

Draft Site Specific Development Control Plan

for
5-9 Gordon Avenue
Chatswood

21st September 2020

1.0 GENERAL PROVISIONS

These controls apply to land at 5-9 Gordon Avenue, Chatswood NSW (SP57091).

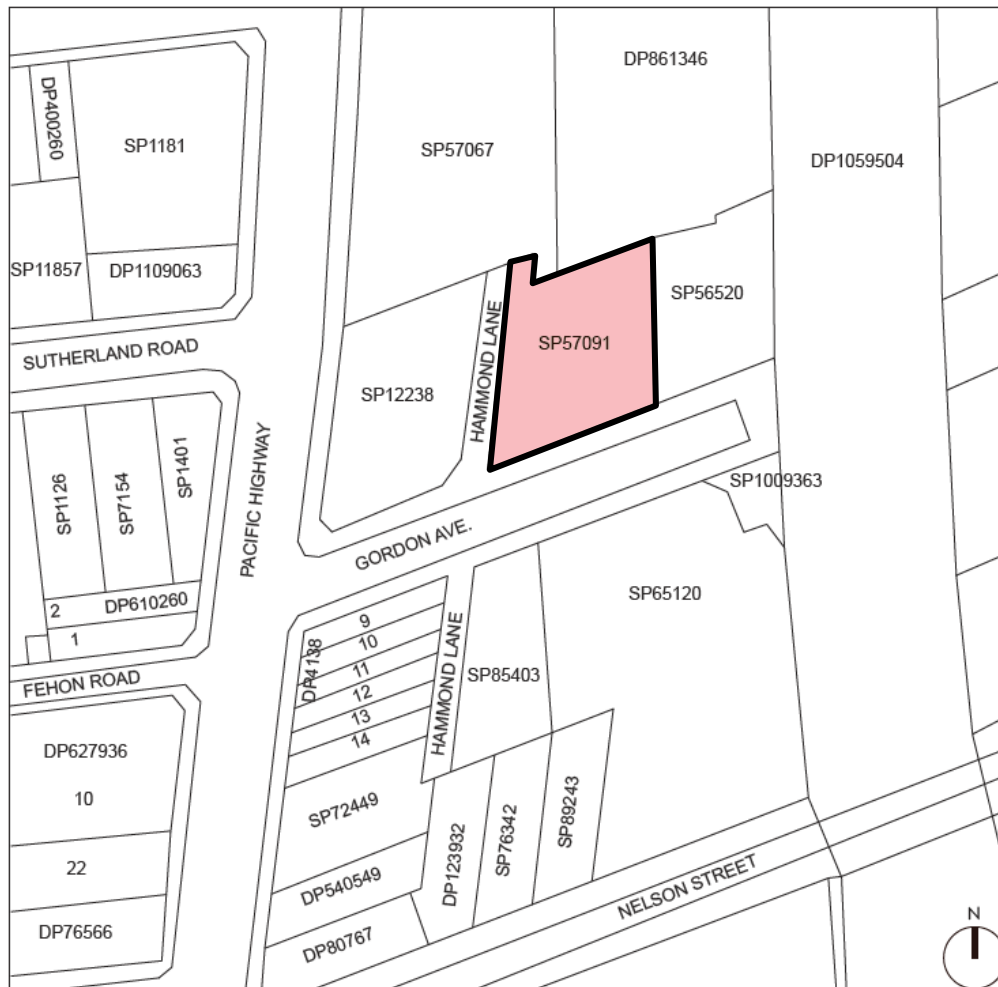


Figure 1: Site that is subject to this section of the DCP.

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

Objectives:

1. Provide a mixed commercial and residential development within the southern precinct of Chatswood CBD.
2. Develop the site within the CBD without impacting the viability of adjoining lots for future development.
3. Ensure the building form and articulation addresses the corner of Gordon Avenue and Hammond Lane.
4. Ensure development on the site minimises impacts to the amenity of neighbouring residential properties.
5. Minimise traffic impacts from redevelopment of the site.
6. Provide landscaping that enhances the setting of the building as well as the amenity of the development and the amenity of neighbouring properties.
7. Provide a landscaped public domain that encourages active modes of transport.

2.0 BUILT FORM

Performance Criteria

The built forms of new development shall:

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

Controls

1. The two storey Podium shall incorporate retail / commercial uses.
2. The maximum tower floor plate that applies to this site for residential towers above a podium is 700m² GFA.
3. The building layout is to be in accordance with Figure 2.

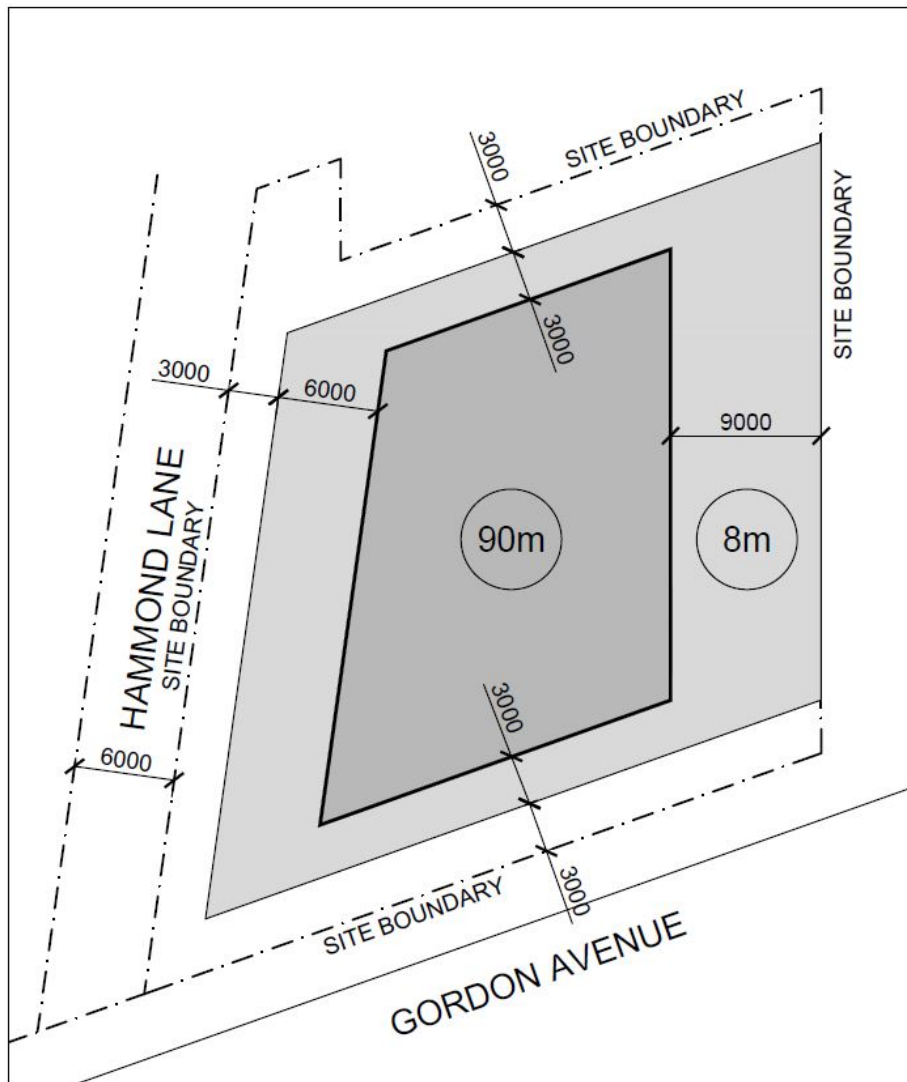


Figure 2: Minimum Building Setbacks



3.0 BUILDING HEIGHTS

Performance Criteria

The built forms of new development shall:

1. Provide an appropriately scaled transition of building heights between adjoining buildings and sites.
2. Minimize overshadowing of adjoining properties and the adjacent open space/ public realm areas.

Controls

1. The maximum height of the building is to be in accordance to Figure 3.1.6 of Willoughby Council Chatswood CBD Strategy 2036 (September 2020).
2. The maximum building height is to include all structures located at roof level, including lift over runs and any other architectural features.
3. All structures located at roof level are to be integrated into the overall building form.

4.0 STREET FRONTAGE HEIGHTS AND SETBACKS

Performance Criteria

Setbacks shall:

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

Controls

1. The building setbacks are to be in accordance with Figure 3 "Street Frontage Heights and Building Setbacks". The setbacks are summarised as below.
 - a. Gordon Avenue and Hammond Lane frontage
 - i. 6-14 metre street wall height at front boundary.
 - ii. Minimum 3 metre setback above street wall to tower.

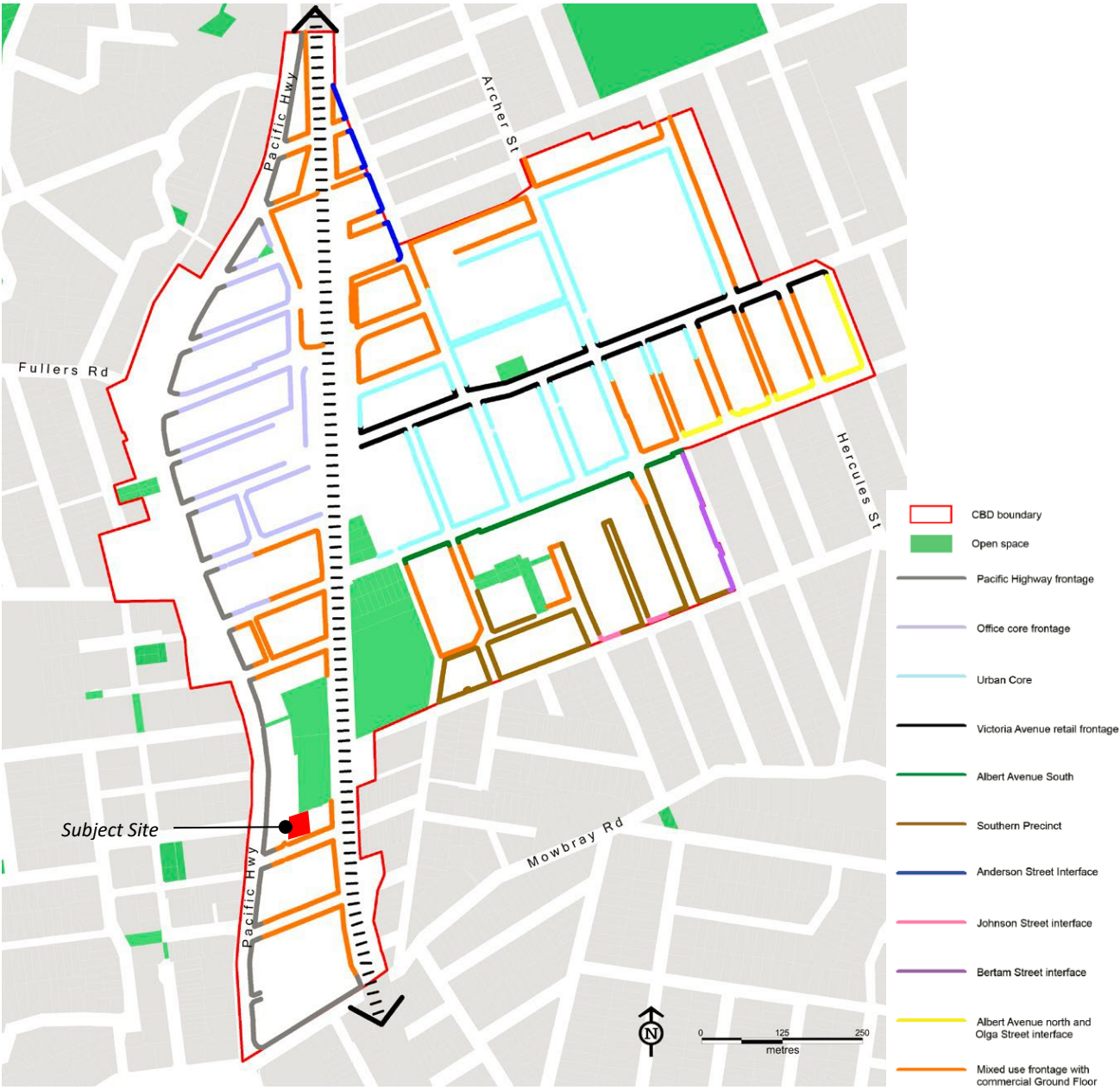


Figure 3: Street frontage heights and building setbacks.

5.0 BUILDING EXTERIOR

Performance Criteria

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

Controls

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

6.0 AMENITY

Performance Criteria

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

Controls

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

7.0 LINKS, OPEN SPACE AND LANDSCAPING

Performance Criteria

1. Landscaping is to soften and complement the development.
2. Landscaping at street level shall improve the amenity and appearance of the pedestrian environment.
3. The development shall provide publicly accessible links and open space.
4. Publicly accessible open space is to include green landscaping.
5. Green roof tops and usable rooftop areas shall be provided.

Controls

1. All roofs up to 30 metres from ground are to be green roofs. These are to provide a balance of passive and active green spaces that maximise solar access.
2. Communal open space for residents of the building is to be incorporated within/on the building, and include seating, recreational areas (e.g. barbeque area) and landscaping.
3. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety, and usability.
4. 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. Soft landscaping includes plantings on and above structures (e.g. planter boxes).

8.0 ACTIVE STREET FRONTAGES

Performance Criteria

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

Controls

1. At ground level building are to maximise active frontages to Pacific Highway and Gordon Avenue.
2. A building has an active street frontage if the premises on the ground floor of the building facing the street/s are used for the purposes of commercial premises.

9.0 TRAFFIC AND TRANSPORT

Performance Criteria

1. Development must be designed to provide adequate and safe access to the site.
2. Development on the site is not to cause adverse traffic impacts on the surrounding road system.
3. Ensure future vehicular access can be provided to the adjoining site.
4. Minimise the number of vehicular access points to the development.

Controls

1. Car parking should be reduced consistent with the objectives of Council's Integrated Transport Strategy and in accordance with any future revised car parking rates in Council's DCP.
2. All vehicles are to enter and exit a site in a forward direction via Hammond Lane.
3. Vehicular access for cars and commercial / delivery vehicles shall be provided to future development of 1-3 Gordon Avenue via right of way provisions at basement level.
4. Clear signage shall be provided at the interface of Hammond Lane (public road) and the ingress / egress to the bowling club / residential development to ensure all traffic from 5-9 Gordon Ave enters and exits the site as intended.

10.0 WASTE AND LOADING

Performance Criteria

1. Ensure waste collection and loading can be provided to the adjoining site.
2. To ensure that adequate provision is made for waste storage and disposal.

Controls

1. Any loading docks, including garbage, deliveries, and residential removal trucks are to be located in the basement areas. Loading docks may be permitted on the ground floor for constrained/narrow sites where it can be demonstrated it is not practical to provide within basement levels.
2. If a shared driveway will be required for adjoining sites, loading, and servicing of the adjacent site is to be considered as part of the development.
3. A Waste Management Plan shall be submitted at Development Application Stage.

11.0 DESIGN EXCELLENCE AND BUILDING SUSTAINABILITY

Controls

1. Design excellence is required for all developments based on the following process:
 - a. A Design Review Panel for developments up to 35m high.
 - b. Competitive designs for developments over 35m high.

12.0 PUBLIC ART

Performance Criteria

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

Controls

1. An Art Plan is to be submitted with the development application which identifies the integration of Public art into the proposal.
2. Public art shall be in accordance with Council's Public Art Policy.

13.0 SUSTAINABILITY

Performance Criteria

1. Achievement of design excellence shall include achievement of higher building sustainability standards.

Controls

1. A minimum of 5-star GBCA building rating is expected. A report is to be submitted at Development Application Stage.

14.0 FURTHER BUILT FORM CONTROLS

1. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages.