

SITE COMPATIBILITY CERTIFICATE RECORD OF DECISION SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	16 June 2021
PANEL MEMBERS	Graham Brown (Acting Chair), Clare Brown, Stephen Gow
APOLOGIES	None
DECLARATIONS OF INTEREST	Panel Chair declared that Gail Giles-Gidney and Norma Shankie-Williams had a perceived conflict of interest as the Council Assessment Report for the current development application for this site is finalised.

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSNH-195 – Willoughby - SCC2020WILLO-3 at 128 Beaconsfield Road Chatswood (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- ☒ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☐ to refuse to issue a site compatibility certificate, because the application:
 - ☐ has not demonstrated that the site is suitable for more intensive development
 - ☐ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The panel authorises the Chair to issue the Site Compatibility Certificate and notify the applicant, Council and the Department of Planning and Environment of the Panel's decision.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the Site Compatibility Certificate application for the following reasons:

- The site described in Schedule 1 is suitable for more intensive development;
- The development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- That development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of the Site Compatibility Certificate

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

- The seniors housing development is limited to the development footprint area within the golf course, as nominated on architectural drawing by Marchese Partners in the SCC application, December 2020 (see Figure 1 below).
- Further consideration of the final layout, dwelling numbers and on-site facilities for the development in relation to current bushfire protection requirements, and any associated tree removal and additional tree planting.
- Further consideration of potential site contamination by the implementation or preparation of:

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- an additional ESA to address any data gaps identified by Council
 - a Remediation Action Plan,
 - a Validation Assessment report on completion of remediation,
 - a Hazardous Materials Assessment for the existing buildings prior to demolition.
4. Consideration of the provision for access to relevant off-site facilities in accordance with the provisions of cl.26 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, including any necessary modifications to existing footpath gradients in Beaconsfield Road; and
 5. Consideration of the provision of accessible paths of travel for pedestrians or other arrangements to ensure safe and convenient access for residents from the proposed self-care dwellings to the site boundary at Beaconsfield Road.

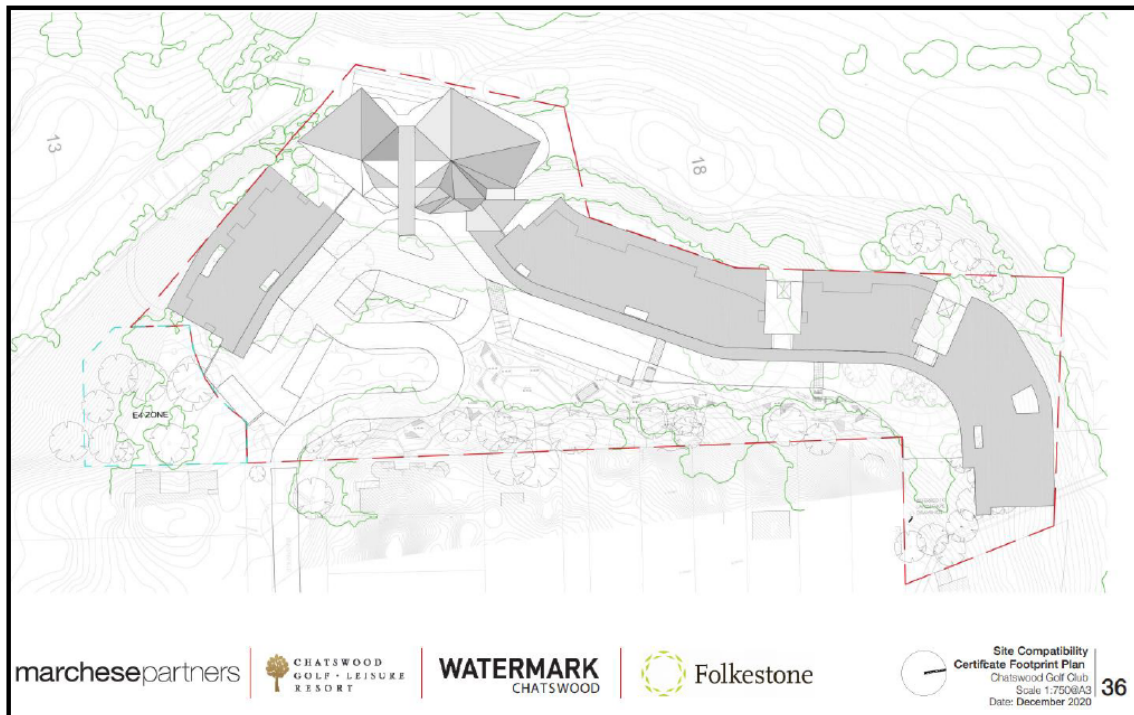
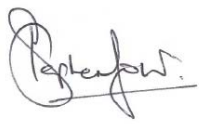


Figure 1: Site Compatibility Certificate Footprint Plan (Levy Planning SCC application & Marchese Partners, Dec 2020)

PANEL MEMBERS	
 Graham Brown (Acting Chair)	 Clare Brown
 Stephen Gow	

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SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSSNH-195 – Willoughby - SCC2020WILLO-3
2	SITE DESCRIPTION	128 Beaconsfield Road Chatswood
3	DEVELOPMENT DESCRIPTION	The proposal consists of 106 seniors serviced self-care dwellings and includes the redevelopment and integration of a new clubhouse. 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.
4	APPLICATION MADE BY	Levy Planning on behalf of Watermark Chatswood Pty Ltd
5	MATERIAL CONSIDERED BY THE PANEL	- Site compatibility certificate application documentation - Assessment report from Department of Planning and Environment <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	Site inspection: 4 June 2021 - 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 - 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