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30 May 2013

Sam Haddad
Director General
Department of Planning & Infrastructure
23-33 Bridge Street, Sydney NSW 2000
GPO Box 39, Sydney NSW 2001

Attention: David Pitney

Dear Mr Haddad,

RE: Request for Seniors Living Site Compatibility Certificate for St Patricks, Kogarah

I am writing on behalf of Trustees of the Roman Catholic Church for the Archdiocese of Sydney (the Church) in relation to the former Bethany College land (site) located between Chapel Street and the Princes Highway, Kogarah. We respectfully request that a Site Compatibility Certificate (SCC) for seniors housing under *State Environmental Planning Policy (Housing for Seniors with a Disability) 2004* (SEPP Seniors) be issued for the site to allow a subsequent Development Application (DA) to be lodged with Kogarah Council. This cover letter provides the following documentation in support of this application:

- Attachment 1 – Planning context of the proposal;
- Attachment 2 – Assessment of the consistency of the proposal with SEPP Seniors;
- Attachment 3 – Master Plan report prepared by Olsson & Associates Architects, providing a more detailed analysis of the suitability of the site for seniors housing;
- Attachment 4 – Traffic Noise Intrusion Assessment prepared by Acoustic Logic;
- Attachment 5 – Arboricultural Impact Assessment prepared by Redgum Horticultural;
- Attachment 6 – Preliminary Site Investigation Report prepared by Environmental Earth Sciences;
- Attachment 7 – Hazmat Report prepared by Noel Arnold and Associates;
- Attachment 8 – Helicopter Flight Path Assessment prepared by AviPro Aviation Services;
- Attachment 9 – Obstacle Limitation Surface Assessment prepared by AviPro Aviation Services;
- Attachment 10 – Preliminary Traffic and Parking Assessment prepared by Parking and Traffic Consultants; and
- Attachment 11 – Geotechnical Assessment prepare by JK Geotechnics.

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The site is proposed to be developed for a new integrated care village comprising up to 80 aged care beds and up to 142 independent living units in three buildings between 4 and 12 storeys.

The site and location provides an excellent opportunity to deliver an integrated care village for seniors to age in place in an area with a high level of community need.

The site is also located in the heart of the St George health precinct consisting of three major hospitals (St George Public, St George Private and Calvary) providing potential operational synergies and co-benefits. This is entirely consistent with the Draft Sydney Metropolitan Strategy's vision of enhancing Kogarah Town Centre's status as a specialised precinct.

The site meets the site compatibility requirements in SEPP Seniors and is extremely well located for transport and services, and will have minimal impacts on the surrounding area.

Should you have any queries regarding the request please do not hesitate to contact the undersigned on 8667 8668.

Yours sincerely,

Ben Hendriks

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