

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday 21 October 2020
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

PPSSNH-97 - Willoughby – DA2020/117

128 Beaconsfield Road, Chatswood

Demolition of existing Chatswood golf clubhouse and car parking, re-subdivision and construction of a new 4 storey clubhouse, 106 self-care seniors dwellings, 3 levels basement car parking, associated landscaping and earthworks:

- Re-subdivision of four (4) lots on the eastern side of the golf course (Lot 163 DP 752067, Lot 1 DP 651667, Lot 1 DP 1124646 & Lot 22 DP 626634).
- Demolition of existing golf clubhouse building and adjacent car park.
- Construction of two (2) x 5 storey buildings (on Lot 12) for the purpose of “serviced self-care” seniors housing comprising a total of 106 apartments & resident library. The retirement village will be owned and operated by Watermark Living.
- Construction of a 4-storey building containing a new Clubhouse (on Lot 11), to share between retirement village residents, Chatswood Golf Club members and general public.
- 3 levels of basement car parking.
- Associated landscaping works.
- Associated Signage.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Brian Kirk (Chair), Julie Savet Ward, Gail Giles-Gidney
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Peter Debnam and Linda McClure declared a non-pecuniary conflict of interest having both participated on the Panel to determine the Site Compatibility Certificate for this site.

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ana Vissarion, Ritu Shankar
<b>OTHER</b>	Kim Holt – Panel Secretariat

#### KEY ISSUES DISCUSSED

- Overview of application
- Revised

#### Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

- Solar access
- Proposed tree loss 255 across the site
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#### **SUBMISSIONS**

- 56 submissions & 2 petitions received; unique issues raised include:
  - Loss of trees and bushland
  - Site coverage exceeds the SCC footprint
  - Bulk and scale
  - View loss
  - Impacts on adjacent E4 land
  - Increased traffic
  - Non-compliance with SEPP Seniors

#### **ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: April 2021**

- Panel will hold a public determination to consider the application.
- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.

#### **Planning Panels Secretariat**

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