

URBIS

# 9-11 NELSON STREET CHATSWOOD

## LANDSCAPE DESIGN REPORT

PREPARED FOR

**WILLOUGHBY CITY COUNCIL**

14/09/2021  
PLANNING PROPOSAL

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# SITE CONTEXT

## INTRODUCTION

This landscape architectural report presents the landscape design philosophy for the proposed redevelopment of 9-11 Nelson Street, Chatswood. The design incorporates a series of external spaces that are publicly accessible for both the community and tenants of the proposed residential tower. This report has been prepared after review of the Willoughby Council Chatswood CBD Strategy to 2036.

The proposed spaces include:

- Nelson Street and Gordon Avenue frontages and setback which provides an opportunity for an expanded public domain which incorporates a green frontage to Nelson Street and active streetscape to the proposed retail along Gordon Avenue;
- An outdoor cafe and community terrace to the north east corner the site;
- A sensitive revitalisation of the existing pocket park at the end of Gordon Avenue which retains the existing trees and increases the grass areas by rationalizing the path network and connecting the park to the future retail to our site;
- The pocket park is activated by the proposed retail on our site and the shared pedestrian and cycle path to the eastern edge of the park.
- The Shared path has been enhanced by an expanded public domain and green edge to the eastern boundary of our site.

## EXISTING CONDITIONS



**Figure 1** Chatswood Bowling Club



**Figure 2** Chatswood Park/Oval



**Figure 3** Moriarty Road - Green Street Character



**Figure 4** Sutherland Park

The subject site is well located on the fringe of the Chatwood's CBD. Within easy walking and cycling access to the CBD, buses, and trains. Both Nelson Street and Gordon Streets have mature street trees that provide shade and amenity to the street.

The site topographic is relatively level, Gordon Avenue RL's +98.98 and Nelson Street RL's 101.31

There is access via a shared path (pedestrian and cycle) along the eastern boundary of the site which provides a direct connection to the railway station.

There is an existing pocket park at the end of Gordon Avenue adjacent to the shared path, the park is under used and has no furniture.

The existing vegetation on the site include two mature trees on the western boundary near Nelson Street and semi mature ornamental trees to the private courtyards along Nelson Street and also screening trees along the western



### Legend

- 9-11 Nelson St - Site Boundary
- Train Stations
- Roads
- Shared Path
- Train Line
- Key Surrounding context
- Existing on road cycle route
- Existing off road cycle route
- Future open space



# PHOTOGRAPHIC ANALYSIS - NELSON STREET + SITE



**Figure 5** Nelson street site frontage.



**Figure 6** Nelson Street Pedestrian and vehicle access. Off street parking with mature borrowed landscape surrounding the site.



**Figure 7** Nelson street trees helping to add to green streetscape character.



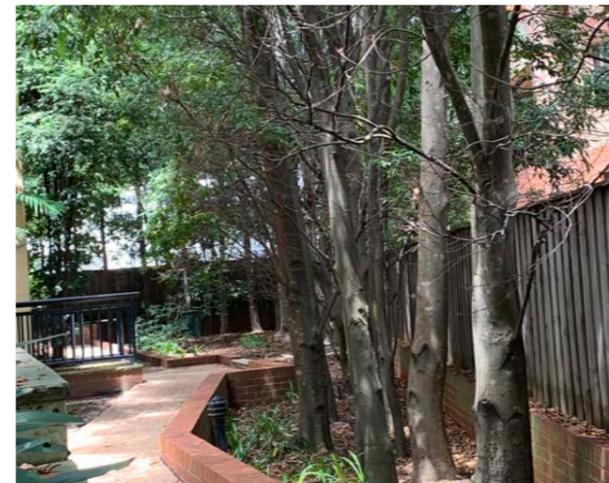
**Figure 8** Nelson Street looking west. Right hand side of street is keeping to the neighbouring streetscape character, However the construction wall is taking away a substantial amount of streetscape character.



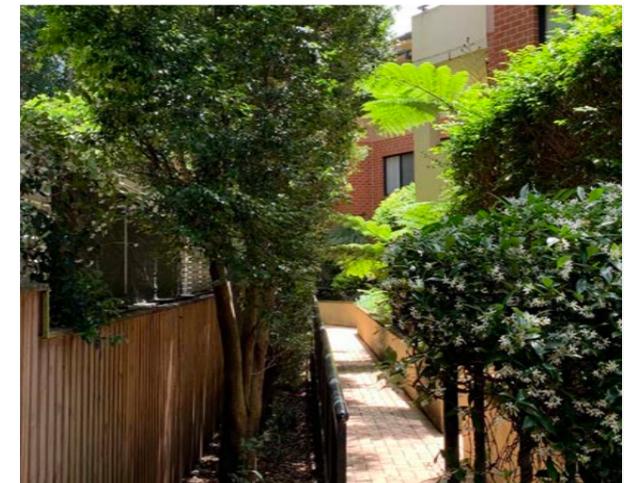
**Figure 9** Nelson street from Pacific highway. Further evidence of the streetscape character being effected by the construction wall.



**Figure 10** Eastern Site boundary which abuts the shared path



**Figure 11** Western boundary screen planting



**Figure 12** Western Boundary further screen planting.

# PHOTOGRAPHIC ANALYSIS - GORDON AVENUE + SHARED PATH



Figure 13 Gordon Ave looking east.



Figure 14 Gordon Ave site frontage



Figure 15 Gordon Street looking west. Street is in keeping with surrounding green streetscape character.



Figure 16 Gordon Ave pocket park abutting shared path looking south.



Figure 17 Gordon Street looking west. Street is in keeping with surrounding green streetscape character.



Figure 18 Shared path leading to chatswood train station. Site boundary to edge of path.



Figure 19 Shared Path looking south towards Nelson street, Site boundary abutting shared path.



Figure 20 Shared Path looking North towards chatswood station and city centre, Site boundary abutting shared path

# KEY OBSERVATIONS

## ARRIVAL + STREET FRONTAGE

The site arrival is via two green streets (Nelson Street and Gordon Avenue). There is an opportunity to create a memorable arrival experience and strong landscape setting to the building with the integration of the green street character. Both streets are quiet streets with no through traffic which provides opportunities to create a strong residential character.

The pocket park at the end of Gordon Street provides a sense of arrival from the shared pedestrian and cycle way which runs parallel with the railway line.

## ACCESS + CONNECTIONS

The site has a strong connection to the Chatswood CBD via the shared pedestrian and cycle path, there is an opportunity to activate and green the path adjacent to our site.

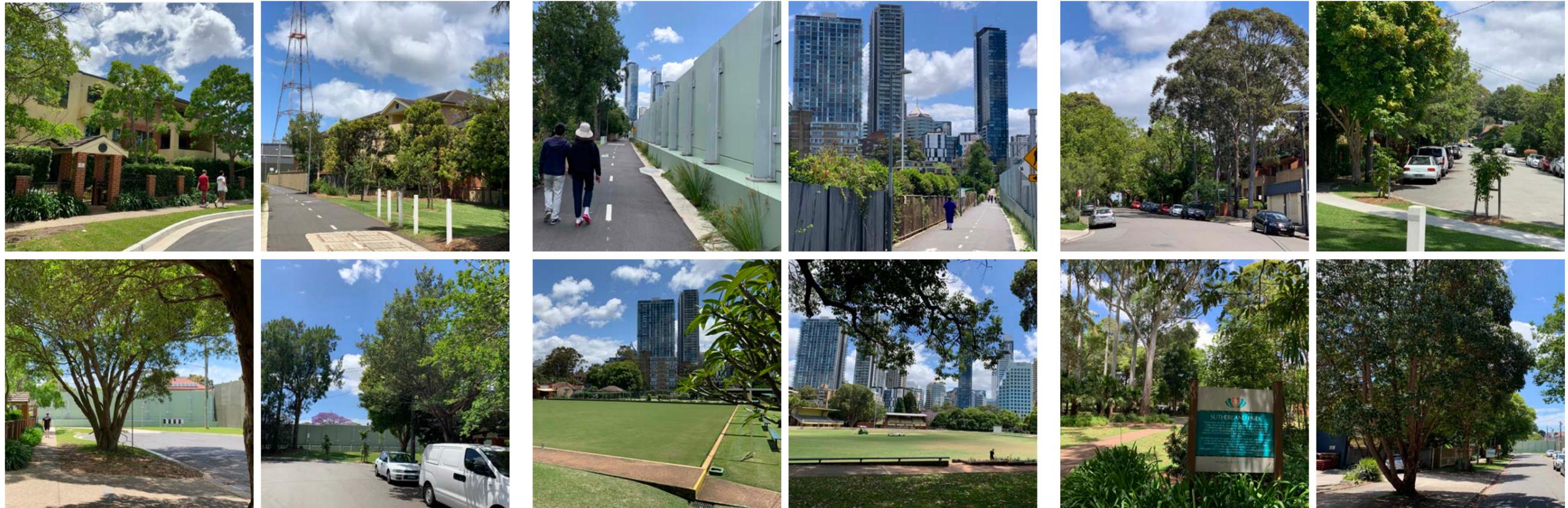
The shared path is well used and also provides a direct connection to the Bowling and Croquet Clubs and Chatswood Oval.

The site will also have a direct connection to the new open space planned for the construction site opposite on Nelson Street.

## GREEN SUBURB

The existing surrounding suburbs have an established sense of green streetscape character, especially those to the western side of the Pacific Highway.

The site is surrounded by mature street trees which will be retained. Sutherland Park located on Sutherland Road to the north west of our site is an inspirational pocket park with interesting mature planting, there is an opportunity to upgrade the pocket park on Gordon Street to a more meaningful place activated by the proposed retail on the site.



# WILLOUGHBY COUNCIL CHATSWOOD CBD STRATEGY TO 2036 - BIG MOVES

## VISION

Chatswood CBD will be confident, fine grain and green. It will be a diverse, vibrant, active and accessible place, with attractive places for residents, workers and visitors to enjoy. Landscape and Public Domain Principles

1. Great public places – New spaces and links will be created with improvements

To existing areas to provide a variety of high quality, interesting public places for Chatswood into the future.

2. Sustainable and active transport – A balanced approach will be adopted with

Travel demand management at its core to address future transport needs in line with growth while ensuring sustainable outcomes for Chatswood.

3. Urban design quality – A high quality of urban design and cohesive environment delivering an attractive centre for all.

4. Greening the centre – Chatswood is the focal centre of the leafy North Shore and this will be reflected through greening of the streetscape as well as green areas on and around new buildings.

## 2.3 GREENING THE CBD

Publicly accessible open space and a 'green ground plane'

As Chatswood grows under the direction of this Strategy it will be positioned as the green capital of the leafy North Shore.

A range of approaches will be applied on a site-specific basis to ensure permeability, provide publicly accessible open space and a 'green' ground plane. Over time these will develop a comprehensive network for the centre of landscape and open space to deliver a green, well-connected CBD.6

The images below describe the approach to be applied in Chatswood.

Laneways and courtyards



26 WILLOUGHBY COUNCIL CHATSWOOD CBD STRATEGY TO 2036

## 2.2 CREATING GREAT PUBLIC SPACES AND URBAN DESIGN QUALITY

High quality public domain to create a number of unique and attractive places and green spaces throughout the centre connected through a highly permeable pedestrian network

Chatswood has been particularly successful in creating a vibrant heart along the retail spine of Victoria Avenue. This Strategy will use every opportunity to continue to extend this high quality public domain to create a number of unique and attractive places and green spaces throughout the centre connected through a highly permeable pedestrian network.

A number of public domain improvements and built form features will be prioritised to ensure Chatswood CBD thrives with activity and new development into the future. These improvements include both Council led projects, (such as streetscape improvements) and developer led projects (such as new open space and through site links).

Council will champion improvements to the public domain through upgrades to the streetscape as well as considering how the redevelopment of Council owned sites can contribute to the public domain.

Further to the projects described in this section, Council will prepare a public domain manual to be consistently applied. This will enable Council to prioritise improvements and determine responsibility for construction and/or payment. This public domain manual will integrate with a street tree plan and a bike plan for Chatswood CBD.

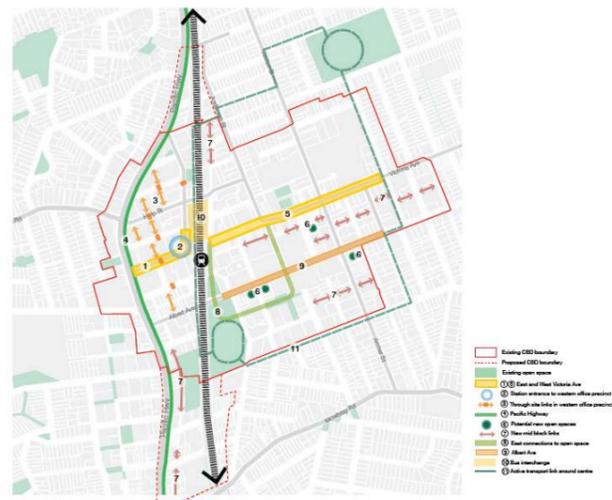


Figure 2.2.1 Potential public domain projects



Links, Open Space and Landscaping: A minimum of 20% of the site is to be provided as soft landscaping.

### LINKS, OPEN SPACE AND LANDSCAPING

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.

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

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.

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.

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.

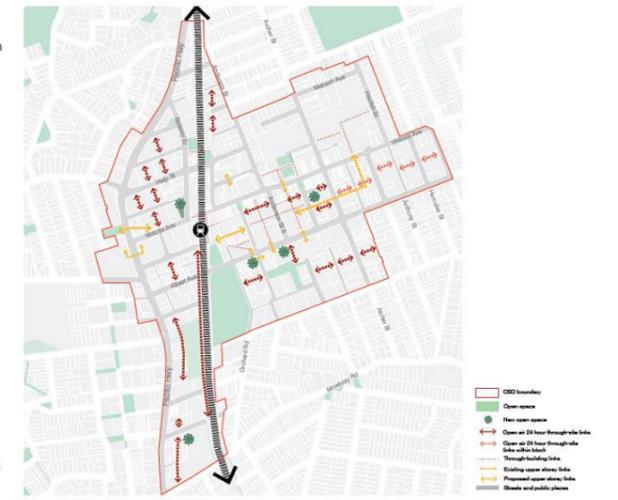
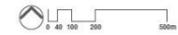


Figure 3.1.7 Recommended links and new open space



# TREE RETENTION STRATEGY

## Tree Retention Strategy

Tree retention strategy is aligned with arborist report by Peake Arboriculture. The report was to identify selected trees within the site, provide information on their current health and condition, determine their remaining Safe Useful Life Expectancy and assess their significance in the landscape in order to determine their suitability for preservation (Retention Value) in the context of any future development.

Refer to Peake Arboriculture report for plans and assessments of trees. This strategy is based on the proposed development.

**NOTE : Existing trees shown as being retained pending detailed design work, site investigates and construction methodologies during the DA Stage**

### NOTES:

- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THOUGH 'DIAL BEFORE YOU DIG' ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN 'DUTY OF CARE' AND SHOULD MAKE THEIR OWN DBYD ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE DBYD ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE REISSUE OTHERWISE THE INFORMATION ON THE PLAN MAY NO LONGER BE CURRENT.
- UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED. THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THE LOCATION.
- SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES END/OR CABLES AT THIS LOCATION. THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

### DETECTION PROCEDURES:

ASTREA HAVE DETECTED AND MARKED OUT EXISTING SERVICES IN THE AREA SPECIFIED BY THE CLIENT. THESE SERVICE LINES HAVE BEEN LOCATED BY ABOVE GROUND SERVICE TRACING METHODS AND HAVE NOT BEEN SIGHTED. PROJECT SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY ASTREA. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICE LINES HAS BEEN MADE WITH REFERENCE TO THE RELEVANT SERVICE AUTHORITY DIAGRAMS. ALL SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTION HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE BACKGROUND DETAIL SURVEY PROVIDED BY CLIENT. THE RISKS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

### ADDITIONAL INFORMATION ADDED:

IN PLACES WHERE UNDERGROUND DETECTION HAVE NOT BEEN ACHIEVED ADDITIONAL INFORMATION WAS PLOTTED FROM DOCUMENTS RECEIVED FROM CLIENT AND RECORDS OBTAINED FROM SERVICE PROVIDERS.

### LOCATING QUALITY LEVELS PURSUANT TO AS5488-2013

- QL-A QUALITY LEVEL A. VISUALISATION / CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NON DESTRUCTIVE DIGGING METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES.
- QL-B QUALITY LEVEL B. LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATION RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY B IS 300mm FOR POSITION AND 500mm IN DEPTH.
- QL-C QUALITY LEVEL C. SERVICES MARKED OUT USING ONLY SURFACE FEATURES THAT HAVE BEEN MEASURED IN THE FIELD. THIS INCLUDES HYDRANTS, GAS MARKERS, PITS LIDS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE OBTAINED FROM QUALITY LEVEL C.
- QL-D QUALITY LEVEL D. SERVICES MARKED UP USING DBYD PLANS ONLY. NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

## TREE DETAIL OVERLAY

SITE SURVEY (PROJECT SURVEYORS - 1<sup>ST</sup> SEPTEMBER 2020) WITH TREE DETAIL OVERLAY (PEAKE ARBORICULTURE 14/12/2020).

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT PREPARED FOR 9-11 NELSON ST CHATSWOOD, NSW 2067, BY PEAKE ARBORICULTURE (14/12/2020).

### LEGEND

TREE PROTECTION ZONE    STRUCTURAL ROOT ZONE    TREE TO BE REMOVED/RETAINED



T23 / T23



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# LANDSCAPE + PUBLIC DOMAIN VISION

## 1. GREENING THE SITE



## 2. ACTIVATE THE SITE WITH SERIES OF DESTINATIONS



### 3. A CONNECTED PUBLIC DOMAIN



# LANDSCAPE MASTER PLAN - GROUND LEVEL

## GORDON ST

- 1 Highlight residential entry
- 2 Retain street trees

## GORDON ST POCKET PATH

- 3 Retain existing trees and add planting under
- 4 Frame park with trees and low planting to share path/ railway line
- 5 Formalise park lawn - 210m<sup>2</sup> of open lawn space

## RETAIL TERRACE

- 6 Seating bench frames terrace and provides park benches
- 7 Tables and chairs for food and beverage - 330m<sup>2</sup> of paving

## SHARED PATH

- 8 Green edge - Trees and shrub planting
- 9 Low level lighting

## NELSON ST

- 10 Retain existing street trees where possible
- 11 Celebrate residential lobby



# PRECEDENT IMAGERY - GROUND LEVEL



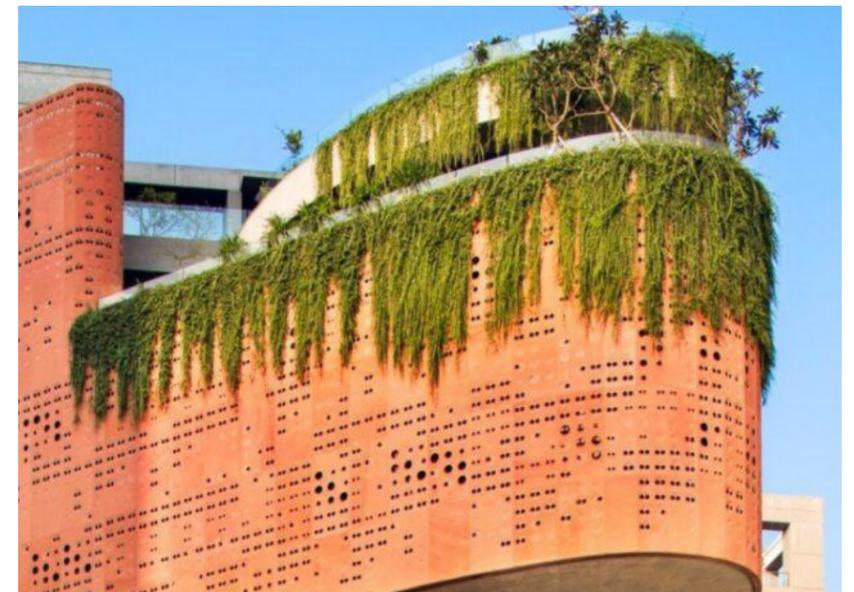
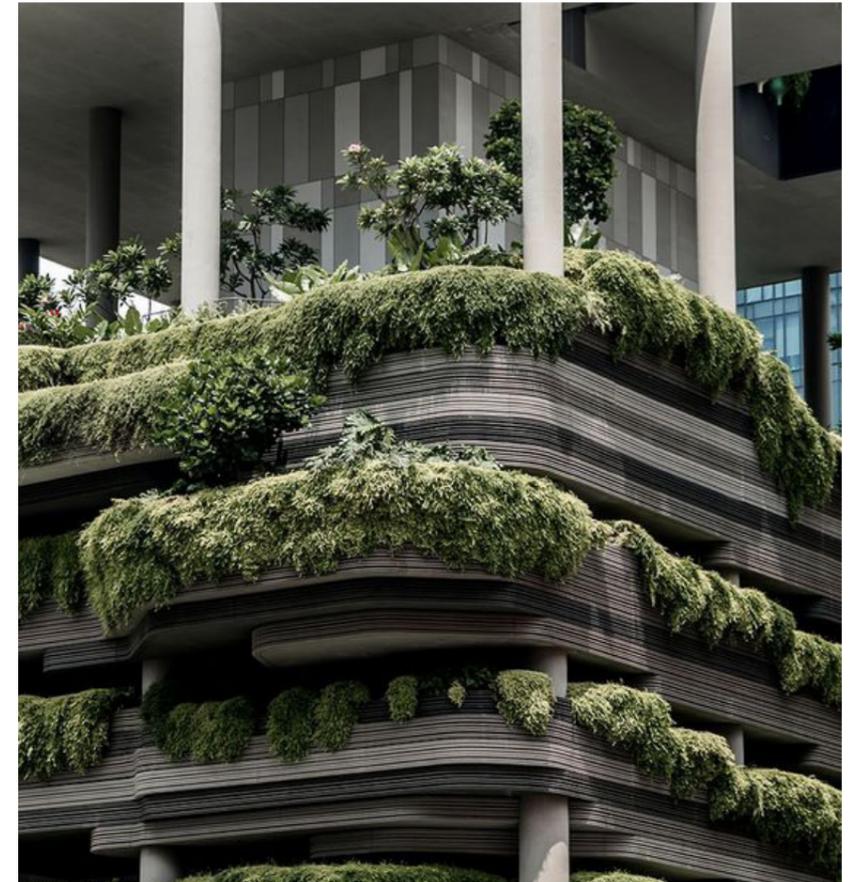
# LANDSCAPE MASTER PLAN - LEVEL 1 PODIUM

## PODIUM LANDSCAPE

- ① Northern Perimeter Planting
- ② Eastern Perimeter Planting



# PRECEDENT IMAGERY - LEVEL 1 PODIUM LANDSCAPE



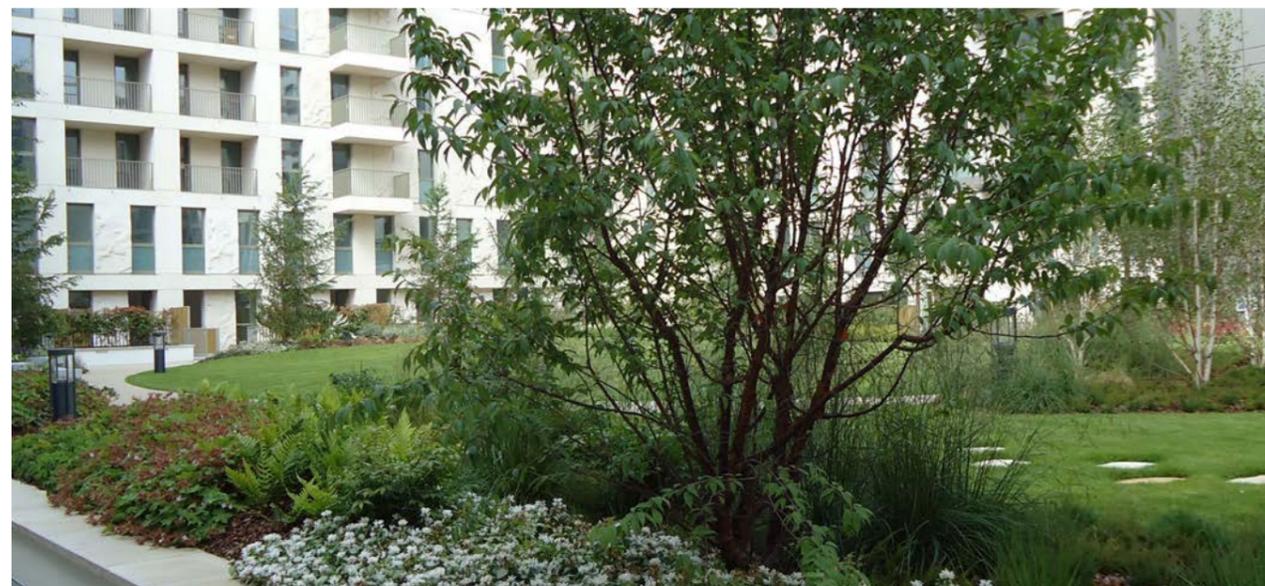
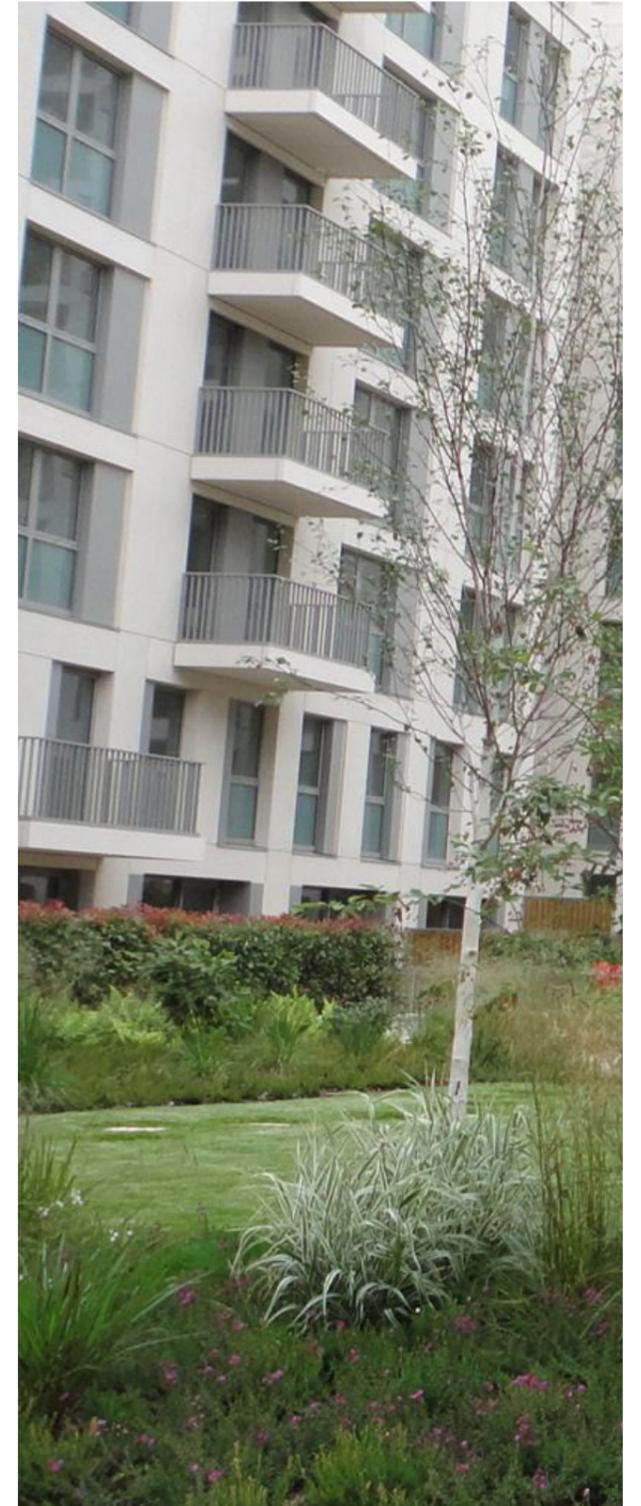
# LANDSCAPE MASTER PLAN - LEVEL 2 PODIUM

## PODIUM LANDSCAPE

- ① Green edge to podium
- ② North facing lawns
- ③ Private access to all podium level apartments
- ④ Screen planting to private terraces
- ⑤ Seating to lobby forecourts



# PRECEDENT IMAGERY - LEVEL 2 PODIUM LANDSCAPE



# LANDSCAPE MASTER PLAN - ROOF TOP LANDSCAPE

## ROOF TOP LANDSCAPE

- 1 Arbours looking out towards city and harbour views
- 2 Large grass entertaining areas
- 3 Large deck spaces for entertaining and dining
- 4 Timber bench seating
- 5 Planter with built in seating



### Legend

- New Trees
- Existing Trees
- Planting
- Lawn
- Nature Strip
- Paving
- Decking
- Seating
- Seating wall
- Subject Site
- Existing Public Park Existing Boundary



1:500 @ A3



# PRECEDENT IMAGERY - ROOFTOP LANDSCAPE

