

Draft Site Specific DCP (Version 3)

for

871-877 Pacific Highway, Chatswood

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PART E

SECTION E 3.5

1. GENERAL

These controls apply to land known as SP17870 at 871-877 Pacific Highway, Chatswood.

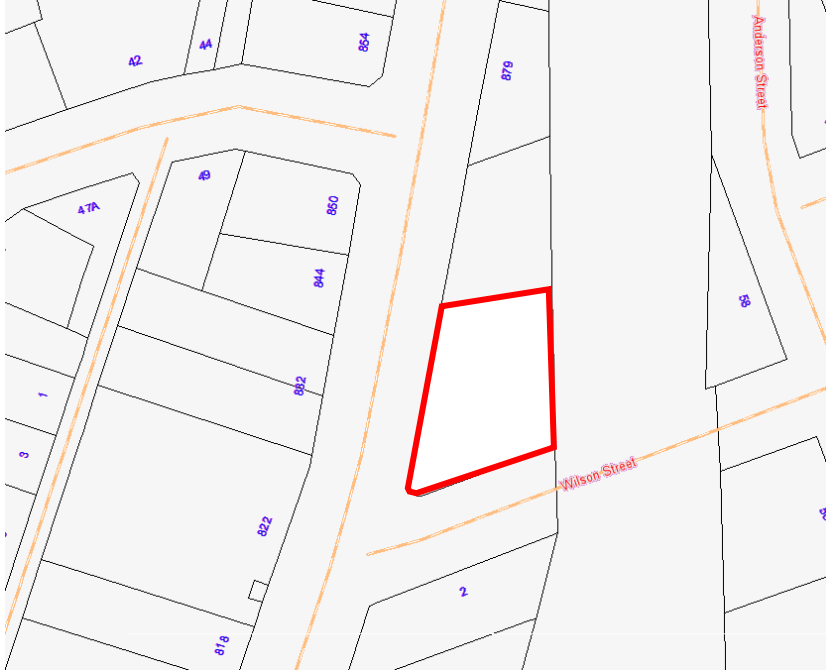


Figure 1: Site that is subject to this section of the DCP outlined in red

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 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 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 Pacific Highway and Wilson Street.

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. 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.
4. The building layout is to be in accordance with Figure 2.

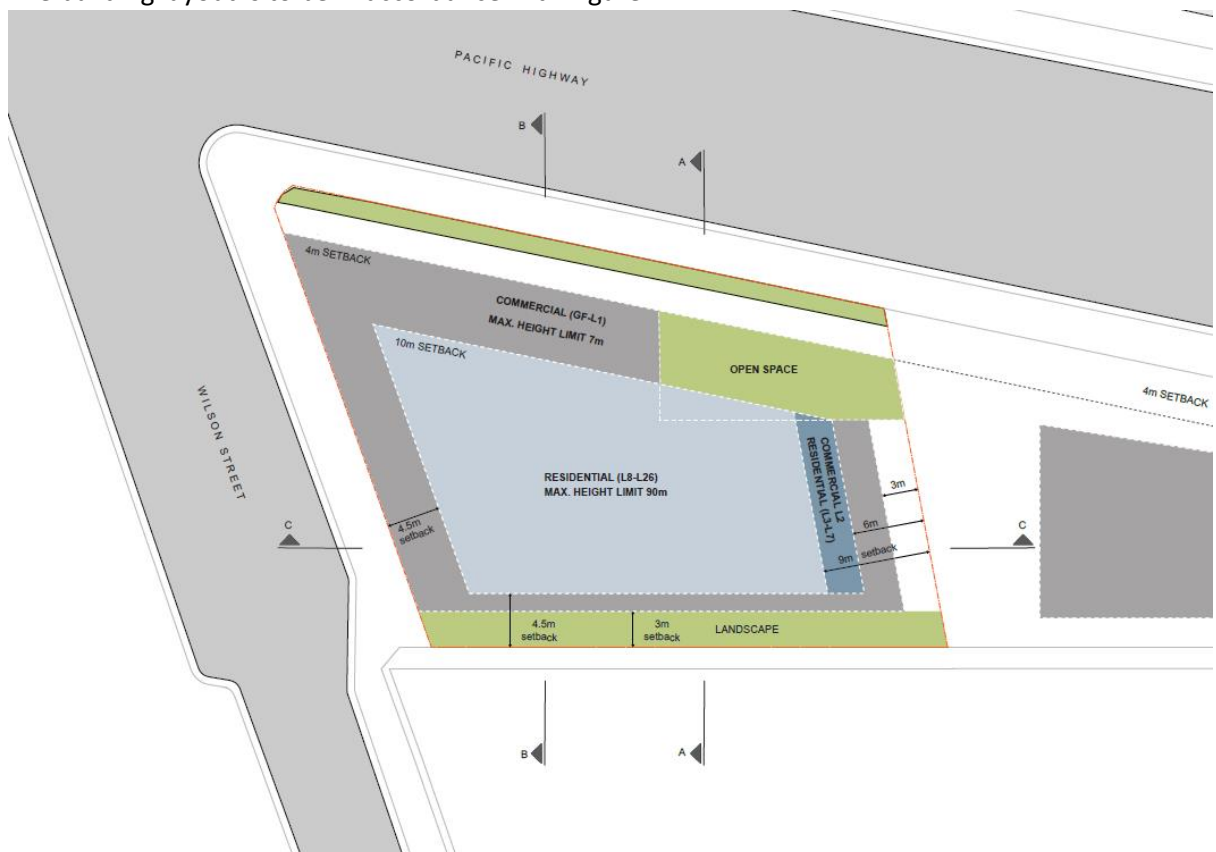


Figure 2: Building Frontage Heights and Setbacks

3. 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 adjacent 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 structures located at roof level are to be integrated into the overall building form.

4. 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 or proposed streetscape character.

Controls

1. The building setbacks are to be in accordance with **Figure 3**. The setbacks are summarised as follows:
 - a. Pacific Highway frontage
 - i. Minimum 4 metre setback at Ground level from front boundary.
 - ii. Maximum 7 metre street wall height.
 - iii. Minimum 6 metre setback above street wall
 - b. Wilson Street frontage Railway Line frontage
 - i. 6-14 metre street wall height at front boundary.
 - ii. Minimum 3 metre setback above street wall
 - c. Railway (southern) Line frontage
 - i. 6-14 metre street wall height at front boundary.
 - ii. Minimum 3m setback at podium levels
 - d. Minimum of 1:20 ratio of the setback to building height above the podium (eg. 3m setback for a 60m building, 4.5m setback for a 90m building).

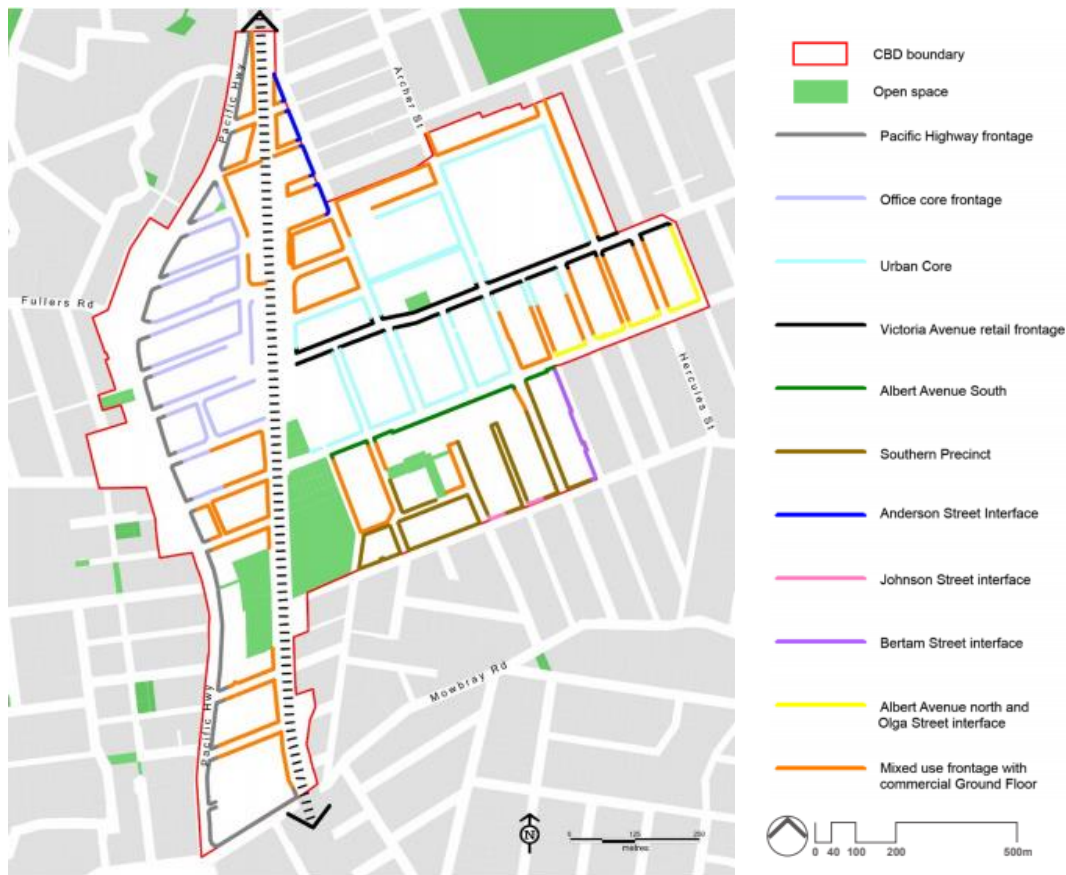


Figure 3: Street frontage heights and setbacks diagram

5. 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. 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. 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 useable rooftop areas shall be provided.

Controls

1. Large canopy tree planting must be provided along the Pacific Highway frontage within the 4m setback area.
2. The rear landscape setback, along the railway (southern) boundary of the site, should be unobstructed, along the entire length of the rear of the site and provide the opportunity for linking to a future public path to the north.
3. Publicly accessible open space and green landscaping such as street trees will be required by all developments.
4. 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.
5. A minimum of 2 hours of sun access is to be provided to the public open space on the site.
6. Communal open space for residents of the building is to be incorporated within/on the building, and include seating, recreational areas (e.g. barbeque area) and landscaping.
7. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.
8. 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. Soft landscaping includes plantings on and above structures (e.g. planter boxes).
9. Deep soil planting is to be provided within the setback to the Pacific Highway and setback to the eastern boundary (Railway Line frontage). Deep soil plantings include trees, shrubs and grasses, and are to be unimpeded by buildings or structures below ground.

8. 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 the Pacific Highway and Wilson Street.
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 purposes of commercial premises.

9. 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. As the site is located within 800m of a train station, car parking rates for the development are to utilise RMS car parking rates as per the 'Guide to Traffic Generating Developments', as well as reciprocal parking and car share strategies.
2. All vehicles are to enter and exit a site in a forward direction via Wilson Street.
3. Development sites are to provide an opportunity within Basement levels to deliver vehicle access to adjoining sites if they require a shared driveway.

10. 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. 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. 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.
3. A Waste Management Plan shall be submitted at Development Application Stage.

11. DESIGN EXCELLENCE

A. Design Excellence

Controls

1. Design excellence is required for all developments that have a height of 35m or more.

12. PUBLIC ART

Performance Criteria

1. Ensure public art is considered as part of development within the Chatswood CBD.

Controls

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

13. SUSTAINABILITY

Performance Criteria

1. Achievement of design excellence shall include achievement of higher building sustainability standards.

Controls

1. A minimum 5 star GBCA building rating is expected. A report is to be submitted at Development Application Stage."