

Site Specific DCP

For

849-859 Pacific Highway and 2-8 Wilson Street, Chatswood

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1.0 General

The controls contained in this site-specific Development Control Plan applies to the land 849-859 Pacific Highway, 2 Wilson Street and 8 Wilson Street (also known as Lot 1, O'Brien Street) Chatswood. The land is bounded by Pacific Highway to the west, Wilson Street to the north, O'Brien Street to the south and a rail line to the east as shown on the map below.

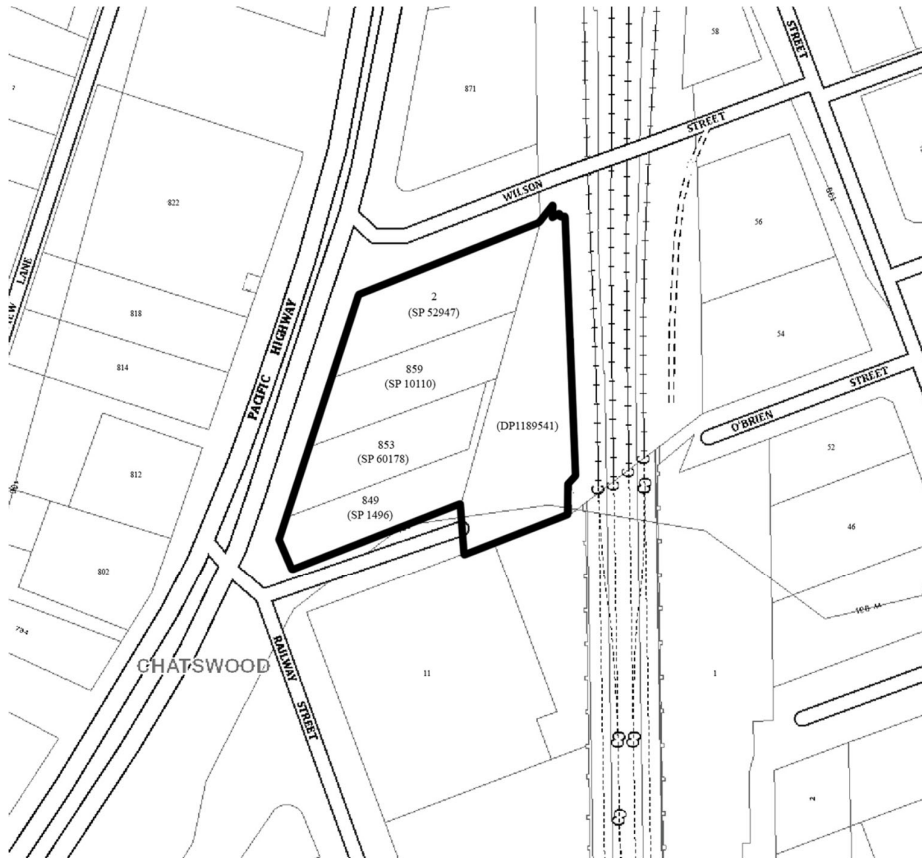


Figure 1 Site Aerial Map

Objectives of the Plan

The aims and objectives of this Plan are to:

1. Provide guidelines for a mixed-use development at the site.
2. Provide a development that ensures the viability of future development of surrounding properties.
3. Minimise traffic impacts on the surrounding road network.
4. Ensure development on the site minimises impacts to the amenity of neighbouring residential properties.
5. Provide landscaping in and surrounding the site that enhances the presentation of the site as well as the amenity of the development.
6. Achieves architectural and urban design excellence.
7. Maximise 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.
5. To prevent site isolation of adjoining sites.

Controls

1. A minimum site area of 1,200m² for mixed use developments.
2. The maximum tower floor plate that applies for residential towers above a podium is 700m²GFA.
3. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
4. 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.

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 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.

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 development is to have a maximum street wall height of 7m to Pacific Highway and 14m to the remainder of the podium.
2. The building setbacks are to be generally in accordance with Figure 2 "Building Setbacks Diagram" as detailed in the *Chatswood CBD Planning and Urban Design Strategy 2036*.

The setbacks are summarised as follows:

- a) Pacific Highway boundary:
 - i) Podium setback: 4m
 - ii) Tower setback: 10m
- b) Wilson Street boundary:
 - i) Podium Setback: Nil
 - ii) Tower Setback: 4.5m
- c) O'Brien Street boundary:
 - i) Podium Setback: Nil
 - ii) Tower Setback: 4.5m
- d) Eastern boundary:
 - i) Podium Setback: Nil
 - ii) Tower Setback: 4.5m

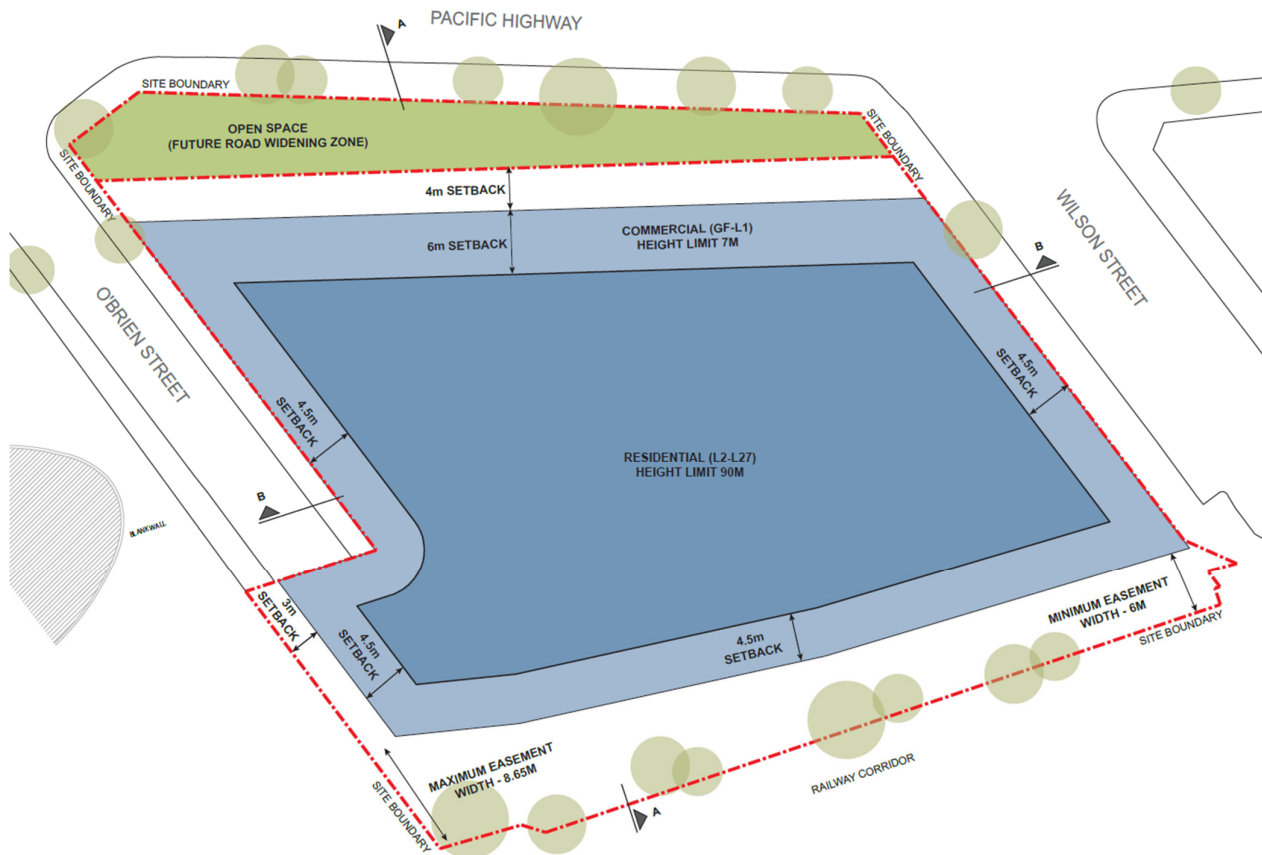


Figure 2 Buildings Setbacks Diagram

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. Facades are to be articulated and should incorporate recesses and projecting elements.
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. An 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 in accordance with Councils public domain plan and bike plan and incorporate landscaped areas that integrate with the surrounding public domain.
3. A minimum of 2 hours of sun access is to be provided to the public open space on the site.
4. 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.

9.0 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 buildings are to maximise active frontages to the Pacific Highway.
2. A building has an active street frontage if all premises on the ground floor of the building facing the street(s) are used for the purpose of a commercial premises.

10.0 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 the cause of adverse traffic impacts on the surrounding road system.
3. Minimise the number of vehicular access points to the development.
4. Vehicles to enter and exit the site in a forward direction.

Controls

1. Vehicular access from the Pacific Highway is not permitted.
2. Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians, passenger vehicles and heavy vehicles and create a high-quality streetscape.

11.0 Waste Management and Loading

Performance Criteria

1. Commercial and residential loading and unloading is required to occur on-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 where possible. Loading docks may be permitted on the ground floor for sites where it can be demonstrated it is not practical or safe to provide within basement levels.
2. A Waste Management Plan shall be submitted at the Development Application Stage.

12.0 Design Excellence

Performance Criteria

1. Ensure high quality and varied design through the use of competitive design processes.
2. Implement a rigorous process to support good design outcomes.

Controls

1. All developments that have a height of 35m or more is subject to a competitive design process.
2. The competitive design process must be undertaken in accordance with the Willoughby Design Excellence Policy and Willoughby Design Excellence Guidelines.

13.0 Public Art

Performance Criteria

1. All redevelopments in the Chatswood CBD should contribute to public art in accordance with Council's Public Art Policy.

Controls

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

14.0 Building Sustainability

Performance Criteria

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

Controls

1. A minimum Green Star Sustainability Rating is to be provided in accordance with the Willoughby DCP. A Green Star A Report is to be submitted at Development Application stage.