

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

#### SYDNEY NORTH PLANNING PANEL

<b>DATE OF DECISION</b>	Thursday, 6 June 2019
<b>PANEL MEMBERS</b>	Peter Debnam, Sue Francis, Abigail Goldberg, Linda McClure and Judith Rutherford
<b>APOLOGIES</b>	John Roseth and Gail Giles-Gidney
<b>DECLARATIONS OF INTEREST</b>	None

#### SITE COMPATIBILITY CERTIFICATE APPLICATION

2019SNH029 – Willoughby Council – SCC\_2017\_WILLO\_001\_00 at 128 Beaconsfield Road, Chatswood (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- ☒ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☐ to refuse to issue a site compatibility certificate, because the application:
  - ☐ has not demonstrated that the site is suitable for more intensive development
  - ☐ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The Panel authorises the Chair to issue the Site Compatibility Certificate and notify the applicant, Council and the Department of Planning and Environment of the Panel's decision.

The decision was 4:1 in favour, against the decision were Linda McClure.

#### REASONS FOR THE DECISION

The Panel accepts the reasons concluded in the report, in addition of the below:

- Ensure RFS approval of the proposal is achieved;
- Ensure the height, bulk, scale, setbacks and impacts on adjoining development can be suitably addressed at the development application stage. This includes the need for the development to be compatible with the surrounding environment through the consent authority's assessment of any future development application;
- Ensure that the mass of the built form is broken to reduce its visual mass;



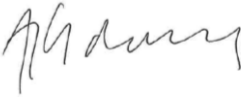


- Not create additional built form incursion for the seniors housing development into the green open space of the golf club site, to address Council's concerns that the proposal will potentially result in significant loss of open space;
- Limit the extent of the seniors housing development to that part of the golf club site as shown in the plans submitted with the SCC application and drawn by Marchese Partners; and
- Ensure separate services are available to the units as requested by Clause 42, 43 and 44 of SEPP SL

Linda McClure disagreed with the majority decision for the following reasons:

The proposed development will have an adverse effect on the environment. The proposal is not compatible with the bulk, scale, built form and character of the E4 land in the vicinity, nor with the objectives of the RE2 and E4 zones.

There are serious bushfire concerns, particularly the location of APZs and emergency site evacuation.

There are concerns regarding flora and fauna impact, including on nearby E2 land.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 Abigail Goldberg	 Linda McClure
 Judith Rutherford	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019SNH029 – Willoughby City Council – SCC_2017_WILLO_001_00
2	SITE DESCRIPTION	128 Beaconsfield Road, Chatswood
3	DEVELOPMENT DESCRIPTION	The application seeks a site compatibility certificate for seniors housing and associated facilities on the land that is occupied by the Chatswood Golf Club.
4	APPLICATION MADE BY	Watermark Chatswood Pty Ltd
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Site compatibility certificate application documentation</li> <li>• Assessment report from Department of Planning and Environment <ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i></li> </ul> </li> </ul>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> <li>• <b>Site inspection:</b> Thursday, 6 June 2019 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Peter Debnam, Sue Francis, Abigail Goldberg, Linda McClure and Judith Rutherford</li> <li>○ Department of Planning and Environment (DPE) staff in attendance: Nick Armstrong, Kris Walsh and Alex Hill</li> </ul> </li> <li>• <b>Briefing with Department of Planning and Environment (DPE):</b> Thursday, 6 June 2019 at 11:34am. <ul style="list-style-type: none"> <li>○ Panel members in attendance: Peter Debnam, Sue Francis, Abigail Goldberg, Linda McClure and Judith Rutherford</li> <li>○ DPE staff in attendance: Amanda Harvey, Nick Armstrong, Kris Walsh and Alex Hill</li> </ul> </li> <li>• <b>Papers were circulated electronically between:</b> Friday, 7 June 2019 and Thursday, 13 June 2019.</li> </ul>