



**DRAFT SITE-SPECIFIC DEVELOPMENT CONTROL PLAN
3 ELLIS STREET, CHATSWOOD**

MAY 2021

2.0 BUILT FORM

Performance Criteria

The built form of the 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 impact on surrounding properties.
3. Ensure visual and acoustic privacy, natural ventilation, sun access and views.
4. Provide suitable areas for communal open spaces, deep soil zones and landscaping.
5. Ensure sun access to key public spaces.

Controls

1. The maximum tower floor plate that applies to this site for residential towers above a podium is 700m².
2. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
3. The building should not create additional overshadowing at Tennis and croquet club 12pm – 2pm, Chatswood Oval between 11am – 2pm in mid-winter.
4. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and minimize on key active street frontages. Substations are to be designed to ensure protection of residents from Electro Magnetic Radiation (EMR) emissions.

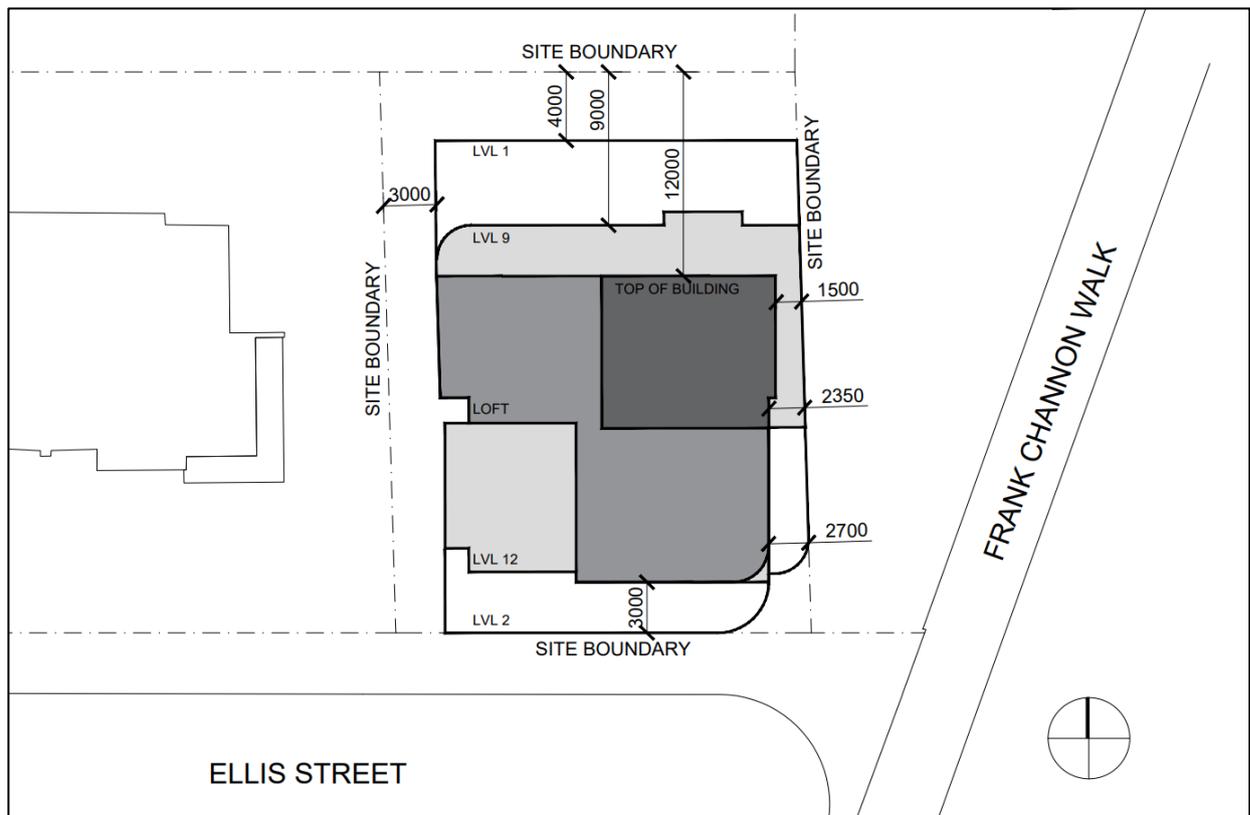


Figure 2: Building Setback

3.0 BUILDING HEIGHTS

Performance Criteria

The built form of the new development shall:

1. Be compatible with the planned scale of surrounding development.
2. Be consistent to meet the sun access protection to key public space.
3. Minimise overshadowing of surrounding properties and the adjacent public domain.

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 structures located at roof level are to be integrated into the overall building form.
3. The maximum height of the building at the site is to be based on Figure 3 "Maximum building height", to ensure no additional overshadowing and solar protection in mid-winter for key public spaces (being the tennis and croquet club between 12pm and 2pm, and Chatswood Oval between 11am and 2pm) as identified in Figure 4 'Sun access protection for public spaces', and neighbouring properties.

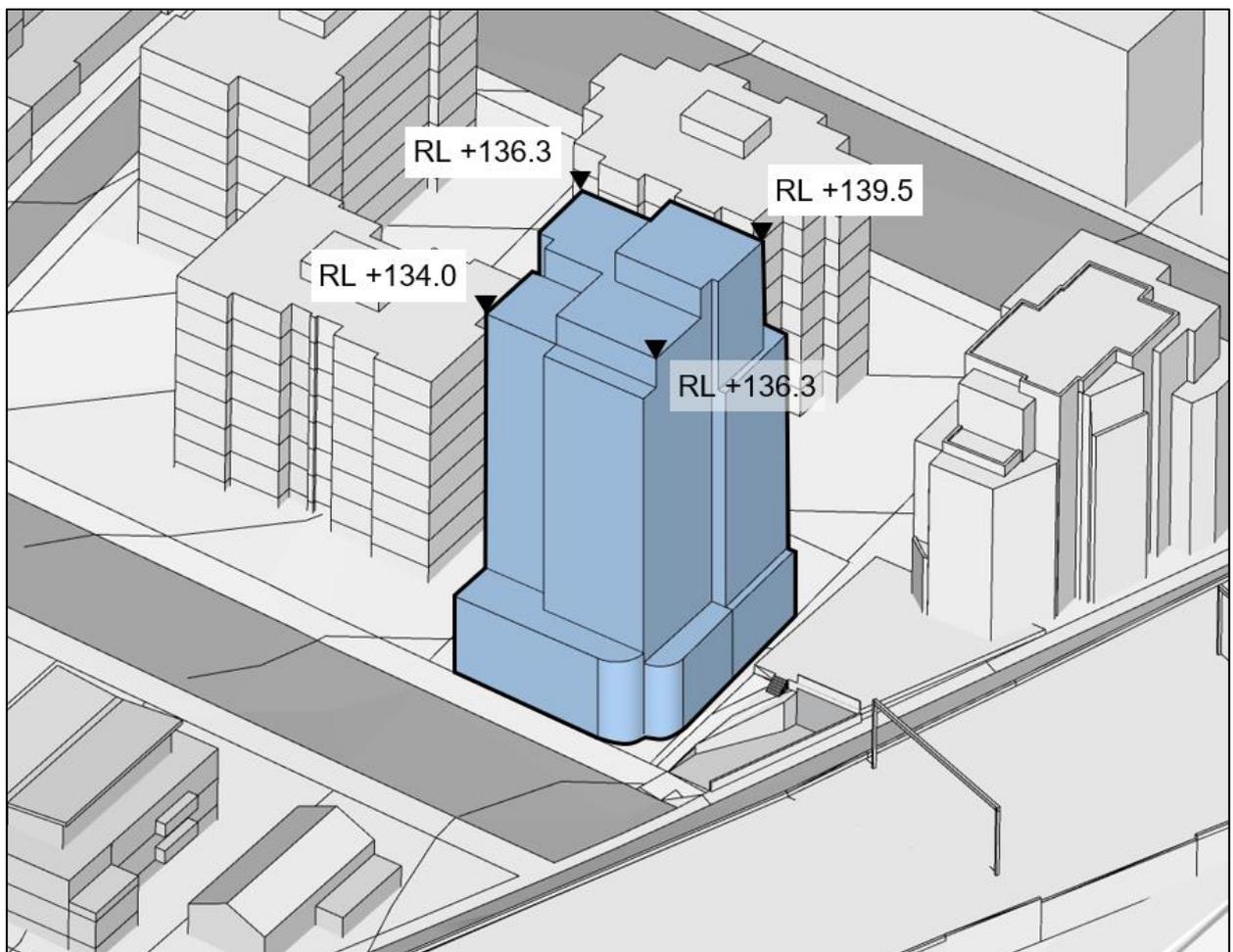


Figure 3: Building Height

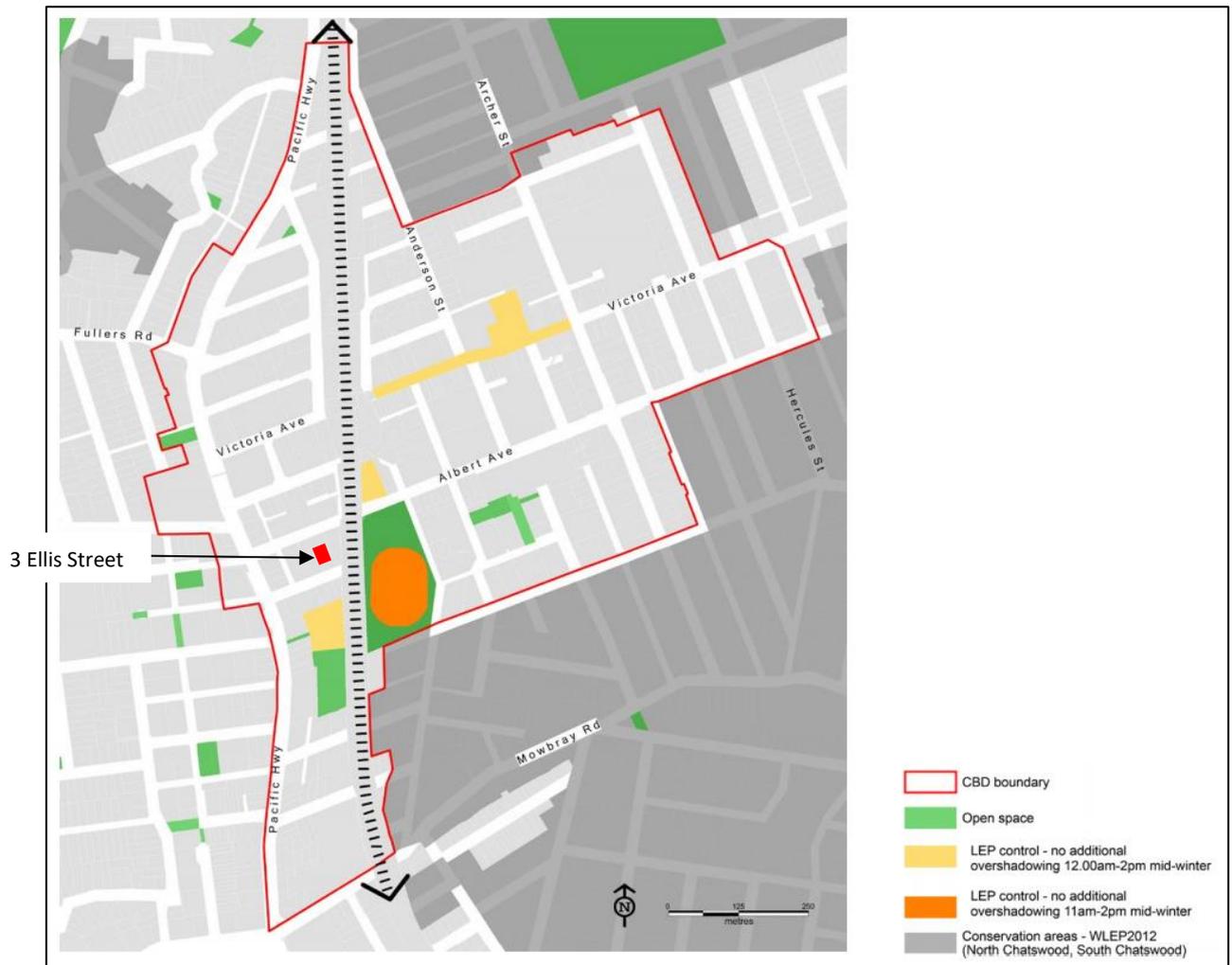


Figure 4: Recommended sun access protection for public spaces
Source: Chatswood CBD Planning and Urban Design Strategy to 2036

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 6 “Street Frontage Heights and Building Setbacks”. The setbacks are summarised as below:
 - a. Ellis Street frontages (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.

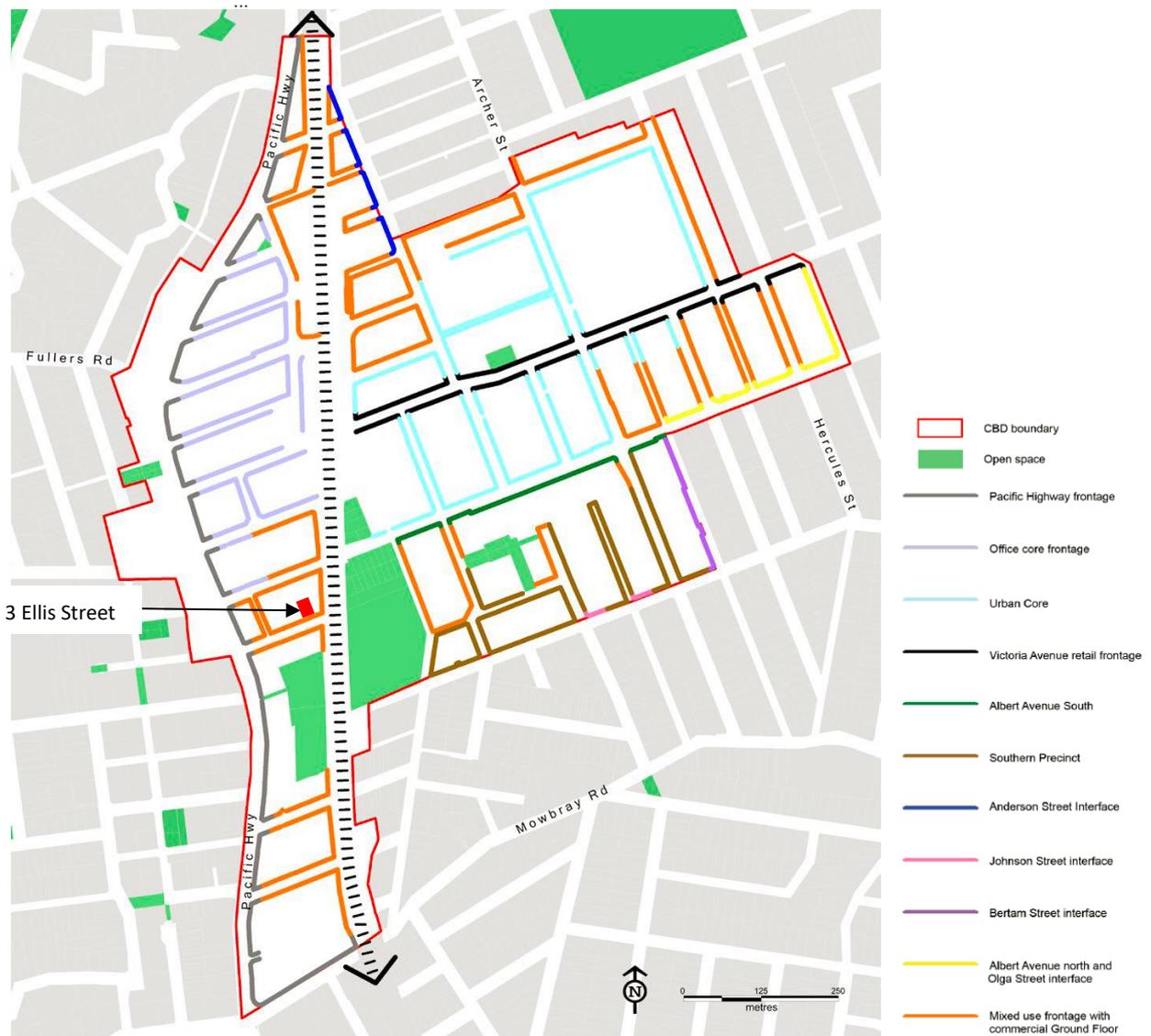


Figure 6: Street Frontage heights and Setbacks

Source: Chatswood CBD Planning and Urban Design Strategy to 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. Façade treatment and design is to be used to break down the mass and bulk of buildings.
3. High quality façade materials and finishes are to be used which contribute positively to the built environment.

Controls

1. At street level, façade designs must be sensitive to the pedestrian environment in terms of wall height finishes and setbacks for planting.
2. 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 amenity should respond to ADG guideline.

7.0 LINKS, OPEN SPACE AND LANDSCAPING

Performance Criteria

1. Landscaping is to soften and complement the development.
2. Landscaping at street level shall improve the amenity and appearance of the pedestrian environment.
3. Publicly accessible open space is to include green landscaping.
4. Green roof tops and usable rooftop areas shall be provided.
5. Provision of new linkages where they are of public benefit.

Controls

1. 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.
2. A minimum of 2 hours of sun access is to be provided to the communal open space on the site.
3. Communal open space for residents of the building is to be incorporated within/on the building, and include seating, recreational areas (e.g. barbeque area) and landscaping.
4. Any communal open space should be designed to address issues of quality, safety, and usability.
5. 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. Soft landscaping includes plantings on and above structures (eg. planter boxes).
6. A public right of way is to be provided on the 3m setback along the western boundary, and the 2m Ellis's frontage.

8.0 ACTIVE STREET FRONTAGES

Performance Criteria

1. To ensure that uses on the ground level contribute to the activation of the public domain.
2. To ensure that design and location of ground floor uses maximise surveillance of the public domain.

Controls

1. At ground level the building is to maximise active frontages to Ellis Street.
2. A building has an active street frontage if premises on the ground floor of the building facing the street/s are used for the purposes of commercial premises.

9.0 TRAFFIC AND TRANSPORT

Performance Criteria

1. Development must be designed to provide adequate and safe access to the site.
2. Development on the site is not to cause adverse traffic impacts on the surrounding road system.
3. Ensure future vehicular access can be provided to the east and north of adjoining sites.
4. Minimise the number of vehicular access points to the development.
5. Facilitate access through the basement of the future building on 3 Ellis Street, allowing removal of the driveways off both:
 - a. Albert Avenue that currently provides vehicular access to 88 Albert Avenue.
 - b. Ellis Street that currently provides vehicular access to 84-86 Albert Avenue.

To potentially create a single shared vehicular access for the three sites.

Controls

1. Car parking should be reduced consistent with the objectives of Council's Integrated Transport Strategy and in accordance with any future revised car parking rates in Council's DCP.
2. All vehicles are to enter and exit a site in a forward direction via Ellis Street.
3. Breakout walls are to be provided in the eastern and northern walls of the basement, with a right-of way in favour of No. 84-86 and No. 88 Albert Avenue, providing legal access from Ellis Street along the driveway to No. 84-86 and No. 88 Albert Avenue. The right of way is to be provided as part of any development application on the 3 Ellis Street site.

10. WASTE AND LOADING

Performance Criteria

1. Ensure access to 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. Any loading docks, including garbage, deliveries, and residential removal trucks are to be located in the basement areas. Loading docks may be permitted on the ground floor for constrained/narrow sites where it can be demonstrated it is not practical to provide within basement levels.
2. If a shared driveway is to be provided for adjoining sites, loading, and servicing facilities is to be provided within the adjacent sites.
3. A Waste Management Plan shall be submitted at Development Application Stage.

11. DESIGN EXCELLENCE AND BUILDING SUSTAINABILITY

Design Excellence

Controls

1. Design excellence is 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.

12. PUBLIC ART

Performance Criteria

1. Ensure public art is considered as part of development within the Chatswood CBD.

Controls

1. An Art Plan is to be submitted with the development application which identifies the integration of Public art into the proposal.
2. Any Public Art is to be in accordance with Council's Public Art Policy.

13. SUSTAINABILITY

Performance Criteria

1. Achievement of design excellence shall include achievement of higher building sustainability standards.

Controls

1. A minimum of 5-star GBCA building rating for retail and commercial component. A report is to be submitted at Development Application Stage.

14. FURTHER BUILT FORM CONTROLS

1. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages.