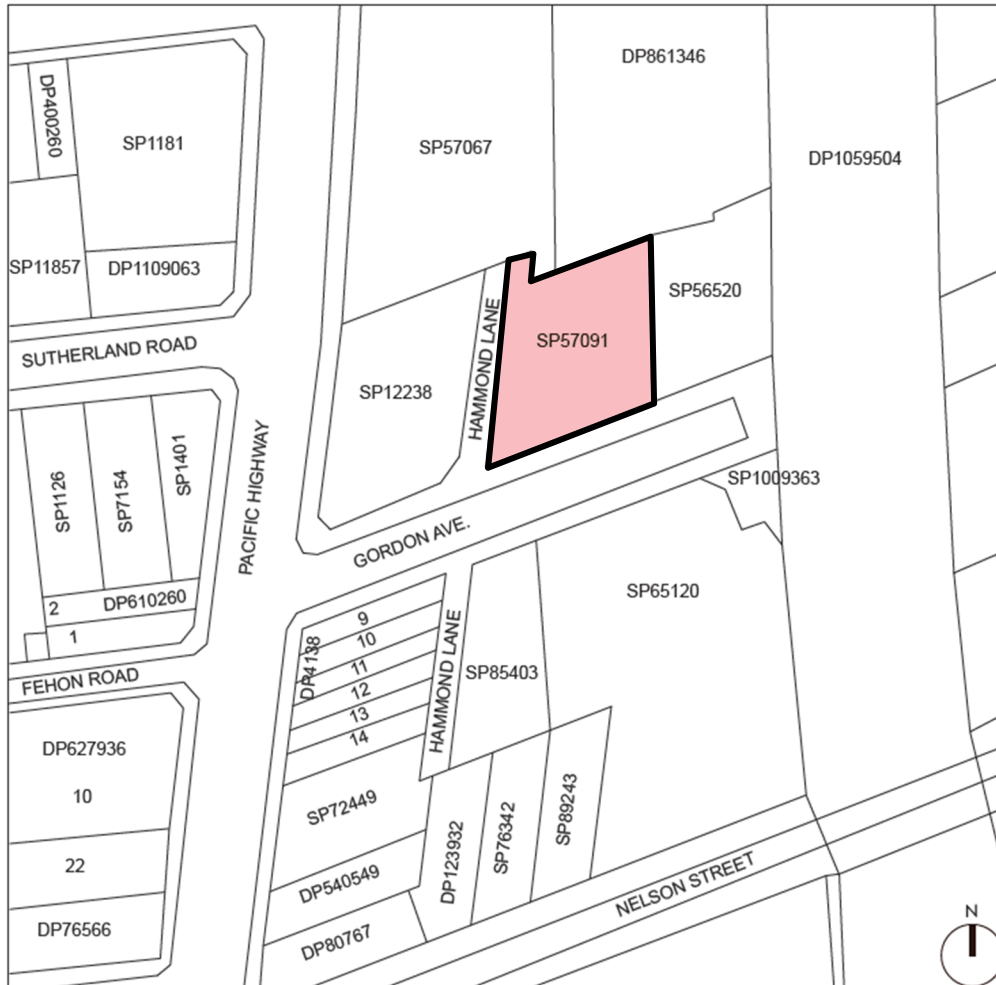


Draft Site Specific Development Control Plan

for
5-9 Gordon Avenue
Chatswood

1.0 GENERAL

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



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. Ensure visual and acoustic privacy, natural ventilation, sun access, and views.
3. Provide suitable areas for communal open spaces, deep soil zones and landscaping.
4. Minimise overshadowing of adjoining properties

Controls

1. The two storey Podium shall incorporate retail / commercial uses.

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 building height is to include any lift overrun and roof plant room.
2. Provide a maximum podium height of 8m addressing Gordon Avenue and Hammond Lane

4.0 STREET FRONTAGE HEIGHTS AND SETBACKS

Performance Criteria

Setbacks shall:

1. Contribute to landscape at street level and publicly accessible open space
2. Minimise the effects of adverse wind conditions at street level.
3. Provide for suitable building separation to existing and future development

Controls

1. Building street frontage heights and setbacks are to be in accordance with Figure 1 "Minimum Building Setbacks" below.
2. All buildings are to be setback from all boundaries a minimum of 1:20 ratio of the setback to building height (eg. 3m setback for a 60m building, 4.5m setback for a 90m building)

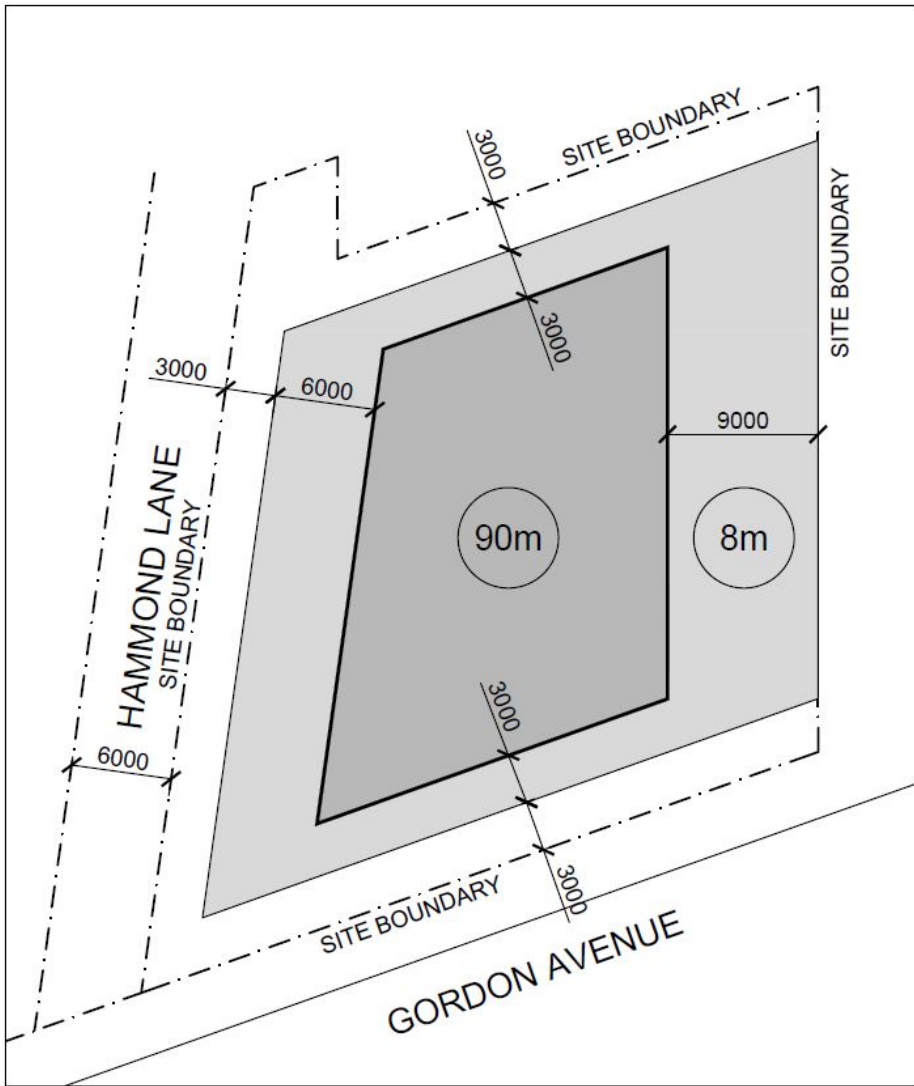


Figure 1: Minimum Building Setbacks



5.0 BUILDING EXTERIOR

A. Facades

Performance Criteria

1. Building facades shall complement the character of the area and contribute to creating attractive pedestrian environments and streetscapes.
2. Facade design to encourage active street frontages to Gordon Avenue and Hammond Lane.

Controls

1. Glazing is to be set back from the structure and modulated.
2. Façades are to be articulated and shall incorporate recesses and projecting elements.
3. Extensive blank walls shall be avoided at street level.

B. Roofscapes

Performance Criteria

3. Roofscapes of buildings on the site shall provide positive visual contribution to the built environment.

Controls

1. Roof design shall provide “sculptured forms”.
2. Flat roof areas shall incorporate useable outdoor recreation space.
3. All rooftop lift overruns or exposed structures are to be integrated with the building.
4. All roofs up to 30 metres from ground to be green roofs. These are to provide a balance of passive and active green spaces that maximise solar access.

6.0 OPEN SPACE AND LANDSCAPING

Performance Criteria

1. The development shall provide deep soil planting.
2. Green roofs and usable rooftop areas shall be provided.

Controls

1. Landscaped green roofs shall be provided on roofs up to 30m in height from ground.
2. A minimum of 20% of the site area shall be provided with vegetation cover.
3. A landscape plan is to be provided at Development Application stage detailing all vegetation proposed including species, container size at planting, spacing and approximate size of maturity.
4. Communal open space shall be provided at podium level or roof level with appropriate planting treatment to soften the appearance of the building in the streetscape
5. Communal open spaces shall include children's play spaces / equipment within the communal space areas which may include however not be limited to directly accessible outdoor shared spaces with passive surveillance and intergenerational recreation opportunities.

7.0 ACTIVE STREET FRONTAGES

Controls

1. Buildings shall maximise active frontages at ground level.
2. Blank walls shall be minimised and located away from key street locations

8.0 TRAFFIC AND TRANSPORT

Performance Criteria

1. The number of vehicle access points to the development shall be minimised.
2. The development shall encourage sustainable forms of transport to and from the site.

Controls

1. The development shall meet Council's car parking requirements.
2. Opportunities shall be explored to reduce on-site car parking through the provision of shared residential visitor / commercial car parking and car share spaces.
3. All car parking shall be located below ground level.
4. All vehicles are to enter and exit the site in a forward direction.
5. All vehicle access points for the development are to occur via Hammond Lane.
6. 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. Further detail shall be provided at DA stage.
7. 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.
8. Car park and loading dock driveway, aisle and car parking areas are designed to the satisfaction of Australian Standards, Austroad Guidelines and Council.

9. Bicycle parking and end of trip facilities shall be provided to DCP requirements and in a convenient location close to lifts and access points.
10. Disabled parking shall be provided to DCP requirements and in a convenient location close to lifts.
11. Opportunities to be explored to provide charging stations for electric vehicles as part of car parking at the Development Application stage.

9.0 DESIGN EXCELLENCE AND BUILDING SUSTAINABILITY

A. Design Excellence

Controls

1. Design excellence and building sustainability is to be required for all developments exceeding the base FSR and with a height greater than 35m.
2. The Architect for the design excellence scheme shall be maintained through the DA process and can only be substituted with agreement of Council.

B. Sustainability Criteria

Performance Criteria

1. A minimum of 5 stars GBCA building rating is expected for all new buildings. A report shall be submitted at Development Application stage.
2. A SEPP 65 – Design Quality of Residential Flat Development report shall be provided at Development Application stage.
3. A detailed contamination assessment shall be provided at Development Application stage in accordance with SEPP 55 – Remediation of Contaminated Land.
4. A detailed acoustic assessment is to be provided at Development Application stage.
5. A detailed wind assessment is to be provided at Development Application stage.
6. A detailed geotechnical assessment is to be provided at Development Application stage.
7. An overland flooding assessment is to be provided at Development Application stage.

10.0 SITE ISOLATION

Controls

1. Site isolation is to be discouraged

11.0 SUBSTATIONS

Controls

1. Substations shall be provided within buildings, not within the streets, open spaces or setbacks, and shall be designed to ensure protection of residents from Electro Magnetic Radiation (EMR) emissions.

12.0 PUBLIC ART

Controls

1. A development achieving an FSR uplift shall contribute towards public art in accordance with Willoughby's Public Art Policy which may include public art being provided on the site or a monetary contribution for an installation elsewhere in the CBD, to be decided by Council.