

Notes

This drawing represents a possible architectural design to demonstrate the potential of the site.  
Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project

5 - 9 Gordon Avenue  
Chatswood, NSW, 2067

client

DPG Project 32 Pty Ltd

drawing

Typical Basement Plan

project no.

PB

date

scale

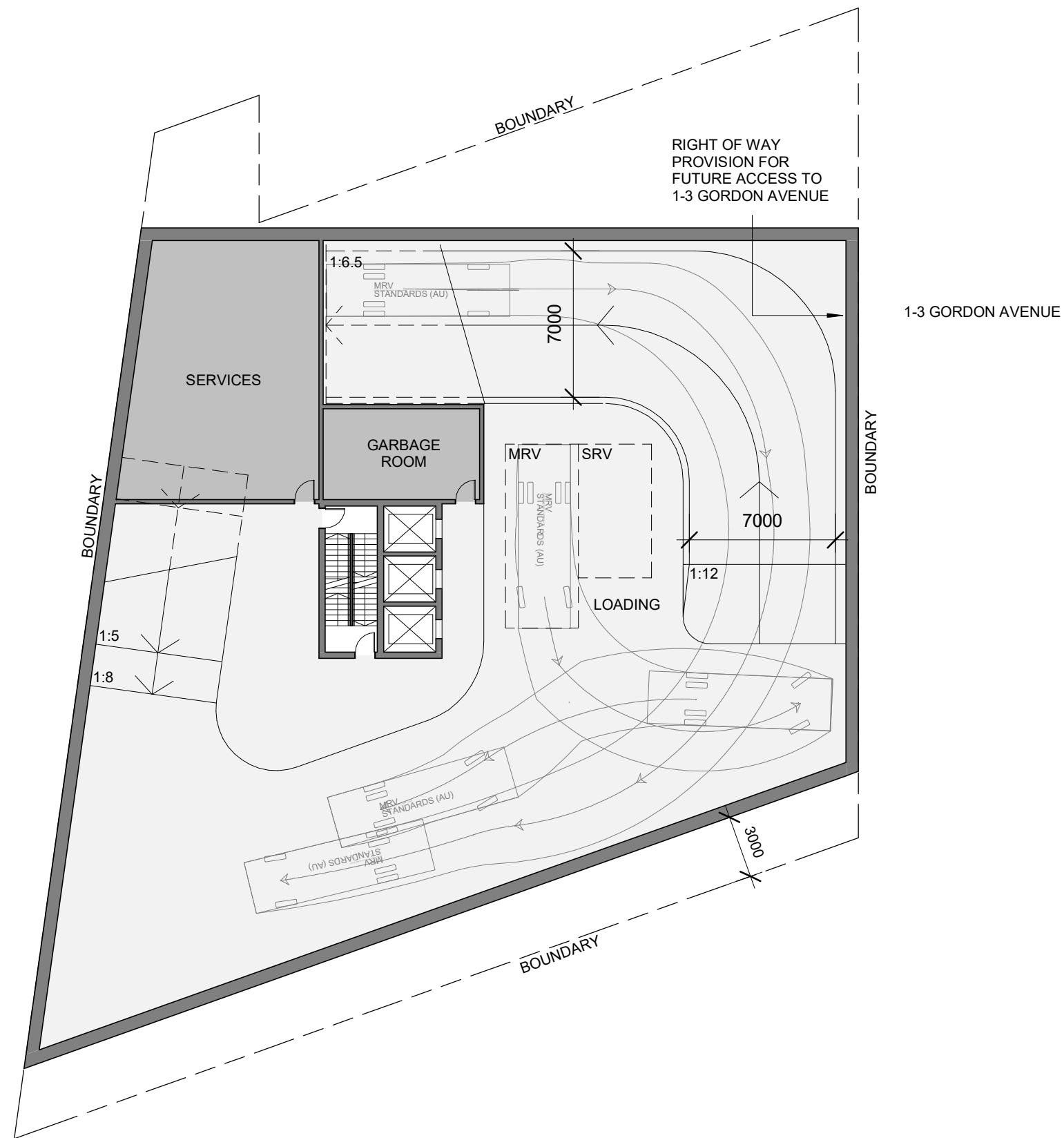
1 : 250@ A1

issue

drawing no.

001

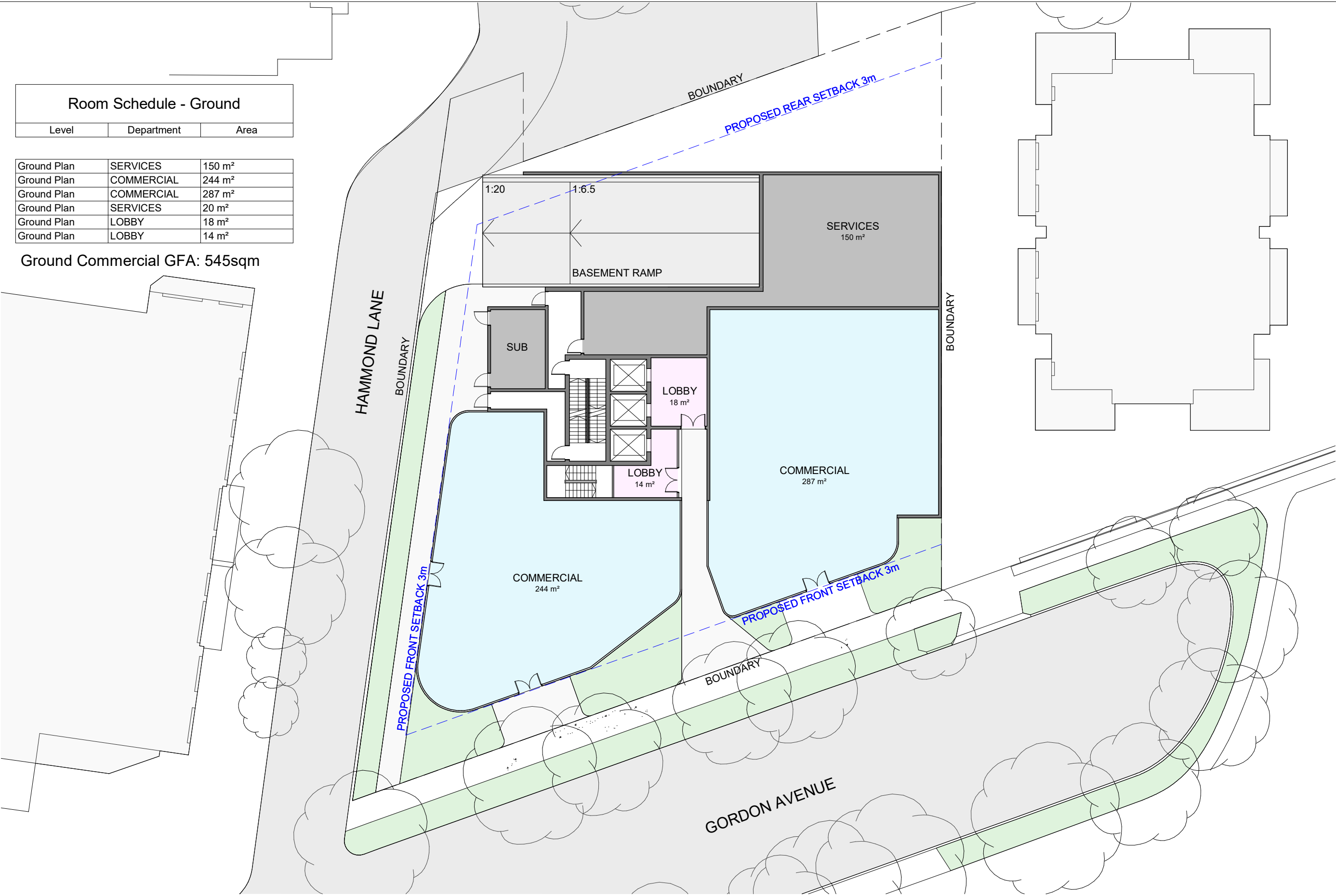




Room Schedule - Ground		
Level	Department	Area

Ground Plan	SERVICES	150 m <sup>2</sup>
Ground Plan	COMMERCIAL	244 m <sup>2</sup>
Ground Plan	COMMERCIAL	287 m <sup>2</sup>
Ground Plan	SERVICES	20 m <sup>2</sup>
Ground Plan	LOBBY	18 m <sup>2</sup>
Ground Plan	LOBBY	14 m <sup>2</sup>

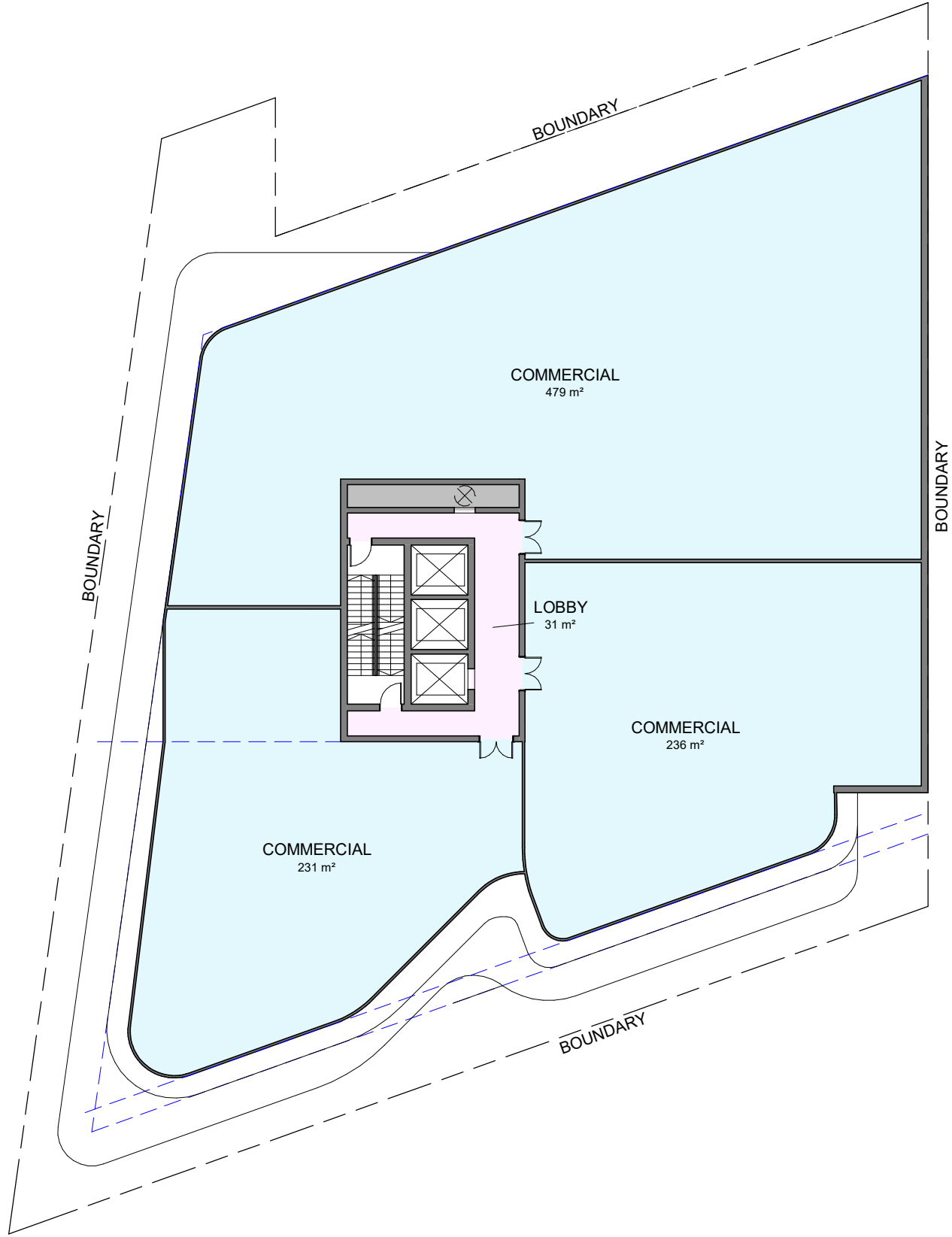
Ground Commercial GFA: 545sqm



issue	date	revision
-------	------	----------

Notes  
This drawing represents a possible architectural design to demonstrate the potential of the site.  
Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project 5 - 9 Gordon Avenue Chatswood, NSW, 2067		drawing Ground Plan	
client DPG Project 32 Pty Ltd		project no.	drawing no.
drawn PB	scale 1 : 250@ A1	003	
date	issue		



Room Schedule - Level 1		
Level	Department	Area
Level 1 Plan	COMMERCIAL	231 m²
Level 1 Plan	COMMERCIAL	236 m²
Level 1 Plan	COMMERCIAL	479 m²
Level 1 Plan	LOBBY	31 m²
Level 1 Plan	SERVICES	8 m²

L1 Commercial GFA: 977sqm

Notes

This drawing represents a possible architectural design to demonstrate the potential of the site. Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project

5 - 9 Gordon Avenue  
Chatswood, NSW, 2067

client

DPG Project 32 Pty Ltd

drawing

Level 1 Plan

project no.

PB

date

scale

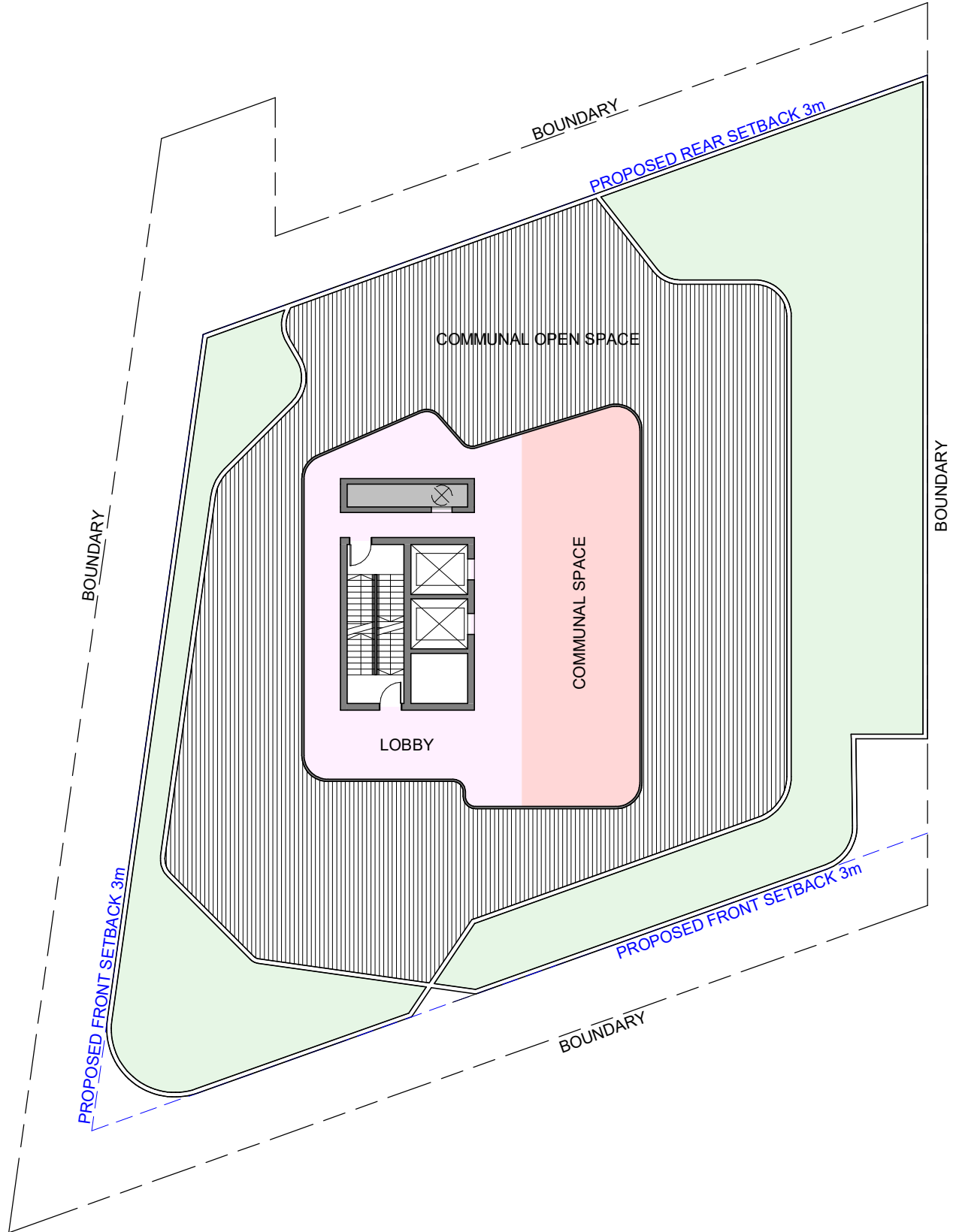
1 : 250@ A1

issue

drawing no.

004





		revision
issue	date	

Notes  
This drawing represents a possible architectural design to demonstrate the potential of the site.  
Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project		drawing	
5 - 9 Gordon Avenue Chatswood, NSW, 2067		Level 2 Plan	
client		project no.	drawing no.
DPG Project 32 Pty Ltd		drawn PB	scale 1 : 250@ A1
		date	issue



issue	date	revision
-------	------	----------

Notes

This drawing represents a possible architectural design to demonstrate the potential of the site. Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project  
5 - 9 Gordon Avenue  
Chatswood, NSW, 2067

client  
DPG Project 32 Pty Ltd

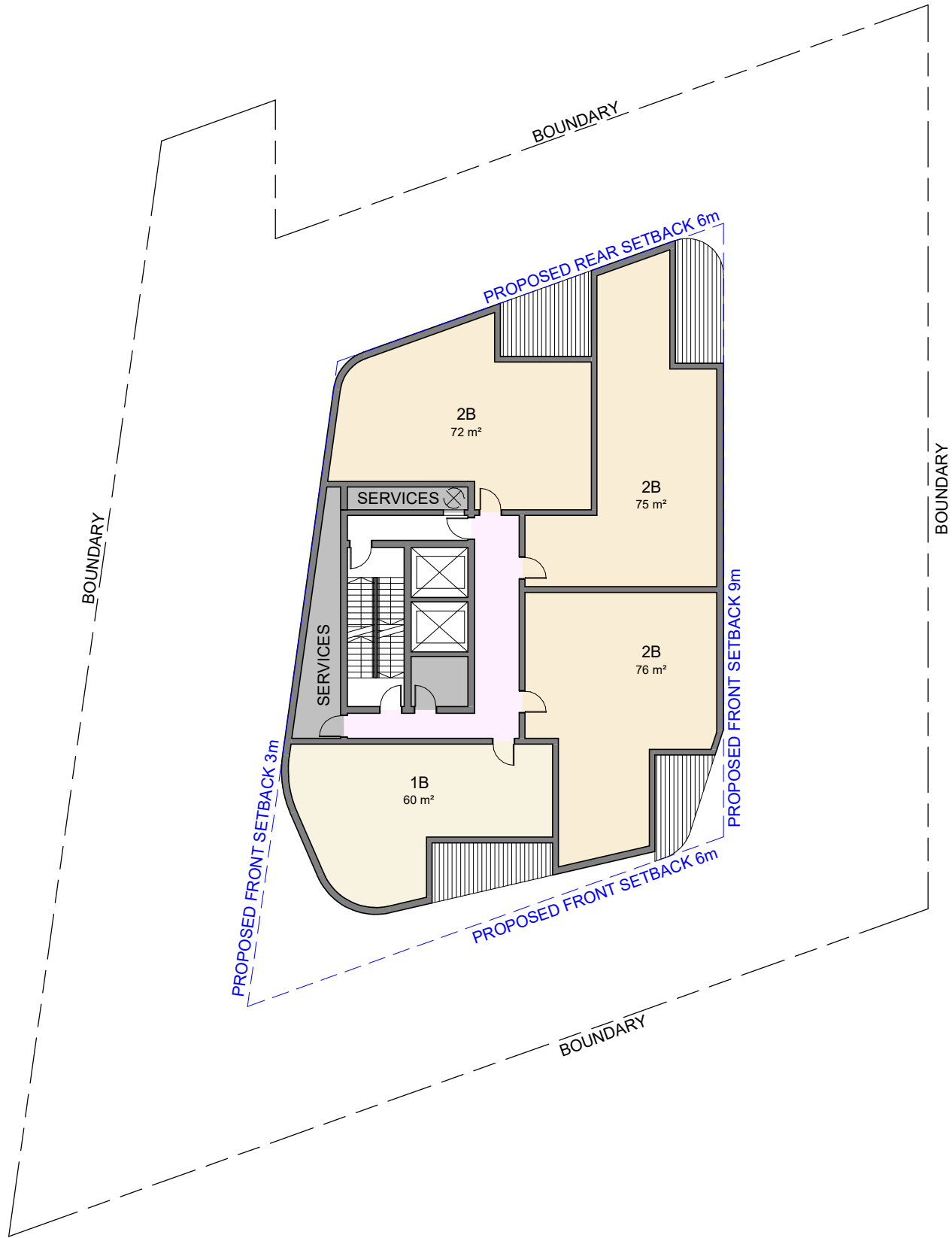
drawing  
Level 3 - Level 13 Plan

project no.	scale
drawn	1 : 250@ A1
date	issue

drawing no.

006





Notes

This drawing represents a possible architectural design to demonstrate the potential of the site.  
Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project

5 - 9 Gordon Avenue  
Chatswood, NSW, 2067

client

DPG Project 32 Pty Ltd

drawing

Level 14 - Level 21 Plan

project no.

PB

date

scale

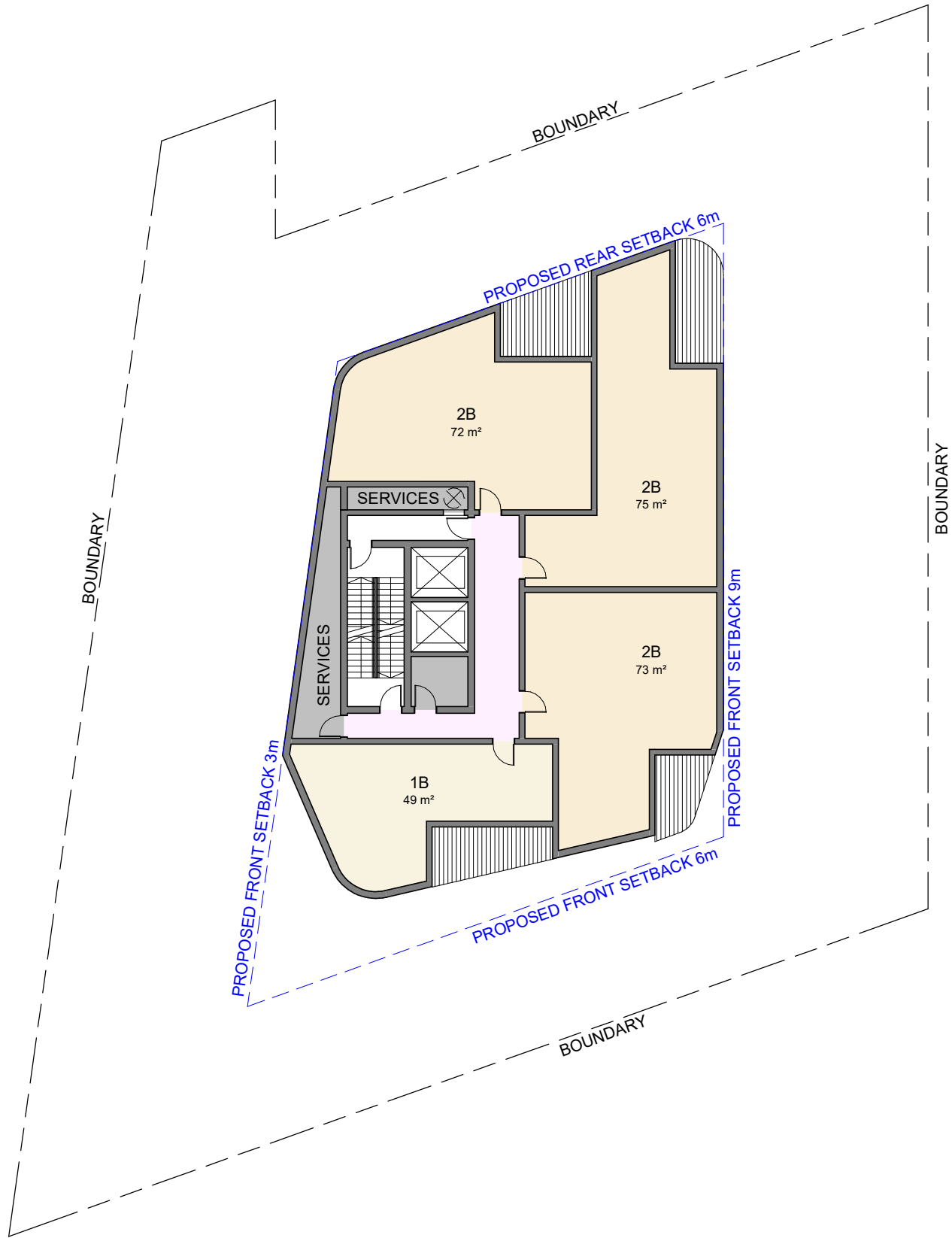
1 : 250@ A1

issue

drawing no.

007





Notes

This drawing represents a possible architectural design to demonstrate the potential of the site. Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project

5 - 9 Gordon Avenue  
Chatswood, NSW, 2067

client

DPG Project 32 Pty Ltd

drawing

Level 22 - Level 233

project no.

drawn

date

scale

1 : 250@ A1

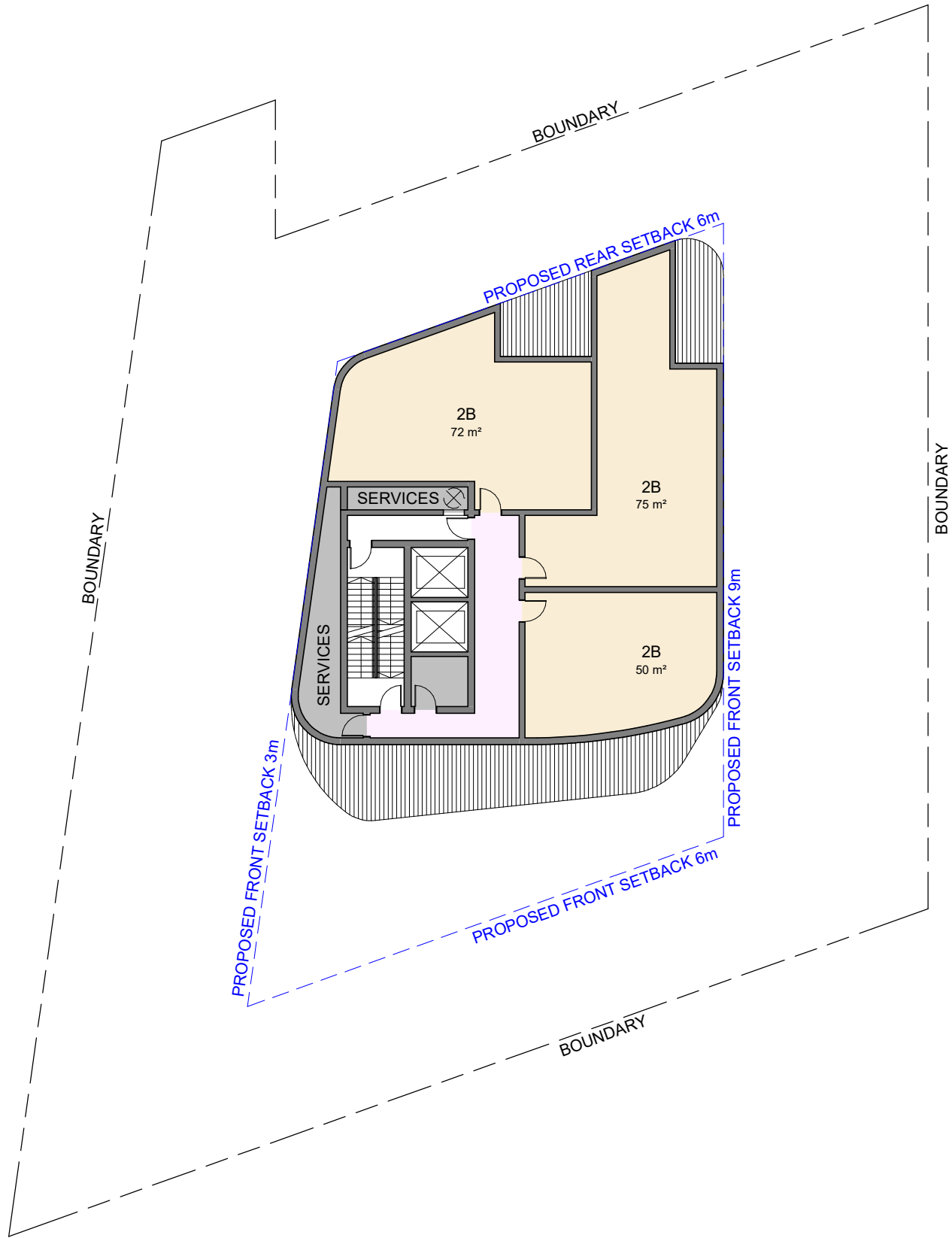
issue

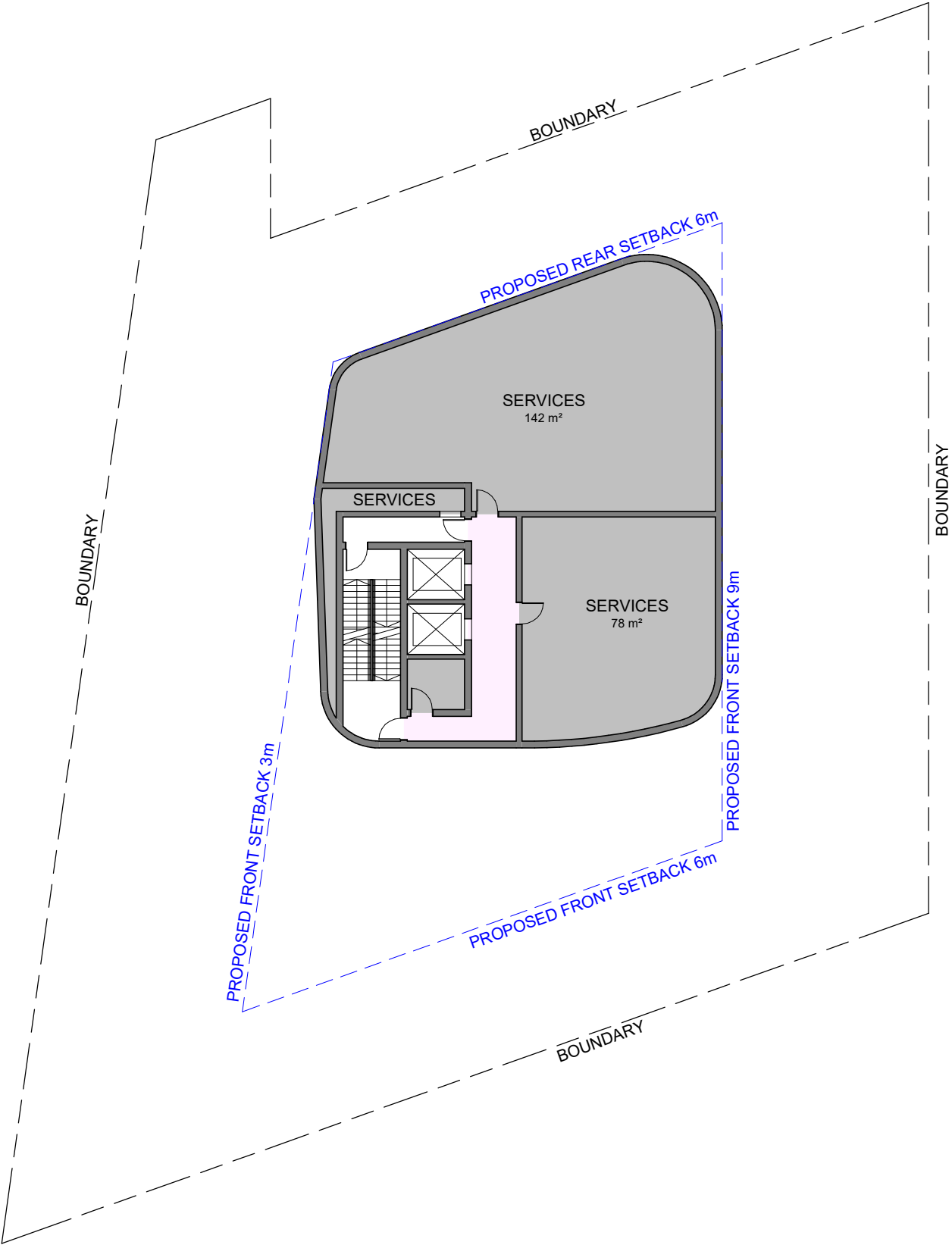
drawing no.

008









Notes

This drawing represents a possible architectural design to demonstrate the potential of the site. Final design, unit mix and SEPP 65 compliance is subject to a Design Excellence process and future DA approval.

project

5 - 9 Gordon Avenue  
Chatswood, NSW, 2067

client

DPG Project 32 Pty Ltd

drawing

Level 27 Plan

project no.

drawn

date

scale

1 : 250@ A1

issue

drawing no.

010



## Planning Controls

- FSR 6:1
- Building Height: 29 storeys (under 90m)
- Mixed use:
  - GF: Retail/Commercial
  - L01: Residential/Commercial
  - L02-29: Residential
- Communal open space at L02
- Site setbacks: refer to indicative floor plans

## Design Principles

- Building envelope based on utilizing maximised building height of 90m \*
- Floor plate size based on max FSR 6:1 \*
- Activated Gordon Ave. and part of Hammond Lane frontage with retail/commercial use at the podium level, residential tower above
- Basement car park/deliveries/waste collection off Hammond Lane
- Hammond Lane proposed to be widened to accommodate two way traffic
- Improvement to Public Domain in Gordon Ave. and Hammond Lane

## Pros

- Elegant tower form of slender proportion
- Adequate urban response to public domain and human scale by creating two storey-high podium and recessed tower form above
- Excellent view opportunities in current urban context maximised due to full utilisation of permissible\* height limit
- Additional podium setback to Gordon Ave. enables outdoor seating and better activation.
- Additional podium setback to Hammond Lane delivers strategic pedestrian connection, vehicular access and improved activation of corner.
- Reduces vehicular crossings on Gordon Ave.

## Cons

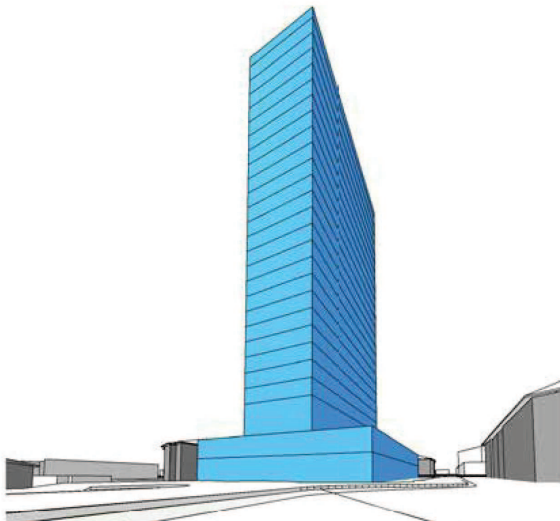
- Inefficient floor plate allowing only for 2-3 units per floor
- Taller tower casting longer shadows, however not compromising ADG compliance to existing units
- View opportunities would be reduced when all neighbouring sites are developed with high-rise density
- Angular floor plate is not practical for high quality apartment layouts
- Small floor plate results in proportionally higher area dedicated to core & services

## Summary

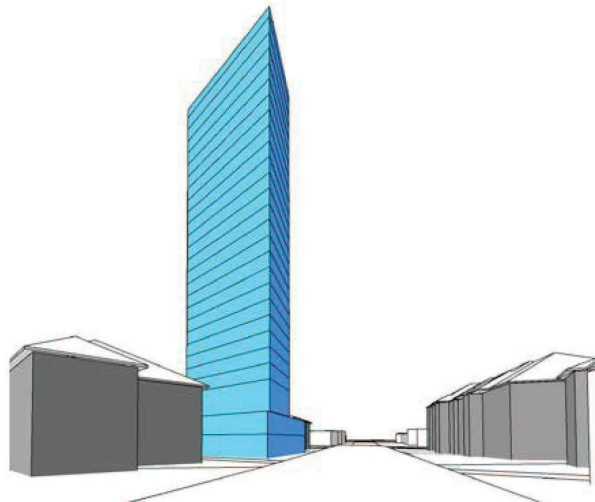
Option 2 maximises building height achieving permissible limit of 90m. Distribution of allowable GFA across all floors would not be economical resulting only in 2-3 units per floor.

Building form appears elegantly slender with attractive overall proportions. Generous tower setbacks create sufficient space that could be utilised as communal open space, landscaped area on top of the podium.

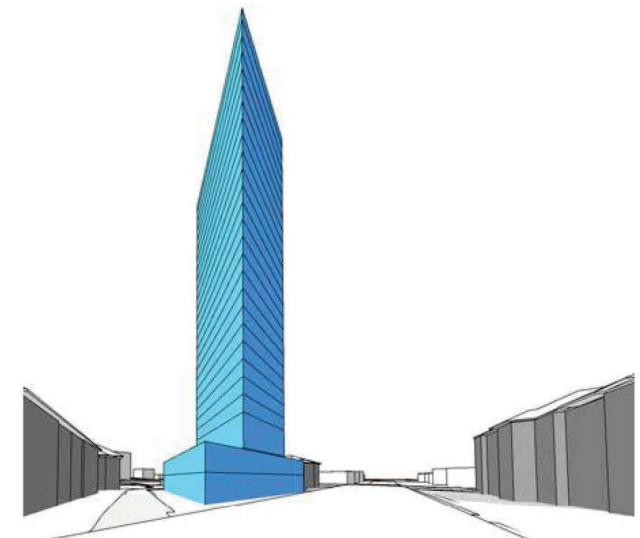
While the form is visually very slender, this proposal is not viable due to the angular geometry of the site and resulting small floor plate.



Hammond Lane towards Gordon Ave.



Gordon Ave. towards Train Line



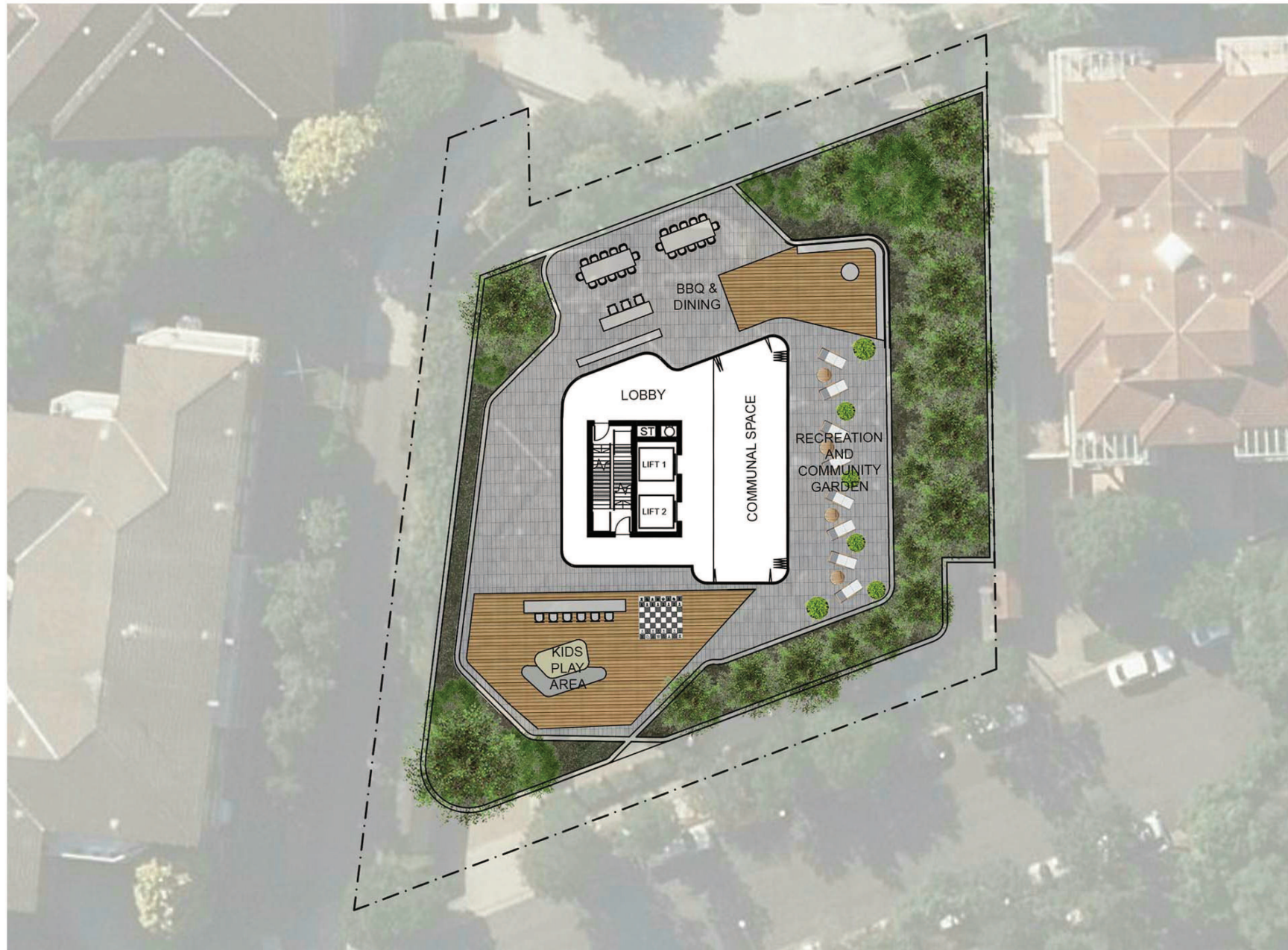
Corner of Gordon Ave. & Hammond Lane





Ground Floor plan @ 1:250





Level 02 Floor plan @ 1:250

