

**DEVELOPMENT ASSESSMENT AGAINST MAJOR RELEVANT CONTROLS
CONTAINED IN SITE SPECIFIC DCP**

Assessment against SSDCP			
Clause	Issue	Comment	Compliance
Site Specific objectives			
1.5.1	Active frontages along Spencer and Smart Streets	Medical centre along Spencer St and retail along Smart	Yes
1.5.2	No more overshadowing of public domain than would be expected if developed as per FTCDP 2006.	Complies with 2 tower concept nominated in this clause	yes
1.5.3	Massing of buildings along street edge to be complimentary to existing buildings. Four storeys to street edge. Non compliant existing building does not require demolition	4 storey podium / perimeter section proposed	yes
1.5.4	Site corner Spencer and Smart Street excluded from the SSDCP. Right of way should be provided to allow for future access.	Level 1 car parking plans shows a future break through wall to facilitate access to the redevelopment of the 2 isolated sites. This will require specific consent conditions regarding the ROW.	Yes - Condition
1.5.5	Pedestrian linkages as required by Section 5.2.2 of FTCDP 2006 to be maintained and all vehicular access from Council lane.	Internal arcade ranges in width from 3.5 to 4 metres. Improvements made to remove kink in Smart Street to Lane arcade link.	yes
Building Envelopes			
1.6 (1)	Existing Office Building may be retained.	Building retained	yes
1.6 (2)	Maintain zero setback at street edge except for road widening in Council lane	zero setback maintained	yes
1.6 (3)	Establish a 4 storey height for the street wall along Spencer Street.	4 storey height established	Yes
1.6 (4)	Establish tall slender towers to minimise shadow impacts	2 x tall slender towers proposed	yes
	Maintain good separation and adopt the setbacks set out in 1.6.1		

Clause	Issue	Comment	Compliance
	Allow heights greater than on adjoining sites.	Northern tower will have a height of 65.515 metres above NGL. Southern tower will have a height of 53.515 metres. The FTCDP 2006, in respect to the Fairfield Chase site originally nominated a max. Building height of 42 metres or 14 storeys. Section 4.2 of the FTCDP 2006, in respect to the Ware Street precinct, provided for a max. Building height of 39 metres above NGL or 10 storeys above the podium.	yes
1.6 Building Envelope Controls			
	Podium - retail commercial with an active street frontage - residential not permitted.	Podium provides for retail and medical uses	yes
	Perimeter - retail commercial and parking permitted. Residential not permitted.	Perimeter provides car parking and offices for centre management.	yes
	Car parking as per 5.2.5 of FTCDP as modified by 1.8.	Car parking issue resolved and VPA offer made	Yes
Height & Setbacks Podium	4.5 metres above NGL.	4.515 metres to top of slab on perimeter level above podium	yes
	Zero setback to boundaries except for lane widening	Zero setback generally maintained along Spencer and Smart streets. Exception being the existing office foyer to Smart Street which is recessed by 2 metres, and the proposed shop corner of Spencer and Council Lane which is recessed by 3 metres. Additional departures for fire exist in Lane.	Substantial compliance. Condition
	Lane way setback 3 metres for road widening and 3 metre recess for access purposes	Lane proposed to have a kerb to kerb width of 7 metres. Additional 3 metres recess provided as a footway access to main plaza entrance off Council lane.	Yes
	Floor to ceiling heights to match existing retail heights.	Complies	yes

Clause	Issue	Comment	Compliance
Perimeter	15 metres above NGL - 3 storey (Total 4 with podium)	Complies - Height of podium plus perimeter 15.115 metres to top of slab of lower residential units. Meets 4 storey height control.	yes
	Setbacks nil to street subject to road widening.	General compliance. Noted that podium and perimeter set back from Lane in vicinity of the proposed plaza area and for part of the 3 metres footway. Complies with intent.	yes
	Floor to ceiling heights to match existing office	Section A Drawing DA101 shows compliance	yes
Northern Tower	66 metres above NGL	Height 65.515	yes
	16 storey above perimeter	16 storey above perimeter	yes
	20 storey max.	20 storey max.	yes
	9 metre setback to Spencer Street	9 metres to Spencer street	yes
	5 metre setback to Council Lane	5m for northern tower,	yes
Southern Tower	5 metre setback to widened Council Lane	5 metre setback provided.	Yes
	55 metre max height above NGL	53.515 max height	yes
	10 storey above perimeter max 16 storeys	10 storey	yes
	5 metre setback to western section of council lane	5 metres	yes
General	450 GFA max floor plate for towers	<450 GFA (427 - 436m2 GFA)	yes
	24 metres min building separation between towers	31.62m separation	yes
	2.7 metres min floor to ceiling heights	3 metres slab to slab	yes
1.7 Floor Space Ratio	4:1 Max	3.68 - 3.72:1	yes
1.8 Modifications to S5 of FTCDP 2006	Compliance with Section 5 of FTCDP except as varied by this section	Yes general compliance achieved.	Condition where relevant
1.8.1 Open Space	Small plaza between Crescent arcade and southern retail entrance to this development.	Plaza provided	yes
1.8.2 Vehicular and Pedestrian Access	Setback sufficient to allow widening of lane to 7 metres to permit two way access to point of access to car park from public road.	Complies	yes
	3 metres wide pedestrian pathway from Street to any residential lobby.	Amended plan complies	yes
1.8.3	objective 5.2.5(c) replaced in FTCDP		

Clause	Issue	Comment	Compliance
	Where parking permitted above ground it must be screened from any adjacent primary street or public open space.	Screening of the car park levels is proposed via public art screening element primarily along Spencer Street elevation. Condition will require this as well as a screen return for minimum of 15 metres into Council Lane.	Yes
(C1)	A zone extending for 10 metres from any primary street should be used for active retail or commercial functions or be designed with sufficient height to permit future conversion.	Level 1 does not comply with conversion provisions in terms of available height clearance.	No
1.8.4 Site Access, Parking and servicing	At least 1 loading dock 20 metres long access by all tenants	1 central dock provided with a length of 28 metres. Dock is accessible by all tenants and technically complies. A direct link from the dock to the northern tower ground floor lobby and lifts, and also medical centre has not been provided due to pedestrian arcade requirements.	Yes
	Separate commercial and residential waste areas. Detailed Waste Management plan to be lodged with the DA this to include construction waste management.	Waste Management Plans submitted.	Yes
	Right of Carriageway to be established between the development site and the 2 isolated sites	Plans indicate an area for future access.	Condition
1.8.5 Residential Unit Mix	As per S5.4 of FTCDP		
	Studios / 1 bed = 10% min	34 x 1 bedroom - 29% many contain studios are classed as 1.5 bedroom units	yes
	2 bedroom = 20% min	60 x 2 bedroom - 50% - Many contain studios classified as 2.5 bedroom units.	yes
	3 bedroom = 20% min	25 x 3bedroom - 21%	yes
1.9 Supporting Documents	Acoustic assessment.		yes

Clause	Issue	Comment	Compliance
	Traffic and parking report		yes
	Wind Impact report		yes
	Waste management Report		Yes
	BASIX		yes
	Design Verification Statement		yes
	CPTED		yes
	Quantity Surveyors Report		yes
	2 soft copies		yes
	Model		yes
1.10 Amalgamation issues	Statement of non applicability of this SSDCP to the 2 isolated sites except for the ROW		yes