

## ATTACHMENT 5

## Draft DCP Amendment

### 58 Anderson Street, Chatswood.

Proposed DCP amendment to the Willoughby City Council DCP for the site known as 58 Anderson Street, Chatswood.

#### Objectives

- To provide mixed commercial and residential development in a transitional location between the Chatswood CBD and the surrounding High, Medium, and Low-Density Residential areas.
- To ensure the urban form of any redevelopment on the site creates an attractive addition to the Chatswood CBD.
- To ensure the height and setbacks of any redevelopment on the site satisfactorily acknowledge the surrounding development and minimise impacts on their amenity and that of the occupants of the redeveloped site.
- To minimise impacts on the amenity of the neighbouring residential property to the east from any redevelopment on the site by adequate design of the built form, and landscaping.
- To minimise any overshadowing of existing public open spaces.
- To minimise traffic impacts from redevelopment of the site.

#### Controls

##### Land use

1. The existing DCP limits on residential use on the site are to be removed.
2. The consolidated site may be developed for commercial and shop top housing in accordance with the controls in WLEP 2012 (and subsequent amendments that cover this site).
3. The Ground floor must provide for B4 permitted uses other than residential development.

##### Value uplift sharing to fund public domain

4. The existing FSR controls for the site are to be simplified and are to be retained as a 'base' FSR (as shown in Figure 3.1.3 of the WCC Chatswood CBD Planning and Urban Design Strategy).
5. Increased FSR between the base FSR and the maximum FSR is to be linked to a contributions scheme that will provide the public and social infrastructure in the Chatswood CBD necessary to support an increased working and residential population. The scheme would:
  - a) Apply to residential uses above base FSR
  - b) Apply to commercial uses above 10:1 FSR
  - c) Operate in addition to any adopted Section 94 or 94A contributions scheme and separate from Affordable Housing requirements within Willoughby Local Environment Plan (WLEP).
  - d) Contribute to public domain improvements in the centre (including streets and parks) that would enhance amenity and support residential and commercial uses.
  - e) Apply a Value Uplifting Sharing rate identified in Council's Voluntary Planning Agreement (VPA) Policy.
6. Development on the site achieving an FSR uplift through this strategy should contribute public art in accordance with Council's Public Art Policy, which is separate to the value uplift contributions scheme above.

### Design excellence and building sustainability

7. Design excellence is to be required for all development on the site exceeding the base FSR, based on the following process:
  - a) A Design Review Panel for developments up to 35m high.
  - b) Competitive designs for developments over 35m high.
8. Achievement of design excellence will include achievement of higher building sustainability standards.
9. The Architects for design excellence schemes will be maintained through the development application process and can only be substituted with written agreement of Council.

### Floor Space Ratio (FSR)

10. The proposed simplified maximum base FSR for the site is 1:1. This provides a maximum base FSR which:
  - a) Is the maximum FSR for sites below the minimum site areas identified in Point 11 below.
  - b) Forms the base above which value uplift sharing and design excellence applies.
11. A minimum site area of 550sqm for mixed use development in the B4 Mixed Use zone is required to achieve proposed maximum FSR of 6:1. Site amalgamation is encouraged, where possible, to meet this minimum requirement. In addition, sites should not be left isolated.
12. The proposed 6:1 FSR should be considered a maximum achievable for sites subject to minimum site area and appropriate contributions, and are as follows:
  - (a) The maximum permissible FSR is 6:1.
  - (b) No maximum FSR component for commercial development up to the maximum permissible limit,
13. Floor space ratio maximums for the site are not necessarily achievable, and will depend on addressing site constraints, the surrounding context and in addition to satisfying SEPP 65 and the associated Apartment Design Guidelines.
14. The minimum commercial floor space ratio sought in development in a Mixed-Use zone is 1:1 in order to deliver a reasonable amount of employment floorspace.

### Affordable Housing

15. Affordable housing is to be provided within the maximum floor space ratio and spread throughout the development rather than in a cluster.
16. Affordable housing will be provided on site and dedicated to Council in accordance with Clause 6.8 Affordable Housing of WLEP 2012 and Part G 'Controls for Specific Development Types' of the WCC DCP.

### Built Form

17. In order to achieve the slender tower forms sought by Council the maximum floor plate at each level of a development should be no more than:
  - a) 2000sqm GFA for office and
  - b) 700sqm GFA for residential towers above Podium within Mixed Use zones.
18. In pursuit of the same goal of slender tower forms, the width of each side of any tower should be minimised to satisfactorily address this objective. To the same end, design elements that contribute to building bulk are not supported and should be minimised.
19. If there is more than one residential tower on the site, sufficient separation is to be provided in accordance with setbacks required in this Strategy, SEPP 65 and the Apartment Design Guidelines, to ensure that the slender tower form objective is achieved. Council should seek to avoid an outcome where two towers read as one large tower. Towers are not to be linked above Podium and should operate independently regarding lifts and services.



20. Appropriate BASIX documentation is to be submitted at development application stage.

#### **Sun access to key public spaces**

21. Development on the site will ensure that there is no additional overshadowing of Victoria Avenue (between interchange and Archer St) 12pm - 2pm in midwinter.

#### **Building Heights**

22. Maximum height of buildings on the site will be 90m, except as reduced further to meet Sun access protection if required.
23. Achievement of this nominated height maximum will depend on addressing site constraints, the surrounding context, and satisfying SEPP 65 and Apartment Design Guidelines.
24. 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.

#### **Links, open space, and landscaping**

25. The links and open space plan shown in Figure 3.1.7 of the WCC Chatswood CBD Planning and Urban Design Strategy will form part of this DCP amendment.
26. Publicly accessible open space and green landscaping such as street trees will be required in all setbacks, subject to other design principles.
27. 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.
28. 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.
29. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety, and usability.
30. The Podium Level landscape is to be communal open space or dedicated to a community purpose such as child care or a playground.
31. There is to be no building intrusion or courtyard fencing, at any height, into the Podium Level landscape communal open space area.
32. Any redevelopment is to provide a minimum deep soil planting area of 6 metres along some part of the eastern boundary of the consolidated site, with screen planting of trees being allowed to achieve a mature height, and lower level shrubs.
33. In accordance with Willoughby Development Control Plan, Part E1.6 'Landscaping', 20% of the Podium Level is to be vegetated area (being turf, garden and planters). Vegetated areas are to include a significant percentage of the landscape communal open space. A green wall on the western façade is to be further considered at Development Application stage.
34. A landscape plan is to be provided at Development Application stage, detailing all vegetation proposed, in particular full details on the species, canopy span and number of 20 metres high trees proposed in the minimum deep soil planting setback of 6 metres along the western boundary. This plan is to also include street tree planting following advice from Council's Open Space Section.

#### **Street frontage heights and setbacks**

35. Setbacks of 3 metres or more, including deep soil planting for street trees, is to be provided. Where there is a mixed-use frontage with commercial ground floor:
- a) A maximum 2 storey street wall height at front boundary.
  - b) Minimum 3 metre setback to towers above street wall.
  - c) Minimum 1 meter setback to habitable tower elements above rear or adjoining boundaries.

36. Building separation to neighbouring buildings is to be:
- a) In accordance with the Apartment Design Guide for residential uses.
  - b) A minimum of 6 metres from all boundaries for commercial uses above street wall height.

#### Active street frontages

37. At ground level, to achieve the vibrant CBD Council desires, buildings are to maximise active frontages. Blank walls are to be minimised and located away from key street locations.

#### Further built form controls

38. 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 wherever possible.
39. Substations are to be provided within buildings, not within the streets, open spaces or setbacks, and not facing key active street frontages.

#### Traffic and Transport

40. Site specific traffic and transport issues are to be addressed as follows:
- a) All car parking for the redevelopment is to be provided onsite.
  - b) Vehicular access to the site is to be via Wilson Street for commercial deliveries and Garbage collection and via Anderson Street for residential entries and.
  - c) All vehicles are to enter and exit a site in a forward direction. In this regard vehicle turntables should be provided where necessary.
  - d) All commercial and residential loading and unloading is required to occur on-site and not in public streets.
  - e) Car parking should be reduced by utilising RMS car parking rates for sites close to public transport, as well as reciprocal parking and car share strategies.

#### Utility Services

41. All utility services and cabling associated with the proposed development will be located underground.

#### Construction Impacts Mitigation

42. An acoustic assessment of construction process is to be provided at development application stage, with any noise attenuation measures incorporated into the construction plans.
43. A development application will require an updated assessment of traffic controls and truck routes at the time of lodgement.