

**State Environmental Planning Policy (Housing for Seniors or People with a  
Disability) 2004  
Site Compatibility Certificate**

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The Sydney North Planning Panel has determined the application made by Watermark Chatswood Pty Ltd on 17 July 2017 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its opinion:

- 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 this certificate.



**Peter Debnam**  
**Chair**  
**Sydney North Planning Panel**

Date certificate issued: Thursday, 13 June 2019

**Please note:** This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

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**SCHEDULE 1**

**Site description:** Chatswood Golf Club – 128 Beaconsfield Road, Chatswood (Lot 163 DP752067, Lot 1 DP651667, Lot 1 DP1124646 and Lot 22 DP626634).

**Project description:** Development for up to 106 serviced self-care housing units, ancillary facilities and associated landscaping.

**Application made by:** Watermark Chatswood Pty Ltd

## SCHEDULE 2

### Requirements imposed on determination:

1. The seniors housing development is to be generally limited to the development footprint area within the golf course site, as nominated under architectural drawing Site Compatibility Certificate Footprint Plan, prepared by Marchese Partners and dated April 2019 (see Figure 1 below).
2. The final layout, building construction, dwelling numbers and on-site facilities for the seniors housing development will be subject to the resolution of issues and impacts relating to:
  - height, bulk and scale of development;
  - loss of vegetation; and
  - retention of open space.



Figure 1: Site Compatibility Certificate Footprint Plan