

DRAFT SITE SPECIFIC DCP

For

9-11 Nelson Street, Chatswood

TABLE OF CONTENTS

1.	General.....	3
2.	Built Form	4
3.	Building Height	5
4.	Street Frontage Height and setbacks.....	6
5.	Building exterior.....	8
6.	Amenity	9
7.	Links, Open Space and landscaping.....	10
8.	Active Street Frontages.....	12
9.	Traffic and Transport	13
10.	Waste and Loading	14
11.	Design Excellence.....	15
12.	Public Art	16
13.	Sustainability	17

1. GENERAL

These controls apply to land currently legally described as SP 65120 at 9-11 Nelson Street, Chatswood.



Figure 1 Site that is subject to this section of the DCP outlined in red

The aims and objectives of this plan are to:

1. Provide guidelines for a mixed use development of the site.
2. Provide a development that ensures the viability of future development of surrounding properties.
3. Minimise traffic impacts on the surrounding road network.
4. Ensure development on the site minimises impacts to the amenity of neighbouring residential properties.
5. Provide landscaping in and surrounding the site that enhances the presentation of the site as well as the amenity of the development.
6. Achieves architectural and urban design excellence.
7. Maximise activation to Nelson Street, Gordon Avenue and along Frank Channon Walk.

2. BUILT FORM

Performance Criteria

The built form of the new development shall:

1. Achieve a slender tower form on the site.
2. Achieve a site layout that provides a pleasant environment for the occupants and minimises impact on surrounding properties.
3. Ensure visual and acoustic privacy, natural ventilation, sun access and views.
4. Provide suitable areas for communal open spaces, deep soil zones and landscaping.

Controls

1. The maximum tower floor plate that applies to this site for residential towers above podium is 700 m².
2. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
3. Substations are to be provided within buildings, not within the streets, open spaces or setbacks and not facing key active street frontages. Substations are to be designed to ensure protection of residents from Electro Magnetic Radiation (EMR) emissions.
4. The building layout is to be in accordance with *Figure 2*.

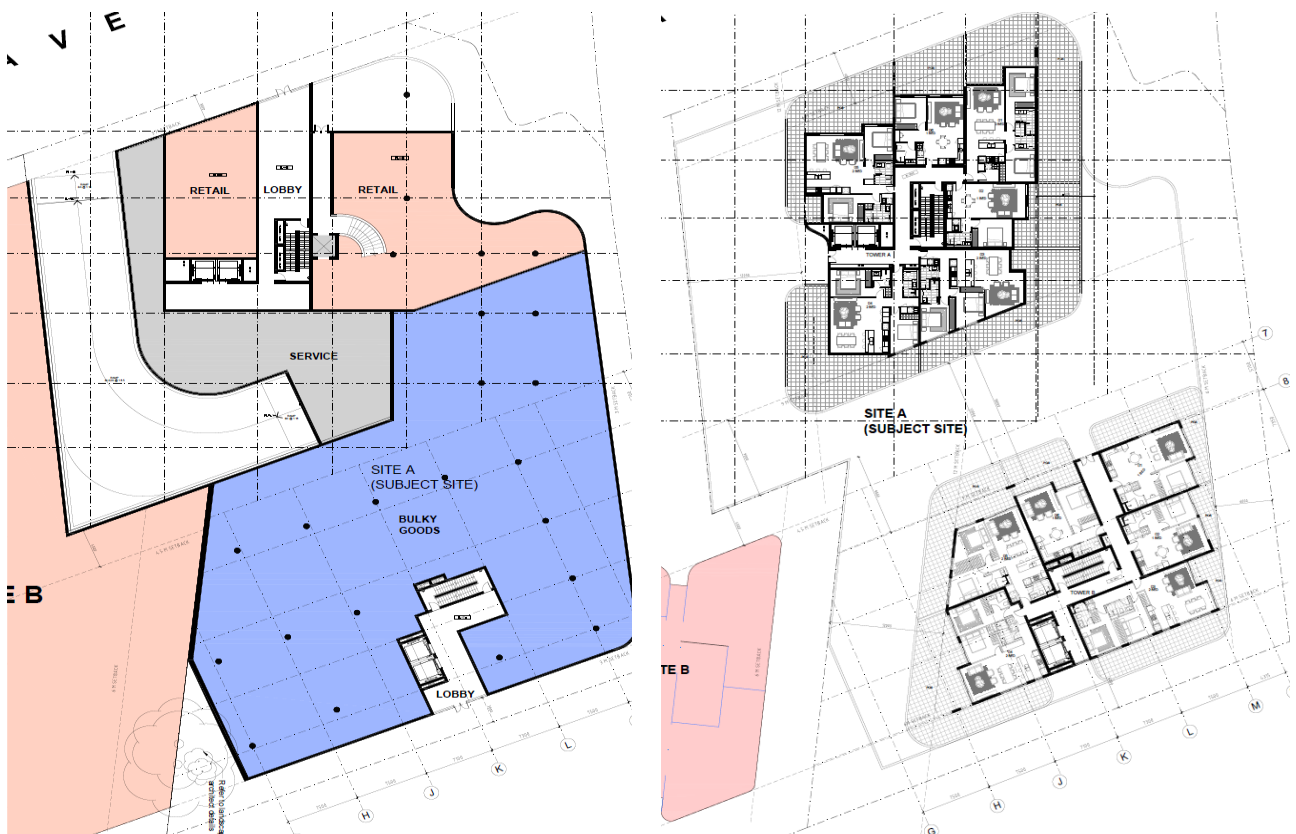


Figure 2 Building Layout

3. BUILDING HEIGHT

Performance Criteria

The built form of the new development shall:

1. Be compatible with the planned scale of surrounding development.
2. Minimise overshadowing of surrounding properties and the adjacent public domain.

Controls

1. The maximum building height is to include all structures located at roof level, including lift over runs and any other architectural features.
2. All structures located at roof level are to be integrated into the overall building form.

4. STREET FRONTAGE HEIGHT AND SETBACKS

Performance Criteria

Setbacks shall:

1. Contribute to deep soil areas, landscaping, and open space at street level.
2. Minimise the effects of adverse wind conditions at street level.
3. To ensure the positioning of new buildings contribute to the existing or proposed streetscape character.

Controls

1. Building setbacks are to be in accordance with Figure 3. The required setbacks are:
 - (a) Gordon Avenue
 - (i) Minimum 3 metre setback at ground level from front boundary.
 - (ii) Maximum 14 metre street wall height.
 - (iii) Minimum 6 metre setback to residential tower.
 - (b) Frank Channon Walk
 - (i) Minimum 3 metre setback at ground level from side boundary.
 - (ii) Maximum 14 metre street wall height.
 - (iii) Minimum 6 metre setback to residential tower.
 - (c) Nelson Street frontage
 - (i) Minimum 3 metre setback at ground level from front boundary.
 - (ii) Maximum 14 metre street wall height.
 - (iii) Minimum 6 metre setback to residential tower.
 - (d) Minimum 1:20 ratio of the setback to building height above the podium (e.g. 4.5m setback for a 90m building).

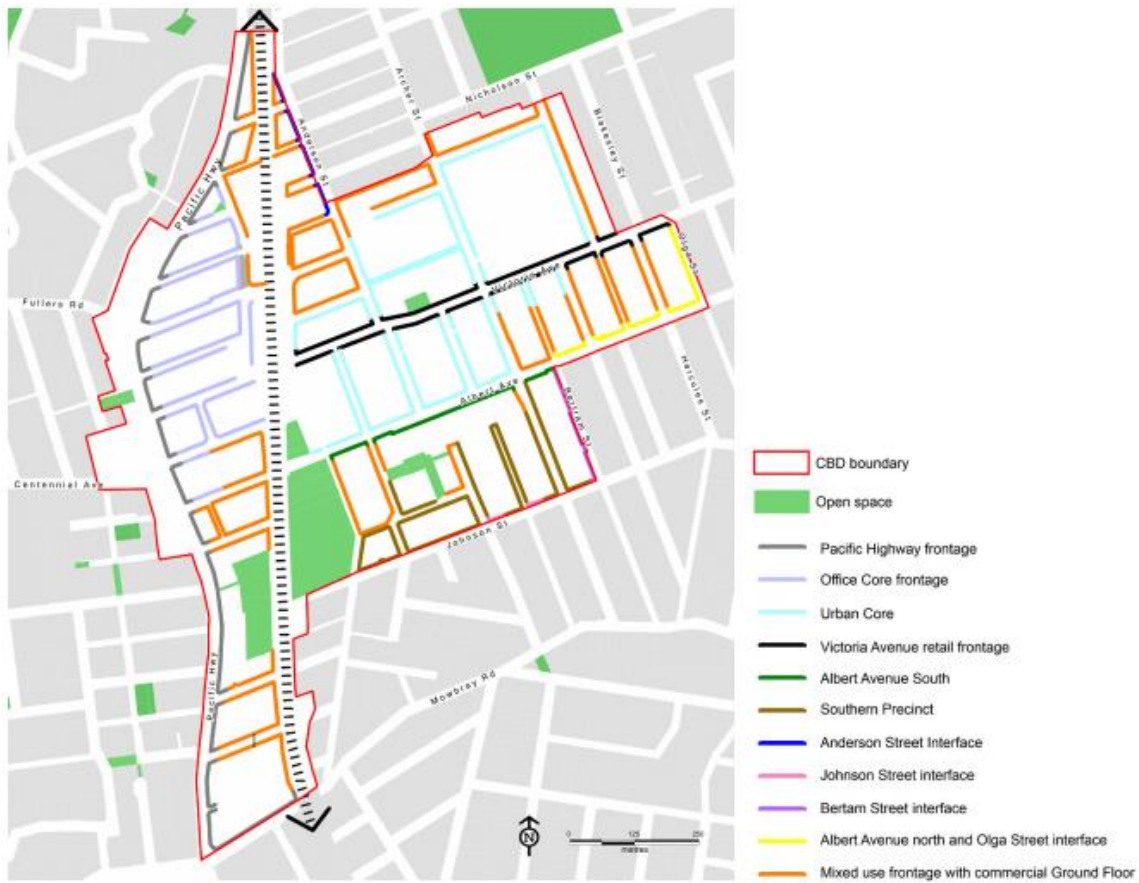


Figure 3 Street frontages and setbacks diagram

5. BUILDING EXTERIOR

Performance Criteria

1. Buildings are to demonstrate a high visual quality when viewed from the public domain and surrounding area.
2. Facade treatment and design is to be used to break down the mass and bulk of buildings.
3. High quality facade materials and finishes are to be used which contribute positively to the built environment.

Controls

1. At street level, facade designs must be sensitive to the pedestrian environment in terms of wall height finishes and setbacks for planting.
2. Extensive blank walls shall be avoided at street level.

6. AMENITY

Performance Criteria

1. To maximise solar access and ventilation to residential units.
2. Ensure visual and acoustic privacy of residential units within the development and developments on adjoining properties.
3. Improve pedestrian amenity surrounding the site.

Controls

1. A Wind Assessment shall be submitted at Development Application Stage.
2. A detailed Acoustic Assessment shall be submitted at Development Application Stage.
3. Residential units shall be designed to maximise solar access, cross ventilation, visual and acoustic privacy.

7. LINKS, OPEN SPACE AND LANDSCAPING

Performance Criteria

1. Landscaping is to soften and complement the development.
2. Landscaping at street level shall improve the amenity and appearance of the pedestrian environment.
3. The development shall provide publicly accessible links and open space.
4. Publicly accessible open space is to include green landscaping.
5. Green roof tops and useable rooftop areas shall be provided.

Controls

1. All roofs up to 30 metres from ground are to be green roofs. These are to provide a balance of passive and active green spaces that maximise solar access.
2. A minimum of 2 hours of sun access is to be provided to the public open space on the site.
3. Publicly accessible open space and green landscaping such as street trees will be required by all developments.
4. Communal open space for residents of building is to be incorporated within/ on the building, including seating, recreational areas (e.g. barbeque area) and landscaping.
5. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.
6. 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 as green walls of buildings. Soft landscaping includes planting's on and above structures (e.g. planter boxes).
7. Deep soil planting is to be provided within the setback to Gordon Avenue, part of Nelson Street and the Frank Channon Walk.
8. The development is to incorporate publicly accessible open space adjacent to the Frank Channon Walk and the public park at the north eastern corner of the site.
9. The development is to incorporate publicly accessible open space adjacent to the pedestrian link in accordance with Figure 4 as detailed in the Willoughby Council Chatswood CBD Strategy 2036.
10. All publicly accessible open space and linkages are to be the responsibility of the relevant ownership entity, with formal public access to be created over these areas.

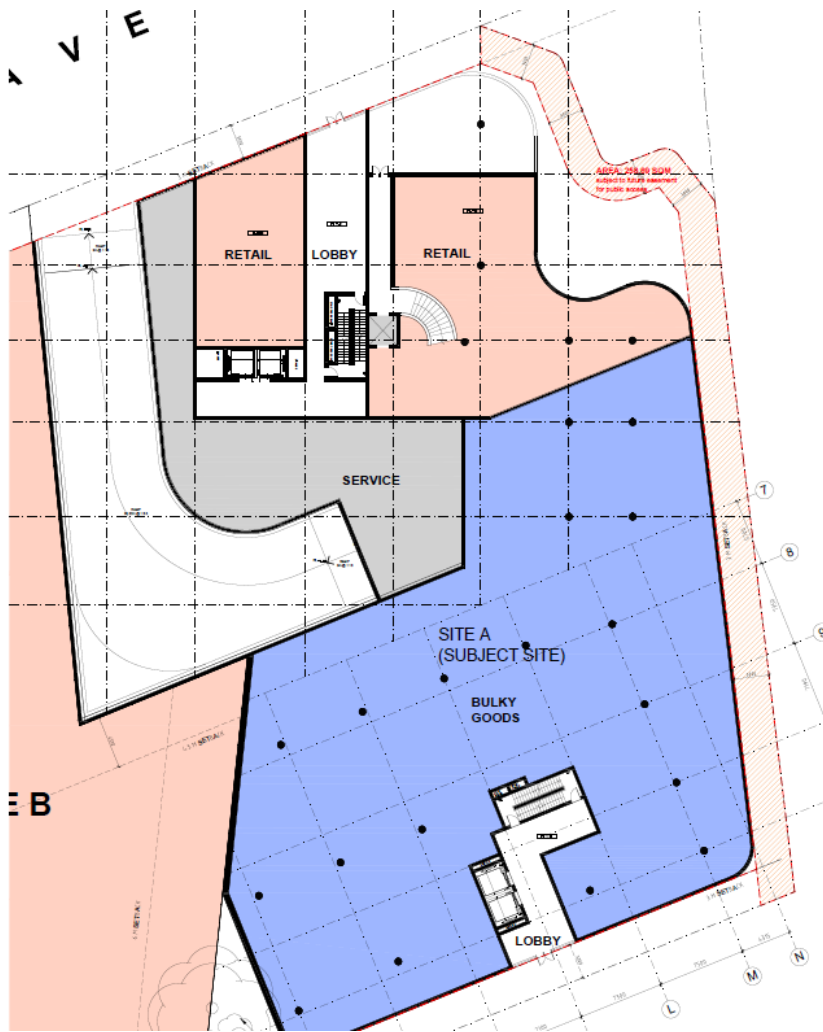


Figure 4 New public space

8. ACTIVE STREET FRONTAGES

Performance Criteria

1. To ensure that uses on the ground level contribute to the activation of the public domain.
2. To ensure that design and location of ground floor uses maximise surveillance of the public domain.

Controls

1. At ground level buildings are to maximise active frontages to Gordon Avenue and Nelson Street.
2. A building has an active street frontage if all premises on the ground floor of the building facing the street(s) are used for the purposes of commercial premises.

9. TRAFFIC AND TRANSPORT

Performance Criteria

1. Development must be designed to provide adequate and safe access to the site.
2. Development on the site is not the cause adverse traffic impacts on the surrounding road system.
3. Minimise the number of vehicular access points to the development.
4. All vehicles are to enter and exit the site in a forward direction.

Controls

1. Vehicular ingress and egress are provided via a single clearly defined ingress/egress driveway to Gordon Street.
2. Vehicle access point is designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscape.

10. WASTE AND LOADING

Performance Criteria

1. Commercial and residential loading and unloading is required to occur on-site.
2. To ensure that adequate provision is made for waste storage and disposal.

Controls

1. All commercial and residential loading and unloading services are required to occur at basement level on-site.
2. A Waste Management Plan shall be submitted at Development Application Stage.

11. DESIGN EXCELLENCE

Performance Criteria

1. Ensure high quality and varied design through the use of competitive design processes.
2. Implement a rigorous process to support good design outcomes.

Controls

1. All developments that have a height of 35m or more is subject to a competitive design process.
2. The competitive design process must be undertaken in accordance with the Willoughby Design Excellence Policy and Willoughby Design Excellence Guidelines.

12. PUBLIC ART

Performance Criteria

1. All redevelopments in the Chatswood CBD should contribute to public art in accordance with Council's Public Art Policy

Controls

1. Public Art is to be provided in accordance with Council's Public Art Policy.

13. SUSTAINABILITY

Performance Criteria

1. Achievement of design excellence shall include achievement of higher building sustainability standards.

Provisions

2. A minimum 5 star GCB A building rating is expected. A report is to be submitted at Development Application Stage.