

- (c) To add Clause 6.24 as follows:

6.24 Design Excellence

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
 - (2) This clause applies to development involving the erection of a new building on land shown in Area 8 on the Special Provisions Area Map.
 - (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.
- (d) To amend the Land Zoning Map (Sheet LZN_004) for 629 – 639 Pacific Highway, Chatswood, to B4 Mixed Use.
- (e) To amend the Height of Buildings Map (Sheet HOB_004) for 629 – 639 Pacific Highway, Chatswood, to 90 metres.
- (f) To amend the Floor Space Ratio Map (Sheet FSR_004) for 629 – 639 Pacific Highway, Chatswood, to 6:1 (including affordable housing).
- (g) To amend the Special Provisions Area Map (Sheet SPA_004) to show 629 – 639 Pacific Highway, Chatswood, as Area 8.

From the perspective of managing changes to the *Willoughby Local Environmental Plan 2012* in response to the *Chatswood CBD Planning and Urban Design Strategy*, it is proposed to consider requested amendments under this Planning Proposal in the form of amendments to the written instrument and relevant maps.

Accompanying the Planning Proposal are *Draft Development Control Plan* provisions, with some amendments recommended by Council.

PART 3 – JUSTIFICATION

Questions to consider when demonstrating the justification

Section A - Need for the Planning Proposal

1) Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal arises from the endorsement by Council of the *Chatswood CBD Planning and Urban Design Strategy*, which recommends land use, increased building height and development density for land within the Chatswood CBD and the expanded CBD boundaries. The subject site is located within the expanded CBD boundaries and is identified as mixed use, with an increase in maximum building height to 90 metres and increase in floor space ratio up to 6:1 subject to satisfaction of other Strategy requirements.

The *Chatswood CBD Planning and Urban Design Strategy* has increased the CBD boundaries to include this location because it is close to the Chatswood City Centre, with significant transport infrastructure and urban services.

The increased commercial and residential density is intended to accommodate anticipated demand for employment and housing in the Willoughby Local Government Area.

Analysis supporting the application has been provided with the Planning Proposal.

2) Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the Planning Proposal is the best means of achieving the objectives and outcomes discussed above.

It is considered that this Planning Proposal may be assessed following Council endorsement of the Strategy and prior to formal amendments to *Willoughby Local Environmental Plan 2012* which may take two or three years to finalise.

Section B - Relationship to strategic planning framework

3) Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Plan for Growing Sydney (Metropolitan Plan) was released by the Department of Planning and Environment in December 2014 as the NSW Government's plan for the future of the Sydney Metropolitan area over the next 20 years.

A Plan for Growing Sydney (Metropolitan Plan) sets four goals for Sydney to be:

- A competitive economy with world-class services and transport.
- A city of housing choice, with homes that meet Sydney's needs and lifestyles.
- A great place to live with communities that are strong, healthy and well connected.
- A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Within *A Plan for Growing Sydney (Metropolitan Plan)*:

- A priority for the north subregion is:
 - A competitive economy.
 - Accelerate housing supply, choice and affordability and build great places to live.
This is to be achieved by working with Councils to identify suitable locations for housing and employment growth coordinated with infrastructure delivery (urban renewal) and train services along key public transport corridors.
- The priority for the strategic centre of Chatswood is:
 - provide capacity for additional mixed use development in Chatswood including offices, retail, services and housing.

On 22 October 2017, the *Draft Greater Sydney Region Plan* was released by Greater Sydney Commission, which represents a review and update of *A Plan for Growing Sydney (Metropolitan Plan)*. This Review concluded that while the directions

in *A Plan for Growing Sydney* were still relevant, they required updating or strengthening.

The Draft Greater Sydney Region Plan identifies Sydney as three connected cities, with Willoughby City located within the Eastern Harbour City, and more specifically in the North District.

The four key themes in the Draft Greater Sydney Region Plan are Infrastructure and Collaboration, Liveability, Productivity and Sustainability.

Under Infrastructure and Collaboration, objectives include:

- Infrastructure aligns with forecast growth (P. 28).
- Infrastructure use is optimised (P. 33).

Under Liveability, objectives include:

- Communities are healthy, resilient and socially connected (P. 43).
- Greater housing supply.
- Housing is more diverse and affordable (P.56).
- Great places that bring people together (P. 61).

The North District is identified as having housing targets of 25,950 over a 0-5 year period, and 92,000 over a 20 year period. As an action, Councils are required to prepare housing strategies that respond to housing targets.

Under Productivity, objectives include:

- Investment and business activity in centres (P.102).
- Industrial and urban services land is planned, protected and managed (P.109).
- Economic sectors are targeted for success (P.115).

Chatswood remains a Strategic Centre located in the Eastern Economic Corridor, and is listed as one of nine stand-alone office markets in Greater Sydney. Strategy 22.1 (P.106) states in part:

Provide access to jobs, goods and services by:

- Attracting significant investment and business activity in strategic centres to provide jobs growth.
- Creating conditions the conditions for residential development within strategic centres ... but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need.

Under Sustainability, objectives include:

- Urban tree canopy cover is increased (P.141).
- Public open space is accessible, protected and enhanced (P.143).
- The Green Grid links parks, open spaces, bushland and walking and cycling paths (P.145).

A *Revised Draft North District Plan* was also released on October 2017, based on the *Draft Greater Sydney Region Plan*.

In regards the theme of Infrastructure and collaboration, and ensuring infrastructure aligns and adapts with forecast growth, the planning priorities involve:

- Planning for a city supported by infrastructure.
- Working through collaboration.

In regards the theme of Liveability, in order to address housing supply, Councils are required to develop strategies that:

- Make provision to meet the five and ten year (when agreed) housing targets and identify capacity to contribute to ... the 20 year district strategic supply.
- Inform the Affordable Rental Housing Target for development precincts.
- Coordinate the planning and delivery of local and state infrastructure (P.38).

The five year housing supply target for Willoughby is identified as 1,250. Emphasis is placed on more housing in the right locations, with urban renewal to have regard to location and the capacity of existing and proposed infrastructure.

"Urban renewal opportunities may exist around regional transport and strategic centres where links for walking and cycling promote a healthy lifestyle and contribute to liveability." (P.36)

In regards the theme of Productivity, and the strategic centre of Chatswood, the identified actions were to strengthen Chatswood through approaches that:

- Protect and grow the commercial core.
- Maximise the land use opportunities provided by Sydney Metro.
- Promote the role of the centre as a location for high quality commercial buildings and a diverse retail offering.
- Enhance the role of the centre as a destination for cultural and leisure activities.
- Promote and encourage connectivity, and upgrade and increase public open spaces.

A baseline jobs target of 31,000 and a higher target of 33,000 are identified for 2036, above the 2016 estimate of 24,700, requiring some 6,300 - 8,300 additional jobs.

In regards the theme of Sustainability, and improving sustainability at the same time as addressing the other themes above, planning priorities involve:

- Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways.
- Protecting and enhancing bushland and biodiversity.
- Protecting and enhancing scenic and cultural landscapes.
- Increasing urban tree canopy cover and delivering Green Grid connections.
- Delivering high quality open space.

The *Chatswood CBD Planning and Urban Design Strategy* has been a response to the above strategic plans.

The Planning Proposal is considered consistent with *A Plan for Growing Sydney* (Metropolitan Plan), the *Draft Greater Sydney Region Plan* and the *Revised Draft North District Plan* for the following reasons:

- The proposal provides commercial floor space at an amount generally envisioned under the *Chatswood CBD Planning and Urban Design Strategy* (though not at the preferred amount of 1:1). The variation is discussed in the Council Detailed Assessment. Although located towards the edge of the Chatswood CBD, the commercial component supports and strengthens the commercial core of Chatswood by increasing the availability of jobs in an identified strategic centre with good access to existing and planned public transport services. The proposal will also provide more employment opportunities to local residents.
- The proposal will assist in meeting the housing supply targets in a location identified as Mixed Use in the Strategy.
- The additional housing is provided in a location close to existing and proposed transport and urban services infrastructure.
- The additional housing is in a location that is a walkable or cyclable distance to the Chatswood CBD centre.

The Department of Planning and Environment (August 2016) '*A Guide to Preparing Planning Proposals*' establishes specific assessment criteria to assist a Relevant Planning Authority.

Assessment Criteria

a) Does the proposal have strategic merit? Is it:

- Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;

Comment: The Planning Proposal is considered consistent with the *Revised Draft North District Plan*.

- Consistent with a relevant local council Strategy that has been endorsed by the Department;

Comment: The *Chatswood CBD Planning and Urban Design Strategy* was endorsed by Council on 26 June 2017. Council is preparing to forward the Strategy to the Department of Planning and Environment for endorsement.

The Planning Proposal is considered consistent with the endorsed *Chatswood CBD Planning and Urban Design Strategy*. This is discussed in the Council Detailed Assessment.

- Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

Comment: It is considered that the Planning Proposal is consistent with the Sydney Metro Northwest, Sydney City and Southwest planned transport infrastructure.

b) Does the proposal have site-specific merit, having regard to the following:

- The natural environment (including known significant environmental values, resources or hazards)

Comment: Not applicable.

- The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal

Comment: The planning controls proposed are consistent with the *Chatswood CBD Planning and Urban Design Strategy* and the envisaged future development for the locality which is within the expanded Chatswood CBD boundaries.

The proposal also promotes the future urban renewal of the two sites involving six lots.

- The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Comment: This issue is discussed in the Council Detailed Assessment under Public Benefit.

4) Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The *Willoughby City Strategy 2013-2029* is the Council's community strategic plan for the future of the local government area to help guide decision making and planning.

The *Willoughby City Strategy 2013-2029* sets out six broad themes, with the relevant themes regarding this Planning Proposal being 'Housing,' with the sub-theme of 'Housing choice, quality and character,' and 'Economic Activity', with the sub-theme being 'Sustainable Business Activity.'

i) The goal of the sub-theme 'Housing choice, quality and character' is:

"To be a place with housing that is liveable, sustainable and enhances urban character."

The following relevant strategies are identified:

3.1.1 Plan for housing choice

- b) Investigate changing demographics of the Willoughby area and review planning controls to encourage new housing types to meet community and intergenerational needs.
- a) Facilitate, provide and advocate for affordable housing.
- b) Protect important employment areas (industrial, commercial land) from incursion by residential development and other uses that affect the long term integrity of those areas.

3.1.2 Quality living amenity for residents

- a) Ensure future development can be provided with adequate infrastructure and services.
- b) Assess development for its quality, sustainability and amenity for living.

ii) The goal of the sub-theme 'Sustainable Business Activity' is:

"To maintain and promote the City's employment opportunities and the range and quality of businesses, industry and services"

The following relevant strategies are identified:

5.1.1 Local Business

- a) Facilitate business and employment opportunities servicing local and regional needs.
- b) Encourage a range of business, retail, office and industrial uses.
- f) Implement strategy for the long term development of Chatswood CBD as a major regional employment, retail and entertainment destination.

The Planning Proposal is considered consistent with the *Willoughby City Strategy 2013-2029*.

5) Is the proposal consistent with applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are applicable, with comment provided.

SEPP Title	Comment
<i>State Environmental Planning Policy No 55 – Remediation of Land</i>	The preliminary site investigation report concludes that while the previous use of the site for car related servicing raised concerns regarding the presence of contaminants, the site could be made suitable for mixed commercial and residential use. The report recommends hazardous materials assessment, that a soil and water investigation be carried out, as well as classification of waste taken from the site. A Stage 2 detailed site investigation will need to be submitted with any development application to inform a remedial action plan followed by validation that the site has been suitably remediated.
<i>SEPP (BASIX) 2004</i>	This SEPP will apply to future proposed dwellings/units and appropriate BASIX documentation will be required with any future development application for redeveloping the site.
<i>SEPP (Exempt and Complying Codes) 2008</i>	The Planning Proposal does not contain provisions that contradict the application of the SEPP.

SEPP 65 – Design Quality of Residential Flat Development	This SEPP will apply to the proposed residential component of the future mixed use building. The concept plan has been submitted having regard to the <i>SEPP 65 Apartment Design Guide</i> (ADG) and achieves general compliance with this Code. Refer to Supporting Council report for discussion.
SEPP (Affordable Rental Housing) 2009	The Planning Proposal provides for affordable housing and is consistent with the SEPP.
SEPP (Infrastructure) 2007	The Planning Proposal provides for housing and jobs close to a commuter hub and is consistent with the SEPP.

6) Is the planning proposal consistent with applicable Ministerial Directions (Section 117 directions?)

The *Section 117 Directions* issued to councils under Section 117(2) of the *Environmental Planning and Assessment Act 1979* require that a Planning Proposal does not conflict with the Directions. The following is a summary of the planning proposal against the relevant *Section 117 Directions* in this instance.

1. EMPLOYMENT AND RESOURCES

Direction	Relevant?	Consistent?	Comment
1.1 Business and Industrial Zones	Yes	Yes	The Planning Proposal will support employment generation.

2. ENVIRONMENT AND HERITAGE

Direction	Relevant?	Consistent?	Comment
2.3 Heritage Conservation	No	Not Applicable	The site and adjoining lands are not local heritage items or within conservation areas. The nearest heritage items are over 120 metres away at 10 Moriarty Road on the western side of the Pacific Highway and at 339 Mowbray Road being part of the Metro dive site (<i>Willoughby Local Environmental Plan 2012</i> References: I147 and I96). The nearest conservation area, being the South Chatswood Conservation Area, is located on the eastern side of the railway line.

3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

Direction	Relevant?	Consistent	Comment
3.1 Residential Zones	No	Not Applicable	The site is not within a residential zone. The existing zone is B5 Business Development and it is proposed to be B4 Mixed Use.

Direction	Relevant?	Consistent	Comment
3.3 Home Occupations	Yes	Yes	Home occupations will continue to be permissible development on the site.

Direction	Relevant?	Consistent?	Comment
3.4 Integrating Land Use and Transport	Yes	Yes	The site is well located close to public transport linkages and employment.

4. LOCAL PLAN MAKING

Direction	Relevant?	Consistent?	Comment
6.1 Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not contain any provisions which require concurrence, consultation or referral to the Minister

5. METROPOLITAN PLANNING

Direction	Relevant?	Consistent?	Comment
7.1 Implementation of <i>A Plan for Growing Sydney</i>	Yes	Yes	The Planning Proposal is consistent with <i>A Plan for Growing Sydney</i> and the <i>Draft Greater Sydney Region Plan</i> as outlined in the report above.

Section C- Environmental, social and economic impact

- 7) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site and adjoining lands have not been identified as containing any areas of critical habitat or threatened species, populations or ecological communities or habitats.

- 8) Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The following environmental impacts of the proposal and their proposed management are discussed in the Council Detailed Assessment (see [Attachment 2](#)):

- Consistency with the *Chatswood CBD Planning and Urban Design Strategy*, as endorsed by Council. In this regard the following issues have been addressed:
 - CBD boundary
 - Land use
 - Public domain
 - Floor space ratio
 - Design excellence
 - Building sustainability
 - Height
 - Links, open space and landscaping
 - Street frontage heights
 - Setbacks
 - Building separation
 - Site isolation
 - Substations
 - Minimum site area
 - Maximum residential tower size
 - Public art
- Other issues including solar access, privacy and general amenity, Traffic and car parking
- Public Benefit

9) Has the planning proposal adequately addressed any social and economic effects?

It is considered that the Planning Proposal has adequately addressed social and economic effects. It should be noted that the Planning Proposal does include affordable housing provision.

10) Is there adequate public infrastructure for the planning proposal?

The subject site is located within an existing mixed use area located on a major transport corridor being the Pacific Highway, serviced by existing utilities infrastructure and within walking distance from the Chatswood Railway Station and Transport Interchange. In addition transport capacity will be improved following completion of the Metro development.

11) What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council has not notified any public authorities. It is expected that any Gateway Determination would establish which government authorities would be required to be included in the public exhibition.

PART 4 – MAPPING

This Planning Proposal as proposed involves amending *Willoughby Local Environmental Plan 2012* maps as follows:

- a) To amend the Land Zoning Map (Sheet LZN_004) for 629 – 639 Pacific Highway, Chatswood, to B4 Mixed Use.
- b) To amend the Height of Buildings Map (Sheet HOB_004) for 629 – 639 Pacific Highway, Chatswood, to 90 metres.
- c) To amend the Floor Space Ratio Map (Sheet FSR_004) for 629 – 639 Pacific Highway, Chatswood, to 6:1 (including affordable housing).
- d) To amend the Special Provisions Area Map (Sheet SPA_004) to show 629 – 639 Pacific Highway, Chatswood, as Area 8.

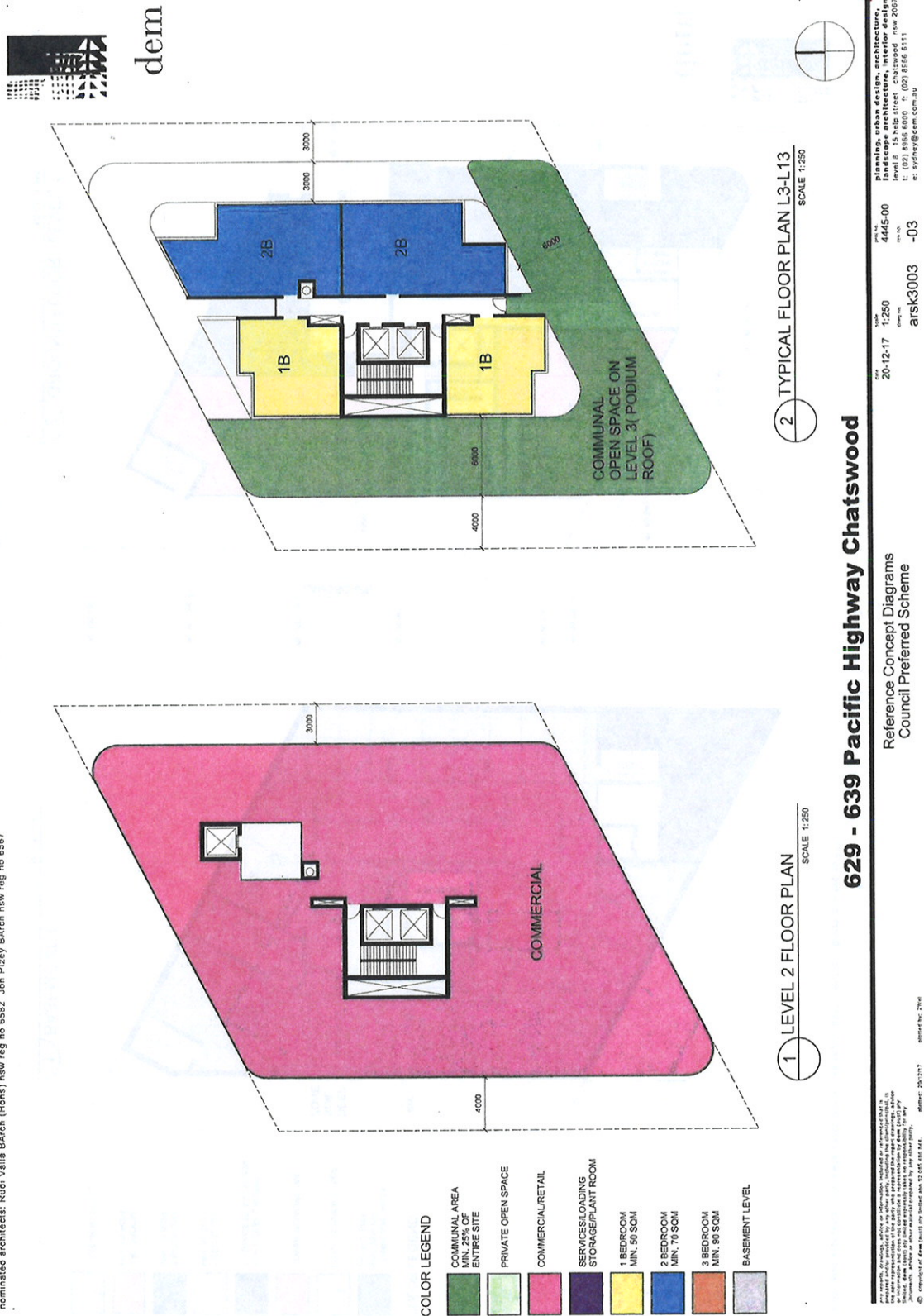
PART 5 – COMMUNITY CONSULTATION

Should Council support the Planning Proposal for public exhibition, it will proceed to the Planning and Infrastructure 'Gateway' process to seek endorsement for the proposal to be placed on public exhibition. Public exhibition will be in accordance with the Department of Planning and Environment's Gateway Determination requirements and should include the Draft *Willoughby Local Environmental Plan 2012* Amendment (written instrument and mapping) and the *Draft Development Control Plan* provisions as amended by Council. This would involve appropriate notification and receipt of submissions from relevant state agencies and the general community.

PART 6 – PROJECT TIMELINE

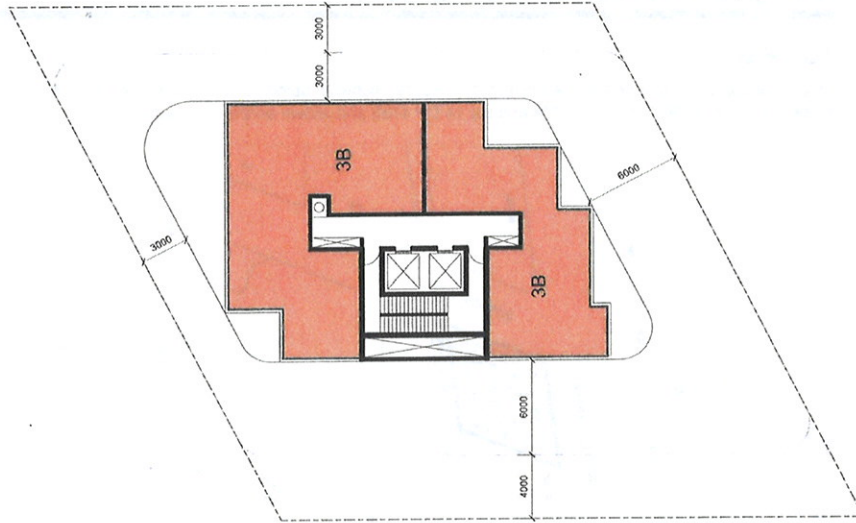
Planning Proposal Presented to Council	February 2018
Planning Proposal submitted to Gateway	March 2018
Gateway Determination received by Council	June 2018
Community Consultation (28 days)	August 2018
Outcomes of Community Consultation presented to Council	November 2018
Planning Proposal submitted to Department requesting notification on Government website	December 2018



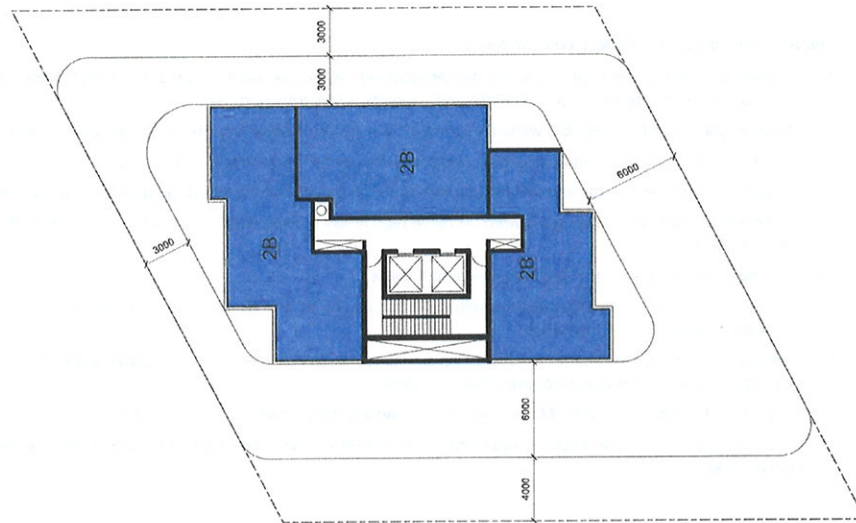




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2 TYPICAL FLOOR PLAN L26&L27
SCALE 1:250



1 TYPICAL FLOOR PLAN L15-L25, Plant Room On L14
SCALE 1:250

COLOR LEGEND

	COMMUNAL AREA MIN. 25% OF ENTIRE SITE
	PRIVATE OPEN SPACE
	COMMERCIAL RETAIL
	SERVICES/LOADING STORAGE/PUMP ROOM
	1 BEDROOM MIN. 50 SQM
	2 BEDROOM MIN. 70 SQM
	3 BEDROOM MIN. 90 SQM
	BASEMENT LEVEL

629 - 639 Pacific Highway Chatswood

Reference Concept Diagrams
Council Preferred Scheme

planning, urban design, architecture,
landscape architecture, interior design
Level 8, 5-100 Street, Chatswood NSW 1587
Phone: 02 9336 6111
Email: sydney@dem.com.au

4445-00
20-12-17 1:250
arsk3004 -03

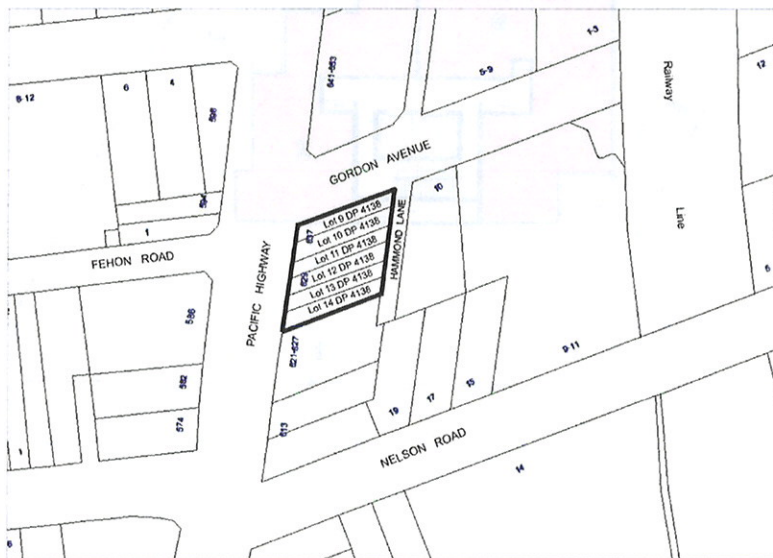
nominated architects: Rudi Valla Barch (Hons) nsw reg no 6552 Jon Pizze BArch nsw reg no 6567

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DCP Controls – Draft Section for 629-639 Pacific Highway, Chatswood

1.0 General

These controls apply to land bounded by 629-639 Pacific Highway, being Lot 9 DP 4138, Lot 10 DP 4138, Lot 11 DP 4138, Lot 12 DP 4138, Lot 13 DP 4138 and Lot 14 DP 4138 and shown on the map below:



The aims and objectives of these controls are to:

1. Provide a mixed commercial and residential development within the southern precinct of the Chatswood CBD that contributes to the vitality of the centre and supports public transport use.
2. Develop the site within the CBD without impacting the viability of adjoining lots for future development.
3. Ensure that building form and articulation addresses the corner of the Pacific Highway and Gordon Avenue.
4. Ensure development on the site minimises impacts to the amenity of neighbouring residential properties.
5. Establish environmental standards which achieve high levels of residential amenity for occupants of the development.
6. Minimise traffic impacts from redevelopment of the site.
7. Provide landscaping that enhances the setting of the building as well as the amenity of the development and the amenity of neighbouring properties.
8. Provide a planted buffer along the Pacific Highway to reinforce the 'greening' of Chatswood CBD and provide increased amenity to the ground level retail and lobby
9. The site is to be developed for Mixed Use in accordance with the controls in WLEP 2012.
10. Ground Floor (Level 1) and Level 2 must provide for B4 retail /commercial permitted uses other than residential development.

629-639 Pacific Highway, Chatswood

2.0 Building Form

A. Building Height and Floor Space Ratio

Performance Criteria

The built form of new development should:

1. To provide a building form which is consistent with the future development controls identified for the site in the Chatswood CBD Strategy.
2. Incorporate a two storey podium.
3. Minimise overshadowing of adjoining properties.
4. Articulate the building on the corner of Pacific Highway and Gordon Avenue to reinforce a gateway to Chatswood.
5. Provide a minimum of 700 m² of commercial / retail space to be located within the two level podium.

Controls

1. The maximum building height that applies to this site is 90m.
2. The maximum permissible FSR that applies to this site is 6:1.
3. The maximum building height is to include any lift overrun and roof plant room.
4. Provide a maximum podium height of 8m addressing the Pacific Highway and Hammond Lane.
5. The maximum building height is to be in accordance with Figure 1 "Maximum Building Height" below.

629-639 Pacific Highway, Chatswood

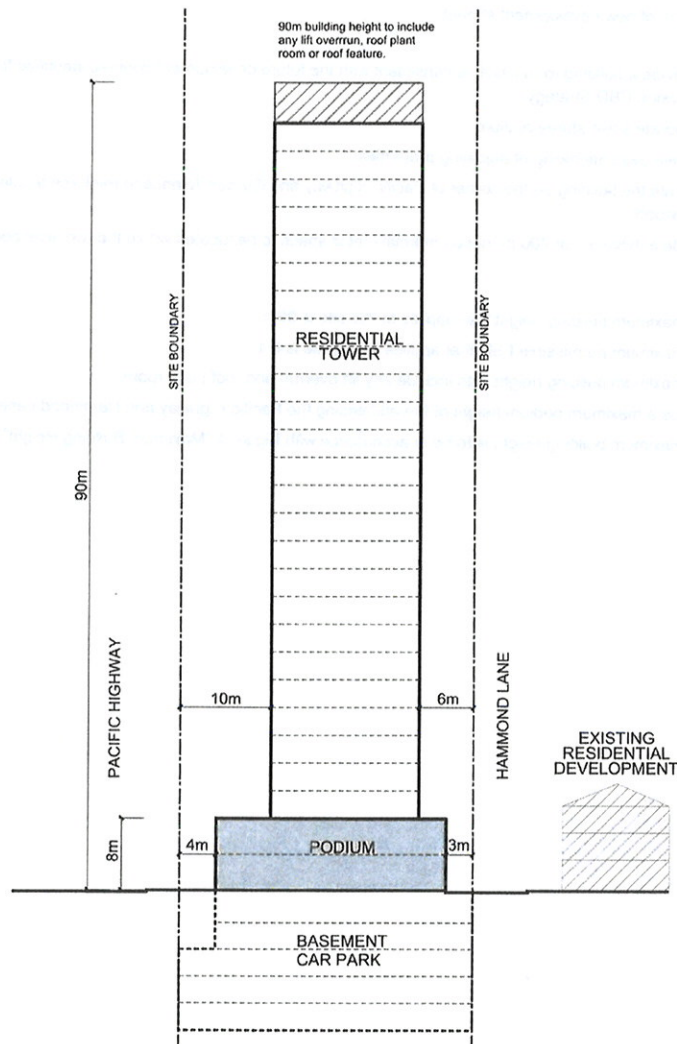


Figure 1: Maximum Building Height

629-639 Pacific Highway, Chatswood

B. Setbacks

Performance Criteria

Setbacks should:

6. Provide good solar access to surrounding public realm areas.
7. Ground floor setbacks to provide for broad planting and footpaths.
8. Minimise the effects of adverse wind conditions at street level.
9. Be consistent with setbacks of adjacent properties.

Controls

1. Provide a minimum 4 metre podium setback for levels 1 and 2 from the western boundary adjacent to the Pacific Highway.
2. Provide a minimum 10 metre setback above level 2 from the western boundary adjacent to the Pacific Highway.
3. Provide a minimum 3 metre podium setback for levels 1 and 2 from the eastern boundary adjacent to Hammond Lane
4. Provide a minimum 6 metre setback above level 2 from the eastern boundary adjacent to Hammond Lane.
5. Provide a minimum 0 metre podium setback for levels 1 and 2 from the northern boundary adjacent to Gordon Avenue.
6. Provide a minimum 3 metre setback above level 2 from the northern boundary adjacent to Gordon Avenue.
7. Provide a minimum 0 metre podium setback for levels 1 and 2 from the southern boundary.
8. Provide a minimum 6 metre setback above level 2 from the southern boundary.
9. Provide a minimum 4 metre setback from the Pacific Highway boundary for the first two basement levels to provide for tree planting.
10. The building setbacks are to be in accordance with Figure 2 "Minimum Building Setbacks" below.

629-639 Pacific Highway, Chatswood

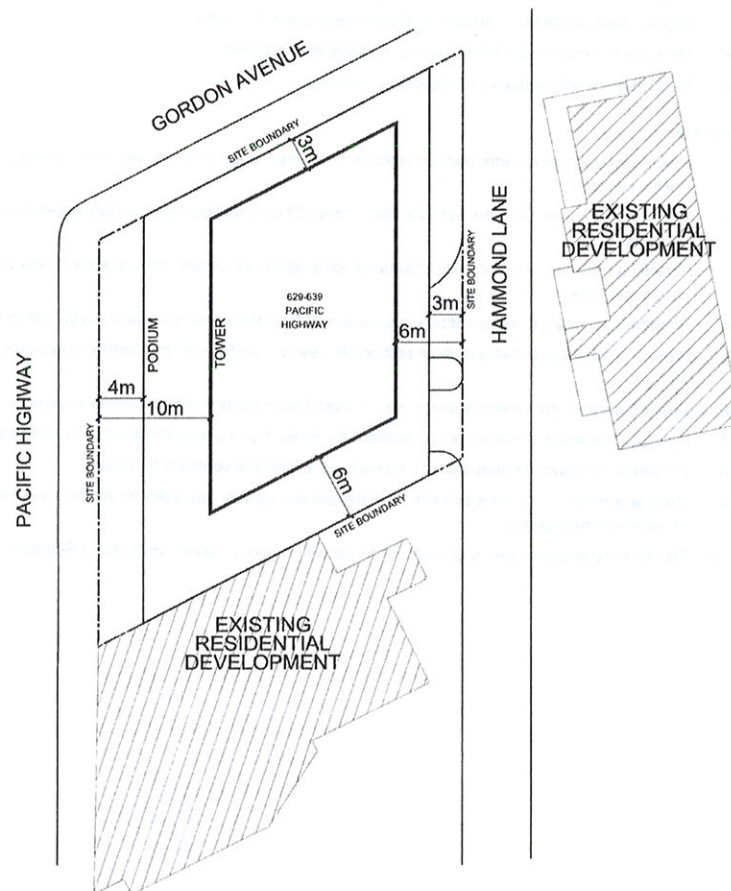


Figure 2: Minimum Building Setbacks



629-639 Pacific Highway, Chatswood

3.0 Building Exterior

A. Façades

Performance Criteria

1. Building façades should complement the character of the area and contribute to creating attractive pedestrian environments and streetscapes.
2. High quality façade materials and finishes are to be used which contribute positively to the built environment by visually enhancing their setting and ensuring low maintenance.
3. The building façades should be a product of quality design which reflects the sites gateway location.
4. Below awning façades should address the street and provide interest to pedestrians.
5. Facade design to encourage active street frontages to Pacific Highway and Gordon Avenue.

Controls

1. Façades above street level are to be designed with materials which provide surface relief and integration with use of low maintenance materials.
2. Façade proportions are to reflect horizontal or vertical emphasis as appropriate to their context.
3. Glazing is to be set back from the structure and modulated.
4. Façades are to be articulated and should incorporate recesses and projecting elements as appropriate.
5. External finishes are to be hard-wearing and low maintenance to retain the initial attractiveness of the development.
6. Extensive blank walls should be avoided at street level.

B. Building Entrances

Performance Criteria

1. Building entrances should be clear, unambiguous and appropriate to their purpose.
2. Distinct entrances to separate building functions should provide a legible and safe environment.

Controls

1. Pedestrian entrances to specific functions of the development are to be easily distinguished in the façades and be legible to the public.
2. Provide a legible separate building entry lobby for the commercial and residential functions.
3. Retail and commercial entry lobbies are to be visible from streets.
4. Retail pedestrian entrances are to be directly accessed from the street level.

C. Roofscapes

Performance Criteria

1. Roofscapes should provide a richness of detail that enhances the quality of buildings and their visual contribution to the built environment.

Controls

1. Roof design is to contribute to a visually interesting skyline through the provision of "sculpted forms".
2. Flat roof areas may be incorporated where designed as useable outdoor recreation space.
3. All rooftop lift overruns or exposed structures are to be suitably screened and integrated with the building.
4. Green roofs to be provided on roofs up to 30m from ground.

629-639 Pacific Highway, Chatswood

4.0 Streetscape Amenity

A. Active Frontage Activities

Performance Criteria

1. Development should provide interest and amenity for pedestrians at ground level.
2. Vehicular entries and main service doors are to be located in Hammond Lane.

Controls

1. The building design is to recognise the primary frontages of the Pacific Highway and Gordon Avenue.
2. The ground level frontage facing the Pacific Highway and Gordon Avenue are to include retail uses.

B. Awnings

Performance Criteria

1. Awnings, particularly over entrances, should be provided for weather protection and to improve pedestrian amenity.

Controls

1. All pedestrian entrances are to have awnings integrally designed with the façade.
2. Awnings are to be designed to provide good natural light to the ground level uses.

C. Vehicle Access

Performance Criteria

1. Minimise the number of vehicle access points to the development.
2. Vehicular access points are designed to minimise their impact on pedestrians and the flow of traffic.
3. Vehicular access points should be unobtrusive in the streetscape but ensure visibility for motorists and approaching pedestrians.
4. Potential vehicular access (by right-of-way and breakout style wall) to any future high rise development of the property to the south of the site could be considered via the first basement level.

Controls

1. Vehicle access points for the development are to be limited to Hammond Lane (refer to Figure 3 "Vehicle Access" below).
2. The access driveways to below ground car parking shall have a maximum gradient of 1 in 4.

629-639 Pacific Highway, Chatswood

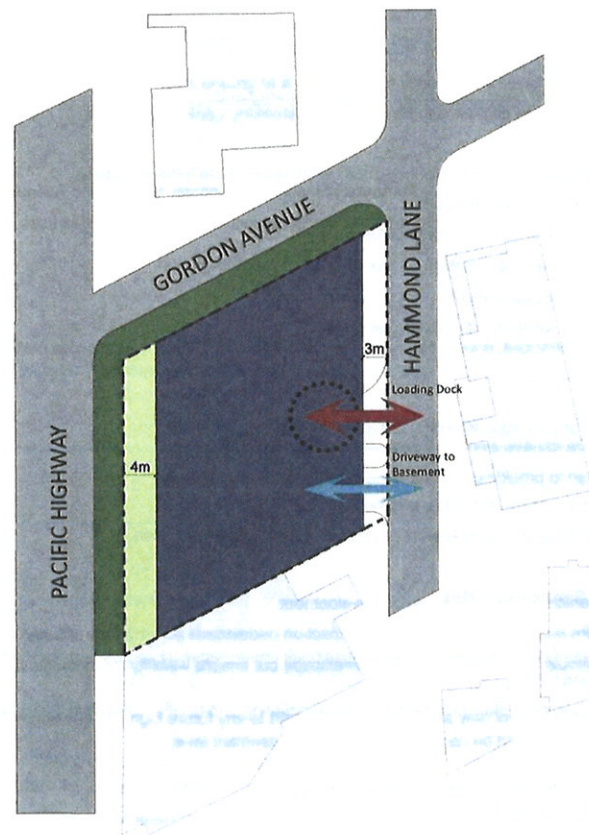


Figure 3: Vehicle Access

629-639 Pacific Highway, Chatswood

5.0 Car Parking and Access

A. Provision

Performance Criteria

1. The development shall meet Council's car parking requirements.

Controls

1. Car parking for retail and commercial use shall be provided at the following rates:
 - 1 space per 25m² for retail use.
 - 1 space per 110m² for commercial use.
2. Car parking for residential use shall be provided at the following rates:
 - 1 space per residential unit.
 - 1 per 4 units for residential visitor car parking.

B. Location

Performance Criteria

1. The location of car parking is integrally designed as part of the building.

Controls

1. All car parking is to be located below ground level.
Note: Vehicle parking at ground level is restricted to the loading dock area.

C. Delivery and Service Vehicles

Performance Criteria

1. Provision for delivery and service vehicles on-site shall ensure ease of access and reduce the need for on-street parking; and
2. The size of loading dock shall provide for garbage handling and goods handling of deliveries.

Controls

1. A loading dock for delivery and service vehicles is to be provided which provides for vehicles to enter and leave in a forward direction.
2. Loading areas are to be screened from the street with safety management.

6.0 Design Excellence and Building Sustainability

A. Design Excellence

Performance Criteria

1. Design excellence and building sustainability is to be required for all developments exceeding the base FSR and with a height greater than 35m.

Controls

1. The development must demonstrate higher building sustainability standards.
2. The Architect for the design excellence scheme should be maintained through the DA process and can only be substituted with agreement of Council.
3. A design review panel is to be established to review design options. The panel is to include the following members:
 - Willoughby Council representative with urban design qualification;

629-639 Pacific Highway, Chatswood

- Client Representative; and a
 - Peer review architect/ urban designer.
4. Architects are to prepare the following:
 - An extensive urban design analysis and visual assessment of the site and its surrounding context.
 - Three different concept design options for review by Design Review Panel.
 5. The preferred concept design for DA approval submission to be selected by Design Review Panel.
 6. The Architect is to present urban design analysis, visual assessment and preferred concept design options to the Design Review Panel prior to attending a Pre DA lodgement meeting with Council.

B. Sustainability Criteria

Performance Criteria

1. Commercial space is to be designed to achieve a 4 Star minimum NABERS rating.
2. A SEPP 65 – Design Quality of Residential Flat Development report is to be provided at Development Application stage.
3. Appropriate BASIX documentation is to be submitted at Development Application stage.
4. A detailed contamination assessment is to be provided at Development Application stage in accordance with SEPP 55 – Remediation of Contaminated Land.
5. An acoustic assessment is to be provided at Development Application stage.

7.0 Open Space and Landscaping

Performance Criteria

1. The development shall be consistent to the landscape buffer along the Pacific Highway illustrated in the Chatswood CBD Strategy.
2. The development is to provide a planted buffer along the Pacific Highway to reinforce the 'greening' of Chatswood CBD and provide increased amenity to the ground level retail and lobby.
3. Create a permeable street frontage providing safe, legible access to the building.

Controls

4. Green roofs to be provided on roofs up to 30m in height from ground.
5. A minimum of 20% of the site area is to provide vegetation cover.
6. Tree planting to be provided within the 4 metre set back adjacent to the Pacific highway.
7. Maximise area for soft landscaping within the 4 metre setback along the Pacific Highway without impacting on footpaths.
8. A landscape plan is to be provided at Development Application stage detailing all vegetation proposed including species, container size at planting, spacing and approximate size of maturity.

629-639 Pacific Highway, Chatswood

8.0 Site Isolation

Controls

1. Site isolation to be discouraged and where unavoidable joined basements and zero-setback podiums should be provided.
2. Where sites will unavoidably be isolated - joined basements and zero setback podium should be provided to allow the neighbour to develop to an appropriate potential under the controls.

9.0 Substations

Controls

1. Substations to be provided within buildings, not within the streets, open spaces or setbacks.

10.0 Public Art

Controls

1. A development achieving an FSR uplift through the Chatswood CBD Strategy should contribute public art in accordance with Willoughby's Public Art Policy which may include public art being provided on the site.

11.0 Affordable Housing

Controls

1. The development achieving FSR uplift through the Chatswood CBD Strategy should provide affordable housing at the rate of 4% of proposed private residential floor space.
2. The developer has the option to provide affordable housing on-site; or payment of an in lieu monetary contribution.

ATTACHMENT 6

Written Amendments to Willoughby Local Environmental Plan 2012

- 1) To add Clause 4.4 (2D) as follows:

"2D. Subclause (2A) (b) (i) does not apply to any land shown in Area 8 on the Special Provisions Area Map, with affordable housing here to be taken as part of the gross floor area of the building for determining the maximum floor space ratio of the building."

- 2) To add Clause 6.23 as follows:

"6.23. Minimum commercial floor space within the Mixed Use zone

Land zoned B4 Mixed Use is to contain a minimum commercial floor space component of 1:1."

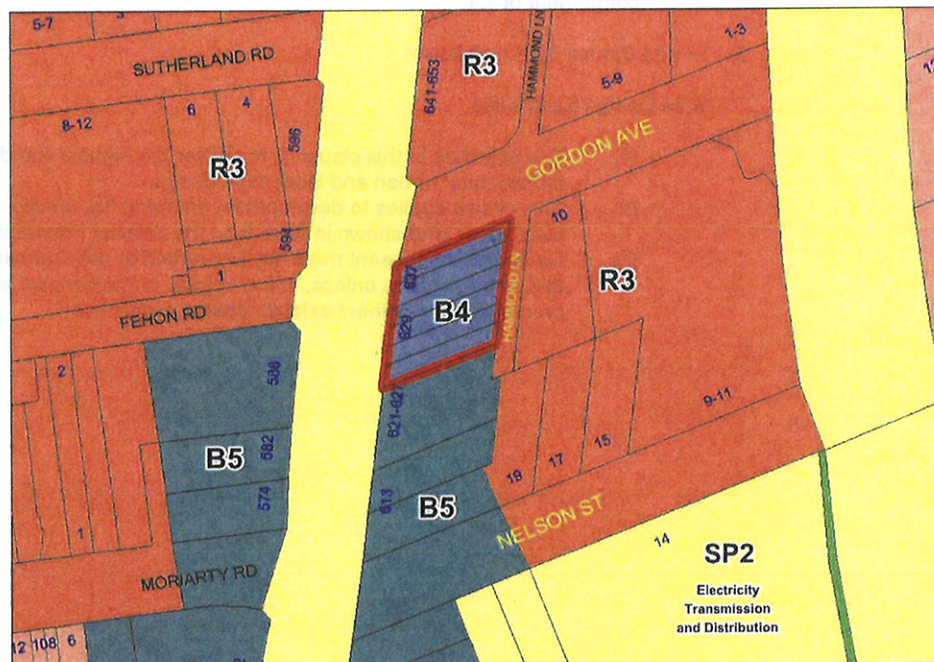
- 3) To add Clause 6.24 as follows:

"6.24 Design Excellence

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to development involving the erection of a new building on land shown in Area 8 on the Special Provisions Area Map.
- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence."

ATTACHMENT 7 - PROPOSED LAND ZONING, HEIGHT OF BUILDINGS,
FLOOR SPACE RATIO AND SPECIAL PROVISIONS AREA MAPS

ZONING MAP

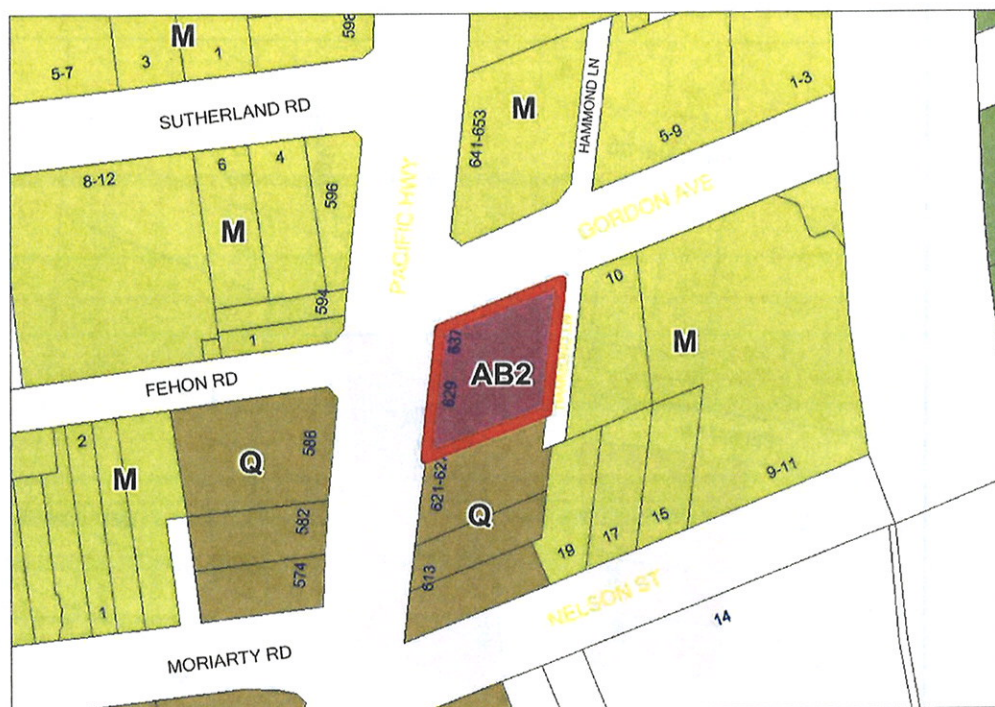


ZONING: B4 (Mixed Use)

Scale: 1 : 1500



HEIGHT OF BUILDINGS MAP

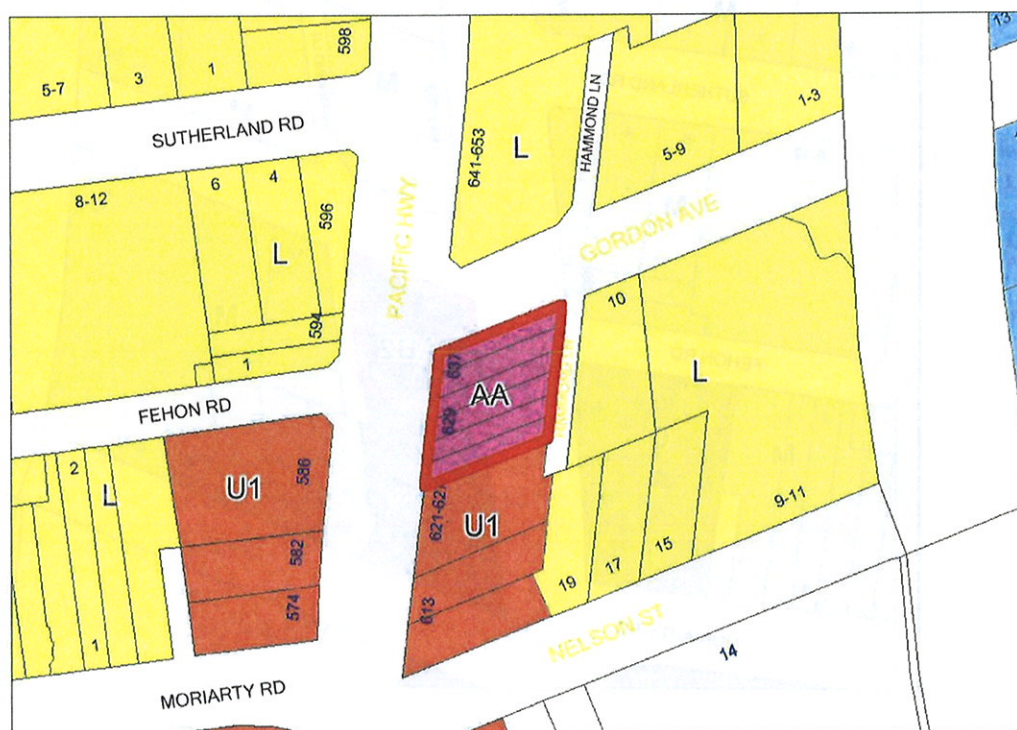


HOB: AB2 (90m)

Scale: 1 : 1500



FLOOR SPACE RATIO MAP



FSR: AA (6 : 1)

Scale: 1 : 1500



SPECIAL PROVISIONS AREA MAP



 Area 8 Refer CI xxx

Scale: 1 : 1500



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