

Levy Planning

Suite 67, Level 4, 330 Wattle Street ULTIMO NSW 2007
Telephone (02) 9211 3366 E-mail: admin@levyplanning.com

Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

16 December 2020

Attention: Mr Nick Armstrong - Sydney North District

Dear Sir,

Site Compatibility Certificate SEPP Seniors – Chatswood Golf Course – 128 Beaconsfield Road Chatswood

We are writing in relation to the accompanying Site Compatibility Certificate (SCC) application being submitted to the Department of Planning, Industry & Environment (DPIE) for a retirement village on part of the Chatswood Golf Club (CGC).



Figure 1: Proposed seniors housing site (red hatched area)

This Site Compatibility Certificate (SCC) application has been prepared by **Levy Planning** on behalf of the applicants **Watermark Chatswood Pty Ltd** to obtain a (**second**) SCC which will facilitate the on-going assessment / determination of a Development Application (**DA 2020/117**) submitted to Willoughby City Council (WCC) on 22 May 2020 for the construction of a mixed-use development comprising Seniors Housing in the form of **106** “*serviced self-care housing*” apartments and a “Registered Club” on part of the land at CGC (128 Beaconsfield Road, Chatswood).

The current SCC will lapse on **13 June 2021** so that the applicant must lodge a second SCC application to ensure the SCC does not expire before Council has completed their assessment and Sydney North Planning Panel (SNPP) has determined the DA. The Club is still operating (in a limited capacity due to Covid-19) and its future financial survival is dependent upon the approval of the subject DA.

A previous near identical SCC application was approved by Sydney North Planning Panel (SNPP) on 13 June 2019. The DPIE report recommended approval and approved SCC documents accompany the SCC submission. The only change from the previous SCC drawings is the removal of the temporary golf clubhouse at the western side of the site, which was not supported by Council officers.

Due to delays likely to be encountered over the Christmas break, the applicant is concerned that the 24 month SCC validity will expire before the DA has been determined by Sydney North Planning Panel. Draft amendments to SEPP Seniors provisions under a new consolidated Housing Diversity SEPP dated July 2020 were exhibited for public comment might assist (if gazetted) by extending the SCC lapse date till 13-6-2024, however, this is not certain and cannot be relied upon.

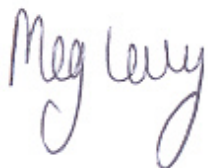
Given the near identical application was robustly assessed for 23months and approved by SNPP, we respectfully request that this second SCC application be expedited so that it can be determined by SNPP prior to the lapsing of the current SCC.

The proposed retirement village will address the Golf Club's dire financial position, fund much needed upgrades to the golf course, construct a new Club building with better facilities for the members/community and moreover, to secure an on-going income stream for the Golf Club to ensure the financial future of this recreation facility for the local community.

Your assistance in expediting this (second) SCC application is greatly appreciated. Please do not hesitate to contact Meg Levy on 9211 3366 if you wish to discuss the matter.

Yours sincerely,

LEVY PLANNING



Meg Levy
Director

Enc. SCC application

cc

Ian.Arnett@Willoughby.nsw.gov.au

Ritu.Shankar@Willoughby.nsw.gov.au

Ana.Vissarion@Willoughby.nsw.gov.au

Alan Hall-Watson –Chatswood Golf Club parere.ahw@gmail.com