

**SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 DIRECTOR  
GENERALS SITE COMPATIBILITY CERTIFICATE APPLICATION  
IN-FILL SELF CARE HOUSING**

Submitted to NSW Department of Planning and Environment



## **Chatswood Golf Club, Chatswood**

**128 Beaconsfield Road, Chatswood**

- Part Lot 163 in DP 752067
- Part Lot 1 in DP 651667
- Part Lot 1 in DP 1124646
- Part Lot 22 in DP 626634

**Prepared on behalf of:** Watermark Chatswood Pty Ltd

14 July 2017

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## 1.0 INTRODUCTION

This Site Compatibility Certificate (SCC) application has been prepared by Smyth Planning on behalf of the applicants **Watermark Chatswood Pty Ltd** to obtain a SCC which will facilitate the preparation of a Development Application (DA) to Willoughby City Council for the construction of a mixed-use development comprising Seniors Housing in the form of “in-fill self-care housing” and a “Registered Club” on part of the land at CGC (128 Beaconsfield Road, Chatswood). The seniors housing will be owned and operated by Watermark which currently operate a retirement village at Castle Cove, Watermark Freshwater and established Watermark Wagga in 2003. Watermark pride themselves on providing high quality seniors housing to residents in a safe, comfortable and secure homelike environment.

The site is zoned RE2 Private Recreation under Willoughby Local and Environmental Plan 2012 (WLEP 2012). Development for the purposes of a “*Registered Club*” is permissible in the RE2 zone while all other forms of Seniors Housing is prohibited.

Pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP HSPD), development may be considered for the purpose of seniors housing despite the use being prohibited under the WLEP 2012. An SCC is required under the provisions of Clause 25 of SEPP HSPD and clause 50(2A) of the Environmental Planning and Assessment Regulation 2000 which states the following:

*“A development application that relates to development in respect of which a site compatibility certificate is required by a State Environmental Planning Policy must be accompanied by such a certificate”*

An SCC is required to accompany a DA where the land is zoned primarily for urban purposes, or land that adjoins land zoned primarily for urban purposes, but only if the land is being used for the purposes of an existing registered club.

The subject site comprises an existing registered club (golf club) which is located within the residential precinct of Chatswood and is surrounded by residential dwellings and some medium density (seniors) housing developments. This SCC application has been prepared in accordance with Chapter 3, Part 1A of SEPP HSPD and demonstrates the site’s compatibility with the existing and future intended surrounds. Reference is also made to Project Venture Pty Ltd v Pittwater Council (2005) NSW LEC 191, where principles of determining “compatibility” are established by responding to the two following questions;

- *Are the proposal’s physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
- *Is the proposal’s appearance in harmony with the buildings around it and the character of the street?*

The SCC report has been prepared to address all the relevant provisions under Part C – *Site compatibility of the proposed development*, listed in the Departments SCC application form and consideration has been given to feedback received during pre-consultation with Willoughby Council and liaison with officers from the NSW Department of Planning and Environment.

## 2.0 BACKGROUND

### 2.1 – Club Background and proposal

The Chatswood Golf Club (CGC) was established in 1935 and the CGC Limited is a registered club within the meaning of the Registered Clubs Act 1978 and holds a certificate of registration to that effect.

In the current market, public golf courses or a mixed private/public course - such as Chatswood, have had to compete with similar courses on the North Shore to attract membership and social golfers to maintain business. To maintain a golf course and keep it competitive is expensive and subject to the vagaries of the weather. Golf courses need to compete in a Sydney leisure market which is extremely varied and rich where younger generations do not have as much time for leisure sports. The proposed development is the result of a strategy to revitalise the existing CGC facilities to ensure the long-term sustainability and ongoing viability of the club and course. In July 2015, CGC released an Expressions of Interest (EOI) for a development opportunity at the site, with the proposed development being the result of the EOI process.

CGC has undergone financial challenges and has in the past sought to remedy this via a rezoning and subdividing a portion of the carpark land for residential use. This was seen to be a temporary solution to allow the club to continue operating in the short term but was not seen as a viable option to address the club's long term viability. While the rezoning from RE2 to E4 was gazetted and the subdivision has been registered, the Club decided not to proceed with the sale of the site. In all likelihood, the sale and subsequent development as a single dwelling site may have impeded the on-going functions of the Club and would have simply deferred the immediate problem of long term financial viability. CGC have prepared a letter which is provided at **Annexure 12** which provides further details of the club's current financial position and vision to sustain the club's financial viability through this proposal.

Watermark were approached by the CGC with a view to achieving a more robust long-term solution to the Club's financial viability by engaging in a joint venture to develop a retirement village on the eastern part of the Golf Club site where it adjoins properties with frontages to Collwell Crescent and also the eastern end of Beaconsfield Road. The proposed development site is currently occupied by the Club building and the upper and lower level Club car parks which is accessed via a driveway off Beaconsfield Road.

Under the terms of the agreement between Watermark and CGC, a 4-5 storey development will be constructed which comprises 106 senior's dwellings (in full self-care units) and a new Club building with 2 levels of basement carparking. To ensure the club can continue to operate whilst construction takes place, it is proposed that a temporary Club Building will be constructed on the western side of the golf course which utilises an existing driveway off Mooney Street. The temporary Club building will revert to a maintenance building upon completion of the new (permanent) Club building on the eastern side of the site in conjunction with the seniors housing development. Watermark and CGC will have reciprocal rights of way over the respective developments to facilitate vehicular and pedestrian access. The financial arrangement will include Watermark providing recurrent funding of the Club facilities building to ensure the on-going operations which will also be utilised by the residents in the retirement village. This arrangement will ensure the long-term viability of the CGC and the co-location will also ensure Club membership levels are maintained.

The Clubs poker machine facilities will not form part of the new Club premises so that co-location and shared use of the Clubs facilities is unlikely to have any adverse social impacts on the residents of the retirement village.

Following preliminary liaisons with Department of Planning & Environment, the applicant sought legal advices to confirm permissibility having regard to the RE2 zoning and adjoining E4 zoned lands. Legal advices obtained from Senior Counsel confirm that the use is permissible pursuant to SEPP Seniors and that the proposed development requires a Site Compatibility Certificate. A copy of the memorandum of advices is provided at **Annexure 12**.

## 2.2 – Development History

A review of Willoughby Councils DA tracker revealed the following recent development applications and construction certificates in relation to the site:

### [DA-2004/56](#)

Not Notified (Category D) - Reposition and refurbishment of green and surround.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [DA-2011/69](#)

Notification (Category A/B) - Alterations and additions to existing wash bay area at Chatswood Golf Club (near Mooney Street) and installation of Waste 2 Water Fully Closed Loop Treatment System.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [CC-2011/289](#)

Construction Cert. Class 2-9 - WCC (CC only) - Alterations and additions to existing wash bay area and installation of water treatment system and installation of above ground fuel tank.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [DA-2011/624](#)

Notification (Category A/B) - Safety screen.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [DA-2013/316](#)

Subdivision only - Subdivision of land into two (2) lots creating one residential lot (Chatswood Golf Club).

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [DA-2013/316/A](#)

Section 96 - Modification of Consent - S96 - Modify Conditions 5, 13, 14, 18 and 19 for Chatswood Golf Club.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [CC-2014/386](#)

Construction Cert. Class 2-9 - WCC (CC only) - Driveway and turfed swale construction.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

### [CC-2014/386/A](#)

Construction Certificate - Amendment - Minor re-location of swale clear of stormwater pipe.

Address: **Beaconsfield Road CHATSWOOD NSW 2067**

[\[More\]](#)

The most recent Development Application was DA-2012/316 and the related s96 application - DA – 2012/316/A which involved the Torrens Title subdivision of Lot 163 DP 752067 into two (2) allotments. The subdivision was for the separation of a small irregular shaped parcel of E4-Environmental Living zoned land that extends to the west of 156 Beaconsfield Road into Lot 163 in DP 752067 (refer to **Figure 1** overleaf).



It is noted that the proposed seniors housing development and subsequent SCC application does not include the E4 – Environmental Living zoned parcel of land.



Figure 1 – Extract from Willoughby Land Zone Map. Source - <http://www.legislation.nsw.gov.au/>

### 3.0 CONTEXT

#### 3.1 – Site context, development site and site photos

##### Site Context

The subject site forms part of the Chatswood Golf Course within the suburb of Chatswood which is located in the Willoughby Local Government Area (refer to **Figure 2** and **3** overleaf). Chatswood Golf Course is located approximately 1km from Chatswood CBD and is situated in an expansive and picturesque valley crossing Swaines Creek and backing onto the Lane Cove River and surrounded by low density residential development to the east.

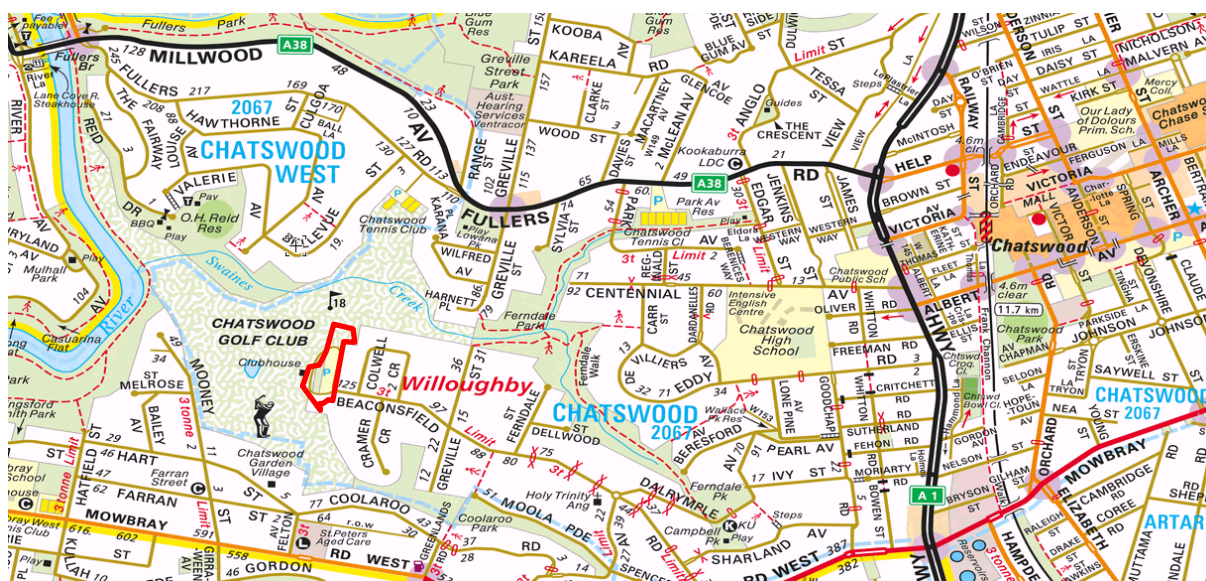


Figure 2: Site Location Map showing subject site and surrounding land. Source - <http://www.street-directory.com.au/>



**Figure 3:** Aerial Map showing subject site overlay Source: Sixmaps

Chatswood Golf Course is made up of fifteen (15) separate lots, however the proposed development site for the redevelopment of the club house and Seniors housing development only traverses four (4) lots which are illustrated in **Figure 4** overleaf. The development site is approximately 14,665m<sup>2</sup> in areas and largely comprises the existing upper and lower carpark sites, internal driveways, the club house and the land immediately adjacent to the existing club house. The Club carpark is located at the end of Beaconsfield Road, Chatswood and is also the primary entrance to the CGC. The existing carpark site is approximately 7500m<sup>2</sup> in area with the long axis on a north-south alignment. The existing upper carpark is relatively level and affords 180 degree views of the golf course. The four (4) lots which make up proposed development site for the proposed development are located on the eastern-most portion of the golf club grounds on the following allotments;

- Part Lot 163 in DP 752067
- Part Lot 1 in DP 651667
- Part Lot 1 in DP 1124646
- Part Lot 22 in DP 626634

A future DA will seek development consent for a Torrens Title subdivision of the land to create a separate allotment for the new clubhouse and seniors housing development. The future allotment would be irregularly shaped as depicted in the shaded area below in **Figure 4** overleaf, with its primary frontage facing the golf course.





Figure 4: Lot Map showing subject site overlay with relevant allotments (outlined in blue) Source: Sixmaps

The site is located within an undulating topographic setting. The site itself is located on the side of a west facing hillside slope which appears to fall to the west at approximately 7-10° towards the Lane Cove River. Significantly steeper slopes are present (up to about 30°) particularly at the southern end of the site. The site levels appeared to have been altered to accommodate the upper and lower level car parks and the existing club house building. The contours and features of the site are depicted on the Survey Plan at **Annexure 1**.

Along the eastern boundary of the subject site are some outcrops of sandstone which are also found within the vegetated slope separating the two carparks. The areas of the site that are not paved and do not contain any buildings or structures are densely vegetated, containing medium to large canopy trees and smaller shrubs.

#### Development Site

The proposed boundary of the development site is depicted at **Figure 5** overleaf and has been informed by a detailed site and contextual analysis as well as the advice received from consultants in the fields of Bushfire, Traffic, Geotechnical, Flooding, Access, Arboriculture and Ecology. The development site was established so future development can utilise the existing topography of the land and to maintain existing views and generous separation from the adjoining residential properties located directly to the east of the site.

The proposed boundary of the development site that fronts the golf course has been positioned with consideration of the proposed reconfiguration of the golf course so it does not impact on the operation of the course. Consideration of the dimensional safety setbacks between the adjoining holes of the course have also informed the proposed boundary of the subject site.

A large portion of the development site comprises existing paved areas that form the existing car parking and driveways for the Club. There are some densely vegetated areas within the proposed development site, some of which will require removal. A preliminary flora and fauna Study observed that *"No threatened flora species have been observed or considered likely to occur in a natural state"* and *"No hollow-bearing trees, nor any drainages or important Koala feed trees occur within the proposed development areas"*.

There is an existing bus stop on the northern side of Beaconsfield Road new Colwell Crescent, which is located approximately 80m from the entrance into the site. The bus service connects with Chatswood Train Station, where all the services to meet the requirements of SEPP HSPD are located.



**Figure 5:** Master Plan illustrating proposed subject site and location of temporary club house. Source – Marchese partners



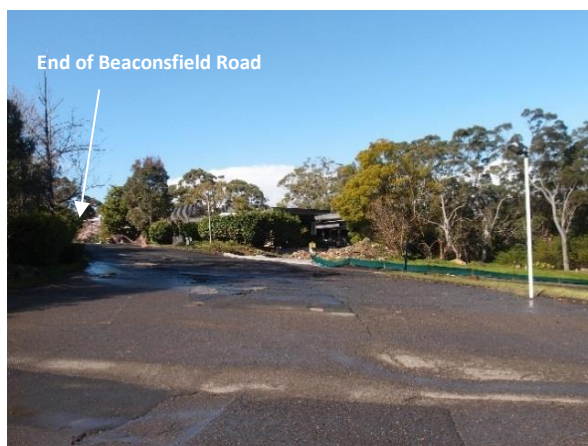
**Figure 6:** Aerial Map showing outline of golf course and subject site. Source – Marchese partners



## Site Photos



**Photo 1** – Looking east from the western side of the upper level car park towards the rear of the residential properties that front Colwell Crescent. Note the level difference between the club car park and the dwellings.



**Photo 4** – Looking east from upper club car park towards no. 126 Beaconsfield Road and entrance to golf club from Beaconsfield Road.



**Photo 5** – Looking east from eastern edge of upper club car park towards western elevation of 125 Beaconsfield Road which has a shared boundary with the golf club.



**Photo 6** – Looking south from the western end of the upper club car park towards the existing vegetation to the south of the internal road down to the club house and member's car parking area. Note the steeping topography of the land.



**Photo 7** – Looking east from the centre of the upper level car park towards the rear of the residential properties that front Colwell Crescent. Note the level difference





**Photo 8** – Looking east from the centre of the upper level car park towards the rear of the residential properties that front Colwell Crescent. Note the level difference



**Photo 9** – Looking south from start of internal service road up towards the western end of the upper club car park.



**Photo 10** – Looking west down internal one-way road adjacent to upper club park which turns to the north towards the club house and members parking area. Note existing established vegetation.



**Photo 11** – Looking south from southern end of upper club car park towards newly constructed crossover to the newly subdivided lot DA -2012/ 316)



**Photo 12** – Looking west from centre of upper car park towards pedestrian path down to club house and golf course. Note mature canopy trees.



**Photo 13** – Looking east from lower level car park showing existing vegetation that separates lower level car park and club house and upper level car park.





**Photo 14** – View from top of one of the several pedestrian paths from the upper car park down to the club house and golf course.



**Photo 15** – Looking south from lower level internal road showing members parking area with the golf course located to the west.



**Photo 16** – View from the bottom of one of the pedestrian paths which provide pedestrian access from the lower and upper parking levels.



**Photo 17** – View west from the northern side of Beaconsfield Road at the termination of the road. The entrance to the golf club is located next to the bins. The footpath appears to be impacted by the root systems of tree located in Council's verge.



**Photo 18** – Looking east up Beaconsfield Road towards bus stop on southern side of Beaconsfield Road from intersection of Cramer Crescent and Beaconsfield Road. Note that there is no footpath to the bus stop



**Photo 19** – Looking east down Beaconsfield Road showing traffic calming devices along the road.



### 3.2 – Description of surrounding environment

The following provides a description of the surrounding environment having regard to the built form, potential land use conflicts and natural environment (including known significant environmental values and resources or hazards).

#### Built Form

The subject site is predominantly surrounded by the existing golf course with most residential properties located in excess of 200m from the subject site boundary as illustrated on **Figure 7**. Development surrounding the golf course is predominantly low density residential single and double storey detached dwellings which are separated from the fairways of the golf course by densely vegetated areas. To the south of the proposed development site at 6 Hart Street is Lane Cove Gardens, is a Retirement Village which comprises a number of multi storey buildings with in-fill self-care housing. The closest residential receivers are located directly to the east of the subject site and comprise single and double storey dwellings on separate allotments with frontages onto Colwell Crescent. These properties sit approximately 1.5m – 2m above the existing level of the upper carpark and are separated from the carpark by a densely vegetated area that is approximately 10m in width.



**Figure 7:** Aerial Map showing subject site overlay with approximate distances to closest residential receivers Source: Sixmaps

### Potential Land use conflicts

The subject site is surrounded by an operational golf course. Given the potential for land use conflict with the proposed development and the golf course, advice was obtained by Golf Course Architect Kruse Golf to ensure that location of the holes in close proximity to the subject site would not pose an unreasonable risk to future residents and occupants of the development (refer to **Annexure 15**). The subject site and the proposed development has been designed to mitigate the risk of errant golf balls damaging property and/or causing personal injury by a combined safety approach including appropriate setbacks of buildings, the installation of architectural screens on the buildings and safety netting on the golf course interface. Similarly, balustrading and fencing will be erected to prevent persons from accidentally entering the golf course land. On the golf course itself, planting of appropriate tree and understorey species will also assist with physical screening.

Clause 23 of SEPP HSPD requires there are appropriate measures to separate the club from the residential areas of the proposed development to avoid land use conflicts. To assist in ensuring the financial viability of the club, the arrangement between CGC and Watermark includes the sharing of a number of the facilities which include meeting rooms, functions areas, recreational facilities including gym, hydrotherapy pool, wellness centre, a café and restaurant. There will be separate entrances for the club and the seniors housing development and some facilities will be for use exclusively by senior's residents. A detailed plan of management will be provided with the submission of the DA which will clearly outline the management of the shared uses and the systems and protocols put in place to ensure there will be no direct or unmanageable social or land use conflicts. The Clubs small number of existing poker machines will not form part of the new Club premises so that co-location and shared use of the Clubs facilities will have no adverse social impacts on the residents of the retirement village.

### Natural Environment

#### Ecology

A Flora and Fauna Study was prepared by Travers Ecology and Bushfire and is provided at **Annexure 5**. The study included an ecological compatibility study for the suitability of the subject site for the proposed development and the following conclusions were made:

*"The proposed future development of the subject site within Parts of Lot 163 DP 752067, Part Lot 1 DP 651667, Part Lot 1 DP 1124646 and Part Lot 22 DP 626634, Beaconsfield Road, Chatswood is unlikely to have a significant impact upon threatened species, endangered populations or endangered ecological communities. This is due to the low value of the subject site with respect to habitat values for threatened flora and fauna.*

**No threatened flora species have been observed or considered likely to occur in a natural state**, although *Syzygium paniculatum* or *Eucalyptus scoparia* may occur as planted specimens as these species are available for sale at nurseries and are commonly used for landscaping or street tree purposes. A similar species to *Syzygium*, namely *Acmena smithii* was observed onsite, however this species is not listed as threatened. The vegetation present within the subject sites is not attributable to any locally occurring endangered ecological community.

*Whilst fauna survey has not been undertaken in a comprehensive manner using overnight trapping, microchiropteran bat echolocation recording, spotlighting or owl calling, it is*

*considered that the habitat attributes within the subject site do not provide any significant or unique habitat of breeding importance for any threatened fauna species. Remnant and planted vegetation may provide low key foraging value only. No hollow-bearing trees, nor any drainages or important Koala feed trees occur within the proposed development areas.*

*No endangered flora or fauna populations occur within the Willoughby LGA. The site is not within the recognised area for any threatened population. Therefore no endangered fauna populations are considered likely to utilise the subject site. It is therefore concluded that the proposed development is not likely to be constrained by matters pertaining to section 5 of the EP&A Act. A Species Impact Statement is not likely to be required for the proposal.*

***The proposal was considered unlikely to have any significant impact on threatened or migratory fauna species listed as matters of national environmental significance under the EPBC Act. As such, a referral to the Commonwealth Department of Environment (DOE) is unlikely to be required.***

***The proposed development appears to be ecologically compatible with the site in regard to the expected impacts on threatened flora and fauna species, endangered ecological communities and populations. Subject to detailed fauna survey the proposed development is not expected to cause a significant impact on any threatened fauna species or associated habitat."***

***(emphasis added)***

#### Existing Trees

A preliminary Arboricultural Impact Assessment has been prepared by Glenice Buck Design for the proposed seniors housing and Club house development site and the temporary club house and parking area site and is provided at **Annexure 7**.

The report identified and assessed a total of 45 trees – and 5 additional dead trees, within the development site and established that the subject trees showed varying levels of vigour and health. The proposed development has been designed to limit the number of trees removed, but there will be unavoidable encroachments of a number of trees which will need to be removed as a result of the proposal and the works required to create an accessible development. Importantly, as concluded in the Flora and Fauna report, there were no threatened species observed or considered likely to occur in a natural state on the development site. A detailed breakdown of the proposed extent of vegetation clearing is provided in **Section 4.5** of this report. It is proposed to remove the large existing bitumen carpark and replace with an extensive landscaped area which will provide significant opportunities for vegetation restoration and opportunities for the planting of new replacement indigenous species.

#### Flooding

A Flood Analysis report was prepared by Marchese Partners and is provided at **Annexure 8**. The Flood Analysis report has identified three overland flow corridors being:

- The Beaconsfield Road and Colwell Crescent overland flow paths;
- The Northern flow path upstream of Fullers Road;
- A wider gully traversing the golf course immediately to the north of the temporary Golf Club and carpark.



The following conclusions were made in the report:

*"The results of the analysis show that the site will be affected by overland flow emanating from Beaconsfield Road and the immediate upstream residential properties immediately to the east within Colwell Crescent. The Flood Analysis model from DRAINS modelling software was completed for the existing condition. The proposed mitigation measures include the following (Refer Appendix A Drawing DA-C-0002):*

- A surface inlet grade to be constructed across the end of Beaconsfield Road which will capture the full 100 Year ARI overflow. Sizing of the inlet will be subject to detailed design but at this stage the nominal may be 6m long by 1m wide by 1m deep.*
- An overland flow diversion swale of 4m wide with 1(V):4(H) batters and 1m depth at the invert of the easement. Its purpose will be to divert overland flow from the adjacent residential properties. Diversion of flow will be around to the north of the Club House development.*

*The Northern flow path follows the creek and collects upstream flow from Fullers road and overflows onto the norther edges of the golf course and then out to the river. **The analysis demonstrates that there is no impact on the course or the building development and neither will the proposed buildings impact on the current natural flows. These flows are contained within the current creek and therefore there is no perceived additional risk to life and property.***

*To the south of the proposed building there is a natural gully traversing the golf course. **The analysis shows that neither the new building nor the temporary building will affect these natural flows. The temporary building Finished Floor Levels will be set a minimum 500mm above the calculated overland flow levels.***

**(emphasis added)**

## Bushfire

The proposed development site is identified on Willoughby Councils 's Bushfire Prone Land Map as containing Category 2 Vegetation and the 30m and 100m buffer zone from designated Category 1 and 2 Vegetation. A preliminary assessment of the bushfire constraints for the future development of the site has been undertaken by Travers Bushfire and Ecology to identify asset protection zones (APZ) requirements, establish the required building setbacks and to determine the available area for the development of habitable dwellings on the site (refer to **Annexure 6**). The boundaries of the subject site and the building setbacks have been informed by this advice and the necessary separation from the bushfire prone vegetation has been provided. Further details in relation to bushfire is provided under section **3.3** of this report.

Having regard to the preliminary findings from the Ecologist, Arborist, Flood engineer and Bushfire consultant, it is considered that the proposed development will not create any unreasonable impacts on the natural environment.

### 3.3 – Planning Context

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP 2007);

SEPP Infrastructure contains provisions within Clause 104 – *Traffic-generating development*, which is triggered when particular developments are deemed to be traffic generating and exceed the relevant size or capacity for a site with access to a Road or classified Road listed in Schedule 3. Under the provisions of SEPP Infrastructure, the proposed development will trigger the criteria in terms of number of cars spaces as prescribed in Schedule 3, Column 2 and 3 of SEPP Infrastructure, therefore the subsequent DA will require referral to the Roads and Maritime Services.

State Environmental Planning Policy No. 55 - Remediation of Land

SEPP 55 applies to the subject site. Clause 7(1) (a) of SEPP 55 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

A Preliminary Stage 1 Environmental assessment and preliminary Stage 2 Environmental Site Assessment was undertaken by EIS and is provided at **Annexure 11**. The preliminary Site Assessment identified an elevated concentration of lead in one of the samples above the site assessment criteria and encountered fibre cement fragments containing asbestos on the ground surface in the south section of the site.

In summary, EIS concluded the following:

***“EIS consider that the site can be made suitable for the proposed development provided that the following recommendations are implemented to address the data gaps and to characterise the risks:***

- 1. Undertake an additional ESA to address the data gaps identified in **Section 10.3**;*
- 2. Prepare a Remediation Action Plan (RAP) to outline remedial measures for the site;*
- 3. Prepare a Validation Assessment (VA) report on completion of remediation; and*
- 4. Undertake a Hazardous Materials Assessment (Hazmat) for the existing buildings prior to the commencement of demolition work.”*

**(emphasis added)**

Accordingly, provided that the recommendations are implemented, it is considered that the proposed development can be made suitable for the proposed use, therefore is consistent with the requirements of SEPP 55.

State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development

SEPP 65 is triggered when the building concerned is at least 3 or more storeys in height and contains at least 4 or more dwellings. The proposed development seeks to construct two (2) x 5 storey buildings containing in-fill self-care housing comprising a total of 106 dwellings, accordingly, the provisions of SEPP 65 will apply to the subsequent DA lodged.

SEPP 65 requires the following:

- *A design verification statement from a qualified designer, verifying they have completed the design of the residential flat development, and that the design quality principles set out in Schedule 1 of SEPP 65 - Design Quality of Residential Flat Development are achieved; and*
- *In determining a development application for consent to carry out residential flat development, the consent authority is to take into consideration the publication the 'Apartment Design Guide'.*

The proposed development has been designed to generally comply with the relevant bulk and scale provisions of SEPP 65 and a Design Verification Statement will be provided with the submission of the DA.

#### State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors)

The proposed development provides Seniors Housing in the form of in-fill self-care housing comprising a total of 106 dwellings, therefore it is subject to the provisions and requirements of SEPP (Seniors Housing and People with a Disability) 2004 (SEPP HSPD).

The following provides a summary of the key controls and provisions within State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 (SEPP Seniors) that apply to the proposed development:

#### Application of SEPP (HSPD)

##### Clause 4 – land to which Policy Applies

SEPP Seniors sets aside Local planning controls and allows Seniors Housing development on land when it ordinarily wouldn't be permissible. Clause 4(1) states the following:

**(1) General**

*This Policy applies to land within New South Wales that is **land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes**, but only if:*

**(a) development for the purpose of any of the following is permitted on the land:**

*(i) dwelling-houses,*

*(ii) residential flat buildings,*

*(iii) hospitals,*

*(iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, **or***

**(b) the land is being used for the purposes of an existing registered club.'**

**(emphasis added)**

As highlighted above, clause 4(1)(b) of SEPP Seniors also identifies land 'being used for the purposes of an existing registered club'.

The subject site is currently being used for the purposes of a golf course and an existing registered club, (being CGC which includes the club house and the facilities and the golf course), which meets the definition of a registered club as defined in SEPP Seniors:

*existing registered club means a registered club in existence on land immediately before the date on which State Environmental Planning Policy (Seniors Living) 2004 (Amendment No 2) commences.*

*registered club means a club in respect of which a certificate of registration under the Registered Clubs Act 1976 is in force.*

The golf course is primarily zoned RE2 Private Recreation Zone which is considered to be land 'zoned primarily for urban purposes'. The subject site is zoned RE2 and the permitted uses in the RE2 zone strongly support the conclusion that the subject site is 'zoned primarily for urban purposes'. The permitted uses in the RE2 zone are as follows:

*3 Permitted with consent*

*Child care centres; Community facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads*

In accordance with the permitted uses in the RE2 zone, residential buildings are prohibited, however this does not disqualify the land from being able to be categorised primarily for urban purposes as it is not a pre-requisite pursuant to SEPP HSPD. It is also considered that the permissible uses in the RE2 zone clearly support urban usage and the subject site is situated in the heart of Chatswood, in close proximity to public transport and services and is surrounded by dwellings which collectively constitute an urban setting.

Clause 4(5) of SEPP Seniors states that a consent authority must not treat land that is being used for the purpose of an existing registered club as being land that is being land zoned primarily for urban purposes unless it is satisfied that most of the land that it adjoins is land zoned for urban purposes. Clause 4(5) states the following:

**'(5) Application of Policy to land zoned for special uses and existing registered clubs**  
*For the purposes of this Policy (and for the avoidance of doubt), **a consent authority must not treat:***

*(a) land on which development for the purposes of special uses is permitted, or*

*(b) **land that is being used for the purposes of an existing registered club,***



**as being land zoned primarily for urban purposes unless it is satisfied that most of the land that it adjoins is land zoned for urban purposes.'**

**(emphasis added)**

The land surrounding the subject site is predominantly the golf course which is zoned RE2 and E4 Environmental Living, along the eastern boundary. As previously established, RE2 zoned land is considered to be land zoned primarily for urban purposes within the meaning of cl4(5)(b) of SEPP HSPD. It is also considered that the land zoned E4 is also 'land zoned primarily for urban purposes'.

The permitted uses in the E4 zone comprise the following:

*3 Permitted with Consent*

*Bed and breakfast accommodation; Dual occupancies; Dwelling houses; Environmental protection works; Home-based child care; Home businesses; Roads; Secondary dwellings*

It is considered that the permitted uses in the E4 zone are characteristic of 'urban' as they pertain to a city or a town, therefore satisfy the requirement of Clause 4(5)(b) of SEPP HSPD.

In support of the above position, legal advices have been obtained from C.W. McEwen SC regarding the permissibility of Seniors housing on the site and is provided at **Annexure 13**.

**Clause 23 – Development on land used for the purpose of an existing registered club**

Clause 23 of SEPP HSPD contains requirements to ensure there are no unreasonable land conflicts between the registered club and the proposed residential areas. The consent authority must not consent to a development unless it is satisfied that:

- (a) the proposed development provides for appropriate measures to separate the club from the residential areas of the proposed development in order to avoid land use conflicts, and*
- (b) an appropriate protocol will be in place for managing the relationship between the proposed development and the gambling facilities on the site of the club in order to minimise harm associated with the misuse and abuse of gambling activities by residents of the proposed development.*

It is considered that there are no unreasonable land conflicts between the club and the proposed seniors housing. A detailed assessment of the criteria listed in Clause 23 is provided under section 3.2 of this report.

**Requirement for a Site Compatibility Certificate**

**Clause 24 - Site compatibility certificates required for certain development applications**

Pursuant to Clause 24 certain types of development applications for seniors housing requires the preparation of a site compatibility certificate. This clause applies to the following:

*'(iii) land that is used for the purposes of an existing registered club'*

Clause 24(2) of SEPP Seniors states that:

*'A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the Director-General has certified in a current site compatibility certificate that, in the Director-General's opinion:*

- (a) the site of the proposed development is suitable for more intensive development, and*
- (b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).'*

Accordingly, a **Site Compatibility Certificate (SCC) is required** for the proposed Seniors Housing development to demonstrate that the site is suitable for more intensive development, and that the proposal is compatible with the surrounding environment.

#### Clause 25 – Application for site compatibility certificate

Clause 25(5)(b) contains a list of criteria which the Director-general must have regard to when issuing a SCC which are as follows:

- (5) The Director-General must not issue a site compatibility certificate unless the Director-General:*
  - (a) has taken into account the written comments (if any) concerning the consistency of the proposed development with the criteria referred to in paragraph (b) that are received from the relevant General Manager within 21 days after the application for the certificate was made, and*
  - (b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:*
    - (i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,*
    - (ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,*
    - (iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,*
    - (iv) in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,*

- (v) *without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,*
- (vi) *if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the [Native Vegetation Act 2003](#)—the impact that the proposed development is likely to have on the conservation and management of native vegetation.*

A detailed assessment of the criteria listed in Clause 25(5)(b) is provided under section 7.0 of this report.

#### Clause 26 – Location and access to facilities

A detailed assessment of the criteria listed in Clause 26 is provided under section 3.4 of this report

#### Clause 27 – Bush fire prone land

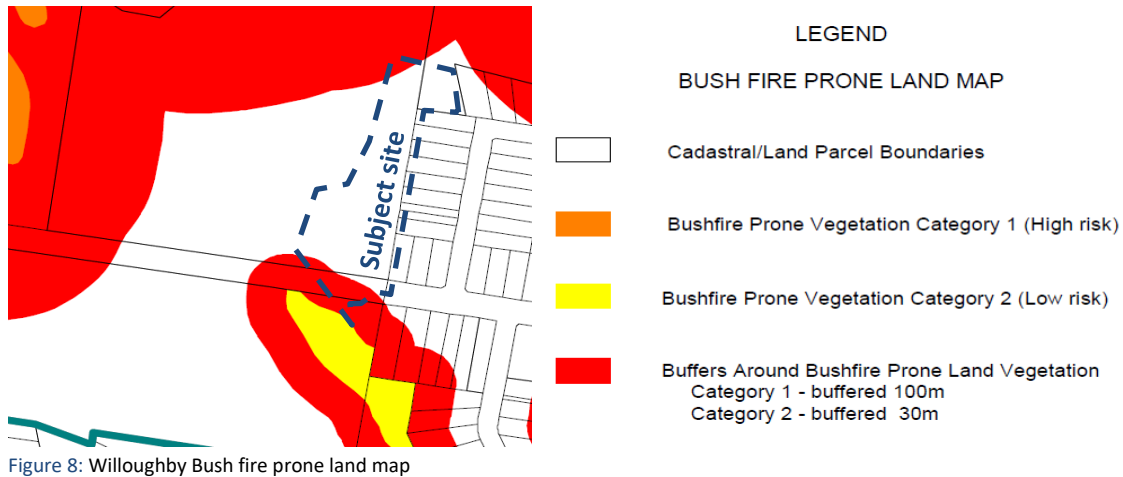
Clause 27 of SEPP Seniors contains provisions which relate to sites that are bushfire prone. Clause 27(1) states that:

*‘A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land identified on a bush fire prone land map certified under section 146 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer” unless the consent authority is satisfied that the development complies with the requirements of the document titled Planning for Bush Fire Protection, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006.’*

The proposed development site is identified on Willoughby Councils 's Bushfire Prone Land Map as containing Category 2 Vegetation and the 30m and 100m buffer zone from designated Category 1 and 2 Vegetation (refer to **Figure 8** overleaf). The application of Planning for Bush Fire Protection 2006 and Australian Standard 3959 - 2009 is therefore triggered. The proposed development would be considered 'integrated development' under Section 91 of the Environmental Planning and Assessment Act 1979 and will require referral to the NSW Rural Fire Service (RFS). Consequently, any application for development on the site will require a Bushfire Safety Authority from the RFS.

As previously discussed, a preliminary assessment of the bushfire constraints for the future development of the site has been undertaken by Travers Bushfire and Ecology and is provided at **Annexure 6**. The boundaries of the subject site and the building setbacks have been informed by this advice and the necessary separation from the bushfire prone vegetation has been provided.

Advice has also been obtained in relation to building construction, access, water supply and emergency management in compliance with the NSW Rural Fire Service land development policy document Planning for bush fire protection, 2006 (PBP). These advices have been incorporated into the proposed development.



#### Clause 40 – Development Standards – minimum sizes and building height

##### Division 1 General

##### 40 Development Standards – minimum sizes and building height

**Site Size** The prescribed minimum lot size under Clause 40 (2) of SEPP Seniors is **1000m<sup>2</sup>**.

**Comment:** The proposed development site has a total area that exceeds 1000m<sup>2</sup>.

**Site Frontage** The site frontage must be at least 20m wide measured at the building line pursuant to Clause 40 (3) of SEPP Seniors.

**Comment:** Lot 1 in DP 651667 which forms part of the development site has a frontage to Beaconsfield Road of 20m (refer to **figure 9**).

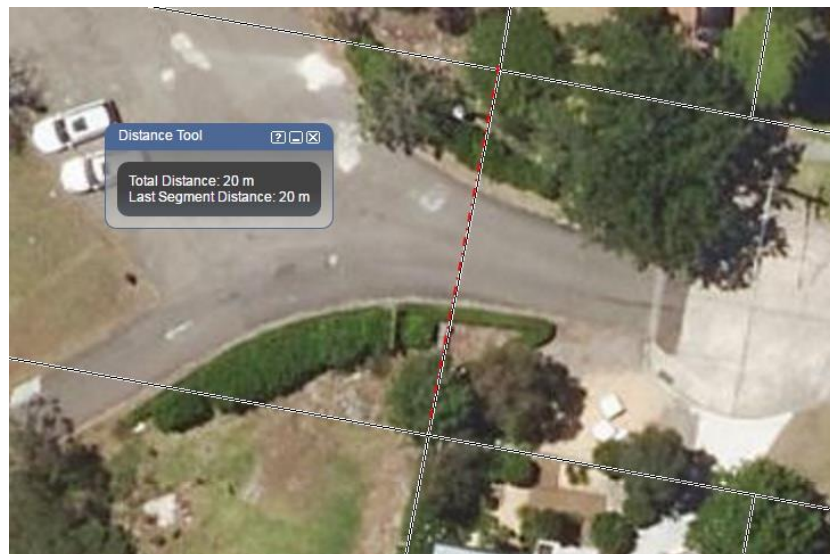


Figure 9: Location aerial showing site frontage. Source - <http://maps.six.nsw.gov.au/>



<b>Building Height</b>	<p>If the development is proposed in a <b>residential zone</b> where residential flat buildings are <b>not permitted</b>:</p> <p>(a) <i>the height of all buildings in the proposed development must be 8 metres or less, and</i></p> <p style="padding-left: 40px;"><i>Note. Development consent for development for the purposes of seniors housing cannot be refused on the ground of the height of the housing if all of the proposed buildings are 8 metres or less in height. See clauses 48 (a), 49 (a) and 50 (a).</i></p> <p>(b) <i>a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and</i></p> <p style="padding-left: 40px;"><i>Note. The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape.</i></p> <p>(c) <i>a building located in the rear 25% area of the site must not exceed 1 storey in height.</i></p> <p>Height of buildings is defined as follows pursuant to the SEPP:</p> <p style="padding-left: 40px;"><i>“height in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point”</i></p> <p><b>Comment:</b> This clause does not apply as the subject site is <u>not</u> located within a ‘residential zone where residential flat buildings are <u>not</u> permitted’.</p> <p>The maximum building height for the two (2) buildings containing in-fill self-care housing exceed 8m in height, but have been designed to follow the topography of the land and will remove the existing golf course car park and replace this area with landscaping so existing views to the residential allotments to the east of the subject site will be maintained and possibly improved.</p>
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**Table 1:** SEPP HSPD Clause 40 assessment.

## Willoughby Local Environment Plan 2012

The Willoughby Local Environment Plan 2012 (WLEP 2012) is the primary local planning instrument controlling development of the site. It is noted that a development for Seniors Housing could not be lodged pursuant to the controls of the Willoughby Local Environment Plan 2012 (WLEP 2012) as it is prohibited under the permissible uses of the RE2 – Private Recreation Zone.

Table 2 below provides a summary of the controls that apply to the site:

### Willoughby Local Environment Plan 2012

#### RE2 – Private Recreation Zone

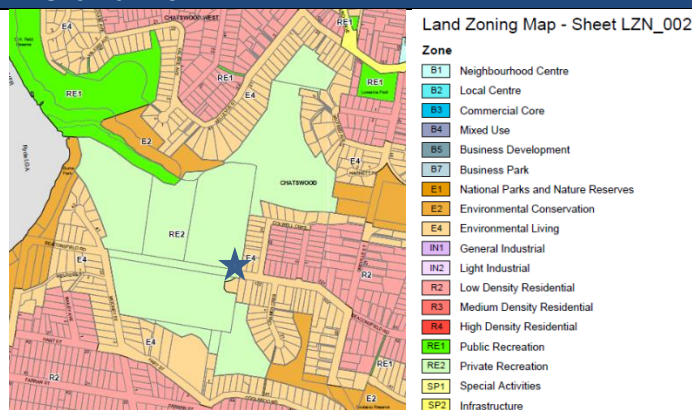


Figure 10: Land Zone Map. Source -<http://www.legislation.nsw.gov.au/>

#### Zone RE2 Private Recreation

##### 1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To minimise the potential for adverse effects from new development on the amenity of the locality.

##### 2 Permitted without consent

Nil

##### 3 Permitted with consent

Child care centres; Community facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); **Registered clubs**; Respite day care centres; Roads

##### 4 Prohibited

Any development not specified in item 2 or 3

#### Comment

Development for the purposes of a 'Registered club' is permissible in the RE2 zone while all forms of 'seniors housing' is prohibited.

Part 4 Principal Development Standards	
<b>4.1 – Minimum subdivision lot size</b>	Willoughby Council <u>does not</u> contain a minimum subdivision lot size within their current LEP for the subject site.
<b>4.3 Height of Buildings</b>	<p>Willoughby Council <u>does not</u> contain any Height of building controls within their current LEP for the subject site.</p> <p><b>Comment</b></p> <p>The proposed club house has a maximum building height of 16.9m from existing ground level. Block A (Southern block) has a maximum building height of 7m from existing ground level (measured to the underside of the upmost ceiling as per SEPP HSPD) and Block B (Northern Block) has a maximum building height of 15.2m from existing ground level (measured to the underside of the upmost ceiling as per SEPP HSPD). To put these heights into context, the max RL's for the seniors housing building and club building range from RL 43.7 – RL 46 whilst the max RL's for the properties to the east are approximately RL 56.</p> <p>The proposed development responds to the sloping topography of the site and varying levels changes and has been designed to retain existing views from the properties to the east. The development proposes to remove the upper level car park which is visible from a number of the properties directly to the east of the subject site, and landscape this area to ensure all existing views are maintained and possibly improved.</p>
<b>4.4 Floor Space Ratio</b>	<p>Willoughby Council <u>does not</u> contain any Floor Space Ratio Controls within their current LEP for the subject site.</p> <p><b>Comment</b></p> <p>The proposed buildings that comprise the Seniors Housing has an approximate FSR of 0.841:1 as calculated across the development site.</p> <p>The Seniors Housing and Club house building combined have an approximate FSR of 1.14:1 as calculated across the development site.</p>
<b>5.9 Preservation of trees and vegetation</b>	Clause 5.9 – <i>Preservation of Trees or Vegetation</i> applies to species or kinds of trees or other vegetation that are prescribed in the Willoughby Development Control Plan 2012. The control requires development consent for the following:

*"A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:*  
*(a) development consent, or*  
*(b) A permit granted by the Council."*

#### Comment

The subject site is surrounded by extensive vegetation and contains a number of established mature trees and there are a number of established mature trees on adjoining properties, none of which will be impacted by the proposed development.

A preliminary Arboricultural Impact Assessment has been prepared by Glenice Buck design for the proposed Seniors Housing and Club house development site and is provided at **Annexure 5**.

The proposed development has been designed to limit the number of trees removed, but there will be unavoidable encroachments on a number of trees which will need to be removed as a result of the proposal. A detailed breakdown of the proposed extent of vegetation clearing will be provided with the DA. It is noted that the proposed development will provide significant opportunities for vegetation restoration and upgrades given 5,304m<sup>2</sup> of landscaped area is proposed.

#### 5.10 Heritage Conservation

The subject site is not a heritage item and is not located in a heritage conservation area or located within close proximity of any heritage items or conservation areas. The site is not a known archaeological site or Aboriginal place of heritage significance

#### 6.1 Acid Sulfate Soils

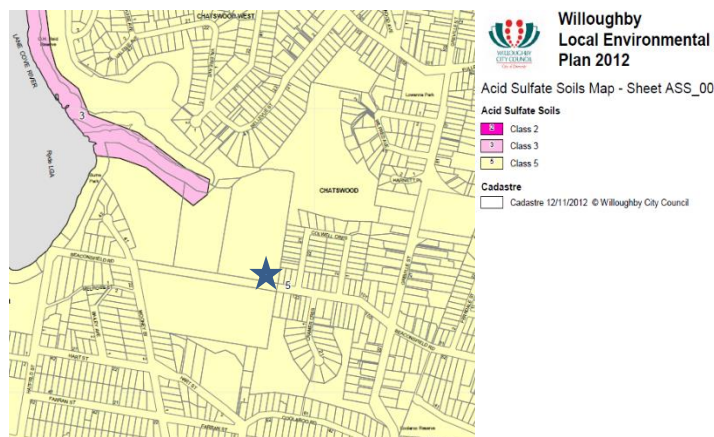


Figure 11: Acid Sulfate Soils Map. Source <http://www.legislation.nsw.gov.au/>

Clause 6.1 applies to land that is shown on the Acid Sulfate Soils Map as being of a particular class. As illustrated in **Figure 11**, the

	<p>subject site c is shown to be affected by acid sulfate soils and contains Class 5 acid sulfate soils. Pursuant to Clause 6.1, development consent is required for land to be effected by Class 5 acid sulfate soils when:</p> <p><i>“Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.”</i></p> <p>The proposed development includes excavation to depths greater than 5m below natural ground, therefore consent will be required from Council and an acid sulfate soils management plan will need to be prepared by a suitably qualified geotechnical engineer and an assessment of the potential for presence of acid sulfate soils within the development site will need to be provided.</p>
6.3 Flood Planning	<p>Clause 6.3 applies to land that has been identified as being subject to flooding. A Flood Analysis report was prepared by Marchese Partners and is provided at <b>Annexure 8</b>. The Flood Analysis concluded the following:</p> <p><i>“The analysis demonstrates that there is no impact on the course or the building development and neither will the proposed buildings impact on the current natural flows. These flows are contained within the current creek and therefore there is no perceived additional risk to life and property.”</i></p>

Table 2: WLEP 2012 controls

### 3.4 – Access to Services and facilities and access (Clause 26)

Clause 26 of SEPP Seniors requires seniors housing to be located within 400m of specific services and facilities or have a public transport service that is located within 400m of the site that can access the specified facilities and services. Access to the public transport service must be via a suitable pathway which must comply with specific gradients stipulated in cl. 26 of SEPP HSPD. An Access Review has been prepared by Funktion and is provided at **Annexure 14**. The report made the following conclusions regarding the accessibility provisions in the proposed development:

*“This review addresses the requirements for access by people with a disability or who are older, to the proposed development as residents and visitors and is reviewed for capability to comply with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA) 2016, Australian Standards on Access and Mobility and State Environmental Planning Policy, Housing for seniors or people with a disability (SEPP). It is our opinion that the accessibility provisions in the proposed Golf Clubhouse, independent living*



*units, parking and landscaping are capable of complying with the accessibility requirements in these documents.”*

The site is located within 400m of two (2) bus stops that provide access to the required services and facilities (approximately 80m and 130m respectively) (refer to **Figures 12 and 13** overleaf) listed under cl 26(1). However, there is only an established footpath to one bus stop. The existing footpath appears to comply with the functional gradients required to meet the requirements of SEPP HSPD, however some portions of the footpath are uneven and will need to be upgraded. Survey information will be provided with the DA to demonstrate that the path of travel to both bus stops complies with the permissible gradients. It is also noted that it's proposed to provide a mini-bus for the development for use by residents, which will offer convenient access to Chatswood CBD and be available for outings and other activities by residents.



Figure 12: Location aerial showing the location of bus stop in proximity to subject site Source - <http://maps.six.nsw.gov.au/>



Figure 13: Location aerial showing the location of bus stop in proximity to subject site Source - <http://maps.six.nsw.gov.au/>

Despite there being no footpath to the bus stop on the southern side of the Beaconsfield Road. the 255 bus route terminates at the end of Beaconsfield Road, so access to only the one bus stop is required as people can embark and disembark from the one bus stop located on the northern side of Beaconsfield Road (refer to **figure 14**).

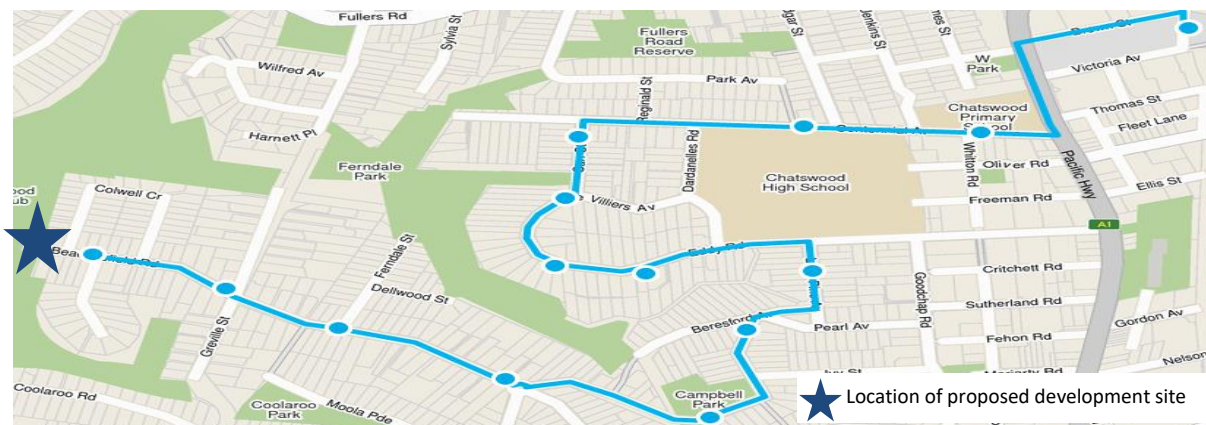


Figure 14: Route 255 Bus route - <http://www.transportsw.info/>

It is proposed to provide a landscaped pathway from the seniors housing to the bus top which will include accessible gradients, cross falls and rest seating at least every 60m.

Given the steep topography of the site and changes in level from the site entry to the entrance to the seniors housing, the access consultant has provided the following recommendations:

#### ***“Recommendations***

*To provide direct pedestrian access from the site entrance level to the clubhouse entrance level, the following approach is proposed:*

- 1. “Provision of golf buggies to transfer residents or visitors, including one wheelchair accessible buggy. An operational management plan would be required to be developed to ensure that a staff member is available to drive a buggy for a resident or visitor.*
- 2. A communication system to call for pickup would be required. This could be operated by staff during daylight hours. A system of this type has been implemented at Greenhill Manor in Figtree, where the site is similarly steep.*
- 3. Provision of a regular site bus that picks up residents and drops them to selected nearby locations e.g. Chatswood Shopping Centre, Chatswood Station”*

### **3.5 – Open Space and Special use provisions**

Pursuant to the WLEP 2012, the subject site zoned RE2 – Private Recreation, accordingly it is not zoned for ‘Public Open Space’ or a ‘Special use’ and the proposed development has been designed to ensure the continued operation of the existing golf course.

### **3.6 – Agricultural capability of the site and adjoining land**

The subject site and the surrounding land is zoned primarily for urban purposes, accordingly, the proposed development will not have any impact on the agricultural capability of the site and the adjoining land.

### 3.7 – Type, values and significance of native vegetation on site

#### Existing Flora

A Flora and Fauna Study was prepared by Travers Ecology and Bushfire and has been provided at **Annexure 5**. The study provides a comprehensive assessment of the vegetation communicates located within the site and reported on the investigation of any threatened flora species, flora populations, endangered ecological communities and endangered wetland communities. The study concluded the following:

***“ No threatened flora species have been observed or considered likely to occur in a natural state, although Syzygium paniculatum or Eucalyptus scoparia may occur as planted specimens as these species are available for sale at nurseries and are commonly used for landscaping or street tree purposes. A similar species to Syzygium, namely Acmena smithii was observed onsite, however this species is not listed as threatened. The vegetation present within the subject sites is not attributable to any locally occurring endangered ecological community.”***

**(emphasis added)**

The field verification of the study area identified the following vegetation communities:

- Urban Exotics and Natives
- Coastal Sandstone Foreshores Forest
- Managed Greens and Fairways

The Flora and Fauna Study at **Annexure 5** provides a detailed description of the canopy, shrub layer, ground layer, disturbance and classification of each of the vegetation communities.

#### Threatened flora species

The assessment concluded that there were no threatened flora species identified on the site and made the following conclusions:

***“ All threatened species in both the Bionet (NSW) and EPBC coordinate search (National) were considered to have no suitable habitat because of previous clearing and landscaping works, and lack of required habitats such as unsuitable soils / geology, unsuitable previous vegetation type, large distance to known specimens or long time since local records.”***

**(emphasis added)**

#### Endangered Flora Populations

The assessment concluded that there were no endangered flora populations to occur within the Willoughby LGA and species and made the following conclusions:

***“two endangered flora populations have been recorded within 10 km of the subject site. These populations are:***

- *Pomaderris prunifolia in the Parramatta, Auburn, Strathfield and Bankstown Local Government Areas, and*



- *Wahlenbergia multicaulis* (Tadgell's Bluebell) in the local government Areas of Auburn, Bankstown, Baulkham Hills, Canterbury, Hornsby, Parramatta and Strathfield.

***No specimens of these endangered flora populations were observed and nor were they considered to have any potential habitat within the subject site."***

**(emphasis added)**

#### Endangered Ecological Communities

The assessment concluded that there were no endangered ecological communities and made the following conclusions:

*"The site is not on a floodplain and there are no freshwater wetlands. The site is not on a sea cliff, and there is no littoral rainforest present. **Vegetation within the subject site is highly modified and does not form part of any locally occurring EEC."***

**(emphasis added)**

#### Endangered wetland communities

The assessment concluded that none of the wetland communities listed as an 'endangered ecological community' under the NSW TSC Act were observed onsite or within 40m of the site.

#### Existing Trees

A preliminary Arboricultural Impact Assessment has been prepared by Glenice Buck Design for the proposed seniors housing and Club house development site and the temporary club house and parking area site and is provided at **Annexure 7**.

The report identified and assessed a total of 45 trees within the development site and identified an additional five (5) trees which were dead. The report made the following findings:

*'All of the subject trees show varying levels of vigour and growth. The health varies between all trees. We have given a high retention value to those trees that are in good health, are mature in size and improve the aesthetic of the site and have the potential to continue to do this. These trees also provide a habitat for the local fauna.*

- *Trees 1 - 10, 21 and 22 are all growing along the eastern boundary of the site. These trees should be retained to provide a buffer between the properties and screening.*
- *Trees 11- 16 and Tree 20 are all growing on the steep embankment between the two car park areas.*
- *Tree 11,12,14,15 and 20 have all been given high retention values. Tree 16 has a low retention value and Tree 13 has a medium retention value.*
- *Trees 17, 18 and 19 all have medium - high retention values.*

- *Trees 23 and 24 have a high retention value. Tree 25, 32 - 35 have low retention values. Trees 13, 26, 36, 41, 42 and 44 have a medium retention value*
- *Trees 27 - 31, 43, 45 - 50 all have of these trees have high retention values.*
- *Trees 7, 25 and 37-40 have a low retention value."*

**Table 3** overleaf provides a summary of the retention value of all the trees assessed on the site:

Retention value	Tree No.	Total
<b>Low - Dead</b>	7, 37, 38, 39, 40	5 (dead trees)
<b>Low</b>	5, 16, 22, 25, 32, 33, 34, 35	8
<b>Low- Medium</b>	1	1
<b>Medium</b>	4, 8, 9, 13, 17, 18, 26, 36	8
<b>Medium - High</b>	2, 3, 19, 41, 42, 44	6
<b>high</b>	6, 10, 11, 12, 14, 15, 20, 21, 23, 24, 27, 28, 29, 30, 31, 43, 45, 46, 47, 48, 49, 50	22
<b>TOTAL</b>		45 trees (not including the 5 dead trees)

**Table 3:** Retention value of trees on site

## 4.0 PROPOSAL

### 4.1 – Description of Proposal

The intention of this application is to obtain a SCC and then lodge a DA to Willoughby Council which will seek approval for the following:

- Site preparation works;
- Demolition of existing golf club buildings;
- Construction of two (2) x 5 storey buildings for the purpose of in-fill self-care housing comprising a total of 106 apartments with two (2) levels of basement parking;
- Construction of a 4-storey building containing a new club house with two (2) levels of basement parking. The club house will comprise a restaurant, cafe/ bistro, function room, pro shop, golf preparation area, wellness centre with lap pool and specialist consulting rooms, gymnasium, cinema, games room, art room, library, meeting rooms and other ancillary facilities for shared use between residents, club members and the general public;
- 2 levels of basement car parking and at grade level parking for a total of 295 spaces (145 for club and 150 for seniors housing);
- Torrens Title subdivision of existing lots to create separate allotments for the Seniors Housing and Club house;
- Removal of trees and vegetation;
- Associated landscaped works;

- Construction of a temporary clubhouse and temporary parking area on part of the 12<sup>th</sup> fairway for use during construction. Vehicular access will be provided off Mooney Street via the existing vehicle ramp and access driveway. At the completion of constructions, the temporary clubhouse will be converted into a maintenance facility and the temporary parking area will be removed and reinstated into the 12<sup>th</sup> fairway; and
- Upgrade works to golf course.

The proposal is detailed in the Architectural drawings prepared by Marchese Partners which are provided at **Annexure 2**.

The proposed development has been designed to utilise the existing topography of the land and to maintain generous spatial separation from the adjoining residential properties, specifically those located directly to the east of the site. The proposed design has had consideration of the proposed reconfiguration of the golf course and the dimensional safety setbacks between the adjoining holes to ensure the safety of future residents.

The sloping topography of the site affords a 4 and 5 storey built form and scale that will minimise the perceived height of the building, thereby maintaining the existing views from the closest residential receives which are located to the east of the site as illustrated in the view analysis at **Figures 15 and 16**.

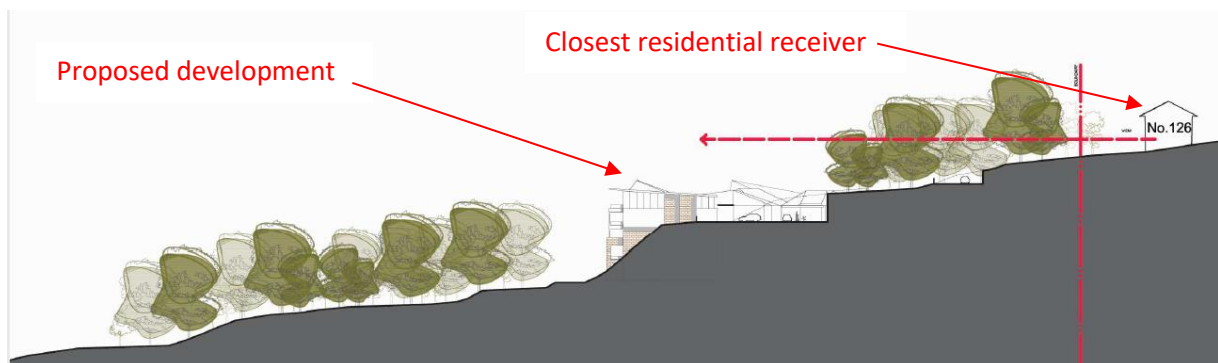


Figure 15: View Analysis. Source – Marchese partners

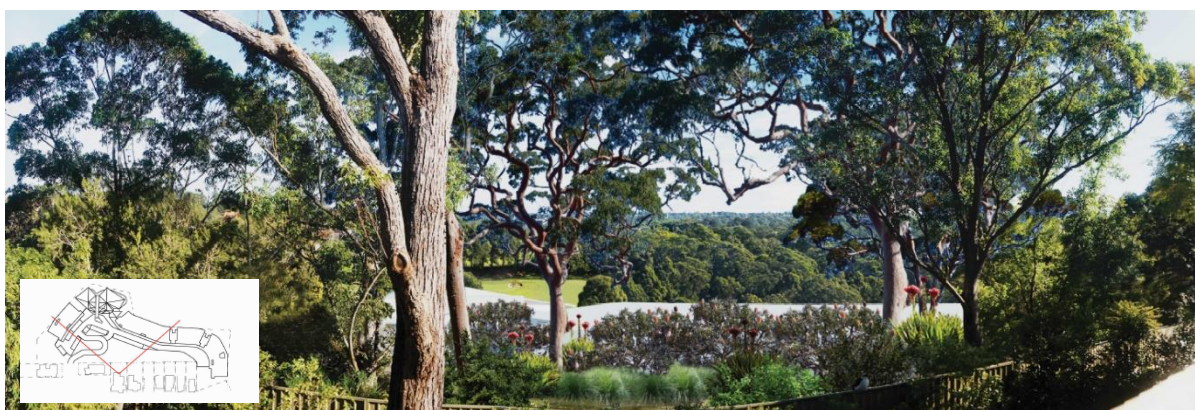


Figure 16: Visual impact assessment illustrating Approximate proposed view from living room balcony to 29 Colwell Crescent. Source – Marchese partners

The proposed development seeks to remove and upper level car park and landscape this area which will significantly improve the acoustic and visual amenity for the eastern adjoining residents.



Figure 17 below illustrates the current outlook from 29 Colwell Crescent over the large car park and provides an indicative outline of the roof line to the proposed building.

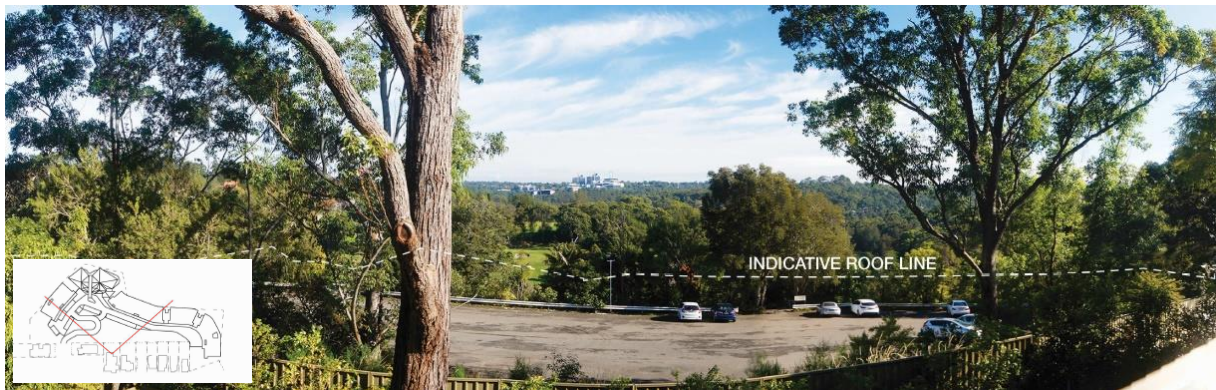


Figure 17: Visual impact assessment illustrating existing view from living room balcony to 29 Colwell Crescent. Source – Marchese Partners

The proposed development site is predominantly surrounded by the existing golf course with most residential properties located in excess of 200m from the subject site boundary as illustrated on Figure 18. In addition to the substantial spatial separation from the site, any views to the proposed development from the residential properties around the perimeter of the golf course to the north, west and south are obscured by the existing dense vegetation which separates the residential properties and the fairways of the golf course as depicted on Figure 18.



Figure 18: Aerial Map showing subject site overlay with approximate distances to closest residential receivers Source: Sixmaps



The setbacks from the development to the eastern properties are depicted on **Figure 19** below and range from 26.34m from Block A (Southern Block) and 8.4m (at the northern end of the Seniors Housing Building B which steps down the site to follow the natural fall of the land) and extends up to 55.69m to the clubhouse.



**Figure 19:** Site Plan depicting building setbacks. Source – Marchese partners

## Architectural Statement

The following architectural statement has been provided by Marchese Partners:

## “MAJOR DESIGN PARAMETERS AND GOALS

*In conceptualising the Development, the following issues have been identified as important design parameters and goals, and have been carefully considered for the proposal;*

1. *Respect the site by working with the existing topography; the buildings have been sited so to follow and tuck into the existing escarpment to form a flowing and liner building form that reflects the natural topography of the site. This approach minimises the perceived height of the proposed buildings and thereby maintains existing views over the proposed buildings for the adjoining properties. The building steps down at the northern end following the natural fall in the land. The proposal retains existing trees along the sandstone outcrop and embankment to the east of the site; maintaining significant screening and providing a generous separation from the development to the adjoining eastern boundary properties*
2. *Design an attractive and modern Independent Living Unit development that provides a mix of apartment types and sizes with excellent natural light and amenity*
3. *Take advantage of the existing use of the site. The proposal enhances the amenity of the existing CGC by providing a new purpose built Clubhouse facility for use of Residents, Members and the Community*
4. *Provide appropriate on site services for the use of the ILU residents and integrate services with the local community*

5. *Health, wellbeing and opportunity for social interaction are an integral part of designing for Seniors Living. The new Club will incorporate the following:*
  - *Wellness Centre with a lap pool, specialist consulting rooms and a gym*
  - *Restaurant and Café/Bistro*
  - *Games and cards room, billiards room and art and craft room*
  - *Library*
  - *Resident workshop which can also be accessed by the local community*
  - *Cinema*
  - *Resident notice board*
  - *Conference room for resident meetings and local community use*
6. *Provide pedestrian connection for Residents from the ILU entry points to the local bus stop situated on Beaconsfield Road*
7. *Quality landscape that connects with the building, provides quality buffer to adjoining properties and encourages Resident interaction. An accessible pathway meanders from the street entry to the ILU's. The form of the pathway creates small pocket parks and zones of interest along the way; providing an opportunity for activity and encourages interaction between residents*
8. *Basement car parking incorporates clear separation between the ILU's and Club, with direct access to each area including the Wellbeing Centre.*

#### **THE PROPOSAL**

*The site at CGC represents a unique opportunity to deliver a well designed Independent Living Unit development of 106 ILU apartments and associated facilities. All units will be high quality with excellent amenity and will have direct access to and be associated with the new Clubhouse and its facilities.*

*The design has been informed by fundamental design principles which have been incorporated into the current proposal. These include design principles of familiarity, legibility, distinctiveness, accessibility, connectivity, safety & individual choice. These principles translate to the following elements that are incorporated into the current design:*

- *An formal and clearly defined point of arrival*
- *A public interface with the Club and community facilities, and the landscape zone to the east and golf course to the west*
- *Community interaction*
- *Passive and active outdoor spaces incorporating landscape pockets*
- *Well planned modern accommodation with excellent amenity.*

#### **AESTHETICS**

*A concise palette of materials has been carefully selected to create a warm tactile contemporary building sympathetic to the site and the broader local area.*



*The footprint follows existing contours as the podium rises up from the golf course resembling a sandstone escarpment. Above the podium the building is light and articulated and is finished with a floating roof form.*

*The overall design of the ILU's and the Club, it's facilities and garden areas will deliver a project that has far reaching health, wellbeing and social benefits for the future residents of the development and to the wider Chatswood community."*

### Key Development Statistics

The key statistics for the concept proposal are summarised in **Table 4** below.

Component	Proposed
Site Area	14,665m <sup>2</sup>
Gross Floor Area	<p>Golf Club/ Facilities 2658.2m<sup>2</sup></p> <p>Seniors Building A (South Building) 3084.6m<sup>2</sup></p> <p>Seniors Building B (north Building) 10,982.5m<sup>2</sup></p> <p><b>Total</b> – 16,725.3m<sup>2</sup> (approx.)</p>
Building Height	<p>Maximum Building height</p> <p>Golf Club/ facilities</p> <p>4 storeys 16.9m (measured from existing ground level to the highest point of building as per WLEP height definition)</p> <p>Seniors Building A (South Building)</p> <p>5 storeys 7m (measured from existing ground level to the ceiling of the topmost floor as per SEPP HSPD height definition)</p> <p>Seniors Building B (north Building)</p> <p>5 storeys 15.2m (measured from existing ground level to the ceiling of the topmost floor as per SEPP HSPD height definition)</p>
Floor Space Ratio	The proposed buildings that comprise the Seniors Housing has an approximate FSR of 0.841:1 as calculated across the development site.

	The Seniors Housing and Club house building combined has an approximate FSR of 1.14:1 as calculated across the development site.
Landscaped Area	5235m <sup>2</sup> (35.6%)
Total number of dwellings	<p>Seniors Building A (South Building)</p> <p>2 bedroom - 4 2 bedroom+ - 16 3 bedroom - 4</p> <p>Total - 24</p> <p>Seniors Building B (north Building)</p> <p>2 bedroom - 40 2 bedroom+ - 29 3 bedroom - 13</p> <p>Total - 82</p> <p>Total 2 bedroom - 44 (42%) Total 2 bedroom/ study – 45 (42%) Total 3 Bedroom – 17 (16%)</p> <p><b>Total –106 dwellings</b></p>
Car Parking Spaces	
Club and facilities	145 spaces
In-fill self-care housing and visitor parking	<p>150 spaces</p> <p><b>Total – 295 spaces</b></p> <p>1 x Bus Parking Space 1 x loading dock space 1 x carwash bay 1 x Ambulance bay</p>

**Table 4:** Key Development Statistics

## Landscaping

The proposed development will extensively landscape the site and will provide a total landscaped area of approximately 5,235m<sup>2</sup> which equates to 35.6% of the development site. The key landscaped area and private open space for the Seniors housing will be to the east of the Northern Block (Block B) and will replace the large concrete parking area. A Landscape Plan and landscape report have been prepared by Somewhere Landscape Architects and is provided at **Annexure 3**. The key features of the eastern landscape zone are as follows:

*“The proposed landscape for the private open space area to the east of the ILU complex will draw on existing geological features by creating a layered landscape. This will include built sandstone walls, and generous layered plantings to create smaller, intimate nooks for seating*

and quiet reflection as well as a larger central space for gatherings. Facilities featured in this zone includes BarBQ and picnic tables as well as linking paths, at an appropriate grade, that join from the ILU level up to street level at Beaconsfield Road.

Included within this zone is existing storm-water that will be managed sensitively and integrally through the landscape. Where space permits, endemic vegetation will be used to enhance the possible connectivity of wildlife movements through the site. As per the Flora and Fauna report, species consistent with the Coastal Sandstone Foreshores Forest should be incorporated. Some of these species are already apparent on site and additional plantings will strengthen the connectivity of the site. Planting will also be used to aid in absorbing the scale and bulk of the development into the site by incorporating varied tree forms that retain the organic and eclectic character of the site whilst creating a green outlook."

An extract from the proposed landscape plan is provided below at **Figure 20**.



**Figure 20:** Extract from proposed Landscape Plan – Somewhere Landscape Architects

### Management Statement

The following management statement has been provided by Watermark Chatswood Pty Ltd and CGC regarding the proposed partnership between the Seniors Housing and CGC.

*"The proposed development and resulting partnership between CGC and Watermark Chatswood is a collaboration of 18 months of work between CGC and WM. Initiated by the CGC as a means to address their deteriorating financial position.*

*Fundamental to the project model are a number of key principles which are summarised as follows;*



- *Alignment of interest of CGC and Watermark Chatswood, promote inter-generational community project ensuring the long term viability of CGC*
- *Long term partnership of CGC and Seniors living resulting in mutual benefits to all stakeholders from a range of services and facilities*
- *CGC services and facilities extend well beyond those who would expect in conventional golf club. Seniors living services and facilities will also extend beyond those you would expect in a conventional Seniors Living project.*
- *CGC will provide 150 years lease to Seniors living residents over all the shared facilities. This includes bar and dining, recreational areas, gymnasium, pool, cinema, function areas and meeting rooms.*
- *CGC will have a 25% interest in the future revenue stream generated from Seniors Living business model.*
- *Operationally the Seniors living community will contribute service fees to CGC*
- *Joint management committee will be formed with two representatives from each CGC and Watermark Chatswood to manage all operations aspects of shared facilities.*
- *All Seniors living residents will have life long membership of CGC, golf club, pool and gymnasium*
- *The rights and interests of the stakeholders are protected for the long-term should their respective Boards or shareholdings change.*
- *All the above is intended to create an inter-dependency across the two main stakeholders”*

#### **4.2 – Environmental Assessment**

The following section provides a brief environmental assessment of the proposed development.

##### **Bushfire**

The subject site is located on land mapped by Willoughby Council as being bushfire prone. Accordingly, a Bushfire Constraints Assessment has been prepared by Travers Bushfire and Ecology and is provided at **Annexure 6**. The assessment concluded that the proposed development complies with the requirements within the performance criteria of Planning for Bushfire Protection 2006.

##### **Flooding**

The subject site has been identified as being subject to flooding. A Flood Analysis report was prepared by Marchese Partners and is provided at **Annexure 8**. The Flood Analysis concluded that is no perceived additional risk to life and property.

## Ecology

A Flora and Fauna Study was prepared by Travers Ecology and Bushfire and is provided at **Annexure 5**. The study included an ecological compatibility study for the suitability of the subject site for the proposed development and concluded that the site is not within the recognised area for any threatened population and the proposed development appears to be ecologically compatible with the site in regard to the expected impacts on threatened flora and fauna species, endangered ecological communities and populations.

## Geotechnical Investigations

A Geotechnical Investigation was prepared by JK Geotechnics and is provided at **Annexure 10**. The investigation provides comments and recommendations on site stability, excavation conditions and support, retaining walls, footings, on-grade floor slabs and external pavements. The report provides several key recommendations relating to the construction of the development which will be further considered once a DA has been submitted.

## Preliminary Stage 1 Environmental Assessment and Preliminary Stage 2 Environmental Site Assessment

A Preliminary Stage 1 Environmental assessment and preliminary Stage 2 Environmental Site Assessment was undertaken by EIS and is provided at **Annexure 11**. The preliminary Environmental Site Assessment identified an elevated concentration of lead in one of the samples above the site assessment criteria and encountered fibre cement fragments containing asbestos on the ground surface in the south section of the site. Notwithstanding, the preliminary Environmental Site Assessment concluded that the site can be made suitable for the proposed development provided that the recommendations within the report are implemented.

## Access

An Access Review has been prepared by Funktion and is provided at **Annexure 14** and a detailed assessment against the requirement of cl 26 of SEPP HSPD is provided under section 3.4 of this report. Accessibility has been one of the key drivers of the proposed development and the development incorporates accessible pathways for future residents of the seniors housing. The review of the scheme by the access consultants concluded that the development was capable of complying with the accessibility requirements of the relevant standards and recommends that a mini-bus service is provided to achieve a better than technical compliance outcome.

## Traffic

A Traffic and Parking Assessment has been prepared by Ray Dowsett Traffic and Transport Planning Pty Ltd and is provided at **Annexure 4**. The report provides a comprehensive assessment of the road and traffic conditions, the availability of public transport, vehicular access arrangements, parking provisions and layout and traffic generation and impacts. The report included the following description of the road networks predominately serving the site:

***“Mowbray Road West - a classified ‘Regional’ road performing a ‘Sub-Arterial’ road function providing access between Pacific Highway to the east and Centennial Avenue to the west with a carriageway constructed on a curving alignment generally carrying one lane of traffic in each***

direction on a modest downgrade east to west; centreline markings to RMS standards; a 50km/h speed limit and street lighting to 'Sub-Arterial' road standard.

**Beaconsfield Road** – a Council 'Local' road running northerly from Mowbray Road West terminating at the entrance to Chatswood Golf Club. The road has the following features and traffic facilities relative to this study:-

- carriageway 7.2m wide between kerbs providing for one lane of moving traffic in each direction with unrestricted kerbside parking; 3 Tonne Load Limit; a 50km/h speed limit and street lighting to local road standard
- single lane roundabout at the intersection with Dalrymple Avenue
- a number of single lane speed humps strategically placed along its length to control vehicle speeds
- traffic control signals at its intersection with Mowbray Road West/Ralston Avenue incorporating right turn bays in each approach of Mowbray Road West for the right turns into Beaconsfield Road and Ralston Avenue; "Left Turn Only Buses Excepted" turn restriction for traffic exiting Beaconsfield Road; left and right turns only for traffic exiting Ralston Avenue (no access to Beaconsfield Road); controlled pedestrian crossings across all legs of the intersection (including marked footcrossing on the left turn slip lane from Ralston Avenue)
- Bus Stop on northern side east of Colwell Crescent; "No Parking 6.30am – 7.00pm Mon. – Sat." restriction signposted on the southern side opposite Colwell Crescent to assist bus manoeuvring

**Mooney Street** – also a Council 'Local' road running northerly from Mowbray Road West and provides vehicle access to the maintenance facilities for the golf course via a ramp adjacent to the 12th fairway. The road has the following features and traffic facilities relative to this study:-

- carriageway 7.2m wide between kerbs providing for one lane of moving traffic in each direction with unrestricted kerbside parking; 3 Tonne Load Limit; a 50km/h speed limit and street lighting to local road standard
- "STOP" sign control at Hart Street
- "GIVE WAY" sign control at Mowbray Road West"

A 24 hour 7 day traffic flow survey was undertaken on the vehicle access driveway to the CGC from Beaconsfield Road from Friday 28 April to Thursday 4 May 2017. The results are summarised in the below table and revealed that highest two-way peak traffic flows at the golf club access were recorded on the Thursday & Friday between 7.00am – 8.00am for the am period and the Thursday between 2.00pm – 3.00pm for the pm period.

Day/ Date	Direction	AM Peak Flows (7am – 8am)	Pm Peak Flows (2pm – 3pm)
<b>Thursday 4 April 2017</b>	Entry (Westbound)	33	11
	Exit (Eastbound)	0	31
	<b>Total</b>	<b>33</b>	<b>42</b>

Table 5: Golf Club peak Traffic Flows



Traffic counts were also undertaken on Tuesday 7 March at the intersections of the following intersections to provide an indication of the peak hour traffic flows on the roads servicing site:

- Beaconsfield Road/Dalrymple Avenue - roundabout
- Beaconsfield Road/Mowbray Road West/Ralston Street - traffic signals
- Mooney Street/Hart Street – “STOP” sign
- Mooney Street/Mowbray Road West – ‘T’ intersection

The result of the traffic counts at the intersections revealed that they are all operating at a satisfactory level with acceptable vehicle delays and spare capacity for additional vehicles.

The traffic report also provided an assessment of the proposed traffic generations and impacts and summarised the proposed traffic generation and impact from the Seniors Housing as follows:

*“The Roads and Maritime Services ‘Guide to Traffic Generating Developments V2.2’ provides data on traffic generation rates for various forms of land use. Seniors housing developments are typically low traffic generators with the RMS advising that for housing for seniors each dwelling unit generates 0.4 weekday peak vehicle trips (pvt) noting that the AM site peak hour does not generally coincide with the road network peak hour.”*

*Application of the above rates indicates the following traffic generation for the residential component: -*

**106 dwellings @ 0.4 weekday pvt/dwelling = 42.4 (say 43) pvt**

*Accordingly, the seniors living component of the development scheme is assessed as having the potential to generate some 43 peak vehicle trips (noting that these trips do not generally coincide with the network am peak hour).”*

The key consideration from the proposed trip additional traffic generation from the Seniors Housing is that the additional trips **will generally not coincide with the am road network peak hour**, accordingly they are unlikely to have any unacceptable traffic impacts.

In summary, the report made the following conclusions:

*“An assessment of the impact of the additional traffic in Mooney Street during the temporary club house arrangements reveals there will be no adverse impact on intersection operation nor traffic conditions in the immediate area.”*

*“A robust assessment of post development traffic conditions along Beaconsfield Road and associated intersections reveal satisfactory operating conditions with no unacceptable impact.”*

*“An assessment of the existing operating conditions of relevant intersections in the area reveal they are operating at the satisfactory LOS ‘C’ or better with acceptable average vehicle delays and spare capacity. Existing traffic flows on the immediate road system are consistent with their functional classifications.”*

*“The proposed car parking provision exceeds the existing golf club parking on the site and the SEPP’s requirements for the seniors living component. All car parking and internal roads will*

*be designed to comply with the relevant requirements in 'AS/NZS 2890.1:2004', 'AS/NZS 2890.6:2009' and 'AS 2890.2-2002'."*

*"The site has convenient access to public transport providing residents with access to Chatswood Rail Station and shopping precinct."*

*"It is considered that, in respect to traffic impacts, the proposed development scheme site would not have any unacceptable traffic, parking or traffic related environmental implications resulting from the proposal."*

Having regard to the findings of the report, it is considered that the proposed development will not have any unacceptable traffic implications in terms of road network capacity.

#### **4.3 – Site description – Natural elements of the site (including known hazards and contrasts)**

The subject site and surrounding land contains the following natural elements and know hazards and constrains:

- Bushfire prone land
- Flood risk
- Existing vegetation

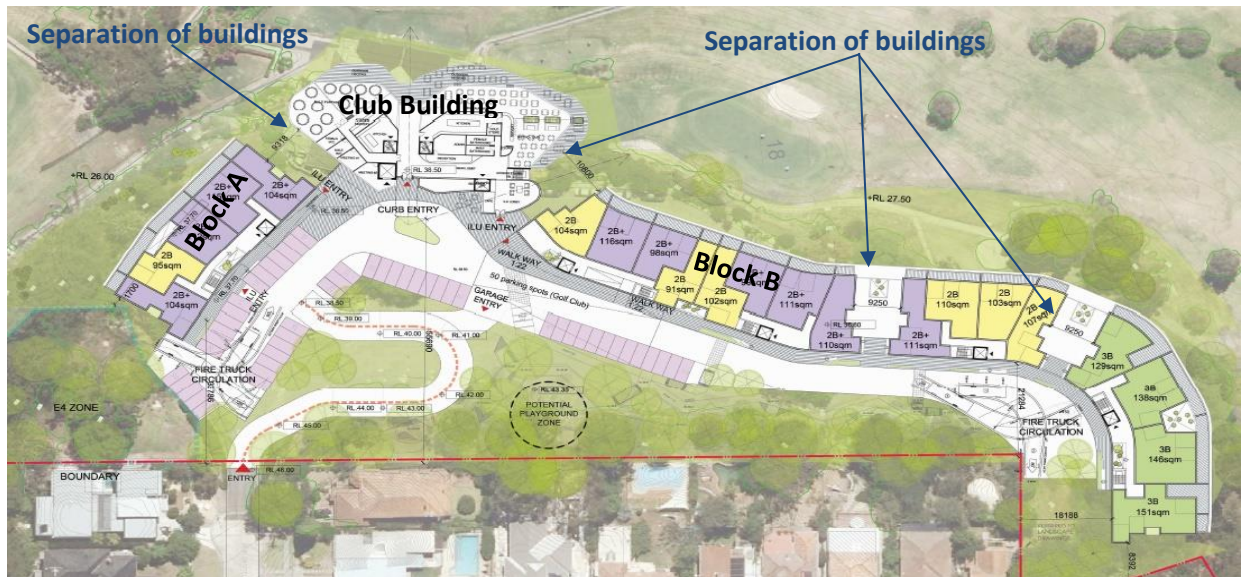
A detailed assessment of the natural elements and known hazards and contrasts is provided under sections **3.2** and **3.3** of this report.

#### **4.4 – Building Envelope**

The proposed building envelope has been designed with consideration of the existing golf course and the location of the existing Club house building and paved areas that comprise the club's car park and internal driveways. The building envelope has been positioned to tuck into the existing escarpment to allow for a flowing and linear building form that reflects the natural topography of the site to minimise the perceived height of the proposed buildings and maintains existing views over the proposed buildings for the adjoining properties. The Architectural Design Statement provides the following description of the building footprint:

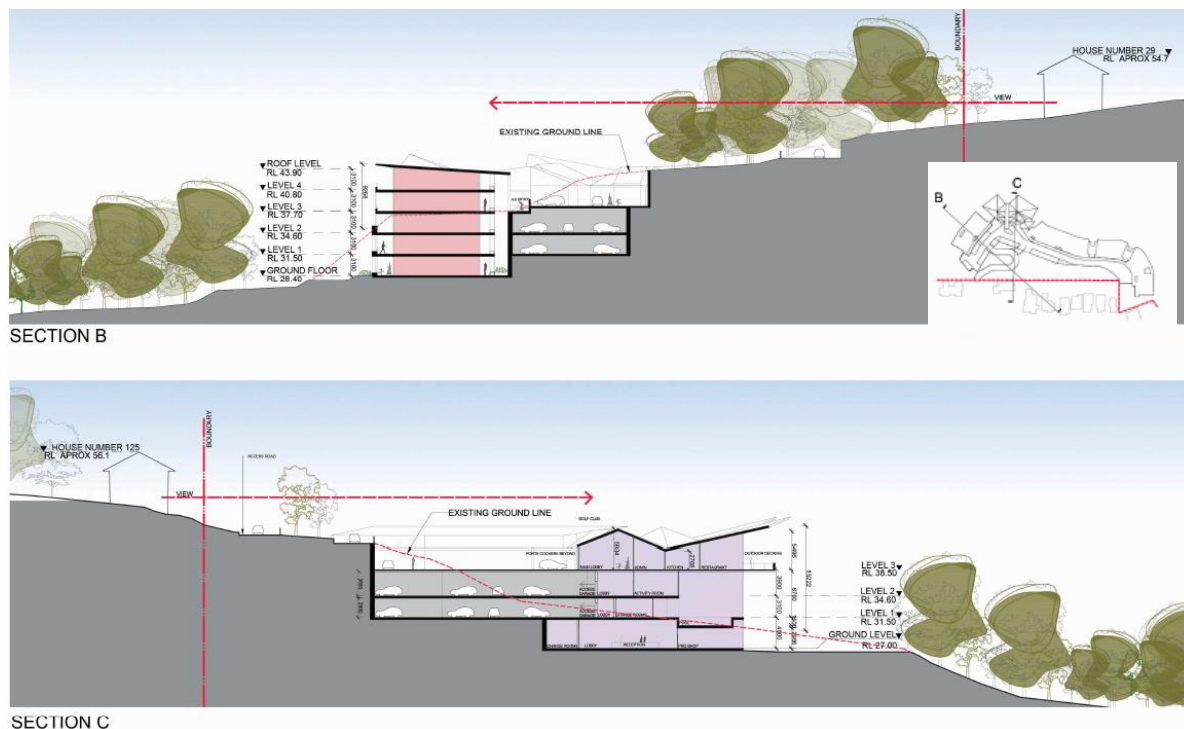
*"The footprint follows existing contours as the podium rises up from the golf course resembling a sandstone escarpment. Above the podium the building is light and articulated and is finished with a floating roof form."*

The proposed built form is partially connected from the ground level to level 2 and then there is generous separation between the club house and the respective northern and southern blocks containing the seniors housing as illustrated in **Figure 21** overleaf.



**Figure 21:** Level 3 plan illustrating separation between Club building and Blocks A and B. Source – Marchese partners

The Southern block (Block A), has a five (5) storey envelope, but as it follows the sloping topography of the land, the height of the development is not visible from the eastern properties or upon entering the site from Beaconsfield Road (refer to sections B and C at **Figure 22 overleaf**) and is substantially separated from the closest residential properties to the south, north and west.



**Figure 22:** Section B & C illustrating view lines from eastern properties. Source – Marchese partners

The Northern Block (Block B) has a five (5) storey envelope, but like Block A and the Club house building, it follows the sloping topography of the land so the height is not visible when viewed from the eastern properties and is also substantially separated from the closest residential properties to the south, north and west. There is a considerable fall in the land to the north of the site, as such the northern block steps down to follow this fall creating a more responsive design. On level 3, which



comprises the main entrances to the club and senior's, the built form has been physically separated to ensure sightlines onto the golf course from the east are maintained and to reduce the perceived bulk of the buildings from adjoining properties, the golf course and from the open space areas within the subject site (refer to **Figure 21**).

The Club house building, which separates Block A and Block B, has a four (4) storey envelope, and the bulk of the building envelope extends westward away from the Block A and B. The visible separation between all buildings assist to break up the buildings mass and provide articulation to the built form and allows for solar access and sightlines to the golf course to be maintained.

The subject site is predominantly bound by the existing golf course, with the closest adjoining properties located to the east of the site and comprising single and two storey dwellings on detached allotments. Given the substantial spatial separation from adjoining dwellings, the existing and proposed landscaping and design features incorporated into the proposed design to maintain existing views and sightlines, it is considered that the proposed building footprint and envelope is an appropriate response for the site in relation to the adjoining development.

In comparing the footprint and height and scale of development in close vicinity of the site, the most relevant development to compare would be that of the Lane Cove Gardens Retirement Village (LCGRV), which is located at 5-9 Hart Street, Lane Cove North. It is located approximately 204m from the subject site to the south and separated by the golf course (refer to **Figure 23** overleaf). Similar to the subject site, LCGRV has a direct frontage onto the golf course and is bound by lower density development comprising single and two storey dwellings. LCGRV comprises a number of separate buildings which follow the natural topography of the land, most of which are four (4) storeys in height and up to 7 levels.



**Figure 23:** Aerial Map showing approximate distances to LCGRV Source: Sixmaps



#### 4.5 – Proposed extent of native vegetation clearing

As previously noted, the proposed development has been designed to limit the number of trees requiring removal, however a degree of excavation works will be required to establish an accessible development that is suitable for the future senior residents and to form the levels for the basement and club and seniors housing building. The proposed excavation works will encroach into the tree protection zones for a number of the trees on the site, which will require removal. Of the 45 trees assessed, it is proposed to retain a total of 17 trees and remove a total of 28 trees. Of the 17 trees to be retained, 10 of them have been categorised with a high retention value as identified in **Table 6** below.

As discussed under part **4.1** of this report, it is proposed to provide a total landscaped area of approximately 5,235m<sup>2</sup> or 35.6% of the site area which will provide significant opportunities for vegetation restoration and opportunities for the planting of new replacement indigenous species as recommended in the Arboricultural report.

It is noted that as the subject site has been previously landscaped, all the 45 trees assessed were identified as being planted and were not remnant or self-sown with most species identified as either endemic natives or exotics. Furthermore, as concluded in the Flora and Fauna report, there were no threatened species observed or considered likely to occur in a natural state on the development site.

Retention value	Tree No.	Total no.	Total no. of trees removed	Total no. of trees retained
<b>Low - Dead</b>	7, 37, 38, 39, 40	5 (dead trees)	5 (dead trees)	0
<b>Low</b>	5, 16, 22, 25, 32, 33, 34, 35	8	6	2
<b>Low- Medium</b>	1	1	1	0
<b>Medium</b>	4, 8, 9, 13, 17, 18, 26, 36	8	4	4
<b>Medium - High</b>	2, 3, 19, 41, 42, 44	6	5	1
<b>high</b>	6, 10, 11, 12, 14, 15, 20, 21, 23, 24, 27, 28, 29, 30, 31, 43, 45, 46, 47, 48, 49, 50	22	12	10
<b>TOTAL</b>		<b>45 trees (not including the 5 dead trees)</b>	<b>28 (plus 5 additional trees which are already dead)</b>	<b>17</b>

**Table 6:** Proposed tree retention and removal

It is considered that the proposed number of trees to be removed is acceptable given that none of the trees were identified as rare or endangered and the proposed Landscape Scheme provides significant opportunities for planting of new indigenous species to mitigate the loss of the trees required to be removed.

## 5.0 STRATEGIC JUSTIFICATION

### 5.1 – Relationship with regional and local strategies

#### A Plan for Growing Sydney

A Plan for Growing Sydney (the Sydney metropolitan strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space. The four (4) goals that support the vision of *A Plan For Growing Sydney* are as follows:

- *Goal 1: A competitive economy with world-class services and transport*
- *Goal 2: A city of housing choice, with homes that meet our needs and lifestyles*
- *Goal 3: A great place to live with communities that are strong, healthy and well connected*
- *Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*

The proposed development is consistent with the general objectives of the Plan for Growing Sydney as it will provide additional accommodation for seniors with a high level of amenity which is in close proximity to existing public transport, facilities and services

#### Draft North District Plan

The Draft North District Plan was developed by the Greater Sydney Commission and maps the 20-year vision for the North District of Greater Sydney. The role of the district plan is address the district-level gap in the planning process that aims to connect local planning with the longer term metropolitan planning for Greater Sydney.

The Draft North District Plan identifies that there will be large increases in the 65+ group and there is likely to be an increase of more than 75,000 persons aged 65+ by 2036. The Plan states that the projected growth in people aged 65+ in the North District means that there must be more emphasis on planning for housing diversity particularly seniors housing and aged care options and states that *"the best way to provide seniors housing and aged care is to co-locate them in places that have a mix of different uses and services"*.

The proposed development is consistent with the priorities of the Draft North District Plan and will provide seniors housing with convenient access to services and facilities and will offer on-site health and well-being services and provide opportunities for social interaction for the future residents and others within the local community. Furthermore, the diverse range of community facilities envisaged with the proposed development will ensure the long term financial viability of the CGC.

#### Willoughby City Strategy

The Willoughby City Strategy is the community plan which underpins everything the Council does. It sets the strategic direction for the City, its policies, services and activities. The strategy has 6 Key Strategic Directions which are as follows:

- Community and Cultural Life
- Natural Environment
- Homes

- Infrastructure
- Economic Activity
- Governance

The strategy has 2 overarching principles of sustainability and social justice which underpin all the activities that will be carried out by Council through each of the key strategic direction.

One of the goals within the strategy identifies the need to address the housing needs of the ageing population and the need to provide housing diversity that is of a high quality and character. The proposed development will assist in addressing the demand for housing for seniors and those with a disability in Willoughby LGA and will provide senior housing that is of a high quality and offers high levels of amenity and will provide access to on-site services and existing public transport options.

## 5.2 – Public interest for applying for seniors housing in this locality

The proposed development of the site for seniors housing is considered to be in the public interest for the following reasons.

### Increase in supply of suitably located housing for seniors/ people with a disability

The proposed development will assist in addressing the high demand for seniors housing that is being experienced a local, state and national level. An analysis of data from the Australian Bureau of Statistics (ABS) indicates that the Willoughby LGA has experienced a significant increase in the number of empty nesters and retirees aged over 60 since 2006 as illustrated in **Figure 24** below.

## Change in age structure - service age groups, 2006 to 2011

Willoughby City - Total persons

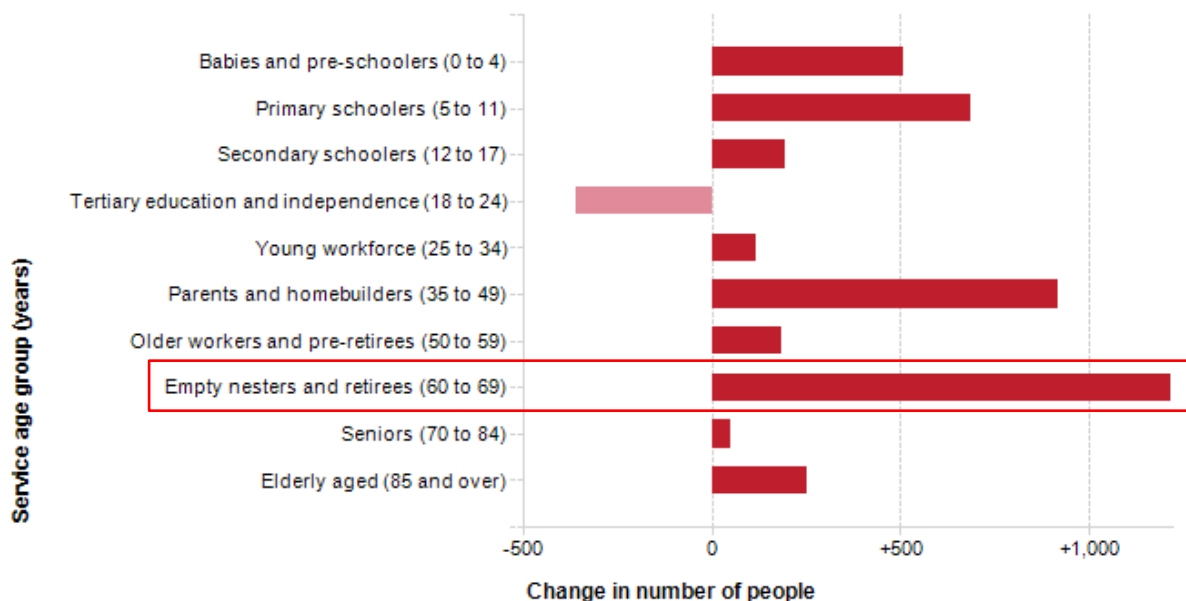


Figure 24 – Data from Profile id illustrating change in age structure from 2006 to 2011



Given the large increase in empty nesters and retirees, a large percentage are likely to downsize and be looking to relocate into more suitably sized dwellings of a high quality within the area which can provide access to existing public transport and required services and facilities and offer greater health and lifestyle activities.

Given the shortage of suitably located land in the area capable of a development of this scale, the proposed development is ideally located and offers a unique opportunity to increase the supply and diversity of seniors housing of a high amenity with an assortment of enhanced facilities that will directly benefit the future residents, club members and the local community with minimal social, environmental and economic impact.

#### Long term viability of the club

The proposed development will address the CGC's deteriorating financial position and secure its long-term future for members, players and the local community. Through the partnership with Watermark Chatswood and the range of community facilities envisaged, CGC will be able to change its business model and diversify its revenue streams to sustain the Club's financial viability and attract new membership. Collectively, these measures will ensure the ongoing viability of the golf course and club which is an important community asset given it is a publicly accessible recreation facility.

#### Community benefit

The proposed development includes a range of improved facilities that will benefit the Club members, future residents, the public and the local community. These facilities include the following:

- Meeting rooms for local sporting teams and social clubs
- Function area facilities
- Recreations facilities including gymnasium, hydrotherapy pool, rooms available for pilates, yoga or other activities.
- Wellness centre
- Restaurant and Café/ bistro
- Enhanced landscaped areas that complement the natural course landscape

The development is will also provide extensive employment opportunities both during construction and once operational which will have a positive economic impact on the locality.

For the reasons outline above, the proposed development and its location and responds to a demand for quality seniors housing in the local area without detrimentally impacting on the amenity of adjoining properties.

### 5.3 – Adequacy of services and infrastructure to meet demand

#### Services

The subject site has a bus stop located approximately 80m from the entrance to the site which provides direct access to Chatswood CBD. Chatswood CBD is located approximately 3.2km by bus from the site and contains all the necessary services and facilities required by future residents of the seniors

housing including a trains station, retail outlets, post office, banks, community services and facilities, food and drink outlets, medical centres and a hospital. It is also noted that the subject site is in close proximity to existing motorways and to the Royal North Shore Hospital and Macquarie Private Hospital.

### Infrastructure

An Infrastructure Services report was prepared by Marchese partners and is provided at **Annexure 9** and concluded the following:

*“based on the initial searches and investigation undertaken, it would therefore appear that water, gas, electricity, communications and sewer infrastructure is close by and has adequate capacity to service the site subject to final approval from the relevant authorities and service providers.”*

Having regard to the preliminary finding, it appears that the existing infrastructure is adequate to meet the demand of the proposed development.

## 6.0 PRE-LODGMET CONSULTATION

### 6.1 – Evidence of consultation

#### Council Consultation

Preliminary discussions were held between Council and representatives of CGC and Watermark Chatswood Pty Ltd on 6 July 2016 and 20 October 2016. A formal pre-development application meeting was convened with Willoughby Council on 26 April 2017 to discuss the proposed development.

Council were generally supportive of the proposal and were of the opinion that the proposed design has merit. Formal minutes were issued following the meeting and have been provided at **Annexure 16**. The minutes outline the discussions in the meeting and made some general comments regarding the proposal which are addressed within **Table 7** under section **6.2** of this report. It is noted that several the comments refer to more detailed information that would be provided with a DA.

#### Department of Planning and Environment

Preliminary liaisons were undertaken between Smyth planning and the Department of Planning & Environment via phone and email. The existence of the E4 Environmental Living zone surrounding the site was noted and it was recommended that a permissibility statement accompany the SCC application. Legal advices obtained from Senior Counsel confirm that the use is permissible pursuant to SEPP Seniors and that the proposed development requires a Site Compatibility Certificate.

#### Community Consultation

CGC and Watermark Chatswood has been active in keeping club members and residents informed of the proposed development and they value the importance of providing all stakeholders an opportunity to voice their opinions and concerns. The following summary provided by CGC provides details of the community consultation that has occurred to date.

*“In considering the potential to develop an over 55-age retirement village on the Club carpark and surrounds both Watermark and the Board of CGC recognized the need to maintain consultation with immediate residents adjoining the carpark as well as the wider residential group surrounding the golf course.*

*Following member’s unanimous decision to proceed with negotiations with Watermark in July 2016, a community meeting was held on Sunday 13 November 2016 at the club house where all Colwell Crescent residents overlooking the carpark – along with property owners in Beaconsfield Road adjacent to the club house entrance – were invited to an information function. Apart from one property which had been recently sold all invited home owners attended.*

*Residents asked numerous questions of Watermark directors who attended along with Club directors and members of the Club carpark committee. The general consensus from that meeting included the following:*

- 1. Residents understood the Club was experiencing financial challenges.*
- 2. Residents accepted the Club needed to devise and implement a new business model to generate wider community involvement and encourage stronger club patronage.*
- 3. Residents appreciated that a retirement village would be beneficial provided issues of building sightlines and appropriate landscaping would be incorporated.*
- 4. No property owner raised any absolute opposition to the possible project.*
- 5. Residents were unanimous in wanting the Club to continue as a viable community entity.*

*While a timetable for wider community consultation was broadly agreed between the Club and Watermark during the first quarter of 2017 delays in finalizing their development agreement meant concerted community consultation programs were put on hold. Such delay also restricted detailed project information being relayed to Club members.*

*A member of the CGC board is also a member of the West Ward Progress Association and he has continued to provide their monthly meeting with any updates that were possible since July 2016. This process will continue throughout the project.*

*Following signing of the Umbrella Agreement in May 2017, an information evening was held for members on Monday 15 May at which preliminary project design concepts were presented. Two Club directors met with two Colwell Crescent residents on 15 June whereupon subsequent details were circulated to the entire resident group.*

*Following submission of documentation for a Site Compatibility Certificate the Club will arrange a resident meeting before the end of July to provide further information on the project.*



*In addition to personalized community liaison Watermark has commissioned preparation of a project website that will outline development details and project concepts with links to the individual websites of both participants. This new website will be progressively updated to keep the wider community aware of project details and development issues.*

*In Summary, there are several community groups that CGC and Watermark Chatswood have identified as groups that they wish to specifically provide information on the project throughout its development. These are:*

- *Colwell Crescent immediate neighbours to the development*
- *Mooney Street neighbours adjacent to where the temporary club house will be*
- *Beaconsfield residents and residents in adjoining streets*

*The above three groups will be letterbox dropped and invited to presentations at the golf club.*

*In addition, the residents in the West Ward and the wider Willoughby area who will be advised of the website that is being established as the source for any community updates that can be provided."*

## 6.2 – Description of and response to issues raised in consultation

Issue raised By Council	Response
Seniors housing is not permissible on E4 zoned Land.	The proposed seniors housing development does <u>not</u> include the E4 – Environmental Living zoned parcel of land.
Development is reliant upon obtaining a Site Compatibility Certificate	The purpose of this submission is to obtain a SCC which will facilitate the preparation of Development Application (DA) to Willoughby City Council for the proposed development.
<p>The design intention is to address the sites existing characteristics and follow the slope of the land. Although this approach has merit, careful consideration in the assessment will be given to the following:</p> <ul style="list-style-type: none"> <li>- Views (from neighbouring properties and of the finished buildings as viewed from the golf course)</li> <li>- Tree loss</li> <li>- Impacts on natural features</li> </ul>	<p><b>Views (from neighbouring properties and of the finished buildings as viewed from the golf course)</b></p> <p>The proposed development has been designed to minimise any visual impacts and to ensure the existing views from the closest residential receivers to the east are retained.</p> <p>The proposed development site is largely surrounded by the existing golf course with most residential properties located in excess of 200m from the subject site boundary. In addition to the substantial spatial separation from the site, any views to the proposed development from the residential properties around the perimeter of the golf course to the north, west and south</p>

<ul style="list-style-type: none"> <li>- Potential aboriginal heritage (preliminary assessment recommended)</li> <li>- Traffic and parking (including justification for more parking than specified in standards)</li> <li>- Bulk and scale of development</li> <li>- Materials (to blend with natural environment)</li> <li>- Internal amenity and external appearance (SEPP 65 and Apartment Design Guide)</li> <li>- Construction Management</li> </ul>	<p>are obscured by the existing dense vegetation which separates the residential properties. Generous landscape provisions have also been incorporated into the design in front of the proposed buildings which will accommodate extensive parking to minimise any visual impacts of the development when viewed from the golf course.</p> <p><b>Tree loss</b></p> <p>The proposed development has been designed to limit the number of trees requiring removal, however a degree of excavation works will be required to establish an accessible development that is suitable for the future senior residents and to establish the levels for the buildings and basement. Of the 45 trees assessed within the subject site, it is proposed to retain a total of 17 trees and only remove 28 trees. As discussed under part 4.1 of this report, it is proposed to provide a total landscaped area of approximately 5,235m<sup>2</sup> or 35.6% of the site area which will provide significant opportunities for vegetation restoration and opportunities for the planting of new replacement indigenous species as recommended in the Arboricultural report.</p> <p>It is noted that as the subject site has been landscaped, all the 45 trees assessed were identified as being planted and were not remnant or self-sown with most species identified as either endemic natives or exotics. Furthermore, as concluded in the Flora and Fauna report, there were no threatened species observed or considered likely to occur in a natural state on the development site.</p> <p><b>Impacts on natural features</b></p> <p>A Flora and Fauna Study was prepared by Travers Ecology and Bushfire concluded the following:</p> <p><i>"The proposed development appears to be ecologically compatible with the site in regard to the expected impacts on threatened flora and fauna species, endangered ecological communities and populations. Subject to detailed fauna survey the proposed development is not expected to cause a significant impact on any threatened fauna species or associated habitat."</i></p>
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The proposed landscape scheme also seeks to draw on the existing geological features and retain where possible.

Potential aboriginal heritage (preliminary assessment recommended)

The site is not a known archaeological site or Aboriginal place of heritage significance. Notwithstanding, an Aboriginal heritage due diligence assessment has been commissioned and is currently being prepared by Travers Bushfire and Ecology. Any key findings of recommendations will be considered in any future Development Application.

Traffic and parking (including justification for more parking than specified in standards)

The Traffic and Parking assessment concluded the following:

*"It is considered that, in respect to traffic impacts, the proposed development scheme site would not have any unacceptable traffic, parking or traffic related environmental implications resulting from the proposal."*

The proposed additional parking spaces will ensure that there will be no reliance on any on-street parking in proximity to the subject site.

Bulk and scale of development

The bulk and scale of the development has been mitigated by tucking the buildings into the existing escarpment to allow for a flowing and linear built form that reflects the natural topography of the site.

To reduce any unreasonable bulk and scale, the built form has been physically separated to ensure sightlines onto the golf course from the east are maintained and to reduce the perceived bulk of the buildings from adjoining properties and from the open space areas within the subject site

Materials (to blend with natural environment)

As noted in the Architectural Design Statement, a concise palette of materials has been carefully selected to create a warm tactile contemporary building sympathetic to the site and the broader local area.



	<p>Internal amenity and external appearance (SEPP 65 and Apartment Design Guide)</p> <p>The proposed development has been designed to generally comply with the relevant bulk and scale provisions of SEPP 65 and a Design Verification Statement will be provided with the submission of the DA.</p> <p>All units will be of a high quality and offer excellent amenity to future residents. The seniors housing buildings have been positioned to maximise solar access with 80% of units achieving the required amount of solar access pursuant to SEPP 65.</p> <p>Construction Management</p> <p>A detailed construction management plan will accompany the development application.</p>
<p>Temporary location of club house and parking off Mooney St (limited information was provided and little assessment undertaken of this component):</p> <ul style="list-style-type: none"><li>- Traffic</li><li>- Noise</li><li>- Visual impact</li><li>- Construction management</li><li>- Flooding (Flood Study required with submission)</li></ul>	<p>Traffic</p> <p>The Traffic and Parking assessment included an assessment of the likely impact of the additional traffic on Mooney St whilst the temporary club house was in operation. It was concluded that there would be no adverse impacts on the intersection operation nor traffic conditions in the immediate area for the duration of the usage of the temporary clubhouse.</p> <p>Noise</p> <p>A comprehensive acoustic assessment will be undertaken prior to the submission of the DA and any recommendations will be incorporated.</p> <p>Visual impact</p> <p>The location of the temporary club house and parking area is at a significantly lower level from the street and the adjoining residential properties so will not obstruct any existing views. There is also an established vegetative buffer that would soften any views towards the proposed location of the temporary clubhouse</p>

	<p>Construction management</p> <p>A detailed construction management plan will accompany the development application.</p> <p>Flooding (Flood Study required with submission)</p> <p>The Flood Analysis study provided an assessment of any potential flood impact on the temporary club house building and it was determined that there would be no impact on existing flows and there would be no risk from flood provided the finished floor levels are a minimum of 500mm above the calculated overland flood levels.</p>
<p>Realignment of course fairways and greens (limited information was provided and little assessment undertaken of this component)</p> <p>- Safety (any netting to prevent balls leaving the course should have minimal impact on visual amenity and views from surrounding properties)</p>	<p>Details of the proposed upgrade works to the golf course will accompany the DA submission. Given the existing constraints of the site, the position of the fairways will generally remain the same.</p> <p>The subject site and the proposed development has been designed to mitigate the risk of errant golf balls damaging property and/or causing personal injury by a combined safety approach including the incorporation of satisfactory building setbacks, the installation of architectural screens on the buildings and safety netting on the golf course interface. Similarly, balustrading and fencing will be erected to prevent persons from accidentally entering the golf course land. On the golf course itself, planting of appropriate tree and understorey species will also assist with physical screening.</p>
<p>New Clubhouse, function and recreation facilities. Considerations include:</p> <ul style="list-style-type: none"> <li>- Advised that facilities only provided for club patrons and Seniors Living residents</li> <li>- Traffic</li> <li>- Hours of operation</li> <li>- Noise</li> <li>- Separation of car parking from residential</li> <li>- Loading facilities</li> </ul>	<p>Advised that facilities only provided for club patrons and Seniors Living residents</p> <p>The existing Club currently offers a range of facilities that are available to not only Club members, but also the public including meeting rooms, bar, bistro, restaurant and function centre. Whilst some facilities will be for exclusive use by the Club members and future residents of the seniors housing, a range of the proposed facilities will be available to the public and the local community.</p> <p>Traffic</p> <p>The Traffic and Parking assessment concluded the proposed development including the new clubhouse, function and recreational facilities will not have any</p>

	<p>unacceptable traffic, parking or traffic related environmental implications on the surrounding road network.</p> <p>Hours of operation</p> <p>Details of the proposed hours of operation will be provided in the development application.</p> <p>Noise</p> <p>A comprehensive acoustic assessment will be undertaken prior to the submission of the DA and any recommendations will be incorporated.</p> <p>Separation of car parking from residential</p> <p>All parking for the senior housing and for the Club will be physically separated.</p> <p>Loading facilities</p> <p>A loading dock has been provided for the development which will service both the Club and the seniors housing.</p>
<p>Crown Land - need to receive consent from NSW Department of Industry</p> <p>(Trade and Investment – Crown Lands) for lodgement of DA for any parcels of Crown Land included in the application.</p>	<p>The proposed site for which this SCC application applies does not comprise any parcels of Crown Land and are all under ownership of the CGC.</p>
<p>As the site classifies as bushfire prone, evacuation plans are critical. Appropriate solution should be incorporated into the proposal at early stages – RFS comments should be incorporated into the proposal. The application would be Integrated Development and following lodgement the approval of RFS will be sought.</p>	<p>A preliminary assessment of the bushfire constraints for the future development of the site has been undertaken by Travers Bushfire and Ecology. The boundaries of the subject site and the building setbacks have been informed by this advice and the necessary separating from the bushfire prone vegetation to ensure the safety of future residents and club members has been provided.</p>
<p>An Arborists Report is required in respect to trees to be removed and trees to be retained in close proximity to works. The development should be</p>	<p>A preliminary Arboricultural Impact Assessment has been prepared and the proposed development has been designed to limit the number of trees removed, however there will be unavoidable encroachments of a number of</p>

designed to retain significant trees where possible.	trees which will need to be removed as a result of the proposal. A detailed breakdown of the proposed extent of vegetation clearing will be provided with the DA. It
Where possible minimal impact to natural features should occur. Consideration is to have regard to the contribution of natural features to the visual amenity, drainage patterns and potential aboriginal heritage issues.	<p>The proposal has had consideration of the natural features and where possible, significant existing geological features will be retained and incorporated into the landscape design.</p> <p>The site is not a known archaeological site or Aboriginal place of heritage significance. Notwithstanding, an Aboriginal heritage due diligence assessment has been commissioned and is being prepared by Travers Bushfire and Ecology. Any findings or recommendations will be considered in any future Development Application.</p>
<p>Applicant advised that previous community consultation meetings took place with adjoining properties (most recent in December 2016); future plans include launching a website to ensure transparency of the proposal and of the process.</p> <p>The proposal intends to preserve views and vistas from the adjoining residential dwellings by utilizing the drop of the escarpment.</p> <p>The proposal should consider other potential impacts on the amenity of the adjoining properties</p>	Details of the community consultation that has taken place is provided under <b>Section 6.1</b> of this report.
<p>Traffic</p> <ul style="list-style-type: none"> <li>- Options for a public /communal bus were discussed.</li> <li>- Incorporating a car/bus turning circle at the end of Beaconsfield Road is to be considered.</li> <li>- Traffic Study/modelling extending to the Mowbray Rd / Beaconsfield Rd network is to be undertaken/provided</li> <li>- Management of traffic during construction.</li> </ul>	<p>Options for a public /communal bus were discussed.</p> <p>The proposed development seeks to provide a private bus for the residents and a dedicated parking space has been provided in the carpark.</p> <p><u>Incorporating a car/bus turning circle at the end of Beaconsfield Road is to be considered.</u></p> <p>The Architects undertook an exercise to see if it would be possible to incorporate an 8.5m radius turning circle at the end of Beaconsfield Road. It was concluded that the end of Beaconsfield Road could not fit a car/ bus turning circle without encroaching onto Councils verge and footpaths. The inclusion of a car/ bus turning circle within the subject site was also investigated and it was</p>



	<p>revealed that that the sites gradients were too steep to accommodate a car/ bus turning circle. Further exploration of a car only turning circle will be investigated prior to the submission of a DA.</p> <p>Traffic Study/modelling extending to the Mowbray Rd / Beaconsfield Rd network is to be undertaken/provided</p> <p>The Traffic modelling and counts provided in the Traffic and parking report include the Mowbray Rd/ Beaconsfield Road network and form part of the conclusion that the proposed development will not have an unacceptable traffic, parking or traffic related environmental implications on the surrounding road network.</p> <p>Management of traffic during construction.</p> <p>An indicative construction management plan will be submitted with the development application.</p>
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Table 7: response to issues raised in pre-development application meeting.

## 7.0 SEPP SITE COMPATIBILITY CRITERIA

### 7.1 – Clause 25(5)(b) SEPP Seniors

Pursuant to cl 25(5) of SEPP HSPD, The Director General must not issue a Site Compatibility Certificate unless they are of the opinion that the proposed development is compatible with the surrounding land uses having regard to the criteria listed under cl 25(5)(b). **Table 8** below provides a response to these criteria.

CI 25(5)(b) SEPP HSPD Criteria	Assessment
(i) <i>The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,</i>	<p>The proposed development has been designed with consideration of the surrounding land uses in close proximity to the site and the natural environment and relevant hazards including bushfire and flooding.</p> <p>An ecological assessment of the site has been undertaken and is provided at <b>Annexure 5</b>. The assessment determined that the proposed development is ecologically compatible with the site with regard to the expected impacts on threatened flora and fauna species, endangered ecological communities and populations. Further discussion in relation to this is provided in <b>section 3.2</b> of this report.</p>

	<p>A Flood Analysis report was prepared by Marchese Partners and is provided at <b>Annexure 8</b>. The Flood Analysis demonstrates that flood poses no risk to the future residents provided the recommendations are incorporated and there is no impact on the course or the building development and the proposed buildings will not impact on the current natural flows.</p> <p>A preliminary assessment of the bushfire constraints for the future development of the site has been undertaken by Travers Bushfire and Ecology to identify asset protection zones (APZ) requirements, establish the required building setbacks and to determine the available area for the development of habitable dwellings on the site (refer to <b>Annexure 6</b>). The assessment concluded that the proposed development complies with the requirements of Planning for Bushfire Protection 2006.</p> <p>A detailed assessment of the surrounding built form has been provided under <b>Section 3.2</b> of the report and provides details of the closest residential receivers. The proposed development is considered compatible with the surrounding built form and land uses given the substantial spatial separation between the proposal and the adjoining residential properties, most of which are in excess of 200m from the subject site and separated by the golf course by densely vegetated areas.</p> <p>The topography of the site allows for a larger built form which ensures that the development does not result in any adverse visual impacts when viewed from its surrounds - especially when viewed from the properties directly to the east of the site. A key driver in the design of the proposal development has been to ensure that the existing views from the properties that surround the subject site are retained.</p>
<p>(ii) <i>The impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land in the vicinity of the development,,</i></p>	<p>The subject site is primarily zoned RE2 Private Recreation Zone under the WLEP 2012. The permitted uses in the RE2 zone are as follows:</p> <p style="text-align: center;"><i>3 Permitted with consent</i></p>

	<p><i>Child care centres; Community facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads</i></p> <p>The proposed development has been designed to ensure the continued operation of the existing golf course (Recreational facilities (indoor)) and will upgrade the existing club house (registered Club) and provide a variety of facilities that will benefit existing club members, future residents and the wider community at large.</p> <p>It is considered that the proposed development is compatible with the surrounding land within close vicinity of the site and will not unreasonably compromise the future use of the land for any of the permitted used in the RE2 zone.</p>
<p>(iii) <i>the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,</i></p>	<p>A detailed assessment against the relevant criteria within cl 26 is provided under <b>Section 3.4</b> of this report and is supported by an access review which is provided at <b>Annexure 14</b>. It is considered that the proposed development meets the relevant criteria within cl 26 of SEPP HSPD as there is a bus stop within 400m of the subject site and the footpath to the bus stop comply with the functional gradients required.</p> <p>The bus stop located directly near the sites entrance provides direct access to Chatswood CBD. Chatswood CBD is located approximately 3.2km from the site and contains all necessary services and facilities required by future residents of the seniors housing including a trains station, retail outlets, post office, banks, community services and facilities, food and drink outlets, medical centres and a hospital. It is also noted that the subject site is in close proximity to existing motorways and to the Royal North Shore Hospital and Macquarie Private Hospital.</p> <p>An Infrastructure Services report has been prepared by Marchese partners and is provided at <b>Annexure 9</b> and concluded that the existing infrastructure either on or in close proximity to the site is adequate to meet the demand of the proposed development.</p>

<p>(iv) <i>In the case of applications in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development ,</i></p>	<p>The subject site is zone RE2 and forms part of the Chatswood Golf course. The development site is largely comprised of the land currently used for car parking, internal driveways and the existing club house. The proposed development has been designed to ensure the continued operation of the 18-hole golf course, accordingly it is not considered that the development will have any impact on the provision of land for open space and special uses.</p>
<p>(v) <i>Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,</i></p>	<p>The subject site is unique in this locality due to its scale, topography and substantial spatial separation from most surrounding residential receivers. Due to these features, the site affords the opportunity to accommodate a larger built form.</p> <p>The proposed built form provides a sympathetic response to the surrounding area and maintaining amenity of the adjoining residential development has been a key driver in the design.</p> <p>Due to the steep topography of the site, the proposed development will sit largely below the current level of Beaconsfield Road and that of the existing properties on Colwell Crescent directly to the east. The proposed development will not inhibit the future use of the residential uses of the surrounding properties and the design ensures that existing views are maintained. The removal of the large upper carpark and replacement with a landscaped area will soften any views towards the development from the east and the landscaped area in front of the development will soften the visual impact of the development when viewed from the golf course.</p>
<p>(vi) <i>If the development may involve the clearing of native vegetation that is subject to the requirements of Section 12 of the Native Vegetation Act 2003 – The impact that the proposed development is likely to have on the conservation and management of native vegetation (NB this criteria does not apply to land in urban local</i></p>	<p>Pursuant to Part 3 of Schedule 1 of the Native Vegetation Act 2003, Willoughby LGA is excluded from the operation of the Native Vegetation Act 2003.</p>



*government areas or urban zones listed under Schedule 1 of the Native Vegetation Act 2003.*

**Table 8:** Response to criteria in cl 25(5)(b) within SEPP HSPD

## 8.0 CONCLUSION

This Site Compatibility Certificate (SCC) application has been prepared by Smyth Planning on behalf of the applicants **Watermark Chatswood Pty Ltd** to obtain a SCC which will facilitate the preparation of Development Application (DA) to Willoughby City Council for the construction of a mixed-use development comprising Seniors Housing in the form of “in-fill self-care housing” and a “Registered Club” on part of the land at CGC (128 Beaconsfield Road, Chatswood).

This SCC Application has been prepared in accordance with the provisions of Chapter 3, Part 1A of SEPP HSPD, in particular the criteria listed in cl 25(5)(b) and demonstrates the proposed development is compatible with the surrounding environment and is suitably located for more intense development.

The subject site is ideally located for the proposed development and offers a unique opportunity to address the CGC’s deteriorating financial position and secure its long-term future for members, players and the local community. The proposed development will also increase the supply and diversity of suitably located seniors housing with a high level of amenity and excellent access to services and facilities and provide an assortment of enhanced facilities that will directly benefit the future residents, club members and the local community with minimal social, environmental and economic impact. The site has convenient access to public transport and will not result in any unacceptable traffic, parking or traffic related environmental implications.

This application has demonstrated that there are minimal environmental impacts and the proposed development is consistent with the goals and objectives of the regional and local strategic plans and is consistent with the location and access to facilities requirements within SEPP HSPD.

The proposal has significant merit, meets the requirements of cl 25 of SEPP HSPD and is worthy of the Department granting a Site Compatibility Certificate.