



## PLANNING & INFRASTRUCTURE Planning Unit

3 March 2021

Brendan Metcalfe  
Director, North District  
Eastern Harbour City  
NSW Department of Planning, Industry & Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Brendan,

### **Comments on Application for a Site Compatibility Certificate – 128 Beaconsfield Road Chatswood SCC2020WILLO-3**

Thank you for the opportunity to comment on the application which seeks a site compatibility certificate (SCC) for a Seniors development at 128 Beaconsfield Road, Chatswood, under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

It is noted that a previous near identical SCC application was supported by Council and approved by Sydney North Planning Panel (SNPP) on 13 June 2019. The DPIE report recommended approval and approved SCC documents accompanying the SCC submission. Council notes that the current application for SCC removes the temporary golf clubhouse previously indicated at the western side of the site, which was not supported by Council officers.

It is understood that the applicant is concerned that the 24 month SCC validity will expire before the DA has been determined by the Sydney North Planning Panel.

It is noted that the SCC Footprint Plan for the proposed development shows the boundaries as aligning with the property boundaries, which corrects the previous SCC Footprint Plan which did not align with the site boundaries.

The application states that there are a number of trees on the property which will be removed as a result of the development. Since the initial SCC approval the Planning for Bushfire Protection (PBP) Guidelines have been updated and necessitated removal of additional trees to maintain a compliant Asset Protection Zones (APZ).



Council notes the potential adverse impact of the proposed loss of trees and that an arborist assessment has been provided with the SCC application dated June 2017. Any changes to the current development proposal that varies the number of trees to be impacted will be considered as part of the development assessment currently underway. It is noted also that anticipated off-set plantings to the golf course in the order of 650 new trees are proposed.

In summary, Council supports to the proposed SCC for a SEPP Seniors development at 128 Beaconsfield Road Chatswood, to enable completion of assessment of the development application currently before Council.

Please contact Ian Shillington in the first instance on 9777 7620 or [Ian.Shillington@Willoughby.nsw.gov.au](mailto:Ian.Shillington@Willoughby.nsw.gov.au) if you require further information in relation to Council's comments.

Yours faithfully

IAN ARNOTT  
PLANNING MANAGER