

**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 Levy Planning on behalf of Watermark Chatswood Pty Ltd on 17 December 2020 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 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.



**Graham Brown  
Acting Chair  
Sydney North Planning Panel**

Date certificate issued: **16 June 2021**

**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:** 128 Beaconsfield Road, Chatswood. (Part of Lot 163 DP 752067, Lot 1 DP1124646, Lot 1 DP 651667 and Lot 22 DP 626634, part of the land known as the Chatswood Golf Course.

**Project description:** Development for the purposes of seniors housing, consisting of 106 seniors serviced self-care dwellings. The development is proposed to be 4-5 storeys in height with a two-level basement accommodating a total of 295 car spaces. The redevelopment is to integrate a new clubhouse.

**Application made by:** Levy Planning on behalf of Watermark Chatswood Pty Ltd.

### **Revocation Clause**

Under the provisions of section 1.4(8) of the Environmental Planning and Assessment Act 1979 the previous Site Compatibility Certificate (SCC\_2017\_WILLO\_001\_00) issued on 13 June 2019 by the Sydney North Planning Panel is revoked and is replaced with this certificate.

## **SCHEDULE 2**

### **Requirements imposed on determination:**

1. 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).
2. 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.
3. Further consideration of potential site contamination by the implementation or preparation of:
  - 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)