

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday 22 March 2021 |
| LOCATION | 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.

PANEL MEMBERS

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|---------------------------------|---|
| IN ATTENDANCE | Brian Kirk (Chair), Julie Savet Ward, Sandra Hutton, Craig Campbell, James Harrison |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Peter Debnam, Gail Giles-Gidney, Linda McClure |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Ana Vissarion, Ritu Shankar, Ian Arnott |
| PANEL SECRETARIAT | Kim Holt, Stuart Withington |

KEY ISSUES DISCUSSED

- Overview of application including a separate application (yet to be submitted) for the remodelling of the golf course.
- This development application is subject to a Site Compatibility Certificate issued in June 2019. This expires in June 2021. The applicant has submitted a new SCC application (under assessment) which effectively is the same as the current.
- The current DA design plans do not align with the building footprint approved under the SCC. The applicant's architect attributes this to a printing error on one plan which accompanies the SCC.
- Public consultation has been extensive.
- The applicant has made a number of amendments in response to the community engagement and also council internal referrals. The amendments do not trigger the necessity for further public consultation.
- Issues still under discussion / consideration,
 - Engineering – cul-de-sac access design and stormwater collection/disposal
 - Amended photomontages have been received and council currently reviewing extent of view/visual impact.
 - Trees – the number of trees to be removed has decreased to 238.

Planning Panels Secretariat

- Contamination – the applicant is completing an historical investigation of the site to determine the level of risk from contamination and what remediation work is required.
- Lot consolidation and subdivision of the land into two or more lots; as well as future stratum/strata subdivision.
- Waste collection – the suitability of using a private contractor.
- Construction management – the removal of excavated material from the site and the stockpiling of soil for future remodelling of the golf course
- The Panel decided to inspect the site as early as possible.
- Craig Campbell informed the Chair that he had inspected the site approximately one year ago for the purpose of gaining an understanding the proposed development. Mr. Campbell did so prior to joining this Panel, in his capacity as a councillor and at the invitation of the golf club. Given the change in Mr. Campbell's role in relation to this application and the amendments to the design, the Chair asked Mr. Campbell to make himself available for the site inspection by the Panel.

TENTATIVE PANEL MEETING DATE: 28 April 2021