
ATTACHMENT 2

DEVELOPMENT

BACKGROUND

DEVELOPMENT BACKGROUND

ORIGINAL PLANNING PROPOSAL

- Submitted 20 September 2013
- A number of options were considered including commercial office. (refer Figure 1)
- Maximum FSR - 12.27:1 (Residential 6.24:1)
- Maximum Height - 94.73m
- Council endorsement to Gateway – 5 May 2014:
 - A maximum height of RL181.95 (Height of Sage)
 - Maximum FSR - 10.5:1 (6:1 Residential)
- Gateway Determination – August 2014.
- Public exhibition – May/June 2015.
- Council requested scheme be amended:
 - Maximum FSR - 8.65:1 (4.42:1 Residential)
- Draft VPA which included:
 - 3m road dedication along Albert Avenue
 - Publicly accessible landscape connection to the Chatswood Interchange.
 - 2m building setback along Victor Street for footpath widening.
- planning proposal – rejected by Council 14 September 2015 as the increase in height and FSR will have
 - unacceptable impact on neighbouring properties with regards to view loss
 - Unacceptable overshadowing of Chatswood Park
 - Unacceptable impact on surrounding road network

FIGURE 1 - COMPARISON OF POTENTIAL DEVELOPMENT OPTIONS TO INFORM FUTURE SCHEME

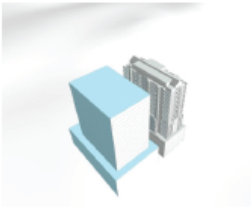
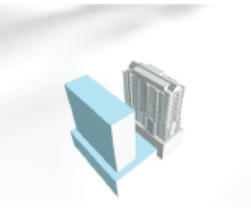
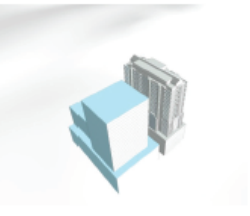
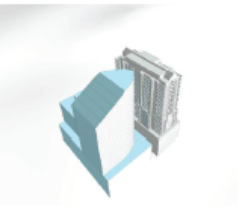
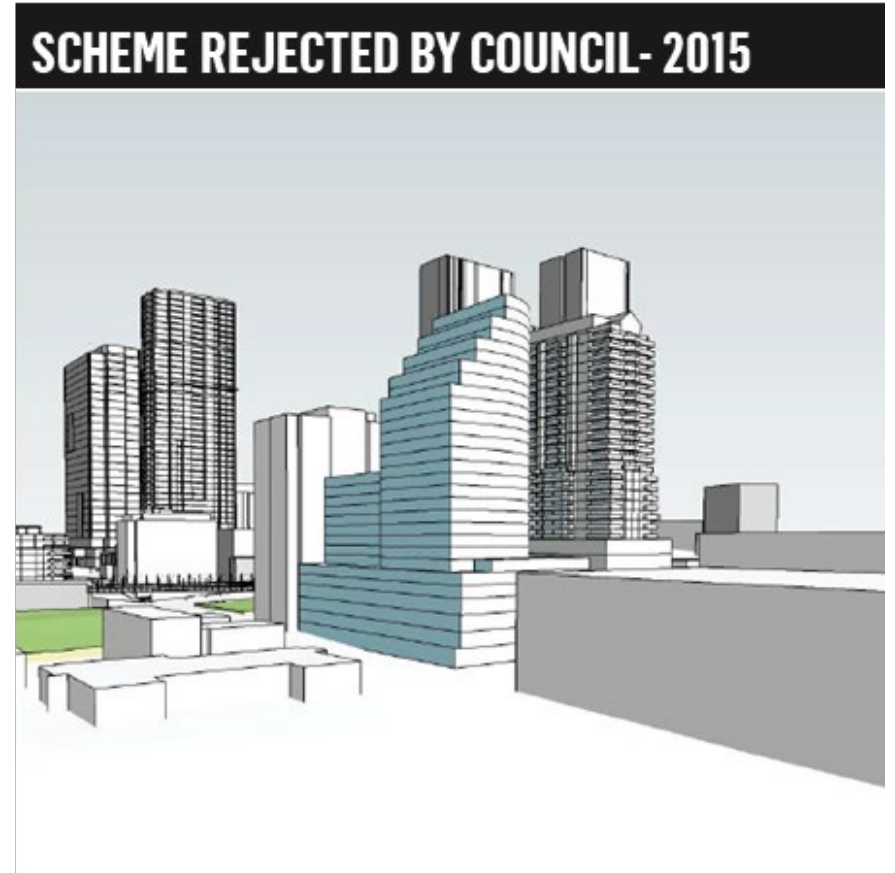
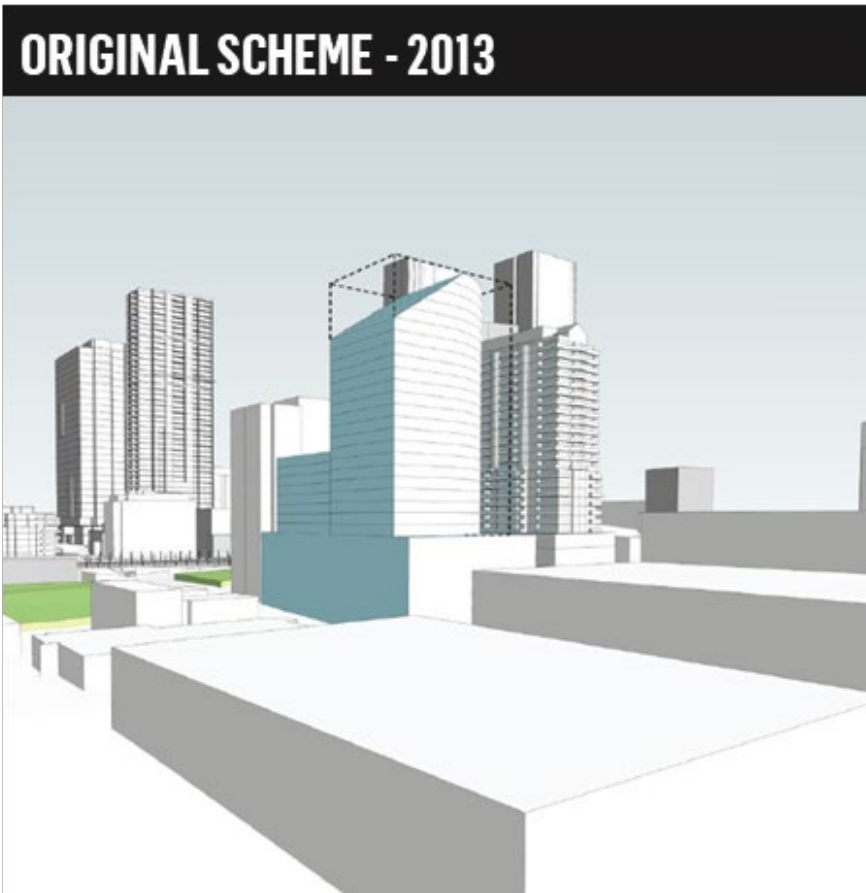
| | Option 1 - Commercial | Option 2 - SEPP 65 Compliant Residential | Option 3 - SEPP 65 Compliant Residential | Option 4 - Residential |
|--|--|---|---|---|
| |  |  |  |  |
| GBA | 52054 sqm | 47650 sqm | 51606 sqm | 49412 sqm |
| GFA | 45598 sqm | 41638 sqm | 45685 sqm | 43189 sqm |
| FSR | 12.95 : 1 | 11.83 : 1 | 12.98 : 1 | 12.27:1 |
| Height | 93.75 m | 94.05 m | 94.05 m | 94.73 m |
| Number of Floors (Tower only) | 17 | 21 | 21 | 22 |
| Total Number of Floors (incl. Ground Level) | 23 | 27 | 27 | 28 |

FIGURE 2 COMPARISON OF ORIGINAL 2013 SCHEME TO THE GATEWAY SCHEME IN 2015



2016 PLANNING PROPOSAL (PRE-GATEWAY REVIEW) PGR_2016_WILLO_002_00

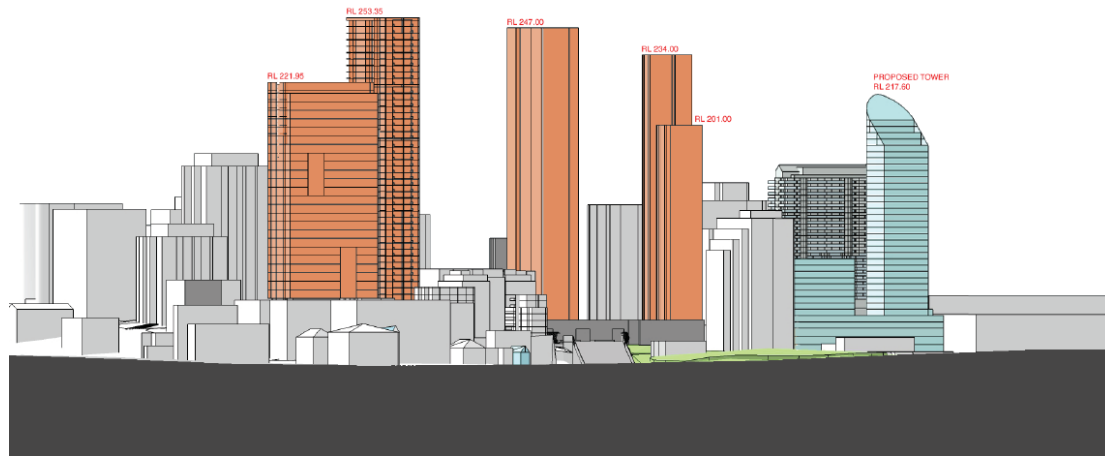
OVERVIEW

- New proposal submitted – **March 2016**
 - Add shop top housing as an additional permitted use,
 - Increase the height limit to 125.6m (RL217.6)
 - Increase the FSR to 11.37:1
- Reported to Council – **27 June** Recommended that Council not support the planning proposal for the following reasons:
 - *The specific height and floor space is considered inappropriate for this site, as well as traffic and community benefit concerns.*
 - *The planning proposal does not satisfactorily address the previously identified Council concerns.*

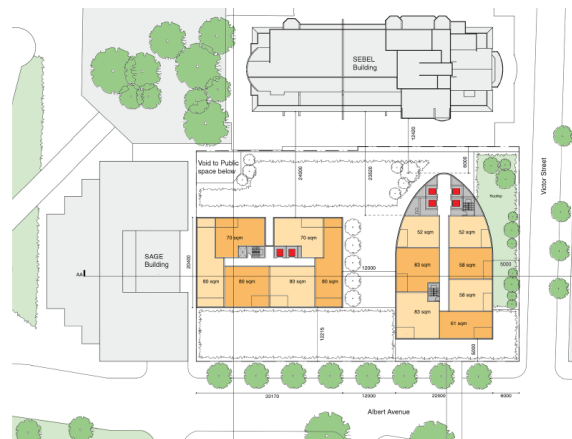
Pre-Gateway Review - 5 August 2016

- DP&E Assessment undertook a Strategic and Site Specific Merit Assessment and determined that the proposal should be submitted to Regional Planning Panel for advice:
- The panel's recommendation was deferred pending the public release of the Draft Chatswood CBD and Urban Design Strategy.
- Other issues raised by the panel included.
 - Impact on adjoining sites of a changed zoning and development controls for this site.
 - Analysis of shadow impacts on Chatswood oval with no additional shadowing between 11am and 2pm mid-winter.
 - Reduction in employment floor space is undesirable.

SKYLINE ELEVATION



TYPICAL FLOOR PLAN WITH SETBACKS



3D VIEW FROM SOUTH EAST

