

# **Draft Site Specific Development Control Plan**

## **753 Pacific Highway and 15 Ellis Street, Chatswood**



**28 September 2020**

**Prepared by Central Element**

## 1.0 General Provisions

These controls apply to land bounded by 753 Pacific Highway (SP6576) and 15 Ellis Street (SP53910) in Chatswood as shown on the map below:



Figure 1. Site that is subject to this section of the DCP

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the site to the extent of the inconsistency.

The aims and objectives of the DCP site specific provisions are to:

1. Provide guidelines for a mixed-use development on the site.
2. Provide a development that ensures the viability of adjoining site for future development.
3. Minimise traffic impacts on the surrounding road network.
4. Ensure development on the site minimises impacts to the amenity of neighbouring residential properties.
5. Provide landscaping in and surrounding the site that enhances the presentation of the site as well as the amenity of the development.
6. Achieves architectural and urban design excellence.
7. Maximise activation to the street level.

## **2.0 Built Form**

### *Performance Criteria*

The built form of new development shall:

1. Achieve a slender tower building form on the site.
2. Achieve a site layout that provides a pleasant environment for the occupants and minimises impact on surrounding properties.
3. Ensure visual and acoustic privacy, natural ventilation, sun access and views.
4. Provide suitable areas for communal open spaces, deep soil zones and landscaping.

### *Controls*

1. The maximum floorplate at each level of development should be no more than 700sqm GFA for residential tower above the podium.
2. The width of each side of any tower and design elements that contribute to building bulk should be minimised to achieve a slender tower form.

## **3.0 Building Heights**

### *Performance Criteria*

The built form of the new development shall:

1. Be compatible with the planned scale of surrounding development.
2. Minimise overshadowing of surrounding properties and the public domain.

### *Controls*

1. The maximum height of building at the site is to be based on Figure 2 “maximum building height”, to ensure no additional overshadowing and protection in mid winter sunlight access to the tennis and croquet club between 12pm - 2pm referred to in Figure 3 “sun access protection for public open spaces”.
2. Achievement of nominated height maximums will depend on addressing site constraints, surrounding context and other aspects of this Strategy in addition to satisfying SEPP 65 and Apartment Design Guideline.
3. All structures located at roof top level, including lift over runs and any other architectural features are to be within the height maximums and integrated into the overall building form.

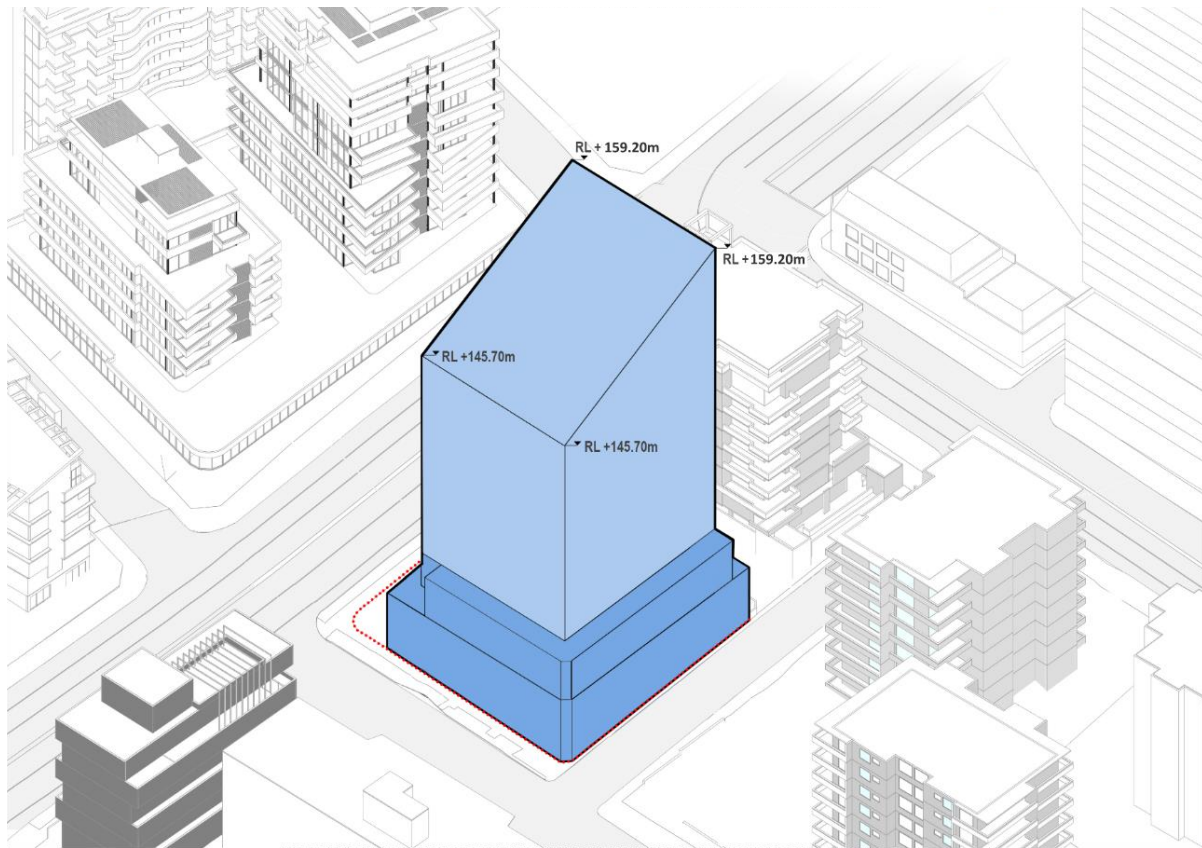


Figure 2. Maximum building height

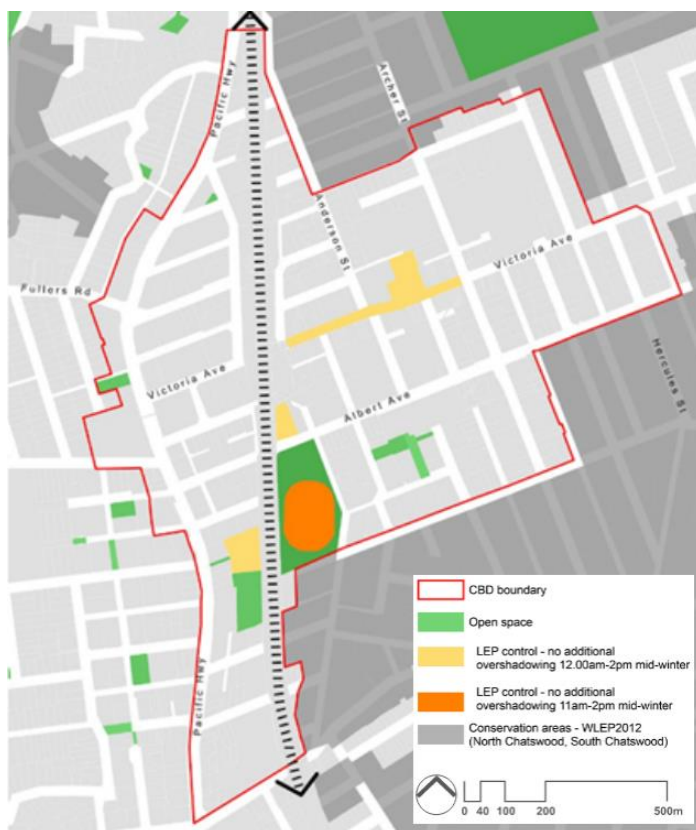


Figure 3. Sun access protection for public spaces

#### **4.0 Street Frontage Heights and Setbacks**

##### *Performance Criteria*

Setbacks shall:

1. Contribute to deep soil areas, landscaping, and open space at street level
2. Minimise the effects of adverse wind conditions at street level
3. To ensure the positioning of new buildings contribute to the existing streetscape character and consistent the predominate future street setback alignment.

##### *Controls*

1. The building setbacks are to be in accordance with Figure 4 “Street Frontage Heights and Building Setbacks”. The setbacks are summarised as below.
  - a. Pacific Highway frontage
    - i. Maximum 4 metre setback at ground level from the front boundary including deep soil planting for street trees to be provided.
    - ii. Maximum 7 metre street wall height.
    - iii. Minimum 10m tower setback from the existing front boundary.
  - b. Crispe Lane & Ellis Street
    - i. 7-14 metre street wall height at front boundary.
    - ii. Minimum 3 metre setback above street wall to tower.
  - c. Side boundary setback
    - i. A total height of 60m, minimum setback from the side boundary of 3m is required for the entire tower on any side.
    - ii. Window separation to neighbouring buildings is to be provided in accordance with the apartment design guide for residential uses.



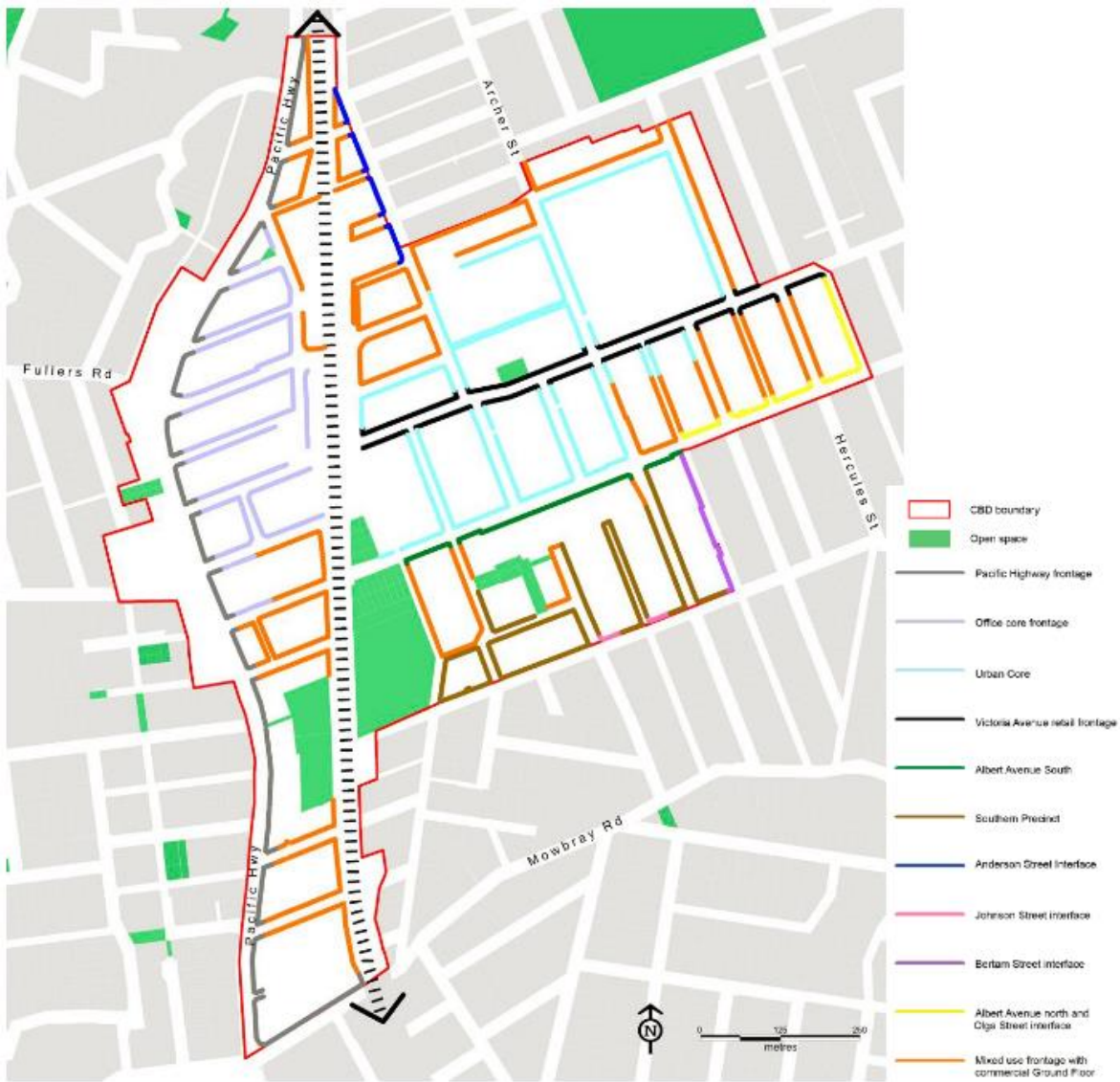


Figure 3: Street frontage heights and building setbacks.

Figure 4. Street Frontage Heights and Building Setbacks

## **5.0 Building Exterior**

### *Performance Criteria*

1. Buildings are to demonstrate a high visual quality of development when viewed from the public domain and the surrounding area.
2. Façade treatment and design is to be used to break down the mass and bulk of buildings.
3. High quality façade materials and finishes are to be used which contribute positively to the built environment.

### *Controls*

1. At street level, façade designs must be sensitive to the pedestrian environment in terms of wall height finishes and setbacks for planting.
2. Extensive blank walls shall be avoided at street level.

## **6.0 Amenity**

### *Performance Criteria*

1. To maximise solar access and ventilation to residential units.
2. Ensure visual and acoustic privacy of residential units within the development and developments on adjoining properties.
3. Improve pedestrian amenity surrounding the site.

### *Controls*

1. A Wind Assessment shall be submitted at Development Application Stage.
2. A detailed Acoustic Assessment shall be submitted at Development Application Stage.
3. Residential units shall be designed to maximise solar access, cross ventilation, visual and acoustic privacy.

## **7.0 Links, Open Space and Landscaping**

### *Performance Criteria*

1. Landscaping is to soften and complement the development.
2. Landscaping at street level shall improve the amenity and appearance of the pedestrian environment.
3. The development shall provide publicly accessible links and open space.
4. Publicly accessible open space is to include green landscaping.
5. Green roof tops and usable rooftop areas shall be provided.

### *Controls*

1. Pedestrian and cycling linkages provided in accordance with Council public domain plan and designed with adequate width, sympathetic landscaping and passive surveillance.
2. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.

3. All roofs up to 30 metres from ground are to be green roofs. These are to provide a green contribution to the street and a balance of passive and active green spaces that maximise solar access.
4. A minimum of 20% of the site is to be provided as soft landscaping, which may be located on Ground, Podium and roof top levels or green walls of buildings.

## **8.0 Active Street Frontage**

### *Performance Criteria*

1. To ensure that uses on the ground level contribute to the activation of the public domain.
2. To ensure that design and location of ground floor uses maximise surveillance of the public.

### *Controls*

1. At ground level, to achieve the vibrant CBD Council desires, buildings are to maximise active frontages.
2. Blank walls are to be minimised and located away from key street locations.
3. Floor space at Ground level is to be maximised, with supporting functions such as car parking, loading, garbage rooms, plant and other services located in basement levels.
4. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages.

## **9.0 Traffic and Transport**

### *Performance Criteria*

1. Development must be designed to provide adequate and safe access to the site.
2. Development on the site is not to cause adverse traffic impacts on the surrounding road system.
3. Ensure future vehicular access can be provided to the adjoining site.
4. Minimise the number of vehicular access points to the development.

### *Controls*

1. Car parking should be reduced consistent with the objectives of Council's Integrated Transport Strategy and in accordance with any future revised car parking rates in Council's DCP.
2. All vehicles are to enter and exit a site in a forward direction. Physical solutions rather than mechanical solutions are sought.



## **10.0 Waste and Loading**

### *Performance Criteria*

1. Ensure waste collection and loading can be provided to the adjoining site.
2. To ensure that adequate provision is made for waste storage and disposal.

### *Controls*

1. Any loading docks, including garbage, deliveries, and residential removal trucks are to be located in the basement areas where possible. Loading docks may be permitted on the ground floor for constrained/narrow sites where it can be demonstrated it is not practical to provide within basement levels.
2. All commercial and residential loading and unloading is required to occur on-site and not in public streets.
3. If a shared driveway will be required for adjoining sites, loading, and servicing of the adjacent site is to be considered as part of the development.