

ATTACHMENT 2

DETAILED ASSESSMENT

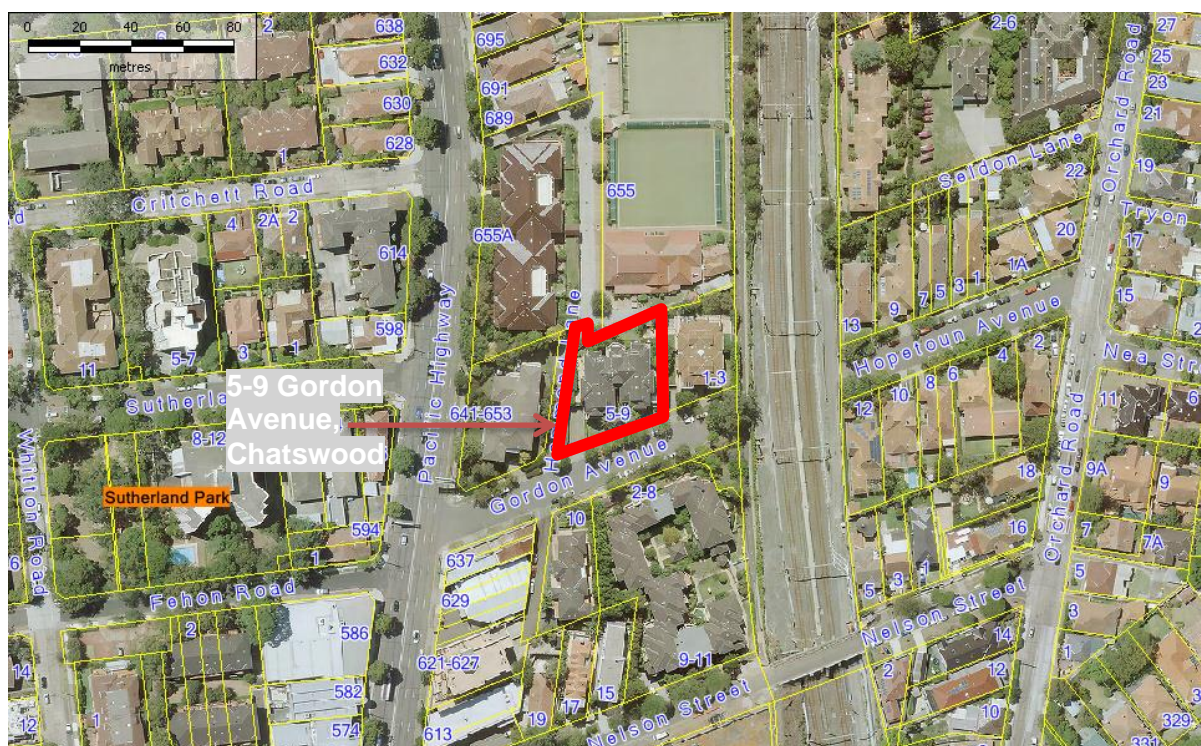
The Site

The site which is the subject of this Planning Proposal is 5-9 Gordon Avenue (known as SP 57091), containing 15 strata apartments.

The site is irregular in shape and has a total land area of 1522m² with a frontage of 42.92m to Gordon Avenue and a frontage of 48.625m to Hammond Lane. The eastern side boundary has a length of 39.745m and the rear northern boundary has a length of 35.82m.

The site is presently zoned R3 Medium Density Residential with a maximum floor space ratio of 0.9:1 and a maximum building height of 12 metres.

Figure A - Site Plan



The Locality

To the north of the site is the Chatswood Bowling Club, associated bowling greens and car parking accessed off Hammond Lane.

To the east of the site, at 1-3 Gordon Avenue is a 3 storey residential flat building. Further to the east is a walkway/ cycleway, extending north-south along the eastern side of the North Shore Railway Line, providing pedestrian and cycle access to the Chatswood CBD.

To the west of the site is a 3 storey apartment building, No 653 Pacific Highway, located between Hammond Lane and the Pacific Highway. Further to the west, on the western side of the Pacific Highway are low rise small scale residential flat buildings.

To the south of the site, on the southern side of Gordon Avenue are 3 storey residential flat buildings at 2 Gordon Avenue and 4-10 Gordon Avenue.

To the south west of the site there is a Payless Tyre and Brakes vehicle service workshop, 629-639 Pacific Highway. Planning Proposal 2017/0003 for 629-639 Pacific Highway has been referred to the Department of Planning and Environment for Gateway Determination and exhibition following Council consideration at its meeting dated 12 February 2018

The property lies in close proximity to Chatswood station, Chatswood park and Westfield to the north and the Pacific Highway to the west.

BACKGROUND

The subject site is located within the Chatswood CBD boundary identified in the *Chatswood CBD Planning and Urban Design Strategy* endorsed by Council on 26 June 2017.

The *Chatswood CBD Planning and Urban Design Strategy* is intended to establish a strong framework to guide all future development in the Chatswood CBD over the next 20 years. Its purpose is to achieve exceptional design and a distinctive, resilient and vibrant Chatswood CBD.

The site has been recommended as a mixed use Zone with a maximum height of 90 metres and a floor space ratio of 6:1, subject to the satisfaction of other *Chatswood CBD Planning and Urban Design Strategy* elements.

PLANNING PROPOSAL

The Planning Proposal seeks to amend the *Willoughby Local Environmental Plan 2012* in accordance with the *Chatswood CBD Planning and Urban Design Strategy* by amending the following at 5-9 Gordon Avenue:

- Increase the height to a maximum of 90m.
- Increase the Floor Space Ratio to 6:1.
- Rezone the site from R3 Medium Density Residential to B4 Mixed Use.

Conceptual redevelopment of the site includes:

- A 27 storey tower comprised of 5:1 (7610m²) residential including 4% affordable housing GFA the residential component.
- A two storey commercial with 1:1 (1522m²) podium with a maximum height of 8-9m.
- Residential floor plates are 400m² at their largest, well below the 700m² required in the strategy.
- The tower setbacks are of at least 6m to all site boundaries.
- Street setbacks of 3m for Gordon Avenue and Hammond Lane.
- Basement parking for vehicles. Vehicle rates are consistent with RMS rates and Council DCP.
- Separated residential and commercial access from Hammond Lane. Setbacks proposed for the closest residential towers to the east are 5-6 metres at 1-3 Gordon Avenue.
- The loading area is provided on the basement level.
- A total of 151m² to 221m² deep soil area.

The Concept Plans are at Attachment 4. Accompanying the Planning Proposal are draft *Development Control Plan* (DCP) provisions (Refer to Attachment 5).

The Planning Proposal is accompanied by a Voluntary Planning Agreement Letter of Offer involving a 25% value uplift of the development yield. Council has indicated a position of 45% in preliminary negotiations.

The proponent is prepared to provide public art on the site.

Council Officers have considered the implementation of this Planning Proposal, having regard to likely further proposed amendments under the overall *Chatswood CBD Planning*

and Urban Design Strategy, and have determined an appropriate process for these to occur until such time as a comprehensive *Willoughby Local Environmental Plan 2012* review may be undertaken. In this regard, amendments are proposed to the *Willoughby Local Environmental Plan 2012* and are included in the Council recommendation (Refer to Attachment 6).

For the purposes of this report and any public notification, site mapping amendments to *Willoughby Local Environmental Plan 2012* have been prepared. Land Zoning, Height of Building, Floor Space Ratio, Special Provisions Area and Active Street Frontages maps (see Attachment 7) have been prepared. A summary of the amendments is shown in table 1- Summary of Planning Proposal amendments over the page.

Table 1 – Summary of Planning Proposal Amendments

Property	Zoning			Height			Floor Space Ratio		
Site Address	LEP	Proposed	CBD Strategy	LEP	Proposed	CBD Strategy	LEP	Proposed	CBD Strategy
5-9 Gordon Avenue	R3 Medium Density Residential	B4 Mixed Use	B4 Mixed Use Consistent: Yes	12m	90m	90m Consistent: Yes	0.9:1	6:1 5:1 Residential 1:1 Commercial	6:1 5:1 Residential 1:1 Commercial Consistent: Yes

DISCUSSION

This Planning Proposal involves a site located within the CBD identified in the Council endorsed *Chatswood CBD Planning and Urban Design Strategy*.

Discussion of the Planning Proposal is based on the 'Key Elements of Future LEP and DCP Controls' contained in the *Chatswood CBD Planning and Urban Design Strategy* dated January 2018 as presented to the Department of Planning and Environment and the Greater Sydney Commission, listed 1 to 35 with comments provided.

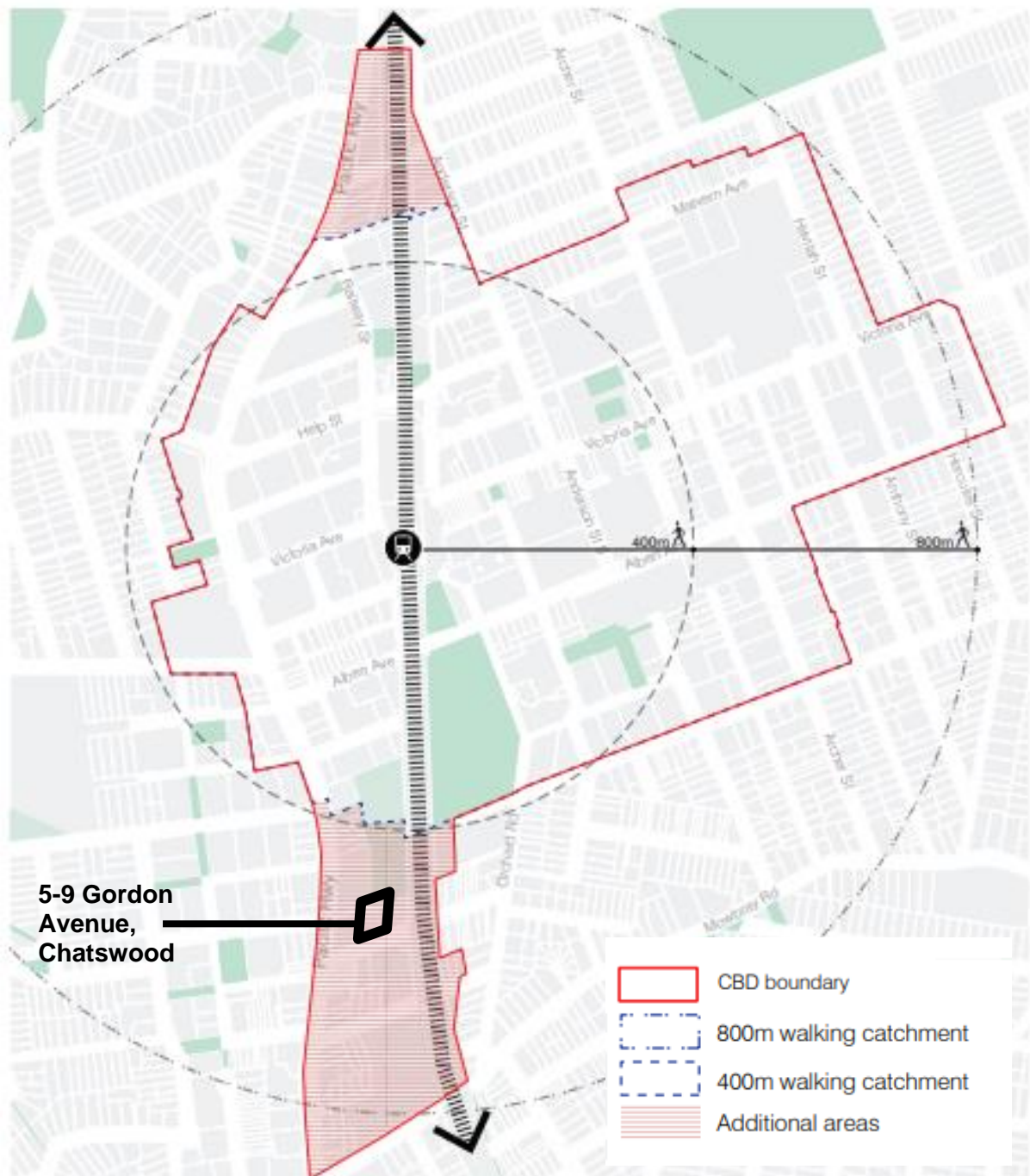
Chatswood CBD Planning and Urban Design Strategy Key Elements

Key Element 1. **The Chatswood CBD boundary is extended to the north and south as per Figure 3.1.1 to accommodate future growth of the centre.**

Comment

The Planning Proposal request is consistent with the CBD Strategy being within the expanded Chatswood CBD Boundary, as shown in Figure 1 below.

Figure 1 – Site within the expanded Chatswood CBD Boundary



With regard to Key Element 1, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Land Use

- Key Element 2.** Land uses in the LEP will be amended as shown in Figure 3.1.2, to:
- (a) Protect the CBD core around the Interchange as commercial, permitting retail throughout to promote employment opportunities (with no residential permitted).

(b) Enable other areas to be mixed use permitting commercial and residential.

Comment

The subject site is located in the part of the Chatswood CBD identified as Mixed Use, meaning part commercial and part residential. Refer below to Figure 2 – Land Use.

The proponent has proposed the zoning for the site to be changed from R3 Medium Density Residential to be consistent with the *Chatswood CBD Planning and Urban Design Strategy*. The Planning Proposal involves a Mixed Use development, with commercial development (retail and office) on the Ground and First Floor (two floors in total), and residential above.

Regarding land use, the Planning Proposal is considered consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

In addition to the changes proposed by the proponent in this Planning Proposal, it is proposed to incorporate a minimum 1:1 commercial component. The *Chatswood CBD Planning and Urban Design Strategy* seeks a meaningful commercial component in the Mixed Use zone, being 1:1.

In this regard a written amendment to *Willoughby Local Environmental Plan 2012* has been prepared for public exhibition (the draft Clause 6.23 'Minimum commercial floor space within the Mixed Use zone' prepared by Council Officers).

With regard to Key Element 2, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Figure 2 – Land Use



Key Element 3. The existing DCP limits on office and retail use in parts of the Commercial Core to be removed.

Comment

This Key Element is not applicable to the Planning Proposal as the site is not located within the B3 Commercial Core zone.

Key Element 4. Serviced apartments to be removed as a permissible use from the B3 Commercial Core zone.

Comment

This Key Element is not applicable to the Planning Proposal as the site is not located within the B3 Commercial Core zone.

Value Uplift Sharing to Fund Public Domain

Key Element 5. The existing FSR controls are to be simplified and be retained as a 'base' FSR (Figure 3.1.3).

Comment

The Strategy base FSR for this site is 0.9:1 and recommended uplift is 6:1. Where a Proposal cannot meet other Strategy requirements, the base FSR will still apply.

The appropriateness of using the maximum floor space ratio on this site is discussed further below under Key Element 11 and 12 regarding maximum FSR and minimum site size.

Key element 6. Increased FSR between the base FSR and the maximum FSR is to be linked to a contributions scheme that will provide the public and social infrastructure in the Chatswood CBD necessary to support an increased working and residential population.

The scheme would:

- i. Apply to residential uses above the base FSR**
- ii. Apply to commercial uses above 10:1 FSR**
- iii. Operate in addition to the existing Section 94A contributions scheme and separate from Affordable Housing requirements within Willoughby Local Environment Plan (WLEP).**
- iv. Contribute to public domain improvements in the centre (including streets and parks) that would enhance amenity and support residential and commercial uses.**
- v. Apply a Value Uplift Sharing rate identified in Council's Voluntary Planning Agreement (VPA) Policy.**

Comment

The proponent has agreed to a contributions scheme under section 7.12 of the *Environmental Planning and Assessment Act 1979* based on increased residential FSR above the base FSR of 0.9:1, in addition to the affordable housing provision.

The proponent has been advised that contributions under this scheme are envisaged by Council to be based on 45% of the value uplift above the base FSR. The proponent's initial indication is 25%.

While this matter is to be further discussed between Council Officers and the proponent, the Planning Proposal may be forwarded to the Gateway for consideration.

Key Element 7. All developments in Chatswood Centre achieving a FSR uplift through this strategy should contribute public art in accordance with Council's Public Art Policy, which is separate to the value uplift contributions scheme above.

Comment

Council has yet to finalise a Public Art Policy, detailing an applicable rate and other relevant requirements such as appropriate locations.

While the proponent has accepted that a public art contribution is to be paid there has not been any agreement reached with Council on the appropriate figure. While this matter is to be further discussed between Council Officers and the proponent, the Planning Proposal may be forwarded to the Gateway for consideration.

Design Excellence and Building Sustainability

Key Element 8. Design excellence is to be required for all developments exceeding the base FSR, based on the following process:

- a) A Design Review Panel for developments up to 35m high.**
- b) Competitive designs for developments over 35m high.**

Comment

The Planning Proposal involves a development that is over 35 metres in height. On this basis a competitive design process is envisaged at development application stage to ensure design excellence.

Council is yet to establish an appropriate process with regard to design excellence, and further detail is anticipated following public exhibition. It is considered that this outstanding issue does not prevent the subject Planning Proposal being forwarded to the Gateway for determination.

A draft clause has been proposed for inclusion in any exhibition of *Willoughby Local Environmental Plan 2012* (draft Clause 6.24 'Design Excellence').

Council also recommends the removal of design excellence detailing in the draft DCP due to a slight error in how design excellence is applied to buildings over 35m, and that it is replaced with a clause that states that any design excellence process will be consistent with the *CBD Strategy*.

With regard to this, Key Element 8 is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 9. Achievement of design excellence will include achievement of higher building sustainability standards.

Comment

As part of the competitive design process to achieve design excellence, higher building sustainability standards are expected.

The proposed draft DCP provisions seek to ensure that higher building sustainability standards are achieved consistent with the objectives of the Strategy through a commitment to a minimum of 5 star Greenstar rating for any development.

This is also achieved through the proponent providing consideration for active transport and electric recharging bays as part of car parking in the draft DCP, stating:

"Opportunities to be explored to provide charging stations for electric vehicles as part of car parking at the Development Application stage."

With regard to Key Element 9, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 10. The Architects for design excellence schemes should be maintained through the development application process and can only be substituted with written agreement of Council.

Comment

This recommendation has been acknowledged by the proponent.

With regard to Key Element 10, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Floor Space Ratio (FSR)

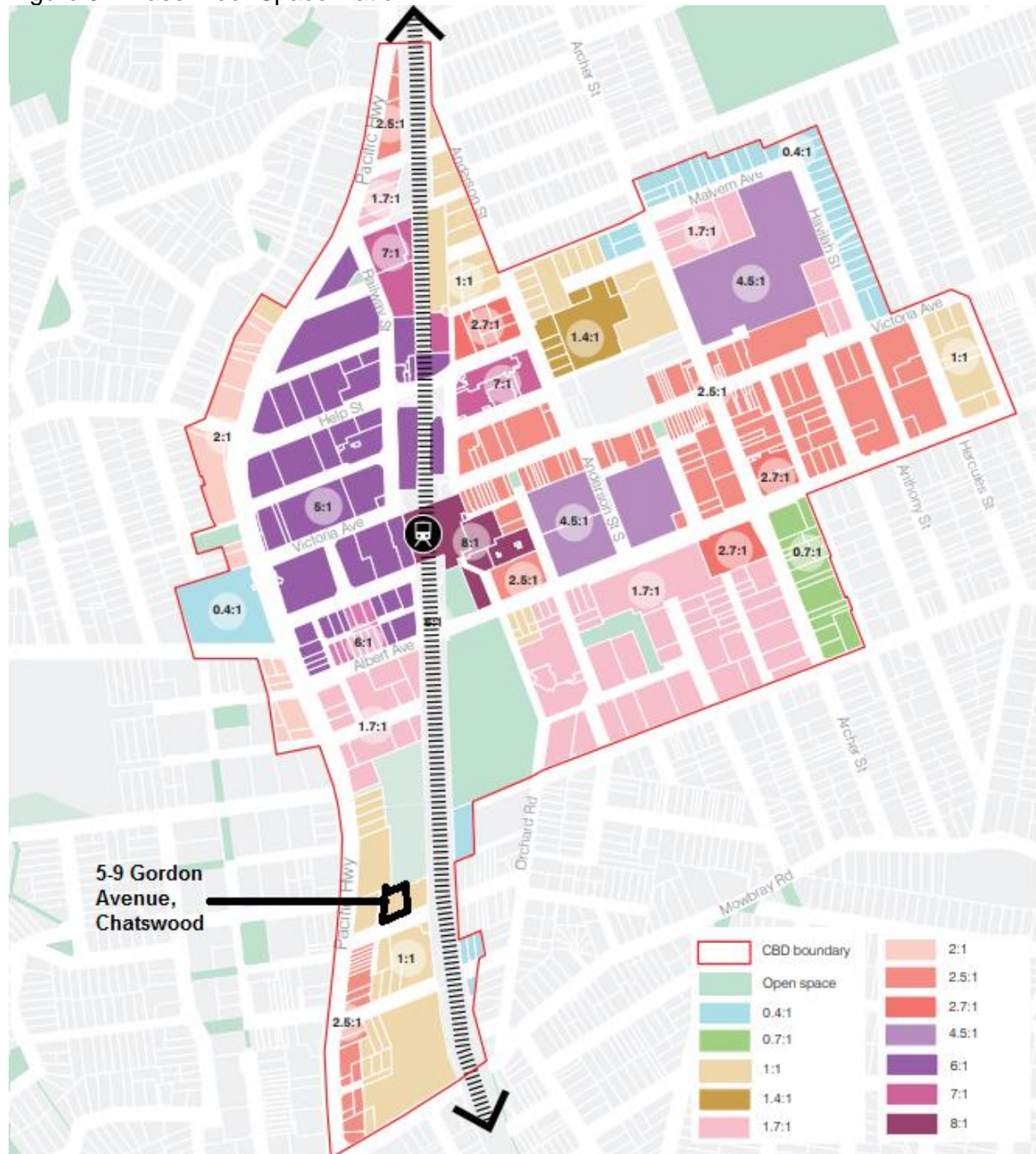
Key Element 11. Figure 3.1.3 shows a simplified FSR diagram to that in the existing LEP. It provides a maximum base FSR which:

- a) Is the maximum FSR for sites below the minimum site areas identified in Point 12 below.**
- b) Forms the base above which value uplift sharing and design excellence applies.**

Comment

The site is in a location with a maximum base FSR of 1:1, as shown below in Figure 3- Base Floor Space Ratio.

Figure 3 – Base Floor Space Ratio



The value uplift for the subject Planning Proposal is based on the maximum FSR of 6:1 minus the base FSR of 1:1. This issue is further discussed below in Key Element 12.

Key Element 12. Minimum site area of:

- a) 1800sqm for commercial development in the B3 Commercial Core zone
- b) 1200sqm for mixed use development in the B4 Mixed Use zone to achieve maximum FSR as indicated in Figure 3.1.4. Site amalgamation is encouraged to meet this minimum requirement. In addition sites should not be left isolated.

Comment

The site is 1522m², exceeding the 1200m² minimum site area for mixed use development involving residential land use.

With regard to Key Element 12, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 13. **The FSRs in Figure 3.1.4, should be considered as maximums achievable in the centre subject to minimum site area and appropriate contributions, and are as follows:**

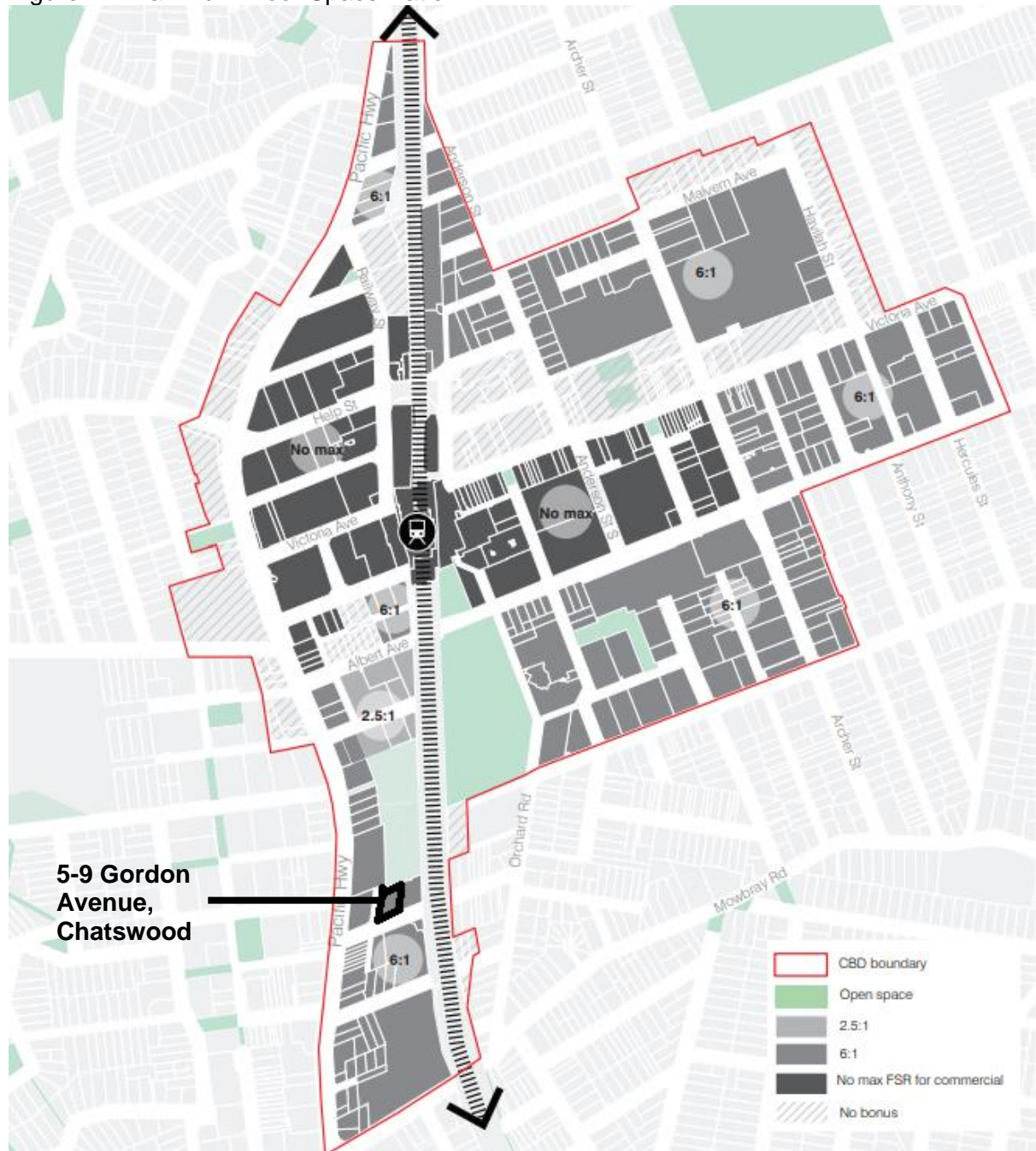
- a) **No maximum FSR for commercial development in the centre,**
- b) **6:1 FSR in outer centre.**
- c) **Retention of 2.5:1 FSR along northern side of Victoria Avenue east.**

Floor space ratio maximums are not necessarily achievable on every site, and will depend on addressing site constraints, surrounding context and other aspects of this Strategy in addition to satisfying SEPP 65 and the associated Apartment Design Guidelines.

Comment

The subject site is in a location towards the southern edge of the Chatswood CBD (referred to in Key Element 13b) above as the outer centre with an FSR of 6:1, as shown below in Figure 4- Maximum Floor Space Ratio.

Figure 4 – Maximum Floor Space Ratio



The Planning Proposal proposes a maximum FSR of 6:1, which includes affordable housing.

With regard to Key Element 13, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 14. **Affordable housing is to be provided within the maximum floor space ratio, and throughout a development rather than in a cluster.**

Comment

As noted above in Key Element 13, the floor space ratio proposed in the Planning Proposal includes affordable housing.

The recommendation proposes written amendments to *Willoughby Local Environmental Plan 2012* to address affordable housing provision on the site and the inclusion of affordable housing in Gross Floor Area calculations (Clause 4.4, (2A), 'Floor Space ratio', and Clause 6.8 (2) and (7) 'Affordable Housing'.

With regard to Key Element 14, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 15. The minimum commercial floor space ratio sought in development in a Mixed Use zone is 1:1 in order to deliver a reasonable amount of employment floor space.

Comment

The *Chatswood CBD Planning and Urban Design Strategy* seeks a meaningful commercial component in the Mixed Use zone, being 1:1. In this regard a written amendment to the *Willoughby Local Environmental Plan 2012* has been prepared for public exhibition (the draft Clause 6.23 'Minimum Commercial Floor Space within the Mixed Use zone').

With regard to Key Element 15, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Built Form

**Key Element 16. In order to achieve the slender tower forms sought by Council the maximum floor plate at each level of a development should be no more than:
a) 2000sqm GFA for office and
b) 700sqm GFA for residential towers above Podium within Mixed Use zones.**

Comment

The tower above the podium shown in the concept plans proposes floorplates of 400m² as a maximum, well below the 700m² maximum for residential towers.

With regard to Key Element 16 and the maximum residential tower size, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 17. In pursuit of the same goal of slender tower forms, the width of each side of any tower should be minimised to satisfactorily address this objective. To the same end, design elements that contribute to building bulk are not supported, and should be minimised.

Comment

The dimensions of the tower shown in the concept plans are considered consistent with the slender tower objective and an appropriate response to the site.

With regard to Key Element 17, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*

Key Element 18. If there is more than one residential tower on a site, sufficient separation is to be provided in accordance with setbacks

required in this Strategy, SEPP 65 and the Apartment Design Guidelines, to ensure that the slender tower form objective is achieved. Council will seek to avoid an outcome where two towers read as one large tower. Towers are not to be linked above Podium and should operate independently regarding lifts and services.

Comment

Key Element 18 does not apply in this case as there is only one residential tower proposed in the concept plans.

Sun access to key public spaces

Key Element 19. The sun access protection in Figure 3.1.5 will be incorporated into LEP controls, to ensure no additional overshadowing and protection in mid winter of:

- a) Victoria Avenue (between interchange and Archer St) 12pm - 2pm
- b) Concourse Open Space 12pm - 2pm
- c) Garden of Remembrance 12pm - 2pm
- d) Tennis and croquet club 12pm - 2pm
- e) Chatswood Oval 11am - 2pm (which in turn also protects Chatswood Park)

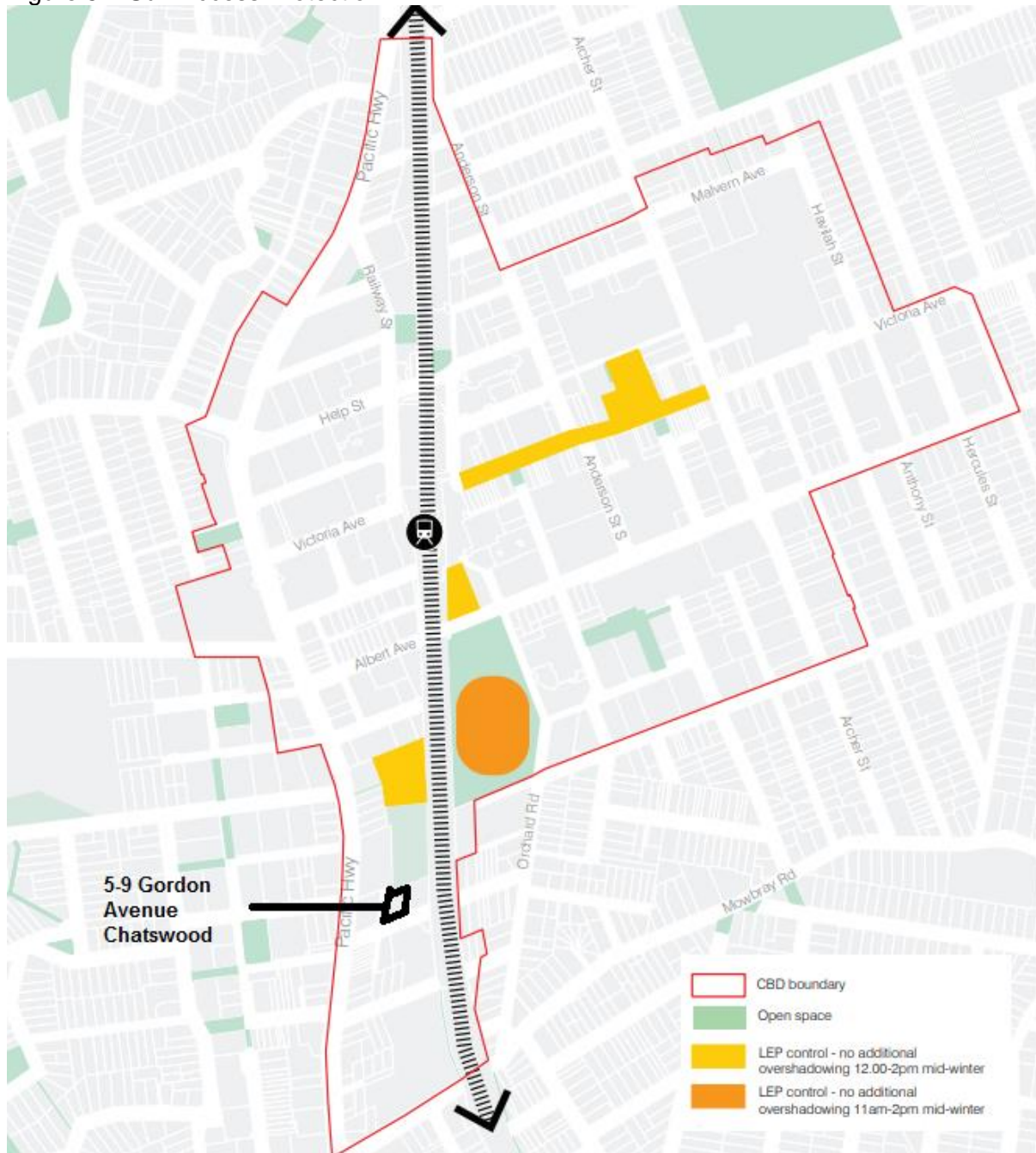
Comment

The site is located south of key public open space areas identified within the Chatswood CBD requiring sun access protection, as shown below in Figure 5- Sun Access Protection.

As a result of the site location, development on the subject site does not impact sun access protection to the public open spaces identified.

With regard to Key Element 19, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Figure 5 – Sun Access Protection



Building Heights

Key Element 20. Maximum height of buildings in the CBD will be based on Figure 3.1.6, up to the airspace limits (Pans Ops plane), except as reduced further to meet:

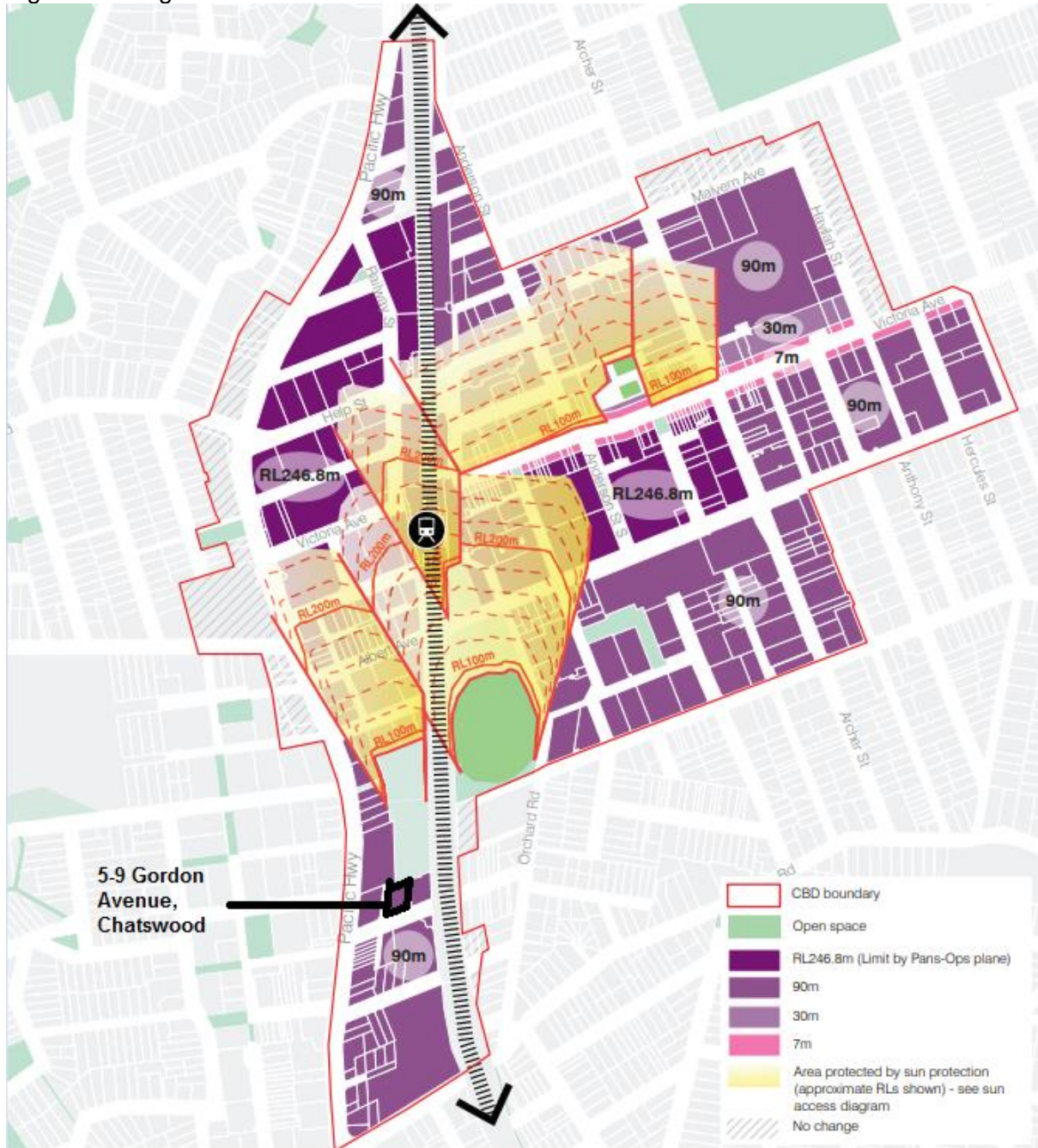
a) Sun access protection.

Achievement of nominated height maximums will depend on addressing site constraints, surrounding context and other aspects of this Strategy in addition to satisfying SEPP 65 and Apartment Design Guidelines.

Comment

Figure 6 – Height below shows the height maximums in the Chatswood CBD, including where height is to be reduced in order to achieve sun access protection to the public open space areas identified in Figure 5 (above).

Figure 6 - Height



As a result of the site location, the maximum height of 90 metres is able to be achieved on the subject site.

The Planning Proposal provides for a maximum height of 90 metres and is therefore consistent with the Strategy. The maximum height requested includes provision for affordable housing as well as lift over runs and roof plant rooms.

With regard to Key Element 20, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 21. **All structures located at roof top level, including lift over runs and any other architectural features are to be:**
a) Within the height maximums.
b) Integrated into the overall building form

Comment

The tower has been designed to contain all roof top structures within the height maximum of 90 metres.

Detailed plans, showing integration of roof top structures into the overall building form, will be provided at development application stage. Assessment at development application stage will have regard to the *Chatswood CBD Planning and Urban Design Strategy*.

With regard to Key Element 21, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Links, open space and landscaping

Key Element 22. **The links and open space plan in Figure 3.1.7 will form part of the DCP. All Proposals should have regard to the potential on adjacent sites.**

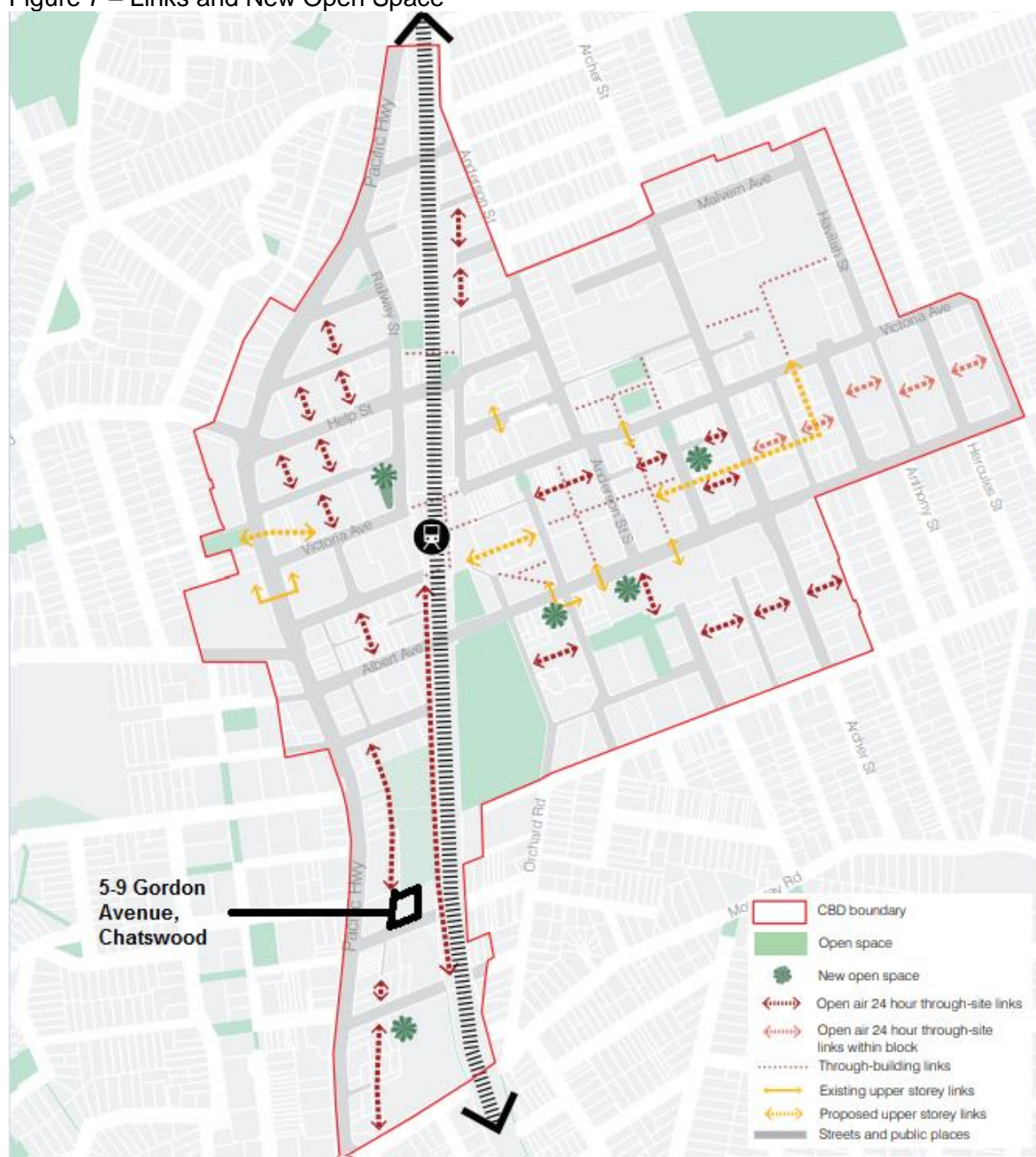
Pedestrian and cycling linkages will be sought in order to improve existing access within and through the CBD. New linkages may also be sought where these are considered to be of public benefit. All such links should be provided with public rights of access and designed with adequate width, sympathetic landscaping and passive surveillance.

Comment

The site connects with identified existing or proposed pedestrian or cycle linkages at Hammond Lane. A new pedestrian footpath for Hammond Lane has been indicated in landscape concept planning in the Planning Proposal. There are extensive setbacks offered for both Gordon Avenue and Hammond Lane and Gordon Avenues footpath is indicated to be widened, with potential for an active transport linkage.

With regard to Key Element 22, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Figure 7 – Links and New Open Space



Key Element 23. Publicly accessible open space and green landscaping such as street trees will be required by all development, subject to design principles.

Comment

Setbacks of 3m from the Gordon Avenue and Hammond Lane boundaries are proposed.

Public ground level accessible soft and hard landscaped areas are proposed for the podium open space on level 2 above the commercial land use component proposed.

The draft *Development Control Plan* provisions include objectives and controls to ensure public accessible open space and green landscaping are incorporated into the site design.

Proposed green landscaping is consistent with the Strategy. The soft landscaping will enhance the interface with the adjacent residential buildings.

With regard to Key Element 23, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 24. 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.

Comment

The Strategy seeks for all roofs up to 30m from the ground be designed as green roofs.

The Concept Plans show landscaping provided at Podium level, and around the communal area on Level 8. It is noted that all of Level 8 is designated as communal area. Both the Podium Level and level 8 will be provided with from the west in the afternoon.

This Key Element has also been addressed in the draft *Development Control Plan* provisions.

With regard to Key Element 24, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 25. 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.

Comment

Concept plans indicate that landscaping requirements for soft landscaping are fulfilled by both street setback landscaping.

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. Plant material selected needs to be tolerant of such wind and indication of wind effects on proposed species should be provided to ensure that all proposed landscape areas can accommodate adequate tree, shrub and groundcover planting.

With regard to Key Element 25, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 26. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.

Comment

Detailed plans, showing all aspects of communal open space including any at roof top level on towers, will be provided at development application stage. Assessment at development application stage will have regard to the *Chatswood CBD Planning and Urban Design Strategy*.

With regard to Key Element 26, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Street Frontage Heights and Setbacks

Key Element 27. Street frontage heights and setbacks are to be provided based on Figure 3.1.8, which reflect requirements for different parts of the Chatswood CBD.

With setbacks of 3 metres or more, including the Pacific Highway, deep soil planting for street trees is to be provided.

d) Mixed use frontage with commercial Ground Floor

i. 6-14 metre street wall height at front boundary.

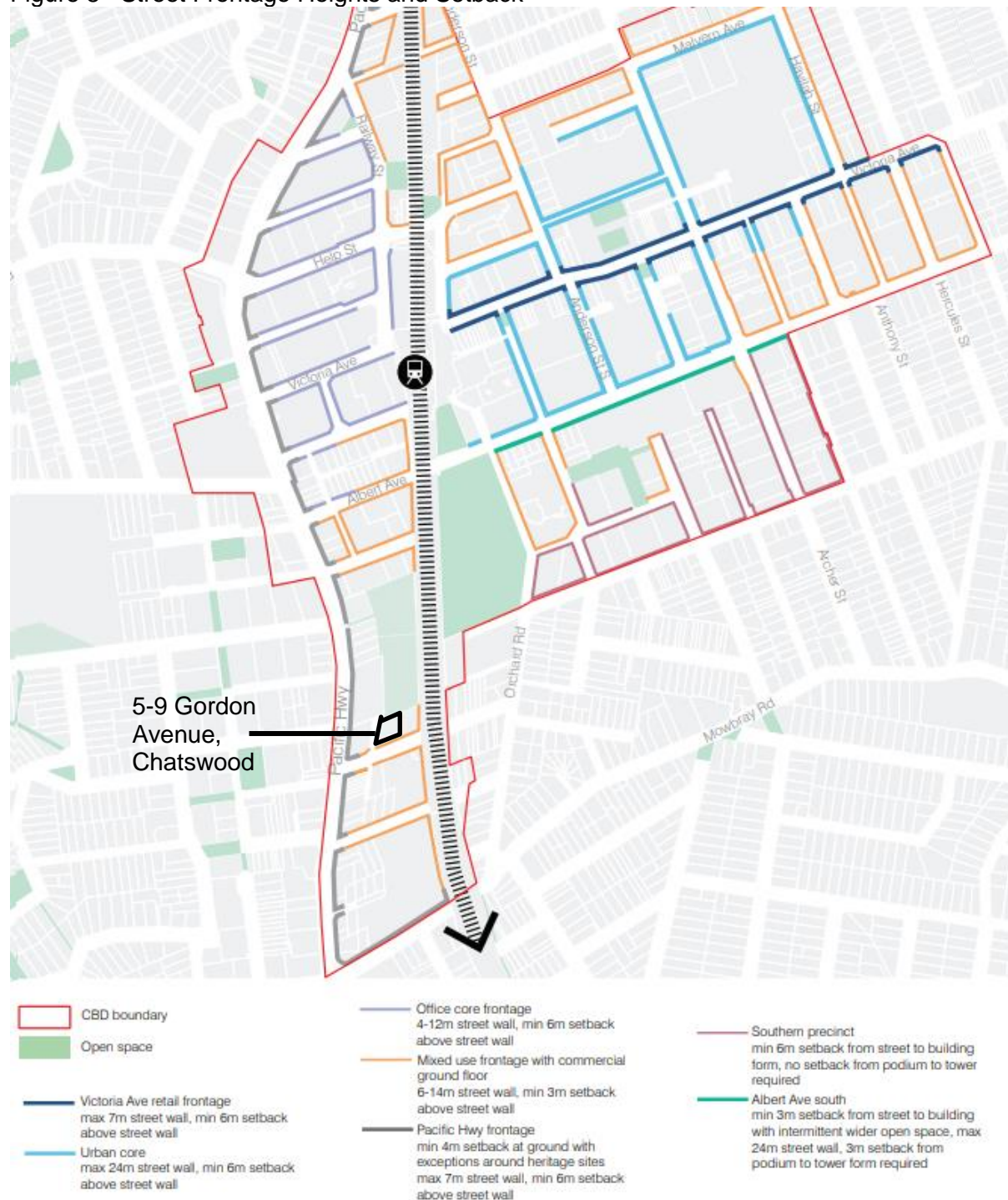
ii. Minimum 3 metre setback above street wall.

Comment

A mixed use frontage with commercial ground floor is required to have a 6m to 14m street wall, height and a minimum 3m setback above street wall, as shown in Figure 8 – Street Frontage Height and Setbacks below.

The Concept is consistent with the Strategy with 3m to 4m podium setbacks and 6m tower setbacks.

Figure 8– Street Frontage Heights and Setback



With regard to Key Element 27, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 28. All buildings are to be setback from all boundaries a minimum of 1:20 ratio of the setback to building height (e.g. 3m setback for a 60m building, and 6m setback for a 120m building).

Comment

Key Element 28 is a general requirement for all new development within the Chatswood CBD. The proposed height of 90 metres requires 1:20 ratio or 4.5m setback from all boundaries with a minimum 3m setback above street wall. The concept proposes a 8-9m high commercial podium with minimum 3m setbacks from the street boundaries and a slender residential tower form above with 6m setbacks from street boundaries.

With regard to Key Element 28, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy* in respect to street frontage setbacks.

Key Element 29. Building separation to neighbouring buildings is to be:
a) In accordance with the Apartment Design Guide for residential uses.
b) A minimum of 6 metres from all boundaries for commercial uses above street wall height.

Comment

Building separation to neighbouring buildings is to be in accordance with the Apartment Design Guide for residential uses and a minimum of 6 metres from all boundaries for commercial uses above street wall height.

Furthermore, a SEPP 65 – Design Quality of Residential Flat Development report will be required at Development Application stage. Concern is raised with the relationship of the proposed concept development to the neighbouring site to the east as well as private open spaces to the north.

With regard to Key Element 29, it is considered that the Planning Proposal is generally consistent with the *Chatswood CBD Planning and Urban Design Strategy*, with considerations that can be addressed at the Development Application phase.

Active street frontages

Key Element 30. At ground level, to achieve the vibrant CBD Council desires, buildings are to maximise active frontages. Blank walls are to be minimised and located away from key street locations.

Comment

The Concept Plans provided show commercial / retail floor space at Ground Level with the opportunity for active street frontages to Gordon Avenue and Hammond Lane.

This issue will be further assessed at development application stage.

With regard to Key Element 30, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Further built form controls

Key Element 31. Site Isolation will be discouraged and where unavoidable joined basements and zero-setback podiums should be provided.

Comment

It is noted that the site to the east at 1-3 Gordon Avenue is approximately 1125m². This is below the required 1200m² for redevelopment under the Strategy. It is considered reasonable in this case to support the Planning Proposal at 5-9 Gordon Avenue, for the reasons outlined below.

1-3 Gordon Avenue is bounded to the north by the Chatswood Bowling Club, to the east by Frank Channon Walk, to the west by the subject site and Hammond Lane and to the South is Gordon Avenue.

The proponent has provided concept plans that show how the redevelopment of 5-9 Gordon Avenue can be incorporated with any future redevelopment of 1-3 Gordon Avenue. A zero podium setback on the eastern edge of the site has been provided to enable a joint built form for any future redevelopment of 1-3 Gordon Avenue.

The draft site specific *Development Control Plan* provisions include objectives and controls addressing site isolation with a specific requirement to consider adjoining basement access to 1-3 Gordon Avenue for both commercial and residential purposes.

In line with these amendments and regarding Key Element 31, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 32. Controls will be applied to ensure the traditional lot pattern along Victoria Ave east (building widths of between 6-12m) is reflected into the future.

Comment

Key Element 32 does not apply to the Planning Proposal.

Key Element 33. Floor space at Ground level is to be maximised, with supporting functions such as car parking, loading, garbage rooms, plant and other services located in Basement levels.

Comment

The commercial floor space at ground level has opportunity for active street frontages to both Gordon Avenue and Hammond Lane. Supporting services are located at basement level accessed from the west frontage to minimise streetscape impact. This has been addressed in draft site specific *Development Control Plan* provisions and the Concept Plans.

With regard to Key Element 33, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Key Element 34. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages.

Comment

The draft *Development Control Plan* provisions proposed include the following regarding substations:

“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”.

With regard to Key Element 34 and the above amendment, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

With regard to Key Element 34, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Traffic and Transport

Key Element 35. The CBD Strategy employs a Travel Demand Management approach seeking to modify travel decisions to achieve more desirable transport, social, economic and environmental objectives. A new CBD Transport Strategy will build on the approach. In addition, site specific traffic and transport issues are to be addressed as follows:

- a) Vehicle entry points to a site are to be rationalised to minimise streetscape impact, with one entry into and exiting a site. To achieve this objective loading docks, including garbage and residential removal trucks, are to be located within Basement areas.
- b) In order to facilitate rationalisation of vehicle entry points on neighbouring sites, all development sites are to provide an opportunity within Basement levels to provide vehicle access to adjoining sites when they are developed.
- c) All vehicles are to enter and exit a site in a forward direction. In this regard vehicle turntables should be provided where necessary.
- d) All commercial and residential loading and unloading is required to occur on-site and not in public streets.
- e) Car parking should be reduced by utilising RMS car parking rates for sites close to public transport, as well as reciprocal parking and car share strategies.

Comment

End of trip facilities are to be provided for bicycles, and there is an indication for cycling facilities and widening to be provided for the Gordon Avenue footpath, to facilitate access to the Frank Channon Walkway running parallel to the train line 50m east of the site and the Pacific Highway/ Hammond Lane access. This is consistent with the CBD objectives under Key Element 22 above.

A footpath has been proposed for Hammond Lane to facilitate pedestrian and vehicle separation, with Hammond Lane proposed to be widened to 6m to facilitate two way flows to and from the site, and to provide a pronounced separation of flows between the development site and the Bowling club traffic flow to the north.

The road widening for Hammond Lane from 5.2 to 6m is incorporated into setback considerations for the laneway.

Included as part of facilitating traffic flow at Hammond Lane is a draft DCP provision that requires clear signage to the site and bowling club.

On 20 July 2018, the proponent submitted an updated Traffic and Parking Assessment prepared by GTA as well as draft *Development Control Plan* provisions to explore traffic impacts on site.

An updated statement from the Proponents Traffic engineers is to be received by Council indicating support for an alternate ramp to allow for basement commercial and residential access through the site to 1-3 Gordon Avenue.

Vehicular entry points have been rationalised and the concept plans addressed the CBD Strategy Travel Demand Management approach seeking to modify travel decisions to achieve a more desirable transport, social, economic and environmental objectives.

DCP controls that encourage electrification of vehicles as part of car parking are also provided. The draft DCP states:

“Opportunities to be explored to provide charging stations for electric vehicles as part of car parking at the Development Application stage.”

With regard to Key Element 35, it is considered that the Planning Proposal is consistent with the *Chatswood CBD Planning and Urban Design Strategy*.

Other Issues to be addressed

Good Design Outcomes

The Government Architect NSW issued *Delivering Better Placed – An Integrated Design Policy for the Built Environment of NSW* (2017). This document lists the following seven objectives to define the key considerations in the design of the built environment:

- 1) Better fit – contextual, local and of its place.
- 2) Better performance – sustainable, adaptable and durable.
- 3) Better for community – inclusive, connected and diverse.
- 4) Better for people – safe, comfortable and liveable.
- 5) Better for working – functional, efficient and fit for purpose.
- 6) Better value – creating and adding value.
- 7) Better look and feel – engaging, inviting and attractive.

The document states that *“achieving these objectives will ensure our cities and towns, our public realm, our landscapes, our buildings and our public domain will be healthy, responsive, integrated, equitable, and resilient.”*

It is considered that the subject Planning Proposal and Concept Plans have had regard to, and are consistent with, *Delivering Better Placed – An Integrated Design Policy for the Built Environment of NSW*.

Public Benefit

The proponent is prepared to provide a draft formal Letter of Offer showing an intention to enter into a Voluntary Planning Agreement and any necessary supporting information required by Councils policy, as part of the Gateway Planning Proposal process.

The proponents proposed an initial letter of offer however at this stage discussions regarding a Voluntary Planning Agreement have not been held with Council officers. Once such discussions have occurred, this matter will be separately reported to Council.

REFERRALS

The Planning Proposal has been referred to the Council Traffic and Urban Design teams. No issues have been raised in objection to the Planning Proposal, which is generally consistent with the CBD Strategy recommended controls.

The Proposal has been supported by:

- Traffic and Transport
- Urban Design
- Landscape
- Environment

Subject to additional information being provided as outlined above and in the Council resolution, it is considered that satisfactory information has been provided to enable the Council to forward the Planning Proposal for Gateway determination.

Department of Planning and Environment Requirements

The Planning Proposal is considered to be generally in accordance with the requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's (August 2016) *A Guide to Preparing Planning Proposals*. This document establishes six parts for consideration of a Planning Proposal, which are addressed at Attachment 3.

Conclusion

The Planning Proposal is consistent with the strategic objectives of *A Metropolis of Three Cities Greater Sydney Region Plan* and the *North District Plan*, as well as the more detailed requirements of the *Chatswood CBD Planning and Urban Design Strategy*. Part of the vision for Greater Sydney as *A Metropolis of Three Cities* seeks to deliver a more productive region. This is to be achieved by driving opportunities for investment, business and jobs growth; and creating housing choice and a more accessible walkable city.

It is considered that the relevant requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the matters identified in the Department of Planning and Environment's *A Guide to Preparing Planning Proposals* are adequately addressed and that the environmental impacts are acceptable for referral to Gateway (subject to the provision of requested additional/updated traffic information) and further consideration following public exhibition.

Based on the above, it is recommended that Council forward the Planning Proposal to the Department of Planning and Environment, seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*. It is further recommended that Council advise the Department of Planning and Environment that the Planning Manager, Mr Ian Arnott, be nominated as delegate to process and finalise the Planning Proposal.