

# **Site Specific Development Control Plan**

**Site:**           **641-653, and 655A Pacific Highway**  
                      **Chatswood**

# **Site:           641-653, and 655A Pacific Highway Chatswood**

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## 1. General

The controls contained in this site specific Development Control Plan applies to 641-653, and 655A Pacific Highway Chatswood.

**Figure 1: Site Map**



### Objectives of the Plan

The aims and objectives of this Plan are to:

1. Provide guidelines for a mixed use development on the site.
2. Provide a development that ensures the viability of adjoining and surrounding sites for future development.
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. Embellish public domain on the site, to connect with existing and envisioned public domain outside the site.
7. Achieve architectural and urban design excellence.
8. Maximise activation to Pacific Highway, Gordon Avenue and Hammond Lane.

## **2. Built Form**

### **Performance Criteria**

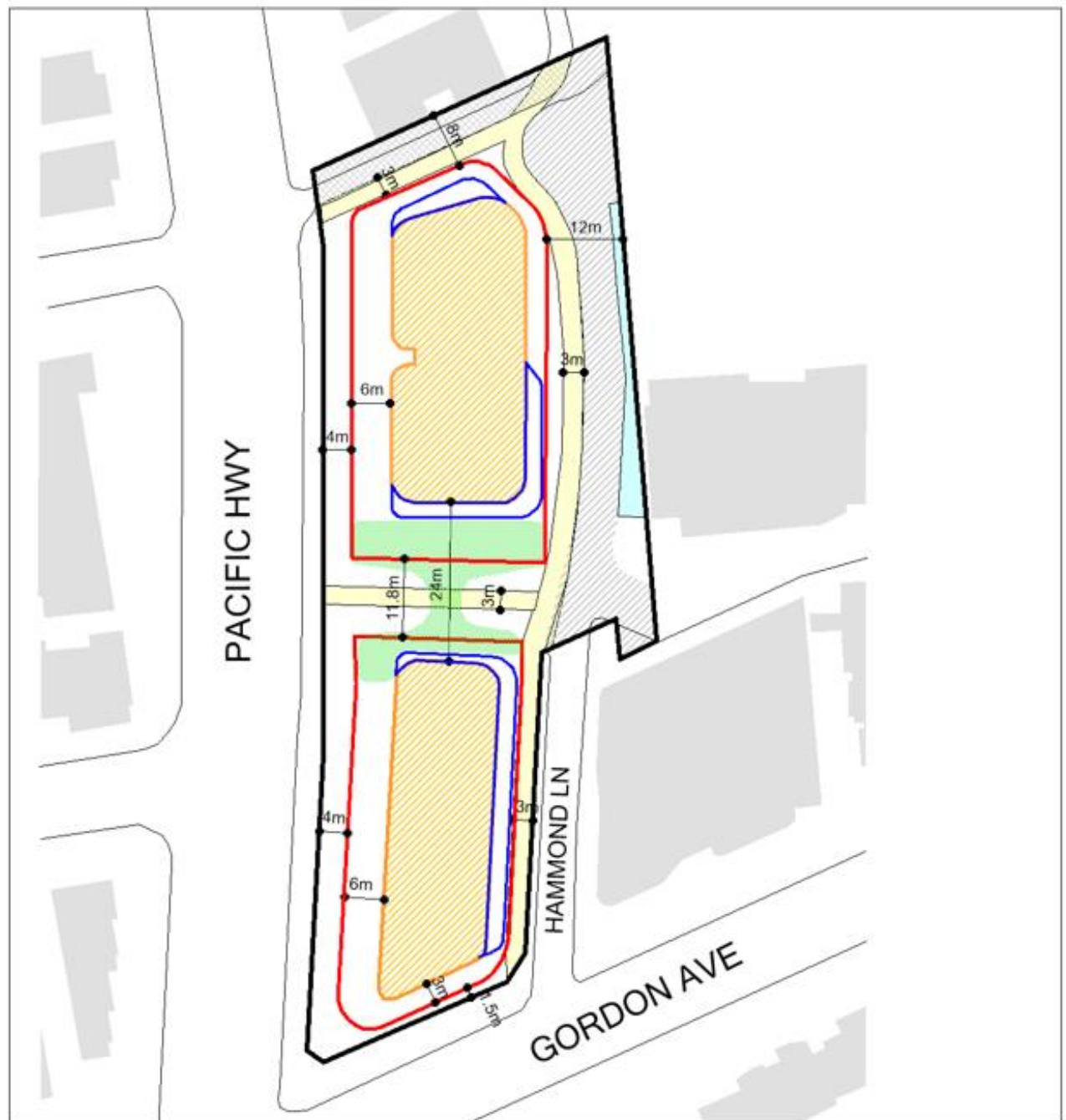
The built form of the new development shall:

1. Achieve a slender tower/s 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.

### **Controls**

1. The maximum tower floor plate that applies to this site for residential towers above a podium is 700m<sup>2</sup>.
2. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised. Particular attention is drawn to the east / west elevation on this site.
3. The building layout is to be in accordance with Figure 2.

Figure 2: Site Layout



Boundary  
 Podium 1  
 Podium 2  
 Tower

Minimum 3m wide through site link  
 Chatswood Bowling Club ground level car parking  
 Suspended Communal Open Space

Scale: N.T.S.



### 3. Height of Buildings

#### 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, key public spaces and 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 roof top lift over runs or exposed structures are to be integrated with the building.
3. Flat roof areas shall incorporate useable outdoor recreation space where suitable, within the maximum building height.

### 4. Setbacks and Street Frontage Heights

#### Performance Criteria

Setbacks shall:

1. Ensure the positioning of new buildings is consistent with the proposed streetscape envisioned for Chatswood CBD and contained in the Chatswood CBD Planning and Urban Design Strategy 2036.
2. Be provided at Ground level to contribute to public domain.
3. Contribute at Ground level deep soil areas, landscaping, and open space.
4. Protect all significant on-site trees and all street trees on Pacific Highway, Gordon Avenue and Hammond Lane.
5. Contribute to slender tower forms.
6. Minimise the effects of adverse wind conditions at street level.

Street wall heights shall:

7. Ensure such heights are consistent with the street wall heights envisioned for Chatswood CBD and contained in the Chatswood CBD Planning and Urban Design Strategy 2036.
8. Be at a lower scale reflecting the location of the site towards the south western edge of the Chatswood CBD.
9. Be sympathetic, and respond positively, to what is located on neighbouring sites.

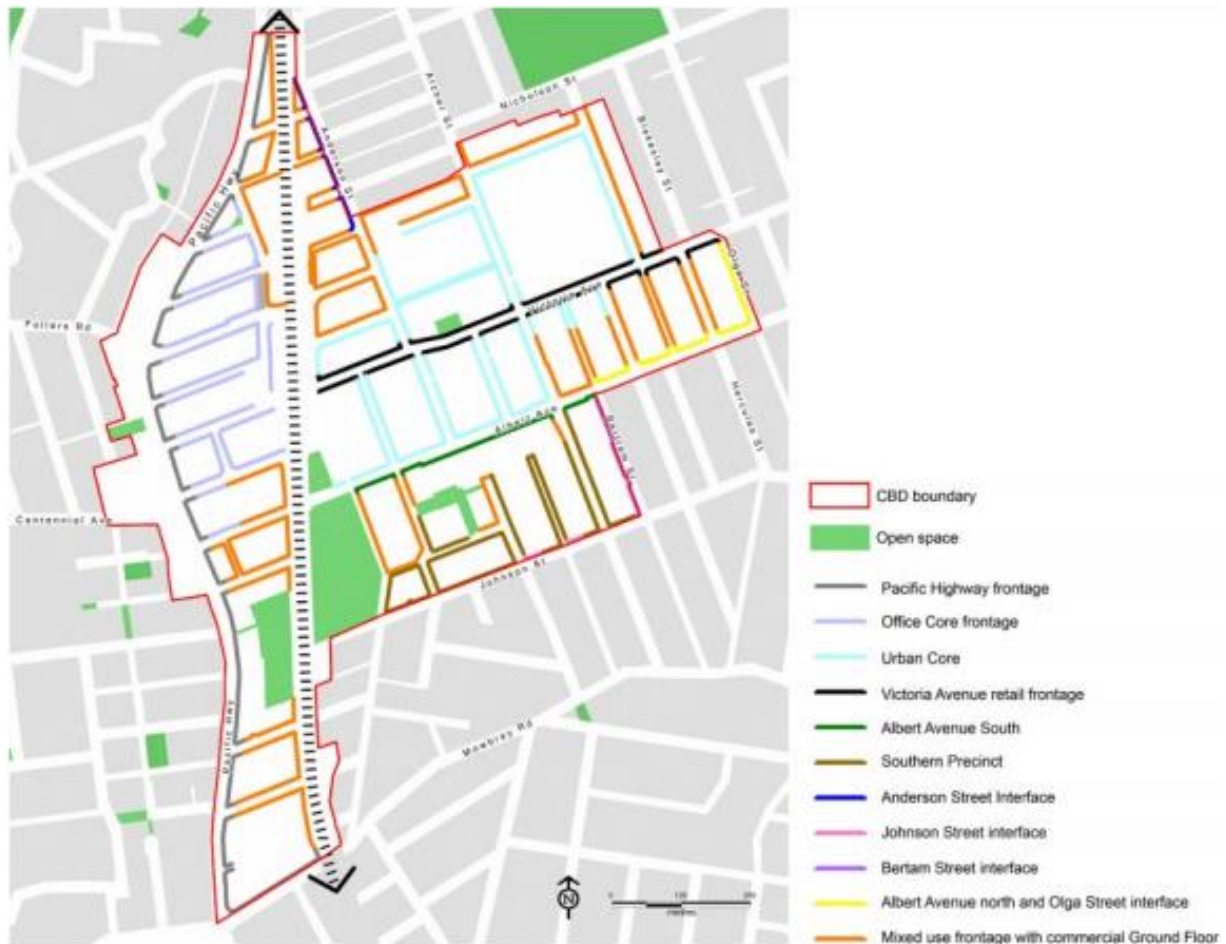
#### Controls

1. The building setbacks are to be in accordance with Figure 3 (Setbacks and street frontage heights) – except where additional setback is provided, and identified in Figure 2: Site layout. Setbacks are as follows:

- a) Pacific Highway (western) frontage:
  - i) Minimum 4m setback at Ground Level
  - ii) Minimum 6m setback above street wall to tower
  - iii) Maximum street wall height of 7m (two storeys).
- b) Gordon Avenue (southern) frontage:
  - i) Minimum 1.5m setback at Ground Level
  - ii) Minimum 3m setback above street wall to tower
  - iii) Maximum street wall height of 7m (one to two storeys).
- c) Northern frontage adjacent 689 Pacific Highway
  - i) Minimum 8m setback at Ground Level
  - ii) Minimum 4.5m setback above Podium to tower
  - iii) Maximum street wall height of 7m (one to two storeys).
- d) Eastern boundary frontage (facing Chatswood Bowling Club)
  - Podium / Tower 1 (north tower)
    - i) Minimum setback between 12m (at northern end) and 16m (at southern end)
    - ii) Minimum 4m setback above street wall to tower
    - iii) Podium wall height of between 7m (one to storeys) and a maximum 14m (three storeys).
  - Podium / Tower 2 (south tower)
    - iv) Minimum 3m setback at Ground Level
    - v) Minimum 4.5m setback to tower
    - vi) Podium wall height of between 7m (one to storeys) and a maximum 14m (three storeys).

2. Balconies are not to encroach into setbacks.

**Figure 3 Setbacks and street frontage heights**



3. In addition to Control 1:

- a) Setbacks may be greater and street wall heights may be lower.
- b) Additional ground level setbacks are sought that contribute to public domain.
- c) Stepped podium setbacks are supported and encouraged to provide:

- Elevated landscaping to neighbouring properties and the towers located on-site
- Elevated landscaping to ground level public domain embellishment located on-site such as public rights of way

to encourage sympathetic relationships with neighbouring sites and the greening of the Chatswood CBD.

## 5. Building Exterior

### Performance Criteria

1. Buildings are to demonstrate a high design quality when viewed from the public domain and the surrounding area, including Pacific Highway, Gordon Avenue, Hammond Lane, the Chatswood Bowling Club and Tennis and Croquet Key Public Space.



2. Facade 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 and mitigate urban heat.

### **Controls**

1. Facades are to be articulated and should incorporate recesses and projecting elements that do not encroach into required setbacks.
2. Extensive blank walls shall be avoided at street level.

## **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 addressing noise and vibrations from the Pacific Highway, Gordon Avenue, Hammond Lane and the North Shore Rail Line.
3. Residential units shall be designed to maximise solar access, cross ventilation, visual and acoustic privacy.

## **7. 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 attractiveness of the pedestrian environment.
3. The development shall provide publicly accessible links and open space.
4. Publicly accessible open space is to include meaningful green landscaping, providing corridors of locally indigenous vegetation that link open spaces to enhance environmental quality and optimise opportunities for habitat for native flora and fauna species.
5. Greening at the podium levels is to be provided, with planting visible to the surrounding area – with particular regard to Pacific Highway, Gordon Avenue, Hammond Lane, the Chatswood Bowling Club and Tennis and Croquet Key Public Space.
6. Podium and roof tops are to be a combination of green and recreation spaces.
7. Street tree planting is to be provided.

### **Controls**

1. Open space at ground level shall be utilised as publicly accessible open space.

2. Large canopy tree planting must be provided along the Pacific Highway and the eastern setback to the Chatswood Bowling Club, where any setback area is greater than 3m.
3. 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.
4. A minimum of 2 hours of solar access is to be provided to the public open space on the site.
5. Public domain improvements shall be provided to all street frontages, and the through site link, to Council requirements.
6. 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.
7. Deep soil planting is to be provided along the Pacific Highway frontage, and the eastern setback to the Chatswood Bowling Club (subject to vehicle access), where any setback area is greater than 3m. Deep soil plantings include trees and shrubs, and are to be unimpeded by buildings or structures below ground.
8. A Landscape Plan is to be provided at Development Application stage detailing all public domain at ground level, street tree planting, planting and space allocation at podium and roof top levels. This is to include species, container size at planting, spacing and approximate size at maturity.
9. Street tree planting is at the cost of the proponent, with location and species to be determined in consultation with Council at Development Application stage.
10. 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. Links

### Performance Criteria

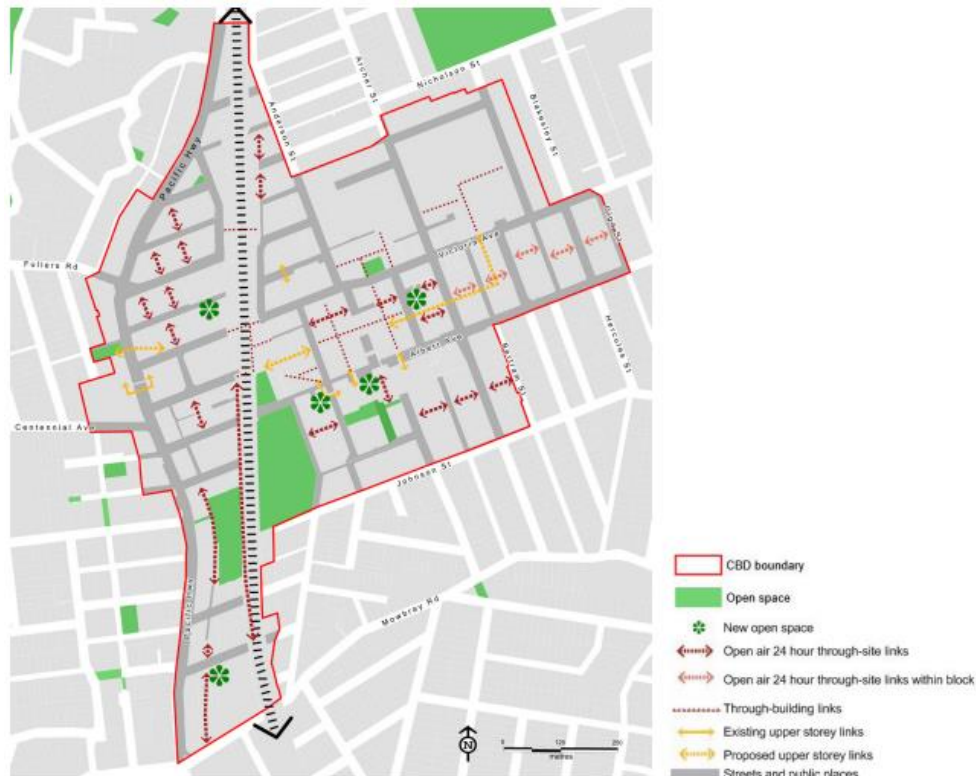
1. The development shall provide publicly accessible through site links and open space.
2. Publicly accessible through site links and open space is to include green landscaping.

### Controls

1. The development is to incorporate publicly accessible through site links and open space in accordance with Figure 4 below.
2. Through site links and open space in addition to Figure 4 is required on a site by site basis.
3. Public rights of way are to be provided on the subject site as follows:
  - a) A minimum 4m setback to Pacific Highway.
  - b) A minimum 3m wide north / south through site link from Gordon Avenue to the north eastern boundary with the Chatswood Bowling Club – separated from any vehicle access (except where unavoidable).
  - c) A minimum 3m wide east / west through site link, connecting the north / south through site link with the Pacific Highway, along the northern boundary, separate of any vehicle egress.
  - d) A minimum 3m wide east / west through site link, connecting the north / south through site link with the Pacific Highway, between the two towers.

- e) A minimum 1.5m setback to Gordon Avenue.
4. 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 4: Through Site Links and Open Space**



## 9. 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 Pacific Highway, Gordon Avenue and Hammond Lane.
2. Active frontages are to be maximised adjacent through site links.
3. 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 commercial premises or non-residential purposes and provide elements of visual interest when viewed from the street.

## 10. Traffic and Transport

### Performance Criteria

1. Development must be designed to provide adequate and safe access to the site.
2. Development on the site must not cause adverse traffic impacts on the surrounding road system.
3. Minimise the number of vehicular ingress and egress points to the development.
4. All vehicles are to enter and exit the site in a forward direction.
5. Traffic and transport solutions are to be physical (rather than mechanical) on this site.
6. Minimise car parking and encourage alternative transport options.
7. Minimise impacts on, and be sympathetic to, publicly accessible through site links

### Controls

#### 641-653 and 655A Pacific Highway

1. Vehicle ingress and egress for the development is to be from one access point in Hammond Lane.
2. Vehicle ingress and egress is to be designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscape.
3. All car parking and loading facilities are to be located below ground level, utilizing physical solutions to ensure all vehicles (including loading and garbage vehicles) enter and leave the site in a forward direction.
4. Other strategies for car parking reduction, such as reciprocal arrangements for sharing parking and car share, is to be included in any future Development Application.
5. The following is to be provided in any future development application:
  - a) Reduced car parking rates based on Council's Development Control Plan.
  - b) An amended Transport report containing updated traffic analysis and modelling having regard to other nearby made planning proposals, the uplift under Willoughby Local Environmental Plan 2012 (Amendment 34) and the Precinct Plan prepared by Willoughby Council for the Eastern side of Pacific Highway, between Gordon Avenue and Ellis Street, Chatswood.

#### Chatswood Bowling Club

6. Chatswood Bowling Club vehicle ingress and egress is to be via Hammond Lane
7. The existing egress from 655A Pacific Highway to the Pacific Highway is to be blocked via physical measures (not gates or barriers but by cul-de-sac or a similar solution whereby pedestrians are encouraged onto the site and able to access through site links) for the exclusive use of properties to the north (identified as Section 2 in the Precinct Plan for the Eastern side of Pacific Highway, between Gordon Avenue and Ellis Street, Chatswood).
  - a) In this regard appropriate rights of way are to be established. This egress is not in any way to serve the subject site, the Chatswood Bowling Club or any other vehicles from Gordon Avenue.
8. Car parking for the Chatswood Bowling Club is to be on-site at 641-653 and 655A Pacific Highway and as follows:

- a) 6 car spaces at Ground Level.
- b) 35 car spaces at Basement level.

## **11. Waste Management, Loading and Services**

### **Performance Criteria**

- 1. Ensure all loading, unloading and servicing occurs on-site.
- 2. Ensure adequate provision is made for waste storage and disposal.
- 3. Ensure floor space at Ground level is maximised.
- 4. Ensure loading, unloading and servicing does not interfere with public rights of way and through site links.

### **Controls**

- 1. All loading and unloading services are required to occur at basement level on-site.
- 2. Other supporting functions such as garbage rooms, plant and other services are to be located in Basement levels.
- 3. A Waste Management Plan shall be submitted at the Development Application stage.
- 4. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages.
- 5. Substations are to be designed to ensure protection of residents from Electro Magnetic Radiation (EMR) emissions.

## **12. 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 are 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. Public Art**

### **Performance Criteria**

- 1. All redevelopments in the Chatswood CBD should contribute to public art in accordance with Council's Public Art Policy.
- 2. Public art is to promote place, sustainability and resilience.

### **Controls**

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

## **14. Building Sustainability**

### **Performance Criteria**

1. Design excellence shall include achievement of higher building sustainability standards.

### **Controls**

1. A minimum of 5 stars GBCA building rating, or the equivalent, is expected. A higher rating is encouraged. An assessment report is to be submitted at Development Application stage.