

Site Specific Development Control Plan

15-19 NELSON STREET & 10 GORDON AVENUE, CHATSWOOD

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Figure 1 Site Map

Figure 2 Maximum Building Height

Figure 3 Minimum Building Setbacks

Figure 4 Through-site links

1.0 GENERAL

The controls contained in this Site Specific Development Control Plan applies to 15-19 Nelson Street & 10 Gordon Avenue, Chatswood. The land is bounded by Nelson Street to the south, Gordon Avenue to the north and Hammond Lane to the west as shown on the map below.



Figure 1 Site Map

NOT TO SCALE



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 Hammond Lane.
8. Provide a safe and publicly accessible pedestrian pathway between Gordon Avenue and Nelson Street to promote cross site link connectivity.
9. Provide a publicly accessible landscape open space at Gordon Avenue frontage.

2.0 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 impacts 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 floor plate at each level of a development should be no more than:
 - a) 2000sqm GFA for office (to achieve this maximum a large site would be required).
 - b) 700sqm GFA for residential towers above Podium within Mixed Use zones.
2. The width of each side of any tower should be minimised and design elements that contribute to building bulk should be minimised.
3. The ground floor shall incorporate non-residential uses that present and display their activity to the street.

3.0 HEIGHT OF BUILDING

PERFORMANCE CRITERIA

The built form of the new development shall:

1. Be consistent with the permitted Height of Buildings development standard applicable to the site.
2. Minimise overshadowing of surrounding properties and the adjacent public domains.

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 rooftop lift overruns or exposed structures are to be integrated with the building.
3. The maximum building height is to be in accordance with the diagram in Figure 3 Maximum Building Height.

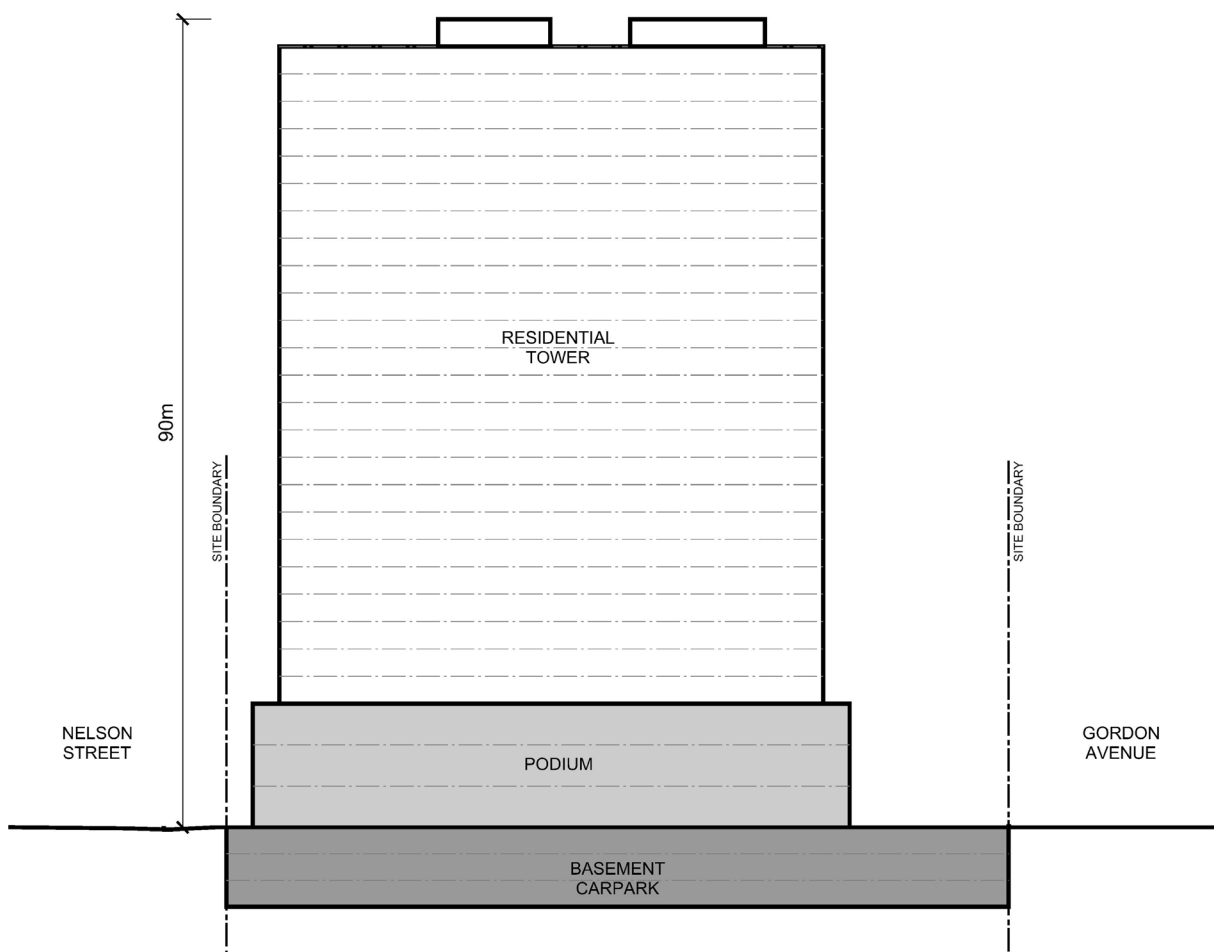


Figure 2 Maximum Building Height

4.0 SETBACKS AND STREET FRONTAGE HEIGHTS

PERFORMANCE CRITERIA

Setbacks shall:

1. Ensure the positioning of new building is consistent with the proposed streetscape envisioned for Chatswood CBD and contained in the Chatswood CBD Planning and Urban Design Strategy 2036.
2. Be provided at Ground level to contribute to public realm.
3. Contribute at Ground level deep soil areas, landscaping and open space.
4. Protect all significant on site trees and all street trees on Gordon Avenue and Nelson Street.
5. Contribute to slender tower forms.
6. Minimise the effects of adverse wind conditions at street level.

Street wall heights shall:

1. Ensure such heights are consistent with the street wall heights envisioned for Chatswood CBD and contained in the Chatswood CBD Planning and Urban Design Strategy 2036

CONTROLS

1. The building setbacks are to be in accordance with *Figure 4 Minimum Building Setbacks*. The setbacks are summarised as follows:
 - a) Nelson Street & Gordon Avenue 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.
 - b) Hammond Lane Frontage
 - i) Minimum 3 metre setback at ground level from front boundary.
 - ii) Maximum 14 metre street wall height.
 - iii) Minimum 5 metre setback to residential tower.
2. Minimum 1:20 ratio of the setback to building height above the podium (e.g. 4.5m setback for a 90m building).



Figure 3 Minimum Building Setbacks

5.0 BUILDING EXTERIOR

PERFORMANCE CRITERIA

1. Buildings are to demonstrate a high design visual quality when viewed from the public domain and surrounding area, including Gordon Avenue, Nelson Street, and Hammond Lane.
2. Building facades shall complement the character of the area and contribute to creating attractive pedestrian environments and streetscapes.
3. Facade design to encourage active street frontages to streets and their surrounding public domain.
4. Facade treatment and design is to be used to breakdown the mass and bulk of building.

CONTROLS

1. Facades are to be articulated and should incorporate recesses and projecting elements.
2. Extensive blank walls shall be avoided at street level.

6.0 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. An 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.

7.0 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. The development is to provide deep soil planning where green landscaping is located.
5. Publicly accessible open space is to include green landscaping.
6. Green roof tops and usable rooftop areas shall be provided.
7. Street tree planting is to be provided.

CONTROLS

1. Open space at ground level shall be utilised as publicly accessible open space.
2. Public domain improvements shall be provided to all street frontages to Council requirements.
3. Ground floor opens space areas are to incorporate landscaped areas that integrate with the surrounding public domain.
4. 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.
5. A minimum of 2 hours of sun access is to be provided to the public open space fronting Gordon Avenue.
6. Publicly accessible open space and green landscaping such as street trees will be required by all developments.
7. 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.
8. Any communal open space, with particular regard to roof top level on towers, should be designed to address issues of quality, safety and usability.
9. A minimum of 20% of the site area 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).
10. The development is to incorporate publicly accessible open space within the setback to Gordon Avenue.
11. 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.
12. A landscape plan is to be provided at Development Application stage detailing all vegetation proposed including species, container sized at planting, spacing and approximate size of maturity.
13. All existing aerial cables which may include for electricity, communications and other cables connecting to street poles and buildings around the site shall be removed and installed underground in accordance with the requirements of the relevant service authorities. Ausgrid lighting poles are to be provided to the requirements of Ausgrid for Street lighting and shall be positioned compatible to the landscaping design around the site.

8.0 LINKS

PERFORMANCE CRITERIA

1. The development shall provide a publicly accessible through site pedestrian link.
2. Public accessible open space is to include green landscaping.

CONTROLS

1. The development is to incorporate publicly accessible through site links and open space.
2. The development is to incorporate public accessible through site pedestrian link along western boundary of the site from Nelson Street to Gordon Avenue in accordance with Figure 5. as detailed in the Chatswood CBD Planning and Urban Design Strategy 2036.
3. 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.

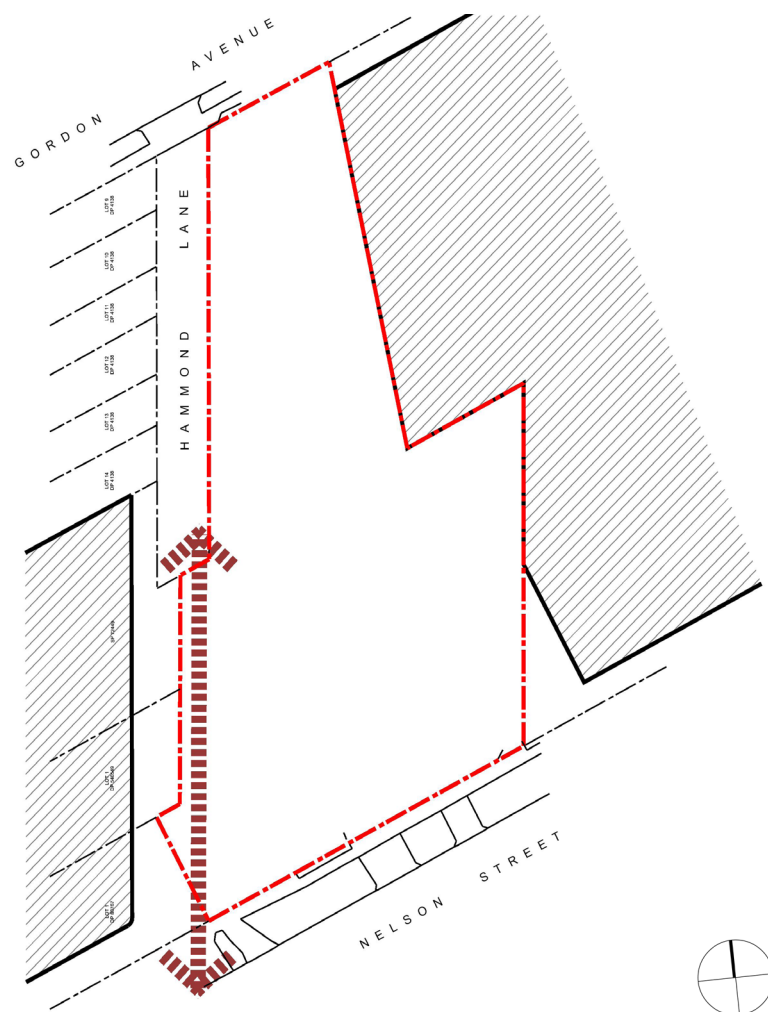


Figure 4 Through-site links

9.0 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. Blank walls are to be minimised and located away from Gordon Avenue, Nelson Street and Hammond Lane.
3. 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 or non-residential purposes and provide elements of visual interest when viewed from the street.
4. Convert Hammond Lane vehicular driveway into retail or commercial space once Gordon Avenue shared driveway is operational.

10.0 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.
5. Minimise car parking and encourage alternative transport options.
6. Vehicle access points are designed to minimise their impacts on pedestrians.
7. Vehicular movement should avoid relying on the use of turntables or carlifts.

CONTROLS

1. All vehicles are to enter and exit in a forward direction via one entry area into and exiting the site.
2. All car parking is to be located below ground level.
3. All loading/unloading to be screened from view from the public domain.
4. Vehicle access point is designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscape.
5. Other Strategies for car parking reduction, such as reciprocal arrangements for sharing parking and car share, is to be included in any future Development Application.
6. Provide a temporary vehicular access from Hammond Lane with provision to convert into retail or commercial premises.
7. Create vehicular access via Gordon Avenue when the shared driveway at 9-11 Nelson Street is operational.
8. The following is to be provided in the future development application:
 - a) Car parking provision based on reduced parking rates, consistence with the requirements for new developments in the Chatswood CBD as supported by Transport of NSW.
 - b) A minimum of 1 secure bicycle parking per apartment and per 100m² of commercial/retail floor space.
 - c) Adequate end of trip facilities including lockers, showers, etc. for use by commercial and retail tenants.
 - d) A bicycle rack within the site boundary for use by retail customers.
 - e) A minimum of one (1) freight and service vehicle space in addition to the one (1) Medium Rigid Vehicle (MRV) space proposed within the loading dock.
 - f) A Green Travel Plan.
 - g) Updated traffic analysis and modeling.

11.0 WASTE MANAGEMENT AND LOADING

PERFORMANCE CRITERIA

1. All loading, unloading and servicing is required to occur on-site.
2. To ensure that adequate provision is made for waste storage and disposal.
3. Floor space at Ground level is to be maximise with building services located within Basement car park floors.

CONTROLS

1. A concealed waste storage and collection bay is to be provided. The waste storage and collection area is to be designed to ensure level and safe collection of all waste generated from the use of the development.
2. All commercial and residential loading and unloading is required to occur on-site and not in public streets.
3. A Waste Management Plan shall be submitted at the Development Application Stage.

12.0 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.
3. Design excellence is to be required for all developments based on the following process:
 - a) A Design Review Panel for developments up to 35m high.
 - b) Competitive designs for developments over 35m high.
4. Achievement of design excellence shall include achievement of higher building sustainability standards.

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.

13.0 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.

14.0 BUILDING SUSTAINABILITY

PERFORMANCE CRITERIA

1. Design excellence shall include achievement of higher building sustainability standards.

CONTROLS

1. A minimum of 5 stars GBCA building rating is expected. An assessment report is to be submitted at Development Application stage.