

Alternative Design Excellence Strategy

SSD-94409457

Residential flat building with affordable housing

51-55 Archer Street, Chatswood

20 November 2025

250226

planning&co

Version	Issue Date	Prepared By	Approved By
Draft	17 November 2025	Stephanie Wu	Jim Murray
Issue to GANSW	18 November 2025	Stephanie Wu	Jim Murray
Issue to GANSW for endorsement	20 November 2025	Stephanie Wu 	Jim Murray 

This document is a draft for discussion purposes only unless signed and dated by the persons identified.

planning&co

ABN 53 669 617 770

80 William Street

Woolloomooloo NSW 2011

<https://planningandco.com/>

Contact:

Tom Goode - Director

tgoode@planningandco.com

© Planning&Co

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Planning&Co. All Rights Reserved. All methods, processes, commercial proposals, and other contents described in this document are the confidential intellectual property of Planning&Co and may not be used or disclosed to any party without the written permission of Planning&Co.

TABLE OF CONTENTS

1.0	Introduction.....	2
1.1	The Site.....	3
1.2	The Proposal.....	4
2.0	Planning Background	6
2.1	Applicable Planning Instruments.....	6
2.2	Housing Delivery Authority Process	6
2.3	In-fill Affordable Housing – SSD-75116211	7
3.0	Alternative Design Excellence Strategy Criteria	9
3.1	Outline how the development will address the design excellence considerations of relevant Environmental Planning Instruments	9
3.2	Details of the design team and their experience	11
3.3	Appointment of Design Team	12
3.4	Applicant’s commitment to undertaking design review	12
3.5	Consultation with Willoughby City Council	12

FIGURES

Figure 1 Site Map	3
Figure 2 Site Context	4
Figure 3 Competition Winning Scheme by PTW.....	8

TABLES

Table 1 Numeric Overview.....	5
Table 2 Design Excellence Considerations	9
Table 3 Proposed Design Team Details.....	11

APPENDICES

Appendix 1	Design Competition Report
Appendix 2	Capability Statement – PTW
Appendix 3	Capability Statement and Project Sheets – Ground Ink
Appendix 4	Site Plan
Appendix 5	Certificate of Currency of PTW Architects
Appendix 6	CV – Kim Crestani
Appendix 7	CV – Tai Ropiha

Disclaimer

Endorsement of this Alternative Design Excellence Strategy does not approve any deviations from the relevant planning controls or fetter the discretion of the consent authority in assessing any future planning applications.

The outcome of an endorsed alternative design excellence process does not limit the consent authority's discretion in assessing any future State Significant Development Applications (SSDA) or State-assessed rezoning applications for the proposed development.

When determining any future SSDA or State-assessed rezoning applications, the consent authority will consider the advice of the nominated Design Review Panel to ensure the proposed development exhibits design excellence in accordance with relevant legislation.

As part of the planning assessment process, the consent authority will also confirm endorsement of the competition exemption request.

1.0 Introduction

This Alternative Design Excellence Strategy (the **Strategy**) has been prepared by Planning&Co on behalf of AB Chatswood Pty Ltd (the **Proponent**) in support of a State Significant Development Application (**SSDA**) and concurrent rezoning proposal to the Department of Planning, Housing and Infrastructure (**DPHI**) for a residential flat building with affordable housing at 51-55 Archer Street, Chatswood (**the site**).

This Strategy has been prepared in accordance with the “Housing Delivery Authority: Alternative Design Excellence Strategy Guidelines” and outlines how the proposal will achieve design excellence as required by clause 6.23 of the *Willoughby Local Environmental Plan 2012 (WLEP 2012)*. It confirms the details of the alternative design excellence process, in lieu of undertaking a competitive design process.

This Strategy has been prepared in response to the GANSW Advice Letter dated 31 October 2025, which confirms that the design competition exemption pathway can be considered for the proposed development.

1.1 The Site

1.1.1 Site Description

The site is located at 51-55 Archer Street, Chatswood and has an area of 1,767 sqm. The site comprises four allotments, being:

- 51 Archer Street – Lot B DP346744
- 53 Archer Street – Lot Y DP410522
- 53A Archer Street – Lot X DP410522
- 55 Archer Street – Lot 1 DP231028

The site has a primary street frontage of approximately 46m to Archer Street to the west. The site currently comprises a two-storey dwelling house at 55 Archer Street, two semi-detached dwellings at 53 and 53A Archer Street and a single-storey dwelling at 51 Archer Street. The existing yards include trees and landscaping.

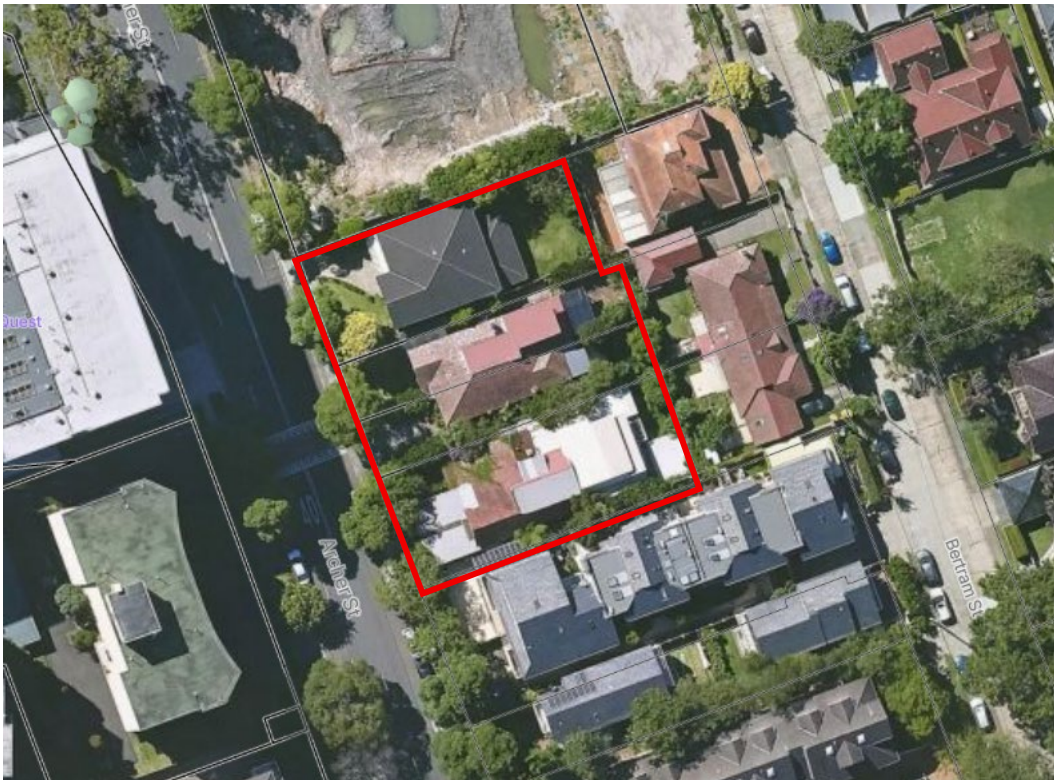


Figure 1 Site Map
Source: Metromap

1.1.2 Local Context

The site is in the eastern edge of the Chatswood Central Business District (**CBD**) in an area that is planned for higher density mixed use development. Chatswood is a rapidly evolving strategic centre that is growing in line with the strategic plan set out by Willoughby City Council and the State Government.

The site is within 800m walking distance of the Chatswood Transport Interchange, which provides Metro, Trains and bus services. The site is also within 400m walking distance of regional shopping centres and community infrastructure, including Westfield, Chatswood Chase, Mandarin Centre and Chatswood Civic Centre.



Figure 2 Site Context
Source: Metromap

1.2 The Proposal

This project was declared SSD by the Minister for Planning and Public Spaces on 23 July 2025 and includes a concurrent Rezoning Proposal to increase the height and floor space ratio permissible on the site. It will facilitate the delivery of new homes in the Chatswood CBD. The details of each component are further discussed below.

1.2.1 Proposed Development

The project seeks development consent for:

- Demolition of existing dwelling houses within the site;
- Construction of a 45-storey residential flat building comprising:
 - 38-storey residential tower providing approximately 63 market dwellings
 - seven-storey podium providing a 25% affordable housing component
 - Ground level communal open space including a swimming pool
- Six-storey basement carpark

Table 1 Numeric Overview

Descriptor	Value
<i>Site Area</i>	1,767 sqm
<i>Land Use</i>	Residential Flat Building
<i>Proposed Building Height</i>	Approx. 152.1m
<i>Residential Yield</i>	114 dwellings
<i>Market Housing</i>	63 dwellings
<i>Affordable Housing</i>	51 dwellings
<i>Car Parking</i>	Six basement levels

1.2.2 Rezoning Proposal

The concurrent planning proposal seeks to amend the WLEP 2012 to facilitate the project by making the following amendments to the WLEP:

- Add ‘residential flat building’ as an additional permitted use for the site;
- Increase the maximum height of building to approximately 153m in the west (the part where the 90m height limit under WLEP 2012 applies);
- Increase the maximum FSR to approximately 8.45:1;
- Remove the minimum non-residential floor space requirement under Clause 6.25 and Schedule 1 Clause 27 for the site;
- Remove the active street frontage requirement under Clause 6.7 for the site.

2.0 Planning Background

2.1 Applicable Planning Instruments

The key applicable planning instruments include:

- *State Environmental Planning Policy (Housing) 2021*
 - Non-discretionary development standards in Chapter 2 Part 2 Division 1 In-fill affordable housing
 - Chapter 4 Design of residential apartment development
- *Chatswood CBD Planning and Urban Design Strategy 2036*
- *Willoughby Local Environmental Plan 2012*

While the proposal does not seek to utilise the uplift provisions of the in-fill affordable housing provisions, it seeks to utilise the non-discretionary development standards in Chapter 2. This has been discussed with DPHI and Willoughby City Council at the Planning Focus Meeting on 30 September 2025 and was agreed by DPHI in principle.

The proposal also seeks to amend the WLEP 2012 as outlined in **Section 1.2.2**. A rezoning proposal and a detailed planning assessment will be provided as part of the Environmental Impact Statement (EIS).

2.2 Housing Delivery Authority Process

An Expression of Interest (EOI) to the HDA Pathway was made by the Applicant on 4 March 2025. The HDA Briefing held on 15 July 2025 considered the EOI (244110) for 51-55 Archer Street, Chatswood and the following was concluded:

- **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.
- **Noted** the reasons for the HDA recommendation:
 - *The proposal adequately satisfies the objectives and criteria of the HDA EOI.*
- **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.
- **Provided** the following advice to the Minister:
 - *The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.”*
- **Recommended** that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure to support residential uplift within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift.
- **Recommended** the applicant be advised that the SEARs SSD 75116211, August 2024 will need to be surrendered.
- **Noted** there are no member conflict of interests.

The proposal was accepted by the HDA for the progression of a concurrent rezoning and SSDA.

The proposal was declared by the Minister for Planning and Public Spaces as an SSD on 23 July 2025 through the *State Significant Development Declaration Order (No 11) 2025*.

This strategy has been prepared in accordance with the HDA: Alternative Design Excellence Competition Exemption Pathway for SSDAs in accordance with the Advisory Note for *Housing Delivery Authority: Design Excellence Competition Exemption Pathway* dated May 2025 published by DPHI.

2.2.1 Planning Secretary's Environmental Assessment Requirements (SEARs)

A request for SEARs under the declared HDA SSD pathway was submitted to DPHI on 18 September 2025. A Planning Focus Meeting was held with DPHI and Willoughby City Council on 30 September 2025 regarding the proposed development and had brief discussions with both parties regarding the design excellence process.

SEARs for the project (SSD-94409457) was issued by DPHI on 20 October 2025.

An EIS and Rezoning Proposal will be prepared in accordance with the issued SEARs for the project.

2.3 In-fill Affordable Housing – SSD-75116211 (For Contextual reference only)

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. The SSD was seeking up to 30% additional building height and floor space ratio (**FSR**) to the WLEP 2012 controls, subject to the provision of 15% affordable housing. The following maximum building height and FSR were proposed under SSD-75116211:

- Maximum building height of 117m (35 storeys)
- Maximum FSR of 6.5:1

The SSD-75116211 SEARs required a Design Competition to be undertaken in accordance with Clause 6.23(6)(b) of WLEP 2012. A three round Design Competition was undertaken in between 28 October 2024 and 11 July 2025. The Jury unanimously agreed that design prepared by PTW (**Figure 3**) was most capable of achieving design excellence. PTW will be retained as the design team for SSD-94409457.

The SSD-75116211 Design Competition Report is provided at **Appendix 1**. The report outlines the competitive design process, the architectural submissions, and the Jury's decision and recommendations. The Jury's recommendations regarding the elements identified to be retained and items for refinement have been extracted from Section 6 of the Design Competition Report and provided below.

While the SEARs for SSD-75116211 will be surrendered as required by the HDA, the Jury comments will continue to inform the proposed design now subject to SSD-94409457.

2.3.1 Merits identified by the Jury

The Jury identified the following elements to be retained:

- 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.

2.3.2 Matters identified by the Jury to be reconsidered and refined

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

- Consideration of the Apartment Design Guide minimum building separations, in particular addressing setbacks and privacy treatments for levels 5 and 6 of the podium.

- Minimum dimensions and areas of balconies against the Apartment Design Guide Design Criteria.
- Increase in non-residential floor space within the building podium.
- The 1.8m height of glazing screens enclosing the podium roof top communal open space.



Figure 3 Competition Winning Scheme by PTW
Source: PTW

3.0 Alternative Design Excellence Strategy Criteria

3.1 Outline how the development will address the design excellence considerations of relevant Environmental Planning Instruments

Clause 6.23 of the *Willoughby Local Environmental Plan 2012 (WLEP 2012)* outlines design excellence provisions which require a competitive design process to be undertaken for developments on land identified as 'Area 5' on the Special Provisions Area Map involving a building with a height of 35m or more – which includes the subject site.

Importantly, Clause 6.23(8) provides that the requirement of a competitive design process 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.*

Therefore, the proposal requests an exemption as permitted by Clause 6.23(8) to the requirement of a competitive design process and have the proposal reviewed by a Design Review Panel. This is further discussed in **Section 3.4**.

Section 6.23(4) and (5) outline matters to which the consent authority must have regard to in considering whether the development exhibits design excellence. The intended approach to addressing each matter for consideration are outlined in **Table 2** below.

Table 2 Design Excellence Considerations

Matter	Intended Approach
6.23(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—	
(a) <i>whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved</i>	As indicated in Section 2.3, a design competition has been held. The proponent is retaining the winning architect and the elements of the design that exhibited design excellence will be retained. The architectural design, materials and detailing will be explained in the Design Report prepared by PTW and illustrated on the architectural plans. These matters will be considered by the Design Review Panel.
(b) <i>whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain</i>	The proposal will retain the key built form principles of the competition winning design. The proposal will provide active uses such as residential lobby and communal facilities fronting Archer Street, which will enhance the interface with the public domain on Archer Street. High quality landscape design will also be incorporated on ground level. A Design Report and Landscape Plan will be prepared by PTW and Ground Ink for the proposal. These matters will be considered by the Design Review Panel.
(c) <i>whether the development detrimentally impacts on view corridors</i>	The impacts on view corridors will be assessed in a Visual Impact Assessment to be submitted as part of the EIS. These matters will be considered by the Design Review Panel.
6.23(5) The consent authority must also have regard to how the development addresses the following matters—	
(a) <i>the suitability of the land for development,</i>	The suitability of site within the Chatswood CBD for continued higher density residential development has been affirmed by the vision in the Chatswood CBD Strategy, as well as the recommendation by the HDA. Given the surrounding area within the CBD were rezoned under the Council-led Planning Proposal and is now eligible for the in-fill affordable housing provisions under the Housing

SEPP, any future development should reflect the changing context of the site subject to these new provisions.

The site is located within 800m walking distance to the Chatswood Transport Interchange and 400m to the major shopping centres and civic centre, an evolving high-density precinct undergoing significant transformation driven by the readily available transport infrastructure, including the Metro, heavy rail and bus services.

Critically, the site sits adjacent several other proposals that have been subject to HDA and current SSD applications and/or development approvals – 57-61 Archer Street and 34 Albert Avenue (SSD-72891212 and HDA EOI 229473), 42 Archer Street (DA-2022/240), 37 Archer Street (SSD-73277714) and 31-35 Archer Street (DA-2025/17).

The suitability of the site will be further discussed in the EIS.

(b) existing and proposed uses and use mix	The existing and proposed use and mix will be assessed in the Rezoning Proposal. The rezoning proposal seeks to add ‘residential flat building’ as an additional permitted use and remove the minimum 17% non-residential floor space requirement under Clause 6.25. An Economic Impact Assessment will be prepared to assess the potential loss of future employment / non-residential floor space associated with the proposal. The proposed residential use of the site is highly suitable in response to the NSW Government’s commitment to delivering 377,000 new dwellings by 2029, as well as Willoughby’s 5-year housing target of 3,400 new dwellings by 2029 under the National Housing Accord 2022. The proposal is a result of the Minister’s declaration of the project as SSD and concurrent rezoning per the HDA’s recommendation.
(c) heritage and streetscape constraints	The site does not include a heritage item nor is it located within a heritage conservation area. The site is adjacent to a local heritage item to the north east at 34 Albert Avenue and the South Chatswood Heritage Conservation Area to the east of Bertram Street. A Heritage Impact Statement will be submitted as part of the EIS. These matters will be considered by the Design Review Panel.
(d) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form	The relationship of the proposed development with surrounding development in terms of separation, setbacks, amenity and urban form will be assessed in the Design Report and Architectural Plans prepared by PTW and EIS prepared by Planning&Co. These matters will be considered by the Design Review Panel.
(e) bulk, massing and modulation of buildings	The impacts of the bulk, massing and modulation of buildings will be discussed with the Design Review Panel and assessed in the Architectural Plans and Design Report prepared by PTW.
(f) street frontage heights	The proposal provides a 6m setback to Archer Street, which is consistent with the competition winning scheme. This also aligns with the prevailing street setback proposed by developments at 57-61 Archer Street to the north, as well as 37 and 31-35 Archer Street to the south. The proposed setbacks will be illustrated in the Architectural Plans and Design Report prepared by PTW.
(g) environmental impacts such as sustainable design, overshadowing, wind and reflectivity	An Ecologically Sustainable Development (ESD) Report, a BASIX Certificate and a Wind Assessment will be prepared and submitted as part of the EIS. The proposal has been designed to limit overshadowing in the South Chatswood Conservation Area in accordance with Clause 6.15 of WLEP 2012. Shadows analysis will be provided by PTW for the review sessions and form part of the SSDA and concurrent rezoning submission.

<i>(h) achieving the principles of ecologically sustainable development</i>	An ESD Report will be prepared for the SSD addressing the ESD principles.
<i>(i) pedestrian, cycle, vehicular and service access, circulation and requirements</i>	A Transport Impact Assessment will be prepared as part of the EIS to address the pedestrian, cycle, vehicular and service access, circulation and requirements. Per discussions with DPHI, the proposal seeks to apply the minimum carparking rates under the non-discretionary development standards in Chapter 2 of the Housing SEPP.
<i>(j) the impact on, and proposed improvements to, the public domain</i>	Deep soil planting will be provided on the Archer Street frontage. The proposed landscape design and interface with the public domain will be addressed in the Landscape Plans prepared by Ground Ink.
<i>(k) the impact on special character areas</i>	The site is not identified to be located within a 'special character area'.
<i>(l) achieving appropriate interfaces at ground level between the building and the public domain</i>	Interfaces at ground level between the building and the public domain will be assessed in a Landscape Plan prepared by Ground Ink and Design Report prepared by PTW.
<i>(m) excellence and integration of landscape design</i>	Matters relating to landscape design will be assessed in the Landscape Design Report and Landscape Plans prepared by Ground Ink.

Each matter will be reviewed and discussed with the Design Review Panel throughout the design excellence process. These matters will be further addressed in the EIS.

3.2 Details of the design team and their experience

Details of the proposed design team are provided below.

Table 3 Proposed Design Team Details

Design Team	Project Scope	Professional Registration	Experience
PTW	Architecture	Simon David Parsons NSW ARB 6098 See Certificate of Currency of PTW Architects provided at Appendix 5 .	See Capability Statement in Appendix 2 .
Ground Ink	Landscape architecture	-	See Capability Statement and Project Sheets in Appendix 3 .

Simon David Parsons as the nominated architect of PTW Architects is registered as an architect in accordance with the *Architects Act 2003 (NSW)*. A Certificate of Currency is provided in **Appendix 5**.

Capability statement and project sheets from both PTW and Ground Ink are provided in **Appendix 2** and **3** to demonstrate their experience and peer and industry recognition in the design and delivery of multi-residential housing.

A Site Plan (**Appendix 4**) has been prepared by PTW to indicate its role as the project architect. The proposal only includes one building and will be designed by PTW.

An Urban Designer will be appointed to work with the design team and inform the design of the project.

3.2.1 Applicant's approach to Connecting with Country

The Applicant has appointed JMP as the Connecting with Country advisor for the project, who will inform the architectural and landscape design of the proposal. The incorporation of Connecting with Country design principles in accordance with the *GANSW Connecting with Country Framework* will be discussed at the review sessions with the Design Review Panel.

3.3 Appointment of Design Team

AB Chatswood Pty Ltd (the applicant) commits to appointing the full design team (PTW as the architect and Ground Ink as the landscape architect) for the duration of the project, through to completion.

The scope of design services provided by the design team includes:

- 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

3.4 Applicant's commitment to undertaking design review

The applicant commits to undertaking design review and addressing the recommendations and design advice provided.

The applicant seeks to nominate a design review process by a Design Review Panel, administered by a consultant to the applicant that meets the Design Review Panel for a *State Significant Development Design Competition Exemption Terms of Reference*.

In accordance with the Terms of Reference, a minimum of two reviews pre-lodgement is required.

The Design Review Panel will comprise a 3-person panel in accordance with the GANSW terms of reference for the Design Review Panel for a State Significant Development Design Competition Exemption, and consistent with the size of the jury for the design competition.

The members of the design review panel will be:

Jury Chair nominated by GANSW:

- **Joe Agius**

Director – Cox Architecture

Juror nominated by Willoughby City Council:

- **Kim Crestani**

Director – Order Architects (see CV at **Appendix 6** for qualifications)

Nominated by the Proponent:

- **Tai Ropiha**

Director – CHROFI (see CV at **Appendix 7** for qualifications)

3.5 Consultation with Willoughby City Council

A Planning Focus Meeting with DPHI and Willoughby City Council was held on 30 September 2025 regarding the proposed development which included discussions with both parties regarding the design excellence process.

There has also been email correspondence between the proponent's representative's and Wil Robertson at Willoughby City Council on 3 November 2025 regarding Council's nominee for the Design Review Panel. Council have confirmed they will retain Kim Crestani as their nominee.

Further engagement will continue to be undertaken with Willoughby City Council throughout the design process in accordance with the Undertaking Engagement Guidelines for State Significant Projects.

GOVERNMENT ARCHITECT NEW SOUTH WALES

20th November 2025

Stephanie Wu
Principal
Planning & co.
swu@planningandco.com

CC:
Keiran Thomas
Director, Housing Delivery
Assessments
DPHI
keiran.thomas@planning.nsw.gov.au

**Development: SSD-94409457– 51-55 Archer Street, Chatswood–
Residential Flat Building**

**RE: GANSW endorsement – Alternative Design Excellence
Strategy**

Dear Stephanie,

I am writing regarding the Alternative Design Excellence Strategy (ADES) submitted for the above development.

During the drafting of the ADES a consultation process has occurred including the Applicant's Consultants, GANSW, DPHI and Willoughby City Council.

The Strategy has been prepared in accordance with the published requirements and has selected a Design Review Panel for a State Significant Development Design Competition Exemption for the proposed development on the subject site.

This letter provides confirmation of GANSW's endorsement under delegation from the Minister for Planning, of the ADES listed below:

- Planning & co, Alternative Design Excellence Strategy, 51-55 Archer Street, Chatswood, 20 November 2025

The development will be subject to a full State Significant Development (SSD) assessment, where the consent authority will independently consider planning, environmental, heritage, the approach to affordable housing etcetera. Please note the Design Review Panel informs and guides design outcomes but does not fetter the discretion of the consent authority in the formal assessment of the SSD.

Please note that any development bonus that may be available under relevant Environmental Planning Instruments for undertaking a competitive design process are forfeited when pursuing an alternative design excellence pathway.

If you'd like to discuss this matter further, please contact Tim Griffith, Design Advisor, (tim.griffith@dpie.nsw.gov.au).

Sincerely,



Paulo Macchia FRAIA
Director Design Governance
GANSW

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

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

planning.nsw.gov.au/government-architect-nsw



Architectural Design Competition Report

51-55 Archer Street, Chatswood

PREPARED FOR

AB Chatswood Pty Ltd

May 2025

MECONE.COM.AU

Project Director

Alistair Smith

Contributors

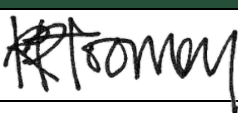
Stephanie Wu

Alistair Smith

REVISION	REVISION DATE	STATUS	AUTHORISED: NAME & SIGNATURE	
1	23 May 2025	DRAFT	Alistair Smith	
2	28 May 2025	FINAL	Alistair Smith	
3	11 July 2025	ENDORSED	Alistair Smith	

* 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
Rory Toomey (Chair)		08.07.2025
Kim Crestani		28 May 2025
Tai Ropiha		29 May 2025



Contact

MECONE

Suite 1204b, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

© Mecone

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Mecone. All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Mecone and may not be used or disclosed to any party without the written permission of Mecone.



Table of Contents

1	Introduction.....	7
2	Architectural Design Competition.....	7
2.1	The Proponent.....	7
2.2	Participating Design Teams.....	7
2.3	Technical Advisors	7
2.4	Competition Jury.....	8
2.5	Observers.....	9
2.5.1	From Willoughby City Council	9
2.5.2	From the Proponent	9
2.6	Competition Manager.....	9
2.7	Competitive Design Process Timeline.....	9
2.8	Competition Brief	11
3	Competition Jury Assessment of Each Original Scheme	12
3.1	Overview.....	12
3.2	Submitted Schemes and the Competition Jury's Assessment	12
3.2.1	Woods Bagot.....	12
3.2.2	Team2 Architects.....	17
3.2.3	PTW Architects	23
4	Supplementary Process (Round 2 Submissions).....	31
4.1	Request for Additional Information from Woods Bagot and PTW	31
4.2	Round 2 Submissions	31
4.2.1	Woods Bagot.....	31
4.2.2	PTW.....	33
5	Supplementary Process (Round 3) Submissions).....	35
5.1	Request for Additional Information from Woods Bagot and PTW	35
5.2	Round 3 Submissions	36
5.2.1	Woods Bagot.....	36
5.2.2	PTW.....	37
6	Competitive Process Winner	40
6.1	Merits identified by the Jury that are to be retained.....	40
6.2	Matters identified by the Jury for reconsideration and refinement	40
7	Requirements of the Design Competition Brief	41
8	Summary and Conclusion.....	42



Schedule of Tables

Table 1 - Key Dates.....	10
--------------------------	----

Schedule of Figures

Figure 1 – Original Scheme Photomontage looking north from Archer Street.....	13
Figure 2 – Ground Floor Plan.....	13
Figure 3 – Level 1-2 Commercial Podium	14
Figure 4 – Basement 1	14
Figure 5 – Level 3-7 Affordable Apartments	14
Figure 6 – Typical 1 and 2 Bed Apartments.....	14
Figure 7 – Typical 3 Bed Apartments.....	15
Figure 8 – Sky homes	15
Figure 9 – Typical Façade Details	15
Figure 10 – Original Scheme Photomontage looking north from Archer Street.....	17
Figure 11 – Commercial Podium - Ground Floor Plan	18
Figure 12 – Commercial Podium – Level 1 Floor Plan	18
Figure 13 – Level 2 Affordable Apartments.....	19
Figure 14 – Level 5 Open Market Apartments.....	19
Figure 15 – Sky home – Two Storey	20
Figure 16 – Podium Façade Details	20
Figure 17 – Basement 1	21
Figure 18 – Original Scheme Photomontage looking north from Archer Street.....	24
Figure 19 – Ground Floor Plan.....	24
Figure 20 – Level 1 - Commercial Podium	25
Figure 21 – Level 2-4 Affordable Apartments	25
Figure 22 – Typical Market Housing	26
Figure 23 – Sky home Duplex.....	26
Figure 24 – Podium Façade Details	27
Figure 25 – Loading in Basement 1 or Option 2 at Ground Level.....	28
Figure 26 – Basement 2-4 - Parking	29
Figure 27 – Round 2 Photomontage looking north from Archer Street.....	32
Figure 28 – Eastern facade.....	32
Figure 29 – Round 2 Photomontage looking north from Archer Street.....	34
Figure 30 – Eastern facade.....	34
Figure 31 – Round 3 Photomontage looking north from Archer Street.....	36
Figure 32 – Archer Street Ground Plane	36
Figure 33 – Round 3 Ground Floor	37
Figure 34 – Round 3 Commercial Level 01	37
Figure 35 – Round 3 Photomontage looking north from Archer Street.....	38
Figure 36 – Archer Street Ground Plane	38
Figure 37 – Round 3 Ground Floor	39
Figure 38 – Round 3 Commercial Level 01	39



Appendices

Appendix A – PTW Final Submission



1 Introduction

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 51-55 Archer Street, Chatswood, in accordance with the Government Architect NSW (GANSW) Design Competition Guidelines.

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

2 Architectural Design Competition

2.1 The Proponent

The Proponent for the Architectural Design Competition is AB Chatswood Pty Ltd. Three (3) design teams have been invited to prepare schemes for the site.

2.2 Participating Design Teams

The following three architectural design teams participated in the Design Competition:

1. Woods Bagot – Design Lead

Jason Fraser – Principal

Partnered with:

- Tyrrell Studio

2. Team2 Architects – Design Lead

Richard Webster – Director

Partnered with:

- Place Design Group

3. PTW Architects – Design Lead

Simon Parsons – Managing Director Asia-Pacific / Sydney Practice Leader

Partnered with:

- Aspect Studio

2.3 Technical Advisors

Input from Technical Advisors informed the design competition brief. The Technical Advisors appointed to assist during the competition process include:

- **Planning**
Alistair Smith, Director – Mecone



Stephanie Wu, Senior Planner – Mecone

- **Traffic**
Robert Varga, Director – Varga Traffic Planning
- **Quantity Surveyor**
Alok Jain, Associate – Mitchell Brandtman
- **Structural**
Mitchell Starkey, Regional Director – Meinhardt
- **Wind**
Simon Ronald, Director – Windtech

2.4 Competition Jury

The competition jury comprised of three (3) jurors, one (1) nominated by GANSW as the jury chair, one (1) nominated by Willoughby City Council and one (1) nominated by the Proponent, who are to have no pecuniary interests in the development proposal.

In Round 1 and 2, the Jury comprised the following members:

One nominated by GANSW:

- **Matthew Bennett (Chair)**
Director – Bennett and Trimble

One nominated by Willoughby City Council:

- **Laura Harding**
Senior Designer – Hill Thalys Architecture + Urban Projects

One nominated by the Proponent:

- **Tai Ropiha**
Director – CHROFI

Two jury members, including the chair, were unable to participate in Round 3. Replacements were agreed by all parties as per below:

Jury Chair nominated by GANSW:

- **Rory Toomey**
Principal Design Advisor – GANSW

Juror nominated by Willoughby City Council:

- **Kim Crestani**
Director – Order Architects



2.5 Observers

2.5.1 From Willoughby City Council

There was an observer from Willoughby City Council who attended the briefing session, progress reviews and final presentation days:

- **Wil Robertson**
Urban Design Specialist

2.5.2 From the Proponent

There were observers from the Proponent who attended the briefing session, progress review and the final presentation days.

- **Wayne Xiong**
Executive Director
- **Nicolas Thioulouse**
Head of Design & Product Innovation
- **Michelle Mason**
Head of Planning
- **David Lee**
Project Director
- **Celia Mak**
Development Manager
- **Ken Chan**
Design Manager
- **Jiatong Pan**
Executive Assistant to Executive Director

2.6 Competition Manager

The Proponent appointed Mecone Group Pty Ltd (Mecone) to act as the Competition Manager. **Alistair Smith** and **Stephanie Wu** 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 GANSW *Design Competition Guidelines*. The Competition Brief was endorsed by GANSW on 25 October 2024. An Addendum Brief was endorsed by GANSW on 4 April 2025 for Round 3.

Three design teams were invited to participate in the competitive process (refer to **Section 2.2**).

The key dates and processes for the competitive process are outlined in **Table 1** below.



TABLE 1 - KEY DATES	
DATE	MILESTONE/COMPETITION PROCESS
ROUND 1	
28 October 2024 (Start date)	Commencement, briefing session and site visit
28 October 2024 – 15 November 2024 (first 3 weeks)	Working period – initial concept development
18 November 2024	4-week progress review Design teams prepared a progress package including concept and key moves, plans, sections, elevations, indicative finishes, indicative project data.
18-21 November 2024 (3 working days)	Review of progress presentations by technical advisors and the proponent The technical advisors and the proponent provided feedback to each design team.
21 November - 12 December 2024 (3 weeks)	Working period Concept finalisation
12 December 2024	Final submission lodgement date Design teams submitted electronic copies of entries to the competition manager.
18 December 2024	Presentation material lodgement date Design teams submitted presentations to the competition manager for audit prior to presentation date.
20 December 2024 - 3 January 2025	Christmas and New Year break
23 January 2025	Technical reviews issued to jury
31 January 2025	Presentation date Design teams presented final submissions to the jury with observers from council and the proponent present.
	Jury recommendation Further information was requested from PTW and Woods Bagot.
ROUND 2	
12 February 2025	Clarification meeting with jury chair A meeting was held between the two design teams – PTW and Woods Bagot, and the jury chair (Matthew Bennett) respectively to clarify the additional information being requested.
24 February 2025	Deadline for supplementary submission Additional information requested by jurors to be submitted by PTW and Woods Bagot.
4 March 2025	Follow up presentation by PTW and Woods Bagot
	Jury recommendation Further information was requested from PTW and Woods Bagot.



ROUND 3	
8 April 2025	Briefing session with design teams A briefing session was held with PTW and Woods Bagot separately to go through the addendum brief.
5 May 2025	Deadline for round 3 submission Submission to round 3 to be submitted by PTW and Woods Bagot.
12 May 2025	Technical reviews issued to Jury
13 May 2025	Round 3 presentations by Woods Bagot and PTW
	Decision date
23 May 2025	Draft design competition report Design competition report prepared by the competition manager is submitted to GANSW.
11 July 2025	Report finalisation

2.8 Competition Brief

On 25 October 2024 a copy of the brief was sent to the design teams, DPHI and Council following the endorsement of the brief by GANSW.

An addendum to the Competition Brief was prepared by Mecone and endorsed by GANSW on 4 April 2025.



3 Competition Jury Assessment of Each Original Scheme

3.1 Overview

Design Reports were submitted by each design team and an internal review of each scheme was undertaken by the Competition Jury and technical advisors. At the Presentation Day on 31 January 2024, each design team presented their scheme to the Jury and questions were asked in order to clarify any issues. The Jury then evaluated each scheme.

3.2 Submitted Schemes and the Competition Jury's Assessment

This section details the key components of each original scheme as presented by the design teams and the Competition Jury's assessment.

3.2.1 Woods Bagot

The following statements of intent are taken from submission material by Woods Bagot:

Located on the edge of the Chatswood CBD in the North of Sydney, the site sits on Cammeraygal Country land. Consideration of this heritage provides the opportunity to enrich the architecture and landscape of this area. Approaches and views will be constructed to create a connection to Country between the users, the land and the sky.

This scheme plays into the 2036 Chatswood CBD Planning and Urban Design Strategy, looking to add vibrancy to the Suburb through a balance of commercial, retail and residential developments.

Key road and rail routes alongside close walking proximity to the Chatswood CBD, provide opportunity for a vibrant and active site. Adjacent to the North sits Archer & Albert, the proposed mixed-use development where integration between the two sites could be explored.

Responding to the sun path will impact building orientation to avoid shading from 57-61 Archer Street and maximise gains from the East and West faces.

The key features of the original scheme prepared by Woods Bagot are illustrated at **Figure 1 – Figure 9** below.





Figure 1 – Original Scheme Photomontage looking north from Archer Street
Source: Woods Bagot

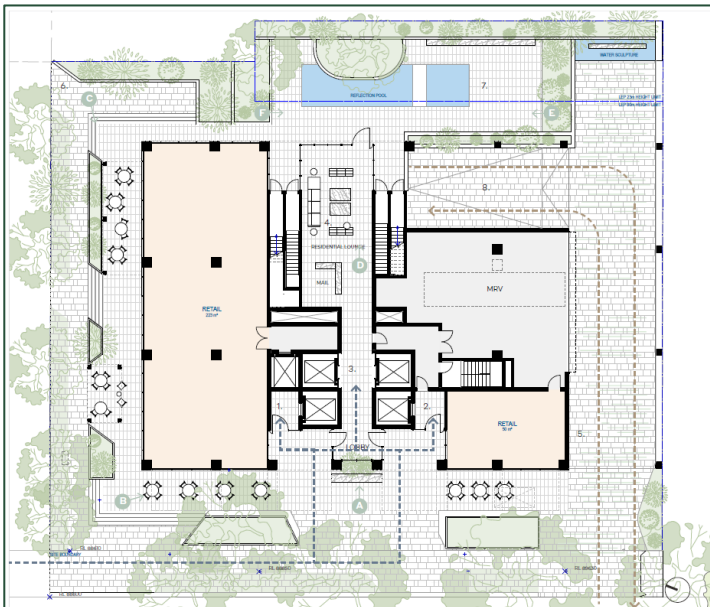


Figure 2 – Ground Floor Plan
Source: Woods Bagot



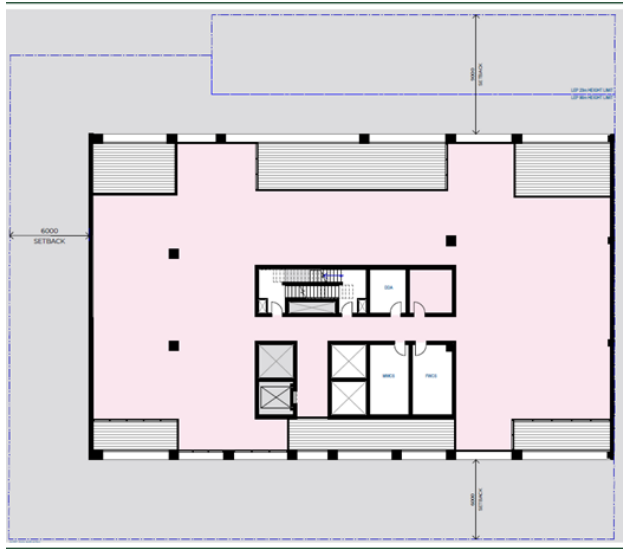


Figure 3 – Level 1-2 Commercial Podium
Source: Woods Bagot



Figure 4 – Basement 1
Source: Woods Bagot



Figure 5 – Level 3-7 Affordable Apartments
Source: Woods Bagot

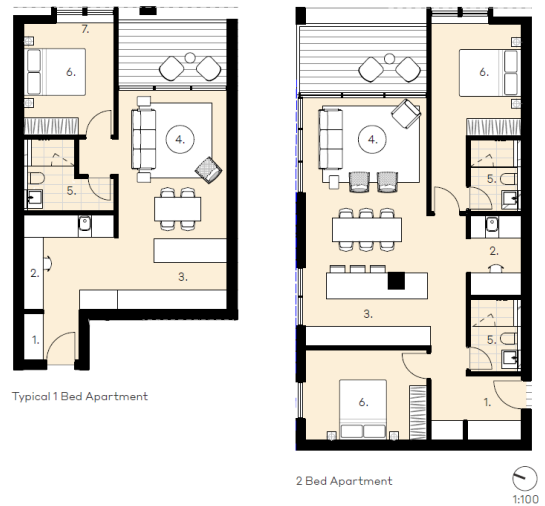


Figure 6 – Typical 1 and 2 Bed Apartments
Source: Woods Bagot



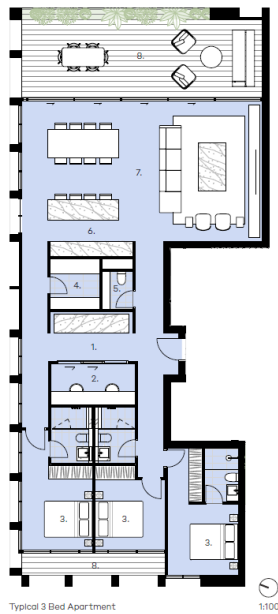


Figure 7 – Typical 3 Bed Apartments
Source: Woods Bagot

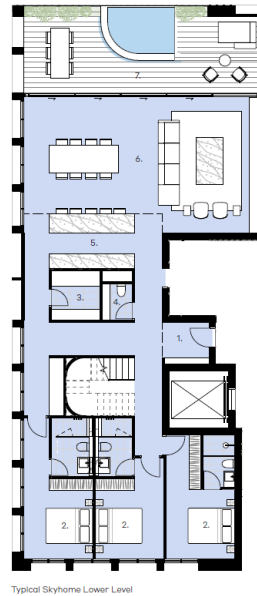
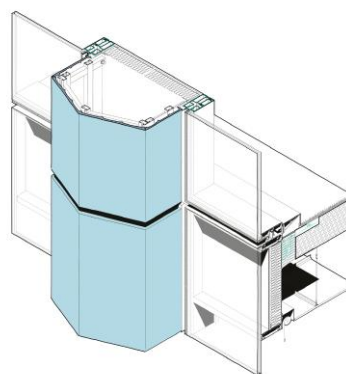
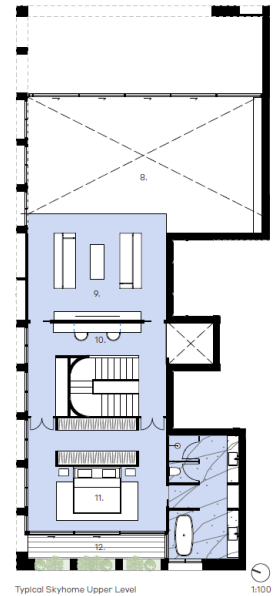


Figure 8 – Sky homes
Source: Woods Bagot



Tower Façade Detail Axonometric

Figure 9 – Typical Façade Details
Source: Woods Bagot

Merits Identified by the Jury

The Jury identified the following merits in the proposal:



- The ground plane strategy and design are clear and functional, with strong connections to the north and landscaped spaces and views through the lobby.
- High-quality market and affordable housing layouts, including single-level apartments and sky homes.
- Well-designed commercial levels providing flexibility with layouts and outdoor terraces.
- High levels of amenity for affordable housing.
- Strong massing strategy and sensitive use of historical references, enhancing character.
- Environmental Strategies: Integration of passive design elements for sustainability and performance.

Considerations and concerns identified by the Jury

The Jury also raised a number of concerns including:

- The tower feels overly commercial in its expression and risks overwhelming the adjoining Heritage Conservation Area. There is concern in the scale and dominance of the double-height inverted triangular elements.
- Flood planning levels in the brief have not been adhered to, and for parity in assessment are required to be addressed to demonstrate impacts in terms of entry and floor levels, stairs, ramps and retaining walls.
- Need to demonstrate how communal open space would be delivered if the rooftop is used for plant equipment, ensuring access for all housing types.
- Obtaining greater compliance with the proponent's unit numbers and mix, while providing flexibility for future changes.
- Misalignment of the egress stair between the lobby and the levels above that has significant structural implications.
- Mitigation of wind effects on public and communal spaces.
- Lack of design development of the eastern elevation which could offer a great design opportunity with the extent of balconies proposed.



3.2.2 Team2 Architects

The following statements of intent are taken from submission material by Team2 Architects:

Our design philosophy is centred around creating homes that are intricately connected to their environment and context, enhancing the lived experience through a deep consideration of the site's unique characteristics....

The design prioritises the well-being of its residents, ensuring privacy, comfort, and tranquillity in an otherwise dynamic environment.

Our approach is informed by the principles of biophilic design, which advocates for integrating nature into the built environment. The tower's architectural form draws inspiration from native trees, fauna, and local rock formations, creating a design that celebrates the beauty and rhythm of nature. The sweeping curves and organic lines of the building will reflect the natural world's patterns, offering a fluid and harmonious structure that balances innovation with environmental sensitivity.

This tower aims to enhance not only the aesthetics of the site but also the connection between its inhabitants and the surrounding natural world. It is more than just a building—it is a living environment that nurtures the human spirit by fostering a sense of tranquillity, privacy, and connection to nature.

The key features of the scheme prepared by Team2 Architects are illustrated at **Figure 10 – Figure 17** below.



Figure 10 – Original Scheme Photomontage looking north from Archer Street
Source: Team2



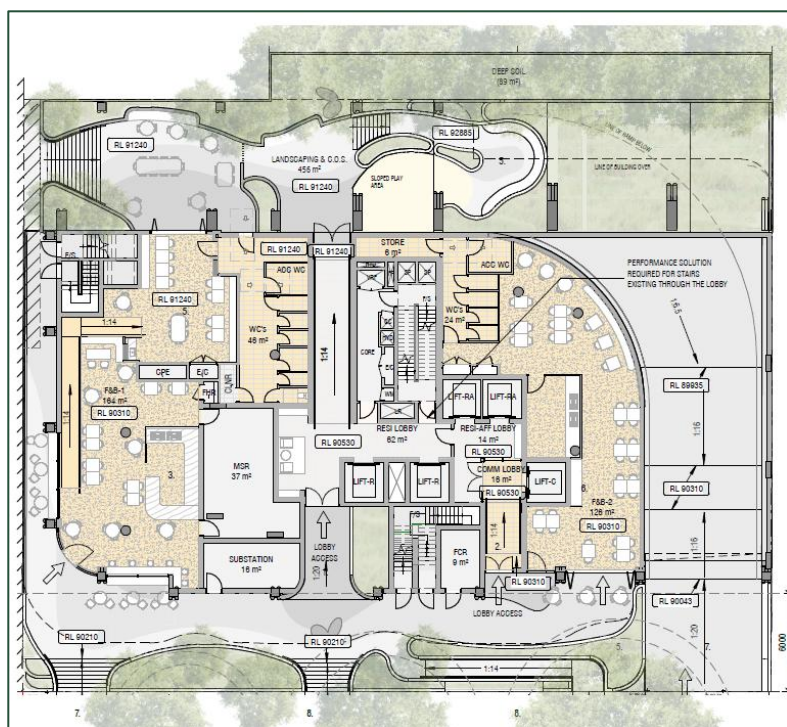


Figure 11 – Commercial Podium - Ground Floor Plan
Source: Team2

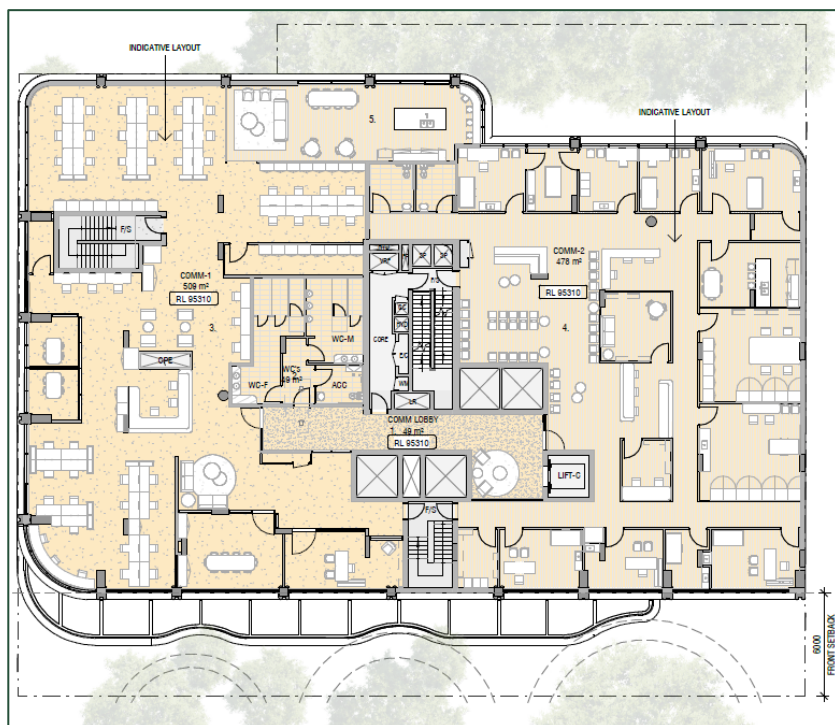


Figure 12 – Commercial Podium – Level 1 Floor Plan
Source: Team2



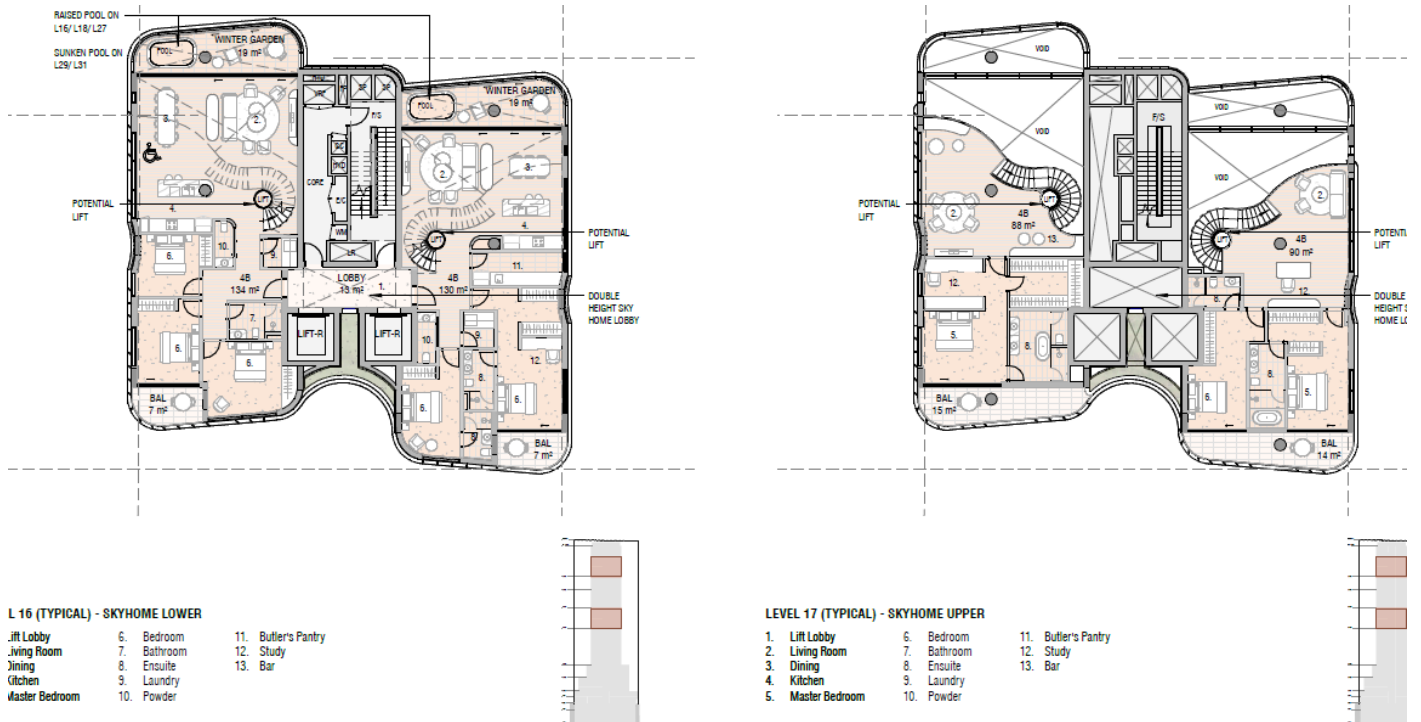
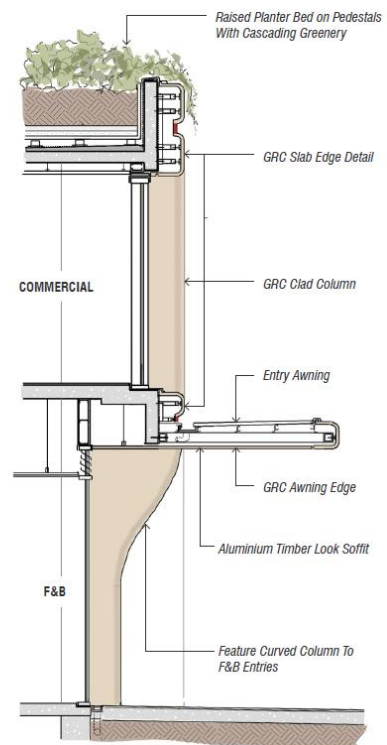


Figure 15 – Sky home – Two Storey
Source: Team2

STREET ELEVATION



Figure 16 – Podium Façade Details
Source: Team2



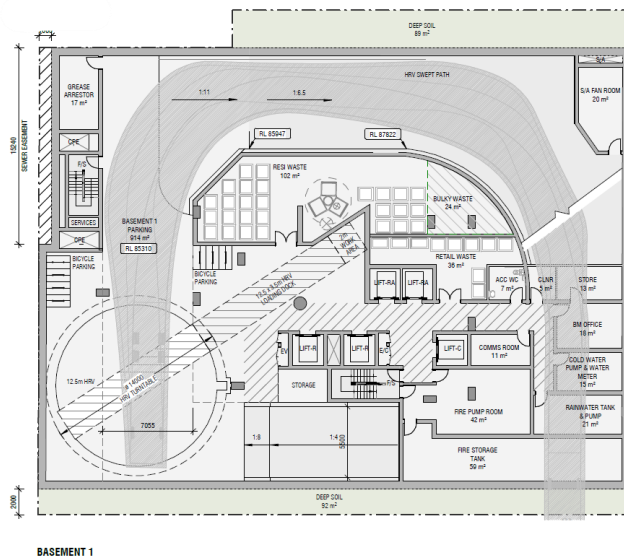


Figure 17 – Basement 1
Source: Team2

Merits Identified by the Jury

The Jury identified the following merits in the proposal:

- Main living space facing the east and the shifting of the form to maximise views of the CBD.
- The high level of amenity in terms of ADG performance of dwellings in the tower.
- Tower's diversity in unit types and highest yield.
- Careful consideration of the thermal performance of the facades with particular attention to the materials, placement of windows and balconies.
- The proposal's interest in exploring a horizontal and layered expression for the tower.
- The configuration of the basement setbacks to support tree retention.
- 7m cooling tower integrated within building design providing visual and environmental protection.
- Commercial tenancy in the north and healthcare centre in the south for functional zoning.
- Cascading planting along the perimeter enhancing aesthetics and environmental performance.
- Vertical greenery on the south-west façade adding to the sustainability and appearance of the building.
- Adherence to flood planning levels. Option for a floodgate could eliminate the need for a turntable allowing more space for food and beverage areas (but generally not supported by Council).
- Flexible green space with raised planters for seating edges and potential for alfresco dining.

Considerations and concerns identified by the Jury

The Jury also raised a number of concerns including:

- The exterior design struggles with both rectilinear and organic geometry



- The design does not take full advantage of the sky home brief in the external expression of the building
- Podium design shows an attempt to optimise yield but requires a closer look at the column structure for better spatial optimisation, is convoluted and does not connect well to Archer Street.
- Estimated construction costs in the QS assessment are the highest due in large part to the highest degree of façade complexity (i.e. curved columns and glazing) and requirements for structural transfers.
- A number of apartments have poor layouts that would have functional and furnishing difficulties.
- Concern over the cross-ventilation and amenity for dwellings in the podium but complies with ADG requirements.
- Some retail areas may need additional considerations for functionality and how they are distributed in the design.
- The design accommodates a floodgate option that might reduce structural transfers but requires further confirmation of its effectiveness in the long term and would limit loading access to a single lane.



3.2.3 PTW Architects

The following statements of intent are taken from submission material by PTW Architects:

A mixed-use apartment building amongst the most luxurious ever built in Chatswood. A building of international quality unlike any other, a building of economy and extravagance, of restraint and abandon; a building that reflects the unique qualities of this important emerging town centre and most importantly a building that captures the imagination of prospective residents.

Our approach is 'to raise the bar' in every aspect of the project experience, from how it is perceived from kilometres away to the quality of the detail within an apartment. We have considered how it is perceived from -

- its greater city context - a calm crystalline object against a more visually dynamic and animated context*
- within the Chatswood town centre as a majestic vertically proportioned tower meeting the ground with great moment*
- the street in front of the building set amidst vibrant and distinctive public spaces*
- the surrounding public landscaped space that encourages gathering and conversation, spaces arranged around works of art designed in collaboration with the local indigenous community*
- the experience of entry into the lofty foyers*
- the sequence of movement into the lifts then rising to the residential levels*
- the experience of entry into the sky home levels one leaves the lifts to great views towards the ocean*
- the quality of the apartments themselves from the extravagant views to the sophisticated interior design.*

The key features of the scheme prepared by PTW Architects are illustrated at **Figure 18 – Figure 26** below.





Figure 18 – Original Scheme Photomontage looking north from Archer Street
Source: PTW

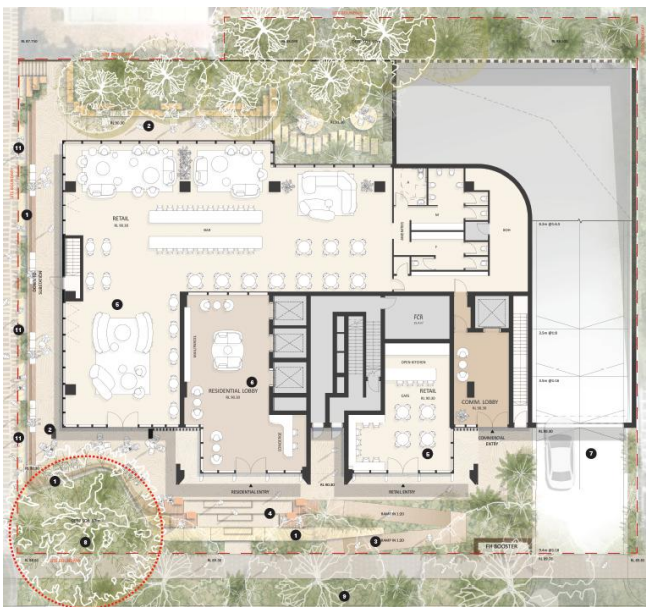


Figure 19 – Ground Floor Plan
Source: PTW



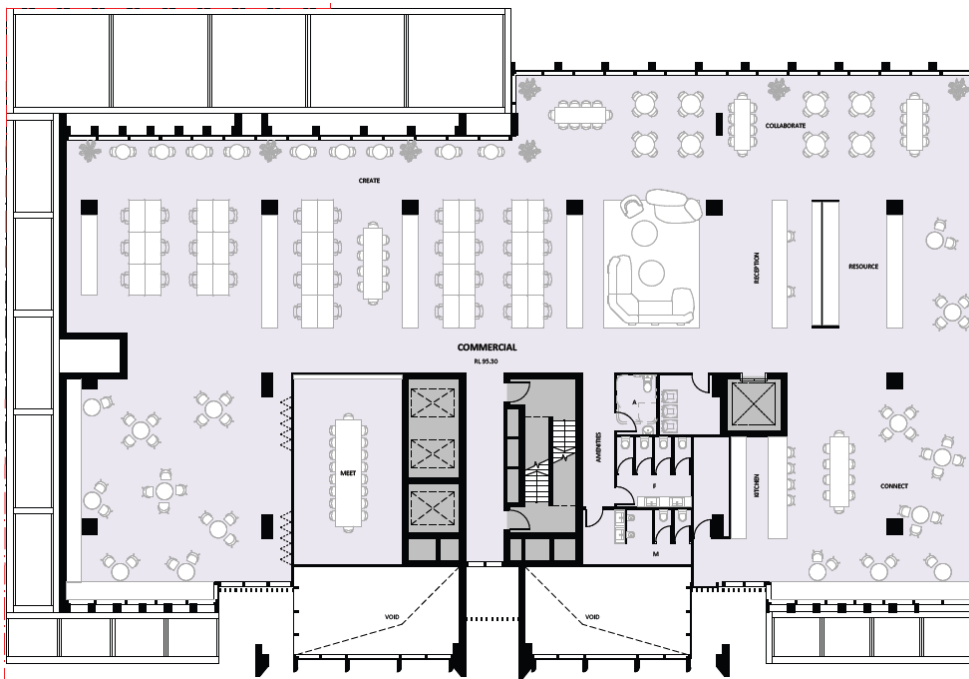


Figure 20 – Level 1 - Commercial Podium
Source: PTW

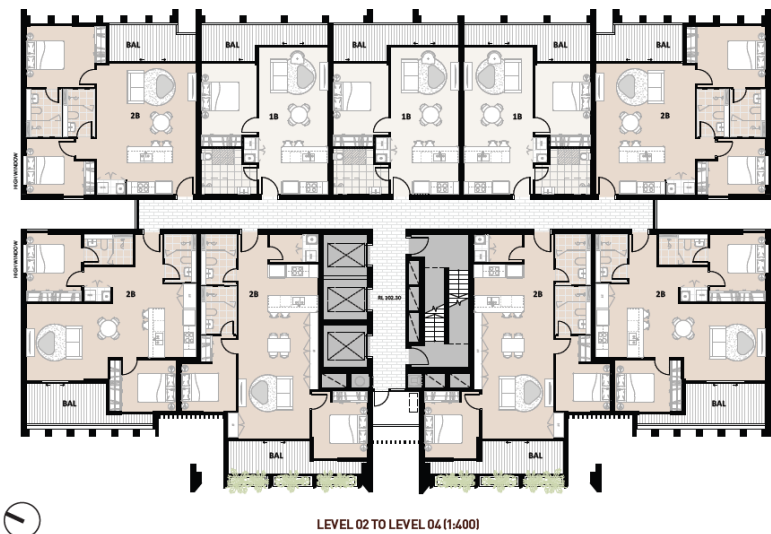


Figure 21 – Level 2-4 Affordable Apartments
Source: PTW



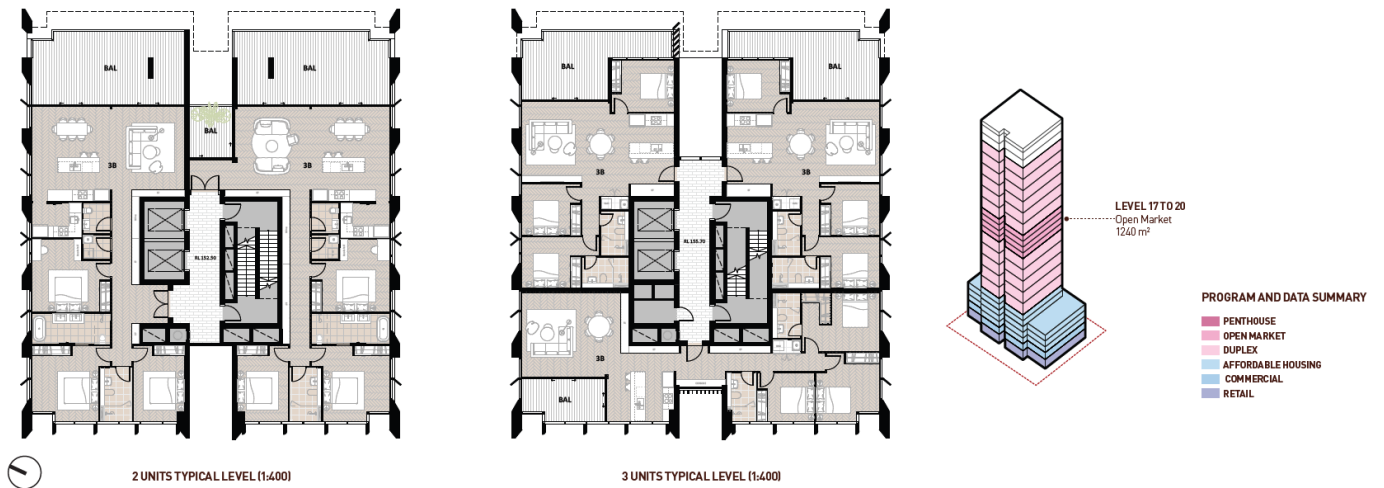


Figure 22 – Typical Market Housing
Source: PTW

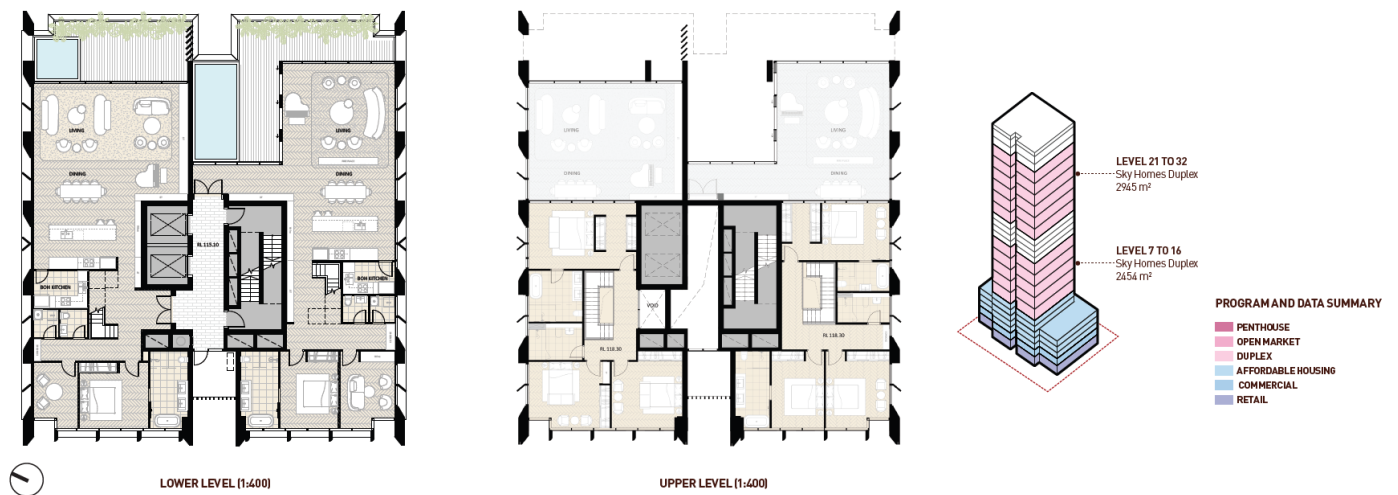


Figure 23 – Sky home Duplex
Source: PTW



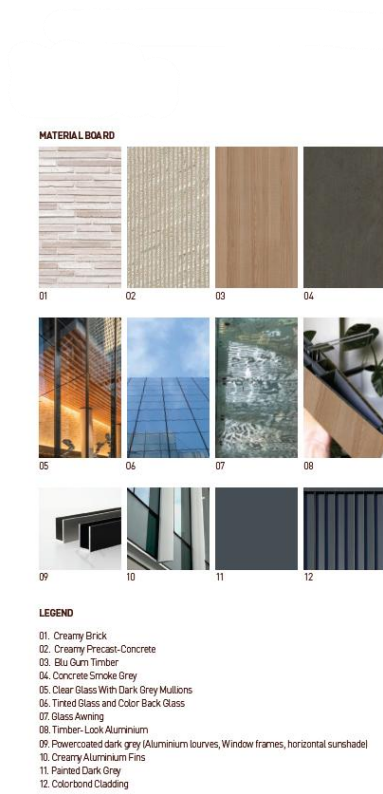
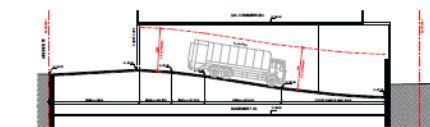
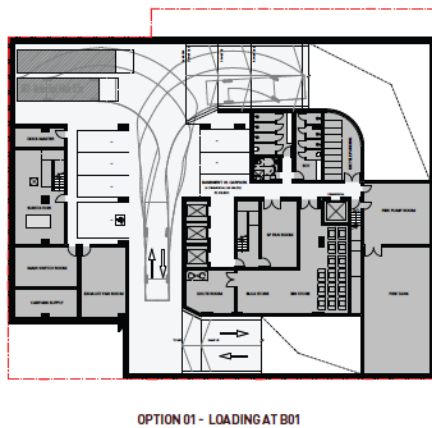
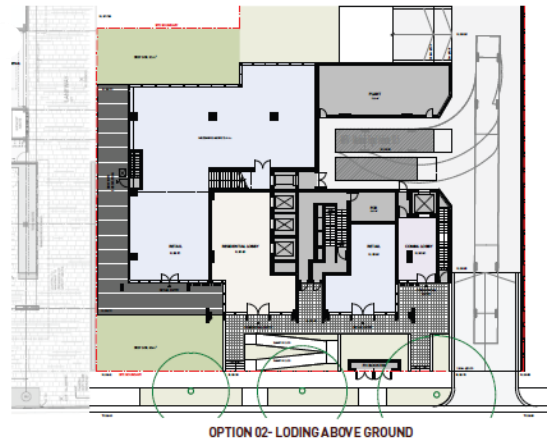
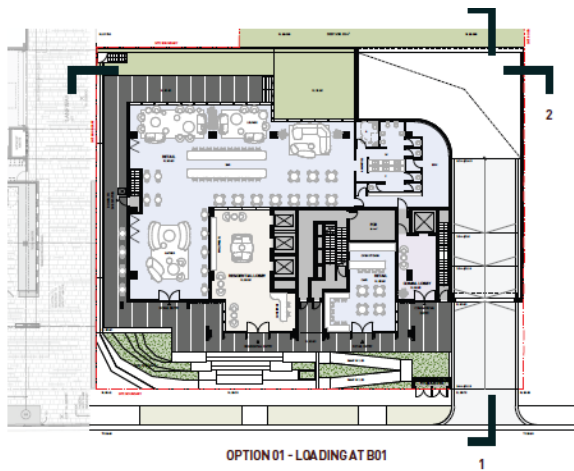
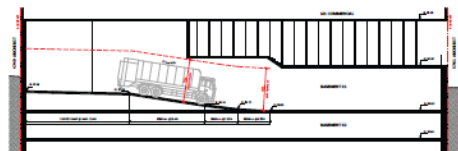


Figure 24 – Podium Façade Details
Source: PTW



SECTION 1



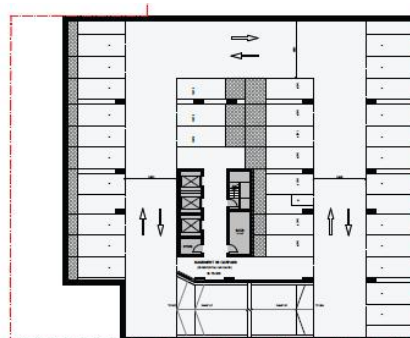
SECTION 2

Figure 25 – Loading in Basement 1 or Option 2 at Ground Level
Source: PTW

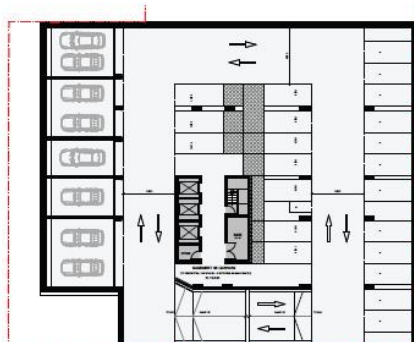




B02



B03-04



B03-04 OPTIONAL WITH BOX

	res	com	visitor	retail	motor	carshare	total
B1							
B2	11	2	15	4	4	1	37
B3	32				2		34
B4	33				2		35
	76	2	15	4	8	1	100

1 Car Wash Bay Included in residential parking in B4
2 Carshare equal to 20 car spaces



GARAGE BOX FOR THE SKY HOMES : At Basement 03 and 04 there is the opportunity to introduce garage boxes for the Sky Homes.

Figure 26 – Basement 2-4 - Parking

Source: PTW

Merits Identified by the Jury

The Jury identified the following merits in the proposal:

- Massing, Facade Expression, and Materiality: Dramatic building with strong built form to the ground and enduring façade with sandstone and masonry.
- Structural design is very good through vertical alignment.
- Public art integrated into connecting with Country.
- Overall good site complexity handling.
- Communal Open Space: Well-placed rooftop spaces with clear access for all residents, good privacy planting.
- Non-Residential Accommodation: Flexible and well-sized commercial space is provided.
- Residential Accommodation: Amenity-rich market housing and high yield
- Adherence to flood planning levels.

Considerations and concerns identified by the Jury

The Jury also raised a number of concerns including:



- The address and access to the commercial lobby could be improved, refine circulation spaces, and deep soil provisions are not clear.
- While the Jury supported the tower to ground massing strategy, there were significant concerns about the wind impacts on the public domain, streetscape and communal open spaces. The design of canopy structures for shade and wind protection needs to be further examined.
- Opportunities for cross-ventilation of non-residential spaces requires investigation.
- Concerns with the affordable housing about single-aspect apartments, depth, and reliance on plenums for cross-ventilation, and a need to increase dual-aspect units.
- Market Housing: Demonstrate flexibility in facade design for different housing mixes.
- Massing and Facades: Refine material consistency, especially for the podium and western façade.
- Wind Impacts: Reconsider awning design for better wind protection.



4 Supplementary Process (Round 2 Submissions)

Following the final presentations of each scheme on 31 January 2025, the Jury resolved:

- That the scheme by Team2 would not be progressed further due to the concerns raised in Section 3.2.2 above.
- To seek further information from Woods Bagot and PTW. The Jury requested Woods Bagot and PTW to refine their proposals to further:
 - *align with the requirements and ambitions of the proponent's brief*
 - *respond to the specificities of the urban context, and to*
 - *confirm the capacity to achieve design excellence.*

A Request for Additional Information Letter was issued to both Woods Bagot and PTW on 10 February 2025 seeking supplementary information addressing a number of design matters for each team.

4.1 Request for Additional Information from Woods Bagot and PTW

The Jury requested the following design matters to be considered and refined in both submissions:

- Ground Plane
- Communal open space
- Non-residential Accommodation
- Residential Accommodation
 - Brief Requirements for Unit Numbers and Mix
 - Affordable Housing
 - Market Housing
- Massing, Façade Expression and Materiality
- Structural Considerations
- Wind Impacts

Both teams were advised to submit a supplementary presentation to the Competition Manager by 24 February 2025. A supplementary presentation by both teams was made to the Jury on 4 March.

4.2 Round 2 Submissions

4.2.1 Woods Bagot

Woods Bagot provided a supplementary presentation addressing:

- Lobby circulation, where widths of 2.3-2.6m and ceiling heights of 4.6m are provided
- Core alignment of the stairway from ground to first floor and tower was achieved



- The ground plane was amended to meet flood planning levels
- Deep soil provisions were presented
- Communal open space provisions were presented in the absence of rooftop use
- Unit mix and yield increase through amended tower floor plates providing options for 71, 72 and 75 unit yields.
- Sky home pool designs and potential pool fencing requirements dependent on pool depth and position
- Façade concept, podium façade and tower façade
- Wind assessment
- Render views addressing façade changes and developing the eastern façade

The Round 2 scheme prepared by Woods Bagot is illustrated at **Figure 27 – Figure 28** below.



Figure 27 – Round 2 Photomontage looking north from Archer Street
Source: Woods Bagot



Figure 28 – Eastern facade
Source: Woods Bagot

Jury Evaluation

The Jury identified the following merits in the proposal:

- Planning compliance is stronger.



- Design refinement and good arrangement of the podium.
- Scale form and massing feels comfortable in Chatswood.
- Development of eastern façade provides visibility of the dual height sky homes.
- Commercial layout strong.
- Parking solutions strong.

Considerations and concerns identified by the Jury

The Jury still raised concerns including:

- The tower façade has been improved but still concerns with curtain wall look, fine grain of shingles, lack of solidarity, and ability to retain design intent through construction.
- Ground plane and foyer tight with ceiling height limitations.

4.2.2 PTW

PTW provided a supplementary presentation addressing:

- Public Domain Strategy addressing principally the relationship to Archer Street and the northern boundary.
- Improvements in open space, through provision of privacy screening and canopies for wind and shade.
- Refinement of the Commercial space to provide greater flexibility in layouts, cross ventilation and access to outdoor terraces.
- Increased natural ventilation, improved daylight and outlook (particularly for secondary bedrooms) through greater articulation and offset positioning of exterior walls in Levels 02 – 06.
- Options for plunge pool depth and configuration in the building design.
- Refinements in the building façade and expression addressing material palette, increased tower façade solidity, and incorporation of eastern façade balconies within the overall building design.
- Addressed structural concerns moving sky home entries outside of the structural core design.
- Revised awnings to address wind impacts and provide a solution of continuous awnings.
- GFA analysis confirming under supply of commercial GFA and oversupply of affordable housing GFA.

The Round 2 scheme prepared by PTW is illustrated at **Figure 29 – Figure 30** below.





Figure 29 – Round 2 Photomontage looking north from Archer Street
Source: PTW



Figure 30 – Eastern facade
Source: PTW

Jury Evaluation

The Jury identified the following merits in the proposal:

- Base of the building and ground floor plane improved and very good, clean and clear.
- Façade expression, elegant proportions, solidity and enduring, order to the facades and relationship of podium to tower are strengths.
- Awnings are realistic and plausible.
- Market housing levels are well planned.

Considerations and concerns identified by the Jury

The Jury still raised concerns including:

- Glazing screens introduced to podium roof top communal open space would need further resolution.
- Commercial floor space quantum is significantly lower than proponent target and may be tricky to resolve.
- Affordable housing amenity compromised but may be resolved with more time invested.
- Cross ventilation compliance questioned.



5 Supplementary Process (Round 3) Submissions)

Following Jury evaluation of the supplementary presentation by Woods Bagot and PTW on 4 March 2025 a decision was unable to be issued. All stakeholders agreed to make a further request for additional information before deciding the winner of the competition. An Addendum Brief and a revised Jury Evaluation Criteria were prepared by the Competition Manager, in consultation with the Proponent, endorsed by the GANSW, and distributed to the design teams.

5.1 Request for Additional Information from Woods Bagot and PTW

The Addendum Brief set out the following further design objectives and commercial objectives to be considered and refined in both submissions. The design objectives included:

- Renowned international architecture is to be used as the benchmark for the tower concept.
- Come as close to the target unit number, while prioritising target unit mix.
- ADG compliance crucial to both build-to-sell and affordable housing components.
- A sense of classic grandeur and permeability to the ground plane and arrival sequence.
- Mitigation of wind impacts.
- Architectural expression and design language providing:
 - structural elegance and verticality.
 - utilising materials that evoke a sense of permanence and luxury.
 - rhythmic façade articulation setting up interplay of light and shadow, minimalism and textural drama.
 - Classical influence (symmetry, hierarchy and vertical order) in a contemporary context
 - Detailing and craftsmanship highly refined
- Plunge pools to each sky home balcony demonstrating structural integration and aesthetics

The further commercial objectives included:

- All single level apartments must have at least 3.2m floor to floor height
- Consideration of façade access for maintenance
- Incorporation of innovative ESD Strategy
- Integration of building services
- The estimated building cost was revised up to \$110 million

Both teams were advised to submit a Round 3 presentation to the Competition Manager by 5 May 2025. A further presentation by both teams was made to the Jury on 13 May 2025.



5.2 Round 3 Submissions

5.2.1 Woods Bagot

Woods Bagot provided a supplementary presentation addressing:

- Two options for unit yield and mix, with Option A delivering 78 units but providing 28% of the total GFA as affordable housing, and Option B providing 70 units with 19% of total GFA as affordable housing.
- All non-residential GFA within the ground and level 1 of the podium. Ground floor retail space and Level 01 commercial floor space extended to the north of the site, and commercial balconies removed.
- Ground plane interface amended to bring vertical tower elements to the ground, while retaining natural stone elements.
- Pool integration to sky homes refined and confirmed
- Waste collection presented in at-grade-solution
- Render views addressing façade refinements and sky homes views incorporating plunge pools

The Round 3 scheme prepared by Woods Bagot is illustrated at **Figure 27 – Figure 34** below.



Figure 31 – Round 3 Photomontage looking north from Archer Street
Source: Woods Bagot



Figure 32 – Archer Street Ground Plane
Source: Woods Bagot

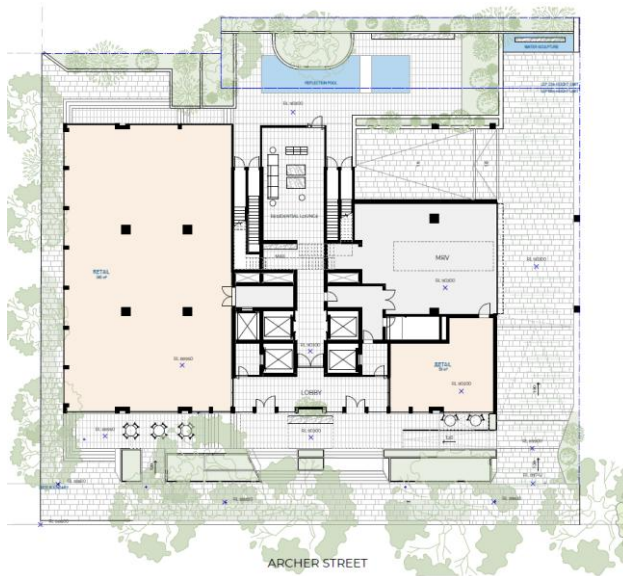


Figure 33 – Round 3 Ground Floor
Source: Woods Bagot

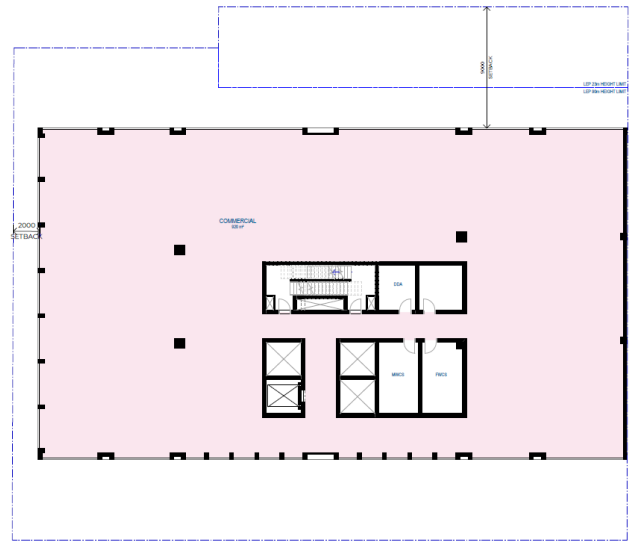


Figure 34 – Round 3 Commercial Level 01
Source: Woods Bagot

Jury Evaluation

The Jury identified the following merits in the proposal:

- Upper tower is articulated and provides clean elegant proportions.

Considerations and concerns identified by the Jury

The Jury raised concerns with the Round 3 details including:

- Difficulties reconciling the GFA components of market and affordable housing.
- Assumed that flood planning levels can be achieved.
- Expression to Archer Street lacking civic qualities and the closed façade not welcoming.
- Public domain concept has not been further refined and reduction in setback along northern boundary needs further justification.

5.2.2 PTW

PTW provided a supplementary presentation addressing:

- Refinement of the international tower concept and the whole experience from distant view, street, public space, foyer, apartment arrival, great spaces, interiors and communal spaces.
- Refined and more comprehensive public domain and public art strategies.
- Details and options for façade expression and materiality, and options for solid to glass ratio.
- Two options for unit yield and mix, with Option A delivering 73 units and Option B 76 units.



- Additional modelling of cross ventilation and solar access, including consideration of in-fill and angled walls to support movement of air.
- Façade maintenance considerations.
- Refined and more comprehensive structural analysis and ESD strategy.
- Render views addressing façade refinements, ground plane and public domain, materiality, sky home experience.

The Round 3 scheme prepared by PTW is illustrated at **Figure 35 – Figure 36** below.



Figure 35 – Round 3 Photomontage looking north from Archer Street
Source: PTW

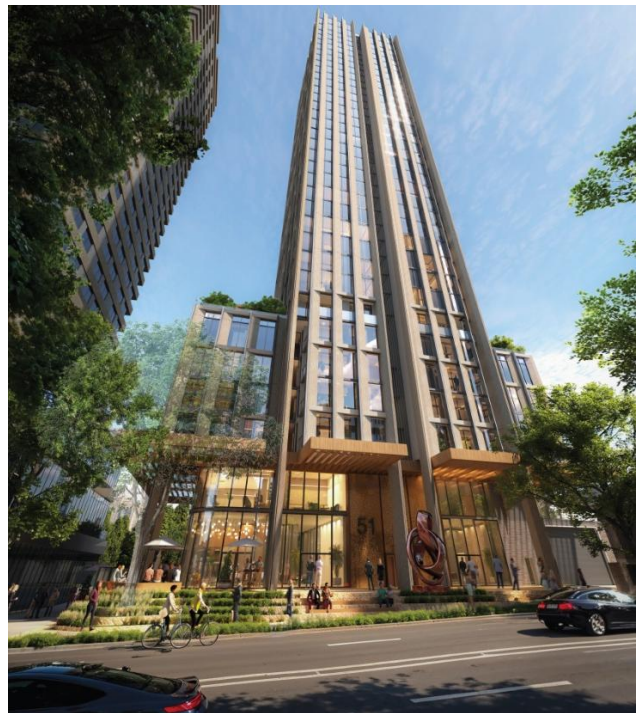


Figure 36 – Archer Street Ground Plane
Source: PTW



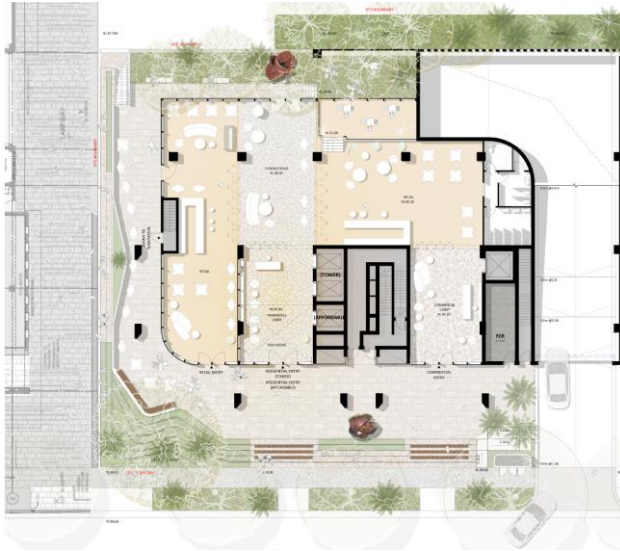


Figure 37 – Round 3 Ground Floor
Source: PTW

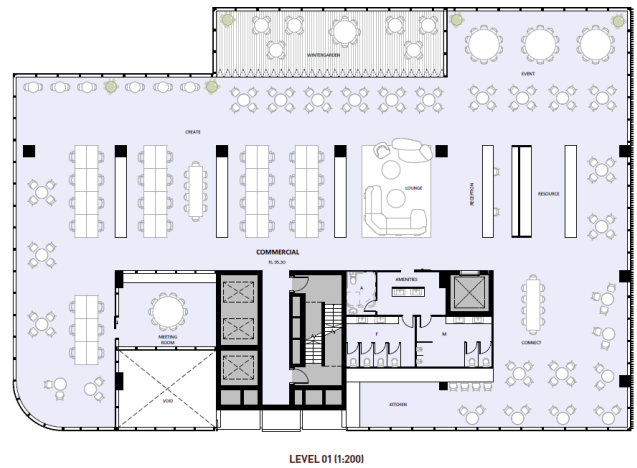


Figure 38 – Round 3 Commercial Level 01
Source: PTW

Jury Evaluation

The Jury identified the following merits in the proposal:

- Structural flexibility maintained to achieve unit mix requirements.
- Generous civic-scaled relationship to Archer Street, grand sense of arrival and tenancies well composed to activate the ground plane.
- Elegant form and expression that should endure, with precast vertical panels and a façade pattern that is well proportioned.
- Public domain is welcoming with opportunities for people to occupy different spaces around the building
- Sky homes well resolved.

Considerations and concerns identified by the Jury

The Jury raised concerns with the Round 3 details including:

- Some planning risk, particularly in the proposed setbacks of podium levels.
- Over the desired QS estimated cost of development prescribed in the brief, but with strategies to find economies in the design.



6 Competitive Process Winner

Of the three schemes assessed by the Jury, the Jury agreed unanimously following the Round 3 submissions that the PTW with Aspect scheme was the preferred scheme and most capable of achieving design excellence.

The winning team includes PTW and Aspect and both practices must be retained in design leadership roles through further design development, lodgement of a State Significant Development Application (SSDA), detailed design, and project completion to ensure the delivery of design excellence for this project. A copy of the competition winning scheme is provided in **Appendix A**.

6.1 Merits identified by the Jury that are to be retained

The Jury unanimously agreed that PTW's scheme was a compelling proposal that is 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. In particular, the Jury identified the following elements that are to be retained:

- 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.

6.2 Matters identified by the Jury for reconsideration and refinement

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

- Consideration of the Apartment Design Guide minimum building separations, in particular addressing setbacks and privacy treatments for levels 5 and 6 of the podium.
- Minimum dimensions and areas of balconies against the Apartment Design Guide Design Criteria.
- Increase in non-residential floor space within the building podium.
- The 1.8m height of glazing screens enclosing the podium roof top communal open space.



7 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 and Addendum Brief outlined a number of Design, Planning and Commercial Objectives for which the design teams were to consider.

The PTW scheme is considered to best align with the objectives of the Brief for the following reasons:

- The scheme has the best potential to achieve design excellence and satisfy the requirements of Clause 6.23 of the Willoughby Local Environmental Plan 2012 and requirements of State Environmental Planning Policy (Housing) 2021.
- The scheme best aligns with the Design Competition Brief out of the three competitor schemes and in particular, is best able to meet the target yield for the project.
- The structural composition creates a flexible and modulated layout which can easily be manipulated to suit the optimum unit mix and layouts.
- The verticality and tower connection to the ground presents a classic grandeur, and the permeability to the ground plane and arrival sequence are consistent with a landmark development.
- Appropriate wind mitigation architectural features, in the form of awnings and screens, have been incorporated into the design, as well as design solutions to promote cross ventilation.
- The scheme presented a well-developed Connecting with Country strategy for the area and the site, woven into the ground plane and relationship to the public domain.
- Flooding planning levels are complied with in the design of entries and floor levels.
- The scheme provides, as per the Design Brief, an option for all waste collection to be handled at within the basement area.
- Sky homes are generous with high quality internal planning, maximising key views from the site and integrating the amenity of the plunge pools into the structural composition of the tower. The material and detailing in the scheme reflected simplicity, refinement and luxury
- The building adopts a palette of rich metals sandblasted and ribbed pre-cast concrete panels, timber, aluminium extrusions and high-performance glazing that will define the building's façades and evoke a sense of permanence and luxury.



8 Summary and Conclusion

The purpose of this Design Competition Report is to inform GANSW and Willoughby City Council on the process and outcomes for the Architectural Design Competition process for 51-55 Archer Street, Chatswood.

The Architectural Design Competition process has been undertaken in accordance with the endorsed Design Competition Brief, and Addendum Brief, and relevant planning provisions, including Clause 6.23 of the *Willoughby Local Environmental Plan 2012*, Willoughby DCP 2023 and the GANSW Design Competition Guidelines.

It is noted that the Jury's decision will not fetter the consent authority in the assessment and determination of any subsequent development application.

Of the three design teams invited to compete in the process, the PTW with Aspect scheme was identified by a unanimous Jury, 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 are critical for the scheme to achieve Design Excellence are detailed at **Section 6.1**. Matters identified by the Jury for further exploration are identified at **Section 6.2**.

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



Appendices

PTW Final Submission

51-55 archer street chatswood

architectural design competition report

PTW ASPECT Studios

Gadigal Country

Level 11
88 Phillip Street
Sydney NSW 2000
Australia

T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker Pty Ltd
ABN 23 000 454 624
Trading as PTW Architects

Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević ARB 11274



INTRODUCTION

Acknowledgement of country

WE ACKNOWLEDGE THE GAMARAGAL PEOPLE AS THE TRADITIONAL CUSTODIANS OF THE LAND AND AREA IN WHICH THIS PROJECT IS LOCATED.

WE PAY RESPECTS TO ALL ELDERS PAST, PRESENT AND EMERGING, AND THE TRADITIONS AND CULTURAL CONNECTIONS THAT HAVE AND CONTINUE TO CARE FOR THESE LANDS FOR THOUSANDS OF YEARS.



INTRODUCTION

Our Vision

AIM
“A mixed-use apartment building amongst the most luxurious ever built in Chatswood. A building of international quality unlike any other, a building of economy and extravagance, of restraint and abandon; a building that reflects the unique qualities of this important emerging town centre and most importantly a building that captures the imagination of prospective residents.”

This is no small task in an area already awash with high quality apartment projects. Our approach is ‘to raise the bar’ in every aspect of the project experience, from how it is perceived from kilometres away to the quality of the detail within an apartment. We have considered how it is perceived from –

- its greater city context – a calm crystalline object against a more visually dynamic and animated context
- within the Chatswood town centre as a majestic vertically proportioned tower meeting the ground with great moment
- the street in front of the building set amidst vibrant and distinctive public spaces
- the surrounding public landscaped space that encourages gathering and conversation, spaces arranged around works of art designed in collaboration with the local indigenous community
- the experience of entry into the lofty foyers
- the sequence of movement into the lifts then rising to the residential levels
- the experience of entry into the sky home levels one leaves the lifts to great views towards the ocean
- the quality of the apartments themselves from the extravagant views to the sophisticated interior design.

EFFICIENCY AND ECONOMY

Every aspect of this building must be designed as efficiently and economically as possible to achieve a high-quality outcome within a reasonable budget. We propose a high value, simple efficient tower, using a repetitive box core and no structural transfers through the tower levels and minimal transfer at or below ground level. Our typical floors accommodate floor by floor condenser groupings, efficient service runs and repetitive and prefabricated construction to optimise construction speed and overall project economy.

COUNTRY AND PUBLIC SPACE

The project will respond to Country in a manner intrinsic to the design of the project. Initial consultation has occurred with Amy Barnesof consultant) through the competition process, this is intended to be the first step leading to engagement with local community which would continue through the whole building procuring process. Opportunities have been identified for involvement of community businesses in construction and ongoing management roles these would be explored through the Design Development process.

The forecourt is inspired by the sandstone original bushland sandstone ridges stepping down from the northern ridge (Pacific Highway) with the slope. . A landscape work of art will be developed collaboratively with the involvement of the local indigenous community to provide a focus for the external spaces and a distinct address for the project. Through its lower levels the building will utilize construction materials endemic to the area – Blue Gum timber elements and sandstone paving. The combined public space is intended to create an inviting environment, a space of calm away from the high energy dynamic environment of Victoria Avenue. The design of the space considers local climate conditions and will provide protection as required. The proposed public space strategy will increase connection to the adjacent urban fabric and present active frontages to encourage visitors from the existing community of the area.

ENVIRONMENT

The building’s Architecture is carefully articulated to address the characteristics of its various orientations. Open and inviting to the East, sheltered and shaded to the west, more solid and shaded to the north and south then open to take advantage of views above the adjacent building to the south. At the ground level the building mediates between the low-level leafy heritage neighbourhood to the East and the energised CBD environment to the West. With use of landscape and low scale architectural elements to create a comfortable interface with each context.



A MOMENT OF CALM AMIDST A VISUALLY DYNAMIC CONTEXT



A MAJESTIC TOWER CONNECTING SKY TO LAND.

INTRODUCTION

Chatswood Recent Projects



THE BRYSON
871-877 Pacific Highway



5-9 Gordon Avenue



54-56 Anderson Street



THE ANGOPHORA
Design Excellence Competition



IMPOSSIBLY THIN
58 Anderson Street



8 Wilson Street



15 Ellis Street



629-637 Pacific Highway



57-61 Archer Street

STRATEGY

International Tower

An Iconic and Distinctive Tower

The vision for this project begins with creating an iconic and distinctive tower that stands out in the Chatswood skyline. Unlike the existing buildings, this tower should be a beacon of modern architecture, characterized by its unique silhouette and innovative design. Imagine a structure that not only captures attention from a distance but also becomes a symbol of the area’s transformation. The tower’s design should evoke a sense of pride and exclusivity, making it a landmark that residents and visitors alike can admire.



CONTEXT

Macro - Chatswood



CHATSWOOD - AN IMPORTANT CENTRE ALONG THE NORTHERN RIDGE



EXISTING CONTEXT AROUND THE SITE



VIEW 01
View of the Quest Hotel from Albert Street



VIEW 02
46 Archer Street



VIEW 03
View of Archer Street

CONTEXT

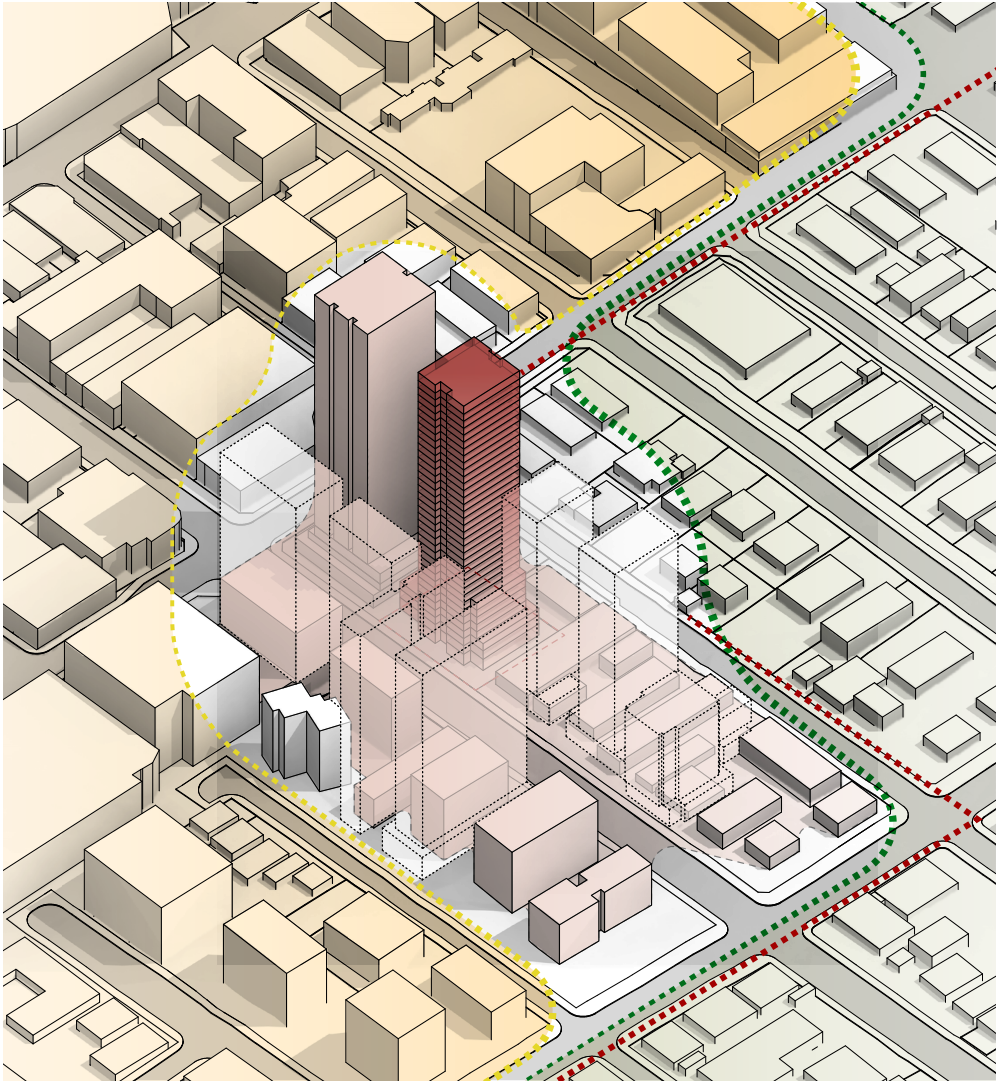
Local - Chatswood

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

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

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

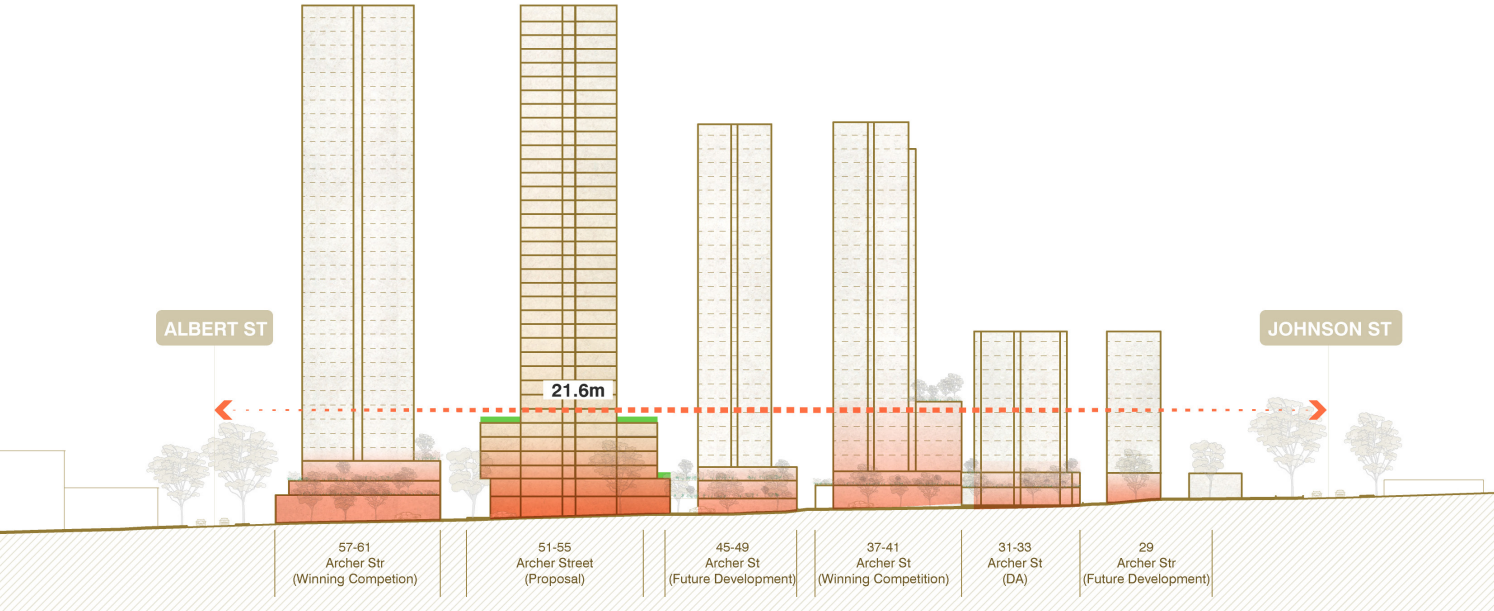
- TRANSITION AREA
- URBAN SCALE
- LOW RESIDENTIAL
- CONSERVATION AREA



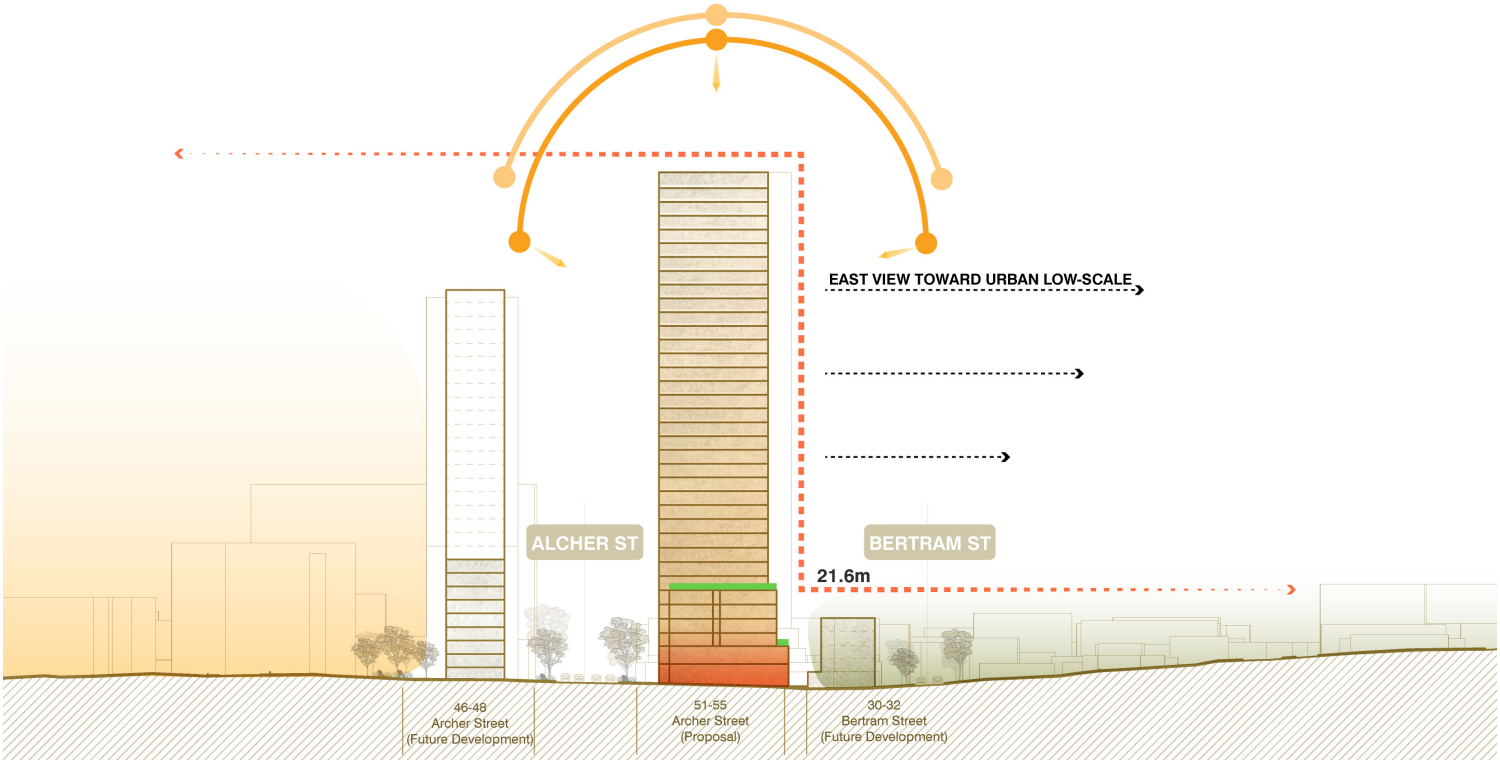
INTERFACE
Site at the interface between town centre and low scale residential.



SITE AND FLOWS ANALYSIS



COHESIVE STREET WALL SCALE



URBAN TRANSITION EDGE

CONTEXT

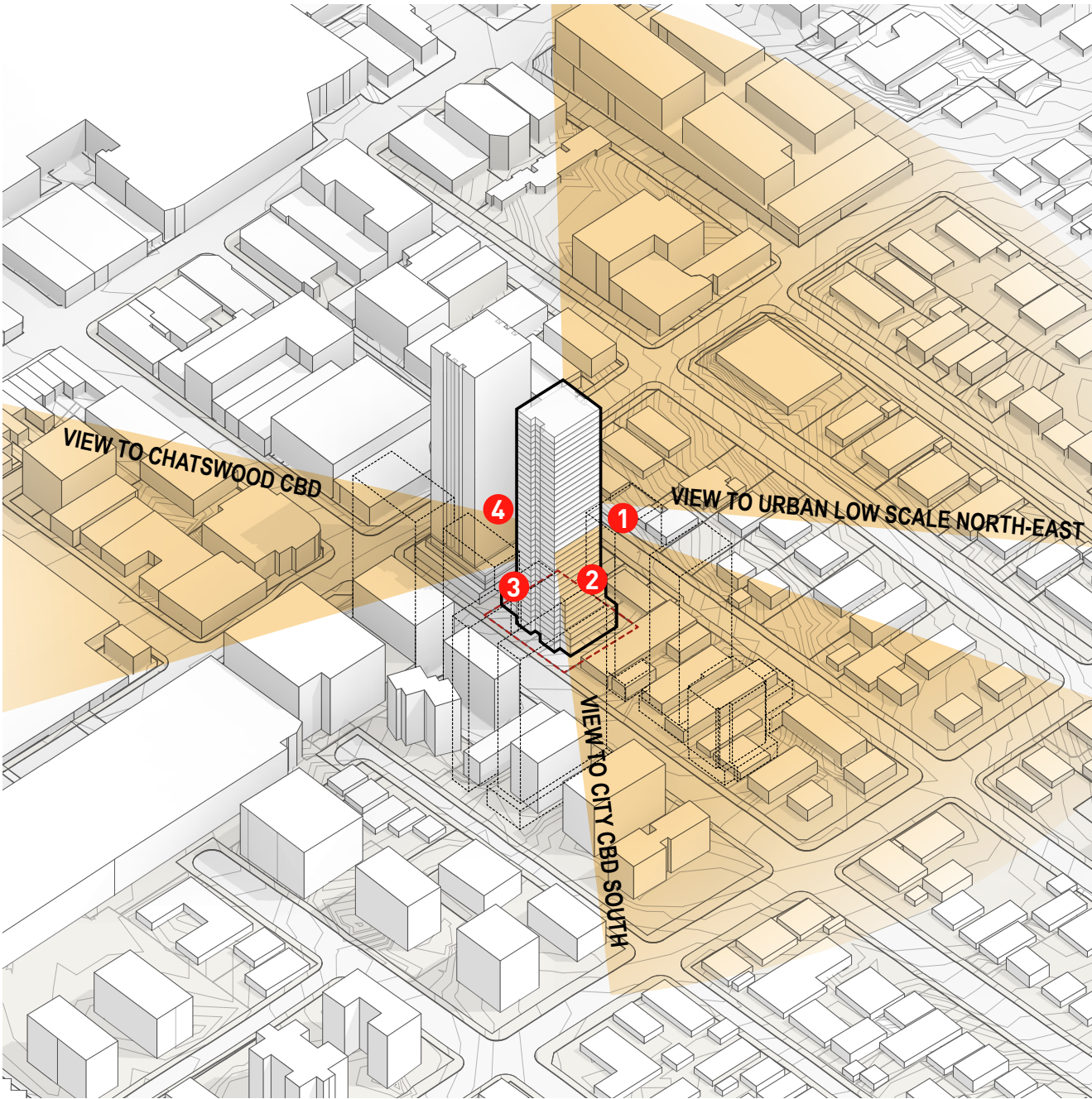
Views - Lower Levels

1. EAST VIEW FROM LEVEL 08



EXISTING CONTEXT

As depicted in the drone views, given the current context, the building will offer compelling vistas towards the east and south. However, the views to the west will be obstructed by the adjacent residential building at 46 Archer Street and the Quest Hotel at 40 Archer Street. Additionally, the northern views from the lower levels will primarily overlook the rooftops of surrounding structures, offering limited visual appeal.



2. SOUTH VIEW FROM LEVEL 08



3. WEST VIEW FROM LEVEL 08



4. NORTH VIEW FROM LEVEL 08



FUTURE CONTEXT

Upon the full future development of the surrounding context, the views to the north, west, and south will be significantly compromised at the lower levels. However, the south elevation, particularly on the uppermost eight levels, will benefit from the most advantageous views available on the site, offering sweeping vistas towards the Sydney CBD.

CONTEXT

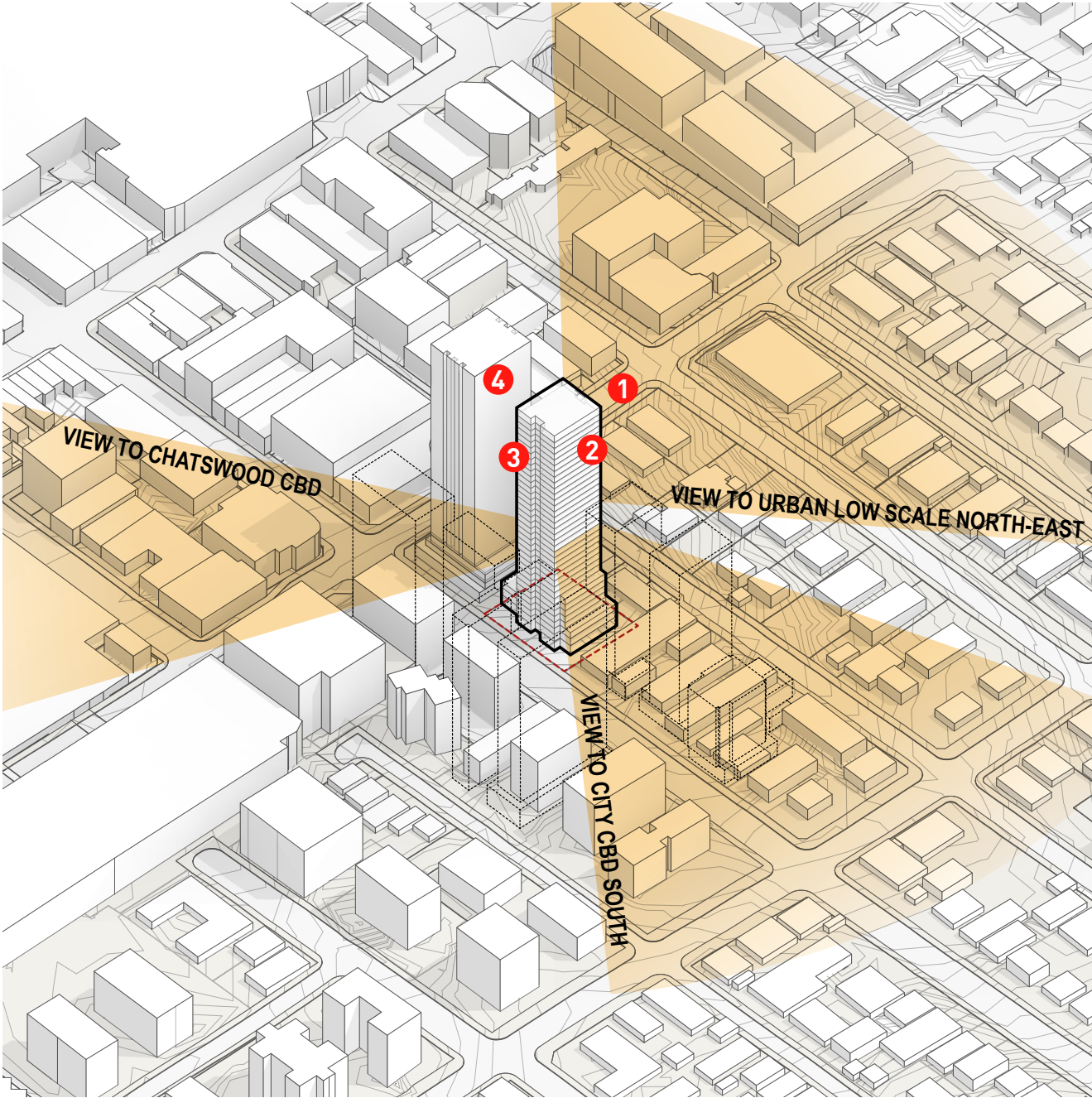
Views - Upper Levels

1. EAST VIEW FROM LEVEL 32



EXISTING CONTEXT

As depicted in the drone views, given the current context, the building will offer compelling vistas towards the east and south. However, the views to the west will be obstructed by the adjacent residential building at 46 Archer Street and the Quest Hotel at 40 Archer Street. Additionally, the northern views from the lower levels will primarily overlook the rooftops of surrounding structures, offering limited visual appeal.



2. SOUTH VIEW FROM LEVEL 32



3. WEST VIEW FROM LEVEL 32



4. NORTH VIEW FROM LEVEL 32



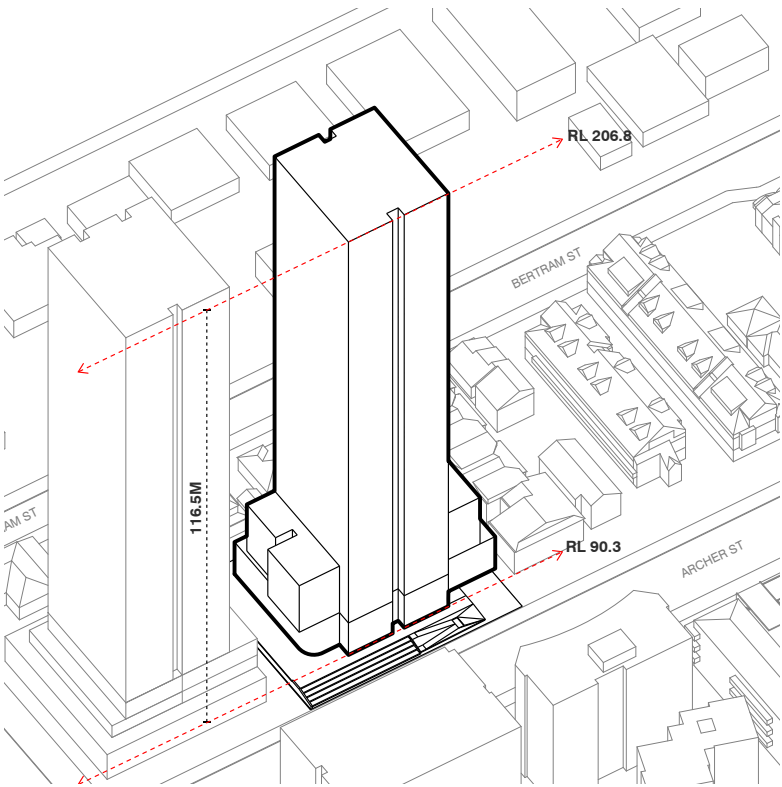
FUTURE CONTEXT

Upon the full future development of the surrounding context, the views to the north, west, and south will be significantly compromised at the lower levels. However, the south elevation, particularly on the uppermost eight levels, will benefit from the most advantageous views available on the site, offering sweeping vistas towards the Sydney CBD.

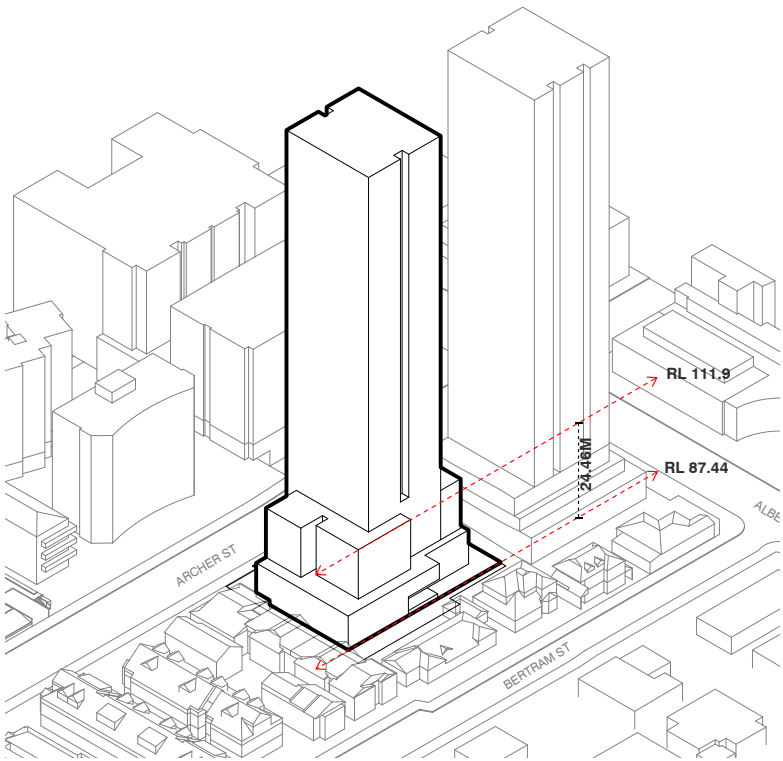
CONTEXT

Main Planning Controls

HEIGHT CONTROL 1 (MAX. 117 M)



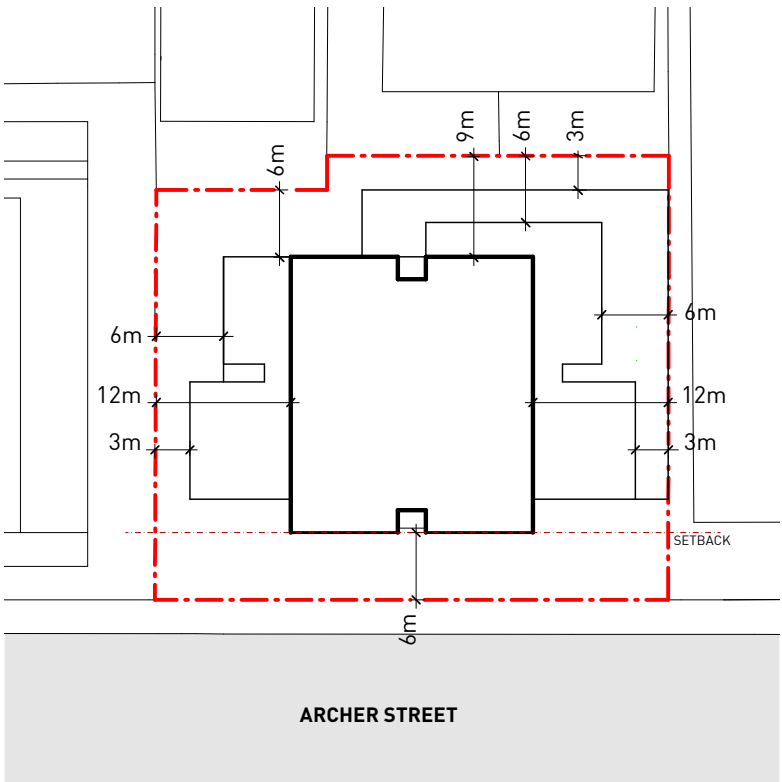
HEIGHT CONTROL 2 (MAX. 23 M)



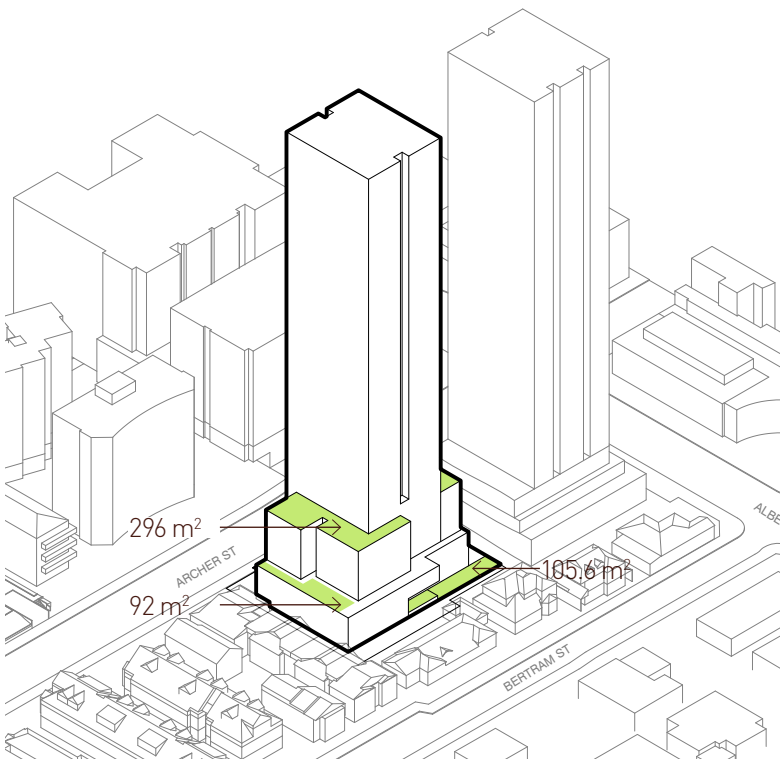
MAIN CONTROLS ON THE SITE

- Height Control 1 (116.58m)**
Max Height allowed by the LEP is 90m + a 30% bonus that brings it to a total of 117m.
- Height Control 2 (24.46m)**
Max height allowed on the eastern part of the site by the LEP is 23m + a 30% bonus that brings it to a total of 29.9m.
- FSR**
6.5 (5+1.5 bonus)
- Setbacks**
6m from the boundary along Archer Street
- Separation**
As x minimum requirements by the ADG
- Deep Soil (11.78%)**
ADG requirement 7% of the site area = 123.7 m².
60 m² (50%) will be allocated along the frontage with a minimum dimension of 6m and 90 m² will be placed on the eastern edge of the side with a minimum dimension of 3m.
- Communal Open Space (27.9%)**
We have provided 493.6 m² (27.9%) of Communal open spaces open at Level GF, Level 2 and Level 6 complies with ADG requirements of a minimum of 25% of the Site.

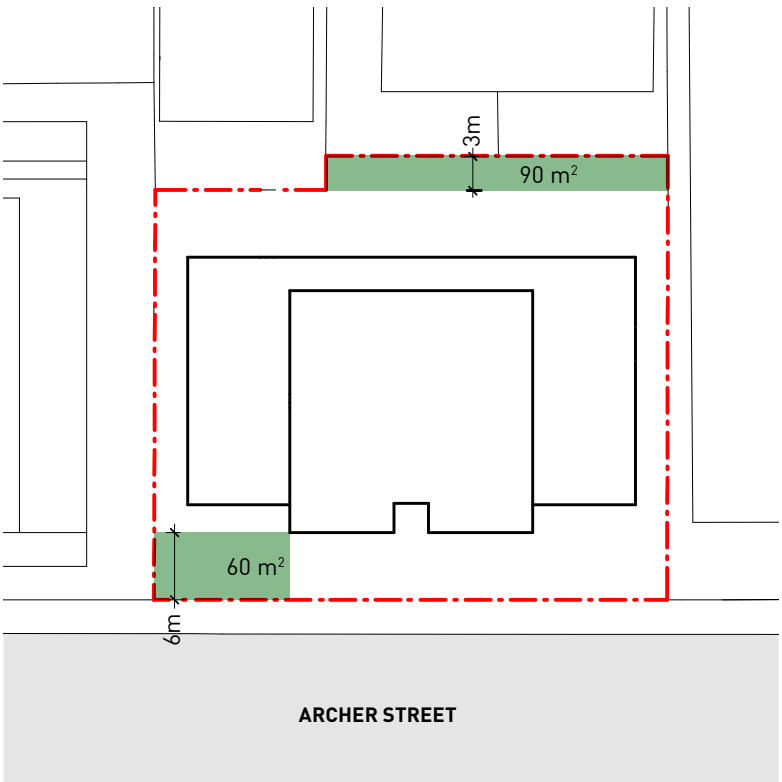
SETBACKS AND SEPARATION



COMMUNAL OPEN SPACES (493m²=27.9%)



DEEP SOIL 150M²(11.78%)



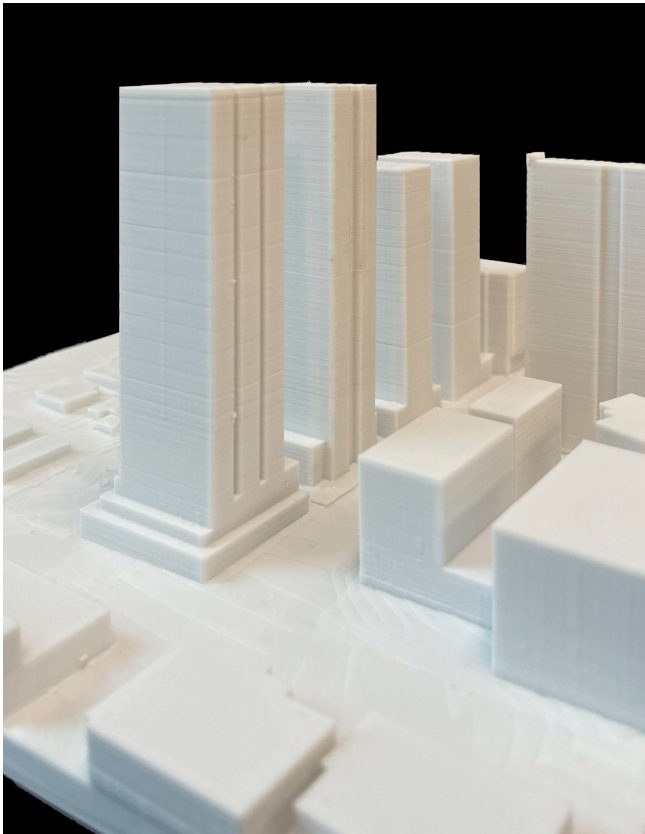
DESIGN APPROACH

Built Form

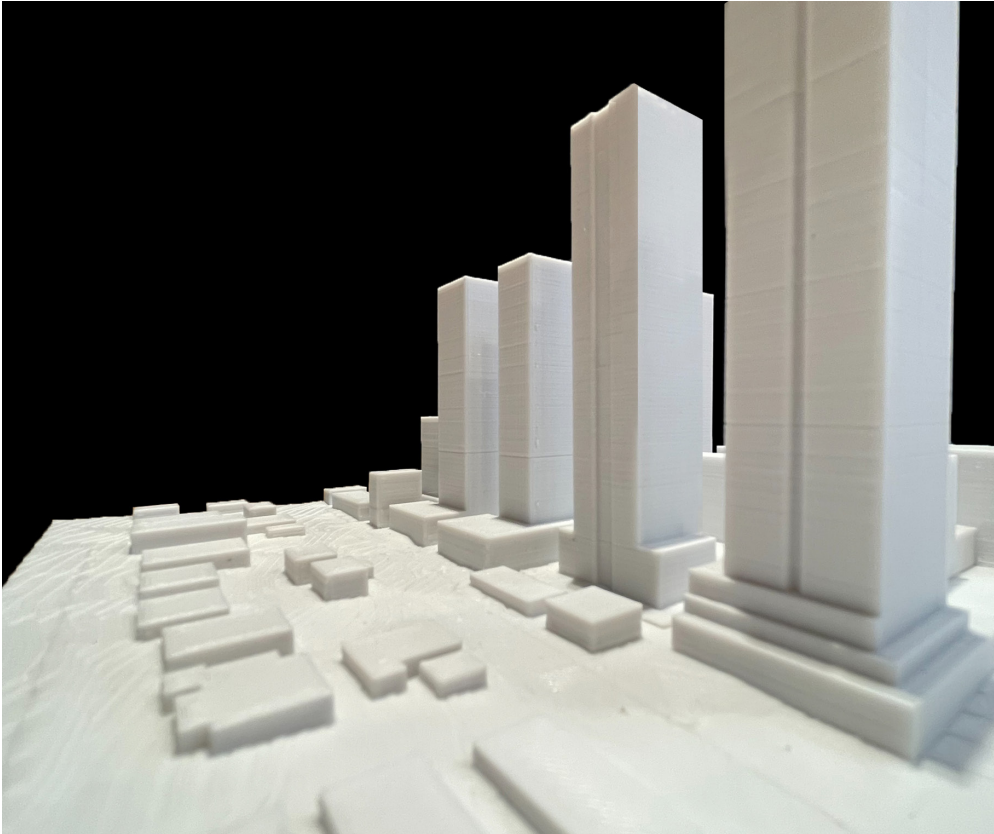
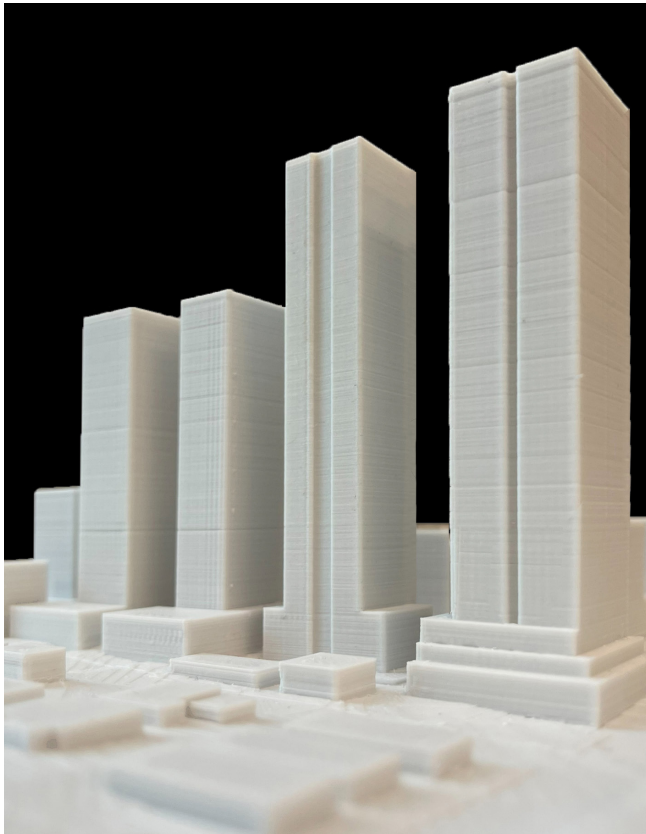
MASS 1. ARCHER STREET



MASS 1. ALBERT STREET - ARCHER STREET



MASS 1. BERTRAM STREET



MASS 2. ARCHER STREET



MASS 2. ALBERT STREET - ARCHER STREET



MASS 2. BERTRAM STREET



Design Concept:
The primary objective of this project was to create a distinctive building that stands out from the recently approved or built structures in the Chatswood area. Given the high-end nature of the program, which includes luxury duplexes and four-bedroom apartments, the focus was on achieving a compact tower with a very regular structural grid. This approach was intended to optimize construction costs, allowing the savings to be redirected toward enhancing the amenities within the units.

Structural Efficiency:
To realize this vision, the design team explored two options using physical models, both of which involve the tower extending continuously from the top down to the basements without the need for structural transfers. This strategy ensures a consistent and efficient structural framework, minimizing complexities and potential costs associated with structural transitions. By maintaining a regular structural grid, the project benefits from:

Cost Efficiency: Reduced construction costs by avoiding expensive structural transfers.

Time Savings: Simplified construction processes lead to faster project completion.

Flexibility: Consistent floor layouts that can be easily adapted to different unit configurations.

Focus on High-End Amenities:
With the cost savings from the structural design, the project can allocate more resources to unit amenities, ensuring a luxurious living experience for residents. This includes:

Spacious Interiors: Generous layouts for duplexes and four-bedroom apartments.

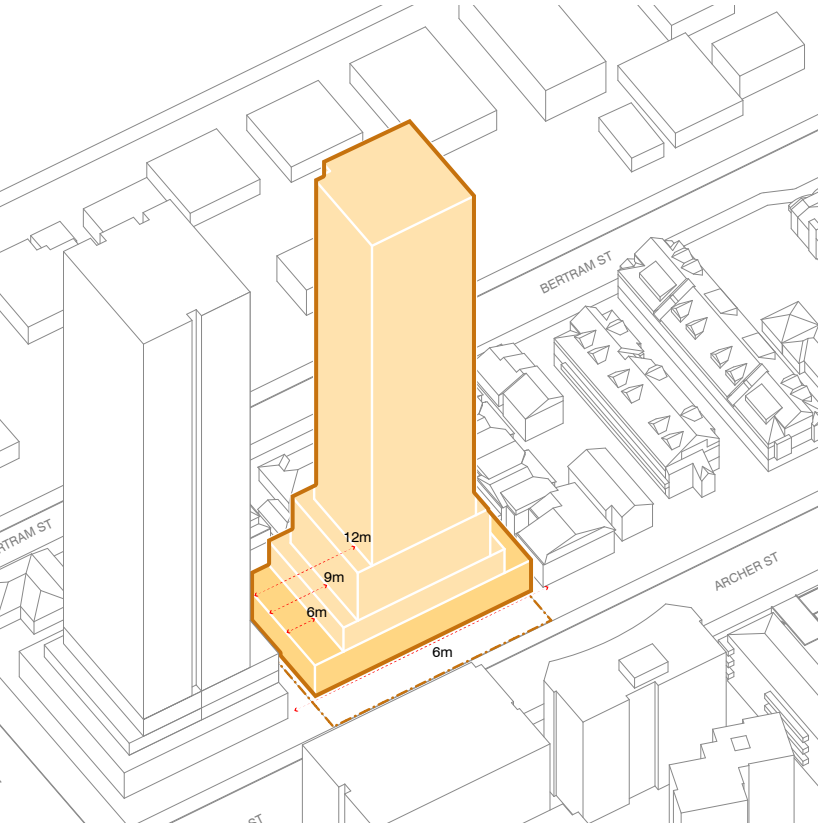
High-Quality Finishes: Premium materials and finishes throughout the units.

Aesthetic Distinction:
The building's design aims to differentiate itself through its architectural expression, materials, and attention to detail. By focusing on a sleek, modern aesthetic and integrating sustainable features, the project not only stands out visually but also contributes positively to the urban fabric of Chatswood.

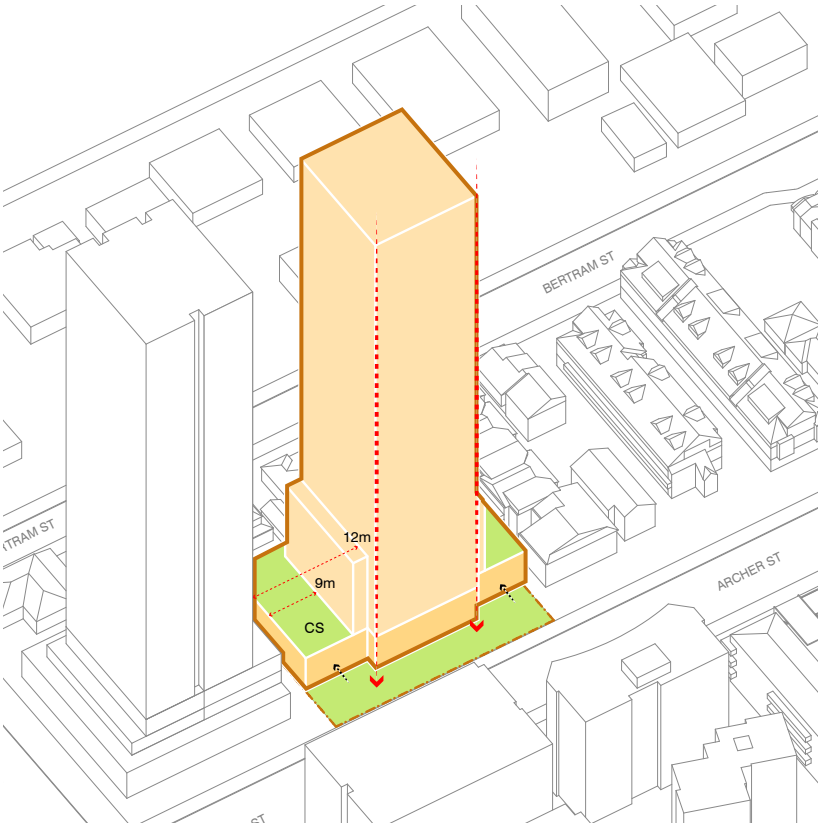
DESIGN APPROACH

Built Form

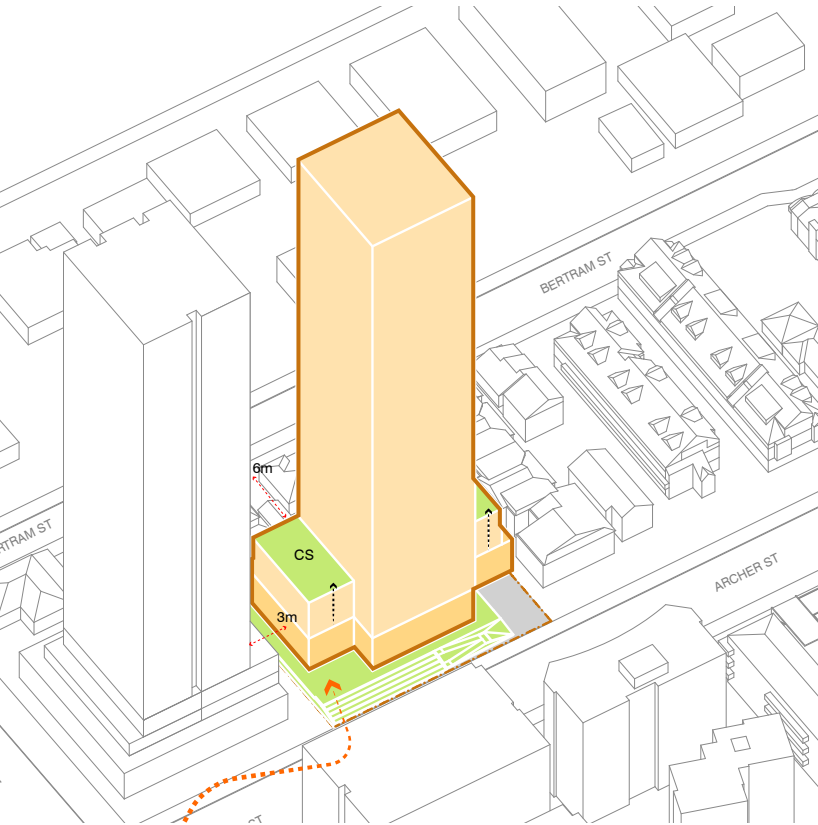
ALLOWABLE ENVELOPE



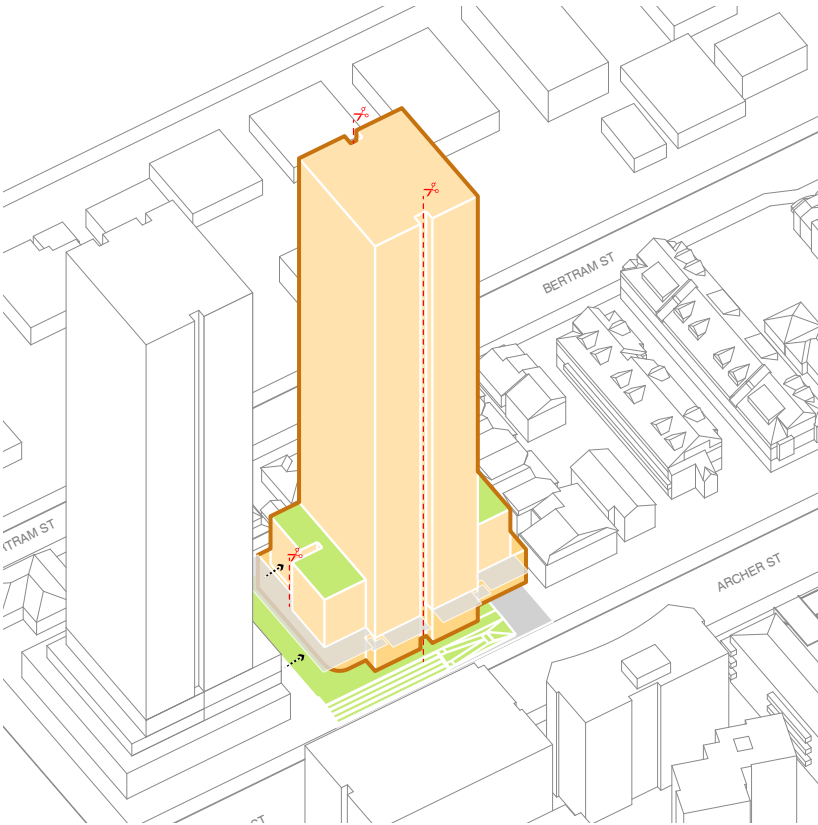
STEP 1 - A SIMPLE TOWER TO GROUND



STEP 2 - RESOLVED PODIUM



STEP 3 - VERTICAL PROPORTION TO GROUND



ALLOWABLE ENVELOPE (ADG + DCP)

Envelope Proportions:

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

Site Shape and Facade Length:

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

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

Tower Expression and Communal Open Spaces:

Our objective for the midterm presentation was to achieve a compact tower that extends seamlessly to the ground level. To accomplish this, we implemented a 3-meter setback for the podium along Archer Street. The communal spaces are situated on the roof of the podium at the second level.

Meanwhile, the Affordable Housing units are distributed across a slightly larger floorplate from levels 2 to 8, optimizing both function and livability within the tower's design framework.

STEP 2 - RESOLVED PODIUM

Public Domain Consolidation and Neighbours Amenities considerations:

To mitigate the impact of our proposal on the neighboring amenities, we have incorporated a 6-meter setback on the eastern side, along with 3-meter setbacks on the northern and southern edges. Additionally, considerations for the flood level (90.3m) led to the creation of a raised pocket plaza at the northwestern corner, which is coupled with a potential link to the neighboring site. This extra 3-meter setback will enhance the activation of retail spaces along this edge.

Following feedback from the midterm submission and to maximize the allocated Gross Floor Area (GFA), the affordable housing floorplate has been expanded from level 2 to level 4. Communal spaces have been strategically positioned on the roof at level 5, thereby improving solar access compared to the previous configuration and opening the space to eastern views.

STEP 3 - VERTICAL PROPORTION TO GROUND

Building Articulation and Public Domain Sheltering:

The final design refinement involved the introduction of vertical slots on both sides of the tower to articulate the massing and achieve a more slender appearance. At the public domain level, two distinct types of awnings were incorporated. The primary awning, projecting from the tower, enhances and protects the entry experience to the tower lobbies, while the secondary awning, featuring a warmer tone, shelters the retail lane along the northern edge of the building.

DESIGN APPROACH

Built Form and Layout Principles

BUILDING DUALITY

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

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

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

PLAN CONCEPT



WEST

Small scale space to city.

EAST

Large scale Living space to view and sea.



STRATEGY

Consider the whole experience



DISTANT VIEW



STREET



PUBLIC SPACE



FOYER



APARTMENT ARRIVAL



THE GREAT SPACES



THE INTERIORS



COMMUNAL SPACES

