

Bridging Design Excellence Strategy

Shop top housing with in-fill affordable
housing SSDA

691-699 Pacific Highway, Chatswood

Prepared for
DPG Project 38 PTY LTD
March 2025



Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.






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* This document is for discussion purposes only unless signed and dated by the persons identified.
This document has been reviewed by the Project Director.

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1 Introduction

This Bridging Design Excellence Strategy (the **Strategy**) has been prepared by Mecone Group Pty Limited on behalf of DPG Project 38 PTY LTD to support a State Significant Development Application (**SSDA**) to the Department of Planning, Housing and Infrastructure (**DPHI**), pursuant to *Chapter 2, Part 2, Division 1 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* at 691-699 Pacific Highway, Chatswood (the **site**).

This Strategy has been prepared in accordance with the *Design Competition Guidelines* published by Government Architect NSW (**GANSW**) (2023). It develops the Design Excellence Strategy dated 14 September 2023 which was endorsed by Willoughby Council as part of a Local Design Excellence Competition for the site which concluded on 19 December 2023. This strategy provides bridging documentation between Council-led Design Excellence Processes and State-led Design Excellence processes and has been developed in consultation with GANSW, DPHI and Council.

1.1 Purpose of the Bridging Design Excellence Strategy

The purpose of this Strategy is to establish the process that transitions a recently completed Local Design Competition to a revised scheme which seeks to pursue in-fill affordable housing (IAH) as part of an SSDA. By providing a bridging design excellence strategy, there is no requirement to run a new Design Competition for the site - a separate design competition exemption will be required to be granted by GANSW.

Specifically, this Strategy confirms the following in consultation with GANSW:

- The outcomes of the original design competition.
- The engagement of the competition-winning design team through to completion of the project.
- The planning framework and any relevant outcomes of early scoping meetings with DPHI.
- How the revised proposal will maintain the design intent and design quality of the competition winning scheme and maintain the potential to exhibit 'design excellence' in accordance with Clause 6.23 of the Willoughby LEP 2023.
- Provision of a high-level comparison of the proposed development against the competition winning scheme.
- Details of how design integrity will be maintained throughout the SSDA process including processes for reconvening the original competition jury as the 'Design Integrity Panel' (DIP) to review and comment on the revised proposal.
- Requirement to obtain DIP confirmation the SSD proposal has maintained the potential to exhibit 'design excellence' in accordance with Clause 6.23 of the Willoughby Local Environmental Plan 2012 (**the LEP**).

Note – Nothing in this Strategy endorses a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs) and the Willoughby Local Environmental Plan 2012 (WLEP). Where there is any inconsistency between this Strategy and the relevant planning controls, the relevant planning controls prevail. Endorsement of this Strategy does not fetter the consent authority in the assessment of any future development application for the subject site.



1.2 The Site

1.2.1 Site overview

The site is located at 691-699 Pacific Highway, Chatswood, within the Willoughby Council Local Government Area (LGA). The site has a total area of 1,810.6m² and consists of three lots, which are legally identified as follows:

- 691-693 Pacific Highway – Lot 1 DP 187216,
- 695 Pacific Highway – Lot 2 DP 952311, and
- 699 Pacific Highway – Lot 1 DP 952311.

The site has a frontage to the Pacific Highway to the west and adjoins the Chatswood Croquet Club and Chatswood Bowling Club to the east. The site is bound to the north by a vehicular access driveway to the Chatswood Croquet Club.

Existing development on the site comprises a two-storey residential flat building, 1 bungalow and one single storey dual occupation bungalow. Directly to the south is the site at 689 Pacific Highway, which comprises a single allotment containing two storeys walk up flats. Hammond Lane is located to the south of 689 Pacific Highway, providing vehicular access to the Chatswood Bowling Club.

The site slopes by approximately 1m from the western boundary to the eastern boundary. There is also a slight fall from north to south, adjacent to the Pacific Highway and a minor fall from the north to the south boundary towards the middle of the site.

There is a current Development Application (DA/2023/166) lodged with Council. The proposal includes;

- Demolition of existing structures and removal of all trees;
- a staged concept approval for a 27-storey building with four basement levels comprising 57 car spaces (122 previously proposed), landscaping and associated works, through-site links, strata subdivision, comprising:
 - Stage 1 concept and operational approval being construction of the building and use of 89 residential units within the building and associated parking;
 - Stage 2 (to be the subject of a separate development application) being the use and fit out of the areas marked “communal” in the basement, ground level and first floor levels.

The application is being considered by the Land & Environment Court, with the proceedings ongoing.

An aerial image of the site and the surrounding context is illustrated at **Figure 1** and **Figure 2**.



Figure 1: Site Location

Source: Mecone

1.2.2 Local Context

The site is in a highly accessible area, with Chatswood Transport Interchange located a 500m (7 minute) walk from the site, providing access to Metro, Train and Bus services (refer to Figure 2 below). The site is approximately 550m from the central retail/civic precinct of Chatswood, which includes large scale shopping centres (Westfield, Mandarin Centre and Chatswood Chase) and cultural facilities at The Concourse.

To the north of the site are three-storey residential flat buildings, with a maximum height of buildings control of 90m and a Floor Space Ratio (FSR) control of 6:1. Further north at 753 Pacific Highway and 15 Ellis Street, Chatswood, a three storey residential flat building has recently been demolished to prepare for the construction of a 17 storey shop top housing development as part of Development Application (DA) 2022/166. As part of the DA a competitive design process was undertaken for this site. The DA was approved on 18 November 2022 by the Sydney North Planning Panel (SNPP).

To the south are two-storey residential flat buildings, with a maximum height control of 90m and a FSR of 6:1. Further south are three storey residential flat buildings, including 5-9 Gordon Avenue. A competitive design process was undertaken for this site and a detailed DA (2023/170) has been lodged and is currently under assessment by Council. Below 5-9 Gordon Avenue is 629 Pacific Highway and 9-11 Nelson Street, which are proposed to have a height of 90m.

To the east is land zoned RE2 Private Recreation, which includes the Chatswood Croquet Club and Chatswood Bowling Club. Further to the east is the North Shore Railway Line and beyond are Chatswood Oval, single storey residential developments and mixed-use developments.

To the west is the Pacific Highway, which provides access to Hornsby to the north and North Sydney to the south. Further to the west of the Pacific Highway are 2 storey residential flat buildings with a maximum building height control of 12m and a FSR of 0.9:1.

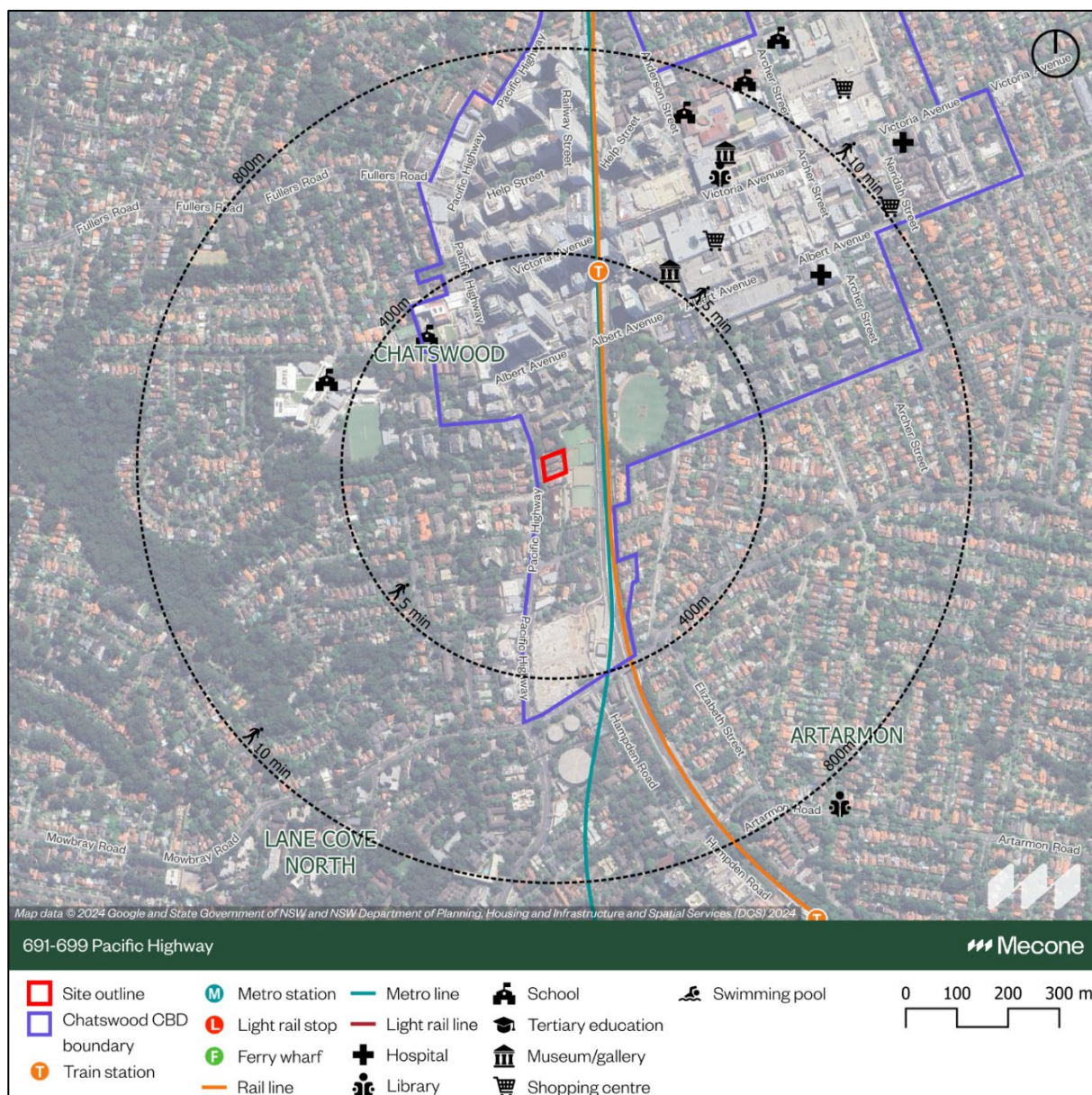


Figure 2: Local Context

Source: Mecone



2 Planning Background

2.1 State Environmental Planning Policy (Housing) 2021

The in-fill affordable housing provisions in Chapter 2 Part 2 Division 1 of the Housing SEPP (**Housing SEPP**) aims to facilitate the delivery of new in-fill affordable housing to meet the needs of very-low, low and moderate-income households.

The in-fill affordable housing provisions apply to the proposal in accordance with section 15C of the Housing SEPP because:

- The proposal involves shop top housing as a type of residential development as defined in section 15B and is permitted with consent within the MU1 Mixed Use zone under the LEP;
- The proposal will provide a state affordable housing component of at least 10%; and
- The proposal is located within an accessible area (within 800m of a railway and Metro station) as defined in Schedule 10.

2.2 State Environmental Planning Policy (Planning Systems) 2021

Under the *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**), if the residential component of the development has an Estimated Development Cost (**EDC**) of more than \$75 million, a State Significant Development Application (**SSDA**) is required to be lodged with the DPHI. The subject development has a EDC of more than \$75 million for the residential component and therefore a SSDA is being prepared.

2.3 Chatswood CBD Planning and Urban Design Strategy 2036

The Chatswood CBD Planning and Urban Design Strategy 2036 guides future private and public development as the Chatswood CBD grows over the next 20 years. It aims to provide capacity for future growth and employment, achieve exceptional design and a distinctive, resilient and vibrant CBD.

The Strategy informed changes to the Willoughby LEP (Amendment No. 34) and Willoughby Development Control Plan that directly affect the subject site.

2.4 Willoughby LEP Amendment No 34

On 30 June 2023, changes to Willoughby LEP (Amendment No 34) were gazetted. This amendment altered a number of planning controls and other provisions across the Chatswood CBD, giving effect to the recommendations of the Chatswood CBD strategy. The site was subject to these changes, resulting in significant uplift of planning controls. A summary of these controls is provided in **Section 5**.

2.5 Early Scoping Meeting

An early scoping meeting was held with DPHI and GANSW on 25 July 2024 to seek preliminary feedback on the proposal.

No formal minutes were issued from the early scoping meeting. Matters discussed included GFA calculations, building height, the 90-day assessment pathway, and the design excellence bridging strategy. No significant concerns were raised.

3 Design Competition Summary

A Design Competition was undertaken for the site between 25 September 2023 and 19 December 2023. The Design Competition was undertaken in accordance with Clause 6.23(6)(b) of the LEP.

A Design Excellence Strategy (**Appendix 3**) and an Architectural Design Competition Brief (**Appendix 2**) were prepared in consultation with Willoughby City Council and in accordance with Council's *Guidelines for Design Excellence Review and Competitions (2019)* as in effect at the time. The Competition Brief was endorsed by Council in September 2022.

3.1 Participating Design Teams

The Design Competition was undertaken as an invited process where the proponent sought three design teams to respond to a Competitive Process. The three selected design teams were:

- Marchese Partners
- Cottee Parker
- Squillace (winning scheme, see **Figure 3**)



Figure 3: Competition Winning Scheme

Source: Squillace



3.2 Competition Jury

The Competition Jury (the Jury) incorporated one (1) representative nominated by the Government Architect NSW (GANSW), two (2) representatives nominated by Council, and two (2) representatives nominated by the Proponent.

The Jury comprised the following members:

- **Matthew Bennett (Chair)**
Director - Bennett and Trimble (Council Nominated)
- **Laura Harding (Council Nominated)**
Senior Designer – Hill Thalys
- **Shaun Carter (Proponent Nominated)**
Principal – Carter Williamson Architects

The Jury provided comments on the LEP compliant scheme only. The Jury did have sight of the uplift scheme at the time, however due to the pending status of the Housing SEPP at the time of the competition, the Jury declined to comment.

3.3 Key Dates

The key dates and processes were:

- Commencement date: 25 September 2023
- Final presentation date: 23 November 2023
- Jury Endorsement of Competition Report: 19 December 2023

Appendix 1 provides the Architectural Design Competition Report which was prepared at the conclusion of the competition. The report outlines the Design Competition process, architectural submissions, and the competition jury's deliberations, decision, and recommendations. The Jury considered that the Squillace scheme provided the best response to the Design Competition Brief and concluded it was capable of achieving design excellence.

Jury recommendations relating to design features to be retained and items for design development have been extracted from Section 4 of the Architectural Design Competition Report and provided below.

3.3.1 Merits Identified by the Jury

The Jury specifically commended the following elements of the proposal for retention:

Architectural Concept

- The Jury strongly supports the clarity and quality of the architectural concept of a mixed-use tower formed through the stacking of 3 distinct yet complimentary building forms. The proportional relationships between these stacked forms, and the urban datum heights they respond to and establish, is central to the concept.
- The three building forms can be summarised as:
 - A curvilinear and permeable brick-clad podium (GF-L1) that activates and integrates the proposal with the surrounding streetscape, laneway and adjoining landscaped areas.



- The mid-rise residential tower levels (L2-L8) that extend the materiality of the base in a gridded masonry facade to mediate between the podium and tower levels and to situate the proposal sympathetically in the landscape and heritage context.
- The tower levels (L9 and above) expressed as a series of bundled vertical forms with gridded articulation and light grey and light green GRC infill cladding to reinforce the slenderness of the massing, and to modulate the apartments in plan to improve amenity, prospect and passive environmental performance.

Podium Planning

- The Jury supports the revised planning strategy for the podium including:
 - the geometry, fragmentation and permeability of the plan,
 - integration with the ground plane levels with the surrounding streetscape, laneway and eastern landscaped pedestrian areas,
 - a residential lobby with east and west entries,
 - provision of separate commercial and basement tenancy entries with dedicated lifts and open stairways in addition to fire egress stairs,
 - provision of natural light in multiple locations to the basement tenancy,
 - retail activation to three frontages,
 - the location of the substation within the building line,
 - the extent of awnings and landscape to provide amenity to the surrounding streetscape and communal areas,
 - the revised vehicle drop-off and loading dock arrangement to support Council servicing requirements,
 - the inclusion of an opening within the eastern loading dock facade to allow views to the landscaped areas, light, ventilation and potential pedestrian/vehicle access,
 - the overhead void to the drop-off and loading area to bring natural light and ventilation to this undercroft space,
 - the realignment of entries and the introduction of gates in the revised proposal to reduce permeability at night resonating to CPTED concerns,
 - the planning of the communal rooftop areas with enclosed communal facilities facing the Pacific Highway, and open landscape areas overlooking the adjoining green space to the east.

Podium Architecture Expression and Materiality

- The Jury supports the colour, materiality and expression of the podium including:
 - the use of terracotta brickwork to clad the curvilinear masonry walls,
 - the horizontality of the podium reinforced through the articulation of shifting of plan geometries and the expression of landscaped terraces,
 - the simplified rectilinear geometry of the window openings and the ratio of solid to glazing,
 - the rust-red finish to steelwork and facade elements to compliment the terracotta tones of the brickwork,



- opportunities for integrated signage and artwork that does not detract from the overall architectural character of the podium.

Tower and Apartment Planning

- The Jury Supports:
 - an architectural parti that supports high levels of residential amenity,
 - the proposed mix of apartments including a relatively high proportion of 3 bedroom apartments noting that the proposed plan allows flexibility for the mix to evolve in response to market feedback,
 - the high proportion of apartments in the revised proposal with multiple aspects to optimise solar access, natural cross ventilation and view opportunities for a majority of residents,
 - the revised size and configuration of the living/dining and kitchen areas for all apartments to comply with the DPG Design Standards (included as an appendix to the Brief) and ADG dimensions as a minimum,
 - the size, functionality and relationship of the balconies including their relationship to internal living and dining areas and the selected use of solid balustrades to improve privacy and amenity in a dense urban environment,
 - the efficiency and resolution of the core and common lobbies and the benefits this provides for apartment planning,
 - the provision of natural light and ventilation to the common lobby areas.

Tower Architectural Expression and Materiality

- The Jury supports the revised proposal that consolidated the tower massing and reduced the number of materials and facade types to create greater architectural coherence. See previous notes regarding Architectural Concept.
- For all levels the Jury supports the:
 - the current ratio of solid wall to glazing across the building to support the architectural concept and improved amenity, privacy and environmental performance for residents,
 - the development of specific responses to each solar aspect and privacy in an integrated and cohesive manner.
- For the mid-rise levels (L2-L8) the Jury supports:
 - the use of terracotta brickwork or textured GRC panels in a terracotta tone to compliment the use of terracotta brickwork for the podium,
 - the carefully articulated gridded facade that is splayed in response to solar access and shading to support greater apartment amenity and a distinctive facade outcome,
 - the use of a grid with greater density to the Pacific Highway and less density to the east to respond to the specific environmental conditions of each aspect,
 - the extension of the gridded facade to the podium roof terrace and the deletion of the mushroom columns to support greater architectural legibility and coherence.
- For the high-rise levels (L9 and above) the Jury supports:



- the articulation of the massing as a bundled vertical forms in light grey and light green GRC cladding to reinforce the slenderness of the massing, and to modulate the apartments in plan to improve amenity, prospect and passive environmental performance,
- the revised massing and facade strategy to the west to compliment and extend the proposal for the western facade to support perceptions of slenderness,
- the use of horizontal and vertical capping profiles in light grey and light green GRC panels to:
 - emphasise horizontal and vertical elements as part of a broader architectural composition,
 - create greater depth, texture and scalar interest in the facade,
 - improve the environmental performance and amenity by forming shading and privacy elements.

3.3.2 Matters identified by the Jury to be reconsidered and refined

The jury identified the following matters to be reconsidered and refined:

1. Facade Considerations

1.1. In the design development of the facades, the Jury encourages the design team to:

- a) consider the podium party wall to the south as part of the broader architectural strategy given its prominent location on the Pacific Highway,
- b) refine the facades across the proposal with the input of specialist consultants to:
 - i. respond to the specific environmental conditions of each solar aspect through detailed solar testing,
 - ii. optimise the placement and configuration of facade elements to mitigate privacy concerns,
 - iii. review these locations in relation to resident view lines (sitting and standing).

2. Communal Open Space and Landscape

2.1 In the design development of the landscape, the Jury encourages the design team to incorporate the advice of a qualified landscape architect to:

- a) design the landscaped areas around the building (including material selection) as clear legible extensions of the public domain to be welcoming for both residents, workers and visitors,
- b) increase tree canopy coverage across the site to meet or exceed the required targets,
- c) develop and extend the Connecting with Country strategy through detailed landscape design, species selection, naming and artwork strategies,
- d) ensure that landscaped areas and planting boxes are well provisioned with soil and water to allow planting to thrive and understand the impacts of wind on planting and the viability of the larger trees illustrated within the proposal,
- e) identify plant species best suited to each elevation and microclimate.

2.2 In the design development of the communal open space, the Jury encourages the design team to:

- a) consider the inclusion of a range of indoor amenity to compliment the external spaces to support a wide range of resident activities.
- b) understand and mitigate any wind impacts on the design of the external communal open spaces and the private rooftop terraces with specialist consultant input.



3. Carparking, Waste/Loading and Servicing

3.1. The project team is encouraged to:

- a) Review vehicular access locations, circulation, car parking requirements and permitted carpark numbers with Council prior to DA lodgement.
- b) Review waste/loading requirements with Council prior to DA lodgement.
- c) Allow sufficient ducting capacity within the core design to support range of food/beverage exhaust requirement.

4. Floor to Floor heights

- a) The Jury acknowledges and supports the adoption of a floor to floor height of a minimum of 3.2m for residential levels in the revised proposal. The design team is encouraged to continue to review this allowance with input from the proponent and specialist consultants to confirm this dimension is sufficient to conform with the requirements of the Design and Building Practitioners Act.

5. Environmental Considerations

5.1. The Jury encourages the design team to consider:

- a) EV charging for 100% of car spaces be considered in the interests of being future-ready, enabling future residents to charge cars overnight,
- b) delivering a 100% electric building, inclusive of heating, hot water and cooking.

The Design Competition Brief (**Appendix 2**) guided design teams to fully comply with LEP and DCP controls. However, it did also request a response to an alternate scheme that contemplates the bonus floorspace or height that may be awarded to shop-top housing under the now adopted provisions of Chapter 2 Part 2 Division 1 of the Housing SEPP. The brief requested two alternatives as the provisions were in only in draft at the time of the competition. Due to the status the Jurors declined to comment.



4 The Proposed Development

4.1 SSDA Proposal

The proposal relates to a shop top housing development which seeks 30% GFA and Height uplift and to provide 15% of affordable housing under the Housing SEPP.

The proposal seeks consent for the construction of a 33-storey shop-top housing development. This includes:

- 3-storey retail/commercial podium
- A 30-storey residential tower comprising a total of 100 apartments, including;
 - Approximately 21 affordable housing units per Housing SEPP
- Four levels of basement parking

The proposed development is eligible for the SSDA pathway as:

- It is for the provision of infill affordable housing (minimum 10%);
- The location is within the Eastern Harbour City and has a capital investment value of more than \$75 million;
- It does not involve development prohibited under an applicable EPI;
- It is not subject to State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 4;
- Whilst a development application has been made before the commencement of the applicable section in the Planning Systems SEPP, a new and separate SSDA would be lodged.

Table 1 – Proposed Development

Parameter	Winning Scheme	Envisaged SSDA Scheme
Land use	Shop top housing and commercial premises	No change
Gross Floor Area ¹	The envisaged GFA comprises: <ul style="list-style-type: none"> • Residential: 9,014m² • Non-residential: 1,846m² • Total: 10,860m² 	The envisaged GFA comprises: <ul style="list-style-type: none"> • Residential: 12,276m² • Non-residential: 1,847m² (17% LEP GFA) • Total: 14,122m²
Floor Space Ratio (FSR)	6:1	7.8:1
Building Height ²	90 26 Storeys	117m 33-storey
Dwelling number and mix	89 dwellings <ul style="list-style-type: none"> - 9 x 1 Bedroom (10.1%) - 27 x 2 Bedroom (30%) - 51 x 3 Bedroom (57.1%) - 2 x 4 Bedroom (2.2%) 	100 dwellings <ul style="list-style-type: none"> - 6 x 1 Bedroom (6%) - 34 x 2 Bedroom (40%) - 60 x 3 Bedroom (60%)
Affordable housing	LEP affordable: 902m ² (10% of residential component of LEP GFA)	Housing SEPP affordable: 2,118.5m ² (15% of total GFA) LEP affordable: 10% of total residential floor space - as a monetary contribution.

Note: The above table does not represent an endorsement of any controls which do not comply with the WLEP 2012 and WDCP 2023.

Figures 4 below provides a comparison between the competition winning scheme and the proposed SSDA scheme.

Competition winning scheme



Proposed SSDA scheme



Figure 4: CGI of the West Elevation

Source: Squillace



5 Design Integrity Process

The Design Integrity Process is to be undertaken in accordance with Part 3.5 of the GANSW Design Competition Guidelines 2023. In the event of any inconsistency, the Design Competition Guidelines prevail.

5.1 Retention of the winning design team

This Strategy confirms that as the winning design team of the competition held in 2023, Squillace has been appointed as the lead designer as selected by the Jury. The scope of design services provided by the lead designer should include:

- preparation of drawings for a development application
- preparation of drawings for a construction certificate
- preparation of drawings/material for contract documentation
- continuity of design leadership through construction to occupation certificate.
- Provide any documentation required by the Consent Authority verifying the design intent has been achieved at completion; and
- Attend all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.

The SSDA shall maintain the design intent and design quality of the Jury selected Design Competition scheme and maintain the potential to exhibit 'design excellence' in accordance with Clause 6.23 of the Willoughby LEP.

5.2 Design Integrity Panel

In accordance with the Design Competition Guidelines, a quorum of the original competition jury will be appointed as the Design Integrity Panel (**DIP**) to review the proposed design and advise on the delivery of design excellence.

The original jury members comprised:

- **Matthew Bennett (Chair)**
Director - Bennett and Trimble
- **Laura Harding (Council Nominated)**
Senior Designer – Hill Thalys
- **Shaun Carter (Proponent Nominated)**
Principal – Carter Williamson Architects

The DIP is to review the revised proposal against the merits and elements identified for refinement in the Design Competition Report as identified in Section 3 of this Strategy. Where the DIP is satisfied that the scheme maintains the potential to achieve design excellence, DIP will confirm the in writing no later than 7 days after a DIP review.

Where a scheme requires further design development to deliver Design Excellence, the DIP may require more than one review and shall make recommendation on a process to ensure that Design Excellence may be achieved.



The following operational parameters will apply to the proposed Design Integrity Process:

- The DIP is reconvened by the Applicant with assistance from the competition manager.
- Invited observers to DIP meetings may be – DPHI (Assessments Staff), Council and GANSW.
- Prior to the first meeting, the DIP is to review and sign a ‘terms of reference’ (**Appendix 4**).
- All presentation material will be provided to DIP 5 working days prior to any meeting, and should provide a clear ‘compare and contrast’ between the competition scheme and the SSDA scheme. Any additional height or floorspace should be clearly annotated on all drawings.
- Each meeting of the DIP will be documented in a design integrity report. The report will include a statement confirming that the design retains or improves upon the design excellence qualities exhibited in the competition winning submission and retains the potential to achieve design excellence.
- The DIP report will:
 - make specific reference to advice and recommendations from the competition report and earlier DIP sessions.
 - specify if further DIP sessions are recommended.
 - be prepared by the competition manager and reviewed and endorsed by the DIP.
 - be submitted to the consent authority as part of the SSDA.

5.3 Design Integrity Pathway

The Design Integrity Process is summarised below:

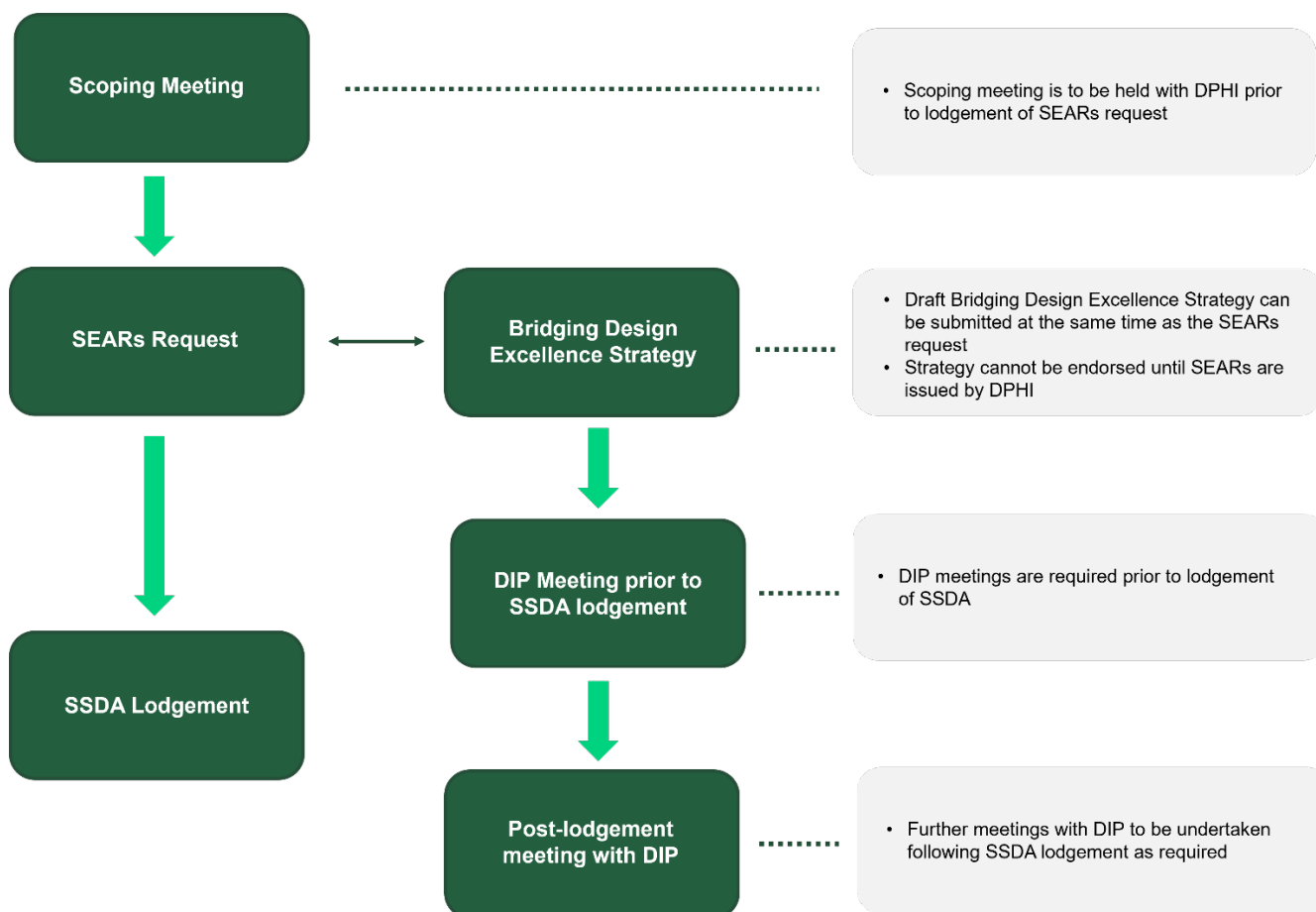


Figure 5 Design Integrity Pathway

Source: Mecone



5.4 SSDA lodgement and Competitive Design Process Exemption Request

Following DIP advice, certifying (in writing) that the proposal maintains the potential to achieve ‘design excellence’, the applicant may submit a formal exemption request to GANSW clearly explaining the relevant circumstances of the request. Following internal review and consultation with the Willoughby City Council, GANSW will advise the applicant in writing whether a new competitive design process is not required, and if not, how the design review panel will be conducted. GANSW will respond to the request in a timely and efficient manner.

The exemption request is to be made in accordance with Clause 6.23(8) of the LEP, which states:

(8) Subclause (6)(b) does not apply if—

- (a) the consent authority certifies in writing that a competitive design process is not required, and*
- (b) a design review panel reviews the development, and*
- (c) the consent authority takes into account the advice of the design review panel.*



ADDENDUM – Design Integrity Report



1 Design Integrity Panel Meetings

This section describes the review sessions held with the DIP, the issues raised during the sessions, and how the proposal has addressed those issues.

1.1 Introduction

In accordance with the Terms of Reference, the DIP includes a quorum of the original competition jury, including the Chair. Three jury members from the original competition jury were appointed as the DIP, including:

Panel member	Role/Position
Matthew Bennett (Chair)	Director – Bennett and Trimble
Laura Hardin	Senior Designer – Hill Thalys
Shaun Carter	Principal – Carter Williamson Architects

One session was held with the DIP on 9 December 2024. The session was attended by key members of Squillace (the design team), DPG Project 38 PTY LTD (the Proponent) and Mecone (DIP Manager). Key stakeholders were also invited to attend the DIP sessions, including representatives from the DPHI, GANSW and Willoughby City Council.

Following the review session, the DIP confirmed support for the revised proposal as it is consistent with the original design competition scheme and has the potential to achieve design excellence. The DIP concluded that further refinement of the scheme is to be undertaken to achieve Design Excellence and no further reviews are required by the DIP prior to lodgement of the proposal.

A copy of the DIP review feedback provided after the session is at **Appendix 4**.

1.2 Fundamental elements of design excellence

As outlined in **Section 3**, Squillace were selected as the winning scheme to progress to the detailed Development Application. A series of matters were identified by the competition jury for retention and refinement in the Design Competition Report, which are required to be addressed as part of the design integrity process.

Since the design competition, the winning scheme has been further developed to capture the 30% FSR and building height uplifts under the Infill Affordable Housing provisions of the Housing SEPP, while maintaining the design intent and design quality of the winning competition scheme.

As stated in the DIP review feedback, the focus of the DIP review session was to review design, any amenity impacts and merits of the 30% uplift proposal. The advice provided by the DIP does not fetter the discretion of the consent authority in assessing impacts including but not confined to wind, overshadowing to public domain, shadow impacts on surrounding development, traffic, car parking, waste strategy, and utility capacity.



1.3 DIP Review Session

The DIP review session was held in-person on 9 December 2024 and written DIP feedback was subsequently received on 16 December 2024. The DIP supported the following amendments to the scheme as they were consistent with the quality and strategies of the Design Excellence Competition proposal:

- *Increased height resulting in a slender tower form*
- *Provision of affordable housing with a shared ground floor lobby and access to communal open space facilities*
- *Refinement of the ground level and podium plans including design development of the communal areas and commercial tenancies*
- *Refinement of the apartment plans, while retaining high levels of natural cross ventilation and solar access*
- *Retention of radial corners to the podium level windows as presented*
- *Design development of the landscape proposal including the input of Willoughby City Council and increased deep soil provision.*

The DIP identified a number of minor items requiring further consideration for the scheme to achieve design excellence. The DIP comments and response provided by the design team are summarised below.

(a) Natural Ventilation to Tower Lift Lobbies

- *Update the drawings and notes to specify natural ventilation to the lift lobbies within the tower*

Response provided: The floor plans have been updated to include operable windows at the western end of the lift lobbies to allow for natural ventilation within the tower.

(b) Louvres to Podium Plant Room

- *Refine the design of the louvres to the plant room within the podium to better integrate the element within the overall facade and fenestration strategy.*

Response provided: The louvres have been removed from the plant room and a planter box has been incorporated along the front elevation to Pacific Highway. The planter box allows for low shrubs to be planted which will soften the appearance of the plant room along the public domain. The planter box will mirror the planter boxes along the front elevation to the podium and integrate with the overall façade design along Pacific Highway.

(c) Solar Access Compliance

- *Confirm compliance with ADG solar access requirements and submit eye-of-the-sun diagrams for verification by the assessment team.*

Response provided: Relevant drawings will be provided in the SSDA package which include sun-eye view diagrams and plans that demonstrate compliance with the ADG solar access requirements. 71% of the units will achieve 2 hours solar access between 9am and 3pm at mid winter which complies with ADG requirements.

(c) Sustainability

- *The Panel strongly supports the delivery of a 100% electric building (no gas). Continue to explore the potential of this outcome with specialist technical input.*



Response provided: Squillace will continue to explore the design of a 100% electric building during the documentation stages, in collaboration with consultants and marketing agents for expert guidance.

(d) Connecting with Country

- *Develop the Connecting with Country strategy to inform and enrich the architecture and landscape including the integration of public art and naming opportunities in the public and private domains.*

Response provided: Squillace has further developed the Connecting with Country strategy with valuable input from the landscaping consultants Habit8. The design of the proposal will pay homage to the indigenous people of the region through its landscaping and public art. This will be further considered in the landscaping plans in the SSDA package.

Conclusion

The DIP broadly supports the amended scheme presented by Squillace as it is consistent with the design and quality of the Design Excellence Competition proposal.

Notwithstanding the abovementioned advice from the DIP, pertaining to further refinement of the scheme, it has been advised that no further reviews are required by the DIP prior to submission of the proposal for assessment.

1.4 DIP endorsement

The DIP Chair confirms that this Addendum is an accurate record of the DIP feedback and that the DIP endorses the observations and clarifications by consensus.

The DIP endorses the progression of the proposal to lodgement, for the reasons outlined in this Addendum.

Design Integrity Panel (DIP) Endorsement

Name	Signature	Date
Matthew Bennett (Chair) Director – Bennett and Trimble		18/03/2025



Appendix 1

Design Competition Report

Architectural Design Competition Report


691-699 Pacific Highway,
Chatswood

Project Director

Ian Cady

Contributors


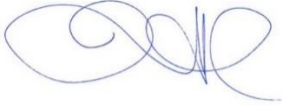

Harrison Depczynski

REVISION	REVISION DATE	STATUS	AUTHORISED: NAME & SIGNATURE
1	18/12/2023	Draft for Jury review	HD
2	19/12/2023	Final	HD 

* This document is for discussion purposes only unless signed and dated by the persons identified.
This document has been reviewed by the Project Director.



Jury Signatures

NAME	SIGNATURE	DATE
Matthew Bennett (Chair)		19/12/2023
Laura Harding		19/12/2023
Shaun Carter		19/12/2023

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Appendix 4 – Squillace Supplementary Submission

Appendix 5 – Jury Letter



1 Introduction

1.1 Overview

This Architectural Design Competition Report outlines the process, architectural submissions and Competition Jury deliberations, decisions and recommendations for the Architectural Design Competition (Design Competition) for the site known as 691-699 Pacific Highway, Chatswood, in accordance with the Willoughby City Council Design Excellence Policy.

This Report should be read with reference to the Architectural Design Competition Brief (the Brief), including relevant correspondence during the design competition, which is provided at **Appendix 1** and **Appendix 2** respectively. The design competition was conducted in accordance with the Brief, which was endorsed by Willoughby City Council and issued to all competitors at the commencement of the competition.

2 Architectural Design Competition

2.1 The Proponent

The Proponent for the Architectural Design Competition is DPG Project 38 Pty Ltd.

2.2 Architectural Competitors

Three (3) Competitors were invited to and participated in the Design Competition:

1. **Marchese Partners**

Steve Zappia - Director

2. **Cottee Parker**

Nick Tayler – Director

3. **Squillace (Winner)**

Vince Squillace – Director

2.3 Technical Advisors

Technical Advisors appointed to assist during the competition process include:

Quantity Surveyor	Sam Francis Director – RICQS
Traffic Consultant	Ken Hollyoak Director – TTPP
Planning Consultant	Harrison Depczynski Associate – Mecone



2.4 Competition Jury

The Competition Jury (the Jury) incorporated one (1) representative nominated by the Government Architect NSW (GANSW), one (1) representative nominated by Willoughby City Council, and one (1) representative nominated by the Proponent.

The Jury comprised the following members:

One nominated by GANSW:

- **Matthew Bennett**
Director - Bennett and Trimble

One nominated by Willoughby City Council

- **Laura Harding**
Senior Designer – Hill Thalys

One nominated by the Proponent:

- **Shaun Carter**
Principal – Carter Williamson Architects

2.5 Observers

2.5.1 From Willoughby City Council

There was an observer from Willoughby City Council who attended the briefing session and presentation day:

- **Wil Robertson**
Urban Design Specialist

2.5.2 From the Proponent

There were observers from the Proponent who attended the briefing session, progress workshops, presentations and supplementary presentations.

- **Joanne Bezzina**
Project Manager - Develotek
- **Alex Deacon**
Director – Projected Design Management

2.6 Competition Manager

The Proponent appointed Mecone Group Pty Ltd (Mecone) to act as the Competition Manager. Harrison Depczynski from Mecone served as the Competition Manager.



2.7 Competitive Design Process Timeline

An Architectural Design Competition Brief was prepared by Mecone in accordance with Willoughby City Council's (WCC) *Guidelines for Design Excellence Review and Competitions* and was endorsed by Council.

Three architectural consortiums were invited to participate in the design competition (refer to **Section 2.2**).

The key dates and processes for the design competition are outlined in **Table 1** below.

TABLE 1 KEY DATES		
WEEK	DATE	MILESTONE/COMPETITION PROCESS
Week 1	25 September 2023 (Start date)	Commencement, Briefing Session and Site Visit
	28 September 2023	Briefing with Urban Designer
Weeks 1 - 3	Working Period – Initial Concept Development	
Week 4	16 October 2023	Midpoint Review Competitors presented progress presentations including plans, sections, elevations, façade details in CAD, indicative finishes, project data.
	Proponent Review of Midpoint Presentations	
Week 5	23 October 2023	Façade Presentation and Midpoint detailed feedback Competitors to prepare a gross package responding to the midpoint review discussions and focusses on façade details in CAS, indicative finishes.
Weeks 5 - 7	Concept Finalisation	
Week 7	10 November 2023	Final Submission Competitors submitted electronic copies of entries to the Competition Manager.
Week 9	20 September 2023	Presentation Material Lodgement Date Competitors submitted presentations to the Competition Manager for audit prior to Presentation Date.
	23 November 2023	Presentation Date Competitors presented Final Submissions to the Jury at Mecone's Sydney CBD office. Winner not selected; clarifications sought by the Jury.
Week 10	29 November 2023	Jury Additional Information Request At the request of the Competition Jury, Squillace were sent a request for matters to be clarified and addressed.
Week 12	14 December 2023	Squillace Response to Additional Information Request Squillace presented their response to the Jury's request for additional information/clarifications.
		Squillace was unanimously selected as the competition winner.
Week 13	19 December 2023	Final Design Competition Report
		Notification to Competitors Competitors are notified in writing of the Decision.



2.8 Competition Brief

The Architectural Design Competition Brief sent is included at **Appendix 1**. Competitors were sent a copy of the Architectural Design Competition Brief on 22 August 2023.



3 Selection Panel Assessment of Each Original Scheme

3.1 Overview

Design Reports were submitted by each competitor and an internal review of each scheme was undertaken by the Competition Jury and technical advisors. At the Presentation Day on 23 November 2023, each architectural competitor presented their scheme to the Jury and questions were asked in order to clarify any issues. The Jury then evaluated each scheme.

Alternative Option

In accordance with the Competition Brief, each competitor provided an alternative option which resolved design for the site in response to the proposed affordable housing bonus SSD pathway. This accounted for the following:

- Increase of 30% of residential GFA; and
- Increase of 30% to height of buildings (ie. 120m)

However, the affordable housing bonus SSD pathway was still yet to be gazetted by the NSW Government prior to the final presentation date. Given the ongoing uncertainty surrounding details of the pathway, after discussions between Council, the Jury Chair and the Competition Manager, it was decided that the alternative option (affordable housing bonus) would not be considered by the Jury in their evaluation of the final entries or determining the winning scheme.

3.2 Submitted Schemes and the Competition Jury's Assessment

This section details the key components of each scheme as presented by the architectural competitors and the Competition Jury's assessment as follows:

- Marchese Partners
- Cottee Parker
- Squillace



3.2.1 Marchese Partners

The key features of the scheme prepared by Marchese Partners are illustrated at **Figures 1-5** below.



FIGURE 1 – PHOTOMONTAGE
Source: Marchese Partners

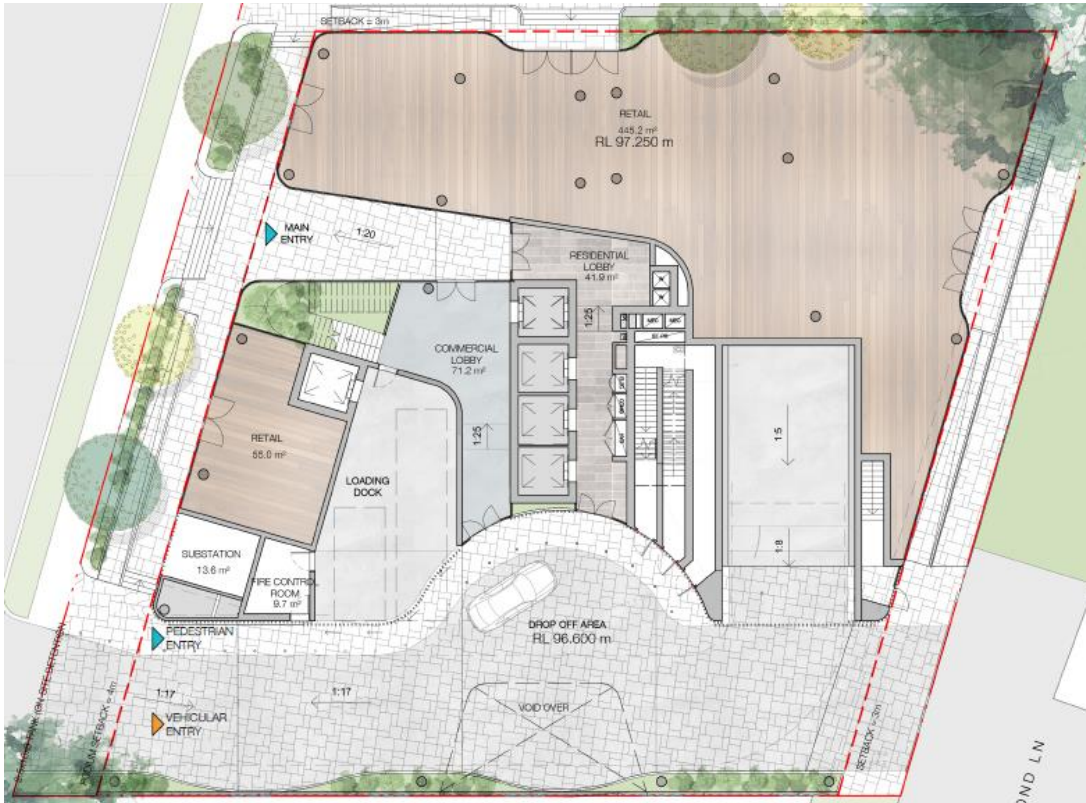


FIGURE 2 – GROUND LEVEL PLAN

Source: Marchese Partners



FIGURE 3 – TYPICAL FLOOR PLANS - LEVELS 3-11

Source: Marchese Partners





FIGURE 4 – TYPICAL FLOOR PLANS - LEVELS 13-25
Source: Marchese Partners



FIGURE 5 – LEVEL 26 FLOOR PLAN
Source: Marchese Partners



Statement of Intent

The following Statement of Intent is taken from the submission material prepared by Marchese Partners:

"This project provides an opportunity to develop a modern, sustainable mixed-use development that will enhance the local area while contributing to the existing green pocket of playing fields and sporting facilities immediately adjacent the site. Our intent from the outset was to achieve design excellence with a building that while maximizing the allowable yield for the site and is simple to construct, is sympathetic and responsive to its current and future surroundings, resulting in an exciting timeless design that excels in all aspects.

Having driven past this site on the Pacific Highway too many times to recall and yet being completely unaware of the hidden gems that are the Chatswood Bowling and Croquet Clubs, as well as the Chatswood Oval, our approach was to develop a building which both draws one through to this green space, activating the future pedestrianized Hammond Lane as well as pulls the abundant greenery of the area through to Pacific Highway, creating a green break or oasis that will be highly visible due to the curve in the road along the sites western boundary. We achieve this but creating a wide shared pedestrian/drop off zone on the ground level that provides a strong address to the site, a 'Porte Cochere' and pleasant through site link which is activated by retail tenancies as well the residential and commercial lobbies.

This concept, the creation of voids and overlay of greening extends from the podium up the tower, with large terraces carved out of the tower form, allowing for communal open space on both levels 2 and 12, creating the potential for future connection to the proposed tower to the south on level 2, and for fanatic district views from level 12. These terraces are connected by deep, heavily planted voids that are carved vertically up both the western and eastern façades, creating a light filled core while pulling the greenery, and one's eye, all the way up the tower to the large, planted roof terrace provided for the 2 penthouses on the top level.

The eastern and western tower façades themselves are expressed very differently. The western façade is heavily screened with vertical louvres for sun shading on the west and visual privacy on the north-western and south-western corners, these along with the winter gardens on the low-rise portion of the tower cocoon the residents from the harsh acoustic, solar, and visual environment they would be exposed to on this side of the building. The eastern façade in contrast opens up to maximize the views of the surrounding greenery and leafy lower north shore suburbs beyond.

The northern and southern façades are treated similarly, as solid vertical panels with limited openings, screened by vertical louvres and planting due to the proximity of the potential towers that will be built on both sides of the proposal.

The floor plate for the towers has been borne out of a functional response to providing a clear and efficient floor plan that also relates to the environmental considerations of light, views, ventilation, privacy, and sustainability. The design allows each apartment to maximize its frontage and aspect and places the larger apartments to the prime north and south aspects. Each apartment is uniform in shape and provides the best possible outcome for each apartment."

Merits Identified by the Jury

The Jury identified the following merits within the proposal including:

- The overall massing diagram that responded in plan and section to contextual considerations.
- The simplicity and resolution of the planning.
- Provision of highly visible and functional retail showroom space to the Pacific Highway.



- Considered use of wintergardens to address the highway frontage in lower apartments.
- Twist in the building, with central cleave, at the upper levels breaking the tower massing at the upper levels on the predominantly oblique views from the highway.

Considerations

The Jury also raised a number of concerns including:

- The podium provided little contextual response to the evolving language of solidity and brickwork in the precinct.
- The façade detail was additive rather than inherent to concept.
- The comparatively generic character of façade with limited coordination between stark white and timber-look finishes.
- High proportion of single orientation units given the small footprint tower type with four corners available.
- Provision of light to common corridor not arranged to the benefit of all units.
- Limited responsiveness of battening to social exposure, although its response to privacy/enclosure to bedrooms was noted.
- Desirability/usability of communal space on the western side of the core.
- The excessive provision of blank walls to north and south, particularly the north, where slots/windows could be provided to kitchens and bathrooms for natural light and ventilation.
- Disjoint between the expression of the podium screen and upper-level timber battens.
- Concern the deep slot, recessed entry adjacent to the highway may amplify acoustic impacts.



3.2.2 Cottee Parker

The key features of the scheme prepared by Cottee Parker are illustrated at **Figures 6-10** below.



FIGURE 6 – PHOTOMONTAGE

Source: Cottee Parker





FIGURE 7 – GROUND LEVEL FLOOR PLAN

Source: Cottee Parker

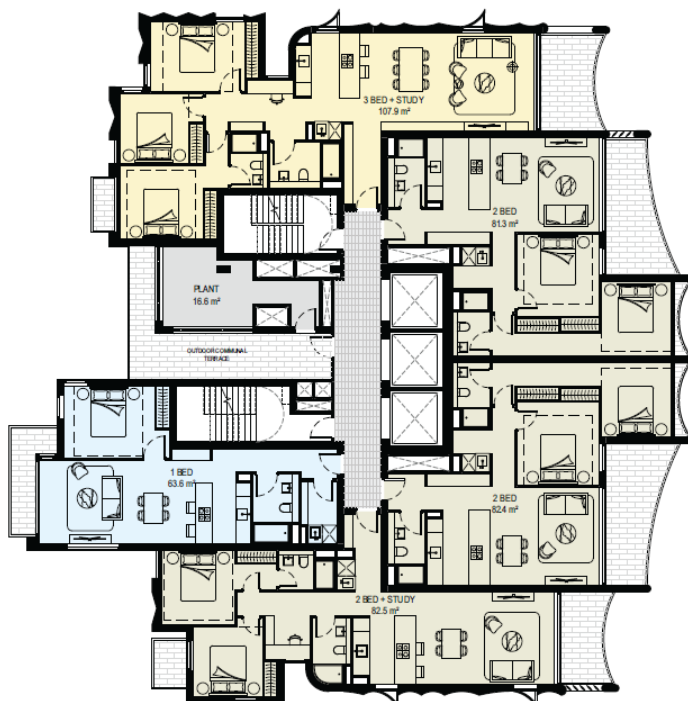


FIGURE 8 – LOW RISE FLOOR PLANS

Source: Cottee Parker





FIGURE 9 – HIGH RISE FLOOR PLANS

Source: Cottee Parker

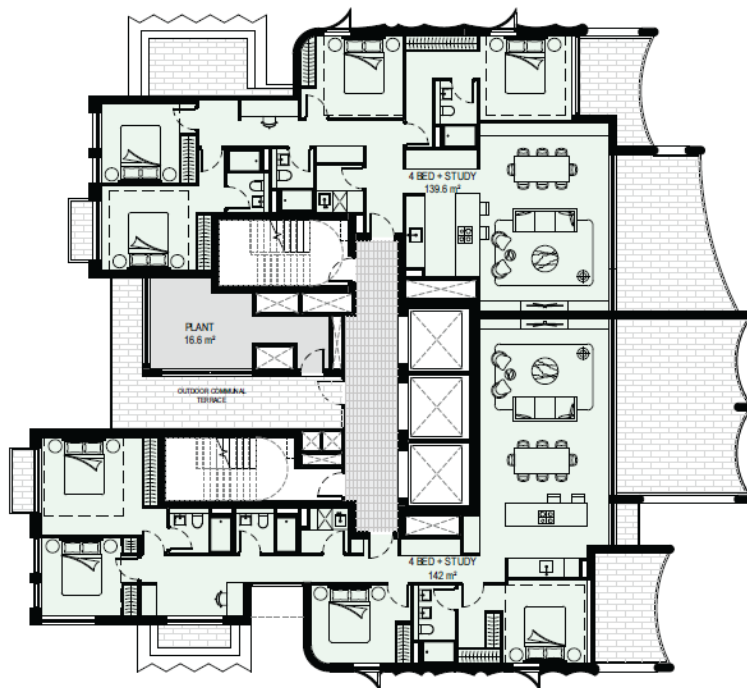


FIGURE 10 – PENTHOUSE FLOOR PLAN

Source: Cottee Parker



Statement of Intent

The following Statement of Intent is taken from the submission material prepared by Cottee Parker:

“The design has been developed using passive solar design principles and anticipates a high level of overall building and services infrastructure sustainability initiatives, complemented by the specification of low embodied energy materials and finishes and consideration of ability to recycle. It is anticipated that the design will be further developed through workshops involving the consultant team and client, in order to evaluate the effectiveness of design options and available technologies, to consolidate the ultimate program of sustainability initiatives.

Sustainability consideration will include full life cycle including sourcing of raw materials, production, fabrication, transport, construction, occupancy and end of life considerations.

Design Features.

The western façade features smaller openings which are protected or oriented away from harsh western sun, to minimise heat gain, glare and reduce reliance on mechanical air conditioning. A higher proportion of solid facade also assists in temperature control as well as management of acoustic performance, which is particularly relevant at lower levels close to the Pacific Highway.

The eastern façade features larger expanses of glazing to take advantage of views from primary living spaces. These areas of glazing are protected from summer sun by virtue of balcony overhang depths. Balconies are semi recessed within flanking walls to offer protection from wind.

The building is conceived with a high performing thermal envelope, utilising appropriate solar heat gain protection through fundamental design, combined with the application of appropriate façade detailing, glass and frame selection, as well as slab and wall insulation.

Services infrastructure plays a significant role in achieving energy minimisation. A solar array on the rooftop supplements mains supply. Electric appliances and plant, including EV charging will be favoured. Harvesting and reuse of rainwater and grey water for irrigation, toilet flushing, car cleaning etc. is anticipated.”

Merits Identified by the Jury

The Jury identified the following merits in the proposal:

- The range of architectural expression and modelling achieved throughout the tower within a consistent material palette.
- The duality of the east and west facades and their specific response to context and environmental considerations.
- The balance of solid to glazing across the scheme balance of solid to void to reflect different orientations, including screening of the western sun, whilst opening to the eastern parklands and views.
- The resolution of the waste/loading and basement entry design including the eastern views to the parklands.
- The rationality and efficiency of the apartment planning.
- Detail of podium expression with angled glazing arrangements addressed the challenges of the Highway context.
- Opportunities provided for incorporation of public art.



Considerations identified by the Jury

The Jury also raised a number of concerns including:

- The visual and architectural disconnection between the tower and the podium.
- The perceived blankness of the northern and southern facades when viewed obliquely from the Pacific Highway.
- The slot in plan form was not sufficiently strong to visually break the massing of the tower as viewed on the oblique approaches from the Highway.
- Desirability/usability of external communal terrace on the western side of the core.
- The excessive defensiveness of the western façade, which was then undermined by cantilevered balconies with open palisade style metal balustrades.
- The interface between the top of podium commercial space and the adjacent communal open space, including the circuitous route between lifts and communal open space and separation of uses.
- The podium corner entry was not as well resolved as other areas of the podium and the diagonal internal connections represented in a diagram were not realised in the proposal.
- The high proportion of single orientation units given the small footprint tower type with four corners available.
- The proportion of 1 bedroom plans without media spaces.
- The comparative lack of generosity of living spaces in the two and three bedroom apartments relative to their overall size.
- The excessive emphasis on the eastern orientation and questions whether the concrete horizontal expression every three floors detracted from the fluted vertical expression.
- Concern the west facing outdoor communal terrace spaces provided adjacent to the plant room will be used as it is intended or needed to be used.



3.2.3 Squillace

The key features of the scheme prepared by Squillace are illustrated at **Figures 11-15** below.



FIGURE 11 – PHOTOMONTAGE

Source: Squillace



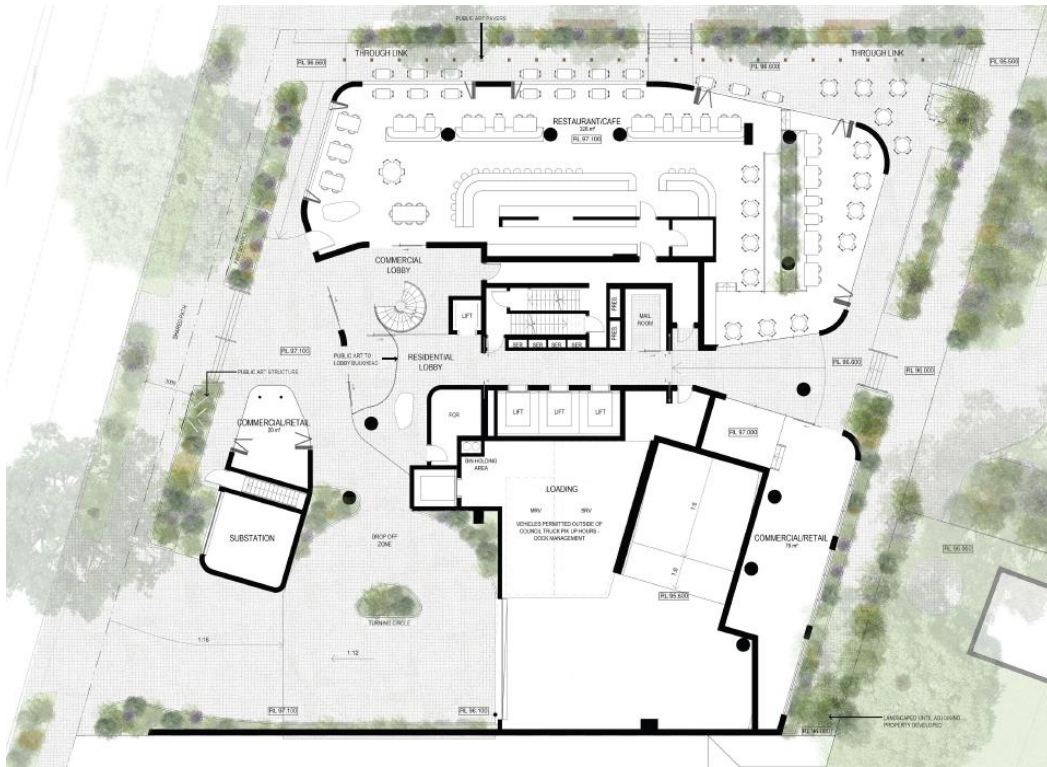


FIGURE 12 – GROUND FLOOR PLAN

Source: Squillace

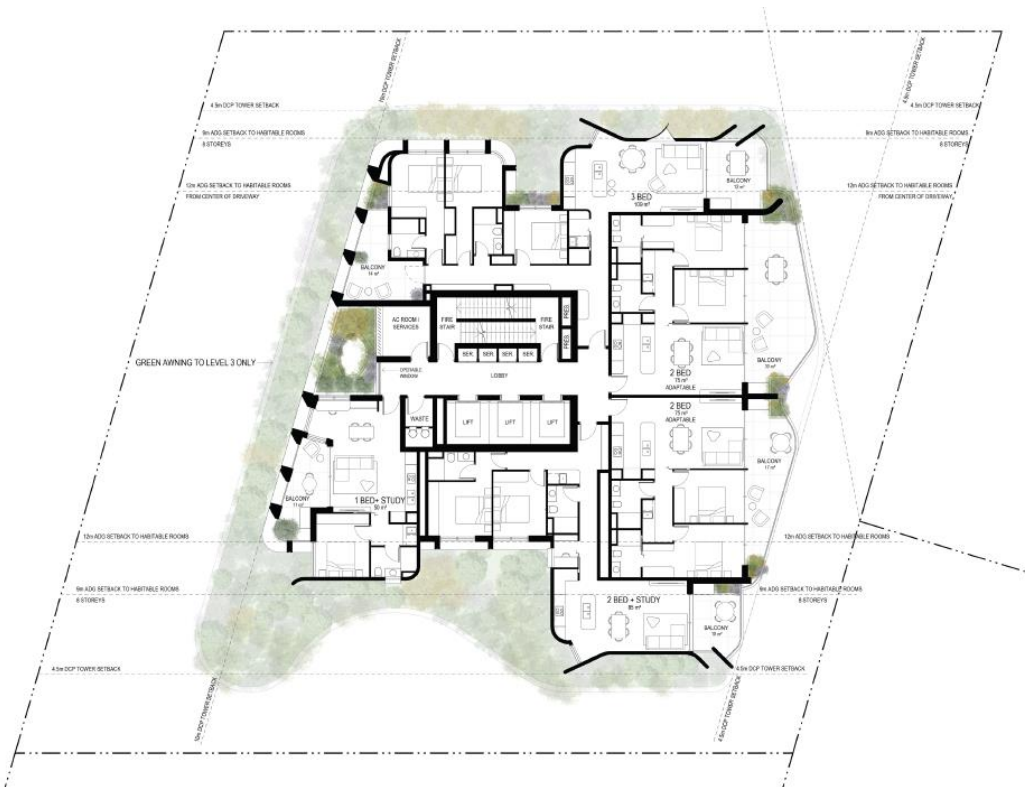


FIGURE 13 – LEVELS 3-7 FLOOR PLAN

Source: Squillace





FIGURE 14 – LEVELS 12-25 FLOOR PLAN

Source: Squillace



FIGURE 15 – LEVEL 26 FLOOR PLAN

Source: Squillace



Merits Identified by the Jury

The Jury identified the following merits of the proposal:

- The massing and the expression of the tower reinforced the brief requirement for slenderness.
- The scale and materiality of the podium responded well to its current and future contexts and provided a transition between the streetscape and the tower.
- The distinct character of the podium established through curvilinear plan geometry, fragmentation of program, and the extent of landscaping proposed.
- Integrated solar shading was provided in a number of ways that were integrated with the expression of the podium, low-rise and tower levels including expressed slabs, vertical elements, and sculpted facade elements.
- Well located common outdoor spaces avoiding conflicts with other uses
- Adjustment of restaurant floor levels from northwest to northeast to respond to changes in ground level, allowing for better relationship and connectivity with the context.
- The incorporation of clear residential entries to the both the eastern and western frontages.
- The overall quality of tower level planning including efficient and amenable communal lobbies and apartments well provisioned with joinery elements providing storage and study spaces to corridors.

Considerations identified by the Jury

The Jury also raised a number of matters for further consideration and clarification which is discussed in Section 4 below.



4 Supplementary Process – Squillace

Following final presentations of each scheme on 23 November 2023, the Jury resolved not to determine a competition winner until supplementary information was received from Squillace.

4.1 Jury Request for Information – Squillace

At the request of the Jury Chair, the Competition Manager wrote to Squillace on 29 November 2023 with a list of matters to be clarified or addressed before a winner could be determined (**Appendix 3**).

The design matters the Jury requested to be considered are summarised as follows:

Residential Floor to Floor Heights

The Jury is concerned the current proposal relies on a residential floor to floor height of 3100mm resulting in potential challenges in conforming with the requirements of the Design and Building Practitioners Act. The design team is encouraged to:

- *Adopt an increased floor to floor height allowance for residential levels (3200mm minimum)*
- *Consider what the resulting outcomes could be to comply with the height controls by:*
- *Rethinking the inclusion of the penthouse rooftop terraces*
- *Redistributing GFA to the Podium Rooftop level to provide internal communal facilities for residents in addition to outdoor communal open space.*

Podium Planning and Facade Expression

The Jury broadly supported the character, amenity and configuration of the podium levels but encourages the design to consider:

- *The extent of fragmentation in the ground floor plan and the depth of entries in relation to CPTED principles*
- *The introduction of natural light and view lines into the basement gym by:*
- *Introducing a void or expanded stairwell in the commercial lobby to the basement*
- *Reconsidering the provision of the small retail tenancy to the Pacific Highway (could it be a void to the basement gym instead?)*
- *A combination of these strategies or the consolidation of these areas.*
- *The inclusion of arched portal openings to the podium facade competes with the undulating facade line in plan. Could the geometry of the openings be simplified to compliment the orthogonal brick components of the tower facade without impacting the overall character of the podium? Could this assist in simplifying the overall expression of the proposal (see notes below)?*

Waste and loading

- *Confirmation from a traffic engineer that the current design can accommodate the range of vehicles specified by Willoughby City Council, and what the implications would be if the planning had to be adjusted (mark-ups to existing plans would be sufficient to illustrate compliance and impacts)*

Tower and Apartment Planning

The Jury broadly supports the planning of the tower floor plates and the resulting quality and amenity of the proposed apartments. The Jury has however identified a number of issues for further consideration and would like the design team to address these by focusing on a single typical level 8-11 rather than replanning all tower levels. The issues to be reconsidered are:



- *The size and configuration of the living/dining and kitchen areas for all apartments to comply with the DPG Design Standards (Page 10) included as an appendix to the Brief and ADG dimensions as a minimum, and to establish a more convincing and generous proportional relationship to the size of the proposed dwellings.*
- *Section 4.7 of the brief notes the opportunity for this building type (as explored in the reference design) to achieve cross ventilation above SEPP65 minimum standard requirements. It is noted that the 2 x 2 bedroom east facing apartments are not achieving cross ventilation, while the west-facing 1-bedroom apartment has the benefit of 3 orientations. The design team is encouraged to consider whether the number of dual orientation apartments can be increased to support increased residential amenity and prospect.*

Tower Massing, Facade Expression and Materiality

The jury is strongly supportive of many aspects of the tower massing, facade and materiality strategy including:

- *The proposed solid/glazing ratio across all tower levels and the articulation, materiality, fenestration of the upper white/grey tower levels to support residential amenity, privacy and sustainable outcomes.*
- *The articulation, character and solar performance of the low-rise tower levels (currently shown as brick), the proportional relationship established by this datum with the upper levels (white/grey) of the tower, and the relationship between these levels to the surrounding context*
- *The articulation the tower massing to the Pacific Highway as a bundled series of vertical forms to support perceptions of slenderness.*

The Jury however is not convinced by the overall formal complexity of the massing, the number of materials and the range of datums expressed in the building and encourages the design team to simplify the proposal. It is important to note the Jury is not requesting a total redesign of the tower, but rather a consolidation of the proposal using the range of successful elements noted above.

The design team is encouraged to reconsider:

- *The expressed break/void between the podium and the low-rise tower levels (currently shown as brick) to reveal the mushroom columns to the communal open space. Does this break undermine the perceived weight and expression of the low-rise tower levels? Does it add unnecessary complexity and detract from the qualities of the podium levels? Reconsider this relationship in relation to the potential redistribution of GFA (see notes above).*
- *The inclusion and expression of the mid-rise terracotta volumes or 'wings' to the north and south of the tower competes with the clarity of the stacked expression to the Pacific Highway. Work to consolidate these elements with the overall massing strategy to reinforce the simplicity and slenderness of the strategy.*
- *Consider reducing the number of predominant tower facade materials in relation to previous commentary.*
- *The proportions, plan geometry and expression of the eastern residential facade does not achieve the same level of slenderness or clarity as the western facade. Reconsider this facade by:*
- *Splitting the balconies on the white tower elements including levels 12-26 to articulate the massing as two bundled vertical volumes to compliment the Pacific Highway facade*
- *Simplify the eastern balcony geometry to compliment the western balconies*
- *Consider continuing the low-rise material datum and expression from the western facade to the eastern facade (including the consolidation of the terracotta wing elements) to simplify the proposal and to give equal weight to the parkland and streetscape aspects*

Presentation Format and Materials



Rather than a full graphic presentation, prepare a powerpoint presentation clearly setting out the responses to these suggestions are adequate for submission and presentation to the Jury. Assume you are presenting to a panel of your peers for an informed discussion, rather than producing marketing material for presentation to a wider audience.

Working Process

Diagrams, free-hand sketches and marked up drawings to illustrate the key changes and working process since the first presentation scheme and the benefits of any changes. This could include the development and evaluation of different options to help the jury understand working process.

Plans

Provide as a minimum:

- *Ground Floor including public domain and landscape*
- *Basement Gym Level*
- *Podium Rooftop level*
- *Typical Tower Level 8-11*
- *GFA and Yield calculations to enable Mecone to review the proposal*
- *All Plans should clearly indicate the DCP setback lines for comparison.*
- *Consultant letters and marked-up plans can be provided in relation to Loading/Waste considerations.*
- *Coloured presentation plans are not required but should be clear enough to adequately illustrate the proposal):*

Elevations and Sections

- *Full facade elevation for North, South, East and West (line drawings are sufficient) including compliance with height control*
- *Key Sections where required to illustrate the response and the proposed floor to floor dimensions*

Massing and Rendered Views

- *Provide the range of views presented in the presentation pack for reference and comparison and additional views to describe the consolidation of the facade where required.*
- *The Jury does not require a full set of high quality rendered views but it will be important for the design team to demonstrate they have understood and responded to the comments. Simple massing views, screenshots and in-house renders without extensive photoshops can be used to describe the proposal and each of the responses to the comments.*



4.2 Squillace Response

Squillace provided a supplementary submission (**Appendix 4**) on 13 December 2023 in response to the Jury's request which was presented to the Jury on 14 December 2023. The design responses and clarifications provided are discussed in the following sections.

4.2.1 Increased Residential Floor to Floor Heights

In response to Jury comments regarding increasing floor to floor heights, Squillace clarified the following:

- Both 3150mm & 3200mm floor-to-floor options were explored for residential levels.
 - Both required a reduction of one storey to comply with the LEP height limit due to the 5400mm lift overrun. Therefore, the 3200mm floor-to-floor option was preferred.
 - The Ground Floor was also increased to 5800mm floor-to-floor.
- A roof terrace is still possible due to the height of the lift overrun from the roof's FFL.
- The additional GFA from the exclusion of one storey was relocated to:
 - Top of podium communal area facing Pacific Highway.
 - Enlarged living areas to the 3-bed units and some 2-bed units.

Residential Floor to Floor Heights
Preferred Proposal
3200mm Typical FTF
5800mm Ground FTF
26 Storeys

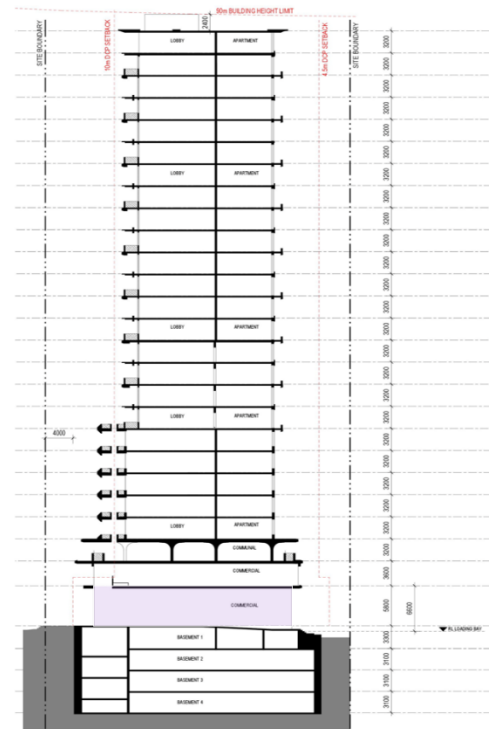
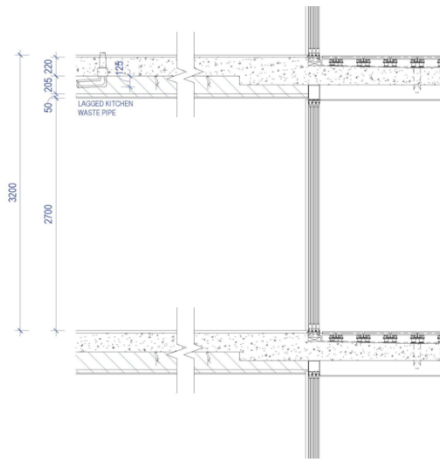


FIGURE 16 – INCREASED FLOOR TO FLOOR HEIGHTS – PREFERRED OPTION 3200MM FTF

Source: Squillace



4.2.2 Podium Planning and Facade Expression

In response to Jury comments regarding podium planning and facade expression, Squillace included the following design responses:

- With further consideration to CPTED principles, the following items were adopted within the ground floor (**Figure 17**):
 - An after-hours roller door to the driveway entry/drop-off zone.
 - An after-hours slider to the pedestrian entry of the drop-off zone.
 - The eastern entry pushed east to reduce the depth of the entry.
- To introduce more natural light into the basement gym:
 - Relocated gym entry to the small retail tenancy on Pacific Highway.
 - Introduce voids in small retail tenancy and the commercial lobby.
- To future-proof for 12.5m HRV, this was accommodated by:
 - Shifting the core north
 - Straightening ramp to the basement
 - Reducing size of the southeastern retail tenancy.
- Simplifying the geometry of the podium façade opens to be more orthogonal, which references the lower tower's form (**Figure 18**).

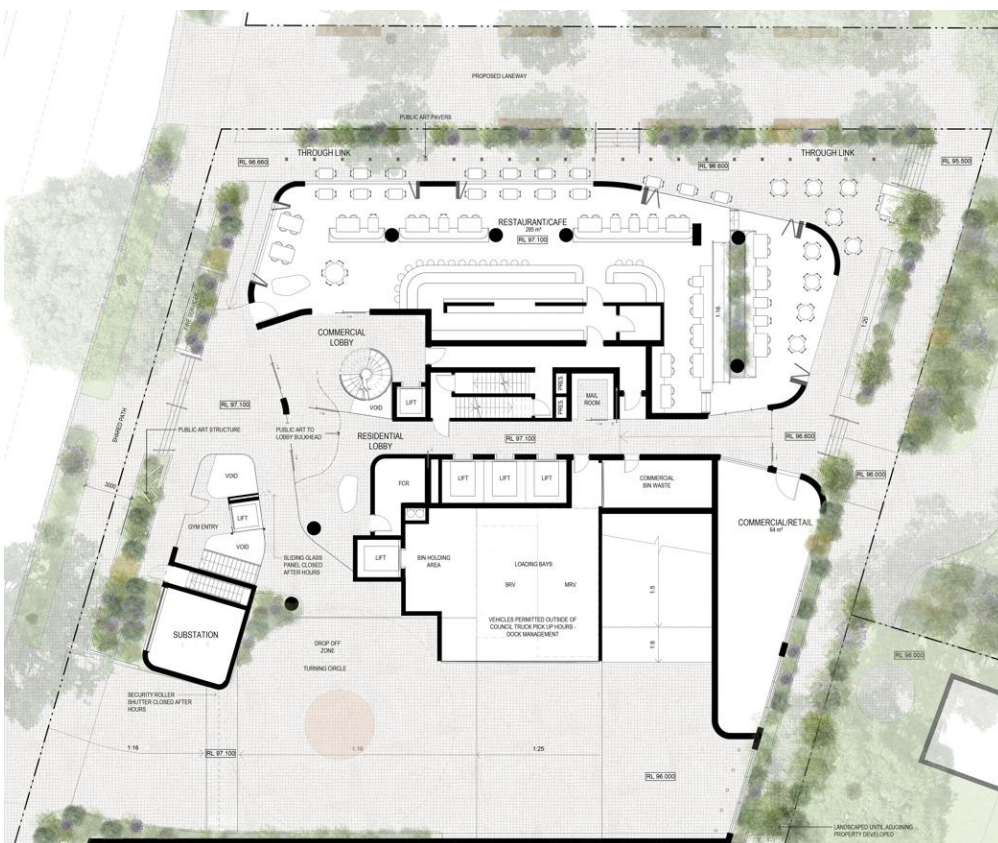


FIGURE 17 – PODIUM PLANNING – REVISED GROUND FLOOR PLAN

Source: Squillace





FIGURE 18 – FAÇADE EXPRESSION – REVISED PODIUM

Source: Squillace



FIGURE 19 – FAÇADE EXPRESSION – REVISED TOWER FORM

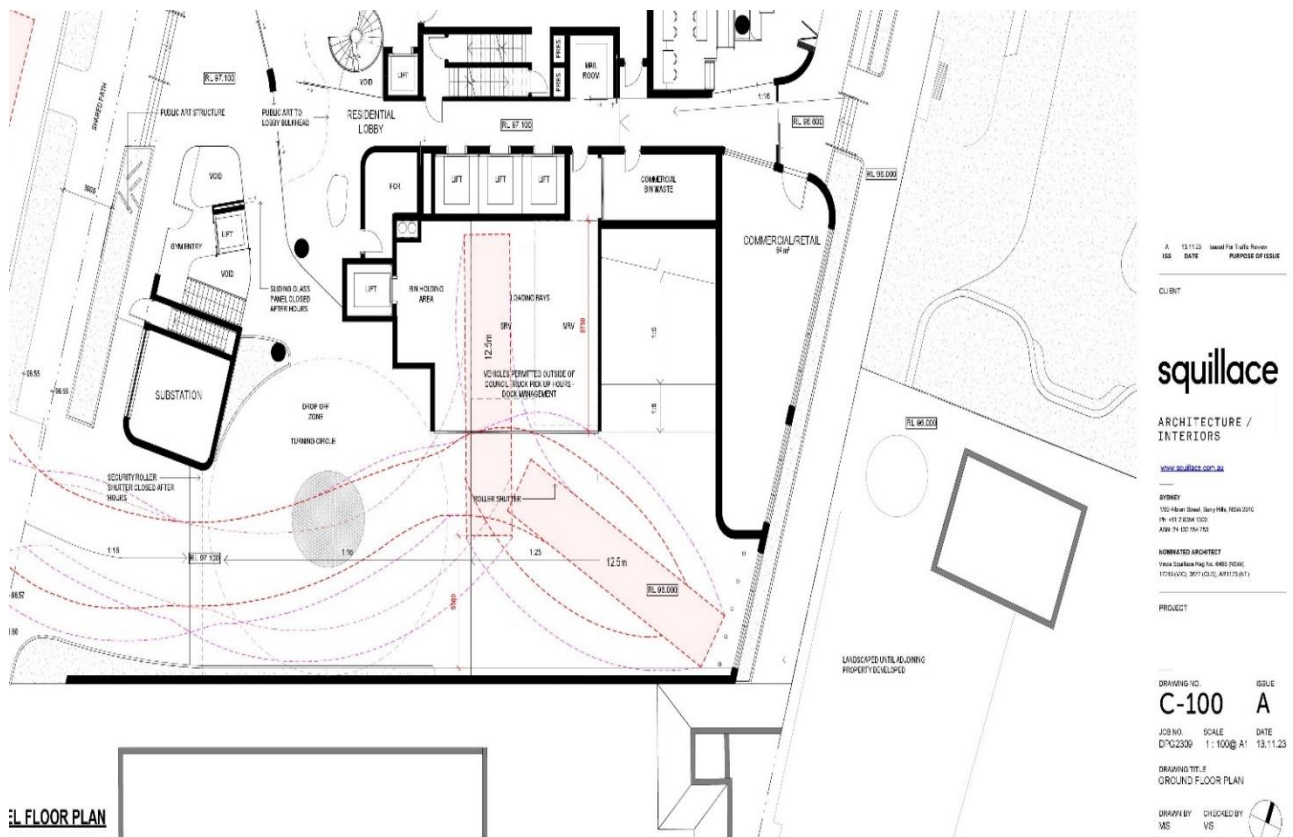
Source: Squillace



4.2.3 Waste and Loading

In response to Jury comments regarding waste and loading, Squillace included the following design responses (**Figure 20**):

- Allowance made for SRV, MRV and HRV.
- To future-proof for 12.5m HRV, this was accommodated by:
 - Shifting the core north
 - Straightening ramp to the basement
 - Reducing size of the southeastern retail tenancy.
- Loading area designed to enclose an SRV and MRV.
- Basement ramp straightened to increase the turning area.



4.2.4 Tower and Apartment Planning

In response to Jury comments regarding tower and apartment planning, Squillace provided the following design responses (Figure 18, Figure 21 and Figure 22):

- Floor plan amendments including:
 - Reconfiguration of the mid-rise tower floor plan by continuing the slender proportions of the upper tower down, eliminating the wings and providing the client flexibility with unit mix.
 - Size of living areas to the 3-bed and most 2-bed units increased to align with the DPG Design Standards.
 - Number of dual-orientation apartments increased to enhance residential amenity.
- Grid from low-rise tower levels extended down to the communal level.
- Terracotta forms to the north and south removed and slender tower proportion extended down to podium.
- Tower materiality simplified to allow distinction between the podium, lower tower, and upper tower. Lower tower proposed to be a texture GRC or Brick GRC that is a complementary colour to the podium brick.
- The eastern façade amended to include:
 - Vertical break similar in proportion to the western façade.
 - Vertical grids to reference the western façade while maintaining larger openings to not restrict views and direct sunlight.
 - A continued lower tower expression of the texture GRC or Brick GRC.

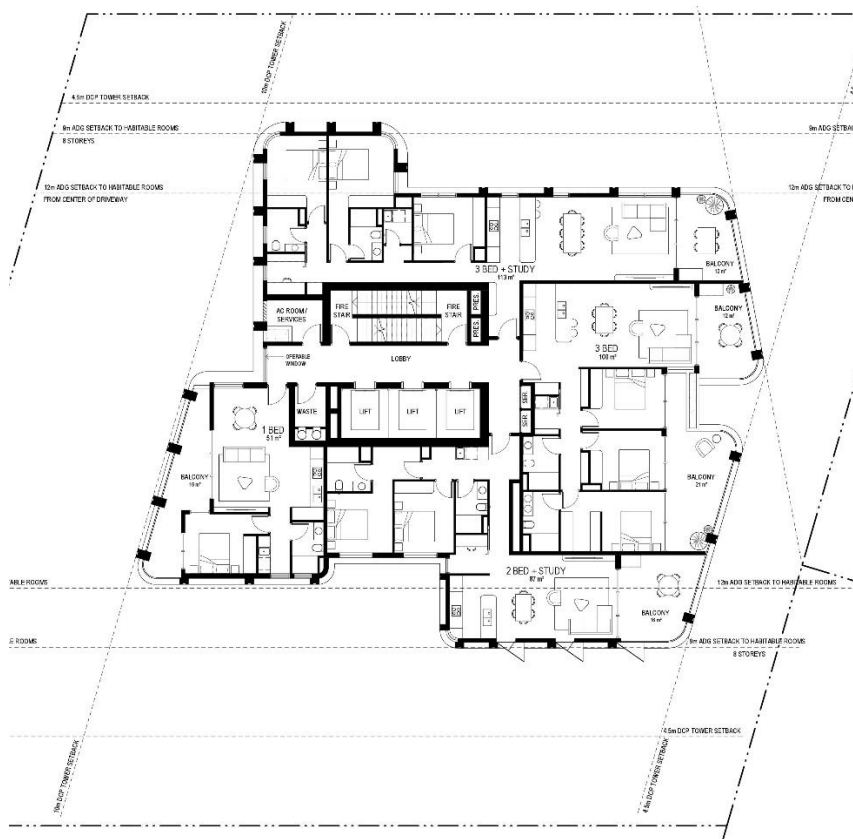


FIGURE 21 – REVISED FLOOR PLAN LAYOUT – LEVELS 8-16

Source: Squillace



5 Design Competition Winner

After consideration of Squillace's response to the Jury's request, the Jury unanimously agreed that the Squillace scheme was most capable of achieving design excellence.

In the Jury's letter at **Appendix 5**, the Jury advised that the Squillace scheme is capable of achieving Design Excellence, subject to further design development prior to the lodgement of a Development Application. This includes:

- Elements the Jury have identified should be retained for the scheme to achieve Design Excellence (see **Section 5.1** below).
- Items the Jury have identified as requiring further consideration during design development phase prior to the lodgement of the Development Application 9 (see **Section 5.2** below).

5.1 Proposal Matters to be Retained

The Jury identified the following merits of the Squillace proposal that should be retained in order for the scheme to achieve Design Excellence. All comments refer to the revised proposal where applicable.

Architectural Concept

- The Jury strongly supports the clarity and quality of the architectural concept of a mixed-use tower formed through the stacking of 3 distinct yet complimentary building forms. The proportional relationships between these stacked forms, and the urban datum heights they respond to and establish, is central to the concept.
- The three building forms can be summarised as:
 - A curvilinear and permeable brick-clad podium (GF-L1) that activates and integrates the proposal with the surrounding streetscape, laneway and adjoining landscaped areas.
 - The mid-rise residential tower levels (L2-L8) that extend the materiality of the base in a gridded masonry facade to mediate between the podium and tower levels and to situate the proposal sympathetically in the landscape and heritage context.
 - The tower levels (L9 and above) expressed as a series of bundled vertical forms with gridded articulation and light grey and light green GRC infill cladding to reinforce the slenderness of the massing, and to modulate the apartments in plan to improve amenity, prospect and passive environmental performance.

Podium Planning

- The Jury supports the revised planning strategy for the podium including:
 - the geometry, fragmentation and permeability of the plan,
 - integration with the ground plane levels with the surrounding streetscape, laneway and eastern landscaped pedestrian areas,
 - a residential lobby with east and west entries,
 - provision of separate commercial and basement tenancy entries with dedicated lifts and open stairways in addition to fire egress stairs,
 - provision of natural light in multiple locations to the basement tenancy,



- retail activation to three frontages,
- the location of the substation within the building line,
- the extent of awnings and landscape to provide amenity to the surrounding streetscape and communal areas,
- the revised vehicle drop-off and loading dock arrangement to support Council servicing requirements,
- the inclusion of an opening within the eastern loading dock facade to allow views to the landscaped areas, light, ventilation and potential pedestrian/vehicle access,
- the overhead void to the drop-off and loading area to bring natural light and ventilation to this undercroft space,
- the realignment of entries and the introduction of gates in the revised proposal to reduce permeability at night resonating to CPTED concerns,
- the planning of the communal rooftop areas with enclosed communal facilities facing the Pacific Highway, and open landscape areas overlooking the adjoining green space to the east.

Podium Architectural Expression and Materiality

- The Jury supports the colour, materiality and expression of the podium including:
 - the use of terracotta brickwork to clad the curvilinear masonry walls,
 - the horizontality of the podium reinforced through the articulation of shifting of plan geometries and the expression of landscaped terraces,
 - the simplified rectilinear geometry of the window openings and the ratio of solid to glazing,
 - the rust-red finish to steelwork and facade elements to compliment the terracotta tones of the brickwork,
 - opportunities for integrated signage and artwork that does not detract from the overall architectural character of the podium.

Tower and Apartment Planning

- The Jury supports:
 - an architectural parti that supports high levels of residential amenity,
 - the proposed mix of apartments including a relatively high proportion of 3 bedroom apartments noting that the proposed plan allows flexibility for the mix to evolve in response to market feedback,
 - the high proportion of apartments in the revised proposal with multiple aspects to optimise solar access, natural cross ventilation and view opportunities for a majority of residents,
 - the revised size and configuration of the living/dining and kitchen areas for all apartments to comply with the DPG Design Standards (included as an appendix to the Brief) and ADG dimensions as a minimum,
 - the size, functionality and relationship of the balconies including their relationship to internal living and dining areas and the selected use of solid balustrades to improve privacy and amenity in a dense urban environment,



- the efficiency and resolution of the of the core and common lobbies and the benefits this provides for apartment planning,
- the provision of natural light and ventilation to the common lobby areas.

Tower Architectural Expression and Materiality

- The Jury supports the revised proposal that consolidated the tower massing and reduced the number of materials and facade types to create greater architectural coherence. See previous notes regarding Architectural Concept.
- For all levels the Jury supports the:
 - the current ratio of solid wall to glazing across the building to support the architectural concept and improved amenity, privacy and environmental performance for residents,
 - the development of specific responses to each solar aspect and privacy in an integrated and cohesive manner.
- For the mid-rise levels (L2-L8) the Jury supports:
 - the use of terracotta brickwork or textured GRC panels in a terracotta tone to compliment the use of terracotta brickwork for the podium,
 - the carefully articulated gridded facade that is splayed in repose to solar access and shading to support greater apartment amenity and a distinctive facade outcome,
 - the use of a grid with greater density to the Pacific Highway and less density to the east to respond to the specific environmental conditions of each aspect,
 - the extension of the gridded facade to the podium roof terrace and the deletion of the mushroom columns to support greater architectural legibility and coherence.
- For the high-rise levels (L9 and above) the Jury supports:
 - the articulation of the massing as a bundled vertical forms in light grey and light green GRC cladding to reinforce the slenderness of the massing, and to modulate the apartments in plan to improve amenity, prospect and passive environmental performance,
 - the revised massing and facade strategy to the west to compliment and extend the proposal for the western facade to support perceptions of slenderness,
 - the use of horizontal and vertical capping profiles in light grey and light green GRC panels to:
 - emphasise horizontal and vertical elements as part of a broader architectural composition,
 - create greater depth, texture and scalar interest in the facade,
 - improve the environmental performance and amenity by forming shading and privacy elements.



5.2 Matters for Further Consideration

The Jury identified the following items that require further consideration during design development phase prior to the lodgement of the Development Application.

1. Facade Considerations

1.1. In the design development of the facades, the Jury encourages the design team to:

- a) consider the podium party wall to the south as part of the broader architectural strategy given its prominent location on the Pacific Highway,
- b) refine the facades across the proposal with the input of specialist consultants to:
 - i. respond to the specific environmental conditions of each solar aspect through detailed solar testing,
 - ii. optimise the placement and configuration of facade elements to mitigate privacy concerns,
 - iii. review these locations in relation to resident view lines (sitting and standing).

2. Communal Open Space and Landscape

2.1. In the design development of the landscape, the Jury encourages the design team to incorporate the advice of a qualified landscape architect to:

- a) design the landscaped areas around the building (including material selection) as clear legible extensions of the public domain to be welcoming for both residents, workers and visitors,
- b) increase tree canopy coverage across the site to meet or exceed the required targets,
- c) develop and extend the Connecting with Country strategy through detailed landscape design, species selection, naming and artwork strategies,
- d) ensure that landscaped areas and planting boxes are well provisioned with soil and water to allow planting to thrive and understand the impacts of wind on planting and the viability of the larger trees illustrated within the proposal,
- e) identify plant species best suited to each elevation and microclimate.

2.2. In the design development of the communal open space, the Jury encourages the design team to:

- a) consider the inclusion of a range of indoor amenity to compliment the external spaces to support a wide range of resident activities.
- b) understand and mitigate any wind impacts on the design of the external communal open spaces and the private rooftop terraces with specialist consultant input.

3. Carparking, Waste/Loading and Servicing

3.1. The project team is encouraged to:

- a) Review vehicular access locations, circulation, car parking requirements and permitted carpark numbers with Council prior to DA lodgement.
- b) Review waste/loading requirements with Council prior to DA lodgement.
- c) Allow sufficient ducting capacity within the core design to support range of food/beverage exhaust requirement.



4. Floor to Floor heights

- a) The Jury acknowledges and supports the adoption of a floor to floor height of a minimum of 3.2m for residential levels in the revised proposal. The design team is encouraged to continue to review this allowance with input from the proponent and specialist consultants to confirm this dimension is sufficient to conform with the requirements of the Design and Building Practitioners Act.

5. Environmental Considerations

5.1. The Jury encourages the design team to consider:

- a) EV charging for 100% of car spaces be considered in the interests of being future-ready, enabling future residents to charge cars overnight,
- b) delivering a 100% electric building, inclusive of heating, hot water and cooking.



6 Requirements of the Design Competition Brief

The purpose of the Architectural Design Competition process has been to select the highest quality architectural and urban design solution for the site. The Design Competition Brief outlined a number of Design, Planning and Commercial Objectives for which the architectural competitors were to consider.

The Squillace scheme is consistent with the objectives of the Brief for the following reasons:

- The scheme has the most potential to achieve design excellence and satisfy the requirements of Clause 6.23 of the Willoughby Local Environmental Plan 2012.
- Active street frontage to Pacific Highway.
- Size and configuration of the living/dining and kitchen areas for all apartments in response to the DPG Design Standards included as an appendix to the Brief.
- The consideration and response to the flooding affectation of the site.
- Consistency with the design principles as outlined in the Brief.
- Response to the desired unit mix and apartment design requirements.
- Consideration given to the thermal performance of the façade.
- The massing and the expression of the tower reinforced the brief requirement for slenderness.
- The consideration to surrounding development to optimise view opportunities.



7 Summary and Conclusion

The purpose of this Design Competition Report is to inform Willoughby City Council on the process and outcomes for the Architectural Design Competition process for 691-699 Pacific Highway, Chatswood.

The Architectural Design Competition process has been undertaken in accordance with the endorsed Design Competition Brief and relevant planning provisions, including Clause 6.23 of the *Willoughby Local Environmental Plan 2012*, and Willoughby City Council Guidelines for Design Excellence Review and Competitions 2019.

Of the three architectural competitors who took part in the competition, the Squillace scheme was unanimously judged to be the most capable of exhibiting design excellence with regard to matters at Clause 6.23(4) of *Willoughby Local Environmental Plan 2012*. The merits identified by the Jury that should be retained for the scheme to achieve Design Excellence are detailed at **Section 5.1**. Matters identified by the Jury for further consideration are identified at **Section 5.2**.

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





Appendix 2

Design Competition Brief

691-699 Pacific Highway, Chatswood

Architectural Design Competition Brief


Project Director

Ian Cady

Contributors

Harrison Depczynski

Michael Buckton

REVISION	REVISION DATE	STATUS	AUTHORISED
1	12/09/2023	Draft issue	HD
2	21/09/2023	Draft issue	HD
3	22/09/2023	Final	 Harrison Depczynski

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TABLE 1 – TABLE OF APPENDICES

NO.	DOCUMENT	PREPARED BY
1	Site Survey	Usher & Company Land Surveyors
2	Urban Design Report	DEM
3	Traffic Report	TTPP
4	Acoustic Report	Resonate Consultants
5	Wind Report	CPP
6	Flood Report	SGC
7	Geotechnical Report	EI Australia
8	Stormwater Discharge Options	PDM
9	Structural Brief	EI Australia
10	Services Brief	Develotek
11	Design Standard	Develotek
12	Design Concept	Develotek
13	Yield Analysis & Area Schedule Template (Complaint Scheme)	Develotek
14	Yield Analysis & Area Schedule Template (30% Bonus Scheme)	Develotek
15	Summary of Key Statutory Planning Controls	Mecone
16	Design Competition Assessment Criteria	Mecone

With the exception of appendices containing planning controls:

- Where there is any inconsistency between this Competition Brief and appendices, the brief prevails.
- Where there is any inconsistency between the Appendices and the planning controls, the planning controls prevail.
- Information and assumptions contained within appendices.
 - May not be wholly current at the time this Competition Brief was endorsed.
 - Are for the purpose of this Design Competition only and may be preliminary in status.
 - Are not to infer or to be taken as an approval, agreement or endorsement by Council.
- In no way fetter the Council's determination in regard to compliance with the relevant planning controls and general information.



1 General Information

1.1 Overview, Purpose of the Architectural Design Competition

The purpose of this Architectural Design Competition (**Design Competition**) is to select the highest quality architectural, landscape and urban design solution with the objective of exhibiting design excellence for the development of 691-699 Pacific Highway, Chatswood (the **site**) in accordance with the Willoughby City Council *Design Excellence Policy*.

The redevelopment of the site represents an opportunity to develop a new, significant, environmentally innovative and elegant building within the Chatswood CBD.

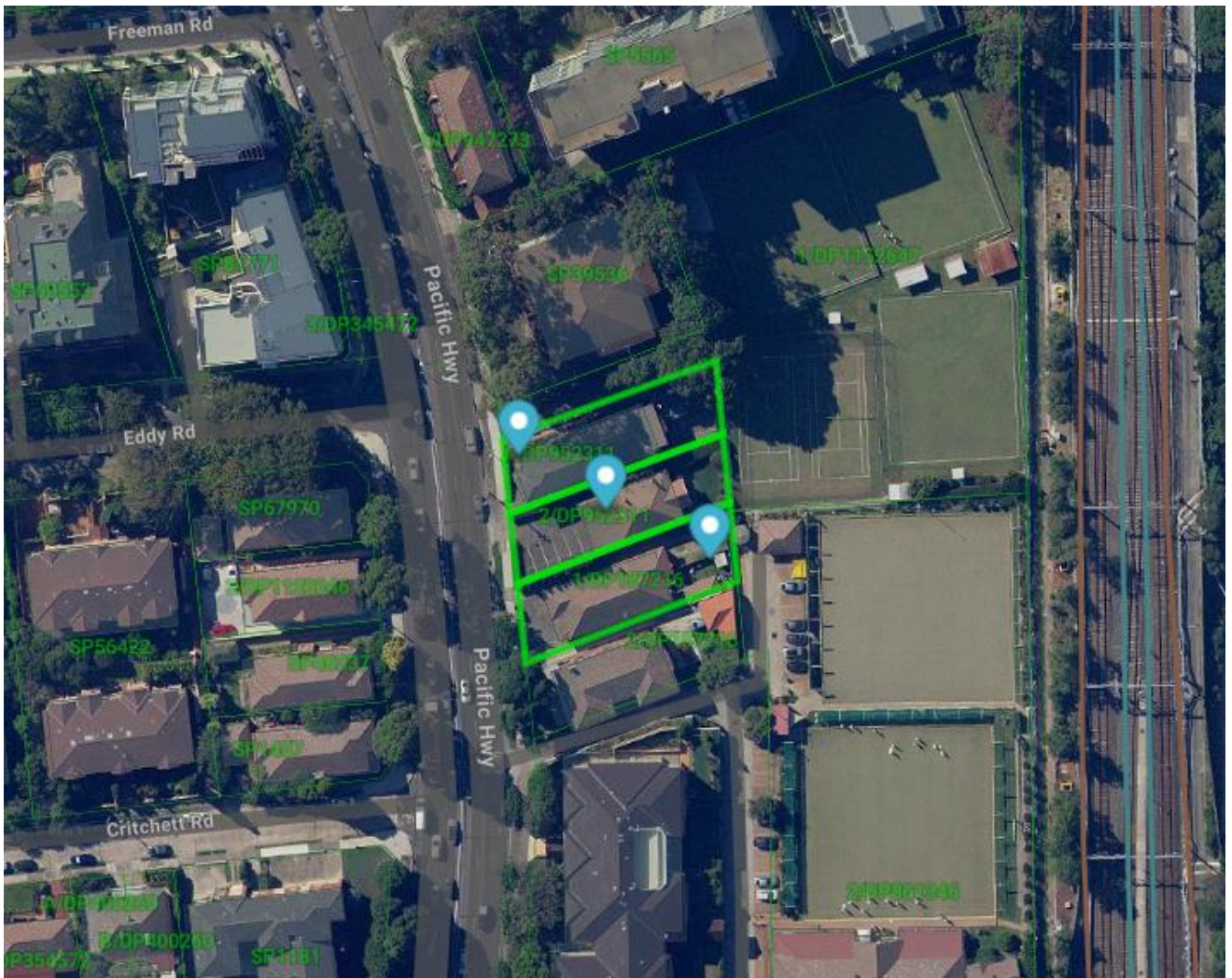


FIGURE 1 – SUBJECT SITE – 691 – 699 PACIFIC HIGHWAY, CHATSWOOD

Source: Mecone Mosaic



1.2 Planning Background

1.2.1 Council-led Planning Proposal

Planning Proposal PP-2021-6242 and *Willoughby Development Control Plan 2023 (WDCP)* were prepared by Willoughby City Council (**Council**) as through comprehensive review of *Willoughby Local Environmental Plan 2012 (WLEP)* and *Willoughby Development Control Plan 2012*. The Planning Proposal and accompanying WDCP established planning controls to deliver the vision and objectives of Council's Local Strategic Planning Statement (**LSPS**), implemented recommendations of strategic planning studies (including the Chatswood CBD Strategy) and updated the provisions in WLEP and WDCP.

The Planning Proposal and WDCP were exhibited from 15 March – 8 July 2022. The amended WLEP was gazetted on 30 June 2023, with the new WDCP coming into force on 31 July 2023.

The amended WLEP made the following planning control changes for the site:

- Rezoned the site from R3 Medium Density Residential to MU1 Mixed Use
- Increased the maximum height of buildings from 12m to 90m
- Increased the maximum permissible FSR from 0.9:1 to 6:1
- Introduced an Active Street Frontage requirement along the street frontage to Pacific Highway
- Introduced a 10% affordable housing contribution
- Identified the site as part of a Special Provisions Area to implement controls relating to affordable housing, design excellence, minimum commercial GFA, and minimum lot size.

1.2.2 Concept DA

The proponent lodged a Concept DA for the development of the site on 28 June 2023. The aim of the Concept DA is to gain approval of a concept building envelope for the site for which a future detailed development application would be consistent with. The intended approach as agreed with Council is that the concept DA will be amended where necessary to be consistent with the design competition winning scheme. This will then facilitate a future stage 2 detailed DA based on the design competition winning scheme.

1.3 Proponent

The Proponent and site entity for the project is DPG Project 38 Pty Ltd.

1.4 Competitors

Three (3) competitors have been invited to participate in the Design Competition:

- Marchese Partners
- Squillace
- Cottee Parker



1.5 Consent Authority

The site is located within the Willoughby Local Government Area (**LGA**). Willoughby City Council (**Council**) will assess the future Development Application (**DA**) and Sydney North Planning Panel (**SNPP**) will likely be the determining authority for the DA (for CIV over \$30 Million).

1.6 Architectural Design Competition Brief

This Competition Brief sets out the objectives of the proposal, the basis for participation and the responsibilities of the proponent, competitors, Competition Jury, and the role of Council together with, the Competition procedures.

As required by Council's Design Excellence Policy, Council has reviewed this brief and has endorsed this invited Architectural Design Competition.

The outcome of this Design Competition does not fetter the decision of the Consent Authority in the determination of any subsequent Development Applications for this project. The Consent Authority will not form part of the Competition Jury although representatives from Council will act as impartial observers to the Architectural Design Competition

Note. Nothing in this Brief approves a departure from the relevant planning controls including any relevant State Environmental Planning Policies (SEPPs), the LEP 2012, DCP, or the Voluntary Planning Agreement (VPA), in the event of any inconsistency between this brief and the relevant planning controls, the relevant planning controls and the VPA prevail.

1.7 Competition Manager

Mecone have been appointed as the Competition Manager. All communications with the Competition Manager are to comply with the communication protocols set out in this Competition Brief.

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Harrison Depczynski
Associate
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T 0467 274 309

1.8 Key Dates

The Design Competition will run over an approximate 11-week total period. This comprises a 7-week design period from the commencement date to the lodgement date of final submissions. After this, competitors will have a further 10 days to prepare presentation material. Key dates for the Design Competition are as follows:



TABLE 2 – DESIGN COMPETITION KEY DATES

WEEK	DATE	MILESTONE / COMPETITION PROCESS
Week 1	Monday	Commencement, Briefing Session and Site Visit
	25 September 2023 (Start date)	<p>The Design Competition begins.</p> <p>Competition Brief issued to the invited competitors.</p> <p>A Competition Briefing Session to all competitors will be conducted at 10.00am (AEST) by Mecone and the proponent at Mecone's offices:</p> <p>Level 12, 179 Elizabeth Street</p> <p>Sydney NSW 2000</p>
		<p>Competitors to agree submission documentation (Number of CGI's, page limit etc. noting information submitted in addition to that agreed will be redacted from final submissions)</p> <p>An opportunity will be offered to conduct a site visit immediately following the briefing.</p>
	Thursday	Briefing with Urban Designer
	28 September 2023	Briefing session for all competitors with urban designer Karla Castellanos (Audax Urban) regarding the urban design approach and objectives for the development in consideration of the adjoining site to the south at 689 Pacific Highway, Chatswood. The meeting will be held online from 12pm-1pm AEST .
Weeks 1-3	25 September – 16 October 2023	Initial concept development
		Competitors may seek feedback from the Competition Manager on matters arising from design progression. The Competition Manager will coordinate responses from technical consultants and Council as required and issue advice to all competitors.
Week 4	Monday	Midpoint Review
	16 October 2023	<p>Competitors are encouraged to prepare a progress package including plans, sections, elevations, façade details in CAD, indicative finishes, project data.</p> <p>Competitors are advised to outline the draft yields within the spreadsheet provided in the appendices.</p> <p>Competitors are allocated 20 minutes to present the package, followed by 20 minutes for feedback. Presentations will be scheduled as follows:</p> <ul style="list-style-type: none"> • Presentation 1: 13.00 • Presentation 2: 14.00 • Presentation 3: 15.00 <p>The midpoint review will be held at Mecone's Office at Level 12, 179 Elizabeth Street, Sydney.</p>
	16 - 23 October 2023	Proponent review of Midpoint Presentations
		The proponent will review in detail the midpoint presentation material and provide feedback at the Façade presentation.



Week 5	Monday 23 October 2023	Façade Workshop and Midpoint detailed feedback Competitors are encouraged to prepare a progress package which responds to the mid-point review discussions and focusses on façade details in CAD, indicative finishes. Competitors are allocated 20 minutes to present the package, followed by 20 minutes for feedback. Presentations will be scheduled as follows: <ul style="list-style-type: none"> • Presentation 1: 13.00 • Presentation 2: 14.00 • Presentation 3: 15.00 The Façade review will be held at Mecone's Office at Level 12, 179 Elizabeth Street, Sydney. Feedback on evolving façade designs will be provided at or immediately after this session.
	23 October – 10 November 2023	Concept Finalisation Competitors may seek feedback from the Competition Manager on matters arising from design progression. The Competition Manager will coordinate responses from technical consultants and Council as required and issue advice to all competitors.
Week 7	Friday 10 November 2023	Final Submission Lodgement Date Competitors are to submit electronic copies of all relevant documentation to the Competition Manager by 5.00pm (AEST) . Competition Manager is to issue electronic copy of Final submissions to the Competition Jury & Council by 12pm (AEST) the following Monday.
Week 9	Monday 20 November 2023	Presentation Material Lodgement Date Competitors submit Power Point Presentation to the Competition Manager by 5.30pm (AEST) for audit prior to Presentation Date. The Competition Manager will redact any additional content beyond the scope agreed at the competition briefing. Competitors will be notified of any redactions.
	Tuesday 21 November 2023	Technical Assessment by Proponent's Technical Advisors Proponent's technical advisors to submit reports reviewing each of the competitors' submissions to the Competition Manager by 5.00pm (AEST) for distribution to the Competition Jury and Council. Technical advisors include: <ul style="list-style-type: none"> • QS • Structure • Traffic • Planning compliance
	Thursday 23 November 2023	Presentation Date Competitors to present their final submissions to the Competition Jury. The schedule of the presentations will be as follows: <ul style="list-style-type: none"> • Presentation 1: 9.00-10.00 • Presentation 2: 10.15-11.15 • Presentation 3: 11.30 – 12.30



- **Jury Deliberation:** 12.30-2.30

Presentations should be no longer than 25 minutes and will be followed by 20 minutes for questions.

Time will be allocated after the 3rd presentation for Jury deliberation. The Jury may advise of a winner on the presentation date.

Week 10	Thursday	Decision Date
	7 December 2023	Submissions will be evaluated by the Competition Jury with a recommendation made for the formal appointment of a winner within 14 days of the Presentation Date.
Week 11	Thursday	Notification to Competitors
	14 December 2023	Date by which all Competitors are notified in writing of the Decision.
		Design Competition Report
		Date by which the Design Competition Report prepared by the Proponent is submitted to the Willoughby City Council.



2 Site Description & Context

2.1 Site & Context Overview

The subject site is known as 691-699 Pacific Highway, Chatswood and has an area of approximately 1,810.6m². The Design Competition is intended to apply to the whole site, which comprises the following three allotments:

- 699 Pacific Highway – Lot 1, DP952311
- 695 Pacific Highway – Lot 2, DP952311
- 691 Pacific Highway – Lot 1, DP187216

The site currently comprises 3x three storey residential flat buildings. The site has a street frontage to Pacific Highway to the west and adjoins the Chatswood Croquet Club (**CCC**) and Chatswood Bowling Club (**CBC**) to the east. To the site is bound to the north by a vehicular access driveway to the CCC. Directly to the south is 689 Pacific Highway which is a single allotment that contains existing two storey walk-up flats. Hammond Lane is located to the south of 689 Pacific Highway providing vehicular access to the CBC.

The site is located approximately 360m south of the Chatswood Transport Interchange with access to Metro, Train and Bus services. It is also approximately 550m from the central retail/civic precinct of Chatswood, which includes large scale shopping centres (Westfield, Mandarin Centre and Chatswood Chase) and cultural facilities at the Concourse.

To the north of the site are 3 storey residential flat buildings with a maximum building height control 90m and an FSR of 6:1. Further up north are three-storey residential flat buildings – including 753 Pacific Highway and 15 Ellist Street. A competitive design process was undertaken, and a detailed development application ref. DA-2022/166 has now been lodged and is currently under assessment by Council.

To the south are 2-storey residential flat buildings with a maximum building height control of 90m and an FSR of 6:1. Further down south are three-storey residential flat buildings – including 5-9 Gordon Avenue, Chatswood. A competitive design process was undertaken, and a detailed development application ref. DA 2023-170 has now been lodged and is currently under assessment by Council. Below 5-9 Gordon Avenue is 629 Pacific Highway and 9-11 Nelson Street, which are also proposed to be 90m high.

To the east are RE2 Private Recreation zone land including the CBC and CCC. Further to the east is the North Shore Railway Line and beyond are Chatswood Oval, single storey residential developments and mixed-use developments.

To the west is Pacific Highway which provides access to Hornsby to the north and North Sydney to the south. Beyond Pacific Highway further west are 2-storey residential flat buildings with a maximum building height control of 12m and an FSR of 0.9:1.





FIGURE 2. SITE CONTEXT
Source: Mecone MOSAIC



2.2 Site & Context Photographs



FIGURE 3. 691-699 PACIFIC HIGHWAY LOOKING NORTH-EAST.

Source: Google Maps



FIGURE 4. 691-699 PACIFIC HIGHWAY LOOKING SOUTH-EAST.

Source: Google Maps





FIGURE 5. 630 PACIFIC HIGHWAY VIEWED FROM THE SUBJECT SITE LOOKING NORTH-WEST.
 Source: Google Maps



FIGURE 6. 628 PACIFIC HIGHWAY VIEWED FROM THE SUBJECT SITE LOOKING SOUTH-WEST.
 Source: Google Maps

2.3 Potential View Opportunities

Potential view opportunities were explored in the Urban Design Study by DEM. Views to the west and east are mostly low residential buildings and views to the north are anticipated to continue to be largely obstructed by future 90m buildings. Views to the south across Gordon Avenue will also continue to be largely obstructed by future 90m building, as well as the Sydney Metro Chatswood Site.

View opportunities include:

- Sydney CBD views to the south-east.
- Views to high rise buildings located in the commercial core of Chatswood CBD to the north.
- Short distance views to apartment buildings to the north, south and west of the site.
- Views to Bowling Club, Tennis Courts, and Chatswood Oval to the west.

Design should be optimised to take advantage of these views but should also consider the future development of neighbouring sites, and how these may limit the expanse of such views. In particular, developments at the following sites:

- 5-9 Gordon Avenue (proposed to be 90m high and will obscure views to the south)
- 629 Pacific Highway (proposed to be 90m high and will obscure views to the south)
- 9-11 Nelson Street (proposed to be 90m high and will obscure views to the south)
- 339 Mowbray Road (Sydney Metro dive site, proposed to be 53m high and will partially obscure views to the south)
- 753 Pacific Highway and 15 Ellist Street (proposed to be 90m and will obscure views to the north)



FIGURE 7. VIEW OPPORTUNITIES

Source: DEM



2.4 Site Conditions

2.4.1 Topography

The site comprises a change in level of approximately 1m across the site from the western boundary to the eastern boundary. Further, there is a slight fall from north to south adjacent to Pacific Highway, and a minor fall from the north and south boundary towards the middle of the site.

2.4.2 Ground Conditions

A Preliminary Geotechnical Assessment (PGI) has been prepared by EI Australia (**Appendix 7**). The main geotechnical aspects considered for the site include:

- Basement excavation considerations
- Excavation retention
- Depth to rock and rock quality for foundation design, and
- Dept of groundwater seepage.

Dilapidation Survey

Dilapidation surveys are to be carried out on the adjoining structures and infrastructures that fall within the zone of influence of the excavation.

Excavation Methodology

To achieve the proposed Bulk Excavation Level (BEL) for a 4-level basement, excavation depths of up to 12.5m BEGL are expected across most of the site. Units 1 and 2 can be readily excavated by buckets of medium hydraulic excavators. Unit 3 may require a high capacity and heavy bulldozer for effective production, should bedrock of a least low to medium strength be encountered. Further geotechnical investigation is required to confirm the depth and quality of bedrock.

Alternative methods using rock saws, ripping hooks or rotary grinders could be used, however productivity would be lower, and equipment wear increased.

Basement excavation retention systems should be designed to limit lateral deflections and impacts on neighbouring structures, roadways, and services.

Temporary batters may be possible across the western site boundary and should remain stable. Where space does not allow for temporary batters, a suitable full depth retention system will be required for the support of the entire excavation.

Groundwater Considerations

The depth to groundwater seepage is likely to be along and/or top of the soil/rock interface. Groundwater wells are recommended to be installed for monitoring of the groundwater levels and competition of pump out tests at the site.

Foundation Options

Following completion of the bulk excavations, Unit 3 bedrock is expected to be exposed at the base. It is recommended that all footings are founded on similar strength to avoid potential differential settlements.

It is recommended that further investigations be carried out following demolition, including:



- Six (6) cored boreholes drilled to a minimum of 3m below final bulk excavation levels to determine the depth and quality of bedrock below BEL.
- Two (2) monitoring groundwater well within the site to monitor the groundwater levels and for completion of pump out tests.

2.4.3 Contamination

For the purpose the Architectural Design Competition it should be assumed that the site has no contamination risks and is capable of being made suitable for the proposed mixed-use development. If any hazardous materials are identified at a later date, all necessary measures will be taken.

2.4.4 Vehicular Access, Parking and Traffic

The site has one street frontage to Pacific Highway to the west and is currently the only vehicle access. There is an existing driveway to the north of the site for access to the adjacent property at 701-705 Pacific Highway, and access to the tennis courts.

A Traffic Impact Assessment (TIA) has been prepared by TTPP as part of the Concept DA. The concept provides access to the site via the south-east corner of Pacific Highway, via a two-way access to a 4-level car parking basement.

It is understood from Develotek's initial discussions with Council that Council has indicated their desire for the 691-699 Pacific Highway and 689 Pacific Highway sites to be served from an extended Hammond Lane in the future. Hammond Lane currently runs north south and intersects with Gordon Avenue to the south. The TIA advises that until such a time that the 689 Pacific Highway property adjoining to the south is developed, the connection from Hammond Lane to 691-699 Pacific Highway cannot be achieved. The proposal is able to provide legal access via the Pacific Highway which could be closed off when acceptable access from Hammond Lane can be achieved.

Proposed development layouts should allow for this future change of access to occur.

Competitors are advised that Council's waste collection vehicles are 10.5m long (longer than a standard MRV).

2.4.5 Wind Environment

CPP have prepared a Wind Impact Statement for the site as part of the Concept DA, investigating the wind environment in and adjacent to the site. Key findings of the report include that the climate in Sydney has high mean winds from the north-east, south and west. Competitors should address this in submissions, taking particular note predicted wind conditions to podium rooftops, and balconies.

2.4.6 Flooding

A Flood Study has been prepared by SGC for the Concept DA (**Appendix 6**). As noted in the study, it is recommended that:

- Proposed habitable areas are raised at or above the Flood Planning Level.
- Include a basement entry driveway crest set at the 1% AEP flood level plus 500mm freeboard or the PMF (whichever is higher).
- Implementation of the relevant DCP requirements.



2.4.7 Acoustic

An Acoustic Assessment has been prepared by Resonate for the Concept DA (**Appendix 4**). The potential acoustic constraints in relation to noise both on the development itself and from it to the surrounding environment include:

- Internal amenity
- Ventilation
- Mechanical Services

INTERNAL AMENITY

Due to the proximity of the proposed development to the North Shore railway line and the Pacific Highway, rail and road traffic noise may impact on the internal amenity of the residential apartments.

One or a combination of the following measures could be implemented in order to comply with the likely internal design sound level targets:

- Proprietary single laminated glazing systems.
- A 'winter garden' type strategy for the low-rise portion (or entire of the tower) depending on architectural strategy.
- Deep void double glazed systems.

VENTILATION

Residential windows may need to remain closed, therefore, an alternative means of ventilation would be required for residential spaces on noise-affected facades including:

- Air conditioning with an outside/fresh air component (not a conventional 'split' system).
- Mechanical ventilation drawn from a 'quiet' side of the building and/or with an acoustically attenuated intake boot.
- An open window on a 'quieter' side of the building (should single-sided ventilation be possible).

MECHANICAL SERVICES

Mechanical services noise from equipment servicing the proposed development would be designed to comply with relevant environmental noise criteria (likely to be related to the NSW EPA INP and council requirements). Options for mechanical services noise control are available for consideration including:

- Selecting the quietest plant for a given task.
- Judicious location and orientation
- Use larger fans at a slower speed rather than smaller fans at a higher speed.
- Using variable speed drives to lower fan speed in response to lower duty/load requirements.
- Use of barriers, both incidental and purpose designed.
- Internally lined ducts and bends, external duct and equipment wrapping, silencers.



3 Planning Context

A summary of the key statutory planning controls is provided in **Appendix 15**. Competitors are responsible for ensuring that relevant planning controls are addressed in their design submissions.

All schemes must be fully compliant with WLEP. Non-compliances with WDCP are discouraged by the proponent and Council. However, if competitors feel there are significant design or environmental benefits through minor non-compliances, details should be included within their submission as an “option”.

In every submission, there should be a fully compliant option, and an option for the Affordable Housing Bonus SSD pathway (refer to **Section 3.2** below).

In addition to WLEP and WDCP, the following key planning instruments must be carefully considered through the Architectural Design Competition process:

- *State Environmental Planning Policy No 65 – Design Quality of Apartment Development (SEPP 65)* and the Apartment Design Guide (**ADG**)
- Chatswood CBD Planning & Urban Design Strategy 2036
- Other relevant Willoughby City Council and applicable State plans and policies

3.1 Willoughby LEP and DCP

The site is zoned MU1 Mixed Use under the amended WLEP. The amended WLEP provides the following controls:

- Maximum building height of 90m
- Maximum floor space ratio (FSR) of 6:1
- Minimum 17% of building GFA to be used for non-residential purposes
- Changes to WLEP Affordable Housing and Special Provisions Area mapping to include the site within the following provisions:
 - Design Excellence
 - Shop top Housing
 - Affordable Housing

The objectives of Part L of WDCP are as follows:

- Establish a strong framework to guide development in Chatswood CBD and the local retail/commercial centres
- Provide capacity for growth by increasing residential densities and create job opportunities by making provision for more commercial floor space
- Achieve exceptional design, and distinctive, resilient and vibrant centres
- Create attractive and thriving local retail/commercial centres
- Protect the heritage values of heritage listed items and ensure any new development integrates with the character of heritage conservation areas
- Provide greening on and around buildings, and improve pedestrian and cycle links



An overview of the planning controls in accordance with WLEP and WDCP is provided below. These should be adhered to for the Architectural Design Competition.

TABLE 3 – KEY PLANNING CONTROLS OVERVIEW

ITEM	CONTROL
Site Area	1810.6m ²
WLEP Development Standards	
FSR	6:1 maximum
Building Height	90m maximum
Non-residential floor space	17% of the building's gross floor area (GFA)
Active Street Frontages	<p>All ground floor premises facing the Pacific Highway are to be used for commercial premises.</p> <p>An active street frontage is not required for part of a building that is used for the following—</p> <ul style="list-style-type: none"> (a) entrances and lobbies, including as part of mixed use development, (b) access for fire services, (c) vehicular access.
Sun Access	<p>Development must not result in additional overshadowing on land identified as “Area 1” on the WLEP Sun Access Protection Map at mid-winter between 12pm and 2pm.</p> <p>Development consent must not be granted to development that results in a dwelling on land identified as “Area 3” on the WLEP Sun Access Protection Map receiving less than 3 hours of direct sunlight between 9am and 3pm at mid-winter.</p>
WDCP Controls	
Street Wall Height	Maximum 7m for Pacific Highway frontage
Podium Setback	<p>Minimum 4m from Pacific Highway</p> <p>4m wide deep soil zone setback allowing for planting for street trees</p>
Tower Setback (above street wall)	Minimum 6m
1:20 Ratio Slender Tower Setback	For the tower above podium, for a total height of 90m, a 4.5m minimum setback is required from site boundaries to the tower on all sides



Maximum GFA at each level for residential towers above the podium level

700m²

Building Separation

Separation of buildings must be provided in line with the Apartment Design Guide for residential apartments within a mixed use development.

Commercial Setback

Where above the above the street level wall height, commercial uses must have a minimum 6m setback from all boundaries.

Through-site links

All proposals must consider the potential for through links to public places. Pedestrian and cycling links are sought to improve existing access within and through the CBD.

Map 4 in Part L of WDCP includes provision of a north-south through-site link along the rear eastern boundary. WDCP requires all such links must be:

- a minimum of 3m wide
- provided with public rights of access and designed with adequate width, sympathetic
- landscaping and passive surveillance

Provision should be made for a 3m podium setback to the eastern boundary to provide for a future north-south through-site link.

Pacific Highway Shared Path

Willoughby City Council is seeking an unobstructed shared pedestrian and cycle path along the eastern side of the Pacific Highway (within Chatswood CBD). This must be factored into redevelopment of any site fronting the Pacific Highway.

Dimensions for the path are to be based on a 1.5m wide landscape verge and 3m wide shared path. The shared path may encroach on the 4m wide deep soil zone setback on a site, but if this is the case, a public right of way will be required.

Site Isolation

- If site isolation is unavoidable or inadequate area are available in the basement level, buildings are to provide for joined basements areas with 'break through' walls to provide vehicle access to adjoining sites.
- Also where site isolation is unavoidable, zero setback podiums are to provide 'break through' walls to encourage future efficient sharing of infrastructure. Therefore, the podium should be provided to the southern boundary of 691-699 Pacific Highway.

Waste, Loading, Traffic and Transport

- Only one ingress/egress point permitted.
- All loading docks, including provision for garbage trucks and residential removal trucks are to be within basement areas with adequate onsite manoeuvrability. This is to ensure vehicles can enter and leave the site in a forward direction.
- Internal waste collection areas must have a headroom clearance of at least 6.6m.



Note: Willoughby City Council does not generally support mechanical systems, such as turntables to facilitate vehicles entering and leaving the site in a forward direction.

Parking (Current WDCP 2023)	<u>Maximum Rates</u> Shop top housing: <ul style="list-style-type: none"> 0.5 spaces per unit Visitor spaces - 1 per 7 dwellings Office/business premises: <ul style="list-style-type: none"> 1 / 400m² Retail (e.g. shop): <ul style="list-style-type: none"> 1 space / 70m² Food and drink premises (includes restaurants, cafes etc.): <ul style="list-style-type: none"> 1 space / 50m²
Landscape	<ul style="list-style-type: none"> All roofs up to 30m from the ground are to be green roofs (in particular podium roofs) Minimum 20% of the site area is to be soft landscaping, which may be on the ground, podium, and roof top levels of buildings Soft landscaping must be a minimum depth of 600mm
Substation	Substations are to be integrated within buildings, not located in a street, open space, setback or area subject to a public right of way.
Public Art	Provision is to be made for Public Art in accordance with Council's Public Art Policy.
Building Sustainability	A minimum of 5 stars GBCA building rating is expected. A higher rating is encouraged.

All schemes shall demonstrate compliance with the ADG and SEPP65.

3.2 Alternate Scheme: Affordable Housing Bonus SSD Pathway

This pathway was recently announced by the NSW Government, and whilst the reforms and requirements for eligibility are unresolved, we understand that draft legislation is anticipated to be put before parliament soon with a commitment to being passed by the end of 2023. Such bonus could potentially be applied to the development.

Submissions should include **one option** (in addition to a compliant option based on the existing WLEP/WDCP) which resolves design for the site in response to the affordable housing bonus SSD pathway. This should account for:

- Increase of 30% of residential GFA
- Increase of 30% to height of buildings (ie.120m)



It is not expected that the 30% bonus design option will require a major design variation, rather it will result in a height extrusion of the tower in the compliant scheme; that is, essentially a “stretching” the tower to accommodate the additional 30% height and residential FSR.

The affordable housing bonus option should be designed to ‘alternate scheme development data’ which is provided at **Appendix 14** which includes alternate target GFAs. The number of lifts will remain as 3, and the column size increase is described in the structural design brief at **Appendix 9**.

TABLE 4 – 30% BONUS SCHEME DESIRED UNIT MIX

Unit Type	ADG Minimum (m ²)	DPG minimum (m ²)	DPG maximum (m ²)	QTY (%)
1B	50	50	55	0
1B + Media	50	50	60	10
2B	75	75	78	10
2B + Media	75	80	85	20
3B	95	95	100	25
3B + Media	95	110	120	30
4B+	95	140+		5
Totals				100%



4 Project Objectives

Design considerations for the mixed-use development are outlined in the following sections.

4.1 Design Principles

Overall Aim

The overall proposal aims to provide a high-quality built form proposal consisting of independent but complementary towers across the sites at Nos 689 and 691-699 Pacific Highway. The competition applies to No. 691-699 site only, as No. 689 is not part of the land holding. However, the overall design should consider a masterplan across both sites to enable a delivery in stages by different owners while achieving reciprocal levels of amenity and design excellence.

Principle 1 – Orientation and Placement - Orient the towers organically and avoid expansive parallel elevations to the boundaries and to each other to reduce the perception of bulk and scale and visual interrelationship between the two buildings both from a streetscape and internal amenity perspective. Place towers on site to maximise views to the east and west and to capture morning and afternoon sun.

Principle 2 – Built Form Separation - Minimise parallel areas between the towers to reduce privacy and overlooking concerns. Manipulate the form to increase apertures between the built forms, especially towards Pacific Highway to increase the perception of separation from the most critical vantage points. Assume core areas and blank walls will be located closer to common boundaries to reduce privacy concerns between the two towers.

Principle 3 – Reduce Appearance of Bulk and Scale - Built form should be broken and articulated. Avoid the perception of a single mass by introducing the notion of a split personality or a 'yin yang' effect. One half of the building can be more rectilinear and solid and the other can be more transparent and free-form or curvilinear. By creating a play or contrast in the architectural expression, create two complementary halves of one volume thus breaking the appearance of bulk and scale. Both independent towers should share the same principle to show a consistent and harmonious approach to the two separate towers.

Principle 4 – Sculpt Elevations to Emphasize Verticality - Avoid large expanses of continuous and parallel elevation to the boundary. Sculpt façade and mark the break or change in materiality to accentuate each tower's slenderness ratio and verticality.

Principle 5 - Materiality - Utilise contrast in materiality: avoid monotonous application of materials and create architectural interest with a variety of materials, opacities, and fenestrations. Break the massing with a play of materials and expression i.e. solid and light, rectilinear and free form, high and low.

Principle 6 – Solar Access and Outlook – Maximise apertures between the buildings to capture northern exposure and allow solar penetration deep into facades. Views toward the north-east and north-west are valuable outlooks and aspects. While current city skyline views are available, these may become unavailable after the redevelopment of sites to the south. Therefore, east, and west views as well as aspects are premium.

Principle 7 – Landscape Podium – maximise amenity by considering the overall above structure offering of both podiums combined. This area is to be dedicated as communal open space for residents and should be designed with appropriate balance of solar amenity and microclimate consideration.

Principle 8 – Access and Arrival Sequence – Pedestrian entrances should have a clear address and legibility from Pacific Highway, but a convenience drop-off area could be provided within the site to avoid vehicle/pedestrian conflicts along Pacific Highway. Council waste management requirements are to be catered for in terms of truck access etc.



4.2 Product Positioning and Customer Orientation

Submissions are encouraged to target development at mid-range market values, providing comfortable, but efficient living spaces, appropriate, but not ultra luxurious amenities, and contemporary landscaping. The design of the units should provide modern, simple finishes without relying on prestige high-end luxury design.

4.3 Unit Mix

Preliminary research undertaken by the proponent indicates a yield of approximately 100 units. Competitors are encouraged to explore this further. The desired unit mix is as follows:

TABLE 5 – DESIRED UNIT MIX

Unit Type	ADG Minimum (m ²)	DPG minimum (m ²)	DPG maximum (m ²)	QTY (%)
1B	50	50	55	0
1B + Media	50	50	60	10
2B	75	75	78	10
2B + Media	75	80	85	20
3B	95	95	100	25
3B + Media	95	110	120	30
4B+	95	140+		5
Totals				100%

4.4 Apartment Design

Refer to **Appendix 11** for Develotek's Design Standard for design objectives and detailed guidelines.

Apartments are to comply with *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* and the Apartment Design Guide. Apartment planning is to use spaces efficiently and be planned to enhance the premium quality standard of the residential component.

The following should be considered in the detailed planning of all apartments:

- DPG Typical apartment layouts shall be used where possible.
- Internal apartment amenity shall drive the building form.
- Building form shall not compromise apartment amenity.
- Smaller apartments shall be located at lower levels in the least desirable locations.
- Larger apartments shall be located at upper levels and prioritised for the best views and north easterly aspects.



- Where apartment typologies vary between levels, wet areas of the apartment above (e.g. kitchen/bathrooms/laundry) shall not be located over dining/living/bedrooms of the level below
- Excessive corridors within apartments are not supported.
- Internal corridors shall be minimum 1000mm clear.
- Internal corridors of accessible areas shall be minimum 1,050mm to allow for skirtings.
- Apartment entry areas shall be 1200x1200mm clear on both sides of the doors.
- Apartment entry doors and common area doors shall be 920mm minimum.
- Internal apartment door to be 820mm minimum (or 920mm for adaptable units).
- 100mm clear nib shall be provided to hinge side of all doors requiring closers (e.g. apartment entries, fire stairs, plantrooms).
- 50mm clear nib shall be provided to hinge side of all other doors to allow for door hardware clearance to wall.
- Built in joinery items shall allow a 50mm clearance on all sides for tolerance and off-site manufacture without site measuring.

4.5 Façade

Façade design considerations include:

- The facade must provide visual and aesthetic performance, weather proofing, thermal insulation, acoustic insulation and resist structural forces. All nominated facade materials must comply with the relevant fire safety requirements - noting materials are not to include any PE or other flammable claddings.
- Careful consideration should be given to the thermal performance of the facades, with particular attention to the placement of windows and balconies.
- Facades should integrate greening to reflect the local context.
- Integrate building service elements, such as drainage pipes, grilles, screens, ventilation louvres and car park entry doors and substation into the overall facade design.
- Use of reflective materials should be carefully considered to avoid any undesirable glare for pedestrians, occupants, and other neighbouring buildings.

4.6 Building Services & Plant

The indicative services requirements at **Appendix 10** provides preliminary spatial requirements for the purpose of the design competition process only and does not preclude alternative design strategies. These requirements are only intended to provide high level assumptions to cover off any significant spatial requirements. Competitors are not required to provide detailed building services designs.

Competitors should seek to provide sufficient space within the design to accommodate building plant and services. Plant must be fully concealed and located on the roof behind parapets not by screens or fences.



Treatment/finishes to service and plant areas should be designed to conceal equipment and integrate seamlessly with the primary facade. Careful attention should be provided to the minimise rooftop mechanical plant, large discharge/intake louver panels, and fan units etc. away from view to reduce any visual and acoustic impacts.

Services at ground level shall be concealed from view where possible. Exposed pipework, ductwork and the like will not be supported.

Services rooms with fixed constraints such as Sprinkler Booster Valves, Fire Control Room, and Substation must be specifically identified in compliant locations.

4.7 Environmentally Sustainable Design

The design is to focus on provision of simple, passive strategies to reduce energy consumption and maximise sustainability. These passive strategies should be supplemented with building systems to further reduce ongoing resource use.

The Proponent is committed to ensuring the development exceeds all sustainable design standards including targeting 5 Star Greenstar Certification and exceeding the minimum BASIX requirements.

The apartments have been planned to provide a good level of cross ventilation above SEPP 65 minimum standard requirements, and the majority of apartments have also been orientated to provide a good level of solar access in mid-winter, providing passive heating and daylight penetration during the winter months.

All competitors should seek to provide best practice performance considering both sustainability and the evolving conditions of urban life including as a response to COVID-19.

4.8 Public Art

Public art is to be delivered as part of the proposed development which should seek to emerge from the architectural design qualities of each competitor's proposal reflective of both the immediate and broader context. The public art objectives of the competition are to create opportunities for innovative artistic responses that:

- Respond the site's contextual location including proposed use and the constraints and opportunities of the site.
- Align with Willoughby City Council's Public Art Policy 2020.

It is expected that competitors' responses will include a preliminary public art strategy for the location, character and conceptual approach to the proposed development. However, the full public art strategy will accompany the future DA and the detailed planning and procurement of public art will occur following DA approval.



5 Competition Procedures

This Competition Brief has been prepared in accordance with the Willoughby City Council *Guidelines for Design Excellence Review and Competitions (Competition Guidelines)*. The Architectural Design Competition will be conducted in accordance with these guidelines. A copy of the guidelines can be found at the following link:

<https://www.willoughby.nsw.gov.au/Council/Policies-Publications/Policies/Design-Excellence-Guidelines>

5.1 Design Excellence

Pursuant to clause 6.23(4) and (5) of WLEP, in considering whether the development exhibits design excellence, regard must be had to the following matters –

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,***
- (b) whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain,***
- (c) whether the development detrimentally impacts on view corridors.***

Furthermore, regard must also be had to how the development addresses the following matters –

- (a) the suitability of the land for development,*
- (b) existing and proposed uses and use mix,*
- (c) heritage and streetscape constraints,*
- (d) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
- (e) bulk, massing and modulation of buildings,*
- (f) street frontage heights,*
- (g) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
- (h) achieving the principles of ecologically sustainable development,*
- (i) pedestrian, cycle, vehicular and service access, circulation and requirements,*
- (j) the impact on, and proposed improvements to, the public domain,*
- (k) the impact on special character areas,*
- (l) achieving appropriate interfaces at ground level between the building and the public domain,*
- (m) excellence and integration of landscape design.*

5.2 Architectural Design Competition Entry

This architectural design competition is by invitation only and will include a total of three (3) competitors. Each competitor in this competition must be a person, corporation or firm registered as an architect in accordance with the NSW *Architects Act 2003*, or in the case of interstate or overseas competitors, eligible for registration. Each competitor shall be prepared to submit a design proposal that satisfies this brief.



5.3 Competition Manager

The competition will be overseen by Harrison Depczynski, Competition Manager from Mecone whose role will be to manage the organisation and administration of the competition. The role of the Competition Manager will include:

1. Ensuring the competition is undertaken in accordance with Willoughby City Council Design Excellence Policy and this Competition Brief.
2. Acting as the first point of contact for the proponent, the competitors, Willoughby City Council and the Competition Jury during the competition.
3. Facilitation of briefing, presentation and evaluation meetings.
4. Receiving of competitors questions during the competition and coordination of responses.
5. Ensuring the architectural submissions meet the requirements of the Competition Brief.
6. Assist in drafting of the Design Competition Report.

Note. All communications with the Competition Manager are to comply with the communication protocols set out within this brief.

5.4 Impartial Observers

The competition will be overseen by an impartial observer appointed by Willoughby City Council. The observer will be present during all briefings and jury sessions. All information and responses issued to and received from Competitors and the Jury are to be copied to the observer.

5.5 Competition Jury

The Competition Jury will comprise of three (3) members:

- One (1) nominated by the Proponent
- One (1) nominated by Willoughby City Council
- One (1) nominated by the NSW Government Architect's Office.

If any of the jurors have to withdraw prior to the completion of the Design Competition, another juror of equivalent credentials will be appointed by whoever originally appointed that jury member.

Jury members must:

- Represent the public interest
- Have relevant design expertise and experience such as architecture, landscape architecture and urban planning
- Have equally matched skill levels, whether they are nominated by the proponent or by Willoughby City Council

Jury members must not:

- Have a pecuniary interest in the development proposal and/or outcome
- Be an owner, shareholder or manager associated with the proponent or proponent's companies



- Be a staff member or councillor with an approval role in Willoughby City Council or the department's development assessment process

5.6 Jury Chair

In accordance with Council's Competition Guidelines, the Government Architect NSW nominee will chair. The primary function of which will be to ensure the jury deliberations proceed in a fair and orderly manner. The Jury Chair formally convenes the jury and ensures the jury review process takes place in line with the competition brief and terms and conditions. The role of the Jury Chair is particularly important when the jury's decision is split or conflicting. The chair must be able to negotiate acceptable compromises. The Jury Chair shall review the endorsement of the final Design Competition Report as prepared by the Competition Manager.

5.7 Competition Jury Obligations

The Competition Jury accepts and agrees in accepting the position that:

- Have no contact with any of the Competitors in relation to the subject site and the competition from their time of appointment until the completion of the process, other than during presentation of the submissions.
- Evaluate submissions promptly in accordance with the Competition timetable.
- Abide by the requirements of the Competition Brief.
- Follow complete confidentiality regarding the competition from time of appointment.
- Consider planning or other technical advice provided by Willoughby City Council.
- Retain from introducing irrelevant considerations in addition to or contrary to those described in the Competition Brief or contrary to the statutory framework relevant to the site.
- Make every effort to arrive at a consensus in the selection of a winner.
- Where possible, to defer non-essential detailed design matters to resolution as part of a development application.
- Prepare an Architectural Design Competition report explaining their decisions.

In accordance with the Competition Guidelines:

*"The panel members and chair are to complete their deliberations at the review session. However, if subsequent meetings are required, these must take place within 14 working days. **Requests for additional information should be avoided wherever possible**".*

[our emphasis]

5.8 Proponent Obligations

- The proponent agrees to have no contact with the Competition Jury members, competitors and/or elected Councillors in relation to the site and the Design Competition from their time of appointment until the completion of the process, other than where set out in this Competition Brief.
- If Willoughby City Council is informed by a Competition Jury member that they have been contacted by the Proponent or a competitor in relation to the site or the Design Competition, then their involvement may be terminated.



5.9 Technical Assistance to the Competition Jury

The proponent may engage technical advisors to review each competitor submission. The jury may seek independent technical assistance if required. The technical advisors will be strictly limited to technical and compliance matters pertaining to their professional discipline only. Technical advisors shall refrain from providing advice on matters outside of their area of expertise.

5.10 Technical Assistance to Competitors

Competitors are encouraged to seek advice to achieve the best possible architectural outcome for their proposed scheme. All competition and technical advisor communications must be submitted in writing to the Competition Manager in accordance with the communication protocols of this brief. Competitors may elect to appoint their own technical consultants as needed, all of which are keep the information confidential.

Note. All communications must be strictly confidential in accordance with the communication protocols set out within this brief.

5.11 Technical Advisor Obligations

Any advice provided by technical advisors to competitors or the Competition Jury will be strictly limited to independent technical and compliance matters pertaining to their professional discipline only. Technical advisors shall refrain from providing advice on matters of their area of expertise.

5.12 Communications & Questions

Competitors should direct all communication regarding any clarifications on the Design Competition details in writing to the Competition Manager. All communication must be addressed to the Competition Manager directly. Except where specified otherwise in this Competition Brief, competitors should not communicate verbally with the Proponent, Competition Jury members, technical advisors, Willoughby City Council or other competitors.

5.13 Closing Date for Final Submissions

Final submissions must be lodged no later than 5.00pm (AEST) on the Final Submission Lodgement Date. It is the sole responsibility of the competitor to ensure the actual delivery to the Competition Manager by the specified deadline.

5.14 Lodgement of Submissions

Competitors shall submit digital entries to the Competition Manager at the following address:

Competition Manager
Harrison Depczynski
Associate, Mecone
E hdepczynski@mecone.com
T 0467 274 309

5.15 Late Submissions

Unless formally requested by the Proponent for the sole purpose of clarification, the Competition Jury will not take into consideration any new materials submitted by competitors following lodgement of final submissions.

5.16 Presentation Date – Presentation Material



On the Final Presentation Date, competitors present their final submissions to the Competition Jury. Competitors are to provide an electronic version of their presentation submission material to the Competition Manager in accordance with the key dates nominated in this Competition Brief. The Competition Manager will then audit the presentations.

Note. New material is not to be included in the presentation which doesn't form part of the final submission. The Competition Manager will notify competitors if content is required to be redacted. On the final presentation date, the Competition Jury may disqualify a competitor that presents new material that was not submitted by the final submission due date.

5.17 Disqualification

Submissions that fail to meet the competition requirements may be disqualified, such as where the submission is received after the final submissions lodgement time and date, is contrary to the objectives of the applicable planning controls, is not submitted in accordance with the submission requirements as stated in this brief, or where the competitor attempts to influence the deliberations of any juror outside of the final presentation. All disqualifications will be determined by the Competition Jury.

5.18 Jury Assessment & Decision

A minimum of three (3) competitive submissions must be considered as part of this competition. The Competition Manager shall provide a digital copy of the final submissions to all Competition Jury members and Willoughby City Council. The competitors must present their final submissions to the jury in person on the specified presentation date in this brief. The presentation must be no longer than 25min followed by 20min for questions from the jury. Each competitor's submission will be graded by the jury according to the assessment criteria provided in the **Appendix 16**.

The Competition Jury is expected to reach a decision on the winner on the day of the final presentation. In exceptional circumstances, the jury may request a revision to submissions within 14 days of final presentations. For these submissions, the jury will list the specific design issues that should be addressed and request the respective competitors to amend their submission within a defined period of time (having regard to the extent of the requested amendments). Competitors must re-present their submission within 14 days of the initial final presentation date.

The Competition Jury's decision will not fetter the discretion of the consent authority in its determination of any subsequent development application associated with the site was the subject of the Design Competition.

The jury may grade the designs in order of merit in accordance with the recommended assessment weighting, being:

- Compliance with the planning controls – 40%
- Compliance with the Competition Brief – 40%
- Buildability – 20%

The jury may decline to declare a winner of the Design Competition if none of the submissions are capable of exhibiting design excellence. If the jury declines to declare a winner, the jury may recommend that none of the submissions in their opinion have the potential to exhibit design excellence and thus end the Design Competition.

5.19 Appointment of the Architect of the Winning Scheme

The Proponent, at its discretion, shall appoint the Design Architect, being the winning architect of the winning submission as selected by the Competition Jury. Full design and documentation of the winning scheme should then occur. To ensure that design quality continues through design development, construction drawings and into



physical completion of the project, the designer of the winning scheme is to be nominated as Design Architect for the duration of the project which includes as a minimum:

1. Preparation of a DA.
2. Control over design decisions for a construction certificate and through to completion of a project.
3. Represent the project in meetings with the community, authorities, and stakeholders, as required.

The Design Architect may work in conjunction with other architectural practices to meet the project documentation obligations but must retain control and leadership role over design decisions. In the event that the Proponent decides not to proceed with the Design Architect, or the Proponent limits the architectural commission outlined above, the Proponent will:

1. Provide the Willoughby City Council with written reasons for its decision.
2. Undertake a new Architectural Design Competition.

5.20 Architectural Design Competition Report

When the competition submissions have been assessed, the proponent is required to submit to Willoughby City Council a Design Competition Report. The report shall detail the competition process including a copy of the brief, the jury's assessment of the design and merits of each submission, the rationale for the choice of the preferred design and clearly demonstrate how this is the best exhibition of design excellence including finally any recommended design amendments. The proponent is to submit the Design Competition Report to Willoughby City Council as outlined in the key dates section of this brief.

5.21 Announcement

The winning architect will be notified of the Competition Jury's decision by the date set out in the key dates section of this Competition Brief. All other relevant parties will be notified of the Architectural Design Competition results as outlined in the key dates section of this Competition Brief.

5.22 Design Competition Fee

A competition fee of \$65,000 AUD (plus GST) shall be paid to each competitor for participating in this invited Architectural Design Competition. Each competitor can submit their competition fee invoice once the final submission has been received to the following:

DPG Project 38 Pty Ltd
Attention: Joanne Bezzina
joanne@develotek.com.au

The proponent agrees to pay the competition fee to each competitor within 28 business days.

5.23 Copyright

Copyright for each submission shall remain in the ownership of the original authors unless separately agreed between the proponent and the architect. The proponent shall have the right to develop, rely on, display, photograph, publish or distribute the brief, submissions, presentation and reports for the purpose of publication, publicity or other such purposes which will acknowledge the copyright of the owners.



6 Submission Requirements

Competitors are encouraged to focus their submissions, only including the most pertinent information required to describe their proposals. This should include a weighted focus to graphical information including the use of diagrams, sketches and renderings etc. to inform the proposal. Competitors are advised that all presentation material should clearly identify the competitors identity and be of suitable quality for public exhibition. A cover letter is recommended outlining the content submitted.

6.1 Submission Format

The final submission is to be submitted to the Competition Manager as a single digital folder transfer with no password.

6.2 Documentation Requirements

Submission documentation is to be limited of a **maximum of 40 x A3 pages** unless a separate limit is otherwise agreed to between all competitors and the Competition Manager at the Design Competition Commencement Briefing Session. No appendices or supplementary information will be accepted (other than the planning compliance assessment which may be an appendix).

The submission should include:

- **Aerial Photograph** identifying site within context.
- **Context Plan** – noting key contextual considerations.
- **Existing Site Plan** – per survey provided.
- **Site Analysis Plan** – noting key site considerations.
- **Concept Plan** – locating key public domain improvements, building form and massing relative to context.
- **Site Study** – including view analysis, overshadowing and solar access analysis, and consideration of subject site within broader framework of the Chatswood CBD Strategy.
- **Typical Plans** – including all key levels including basement levels, apartment layouts, lift core design, elevations and sections, showing levels for both schemes.
- **Area Schedule** – coordinated with typical plans including GBA, GFA, NSA and GLAR/NLA in addition to apartment mix and parking numbers/allocation etc.
- **Roof Plan** – providing RLs of all roof items including architectural roof features and cores etc.
- **Elevation Drawings** – showing and describing the various façade elements.
- **Typical Facade Detail** – including of different facade typologies pending the design, i.e. podium and tower.
- **Shadow Impact Diagrams** – demonstrating compliance with planning controls.
- **SEPP65 / ADG Diagrams** – demonstrating compliance including minimum solar gain and cross ventilation etc.
- **GFA Plan** – demonstrating calculation of GFA, coordinated with area schedule.
- **Ground and Level 1 Public Domain Plan** – demonstrating relationship with podium commercial/ retail with the surrounding context including activation.
- **Streetscape Context Elevation** – demonstrating development within local context (i.e. to Albert Avenue, Archer Street and Bertram Street).
- **Concept Landscape Plan** – demonstrating vision for incorporation of landscaping both on public domain and communal roof garden including alignment with architectural vision.
- **Digital Material Board** – outlining indicative finishes and mood images for development.



- **3D Massing** – outlining the proposed form of the building including specific details not captured otherwise in 2D documentation.
- **Process Diagrams** – demonstrating the design process taken to reach the proposed outcome including form articulation etc.
- **3 x CGIs** – capturing proposed development within context including proposed materiality and landscaping.
- **Planning Diagrams and Drawings** – outlining compliance with Planning Proposal and Draft site specific DCP.
- **Completion of the project data document** – provided to competitors in the form of a returnable schedule

Note. Competitors may collectively agree with the Competition Manager to any variation to the above at the Competition Commencement Briefing. For the purpose of planning coordination, the winning competitor may be required to submit to the Council and/or the consent authority DWG files of the ground floor, geo-spatially referenced with MGA coordinates.

6.3 Statement of Intent

Competitors are to provide a design statement of intent, outlining the proposal's approach and the response to the Competition Brief's objectives including specifically, the manner in which Design Excellence and sustainability has been achieved.

6.4 Statement of Compliance

Competitors are to provide a Statement of Compliance prepared by a suitably qualified person indicating the proposal's compliance with the relevant planning controls. This is to further outline any non-compliances with the WDCP including appropriate justifications. WLEP non-compliances will not be accepted.

6.5 Yield Analysis & Area Schedule

Competitors are to submit a yield schedule that is floor by floor per the Yield Analysis and Area Schedule in **Appendices 13 and 14**. The schedule is to include Gross Floor Area (GFA) as per the WLEP definition, Gross Building Area (GBA) measured from outside face of the external facade, Net Sellable Area (NSA) and Gross Lettable Area (GLAR), apartment mix and number including allocation of parking spaces. Competitors are to provide both PDF and Excel versions of the spreadsheet.

6.6 Construction Cost

All competitors' submissions will be costed and assessed by the proponent's appointed quantity surveyor.

6.7 ESD & Innovation

As per the objectives of the development, ESD and innovation should be key considerations in all competitors' proposals, and therefore competitors should provide a statement summarising all proposed alternate initiatives including exceeding the minimum BASIX requirements, and targeted Greenstar Points in accordance with the ESD Brief. This statement should further seek to provide a cost benefit analysis for deviations to the Annexure documents in this brief.





Appendix 3

Terms of Reference

Design Integrity Panel – 691-699 Pacific Highway, Chatswood SSD-77127711

Terms of Reference

This document sets out the terms of reference for the Design Integrity Panel (**DIP**) for the proposed mixed use shop top housing development at 691-699 Pacific Highway, Chatswood.

1. Background

An Architectural Design Competition was held between 25 September 2023 and 19 December 2023 in accordance with Clause 6.23 of *Willoughby Local Environmental Plan 2012*.

Squillace were unanimously selected by the Jury as the winning design team for the competition and have been retained as the lead designer for the project.

The proposal seeks to utilise the in-fill affordable housing (**IAH**) provisions under Chapter 2 Part 2 Division 1 of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*. The proposal constitutes State Significant Development (**SSD**) under Schedule 1 Section 26A of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*.

The Secretary's Environmental Assessment Requirements (**SEARs**) for the project were issued by the Department of Planning, Housing and Infrastructure (**DPHI**) on 25 October 2024.

A Bridging Design Excellence Strategy has been prepared by Mecone and submitted for endorsement by the Government Architect NSW (**GANSW**) on 25 October 2024 to establish the process that transitions a recently completed Local Design Competition to a revised scheme which seeks to pursue IAH as part of an SSDA.

By satisfying the requirements of this Strategy, there will be no requirement to run a new Design Competition for the site, and a separate design competition exemption will be granted by GANSW.

2. Project to be reviewed

Refer to Section 4.1 of the Bridging Design Excellence Strategy.

3. Scope of review

The focus of the design review is to ensure the design intent and design quality of the winning scheme is maintained or improved through to construction. The DIP is to review the design to ensure the key design excellence attributes noted in the Design Competition Report are retained or improved upon through the development of the design, and that areas noted as requiring further design refinement are appropriately addressed.

The DIP is to provide advice is appropriate to the project scale and stage. The DIP cannot authorise any expenditure, works or consultancies.

A Design Integrity Report will be prepared by the competition manager, documenting each DIP meeting with specific reference to advice and recommendations from the design competition report and DIP meetings to ensure all matters are addressed. The Design Integrity Report will be reviewed and endorsed by the DIP and submitted to DPHI as part of the SSDA.

4. Participants and observers

Participants of the DIP meeting will include:

- DIP Chair and panel members
- Proponent team
- Winning design team retained from the competition
- Observers, including representatives from GANSW, DPHI and Willoughby City Council



5. Formation of the DIP

The DIP should be formed by a quorum of the original competition jury, including the Chair. Formation of the DIP will be based on the compatibility of project timeframes and panel member availability.

6. Role of the DIP

Role of the Chair

The primary function of the Chair is to ensure the DIP deliberation proceeds in a fair and orderly manner.

Where DIP is satisfied that the scheme maintains the potential to achieve design excellence, the Chair is responsible for providing written confirmation no later than 7 days after a DIP review.

Where DIP seek further information or clarifications to assess whether the scheme has potential to achieve Design Excellence, the Chair will summarise the DIP's comments and provide written advice within 7 days of the DIP review.

Role of DIP members

The DIP is to review the proposal and consider how it delivers the specific merits of the competition winning scheme, and how it addresses any elements identified for refinement in the Design Competition Report. Where changes may have been made to the proposal, the DIP is to consider whether the revised proposal delivers an improved outcome for the site.

The DIP is to confirm if the proposal retains the potential to achieve design excellence.

The DIP is to refrain from introducing irrelevant, or new considerations in addition to or contrary to those described in the Design Competition Report and the statutory framework relevant to the site.

7. Presentation material and agenda

A minimum of 5 working days before a DIP review, a copy of the DIP presentation is to be distributed to the Chair and panel members and to observers by the Competition Manager from Mecone.

As a guideline, material submitted to DIP should comprise:

- Maximum of 20 x A3 pages
- Side-by-side comparisons of all elevations, 3d views (if relevant), sections and plans
- Overview of key ADG compliance (deep soil, solar access, natural ventilation, apartments per core/lift)
- Any other information the design team considers relevant to the discussion

8. Review sessions

The review sessions are typically held online but may be in person if preferred by DIP or the proponent.

Each review session will typically run for one hour, including a 30-minute presentation from the design team and 30-minute feedback / questions from the DIP. The review session may be extended or shortened where additional/less time is needed for deliberation by the DIP.

It is anticipated that projects should only require one referral to DIP, only in exceptional circumstances where there are extensive and significant changes to a scheme should the project be subject to further DIP review.

Where a scheme requires further design development to deliver design excellence, the DIP should advise the date of any subsequent meeting/s to ensure that the project can proceed in a timely manner.

9. Panel advice

Where the DIP is satisfied that the scheme maintains the potential to achieve design excellence, DIP will confirm this in writing no later than 7 days after a DIP review.



10. Confidentiality

All information relating to the project is communicated to all attendees in the strictest confidence until the DIP recommendations and advice which have been informed by the DIP meetings are made publicly available during the assessment and exhibition period of the SSDA following lodgement.

Request for Fee Proposal

If you would like to be appointed as the Design Integrity Panel, please provide a fee proposal for the following services:

- Attendance of DIP review meeting in-person
- Attendance of any subsequent DIP review sessions
- Review of revised design – presentation material to be circulated to jurors 5 working days prior to the DIP review meeting.
- Review of any further / supplementary design materials following the first DIP review meeting

Fee proposals are to set an upper limiting fee of \$2,500.00 for the Design Integrity Panel reconvening. Hourly rates are to be provided within the fee proposal.

Fee agreement and invoices are to be addressed to the proponent:

Alexander Lekovski
Develotek Property Group
PO Box Q294 QVB NSW 1230

The proponent shall make arrangements for engagement and payment of DIP services.

Please provide the fee proposal and complete the following pro-forma by 8 November 2024 (Friday) for return to Gemma Bassett – Competition Manager from Mecone.

If you wish to discuss or have any questions regarding the process, please contact the Competition Manager – Kirsty Vogel via kvogel@mecone.com.au.

PROFORMA

I, have read and understood the juror's obligations as the Design Integrity Panel (listed above) and agree to respect those obligations for the duration of the Design Integrity Process.

Signed: Date:



Appendix 4

DIP Comments

691-699 Pacific Highway Chatswood NSW

Design Integrity Panel

Matthew Bennett (Chair), Laura Harding, Shaun Carter

10th December 2024

Foreword

The focus of this commentary will be on design and amenity impacts and merits of the 30% uplift proposal. The advice provided below does not fetter the discretion of the assessment authority in assessing impacts including but not confined to wind, overshadowing to public domain, shadow impacts on surrounding development, building separation, traffic, car parking, waste strategy, and utility capacity.

1. Amendments Supported by the Panel

The Panel broadly supports the amended scheme by Squillace as it is consistent with the design and quality of the Design Excellence Competition proposal. In particular the Panel supports the:

- Increased height resulting in a slender tower form
- Provision of affordable housing with a shared ground floor lobby and access to communal open space facilities
- Refinement of the ground level and podium plans including design development of the communal areas and commercial tenancies
- Refinement of the apartment plans, while retaining high levels of natural cross ventilation and solar access
- Retention of radial corners to the podium level windows as presented
- Design development of the landscape proposal including the input of Willoughby City Council and increased deep soil provision.

2. Amendments Requiring Further Consideration

As part of the Design Integrity Process, the Panel has identified a number of minor items requiring further consideration for the scheme to achieve design excellence:

(a) Natural Ventilation to Tower Lift Lobbies

- Update the drawings and notes to specify natural ventilation to the lift lobbies within the tower.

(b) Louvres to Podium Plant Rooms

- Refine the design of the louvres to the plant room within the podium to better integrate the element within the overall facade and fenestration strategy.

(c) Solar Access Compliance

- Confirm compliance with ADG solar access requirements and submit eye-of-the-sun diagrams for verification by the assessment team.

(d) Sustainability

- The Panel strongly supports the delivery of a 100% electric building (no gas). Continue to explore the potential of this outcome with specialist technical input.

(e) Connecting with Country

- Develop the Connecting with Country strategy to inform and enrich the architecture and landscape including the integration of public art and naming opportunities in the public and private domains.

Conclusion

- The Design Integrity Panel recommends further refinement of the scheme is undertaken for the revised proposal to achieve Design Excellence.
- No further reviews are required by the Design Integrity Panel prior to submission of the proposal for assessment.



Appendix 5

GANSW Exemption Letter

GOVERNMENT ARCHITECT NEW SOUTH WALES

20 January, 2025

Gemma Bassett
Associate Director
Mecone
gbassett@mecone.com.au

CC:
Wil Robertson
Urban Design Specialist
Willoughby City Council
Wil.Robertson@Willoughby.nsw.gov.au

**PROJECT: 691-699 Pacific Highway, Chatswood
Mixed-Use Development - Infill Affordable Housing
(SSD-77127711)**

RE: Request for Design Competition Exemption

Dear Gemma,

I am writing to you in response to your request for an exemption from the requirement to undertake a new competitive design process for the above development, pursuant to Clause 6.23(8)a of the Willoughby Local Environmental Plan (WLEP).

We note that a competitive design process has been previously undertaken in September 2023, and that the proponent has now sought to transition the Squillace winning scheme to an SSDA under the In-fill Affordable Housing provisions of the Housing SEPP.

For the SSDA, we confirm that a Bridging Design Excellence Strategy (Strategy) has been developed in consultation with GANSW, DPHI and Willoughby City Council. This Strategy was endorsed by GANSW on 18 November, 2024. As required by the Strategy, the original competition jury formed a Design Integrity Panel (DIP) to review the revised proposal prior to the lodgement of the SSDA. On 16 December 2024, the panel confirmed the proposal maintains the potential to exhibit design excellence in accordance with the WLEP.

In assessing this request, we have consulted with DPHI and Willoughby City Council officers, and they have advised they are supportive of the exemption request.

On this basis, you are advised that a new competitive design process is not required for the development, subject to the following conditions:

- Squillace and Habit8 are maintained as lead design team throughout the development process, consistent with the requirements of the endorsed Strategy
- The DIP is established to satisfy the requirement of a design review panel in accordance with C6.23(8)b of the WLEP

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- The DIP is reconvened to review the development at the key stages outlined in the endorsed Strategy
- The consent authority takes into account the findings of the DIP in accordance with C6.23(8)c of the WLEP

It should be noted that the approval of this competition exemption and the findings of the panel does not fetter the discretion of the consent authority in the assessment of the SSDA for the subject site.

Should you have any further enquiries about this matter, please contact Guy Pinkerton - guy.pinkerton@dpie.nsw.gov.au.

Sincerely,



Abbie Galvin LFRAIA
Government Architect
GANSW

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
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