



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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17 September 2019

Ms Yolande Miller
Senior Planner
Department of Planning, Industry and Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Yolande,

SITE COMPATIBILITY CERTIFICATE - DEE WHY BOWLING CLUB

On behalf of Dee Why Bowling and Recreation Club ('Club'), please see attached additional information relevant to the above Site Compatibility Certificate ('SCC') under assessment by Department of Planning, Industry and Environment ('DPIE').

This correspondence responds to DPIE's correspondence dated 18 December 2018 and follows on from recent meeting with officers on 6 August 2019.

We also confirm that Dee Why Recreation and Bowling Club is seeking to amend the SCC application to allow for serviced self care housing on the site, from the previous infill self care housing (non serviced).

Accompanying this request is the following:

- Flood study prepared by JN Engineering dated 1 August 2019
- Letter of owners' consent signed by two authorised signatories
- An ASIC certificate confirming the two signatures on the owners' consent letter are appropriate
- Information in relation to the operation and management of the serviced self care units in accordance with the SEPP (Housing for Seniors or People with a Disability) 2004 ('SEPP HSPD')
- Amended indicative drawings prepared by Group N Architects that show areas that can satisfy the serviced self care components of the use.

1. CHANGE IN THE TYPE OF HOUSING

1.1. SERVICED SELF CARE HOUSING

Following the Department's feedback, the Club has revised the type of housing sought in the SCC. We request that the subject SCC be formally amended to seek the following:

- Serviced self care housing
- 25 apartments (unchanged from original submission) over two storeys

- Provision of services for the occupants comprising:
 - Kitchen meals preparation area at ground floor of 13sqm
 - Consultation room on Level 1 of 13sqm
 - Community room on Level 1 of 23sqm

The amended SCC and proposed development is seeking **serviced self-care housing** which is defined as “seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care”, in Clause 13 of the SEPP HSPD.

Clause 42 of the SEPP HSPD provides clarity over those services in which residents are to have reasonable access to as part of a Development Application to the satisfaction of a consent authority (i.e. Northern Beaches Council). Therefore the DPIE is to ensure that the SCC provides some understanding as to how this type of housing can be delivered in the future. In our opinion this has been provided in this response through the design amendments and the details of the proposed service model, which will be further detailed in a Plan of Management in a future DA.

1.2. DESIGN CHANGES

Group N have prepared drawings that ensure the provision of the SEPP HSPD can be met for serviced self care housing and will be further detailed in the Development Application stage (see attached drawings).

An extract of the ground floor and the first level are provided below with red annotations stating where there have been changes to accommodate the amendment to the type of housing. In summary, the following amendments have occurred since the original SCC submission:

- Modified the foyer to Building A North to accommodate a compact ‘Kitchen’ (approximately 4.5m x 3m) on the ground floor and a ‘Consultation Room’ on the first floor.
- The common area off the first floor foyer of Building B South has been renamed and indicated as a separate ‘Community Room’.

Figure 1 – Ground floor with changes annotated in red

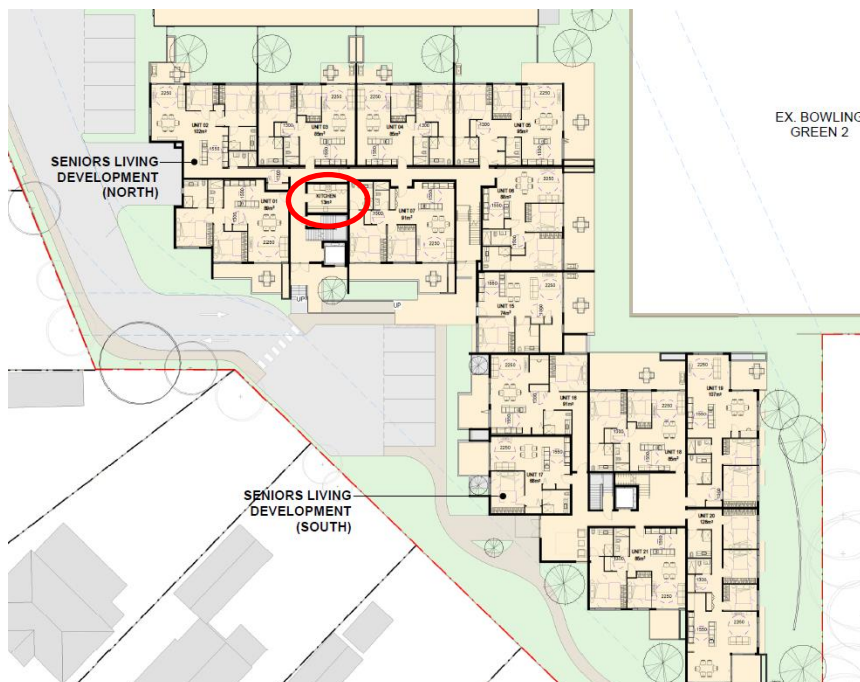
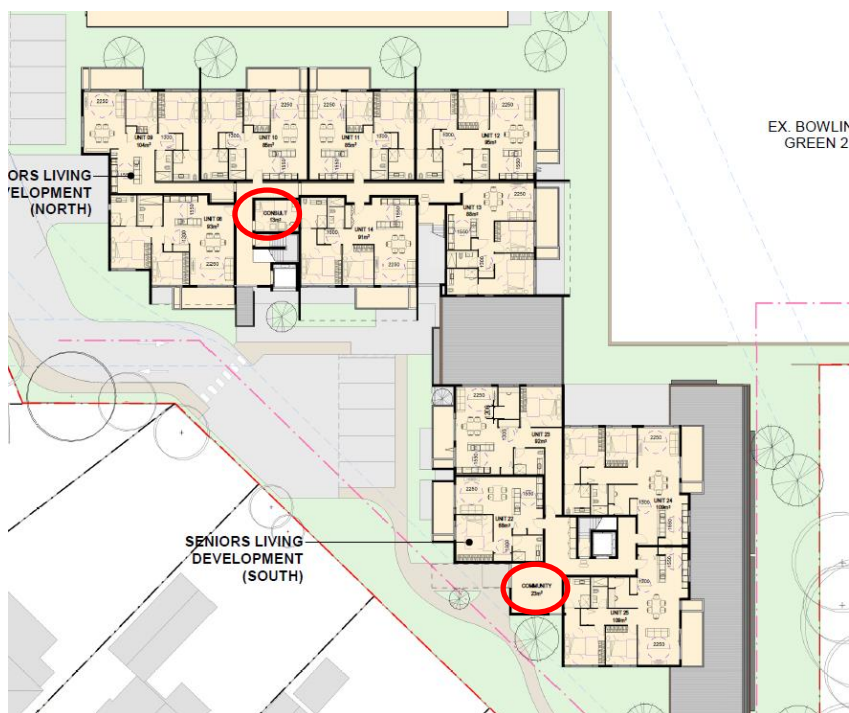


Figure 2 – Level 1 with changes annotated in red



1.3. PLAN OF MANAGEMENT

The development is categorised as "serviced self-care housing", more specifically seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.

Clause 42 of the SEPP HSPD provides clarity on the services required to be provided for a serviced self care facility. The residents of the proposed development are to have reasonable access to:

- (a) home delivered meals*
- (b) personal home care and nursing; and*
- (c) assistance with housework.*

It is clear that these services must be accessible to the future residents, which is intended for this development, with varying levels of accessibility depending on need and frequency.

Our interpretation of the SEPP HSPD is that these services are not required to be provided all of the time, and that only reasonable access is to be afforded to the future residents.

The proposed future Development Application will include a Plan of Management that details the requirements for the future Operator of the development to provide the residents with access to the required services.

Between the provision of the Plan of Management and the amended building design (as described in Section 1.2), the proposed development will include reasonable access to home delivered meals, personal home care and nursing and housework (cleaning) as required under SEPP HSPD, as detailed below in the Proposed Service Model.

1.3.1. Proposed Service Model

The proposed development (serviced self care housing) will have reasonable access to the following:

- Meals
- Personal care and home nursing, and
- Assistance with cleaning and other housework

This will be delivered in the following way:

- **Meals:** Provision of a kitchen of approximately 13.5 sqm which will allow the future fit out to a commercial kitchen standard. This will enable the operator to employ or engage a chef to cook at the premises. Out of hours meals can either be provided by a local establishment (the Club) which the operator has engaged to provide meals as required by residents and/or provision of a supply of frozen or "ready to eat" meals to be kept on site for heating and delivery by the operator to the residents on request.
- **Assistance with housework:** will be provided by employed staff or an external contractor as reasonably required. During normal business hours there will be a caretaker/manager onsite to manage day to day maintenance and cleaning needs, however a dedicated cleaner or contractor will manage resident cleaning needs.

- **Personal Care and nursing care:** Each resident will be provided with an Emergency Call System. Any activation of the Emergency Call System will be responded to 24 hours a day 365 days a year by the Operator. A consultation room approximately 13sqm will be provided with sufficient room for a desk, bed, seats and sink. The intention is the area can be used by visiting doctors/nurses for check-ups on an appointment basis as well as other uses such as grooming. The operator will employ staff with formal advanced first aid qualifications. In the event that the employed staff does not hold nursing qualifications the operator will engage a suitably qualified contractor to provide home nursing care as dictated by demand. Where an outside agency is contracted to provide home nursing, the on site manager will be responsible for coordinating the provision of these services. The on site manager will arrange pharmacy pick up and delivery services for prescriptions from the local pharmacy.
- **Medical Care:** The operator will employ or contract two qualified doctors to provide medical services to the residents on a regular basis (weekly or as needs).
- The proposed community room can be used as a common area.

2. ADDRESSING MATTERS IN DPIE LETTER

2.1. SERVICED SELF CARE HOUSING

As per Section 1.1 of this letter, the Club has reviewed DPIE's letter and have amended the type of dwellings to serviced self care housing. Section 1.2 and 1.3 detail how the provisions of the SEPP HSPD intend to be met and will be further detailed at the Development Application stage.

2.2. FLOOD ASSESSMENT

As outlined in DPIE's correspondence, DPIE is seeking clarification from a flood engineer that the site is not in a floodway or that the land is not subject to high flooding hazard and draws reference to providing a Flood Management Report in accordance with Council guidelines. This is due to the proximity of Dee Why Creek to the east.

Of relevance to DPE's correspondence at point 1, Schedule 1 of the SEPP states that:

"Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:

g. ...floodway...

h. high flooding hazard"

Clause 24(2) (a) states:

(2) A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the relevant panel has certified in a current site compatibility certificate that, in the relevant panel's opinion:

(a) the site of the proposed development is suitable for more intensive development...

In order to satisfy this requirement in the SEPP, an additional flood analysis was required through the preparation of a Flood Study Assessment Report by JN Engineering. This study is included in this re-submission and the report concludes:

- (a) *"The subject site is located in the Dee Why Lagoon floodplain. The site itself is almost entirely flood free in the 1%AEP flood event. Following from this, the development as proposed is situated almost entirely outside of the 1%AEP flood extents and there are no modelled conveyance impacts and only a very minimal loss of flood storage for this event;*
- (b) *The flooded area surrounding the site is High Hydraulic hazard in the channel areas, and otherwise Low Hazard. The most appropriate category for the site as a whole is Low Flood Risk;*
- (c) *It is advised that all the floor levels that are at RL +10.8 be raised to the PMF flood level of +11.25*
- (d) *We believe the flood risk for the proposed development can be satisfactorily managed as noted in Section 3.5 of this report".*

2.3. LAND OWNERS CONSENT

Point 2 of DPE's letter has now been satisfied through a submission of amended letter of landowner's consent with the appropriate authorised signatories. This is included with this re-submission.

3. CONCLUSION

Overall all matters raised by DPIE in their correspondence and following the recent meeting have been addressed. In summary:

- The Club has prepared additional flooding advice and this is supportive of the development.
- The owners consent question is resolved and supplementary info is provided.
- In terms of the key planning matter, the Club has now decided to proceed in seeking an amendment to the SCC application to serviced self care units.

Please advise if any other additional information is required and we would welcome an opportunity to discuss further if that assists.

I can be contacted via email at ndaley@urbis.com.au or (02) 8233 9967 or 0403 777 251.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Naomi Daley".

Naomi Daley
Associate Director



Attachments:

1. Amended indicative drawings and perspectives prepared by Group N Architects.
2. Flood Study Assessment Report prepared by JN Engineering dated 1 August 2019
3. Letter of owners' consent signed by two authorised signatories and including an ASIC certificate confirming the two signatures on the owners' consent letter are appropriate