871-877 PACIFIC HIGHWAY CHATSWOOD

DA-2022/161 | SYDNEY NORTH PLANNING PANEL

INTRODUCTIONS

Applicant | Goldfields Chatswood No. 2 Pty Ltd

Architect | MAKE Architects

Landscape Architect | Turf Design

Planner | Urbis

SITE CONTEXT

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PLANNING BACKGROUND

Planning Proposal

- Site-specific zoning and planning control amendments to LEP to align with the *Chatswood CBD Planning and Urban Design Strategy 2036*
- Accompanied by a draft site-specific Development Control Plan
- Amended LEP gazetted on 6 May 2022

Competitive Design Process

- Design Competition between 7 June – 3 September 2021
- Jury determined MAKE Architects as the winner of the Competition

Pre-Lodgement Consultation

- Pre-DA meeting with Council in September and November 2021
- Consultation with Transport for NSW in December 2021

PROPOSED DEVELOPMENT

New mixed-use development

- Basement car park
- Part two / part three storey podium:
  - Ground level – commercial and retail space and lobby entries
  - Level 01 – commercial / office space
  - Level 02 – commercial / office space
- 25-storey residential flat building (76 residential apartments)
  - Level 02/03 – communal open space for residents
- Establishment of publicly accessible through-site links and open spaces
- Public domain landscaping, public art, street trees, and paving
- Vehicle and pedestrian access, services, and stormwater infrastructure

KEY PLANNING CONSIDERATIONS

Strategic Planning

Greater Sydney Region Plan, North District Plan, Willoughby Local Strategic Planning Statement, and Chatswood CBD Strategy

- Contributes to vibrant and mixed-use Chatswood CBD
- Integrate land uses to create a walkable and 30-minute city
- Delivers high quality residential accommodation in Chatswood
- Contributes economic opportunities and business growth

Statutory Planning

- Consistent with State Environmental Planning Policies
- Compliant with LEP land use zoning and key planning controls
- Exhibit Design Excellence in line with Design Competition scheme
- Achieves design principles of SEPP 65 and ADG
- Aligns with site-specific DCP controls and design guidance

SPECIALIST TECHNICAL INFORMATION

- Architectural plans
- BASIX
- Landscape design plans
- Urban Context Report
- Public Art Report
- Sustainability Assessment
- Heritage Impact Statement
- Traffic Impact Statement
- Archaeological assessment
- Acoustic Report
- Arborist Report
- Wind Assessment
- Preliminary Contamination Report
- Geotechnical Report
- Stormwater Management plan
- Waste Management Plan
- Access Report
- Green Star Strategy Report
- Wind Assessment

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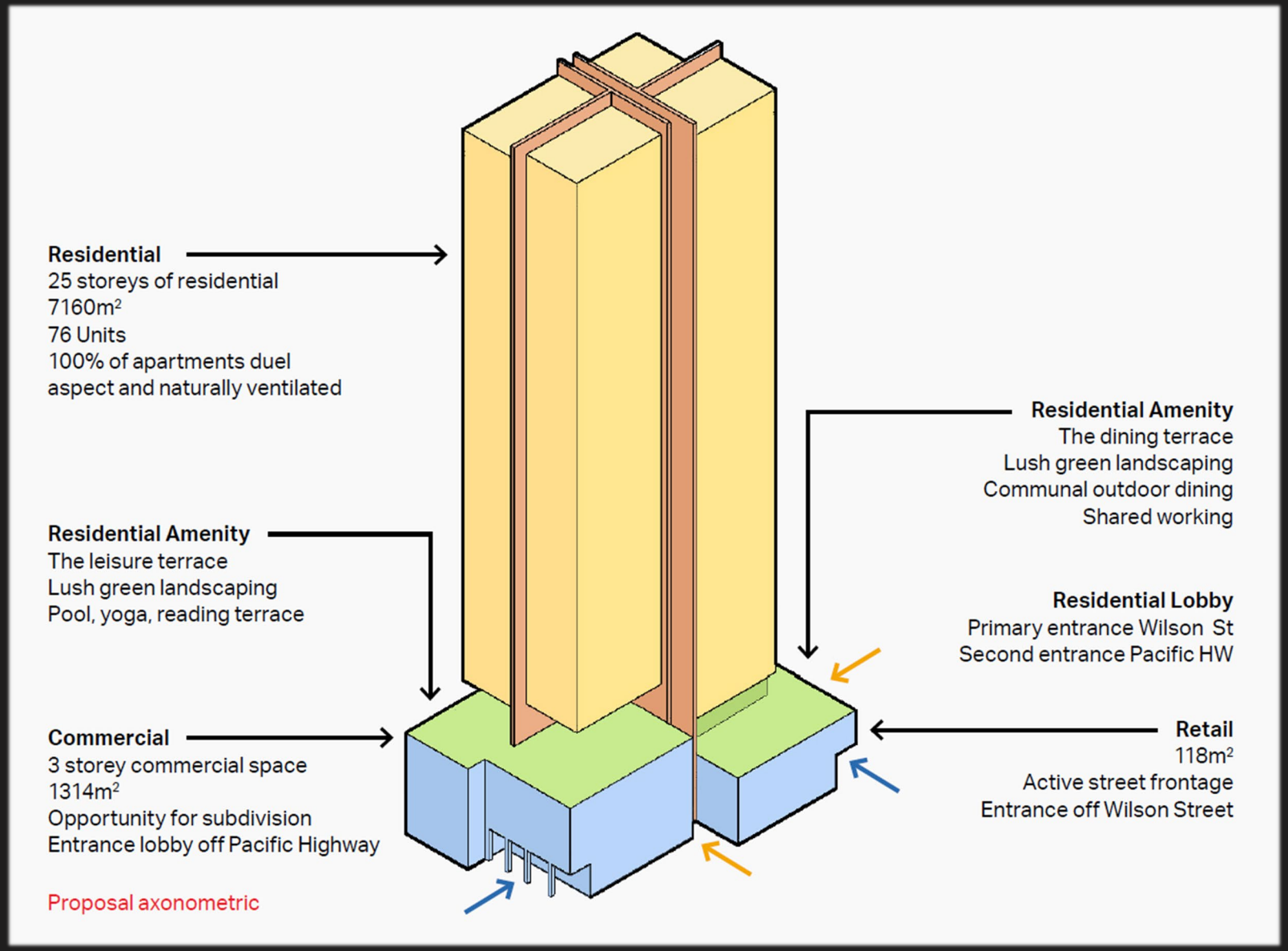
PROGRAMME



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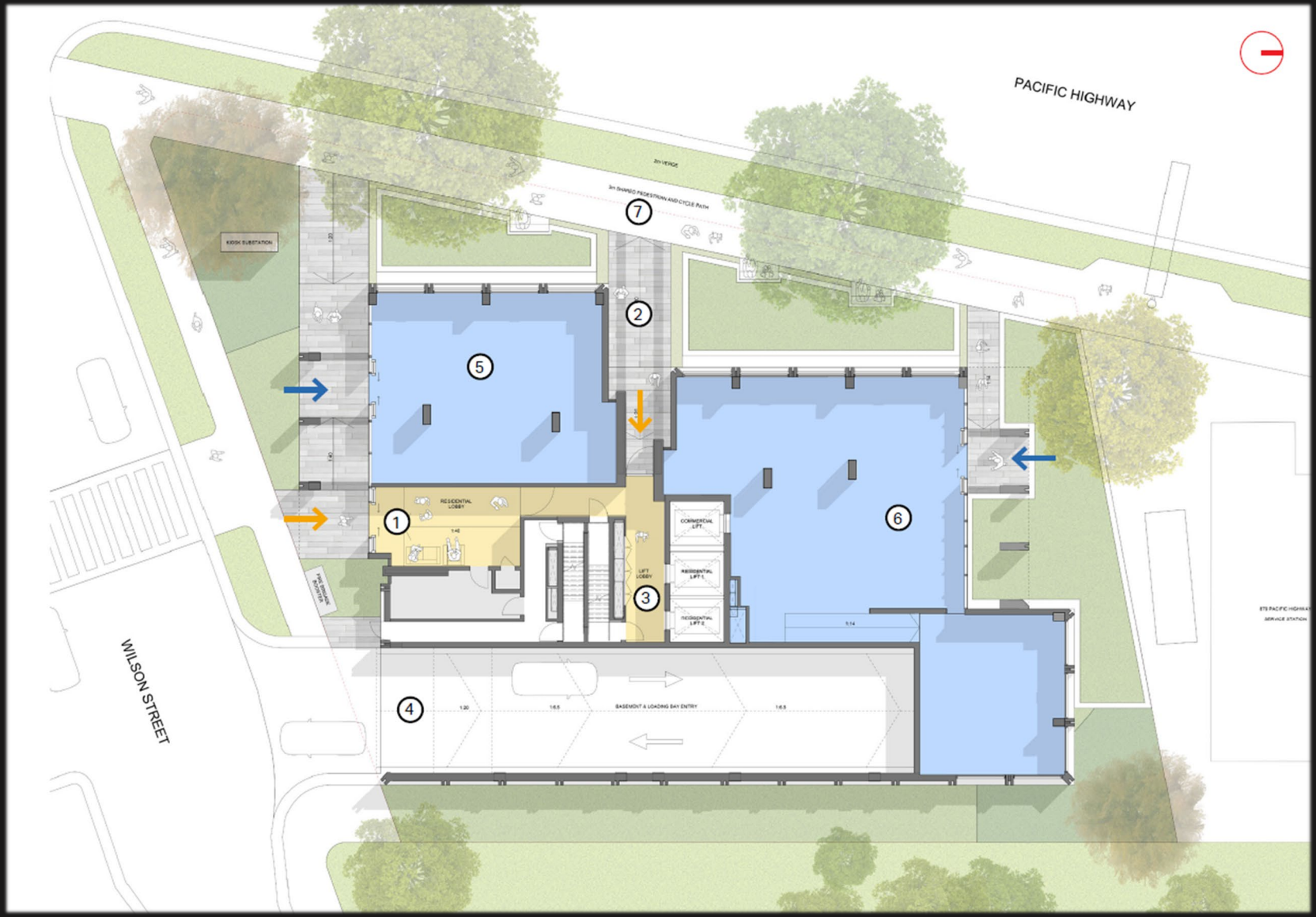
BLIGH STREET REAR

GROUND LEVEL



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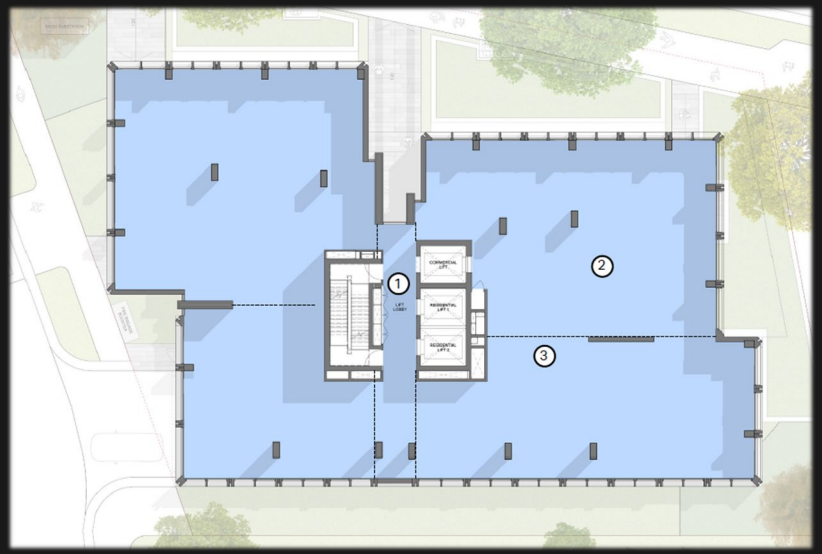
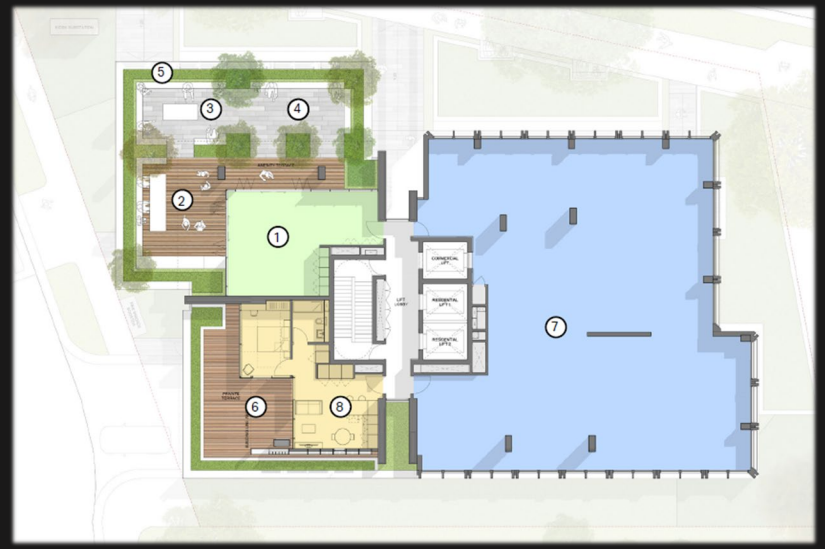
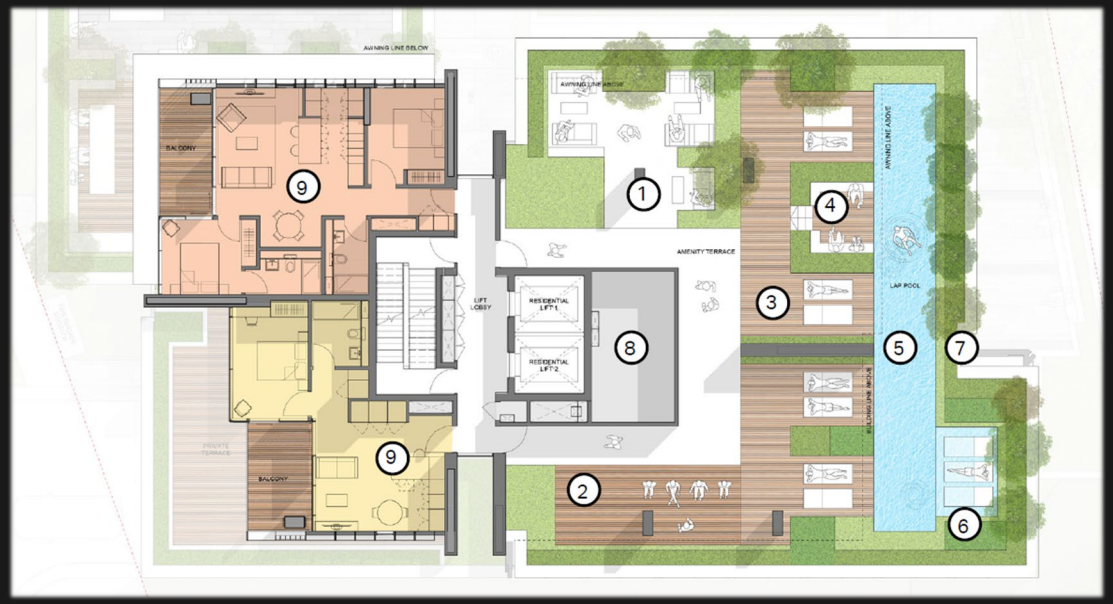
PODIUM







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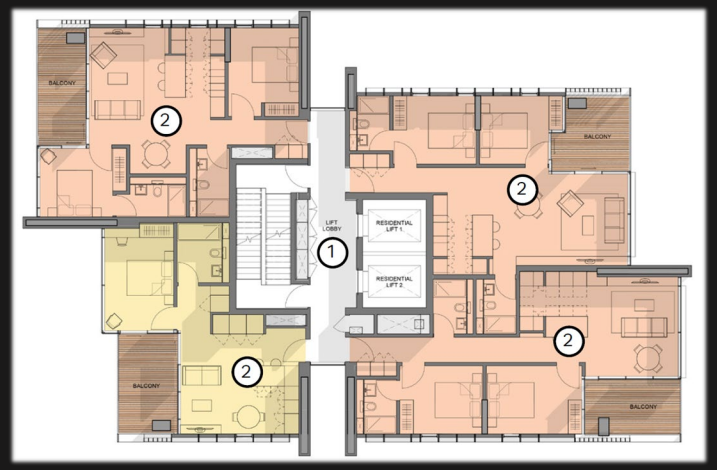
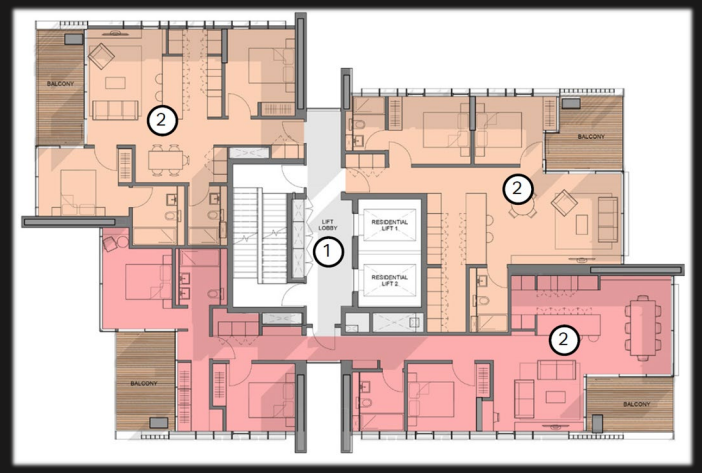
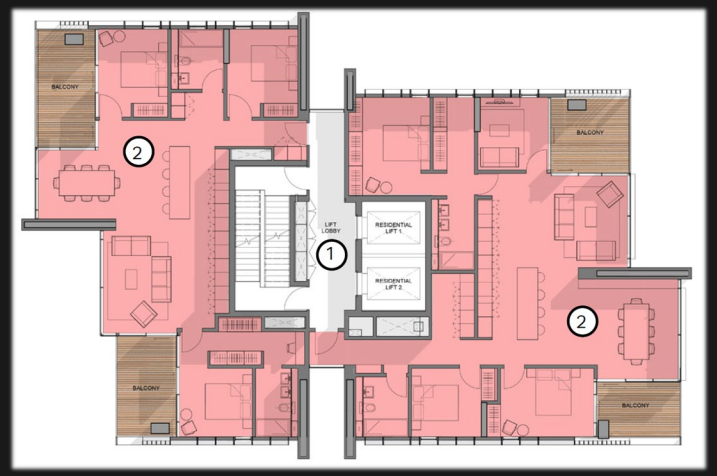
TOWER



Level 14 - 12



Level 13 - 22



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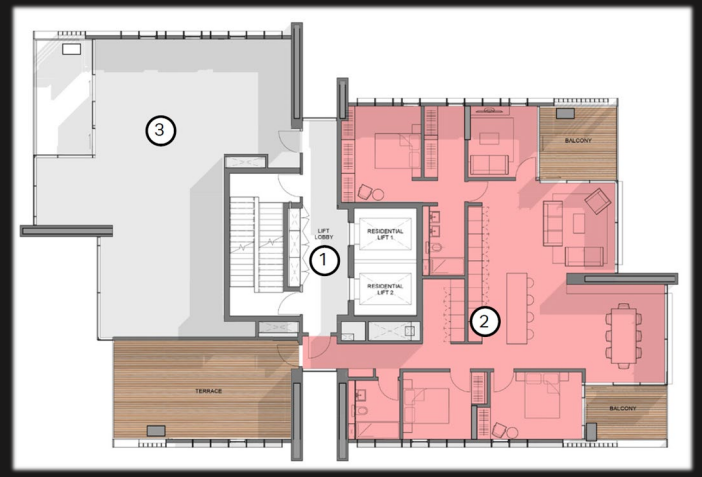

Level 26

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REFERRALS AND EXHIBITION

Public Consultation

- DA exhibited for public consultation: 18 May – 8 June

Internal Referrals

- Engineering; Waste; Landscape; Traffic; Environmental health

External Referrals

- TfNSW referral – 6 June 2022
- Sydney Trains referral – 25 May 2022
- Ausgrid

KEY MILESTONES

Kick-Off Briefing with Planning Panel

- 15 June 2022

Council Issue Request for Additional Information (RFI)

- Late June 2022

Applicant Response to RFI

- July – mid August 2022

Panel / Council / Applicant Briefing

- August 2022

Panel Determination Date

- September 2022

THANK YOU

URBIS