1. Context

1.1. Location, zoning and surrounding environment

The subject site occupies part of the 1.2 hectare St Patrick's campus incorporating the historic St Patrick's Church and St Patrick's Primary School. The site is located approximately 10km south of the Sydney CBD. The St Patrick's campus forms part of the Kogarah town centre and is within the Kogarah LGA.

Figure 1: Site context (source: Olsson and Associates Architects Pty Ltd)

The site is zoned SP2 (Educational Establishment) under the *Kogarah Local Environmental Plan 2012* (KLEP 2012). Currently, aged care and seniors housing are not permitted uses in the zone.

Key characteristics of the site include:

- Total area of proposed village 5,400sqm;
- Adjacent to the main entry to the St George Hospital;
- 60m Frontage to Chapel Street;
- Rear of the site is bounded by the Princes Highway; and
- It is bounded by the St Patrick's primary school to the north and residential buildings to the south.

1.2. Description of surrounding environment

Built form and land uses

The built form of Kogarah town centre is defined by strong physical boundaries, including the railway line and the Princes highway together with a clear street pattern overlaid on ridgeline topography. The St George Hospital and St George Bank buildings are prominent buildings on the surrounding land, with Kensington Street creating a division through the centre. The western side of Kensington Street is the main commercial, shopping and living precinct. The east is characterised by larger buildings and comprises a mix of community uses including health, medical, education and research in addition to residential.

The site is well situated to provide a transition between the community uses and the residential uses to the south. The streetscape character of the Princes Highway is a mix of residential and institutional buildings. With a variety of new residential developments currently under construction the highway built form is increasingly becoming a strong built edge to the town centre. Chapel Street is a wide one-way street dominated by the public hospital buildings and a collection of other health and residential uses.

Potential land uses conflict

The use of the site for an Integrated Care Village is consistent with the role of the Kogarah as a specialised health precinct. Additionally, the location of the site on the fringe of the hospital and non-residential uses and the interface with the residential area will enable a logical transition between these areas.

The development proposal would not result in any potential conflict with adjoining land uses. The school hall's southern elevation is a large blank wall and will face the village site, providing good visual privacy to the school grounds.

Natural environment and hazards

Helicopter Flight Path Assessment

The St George Hospital has a helipad located on top of the Gray Street multistorey car park. A helicopter flight path assessment has been undertaken by Aviation Professional Services Pty Ltd (AviPro). Refer to Attachment 9.

The assessment confirms that appropriate helicopter approach and departure paths can be achieved without obstacle interference and there will be no unacceptable impacts on aviation safety as a result of the proposed development. A report has been submitted to Civil Aviation Safety Authority (CASA), Air Services Australia (ASS) and the Commonwealth Department of Infrastructure and Transport (DIT).

Obstacle Surface Limitation (OLS) Assessment

The site falls within the Inner Horizontal Area of the Sydney Airport Masterplan, which has an OLS threshold of 51.0m AHD. AviPro has undertaken an assessment and confirmed that whilst a small part of the proposed village will exceed 51.0m it is still below the existing and proposed St George Hospital buildings immediately adjacent to the site.

As a consequence, provided red obstacle lights are installed on the tallest building the proposal will not have any additional or unacceptable impacts on aviation safety in the area. A full report and application has been lodged with the Sydney Airport Corporation Limited (SACL) and the proposal has now been referred to CASA, ASA and DIT

Acoustic

A Traffic Noise Intrusion Assessment prepared by Acoustic Logic (refer to Attachment 4) confirms that the site falls within the Roads and Maritime Services (RMS) traffic volume maps. Accordingly the proposal must comply with the mandatory requirement under clause 102 of the *State Environmental Planning Policy (SEPP Infrastructure) 2007* (Infrastructure SEPP) to achieve the noise criteria levels.

Arboricultural

An Arboricultural Impact Assessment prepared by Redgum Horticultural has been undertaken for the entire site (refer to Attachment 5). It confirms the eucalypts to Chapel Street are the main trees worthy of retention.

Hazardous Materials and Contamination

A Preliminary Site Investigation prepared by Environmental Earth Sciences (Attachment 6) and a Hazmat report prepared by Noel Arnold and Associates

(Attachment 7) indicate there is no hazardous material or contamination on the site

1.3. Access to services and facilities

Access and interrelationship with surrounding areas

Transport

An assessment of the site in relation to transport confirms:

- A bus stop is located within 100m of the site on Gray Street.
- The bus stop provides direct access to the Kogarah shuttle which circulates around the town centre and connects with regional bus work and the Eastern Suburbs-Illawarra rail line;
- The site is within 700m of the Kogarah train station and is connected by a relatively level walk through the hospital; and
- Additional district bus services are available within Kogarah.

Traffic

The Chapel Street precinct is a known area of high volume traffic. A Preliminary Traffic and Parking Assessment prepared by Wayfinding Forum Parking and Traffic Consultants (Attachment 11) indicates the proposal will have no adverse impact on the local conditions due to the low and off peak travel patterns in retirement and aged care. Further detailed assessments are underway particularly focused on queuing at Gray Street intersection with the Princes Highway.

Parking

Chapel Street is a known area of high parking demand. Current assessments confirm parking should be compliant with the provisions of the SEPP HS and Council has confirmed no additional parking for the school is required.

Access

Current recommendations are to split vehicle access with primary private vehicles to enter and exit via Chapel Street and serviced vehicles to utilise Princes Lane. Council concurs with this approach.

Location and description of services and facilities

St Patrick's Green is located on the eastern flank of the Kogarah Town Centre. The Town Centre comprises a range of health, banking, education and business interests as well as residential apartments. Covering an area of approximately one square kilometre the town centre is a walkable neighbourhood well serviced by public transport networks.

The site is positioned in the centre of the St George medical precinct, incorporating the major metropolitan referral facility St George Hospital, St George Private Hospital (operated by Ramsay Healthcare) and Calvary Hospital (rehabilitation, dementia and palliative care).

The surrounding streetscape generally lacks any sense of quality primarily as a result of temporary, vacant and poorly maintained buildings and entrances. The locality would benefit from renewal.

2. PROPOSAL

2.1. Integrated aged care village

St Patrick's Green will be an Integrated Aged Care Village. This means it will incorporate all levels of care and accommodation in one location with a single operator promoting ageing in place for residents. Integrated villages have two main parts:

Residential Aged Care Facility (RACF):

- Provide 24 hour nursing care and assistance;
- Residents have high care needs and cannot live independently;
- Typically single bed rooms with ensuites;
- Common lounge and dining areas;
- Fresh cook kitchen and laundry on site;
- Operational relationships with hospitals; and
- Regulated by Commonwealth Government legislation.

Retirement Village (RV):

- Provides independent and assisted living accommodation;
- Residents live independently but increasingly need care and assistance;
- A range of apartment sizes to cater for all;
- All apartments have kitchens and bathrooms designed for adaptability; and
- Regulated by State Government legislation.

The primary benefit of integrated care villages is the ability to manage residents care and service needs at all stages.

2.2. Masterplan Concept

Olsson and Associates Architects has prepared the preliminary concept master plan for the site and key details of the master plan can be found within the master plan report (refer to Attachment 2).

The site will provide three different separate buildings surrounding a central north-facing village green. The main building presents to Chapel Street as a four level podium and is designed to incorporate the village entry and existing mature trees.

The main building comprises all of the community spaces as well as the residential aged care, assisted and independent living units and in a part nine, part 12 storeys.

Fronting the highway is a part four and part five storey independent living building with living areas predominantly facing the courtyard but with some smaller more affordable accommodation and some recreational spaces adjacent to the highway.

To the southern boundary is a second building containing only ILUs. It is a part three and part five storey building setback from the southern boundary by some 6m.

A landscaped car parking area provides a buffer between the village and the school and will incorporate a green wall to the end of the existing hall. The car park will be treated as a shared way establishing a pedestrian link between the village, hall and St Patrick's Parish Church.

The table below provides a summary of the anticipated development yield divided into Communal Area, Residential Aged Care Facilities (RACF) and Independent and Assisted Living Units. Aged care bed places were applied for in the 2012 Aged Care Approval Round (ACAR). At this point only an upper limit for the number of beds and ILUs can be indicated. The final mix of bed places and ILUs will be determined

following the outcomes of the ACAR round. This application is for the following number of beds and ILUs detailed in the table below.

Table 1. Summary of Project Details	
Type	GFA
Site area	5,403m^2
Total Gross Floor Area (GFA)	16,200m^2
Floor Space Ratio (FSR)	3.00:1
Communal area	1,000m^2
Residential aged care facility	4,500m^2 (up to 80 beds)
Independent and assisted living units	10,700m^2 (up to 142 units)

3. Strategic Justification

3.1. Draft Sydney Metropolitan Strategy

The Draft Sydney Metropolitan Strategy provides details of how to accommodate the expected population increase of 1.1 million people by 2031. In addition to the increasing population rates are changes to demographic trends, namely declining household numbers and an aging population.

Therefore there will be a greater demand for accommodation for seniors living. The Draft Metropolitan strategy set outs policies and guidelines for local government, mainly through the development of SEPP Seniors.

The proposal is consistent with the Draft Metropolitan Strategy in that it seeks to provide affordable, seniors living housing, assisting in meeting the increasing demands for this housing type in Sydney.

3.2. Draft South Subregional Strategy

It is estimated that the population will increase by 42,000 people within the south subregion by 2031, resulting in a higher demand for senior living accommodation. The Draft Strategy aims to facilitate redevelopment for more intense housing in appropriate existing areas, particularly in and around centres and the strategy aims to support opportunities for hospital, medical, educational and finance related industries including a focus on St George Hospital as a catalyst for a medical/health precinct within the Kogarah specialist precinct.

Given the site is located in the heart of the St George health precinct and proximate to three major hospitals the potential exists to establish operational synergies between the facilities and reinforce the status of Kogarah as a specialised precinct.

The proposal is consistent with the Draft South Subregional Strategy in that it will provide much needed seniors living accommodation in a high needs area that is well accessed by roads, public transport, services, medical/health centres and St George Hospital. It will also assist in meeting the increasing demand for smaller seniors living dwellings in a variety of forms, as identified by the Strategy.

3.3. Local Environmental Plan 2012

The main legislative planning document currently governing the site is the *Kogarah Local Environmental Plan 2012* (KLEP).

The site is zoned SP2 (Educational Establishment) under the KLEP. The objectives of the

zone are to provide for infrastructure and related uses and to prevent development that is not compatible with or that may detract from the provision of infrastructure.

The following uses are permitted with development consent:

> *"Car parks; Child care centres; Community facilities; Depots; Environmental facilities; Environmental protection works; Markets; Places of public worship; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the land zoning, including any development that is ordinarily incidental or ancillary to development for that purpose."*

The proposed development is permissible with consent within the SP2 zone if the Director General has issued a site compatibility certificate in accordance with SEPP Seniors. The proposal will be compatible and will not conflict with the St Patricks School (education establishment).

3.4. State Environmental Planning Policies

The proposal can be developed in consistency with the following relevant state environmental planning policies (SEPPs):

- SEPP No. 55 – Remediation of Land;
- SEPP (Housing for Seniors or People with a Disability) 2004;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Infrastructure) 2007;
- Draft SEPP No. 66 – Integration of Land Use and Transport; and
- SEPP (Housing for Seniors or People with a Disability) 2004.

3.5. Adequacy of services

Water and Sewer

The existing water main service (150mm) is located in the footpath under the Princes Highway. Sydney Water requires an upgrade of approximately 30m of main to align with the southern boundary of the site. This new main will be the connection point for the new water service.

Electricity

Ausgrid has confirmed a new 1000kva substation will be sufficient to service the proposed development. The substation will be located on the Princes Highway frontage adjacent to the southern boundary.

Gas

An existing 50mm high pressure gas supply is located in the footpath of Chapel Street capped off at Short Street. Additionally, a 110mm high pressure gas service runs under the footpath along the Princes Highway in front of the site. The Chapel Street service will most likely be used for the development.

Communications

Telstra copper cable mains exist on both the Chapel Street and Princes Highway frontages. Initial assessments are that the Chapel Street services will be sufficient for the proposal. The timing of the National Broadband Network in Kogarah is unclear.

Storm water

There is no existing Council storm water infrastructure in Chapel Street. All new storm water connection/s for the development will be made to the existing network located in the Princes Highway.

Roads

The Chapel Street precinct is a known area of high volume traffic. An initial review of the traffic indicates the proposal will have no adverse impact on the local conditions due to the low and off peak travel patterns in retirement and aged care. Further detailed assessments are underway particularly focused on queuing at the Gray Street intersection with the Princes Highway.

Transport

An assessment of the site in relation to transport confirms:

- A bus stop is located within 100m of the site on Gray Street.
- The bus stop provides direct access to the Kogarah shuttle which circulates around the town centre;
- The site is within 700m of the Kogarah train station and is connected by a relatively level walk through the hospital; and
- Additional district bus services are available within Kogarah Town Centre.

4. SEPP (Housing for Seniors or People with a Disability) 2004

SEPP Seniors encourages the development of high quality accommodation for the State's ageing population and for people who have disabilities. In addition, it encourages housing that is in keeping with the local neighbourhood. Any potential aged housing development is to consider specific requirements, relating to whether the land is bushfire prone, is accessible to shops and services, and has connections to water and sewage systems.

As specified in Clause 24(1)(a)(ii) of SEPP Seniors, there is a requirement for a site compatibility certificate to accompany a development application for land that is within a special uses zone other than land on which hospitals are permitted. The land is zoned Special Uses (Educational Establishment) under the KLEP 2012 and therefore a Site Compatibility Certificate is required for the site.

Before issuing a certificate, the Department of Planning & Infrastructure must be satisfied that the proposed development is suitable for development for seniors housing and that it meets the criteria outlined in Clause 25 of SEPP Seniors. An assessment against the relevant provisions of SEPP Seniors including the Site Compatibility Certificate criteria is contained in Attachment 2.