Site Specific Development Control Plan

849, 853, 859 Pacific Highway and 2 Wilson Street, Chatswood

22 December 2020 (Updated)

1. GENERAL

These controls apply to land known as 849, 853, 859 Pacific Highway and 2 Wilson Street, Chatswood.

In the event of an inconsistency between this section and the remaining provisions of this development control plan, the controls in this section shall prevail in relation to development on the site to the extent of the inconsistency.

The aims and objectives of this plan are to:

(a) Ensure that development is complementary to the scale and character in accordance with the Chatswood CBD Strategy;
(b) Promote redevelopment of the site comprising high quality residential buildings above a podium that comprises non-residential uses;
(c) To encourage high quality built form outcomes that are sustainable and achieve design excellence;
(d) Define building envelopes which will provide sufficient flexibility for various designs to be explored for future development to achieve design excellence; and
(e) Provide a high level of amenity for future residents by maximising compliance with the Apartment Design Guide and any other relevant plans, guidelines or policies.

2. BUILT FORM

Performance Criteria

- Achieve a slender tower form on the site.
- Achieve a site layout that provides a pleasant environment for the occupants and minimises impact on surrounding properties.
- Ensure visual and acoustic privacy, natural ventilation, sun access and views.
- Provide suitable areas for communal open spaces, deep soil zones and landscaping.

Controls

2.1. The maximum floorplate at each level of development should be no more than 700sqm GFA for residential tower above the podium.
2.2. The width of each side of any tower should include design elements, however any elements that contribute to building bulk should be minimised.

3. BUILDING HEIGHT

Performance Criteria

- Be compatible with the planned scale of surrounding development.
- Minimise overshadowing of surrounding properties.

Controls

3.1. The maximum building height is to include all structures located at roof level, including lift over runs and any other architectural features.
3.2. All structures located at roof level are to be integrated into the overall building form.

4. STREET FRONTAGE HEIGHTS AND SETBACKS

Performance Criteria

- Contribute to deep soil areas, landscaping and open space at street level.
- Minimise the effects of adverse wind conditions at street level.
- To ensure the positioning of new buildings contribute to the existing or proposed streetscape character.

Controls

The podium heights and building setbacks for the site are summarised as follows and illustrated in Figure 1 below:

4.1. Pacific Highway frontage
- a) Minimum 4 metre setback at Ground level from front boundary.
- b) Maximum 7 metre street wall height.
- c) Minimum 6 metre setback above street wall.

4.2. O'Brien Street and Wilson Street frontage
- a) 6-14 metre street wall height at front boundary.
- b) Minimum 3 metre setback above street wall.

4.3. Eastern Side Setback
- a) Minimum of 1:20 ratio of the setback to building height above the podium (e.g. 3m setback for a 60m building, 4.5m setback for a 90m building).

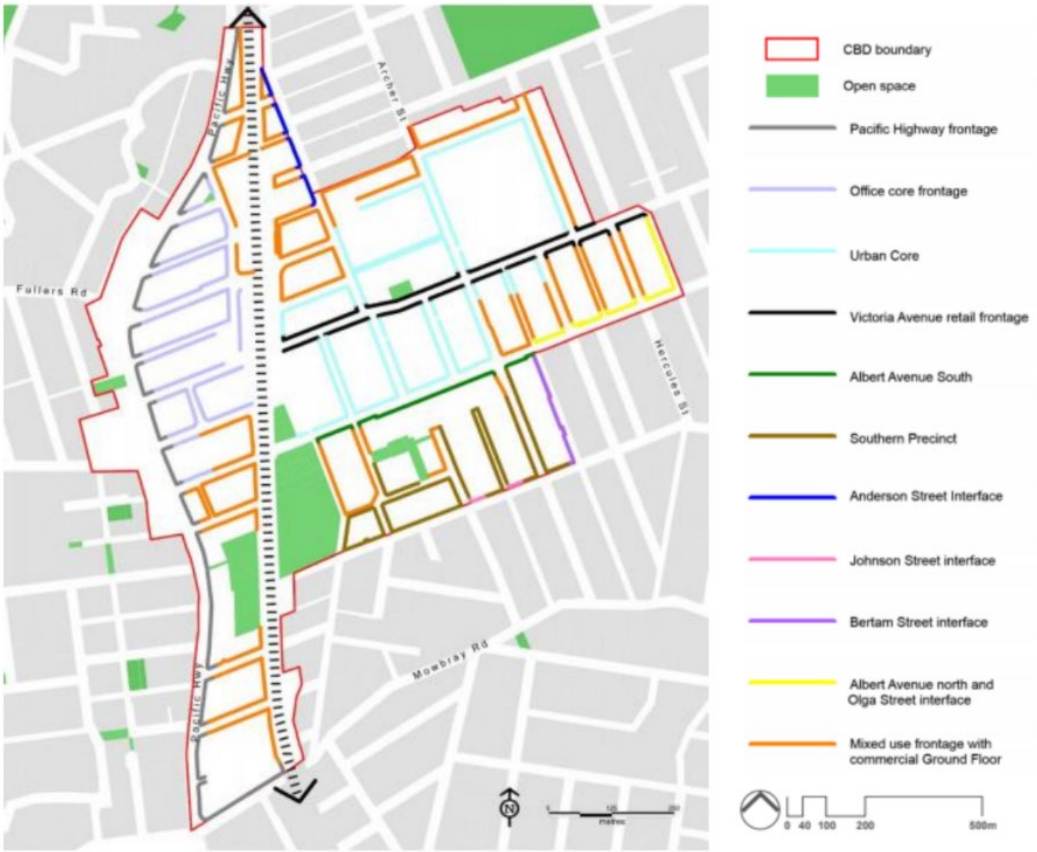

Figure 1. Map illustrating podium heights and setbacks

5. SITE AMALGATION AND LOT SIZE

Performance Criteria

- To ensure safe and efficient access and servicing facilities - particularly in relation to parking, pedestrian and vehicle access, collection and storage of waste.
- Provide a high standard of resident amenity - particularly in relation to privacy, solar access, ventilation, and the provision of outlooks to landscaped setbacks.
- Respond to the Chatswood CBD Character, including providing adequate separation from existing and future adjoining development.

Controls

5.1. A minimum lot size of 1,200m2 is required to accommodate a tower unless the consent authority is satisfied the proposal will not result in site isolation and will provide adequate amenity and privacy for occupants of the building and neighbouring buildings.
5.2. If there is more than one residential tower on a site, sufficient separation is to be provided in accordance with setbacks controls and the Apartment Design Guidelines, to ensure that the slender tower form objective is achieved.
5.3. Articulation is to be provided to avoid an outcome where two towers read as one large tower and should operate independently regarding lifts and services.
5.4. Site Isolation will be discouraged and where unavoidable joined basements and zero-setback podiums should be provided.

6. BUILDING EXTERIOR

Performance Criteria

- Buildings are to demonstrate a high visual quality of development when viewed from the public domain and the surrounding area.
- Façade treatment and design is to be used to break down the mass and bulk of buildings.
- High quality façade materials and finishes are to be used which contribute positively to the built environment.

Controls

6.1. At street level, façade designs must be sensitive to the pedestrian environment in terms of wall height finishes and setbacks for planting.
6.2. Extensive blank walls shall be avoided at street level.

7. AMENITY

Performance Criteria

- To maximise solar access and ventilation to residential units.
- Ensure visual and acoustic privacy of residential units within the development and developments on adjoining properties.
- Improve pedestrian amenity surrounding the site.

Controls

7.1. A Wind Assessment shall be submitted at Development Application Stage.
7.2. A detailed Acoustic Assessment shall be submitted at Development Application Stage.
7.3. Residential units shall be designed to maximise solar access, cross ventilation, visual and acoustic privacy.

8. LINKS, OPEN SPACE AND LANDSCAPING

Performance Criteria

- Landscaping is to soften and complement the development.
- Landscaping at street level shall improve the amenity and appearance of the pedestrian environment.
- Publicly accessible open space is to include green landscaping.
- Green roof tops and useable rooftop areas shall be provided.

Controls

8.1. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.
8.2. All roofs up to 30 metres 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.
8.3. 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.

9. ACTIVE STREET FRONTAGES

Performance Criteria

- To ensure that uses on the ground level contribute to the activation of the public domain.
- To ensure that design and location of ground floor uses maximise surveillance of the public domain.

Controls

9.1. At ground level, to achieve the vibrant CBD Council desires, buildings are to maximise active frontages.

10. TRAFFIC AND TRANSPORT

Performance Criteria

- Development must be designed to provide adequate and safe access to the site.
- Development on the site is not to cause adverse traffic impacts on the surrounding road system.
- Minimise the number of vehicular access points to the development.

Controls

10.1. Proposed vehicular access points are to be limited to no more than one ingress/egress per street frontage, excluding Pacific Highway.
10.2. Vehicular access points to be designed to minimise their impact on pedestrians and the flow of traffic.
10.3. Active transport facilities including resident and visitor bicycle parking are to be provided.
10.4. An electric car charge point is to be provided within any basement car park.

11. WASTE AND LOADING

Performance Criteria

- Ensure adequate loading can be provided on site.
- To ensure that adequate provision is made for waste storage and disposal.

Controls

11.1. All commercial and residential loading and unloading is required to occur on-site and not in public streets.
11.2. A Waste Management Plan shall be submitted at Development Application Stage.

12. DESIGN EXCELLENCE

Performance Criteria

- The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.

Controls

12.1. Design excellence is required for all developments that have a height of 35m or more.

13. PUBLIC ART

Performance Criteria

- Ensure public art is considered as part of development within the Chatswood CBD.

Controls

13.1. Any Public Art is to be provided onsite in accordance with Council's Public Art Policy.

14. SUSTAINABILITY

Performance Criteria

- Achievement of design excellence shall include achievement of higher building sustainability

standards.

Controls

14.1. A sustainability report is to be submitted at Development Application Stage.

15. SERVICES

Performance criteria

- Substations and servicing are not to detract from the design of the building of reduce active frontages or result in environmental health impacts.

Controls

15.1. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages
15.2. Substations are to be designed to ensure protection of workers from Electro Magnetic Radiation (EMR) emissions.
15.3. All servicing conduits and reticulation are to be concealed and integrated into the building design.