

Attachment C - Development statistics				
		Proposed	Standards	Complies
Willoughby Local Environmental Plan 2012				
Cl. 6.21	Site area for bonus floor space and additional height	2608m ² (SP 2 Zoned land excluded)	>2400m ²	Yes
	Site Consolidation	Consolidated all site prescribed by Cl 6.21 (1) (Area 7) – Special Provision Map.	(a) Lot 1, DP 1068007, 654–656 Pacific Highway, (b) Lot 1, DP 121830, 658–666 Pacific Highway, (c) Lot 1, DP 839309, 1 Freeman Road, (d) Lot 2, DP 839309, 2A Oliver Road	Yes
	Floor Space Ratio (excludes affordable rental housing)	<2.13:1 (5556m ²) <2.99:1 (7820m ²)	Shop Top - 2.14:1 Overall – 3:1 (7824m ²)	Yes Yes
	Height	RL128.5 RL137.5	Tower A – RL128.8 Tower B – RL137.8	Yes Yes
Cl. 6.8	Affordable Rental Housing	Affordable Units = B1.01 B 1.03 B2.02 = 205m ² plus 24.44m ² in contribution	4% x 5556 m ² (residential floor space) = 222.24 m ²	Condition 24, 25, & 26
Willoughby Development Control Plan 2005				
Part E – Commercial / Shop top Housing				
E.1.1	Frontage	>27m	27m for bldg>11m	Yes
E1.2	Density use and height	<30% (access via Freeman Road only) Two levels of commercial floor space	No more than 30% of the street frontage is to be used for vehicular and pedestrian access to lower and upper levels. A minimum of 60% gross floor space at street level is to be used for retail or	Yes Yes

			business premises.	
E1.3	Design and Streetscape	No consistent streetscape character. Glazed building façade for commercial levels and street facing balconies on all frontages.	Reinforce parapet height & street alignment Façade solid: void (60:40)	Acceptable Acceptable
E1.5	Building depth	20-23m	20m max.	Acceptable given good level of solar access and ventilation has been achieved for all residential units.
E.1.4	Private Open Space	All complies with the exception of 1 bedroom apartments which have balconies with minimum area of 8m ² .	1 bedroom & 2 bedroom: 10m ² 3 bedroom: 15 m ² 2m width (min)	Complies with ADG requirements.
	Communal Open Space	1080m ² roof top and podium areas	750m ² min 5m wide 3 hours solar access	Yes
E1.12	Reflectivity	Details not provided	To avoid glare to adj buildings, passing motorist & pedestrians.	Subject to conditions of consent
E.3.4 -654 – 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road Special Area, Chatswood				
E3.4.2	Height/ Number of storey	7 Storey	Tower A -7 storeys	Yes
		9 -10 storey	Tower B - 10 storeys	Yes
	Building separation btw Tower A and B	12.3m >16m	12m - 1 – 4 storey 15m – 5- 8 storey	Yes Yes
		12.3m	Podium Level landscape communal open space area between Tower A and Tower B is to be a minimum 12 metres wide.	Yes
	Setbacks – Oliver Road	Please see Figure A, B & C below	Tower A 6m up to 8 storey	No acceptable but due

		this table.	8m – 9 & 10 storey	to the absence of external impacts and the prescribed building envelope under the WDCP did not take into account of reasonable service space required to be provided in a development. Also see discussion in the Assessment Report.
	Setbacks – Pacific Highway (As measured from revised boundary post- road widening)		Tower A 2m up to 8 storey 6m – 9th & 10th storey Tower B 6m up to 4 storey 9.1m - 5 th storey 11.7m - 6 th storey 17.2m - 7 th storey	
	Setbacks – Freeman Road		Tower B 4m up to 4 storey 8m - 5 – 8 storey	
	Vehicular access	Access from Freeman Road only	Vehicular access to the site is to be via Freeman Road only.	Yes
	Open space and landscaping	Amended proposal provides a 6m wide deep soil planting setback	A minimum deep soil planting setback of 6 metres along the western boundary of the consolidated site, with screen planting of trees to a mature height of 20 metres and lower level shrubs.	Yes
		66%	20% of the Podium Level is to be vegetated area	Yes
	Awning	The proposed awning encroaches on the road widening area.	Proposed awnings and verandas fronting the Pacific Highway are to be setback a minimum of 1.5 metres from the future kerb (subject to road widening).	Amendments and additional approvals/ concurrence required. See Deferred Comm. Condition A - a) & b)
			Proposed awnings and verandas fronting Oliver Road are to be setback a minimum of 1.5 metres from the future kerb (subject to road widening).	
Part C – General Requirements				
C.4	Car parking rate (rounded down)	114 Car spaces	Business premise 1/110m ² (within a railway precinct) (2279/110) = 20	Yes. Allocation to be amended by recommended Condition 87.

			<p>Visitor spaces- 1/ 4 dwellings = 18</p> <p>1 per dwelling Req = 75 spaces</p> <p>Total: 113 car spaces</p>	
	Loading Bay	Loading bay for Medium Rigid Vehicles	1 x Loading Bay	Yes
	Motorcycles/ bicycles	<p>3 motorcycle bays</p> <p>18 bike lockers</p>	<p>1 motorcycle bay/25 car spaces (4 spaces)</p> <p>1 bike lock per 10 units 1 bike rack per 12 units</p>	<p>1 Additional space to be provided subject to recommended Deferred Comm Condition A – c).</p> <p>Acceptable</p>
C.8	Waste Management	Separate residential and commercial bin rooms provided together with access for a medium rigid vehicle (commercial waste)	<p>Suitable access</p> <p>Design & dimensions</p>	Acceptable subject to recommended Condition 39, 40 & 99
C.6	Adaptable Housing	40 units	50% of 75 Units (39 units)	Yes
	Adaptable Car spaces	9 disabled car spaces	<p>1 adaptable car space/4 adaptable units</p> <p>10 spaces</p>	Acceptable subject to recommended Deferred Comm Condition A – d).

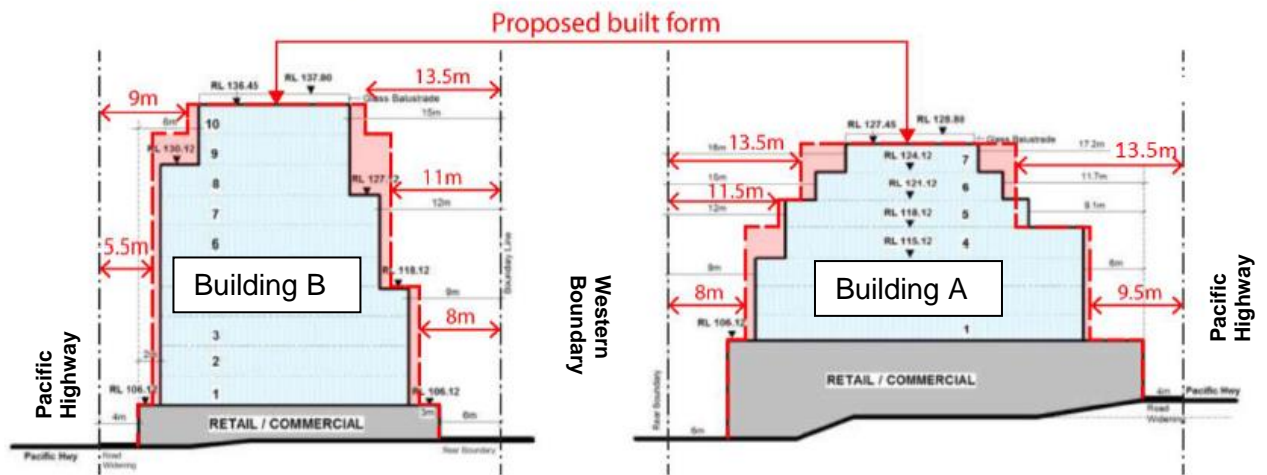


Figure 2. Street front setback to Pacific Highway and rear setback (WDCP Part E – Page E3.13)

Figure A – Variation to setback requirements (Source: Figure 2 on Page 6 of Summary of issues & Urban Design Review – 654 -666 Pacific Highway, 1 Freeman Road & 2A Oliver Road Chatswood by GMU commissioned by Willoughby City Council)

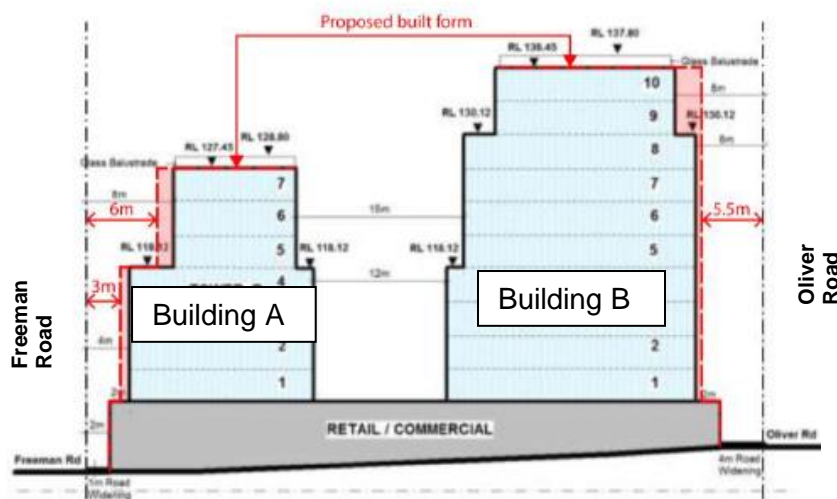


Figure 3. Setback to Freeman Rd and Oliver Rd (WDCP Page E 3.12)

Figure B – Variation to setback requirements (Source: Figure 3 on Page 7 of Summary of issues & Urban Design Review – 654 -666 Pacific Highway, 1 Freeman Road & 2A Oliver Road Chatswood by GMU commissioned by Willoughby City Council)

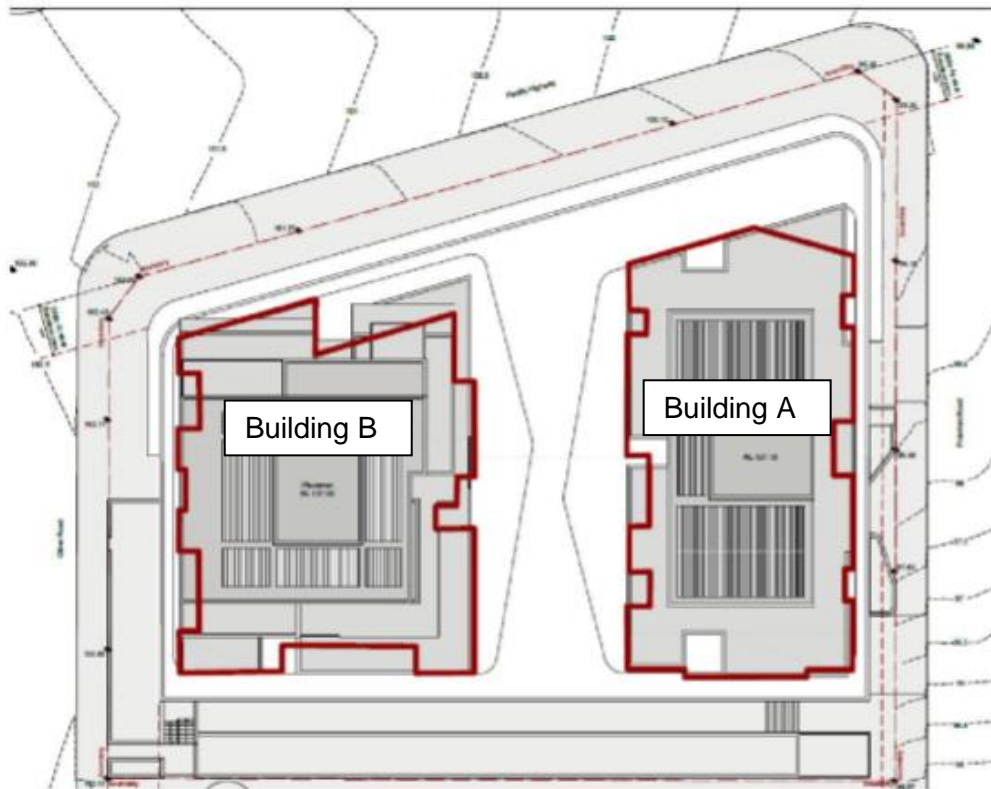


Figure 17 – Draft DCP building envelope overlaid on the proposed building floor plate

Figure C – Concept proposal/DCP controls overlaid on proposal building (Source: Figure 17 on Page 29 of submitted Statement of Environmental Effects – 654 -666 Pacific Highway, 1 Freeman Road & 2A Oliver Road Chatswood by JBA Planning on the behalf of the applicant – January 2016)