

To: SNPP members

Re: PPSSNH-97 / DA-2020/117

Date: 21 July 2021

The Supplementary Assessment Report submitted to SNPP on 9 July 2021 is thoroughly addressing each requirement specified in Schedule 2 of the Site Compatibility Certificate (SCC) dated 16 June 2021.

Notwithstanding this, it came to my attention that it appears there is a difference in the 'project description' of DA-2020/117, when compared with the 'project description' of the SCC dated 16 June 2021.

The DA-2020/117 describes the proposal as:

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.

The newly issued Site Compatibility Certificate (SCC) dated 16 June 2021 describes the proposal in Schedule 1 as follows:

SCHEDULE 1



Site description: 128 Beaconsfield Road, Chatswood. (Part of Lot 163 DP 752067, Lot 1 DP1124646, Lot 1 DP 651667 and Lot 22 DP 626634, part of the land known as the Chatswood Golf Course.

Project description: Development for the purposes of seniors housing, consisting of 106 seniors serviced self-care dwellings. The development is proposed to be 4-5 storeys in height with a two-level basement accommodating a total of 295 car spaces. The redevelopment is to integrate a new clubhouse.

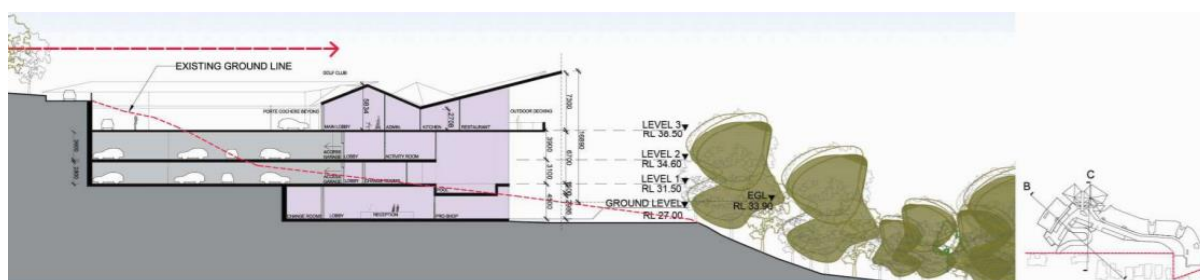
More specifically, the DA mentions '*3 levels basement car parking*' and the SCC mentions '*two-level basement accommodating a total of 295 car spaces*'. While there is this difference in describing the proposal, a review of the plans submitted to the DA and of the plans submitted to the SCC reveals that the difference in description does not translate in a difference worth noting in the architectural proposal.

Sections through the most levels of basement are provided below, both for the SCC and the DA, in order illustrate the similarities between the proposals. While the proposals are not identical, the levels are the same:



| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|----------|---|---|---|---|--|-------|------|-------|---------|----------|----------|----|----|-----|---------|--|--------|-------|--------|--|---|
| <div>DATE: 15/05/20 BY: TK</div> | |  | <div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 1, 121 Walker Street, North Sydney, NSW 2060, Australia P +61 2 9622 4375 F +61 2 9622 5730 E info@marchesepartners.com www.marchesepartners.com Sydney • Brisbane • Canberra • Melbourne • Adelaide • Perth London • Kuala Lumpur • Auckland • Christchurch ABN 20 088 552 151</div> |  | <div>CLIENT WATERMARK CHATSWOOD PTY. LTD. Suite 1, level 1, 65 Willoughby Rd Crows Nest, NSW 2065</div> <div>PROJECT CHATSWOOD GOLF & LEISURE 128 Beaconsfield Rd Chatswood, NSW 2067</div> | <div>DRAWING TITLE BUILDING SOUTH ELEVATIONS</div> <div><table><tr><td>SCALE</td><td>DATE</td><td>DRAWN</td><td>CHECKED</td></tr><tr><td>1:500@A3</td><td>15.05.20</td><td>TK</td><td>SZ</td></tr><tr><td>JOB</td><td>DRAWING</td><td></td><td>ACTION</td></tr><tr><td>16075</td><td>DA3.02</td><td></td><td>A</td></tr></table></div> | SCALE | DATE | DRAWN | CHECKED | 1:500@A3 | 15.05.20 | TK | SZ | JOB | DRAWING | | ACTION | 16075 | DA3.02 | | A |
| SCALE | DATE | DRAWN | CHECKED | | | | | | | | | | | | | | | | | | | |
| 1:500@A3 | 15.05.20 | TK | SZ | | | | | | | | | | | | | | | | | | | |
| JOB | DRAWING | | ACTION | | | | | | | | | | | | | | | | | | | |
| 16075 | DA3.02 | | A | | | | | | | | | | | | | | | | | | | |

Section submitted with the Development Application



WATERMARK
CHATSWOOD

Folkestone

Section B&C
 Chatswood Golf Club
 Scale 1:750@A3
 Date: June 2017

19

Section submitted with the Site Compatibility Certificate.

Clause 24 (3) of the SEPP Seniors contemplates the prospect of approving a development of a “smaller (but not larger) scale” than envisaged by the SCC. It is agreed that there is no flexibility of interpretation in this regard.

A review of the plans and documentation provided with the DA against the legislation concludes that the development proposal DA 2020-117 fully meets Clause 24 (3) of the SEPP Seniors for the following reasons:

- Both the SCC proposal drawings and the DA proposal drawings depict same levels: **two (2) levels of car parking in the basement, one (1) level of car parking over the basement (open to the sky) and one further (limited) basement for golf carts.**
- No additional excavation is occurring** from SCC proposal to the DA proposal.
- The number of car spaces proposed is decreased from the SCC proposal to the DA proposal:
 295 car spaces mentioned in the SCC
 295 car spaces mentioned in the description of the DA, however, due to latest amendments, only **287 spaces are proposed over the levels of parking.**
 It should be noted that no description included parking for golf carts – but parking is

provided in both application and is additional to the number of car spaces noted above.

- **The footprint of the seniors housing development is limited to the development footprint area** within the golf course as nominated by the SCC on 16 June 2021.
- The maximum RL (clubhouse RL45.2) for the DA is **lower** than the RL depicted in the SCC drawings (clubhouse RL46).

As such, the Development Application proposal is of **a slightly smaller scale** when compared to the Site Compatibility proposal and **fully meets Clause 24 (3) of the SEPP Seniors**.

While the above is concluded, a further review of documentation reveals that the *Record of Decision* for the Site Compatibility Certificate dated 16 June 2021 and signed by SNPP members involved in the determination, describes the development in a different way all together in regard to parking, as '*a two-level basement and at-grade parking*', which is different from the description adopted later on the day in the SCC or the description provided by the applicant:

| SCHEDULE 1 | | |
|------------|--|--|
| 1 | PANEL REF – LGA – DEPT REF. | PPSSNH-195 – Willoughby - SCC2020WILLO-3 |
| 2 | SITE DESCRIPTION | 128 Beaconsfield Road Chatswood |
| 3 | DEVELOPMENT DESCRIPTION | <p>The proposal consists of 106 seniors serviced self-care dwellings and includes the redevelopment and integration of a new clubhouse.</p> <p>The development is intended to be 4-5 storeys in height with a two-level basement and at-grade parking for a total of 295 car spaces. Of the car spaces, 145 are for the club and 150 are for the seniors housing. The new club premises are proposed to contain a restaurant, café/bistro, wellness centre and associated facilities.</p> |
| 4 | APPLICATION MADE BY | Levy Planning on behalf of Watermark Chatswood Pty Ltd |
| 5 | MATERIAL CONSIDERED BY THE PANEL | <ul style="list-style-type: none"> • Site compatibility certificate application documentation • Assessment report from Department of Planning and Environment <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> |
| 6 | BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL | <ul style="list-style-type: none"> • Site inspection: 4 June 2021 <ul style="list-style-type: none"> ○ Panel members in attendance: Graham Brown (Acting Chair), Clare Brown, Stephen Gow ○ Department of Planning, Industry and Environment staff in attendance: Nick Armstrong, Stuart Withington • Briefing with Department of Planning, Industry and Environment: 8 June 2021 <ul style="list-style-type: none"> ○ Panel members in attendance: Graham Brown (Acting Chair), Clare Brown, Stephen Gow ○ Department of Planning, Industry and Environment staff in attendance: Nick Armstrong, Charlene Nelsen, Christina Brooks, Stuart Withington • Papers were circulated electronically on: 25 May 2021 |

To eliminate further confusions that can be raised by different descriptions of the same proposal, the SNPP should note that there is no objection to take the opportunity to amend the description to better reflect/mirror the project description of the Site Compatibility Certificate.