION	DATE	DESCRIPTION
01	January 2025	SSDA Submission
02	January 2025	ToA RFI

SSDA DESIGN REPORT

LOCATION

849-859 Pacific Highway,
2-8 Wilson Street
Chatswood

DATE

January 2025

CLIENT

BB Wilson Property
Pty Ltd

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



PBD Architects respectfully acknowledges the Traditional Custodians of the lands on which we live, work and learn. We pay respect to Elders, past, present and emerging.

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01. INTRODUCTION

SEARS

This report has been prepared in support of a State Significant Development Application (SSD-74319707) for an In-fill Affordable Housing Development for the site located at 849-859 Pacific Highway, 2-8 Wilson Street, Chatswood NSW.

Specifically, the consent is sought for the following in this SSDA:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;
- Construction of a mixed-use residential development comprising:
 - 308 Residential apartments with 24 live/work units over 36 storeys
 - Retail and commercial spaces
 - Residential lobbies
 - 7 levels of basement carparking
 - Associated landscaping and public domain works

SEARS

SEARS REQUIREMENTS

3. Design Quality | *Refer to chapter 2 Design Concept and chapter 3 Design Quality*

- Demonstrate how the development will achieve:
 - Design excellence in accordance with any applicable EPI provisions
 - Good design in accordance with the seven objectives for good design in Better Placed
- Demonstrate that the development:
 - where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or
 - in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.
- Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.

4. Built Form and Urban Design | *Refer to chapter 2 Design Concept, chapter 4 Design Strategy and chapter 5 Compliance*

- Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the Housing SEPP.
- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.
- Demonstrate how the building design will deliver a high-quality development, including consideration of facade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.
- Assess how the development complies with the relevant accessibility requirements.
- Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.

5. Environmental Amenity | *Refer to chapter 4 Design Strategy and chapter 5 Compliance*

- Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.
- Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.
- Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and a development with no bonuses applied.

7. Public Space | *Refer to chapter 4 Design Strategy & Urbis CPTED*

- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
- Demonstrate how the development:
 - ensures that public space is welcoming, attractive and accessible for all.
 - maximises permeability and connectivity.
 - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.
 - maximises street activation.
 - minimises potential vehicle, bicycle and pedestrian conflicts.
- Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.

8. Trees and Landscaping | *Refer to architectural, arborist, landscape report/drawings and chapter 3 Design Quality*

- Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site
- Provide a detailed site-wide landscape plan, that:
 - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).
 - provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.
 - demonstrates how the proposed development would:
 - contribute to long term landscape setting in respect of the site and streetscape.
 - mitigate the urban heat island effect and ensure appropriate comfort levels on-site.
 - contribute to the objective of increased urban tree canopy cover.
 - maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.

EXECUTIVE SUMMARY

Project Background

PBD Architects were invited by Billbergia to participate in a Design excellence competition for the site at 849-859 Pacific Highway and 2-8 Wilson St, Chatswood. Following a competitive design process, PBD Architects was awarded as the competition winners after the winning scheme was selected over the proposals prepared by GroupGSA and Koichi Takada Architects.

After further refinement and integration to ensure design excellence, a Development Application was lodged with Willoughby City Council in December 2023.

Subsequent design development was undertaken in consultation with Willoughby City Council.

This document has been prepared on behalf of BB Wilson Property Pty Ltd to support the integration of affordable housing into the project. It demonstrates how the proposed scheme aligns with affordable housing requirements, including the inclusion of a 30% bonus in gross floor area and building height. The proposal aims to deliver 308 residential units, 24 live/work units, and associated retail, commercial, and public domain spaces.

Further consultations have also been conducted with the competition jury to ensure the integrity of the design is consistently maintained throughout the uplift proposals.

Document Purpose and Structure

This document has been prepared to accompany a State Significant Development (SSD-74319707) for an In-fill Affordable Housing Development for the site located at 849-859 Pacific Highway, 2-8 Wilson Street, Chatswood NSW.

The report aims to illustrate how the proposed scheme incorporates key opportunities and constraints while addressing the SEARs issues and assessment requirements. These include:

- Aligning with the strategic goals of state and local planning initiatives;
- Meeting the overarching objectives of the SSDA design guidelines;
- Considering the site's urban context and physical characteristics;
- Demonstrating the design concept and its achievement of Design Excellence;
- Providing detailed explanations and justifications for the chosen design approach.

The report is structured to showcase a comprehensive understanding of the site's physical and strategic context and how these factors have shaped the design strategies and responses.

THE SITE

The site is located at 849-859 Pacific Highway, 2-8 Wilson Street Chatswood NSW. The site comprises of 5 separate lots (Lot 1 DP 1189541, SP52947, SP1496, SP60178, SP10110 and SP2 land fronting Pacific Highway). The site has an irregular shape and an area of 4,294 sqm, excluding the parcel of land zoned SP2 infrastructure.

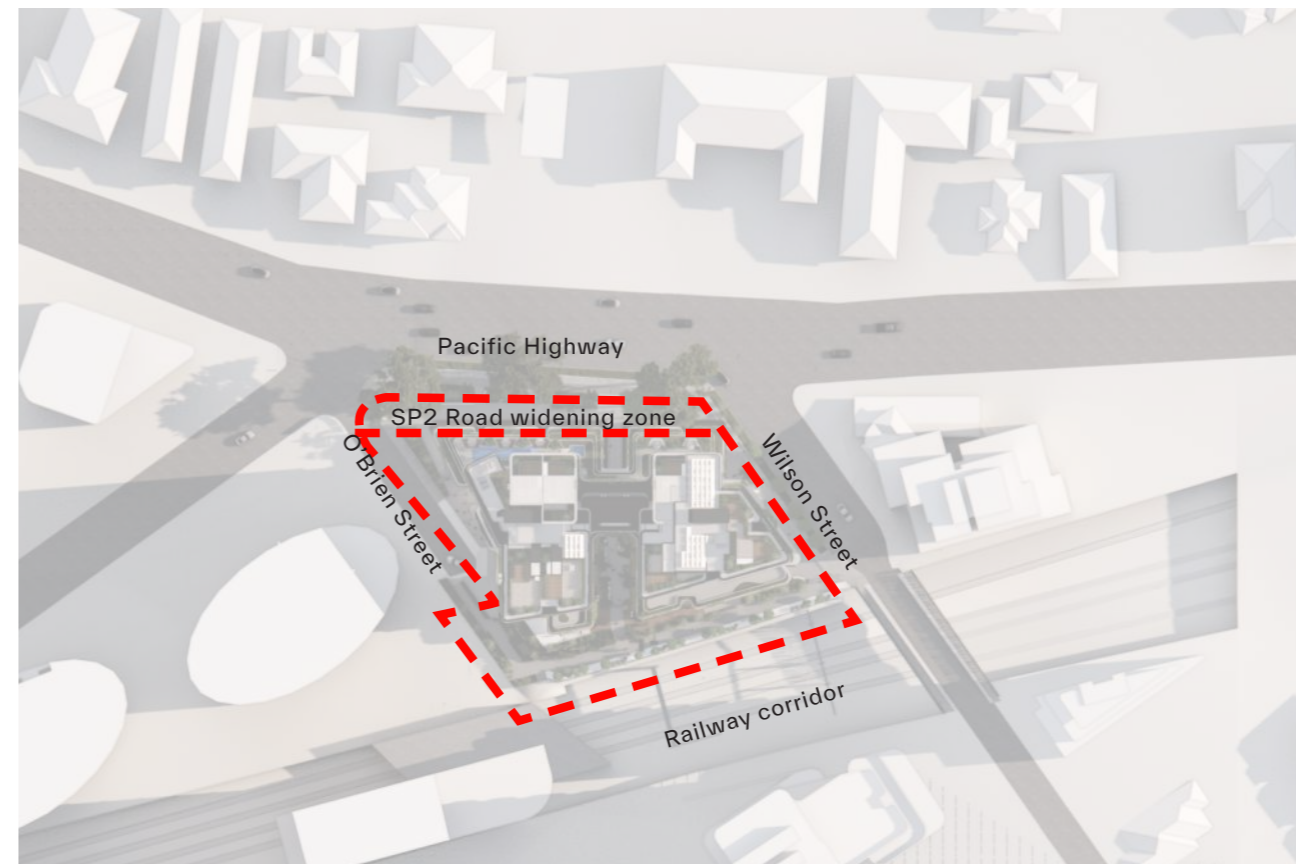
Located at the northern end of Chatswood CBD/ Gateway, the site presents an exciting opportunity to create a civic place that positively contributes to the surrounding context, enhances the overall urban experience that promotes community engagement and cultural activities.

The site is uniquely positioned, bounded by two arterial spines—the Pacific Highway and the Railway corridor (North Shore & Western Line, Northern Line and Metro North-West line). It enjoys high visibility with three street frontages.

The site is in the vicinity of heritage items and in the vicinity of the North Chatswood Heritage Conservation Area.

Opposite to north of the site is 871-877 Pacific Highway which has received consent for a new 27 storey mixed use building with commercial podium and residential tower above. To south of the site is 11 Railway Street, a 24 storey mixed use residential development. Further east from the railway corridor is medium density housing extending through the CBD, and further west from the Pacific Highway is also medium density housing.

The site is approximately 550m from Chatswood train and Metro Station. The site is located along Pacific Highway which is a State classified road, and a major traffic corridor. The site connects to gentle gradient footpaths on the surrounding street network and safe road crossings.



LOCAL CHARACTER

Several heritage conservation zones are located at fringe of Chatswood City Centre. Heritage items are locally listed, with no State listings in the Centre.

North Chatswood conservation area (c10) lies to the north, across Malvern Avenue and includes several heritage listed detached dwellings of Federation or Interwar bungalow styles along Daisy Street and Tulip Street. Despite its proximity to the city centre, this area has predominantly retained its low density residential character. Heritage significance of the area is attributed to its early development, circa 1880, and to the essential scale, form and grid patterns retained within the area.

It was apparent the existing CBD forms a neutral backdrop to the HCAs.



Anderson St, near Wilson St corner



850 Pacific Highway



4 Daisy Street, Chatswood



8 Daisy Street, Chatswood

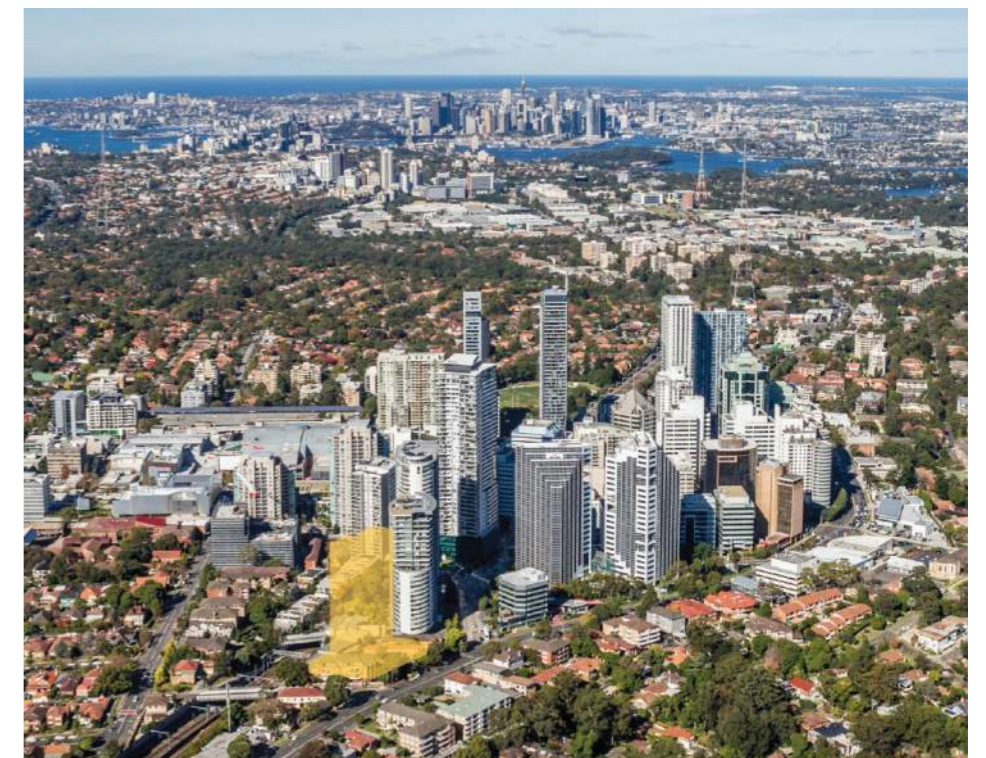
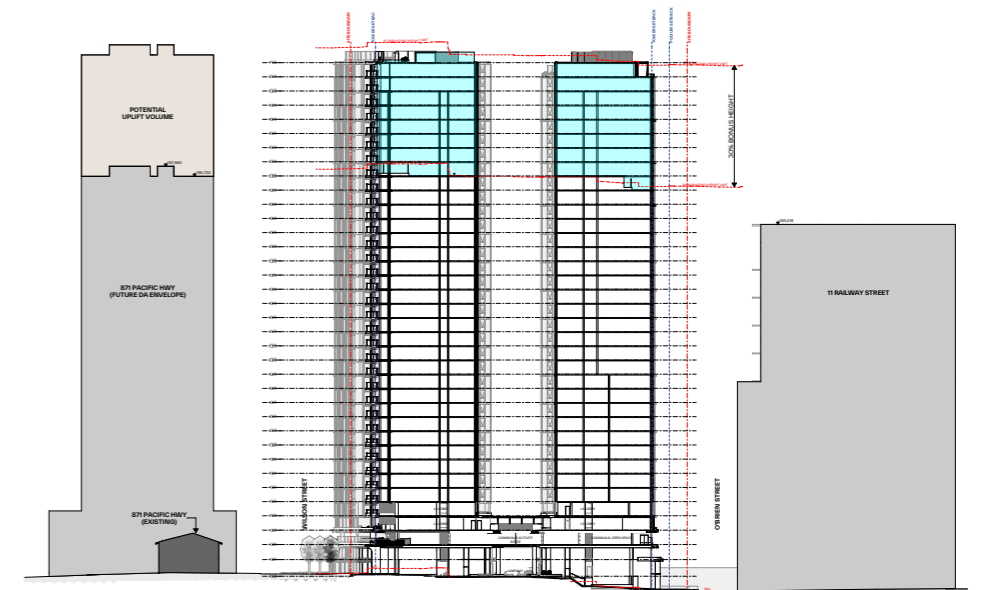
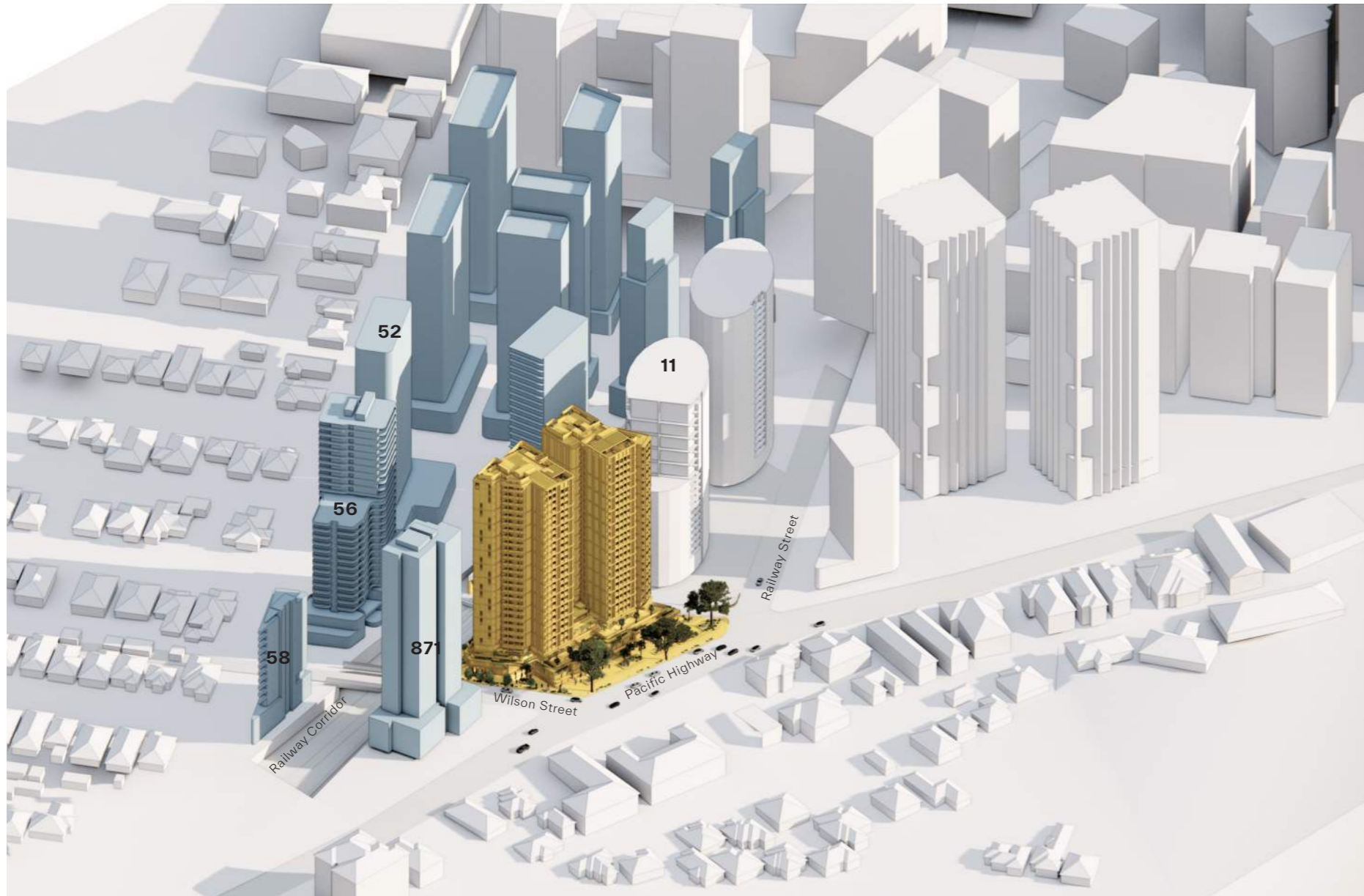


21 Daisy Street, Chatswood



Chatswood in 1943

FUTURE CHARACTER



Consistent with the Chatswood CBD strategy, the immediate surrounding will undergo significant redevelopment to facilitate future commercial and residential growth in the area.



871-877 Pacific Hwy 845 Pacific Hwy 629-637 Pacific Hwy 58 Anderson Street 54-56 Anderson Street 44-52 Anderson Street

DESIGN PROCESS



DESIGN COMPETITION ENTRY
AUG 2023



DESIGN COMPETITION RESUBMISSION
SEPT 2023



DEVELOPMENT APPLICATION
DEC 2023

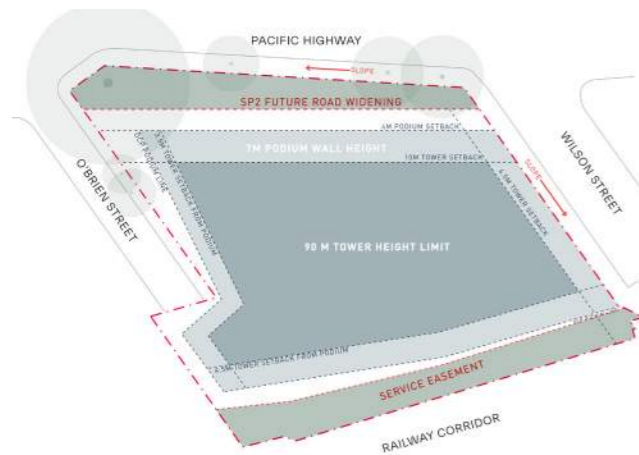


AFFORDABLE HOUSING SCHEME
NOV 2024

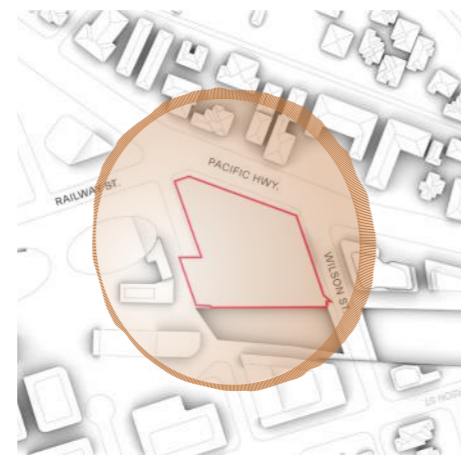
02. DESIGN CONCEPT

SITE OPPORTUNITIES AND CONSTRAINTS

Willoughby SSDCP (setbacks and wall height control)



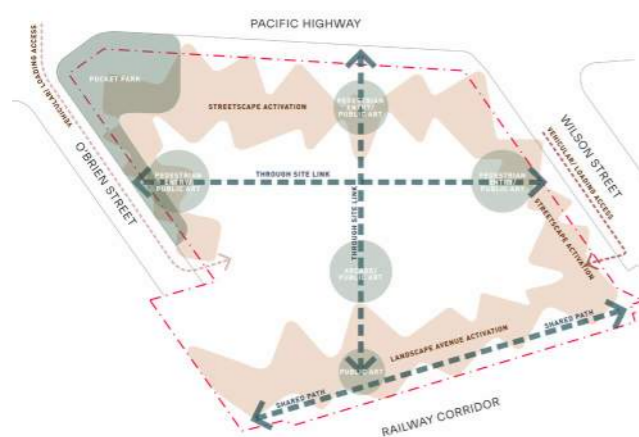
Noise and Air Pollution



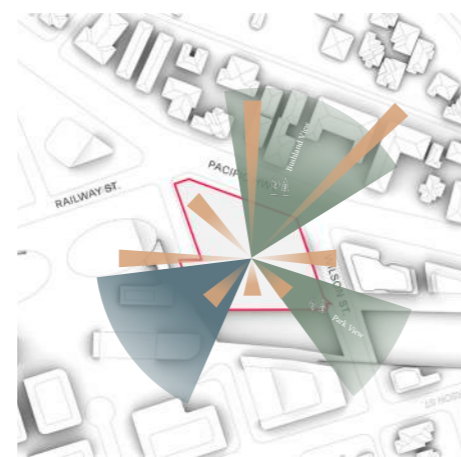
Cumulative Future Impact



Multiple frontages, site-through links



Wind Rose and Views



Solar Access



The site enjoys significant advantages from having multiple street frontages, which enable lively ground floor street activities and the potential for creating thoroughfares across the site. Its position at the edge of the new CBD also presents opportunities for capturing scenic views and incorporating high-end amenities into the proposed development.

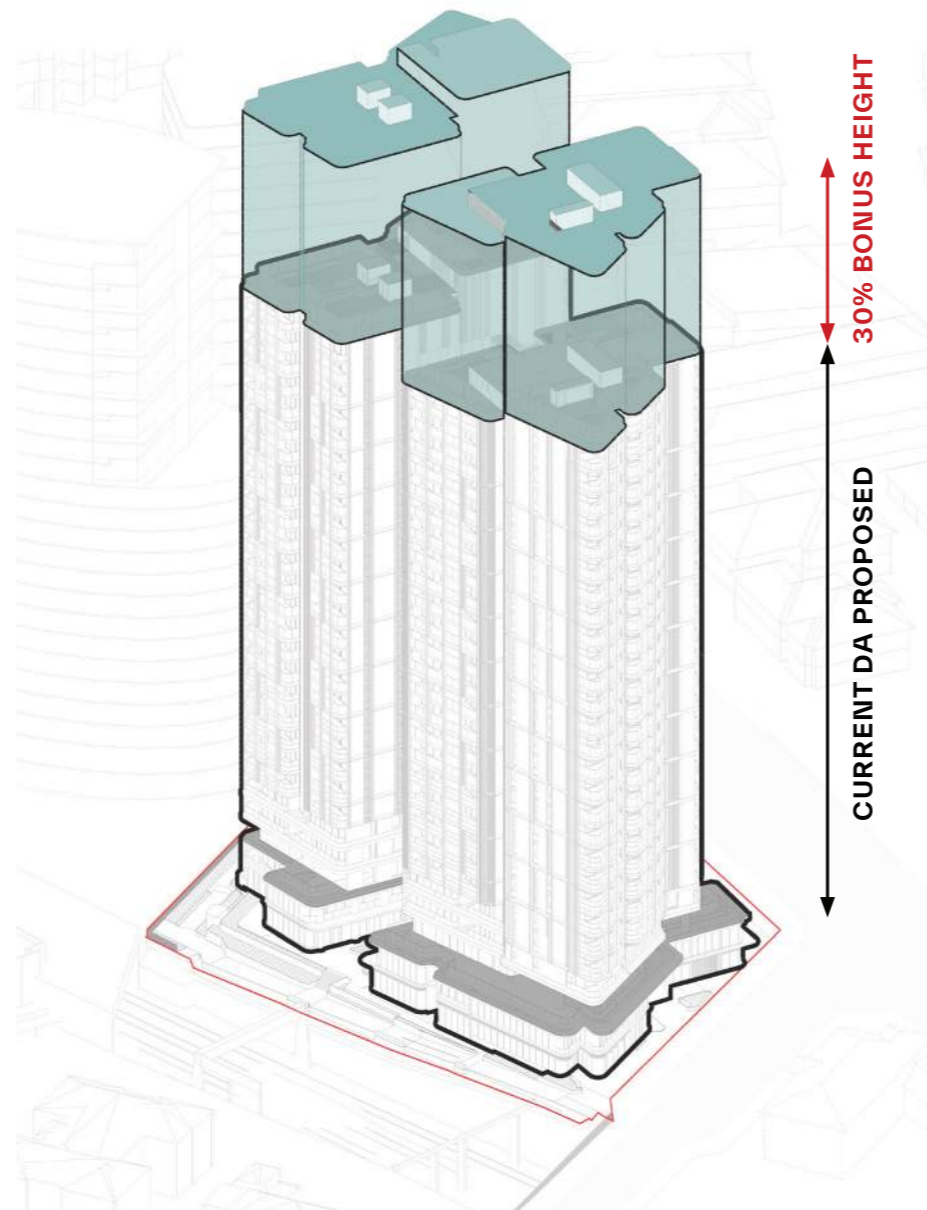
BUILDING FORM

The proposed affordable housing scheme with additional 8 storeys is consistent with the principles of design excellence and maintains the integrity of the refined winning scheme.

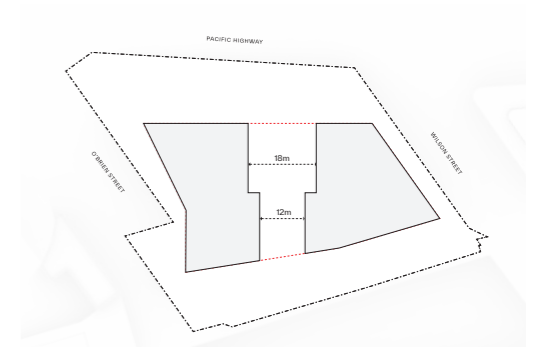
The proposed scheme maintains its cruciform axes to both the podium and the towers as they continue to provide a strong organizing elements and offers clear legible perspectives from multiple frontages.

The crucifix form, which delineates the breakdown of the podium, has been consistently extended to the towers. Given its prominent location, the bulk has been deliberately rotated to address the corner of Pacific Highway and O'Brien Street. Moreover, further reduction to the bulk at the north-west corner has also been introduced to enhance its slender profile. Elements such as building indentations and recessive planes helps to ensure the proportions of each facade contribute to promoting a slender appearance.

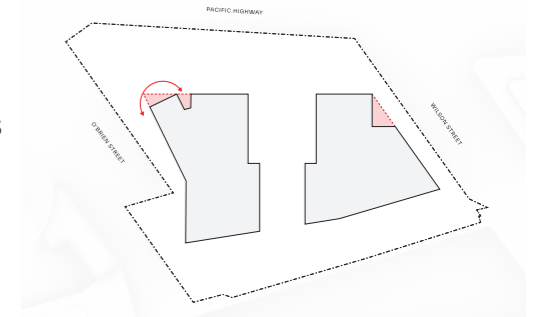
While there is a slight deviation from the SSDCP reference scheme, the proposed design rebalances the tower envelopes and provides an improved frontage to the Pacific Highway.



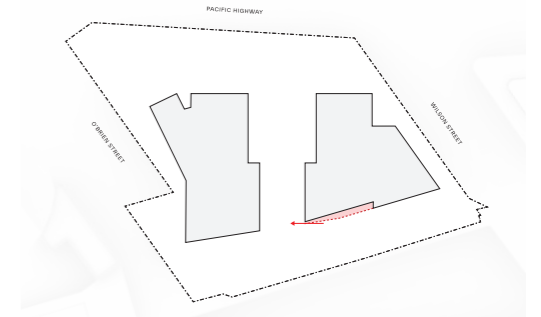
BUILDING SEPARATION



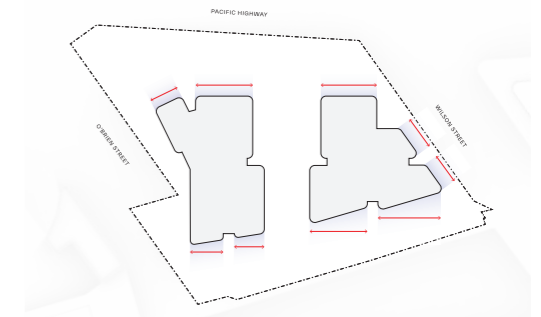
ADDRESSING THE KEY CORNERS



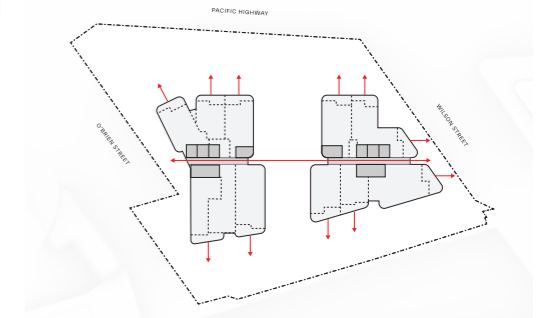
INCREASING NORTHERN ASPECT



SLENDERNESS



ORIENTATION AND CIRCULATION



ARTICULATION

The facades are designed to maximise solar, amenity, views and ventilation while providing a shading strategy in response to the building orientation and environment.

1. BUILDING FORM

Bulk reduction and removal to open up more northern aspect to the southern building.

2. VERTICAL ARTICULATION

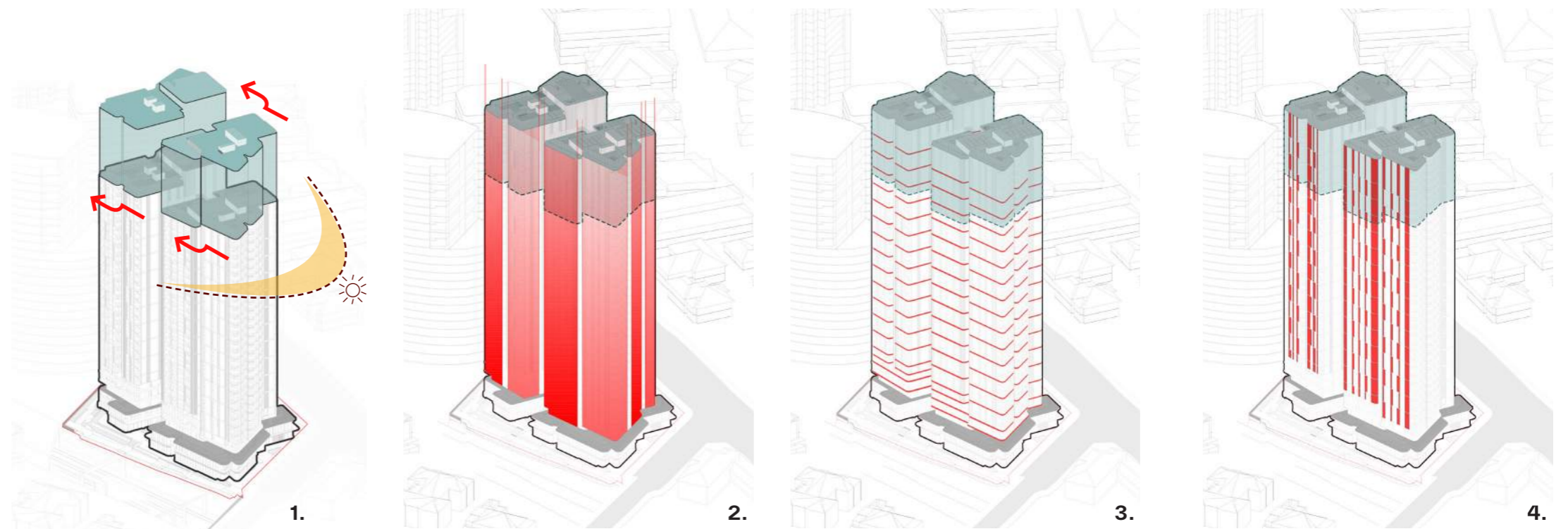
The primary structure is expressed in order to further amplify the verticality that is already established with the massing form.

3. DESCALING

The horizontal order for the building promotes scaling transition to the upper levels.

4. SOLIDITY

Responding to the site orientation, facade articulation responds with solidity and additional vertical elements in the east and west and lateral expressions on the north.



MATERIALITY



WESTERN FACADE

Implementing a lighter palette to the western facade to minimise heat absorption. This helps in keeping the interior spaces cooler and minimizing the need for excessive air conditioning or cooling systems.



SOUTH, NORTH AND EAST FACADE

Integrating a darker palette in response to the heritage context on the eastern side of the site. The darker palette is effective in minimizing glare and capturing the morning warmth, contributing to a comfortable environment. Moreover, it creates a visually interesting contrast against the western facade.



Aluminium extrusion/
plate and vertical battens
in copper colour

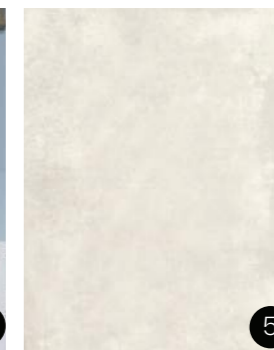


Precast concrete
Colour burnt copper

Concrete slab with
aluminium plate in copper
finish



Off-white aluminium
vertical battens



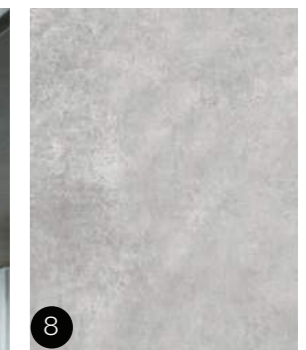
Precast concrete
Colour off-white (tower)
Colour sand (podium)



Concrete finished fin
elements



Concrete slab edge/
soffit

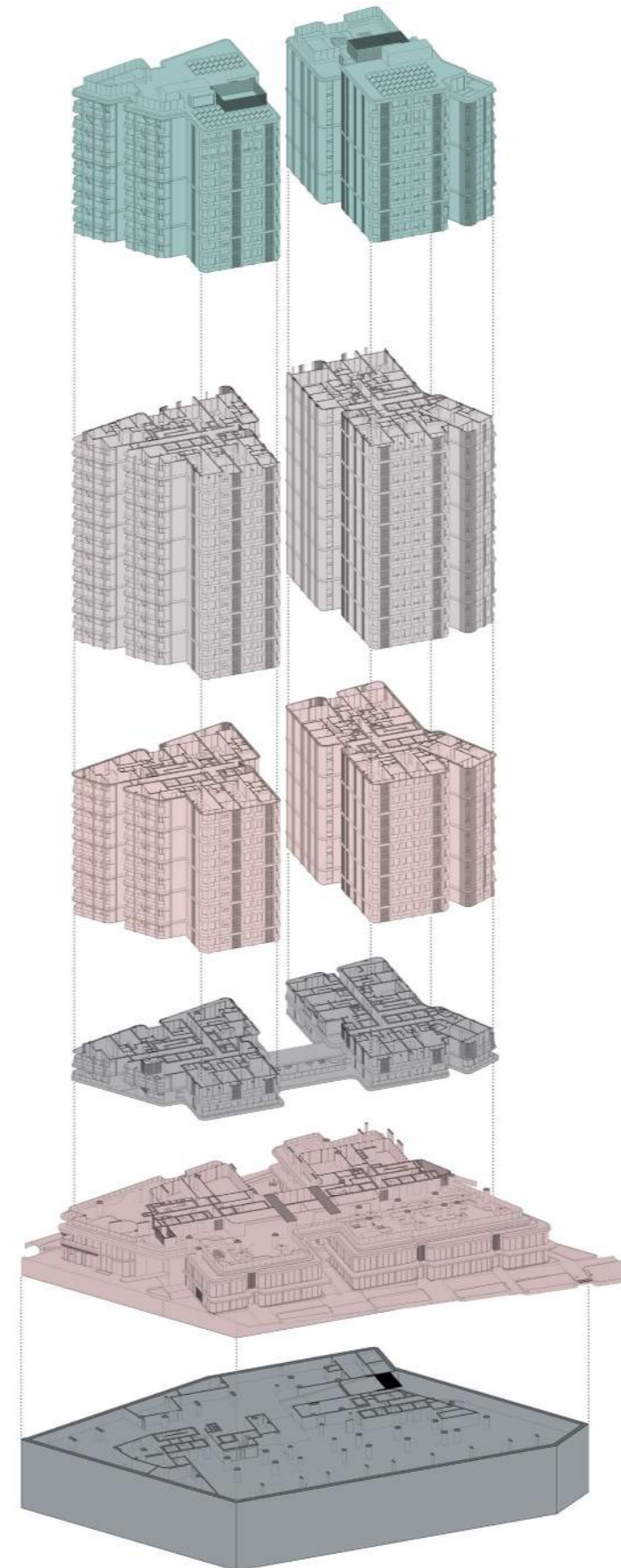


Precast concrete
Colour light gray
(tower)

THE PROGRAM

The proposal aims to create a 36-storey mixed-use development, featuring commercial spaces and residential towers. The ground floor will offer vibrant street activation with retail showrooms, live/work studios, and smaller landscaped seating areas promoting activity and leisure. The development will also include a high-amenity podium communal area for residents, a childcare center of approximately 500 sqm, and a total of 308 residential apartments.

30% BONUS HEIGHT



: Level 35

2 4-Bed

: Level 34

6 3-Bed

1 4-Bed

: Level 27-33

7 1-Bed

28 2-Bed

35 3-Bed

: Level 14-26

13 1-Bed

52 2-Bed

65 3-Bed

: Level 5-13

27 1-Bed

45 2-Bed

27 3-Bed

: Level 3-4

14 Live/Work units

: Ground-Level 2

Retail

10 Live/Work units

Childcare

Communal Open Space

: Basement 1-6

Loading Dock

Parking

Bicycle storage



DESIGN COMPETITION PROCESS

(RESPONSE TO DESIGN COMPETITION JURY LETTER)

PODIUM

Removal of dead-end passageways to live/work 1, 3, 4, 9 & 10.

Dead-end passageways have been removed.

Additional lift access to the upper showroom levels

Additional lifts have been proposed to both showrooms.

Reconfigure live/work modules to avoid snorkel workspaces to improve daylight and amenities to commercial suite on upper levels.

The proposed design eliminate snorkel workspaces. The updated layout provides ample space for functional workspaces, and feature direct access to balconies. The balconies are further redesigned to achieve ADG compliance in terms of depth and size. Live/work layouts have been amended to provide generous frontage and access to light for both the commercial and studio suite.

Removal of the folding concrete arches to the podium design to simplify and strengthen the overall presentation to the streetscape.

Podium design has been further refined to improve the overall streetscape presentation.

Reduction to the extent of excavation.

Rationalisation of basement footprint to minimize excavation and avoid clashes with the rail corridor boundary, along with reconfiguration of the loading dock, adding a service/removalist vehicle bay, and improving the childcare drop-off zone.

Integration of OSD/ RWT and WSUD as part of the stormwater management strategy.

OSD, water-quality chamber and RWT have been integrated to the proposed development. Refer to stormwater report prepared by Xavier Knight.

Working closely with landscape architect to deliver high-amenity space to the communal open space and landscaped areas around the building.

The proposed communal open space offers a high level of amenity, featuring distinct pockets for a variety of activities, including a sauna, gym, and yoga deck. The new proposal also incorporates addition of canopy trees, retains more existing trees, and expands the pocket park along Pacific highway. Additionally, the public art installation will be an opportunity to integrate Connecting with Country principles. Refer to landscape report prepared by LandFX.

DESIGN COMPETITION PROCESS

(RESPONSE TO DESIGN COMPETITION JURY LETTER)

TOWER

Revised apartment planning to ensure generous living areas including corner living and secondary living spaces and relationship between bedrooms with on-floor plant.

Revised layouts include the provision of corner and secondary living (family room), study room and 'intergenerational' layout. Additional screens and other acoustic measures have been integrated to the proposal. Refer to acoustic report prepared by E-lab.

Further consideration and rationalization of the vertical concrete element details/ screen locations to the western facade.

The 2 vertical breaks on the western facade have been removed and the depth of each vertical concrete elements have been further refined and reduced.

Refined palette for a more subtle hue to reduce the intensity of the rust-red tone.

The intensity of the dark rust-red has been refined to include a more subtle palette.

Architectural language fenestration and consolidation to the southern facade.

Southern facade expression has been further refined with the inclusion of additional vertical metal elements.

Introduction of greater solidity in balustrades to the lower levels for privacy and acoustics.

Additional solid upstand have been incorporated to the lower residential levels for additional privacy and acoustic measures.

Environmental considerations

In addition to the naturally ventilated breezeway corridors, which have been maintained as a fundamental environmental design consideration, additional canopy trees have been incorporated to mitigate urban heat.

Other considerations (throw risks)

Balconies within 20m from the rail corridor has been redesigned to reduce throw risks while still ensuring natural ventilation and preserving amenity to the residential units.

DESIGN INTEGRITY PANEL COMMENTS

(RESPONSE TO DIP COMMENTS 13.11.2024)

Solid balustrade upturn to residential balconies up to Level 9

Solid balustrade upturn has been retained to all residential balconies, including wintergarden up to level 9. Elevations have been amended to clearly communicate this intent

Thermal comfort of apartments to the eastern facade

High performance glazing and shading devices have been incorporated to the design. Ceiling fans can be incorporated for circulation of stagnant air. Refer to ESD report accompanying this submission prepared by Green Perch

Lift lobbies to towers (Level 3-35)

Additional measures such as dense landscaping and horizontal louvres have been incorporated to the design. Further wind testing and analysis will continue to be developed and integrated

Connecting with country

The choice of materials, finishes, and landscape design has been thoughtfully designed to ensure appropriate integration with the country. Billbergia is committed to fostering a connection with the local environment through public art and other initiatives.

03. DESIGN QUALITY

NSW DESIGN GUIDELINES

The site is influenced by several state policies and guidelines that have shaped the master plan. Central to the design process is the integration of Better Placed and Greener Places principles, along with Connecting with Country design frameworks and knowledge, to inform and enrich the design narrative.

BETTER PLACE

Better Placed is an integrated design policy for the built environment in NSW. It reflects the collective aspirations and expectations for the spaces where people live, work, and play, establishing a clear framework to ensure high-quality design that shapes both present and future architecture, public spaces, and environments.

The design principles for this project have been aligned with Better Placed. The proposal thoughtfully balances the unique characteristics of the Chatswood area while creating meaningful spaces for people to live, connect, and thrive.

OBJECTIVE 1 - BETTER FIT



Contextual, local and of its place

The subject site presents a unique opportunity to enrich the vibrancy and character of its neighborhood by contributing to the growth of the community. It achieves this by activating streets, incorporating retail and dining options, and providing public spaces that encourage movement and activity. A site-through link enhances accessibility, offering seamless connectivity across the site for both residents and the public.

OBJECTIVE 2 - BETTER PERFORMANCE



Sustainable, adaptable and durable

The proposal is designed to deliver a high level of amenity for each residential apartment. Key considerations include building orientation, optimized solar access, cross-floor ventilation (both exceeding ADG requirements) visual and acoustic privacy, open-plan layouts, spacious balconies, and efficient planning to maximize outlook while thoughtfully responding to the surrounding site context.

OBJECTIVE 3 - BETTER COMMUNITY



Inclusive, connected and diverse

The proposal aims to enhance housing affordability by integrating affordable housing units under the In-fill affordable housing provision. Additionally, the design thoughtfully responds to each site interface, incorporating a pedestrian site-through link that encourages movement and interaction across the entire site. This connection fosters a sense of accessibility and community, seamlessly linking different areas and enhancing the site's overall functionality and engagement with its surroundings.

OBJECTIVE 4 - BETTER FOR PEOPLE



Safe, Comfortable and livable

The design of safety and security features across the site has been thoughtfully considered, incorporating both physical and passive surveillance, accessibility, and the careful design of interfaces with the public realm and the park. Landscaped setbacks, articulated building forms, and street interfaces have been strategically designed to enhance the local context, promoting an active and pedestrian-friendly environment that continues the vibrancy of the streets.

OBJECTIVE 5 - BETTER FOR WORKING



Functional, efficient and fit for purpose

In addition to generous residential units that provides study room/ nooks/ flexible multi-purpose room, the proposal includes commercial spaces and live/work configurations, offering flexibility for future occupants. This approach caters to the evolving market and lifestyle trends, where an increasing number of people are choosing to work from home. By providing adaptable spaces, the design meets the needs of modern living, combining both residential and professional functions in a seamless, integrated environment.

OBJECTIVE 6 - BETTER VALUE



Creative and adding value

The proposal introduces new amenities for both the existing and future community by creating a mixed-use ground plane. The addition of retail and commercial spaces in the podium will drive economic and social benefits, enhancing the community's vibrancy and providing accessible services. This integration of commercial functions within the development not only supports local businesses but also encourages greater foot traffic, promoting a lively and interactive environment for residents and visitors alike.

OBJECTIVE 7 - BETTER LOOK AND FEEL



Engaging, inviting and attractive

All external materials have been carefully chosen for their suitability to the immediate context, as well as for their quality and durability. The proposal delivers new, high-quality dwellings that are thoughtfully designed to respond to the site's unique characteristics, context, and the overall character of Chatswood. By using materials that complement the surrounding environment, the design ensures long-term sustainability while maintaining a strong visual connection to the area's identity.

GREENER PLACES

Greener Places offers guidance on designing, planning, and implementing green infrastructure in urban areas across NSW. The guide provides a consistent approach to assist State and Local governments, as well as industry professionals, in creating a cohesive network of green infrastructure. It outlines what green infrastructure is, why it is essential, and the benefits it brings.

The proposal draws on the local character, enhancing connections to the natural environment at every opportunity, while also contributing to existing green linkages. It reflects an understanding of the site's topography, demonstrates respect for Country, and strengthens the connection to outdoor spaces through a series of thoughtfully designed landscaped areas.

PRINCIPLE 1 - INTEGRATION



Combine green infrastructure with urban development and grey infrastructure

The integration of vehicular access and landscaping aims to create an urban community that enhances the overall quality of life. In collaboration with LandFX, the design ensures a harmonious balance between recreational, aesthetic, and functional elements. This includes providing sufficient green buffers with canopy coverage, while carefully balancing permeable and paved areas. The result is a space that promotes the health and well-being of residents, encouraging outdoor activity and connection with nature.

PRINCIPLE 2 - CONNECTIVITY



Create an interconnected network of open space

Multiple site-through links run across the site, promoting seamless connections to and from the surrounding open spaces. Enhanced planting along the eastern site-through link establishes a network of greenery that encourages walking and cycling, fostering an active and environmentally-friendly community. These links not only improve connectivity but also contribute to the overall green infrastructure, providing residents with accessible pathways that integrate nature into their daily movements.

PRINCIPLE 3 - MULTIFUNCTIONALITY



Deliver multiple ecosystem services simultaneously

The proposal offers a diverse array of amenities within the communal open space, including open decking areas, lawns, family retreats, BBQ facilities, and more, all designed to enhance the quality of life for residents. Smaller seating pockets are strategically integrated throughout the ground floor site-through link to encourage a sense of place-making, fostering interaction and strengthening community connections. These thoughtfully designed spaces aim to create inviting environments where residents can gather, relax, and engage with one another, contributing to a vibrant and connected community atmosphere.

PRINCIPLE 4 - PARTICIPATION



Involve stakeholders in development and implementation

The proposal has been developed through consultation with a range of stakeholders, including Willoughby City Council, the design competition jury, the Department of Planning, and the local community. The aim of the proposal is to create an accessible destination that offers a variety of recreational experiences and opportunities for the community. By engaging with these key stakeholders, the design ensures that the project meets the needs and expectations of all involved, fostering a space that is both inclusive and enriching for local residents.

CONNECTING WITH COUNTRY

The proposal will continue to align closely with the Connecting with Country framework. The principle of engaging with Country will be emphasized through the integration of landscape design and public art opportunities. These elements will reflect and honor the cultural and environmental significance of the area, creating a deeper connection to the land and its heritage. By incorporating thoughtful landscaping and meaningful artwork, the design fosters a sense of respect for the natural environment and the local community's history.

04. DESIGN STRATEGY

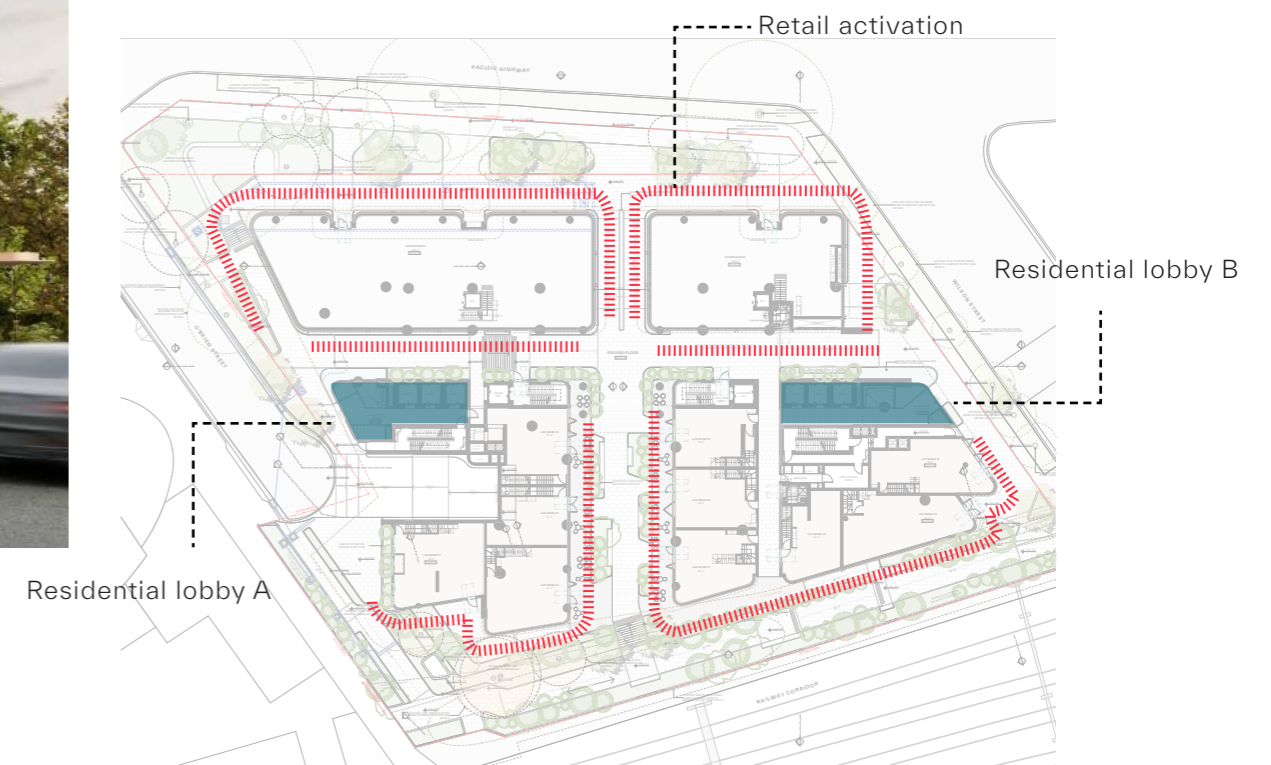
STREETSCAPE PRESENTATION



Wilson Street frontage

The podium design addresses the prominent interfaces of Pacific Highway, O'Brien, and Wilson Street. Features such as layered curved concrete banding, vertical burnt copper framing, and cascading landscaping enhance vibrant street activation along these frontages.

Two residential lobbies are located off O'Brien Street and Wilson Street to maximize the highly activated frontage facing Pacific Highway. The removal of concrete arches from the original competition scheme aims to enhance and improve the overall visibility of the streetscape presentation.





Corner of O'Brien and Pacific Highway

An enlarged pocket park is proposed at the south-west corner of the site, aligning with the vision outlined in the planning proposal scheme. Additionally, a spacious landscaped refuge is included on the eastern side of the site, enhancing the overall amenity for future occupants.

These open spaces not only provide aesthetic and recreational value but also contribute to the site's sustainability by promoting green infrastructure. The pocket park and landscaped refuge will offer relaxing, communal areas for residents and visitors, encouraging interaction with nature and fostering a sense of community within the development. Further, these green spaces have been designed with adaptability in mind, allowing for flexibility in their future use and integration into the broader urban context.



Pacific Highway frontage



Layered landscape podium approach

High visibility to the showroom at the corner of Pacific Hwy and O'Brien St

Double height volume to the residential lobby

The proposed vehicular entry from O'Brien Street, which sits at a lower natural ground level compared to Wilson Street, has resulted in a superior design outcome. This positioning creates greater opportunities for ground-floor activation, enhancing the overall functionality and interaction with the streetscape.



O'Brien St frontage

SITE-THROUGH LINK

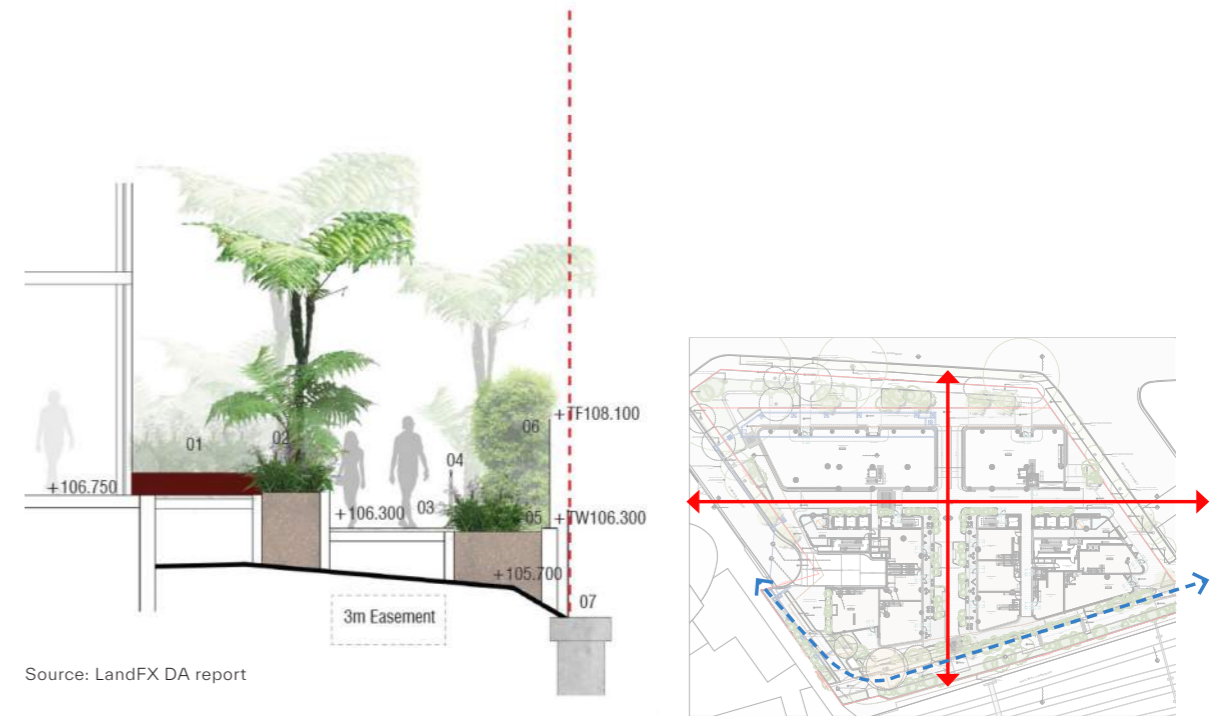
East-west site-through link



Generous site-through links promote activation and encourages pedestrian movement to the heart of the site.

A cruciform axis divides the site, facilitating seamless movement throughout. Each frontage features smaller activation pockets to enhance vibrancy, while lush landscaping highlights the amenities and adds to the liveliness of the space.

North-south site-through link



Source: LandFX DA report



Source: LandFX DA report



SITE-THROUGH LINK

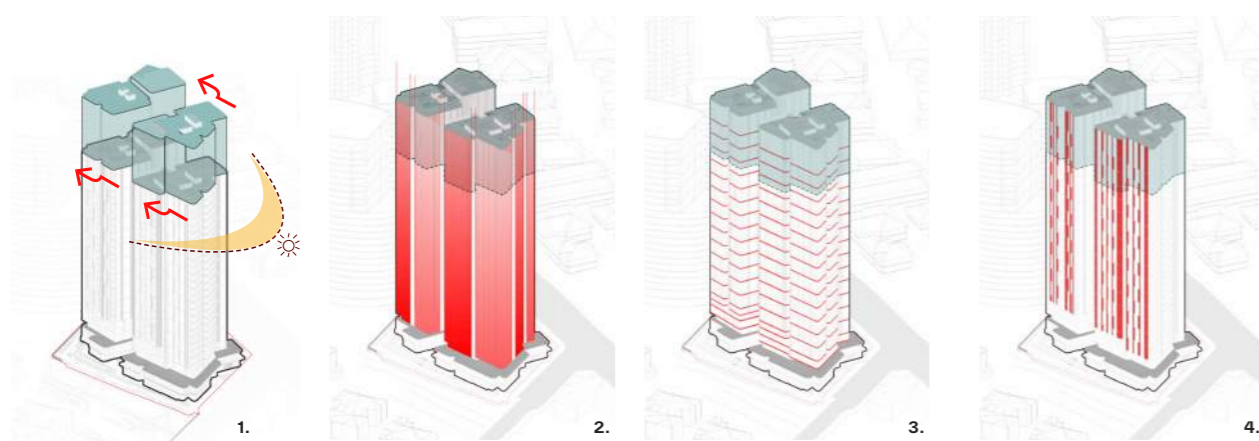
Eastern site-through link



TOWER ARTICULATION

Promoting the slenderness of the tower by emphasizing verticality as the primary design element.

The proposed towers are oriented to address each key corner, ensuring that all frontages are highly articulated and thoughtfully designed. This orientation also provides high amenity for residents, as each corner responds to the environmental aspects of the site.



1. BUILDING FORM

Bulk reduction and removal to open up more northern aspect to the southern building.

2. VERTICAL ARTICULATION

The primary structure is expressed in order to further amplify the verticality that is already established with the massing form.

3. DESCALING

The horizontal order for the building promotes scaling transition to the upper levels.

4. SOLIDITY

Responding to the site orientation, facade articulation responds with solidity and additional vertical elements in the east and west and lateral expressions on the north.





View from Eastern Rail Corridor



View from Wilson Street



View from Pacific Hwy

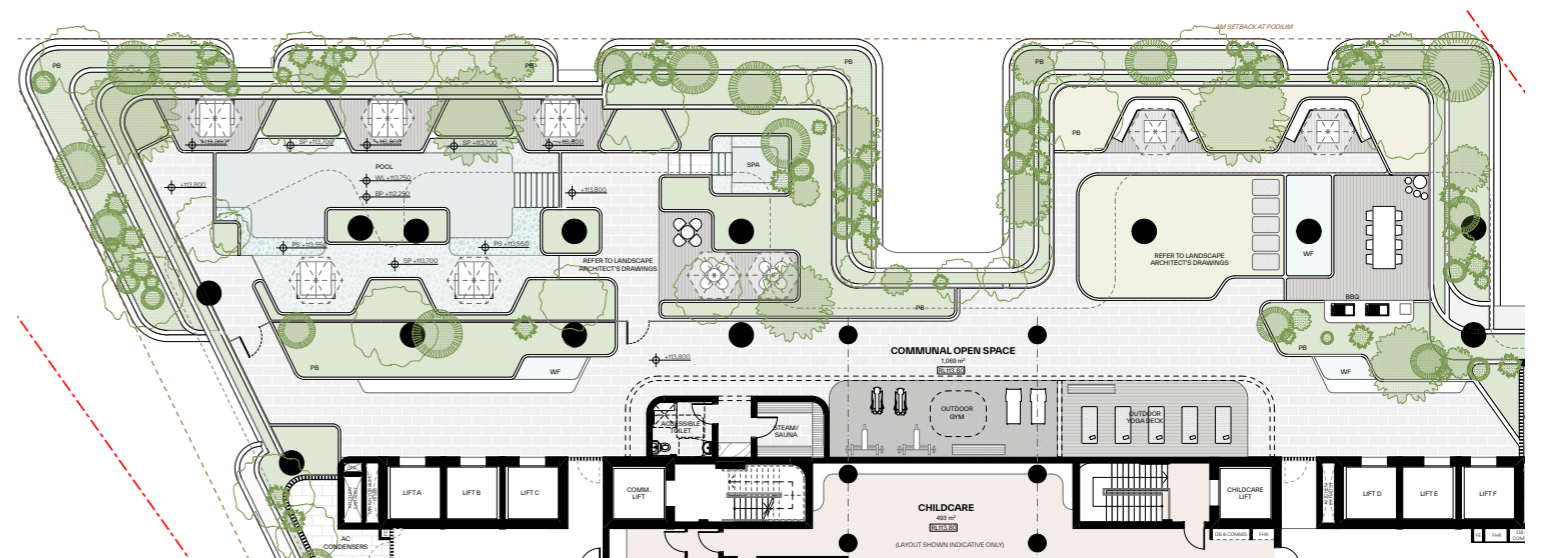
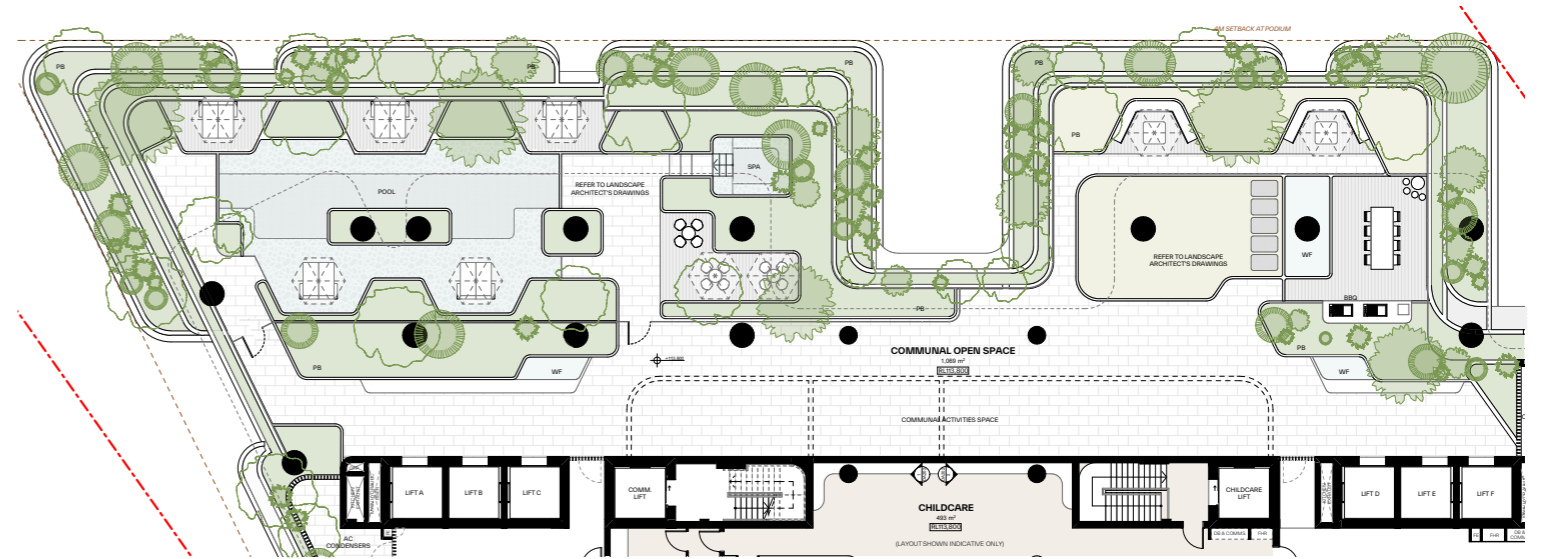
COMMUNAL OPEN SPACE

A tropical oasis offering high amenities to residents, including a pool, spa, gym, BBQ area, and lawn play space.

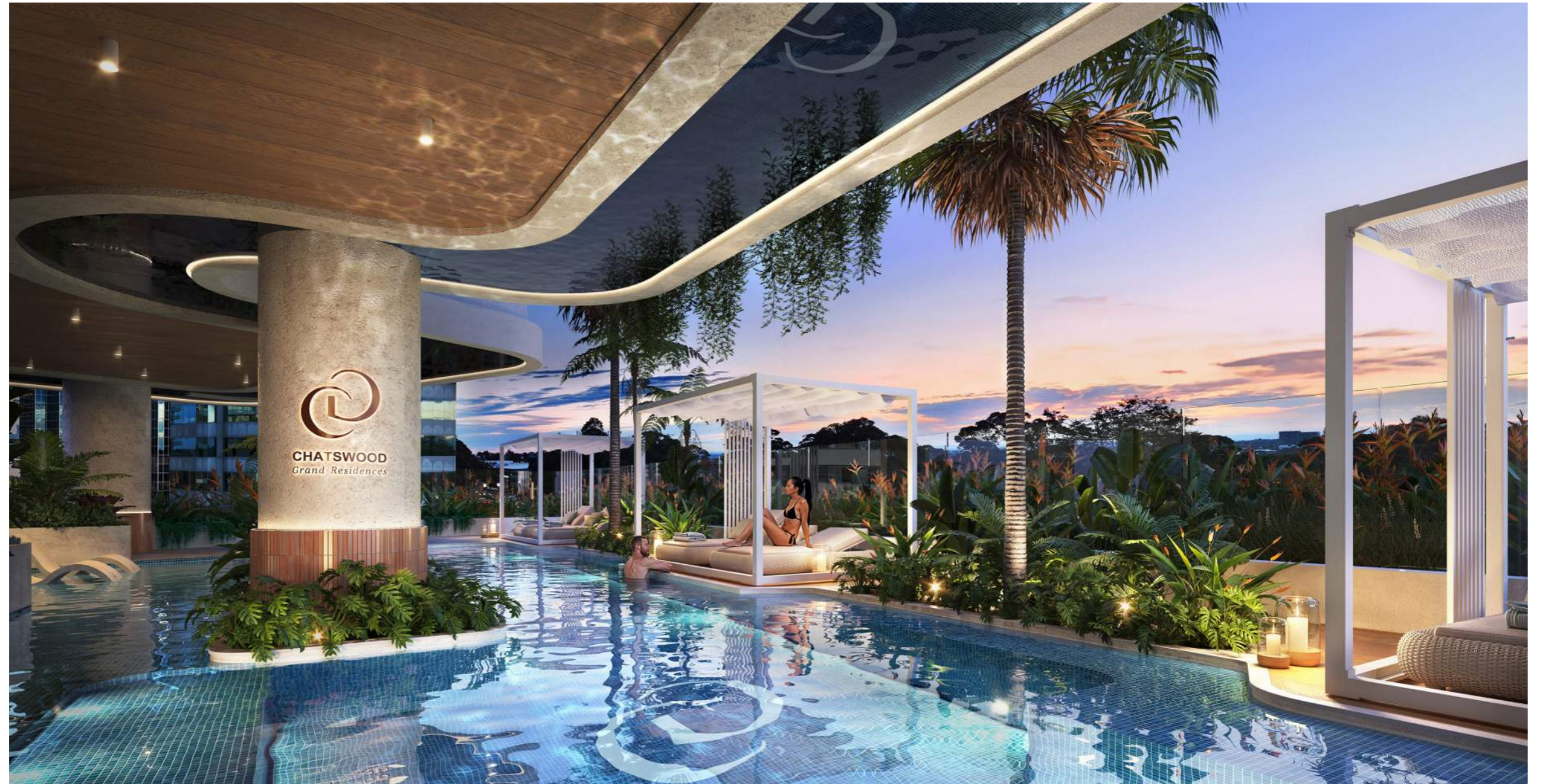
A richly landscaped edge creates a buffer from the street, enhancing the amenity of the communal open space area while providing additional privacy and greenery. This design approach ensures a tranquil and inviting environment for residents,

Situated on the podium level, the proposed communal open space offers a spacious area designed to accommodate diverse groups and activities. This versatile space enhances social interaction and provides a range of amenities to suit the needs and preferences of all residents

The development provides a total of 1,271 sqm area of communal open space (29.6%).



Additional amenities for future residents include a sauna and steam room, an outdoor gym, a yoga deck, a pool and spa, as well as BBQ facilities, seating areas, and expansive green spaces. Furthermore, these spaces are thoughtfully designed to promote relaxation, recreation, and a strong sense of community among residents.

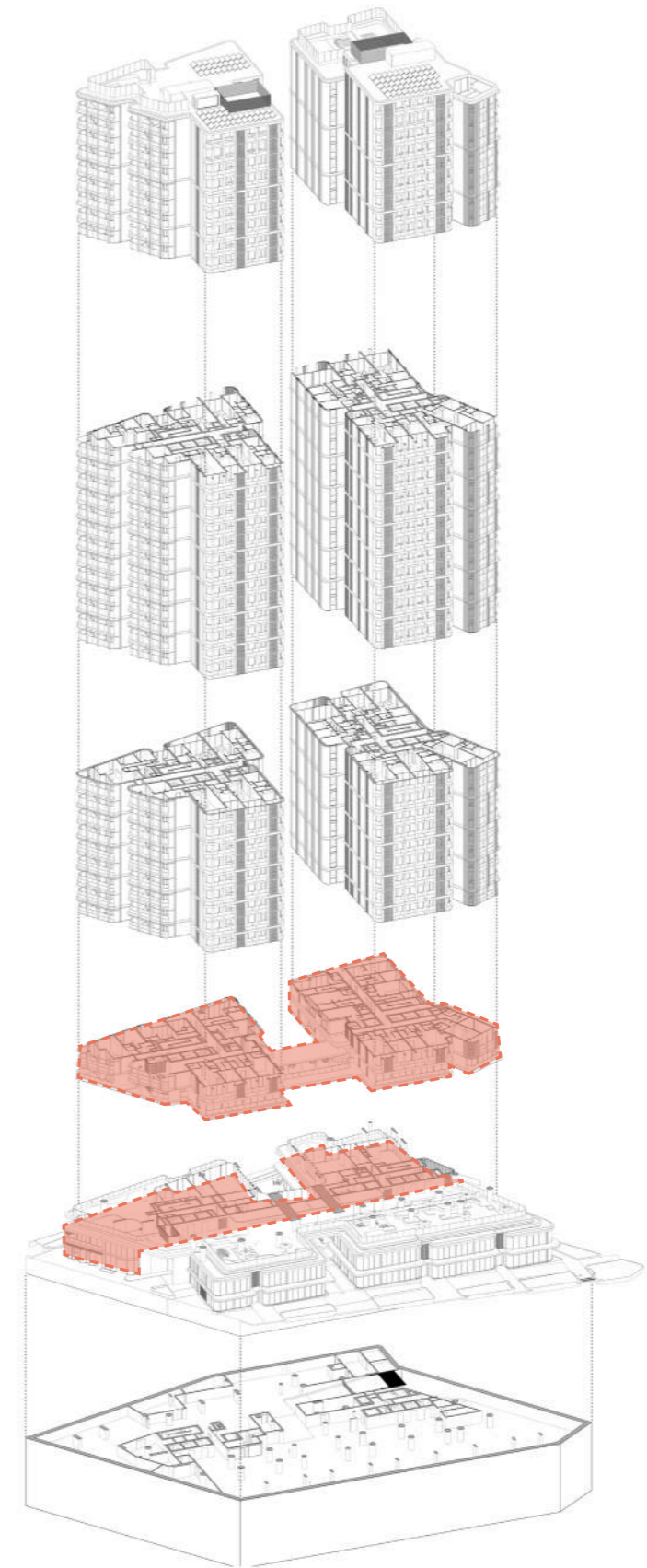
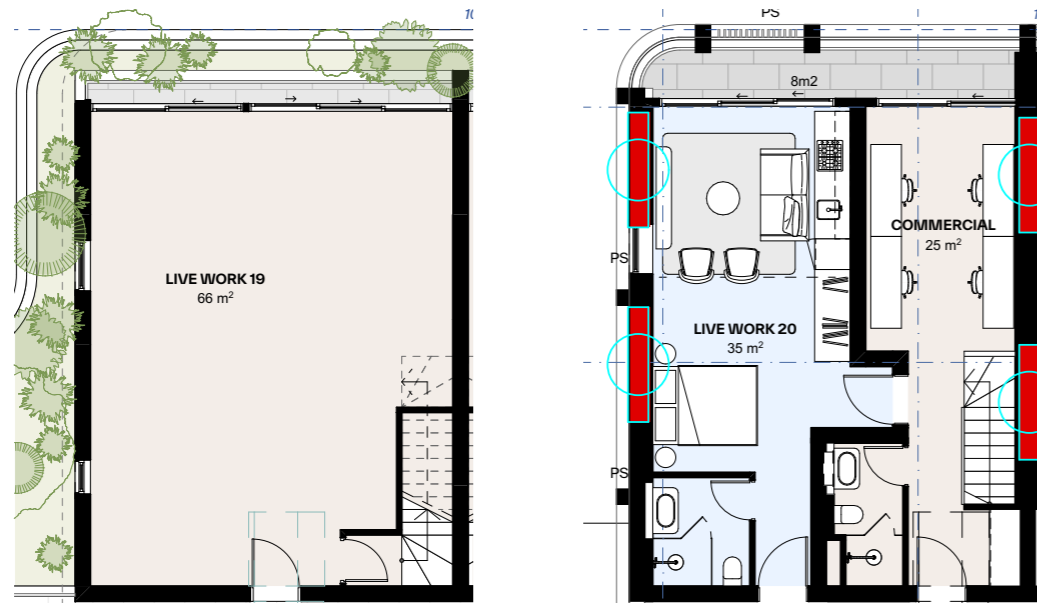


LIVE/WORK

Flexible, adaptable and sustainable living and creative employment activity.

The studio modules address recent shifts in work patterns and the demand for flexibility by physically separating dedicated work and business spaces from everyday private living areas. This design approach enhances both productivity and personal comfort, allowing for a more organized and efficient use of space in response to evolving lifestyle needs.

The proposed live/work studios are situated on the ground floor and first level (eastern section of the site), as well as occupying the entire third and fourth floors. Additionally, the layout aims to maximize natural light and enhance accessibility for both work and living functions. F&B uses have been provisioned for on the ground floor, where a more active retail use is anticipated, whereas the upper module of live/work units on levels 3 & 4 are envisaged as a more passive retail/commercial use.





LOW BREW
COFFEE SHOP

HAND MADE
PASTA
BORDO

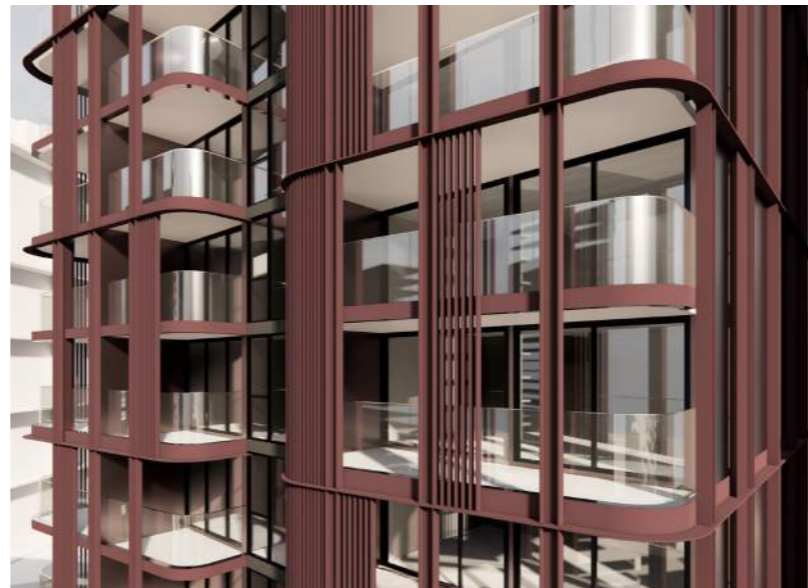
EASTERN FACADE TREATMENT

Treatment to Eastern Facade Balconies

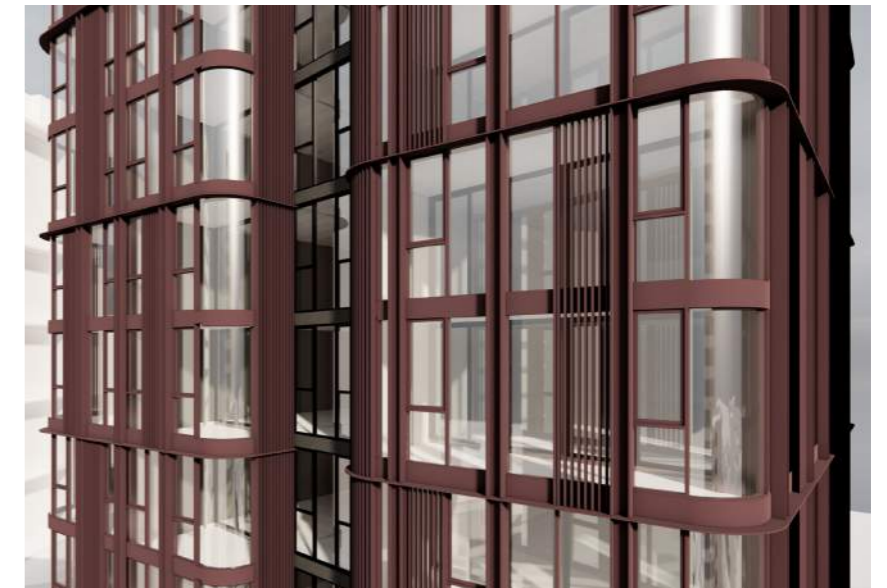
Transport for NSW has established design requirements that outline standards for the interface between developments and rail corridors. Several changes have been made to the design excellence scheme on the eastern and north-eastern facades to comply with these requirements.

On these facades, within 20 meters of the rail corridor boundary, balconies now feature a wintergarden with a combination of full-height fixed glazing paired with awning windows and vertical aluminium louvers. This design approach adheres to the standards by limiting the maximum opening sizes to minimize potential throw risks to the rail corridor whilst maintain natural cross ventilation to the unit. Additionally, childcare and rooftop open spaces on the eastern facade include 1.8-meter-high glass balustrades.

These changes have been carefully implemented to comply with the guidelines while maintaining the original design intent of the excellence scheme.



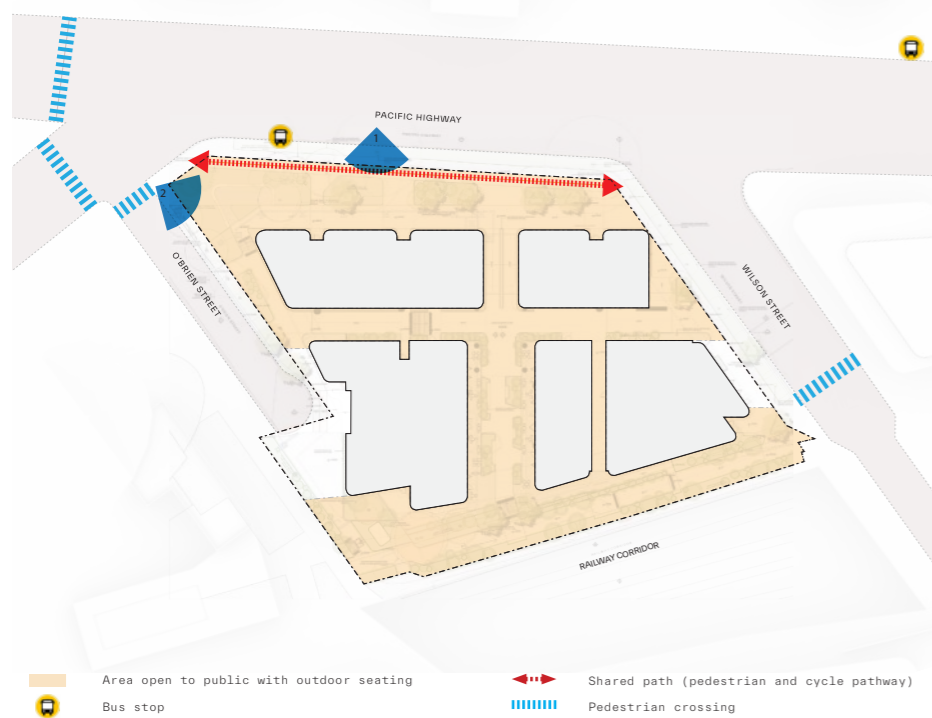
Design Excellence Scheme



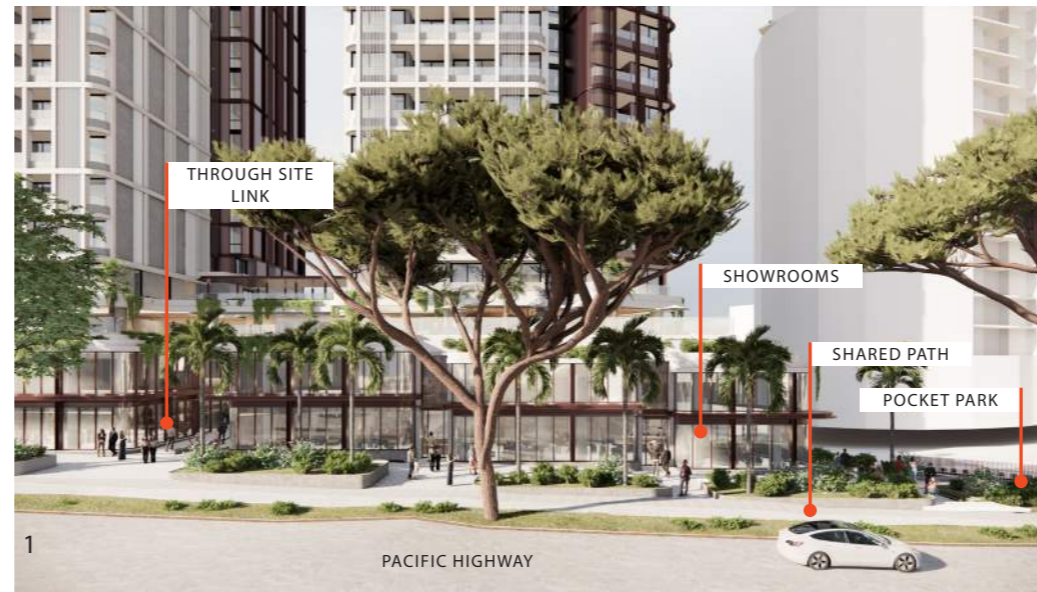
Post Facade Treatment - typical levels

PUBLIC SPACE PLAN

PUBLIC ACCESS



ACCESS POINTS



The development is designed to ensure that public spaces are welcoming, attractive, and accessible to all.

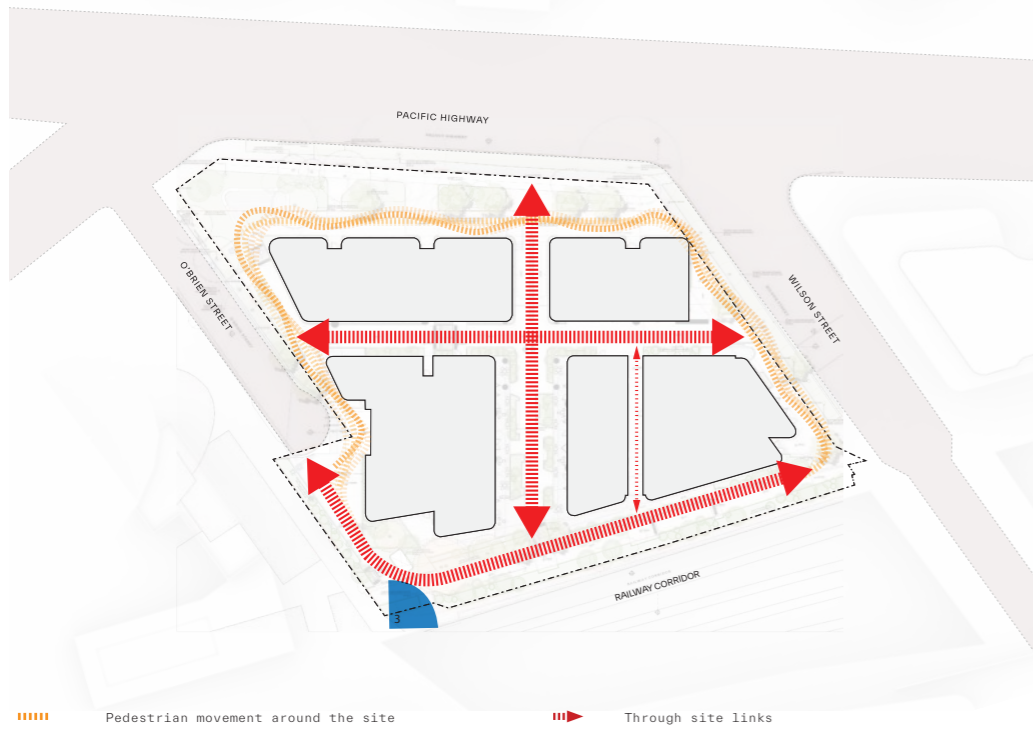
It features thoughtfully landscaped areas that enhance the overall environment by increasing the buffer zone from the streets. The retail spaces are activated along all street frontages create an engaging streetscape and are further activated along the through site links that opens to a central courtyard. Outdoor seating and gathering areas are provided across the public areas, fostering a vibrant and inclusive atmosphere for everyone.



The development minimises potential vehicle, bicycle and pedestrian conflicts by incorporating clear, defined pathways for each mode of transportation.

This includes provision of dedicated shared lanes of pedestrian and cycling pathways, multiple access points, wide sidewalks, and well-marked crossings, ensuring that all users have safe and distinct routes.

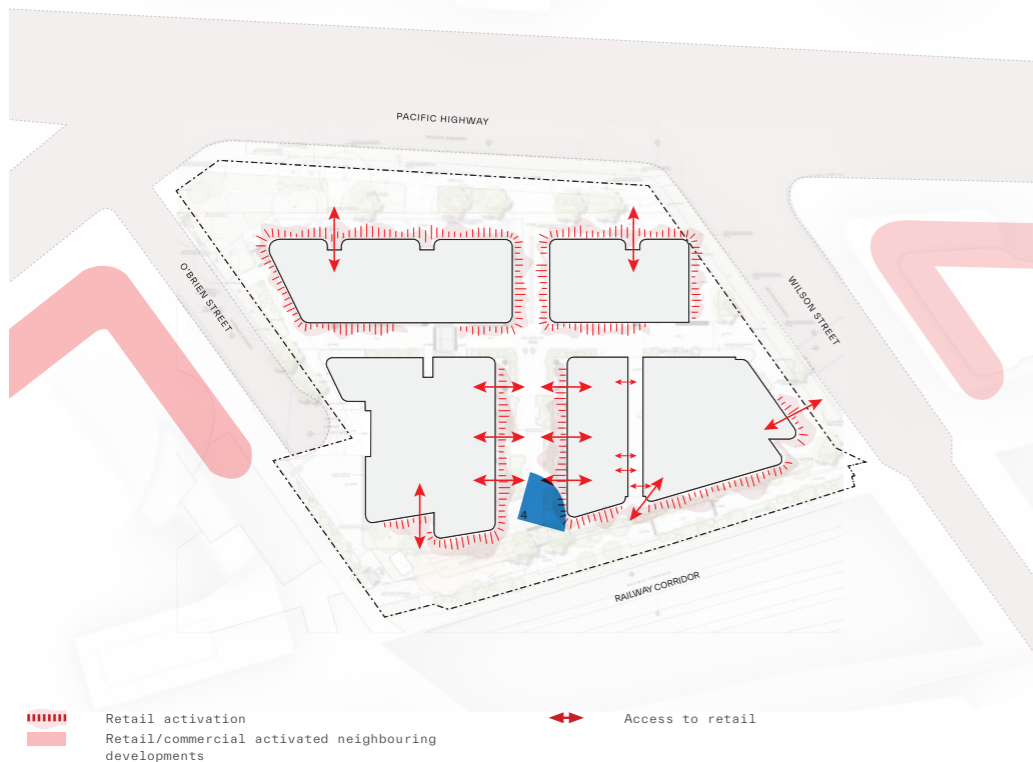
PEDESTRIAN ACCESS



The proposed development enhances permeability and connectivity by employing a range of strategies that facilitate smoother movement, better environmental integration, and an overall improved user experience.

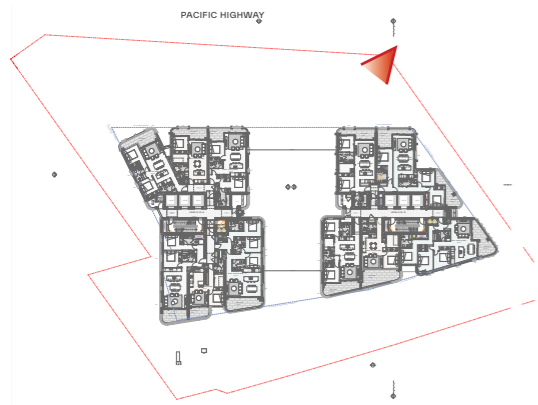
This is accomplished by designing accessible, walkable pathways throughout the site, incorporating a network of through-site links that seamlessly connect different streets/ frontages of the building. Additionally, the development thoughtfully integrates residential, commercial, and recreational spaces, encouraging increased activity and movement, fostering a dynamic, interconnected community.

RETAIL ACTIVATION



The proposed development features active ground-level frontages that open directly onto the streets, creating a flow of movement through the site via interconnected through site links and accessible walkways. The site is surrounded by neighbouring buildings that feature commercial & retail activated frontages. The retail spaces are designed with large, transparent windows to enhance visibility between the interior and the street. Additionally, the development includes several pocket parks and communal gathering areas, promoting public engagement and social interaction with the inclusion of seating, outdoor dining, and other amenities.

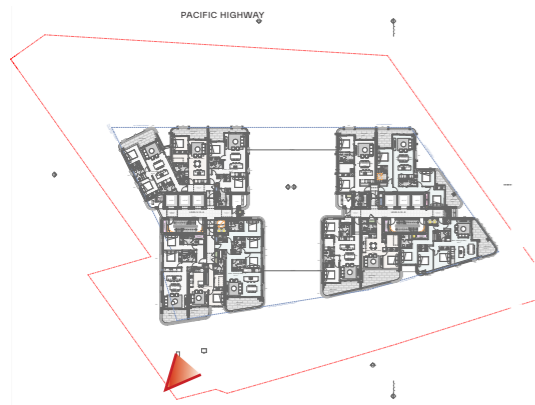
VISUAL IMPACT



DA scheme



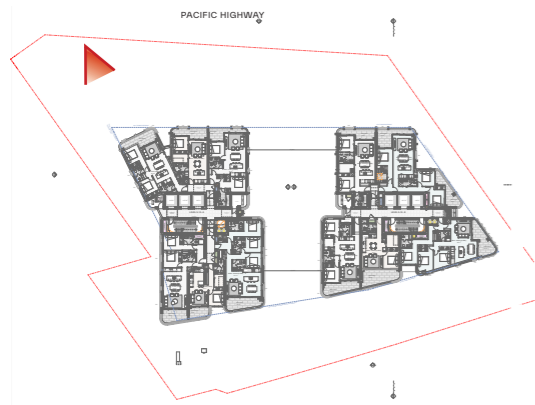
Affordable Housing Scheme



DA scheme



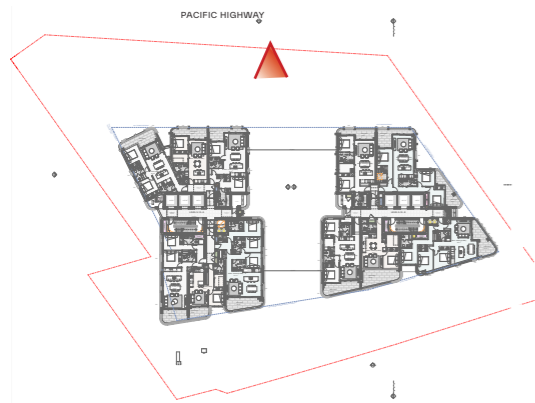
Affordable Housing Scheme



DA scheme



Affordable Housing Scheme

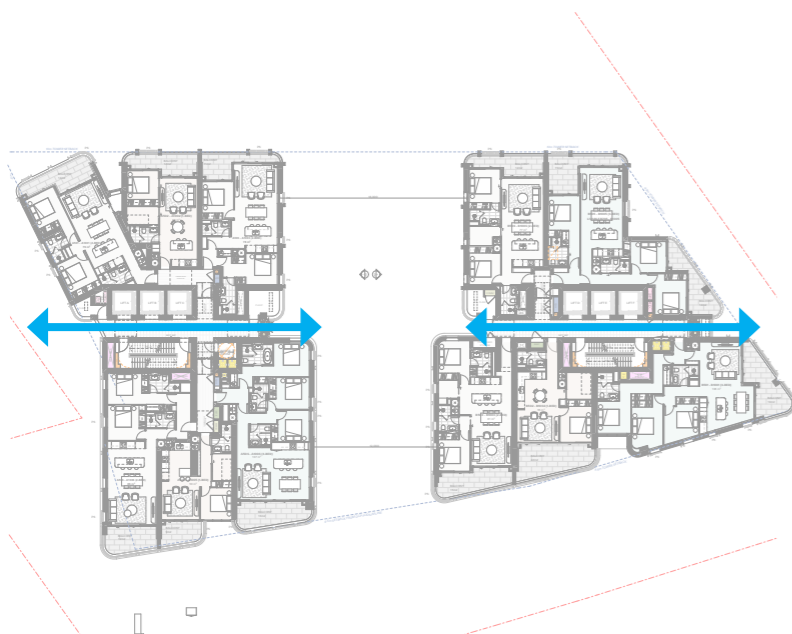


DA scheme



Affordable Housing Scheme

BREEZEWAYS CONCEPT



The residential corridor has been thoughtfully designed with open breezeways, allowing natural light and airflow to create a bright, inviting environment that fosters a sense of openness and connection among residents. This approach not only enhances the living experience but also supports sustainable design principles, reducing reliance on artificial lighting and ventilation. The layout encourages interaction and a sense of community while seamlessly integrating with the surrounding landscape.

Working closely with SLR Consulting, each residential breezeway has been carefully designed to include lush landscaping and horizontal louvers. These elements help mitigate wind impact, creating a comfortable and pleasant corridor for future residents to navigate.

ESD MEASURES

- Passive design through building articulation and orientation to enhance natural lighting, passive heating and cross ventilation
- Building materials/ colours selection that responds to site orientation
- Incorporation of shading devices and high performance glazing
- Efficient layout planning with dual aspect living/ orientation
- Appropriate glazing to floor ratio to balance natural heating and cooling
- Generous balcony projections for weather protections
- Recycle water and water treatment
- Energy efficient white goods and water efficient fixtures
- Generous planting buffer and high percentage of locally indigenous plants
- Good thermal mass materials/ wall construction details
- Waste management policy
- Incorporation of PV panels
- Generous bicycle parking provisions

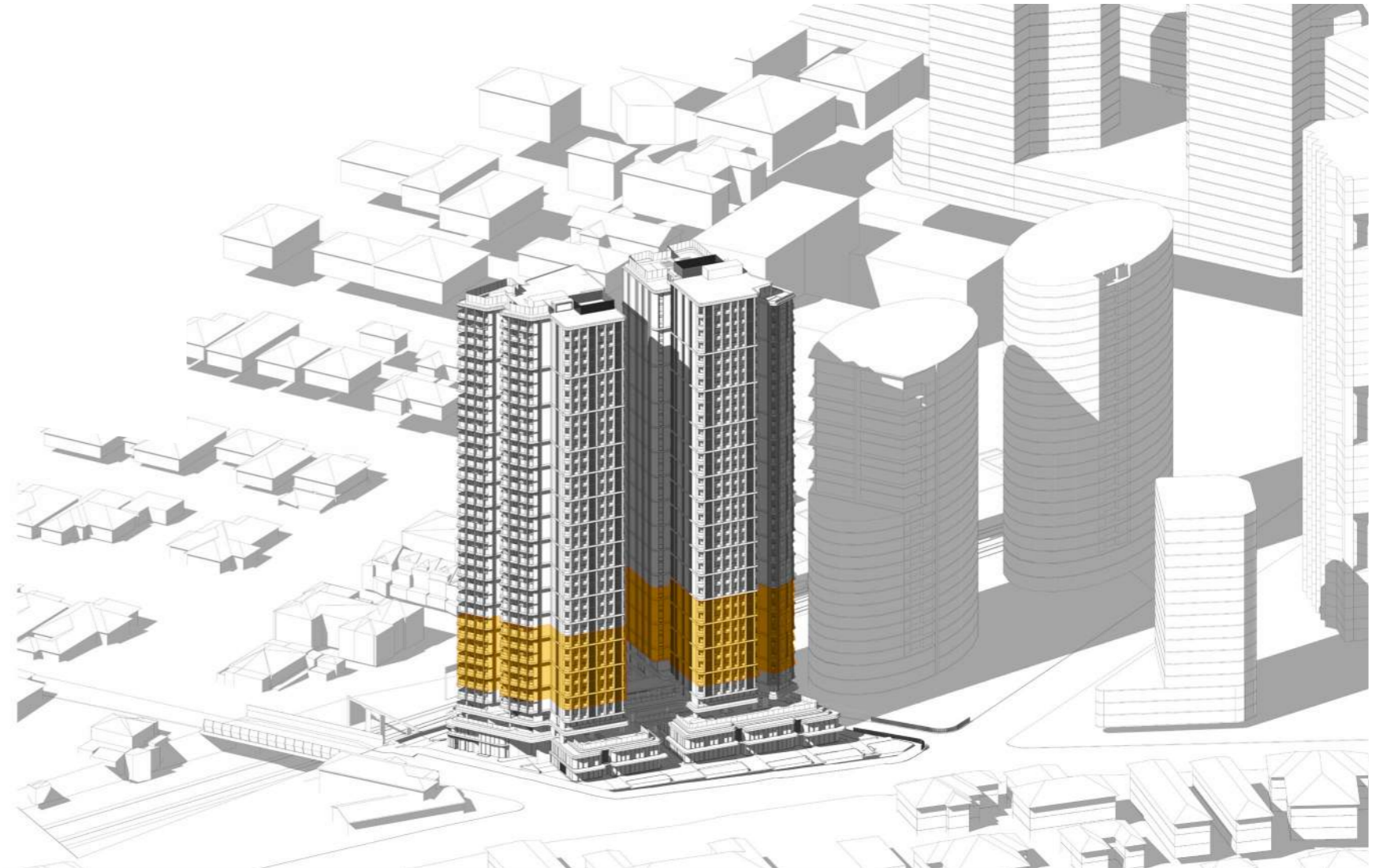
05. COMPLIANCE

AFFORDABLE HOUSING

Proposed affordable housing: 5,448m²

Approximately 59 units are allocated for the proposed affordable housing. They are located at level 5 to 10. The unit mix as per follow:

- x 16 1 bed
- x 26 2 bed
- x 17 3 bed



GFA CALCULATIONS

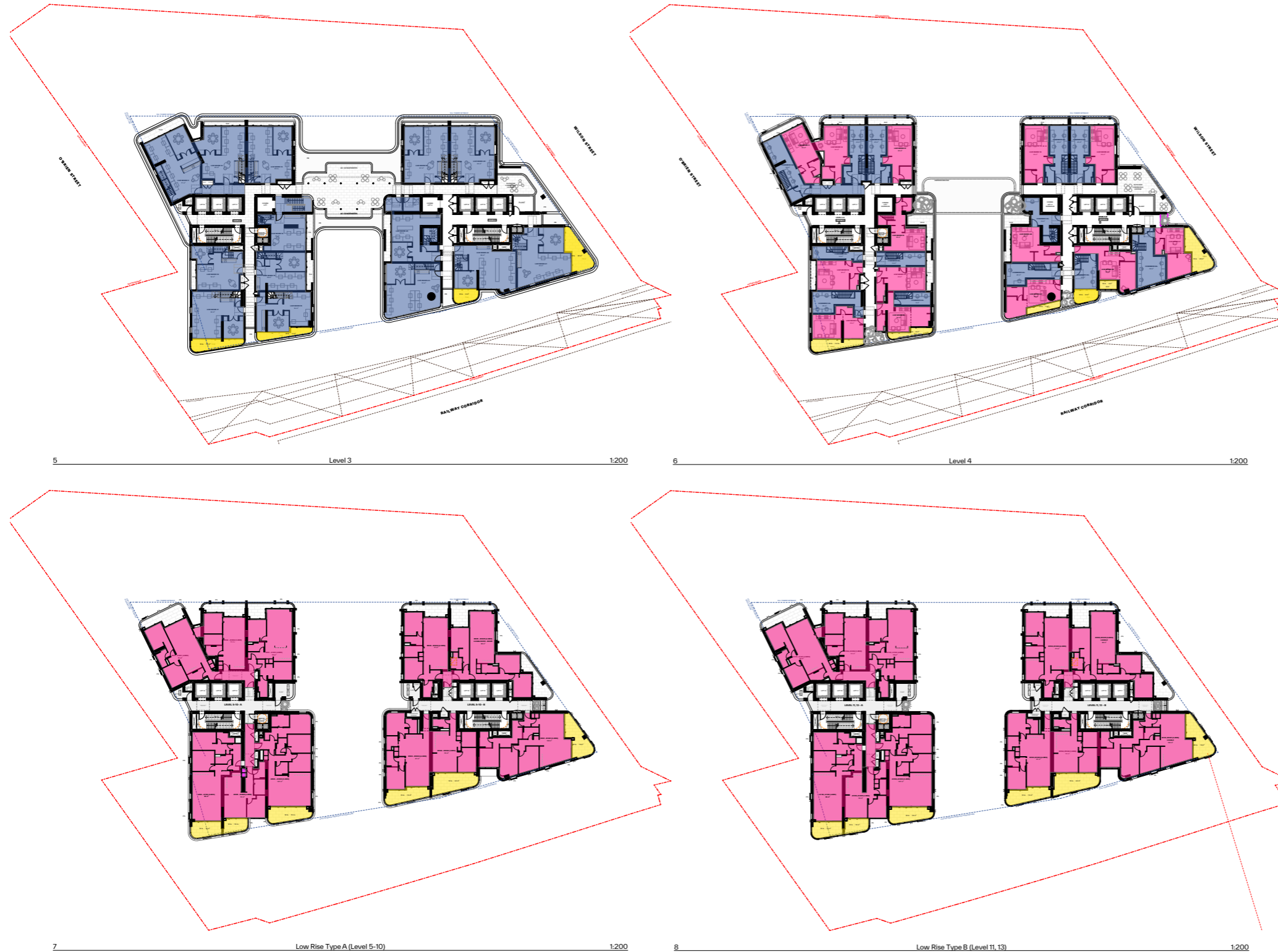


GROSS FLOOR AREA		
COMMERCIAL (EXCLUDING WINTER GARDEN)		
Basement 1	33.8	
Ground	1,432.8	
Level 1	1,043.7	
Level 2	551.2	
Level 3	931.7	
Level 4	386.3	
COMMERCIAL GFA WITHOUT WINTERGARDEN	4,379.5 m²	
COMMERCIAL GFA WITH WINTERGARDEN	4,441.7 m²	

RESIDENTIAL (EXCLUDING WINTER GARDEN)		
Ground	88.0	
Level 1	350.5	
Level 2	14.0	
Level 4	497.4	
Level 5	913.7	
Level 6	913.7	
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Level 8	913.7	
Level 9	913.7	
Level 10	913.7	
Level 11	912.8	
Level 12	912.8	
Level 13	912.8	
Level 14	917.9	
Level 15	917.9	
Level 16	918.8	
Level 17	918.8	
Level 18	918.8	
Level 19	918.8	
Level 20	918.8	
Level 21	918.8	
Level 22	918.8	
Level 23	918.8	
Level 24	918.8	
Level 25	918.8	
Level 26	918.8	
Level 27	918.8	
Level 28	918.8	
Level 29	917.9	
Level 30	917.9	
Level 31	917.9	
Level 32	917.9	
Level 33	917.9	
Level 34	922.6	
Level 35	650.6	
RESIDENTIAL GFA WITHOUT WINTERGARDEN	29,113.4 m²	
RESIDENTIAL GFA WITH WINTERGARDEN	31,881.3 m²	

TOTAL GFA WITHOUT WINTERGARDEN	33,492.9 m²
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Level 18	918.8	
Level 19	918.8	
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GFA CALCULATIONS



Proposed GFA details

Showroom	1,281 sqm
Childcare	483 sqm
Other commercial incl. common areas/ corridor	2678 sqm
Live/work incl. wintergardens	934 sqm
Residential units incl. wintergardens	30,947.3 sqm

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BUILDING HEIGHT

SSDCP Maximum HOB	90 m
Base DA scheme lodged HOB	92.31 m

Proposed Scheme

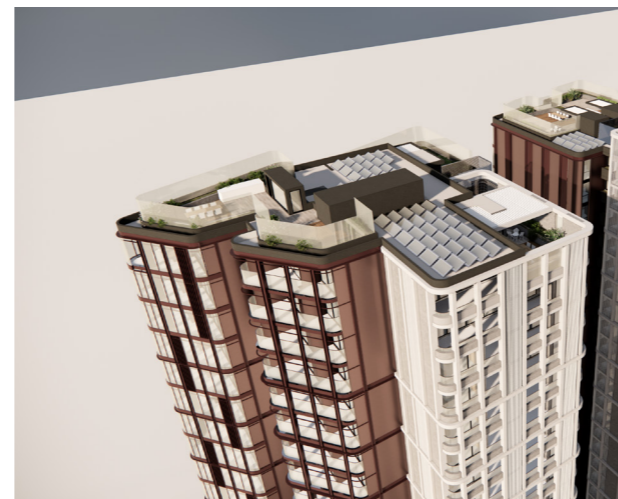
30% uplift permissible HOB	117 m
Proposed 30% uplift HOB	120 m

Given the sloping nature of the site (approx. 4m from Wilson St to O'Brien St) and existing ground conditions, the design has resulted in minor protrusions beyond the maximum building height plane, specifically at the southern tower's architectural roof feature, with a 2.6% breach.

In response to recent updates to the National Construction Code (NCC), particularly those concerning sustainability and waterproofing requirements, a floor-to-floor height of 3150mm has been incorporated. This allows for sufficient service zones between residential floors while maintaining compliance with the minimum ceiling heights outlined in the Apartment Design Guide (ADG).

The minor height breach has been carefully assessed and is expected to have only a marginal impact on surrounding developments due to its centralised location within the proposed building footprint. Its effect on neighboring properties and the overall urban context is minimal, ensuring that the design remains in harmony with the area.

Additionally, the lift overrun has been thoughtfully addressed by incorporating an architectural feature that reduces its visibility and mitigates the impact of the height breach. This approach ensures that the increased building height does not adversely affect the views, privacy, or solar access of adjacent properties



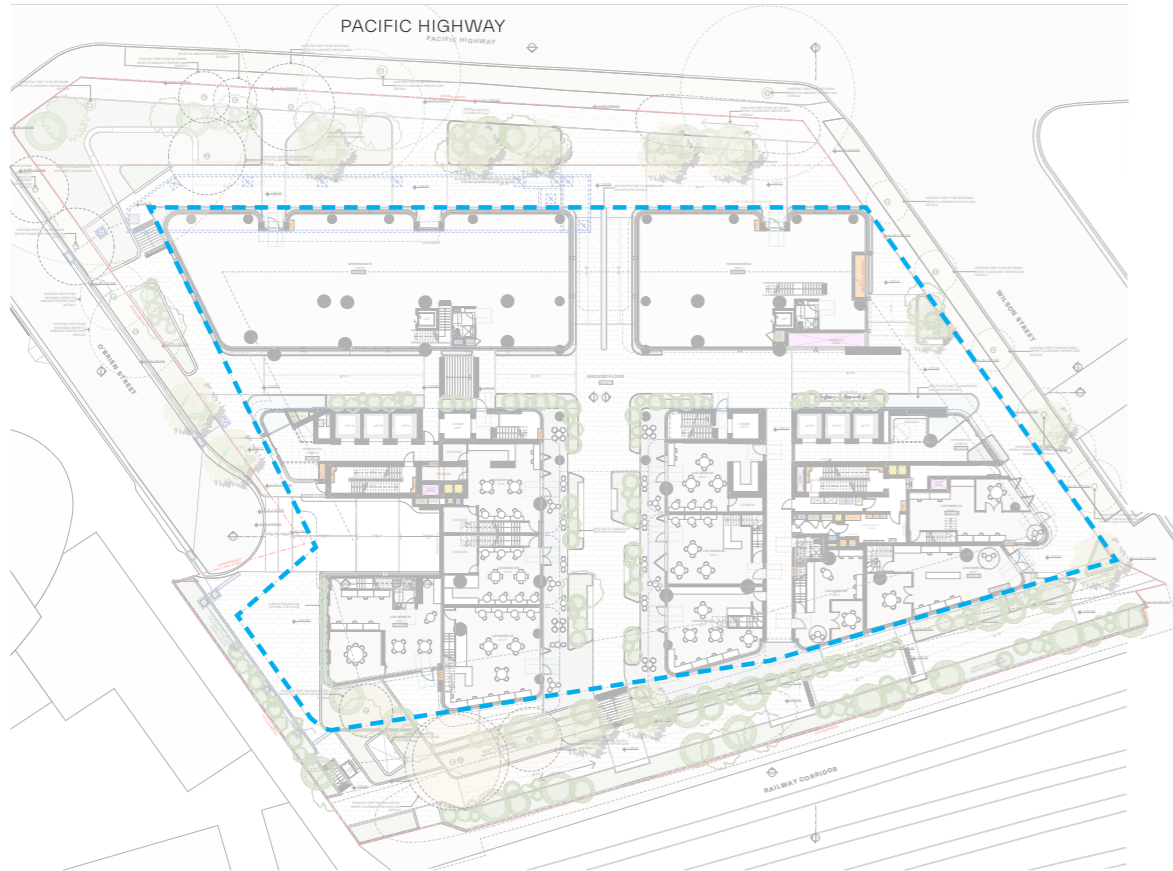
Design excellence scheme



Proposed SSDA scheme



SETBACK REQUIREMENTS



--- Ground floor/ podium setback

Podium built from complies with the site specific DCP requirement setback as shown above.



--- Tower setback

Tower footprint generally complies with site specific DCP setback requirements and ADG building separation.

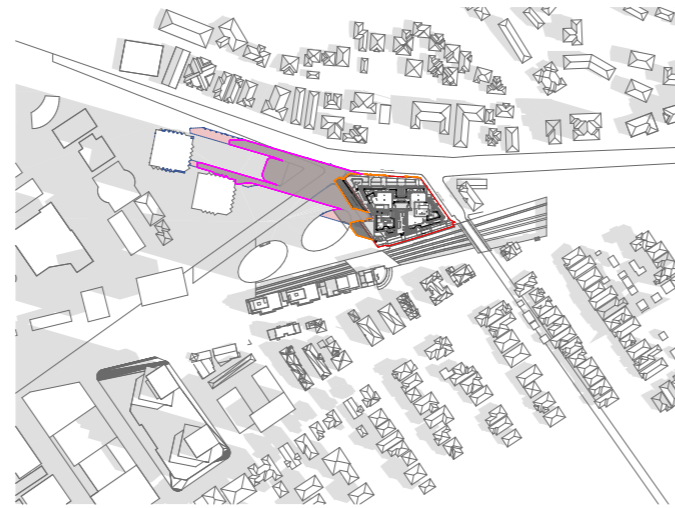
Minor variation:

- Railway corridor (east) by approx 390mm
- Wilson St (north) by approx. 200mm
- O'Brien St (south) varies due to irregular boundary shape

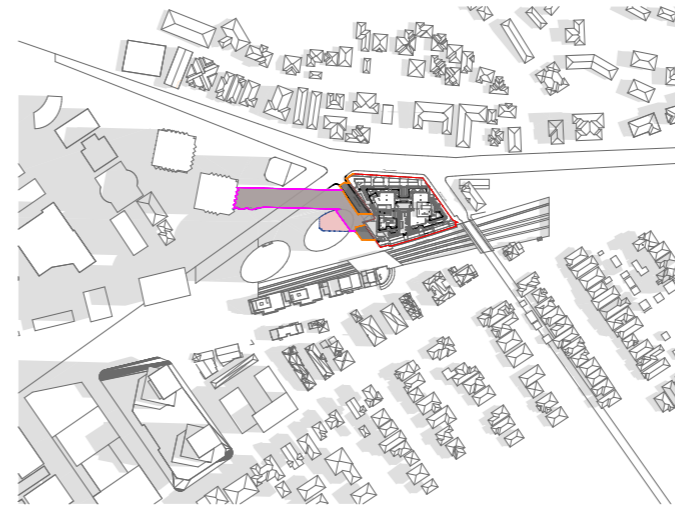
OVERSHADOWING



21 June - 9am








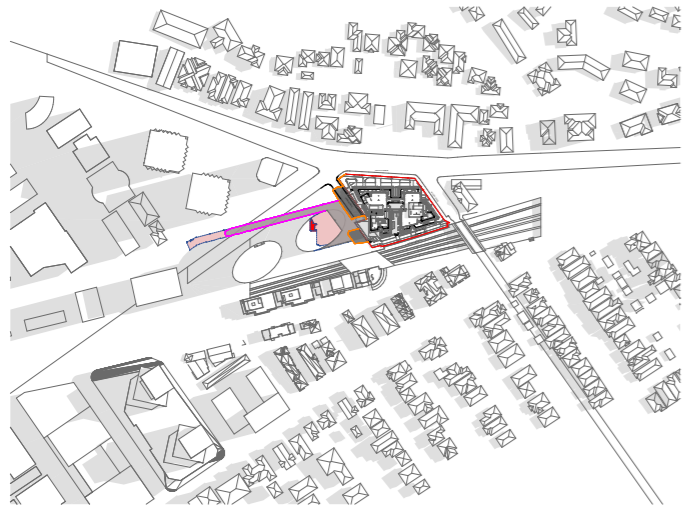
21 June - 10am



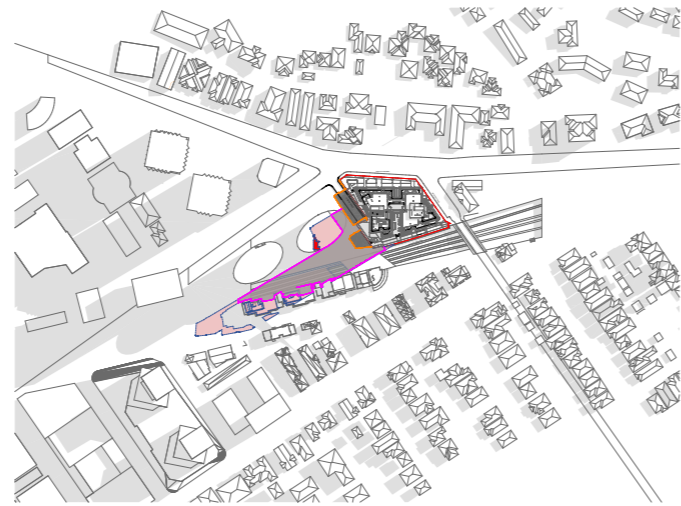
21 June - 11am

LEGEND:

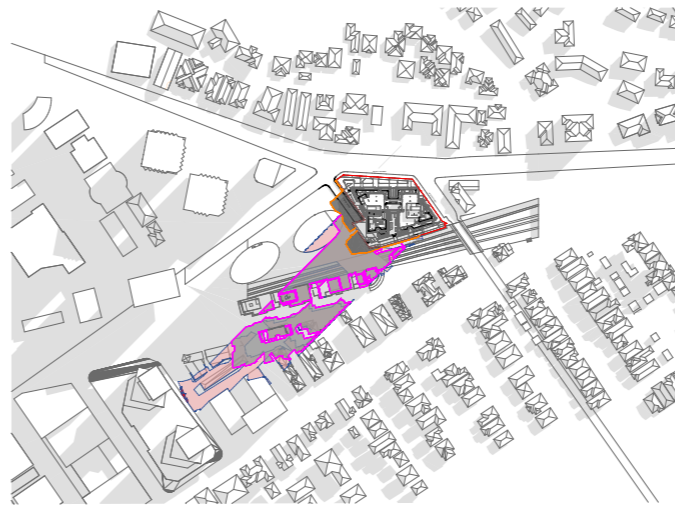
-  OVERSHADOWING CAST BY THE DA BUILDING ENVELOPE
-  ADDITIONAL OVERSHADOWING CAST BY THE PROPOSED DEVELOPEMENT WITH 30% UPLIFT UNDER THE 117m HEIGHT LIMIT
-  ADDITIONAL OVERSHADOWING CAST BY THE PROPOSED DEVELOPEMENT WITH 30% UPLIFT OVER THE 117m HEIGHT LIMIT
-  EXTENT OF THE SHADOW CAST BY THE EXISTING BUILDINGS ON SITE
-  SITE BOUNDARY



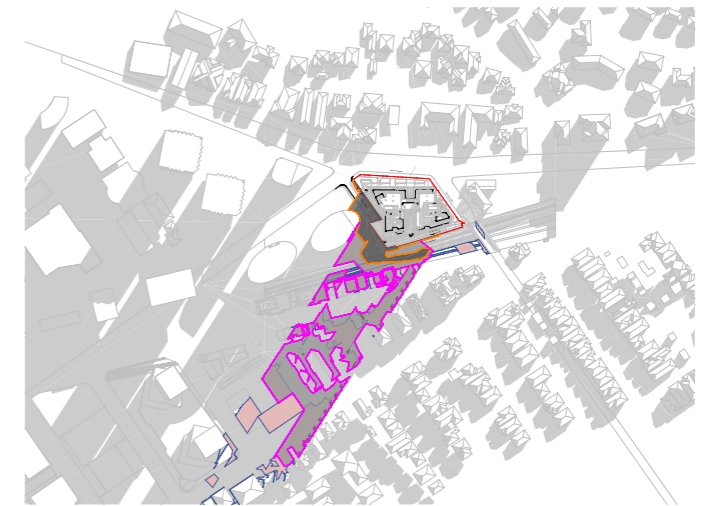
21 June - 12pm



21 June - 1pm

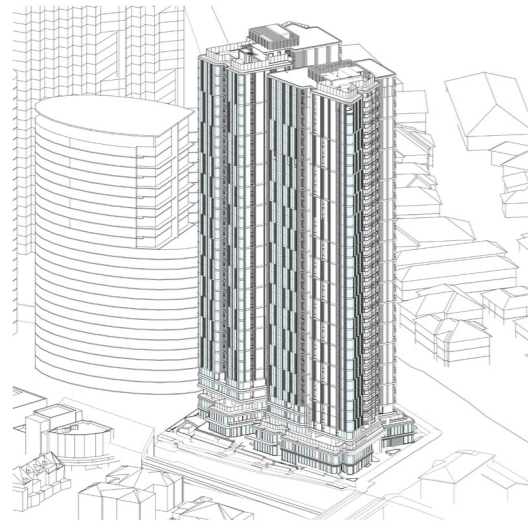


21 June - 2pm

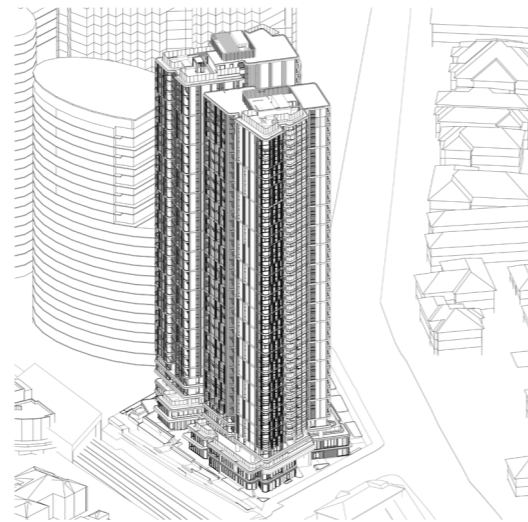


21 June - 3pm

SOLAR ANALYSIS



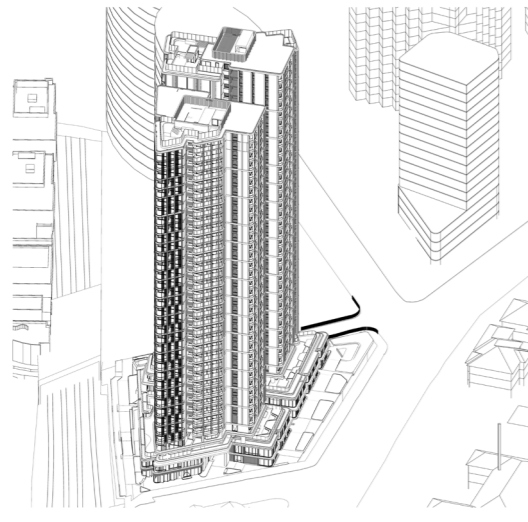
21 June - 9am



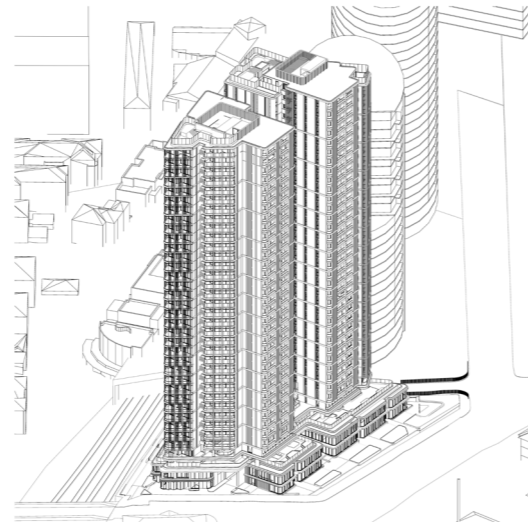
21 June - 10am



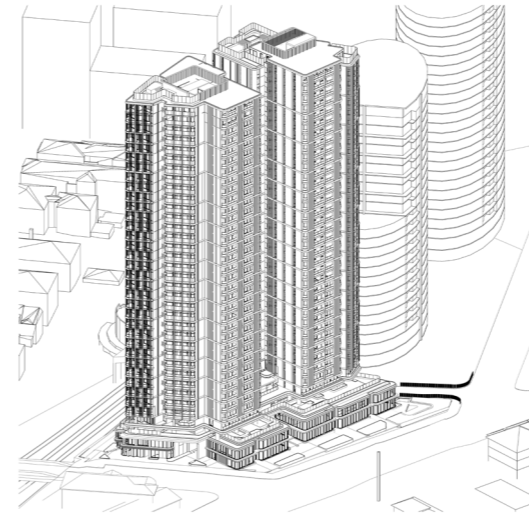
21 June - 11am



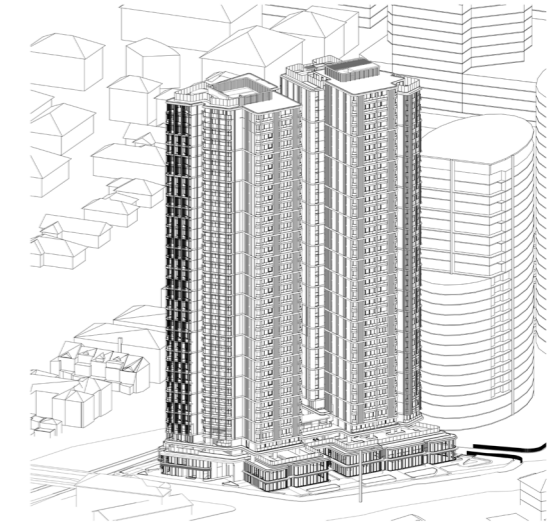
21 June - 12pm



21 June - 1pm



21 June - 2pm



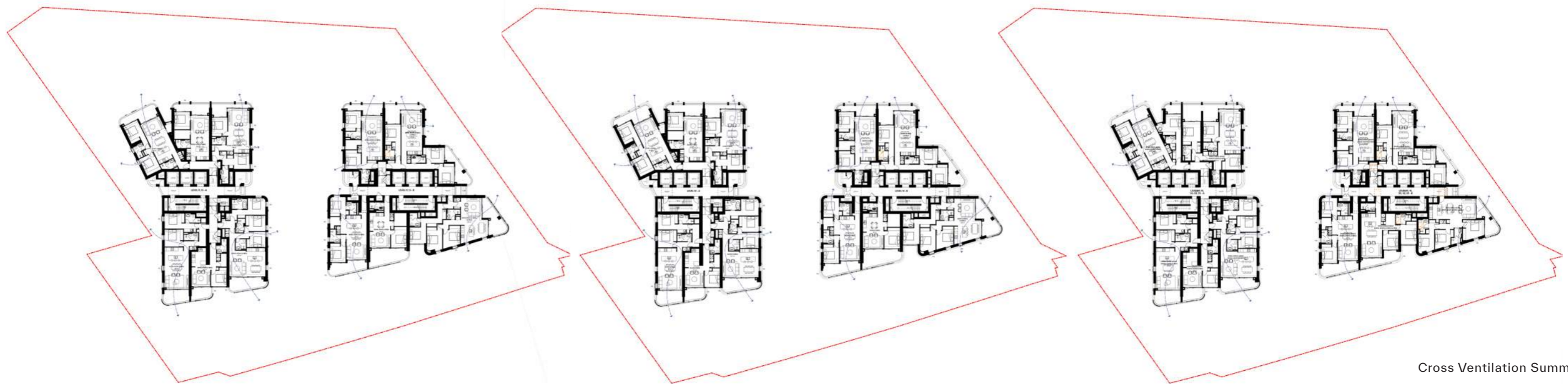
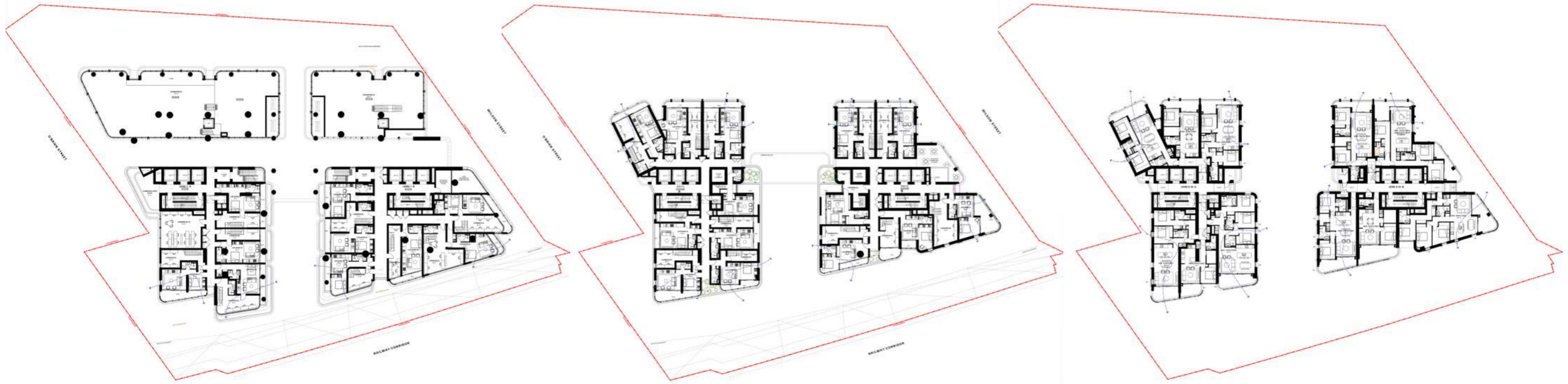
21 June - 3pm

Solar Access Summary

322/332 units receiving a minimum of 2 hours direct sunlight (97%)

5/332 receiving no direct sunlight (1.5%)

CROSS VENTILATION



Cross Ventilation Summary

253/332 units - 76%

LEGEND:
 NATURALLY CROSS VENTILATED APARTMENTS

CROSS VENTILATION



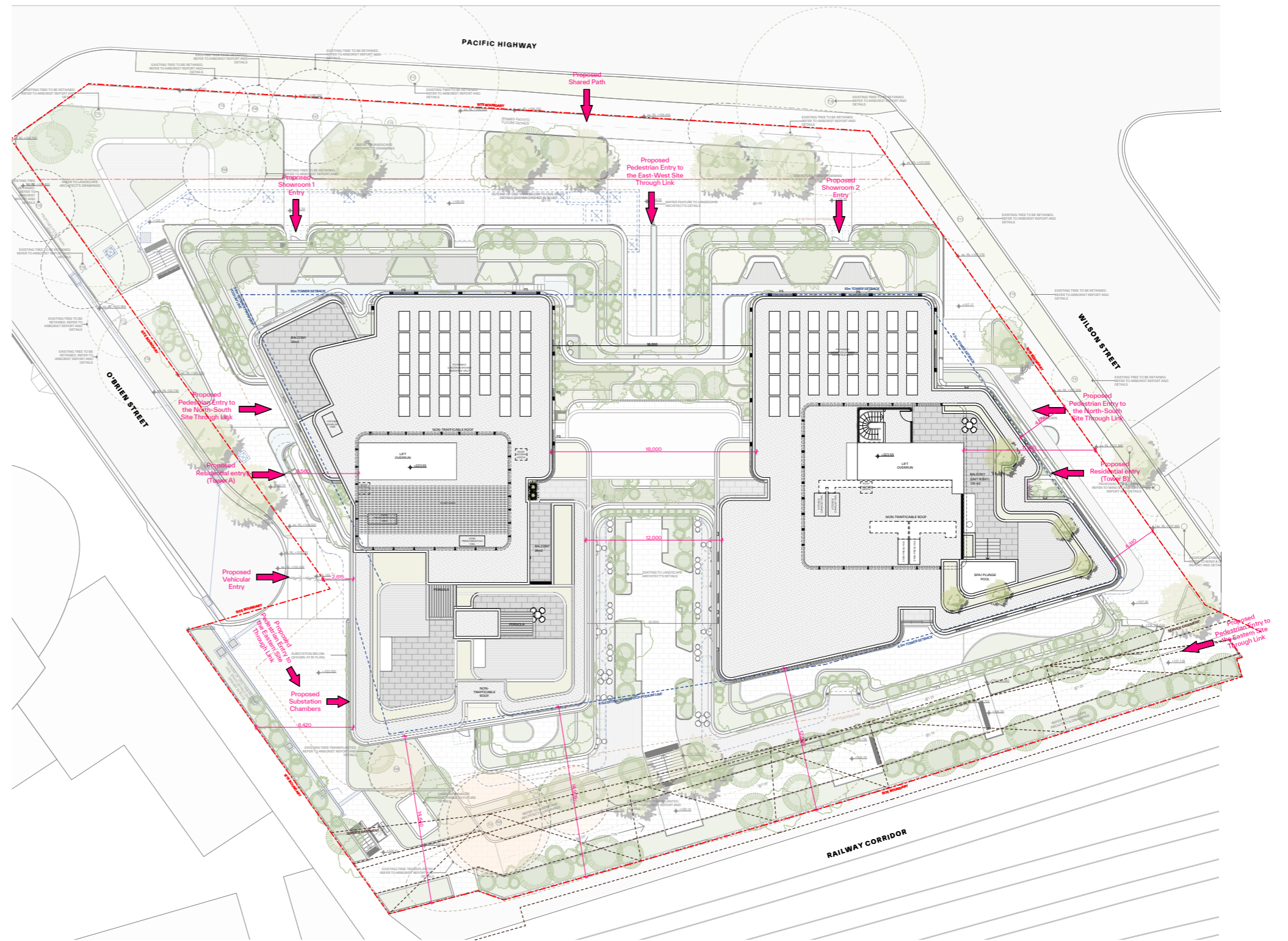
Cross Ventilation Summary

253/332 units - 76%

LEGEND:
 NATURALLY CROSS VENTILATED APARTMENTS

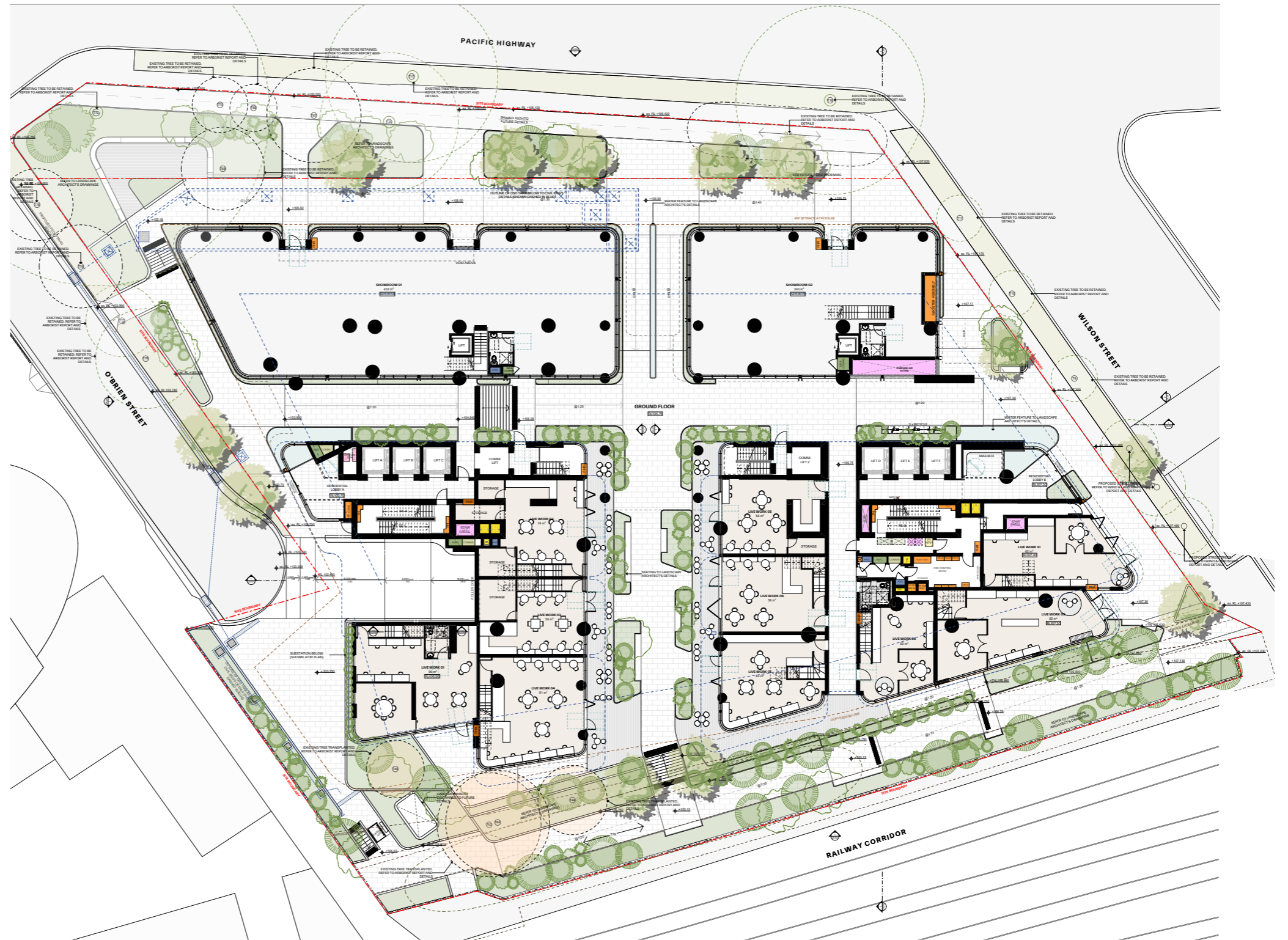
06. ARCHITECTURAL DRAWINGS

SITE PLAN



SCALE 1:200@A1, 1:400@A3

GROUND FLOOR



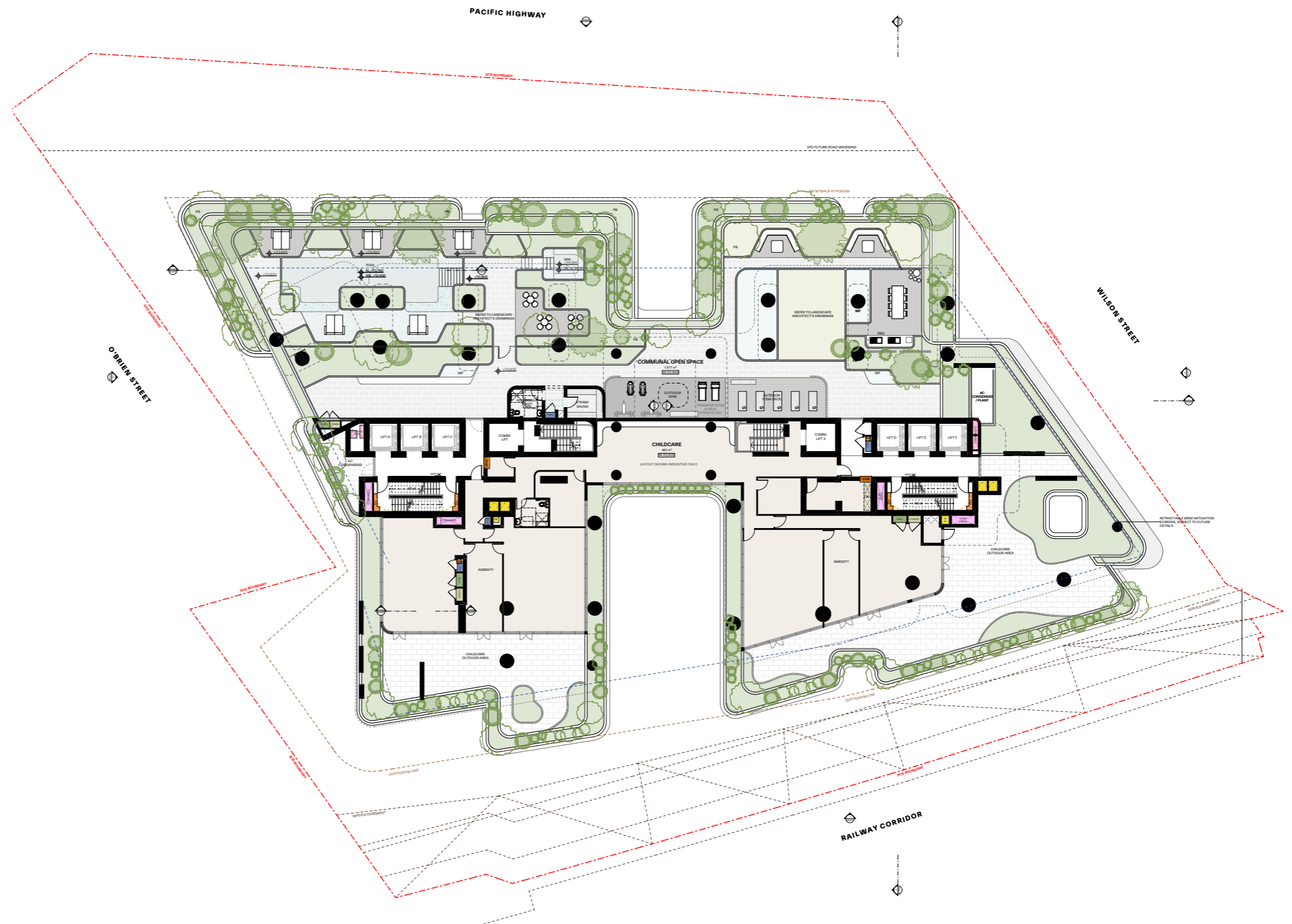
SCALE 1:200@A1, 1:400@A3

LEVEL 1



SCALE 1:200@A1, 1:400@A3

LEVEL 2



SCALE 1:200@A1, 1:400@A3

LEVEL 3

LEVEL 4



SCALE 1:200@A1, 1:400@A3

LEVEL 5-10

LEVEL 11,13



SCALE 1:200@A1, 1:400@A3

LEVEL 12

LEVEL 14,15,30,32,33



SCALE 1:200@A1, 1:400@A3

LEVEL 16-28

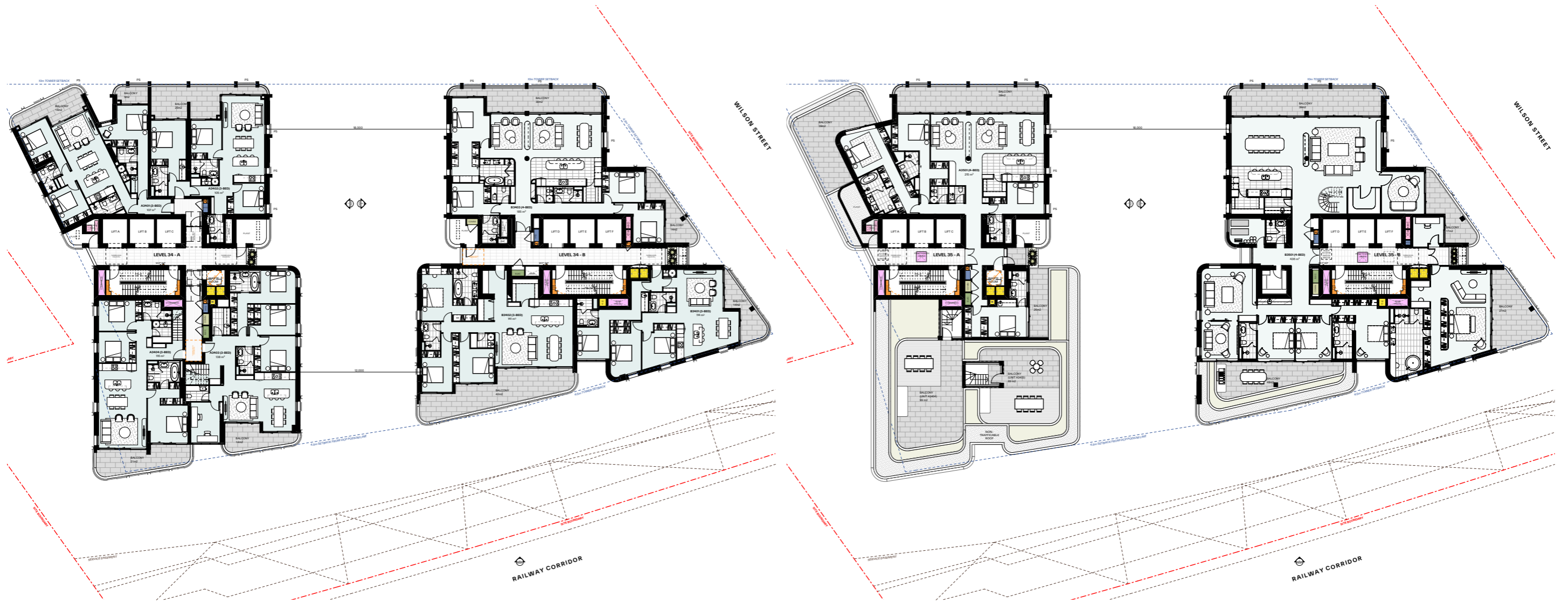
LEVEL 29,31



SCALE 1:200@A1, 1:400@A3

LEVEL 34

LEVEL 35

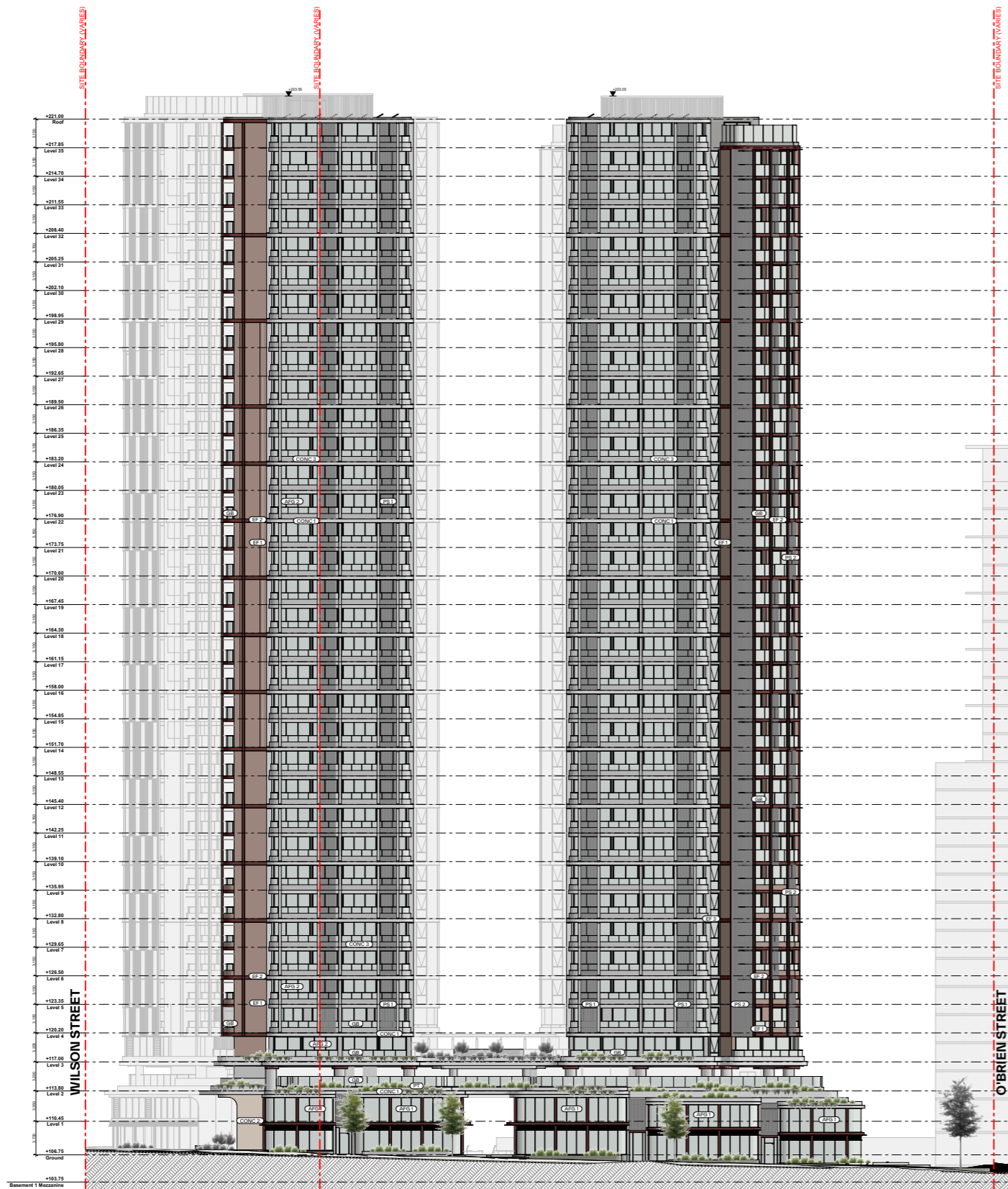


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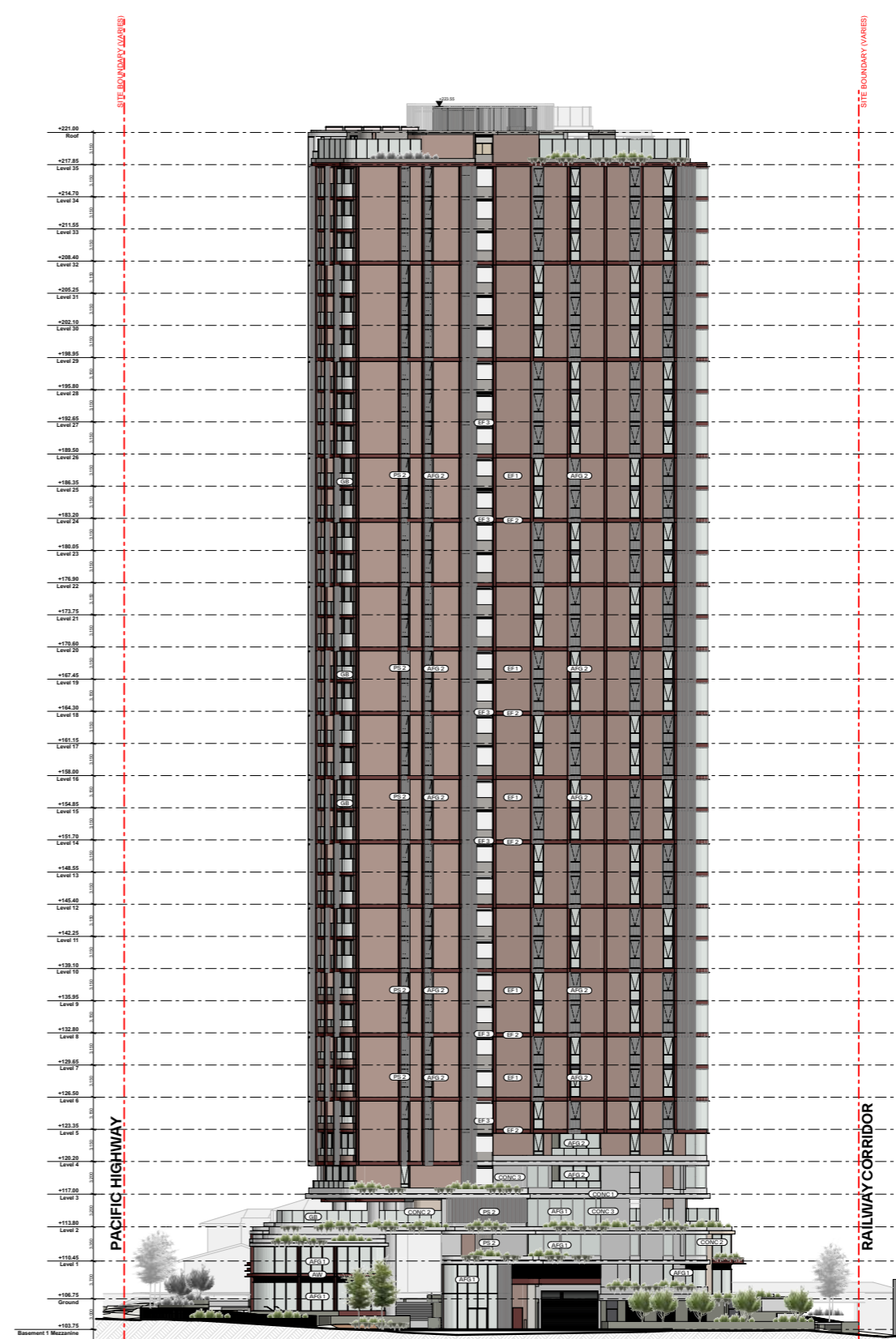
ROOF PLAN



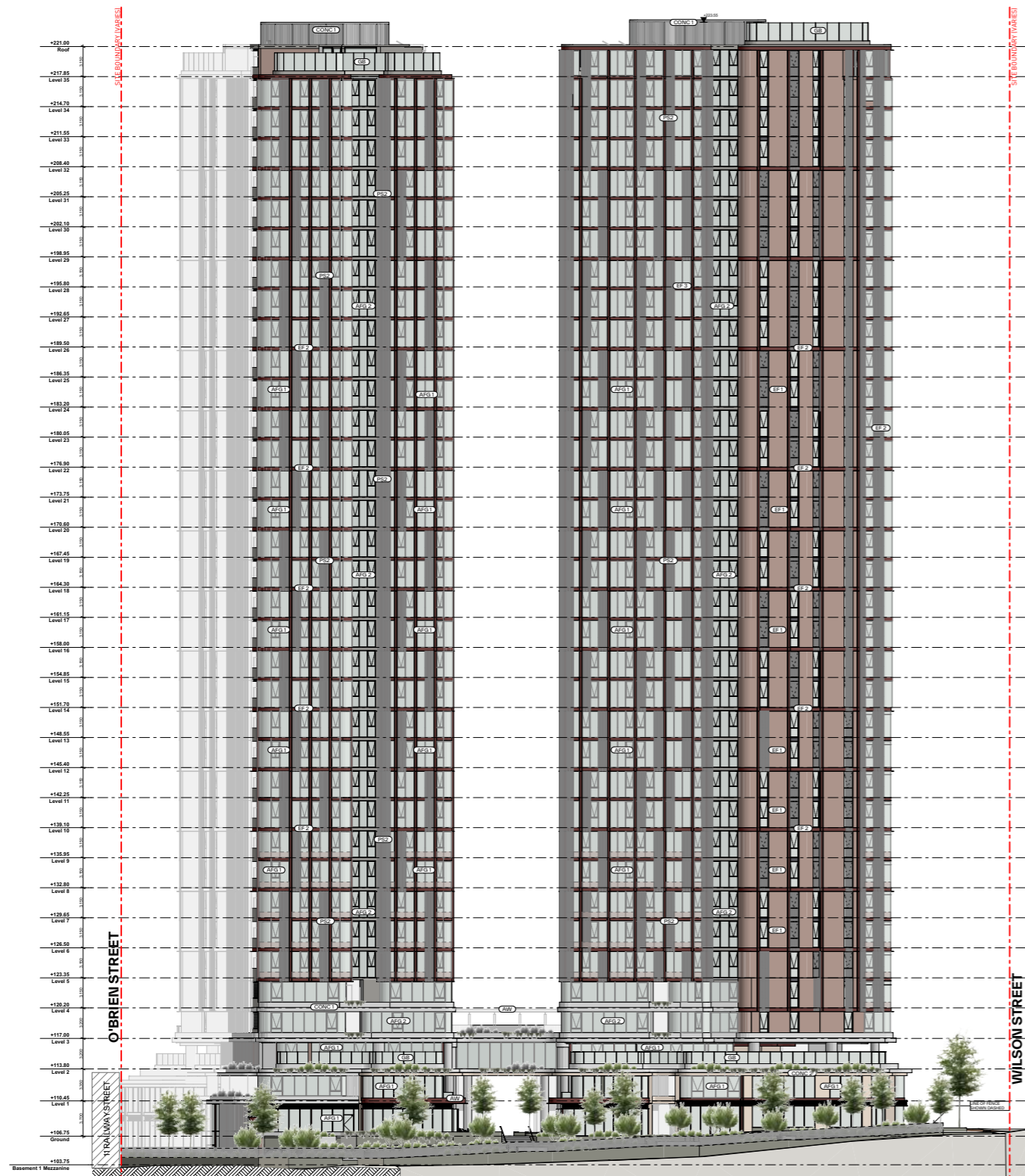
SCALE 1:200@A1, 1:400@A3



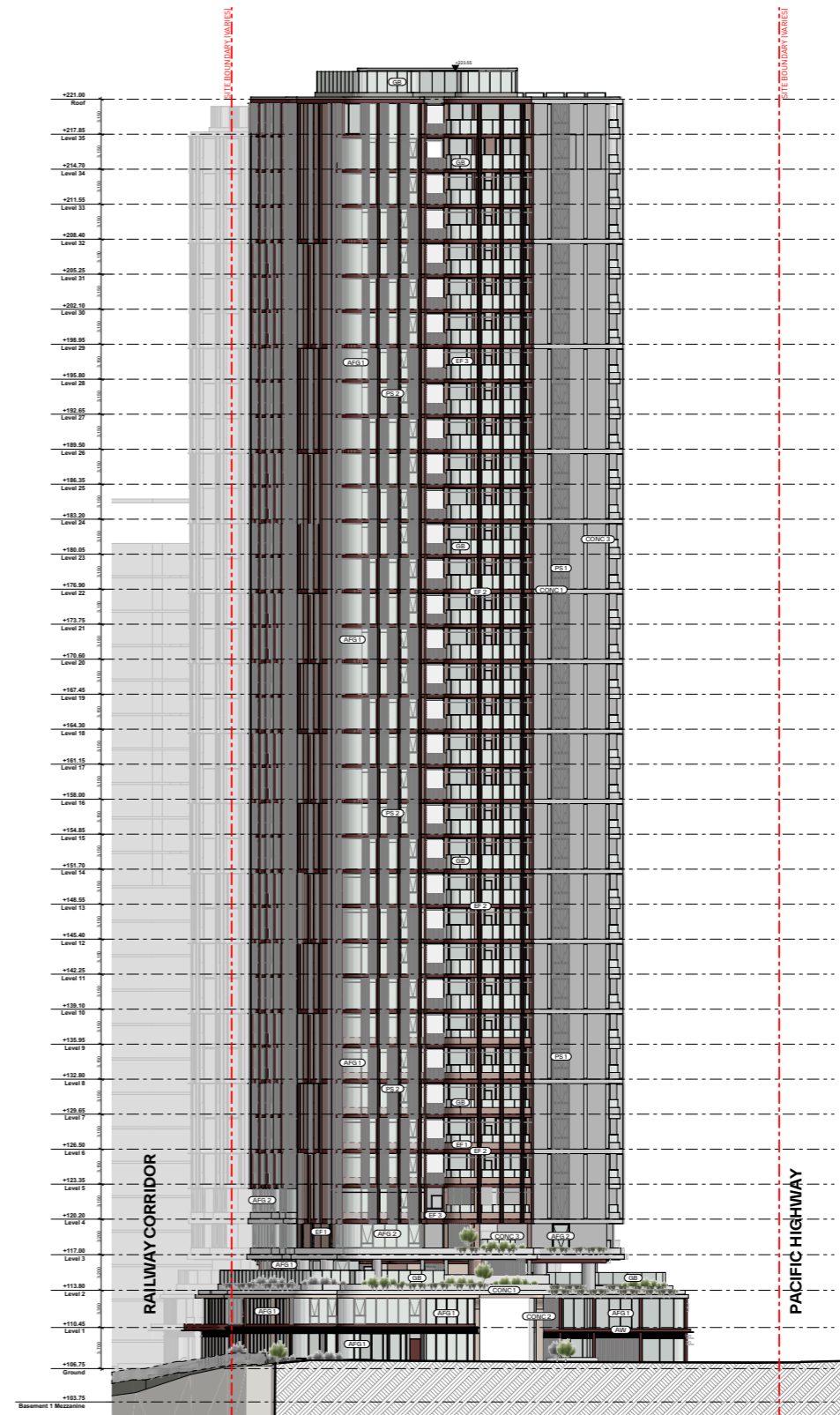
ELEVATION - WEST



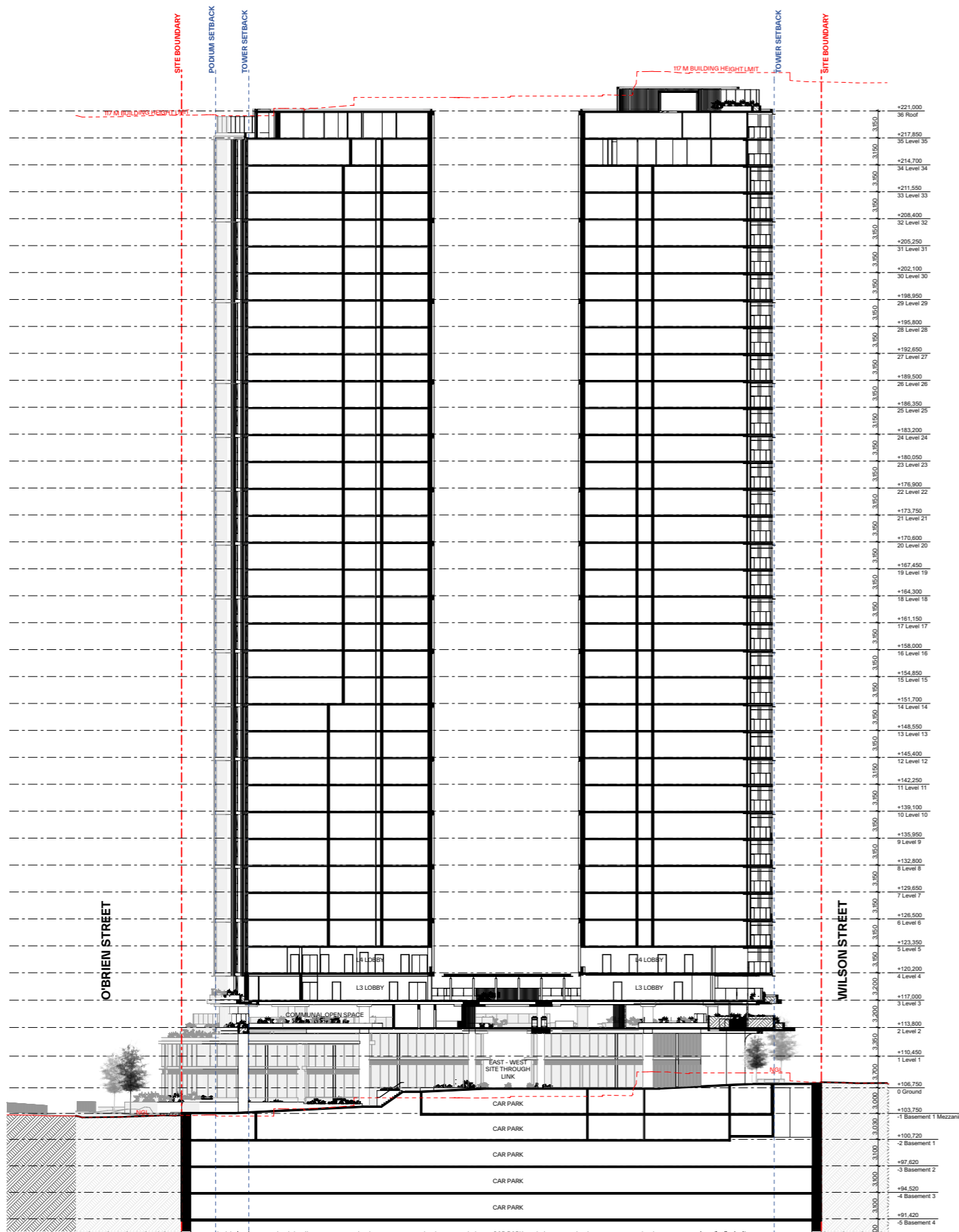
ELEVATION - SOUTH



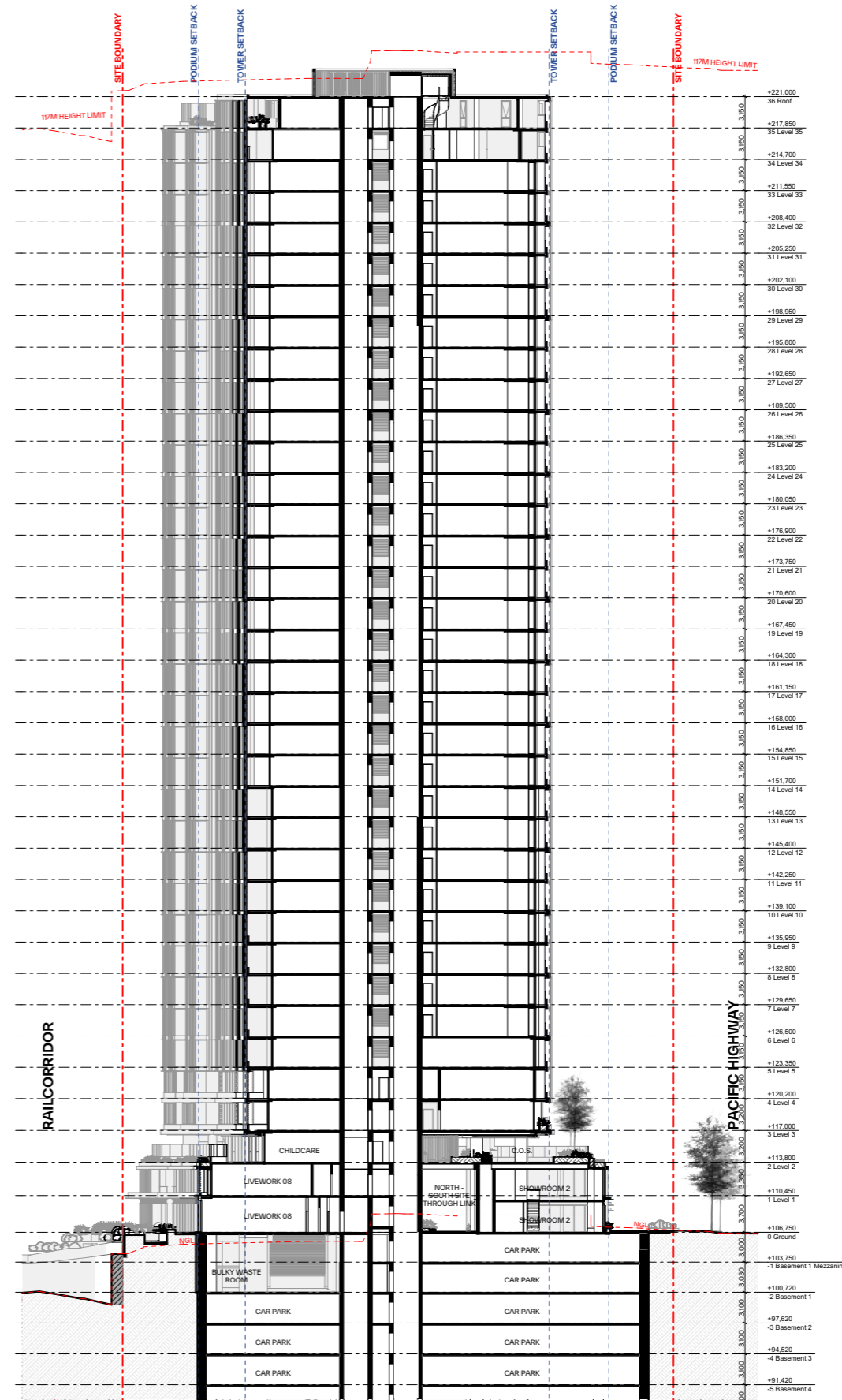
ELEVATION - EAST



ELEVATION - NORTH



SECTION A



SECTION B

APPENDIX A

SCHEDULE 9 HOUSING SEPP 2021

Principle 1 | Context and Neighbourhood Character

- (1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.
- (2) Responding to context involves identifying the desirable elements of an area's existing or future character.
- (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.
- (4) Consideration of local context is important for all sites, including sites in the following areas—
 - (a) established areas,
 - (b) areas undergoing change,
 - (c) areas identified for change.

Immediately to the north at 871-877 Pacific Highway is a vacant development site with recent DA approval for a 90m residential tower with retail/ commercial podium and 5 levels of basement. An existing mixed-use development (approx. 25 storey) sits to the south of subject site at 11 Railway Street. Several heritage conservation zones are located at fringe of Chatswood City Centre. Heritage items are locally listed, with no State listings in the Centre or the subject site.

As part of the Chatswood CBD planning and urban design strategy, the immediate vicinity is expected to take major redevelopment, marking an expansion of the current CBD footprint. This expansion will facilitate future commercial and residential growth in the area. The proposed development is designed to respond cohesively to the existing and desired future character of the neighborhood streetscape with appropriate built-form and material palette that respond thoughtfully to the immediate and future context.

The site is limited by various setbacks, service easements and maximum height controls that the proposal seeks to adhere to ensure seamless and harmonious integration with the immediate and future context. As the site is bounded by multiple frontages, this opens up opportunities to further break down the ground floor plane by introducing several through site-links in order to further activate and promote movement within the site. The podium maintains a consistent height of 7m that tapers and steps back to the residential tower above.

The scheme maintains its cruciform axes to both the podium and the towers as they continue to provide a strong organizing elements and offers clear legible perspectives from multiple frontages. The cruciform form, which delineates the breakdown of the podium, has been consistently extended to the towers. Given its prominent location, the bulk has been deliberately rotated to address the corner of Pacific Highway and O'Brien Street. Moreover, further reduction to the bulk at the north-west corner has also been introduced to enhance its slender profile. Elements such as building indentations and recessive planes helps to ensure the proportions of each facade contribute to promoting a slender appearance.

While there is a slight deviation from the SSDCP reference scheme, the proposed design rebalances the tower envelopes and provides an improved frontage to the Pacific Highway.

Principle 2 | Built Form and Scale

- (1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.
- (2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—
 - (a) building alignments and proportions,
 - (b) building type,
 - (c) building articulation,
 - (d) the manipulation of building elements.
- (3) Appropriate built form—
 - (a) defines the public domain, and
 - (b) contributes to the character of streetscapes and parks, including their views and vistas, and
 - (c) provides internal amenity and outlook.

Principle 3 | Density

- (1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
- (2) Appropriate densities are consistent with the area's existing or projected population.
- (3) Appropriate densities are sustained by the following—
 - (a) existing or proposed infrastructure,
 - (b) public transport,
 - (c) access to jobs,
 - (d) community facilities,
 - (e) the environment.

The proposal consists of 332 apartments, comprising of

- 24 x live-work (SOHO)
- 47 x 1 bed
- 125 x 2 bed
- 133 x 3 bed
- 3 x 4 bed

The development has a total GFA (inclusive of wintergarden) of 36,323sqm, with 4,442sqm allocated for commercial uses. The proposal also reflects current market demands in relation to typologies and living patterns currently established in the local area, including the provision of 'intergenerational' layouts for larger families. The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site. As such the proposal provides an appropriate density for a residential development in the immediate context.

Principle 4 | Sustainability

- (1) Good design combines positive environmental, social and economic outcomes.
- (2) Good sustainable design includes—
 - (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and
 - (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.
- (3) Good sustainable design also includes the following—
 - (a) recycling and reuse of materials and waste,
 - (b) use of sustainable materials,
 - (c) deep soil zones for groundwater recharge and vegetation

A comprehensive analysis of the building has been undertaken as part of the BASIX, Section J and ESD Assessment however we note the following general design solutions and inclusions as part of the proposal:

- The apartments are designed to maximize the north-west facing aspect and ensure adequate access to daylight in the winter months
- Rainwater harvesting for landscape irrigation and toilet flushing
- Provision for rainwater tank and integration of WSUD system
- Planted areas throughout for additional thermal buffer
- Rooftop landscaped area to reduce water runoff and provide additional insulation
- The cross flow ventilation has been maximised. Appropriate overhang and recess depths in balconies provide shade in summer while improve solar heat gain during winter months, additional fixed screening is provided to mitigate thermal heat gain where required
- Incorporated native plant species ensures better water efficiency
- Photovoltaic solar panels proposed on the roof.
- Communal recycling and waste management facilities provided.
- Provision for future EV charging installation and generous bicycle parking facilities

Please refer to ESD report included in the DA documentation for further information.

Principle 5 | Landscape

- (1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.
- (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.
- (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—
 - (a) the local context,
 - (b) co-ordinating water and soil management,
 - (c) solar access,
 - (d) micro-climate,
 - (e) tree canopy,
 - (f) habitat values,
 - (g) preserving green networks.
- (4) Good landscape design optimises the following—
 - (a) usability,
 - (b) privacy and opportunities for social interaction,
 - (c) equitable access,
 - (d) respect for neighbours' amenity.
- (5) Good landscape design provides for practical establishment and long term management.

Principle 6 | Amenity

- (1) Good design positively influences internal and external amenity for residents and neighbours.
- (2) Good amenity contributes to positive living environments and resident well-being.
- (3) Good amenity combines the following—
 - (a) appropriate room dimensions and shapes,
 - (b) access to sunlight,
 - (c) natural ventilation,
 - (d) outlook,
 - (e) visual and acoustic privacy,
 - (f) storage,
 - (g) indoor and outdoor space,
 - (h) efficient layouts and service areas,
 - (i) ease of access for all age groups and degrees of mobility

The seamless integration of building design and natural surroundings is a testament to the close collaboration between the development team and the LandFX Landscape Architects. The landscape design plays an integral role in the overall success of this development, providing both visual and practical benefits to enhance the living experience. Built planters are strategically placed throughout the site to soften the built form and create a welcoming atmosphere. These planters boast a variety of species that not only offer visual interest but also provide a clean environment for the inhabitants. To ensure that the landscape design remains in optimal condition, a comprehensive maintenance regime and automatic irrigation system have been implemented. These measures will facilitate the thriving of the plantings and help to maintain the beauty and functionality of the landscape over time. For more information on the landscape design, please refer to 'LandFX's Landscape Documentation.' The report offers comprehensive details on the design principles, plant selection, and maintenance strategies.

Apartment layout configuration splits units into two separate areas - living and sleeping, which allows loud areas to be separated from the quiet ones. All apartments have compliant private open space balconies and are consistent with ADG objectives. The building layout allows access to direct sunlight to living areas and balconies achieving 80% 2hr solar access requirement. All bedrooms and habitable spaces are naturally ventilated with 76% of units achieving cross ventilation. A large communal space is provided on the podium level 2 providing a generous private retreat for residents. It is characterised by swimming pool, numerous breakout spaces, both passive and active, and encourages different activities. Users of the space also benefit from solar access throughout the day.

Principle 7 | Safety

- (1) Good design optimises safety and security within the development and the public domain.
- (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.
- (3) Opportunities to maximise passive surveillance of public and communal areas promote safety.
- (4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Principle 8 | Housing Diversity and Social Interaction

- (1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
- (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.
- (3) Good design involves practical and flexible features, including—
 - (a) different types of communal spaces for a broad range of people, and
 - (b) opportunities for social interaction among residents.

The pedestrian entries and site through link have been clearly identified with a break on the facade along all three frontages. Each through site link proposed within this development allows resident/ pedestrian to travel to the other side of the site, providing safety as it never leads to dead-end. The two residential lobby entries located off O'Brien and Wilson St, away from the busy environment of Pacific Highway are screened with security glazed doors. A clear definition is provided between public and private spaces with safe access points and adequate lighting of entrances and pedestrian areas. All apartments are provided with a keyed system incorporating a high level of occupant security. Residential lobbies are separated from the commercial and childcare lobby at ground floor. Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public areas for passive surveillance. Secure basement car parking is provided with keyed and remote-controlled access which is also secured and separated from the parking area for commercial use. The driveway is appropriately designed and sized for vehicles and has clear visibility.

The size and configuration of the apartments associated with the development provides an appropriate response to the market demand of future occupants. The proposed development also includes the provision of 'intergenerational' layouts to cater for larger families and encourage varying age groups to reside together. Communal open space facilitated with pool, BBQ, break-out seating area, outdoor gym and well-designed landscaping provided on site encourage social interaction amongst the residents. The site is located within close proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities as well as schools.

The development has provided generous width of lobbies for ease of accessibility. An analysis has been conducted to ensure the development complies with the minimum ADG requirement of 20% 'silver livable'. General access for people with disabilities has also been addressed in the design of the building and common areas. For further information refer to Amoeba access report.

Principle 9 | Aesthetic

(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

(2) Good design uses a variety of materials, colours and textures.

(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- The proposal draws inspiration from the local context and seeks to further enrich the character through a contemporary interpretation of these natural earthy tones and materials, varying between rich reds and lighter earthy tones.

- Contrast in materiality and form are used to create a facade offering high environmental performance all while ensuring the building harmoniously fits within its context.

- Massing and facade details are designed to respond to both desired character of the area, environment conditions and the existing context.

- The proposal contains a clear approach to materiality and construction.

- The tower contains a continuous facade, absorbing all required performance aspects into a regular expression, subtly modulating to accommodate specific acoustic, privacy and shading requirements. Vertical and horizontal blades across all sides provide a visual depth and a degree of sun shading.

- Privacy screening is integrated when necessary to address visual privacy requirements.

- The tiered landscape comprises a series of concrete slabs with timber soffits. The distinctive stepped planter upstands at the top of the podium helps on reducing the podium height perceived from the street.

- The extended balconies of the proposed building have been designed to seamlessly flow into the facade indentations, creating a rhythmic design quality that further enhances the depth of the building's facade. creating a unique visual interest that compliments the overall design. The addition of shadow lines further enhances the building's aesthetic quality, adding a sense of texture and depth to the building's facade.

- The elevation is varied in expression and designed primarily to respond to sun, views, setbacks and the site. The building has a free form and unique aesthetic, tempered by environmental control, site response and context elements.

- The durable and hard-wearing materials will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.

- By incorporating these design elements, the proposed building not only integrates seamlessly into its surroundings but also creates a unique and striking identity that adds value to the overall aesthetic quality of the area.

ADG - RESPONSE TO OBJECTIVES

TABLE 1 - APARTMENT DESIGN GUIDE - DESIGN OBJECTIVES AND DESIGN CRITERIA

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
PART 3- SITTING THE DEVELOPMENT			
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Complies	The proposed development has been designed to respond to the surrounding context as well as future planning (Chatswood CBD). The current site constraints including level differences, irregular shaped lot, noise and wind have been taken into consideration and is evident in the final proposed design strategy.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	Complies	The proposal aims to contribute to the overall transformation of Chatswood CBD. It has been setback from all boundary, generally consistent with the SSDCP provisions. Unit orientation has been designed to maximise solar access. The proposed development contains no south facing unit.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	Complies	Shadow diagrams demonstrate the minimal impact the development will have on the adjacent properties.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	Complies	The interface between the public domain and ground floor commercial/ retail spaces is subtle. Combination of screening plants, seating and generous space buffer are proposed to further increase privacy without compromising visual permeability. The two residential lobbies at ground floor have been careful located with direct access from two secondary streets (Wilson St and O'Brien St), away from the busyness of Pacific Hwy. These residential lobbies have secured glazed door with keyed access for the residents only.
	Objective 3C-2 Amenity of the public domain is retained and enhanced	Complies	Through permeability, vegetation, street activation, landscape buffer and introduction of multiple through-site link within the site, the proposal has positively addressed the overall public domain amenity and experience.
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Complies	In addition to generous open space and pocket park at ground level, the proposal also provides exclusive communal open space area at L2 for residents only that receive direct sunlight. In addition to this, smaller breakout spaces at L3 and L4 also have been provided. Proposed COS: 1,271 sqm (29.5%) Refer to architectural drawing DA530 for compliance summary
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Complies	The communal open space has been carefully designed and caters for resident socialisation. Area such as swimming pool, spa, open lawn area, gym, yoga, spa, seating and BBQ area have been proposed.
	Objective 3D-3 Communal open space is designed to maximise safety	Complies	The communal open space is located above the podium level with keyed access via residential lifts only. It also receives good daylight and will be carefully lit at night to foster safety and avoid light spill to apartments.
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Complies	The proposal includes a total of 307 sqm (7.15%) of deep soil zone area. Refer to architectural drawing DA550 for compliance summary
	Deep soil zones are to meet the following minimum requirements: Site area Min. dims Deep soil zone (%) Greater than 1,500 sqm 6m 7%		

Visual privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height Hab and balcony Non-hab up to 12m (4 storeys) 6m 3m up to 25m (5-8 storeys) 9m 4.5m over 25m (9+ storeys) 12m 6m	Complies	The proposed building separation are consistent with the SSDCP building envelope. The windows and balconies are located and appropriately screened where required to minimise overlooking and increase privacy in various locations. Refer to architectural drawing DA005 Setback Plan and DA111-DA118 Typical tower plan.
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Complies	Building elements such as vertical privacy screens, solid upstand and planting buffer are proposed in various locations to ensure both privacy and amenity is preserved.
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	All proposed site-through link connects all three streets and further activate the ground floor plane/ public domain area.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	All proposed entries are clearly identified through the use of building break, recessive façade elements and architectural features.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Complies	The proposal contains 3 site-through link connecting all three streets through the development.
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Complies	The proposed vehicular access point have been strategically placed at the lower end of O'Brien St to reduce the impact on the ground floor activation. It has also been located away from Pacific Highway to minimise traffic congestion and provide clear visibility. Clear sightlines have informed the design ensuring safety for pedestrians.
Bicycle and Car Parking	Objective 3I-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	Complies	Car parking has been based on appropriate parking rates in accordance with SEPP 2021 requirements. Refer to traffic report submitted with this application
	Objective 3I-2 Parking and facilities are provided for other modes of transport		Complies	Bicycle and motorcycle parking are provided in the basement.
	Objective 3I-3 Car park design and access is safe and secure		Complies	Good sightlines and surveillance have been incorporated throughout the design
	Objective 3I-4 Visual and environmental impacts of underground car parking are minimised		Complies	Both parking and loading dock have been provided within the basement levels, appropriately ventilated. Car parking is not visible from the public street.
	Objective 3I-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	No on-grade parking provided
	Objective 3I-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	Enclosed car parking spaces are proposed in the basement level and not visible from the ground level

PART 4 - DESIGNING THE BUILDING				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	322/332 (97%) apartments in the building receive a minimum of 2 hours direct sunlight between 9-3pm at mid winter. Refer to architectural drawing DA600-DA601 for compliance summary
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies	5/332 (1.5%) apartments do not receive direct sunlight Refer to architectural drawing DA600-DA601 for compliance summary
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Building envelope and orientation have been carefully designed to minimise the number of apartments with no direct sunlight. There is no south facing unit proposed in the development. Large openings are proposed to maximise the daylight access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Balcony projections and louvres/ screening are incorporated in the façade design to control glare.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	Adequate operable windows provided to all habitable rooms.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies	The apartment layout includes open plan kitchen, dining and living arrangement.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural	Complies	253/332 (76.2%) apartments achieve cross ventilation Refer to architectural drawing DA520-DA522 for compliance summary
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	N/A	No cross-through apartments are proposed
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings: Habitable rooms 2.7m Non-habitable 2.4m If located in mixed used areas: 3.6m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	Complies	All habitable rooms have a ceiling height of 2.7m All non-habitable rooms have a ceiling height not less than 2.4m Refer to architectural drawing DA300.
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies	

Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	Complies	All apartments are equal to or larger than minimum sizes required.
		Apartment type Minimum internal area		
		Studio 35m ²		Studio size ranging from 35m ² - 40 m ²
		1 bedroom 50m ²		1 Bedroom size ranging from 50m ² - 55m ²
		2 bedroom 70m ²		2 Bedroom size ranging from 76m ² - 86m ²
	3 bedroom 90m ²		3 Bedroom size ranging from 95m ² - 141m ²	
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each		4 Bedroom size ranging from 185 m ² - 436m ²
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies	Refer to architectural drawings
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	External glazing to all habitable room is greater than the min. 10% required
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	Refer to architectural drawings
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Complies	Living room depth do not exceed required min. dims
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies	Master bedrooms and bedrooms provided are larger than minimum size required.
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	Complies	All bedroom meets ADG minimum bedroom dimension Refer to architectural drawings
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A	Apartment layouts are designed to accommodate a variety of household activities and needs
				Complies
		Complies	All bedroom meets ADG minimum bedroom dimension Refer to architectural drawings	
		Complies	Apartment layouts are designed to accommodate a variety of household activities and needs	
		N/A	Apartment layouts are designed to accommodate a variety of household activities and needs	
		Complies	No cross-through apartments are proposed	
Common Circulation and Spaces	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Complies	All apartments meet ADG minimum depth and external area.
		Dwelling type Min. area Min. depth		
		Studio 4m ² -		Studio balcony size ranging from 4m ² - 18m ²
		1 bedroom 8m ² 2m		1 Bedroom balcony size ranging from 9m ² - 22m ²
2 bedroom 10m ² 2m		2 Bedroom balcony size ranging from 11m ² - 15m ²		
3+ bedroom 12m ² 2.4m		3 Bedroom balcony size ranging from 14m ² - 120m ²		
	The minimum balcony depth to be counted as contributing to the balcony area is 1m		4 Bedroom balcony size ranging from 44 m ² - 257m ²	
	2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	N/A	Refer to architectural drawings	
		N/A	No apartment proposed at GF	
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Balconies are located in front or adjacent to living spaces in all apartments. Some larger units have supplementary balconies accessed from bedrooms.	
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	The balconies are an integral part of the building façade and incorporate architectural horizontal and vertical features, screens and planter boxes.	
	Objective 4E-4 Private open space and balcony design maximises safety	Complies	Design and detailing of balconies avoid opportunities for climbing and falls.	
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Complies	Max. 6 unit plate on the lower levels
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	-	See VT consultant report for design
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Complies	Tight corners and spaces are avoided and legible way finding will be proposed. Multiple break out area are proposed on the lower levels, including the consolidated communal open space area at L2.	

Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type Storage size volume Studio 4m ³ 1 bedroom 6m ³ 2 bedroom 8m ³ 3+ bedroom 10m ³ At least 50% of the required storage is to be located within the apartment	Complies	All apartments exceed ADG minimum storage requirements with 50% of the storage located within the apartment. Refer to architectural drawings DA540-DA543 for compliance summary.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Extra storage is provided to all apartments on basement levels. Refer to architectural drawings DA540-DA543 for compliance summary.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Adequate setback and introduction to solid upstand to lower units have been incorporated to minimise noise from the public domain. Proposed balconies have been appropriately located to minimise noise transmission between apartments. Internal apartment layout have been designed to ensure where possible non-habitable room to act as buffer noise to common corridors.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	Balcony openings in façade have been carefully considered in regards to height, width and materiality to assist acoustic design. Refer to acoustic report for details.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Façade and glazing systems have been carefully considered within the development. Refer to acoustic report for details.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now		Complies	A mixture of 1, 2, 3 and 4 bedroom apartments have been provided.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	A variety of apartments type has been provided within each floor plate.
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A	No ground floor apartment is proposed.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A	No ground floor apartment is proposed.
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies	The façade treatment draws on local and future character, expressed in varying complimentary ways across the development.
	Objective 4M-2 Building functions are expressed by the façade		Complies	Ground floor commercial/ retail have been designed with great visibility to promote activation. The break in the massing form identifies all site-through link entries. Balcony and internal units are differentiated on the façade by openings and façade treatments.
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies	The roof areas on the lower levels are tiered with landscaping to create a seamless integration with the overall appearance of the podium and tower. The uppermost roof design maintains consistent detailing and form, complementing the tower's aesthetics.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Complies	Private terraces with outdoor amenity are proposed on L35. Communal open space is located on top of the podium, utilizing the open area before the proposed development step back to form the
	Objective 4N-3 Roof design incorporates sustainability features		Complies	Refer to ESD report for details
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Complies	Refer to landscape design
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Complies	

Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		Complies	Refer to landscape design
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies	
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open		Complies	
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Complies	67/332 (20.18%) apartments have been designed as Silver Level LHA. Refer to architectural drawing DA700 for details.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		On Merit	No adaptable units are provided (in accordance with SEPP 2021). Refer to access report for details.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies	Intergenerational units incorporated in design as well as studies provided where appropriate. Refer to architectural drawings.
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Complies	Active street frontage provided
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Complies	Residential lobbies and lift access are provided and separated from commercial uses.
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		-	Signage to form part of future DA
	Objective 4T-2 Signage responds to the context and desired streetscape character		-	
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		Complies	Building design and orientation have been carefully considered to respond to the environmental condition.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Complies	Additional supplementary measures such as PV panels, insulation, glazing system, thermal mass etc. have also been considered and incorporated to the overall development. Refer to ESD report for details.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Complies	
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		Complies	Refer to BASIX report for details
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Complies	Refer to stormwater details
	Objective 4V-3 Flood management systems are integrated into site design		Complies	Refer to civil/ flood report for details
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies	The waste holding room is located on basement and not visible from the street.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies	2 garbage chutes on each residential level are provided.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		Complies	
	Objective 4X-2 Systems and access enable ease of maintenance		Complies	Access to all maintenance areas provided.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Complies	Durable materials are proposed externally.

DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP (Housing) 2021 and EP&A Clause 29. PBD Architects verify that the design quality principles set out in Schedule 9, Design quality principles of the State Environmental Planning Policy (Housing) 2021 – Design Quality of Residential Apartment Development and EP&A Clause 29- Residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768



PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.

THANK YOU!