



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

The Chief Executive Officer
Willoughby City Council
31 Victor Street
Chatswood NSW 2067

15 April 2020

Dear Ms. Just,

**Development Application for Seniors Living – Chatswood Golf Course – 128
Beaconsfield Road Chatswood**

We are writing in relation to the Development Application (DA) being submitted to the Council in April 2020 for seniors' housing on part of the Chatswood Golf Club ('the Club').

This proposal is required to give the Club a certain future. The Club's financial position is currently not sustainable without the support of our development partner, Watermark, and this proposal is being made to give the Club its best chance to continue to fulfil its role in our community.

If the proposal proceeds, the Club will be able to fund much needed upgrades to the golf course open space, construct a new Club building with better facilities to help it reposition into a broader community offering that supports its golfing heritage and will secure an on-going income stream for the Club to ensure the financial sustainability of this local community recreation facility.

The project has a number of innovative attributes and core community benefits as follows.

1 **Protection and retention of "Green Space"** – A key feature of the proposal is that it is confined to the existing disturbed areas of the Club House and car park area on the eastern elevated part of the site. This ensures all existing "green space" of the golf course and surrounds is retained and protected.

There is no encroachment to the golf course and the proposed upgrade of the golf course improves player safety and even increases the existing setback from the playing course to the Club House and ensures public access and walking trails are maintained.

2 **Financial sustainability for a community Club** – The proposal funds material upgrades for the Club resulting in modern facilities for the community and Club members. The most notable feature from a financial perspective however is the fact that the Club will receive enduring income derived from the retirement village operations. The diversified income stream, independent of its golf and leisure operations ensures that the intended benefits from the proposal are sustainable for the Club into the future.

Postal Address P.O. Box 413 Artarmon N.S.W. 1570
Clubhouse Address Beaconsfield Rd Chatswood N.S.W 2067
Ph: 02 9419 2336 Fax: 02 9419 5785
Email admin@chatswoodgolf.com.au
www.chatswoodgolf.com.au



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Diversification of the Club's income is extremely important to not only reduce the reliance on single sources of revenue but also to replace revenue from the removal of poker machines, which the Club has voluntarily undertaken.

3 **Broader, active and connected community focus** – The proposal supports the Club's desire to expand on its golfing heritage in providing a broader offering to the local community. This will be achieved through the inclusion of facilities in excess of what would normally be associated with a Golf Club and the Seniors Facility will similarly have access to a range of facilities in excess of what would normally be associated with a Retirement Village. Included in the available facilities is a gymnasium, hydro-therapy pool and club function room. The facilities will be accessible by the broader community in addition to Members of the Club and residents of the village.

4 **An aged services hub** – the establishment of a Home Care provider to promote ageing in place will have the underlying objective to keep residents within the comfort of their own homes for as long as possible. As a hub, this same level of support service will be available to local residents in their homes.

5 **Positive contribution to energy efficiency, land and housing supply** – The provision of drastically undersupplied age appropriate housing for seniors to facilitate downsizing will free up large lot family housing in the area for new families or the creation of new, more efficient housing supply on large lots currently occupied by single dwellings. The energy credentials of the proposal are exemplar with an off-grid capable, zero cost solution being delivered in a residential context.

6 **Supported and shaped by the community** – Extensive consultation with neighbouring properties, the wider community and Club Members has been undertaken over many years through both the initial site compatibility certificate process and as plans have evolved for submission as part of this DA. Watermark are a world class proponent who have demonstrated a pro activity for consultation and engagement with the community on all elements of the proposal. The club is very pleased with the level of support shown and the excitement in the local community about what the proposal intends to deliver.

The Club is submitting this proposal with the firm belief that it has the support of the local community.

In summary, the proposed club will expand on its traditional golfing derived income to include a number of new income sources from community focussed activities and the precinct activation brought about by appropriate residential use for seniors. A new community orientated dining area and bistro, hydrotherapy pool, gymnasium, club function room and a pro shop and golf simulator will attract a broader cross section of the community to become active users of the Club as a social and recreational hub.

Removing the dependence on income generated from green fees and golfers and broadening the offering ensures the Club will be available to service its community long into the future. This

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proposal is critical to the Club's aspiration to remain a relevant and committed part of our local community.

We appreciate the on-going efforts of the Council in giving consideration to the submitted DA application for the Chatswood Golf Club.

Yours faithfully

Alan Hall-Watson
President

Chatswood Golf Club
128 Beaconsfield Rd Chatswood

Dir + 61 2 9419 5031 | Mob + 61 411 121 371

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