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Department of Planning & Environment
320 Pitt Street
Sydney NSW 2000

5 April 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 – Additional information

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. Further to our letter dated 19th February 2019 we provide the following additional information which may assist DoPE and Sydney North Planning Panel (SNPP) in their assessment of the SCC having regard to the recent L&E Court decision *Waterbrook Bayview Pty Ltd v Northern Beaches Council (2019) NSWLEC 1112* issued 22-3-19 and Blacktown Workers Sports Club SCC determination by Sydney Central City Planning Panel (SCCPP) on 1st April 2019.

In our submission dated 19th February 2019 we formally amended the SCC application lodged 14-7-17 to comprise “serviced self-care housing”. **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”.

The provision of services for residents of the future retirement village is referenced in the letter to DoPE dated 24th August 2018 and is further confirmed in the letter dated 18th February 2019 which accompanied the cover letter to DoPE dated 19th February 2019. Further to this we wish to provide the following clarification which may assist DoPE in finalising the assessment of the SCC for Sydney North Planning Panel (SNPP).

The mixed-use development comprises both serviced self-care housing which will operate as a Retirement Village in conjunction with a Clubhouse for the Chatswood Golf Club. The Clubhouse is centrally located within the Retirement Village and comprises 3 x building levels. Refer SCC drawing extracts at **Fig1,2&3**.

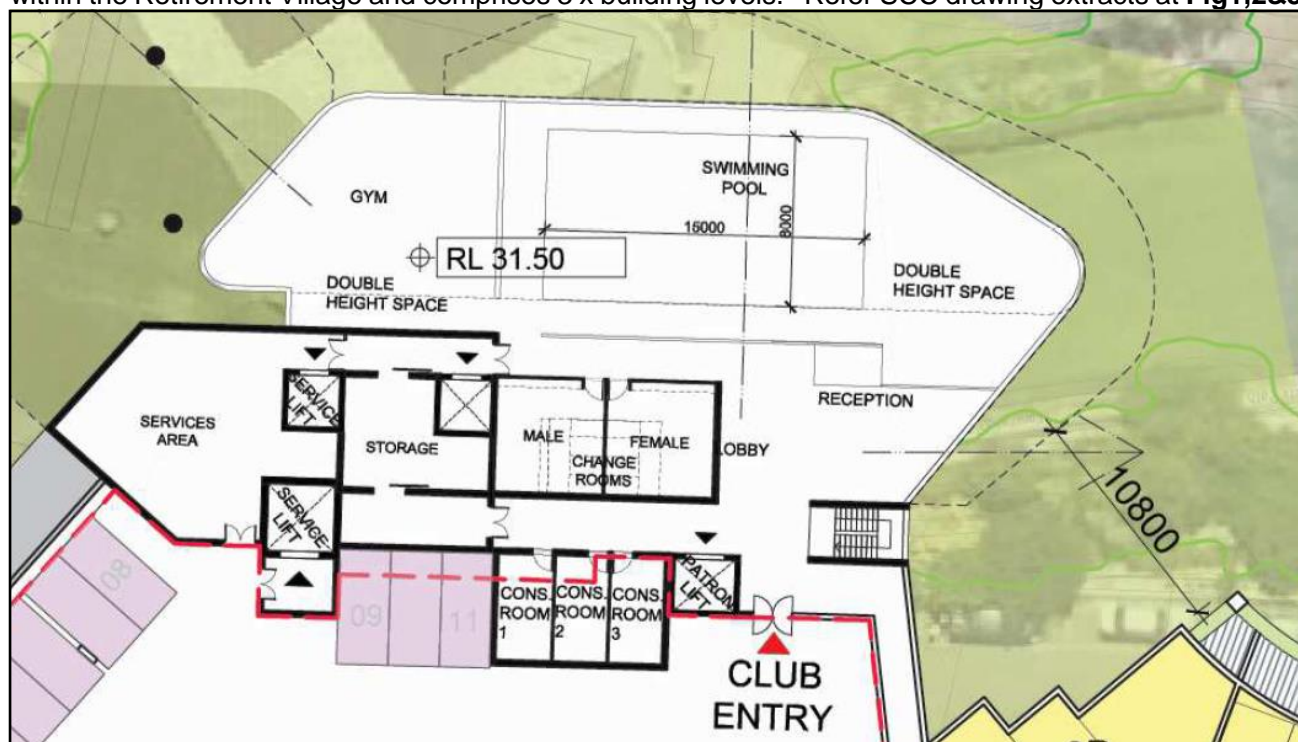


Figure 1: Level 1 Plan

Source: Marchese SCC Drawings

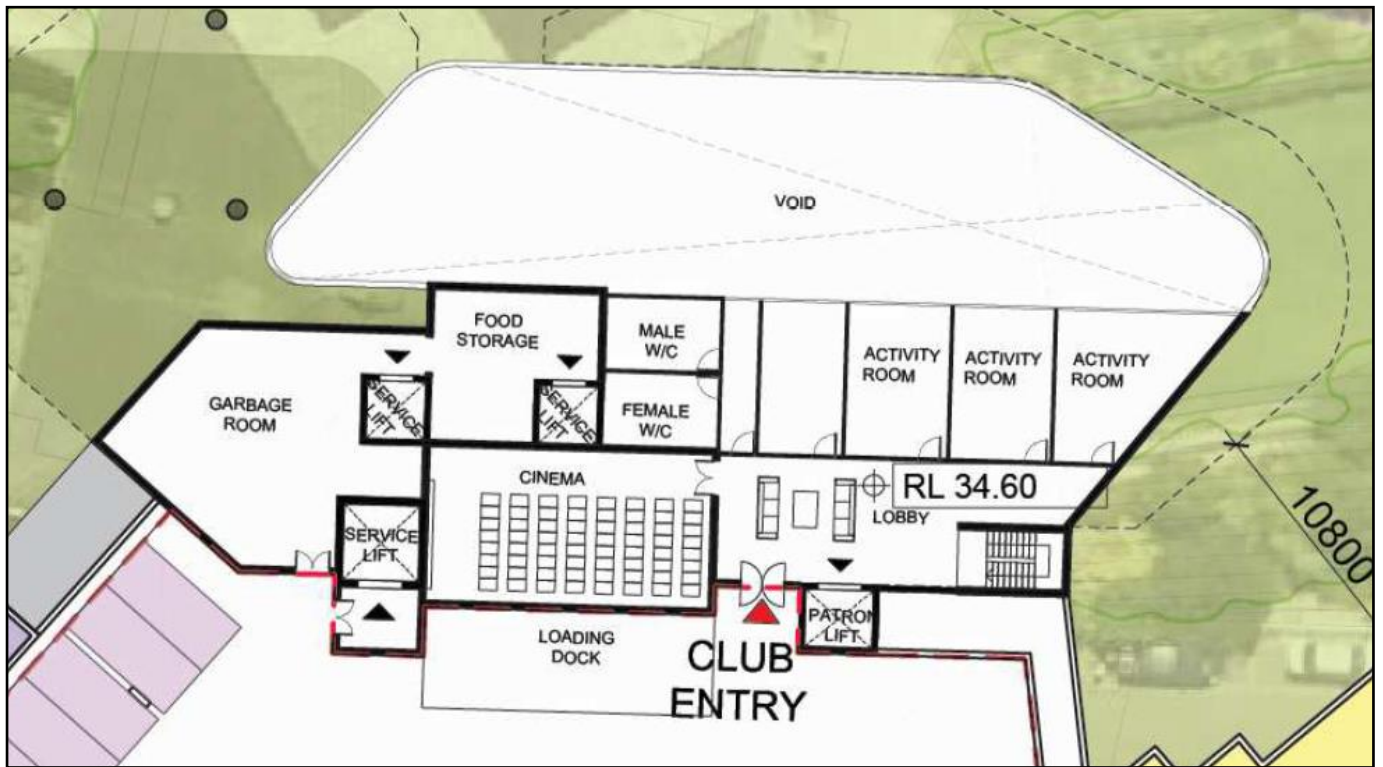


Figure 2: Level 2 Plan

Source: Marchese SCC Drawings

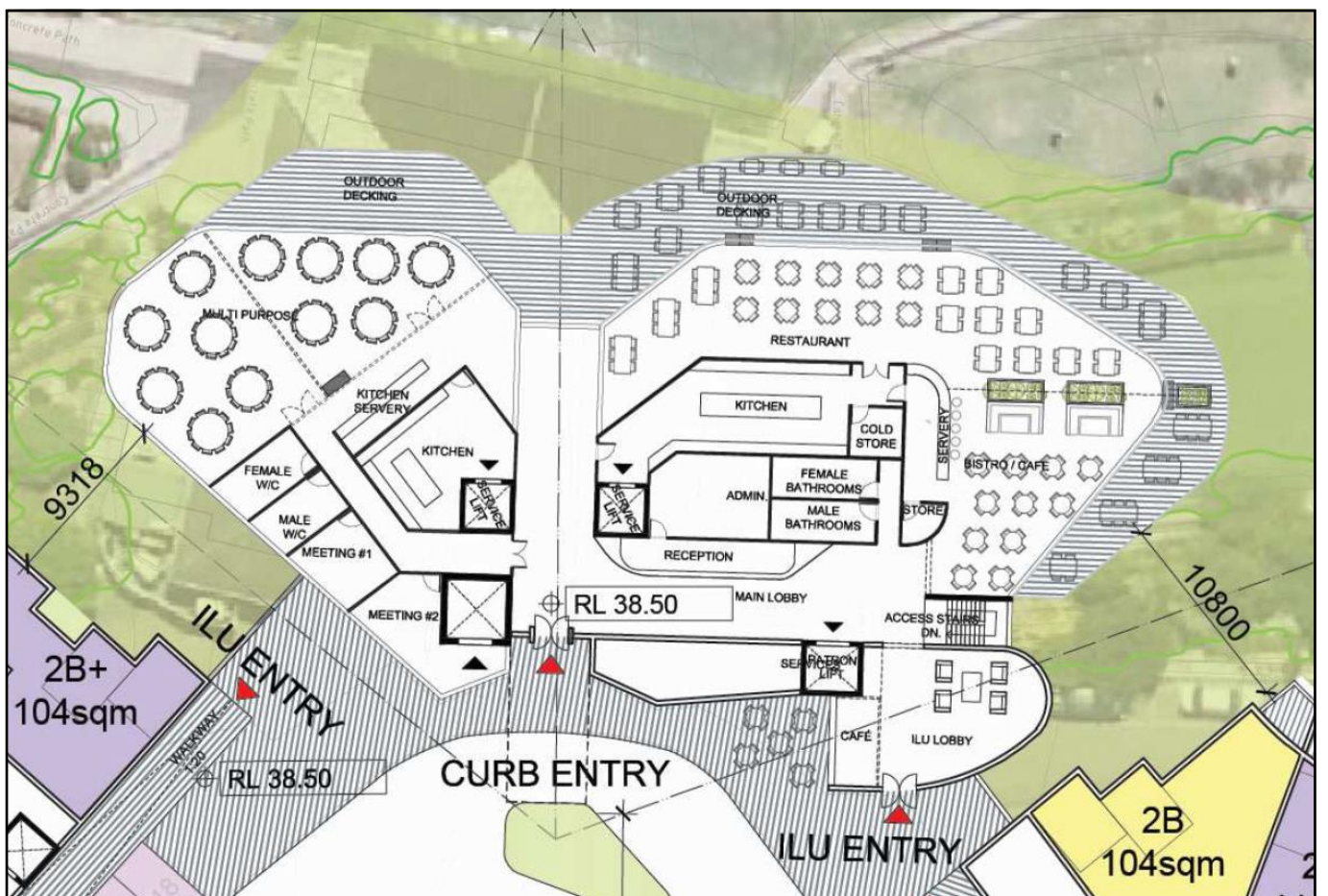


Figure 3: Level 3 Plan (top floor)

Source: Marchese SCC Drawings

Note: The SCC application drawings will be further refined for the Development Application so that the floor layouts as shown in the submitted SCC drawings may vary slightly from the final DA design.

SERVICES: The Golf Club clubhouse building will contain several consulting rooms which are intended to be utilised by an aged care services contractor *Vitalis Health & Home Care* to facilitate care services to Watermark Living Chatswood residents. Vitalis offer a range of services from household shopping through to acute in-home “hospital” care. *Vitalis Health & Home Care* are based at St Leonards and would use the consulting rooms in the Clubhouse building to facilitate more efficient 24/7 aged-care service delivery for Watermark Chatswood residents.

The care services offered at Watermark Living Chatswood would be similar (but more comprehensive) than nearby Watermark Living Castle Cove retirement village located at 8B Deepwater Road, Castle Cove. Care services provided by Vitalis to residents in the Watermark Castle Cove Retirement Village include cleaning services, personal care, and nursing care but not provision of meals. (Note: Watermark Living Castle Cove is on land zoned residential R2 and was approved as “infill self-care housing” , not “serviced self-care housing” under SEPP seniors).

The provision of in-home care services to residents at Watermark Living Castle Cove Retirement Village has proven highly successful and is a proto-type for the proposed Watermark Chatswood Retirement Village which will have an even higher level of on-site services that includes provision of meals to residents and private transport services.

The Golf Club clubhouse building will contain 2 x kitchens / dining areas which will provide meals for both the Club members and residents of the village. The Clubhouse kitchen is located in close proximity to the seniors accommodation so that meals can be easily home-delivered to village residents who wish to utilise the meal service option. Village residents would thus have the choice to dine in their private dwelling (room-service) or can choose to dine at the Clubhouse dining room.

SITE COMPATIBILITY FOOTPRINT (boundary): Having regard to the “Bayview” Land and Environment Court matter, the consultant architects Marchese Partners have prepared a supplementary drawing (“SCC Footprint Plan” dated April 2019) which overlays the SCC “footprint” denoted by a red dashed line, on the Survey/Roof Plan. Refer extract below at **Figure 4**.

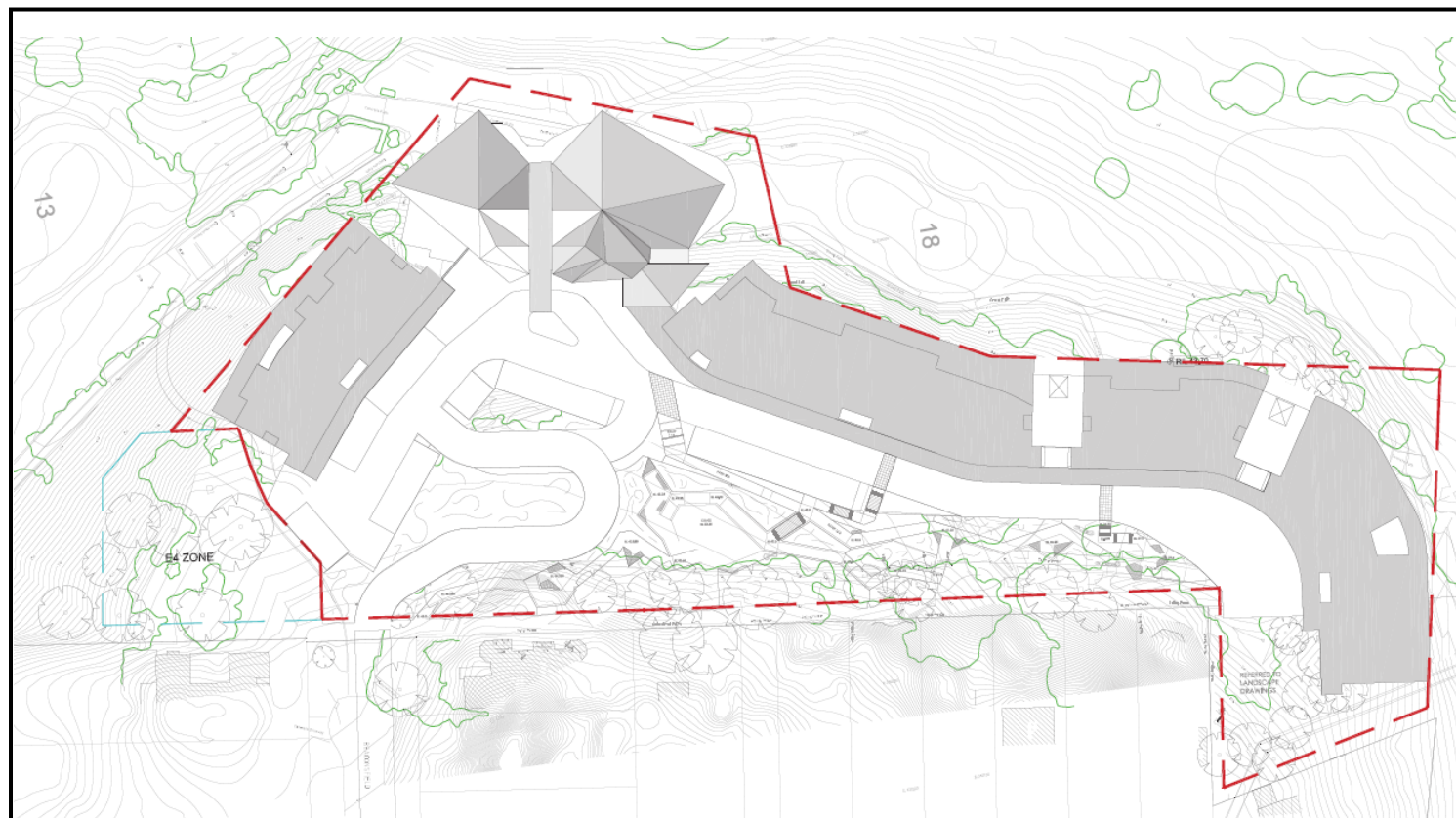


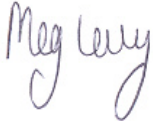
Figure 4: SCC Footprint Plan

Source: Marchese SCC Drawings

We trust this additional information is of assistance. 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

A handwritten signature in purple ink that reads "Meg Levy". The signature is written in a cursive, flowing style.

Meg Levy
Director

Enc. "SCC Footprint Plan" dated April 2019)

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