

Attachment E6 – Council’s assessment of the proposal against the key elements of the Chatswood CBD Strategy (full details are in Council’s detailed assessment – **Attachment E4**)

Key Element	Comment
CBD boundary 1. The Chatswood CBD boundary is expanded to accommodate future growth	The subject site is within the existing CBD boundary and the boundary proposed in the CBD Strategy.
Land use 2. Land uses in the LEP will be amended to; <ul style="list-style-type: none"> • Protect to CBD core with commercial around the interchange • Enable other areas to be mixed use 	The subject site is located within the B3 Commercial Core part of the Chatswood CBD. The proposed rezoning of the site to B4 Mixed use with 6,381.3m ² residential GFA and 6,381.3m ² GFA non- residential is not supported. Rezoning the site will result in uncertainty within the commercial core and discourage commercial investment. Residential uses are not supported in the B3 zone objectives. Residential development is permitted under Schedule 1 Clause 31. However, Council does not intent to retain the clause in the LEP. Mixed use can be undertaken nearby zones as envisioned in the strategy. The proposal is contrary to the aims of the strategy to promote and encourage commercial development.
3. Existing DCP limits on office and retail use in parts of the Commercial Core to be removed	This key element refers to land on the western side of the North shore Rail Line. The subject side is on the eastern side.
4. Serviced apartments to be removed as a permissible use from the B3 Commercial Core zone	No further comment is provided on this element as the planning proposal is not supported.
Planning agreements to fund public domain 5. Planning agreements will be negotiated to fund public domain improvements 6. New planning agreements linked to a contributions scheme 7. Public art contribution in accordance with Council’s Public Art Policy	A new Planning Agreements Policy will apply and linked to a contributions scheme to provide public and social infrastructure in the CBD to support an increased working and residential population. The scheme would apply to residential uses, commercial uses above 10:1 FSR and be in addition to any adopted section 7.11 or 7.12 contributions scheme and affordable housing requirements.

	<p>Any contributions would be for public benefit such as public domain improvements such as streets and parks.</p> <p>The proponent has stated that there is the potential for contributions via an agreement and contributions towards public art. However, as the planning proposal is not supported, no planning agreements have been negotiated.</p>
<p>8. Design excellence</p> <p>9. Building sustainability</p> <p>10. Architects for the design excellence schemes should be maintained through the DA process</p>	<p>Council states that the proponent has indicated acceptance of this key element which a Design Review Panel process will apply to developments up to 35m high and a competitive design process for developments over 35m high.</p> <p>Higher sustainability standards are to be addressed in accordance with the CBD Strategy. Draft DCP provisions have not been provided with the planning proposal.</p> <p>No further comment is provided on these elements as the planning proposal is not supported.</p>
<p>Floor space ratio</p> <p>11. Floor Space Ratio</p> <p>12. Minimum site area</p> <ul style="list-style-type: none"> • 1800m² for commercial development in the B3 zone • 1200m² for mixed use development <p>A range of FSR maximums in the B4 surrounding the B3 zone.</p> <p>13. FSRs should be considered as maximums achievable and dependent on:</p> <ul style="list-style-type: none"> • Surrounding context; • Setbacks – ground and upper levels • SEPP 65 and ADG <p>14. Affordable housing is to be provided within the maximum FSR and throughout the development rather than in a cluster</p> <p>15. Where the maximum FSR of 6:1 is achieved the minimum commercial FSR in a mixed use zone is 1:1</p>	<p>The site is within an area with a maximum FSR of 2.5:1 under the LEP.</p> <p>The subject site is approximately 2,127m² which is above the minimum site area requirement of 1,800m² for commercial development in the B3 Commercial Core.</p> <p>An FSR of 6:1 is proposed consistent with the maximum FSR permitted in the B\$ Mixed Use zone under the Chatswood CBD Strategy.</p> <p>The planning proposal is based on the site being rezoned to B4 Mixed Use.</p> <p>No further comment is provided on these elements as the planning proposal is not supported.</p>

<p>Built form</p> <p>16. To achieve a slender built form a development should be no more than:</p> <ul style="list-style-type: none"> • 2000m2 GFA for commercial • 700m2 GFA for residential above podium in mixed use zones <p>17. The width of each side should be minimised and design elements that create bulk are not supported.</p> <p>Setbacks are considered as an important part of achieving slender tower forms.</p> <p>18. If there is more than one residential tower on a site, then sufficient separation is to be provided in accordance with the required setbacks, SEPP 65 and the ADG. Towers are not to be linked above podium.</p>	<p>No further comment is provided on these elements as the planning proposal is not supported.</p>
<p>Sun access to key public spaces and adjacent conversation areas</p> <p>19. No additional overshadowing in midwinter to:</p> <ul style="list-style-type: none"> • Victoria Avenue (between the interchange and Archer Street) 12pm-2pm; • Concourse Open Space 12pm-2pm; • Garden of Remembrance 12pm-2pm; • Tennis and croquet club 12pm-2pm; • Chatswood Oval 11am-2pm. <p>Additionally, a minimum of 3 hours solar access is to occur to the South Chatswood HCA between 9am and 3pm midwinter.</p>	<p>No further comment is provided on these elements as the planning proposal is not supported.</p>

<p>Building heights</p> <p>20. The maximum building height will be up to the PANS OPS except where compliance is required for sun access, surrounding context, SEPP 65 and the ADG.</p> <p>21. All roof structures at roof level including lift overruns and architectural features are to be located within the height maximums and integrated into the overall building form</p>	<p>The subject site is not located within the sun access protection area.</p> <p>Under the CBD Strategy a maximum height of 7m is applicable fronting Victoria Avenue for a minimum setback of 6m with a possible 90m achievable subject to setbacks for the remainder.</p> <p>The planning proposal seeks a maximum height of 90m over the entire site. This approach is not supported by Council and not an acceptable built outcome as envisioned under the strategy.</p> <p>No further comment is provided on these elements as the planning proposal is not supported.</p>
<p>Links and open space</p> <p>22. All planning proposals should have regard to adjacent sites. Pedestrian and cycle links are sought to improve access through the CBD. New linkages are sought where they are of public benefit.</p>	<p>No discussion is provided on links and open space these as the planning proposal is not consistent with the strategy and is not supported.</p>
<p>23. Communal open spaces should be designed regarding safety, quality and usability.</p>	<p>A concept landscape plan has been provided. However, no further comment is provided on this element as the planning proposal is not supported.</p>
<p>Public realm or areas accessible by the public on private land</p> <p>24. Access is expected from all B3 and B4 redeveloped sites and is to respond to context and nearby sites. Area should be visible from the street and easily accessible and accompanied by rights of way to achieve permanent public benefit.</p>	<p>Council states that discussion of the 35 key elements in its December 2020 documentation addresses an earlier version of the CBD Strategy not the strategy dates September 2020. As such this key element has not been addressed.</p> <p>No further comment is provided on this element as the planning proposal is not consistent with the CBD Strategy and is not supported.</p>
<p>Landscaping</p>	<p>Council states that discussion of the 35 key elements in its December 2020 documentation</p>

<p>25. All roofs up to 30m from ground level are to be green roofs.</p> <p>26. A minimum of 20% of the site is to be soft landscaping located at ground podium and roof levels.</p>	<p>addresses an earlier version of the CBD Strategy not the strategy dates September 2020.</p> <p>No further comment is provided on these elements as the planning proposal is not consistent with the CBD Strategy and is not supported.</p>
<p>Setbacks and street frontage heights</p> <p>27. Setbacks are to be 3m to provide deep soil planting along the Pacific Highway.</p> <p>The retail frontage along Victoria Avenue is to maintain a maximum 7m wall height and a minimum 6m setback above the street wall to the tower form.</p> <p>In the urban core a maximum 24m street wall height at the front boundary and a minimum 6m setback above street wall to the tower.</p> <p>28. All towers above podium level 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</p> <p>29. Building separation to neighbouring buildings is to be:</p> <ul style="list-style-type: none"> • In accordance with the ADG; and • A minimum of 6m from all boundaries for commercial uses above street wall height 	<p>The site is located on the south side of the Victoria Avenue retail precinct opposite Chatswood Chase requiring a 7m street wall for a minimum 6m setback above. The Neridah Street boundary is within the urban core, also requiring a minimum 6m setback above street wall.</p> <p>No further comment is provided on these elements as the planning proposal is not consistent with the CBD Strategy and is not supported.</p>
<p>Active street frontages</p> <p>30. At ground level all buildings are to maximise active street frontages and blank wall are to be minimised and away from key street locations</p>	<p>Active street frontages are to be provided at ground level for Victoria Avenue and part of Neridah Street.</p> <p>No further comment is provided on this element as the planning proposal is not consistent with the CBD Strategy and is not supported.</p>
<p>Further build controls</p> <p>31. Site isolation is discouraged and where unavoidable</p>	<p>Council raised concerns about the isolation of the site directly adjoining the proposed development at 298 Victoria Avenue.</p>

<p>joined basements should be provided.</p> <p>32. Traditional lot patterns along Victoria Avenue is to be reflected in future development.</p> <p>33. Floor space at ground level is to be maximised with supporting functions such as car parking, loading, garbage rooms and other services to be located at basement level.</p> <p>34. Substations are to be provided within buildings, not within streets, open spaces and not facing key active street frontages.</p>	<p>This property is approximately 929m² which is below the minimum site area of 1,800m². This is not a desired outcome as the site would not be able to be developed for commercial uses under the strategy.</p> <p>Council's optimal outcome is to include the site at 298 Victoria Avenue to address the issue of site isolation.</p> <p>Any proposal must adhere to the recommended traditional lot pattern arrangement along Victoria Avenue.</p> <p>Loading at ground floor level is not supported and should be provided within the basement and incorporate garbage, loading and unloading vehicles of a minimum 8.8m in length.</p> <p>No further comment is provided on these elements as the planning proposal is not consistent with the CBD Strategy and is not supported.</p>
<p>Traffic and transport</p> <p>35. Vehicle entry points are to be rationalised with one entry and exit point with movement in a forward direction. Loading docks including garbage and residential removal trucks are to be located within the basement areas and not on public streets.</p> <p>An opportunity is to be provided within the basement level for access to adjoining sites when developed.</p> <p>Car parking is to be reduced consistent with Council's objectives and DCP parking rates.</p>	<p>Council states that the traffic issues have not been fully reviewed as they are secondary to land use, zoning, strategic planning and height issues. The planning proposal is not supported on these issues. Full consideration of traffic issues consistent with the CBD Strategy is a requirement.</p> <p>Consideration of this key element should be with reference to key element 33.</p>