

ATTACHMENT 8

**Site Specific Development Control Plan
753 Pacific Highway and 15 Ellis Street
Chatswood**

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1. General

The controls contained in this Site Specific Development Control Plan applies to 753 Pacific Highway and 15 Ellis Street, Chatswood. The land is bounded by Pacific Highway to the west, Ellis Street to the south, Crispe Lane to the east and 755-759 Pacific Highway to the north as shown on the map below.



Figure 1: Site Aerial Map

Objectives of the Plan

The aims and objectives of this Plan are to:

1. Provide guidelines for a mixed use development on the site.
2. Provide a development that ensures the viability of adjoining and surrounding sites 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.

2. Built Form

Performance Criteria

The built form of the new development shall:

1. Achieve a slender tower 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 tower floor plate that applies to this site for residential towers above a podium is 700m².
2. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
3. The building layout is to be in accordance with Figure 2.

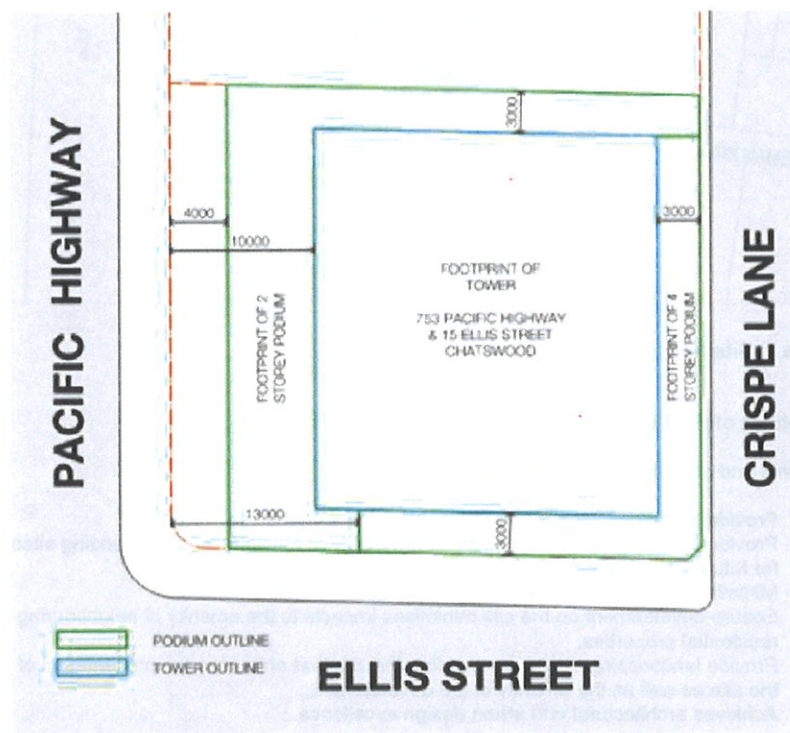


Figure 2: Site Layout

3. Height of Building**Performance Criteria**

The built form of new development shall:

1. Be consistent with the permitted Height of Buildings development standard applicable to the site.
2. Minimise overshadowing of surrounding properties, key public spaces and public domain.

Controls

1. The maximum building height is to include all structures located at roof level, including lift over runs and any other architectural features.
2. All roof top lift over runs or exposed structures are to be integrated with the building.
3. Flat roof areas shall incorporate useable outdoor recreation space where suitable, within the maximum building height.

4. Setbacks and Street Frontage Heights**Performance Criteria**

Setbacks shall:

1. Ensure the positioning of new buildings is consistent with the proposed streetscape envisioned for Chatswood CBD and contained in the Chatswood CBD Planning and Urban Design Strategy 2036.
2. Be provided at Ground level to contribute to public realm.
3. Contribute at Ground level deep soil areas, landscaping, and open space.
4. Contribute to slender tower forms.
5. Minimise the effects of adverse wind conditions at street level.

Street wall heights shall:

6. Ensure such heights are consistent with the street wall heights envisioned for Chatswood CBD and contained in the Chatswood CBD Planning and Urban Design Strategy 2036.

Controls

1. The building setbacks are to be in accordance with Figure 3 (Setbacks and street frontage heights). Setbacks are as follows:
 - a) Pacific Highway (western) Frontage:
 - i) Minimum 4 metre setback at ground level from front boundary.
 - ii) Maximum 7 metre street wall height (maximum two storeys).
 - iii) Minimum 6 metre setback above street wall.
 - b) Ellis Street and Crispe Lane Frontage:
 - i) 6-14 metre street wall height at front boundary (maximum two to four storeys).
 - ii) Minimum 3 metre setback above street wall.

- b) In regards the tower, a minimum of 1:20 ratio of the setback to building height above the podium (eg. tower to be setback 3 metre above podium for a 60 metre building, 4.5 metre setback for a 90 metre building).

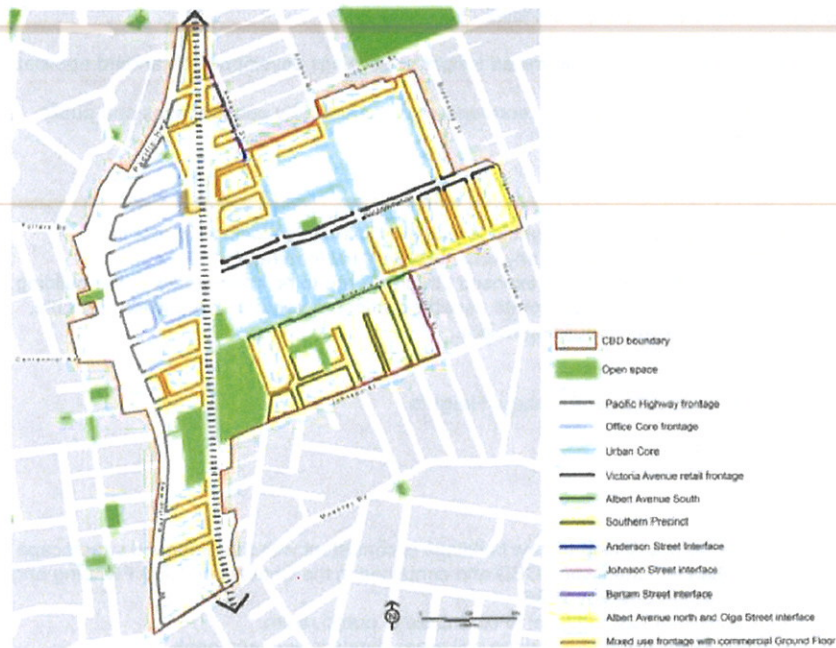


Figure 3 Setbacks and street frontage heights

2. In addition to Control 1:
- Setbacks may be greater and street wall heights may be lower.
 - Additional ground level setbacks are sought that contribute to public realm.

5. Building Exterior

Performance Criteria

- Buildings are to demonstrate a high design quality when viewed from the public domain and the surrounding area.
- Facade treatment and design is to be used to break down the mass and bulk of buildings.
- High quality façade materials and finishes are to be used which contribute positively to the built environment and mitigate urban heat.

Controls

1. Facades are to be articulated and should incorporate recesses and projecting elements that do not encroach into required setbacks.
2. Extensive blank walls shall be avoided at street level.

6. Amenity**Performance Criteria**

1. Maximise solar access and ventilation to residential units.
2. Ensure visual and acoustic privacy of residential units in the development and 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. 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 meaningful green landscaping.
5. Greening at the podium roof level is to be provided, with planting visible to the surrounding area – with particular regard to Pacific Highway, Ellis Street, Crispe Lane and neighbouring properties.
6. Podium and roof tops are to be a combination of green and recreation spaces.
7. Street tree planting is to be provided.

Controls

1. Open space at ground level shall be utilised as publicly accessible open space.
2. All roofs up to 30 metres from ground are to be green roofs. These are to provide a balance of passive and active green spaces that maximise solar access.
3. A minimum of 2 hours of sun access is to be provided to the public open space on the site.
4. Public domain improvements shall be provided to all street frontages to Council requirements.
5. 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.
6. Deep soil planting is to be provided within the 4m setback to Pacific Highway. Deep soil plantings include trees and shrubs, and are to be unimpeded by buildings or structures below ground.

7. A Landscape Plan is to be provided at Development Application stage detailing all public domain at ground level, street tree planting, planting and space allocation at podium and roof top levels. This is to include species, container size at planting, spacing and approximate size at maturity.
8. Street tree planting is at the cost of the proponent, with location and species to be determined in consultation with Council at Development Application stage.
9. All existing aerial cables which may include for electricity, communications and other cables connecting to street poles and buildings around the site shall be removed and installed underground in accordance with the requirements of the relevant service authorities. Ausgrid lighting poles are to be provided to the requirements of Ausgrid for street lighting and shall be positioned compatible to the landscaping design around the site.

8. Links

Performance Criteria

1. The development shall provide publicly accessible through site links and open space.
2. Publicly accessible open space is to include green landscaping.

Controls

1. The development is to incorporate publicly accessible through site links and open space in accordance with Figure 4 below.
2. Through site links and open space in addition to Figure 4 is required on a site by site basis.
3. All publicly accessible open space and links are to be the responsibility of the relevant ownership entity, with formal public access to be created over these areas.

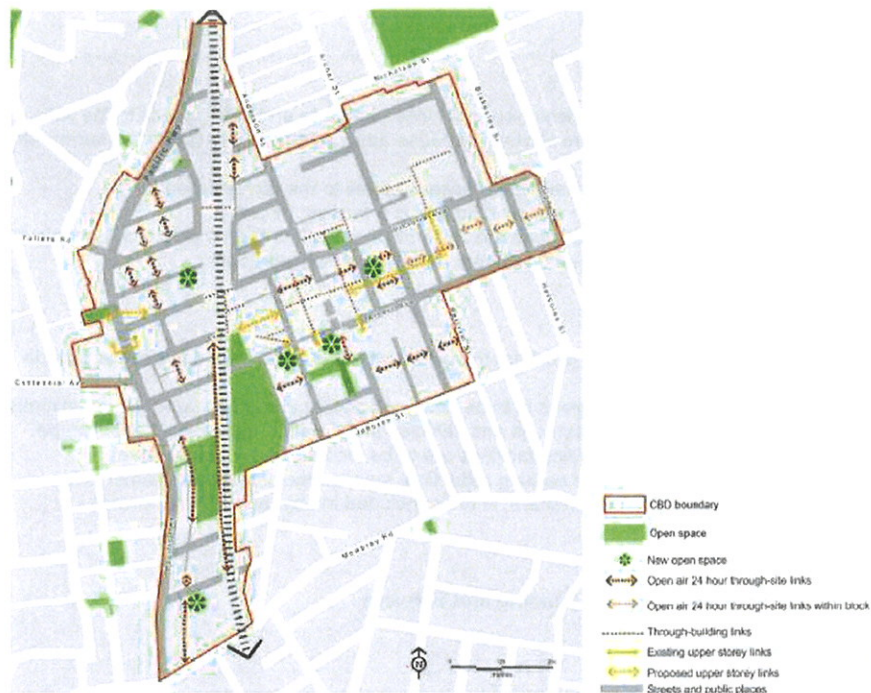


Figure 4: Through Site Links and Open Space

9. Active Street Frontages

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 domain.

Controls

1. At ground level buildings are to maximise active frontages to Pacific Highway, Ellis Street and Crispe Lane.
2. A building has an active street frontage if all premises on the ground floor of the building facing the street(s) are used for the purpose of commercial premises or non-residential purposes and provide elements of visual interest when viewed from the street.

10. Traffic and Transport**Performance Criteria**

1. Development must be designed to provide adequate and safe access to the site.
2. Development on the site should not cause adverse traffic impacts on the surrounding road system.
3. Minimise the number of vehicular access points to the development.
4. All vehicles are to enter and exit the site in a forward direction.
5. Traffic and transport solutions are to be physical (rather than mechanical) on this site.
6. Minimise car parking and encourage alternative transport options.

Controls

1. Vehicle access to / egress from the development is to be from one access point in Crispe Lane.
2. Vehicle access and egress is to be designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscape.
3. All car parking and loading facilities are to be located below ground level.
4. Other strategies for car parking reduction, such as reciprocal arrangements for sharing parking and car share, is to be included in any future Development Application.

11. Waste Management, Loading and Services**Performance Criteria**

1. All loading, unloading and servicing is required to occur on-site.
2. To ensure that adequate provision is made for waste storage and disposal.
3. Floor space at Ground level is to be maximised, with services located in Basement.

Controls

1. All loading and unloading services are required to occur at basement level on-site.
2. Other supporting functions such as garbage rooms, plant and other services are to be located in Basement levels.
3. A Waste Management Plan shall be submitted at the Development Application stage.
4. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages. Substations are to be designed to ensure protection of residents from Electro Magnetic Radiation (EMR) emissions.

12. Design Excellence**Performance Criteria**

1. Ensure high quality and varied design through the use of competitive design processes.
2. Implement a rigorous process to support good design outcomes.

Controls

1. All developments that have a height of 35m or more are subject to a competitive design process.
2. The competitive design process must be undertaken in accordance with the Willoughby Design Excellence Policy and Willoughby Design Excellence Guidelines.

13. Public Art

Performance Criteria

1. All redevelopments in the Chatswood CBD should contribute to public art in accordance with Council's Public Art Policy.

Controls

1. Public Art is to be provided in accordance with Council's Public Art Policy.

14. Building Sustainability

Performance Criteria

1. Design excellence shall include achievement of higher building sustainability standards.

Controls

1. A minimum of 5 stars GBCA building rating is expected. A higher rating is encouraged. An assessment report is to be submitted at Development Application stage.

