

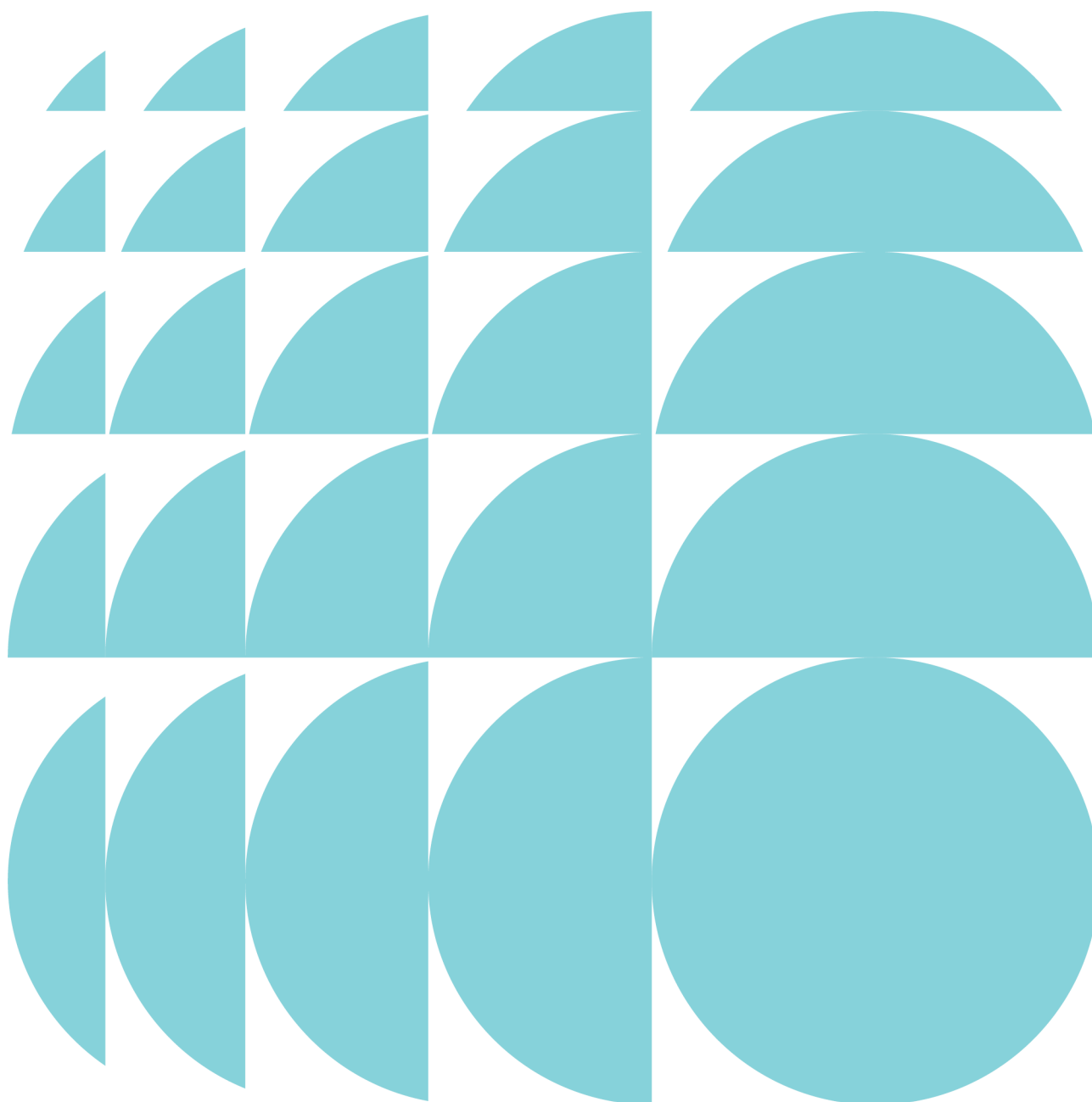
# ETHOS URBAN

## Site Specific DCP

Willoughby Development Control Plan  
Part I – Controls for Specific Area Sites

Submitted to Willoughby City Council  
On behalf of Antaeus Group Pty Ltd

1 April 2021 | 2200687



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## 1.0 General

The controls contained in this Site Specific Development Control Plan applies to 613 & 621-627 Pacific Highway, Chatswood. The land is bounded by Pacific Highway to the west, Nelson Street to the south and Hammond Lane to the east as shown on the map below.



**Figure 1 Site Aerial Map**

### Objectives of the Plan

The Objectives of the Plan are to:

1. Support the provision of Mixed Use development at the southern boundary 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 material.
4. Encourage a built form that presents the site as a landmark and gateway development for the Chatswood Strategic 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 to Pacific Highway.

## 2.0 Built Form

### Performance Criteria

The built form of new development shall:

1. Achieve a slender tower form on the site

2. Achieve a site layout that provides a pleasant environment for the occupants and minimises impacts 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 width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
2. The ground floor shall incorporate non-residential uses that present and display their activity to the street.
3. Building materials and finishes are to be predominantly comprised with a natural palette and high quality materials.

### **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.
2. Minimise overshadowing of surrounding properties and the adjacent public domains.

#### **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.

### **4.0 Street Frontage Heights and Setbacks**

#### **Performance Criteria**

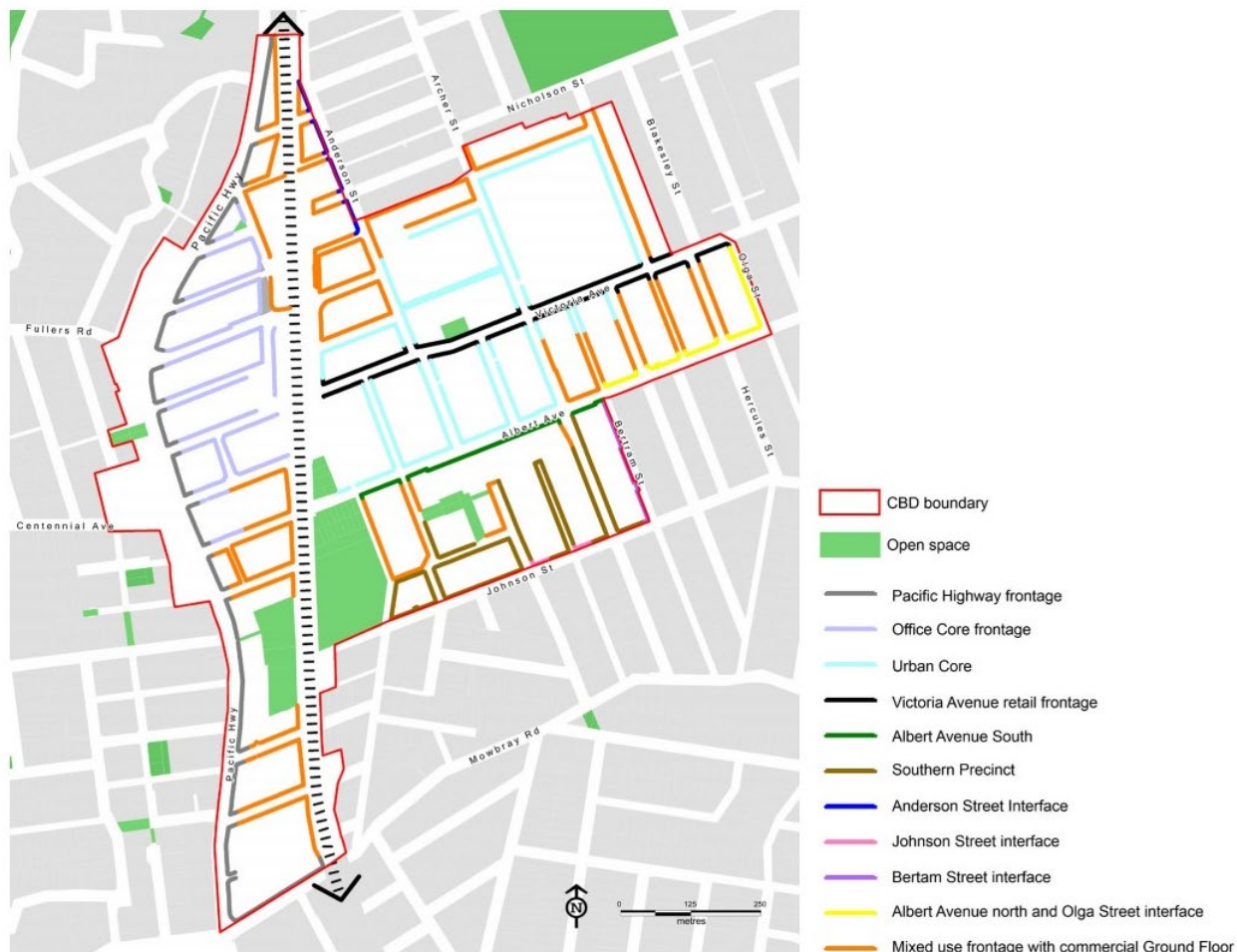
Setbacks shall:

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 *Chatswood CBD Planning and Urban Design Strategy 2036*. The setbacks are summarised as follows:
  - a) Pacific Highway Frontage
    - i) Podium: 4m
    - ii) Tower: 10m
  - b) Nelson Street Frontage
    - i) Podium: 4m
    - ii) Tower: 7m
  - c) Northern boundary
    - i) Podium: 0m

- ii) Tower: 12m
- d) Eastern Boundary:
  - i) Podium: 3m-7.4m
  - ii) Tower: 4.5m



**Figure 2 Setbacks and street frontage heights**

Source: Chatswood CBD Planning and Urban Design Strategy 2036

## 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.
3. Façade 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 scattering the facades bulk and scale.
2. Facades are to be articulated and should incorporated recesses and projecting elements.
3. Extensive blank walls shall be avoided at street level.



## 6.0 Amenity

### Performance Criteria

1. To maximise solar access and ventilation to residential units.
2. Ensure visual and acoustic privacy of residential units within the development and developments on adjoining properties.
3. Improve pedestrian amenity surrounding the site.

### Controls

1. A Wind Assessment shall be submitted at Development Application Stage.
2. A detailed Acoustic Assessment shall be submitted at Development Application Stage.
3. Residential units shall be designed to maximise solar access, cross ventilation, visual and acoustic privacy.

## 7.0 Open Space and Landscaping

### Performance Criteria

1. The development is to provide deep soil planning where green landscaping is located.
2. Green roof tops and useable rooftop areas shall be provided.

### Controls

1. Open space at ground level shall be utilised as publicly accessible open space.
2. Public domain improvements shall be provided to all street frontages to Council requirements.
3. Ground floor opens 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.
5. A landscape plan is to be provided at Development Application stage detailing all vegetation proposed including species, container sized at planting, spacing and approximate size of maturity.
6. All existing aerial cables which may include for electricity, communications and other cables connecting 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.

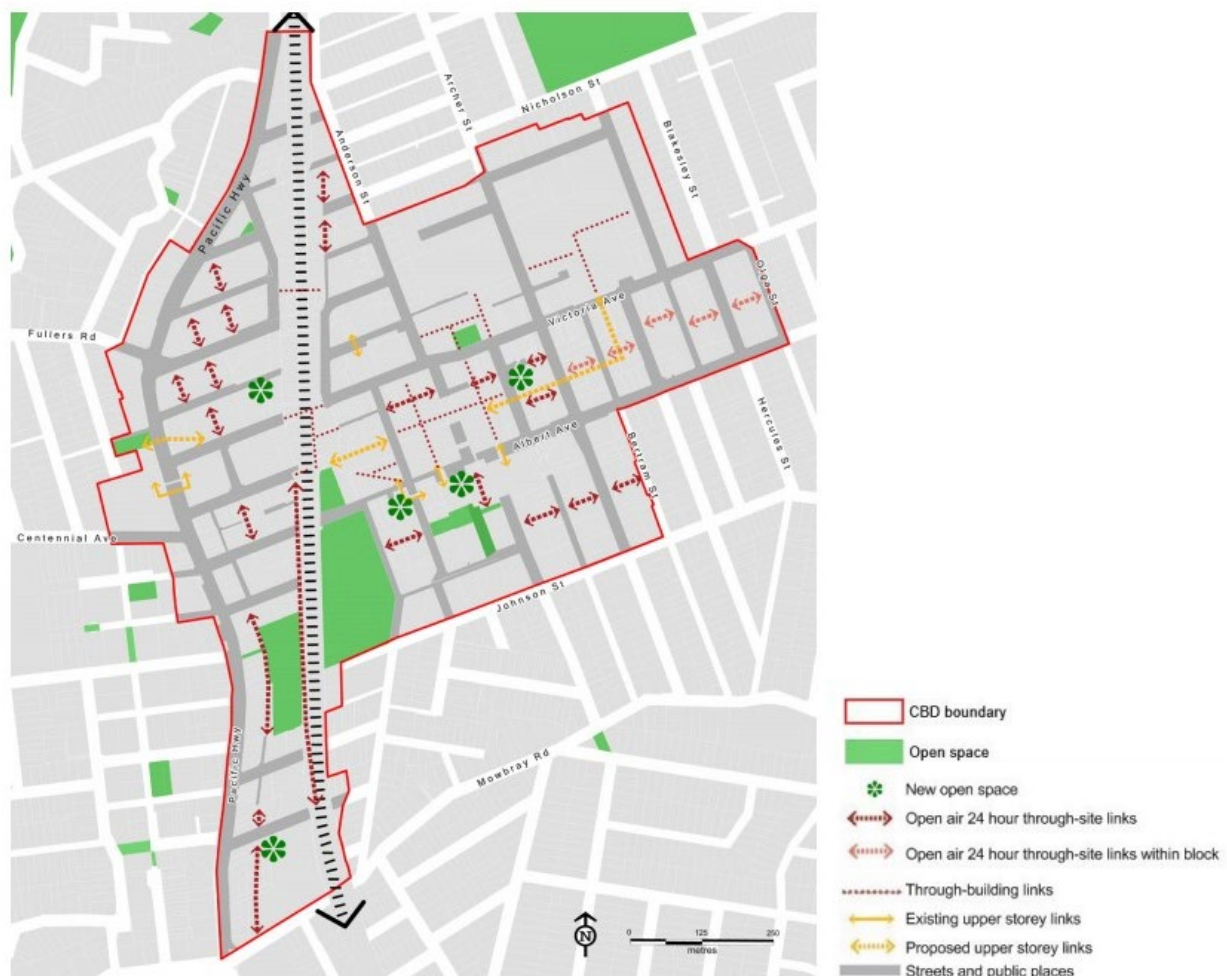
## 8.0 Links

### Performance Criteria

1. The development shall provide a publicly accessible through site link and open space.
2. Publicly accessible open space is to include green landscaping.

### Controls

1. The development is to incorporate public accessible through site link at the eastern boundary of the site from Nelson Street to Hammond Lane in accordance with Figure 3 as detailed in the *Chatswood CBD Planning and Urban Design Strategy 2036*.
2. All publicly accessible open space and links are to be the responsibility of the relevant ownership entity, with formal public access to be created over these areas.



**Figure 3 Through site links and open space**

Source: Chatswood CBD Planning and Urban Design Strategy 2036

## 9.0 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 minimise their impacts on pedestrians.

### Controls

1. Vehicle access points to the development are to be from Hammond Lane.
2. All car parking is to be located below ground level.
3. All loading/unloading to be screened from view from the public domain.
4. All vehicles are to enter and exit in a forward direction via Hammond Lane.

## 10.0 Waste Management and Loading

### Performance Criteria

1. Ensure waste collection and loading can be provided to the adjoining site.



2. 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. 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 the Development Application Stage.

## **11.0 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.

### **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.

## **12.0 Public Art**

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

## **13.0 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.