

Site Specific Draft DCP Amendments

3 – 5 Help Street, Chatswood.

Proposed Site Specific DCP amendment to the Willoughby City Council DCP for the sites known as 3 and 5 Help Street, Chatswood.

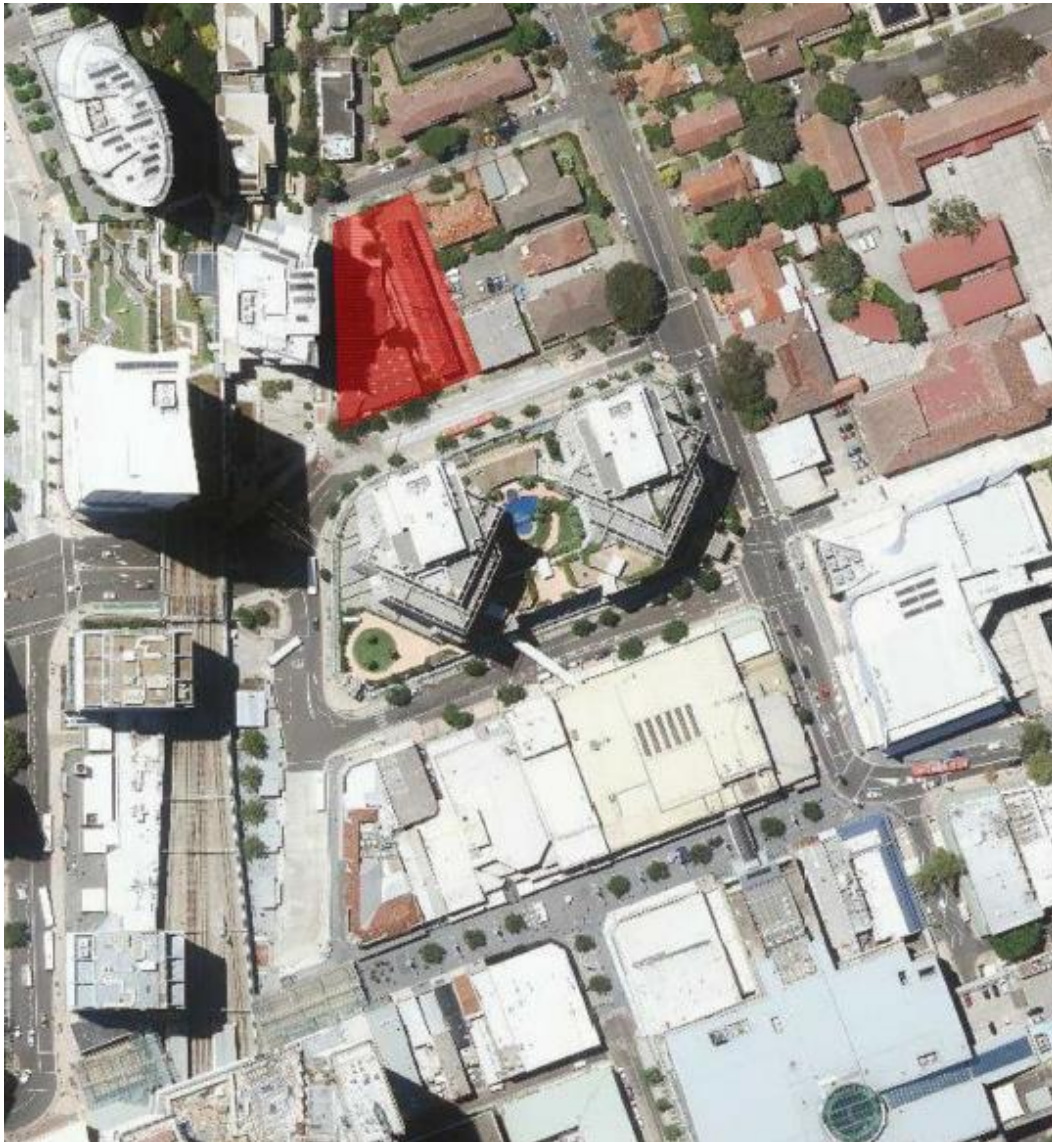
Plan amendment

This site specific DCP is an amendment to the Willoughby DCP documentation.

Land to which this DCP applies

This site specific DCP applies to the sites known as 3 and 5 Help Street Chatswood as shown on the attached site map below.

Site Map



Land to which this plan applies - Location of 3 and 5 Help Street Chatswood shown in red.

DCP Objectives

- To provide mixed commercial and residential development in a transitional location between the Chatswood CBD and the surrounding High-Density Residential areas.
- To encourage consolidation of the remaining B4 sites between Help Street and Macintosh Street.
- To ensure the urban form of any redevelopment on the consolidated 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 landscaping and screening.
- To minimise any overshadowing of existing public open spaces.
- To minimise traffic impacts from redevelopment of the site.
- To ensure safe and convenient active transport access.
- Provide interface with Cambridge Lane that reinforces a slow speed shared use environment for pedestrian, bicycle and motor vehicle function whilst retaining access to McIntosh Street.

DCP Controls

Value uplift sharing to fund public domain

1. The existing FSR controls for the site are to be simplified and be retained as a 'base' FSR (as shown in Figure 3.1.3 of the WCC Chatswood CBD Planning and Urban Design Strategy).
2. 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.
3. Developments on these sites 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

4. Design excellence is to be required for all developments on these sites exceeding the base FSR, based on the following process:

Development consent must not be granted to development to which this clause applies unless:

 - a) Where a building will be >35m in height
 - i) an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the development, and

- ii) the design of the development is the winner of the architectural design competition, and
 - iii) the consent authority considers and acknowledges that the development exhibits design excellence.
- b) Where a building will be up to 35m in height
 - i) The design is subject to review by a Design Excellence Review Panel, who consider that the design exhibits design excellence to a sufficient level to recommend that the project proceed to consideration by the consent authority
 - ii) the consent authority considers and acknowledges that the development exhibits design excellence.

An architectural design competition is not required under subclause (3) if the Minister or their delegate is satisfied that:

- (a) such a process would be unreasonable or unnecessary in the circumstances,
- In deciding whether to grant development consent to development to which this clause applies, the consent authority must take into consideration the results of the architectural design competition.
5. Achievement of design excellence will include achievement of higher building sustainability standards.
 6. The Architects for design excellence schemes will be maintained through the development application process and can only be substituted with written agreement of Council.

Affordable Housing

7. Affordable housing is to be provided within the maximum floor space ratio and spread throughout the development rather than in a cluster.
8. Affordable housing will be provided on site and dedicated to Council in accordance with Clause 6.8 (7) Accountable total floor space means:
 - a) If in an Area 3 on the Special Provisions Area Map, the gross floor space of the residential component of the development to which the development application relates, excluding any residential floor area of the building that is used for affordable housing purposes.
 - b) If in an Area 9 on the Special Provisions Area Map, the gross floor space of the residential component of the development to which the development application relates, including any residential floor area of the building that is used for affordable housing purposes.

Built Form

9. 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.
10. 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.
11. 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.
12. Appropriate BASIX documentation is to be submitted at development application stage.

Sun access to key public spaces

13. 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

14. Maximum height of buildings on the site will be 90m, except as reduced further to meet Sun access protection.
15. Achievement of this nominated height maximum will depend on addressing site constraints, surrounding context and satisfying SEPP 65 and Apartment Design Guidelines.
16. All structures located at roof top level, including lift over runs, plant rooms, service rooms, facilities, tanks, and equipment rooms (but excluding any other approved architectural roof features) are to be within the height maximums and integrated into the overall building form.

Links, open space and landscaping

17. 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.
18. All development proposals for the site should have regard to the potential for through links on adjacent sites.
19. Pedestrian and cycling linkages should be sought in order to improve existing access within and through the Site and the Block. New linkages may also be sought where these are considered to be of public benefit. All such links will be provided with public rights of access and designed with adequate width, sympathetic landscaping, passive surveillance, and lighting, including the requirement to meet relevant access legislation.
20. Publicly accessible open space and green landscaping such as street trees will be required in all setbacks, subject to other design principles.
21. 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.
22. 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.
23. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.
24. The Podium Level landscape is to be communal open space.
25. There is to be no building intrusion or courtyard fencing, at any height, into the Podium Level landscape communal open space area.
26. Any redevelopment is to provide a minimum deep soil planting setback 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.
27. 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 and privacy screen planting is required along the rear and side Podium boundaries.
28. 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

29. 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

30. 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

31. Site Isolation will be discouraged and where unavoidable joined basements and zero-setback podiums should be provided.
32. 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.
33. 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

34. 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 Help Street for commercial deliveries and Garbage collection and via Macintosh Street for residential entries and exits – no accessway is to be provided via Cambridge Lane.
 - c) In order to facilitate rationalisation of vehicle entry points on neighbouring sites, all development sites are to provide an opportunity within Basement levels to provide vehicle access to adjoining sites when they are developed.
 - d) All vehicles are to enter and exit a site in a forward direction without the need for supporting technologies. Vehicle manoeuvring technologies such as turntables should only be provided in exceptional circumstances and demonstrated to be necessary.
 - e) All commercial and residential loading and unloading is required to occur on-site and not in public streets.
 - f) 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.
 - g) Sufficient on-site disabled parking capacity to be provided that is designed to meet the relevant design standards.
 - h) Safe and secure on-site bicycle parking capacity including lockers and racks and end-of-trip facilities to meet the expected site demands to be provided and designed to meet the relevant design standards.

Utility Services

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

Construction Impacts Mitigation

36. An acoustic assessment of construction process is to be provided at development application stage, with any noise attenuation measures incorporated into the construction

plans.

37. A development application will require an updated assessment of traffic controls and truck routes at the time of lodgement.