

18 December 2025

Mr Simon Parsons
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000

Dear Simon,

Re: Design Advice Letter

Thank you for the opportunity to review the project to review the project on 4 December 2025. The project team is commended for a clear and comprehensive presentation.

Please find below a summary of advice and recommendations arising from the design review session.

1.0 Introduction

This project (**SSD-94409457**) was declared State Significant Development (**SSD**) by the Minister for Planning and Public Spaces on 23 July 2025 per the recommendation by the Housing Delivery Authority (**HDA**) and includes a concurrent Rezoning Proposal to increase the height and floor space ratio permissible on the site. This project seeks consent for a 45-storey residential flat building comprising 63 market dwellings and 51 affordable housing dwellings, ground level communal open space and basement carpark.

This project has been reviewed against the design excellence considerations in Clause 6.23 of the *Willoughby Local Environmental Plan 2012* (**WLEP 2012**).

Prior to the Ministerial declaration, the project was proceeding under SSD-75116211 for a mixed-use development with in-fill affordable housing under the provisions of the Housing SEPP. A design competition was undertaken in accordance with Clause 6.23(6)(b) of WLEP 2012. The Jury unanimously agreed that design prepared by PTW was most capable of achieving design excellence.

The Jury commended the elegant vertical form and expression that should be a welcome addition in the city's skyline and identified the following merits:

- *Generous and strong civic scale and relationship of the tower to the podium, ground and street, achieving a grand sense of arrival.*
- *Well considered concept in Connecting with Country, the sandstone ridges and landscape work of art opportunities are to be retained.*
- *Welcoming public domain with opportunities for lingering around the building and connection to retail tenancies that are well composed to activate the ground plane.*
- *It will be critical to maintain both the material quality of the façade as well as the well-proportioned façade expression to ensure an enduring façade in the long term.*
- *Structural efficiency of the building is very well resolved and provides the flexibility to reach apartment mix and yield.*
- *Minimum 3.2m floor to floor height for single level apartments is achieved.*

The role of the Design Review Panel (**Panel**) is to provide independent, expert and consistent design advice on the design quality of a housing project seeking a design excellence competition exemption. The role of the panel is advisory only. The advice provided does not fetter the independence or role of the Consent Authority.

2.0 Supported Elements

The DRP Panel commended the retention of the design intent and key moves of the competition winning scheme as a well-considered, understated scheme. Considering the context of the Chatswood CBD and accessibility of the site being within 800m of the Chatswood Transport Interchange, as well as the change in circumstances of the HDA EOI, the height and density are appropriate for the site.

The following elements were supported by the Panel and should be retained in the further development of the design:

- Design intent and key moves of the competition winning scheme of SSD-75116211
- Noble materials used for the building
- Slenderness of the tower and its relationship with the ground plane
- Consideration of Connecting with Country design principles

3.0 Advice and Recommendations

The design review panel provided the following advice and recommended actions to be taken by design team in order to achieve design excellence:

3.1 Strategic approach

- The site location within 800m of the Chatswood Transport Interchange and the change in circumstances of the HDA EOI presents a significant opportunity for increase in housing supply and to contribute to positive change of the Chatswood CBD.
- Further develop the contextual analysis to address the following:
 - Confirm and evidence appropriate contextual fit both within the immediate precinct and overall Chatswood CBD – both now and the future urban conditions.
 - Analyse the provision of ground floor planes, key pedestrian routes and desire-lines and non-residential floor space in the surrounding developments, including developments at 57-61 Archer Street and 34 Albert Avenue and 37 Archer Street
 - Investigate the loading arrangements of the adjacent development at 57-61 Archer Street and 34 Albert Avenue and impacts of this development

3.2 Provision of non-residential floor space

- The proposal should make provision for the potential adaptive re-use of the ground floor for alternative ‘active uses’ should the opportunity present in the future e.g. sufficient floor to floor height to accommodate future non-residential floor space.
- The design team should study the quantum of non-residential floor space in the surrounding development e.g. 57-61 Archer Street and 37 Archer Street when addressing the removal of non-residential floor space requirement.

3.3 Ground plane

- Streetscape analysis to be undertaken to inform the design of the interface to the recently approved development to the north at 57-61 Archer Street and 34 Albert Avenue.
- Consideration is to be given to the overshadowing impacts caused by the approved development to the north. What would the interface look like in winter when there is not much sun and does the planting schedule reflect this environment?

- The current design of communal open space at the north eastern corner of the ground plane poses potential privacy impacts to the adjacent dwelling at 32A Bertram Street. The design team is to review the design and address any potential privacy impacts on the neighbouring property. Consideration to be given to both existing and future, potential uses of this site.
- Remove the platform lift/hoist and replace with an accessible ramp providing better equity of access. Potential to consider integration with Design for Country approach.

3.4 Affordable housing lobby

- The current design involves a wall separating the market and affordable housing lobbies.
- Consider access arrangement to communal facilities for affordable housing.
- Incorporate a single fully integrated shared lobby. Any departure from this towards segregation of market and affordable lobbies needs to be evidenced with a compelling operational reasoning for why. DRP notes many similar projects with singular shared lobbies.

3.5 Awning

- Provide further analysis and detail of the reduced awning height.
- The awnings on Archer Street to address wind conditions.
- Consideration is to be given to the wind environment on the ground plane – i.e. how do the towers (including approved tower at 57-61 Archer Street) work together to mitigate the wind conditions in the northern interface.

3.6 Lift Strategy

- The design is to demonstrate adequate lift services are provided for both market and affordable housing residents.

3.7 Commitment to Materials

- The Applicant is to demonstrate commitment to noble materials.

4.0 Information Requested for Next DRP Session

In addressing the issues outlined above, the following are to be provided at the next DRP session:

- Contextual analysis of:
 - Building height in the immediate surrounding area and over Chatswood CBD – in both now and future urban conditions.
 - Ground floor plane including comparison with surrounding developments at 57-61 Archer Street and 34 Albert Avenue and 37 Archer Street.
 - Quantum of non-residential floor space in the surrounding development.
- Ground Floor Plan updated to address:
 - Interface with the adjacent development at 57-61 Archer Street and 34 Albert Avenue
 - Revision to the communal open space at the north eastern corner to address privacy concerns to the adjacent dwelling at 32 Bertram Street
 - Removal of platform lift/hoist replaced with an accessible ramp and consider integration with Design for Country approach
 - A single fully integrated shared lobby, or evidence with a compelling operational reasoning for any departure
- Reconsideration of awning design to address wind conditions
- Commitment to noble materials

5.0 Design Excellence Statement

The Panel members agree that the scheme is capable of achieving design excellence pursuant to Clause 6.23 of WLEP 2012 subject to recommendations and advice in this letter.

Please contact the Independent Consultant, Stephanie Wu, Principal – Planning&Co (swu@planningandco.com), if you have any queries regarding this advice.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Joe Agius', with a stylized loop and a horizontal stroke.

Joe Agius
DRP Chair