

SNPP BRIEFING NOTE

345 Victoria Avenue, 12-14 Malvern Avenue and 5 Havilah Street, CHATSWOOD NSW 2067

SNPP NO: 2018SNH002
COUNCIL WILLOUGHBY CITY COUNCIL
ADDRESS: 345 VICTORIA AVENUE, 12-14 MALVERN AVENUE
AND 5 HAVILAH STREET, CHATSWOOD NSW 2067
DA NO: DA-2017/503
PROPOSAL: DEMOLITION OF 2 COMMERCIAL BUILDINGS,
RECONSTRUCTION AND EXPANSION OF CHATSWOOD
CHASE SHOPPING CENTRE.
ATTACHMENTS : 1. URBIS LETTER DATED 26 APRIL 2019 AND
ATTACHMENTS
2. LANDSCAPE CONCEPT PLAN
RESPONSIBLE OFFICER: RITU SHANKAR (TEAM LEADER)
AUTHOR: MARK BOLDUAN (DEVELOPMENT CONSULTANT)
DATE: 29-APR-2019

LOCATION: 345 VICTORIA AVENUE, 12-14 MALVERN AVENUE AND
5 HAVILAH STREET, CHATSWOOD NSW 2067
OWNER: OWNERS CORP STRATA PLAN 36362 AND CC NO 1
PTY LTD AND CC NO 2 PTY LTD
APPLICANT: VICINITY CENTRES PM PTY LIMITED
DATE OF LODGEMENT: 21-DEC-2017

1. PURPOSE OF REPORT

The purpose of this report is to:

- Advise the Sydney North Planning Panel (SNPP) of the progress of matters subsequent to the SNPP briefing on 17 April 2019; and
- Set out the matters still not agreed with the applicant.

2. BACKGROUND

On 17 April 2019, SNPP ordered that:

- The applicant further develop the design of the Havilah Street façade, similar to that provided for the car park; and
- The applicant redesign the awnings to ensure continuity and pedestrian amenity; and
- Clarification on the species of trees (deep soil planted), and general “greening” of development to be provided; and
- Council to provide a briefing note prior to the further SNPP briefing on 29 April 2019.

The applicant provided documentation addressing the above issues on 26 April 2019 (see Attachment 1). Council's assessment of that documentation follows.

3. FLOOD CONDITIONS

As previously advised, the outstanding conditions concern the issue of ensuring acceptable pump out of floodwater without adding pollution to stormwater. This was not considered in the Rhelm draft conditions. Council sent a consolidated set of amended conditions to the applicant on 3 April 2019, which included those pertaining to the issue of pump out of floodwater.

On 11 April 2019, the applicant's planner sent a letter to Council, which contained its comments on the draft conditions and included a letter from Rhelm dated 9 April 2019. The applicant suggested amendments to Council's proposed conditions pertaining to the issue of pump out of floodwater.

The pump out solution drafted by Council's engineers required at least two submersible type pumps with associated sump and holding tank. A treatment system is required (but not specified) to ensure the quality of the water being pumped from the basements to stormwater (Scotts Creek). Rhelm has recommended using a portable treatment system that can be deployed by a suitable contractor to allow for treatment of water entering the stormwater system. Rhelm argues that holding tanks and permanent pumps would therefore not be required.

Council's engineers have stated that portable pumps are not preferable for a flooding situation, partially because it may not be possible to hire a suitable pump subsequent to a flood.

The applicant has provided an email from Rhelm dated 26 April 2019 (as part of the letter at Attachment 1). Rhelm note that the existing Project Approval issued for Chatswood Chase in December 2007 contained Conditions B31 and B32. Condition B31 requires design plans of stormwater drainage and retention systems, including provision of two submersible pumps to drain the basement car parks. Condition B32 requires a flood study which also includes a pump out drainage system comprising two submersible pumps. In the event of power failure the system is to provide a holding well which has storage capacity equivalent to the run-off from a 2 hour 100 year ARI storm. Pollutants must be separated from the water prior to entering stormwater drainage.

Council is prepared to accept pump out and treatment of water from the basements in accordance with either:

- Conditions B31 and B32 (over the whole basement parking areas including the additional areas to be added in the current DA); **or**
- In accordance with the Conditions previously sent to the applicant.

Staging of Building Approvals (Sydney Water)

The applicant has requested that Condition 8 Building Plan Approval – Sydney Water be specifically allow staging for demolition, early works and main construction.

Council agrees to this proposed amendment.

4. LANDSCAPE PLANS

The applicant has already lodged a Landscape Concept Plan (see Attachment 2). This document refers to and provides a planting schedule for the different areas of landscaping around the proposed development.

The applicant has also provided further details of the landscaping to be provided along Havilah Street. Council's landscape officer has recommended that the following condition be imposed, in order to ensure that the landscaping provides the screening sought on these elevations.

The scheduled "Screen Planting to Havilah Street and Malvern Avenue façade" is to establish at maturity a continuous screen/ vertical layering of mixed tall canopy trees including co-dominants, Eucalyptus saligna, Eucalyptus resinifera and Angophora costata and a mixed sub-canopy/ understorey, dominated by Allocasuarina torulosa and including other scheduled tall shrub/ small mesic tree species. Planting should establish an informal layout with varying centres and set-backs from building facade. All canopy trees should be planted with minimum set-backs of 5-7 metres from façade walls (at ground level) to promote balanced development of crowns. Similarly, sub-canopy/ understorey trees should have minimum set-backs of 3-4 metres from façade walls at ground level.

5. ELEVATIONS

Car park design

The SNPP's Record of Briefing notes that the Panel agreed with the applicant that:

the current design of the carpark façade and greenery is positive and that similar design treatment to façade on Havilah Street would be an improved and more attractive option.

Council maintains that the carpark façades do not provide any variety in depth and articulation and that the applicant has not responded to the following comments issued previously by Council:

- a. *The proposed treatment to the precast elements presents a significant and unacceptable departure from any reference to the Kur-ring-gai landscape.*
- b. *We have identified the preference for appropriate integration of areas where the vertical alignment of the precast element provides some variation in depth as an acceptable outcome.*

Additional plans – Havilah Street facade

The applicant's letter dated 26 April 2019 contained amended plans by Make Architects which illustrate additional greening at the upper level of the Havilah Street façade. Council is generally supportive of these changes to the Havilah Street façade, although it is noted that the planter box at Level 5 is located in front of the barrier behind. Council proposes to impose a condition requiring this barrier to be operable so as to allow maintenance of the vegetation.

Additional plans – car park facade

Further to the comments above regarding Council's opposition to the current design of the car park facades, the plans sent to Council on 26 April 2019 present some issues to be resolved:

SUPPLEMENTARY SNPP REPORT

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- a) Elevation S37 contains sections which show planters situated at Levels 5, 5A and 6 behind the PV panels but no planters at Levels 2A to 4A (which are shown in elevations to be the Levels to include vegetation). This appears to be an error.
- b) Floor plans do not show planter boxes, screens or PV panels, which in the detail submitted appear in some instances to set car spaces and driveway ramps back by approximately 0.9m-1.8m from the building edge. There is therefore some inconsistency between the latest documentation and the floor plans and a lack of clarity about how to reconcile these various documents. For example, It is not clear that the setback of parking from the building façade shown on Section EWS 31, particularly at Levels 5 to 6, allows the turning circles required for vehicle ramps shown on Plans for those Levels.
- c) It is noted that the floor plans show an eastward projection of approximately 5m at the north-eastern corner of the car park. This projection extends from Level 00A to Level 5A. The elevations and photomontages show this projection as only extending up to Level 1. This requires clarification.

6. AWNINGS

The applicant has provided some amended diagrams of the awnings to be provided. The awnings will provide consistent coverage so as to enable pedestrians to remain dry during rain. However Council's Urban Designer has advised:

The number of awnings (and poles) will mean that the entry space is quite cluttered, and there is potential conflict with movement patterns. While I note that this is a Vicinity/Make outcome/issue I am not convinced that it was a "desired" or a desirable outcome. It is an issue that they can resolve during design development.

Council also notes that the plans appear to show all poles within the site boundary. This sometimes results in a cantilever, where the poles are not centrally located in relation to the relevant awning. That is appropriate, but there are no elevations which reflect that, and Council would seek to impose a condition requiring that the elevations are consistent with the plans. This is an issue which could be resolved at the same time as addressing the comments above from Council's Urban Designer (pre lodgement of CC).