

ATTACHMENT 5

Appendix 2

DRAFT SITE SPECIFIC DEVELOPMENT CONTROL PLAN

815 Pacific Highway & 15 Help Street Chatswood

815 Pacific Highway & 15 Help Street, Chatswood

60

1.0 General

The controls contained in this Site Specific Development Control Plan applies to land bounded by Pacific Highway to the west, Help Street to the south and McIntosh Street to the north as shown on the map below.

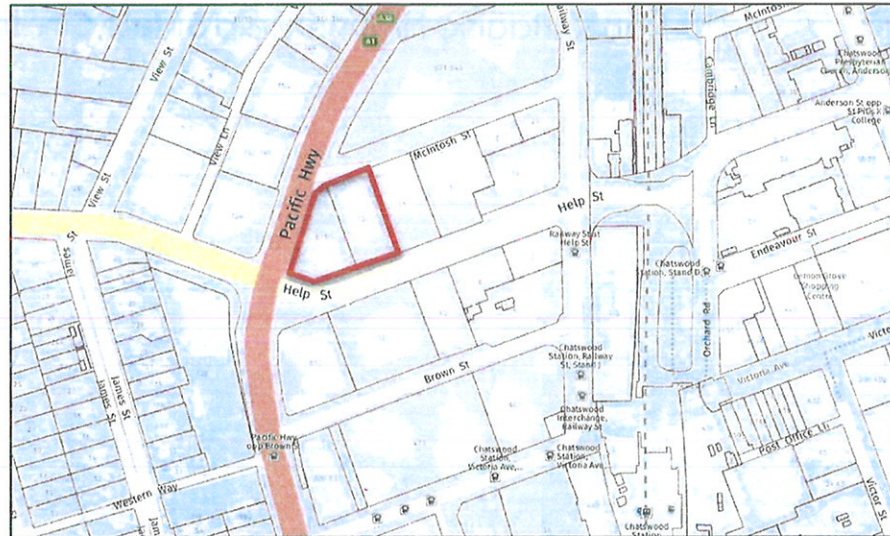


Figure 1: Land to which this Development control plan applies

Objectives of the Plan

The Objectives of the Plan are to:

1. Support the provision of commercial development at the western extent of Chatswood CBD.
2. Enable the development of the site without impacting the viability of adjoining land.
3. Provide an iconic building exhibiting design excellence in architectural form and materials.
4. Encourage a built form that presents the site as a landmark and gateway development for the Chatswood commercial centre.
5. Minimise traffic impacts on the surrounding road network.
6. Provide landscaping in and surrounding the site that enhances the presentation of the site as well as the amenity of the development.
7. Maximise street level activation.

815 Pacific Highway & 15 Help Street, Chatswood

61

2.0 Built form

Performance Criteria

The built form of new development shall:

1. Achieve a slender lower 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 and sun access.
4. Provide suitable areas for communal open spaces, deep soil zones and landscaping

Controls

1. The ground floor shall incorporate retail/commercial uses that present and display their activity to the street
2. Building materials and finishes are to be predominantly comprised of a natural palette of steel, concrete, glass and timber

3.0 Height of Building

Performance Criteria

The built form of new development shall:

1. Be consistent with the permitted Height of Buildings development standard applicable to the site.

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 rooftop lift overruns or exposed structures are to be integrated with the building.
3. Flat roof areas shall incorporate useable outdoor recreation space where suitable.

4.0 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 2 "Street Frontage Heights and Building Setbacks" as detailed in the *Willoughby Council Chatswood CBD Strategy 2036*

SETBACKS AND STREET FRONTAGE HEIGHTS

27 Setbacks and street frontage heights are to be provided based on Figure 3.1.8, which reflect requirements for different parts of the Chatswood CBD. With setbacks of 3 metres or more, including the Pacific Highway, deep soil planting for street trees is to be provided.

a) Victoria Avenue retail frontage:

- i. Maximum of 7 metre street wall height at front boundary.
- ii. Minimum 6 metre setback above street wall to tower.

b) Urban Core:

- i. Maximum 24 metre street wall height at front boundary.
- ii. Minimum 6 metre setback above street wall to tower.

c) Office core frontage:

- i. 4-12 metre street wall height at front boundary.
- ii. Minimum 6 metre setback above street wall to tower.

d) Mixed use frontage with commercial Ground Floor:

- i. 6-14 metre street wall height at front boundary.
- ii. Minimum 3 metre setback above street wall to tower.

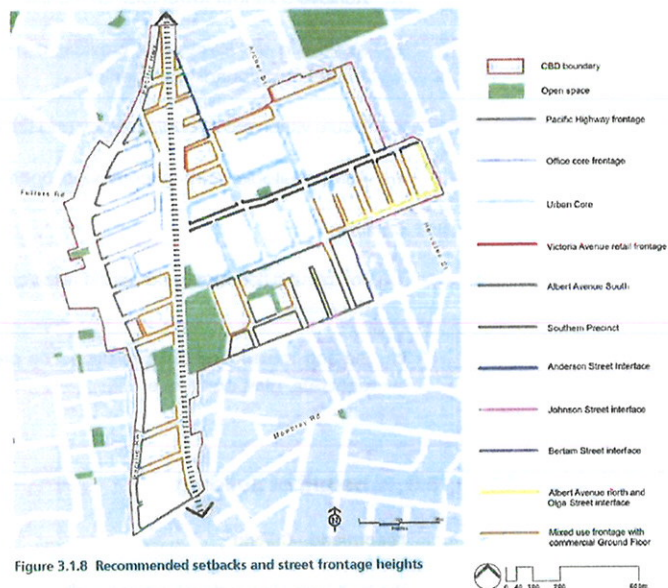


Figure 3.1.8 Recommended setbacks and street frontage heights

Figure 2: Street Frontage Heights and Building Setbacks

5.0 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. Building facades shall complement the character of the area and contribute to creating attractive pedestrian environments and streetscapes.
2. Facade design to encourage active street frontages to streets and their surrounding public domain.

Controls

1. The building façade is to be modulated and articulated to assist in softening the facades bulk and scale.
2. Facades are to be articulated and should incorporate recesses and projecting elements.
3. Extensive blank walls shall be avoided at street level.

6.0 Open Space and Landscaping**Performance Criteria**

3. The development is to provide deep soil planting where green landscaping is located.
4. Green roof tops and usable rooftop areas shall be provided.

Controls

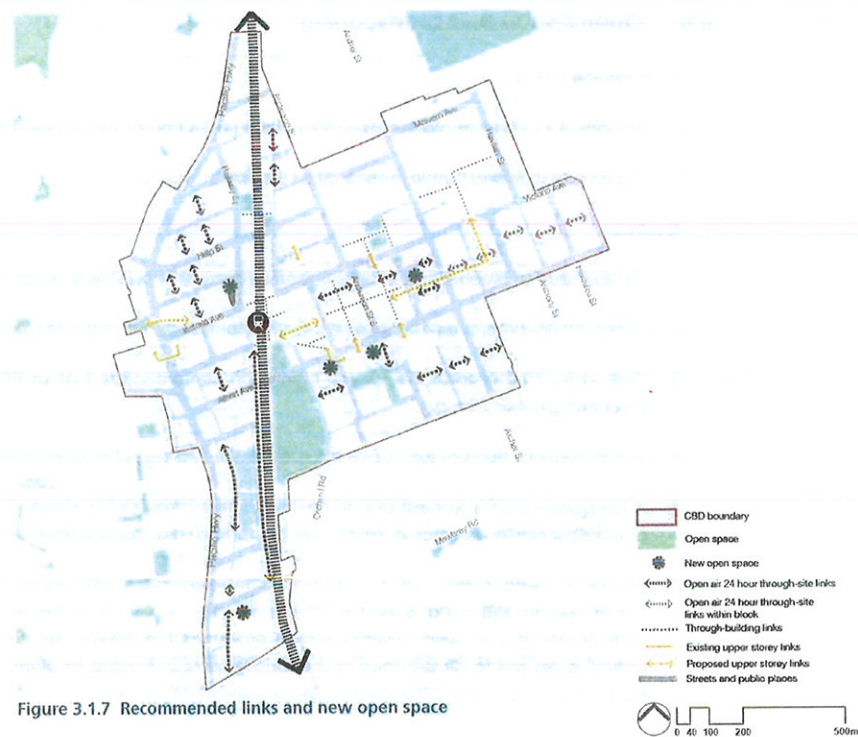
1. Open space at ground level shall be utilized as publicly accessible open space.
2. Public domain improvements shall be provided to all street frontages to Council requirements.
3. Ground floor open space areas are to incorporate landscaped areas that integrate with the surrounding public domain.
4. A minimum of 2 hours of sun access is to be provided to the public open space on the site.
7. 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.
8. All existing aerial cables which may include for electricity, communications and other cables connected to street poles and buildings around the site shall be removed and installed underground in accordance with the requirements of the relevant service authorities. Ausgrid lighting poles are to be provided to the requirements of Ausgrid for Street lighting and shall be positioned compatible to the landscaping design around the site

7.0 Links**Performance Criteria**

1. The development shall provide publicly accessible links and open space.
2. Publicly accessible open space is to include green landscaping.

Controls

1. The development is to incorporate publicly accessible pedestrian links through the site to the adjoining road reserve level in accordance to figure 3 as detailed in the *Willoughby Council Chatswood CBD Strategy 2036*
2. All publicly accessible open space and linkages are to be the responsibility of the relevant ownership entity, with formal public access to be created over these areas.



8.0 Traffic and Transport

Performance Criteria

1. The number of vehicle access points to the development are to be minimised.
2. Opportunities shall be explored to reduce on-site car parking.
3. Vehicle access points are designed to minimize their impacts on pedestrians.

Controls

1. Vehicle access points to the development are to be from McIntosh Street.
2. All car parking is to be located below ground level.
3. A loading dock screened from the public domain for delivery and service vehicles is to be provided which allows for vehicles to enter and leave in a forward direction.
4. All commercial/retail vehicle access points for the development are to occur via McIntosh Street.
5. All delivery and service vehicle access including waste points for the development are to occur via McIntosh street.
6. All loading/unloading to occur at basement level and screened from view from the public domain.

9.0 Waste Management and Loading

Performance Criteria

1. To ensure that adequate provision is made for waste storage and disposal.

Controls

1. A concealed waste storage and collection bay is to be provided within the basement parking level of the development. The waste storage and collection area is to be designed to ensure level and safe collection of all waste generated from the use of the development.
2. A Waste Management Plan shall be submitted at Development Application Stage.

10.0 Design Excellence and Building Sustainability

Design Excellence

1. Design excellence is to be required for all developments based on the following process:
 - a) A Design Review Panel for developments up to 35m high.
 - b) Competitive designs for developments over 35m high.

815 Pacific Highway & 15 Help Street, Chatswood

66

Sustainability

1. A minimum of 5 stars GBCA building rating is expected. An assessment report is to be submitted at Development Application stage.
2. A detailed wind assessment report is to be provided at Development Application stage.

11.0 Public Art

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

12.0 Services

1. 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 workers from Electro Magnetic Radiation (EMR) emissions.
2. All servicing conduits and reticulation are to be concealed and integrated into the building design.