



Chatswood Golf Club Limited
A.B.N. 54 000 990 616

27 June 2017

NSW Department of Planning and Environment

Dear Sir/Madam

Chatswood Golf Club Limited (CGC) is pleased to support the application to the NSW Department of Planning and Environment to obtain a Site Compatibility Certificate for the proposed development on the current Club carpark and certain surrounds to build an over 55-age retirement village and new Club facilities.

CGC initiated an evaluation of this possible project in 2015 when the Board examined proposals to address the Club's deteriorating financial position in order to secure its long term future for members, public players and the local community. The Club has been trading at a loss, due to reduction in membership numbers in recent years and increased operational costs and is at serious risk of failing. CGC had previously attempted to address their financial position by rezoning and subdividing a portion of the carpark land for residential use. This was seen to be a temporary solution to allow the club to continue operating in the short term but would not address their long-term viability.

Many factors affected the Club's financial position in recent years, a situation facing some other golf clubs of similar size and character to CGC. These factors included consequences from the global financial crisis, an overall declining participation in golf as a sport, more limited time availability for younger generations to devote to the game, an ageing golfing cohort, increased costs to maintain a golf course and fewer new golfers taking up the sport.

Unlike the more prestigious North Shore golf courses CGC needs to provide value for money in terms of membership subscriptions and the cost of social golf. Apart from cost competitiveness, golf is always subject to the vagaries of weather. As with any one product business any continuing decline in support will always challenge that business's viability.

Based on the range of community facilities envisaged within the project, CGC will be able to change its business model to diversify its revenue streams to sustain the Club's financial viability, attract new membership, while progressively upgrading the golf course and provide recreational green space for members and public players. Fundamental to this business model is a new financial arrangement which allows the Club to share in the ongoing revenue streams of the Retirement Village.

Based on these diversified facilities, CGC is looking to expand its income generating activities to provide an ongoing revenue source that will benefit its members, residents of the retirement village, the general public and the local community with enhanced recreational facilities. These could include:

- Meeting rooms for local sporting and social clubs
- Function area facilities
- Recreation facilities – gym, hydrotherapy pool, facilities of Pilates, yoga or other supervised groups
- Wellness Centre
- Extensive landscaped recreational and environmental areas that complement the natural course landscape.

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The project's inherent values aim to provide an attractive lifestyle for future residents as well as benefit the local community by the following:

- Promote sport and a healthy lifestyle
- Recreation opportunities
- Community asset
- Integrated visual design of the apartments and the clubhouse
- Improved quality of life
- Economic sustainability
- Enhanced property values
- Habitat and environmental sustainability
- Enhanced senior living provisions

The Club's current carpark and nominated land surrounds provides a development opportunity for retirement village construction under NSW Government SEPP Seniors Living 2004 guidelines. The project will address the shortage of quality Seniors Living housing which is currently being experienced on a local, state and national level.

The project on this site offers beneficial advantages for seniors living due to:

- Its immediate accessibility to bus transport to the Chatswood CBD shops and rail networks
- Its proximity to existing motorways enabling easy accessible community interchange
- As a centre for recreation and communal use in the West Ward of Willoughby City Council
- Its immediacy to Royal North Shore Hospital and Macquarie Private Hospital to support seniors' health and welfare.

Through partnering with Watermark, CGC is fully confident the proposed retirement village and club house facilities will comprise a quality development that will deliver lifestyle benefits to all village residents, Club members, public players and the wider community with minimal environmental, social and economic impact.

The project offers potential to convert an open car park for members and guests into a modern, well-appointed residential community with improved lifestyle facilities and club house amenities that will provide a community focal centre for golfing and recreational enjoyment.

We believe that the Chatswood Golf Club has much to offer the residents of West Ward of the City of Willoughby as well as residents in neighbouring suburbs. There is no other area of the size, aspect and convenience of locality as that of the area proposed for the project. The quality and amenity of the residential units would be consistent with homes in the area as well as offering those residents greater health and life style activities with the Golf Club.

For and on behalf of the CGC Board

Alan Hall-Watson
Treasurer and Chair of the Carpark Development Committee

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