

Levy Planning

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

Department of Planning & Environment
320 Pitt Street
Sydney NSW 2000

19 February 2019

Attention: Sydney Region East Team

By Email: amanda.harvey@planning.nsw.gov.au

Dear Sir/Madam,

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

We are writing in relation to the Site Compatibility Certificate (SCC) submitted to the Department of Planning and Environment 14th July 2017 for a retirement village on part of the Chatswood Golf Club grounds and to recent email correspondence from the Department dated 18th February 2019.

We note the Department's opinion that the land over which the application relates is not land zoned primarily for urban purposes and that under the Seniors SEPP, "*serviced self-care housing*" is the only form of self-contained seniors dwelling that is permitted on land that adjoins land zoned primarily for urban purposes.

SEPP Clause 13(3) defines "**serviced self-care housing**" as meaning "*seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care*".

Having regard to the above, we provide the following advices in respect of the relevant SEPP clauses;

17 Development on land adjoining land zoned primarily for urban purposes

- (1) *Subject to subclause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following:*
- (a) *a hostel,*
 - (b) *a residential care facility,*
 - (c) **serviced self-care housing.**
- (2) *A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided:*
- (a) *for people with a disability, or*
 - (b) *in combination with a residential care facility, or*
 - (c) **as a retirement village (within the meaning of the Retirement Villages Act 1999).**

Note. Clause 13 (3) defines serviced self-care housing as seniors housing that consists of self-contained dwellings where meals, cleaning services, personal care and nursing care are available on site. Clause 42 requires the consent authority to be satisfied that residents of such housing have reasonable access to services. Clause 42 also provides that if services are limited to those provided under Government provided or funded community based care packages, this does not constitute reasonable access to services.

42 Serviced self-care housing

- (1) *A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:*
- (a) *home delivered meals, and*
 - (b) *personal care and home nursing, and*
 - (c) *assistance with housework.*
- (2) *For the purposes of subclause (1), residents of a proposed development do not have reasonable access to the services referred to in subclause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).*

Comment: The proponent of the SCC application (Watermark Chatswood Pty Ltd) are working in conjunction with the landowner Chatswood Golf Club to provide serviced self-care seniors housing that will achieve suitable on-site support services for the residents in the village so that they can age in place. Watermark currently operate retirement villages at Castle Cove and Freshwater, and they pride themselves on providing high quality seniors housing to residents in a safe, comfortable and secure homelike environment.

In 2015 Watermark was the successful tenderer to the Chatswood Golf Club (CGC) for a joint seniors/Club development with a view to achieving a more robust long-term solution to the Clubs financial viability by engaging in a joint venture to develop a retirement village on the eastern part of the Golf Club site where it adjoins properties with frontages to Collwell Crescent and also the eastern end of Beaconsfield Road. Refer **Figure 1** below.



Figure 1 – Map of SCC & Club development site

The proposal comprises a mixed use development comprising a new Clubhouse and Retirement Village which will have a mutually beneficial arrangement both in terms of shared access to the wellness centre with lap pool, specialist consulting rooms, gym, cinema, library, café/restaurant, billiards room, art and craft room, games and card room, cinema and conference room for social meetings and notably, has funding model that secures the on-going financial viability of the Club.

In addition to these on-site facilities, it is the intention of Watermark to provide meals, cleaning services, personal care, nursing care services which will be available to residents on the site via Watermark’s aged care service contractors. Please refer to the accompanying letter prepared by Watermark & CGC dated 18th February 2019.

Accordingly, we seek to formally amend the SCC application lodged 14-7-17 to comprise a new Clubhouse and 106 “serviced self-care housing” apartments which will meet the SEPP CI 13 definition of “serviced self-care housing”.

43 Transport services to local centres

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:
- (a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:
 - (i) shops, bank service providers and other retail and commercial services that residents may reasonably require,
 - (ii) community services and recreation facilities,
 - (iii) the practice of a general medical practitioner, and
 - (b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.
- (2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.
- (3) In this clause, bank service provider has the same meaning as in clause 26.

Comment: The driveway has been designed to accommodate a vehicle of up to 12.5m HRV so that a private transport service for the residents of the retirement village can be readily accommodated.

Pursuant to the submitted Access Report recommendations (page 7) which states “Provision of a regular site bus that picks up residents and drops them to selected nearby locations e.g. Chatswood Shopping Centre, Chatswood Station” it is Watermark and CGC’s intention to provide a daily private transport service from the Clubhouse porte cochere which will meet the requirements of SEPP Clause 42. This is of course in addition to providing an accessible pathway link and golf buggy transfers from the village to the nearby bus stop located the intersection of Collwell Crescent and Beaconsfield Road. Hence both SEPP Clause 26 and Clause 43 will be met by the retirement village proposal.

Supporting Letters

Please find attached letters jointly prepared by the Chatswood Golf Club and Watermark


1. Letter dated 24th August 2018 (*previously submitted to DoPE*) which clarifies the arrangements between the Club and Watermark
2. Letter dated 18th February 2019 which clarifies the intention to provide required services to residents of the retirement village which would meet SEPP Clauses relating to “serviced self-care housing” for adjoining urban lands sites.

Housekeeping: The applicant details stated on the SCC form in July 2017 was Watermark Chatswood Pty Ltd c/- Smyth Planning. As you may be aware, Mr Richard Smyth retired from the company **Smyth Levy & Associates Pty Ltd** trading as Smyth Planning on 31st December 2017. At Mr Smyth’s request, the trading name of the company was subsequently changed to “Levy Planning” so that he could operate his new business as *Richard Smyth Planning* and avoid industry confusion. Our phone number and postal address are the same, however our general email address has been amended to admin@levyplanning.com

Please do not hesitate to contact Meg Levy on 9211 3366 or meg@levyplanning.com if you wish to discuss the matter.

Yours sincerely,

LEVY PLANNING



Meg Levy
Director

cc Alan Hall-Watson – President, Chatswood Golf Club
Watermark Chatswood Pty Ltd