

Draft Part I.14 of Willoughby Development Control Plan

To further guide the design of new development within the site, and to provide greater certainty regarding the future design outcome across the site, a site-specific development control plan (DCP) has been prepared to support the draft LEP amendment.

Proposed DCP Controls in the general accepted format of the Willoughby DCP are outlined in the following sections.

These special provisions apply to the land edged in red in Fig. 1 being 92-96 Victoria Avenue North Willoughby.



Figure 1: Site Plan

General Provisions

The aims and objectives of the DCP site specific provisions are:

1. To ensure that the site is amalgamated, so as to enable the substantial redevelopment of the site for medium density residential development;
2. To ensure that the development is complementary to the scale and character of development in the area;
3. To ensure that the development appropriately transitions in height across the site;
4. To ensure that new buildings on Victoria Avenue and George Brain Lane contribute to a quality streetscape;
5. To encourage energy efficient design and development;
6. To encourage high quality, built form outcomes and achieve design excellence;
7. To indicate the location of vehicle access points to the site enhance and improve surrounding streetscapes; and
8. To control adverse environmental impacts such as shadows from any development of the site.

- Relationship to WDCP 2012

This part is to be read in addition to the parts listed above. Where there is an inconsistency between this Part and any other Part of the DCP in force, the other provisions of WDCP will apply.

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Specific Provisions

A – Allotment Size and Consolidation



Figure 2: Site Amalgamation Plan

Objectives

- a) Allotments should be amalgamated to ensure that sufficient site area is available to achieve the stated development potential and adequate provision for landscaping and recreational open space;
- b) Ensure that the site is amalgamated, so as to enable the substantial redevelopment of the site for medium density residential development; and
- c) Ensure that the development is complementary to the scale and character of development in the area.

Controls

1. New development on the site will be required to consolidate all affected allotments.
2. The sites should be amalgamated in accordance with the Site Amalgamation Plan.
3. A development application for the substantial redevelopment of fewer than all of the allotments, the subject of this section of the DCP, must be accompanied by evidence that consolidation of all allotments has been

reasonably attempted in accordance with the Land and Environment Court's Planning Principles.

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B - Design Quality

Objectives

- a) To encourage innovative, high quality architectural design of dwellings and their associated open space;
- b) To achieve long term durability of design and finish;
- c) To achieve a high standard of public and private amenity; and
- d) To encourage high quality, built form outcomes and achieve design excellence.

Controls

1. In considering the quality of the architectural design, and notwithstanding a proposed development's compliance with the other provisions of any other part of this DCP, Council must be satisfied that:
 - (a) the proposed development includes a high level of connectivity to the public domain and achieves building siting that provides street frontage for dwellings to Victoria Avenue and George Brain Lane; and
 - (b) a high standard of architectural design, external materials and detailing will be achieved appropriate to the building type and location; and
 - (c) visual interest is achieved when viewed from the public domain including but not limited to the façade design, use of landscaping, and building profile; and
 - (d) the form and external appearance of the building will improve the quality and amenity of the public domain; and
 - (e) any amelioration measures for environmental impacts such as architectural elements and landscaping are to be integrated into the design to achieve an overall high standard of design quality.

C - Height



Figure 3: Building Envelope Plan

Objectives

- To achieve an appropriate height transition across the site responding to the existing and future desired context; and
- To provide various height controls that maintain reasonable solar access through the site and to nearby residential development.

Controls

- The height of buildings in storeys are to be in accordance with the Building Envelope Plan.
- The development is to provide a three-storey scale to the western edge of the site along George Brain Lane Street, transitioning to two storeys at the south east corner of the site.
- The maximum wall height of buildings across the site is 9.5m.
- Detailed design of roofs is to present as a terrace housing form. A variation of flat and pitched rooftops is encouraged to assist in transitioning height across the site and responding to the character of surrounding buildings.

The site plan illustrates the proposed development at 10 George Brain Lane. The building envelope is shown in black, with a proposed laneway widening in orange. The upper level balcony is highlighted in light green, and the ground level private open space is in a darker green. Communal open space is shown in a medium green, and the basement outline is indicated by a dashed purple line. The plan includes dimensions for various areas and is surrounded by Victoria Avenue, George Brain Lane, and Penshurst Street.

Key:

- The Site
- Building Envelope
- Proposed Laneway Widening
- Upper Level Balcony
- Ground Level Private Open Space
- Communal Open Space
- Basement Outline

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Objectives

- a) To ensure future development appropriately recognises the streetscape and contributes to the public domain.
- b) To ensure residential development proposed on the site is responsive to the specific characteristics of the site and surrounding sites.
- c) To ensure that the development proposed on the site is scaled to support the desired future character with appropriate massing and spaces between buildings.
- d) To provide suitable areas for communal open spaces, deep soil zones and landscaping.
- e) To provide for adequate privacy and amenity between dwellings.
- f) To establish the desired spatial proportions of the street and define the street edge.
- g) To manage a transition between sites to the east and west with different development controls such as height and land use.
- h) To ensure the site can accommodate quality entries to communal areas and individual dwellings.

Controls

1. Setbacks are to be in accordance with the Building Envelope and Setbacks Plan.
2. The design of the development is not to be read as a single mass from Victoria Avenue or George Brain Lane but should be broken into separate buildings of varying scale.
3. The design of the building facades is to create a visually interesting form incorporating recessed and projecting elements.
4. Modulation of the street and courtyard elevations is required to reduce the scale and bulk of buildings and to give identity to different dwellings.
5. Setbacks must ensure sufficient separation to provide privacy, minimise overlooking, and ensure adequate solar access across the site and to adjoining properties.
6. Walls alongside boundaries and George Brain Lane should be modulated to avoid the appearance of large blank facades by articulating walls with projecting or recessed elements such as windows and doors.
7. Dwellings with frontages to Victoria Avenue and George Brain Lane are provide dwelling entries at ground level.

E - Solar and Daylight Access

Objectives

- a) To optimise the number of dwellings receiving sunlight to habitable rooms, primary windows and private open space.
- b) To optimise solar access to areas of communal open space.
- c) To ensure impacts on solar access to adjoining dwellings are minimised.

Controls

- 1. Living rooms and private open spaces of at least 70% of dwellings are to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm on 21 June.
- 2. A maximum of 15% of dwellings are to receive no direct sunlight between 9 am and 3 pm on 21 June.
- 3. Development is to achieve a minimum of 50% direct sunlight to the principal part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June.
- 4. Solar access modelling for the site is to have regard to the future height and massing of buildings within the North Willoughby Town Centre, as detailed in Council's *Local Centres Strategy 2036*.
- 5. Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.

Note: The principal part of communal open space may include recreation and landscaping areas such as the communal gardens that afford residents privacy and amenity, as well as allowing them to relax and connect to the natural environment.

F – Open Space and Landscaping



Figure 5: Significant Tree Diagram

Tree No.	Botanical Name	Common Name	Spread (m)	Diameter at Breast Height (DBH) (mm)	Diameter at Base (DAB) (mm)	Tree Protection Zone (m)	Structural Root Zone (m)
1	Quercus robur	English Oak	25	1200	1500	14.4	3.9
2	Platanus x acerifolia	London Plane Tree	2	50	80	2.0	1.5
3	Liquidambar styraciflua	Sweet Gum	20	1100	1200	13.2	3.6
4	Platanus x acerifolia	London Plane Tree	12	400	500	4.8	2.5

Table 1: Tree Inventory*

* Tree Inventory (Table 1, P 7, Report: Preliminary Tree Assessment; 92-96 Victoria Ave, Chatswood 2020)

Objectives

- Landscaping is to soften and complement the development.
- Landscaping is to retain and complement the existing mature tree plantings along Victoria Avenue.

- c) Landscaping at street level shall improve the amenity and appearance of the pedestrian environment and public domain, as well as identify dwelling entrances.
- d) Communal open space, where provided, is to be responsive to the pattern of development and surrounding street network.
- e) Communal open space is designed to maximise safety.

Controls

1. The trees nominated on the Significant Tree Diagram and Tree Inventory are to be retained.
2. Planting within setback areas is to ensure clear sight lines between building entrances and the street, as well as throughout common property areas.
3. Significant tree and shrub planting is required in the front setback along Victoria Avenue, along the eastern side boundary and within the centrally located communal open space. Trees must reach a minimum height of 4m to provide adequate screening and privacy to dwellings and their private open space.
4. The redevelopment of the site is to provide the inclusion of soft landscaping. The applicant must be able to:
 - (a) Provide high quality and attractive landscaping which enhances the setting of the buildings in the streetscape;
 - (b) Provide landscaping which enhances the amenity of a development by allowing adequate open space, sunlight and shade; and
 - (c) Maximise opportunities for deep soil and absorptive landscaped areas.
5. The maximum site coverage across the amalgamated site is 45%.
6. A minimum communal open space of 6% of the site area, and a minimum deep soil of 30% of the site area is to be provided across the amalgamated site.
7. Private open space should be located adjacent to the living room, dining room or kitchen to extend the living space.
8. Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks
9. Communal open space should be readily visible from habitable rooms and private open space areas while maintaining visual privacy.
10. Communal open space should be well lit.
11. Boundaries should be clearly defined between communal open space, public open space, and private areas.
12. The minimum recreational open space is 55% of the site area.

G - Access and Parking

Objectives

- a) The number of vehicle access points are to be minimised;
- b) Traffic generated from the proposed development should be mitigated;
- c) Vehicular access points are designed to minimise their impact on pedestrians and the flow of traffic; and
- d) Vehicular access points should be unobtrusive in the streetscape but ensure visibility for motorists and approaching pedestrians.

Controls

1. Proposed vehicular access is to be limited to a single access point along George Brain Lane in accordance with the Building Envelope Plan. No vehicular access is permitted from Victoria Avenue.
2. The vehicle entrance should be designed to minimise impact on footpaths and pedestrians.
3. Vehicular access driveways and crossings shall be designed for simultaneous 2-way movements. All access driveway, circulation areas and car parking shall comply with AS 2890.1, 2890.2 and 2890.6. The grade of the access driveway shall be a maximum of 5% for the first 6 metres within the property and comply with AS 2890.
4. Fence / building splays in accordance with the requirements in AS 2890.1 are required on both sides of the vehicular access driveway.
5. All vehicles shall be able to enter and leave the site in a forward direction.
6. Electric car charge points are to be provided within any basement car park.