

Nominated Architect: TONY LEUNG NSW 7133

# URBAN DESIGN

815 PACIFIC HWY & 15 HELP ST, CHATSWOOD

NSW Architects Registration No. 7133

DATE: 08 SEP 2020 | A18088



# CONTENTS

## 01 INTRODUCTION

Regional Context  
Location Map  
The Site

## 02 PLANNING CONTEXT

Strategic Planning Framework  
North District Plan  
Sydney Metro  
Willoughby LEP 2012 Planning Controls  
Chatswood CBD Planning & Urban Design Strategy 2018  
Chatswood CBD Strategy - Recommendation 01  
Chatswood CBD Strategy - Recommendation 02

## 03 SITE ANALYSIS

Local Context  
Gateways of Chatswood CBD  
Existing Building Form  
Proposed Built Form

## 04 LAND USE STRATEGY

Commercial Development  
Active Street Frontage Strategy  
Proposed Design Overview

## 05 BUILT FORM STRATEGY

Proposed Skyline Integration  
Architectural Expression



# 01 INTRODUCTION

# 01 INTRODUCTION

## Regional Context



DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

01 INTRODUCTION

Location Map



# 01 INTRODUCTION

## The Site



The subject site contains two sites; 815 Pacific Hwy, Chatswood (**1,657 m<sup>2</sup> Price Finder**) and 15 Help St, Chatswood (**1,863 m<sup>2</sup> Price Finder**).

The subject site is bounded by McIntosh St to North, Help St to South, Pacific Hwy to West and 11 Help st to East.

815 Pacific Hwy is currently under commercial occupancy with approximately **6,700m<sup>2</sup>** NLA including a rooftop restaurant.

15 Help St is currently occupied by a 9 level commercial office building with retail on the ground floor.

An aerial photograph of a dense urban landscape, likely a city center, featuring numerous high-rise buildings and skyscrapers. The buildings are closely packed, with varying architectural styles, including modern glass-fronted towers and older, more traditional structures. Green spaces and trees are interspersed among the buildings, particularly in the lower-left and lower-right areas. The overall color palette is a warm, golden-yellow, suggesting a sunset or sunrise. The text "02 PLANNING CONTEXT" is overlaid in white, bold, sans-serif font on the right side of the image.

## 02 PLANNING CONTEXT

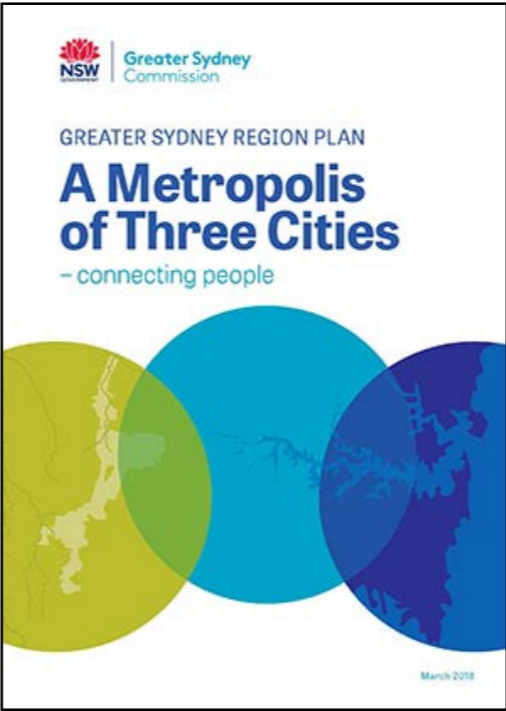
# 02 PLANNING CONTEXT

## Strategic Planning Framework

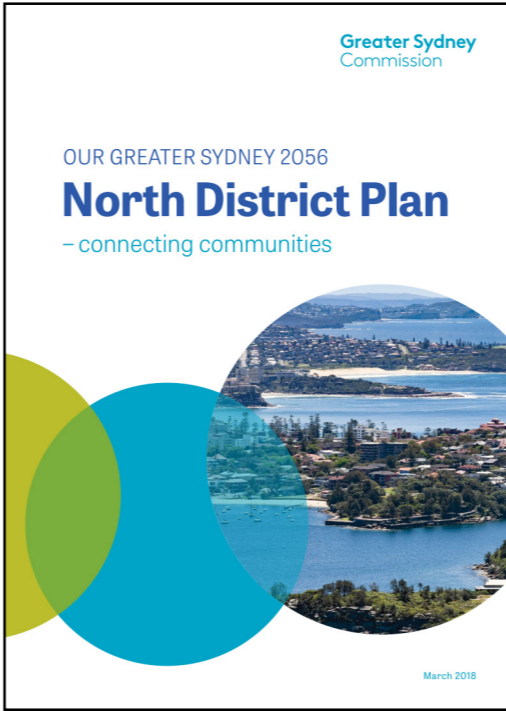
GREATER SYDNEY COMMISSION OCT 2017



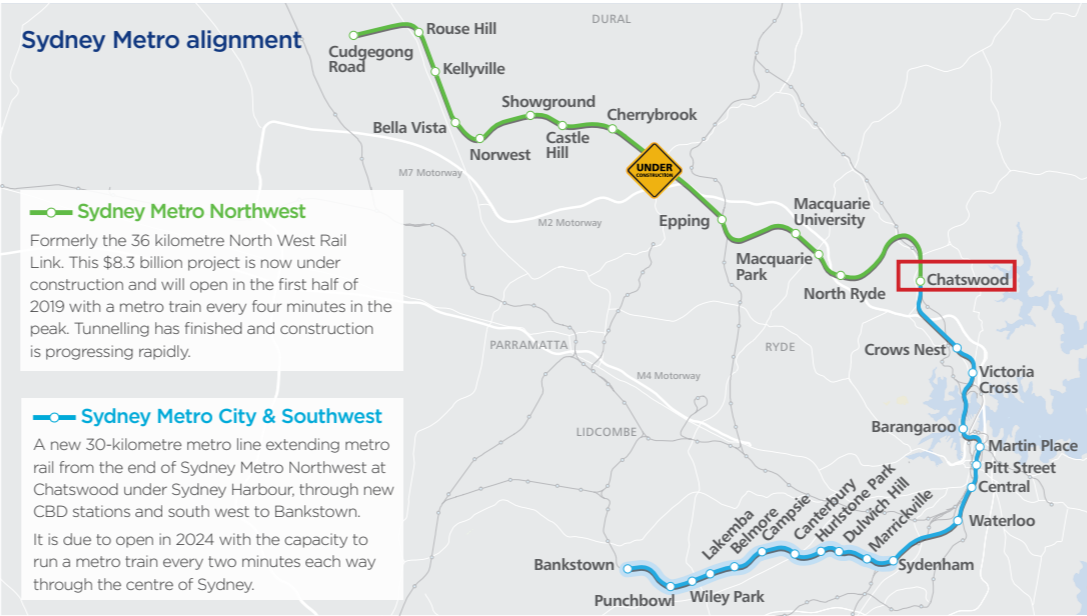
MAR 2018



MAR 2018



FUTURE METRO NETWORK



Chatswood strategic centre comprises a mix of uses including retail, office, residential, community and health. The centre has a highly successful retail focus with regional shopping centres including Westfield, Chatswood Chase, Mandarin Centre and other centres combining to provide one of the largest shopping precincts in Greater Sydney. Entertainment facilities such as The Concourse and Zenith Theatre contribute to the amenity of the centre. Chatswood provides a vibrant night-time economy.

Maintaining and growing a high quality commercial core will facilitate the continued growth of the centre as a major employment hub.

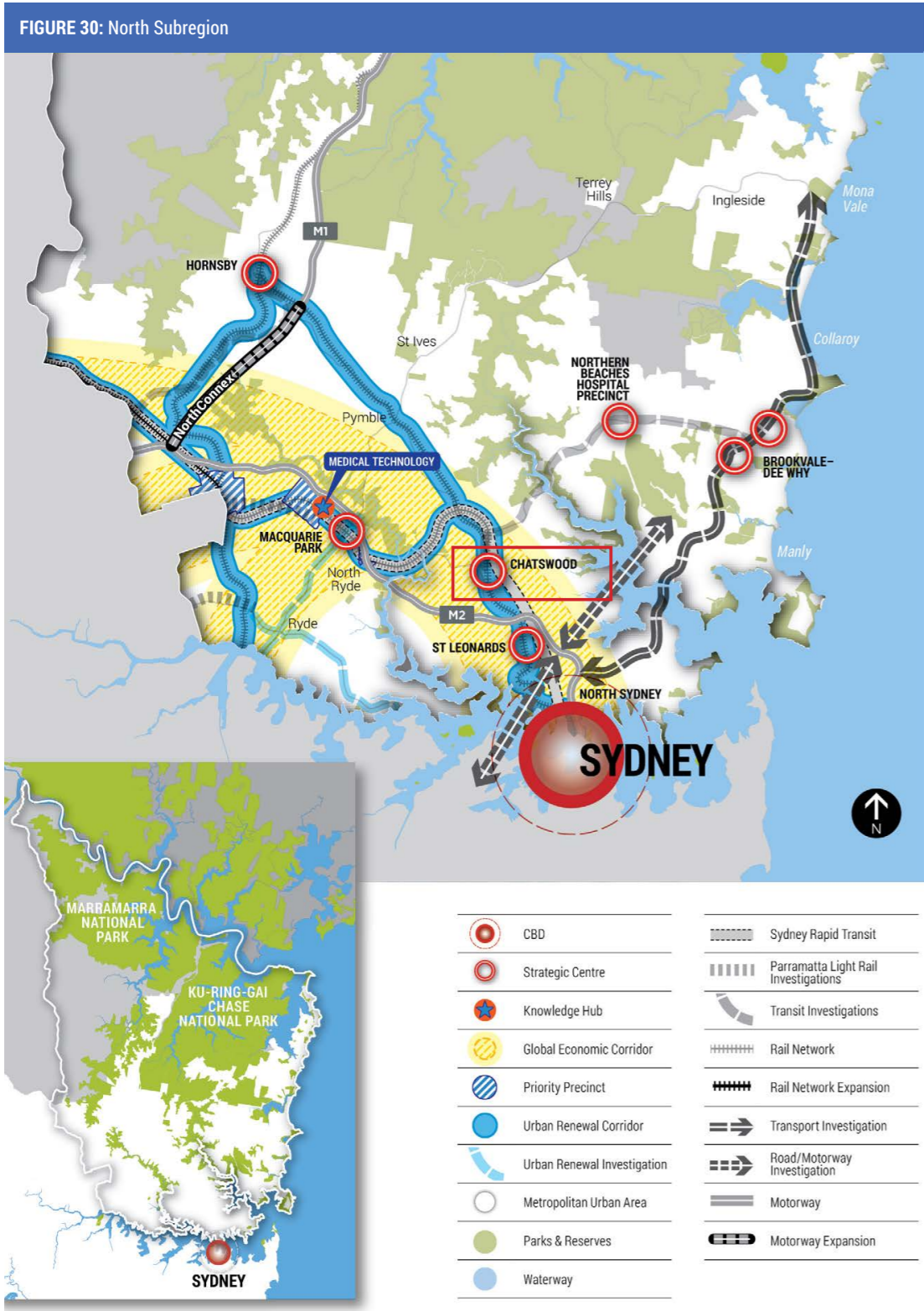
The proposed Sydney Metro station at Chatswood will improve connectivity to the centre. Further investigation regarding bus operations and accessibility on the western side of the railway would improve amenity for the commercial core.

Chatswood has:

- Major transport hub
- Established shopping precincts
- Established & future employment opportunities
- Large population with diverse demography

# 02 PLANNING CONTEXT

## North District Plan



## North Subregion

The North subregion will continue to be an attractive place to live, work and visit with a thriving economy. The subregion's Gross Regional Product is second only to the Central subregion's, with North Sydney, the second-largest office market in Sydney. Increases in the supply of housing and jobs will be focused on centres with good public transport. The subregion will offer a growing diversity of high amenity living and working environments.

- HORNSBY
- HUNTERS HILL
- KU-RING-GAI
- LANE COVE
- MANLY
- MOSMAN
- NORTH SYDNEY
- PITTWATER
- RYDE
- WARRINGAH
- WILLOUGHBY

### Chatswood

### Jobs

2016 Estimate	24,700
2036 Baseline Target	31,000
2036 Higher Target	33,000

### Actions

42. 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 office 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
  - investigate interchange operations on both sides of the railway line to increase capacity and efficiency of modal changes
  - improve pedestrian connectivity between the eastern and western side of the rail line

The draft District Plan proposes a 20-year vision for the North District of Sydney. It identifies three overarching priorities being productivity, liveability and sustainability and sets actions, outcomes, and identifies the lead agency and partners responsible.

### The priorities for Chatswood are to:

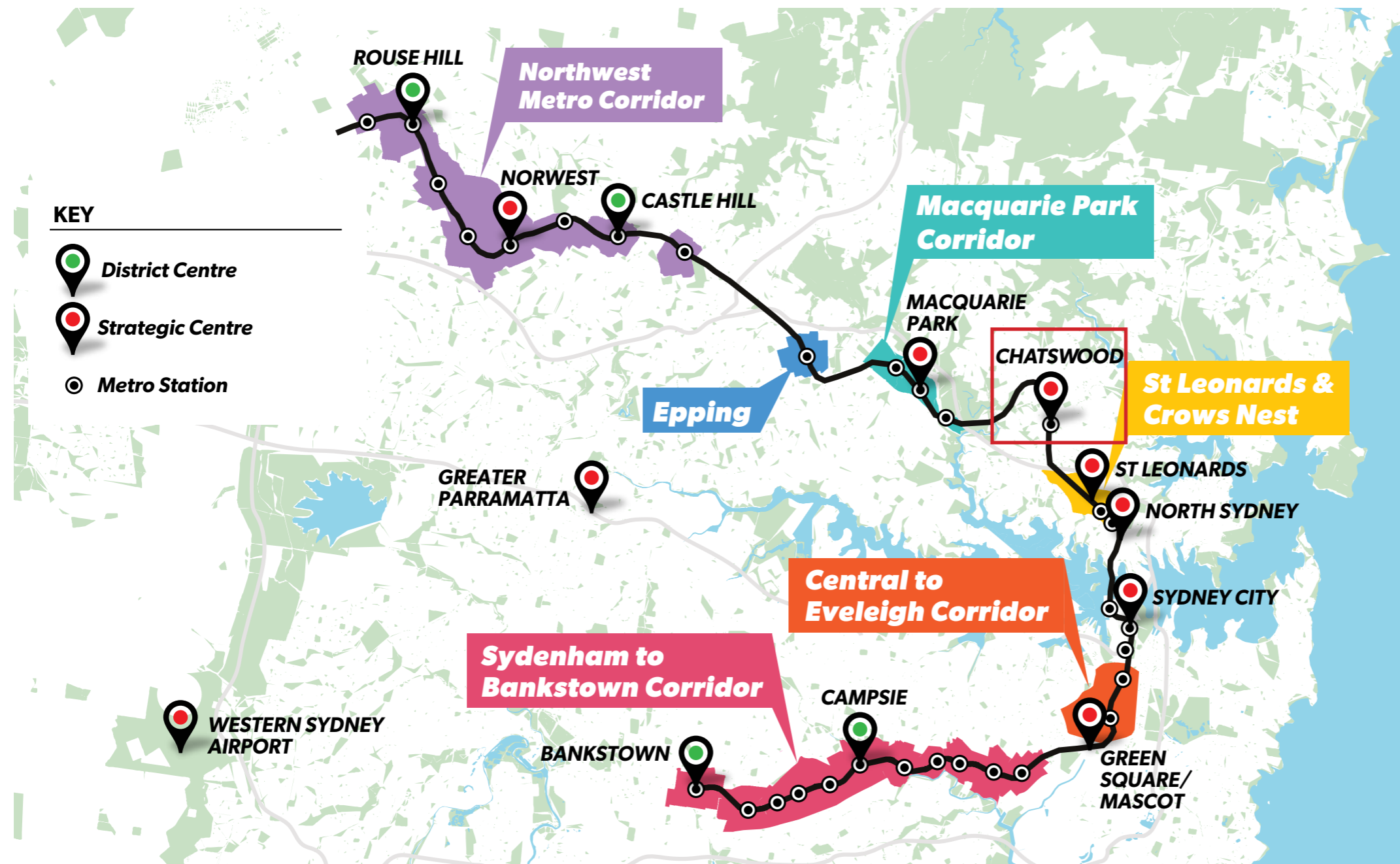
- Maximise the land use opportunities provided by the enhanced rail services of Sydney Metro.
- Provide height and floor space ratio incentives as part of planning controls.
- Promote the role of the centre as a location for high quality, commercial office buildings and a diverse retail offering
- Enhance the role of the centre as a destination for cultural and leisure activities.
- Promote and encourage connectivity and upgrade and increase public open spaces.

North District Plan, 2018



## 02 PLANNING CONTEXT

### Sydney Metro



Sydney Metro is Australia's largest public transport infrastructure project. This priority rail project by the NSW Government will be transformative for Sydney. Sydney Metro will deliver 31 metro stations and has two core components:

- Sydney Metro Northwest (formerly known as the North West Rail Link) - this 36km metro line will open in the first half of 2019 and comprise eight new stations and five upgraded stations; and
- Sydney Metro City & Southwest – this new 30km line will extend the metro from Chatswood to Bankstown. Scheduled to open in 2024, this component will deliver seven new stations and 11 upgraded stations.

A new station at Chatswood, coupled with the existing heavy rail station will significantly increase accessibility to and from the Precinct.

The faster, more frequent metro service will create demand and opportunities for new growth and development within the Precinct. The investigation seeks to harness the potential of this transformative investment in infrastructure to achieve sound and positive planning outcomes.

**DISCLAIMER:**

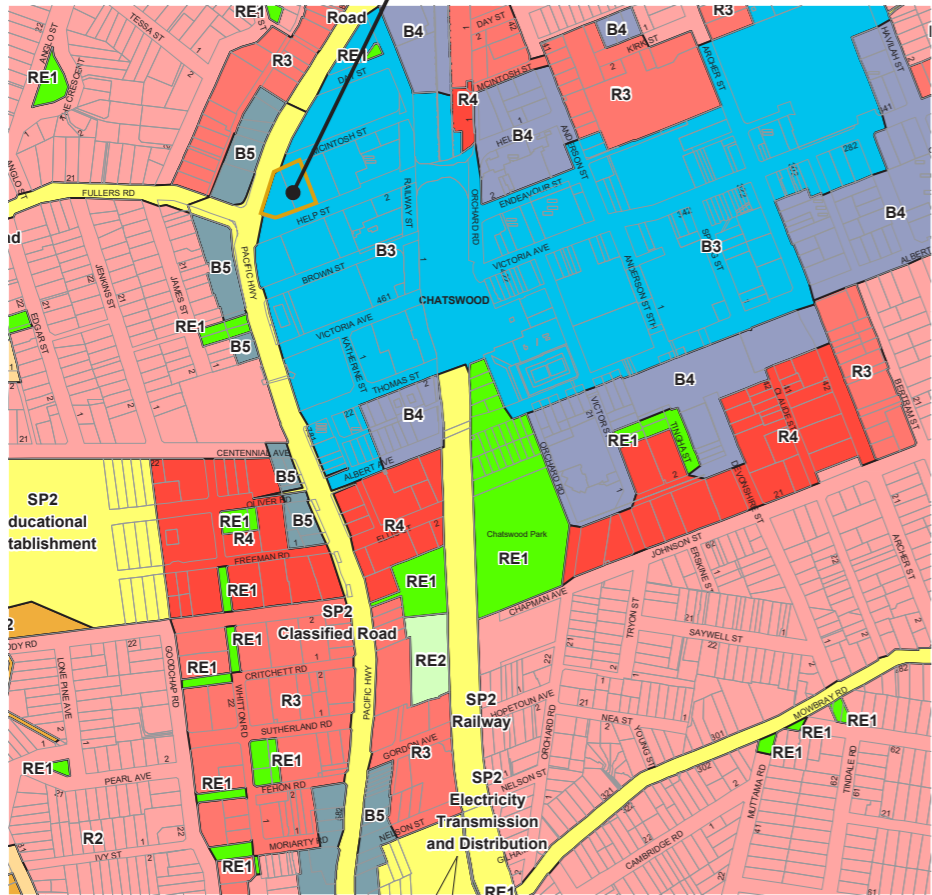
All information contained within this document is subject to further design development, council consultation and approval.

# 02 PLANNING CONTEXT

Willoughby LEP 2012 Planning Controls

LAND ZONING MAP

Subject Site

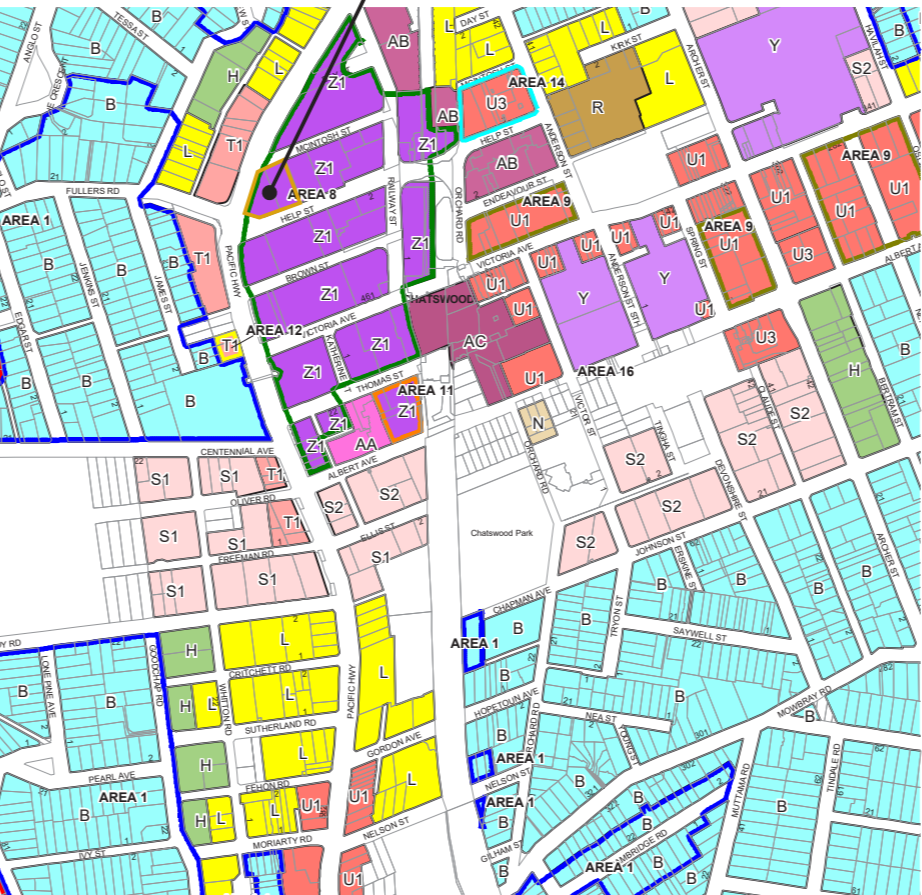


- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park

**ZONING**  
**B3 - COMMERCIAL CORE**

FSR MAP

Subject Site

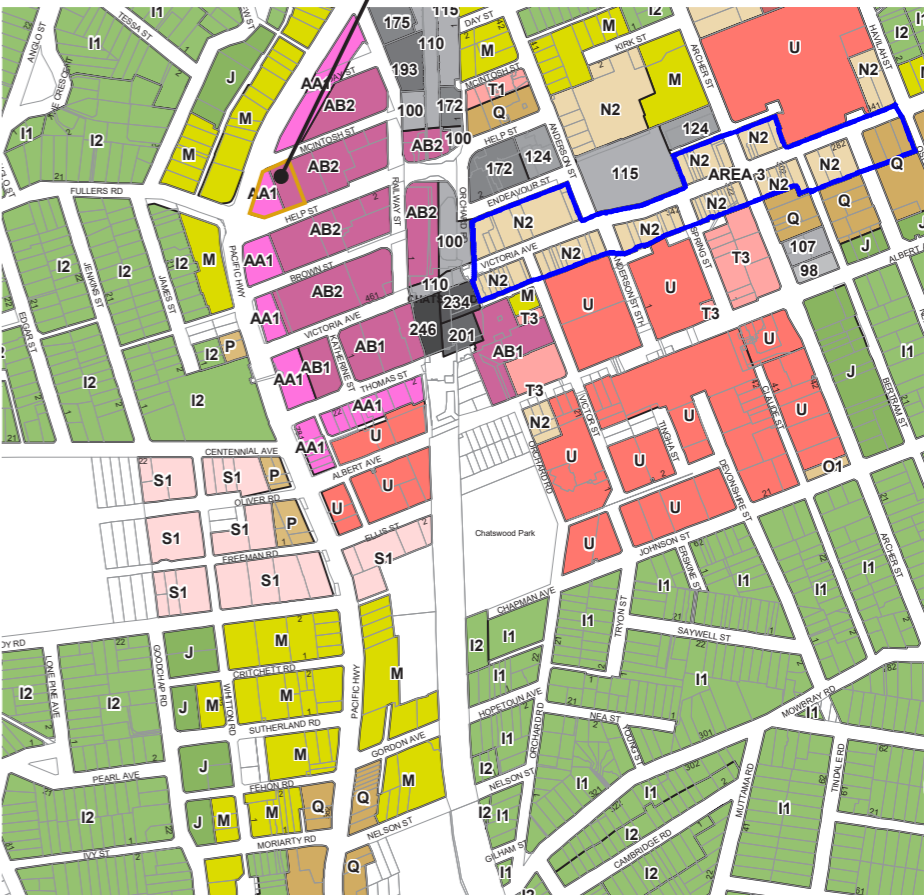


- Y 4.5
- Z1 5
- Z2 5.5
- AA 6
- AB 7
- AC 8
- Area 8 Refer Cl 4.4A
- Area 9 Refer Cl 4.4A
- Area 10 Refer Cl 4.4A
- Area 11 Refer Cl 4.4A
- Area 12 Refer Cl 4.4A
- Area 13 Refer Cl 4.4A

**FSR**  
**Z1 - 5:1**

HEIGHT OF BLDG MAP

Subject Site



- | 815 Pacific Hwy | 15 Help St |
|-----------------|------------|
| V1 36           | V1 36      |
| V2 38.5         | V2 38.5    |
| W 40            | W 40       |
| AA1 60          | AA1 60     |
| AB1 80          | AB1 80     |
| AB2 90          | AB2 90     |

**HOB**  
**AA1 - 60M | AB2 - 90M**

WLEP 2012 , Clause 4.4A Exceptions to FSR:  
The total FSR for all the buildings on land identified as "Area 8" on the Floor Space Ratio Map may exceed 5:1 if:  
(A) the site area exceeds 2,500 m<sup>2</sup> and  
(B) the floor space ratio will not exceed 10.5:1 and  
(C) a minimum of 40% of the site is available for landscaping, publicly accessible space and through site links and  
(d) site coverage does not exceed 60%

**DISCLAIMER:**  
All information contained within this document is subject to further design development, council consultation and approval.



## 02 PLANNING CONTEXT

### Chatswood CBD Planning & Urban Design Strategy 2036



We share Council's vision and believe it will utilize the best Chatswood has to offer in the wider context of Sydney's Global Economic Corridor. It has the capacity to promote office growth with its large commercial core ; unlocking the inherent potential of the current land within the precinct. When combined with the current amenity, Chatswood will significantly contribute growth of Sydney in a well-connected, contemporary and sustainable manner providing a comfortable, walkable environment.

The purpose of the Chatswood CBD Strategy is to establish a strong planning framework to guide all future private and public developments; that Council can implement to ensure Chatswood grows as a sustainable strategic centre of Sydney.

Chatswood centre will be confident, fine grain and green. It will be a diverse, vibrant, active and accessible place, with attractive places to live, work and play.

In the next 30 years, Chatswood will increase by

1. 501,750sqm residential Gross Floor Area.
2. 297,500sqm office Gross Floor Area.
3. 136,200sqm other commercial Gross Floor Area.



### CHATSWOOD CBD

### Planning and Urban Design Strategy to 2036

January 2018

The Chatswood CBD Strategy aims to establish a strong framework to guide future private and public development as the CBD grows over the next 20 years. It aims to provide capacity for future growth, achieve exceptional design and a distinctive, resilient and vibrant CBD. The Strategy will inform changes to Willoughby LEP and DCP.

#### The Strategy aims to achieve:

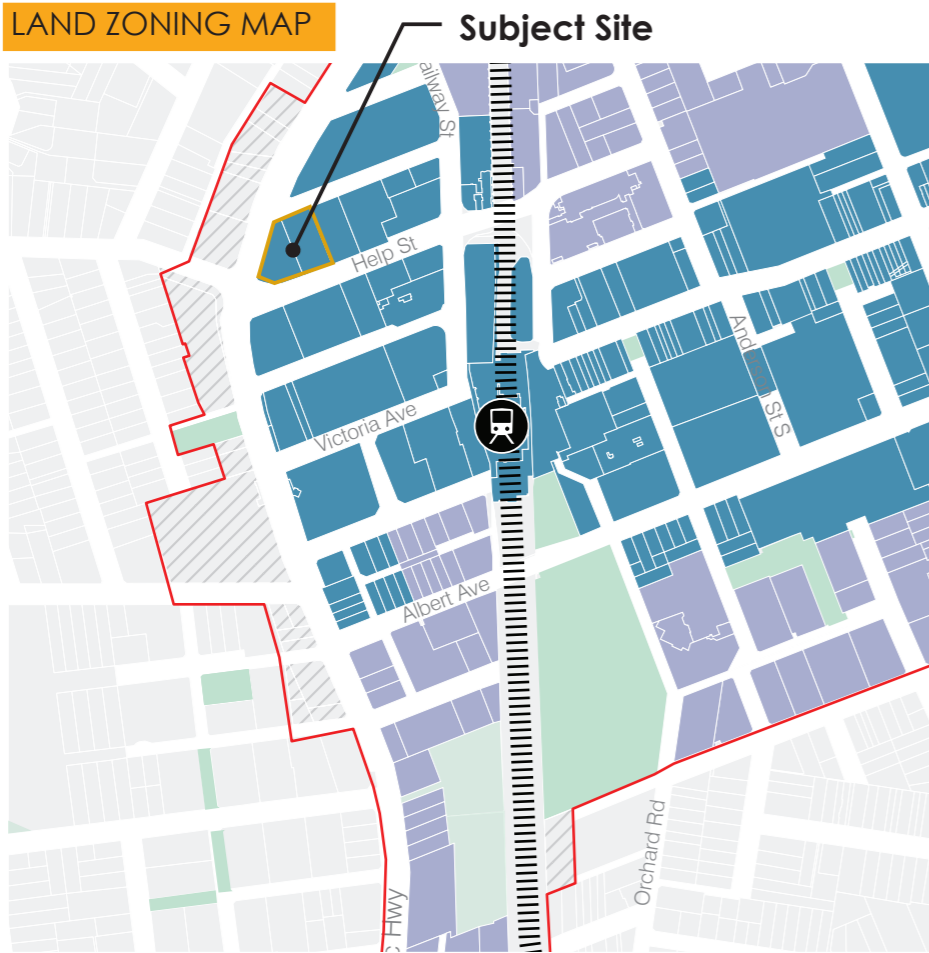
1. A reinvigorated commercial core area and economically buoyant CBD, to provide for future employment.
2. A sustainable balance between commercial, retail, residential, education, cultural and other uses to ensure on-going vibrancy.
3. A compact, walkable CBD.
4. A city form and scale to accommodate future growth and change.
5. A CBD of exceptional urban design, easy pedestrian linkages and good public domain, where local character and heritage are embraced, and the greening of the centre is achieved.
6. Simplified controls for the LEP and DCP in relation to the CBD.

#### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

02 PLANNING CONTEXT

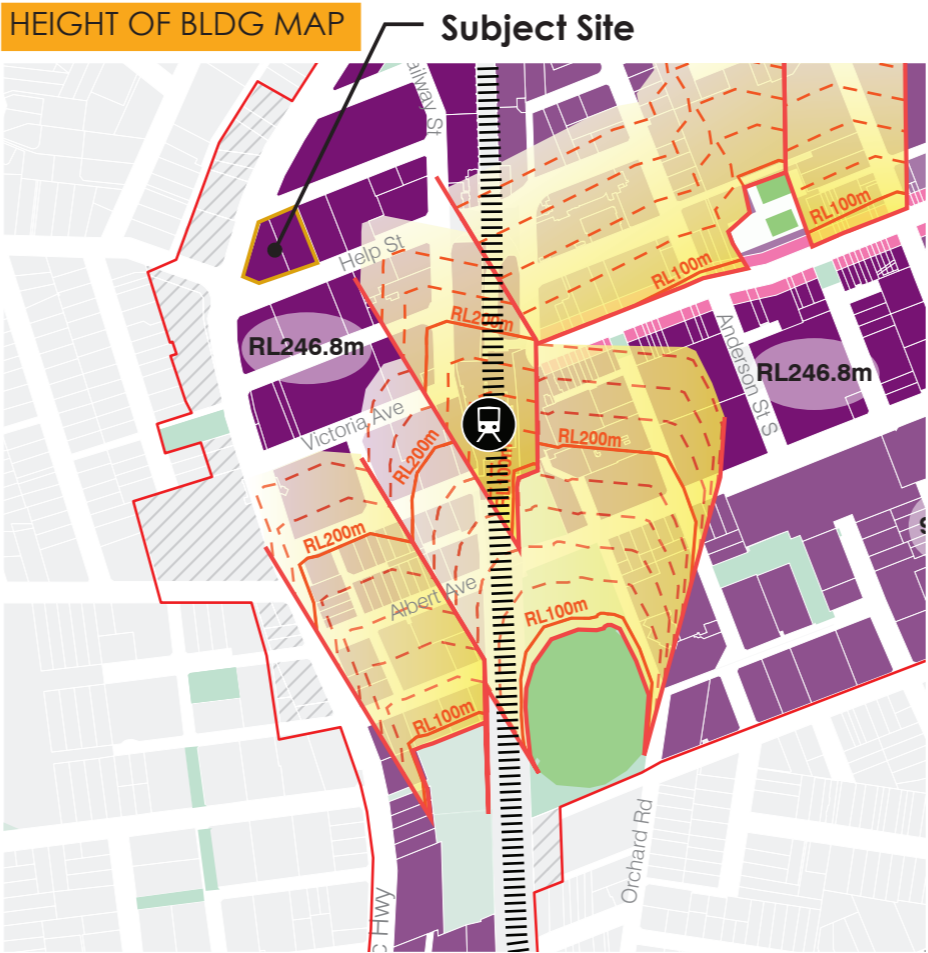
Chatswood CBD Strategy 2036 - Recommendation 01



- Centre boundary
- Open space
- Office and retail core
- Mixed use
- No change

**ZONING**

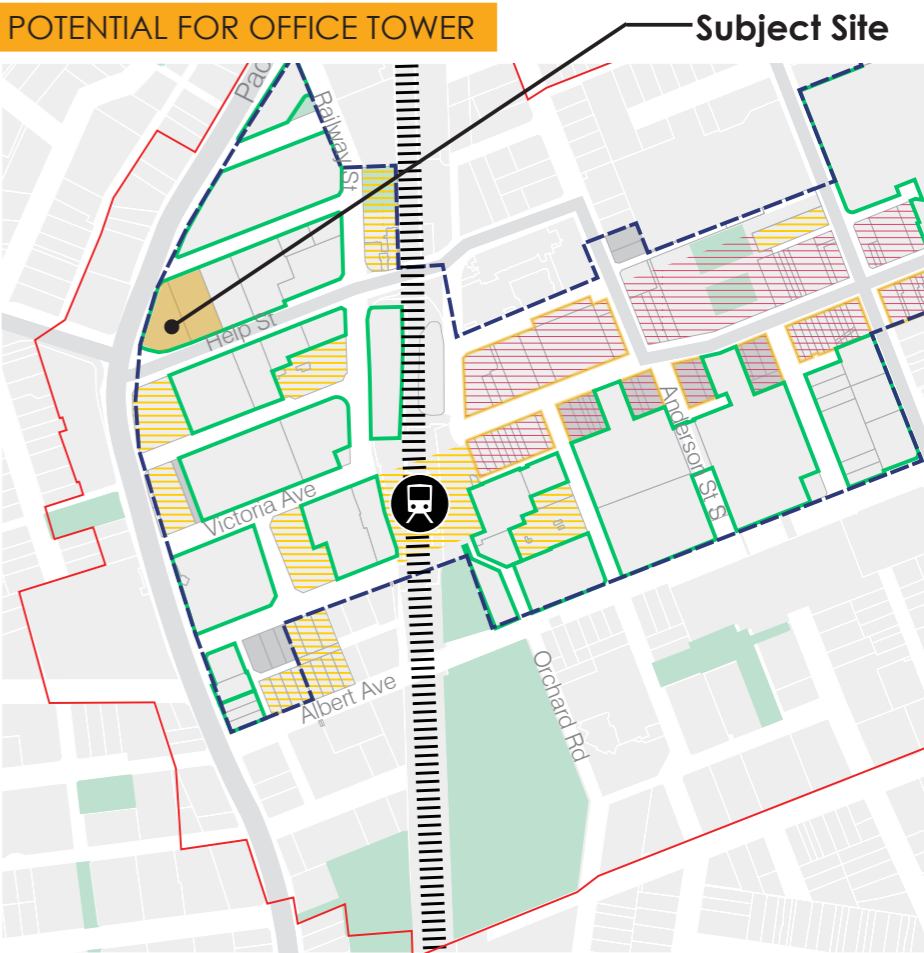
**OFFICE & RETAIL**



- Centre boundary
- Open space
- RL246.8m (Limit by Pans-Ops plane)
- 90m
- 30m
- 7m
- Area protected by sun protection (approximate RLs shown) - see sun access diagram
- No change

**HOB**

**RL 246.8M**



- Centre boundary
- Open space
- B3 commercial core
- Main potential for office growth
- Sites with potential for office tower development (see following page)
- Constrained sites
- Sites on Victoria Ave may be preserved at low scale
- Sites with existing residential
- Sites with permitted residential
- Sites likely too small to deliver office tower footprint even when

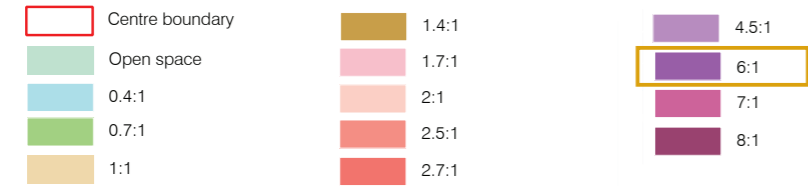
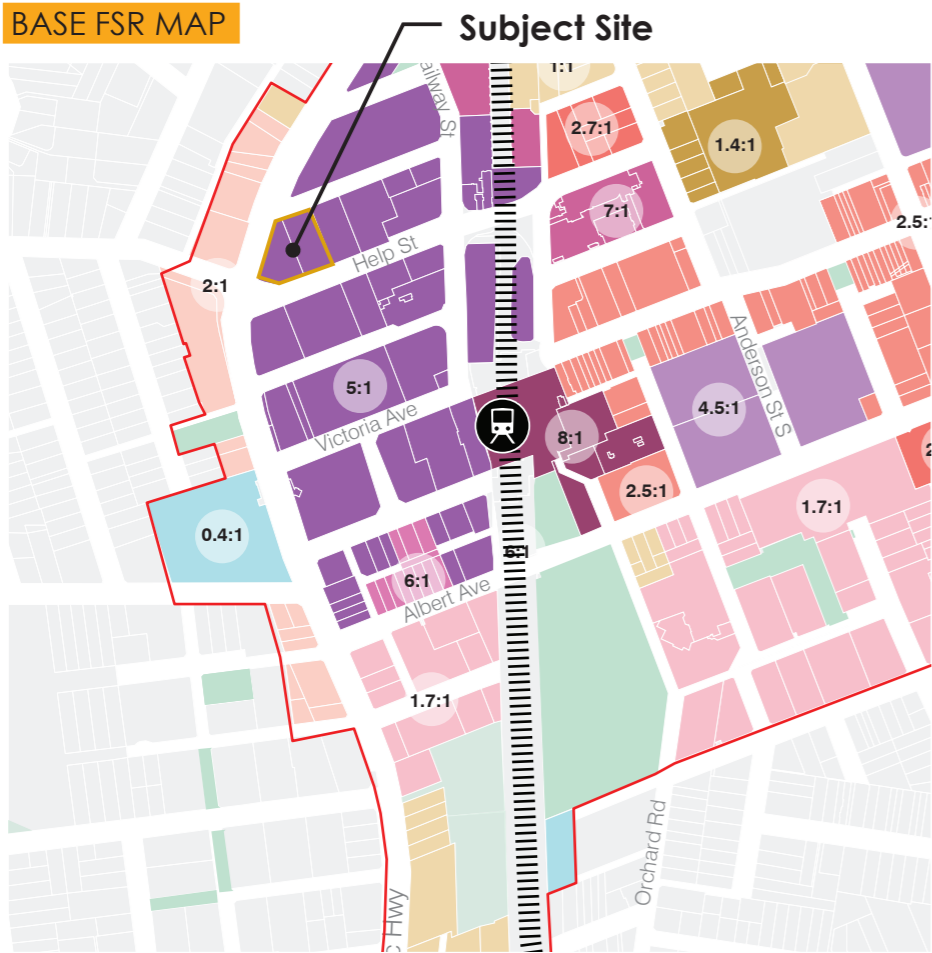
**POTENTIAL SITE**

**OFFICE TOWER**



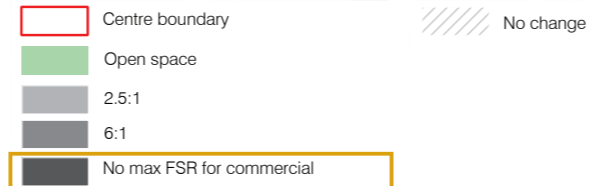
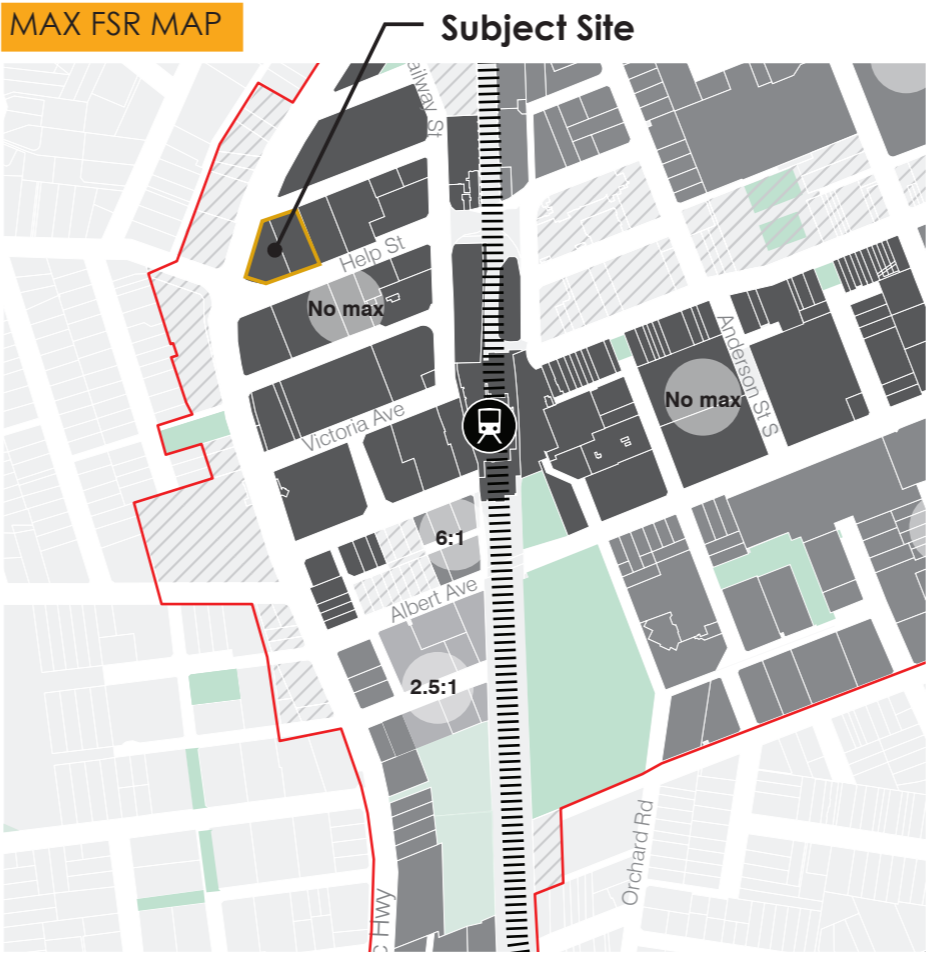
02 PLANNING CONTEXT

Chatswood CBD Strategy ,2018- Recommendation 02



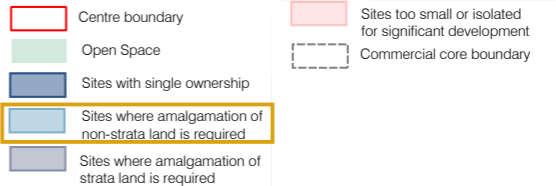
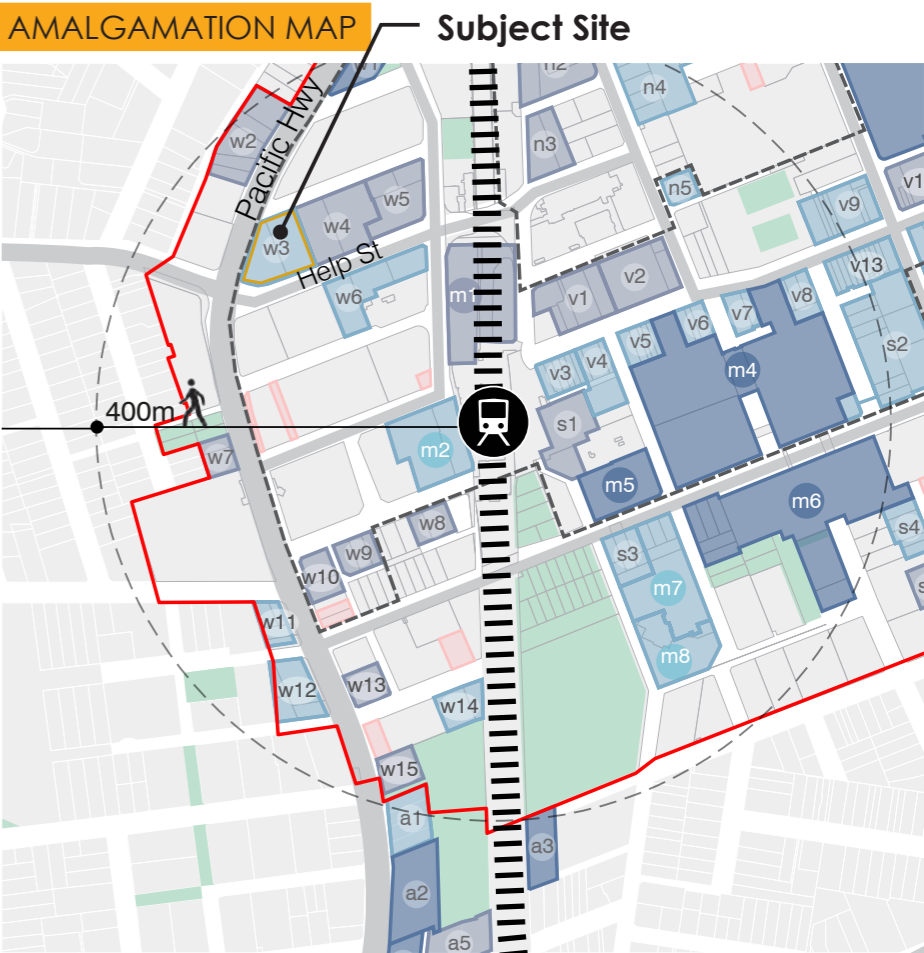
BASE FSR

5:1



MAX FSR

NO MAX



AMALGAMATION

W3 - Recommended



An aerial photograph of a city, likely Sydney, Australia. The foreground is dominated by a dense, lush green forest. In the middle ground, a residential area with numerous houses and some commercial buildings is visible. The background shows a city skyline with several high-rise buildings under a hazy, overcast sky. The entire image has a warm, golden-yellow tint.

# **03 SITE ANALYSIS**

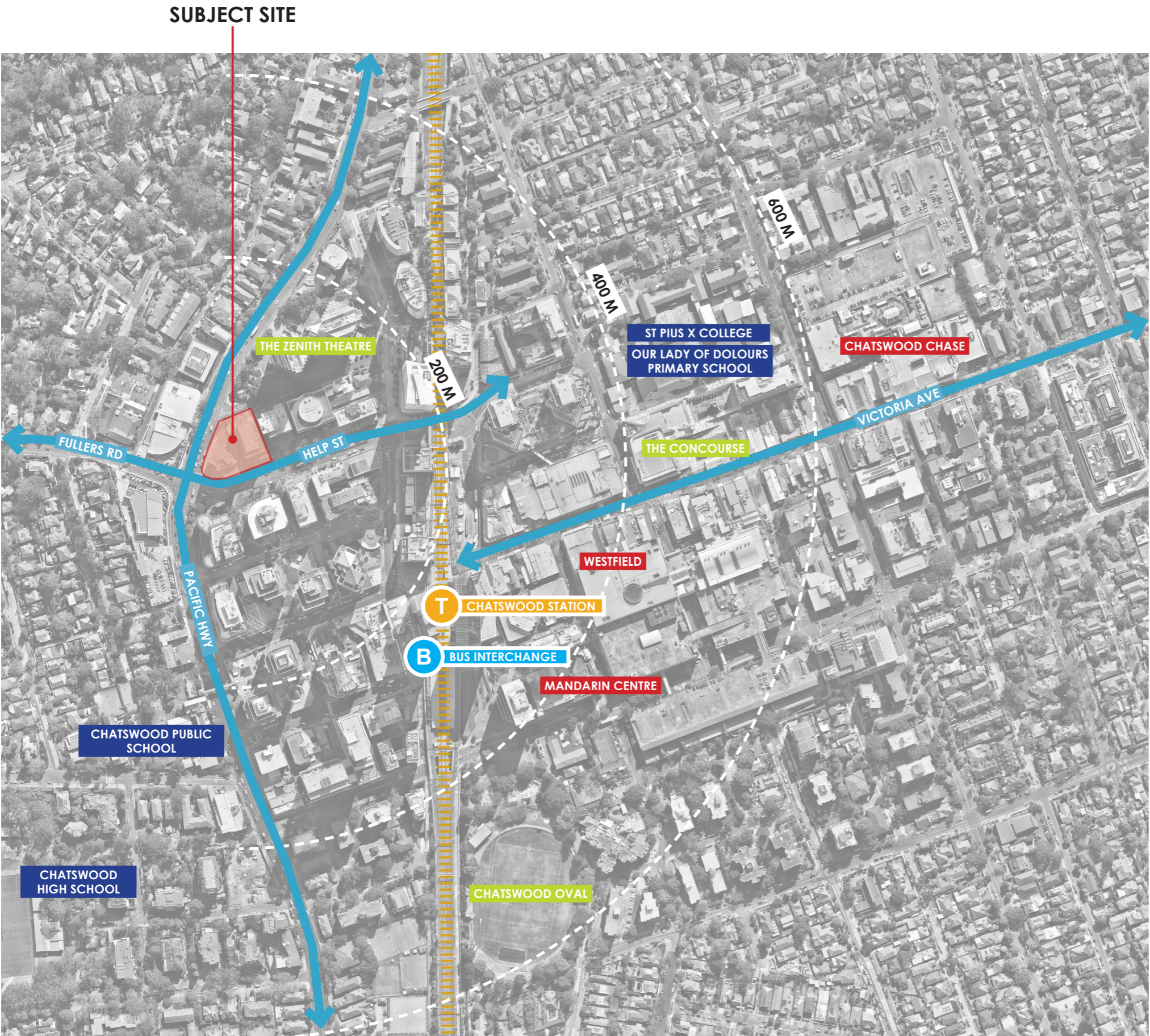
# 03 SITE ANALYSIS

## Local Context

Chatswood has emerged as a destination of urban living with developments offering choices for businesses, shoppers and residents.

The subject site is within convenient walking distance of the facilities and services such as Chatswood Transport Interchange, The Concourse, Westfield Shopping Centre and others.

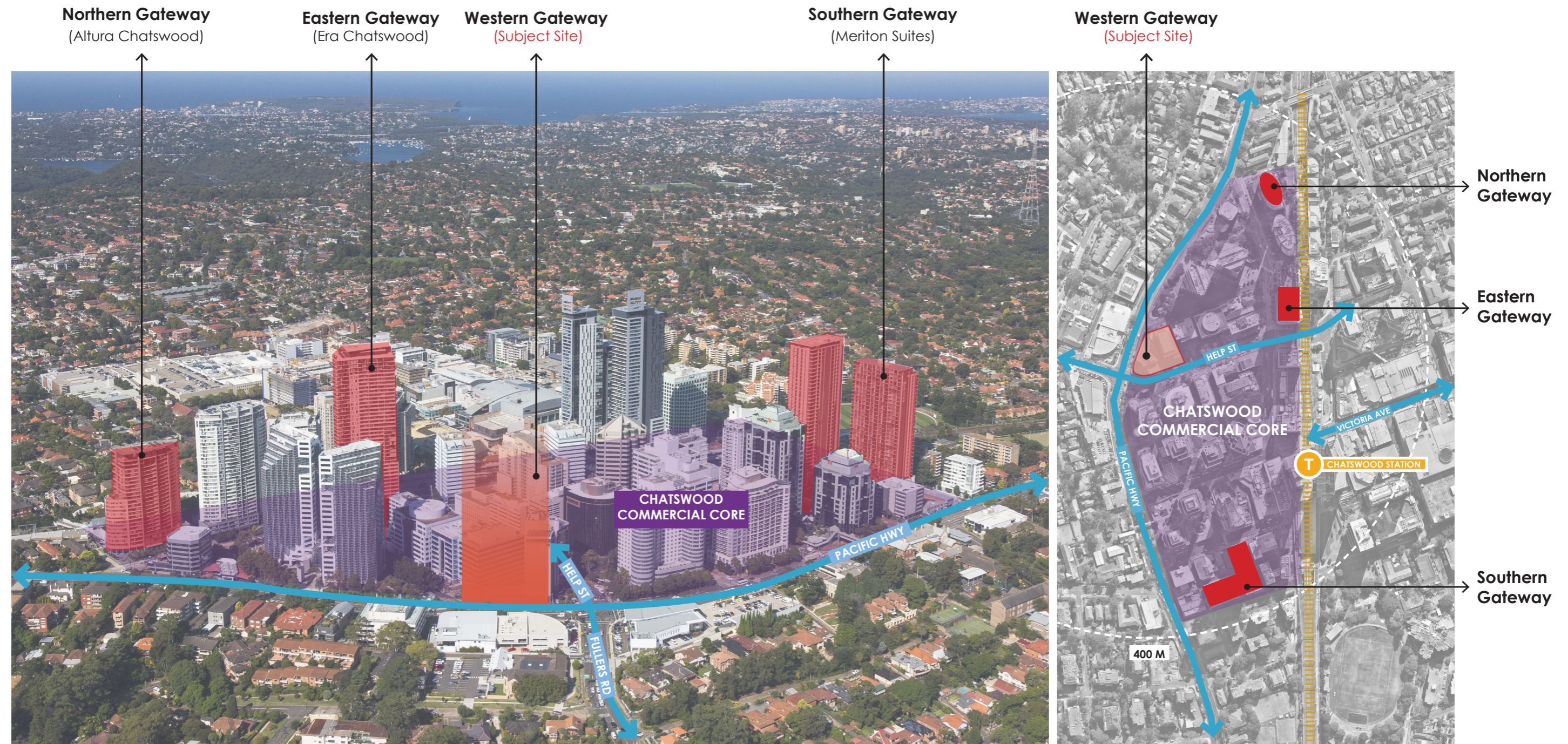
The surrounding context consist of varied cultural, educational and retail centres providing all the necessary elements for an urban lifestyle.



- LEGEND**
- Shopping Centres
  - Public Amenity
  - Educational Centers

## 03 SITE ANALYSIS

### Telling the Tale of the City - Gateways of Chatswood CBD



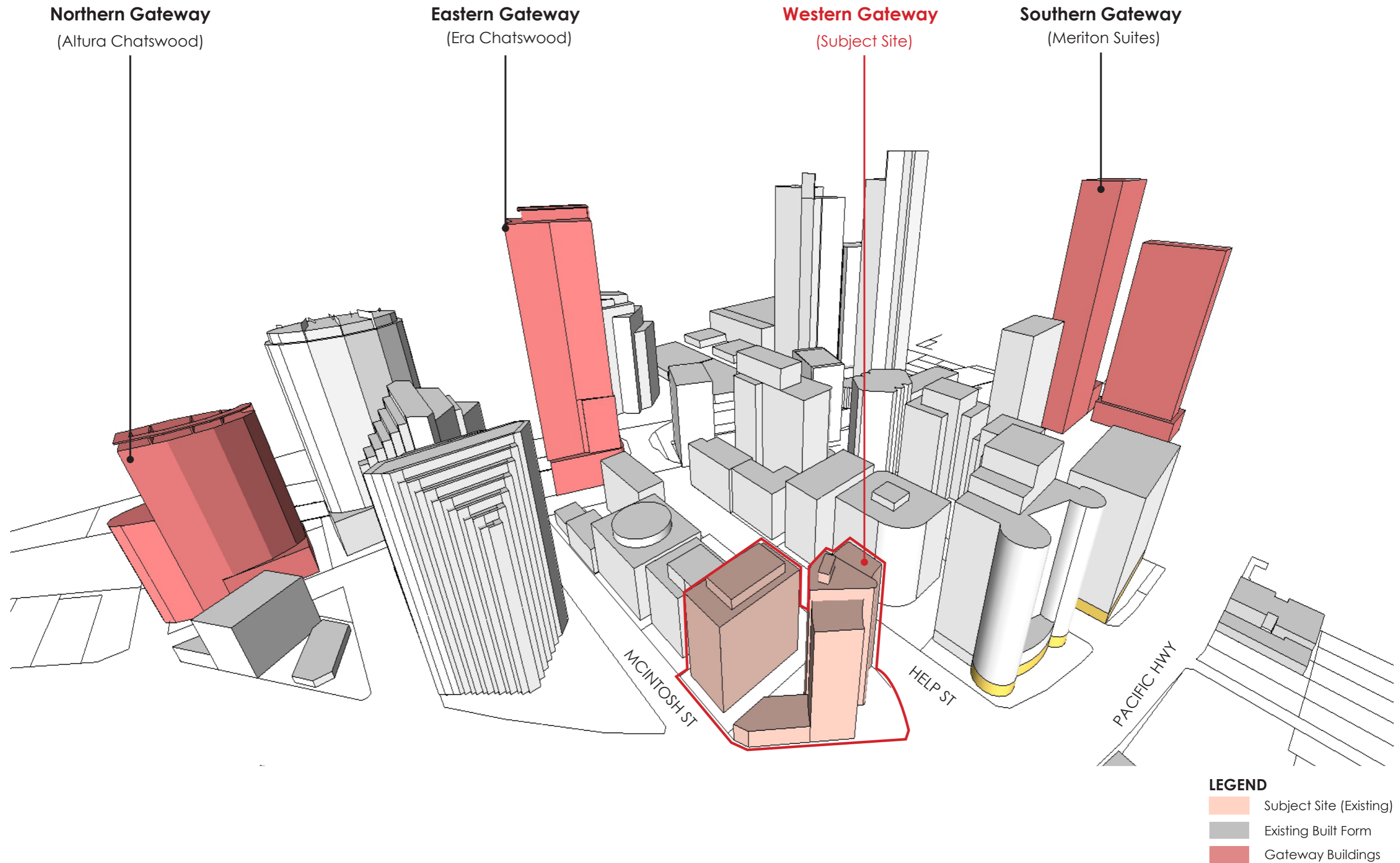
The Chatswood CBD is marked by three gateway buildings namely the Altura Chatswood as the Northern Gateway, the Era Chatswood as the Eastern Gateway and the Meriton Suites standing as the Southern Gateway. The prominent location and proposed built form of the subject site encourages the establishment as the fourth gateway building at the western end; informing the vital entry node to Chatswood CBD.

#### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

## 03 SITE ANALYSIS

### Existing Building Form

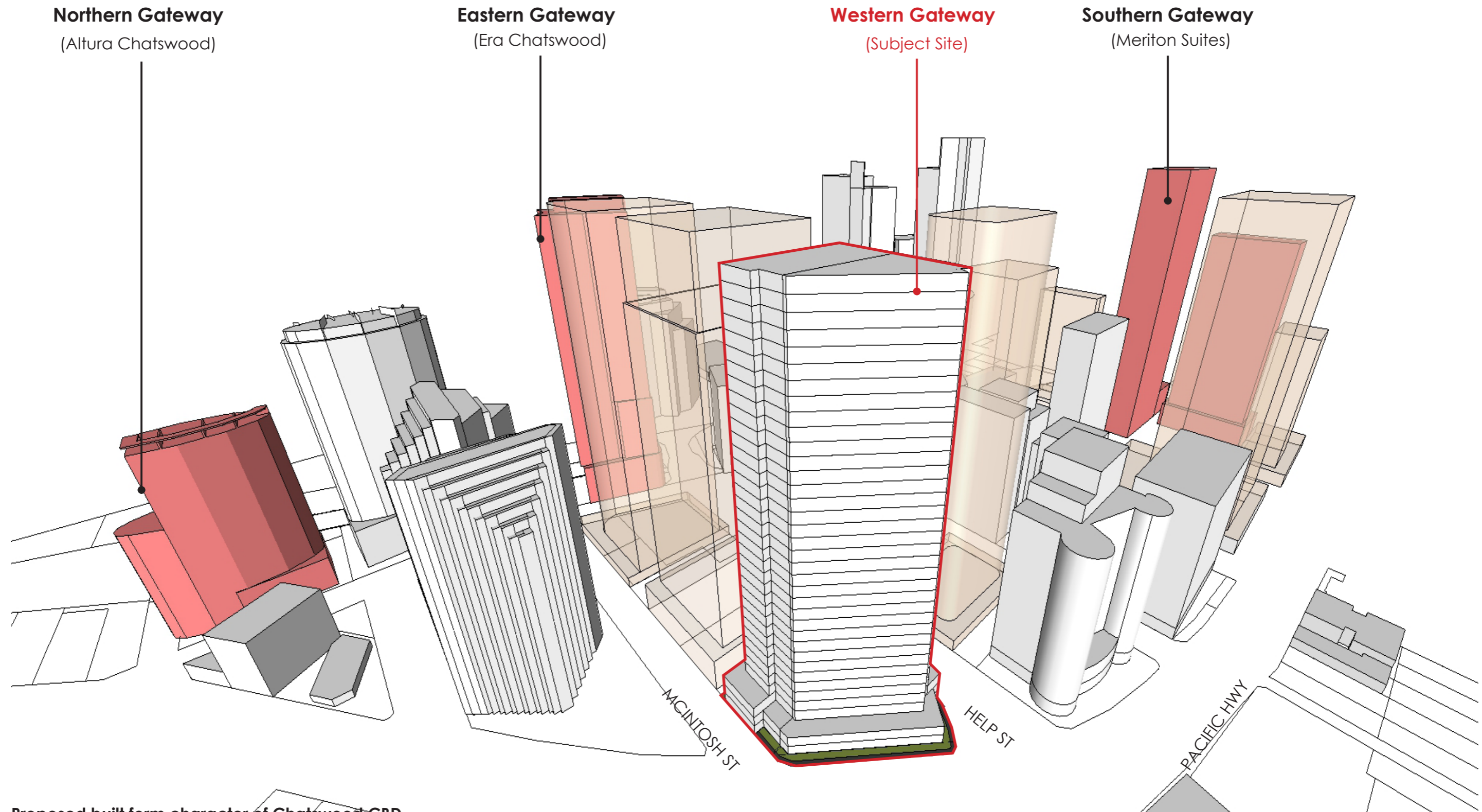


#### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

# 03 SITE ANALYSIS

## Proposed Built Form



### Proposed built form character of Chatswood CBD

In the near future the skyline of Chatswood CBD will include many tall buildings based on Chatswood CBD Strategy. Chatswood CBD consists of all the necessary elements essential for an urban living environment such as close proximity to train station, biggest retail facilities center, employment floor space and connectivity to other major centers of Sydney. The subject site is located on the major north south arterial road and is within walking distance to train station which makes it well positioned to support a tower of this scale.

#### LEGEND

- Subject Site (Proposed)
- Existing Built Form
- Gateway Buildings
- Potential Chatswood CBD Envelope

#### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.



**04**  
**LAND USE STRATEGY**

# 04 LAND USE STRATEGY

## Commercial Development

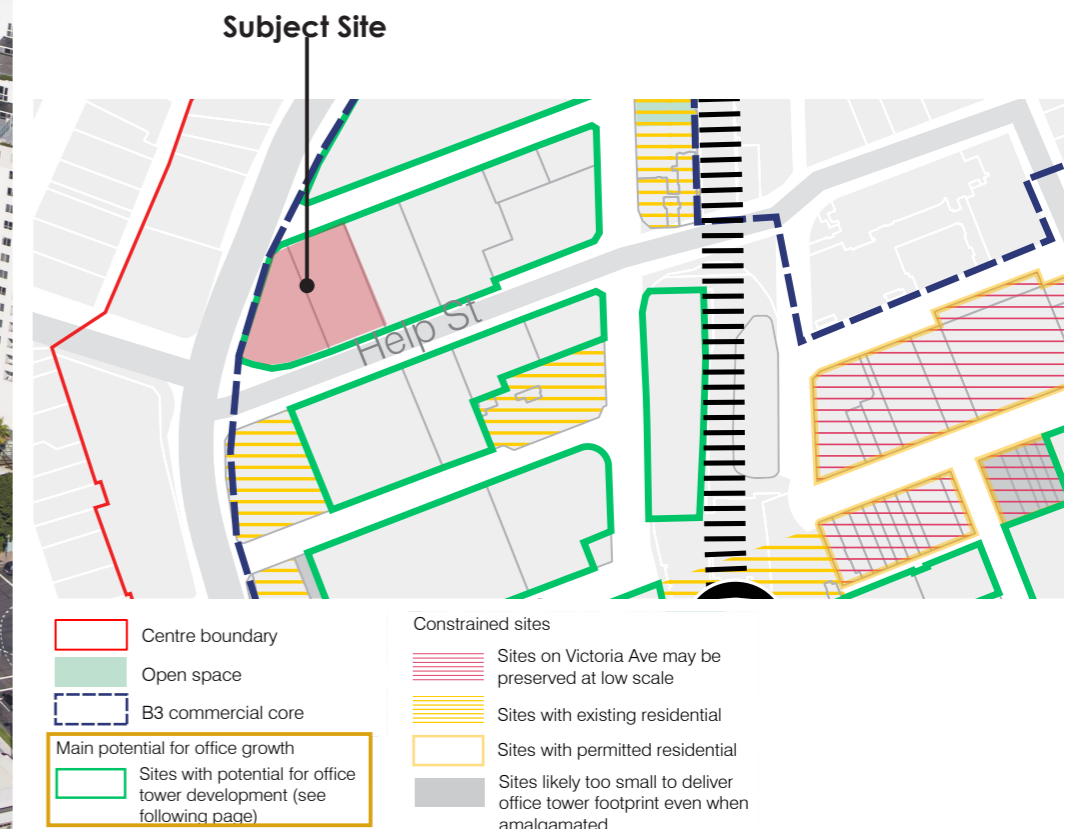


Our current proposal supports and aligns with the vision of the Chatswood CBD Planning and Urban Design Strategy, 2018 by providing employment generating floor space and encouraging adequate capacity for future office uses in Chatswood.

Chatswood CBD Strategy masterplan has identified the western side of the Chatswood Train Station as the commercial core precinct. The subject site is classified as a potential site within the Chatswood Center, desirable for office tower development.

Its close proximity to transport interchange and prominent location on Pacific Hwy informs that it is ideally positioned to support for an increase in employment uses within an urban planning context.

The development will act as an urban gateway for the precinct & provide high quality working and recreational facilities.



Chatswood CBD Planning and Urban Design Strategy, 2018

# 04 LAND USE STRATEGY

## Active Street Frontage Strategy



### Expand ground level experience

Chatswood represents one of the largest retail destinations in Sydney with two regional shopping centers. The active retail outlets are predominantly located on Victoria Avenue which accommodates diverse retail uses. Other streets despite having ground retail uses struggle to compete with the high amenity on Victoria Ave and lack activation. The addition of ground level retail would expand the retail experience enhancing activity and attractiveness in the office core and support the active ground plane strategy of the Chatswood CBD Strategy.

### LEGEND

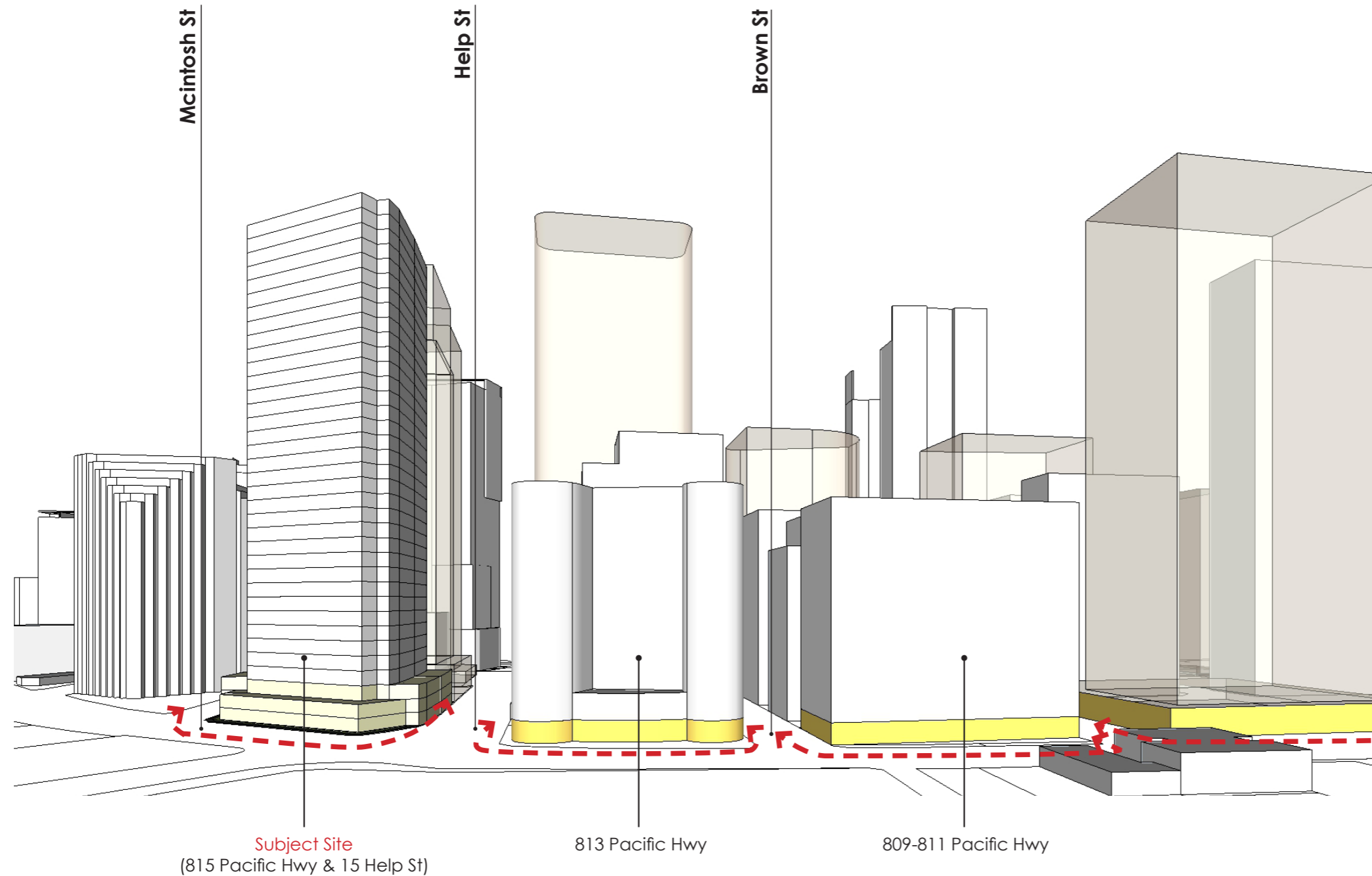
- Subject Site
- Active Retail Street Frontages

### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

# 04 LAND USE STRATEGY

## Active Street Frontage Strategy



### Active Street Presence

The ground retail frontages in and around subject site consist of passive retail businesses which does not support the growing Chatswood population including the residents and working class. Addition of active uses on ground floor would encourage social interaction and also induce passive surveillance. The proposal would demonstrate as a commercial development that improves the quality of public realm, through continuous active frontages and detailed well articulated facades.

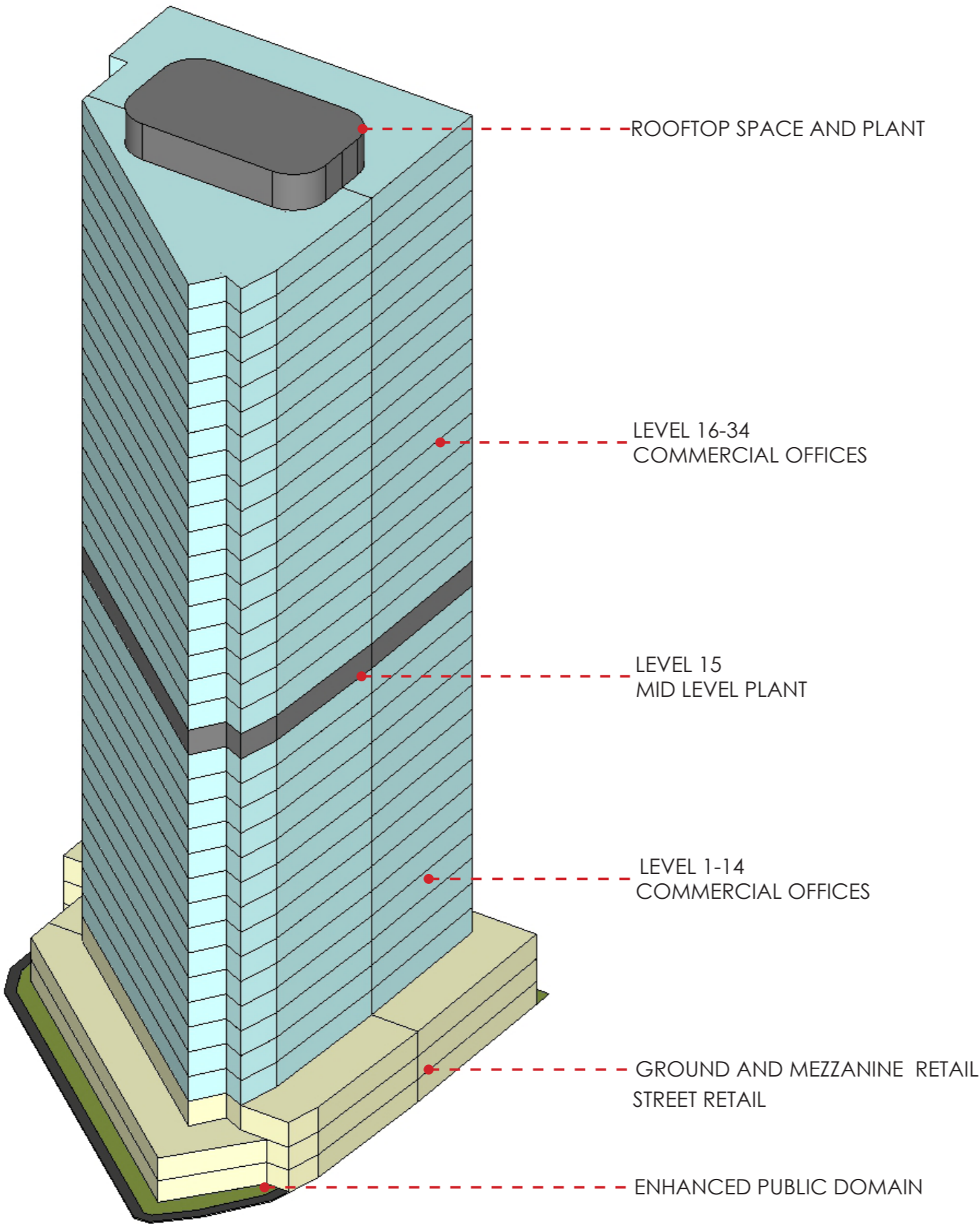


#### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

# 04 LAND USE STRATEGY

PROPOSED DESIGN OVERVIEW



## DEVELOPMENT SUMMARY

SITE AREA	3,520 m <sup>2</sup>
RETAIL GFA	3,067 m <sup>2</sup>
RETAIL FSR	0.87 :1
COMMERCIAL GFA	57,457 m <sup>2</sup>
COMMERCIAL FSR	15.47 :1
TOTAL GFA	60,524 m <sup>2</sup>
TOTAL FSR	17.2 : 1
BUILDING HEIGHT	RL 246.8
PROPOSED PARKING	327

## 05 BUILT FORM STRATEGY

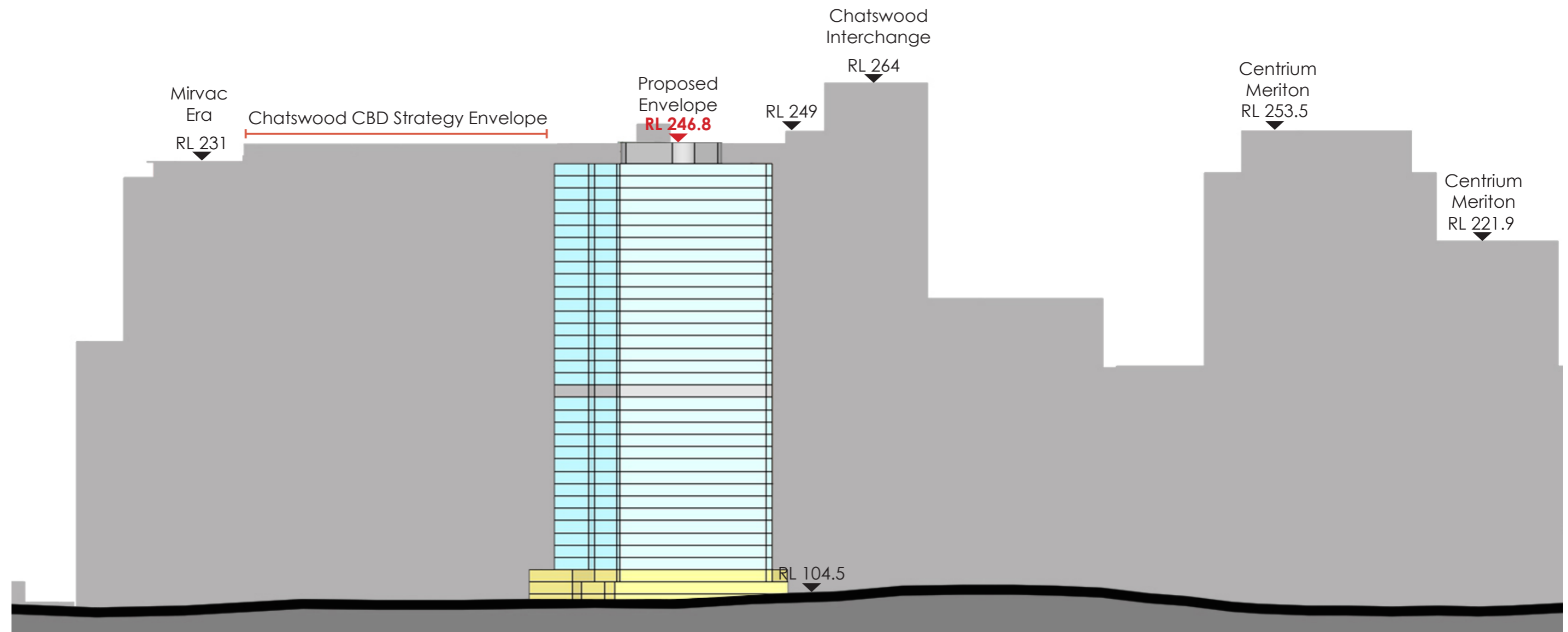


The Chatswood CBD skyline is a prominent feature of the lower north shore being highly visible in and around Sydney. It is important that any new development fits in the existing context and sets an example for the future developments.

The built form analysis was driven by understanding the existing context but also considering the future Chatswood built form character based on Chatswood CBD Planning and Urban Design Strategy , 2018 Final Report and Chatswood CBD Planning and Urban Design Strategy to 2036, 2018.

## 05 BUILT FORM STRATEGY

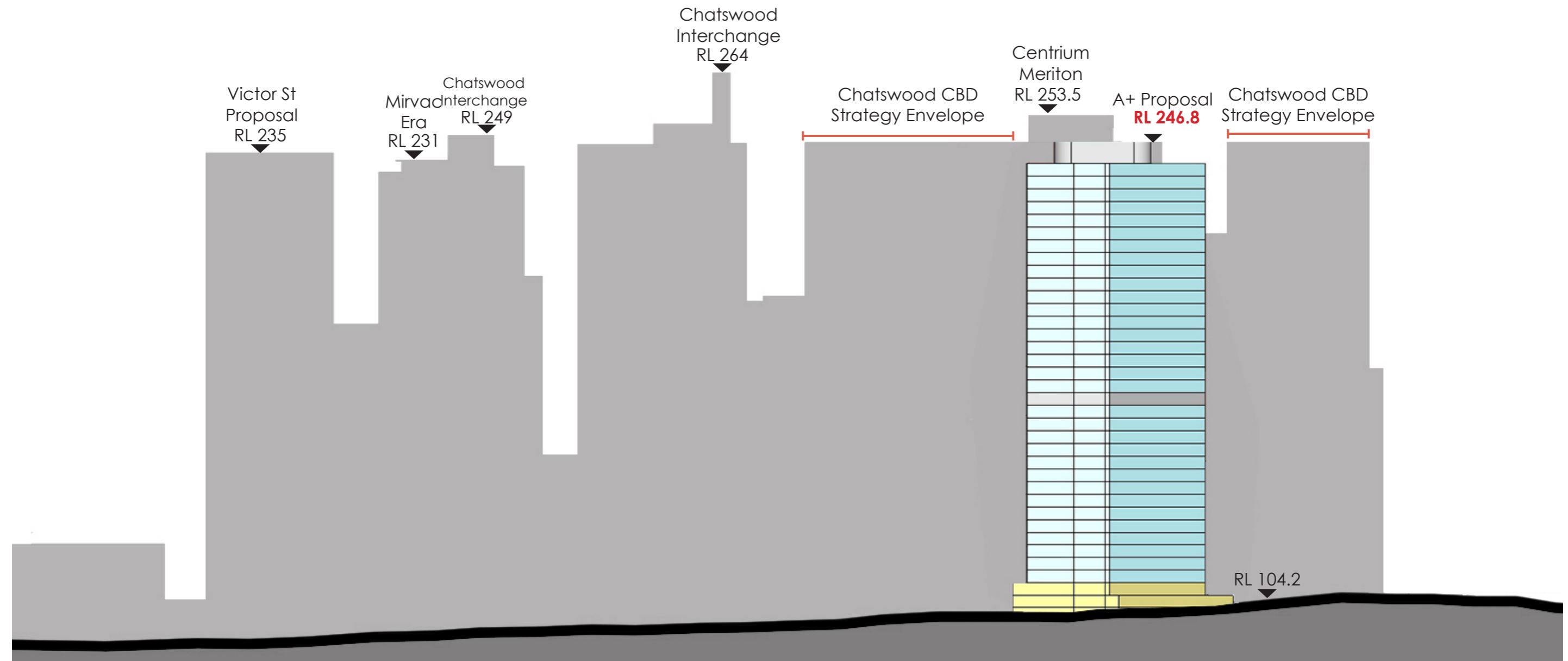
Proposed Skyline Integration : Pacific Hwy



The building height and scale of the proposed development is relative to the existing and potential towers in Chatswood CBD based on Chatswood CBD Strategy. The proposal's building length, in proportion with its height, will achieve an elegant and slender tower form. The facades are well articulated to reduce the perception of building length. Height of the building plays a vital role to create an iconic and gateway design.

## 05 BUILT FORM STRATEGY

Proposed Skyline Integration : McIntosh Street





DESIGN GROUP

WWW.APLUSDG.COM.AU  
ARCHITECT: TONYLEUNG



DESIGN GROUP  
WWW.APLUSDG.COM.AU  
ARCHITECT: TONYLEUNG

#### DISCLAIMER

The scheme contained within this document has been prepared by a+ Design Group solely for the purpose of providing information about potential development.

The materials should not be considered to be error free or to include all relevant information.

Nothing in this document in any way constitutes advice or a representation by a+ Design Group nor does the transmission or sending of these materials create any contractual relationship.

Neither a+ Design Group nor any of its officers, employees, agents or contractors, will be liable for any direct or indirect loss or damage you may suffer or incur arising directly or indirectly from the use of any materials from this document.

A+ Design Group retains copyright and all present and future moral rights in all intellectual property in all the materials authored by it and in any works executed from these drawings and documents.



NOMINATED ARCHITECT: TONYLEUNG  
NSW Architects Registration No. 7133

**APLUS DESIGN GROUP**

A: Level 2, 89 Chandos Street, St. Leonards, NSW 2065  
Ph: 1300 377 789 | W: [www.aplusdg.com.au](http://www.aplusdg.com.au)