

Key Element	Consistent	Assessment of Consistency
CBD Boundary	Yes	Proposal is within existing CBD boundary falls within the proposed expanded B3 Commercial Core.
Land Use	No	<p>Proposal maintains the existing B3 Commercial Core zoning, however, intends to provide shop-top housing as additional permitted use.</p> <p>Despite this, the Department's partial endorsement of the strategy supports mixed-use in this location with a portion of residential development where there is demonstrated significant job growth.</p> <p>The proposal seeks to deliver just over 27,000m² of commercial floor space – which is 70% of the total floor space sought for the site and equates to more than 10,000m² of additional commercial floor space beyond that currently on the site.</p> <p>In broader terms the proposal can contribute somewhere between 10.5% and 13.9% of the total 2036 job targets for Chatswood as set by the North District Plan.</p> <p>This is considered acceptable.</p>
Removal of DCP provisions for size of office and retail tenancies within B3 core	N/A	The effect of a change to the DCP would not alter the planning proposal.
Serviced apartments to be removed as a permissible use within B3 core	Yes	The planning proposal includes a local provision to prohibit serviced apartments on the site.
Increased FSR above current controls are to be linked to a contributions scheme for the delivery of local infrastructure	Yes	<p>The Council's proposed value capture scheme is not supported by the Department.</p> <p>Council has advised that they are no longer seeking to include value capture as a mechanism for development contributions.</p>
Design excellence required for all development above 35m	Yes	<p>Council would require all development above 35m to be subject to a design excellence process. This would be undertaken at DA stage.</p> <p>The proposal includes a design excellence clause, consistent with Council's intended wording.</p>
Higher building sustainability standards	Yes	<p>This could be determined at the DA stage.</p> <p>Furthermore, recent changes to the National Building Code of Australia now require improved performance of new buildings such as may be constructed in accordance with the proposal.</p>
Base FSR	Yes	The proposal would achieve an FSR above 2.5:1, the minimum (base) for this site.
Minimum site area	Yes	Site is approximately 3,520m ² which is above the minimum site area requirement of 1,800m ² for sites within the B3 Commercial Core.

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Maximum FSR	Yes	The site is not subject to a maximum FSR requirement for commercial GFA. However, the proposed minimum requirements for non-residential development would help support the key strategy objective to deliver new and additional employment opportunities.
Affordable Housing	Yes	The proposal seeks to include a local provision to ensure the site delivers a minimum of 4% affordable housing.
Minimum commercial FSR in mixed use zones is to be 1:1	N/A	N/A
Maximum tower floor plate sizes	Yes	Both proposed towers are below the maximum floorplates of 2,000m ² for commercial and 700m ² for residential.
Width of the side of each side of any tower to be minimised	Yes	The sides of both towers have been minimised to ensure Council's goal of creating slender tower forms.
Tower separation	Yes	The proposed towers are separated by a minimum distance of 21m with clear delineation and no links above the podium.
Solar Access protection to Chatswood Oval and Garden of Remembrance	Yes	The proposed concept development and shadow studies demonstrate that the overshadowing from the proposal does not appear to impact Chatswood Oval and the Garden of Remembrance. A proposed local provision is also be intended to be provided to further protect Chatswood Oval.
Building Heights	Yes	The maximum building height for the subject site is dictated by a solar access plane to Chatswood Oval, with a maximum height of RL 200 AHD. The maximum proposed height of RL 192.9 AHD, is consistent with this solar access plane and is lower than the Procedures for Air Navigation Services – Aircraft Operations (PAN-OPS) for Sydney Airport.
Lift over runs and architectural features	Yes – capable at DA stage	The proposed concept design integrates all plant and features within the residential tower form. While the plant for the commercial tower is located below the height maximum, it is not integrated within the tower form. This matter could be further resolved a DA stage.
Links and open space	Yes	The proposal includes through-site links for improved accessibility and permeability to Chatswood Interchange and the surrounding public domain.

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Publicly accessible open space and landscaping	Yes – capable at DA stage	The concept design for the proposal includes a landscaped roof above the commercial podium. There is a lack of detail regarding if this space is to be accessible to the public or only to commercial/residential tenants. As these controls are more aligned to DCP provisions, this issue could be resolved through the provision of a site-specific DCP or resolved at DA stage.
All roofs up to 30m from the ground are to be green roofs	Yes	Detailed landscape drawings at a future DA stage would be able to consider and provide any desired planting requirements.
Soft landscaping is to apply to 20% of the site	Yes – capable at DA stage	Able to be resolved through the submission of a landscape plan at DA Stage. The concept podium form for the proposal shows that there is capability to achieve this outcome.
Roof top communal open space	Yes	Communal open space provided above the commercial/retail podium, although no communal space above commercial tower. Could be resolved through the submission of detailed plans at DA stage and is required under State Environmental Planning Policy 65 Apartment Design Guide (ADG).
Street wall heights and setbacks	Yes – capable at DA stage	While the proposed concept design does fully not comply with the street wall height or setbacks per the strategy recommendations. Through detailed design development suitable separation could be achieved at DA stage.
Active street frontages	Yes	Victor Street and Albert Avenue both include active street frontages.
Site isolation	Yes	The site is not isolated and at 3,519m ² is well above minimum lot size for both commercial and residential development.
Traffic and transport	Yes	All access and parking requirements are consistent with the strategy including a single entry and exit in a forward direction, basement loading and parking requirements.