

Draft Site Specific DCP

For

641-655 and 655A Pacific Highway, Chatswood

[Revised June 2023]

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1. General

The controls contained in this Site-Specific Development Control Plan (**DCP**) apply to land at 641-655 and 655A Pacific Highway, Chatswood (**the site**).

The land is bounded by Pacific Highway to the west, the Chatswood Bowling Club and Hammond Land to the east, 689 Pacific Highway and an extension of Hammond Lane to the north, and Gordon Avenue to the south (as shown on the following map).



Figure 1 Site Aerial Map

Objectives of the Plan

The aims and objectives of this Plan are to:

1. Establish guidelines for a mixed-use development on the site.
2. Provide a development that ensures the viability of neighbouring sites for future development.
3. Ensure development on the site minimises impacts to the amenity of neighbouring residential properties and the Chatswood Bowling Club.
4. Provide landscaping in and surrounding the site that enhances the presentation of the site and the amenity of the development.
5. Achieve architectural and urban design excellence.
6. Maximise activation to Pacific Highway and Hammond Lane.

2. Built Form

Performance Criteria

The built form of the new development shall:

1. Achieve two slender tower forms on the site with an adjoining podium.
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.

Controls

1. The maximum tower floor plate that applies to residential towers above the podium is 700 sqm.
2. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
3. 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 residents from Electro Magnetic Radiation (**EMR**) emissions.

3. 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.
3. Provide a minimum 3-hour solar access between 9am and 3pm mid-winter and no additional overshadowing in mid-winter between 12pm-2pm to the Chatswood Bowling Club

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 residential towers are to be scaled in height to reduce view and overshadowing impacts.

4. Street Frontage Heights and Setbacks

Performance Criteria

Setbacks shall:

1. Contribute to deep soil areas, landscaping, and open space at street level.
2. Integrate with Council's proposed shared pedestrian and cycle lane along the eastern side of the Pacific Highway.
3. Minimise the effects of adverse wind conditions at street level.
4. Ensure the positioning of new buildings contributes to the existing or proposed streetscape character.

Controls

1. The building setbacks are to be in accordance with **Figure 2 (Setbacks and street frontage heights)** as detailed in the *Chatswood CBD Planning and Urban Design Strategy 2036*. Setbacks are as follows:
 - a) Pacific Highway (western) Frontage:
 - i) Minimum 4 metre setback at ground level from front boundary.
 - ii) Maximum 7 metre street wall height.
 - iii) Minimum 6 metre setback above street wall.
 - b) Gordon Avenue (southern) Frontage:
 - i) 6-14 metre street wall height at front boundary.
 - ii) Minimum 3m setback at podium levels.
 - c) Minimum of 1:20 ratio of the setback to building height above the podium (i.e. 4.5 metre setback for a 90 metre building height).

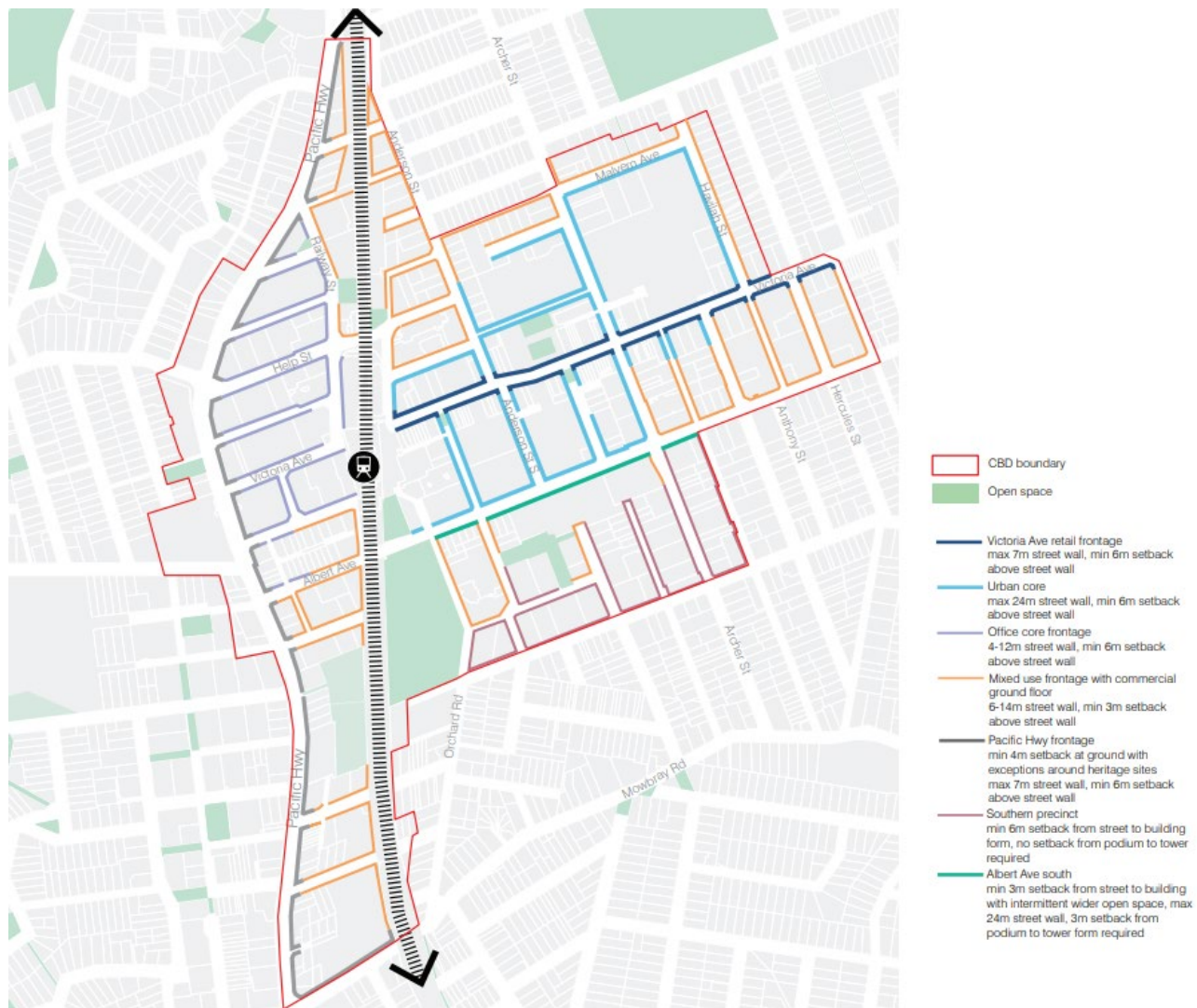


Figure 2 Setbacks and street frontage heights

Source: Chatswood CBD Planning and Urban Design Strategy 2036

5. 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.
3. Landscaping is to be incorporated into the building exterior where possible to provide visual relief.

6. Amenity

Performance Criteria

1. Maximise solar access and ventilation to residential units.
2. Ensure visual and acoustic privacy of residential units in the development and 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. A Reflectivity Study shall be submitted at Development Application Stage to assess the impacts of artificial reflectivity of light to the Chatswood Bowling Club as a result of external façade treatments.
4. Residential units shall be designed to maximise solar access, cross ventilation, visual and acoustic privacy.

7. Open Space, Links, 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. The development shall provide publicly accessible links and open space throughout the site.
4. Publicly accessible open space is to include green landscaping.
5. Publicly accessible land is to be designed to respond to context and nearby public domain.
6. The public realm should be visible from the street and easily accessible.

Controls

1. Open space at ground level shall be utilised as publicly accessible.
2. The internal through-site link at ground floor from Pacific Highway to the Chatswood Bowling Club is to be publicly accessible.
3. Street tree planting along Pacific Highway is to be retained and large canopy tree planting must be provided along the Pacific Highway frontage within the 4m setback area.
4. Enable the 4-metre setback to be integrated with Council's proposed 5m shared pedestrian and cycle along the eastern side of the Pacific Highway.
5. Publicly accessible open space and green landscaping such as street trees will be required by all developments.
6. A minimum of 2 hours of sun access is to be provided to the public open space on the site.
7. 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.
8. Any communal open space should be designed to address issues of quality, safety, and usability.
9. A minimum of 20% of the site is to be provided as soft landscaping, which may be located on ground levels, podium levels, and green walls of buildings. Soft landscaping includes plantings on and above structures (e.g. planter boxes).

10. Deep soil planting is to be provided within the setback to the Pacific Highway. Deep soil plantings include trees, shrubs, and grasses, and are to be unimpeded by buildings or structures below ground.
11. The development is to incorporate publicly accessible open space via a through-site link from the Pacific Highway to the Chatswood Bowling Club or similar to achieve a permanent public benefit.
12. 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.
13. 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.

8. 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 and Gordon Avenue.
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 purposes of commercial premises.

9. 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. Minimise the number of vehicular access points to the development.

Controls

1. Car parking rates for the development are to utilise RMS car parking rates as per the 'Guide to Traffic Generating Developments', as well as reciprocal parking and car share strategies.
2. All vehicles are to enter and exit the site in a forward direction via Hammond Lane.
3. Future development is to accommodate a minimum of 41 car parking spaces to be dedicated to the Chatswood Bowling Club in a basement car park and at ground level.
4. Vehicles associated with the Chatswood Bowling Club are to enter and exit the development site via Gordon Avenue (via Hammonds Lane).

10. Waste and Loading

Performance Criteria

1. 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.
2. A Waste Management Plan shall be submitted at Development Application Stage.

11. 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. Design excellence is required for all developments that have a building height of 35m or more.
2. The competitive design process must be undertaken in accordance with the *Willoughby Design Excellence Policy* and *Willoughby Design Excellence Guidelines*.

12. Public Art

Performance Criteria

1. All redevelopments in the Chatswood CBD should contribute public art.

Controls

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

13. Building Sustainability

Performance Criteria

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

Controls

1. A minimum 5 star GBCA building rating is expected. An assessment report is to be submitted at Development Application stage.