

Site Location

Existing Condition & Planning Status

815 Pacific Highway, Chatswood

The existing building at 815 Pacific Highway Chatswood consists of a 15 storey commercial building with a 2 storey commercial / retail podium.

It is characterised by a curved, glazed facade that faces South-West towards the corner of Pacific Highway and Help St, set back from the corner.

The rear facade facing North-East is a mix of glazed facade with a significant solid core.

The current zoning of Chatswood Commercial Core allows for redevelopment as Build to Rent (BtR) as encouraged by NSW Government Legislation.

This scoping report is in support of a Request for SEARS Proposal to redevelop the identified site as BtR.



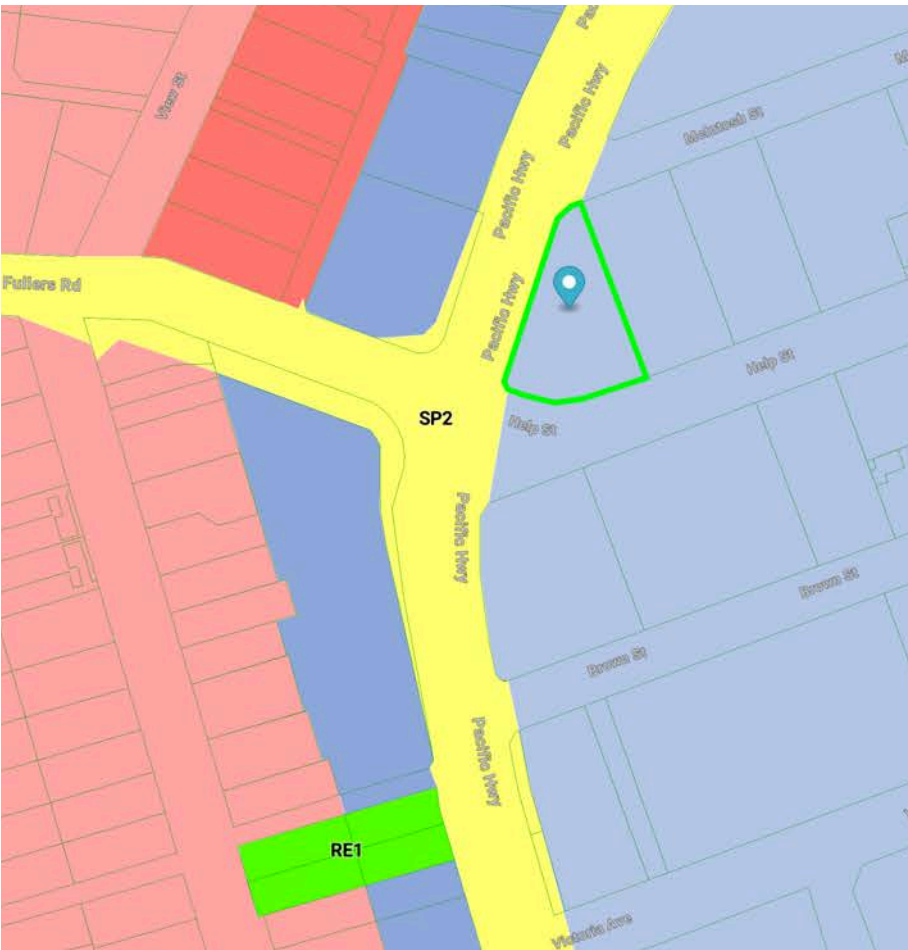
1. Existing Site - View from North (Google Maps)
2. Existing Building - View from South (Google Maps)



Site Location Plan (Nearmap)

Planning Controls

Willoughby LEP

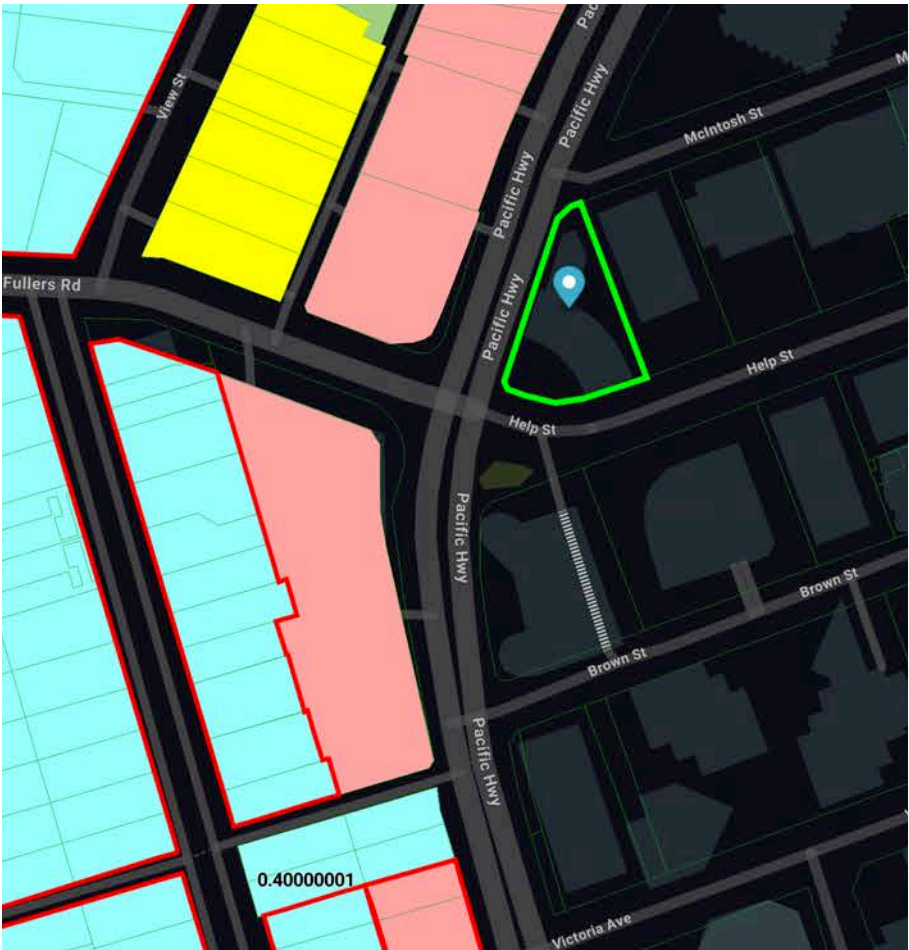


(Mecone Mosaic)

- R2 Low Density Residential
- R3 Medium Density Residential
- E3 Productivity Support
- E2 Commercial Core
- RE1 Public Recreation

Land Zoning

E2 Commercial Core

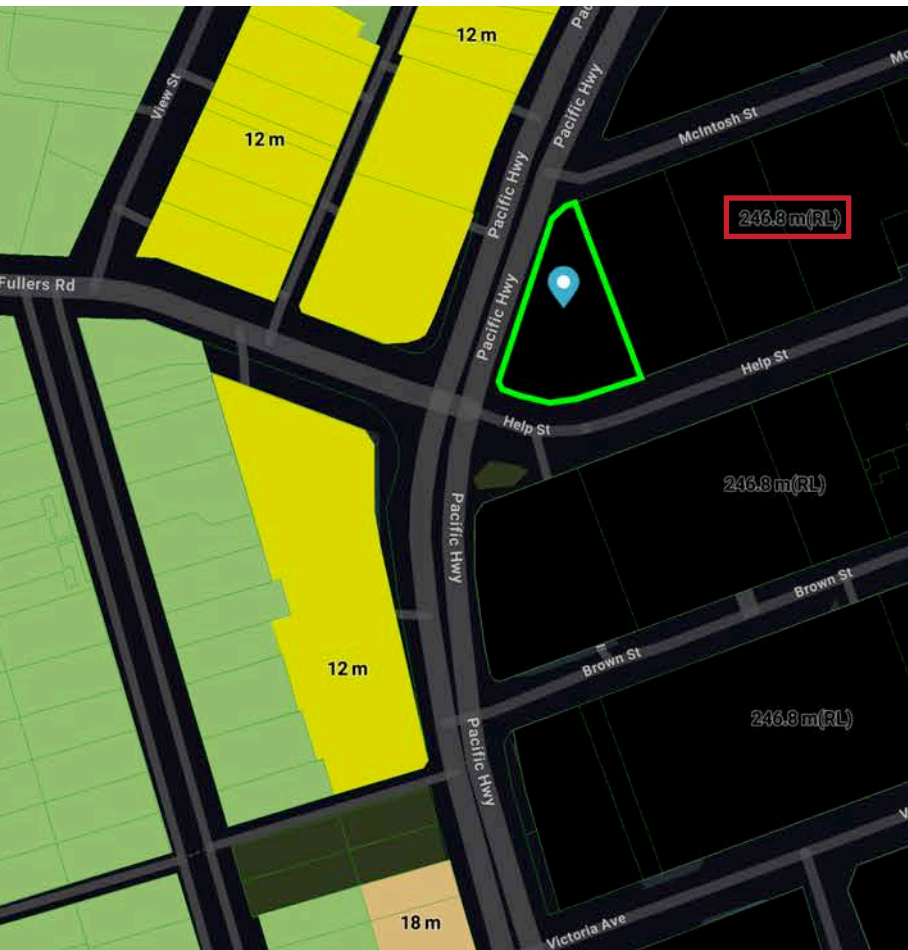


(Mecone Mosaic)

- 0.4:1
- 0.89:1
- 2:1
- No Max FSR

Maximum Floor Space Ratio

No Max FSR



(Mecone Mosaic)

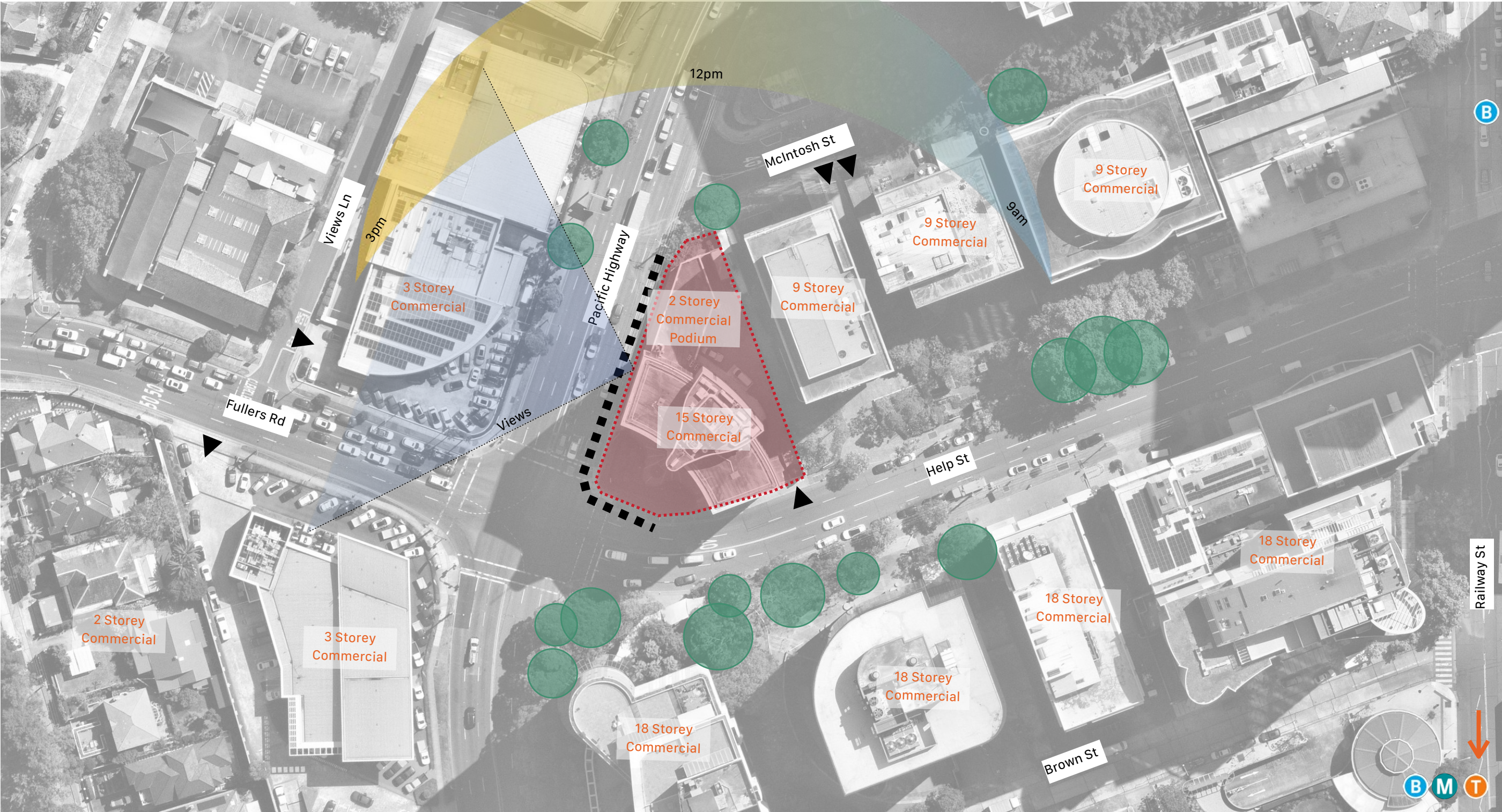
- 8.5m
- 12m
- RL 246.8

Maximum Height

RL 246.8m

Site Analysis

Opportunities and Constraints



Site Analysis
NTS

Existing Large Trees

Traffic Noise

Vehicular Crossover

Bus Interchange

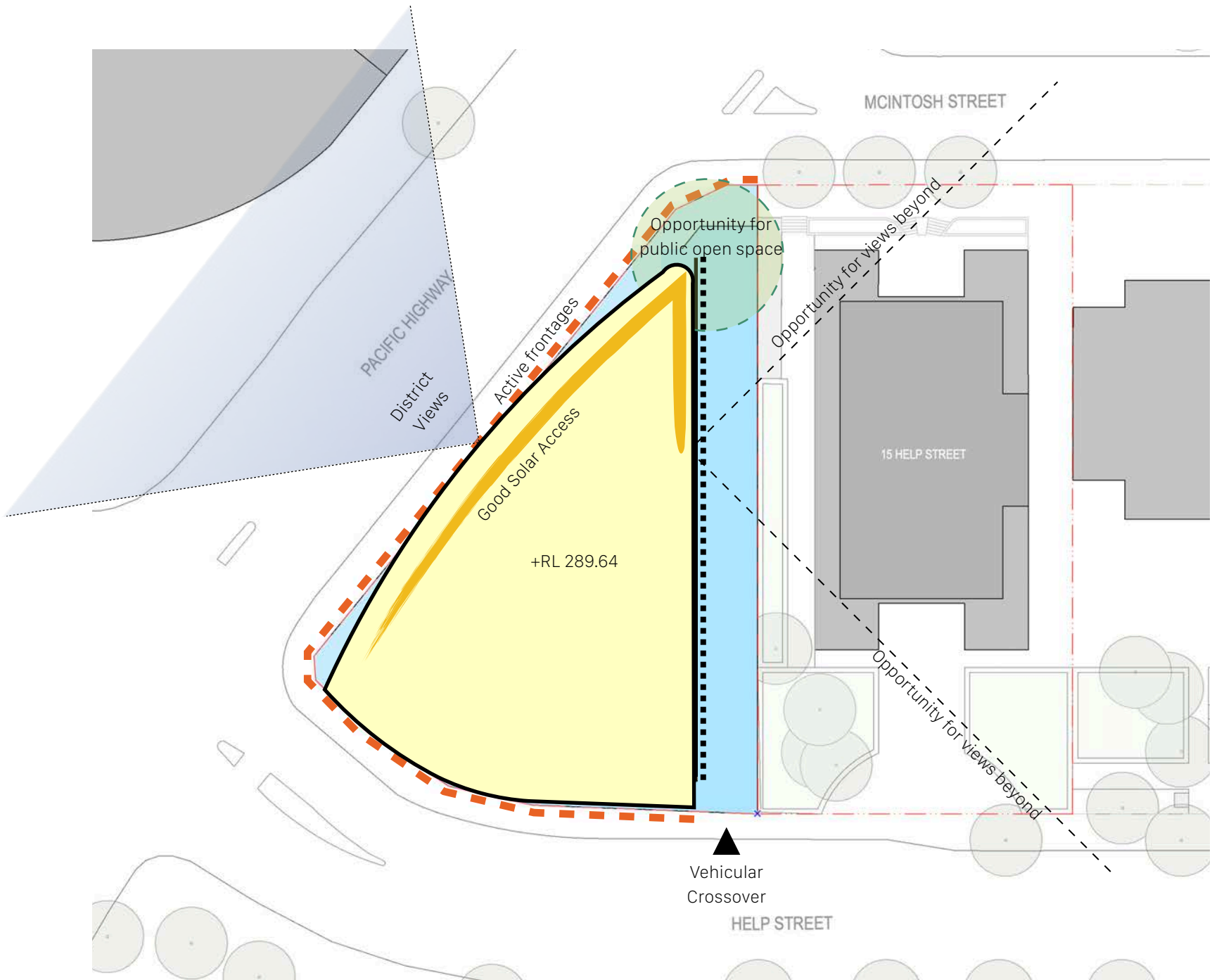
Metro Station

Train Station



Design Principles

Opportunities and Constraints



Opportunities and Constraints

815 Pacific Highway occupies a position within the Chatswood Commercial Core zone, with its predominant site edge towards Pacific Highway.

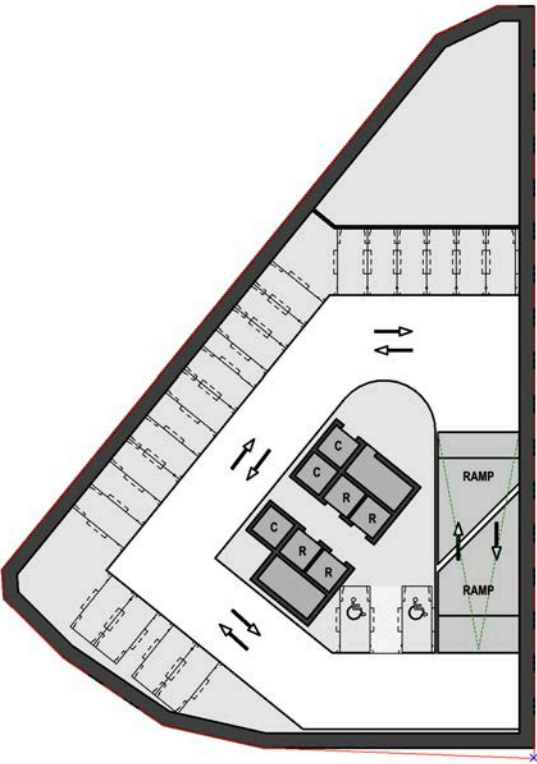
As such, its North and West orientations are relatively unblocked, and allow good solar access and district views beyond, suitable for BtR accomodation.

Its location on a unique wedge shaped site at the prominent intersection of Pacific Highway and Help St serves as a gateway to the Commercial Core from the low rise Commercial and Residential uses to the West.

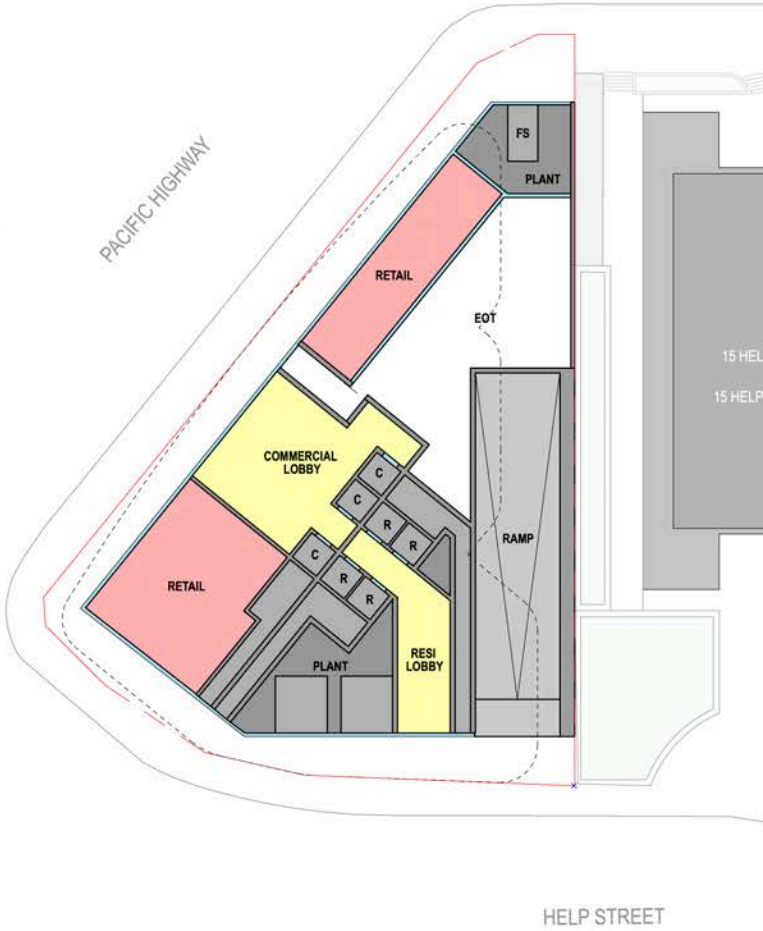
As such, the site is suitable for a thoughtfully considered mixed use development that strongly defines the street wall at podium height, and maximises the usage of the site towards the North, West and South.

Site Diagram
Design is Indicative and subject to further design development.

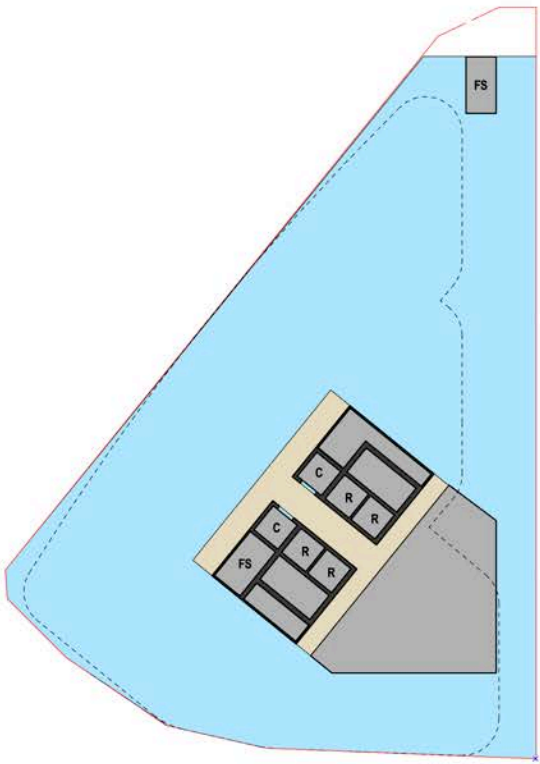
Typical Diagrammatic Plans



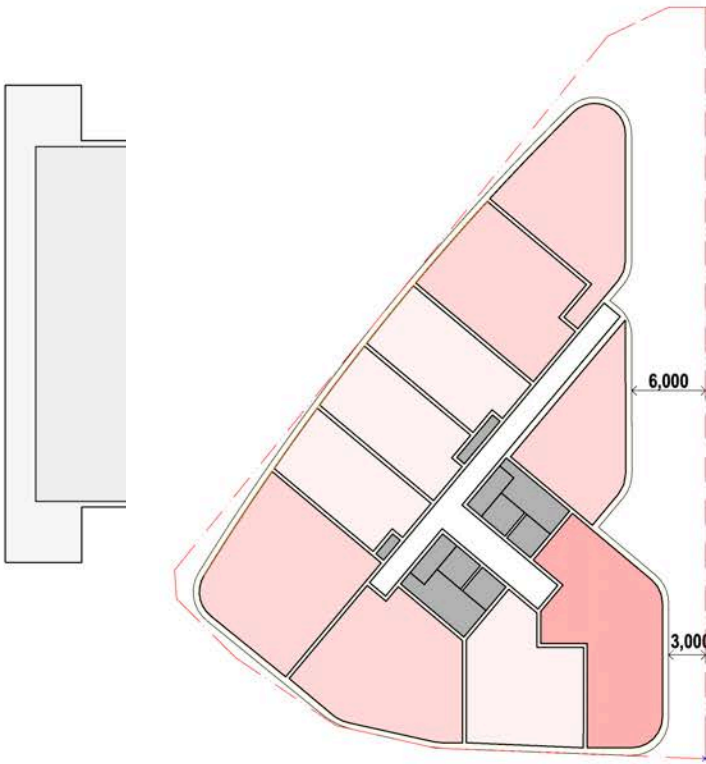
Typical Basement



Ground Floor Plan

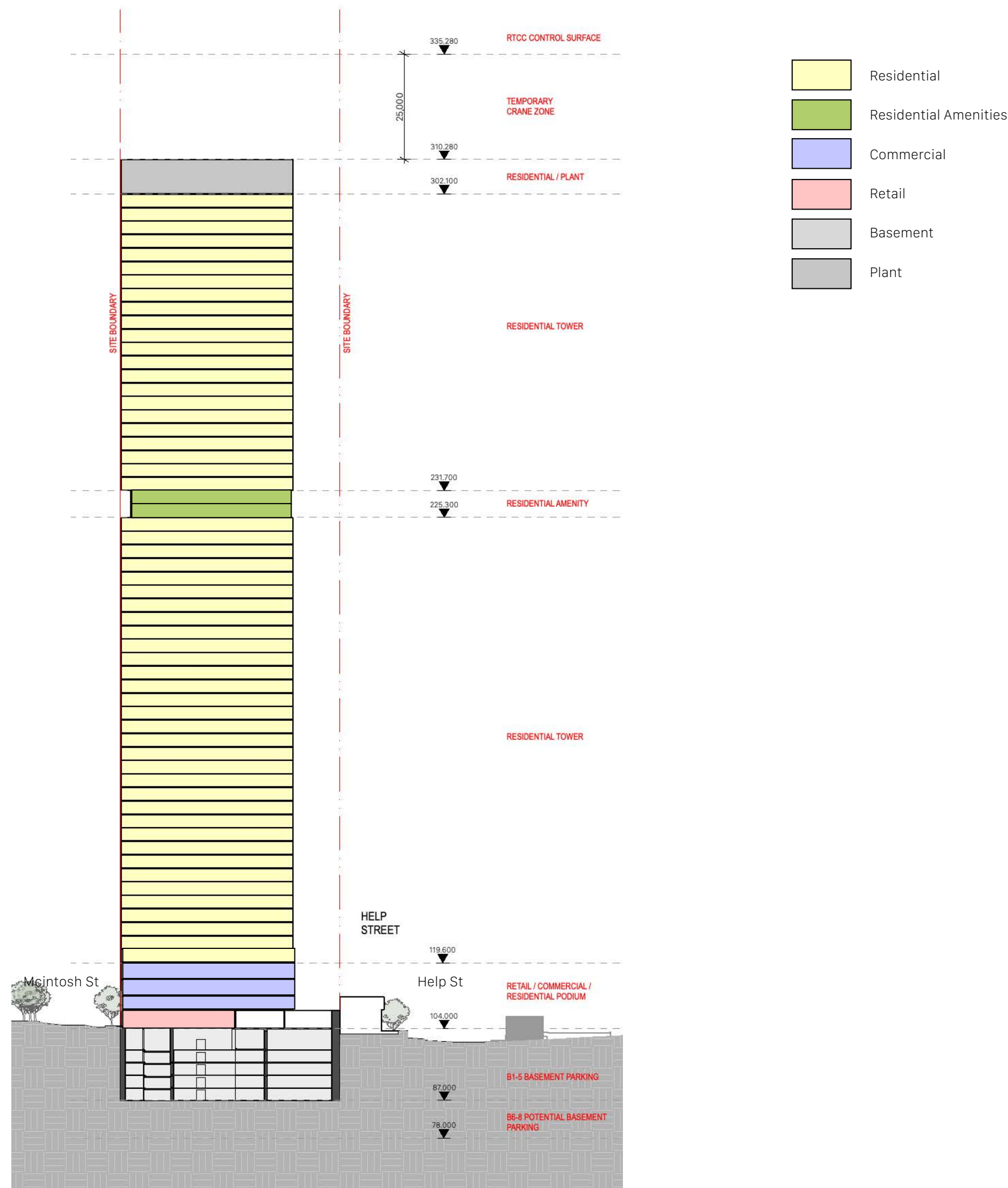
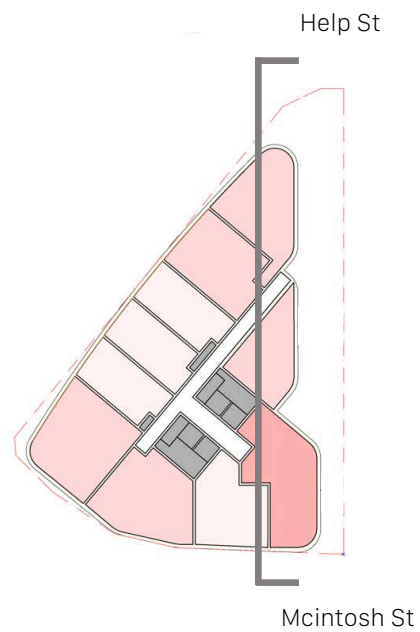


Typical Commercial Floor



Typical Residential I Floor

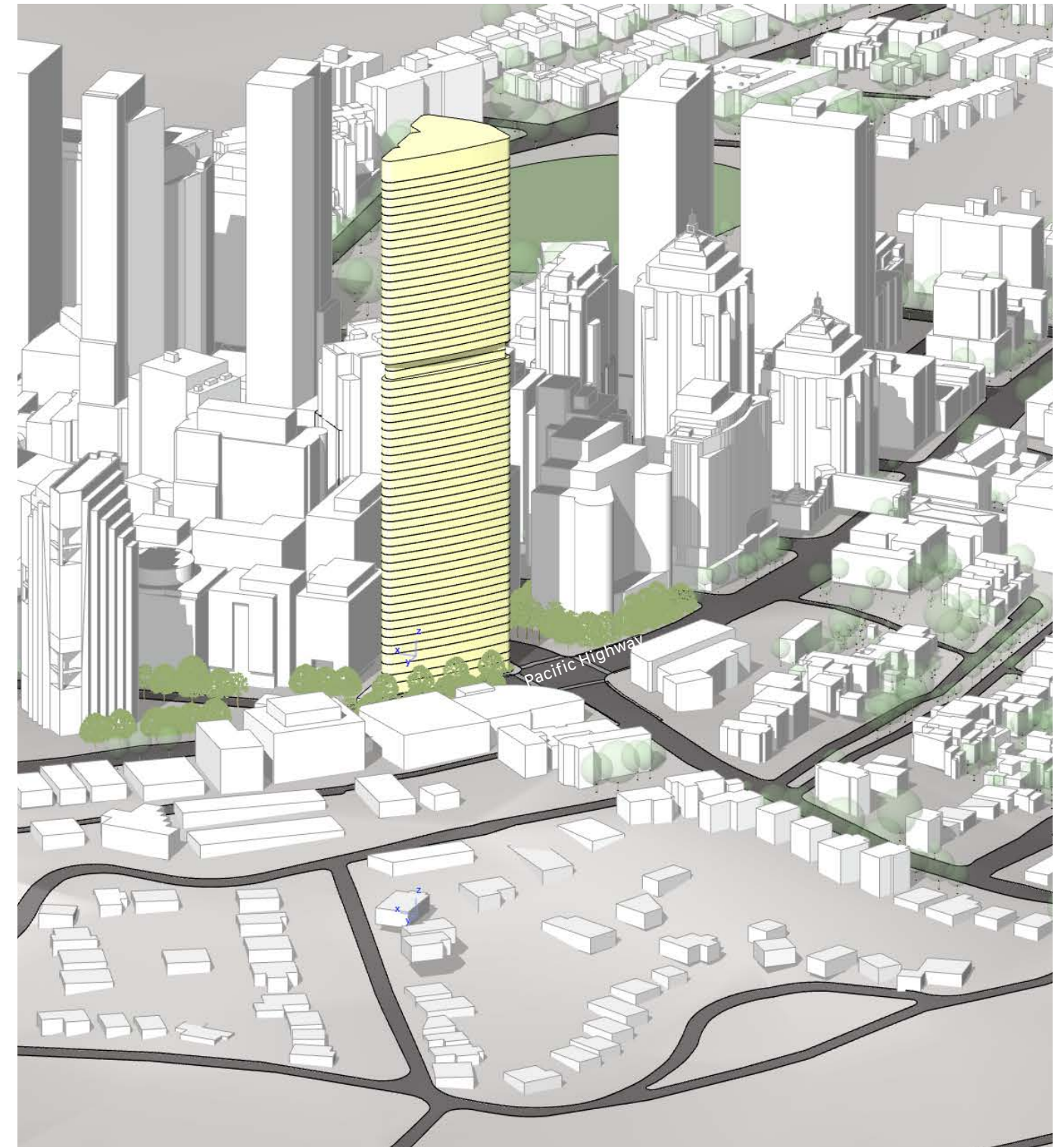
Indicative Section



Indicative Massing



Aerial View from North-West

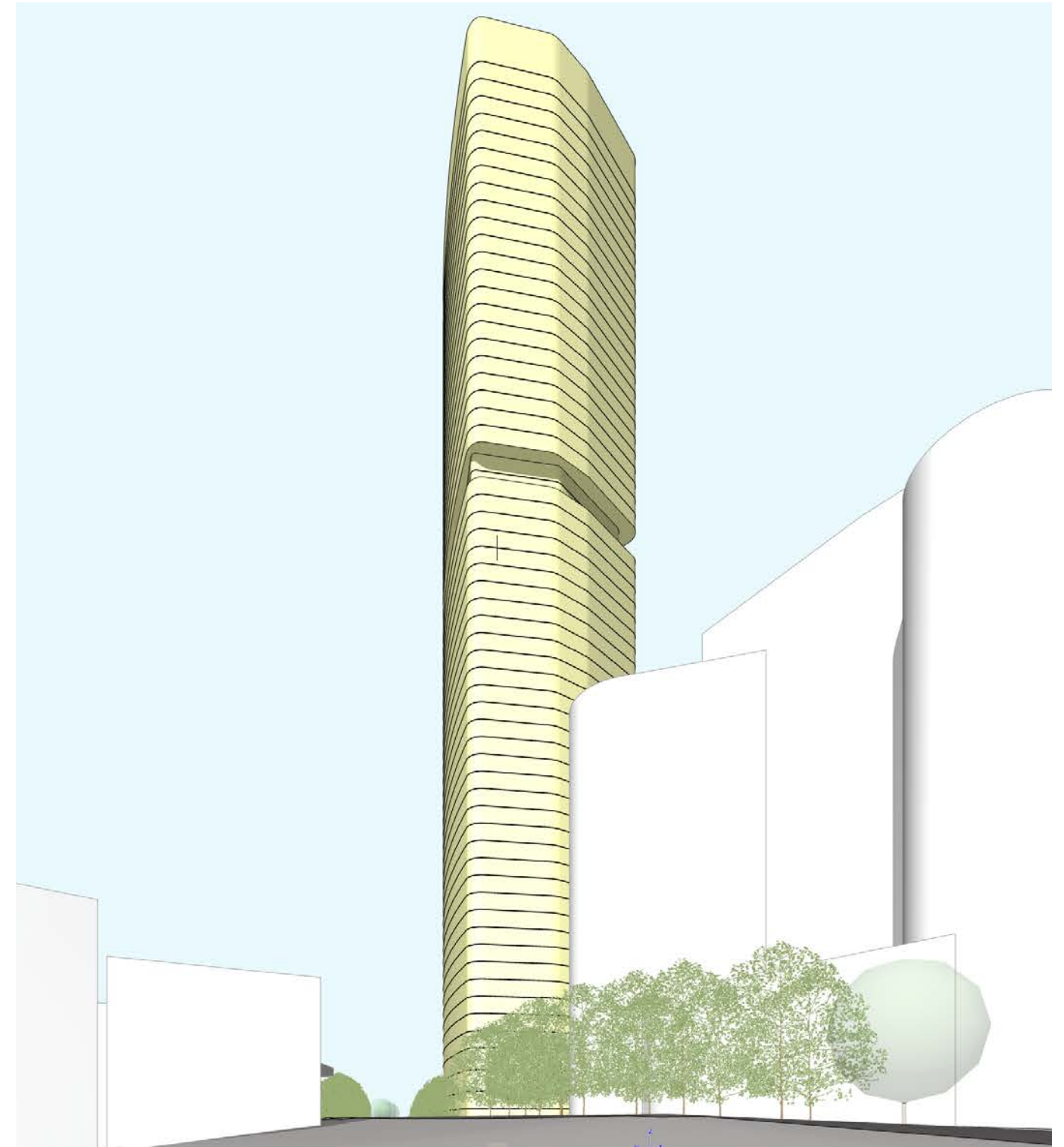


Aerial View from South-West

Indicative Massing

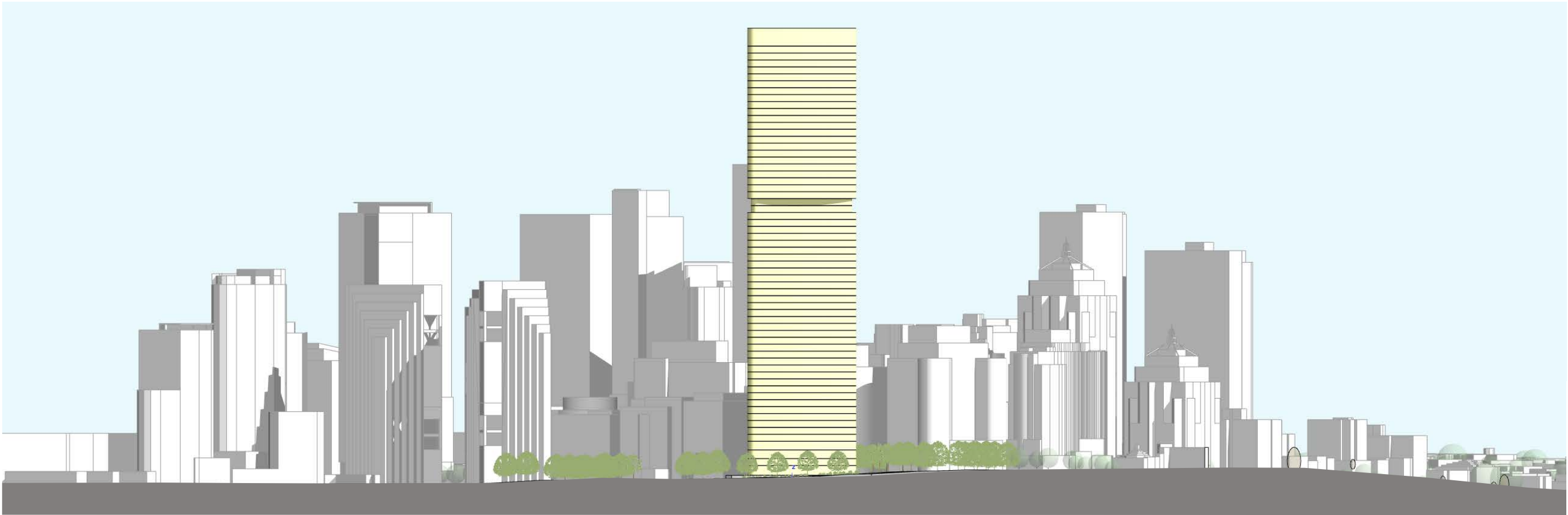


View from Pacific Highway looking South

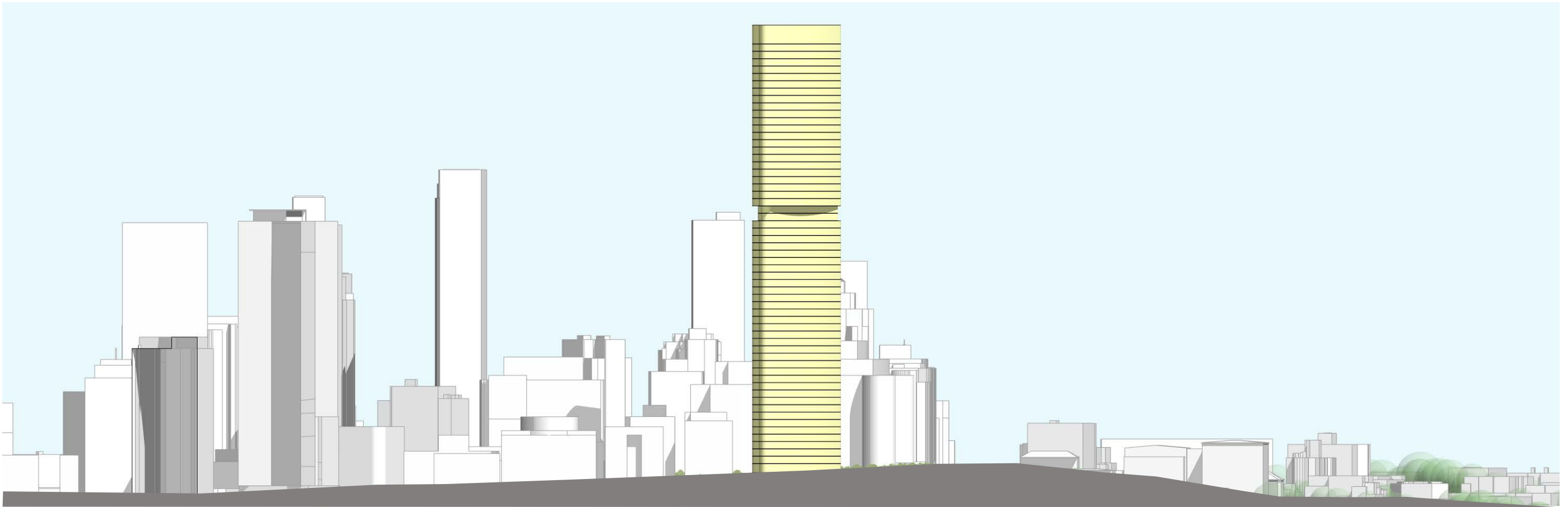


View from Pacific Highway looking North

Indicative Massing



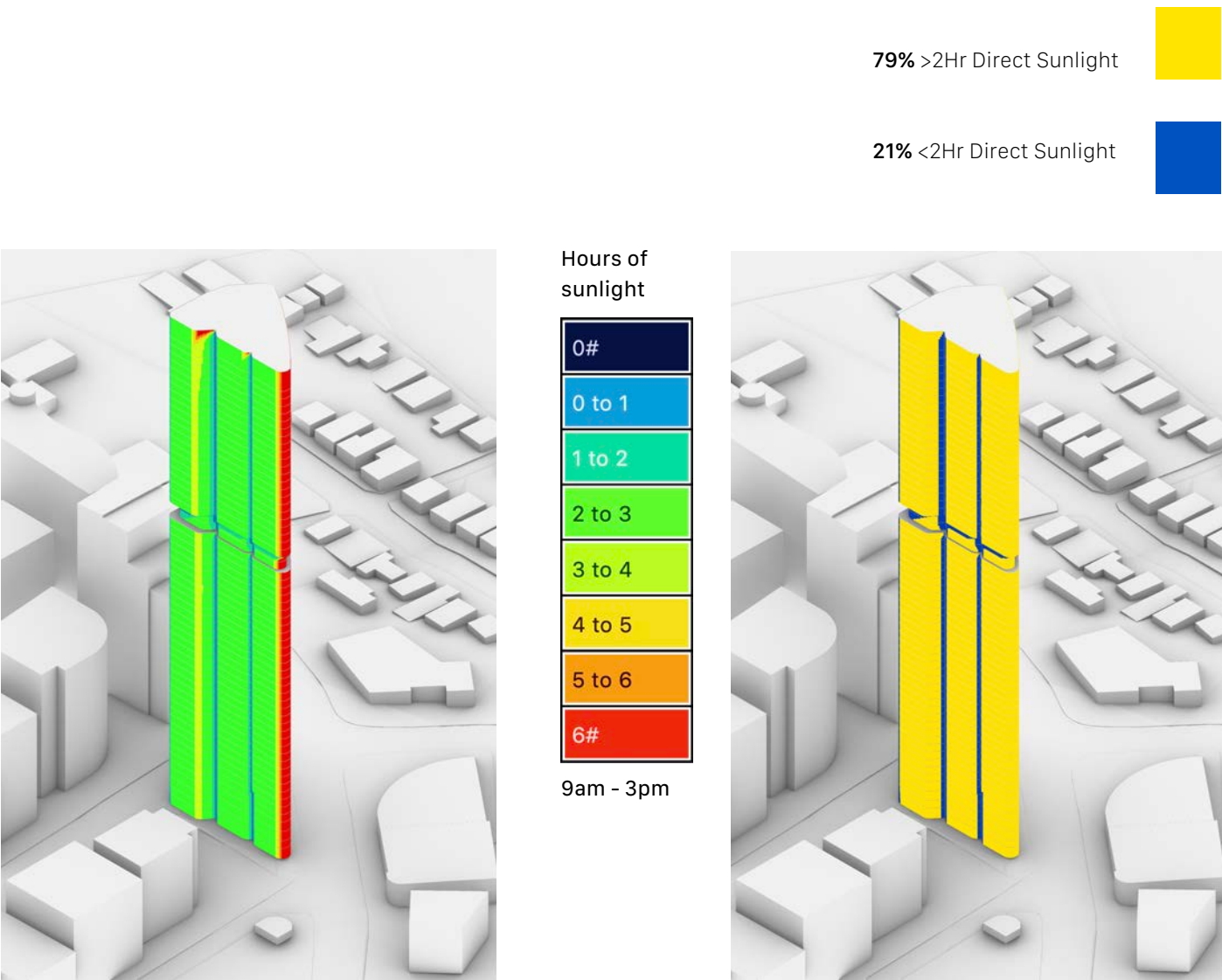
Section through Pacific Highway



Section through McIntosh Street

Solar Access

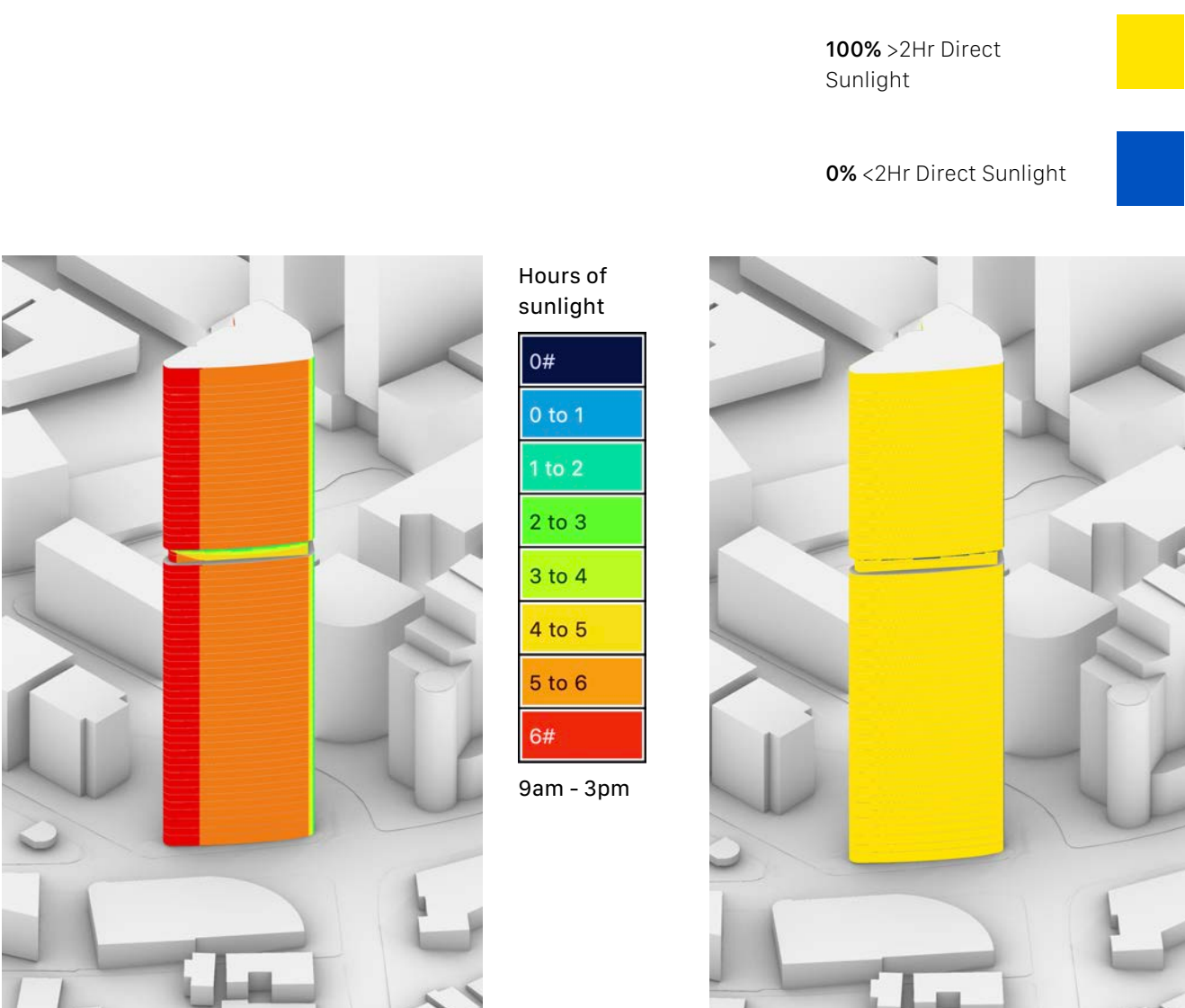
North East - Hours of Sunlight



Total Hours

2hr Threshold

North West - Hours of Sunlight

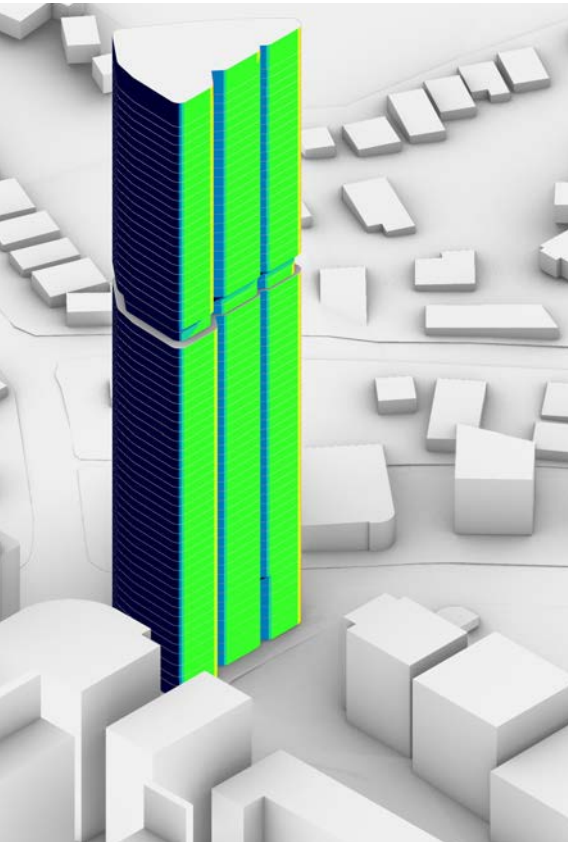


Total Hours

2hr Threshold

Solar Access

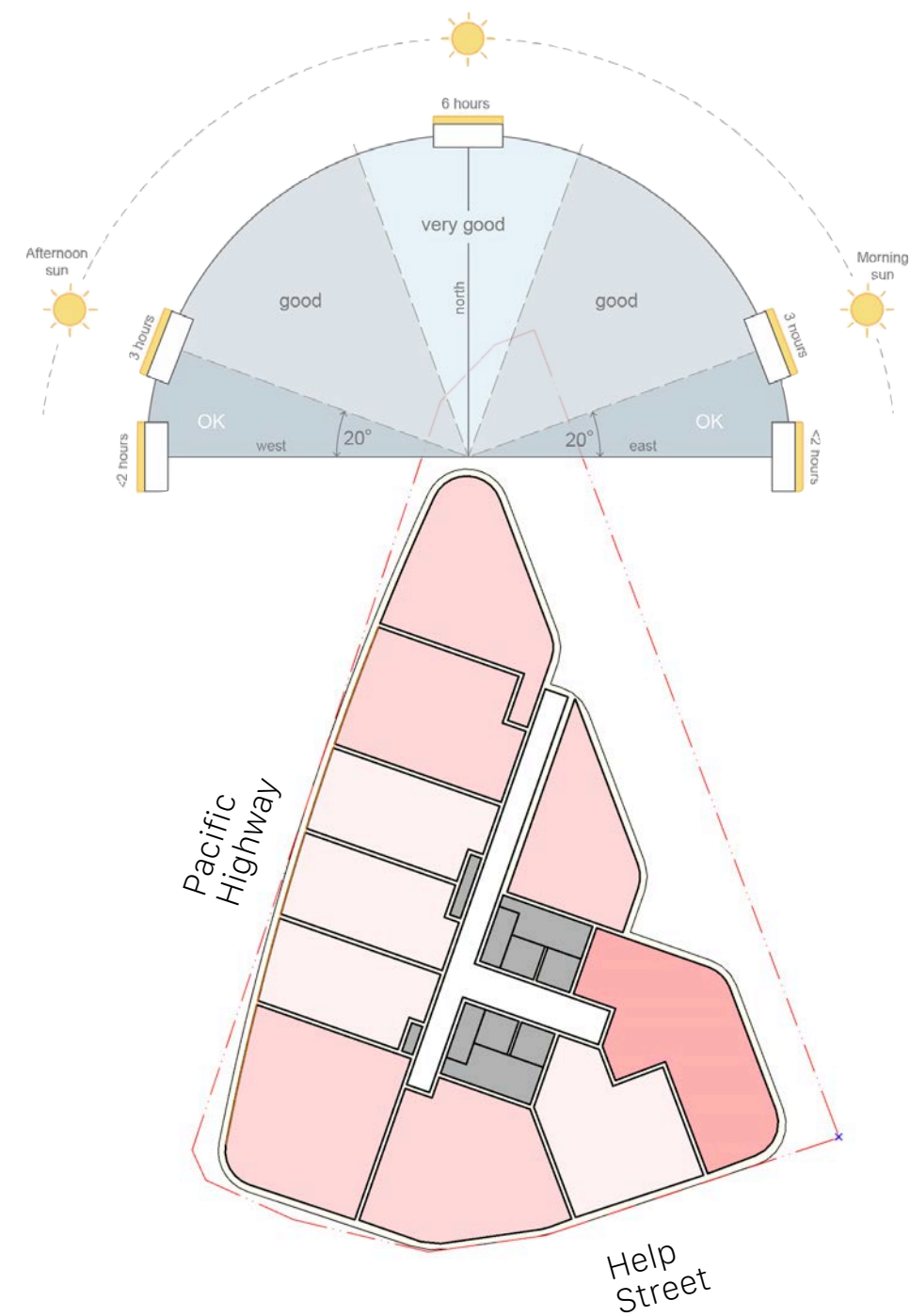
South East - Hours of Sunlight



Total Hours



2hr Threshold



Solar Access

The roughly North-South alignment of the site allows for excellent solar access to the North, East and West facades which make up the vast majority of the facade surface area, allowing the majority of units barring those on the South facade to achieve 2 hours of ADG compliance.

67% of the envelope achieves >2hrs of Solar Access

Shadow Study

21 Jun



09:00



10:00



11:00



12:00



13:00



14:00

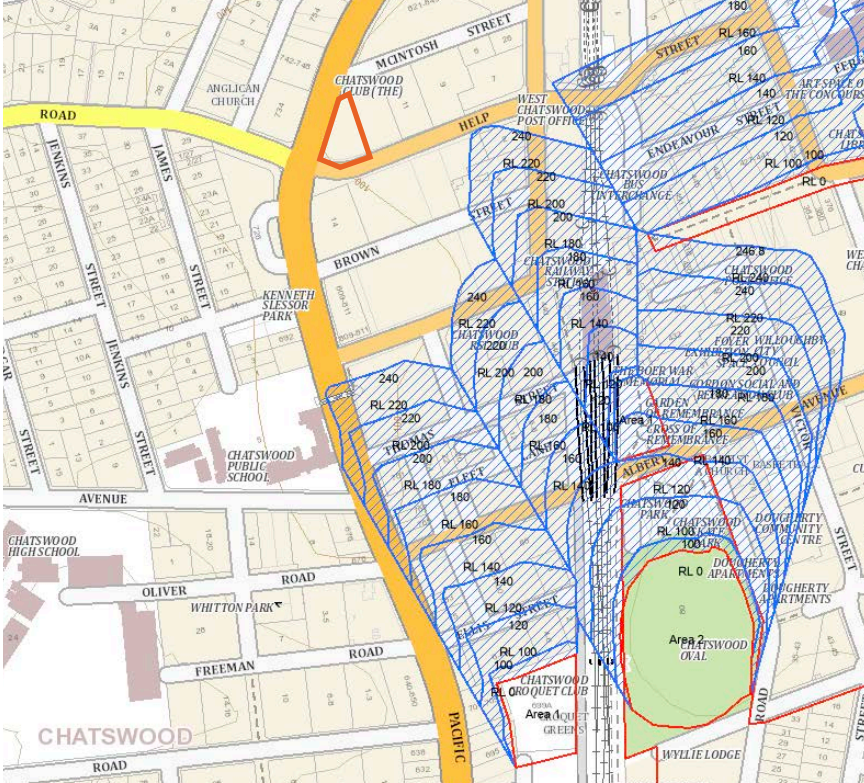
Shadow Study

21 Jun



15:00

- 815 Pacific Highway Site
- Chatswood's Public School principal Outdoor Play Area
- Sun Access Protection Map Area 1
- Sun Access Protection Map Area 2
- Sun Access Protection Map Area 3
- Development Overshadowing



ePlanning Layers - Mapservice 10

Local Provisions

Sun Access Protection Map

- Land Affected by Sun Access Protection
- Area Protected by Sun Access Planes
- Land Affected by Clauses 6.17 and 6.18
- No Additional Overshadowing
- Land Protected by Clause 6.18
- Area 1
- Area 2
- Area 3
- Sun Access Protection
- Refer to Clause 7.5(4)(a)
- Block A

Willoughby Local Environmental Plan 2012

Part 6 Additional local provisions: 6.15 Sun access

- (1) Development consent must not be granted to development on land in Zone E2 Commercial Centre or Zone MU1 Mixed Use that results in additional overshadowing on land identified as "Area 1" on the [Sun Access Protection Map](#) at mid-winter between 12pm and 2pm.
- (2) Development consent must not be granted to development that results in additional overshadowing on land identified as "Area 2" on the [Sun Access Protection Map](#) at mid-winter between 11am and 2pm.
- (3) Development consent must not be granted to development that results in a dwelling on land identified as "Area 3" on the [Sun Access Protection Map](#) receiving less than 3 hours of direct sunlight between 9am and 3pm at mid-winter.
- (4) Development consent must not be granted to development that results in additional overshadowing on the tree canopy of the *Angophora costata* tree identified as Schedule 5, Part 1, item I237 at mid-winter between 12pm and 2pm.

The proposal has no implications on Area 1, 2 or 3 identified in the WLEP 2012 Sun Access Protection Map at the times specified at WLEP Clause 6.15 - Sun access'.

ADG Design Criteria and Guidance

Objective	Design Criteria	Consideration
Building separation	The minimum required separation distances from buildings to the side and rear boundaries are as follows:	The subject site has three primary boundaries:
	Up to 12m (4 storeys): 6m (habitable rooms and balconies); 3m (non-habitable rooms);	- Pacific Highway - Help Street - Eastern Boundary to 15 Help Street
	Up to 25m (5-8 storeys): 9m (habitable rooms and balconies); 4.5m (non-habitable rooms);	Pacific Highway & Help Street separations will align with street width.
Deep soil zones	Over 25m (9+ storeys): 12m (habitable rooms and balconies); 6m (non-habitable rooms).	The eastern boundary will set positioned and design to ensure compliance is achieved as noted to left.
	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:	The site location satisfies the ADG exemptions to deep soil provision.
	greater than 1,500 sqm – 6m. Achieving the design criteria may not be possible on some sites including where: - the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) - there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.	
Communal and Open space	Comunal open space has a minimal area equal to 25% of the site.	Complies. BTR brief will drive an exceedance.
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	The proposal can achieve via a combination of COS on the roof of the podium and roof level which will receive sufficient solar access.
	Ground level apartments should contain a minimum of 15 sqm of open space, with a minimum dimension in one direction of 3m.	Not applicable. The proposal does not include ground floor apartments.
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies The development features one vehicle access point on Help Street that is located to achieve safety, minimize conflicts between pedestrians and vehicles, and create high quality streetscapes.
Car Parking	For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 - Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.	Car parking rates subject to completion of the Traffic Impact Assessment and review with DPHI.
	The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	

Control	Design Criteria	Compliance
Car Parking	Parking and facilities are provided for other modes of transport	Facilities will be provided for secure motorcycle and bicycle parking.
	Visual and environmental impacts of on-grade car parking are minimised	
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	Access, entries and pathways are accessible and easy to identify.
Apartment layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	The proposal will ensure minimum apartment dimensions and sizes are achieved.
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	
	Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments	
	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	
	Minimum Apartment sizes: 35m2 for studios; 50m2 for one bedrooms; 70m2 for two bedrooms; and 90m2 for three bedrooms. * Each additional bathroom requires a further 5sam of floor space.	
Balconies	All apartments are required to have the following primary balcony dimensions:	Complies
	- Studios – 4sqm; 1br – 8sqm with min. 2m depth; 2br – 10sqm with min. 2m depth; 3br – 12sqm with min. 2.4m depth; * In order to be counted towards the overall balcony calculation, depths must be no less than 1m deep.	
Ceiling heights	Minimum ceiling heights are as follows: 2.7m for habitable rooms; 2.4m for non-habitable rooms; - double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area; - attic spaces – 1.8m at edge of room with a minimum 30 degree slope; - in mixed use areas – 3.3m for ground and first floor.	Complies The preliminary reference scheme has a floor to floor height of 3.2m, which is sufficient for providing 2.7m floor to ceiling height.
Internal circulation	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Complies
	Where design criteria 1 (as above) is not achieved, no more than 12 apartments should be provided off a circulation core on a single level For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	

ADG Design Criteria and Guidance

Control	Design Criteria	Compliance
Storage	• Studio apartments require 4m3 of storage area • One bedroom dwellings require 6m3 of storage area • Two bedroom dwellings require 8m3 of storage area. • Three bedroom dwellings require 10m3 of storage area.	Able to comply The reference scheme includes storage allocation in the basement and each apartment.
	* At least 50% of the required storage is to be provided within each apartment.	Details will be finalised at the DA stage.
Ground floor apartments	Direct street access should be provided for ground-floor apartments.	Not applicable
Daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area.	Complies >70% of the typical apartments are intended to achieve a minimum of 2 hours solar access.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Refer to the heat map images that show hours of sun hitting the facade.
	Daylight access is maximised where sunlight is limited.	
	Design incorporates shading and glare control, particularly for warmer months	Detailed design will be finalised during the DA Stage.
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies
	Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line.	>60% of the apartments in the first nine storeys of the building are intended to be naturally cross ventilated.
	All habitable rooms are naturally ventilated	Detailed design will be finalised during the DA Stage.

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