

## Attachment H – Assessment of the planning proposal against the Chatswood CBD Strategy

Key Element	Consistent	Assessment of Consistency
CBD Boundary	Yes	Proposal is within the expanded CBD boundary.
Land Use	Yes	The proposal is to be rezoned from R3 Medium Density to B4 Mixed-Use consistent with the strategy. It will provide commercial/retail with residential uses above.
Removal of provisions for size of office and retail tenancies within B3 core	N/A	The site is proposed to be rezoned to B4 Mixed-use and is not within the B3 Commercial Core zone.
Serviced apartments to be removed as a permissible use within B3 core	N/A	The site is proposed to be rezoned to B4 Mixed-use and is not within the B3 Commercial Core zone. The concept does not propose serviced apartments.
Increased FSR above current controls are to be linked to a contributions scheme for the delivery of local infrastructure	N/A	The proposed concept is seeking a commercial/retail component of 1:1 and a residential component of 5:1 with an overall FSR of 6:1, consistent with the Strategy. A draft VPA offer has been submitted for the public benefits.
Design excellence required for all development above 35m	Yes	Council requires all development above 35m to be subject to a design excellence process. This would be undertaken at DA stage. The concept proposal would be included on the Special Provisions Map subject to clause 6.23 Design Excellence.
Higher building sustainability standards	Yes – capable at DA stage	Could be determined at the DA stage. Recent changes to the National Building Code of Australia now requires improved performance of new buildings. The proposed DCP includes a requirement of a minimum 5-star Green Building Council of Australia rating.
Base FSR	Yes	The site is to facilitate a maximum FSR of 6:1 including a non—residential FSR of 1:1.
Minimum site area	Yes	The site is approximately 4,219m <sup>2</sup> which is greater than the minimum site area requirement of 1,200m <sup>2</sup> for sites within the B4 Mixed Use zone.
Maximum FSR	Yes	The proposal is for a mixed-use development with commercial/retail floor space and seeks a maximum overall FSR of 6:1.
Affordable Housing	Yes	It is proposed to provide 4% affordable housing consistent with Council's existing LEP and DCP requirements. The Special Provisions Map is proposed to be amended to apply Clause 6.8 Affordable Housing to the site.

Minimum commercial FSR in mixed use zones is to be 1:1	Yes	The proposed concept is seeking a retail/commercial component of 1:1 and a residential component of 5:1 with an overall FSR of 6:1. Council's resolution proposes to include provisions to require 17% of FSR to be non-residential floor space.
Maximum tower floor plate sizes	Yes	The proposal states that the concept provides a floorplate of 555m <sup>2</sup> GFA (Tower A) and 540m <sup>2</sup> (Tower B) which does not exceed the required 700m <sup>2</sup> GFA for residential towers above podium level in the mixed-use zone.
Width of the side of each side of any tower to be minimised	Yes	The residential tower depicted in the concept plan is generally consistent with the slender tower objective and will minimise the impact on surrounding sites.
Tower separation	Yes	<p>The reference scheme indicates two slender towers with sufficient setbacks and separation to achieve privacy, adequate natural ventilation, sun access and views.</p> <p>The concept development indicates an envelope that is capable of accommodating residential development consistent with SEPP 65 and the Apartment Design Guide (ADG).</p>
Sun access to key public spaces and conservation areas	Yes	The proposed development will not have any additional impact upon sun access to key public places including Victoria Avenue, Concourse Open Space, Garden of Remembrance, Tennis and Croquet Club and Chatswood Oval. The proposed development is located on the southern edge of the expanded Chatswood CBD and is considered to comply with this solar access plane. Council's resolution proposes to introduce clause 6.25 Sun Access to protect public spaces in Chatswood CBD from additional overshadowing.
Building Heights	Yes	<p>The proposed maximum building height for the subject site is a maximum of 90m consistent with the strategy.</p> <p>The site is not affected by the solar access protection controls.</p>
Lift over runs and architectural features integrated into building form	Yes – capable at DA stage	The proposed reference design integrates the lift over run and any architectural features are contained within the maximum height.
Links and open space	Yes – capable at DA stage	The site is adjacent to a pocket park in the north-east corner and adjacent to the public walkway known as the Frank Channon Walk to the east. Council states that these areas are to be embellished as well as the provision of a 3m easement along the boundary from Gordon Avenue to Nelson Street.
Publicly accessible open space and landscaping	Yes – capable at DA stage	The Frank Channon Walkway for pedestrian and cycling activity will be embellished along with the pocket park to the east and north-east.

		The proponent provided a letter of offer for the dedication of a 3m easement adjacent to the Frank Channon Walk for public access.
All roofs up to 30m from the ground are to be green roofs	Yes – capable at DA stage	The planning proposal states that the concept design includes a podium rooftop terrace contributing to active green spaces. A landscaped communal area is also proposed on the rooftop.
Soft landscaping is to apply to 20% of the site	Yes – capable at DA stage	The planning proposal will provide a minimum of 20% of the site for soft landscaping.
Roof top communal open space	Yes – capable at DA stage	The concept design includes a podium and rooftop terrace with landscaping and communal open spaces.
Street wall heights and setbacks	Yes – capable at DA stage	<p>At ground level setbacks are indicated as 3m to the boundary to Gordon Avenue, Nelson Street and the Frank Channon Walk.</p> <p>Tower A includes:</p> <ul style="list-style-type: none"> <li>• 3m setback to the north above podium level to Gordon Avenue with a total of 6m;</li> <li>• 12m setback above podium to the west;</li> <li>• 6m and 12m setback above podium level to the east facing the Frank Channon Walk with a total of 6m to 18m (varies due to an irregular boundary).</li> </ul> <p>Tower B includes:</p> <ul style="list-style-type: none"> <li>• 3m setback to the north above podium level to Nelson Street with a total of 6m;</li> <li>• 6m setback above podium level to the east facing the Frank Channon Walk.</li> </ul> <p>The setbacks are consistent with the Strategy. Street wall heights are proposed to be within 6 to 14m as required in the Strategy.</p>
Active street frontages	Yes – capable at DA stage	The ground floor level of retail/commercial floorspace is proposed to provide the opportunity for active street frontages to Gordon Avenue and Nelson Street.
Site isolation	Yes	<p>The amalgamated site will not result in the isolation of other sites. The site is approximately 4,219m<sup>2</sup> and occupies the entire east side between Gordon Avenue and Nelson Street.</p> <p>The sites directly adjoining 9-11 Nelson Street have the potential to amalgamate to be over the required minimum of 1,200m<sup>2</sup> to accommodate future development.</p> <p>Sites further to the west bounded by the Pacific Highway are the subject of current planning proposals.</p>
Traffic and transport	Partially	Council has requested that the carparking provisions be revised as the planning proposal indicates that parking is to be provided for 551

		<p>private vehicles. This rate is to be reduced considering the location of accessible transport within 700m of the site. Council's Detailed Report states that the concept provides 257 car spaces located within three basement levels.</p> <p>An updated Transport Assessment Report has not been provided and the planning proposal has not been updated.</p> <p>Council has also requested that the access/egress be rationalised to one. However, the Transport Assessment Report is referring to two points of access/egress.</p>
Loading dock and facilities at basement level	Partially	<p>All loading and unloading will occur off the street level within the basement. Garbage removal will occur at basement level and use a physical solution such as a turntable to manoeuvre within the basement.</p>