

RECORD OF THE PRE-DEVELOPMENT APPLICATION MEETING

Date/Time of meeting: 31 October 2019

Applicant/Proponent details:

Meg Levy Levy Planning 9211 3366 meg@levyplanning.com.au;

Enzo Marchione - Watermark Living 0418988878 enzo@watermarkliving.com.au

Kate ISAACS – architect Marchese Partners, Steve ZAPPIA – architect Marchese Partners, Alan HALL-WATSON – Chatswood Golf Club

Property: Chatswood Golf Club – 128 Beaconsfield Rd, Chatswood NSW 2067

Description of Proposal:

Re-subdivision of 4 x golf course lots into 2 lots and construction of a mixed use development comprising seniors housing (106 serviced self care apartments) and new clubhouse for Chatswood Golf Club with related facilities, car parking and landscaping.

Council officers: Ana Vissarion (Senior Development Planner);
Tim Keith (Environmental Health Officer), Peter McMurray (Strategic Transport Planner), Joseph Bazergy (Team Leader Engineers), Wil Robertson (Urban Design Specialist),
Ritu Shankar (Team Leader Development Planner)

Zoning: RE 2 - Private Recreation

The Residential E4 site located at the southern side of the entrance to the Golf Course off Beaconsfield Rd is not included in the site and does not permit Seniors Living Development.

Conservation Area: No —

Heritage Item: No

Bushfire Prone Area: Yes

Flood Related Planning Control: Yes

SEPP (Infrastructure): Traffic Generating Development - See Schedule 3. Referral to Roads & Maritime Services required (if > 200 parking spaces)

Integrated Development: Yes. 100B Rurals Fires Act

Discussions

- Previous meetings with Council 6 July 2016, 20 October 2016.
- Recent DAs on site include DA 2012/316 as modified (DA 2012/316/A).
- Seniors Housing development is permitted due to a Site Compatibility Certificate issued by the Department of Planning - see Part 1A of SEPP (Housing for Seniors or People with a Disability) 2004 - HSPD.

The Site Compatibility certificate was issued by SNPP on 13 June 2019 for up to 106 services self-care housing units, ancillary facilities and associated landscaping.

A copy after the Site Compatibility Certificate (consent plus plans) must be submitted to Council

along with the development application.

- Clause 26 of the HSPD is a development standard - 255 service operates from the bus stops near Colwell Crescent 6 days/week. If no service is available at least once between 8am and 12pm 7 days per week – please provide legal advice that the proposal satisfies CI 26 provisions. Please contact us if further clarification is required.

- The proposal is for lodgment of one (1) application but will address different construction stages.

Development proposed:

- Re-subdivision of the site to create two separate allotments (total area 14.11ha).
- Development of 4-5 storey Seniors Living development, as independent living units, within an existing operating golf course development.
- 295 car spaces within 2 basement levels.
- New clubhouse.
- Temporary clubhouse and associated temporary developments for continued operation of the club (*).

() It is our understanding that in fact the temporary structures will be subject to a separate application.*

As a note only, there might be issues with the temporary facilities as these are proposed to be converted into permanent maintenance facilities at completion of works.

This might not be possible if these structures are not part of the site compatibility certificate.

- The capital investment value (CIV) of a proposed development is to be calculated at the time of lodgment of the application for the purposes of deciding whether the application should be determined by Sydney North Planning Panel.
- The Seniors Living proposal needs to address the Development Standards contained in clause 50 of the Seniors Living SEPP (HSPD) justifying any non-compliance.

While some other non-compliances might be able to be supported due to various constraints of the site, please ensure compliance with FSR and height controls specified in the Site Compatibility Certificate!

It was understood that the design intention is to address the site characteristics (eg the slope of the land), noting the current use of the land and the current views/outlook from adjoining residential homes. Although this approach has merit, careful consideration in assessment will be given to:

- Views (from neighboring properties and of the finished buildings as viewed from the golf course) and other impacts on amenity of neighbors. Please submit sections and photomontages to demonstrate view preservation. The proposal intends to preserve views and vistas from the adjoining residential dwellings by utilizing the steep sloping escarpment. The proposal should also consider other potential impacts on the amenity of the adjoining properties (noise, traffic etc).
- Minimal impact to natural features should occur. Consideration is to have regard to the contribution of natural features to the visual amenity, drainage patterns and potential aboriginal heritage issues. An Arborists Report is required in respect to trees to be removed and trees to be retained in close proximity to works. The development should be designed to retain significant trees where possible.
Extent of excavation – please minimize.
- Traffic and parking (additional parking must be included in the FSR calculation)
- Safe maneuverability for both vehicles & pedestrians.
- Bulk and scale of development. Building with nil setback from boundary should be re-considered.

- Materials (to blend with natural environment).
 - Internal amenity and external appearance (SEPP 65 and Apartment Design Guide – a design verification statement is required).
 - Construction Management...
 - Flooding.
 - Loading facilities.
 - Pattern of use of facilities on-site (eg gym, pool and wellness centre), evaluating potential impact on local traffic. A Plan of Management should incorporate these issues.
 - Safety (any netting to prevent balls leaving the course should have minimal impact on visual amenity and views from surrounding properties).
 - New Clubhouse, function and recreation facilities.
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- Crown Land - submit consent from NSW Government (Crown Lands) for lodgment of DA for any parcels of Crown Land <https://www.industry.nsw.gov.au/lands>
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- As the site classifies as bushfire prone, evacuation plans must be submitted. Appropriate solution should be incorporated into the proposal at early stages – RFS comments should be incorporated into the proposal. The application would be **Integrated Development** and following lodgment the approval of RFS will be sought.
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- Comments from Council Environmental Health Officer:
 - *A Stage 1 Preliminary Site Investigation should be carried out to assess the potential for site contamination in accordance with SEPP 55, Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land, and the EPA's Guidelines for Reporting on Contaminated Sites. Particular attention should be paid to any fill material on the proposed development site. If the potential/actual contamination is found, progression to a Stage 2 Detailed Site Investigation and Remedial Action Plan should occur prior to lodging a DA.*
 - *An acoustic assessment should be carried out by a suitable qualified acoustic consultant and a report with recommendations submitted with a DA. The assessment should include potential noise sources, identify relevant criteria, background noise measurements & predicted noise levels, and should look at external sources impacting on residents and the use impacting on surrounding residential properties. If there is potential for a gymnasium causing vibration impact, then this should be included as well.*
 - *Plans should be provided for food preparation areas (restaurant, café or bars) with enough detail for officers to assess compliance with AS4674 and the National Food Safety Standards.*
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- Comments from Council's Strategic Transport Planner:

Please note that the existing cul-de-sac turning area at the western end of Beaconsfield Rd is undersized. Requirements to provide an adequate turning area at the end of Beaconsfield Rd are insufficient at this stage. Please provide comments & requirements regarding this matter, including size of design vehicle etc. prior to finalisation. Turning area is extremely important for access by fire trucks etc

Ensure as part of the traffic impact assessment to:

 - *Provide vehicle swept path movements into and out of carparks*
 - *Provide details on maximum length is of vehicle accessing carpark areas*
 - *What and where are waste services pickup/drop off provisions?*
 - *Need to ensure adequate pedestrian access is provided across carpark areas as it is noted on plan that carparking for access to clubhouse will require users to cross over traffic aisle.*
 - *Define how calculation was determined for number of carparks. Noted in carpark schedule that 191 spaces, including disabled spaces, will be provided. Does*

this take into account existing demand plus additional spaces required as part of GFA for clubhouse?

- *TIA will need to provide details of traffic counts on Beaconsfield Road, both existing and generated by development. Typically SIDRA analysis will need to be undertaken on Beaconsfield Road/Dalrymple Street intersection, as well as Mowbray/Beaconsfield intersection. Also sight distance analysis in accordance with Austroads standards to be undertaken on all local road intersections on Beaconsfield Road up to Mowbray Road.*
- *Adequate provision needs to be made to allow Vehicle turning circle: 21.4 metres at western (cul-de-sac) end Beaconsfield Road adjacent to golf club entry. It was noted in discussions that vehicles in excess of 9.5m currently have to make 3 point turns at this location.*
- *Management of traffic during construction.*

- **Comments from Engineers:**

Flooding -

The property in the vicinity of the proposed development is affected by overland flooding. An overland flow/ flood impact study prepared by a qualified civil engineer, experienced in flood modeling, prepared in accordance with Part C5 of WDCP and Technical Standard No. 3 is required to be submitted with any future DA. The flood study shall also include the hazard categories in accordance with the current version of Australian Rainfall and Runoff.

A flood risk management report will also be required and shall comply with all flood planning controls in Technical Standard No. 3 of WDCP. The required freeboard above the overland flood levels to habitable and non-habitable floor levels shall be in accordance with the flood planning controls contained in the above Technical Standard.

Further information regarding existing flooding on the property may be obtained from Councils drainage/design engineer Scott Kavanagh on 9777 1059.

On-Site Detention & Water Quality Systems - (Part C.5 of WDCP)

On-site detention and water quality systems are required. Refer to Part C5 of WDCP and Technical Standards.

A stormwater drainage plan prepared by a qualified civil engineer experienced in stormwater analysis and complying with the requirements in Part C5 of the WDCP, is required to be submitted.

Stormwater Drainage from Upstream Properties –

Storm water drainage from upstream properties adjacent to the eastern boundary of the site shall be collected and connected to a new storm water drainage system. This system shall connect to the receiving storm water system downstream of the development. The storm water drainage plan shall incorporate design details relating to this system. An easement to drain storm water relating to this system, benefiting the upstream properties shall be registered over the subject property.

- **Comments from Urban Design:**

- **Building setback** – The building complex is setback from the existing residential interface
 - *Asset Protection Zone – Identify if an asset protection Zone is required within the subject property (or adjacent property).*
 - *Identify any tree removal required*
- **Building form and character** – The proposed development does not have street frontage
 - *The upper level(s) of the proposed development are generally low scale with a continuous generally unbroken elevation*
 - *The Golf course interface has 4-5 level elevation.*

	<ul style="list-style-type: none"> • <i>Noting that the golf course elevation has the most impact on the adjacent golf course, this views are generally shown in the presentation package.</i> • <i>There is also impact on longer more distant views from adjacent properties into the golf course. The visual intrusion of the proposed development will be significant as the current view is primarily of open space (golf course) and the current smaller scale clubhouse.</i> • <i>The DA package is to include visual analysis and renderings showing how the development will affect views from the north around to the south west.</i> <hr/> <ul style="list-style-type: none"> ○ Building Qualities and Character – The building elevations generally indicate a lighter finish and materials, including a sandstone “faced” base/dado line. <ul style="list-style-type: none"> ▪ The use of lighter coloured materials and finishes increases its visual prominence/dominance <hr/> <ul style="list-style-type: none"> • <i>The integration of darker and less reflective materials that complement the existing vegetative palette will allow for the building to be more integrated and visually absorbed within its setting.</i> <hr/> <ul style="list-style-type: none"> ○ The landscape areas provided in the interface with the existing residential properties. <ul style="list-style-type: none"> • <i>While ensuring that views from adjacent properties are retained, the proposed landscape treatment is to predominantly utilize endemic species to allow for revegetation and habitat restoration.</i> <hr/> <ul style="list-style-type: none"> ○ Excavated Material - noting that the Gold Club has identified an interest in re-shaping its course (to be more user friendly). <ul style="list-style-type: none"> • <i>The use of the fill material of the Gold Course may be subject to a separate approval process, noting that re-shaping and fill may affect the existing vegetation/habitat values and viewshed of the Golf course environs.</i> <hr/> <ul style="list-style-type: none"> • A model to scale is required to be submitted with the application.
	<p>S94A Development Contributions apply to Developments with Cost of works>\$100,000 http://www.willoughby.nsw.gov.au/Development/planning-rules/development-contributions-s94-s94a-vpas/</p> <p>Forms, Fees & Checklists http://www.willoughby.nsw.gov.au/Development/Fees-Forms---Checklists/</p> <p>Planning Legislation & Guidelines http://www.willoughby.nsw.gov.au/Development/planning-rules/</p> <p>e-Planning Portal (Application Tracking) https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx</p> <p>Pre-lodgement Meetings http://www.willoughby.nsw.gov.au/Development/do-i-need-approval/pre-lodgement-meetings/</p> <p>Further guidance on CIV calculation can be found in http://www.planning.nsw.gov.au/Policy-and-Legislation/~/_media/B9661DE1C3FD40B6A1F0C953ED9C187E.ashx</p>
	<p>Council thanks you for coming in and hopes that the meeting was of assistance. You are reminded to continue referring to and checking the relevant planning documents (LEP, DCP etc) as you develop your proposal further to ensure compliance with those documents as these will be the basis for assessment of</p>

your application when it is lodged.

Council Officers have not inspected your site for this meeting. They have drawn on their general experience and knowledge of the area in providing you this with advice.

COUNCIL OFFICERS HAVE USED THEIR BEST ENDEAVOURS TO ASSIST YOU AND CANNOT BE HELD RESPONSIBLE SHOULD ANY OTHER MATTERS ARISE DURING THE PROCESSING OF THE APPLICATION. NO UNDERTAKING OR GUARANTEE CAN BE GIVEN THAT YOUR APPLICATION WILL BE APPROVED WHEN IT IS LODGED NOR CAN ANY UNDERTAKING BE GIVEN THAT THE DEVELOPMENT CONTROLS WILL NOT CHANGE BEFORE YOU LODGE YOUR APPLICATION.