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RECORD OF THE PRE-PLANNING PROPOSAL LODGEMENT MEETING

Date/Time of meeting: 10.00am, 28 August 2022
Meeting held online and in-person

PROPERTY:

2 Day Street, 3 Macintosh Street and 40-42 Anderson Street, Chatswood

Applicant/Proponent Details:

Matt Hurst, Parade Consulting Pty Ltd
 Drew Dickson, Drew Dickson Architects
 Lauren Honey, Drew Dickson Architects
 Hon Diec, Drew Dickson Architects
 Harry Vakili (Property Owner)

Council Officers:

Norma Shankie-Williams, Team Leader of Strategic Planning
 Craig O'Brien, Strategic Planner
 Christopher Nguyen, Strategic Planner
 Andrew Gillies, Strategic Transport Planner
 Wil Robertson, Urban Designer

Plans and Documents Provided to Council:

- Architectural Plans, prepared by Drew Dickson Architects, dated September 2022, reference number 18029.
- Traffic and Parking Report, prepared by Stanbury Traffic Planning, dated 6 September 2022.
- Waste Preliminary Technical Note, prepared by TTM Consulting Pty Ltd, dated 7 September 2022.

Existing Planning Controls (as per the Willoughby LEP 2012 and WDCP)

Zoning: R3 Medium Density Residential

Max. Height of Building: 12.0m

Max. Floor Space Ratio: 0.9:1

Heritage Conservation Area: No (although in close proximity to the North Chatswood Conservation Area)

Local Heritage Item: No

Flood Prone Area: No

Bushfire Prone Area: No

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Description of Proposal

The proponent has requested Council to consider a proposal for 2 Day Street, 3 Macintosh Street and 40-42 Anderson Street, Chatswood.

The proposal seeks the following:

- Demolition of all buildings.
- Construction of a mixed-use building comprising of residential and commercial uses.

The proposal requests the following amendments to the WLEP 2012 for the site:

- Amend the Floor Space Ratio Map to change the maximum permissible floor space ratio (FSR) across the site from 0.9:1 to 6:1, with a minimum FSR of 1:1 dedicated to non-residential uses.
- Amend the Land Zoning Map to change the land use zoning across the site from R3 Medium Density Residential to B4 Mixed Use.
- Amend the Height of Buildings Map to change the maximum building height from 12m to 90m.
- Amend the Lot Size Map to indicate a minimum lot size of 1200sqm.
- Amend Area 3 of the Special Provisions Map to include the site so that affordable housing requirements apply.
- Amend Area 12 of the Special Provisions Map to include the site so that design excellence requirements apply.

Issues Raised by Council Officers

1. Site Amalgamation

Officer comments:

- An amalgamation of 2 Day Street, 3 Macintosh Street and 40 & 42 Anderson Street, would provide the possibility of an appropriate re-development, however it is strongly encouraged that all avenues should continue to be pursued to amalgamate 38 Anderson Street in the proposal.
- This would create potential for a development that is more logical and complete in terms of development of this part of Chatswood able to deliver high urban design quality, minimise impacts on surrounding properties, with an improved vehicular access and basement layout.
- If 38 Anderson Street cannot be included within the proposal, the proponent would need to provide evidence that all reasonable steps have been undertaken to acquire the site and the proposal would not lead to site isolation.

2. Vehicular Access

Officer comments:

- The architectural drawings indicate the driveway entrance off McIntosh Street, which is a one-way street.
- It is requested that all vehicular access be provided from Day Street. The indicated turntables are not supported and to be removed from the plans.

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3. Proposed Minimum Lot Size

Officer comments:

- The CBD Strategy indicates a minimum lot size of 1200m² for land zoned B4 Mixed Use.
- Any lot size less than 1,200m² is not encouraged, having regard to the issues raised in these notes.

4. Height, Scale and Form of Development

Officer comments:

- The height of the tower is to accurately reflect the permitted height.
- Any planning proposal must clearly establish permitted heights over the site and design accordingly. In this regard, the part of any site affected is to be clearly shown on a site plan.
- The redevelopment vision within the CBD Strategy is the starting point for the design of Planning Proposals which can expect to receive Council support.
- The scale and form of new mixed use development should achieve the slender tower objective stipulated in the CBD Strategy.
- The maximum height and floor space contained in the CBD Strategy is not necessarily achievable on every site, and will depend on addressing site constraints, surrounding context and other aspects of the *Strategy* in addition to compliance with *SEPP 65* and the *Apartment Design Guidelines (ADG)*.
- The requested height permitted should include lift over runs and any other structures at roof level such as roof features and structures required to facilitate roof top communal recreation areas (which are both encouraged).
- The slender tower objective will be assessed from all sides of any proposed residential tower.
- Under the CBD Strategy, the maximum tower floor plate size is 700m², which is intended to achieve a slender tower form
- It is requested the east and west sides be minimized to address the slender tower objective.

5. Design

Officer comments:

- An architectural design statement is to be provided at Planning Proposal stage – reflective of the comments in these notes.
- Such a design statement is to explain, and where appropriate, assess:
 - How the design addresses Anderson Street, and western boundaries to the public pathway
 - How the design has regard to the North Chatswood Conservation Area.
 - How the proposal makes a positive contribution to the Anderson Street, and western boundaries to the public pathway.
 - The appearance of each elevation in context.
 - The design progression to final concept, with regard to the CBD Strategy.

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6. Setbacks and street wall heights

Officer comments:

- For the Anderson Street frontage, the following setbacks and street wall heights are expected:
 - Minimum 3 metre setback at Ground Level from front boundary.
 - Minimum 6-14m street wall height.
 - Minimum 1m setback above street wall to tower.
- For the Mcintosh and Day Street frontages, a minimum 3.0m setback above street wall to tower is required.
- Under the CBD Strategy, unless specified, the expectation is that an appropriate setback and street wall height is provided based on context and the relationship with public spaces and neighbouring properties.
- It is expected that ground level setbacks be subject of public rights of way.
- A tower setback (above podium) is expected on all sides.
- If the tower reaches a height of 90m, a minimum setback from the side boundary of 4.5m is required for the entire tower on any side. The proposal currently does not comply and the plans are to be amended to meet this requirement.
- The requirements within the Apartment Design Guide should be taken into consideration when considering building separation to neighbouring buildings.

7. Public Realm

Officer comments:

- Council seeks a meaningful response in the concept plans to CBD Strategy Key Element 24.
- Council seeks an enhancement of public realm on the subject site.
- Council seeks to maintain the existing pedestrian pathway adjacent to the western boundary which connects to Cambridge Lane to the south.
 - The 6.0m setback distance to the western boundary with deep soil planting is supported.
 - Any planting / landscaping is not to interrupt use of the shared path.
 - The proponent is requested to integrate the shared path into the design process and make it a feature of the proposal.
 - The ground floor plan and any future landscape plan, should reflect the above envisaged shared path – with all dimensions shown.
- In accordance with Key Element 24, public realm is to be accompanied by public rights of way to achieve a permanent public benefit. To this end, a plan should be provided showing all public rights of way proposed over the site with the Planning Proposal.

8. Affordable Housing

Officer Comments:

- A minimum of 4% affordable housing should be provided throughout the development (rather than together) in accordance with Council's existing LEP and DCP requirements.
- Council requires commitment to CBD Strategy Key Element 14 at Planning Proposal stage – with this affordable housing being within the residential floor space proposed.
- Any additional affordable housing contribution is encouraged as part of an offer to enter a Planning Agreement.

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9. Landscaping

Officer Comments:

- The CBD Strategy seeks to balance redevelopment with greening the Chatswood CBD, particularly in the B4 zone.
- Any Planning Proposal should demonstrate a minimum 20% of the site area provided as soft landscaping in accordance with the CBD Strategy. This should be shown on plans and maximised at Ground Level. Green areas on upper levels, and green walls, in particular facing public areas such as Anderson Street, and the public pathway to the west, are also supported.
- As noted above, deep soil planting for trees is to be provided for setbacks 3m or greater (this includes the Anderson Street setback). Suitable planting is to be provided in deep soil areas.
- Green roofs are to be provided on roofs up to 30m.
- Trees outside of the subject site are to be retained and undamaged.
- Landscaping is encouraged along the western boundary.
- Landscape concept plans are required at Planning Proposal stage to indicate consistency with Key Elements 25 and 26 (with calculations provided) and these Notes.

10. General Access and Parking

Officer Comments:

- All vehicular access is to be provided from Day Street.
- Turntables are not supported and shall be removed from the plans.
- All loading and unloading must be accommodated within the site.
- Under the CBD Strategy Council seeks to rationalise and minimise vehicle access points to a site seeking to utilize the uplift available in the CBD Strategy.
- Key Element 35 a) seeks for loading and servicing (minimum MRV) to be provided within basement levels.
- Vehicles including trucks accessing the site should be able to enter and leave in a forward direction.
- A reduced car parking provision would be favoured.
- The proposal should include car share space(s) provision.
- Provision of bicycle parking and end-of-trip facilities at least as per Council's existing controls in Chapter C4 of *Willoughby DCP* is encouraged.

11. Floor Space at Ground Level

Officer comments:

- In accordance with Key Element 33, Council seeks to locate service functions such as loading and garbage in basement levels and maximise ground level floor space. It is requested this be designed accordingly.
- Relocation of service functions to basement provides opportunities to increase landscaping at ground level.

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12. Overshadowing

Officer comments:

- The proposal must show overshadowing does not adversely impact neighbouring communal open spaces or the neighbouring heritage conservation area.

13. Contamination

Officer comments:

- It is requested that a Preliminary Contamination assessment be provided if a Planning Proposal is submitted.

14. Substation

Officers Comments:

- The presence of any substation on any boundary is to be minimised. The CBD Strategy requires such services to be integrated into the building. It is important to note that due to Australian Standards, although preferred, it may not be possible to locate a substation in the basement. If located on ground level, it must be located in an area that is not visually dominant from a public area.

15. Design Excellence

Officer comments:

- In accordance with the *Willoughby Design Excellence Policy* and *Willoughby Design Excellence Guidelines*, a Design Excellence Competition is required for proposals greater than 35m in height.

16. Public Art

Officer comments:

- A public art contribution will be required. In most cases, this is to be put into a consolidated council public art fund, with locations and works to be identified by Council.
- Council seeks commitment to public art in the Planning Proposal.

17. Planning Agreement

Officer comments:

- A Planning Agreement offer has not been put forward by the proponent. Council invites the proponent to enter into a draft planning agreement in accordance with Council's Planning Agreement Policy. A Letter of Offer is invited with any Planning Proposal.

18. Draft WDCP Controls

Officer comments:

- Site specific WDCP controls are required to ensure the principles used in developing the concept design are enforceable should the Planning Proposal proceed. Note: the WDCP will apply where issues are not covered in the site-specific WDCP provisions.

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Timing

- If a Planning proposal is submitted based on these pre Planning Proposal Notes, comprehensive internal consultations will be undertaken, further meetings with the proponent may be required, as well as additional amendments, prior to the submission of a report to Council to determine whether the Planning Proposal should proceed to Gateway and public exhibition.

It is anticipated that the following reports are to be submitted to Council as part of any revised planning proposal:

Discipline	Required
Traffic	Traffic, parking and transport report
Heritage	Heritage report
Landscape Architecture	Landscape concept
Visual/View Analysis	Visual / View Analysis Report
Social/Economic	Social/Economic Report
Trees and vegetation	Arborist Report Report
Wind Impact	Wind Impact Assessment Report
Contamination	Preliminary assessment report to be submitted
Urban Design	Urban design Report
Planning	Planning Report
Civil and Services	High level stormwater concept plan

Forms, Fees & Checklists including Electronic Application requirements
<http://www.willoughby.nsw.gov.au/Development/fees-forms--checklists/>

Planning Legislation & Guidelines
<http://www.willoughby.nsw.gov.au/Development/planrules/>

e-Planning Portal (Application Tracking)
<https://eplanning.willoughby.nsw.gov.au/pages/xc.track/searchapplication.aspx>

Pre-Planning Proposal Lodgement Meetings
<http://www.willoughby.nsw.gov.au/Development/do-i-need-approval/pre-lodgement-meetings/>

We thank you for attending the pre-lodgement meeting and assembling your proposal for Council's consideration. Council officers have used their best endeavours to assist you, but please be aware that other issues may arise during the processing of the planning proposal.

NO UNDERTAKING OR GUARANTEE CAN BE GIVEN THAT YOUR PLANNING PROPOSAL WILL BE APPROVED TO PROCEED TO A GATEWAY DETERMINATION WHEN IT IS LODGED.

