10 Gordon Avenue and 9-19 Nelson St, Chatswood

Development Summary

REV A
14/08/2025

Site Area:	**6,734.10**	**m2**			
Planning Controls			Affordable Housing		
Base Max Residential FSR:	6.00	:1	State Affordable Housing (15% of SSDA)	7878.9	m2
Base Max Residential GFA	40,405		Local Affordable Housing (4% of SSDA)	2101.0	m2
Maximum FSR Incl. 30% Bonus	7.8	:1	Total Affordable Hosuing Requirment	9979.9	m2
Maximum GFA	52,526	m2	* To be allocated at future stages		
Minimum Non-Resi GFA (17%)	6,869	m2			
Maximum Residential GFA	45,657	m2			
Achieved Residential GFA:	**45,700**	**m2**			
Achieved Residential FSR:	**6.8**	**:1**			
Achieved Commercial GFA:	**6,826**	**m2**			
Achieved Commercial FSR:	**17%**	**of LEP**			
Total Resi + Non Resi GFA:	**52526**	**m2**			
Total FSR:	7.80	:1			

TOTALS

	TOWER A (DKO)										
	C. GFA	R. GFA	NSA	NLA	1 BED	2BED	3BED	4BED	CROSS VEN	SOLAR	UNITS
	m²		m²	m²							m²
Basement 03											
Basement 02											
Basement 01											
Ground	1535	93.1									0
Level 1	1521										0
Level 2	296.7	435.3									0
Level 3		713.1			3	3	1	0	5	4	7
Level 4		713.1			3	3	1	0	5	4	7
Level 5		713.1			3	3	1	0	5	4	7
Level 6		713.1			3	3	1	0	5	4	7
Level 7		713.1			3	3	1	0	5	4	7
Level 8		713.1			3	3	1	0	5	4	7
Level 9		713.1			3	3	1	0	5	6	7
Level 10		757.6			0	2	4	0		3	6
Level 11		757.6			0	2	4	0		3	6
Level 12		757.6			0	2	4	0		3	6
Level 13		757.6			0	2	4	0		3	6
Level 14		757.6			0	2	4	0		3	6
Level 15		757.6			0	2	4	0		3	6
Level 16		757.6			0	2	4	0		3	6
Level 17		757.6			0	2	4	0		3	6
Level 18		757.6			0	2	4	0		3	6
Level 19		757.6			0	2	4	0		3	6
Level 20		757.6			0	2	4	0		4	6
Level 21		757.6			0	2	4	0		4	6
Level 22		757.6			0	2	4	0		4	6
Level 23		757.6			0	2	4	0		4	6
Level 24		757.6			0	2	4	0		4	6
Level 25		757.6			0	2	4	0		4	6
Level 26		757.6			0	2	4	0		4	6
Level 27		757.6			0	2	4	0		4	6
Level 28		735			0	0	0	4		4	4
Level 29		735			0	0	0	4		4	4
Level 30		735			0	0	0	4		4	4
Level 31		735			0	0	0	4		4	4
Level 32		395			0	0	0	2		4	2
Level 33		395			0	0	0	2		2	2
Plant											
Roof											
RETAIL SUBTOTAL	1535										
COMMERCIAL SUBTOTAL	1818										
AFFORDABLE SUBTOTAL		TBC			18	18	6	0			49
MARKET RESIDENTIAL					3	39	73	20			128
RESIDENTIAL SUBTOTAL		**22888**			21	57	79	20			177
TOTAL	**3353**		**0**	**0**	**21**	**57**	**79**	**20**	**35**	**114**	**177**
Achieved Mix	m²		m²	m²	11.9%	32.2%	44.6%	11.3%	71.4%	64.4%	

	TOWER B (FJC)										
	C. GFA	R. GFA	NSA	NLA	1 BED	2BED	3BED	4BED	CROSS	SOLAR	UNITS
	m²		m²	m²							m²
Basement 03											
Basement 02											
Basement 01	208.6										
Ground	1294.1	53.6									0
Level 1	1506.3										0
Level 2	464.1	53.6									0
Level 3	0	742.6			3	4	1	0	6	4	8
Level 4	0	742.6			3	4	1	0	6	4	8
Level 5	0	742.6			3	4	1	0	6	4	8
Level 6	0	742.6			3	4	1	0	6	4	8
Level 7	0	742.6			3	4	1	0	6	4	8
Level 8	0	742.6			3	4	1	0	6	4	8
Level 9	0	736.4			2	4	2	0		4	8
Level 10	0	736.4			2	4	2	0		4	8
Level 11	0	736.4			2	4	2	0		4	8
Level 12	0	736.4			2	4	2	0		5	8
Level 13	0	736.4			2	4	2	0		6	8
Level 14	0	736.4			2	4	2	0		6	8
Level 15	0	736.4			2	4	2	0		6	8
Level 16	0	736.4			2	4	2	0		6	8
Level 17	0	736.4			2	4	2	0		6	8
Level 18	0	736.4			2	4	2	0		6	8
Level 19	0	736.4			2	4	2	0		6	8
Level 20	0	736.4			2	4	2	0		6	8
Level 21	0	736.4			2	4	2	0		6	8
Level 22	0	736.4			2	4	2	0		6	8
Level 23	0	736.4			2	4	2	0		6	8
Level 24	0	736.4			2	4	2	0		6	8
Level 25	0	731.5			0	2	2	2		5	6
Level 26	0	731.5			0	2	2	2		5	6
Level 27	0	731.5			0	2	2	2		5	6
Level 28	0	731.5			0	2	2	2		5	6
Level 29	0	731.5			0	2	2	2		6	6
Level 30	0	731.5			0	2	2	2		6	6
Level 31	0	731.5			0	2	2	2		6	6
Level 32	0	731.5			0	2	2	2		6	6
Level 33	0	615			0	0	0	2		2	2
Plant											
Roof											
RETAIL SUBTOTAL	209										
COMMERCIAL SUBTOTAL	3265										
AFFORDABLE SUBTOTAL		TBC			22	28	8	0			56
MARKET RESIDENTIAL					30	76	46	18			170
RESIDENTIAL SUBTOTAL		**22812**			52	104	54	18			226
TOTAL	**3473**		**0**	**0**	**50**	**104**	**54**	**18**	**36**	**159**	**226**
Achieved Mix	m²		m²	m²	22.1%	46.0%	23.9%	8.0%	75.0%	70.4%	

	TOTALS					
	C. GFA	R. GFA	NSA	NLA	AFFORDAB	UNITS
	m²		m²	m²		m²
Basement 03						
Basement 02						
Basement 01						
Ground	2829	147				
Level 1	3027	0				
Level 2	761	489				
Level 3	0	1178		0		15
Level 4	0	1456		0		15
Level 5	0	1456		0		15
Level 6	0	1456		0		15
Level 7	0	1456		0		15
Level 8	0	1456		0		15
Level 9	0	1450		0		15
Level 10	0	1450		0		14
Level 11	0	1494		0		14
Level 12	0	1494		0		14
Level 13	0	1494		0		14
Level 14	0	1494		0		14
Level 15	0	1494		0		14
Level 16	0	1494		0		14
Level 17	0	1494		0		14
Level 18	0	1494		0		14
Level 19	0	1494		0		14
Level 20	0	1494		0		14
Level 21	0	1494		0		14
Level 22	0	1494		0		14
Level 23	0	1494		0		14
Level 24	0	1494		0		14
Level 25	0	1489		0		12
Level 26	0	1489		0		12
Level 27	0	1489		0		12
Level 28	0	1489		0		10
Level 29	0	1467		0		10
Level 30	0	1467		0		10
Level 31	0	1467		0		10
Level 32	0	1467		0		8
Level 33	0	1010		0		4
Plant	0	395		0		0
Roof	0	0				
RETAIL SUBTOTAL	1744		0	0		
COMMERCIAL SUBTOTAL	5082			0		
AFFORDABLE SUBTOTAL			0	0		105
MARKET RESIDENTIAL			0	0		298
RESIDENTIAL SUBTOTAL		45700	#REF!	0		284
TOTAL	**6826**		**0**	**0**	**0**	**403**
Achieved Mix	m²		m²	m²		

TOTALS

APARTMENT MIX		**1 BED**	**2BED**	**3BED**	**4BED**		**TOTAL**
TARGET MIX (%)		10%	60-65%	25-30%	1%		100.00%
	Total Resi	71	161	133	38		**403**
		17.6%	40.0%	33.0%	9.4%		100.0%

Masterplan ADG Compliance	
CROSS	**SOLAR**
71	273
73%	**68%**