

Attachment G9 – Proponent’s assessment of Chatswood CBD Strategy Key Elements

Objective	Requirement	Proponent Response
<p>CBD Boundary and land use</p>	<p>The Chatswood CBD boundary should expand to the north and south of the Chatswood CBD Strategy</p> <p>The land uses in the LEP should be amended based on the recommended land use figure to:</p> <ul style="list-style-type: none"> • protect the CBD core around the interchange as commercial only; and • enable other areas to be mixed use permitting commercial and residential <p>The existing DCP limits on office and retail use in parts of the commercial core should be removed.</p> <p>Serviced apartments should be removed as a permissible use from the B3 commercial core.</p>	<p>The rezoning review states that the site is within the original CBD boundary.</p> <p>The proposal seeks to deliver 18,736m² GFA of high-quality commercial and retail floor space equating to an FSR of approximately 8:1.</p> <p>Residential apartments are proposed to maintain a diverse mix of uses in line with Council’s vision.</p> <p>The proposal does not seek to amend the permissibility of uses within the B3 Commercial Core zoning.</p> <p>Services apartments are not proposed.</p>
<p>Planning agreements to fund the public domain</p>	<p>Planning Agreements will be negotiated to fund public domain improvements and be linked to a contributions scheme to support an increase workforce and residential population.</p> <p>All developments in Chatswood CBD should contribute public art in accordance with Council’s Public Art Policy.</p>	<p>The rezoning review states that Public benefits are proposed to be negotiated with Council through a voluntary planning agreement (VPA) to support the Planning Proposal.</p> <p>The VPA would enable:</p> <ul style="list-style-type: none"> • a minimum non-residential FSR of 8:1; • arrangements with Council relating to development, upgrade and embellishment of Post Office Lane; and • delivery of 4% of the total residential floor space as affordable housing

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Design excellence and building sustainability	<p>Design excellence is to be required for all developments exceeding the base FSR with Competitive designs for developments over 35m high.</p> <p>To achieve design excellence, developments must achieve higher building sustainability standards.</p> <p>The Architects for design excellence schemes should be maintained through the DA process and can only be substituted with agreement of Council.</p>	<p>The rezoning review states that a competitive design process is proposed which will ensure a high-quality design outcome for the site as discussed in Section 5.5.</p> <p>The proposal is capable of achieving sustainability measures which will be outlined during the detailed design phase.</p>
Floor space ratio	<p>The Chatswood CBD Strategy outlines:</p> <ul style="list-style-type: none"> • a minimum site area of: <ul style="list-style-type: none"> ○ 1800m² for commercial development in the B3 Commercial Core; ○ 1200m² for mixed use development in the B4 Mixed Use zone; • setbacks to achieve slender towers and building separation; • ground level public realm provision; • appropriate vehicle entry/exit points; • basement parking and loading provisions with onsite manoeuvrability; • maximising commercial floor space and street activation at ground level; • maximising landscaping and deep soil planting; • subject to minimum site area and contributions: <ul style="list-style-type: none"> ○ no maximum commercial FSR in the B3 zone; ○ a range of FSR maximums in the B4 zone surrounding the B3 zone; • retention of 2.5:1 FSR to the northern side of Victoria Avenue east; 	<p>The rezoning review states that the amalgamated site results in a minimum site area of 1,800m² which will achieve:</p> <ul style="list-style-type: none"> • a slender tower with setbacks at podium level; • enhancement of the public realm with the reactivation of Post Office Lane; • consolidated appropriate vehicular access; • basement parking and loading with onsite manoeuvrability; • maximisation of commercial floorspace and street activation at ground level; and • opportunities for landscaping on podium rooftops and greenwalls. <p>The proposed FSR are:</p> <ul style="list-style-type: none"> • commercial/retail – 8:1; and • residential – 12:1. <p>Affordable housing will be distributed through the development as required.</p>

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	<ul style="list-style-type: none"> • affordable housing is to be provided within the maximum FSR and not in a cluster; • where the maximum FSR of 6:1 is achieved, the minimum commercial FSR in the B4 zone is 1:1. 	
<p>Built form</p>	<p>The maximum floor plate at each level of a development should be no more than:</p> <p>a) 2000m² GFA for office b) 700m² GFA for residential towers above Podium within Mixed Use zones</p> <p>In pursuit of the same goal of slender tower forms, the width of each side of any tower should be minimised to satisfactorily address this objective.</p> <p>Design elements that contribute to building bulk are not supported, and Setbacks are important to achieve slender tower forms</p> <p>If there is more than one residential tower on a site, sufficient separation is to be provided.</p>	<p>The rezoning review states that the typical commercial floorplate delivers approximately 1250m² of GFA or 1100m² of NLA and the typical residential floor plate will be limited to 870m² of GFA.</p> <p>Council’s Chatswood CBD Strategy for the B4 mixed use zone suggests a maximum floor plate size of 700sqm GFA for residential buildings in order to achieve a slender tower form. The Chatswood CBD Strategy for this zone, however, anticipates a maximum height of 90 metres. At approximately 168 metres high with an 870sqm floorplate, the proposal delivers a proportionally more slender outcome consistent with the size and scale of the nearby Metro towers to the west.</p> <p>An indicative building envelope is proposed for the residential floor plate to allow design flexibility. The envelope nominates setbacks and allows the opportunity for a residential floorplate of a maximum of 870m² GFA to be configured in a range of ways subject to the design objectives of the architect.</p>
<p>Sun access to key public spaces</p>	<p>The sun access protection should be incorporated into LEP controls, to ensure no additional overshadowing and protection mid-winter of:</p>	<p>The rezoning review states that the proposal satisfies all requirements of the endorsed Chatswood CBD Strategy.</p>

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	<ul style="list-style-type: none"> • Victoria Avenue (between interchange and Archer St) 12pm-2pm. • Concourse 12pm-2pm. • Garden of Remembrance 12pm-2pm. • Tennis and croquet club 12pm-2pm. • Chatswood Oval 11am-2pm (which in turn also protects Chatswood Park). <p>Heights adjoining the South Chatswood Conservation Area will provide for a minimum 3 hours solar access between 9am and 3pm mid-winter.</p>	
Building Heights	<p>Maximum height of buildings in the CBD will be based on Figure 26, based on context and up to the airspace limits (Pans Ops plane), except as reduced further to meet:</p> <p>a) Sun access protection.</p> <p>Achievement of nominated height maximums will depend on addressing site constraints, surrounding context and other aspects of the Chatswood CBD Strategy in addition to satisfying SEPP 65 and Apartment Design Guidelines.</p> <p>All structures located at roof top level, including lift over runs and any other architectural features are to be within the height maximums and Integrated into the overall building form.</p>	<p>The rezoning review states that the proposal satisfies all suggested building height requirements.</p>
Links and Open Space	<p>The links and open space plan in Figure 3.1.7 of the Chatswood CBD Strategy will form part of the DCP. All proposals should have regard to the potential on adjacent sites. Pedestrian and cycling linkages will be sought in order to improve existing access within and through the CBD. New linkages may also be</p>	<p>The rezoning review states that the proposal provides and enhances a strong pedestrian link to the station with the reimagination of Post Office Lane.</p> <p>The proposal provides a north-facing sunny green roof on top of the podium overlooking Victoria Avenue and also at the first residential</p>

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	<p>sought where these are considered to be of public benefit. All such links should be provided with public rights of access and designed with adequate width, sympathetic landscaping and passive surveillance.</p> <p>Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.</p>	<p>level above the commercial levels where the tower sets back.</p> <p>Soft landscaping opportunities exist on the podium roof, stepped terraces at the top of the building and within the Laneway portal space marking the entry to Post Office Lane.</p>
Public Realm or Areas Accessible by Public on Private Land	Public realm or areas accessible by public on private land.	The rezoning review states that the proposal facilitates public access through the site with the reactivation and retainment of existing alignment of Post Office Lane.
Landscaping	<p>All roofs up to 30m from ground are to be green roofs. These are to provide a green contribution to the street and a balance of passive and active green spaces that maximise solar access.</p> <p>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.</p>	<p>The rezoning review states that the existing sites are built to their respective boundaries and contain no soft landscaping. The proposal provides the opportunity for improved soft landscaping through provision of a number of roof top terraces for use as accessible green spaces (further details are in section 6.3 of the Design Report attached to the revised planning proposal).</p>
Setbacks and Street Frontage Heights	<p>Setbacks and street frontage heights are to be provided based on the figure provided in the Chatswood CBD Strategy. With setbacks of 3m or more, including the Pacific Highway, deep soil planting for street trees is to be provided.</p> <ul style="list-style-type: none"> • Victoria Avenue retail frontage - Maximum of 7m street wall height at front boundary - Minimum 6m setback above street wall to tower • Urban Core - Maximum 24m wall height at front boundary 	<p>The rezoning review states that the Street frontage heights and setbacks generally align with Council's objectives though some departures are proposed in order to facilitate a commercial component that is more optimal to meet the markets requirements.</p> <p>The tower is approximately 168m high with setbacks ranging from 0 to 12m from site boundaries, consistent with site-specific design considerations (further details are in section 6.2 of the</p>

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	<p>- Minimum 6m setback above street wall to tower</p> <p>All towers above podiums in the B3 Commercial core and B4 mixed Use zones are to be setback from all boundaries a minimum of 1:20 ratio of the setback to building height meaning that:</p> <ul style="list-style-type: none"> • A total height of 160m, a minimum setback from the side boundary of 8m is required for the entire tower on any side. <p>The required setback will vary depending on height and is not based on setback averages but the full setback.</p> <p>Building separation to neighbouring buildings is to be:</p> <ul style="list-style-type: none"> • In accordance with the Apartment Design Guide for residential uses • A minimum of 6 metres from all boundaries for commercial uses above street wall height. 	<p>Design Report attached to the revised planning proposal).</p>
Active Street Frontages	<p>At ground level, to achieve the vibrant CBD Council desires, buildings are to maximise street frontages.</p> <p>Particular emphasis is placed on the B3 Commercial core zone. Blank walls are to be minimised and located away from key street locations.</p>	<p>The rezoning review states that by amalgamating two sites the opportunity exists to minimise the extent of vehicle entries and building services by consolidating them into one larger site.</p> <p>The proposal delivers active street frontages for the majority of the site in a way that exceeds the existing buildings on the sites.</p> <p>The proposal reinvigorates Post Office Lane with opportunities for fine grain retail and a vibrant environment in a currently nondescript rear lane.</p>
Further Built Form Controls	<p>Site isolation will be discouraged and where unavoidable joined basements and zero-setback</p>	<p>The rezoning review states that the proposal comprises a zero-setback podium and basement.</p>

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	<p>podiums should be provided to encourage future efficient sharing of infrastructure.</p> <p>Controls will be applied to ensure the traditional lot pattern along Victoria Ave east (building widths of between 6-12m) is reflected into the future.</p> <p>Floor space at ground level is to be maximised, with supporting functions such as car parking, loading, garbage rooms, plant and other services located at basement level.</p> <p>Substations are to be provided within buildings.</p>	<p>The traditional lot pattern along Victoria Avenue east can be carried through in the ground level retail tenancies and lobbies of the proposal fronting Victoria Avenue.</p> <p>Car Parking, loading, garbage rooms, plant and services are located within the basement and any plant is concealed at ground level behind active uses which form the street frontage.</p>
Traffic and Transport	<p>Site specific traffic and transport issues are to be addressed as follows:</p> <ul style="list-style-type: none"> • Vehicle entry points are to be with one entry into and exiting a site. Loading docks, including garbage and residential removal trucks, are to be located within basement areas. If possible, cars and service vehicle access should be separated. • All development sites are to provide an opportunity within basement levels to for vehicle access to adjoining sites when developed. • All vehicles are to enter and exit a site in a forward direction. Physical solutions rather than mechanical solutions are sought. • All commercial and residential loading and unloading is required to occur on-site and not in public streets. • Car parking should be reduced with any future revised car parking rates in Council’s DCP. • Car parking reduction includes reciprocal 	<p>The rezoning review states that vehicle access is on Victor St at the southern extremity of the site as far as possible from Victoria Avenue minimising potential conflict between vehicles and pedestrians.</p> <p>All loading and parking occur in the basement with all vehicles able to enter and exit the site in a forward direction.</p> <p>A separate Transport Report has been provided as part of the Planning Proposal. The basement solution is consistent with the endorsed Chatswood CBD Strategy in this regard.</p>

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	arrangements for sharing parking and car share.	