

LANDSCAPE STATE SIGNIFICANT DEVELOPMENT
APPLICATION DESIGN REPORT
JULY 2025

410-416 VICTORIA AVE CHATSWOOD

CAMMERAYGAL COUNTRY

PREPARED FOR NOVUS

Land+Form[®]



Prepared for

NOVUS
410-416 Victoria Avenue, Chatswood NSW 2067

Development Application
28/07/2025

This report 20240062-LR-DA000[1] should be read in conjunction with
Land and Form Studios Landscape Development Application drawings (Appendix A)
Prepared by Land and Form Studios

This Design Report provides an explanation that verifies how the development addresses
how design quality principles are achieved, and demonstrates, in terms of the DCP
for Willoughby City Council Public Domain Guidelines and how the objectives and
relevant sections have been achieved.

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Introduction & Context

Project Overview

This landscape design report has been prepared by Land and Form to support a State Significant Development Application (SSDA) for the redevelopment of 410-416 Victoria Avenue, Chatswood (the Site), comprising the construction and operation of a Build-to-Rent (BTR) shop-top housing development.

The Site is located at 410-416 Victoria Avenue, Chatswood, within the Willoughby City Council Local Government Area (LGA). The Site is located within the Chatswood Central Business District (CBD) and is approximately 50m East of Chatswood Transport Interchange, 5.2km Northwest of the North Sydney CBD and 7.8km Northwest of the Sydney CBD.

This SSDA seeks the redevelopment of the Site for the purposes of a BTR shop-top housing development, with BTR residential accommodation positioned above Ground Floor and Level 1 retail / business premises and lobby areas, as well as associated basement areas, communal recreation spaces and public domain works (the Proposal).

Specifically, the Proposal seeks consent for the following:

- Site preparation works including demolition of the existing buildings, excavation and earthworks;
- Construction and use of a 46-storey BTR shop-top housing development comprising:
 - Ground Floor and Level 1 retail / business premises and lobby areas;
 - Residential amenities at Levels 2 and 6 including a pool and gym, as well as a communal outdoor terrace on the podium rooftop;
 - 260 BTR dwellings;
 - Mid-rise residential amenities including a communal outdoor terrace; and
 - Upper-level communal spaces on L44 including coworking facilities, lounge and dining area.
- Landscaping and associated public domain works throughout the ground floor and podium areas.

- Construction of two (2) basement levels, comprising, plant and associated basement level uses.
- Extension and augmentation of services and infrastructure and services as required.

From May to July 2024, the Proposal was the subject of a Design Excellence Competition under Clause 6.23 of the Willoughby Local Environmental Plan 2012 (Willoughby LEP). Fender Katsalidis was awarded the winner and has been retained as the project architect for the Proposal. The above mentioned SSDA reflects the winning competition scheme prepared by Fender Katsalidis.

Development for the purposes of BTR located within the Eastern Harbour City (as identified in the Six Cities Region), with an Estimated Development Cost (EDC) of more than \$50 million, and a tenanted component of at least 60% of the total EDC, is identified in Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) to be State Significant Development (SSD) pursuant to the Environmental Planning & Assessment Act 1979 (EP&A Act).

Further, under Section 2.10 of the Planning Systems SEPP, Development Control Plans (DCPs) do not apply to SSD and are not a relevant matter for consideration in the assessment of such applications. Notwithstanding, the Willoughby DCP 2023 (Willoughby DCP) has been referred to as a guide on certain matters (where appropriate).

A further detailed description of the Site, the Proposal and applicable legislation is contained in the supporting Response to Submissions (RTS) prepared for the SSDA by Ethos Urban.



State Strategic Context

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

Apartment Design Guide

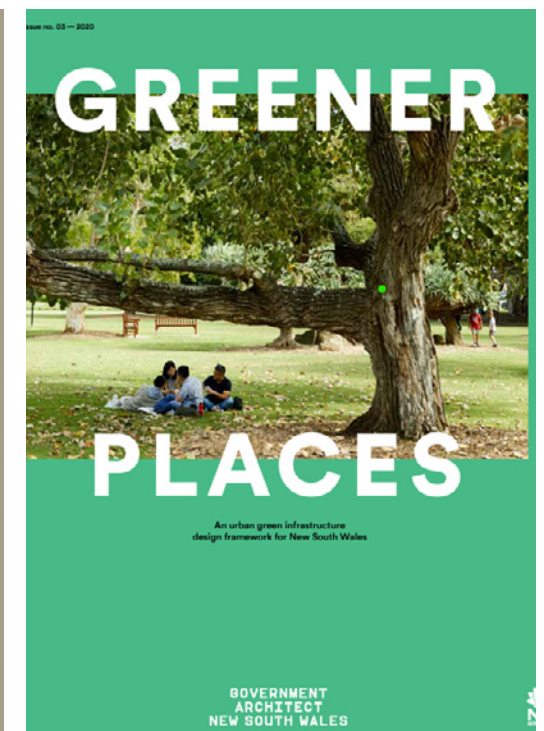
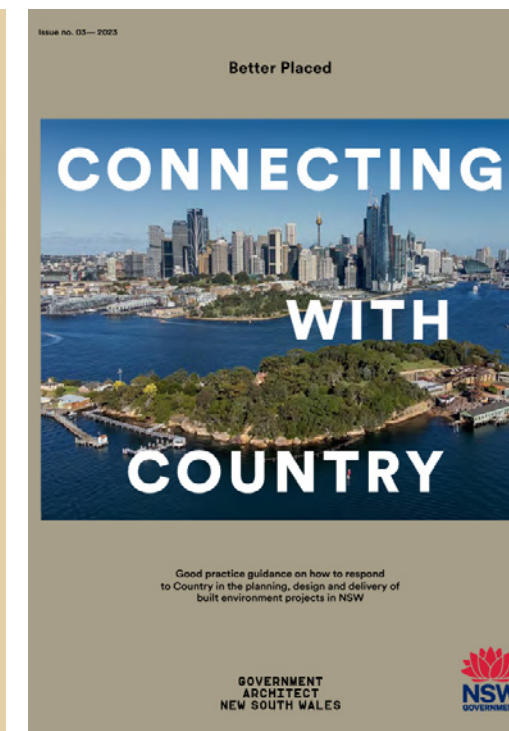
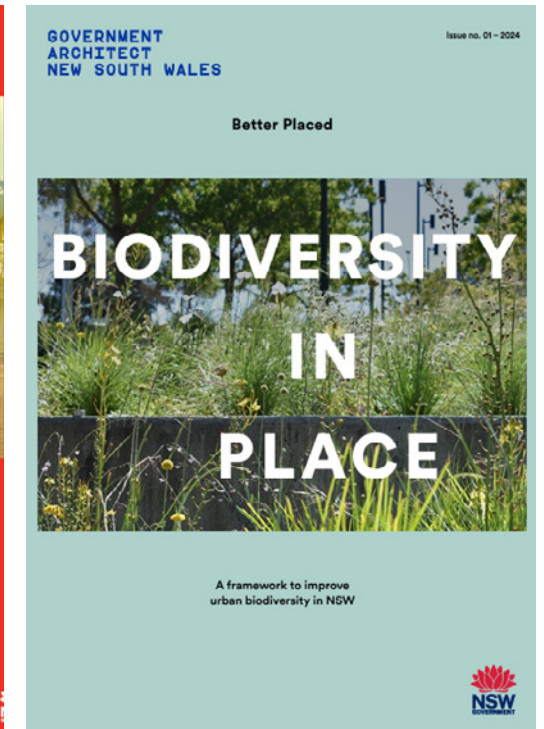
Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

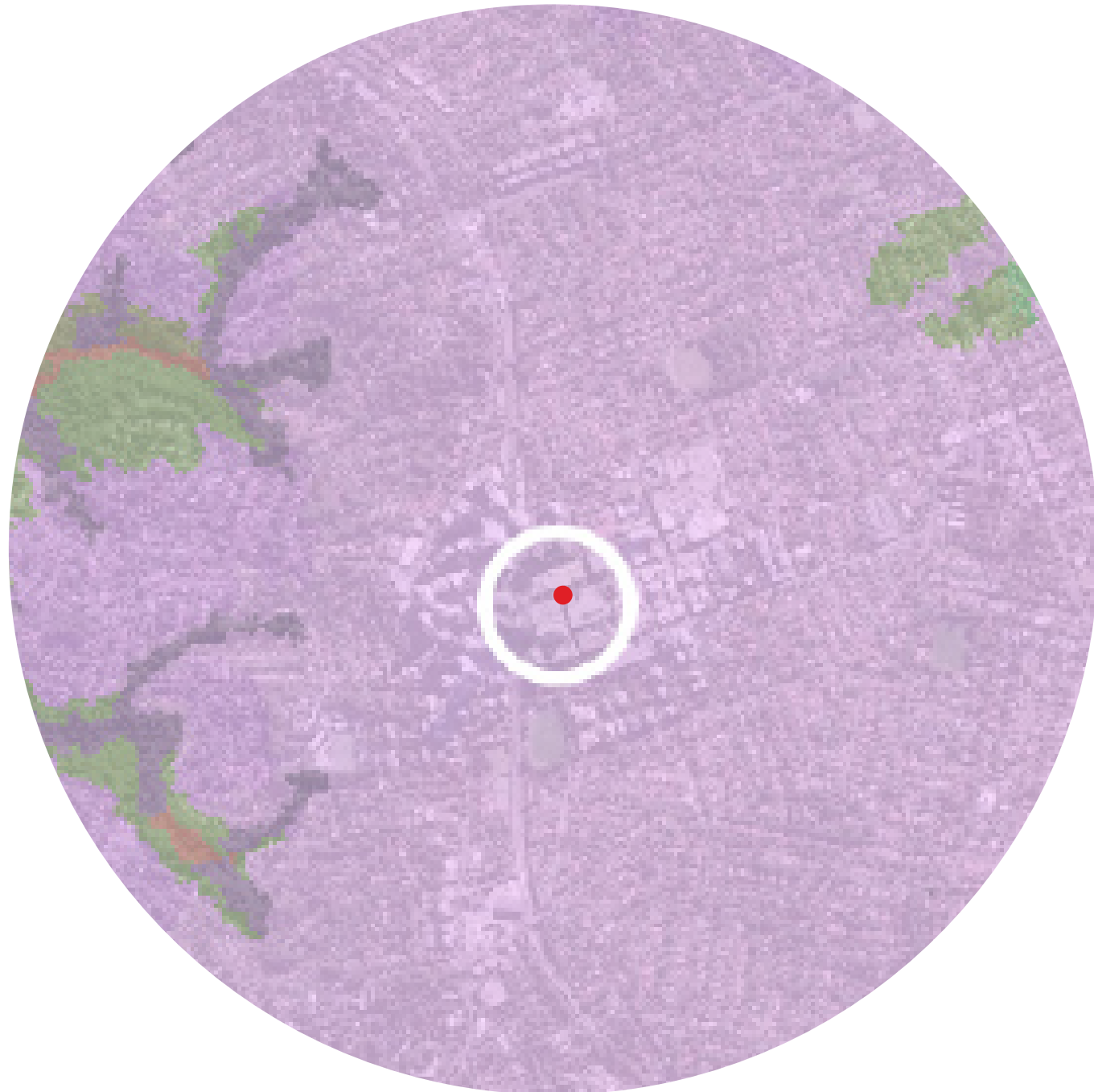
Part 4: 4P Planting on structures

OBJECTIVES FOR GOOD DESIGN (GANSW)

 OBJECTIVE 1. Better fit contextual, local and of its place	 OBJECTIVE 2. Better performance sustainable, adaptable and durable
 OBJECTIVE 3. Better for community inclusive, connected and diverse	 OBJECTIVE 4. Better for people safe, comfortable and liveable
 OBJECTIVE 5. Better working functional, efficient and fit for purpose	 OBJECTIVE 6. Better value creating and adding value
 OBJECTIVE 7. Better look and feel engaging, inviting and attractive	



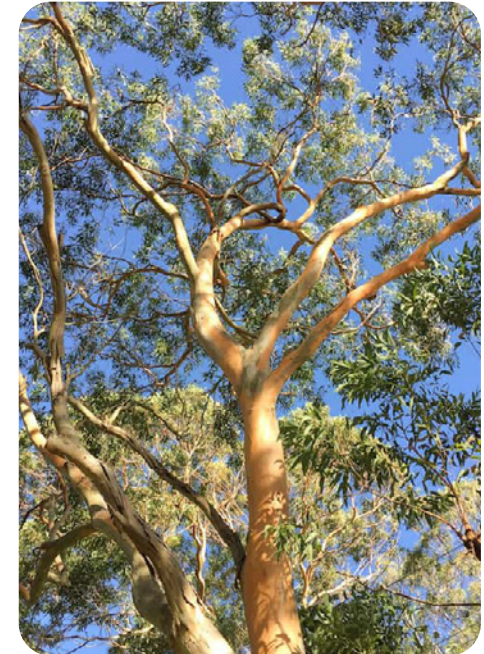
Mapping Country



- SYDNEY COASTAL SANDSTONE FORESHORES FOREST
- SYDNEY COASTAL ENRICHED SANDSTONE FOREST
- BLUE GUM HIGH FOREST
- SYDNEY ENRICHED SANDSTONE MOIST FOREST



SYDNEY COASTAL SANDSTONE
FORESHORES FOREST



BLUE GUM HIGH FOREST



SYDNEY ENRICHED SANDSTONE
MOIST FOREST



SYDNEY COASTAL ENRICHED
SANDSTONE FOREST

Designing With Country

Australia's First Nations peoples have lived and shaped this country for thousands of years. Our Design team is committed to the principles established by the NSW Government Architect's Connecting with Country Framework for understanding the value of First Nations knowledge in the design of the built environment.

The project team is committed to the integration of "Connecting with Country" principles within the proposed development and understands the importance of considering the aboriginal cultural values and perspectives that encompass the site and project.

Our considerations for designing with country include:

- To preserve visual connections between landscape and people.
- Restore and protect waterflow through WSUD measures such as raingardens to integrate with broader water systems and work to heal Country.
- Draw inspiration from and sit harmoniously within the natural landscape and consider the site through a landscape lens.
- Creating a place that is unique and relevant to the location and site. Open communal spaces provide a canvas for meaningful and culturally layered outcomes.
- Creating outcomes that are representative of the community they serve. The focus will be on spaces of inclusion and comfort that relate to social aspects of Country. This could be the interpretation of landscape experience and meeting points.
- Designing spaces that are legible for both First Nations and non-First Nations people.
- Incorporating locally sourced finishes and materials through furniture, wayfinding and paving.
- Create spaces that are welcoming, accessible and culturally safe.
- Endemic plants contribute to holding cultural stories and are of great cultural and ecological importance. Incorporating species that are significant to the ecological communities of the area and aim to provide habitat for local fauna. We aim to protect existing habitat and native vegetation and ecologies.
- Recognising shared heritage to create a shared future and ensure Aboriginal voices are heard throughout discussions.



We acknowledge the Traditional Custodians and pay
Respect to Elders past, present and future.

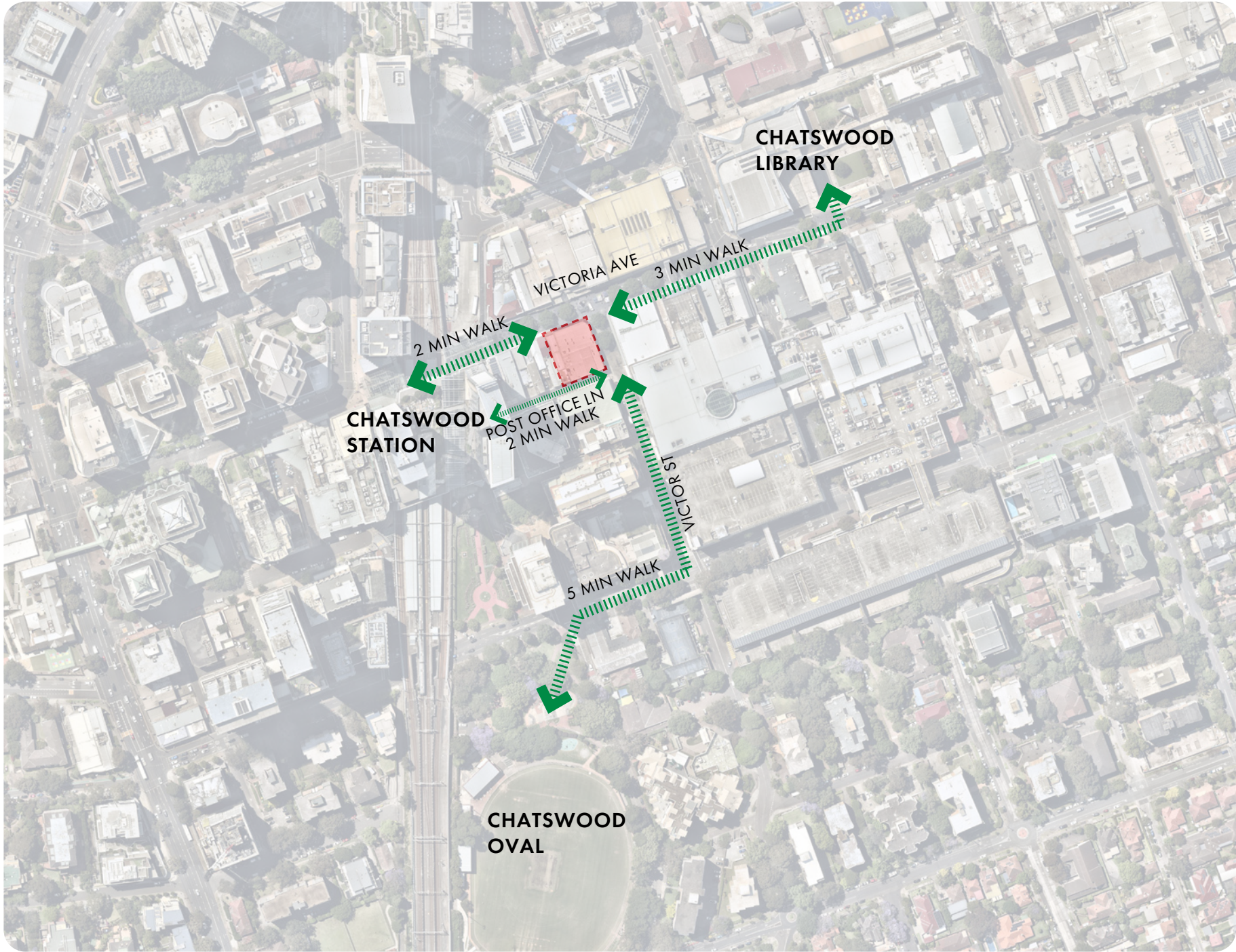
Site Context & Walkability



Site Context & Walkability

The site is situated in a crucial location in the heart of Chatswood CBD. Within walking distance of numerous natural and urban landmarks, the project has the potential of further activating the centre of Chatswood and provide what may be missing

as part of the public realm experience. With Chatswood Library and Oval being within 5min walk respectively, the site is well connected to key open spaces with the opportunity to tie both spaces together with a unique public open space of its own



CHATSWOOD LIBRARY



PUBLIC OPEN SPACE



CHATSWOOD OVAL



DOG ACCESS

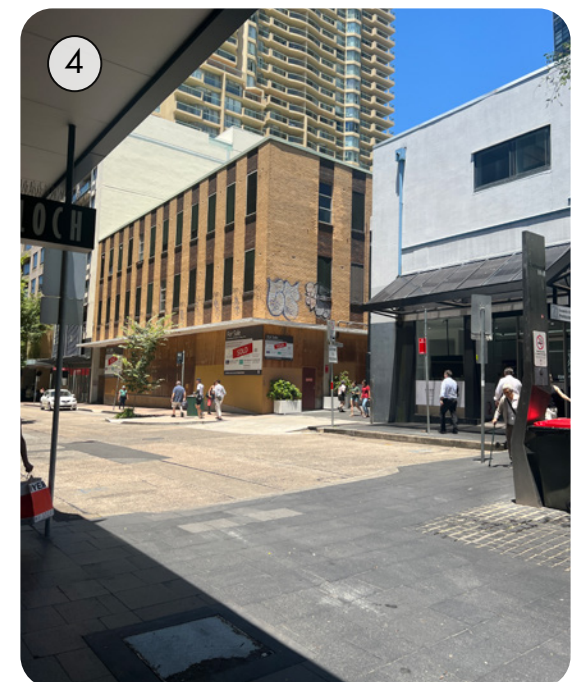
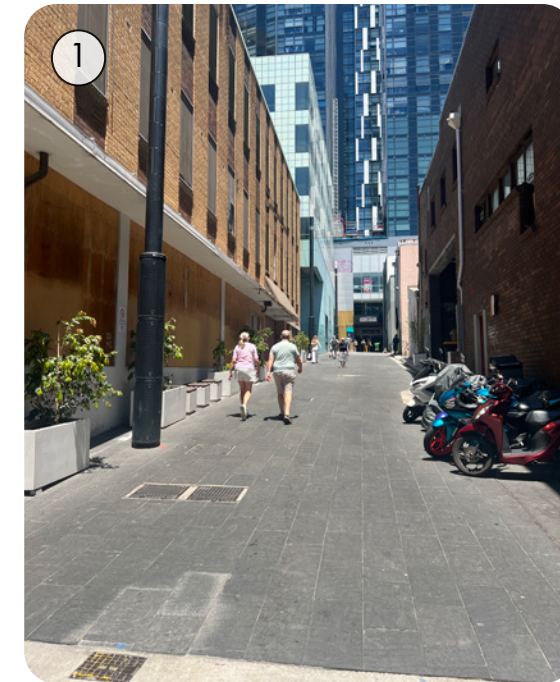
Public Domain - Existing Condition

Site Observations

- Active public domain and well-used spaces under existing tree canopy
- Level change from West to East across Victor St plaza space
- Post Office Lane used a key pedestrian link
- Great asset in Victoria Ave markets and community interaction

Design Opportunities (subject to future detailed post-consent design process with Council)

- Opportunities for enhancement of Post Office Lane with place-making & public art
- Opportunities to re-imagine pocket plaza at end of Victor St
- Opportunity to link Post Office Lane with the pedestrianised component of Victoria Avenue, which currently lacks continuity due to the existing vehicle turnaround



The Design

"To enrich THE CHATSWOOD character by creating a dynamic HUB that CONNECTS people and nature."

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Design Statement

Ground Floor & Streetscape

The existing public domain enhances both the built form and streetscape, creating inviting spaces for gathering, activation and relaxation. Future streetscape improvement opportunities could include prioritisation of increased native canopy coverage, fostering local wildlife habitats while enriching the communal experience along Victor Street.

Ground Floor & Streetscape is subject to future detailed design process with Council post-consent.

Communal Landscape on Podium & Rooftop

Communal open spaces on Levels 02, 06, and 23 provide diverse landscape experiences, enhancing urban habitat and promoting biodiversity through thoughtful planting and green infrastructure. Level 02 features wellness facilities and social spaces designed for relaxation and community interaction. Level 06 includes a dedicated dog park, study nooks, and collaborative zones, fostering a dynamic and inclusive environment. Level 23 offers dedicated dining and entertainment facilities, including a multi-purpose sports area, an outdoor bar, BBQ, and kitchen dining settings, creating a vibrant space for social gatherings and recreation.

Universal Access & Connectivity

The ground plane is designed for universal accessibility, ensuring seamless entry to the lobby and public areas with minimal reliance on ramps. The existing shared zone along Victor Street prioritises pedestrian movement while maintaining essential emergency and maintenance vehicle access without compromising the overall design integrity. All podium open spaces incorporate both ramps and stairs where necessary, ensuring full accessibility across all levels.

CPTED, Safety & Visibility

Sight lines are preserved with low-height high planter beds, ensuring open visibility across spaces. Trees are strategically placed to frame key areas while maintaining clear views to and from separate areas. Buffer planting near private residences provides privacy without compromising security.

Deep Soil Depths on Podiums & Permanent Planting

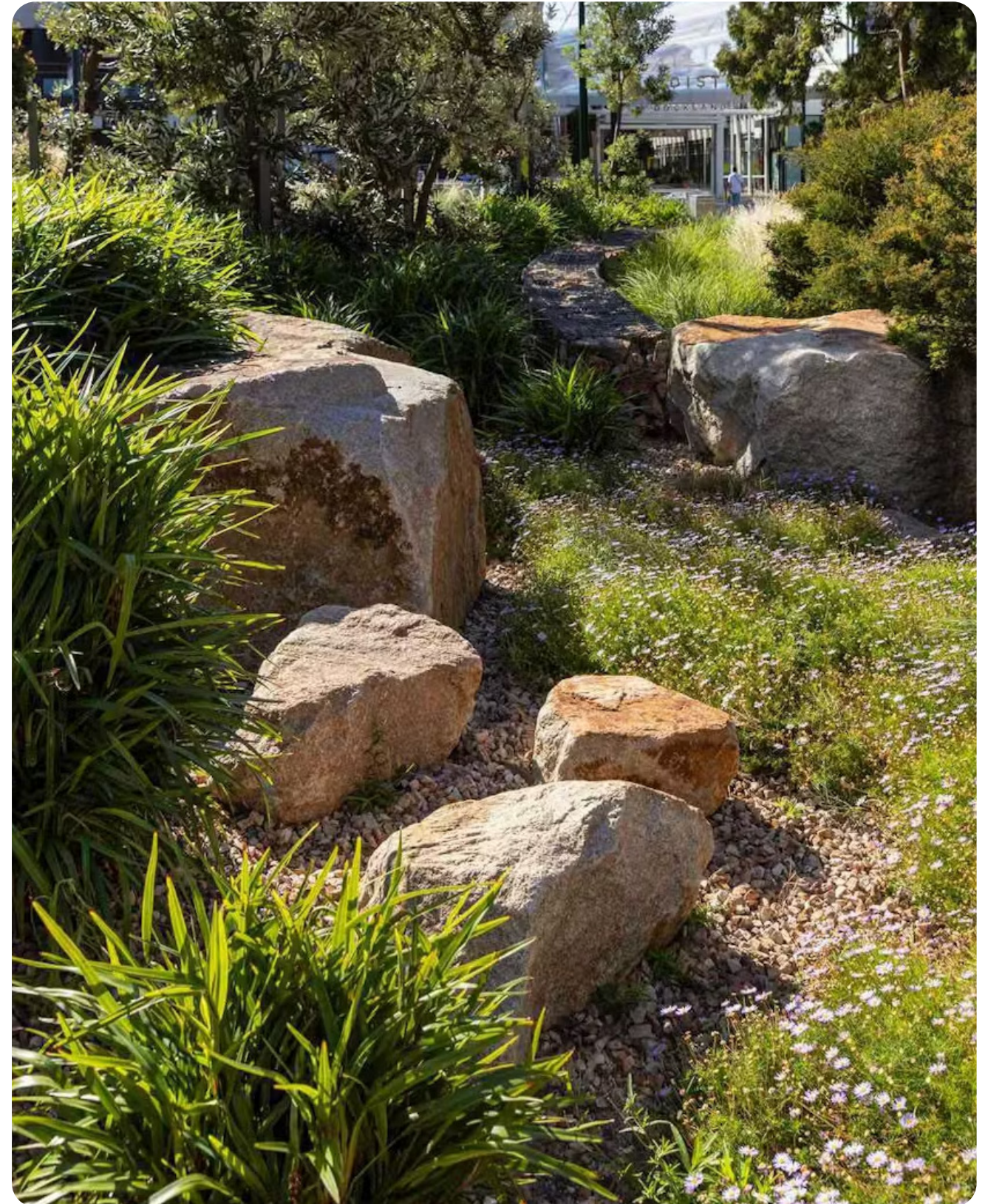
All tree planters accommodate appropriate soil depth while allowing for low planter walls that enhance visual permeability. Medium-sized tree planting is further supported through sculpted mounds integrated into the raised planters. Additionally, on Level 02, raised planters incorporating rain-gardens have been designed to assist with stormwater management, contributing to a more sustainable and resilient landscape.

Healing Country

This design honours the site's deep cultural heritage by integrating locally resonant materials and endemic plant species. Seasonal-responsive planting enhances the existing canopy, fostering biodiversity and reinforcing ecological connections.

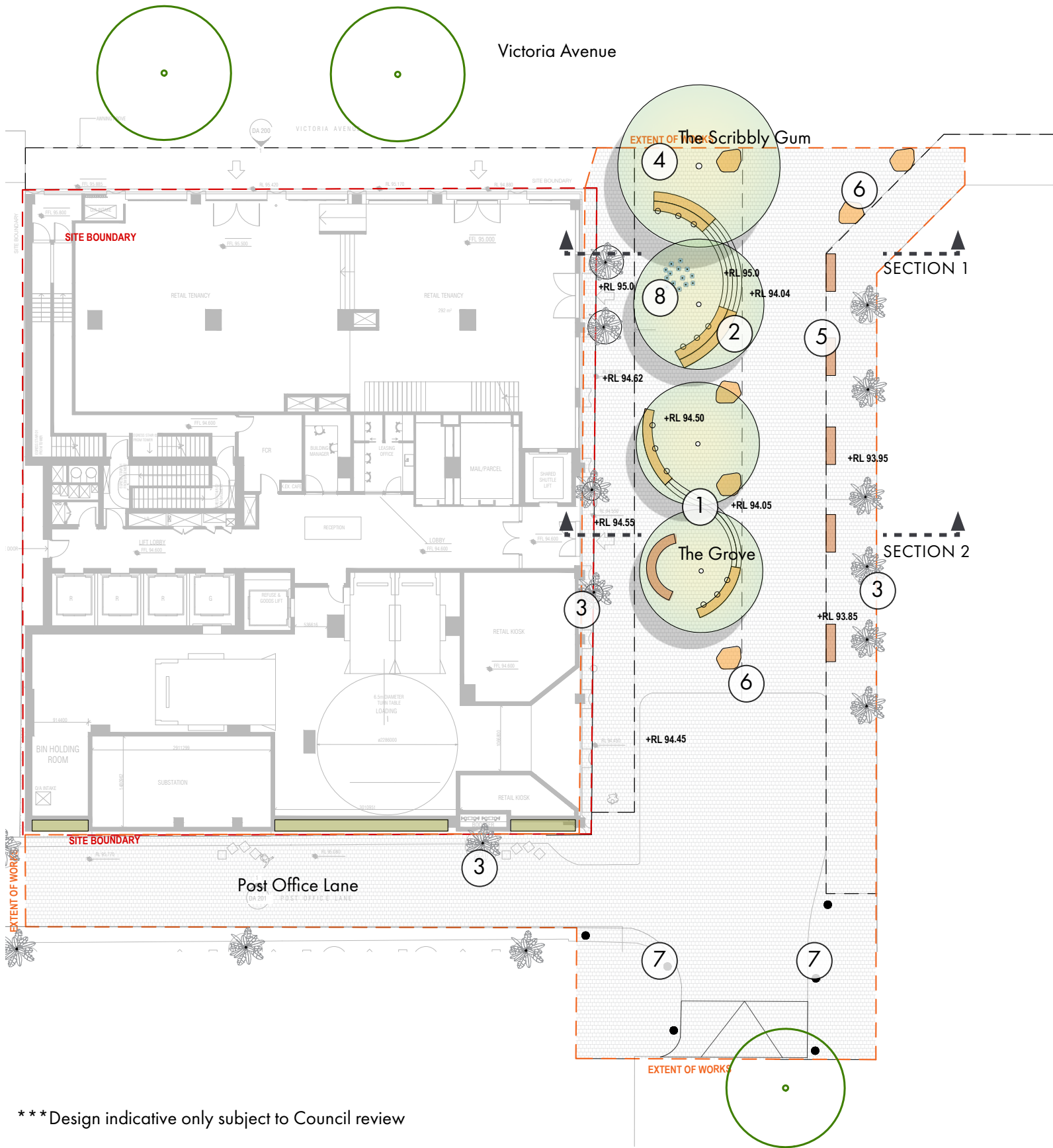
Celebrating Country

Dedicated gathering spaces, including communal dining areas and curated art elements, create opportunities for shared experiences. Thoughtfully designed bar settings preserve and frame significant views, encouraging deeper engagement with Country and its stories.



Victor Street Plaza Concept

(Preliminary Concept - detailed design to be finalised post-consent in consultation with Council



***Design indicative only subject to Council review

Future Opportunities

The public domain adjoining the site presents opportunities for future enhancement, subject to detailed design with Council post-consent. The existing Victor Street plaza could be re-imagined with new seating and planting, as well as improved connectivity to the Post Office Lane shared zone to the south of the site. It is anticipated that any future design within the public realm would be developed in consultation with Council and generally in accordance with the proposed concept plan, and finalised prior to the issue of a future Construction Certificate for public domain works.

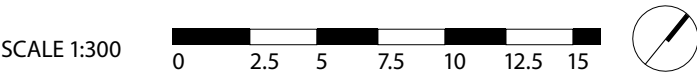
- 1 THE GROVE
- 2 TERRACE STEPS
- 3 PLANTERS ALONG BUILDING FRONTAGE
- 4 FEATURE SCRIBBLY GUM
- 5 SANDSTONE BLOCK SEATING
- 6 SANDSTONE BOULDERS
- 7 REMOVEABLE BOLLARDS
- 8 WATER PLAY / MISTING



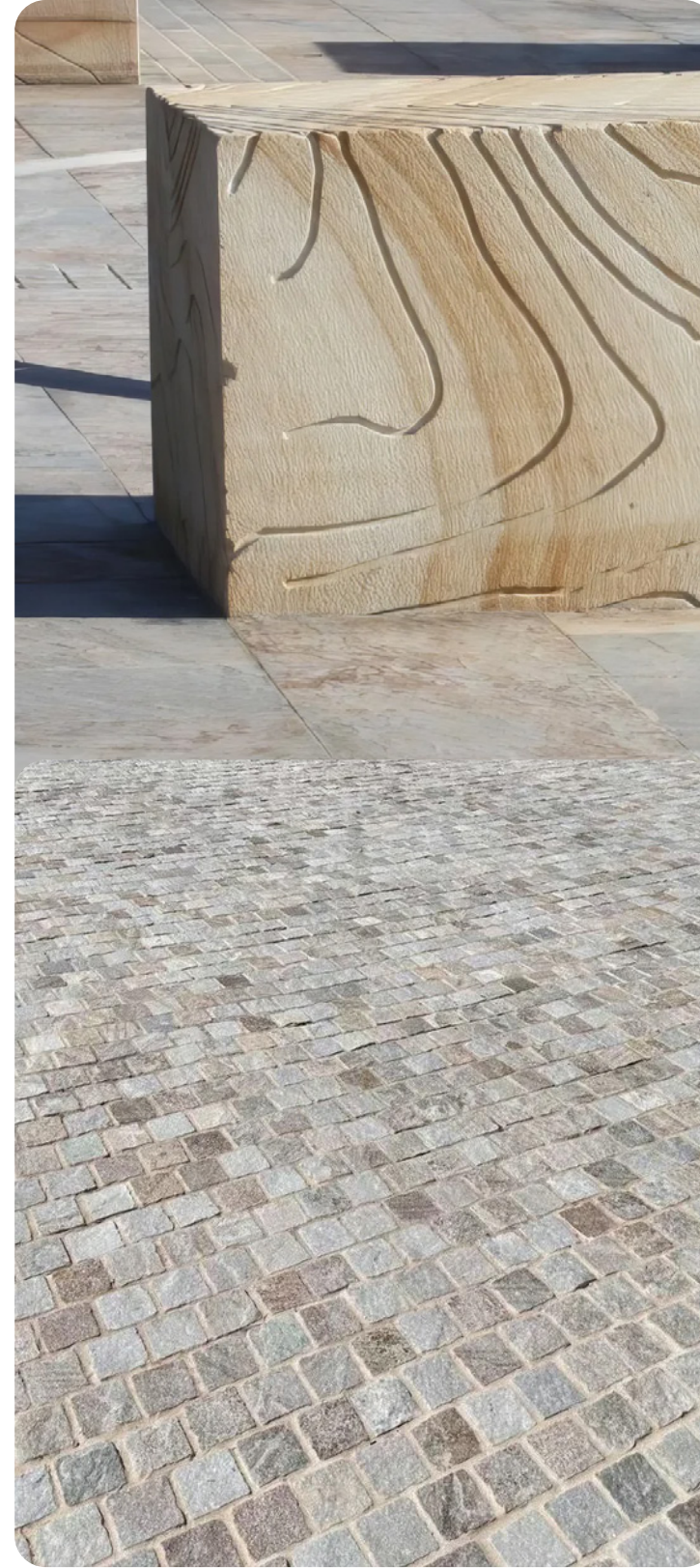
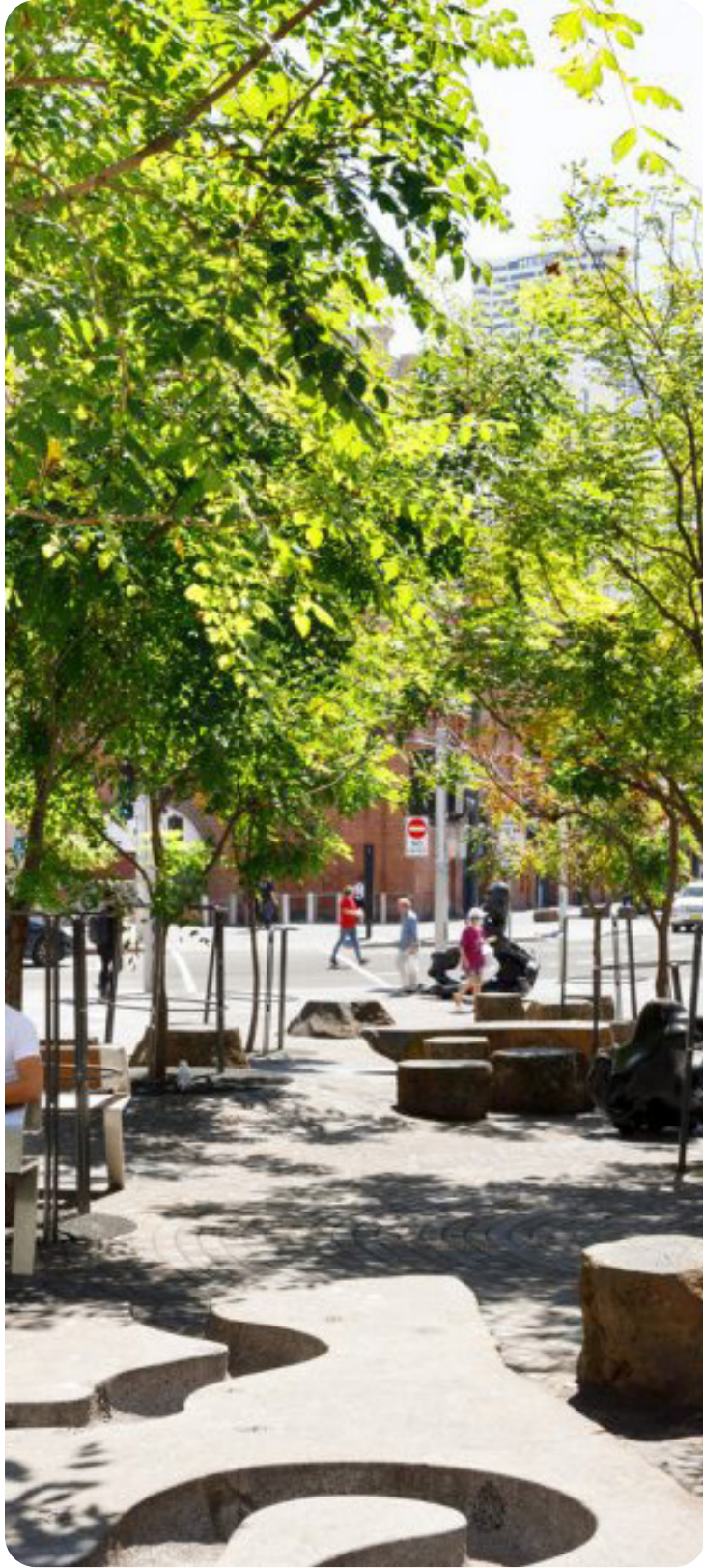
Improvements from existing Victor St condition

The proposed public domain embellishments to Victor St provides a unique opportunity to take an existing asset and improve the condition of the space and it's capacity for events, activation and placemaking. Anticipated improvements include:

- Enhanced pedestrian experiences around the site and Victor St
- Enhanced and delineated vehicular access for markets and events along Victoria Ave
- Enhanced legibility for emergency vehicle access
- Better balance of all uses of the surrounding streets and context including pedestrian movements, permeability, active transport, vehicular access and loading
- More public amenity provided in the form of seating, tree canopy, urban cooling and space for community interaction and engagement

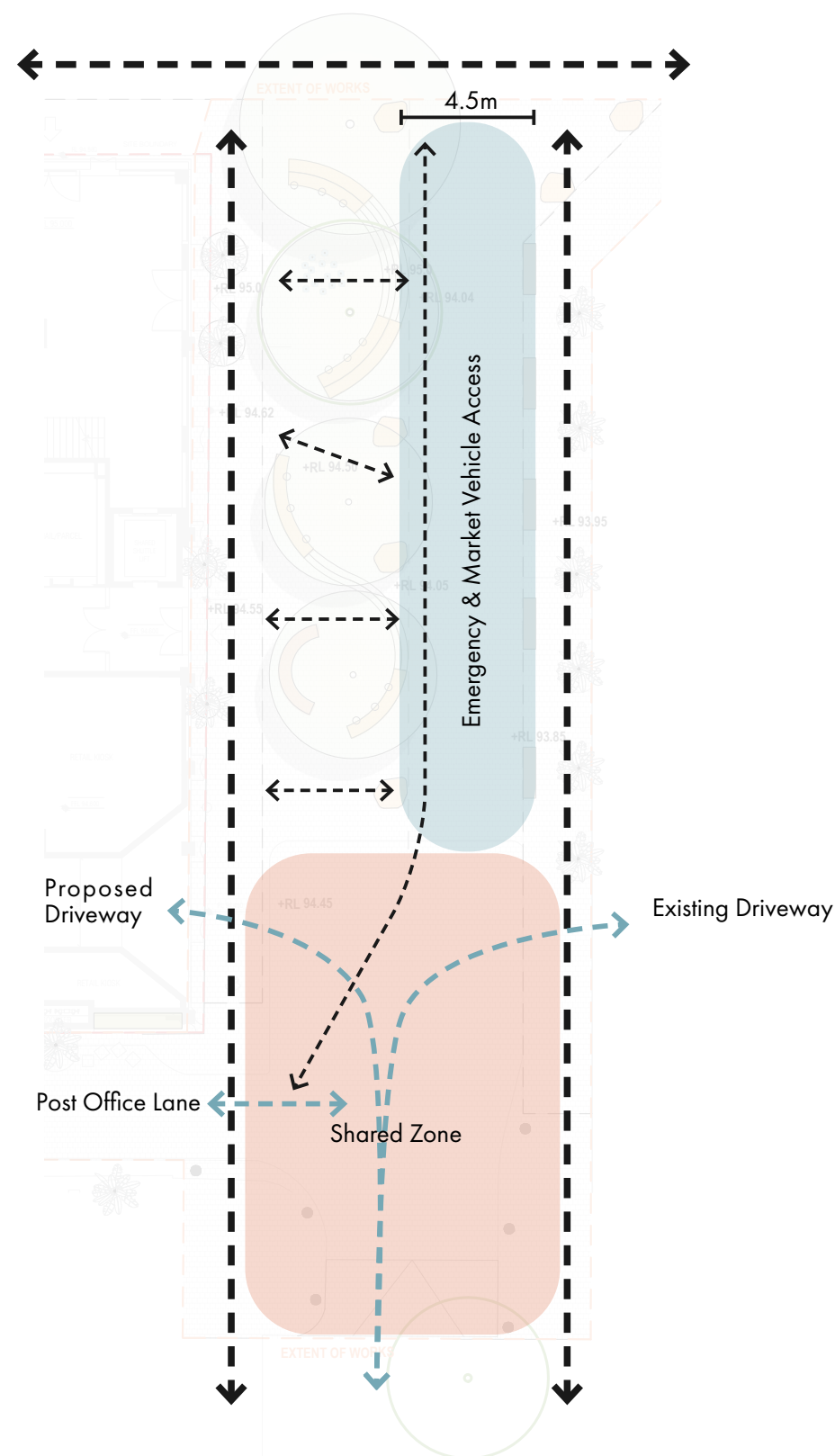


Victor Street Plaza Character

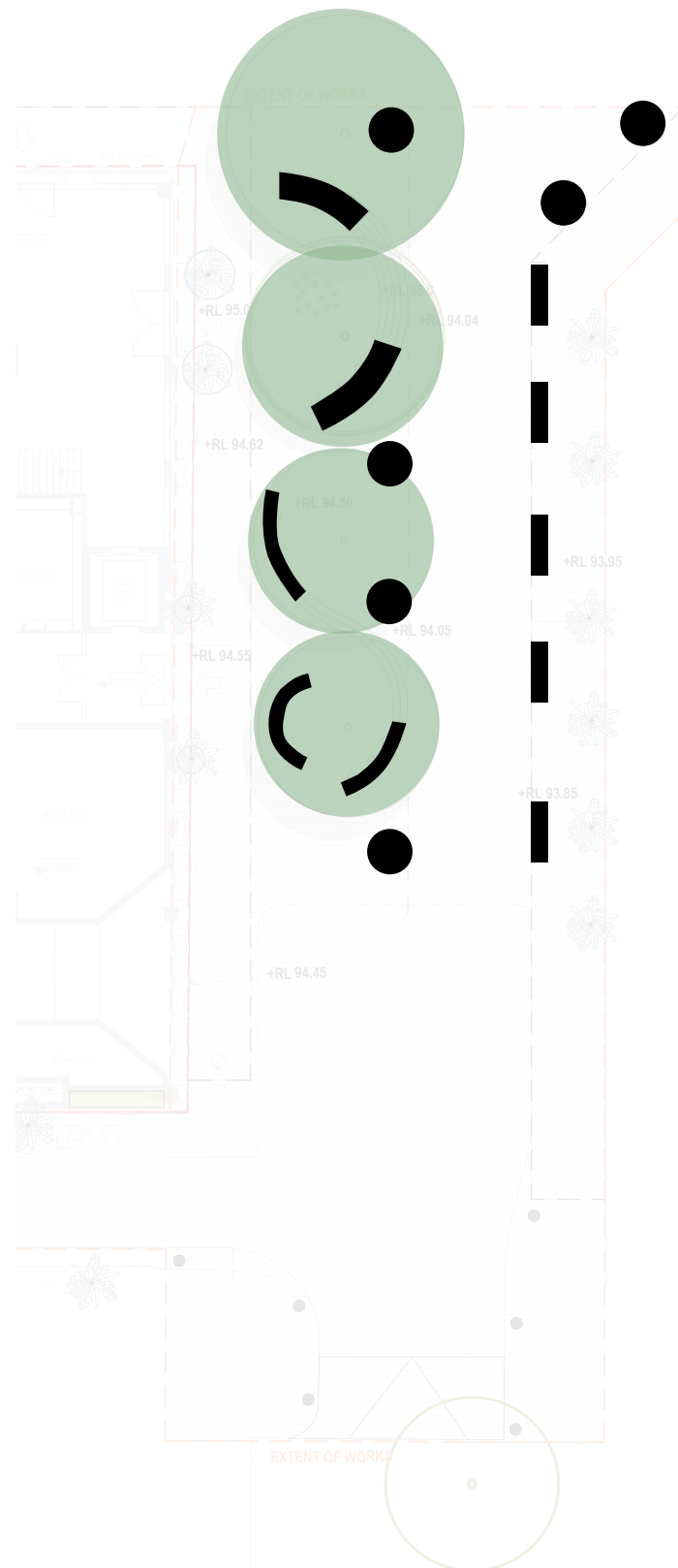


Victor St Plaza Concept - Design Layers

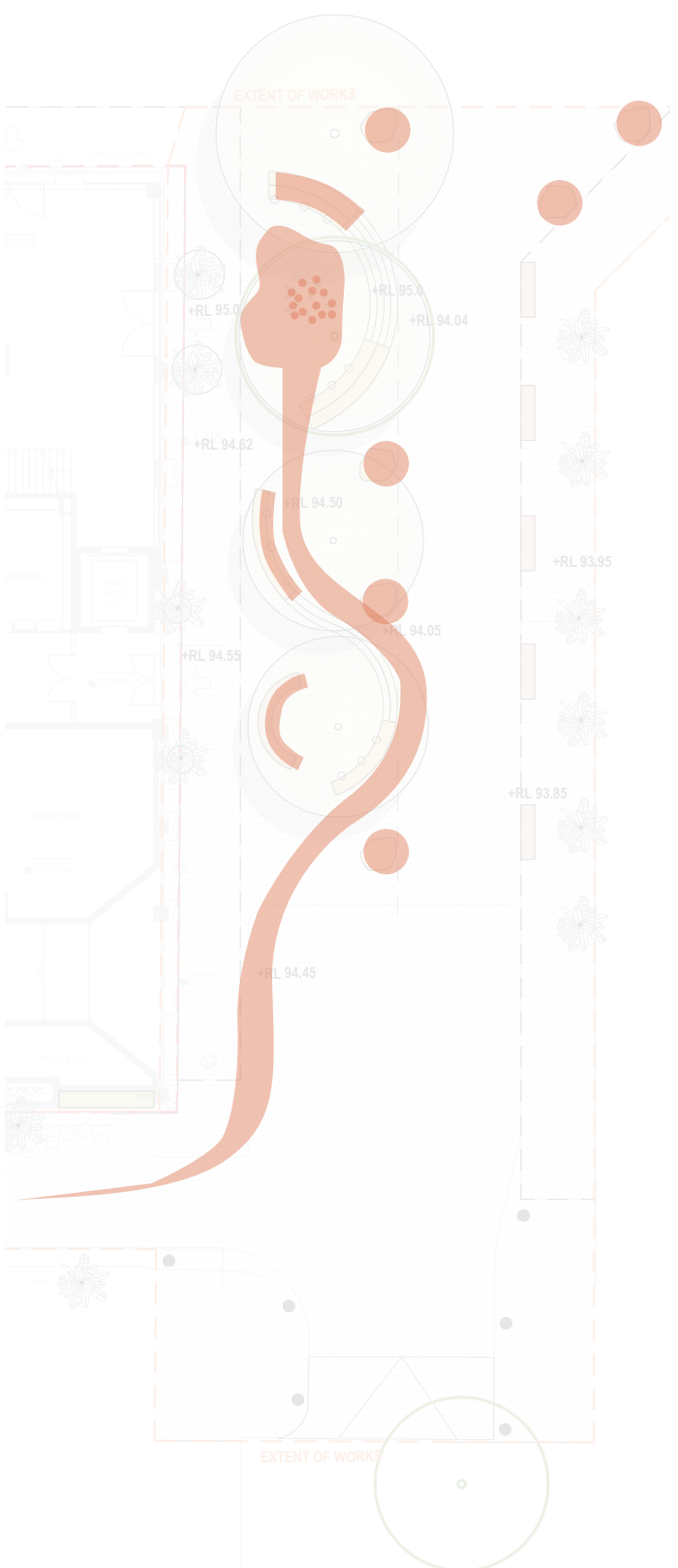
Access & Circulation



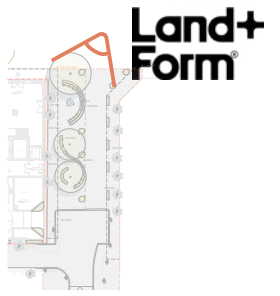
Seating & Tree Canopy



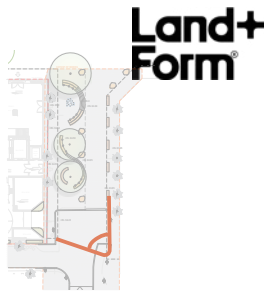
Public Art Overlay
Paving, Sandstone engravings & Water Misting



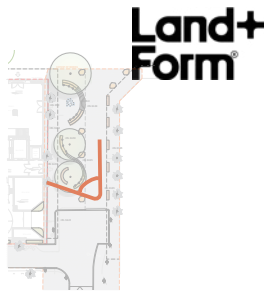
Concept Perspective 1



Concept Perspective 2

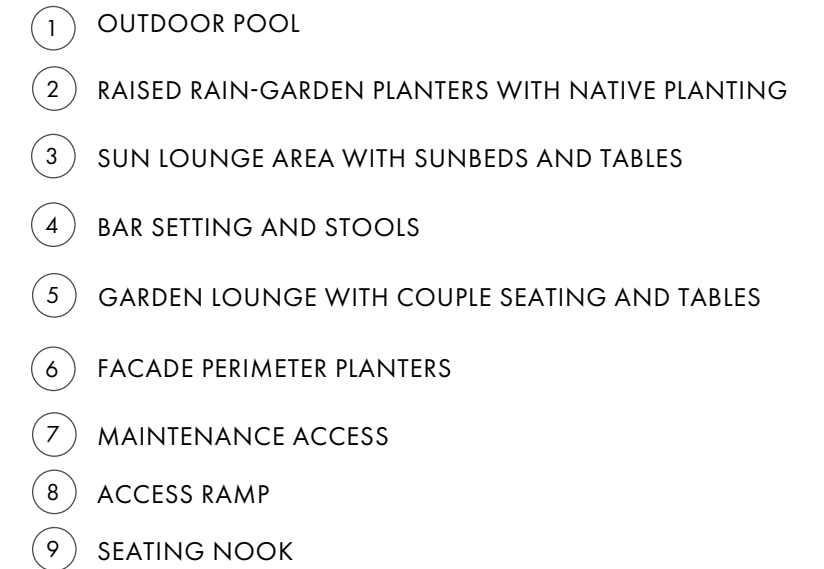


Concept Perspective 3

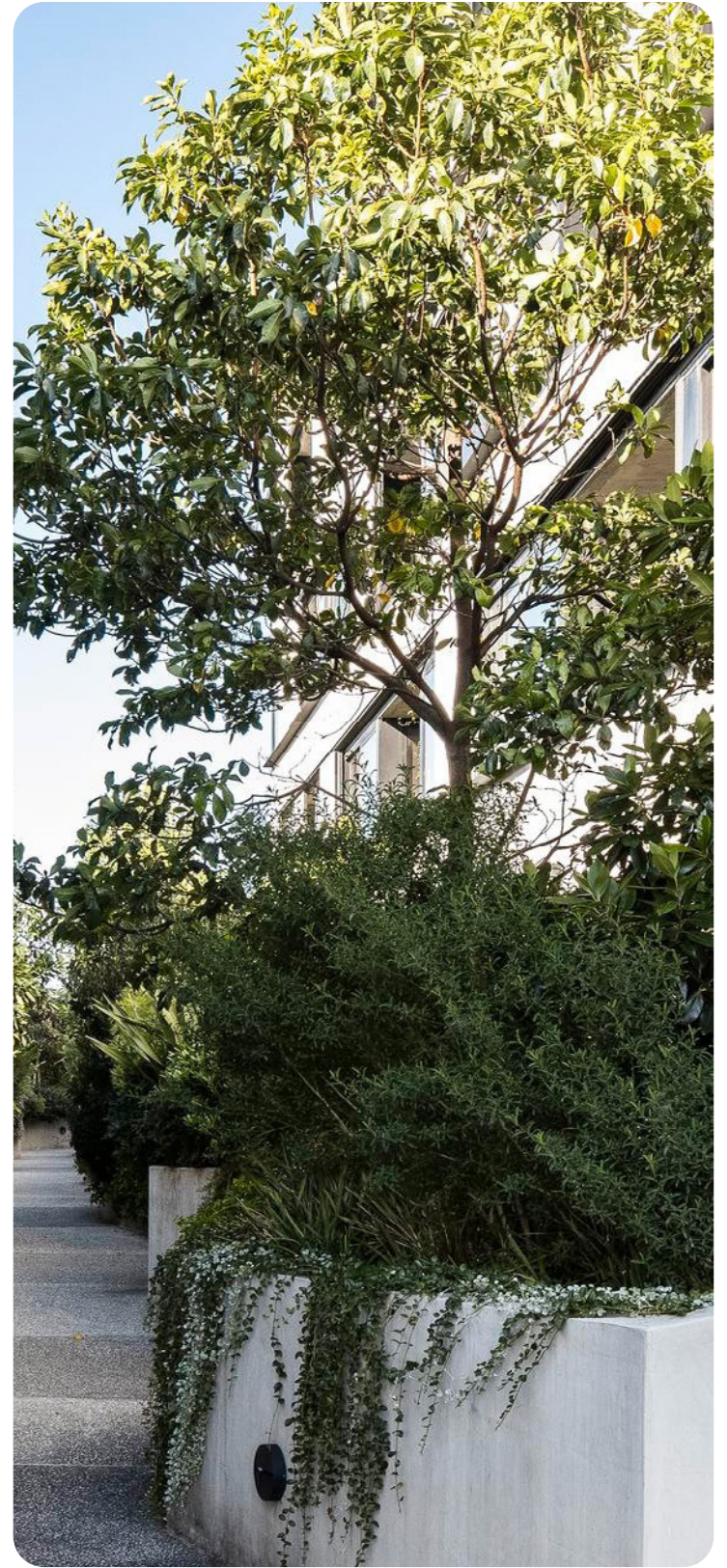
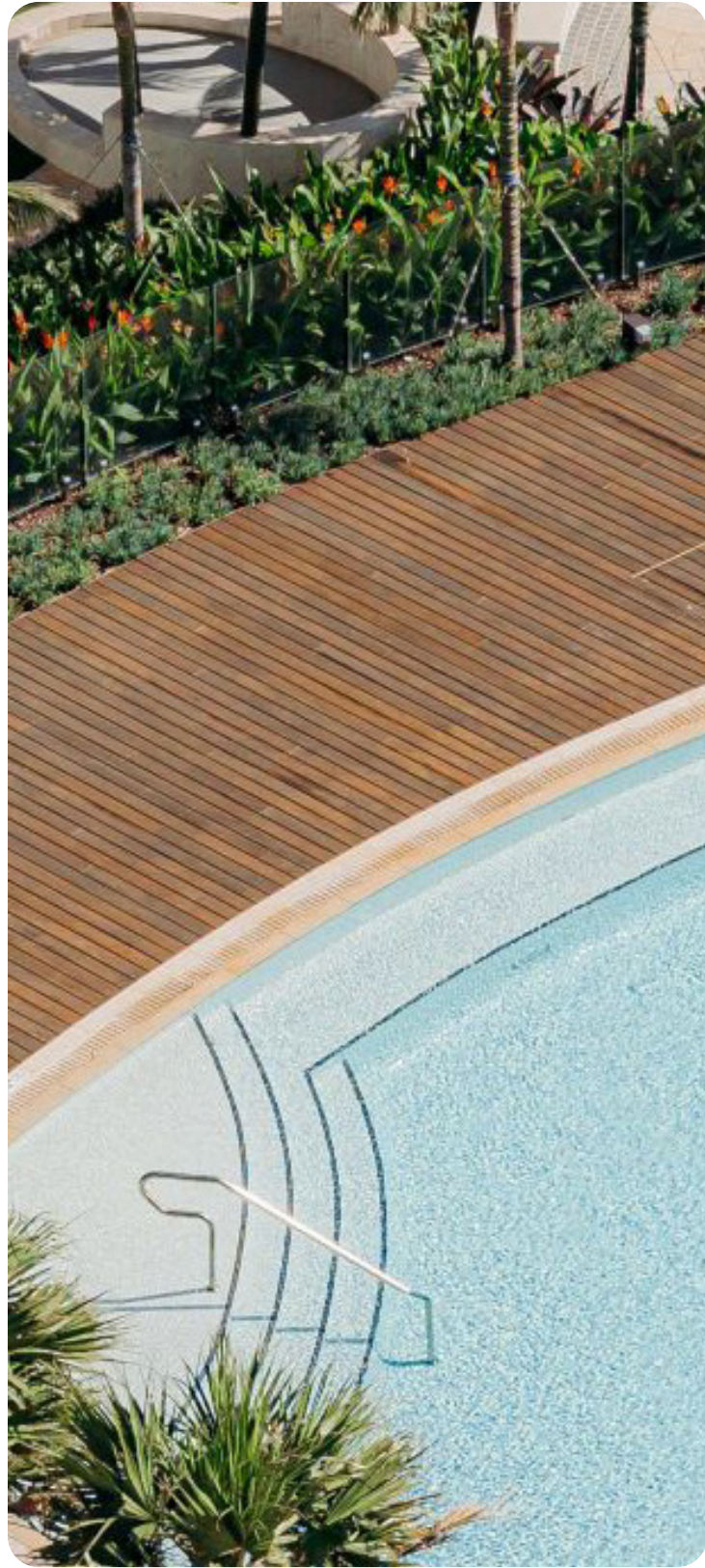


Concept Perspective 4





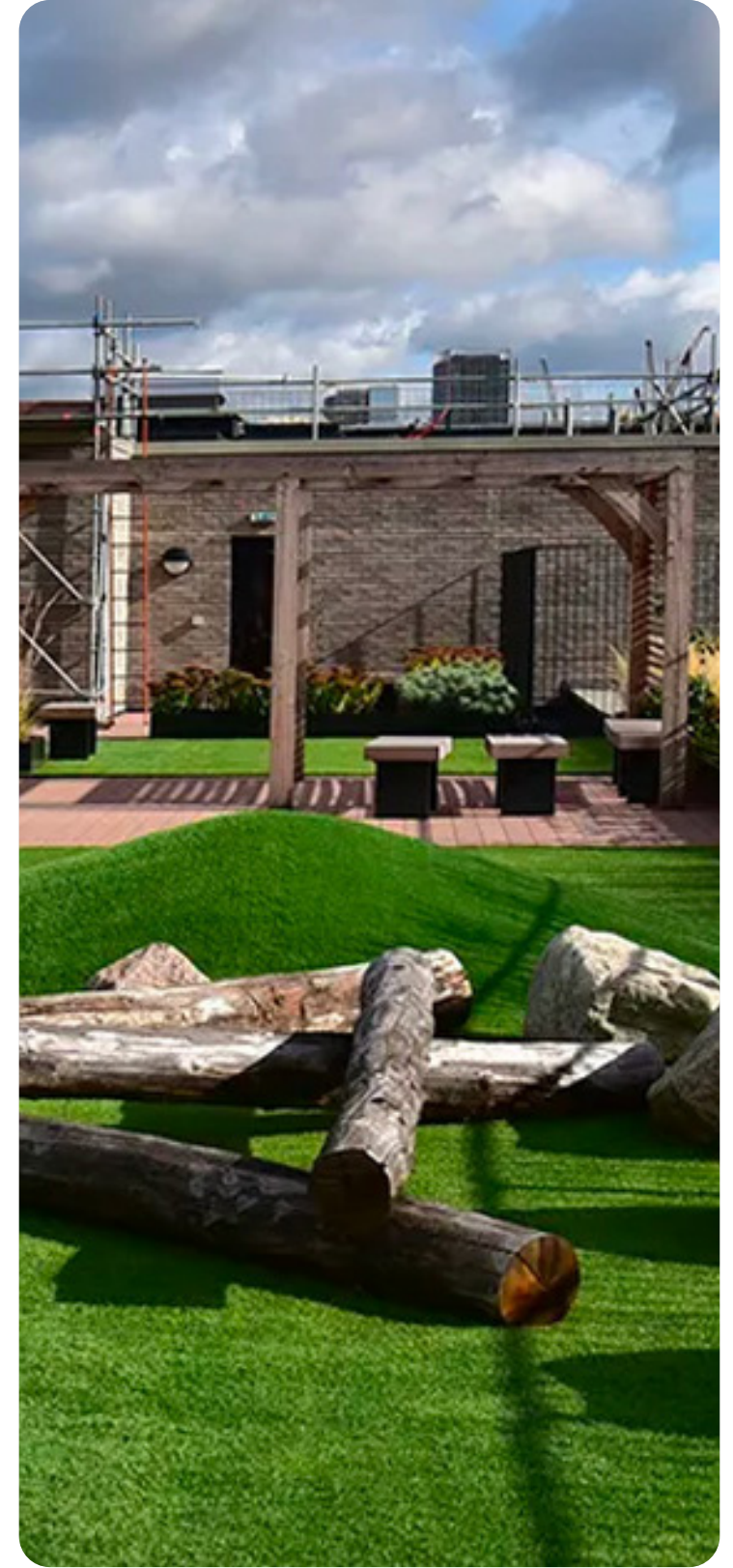
Level 02 Character



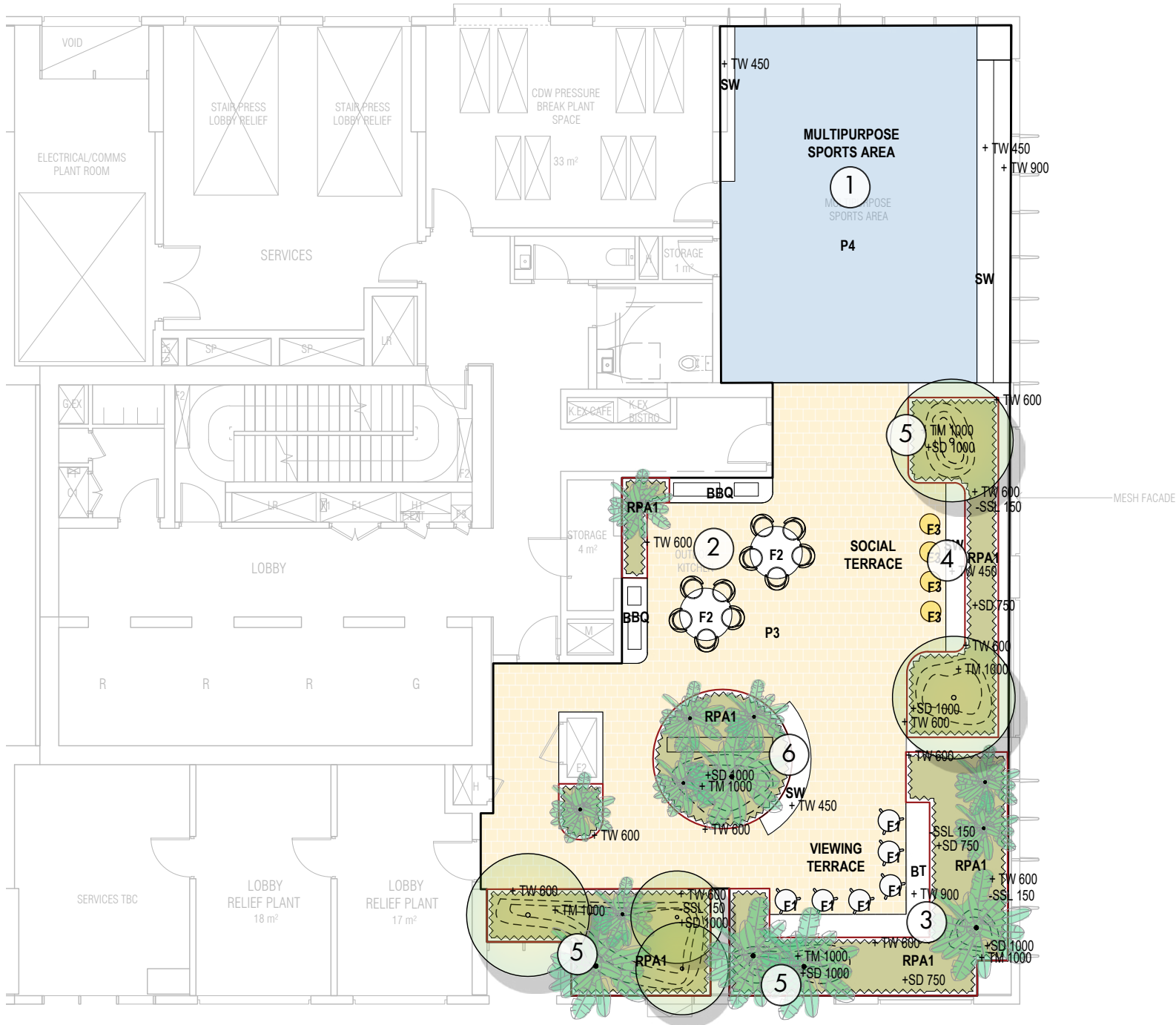
Level 06 Communal Terrace



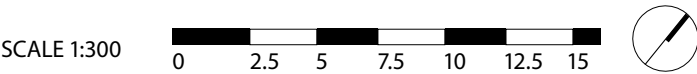
Level 06 Character



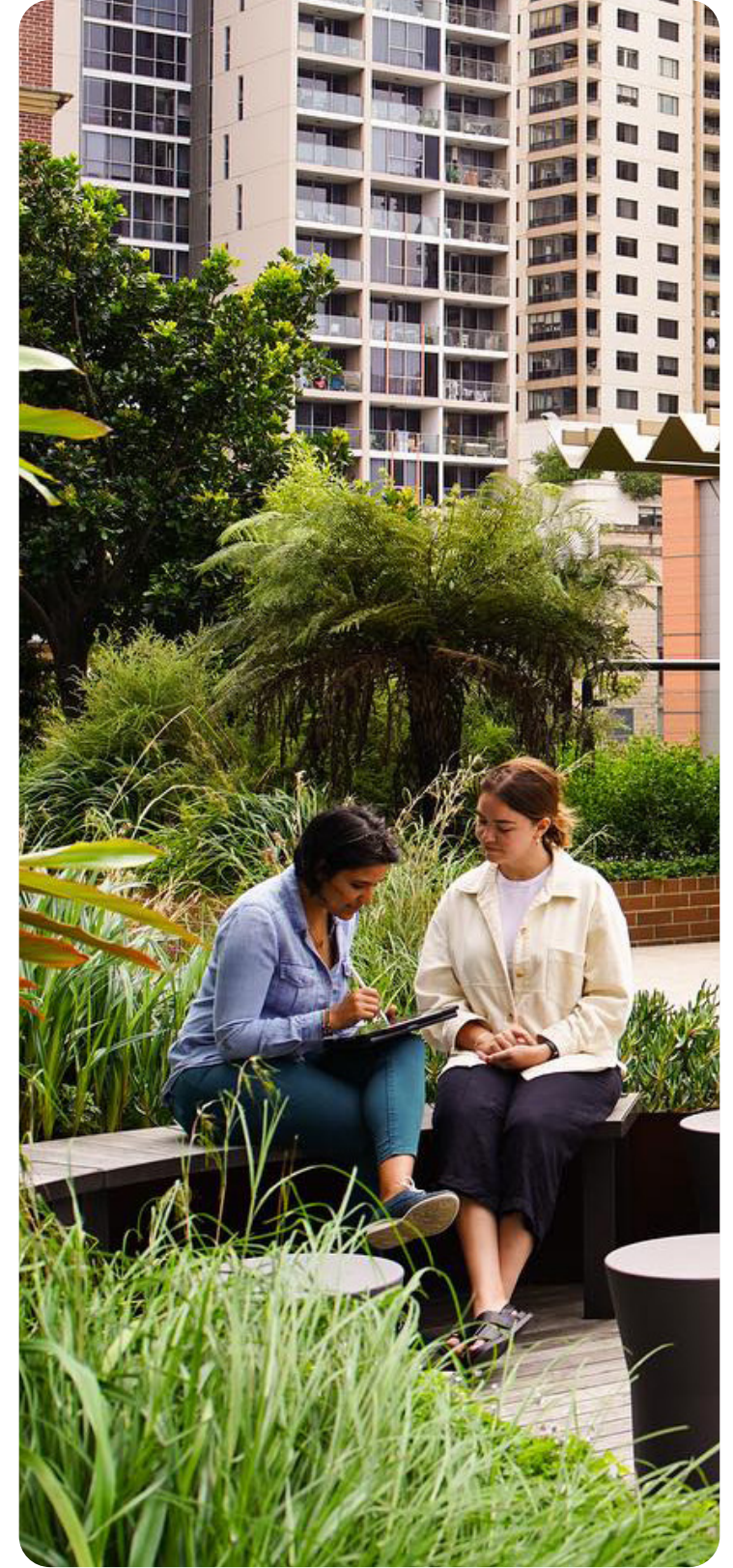
Level 23 Social Terrace



- 1 MULTIPURPOSE SPORTS AREA
- 2 OUTDOOR DINING AND KITCHEN
- 3 BAR SETTING AND VIEWING TERRACE TOWARDS CBD
- 4 SEATING NOOKS
- 5 RAISED PLANTERS WITH NATIVE PLANTING
- 6 RAISED PLANTER WITH SEATING WALL



Level 23 Character



Planting & Materials palette

Planting Palette

TREES



Angophora cosata



Backhousia citriodora



Dicksonia antarctica



Eleaocarpus reticulatis



Tristanopsis laurina



Acacia retinodes



Cyathea cooperi



Ficus coronata

GROUND COVER & GRASSES



Viola hederacea



Dichondra repens



Sarcopetalum harveanum



Rosmarinus officinalis



Myoporum parvifolium



Dichelachne micrantha



Lomandra longifolia



Cyperus gracilis

SHRUBS



Acacia longifolia



Breynia oblongifolia



Bursaria spinosa



Calochlaena dubia



Asplenium nidus



Homalanthus populi-folius



Pittosporum revolutum



Grevillea sericea



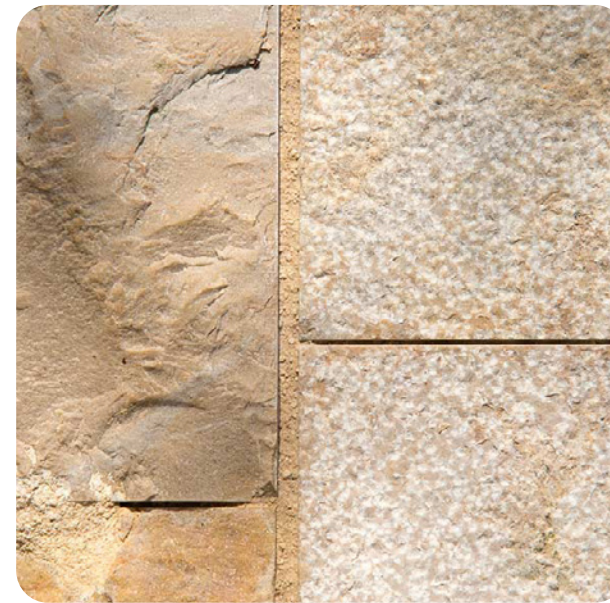
Eremophila glabra



Banksia spinulosa

Materials Palette

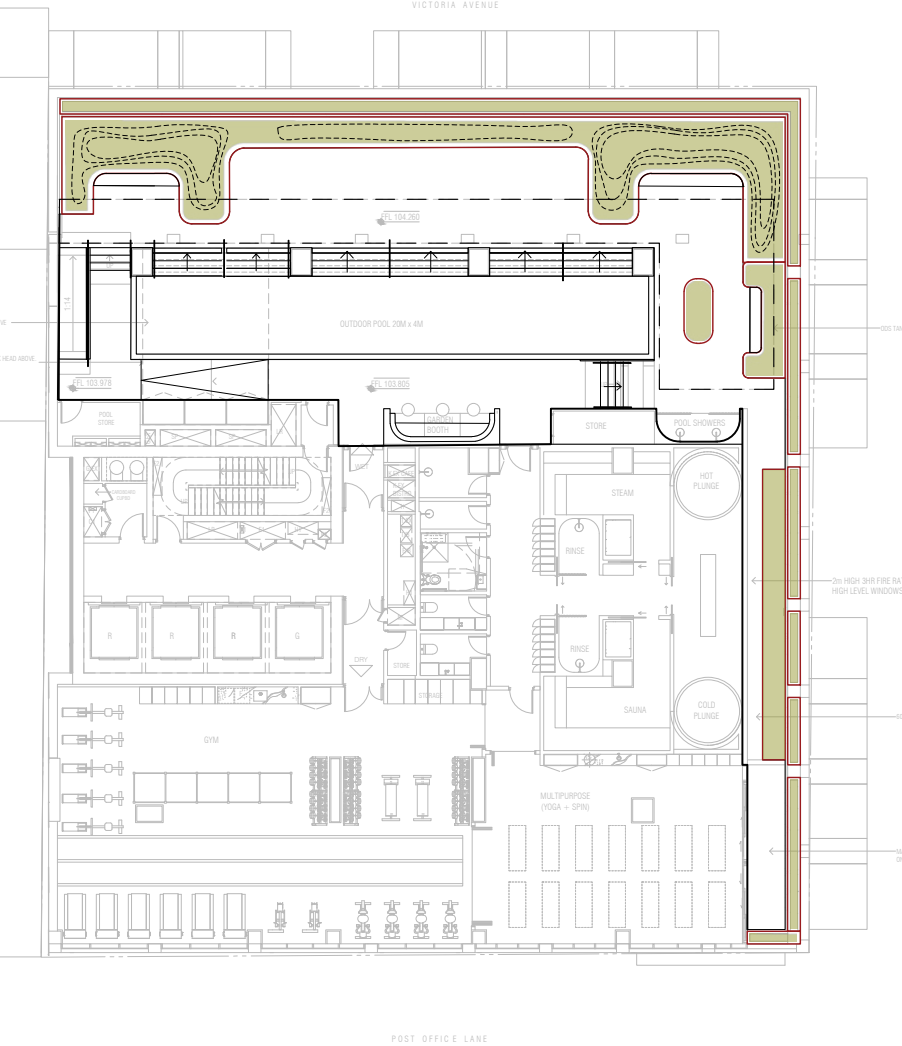
The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A robust set of finishes are proposed throughout the public domain and communal spaces for longevity of use for the local community.



Landscape Performance

Landscape Area Calculations

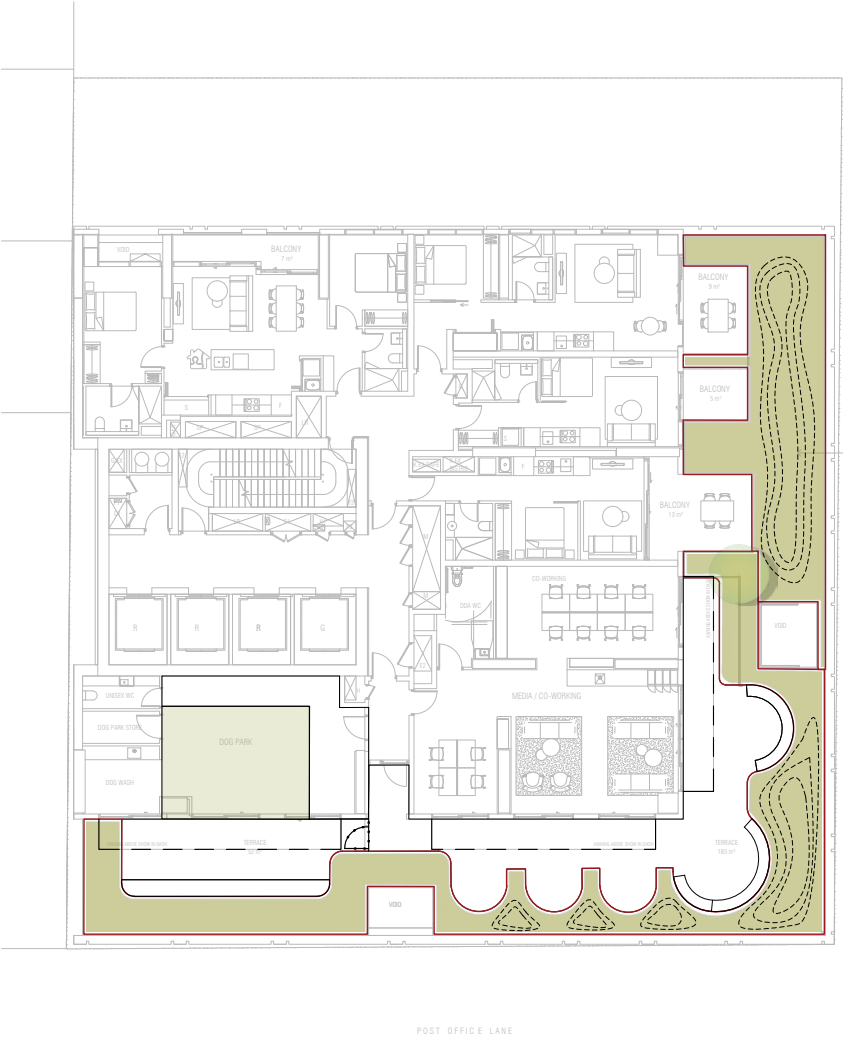
Land+Form



LANDSCAPE AREA

LEVEL 02 OPEN SPACE AREA = 421m²

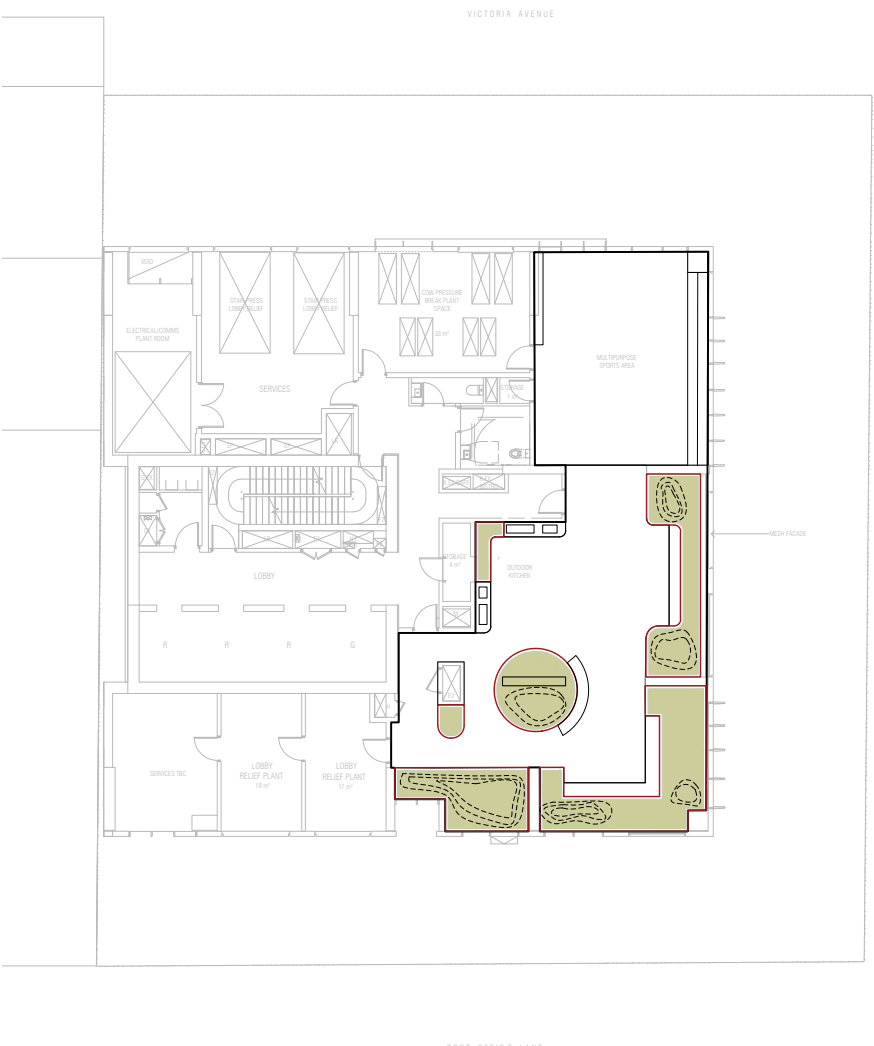
SOFT LANDSCAPE AREA = 118m² = 28%



LANDSCAPE AREA

LEVEL 06 OPEN SPACE AREA = 240m²

SOFT LANDSCAPE AREA = 128m² = 53%



LANDSCAPE AREA

LEVEL 23 OPEN SPACE AREA = 208m²

SOFT LANDSCAPE AREA = 52m² = 25%

Land+ Form



Appendix A

Landscape DA Drawings