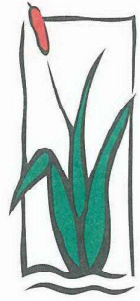


Our Contact: Matthew Devlin  
Direct Phone: 9330-9567  
Our Reference: 1031614



**KOGARAH  
CITY COUNCIL**



8 July, 2013

Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2011



**ATTENTION: Mr David Pitney**

Dear Mr Pitney,

**Former Bethany College Site – No 155 Princes Highway Kogarah**

I refer to your letter dated 25 June 2013 concerning the issue of a site compatibility certificate for the development of a proposal pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 on the abovementioned site.

You are advised that Council has reviewed the submitted documentation and raises no objection to the Director General issuing a site compatibility certificate for the development proposed so as to enable Council to undertake a full and proper assessment of any Development Application submitted.

The following comments are made with respect to the compatibility of the proposed development with the surrounding land uses and the specific criteria outlined in clause 25 (5) (b) of the SEPP:

- (i) *the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,*

Council does not consider there to be any conflicts with the natural environment or hazards that would render the site unsuitable for the proposed development.

- (ii) *the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,*

The subject land is currently derelict and surplus to the needs of the owners (Trustees of the Roman Catholic Church) for educational purposes.

- (iii) *the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,*

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www.kogarah.nsw.gov.au

The site is located in close proximity to Kogarah Town Centre and both St George Public & Private Hospitals. It is considered that the site is located so that good access to services and infrastructure is available.

- (iv) *in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,*

The subject land is zoned SP2 (Educational Establishment) and is currently derelict and surplus to the needs of the owners (Trustees of the Roman Catholic Church) for educational purposes.

- (iv) *without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,*

Council considers that the scale bulk and built form of the proposed development generally responds well to the existing context. In this regard, Council referred the applicant's Masterplan proposal to the St George Design Review Panel on the 6 June 2013 and they were generally supportive of the scale and form of the development. (copy attached).

- (v) *if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation.*

The Kogarah City Council local government area is excluded from the operation of the Native Vegetation Act 2003.

For any further information, please contact Mr Matthew Devlin on 9330-9567.

Yours sincerely,



Mr Paul Woods  
**General Manager**



# St George Design Review Panel

Hurstville City Council | Kogarah City Council | Rockdale City Council

## REPORT OF THE ST GEORGE DESIGN REVIEW PANEL

Meeting held on Thursday, 6 June 2013 at Kogarah City Council

Deena Ridenou (Architect)  
Brian McDonald (Architect)  
Libby Gallagher (Landscape Architect)

### ITEM 2

<b>Date of Panel Assessment:</b>	6 June 2013
<b>Applicant:</b>	Greengate
<b>Architect:</b>	Olsson & Associates
<b>Property Address:</b>	155 Princes Highway, Kogarah
<b>Description:</b>	Construction of an Integrated Aged Care Village consisting of Independent & assisted living units and a residential care facility.
<b>No. of Buildings:</b>	Three (3)
<b>No. of Storeys:</b>	5-12 storeys
<b>No. of Units:</b>	128
<b>Consent Authority Responsible:</b>	Kogarah City Council
<b>Application No.:</b>	PRE DA – 7/2013 - Masterplan
<b>Declaration of Conflict of Interest:</b>	None disclosed.

SEPP 65 – Design Quality of Residential Flat Buildings	Comments
<p><b>Context</b></p> <p>Good design responds and contributes to its context.</p> <p>Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<p>The proposed development generally responds well to the existing context. The proposed use for aged care facilities is well suited to the location in proximity to the St George Hospital precinct and near Kogarah commercial centre. The Panel supports the rationale for height distribution on the site.</p> <p>Pedestrian access for residents to the town centre is currently not easy for aged persons. Gray Street is an up hill indirect route. A safe, direct route through the hospital area is ideal but outside the scope of this application. This should be addressed in the hospital master plan and Council's review of the Kogarah Town Centre. The applicant should consider private transport options for residents.</p> <p>Several matters were discussed in relation to the current master plan's treatment at the site interfaces:</p> <ul style="list-style-type: none"> <li>• The shared way should be repositioned to enable an effective buffer of landscape along the northern edge and additional planting within parking bays. Consideration should be given to providing pedestrian access to the Princes Highway from this internal share way. The finish and materials of the shareway should be high quality and well resolved to provide appropriate gateway to the development.</li> <li>• The drawings made it difficult to interpret the relationship of new built elements to existing ground levels without cross sections – it appears that the car park may be full level above ground at the south eastern corner and along the eastern side requiring consideration of the landscape treatment in the setback and appearance of the development to the south and to the Prince's Highway.</li> <li>• The setback to the units facing east onto the highway appears insufficient to provide an effective landscape buffer and traffic noise is to be considered. The landscape buffer needs to be generous enough to incorporate a double row of tree planting, and address level change along the boundary. Large scale canopy trees should be incorporated along the length of this setback zone.</li> </ul>
<p><b>Scale</b></p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<p>The scale is considered satisfactory. Positioning of the tallest building component at the north west part of the site is considered appropriate.</p>



<b>SEPP 65 – Design Quality of Residential Flat Buildings</b>	<b>Comments</b>
<p><b>Built Form</b></p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>Bulk and building form are considered generally appropriate except for the proximity of the southern building to the Highway due to a shallow set back. The setback should be increased to 6m if single aspect units, long shallow units are to face the Princes Highway.</p>
<p><b>Density</b></p> <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>The density is appropriate.</p>
<p><b>Resource, energy and water efficiency</b></p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process.</p> <p>Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>Not discussed except in relation to the proportion of single aspect ILU units incapable of cross ventilation due to the circulation layout.</p>

SEPP 65 – Design Quality of Residential Flat Buildings	Comments
<p><b>Landscape</b></p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways.</p> <p>It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>It is noted that the proponents provided outline plans only and no resolved landscape plans were tabled at this meeting. Whilst the configuration of a central lawn space is supported; further resolution is required for a number of other factors. These include</p> <ul style="list-style-type: none"> <li>• Redesigning or removing the entrance roundabout to retain a substantial tree at the corner of the site.</li> <li>• Ensuring adequate protection of large scale existing trees on site, particularly the significant gum trees on Chapel Street. Tree protection zones as designated by qualified arborist should be shown on in all architectural drawings and adhered to by the consultant team to ensure the protection of these significant assets.</li> <li>• Solar access diagrams be provided for landscape zones, particularly the central lawn space to ensure there is usable external spaces year round for residents.</li> </ul> <p>Providing adequate building set back and width of deep soil planting along the Princes Highway. This zone should provide an appropriate landscape buffer and allow for, at a minimum, a double row of trees along the length of this interface.</p> <ul style="list-style-type: none"> <li>• The character and building interface of the shareway is important to both the development and the church. The predominance of undercroft and on-grade parking combined with blank wall of the hall and no space for landscaping is a concern. This shareway should be redesigned to be wider, with adequate soil zone between buildings to provide tree planting along its length.</li> <li>• Provide adequate space for planting to screen the blank wall of the school hall to the north.</li> <li>• Provide additional tree planting in parking bays.</li> <li>• Provide consolidated deep soil zone opposite the school hall to provide large scale trees adjoining the central lawn. This would provide screening of the blank façade of the school hall from the lawn and act as a visual landmark from Chapel Street.</li> </ul>



SEPP 65 – Design Quality of Residential Flat Buildings	Comments
<p><b>Amenity</b></p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</p>	<p>While the panel appreciates that ILUs are a different market with particular expectations and that Greengate consults with future residents on their needs and expectations, the panel remains concerned about the amenity of some apartments within the proposal.</p> <ul style="list-style-type: none"> <li>• Refer to comment above about cross ventilation of ILU units.</li> <li>• Concern about the acoustic performance and outlook of the single aspect, east facing units adjacent to the Highway, particularly at the lower levels.</li> <li>• The west facing units at the south west corner can be overlooked from the nearby balconies and windows of the existing residential flat development to the west.</li> <li>• Noise of delivery trucks manoeuvring and reversing adjacent to the above west facing ILU units and the existing residential flats next door.</li> <li>• Poor outlook and privacy of some bedrooms adjacent to corridors in the southern block.</li> </ul> <p>Storage areas are shown in the basement levels but it is not clear where in unit storage is located for all ILU units. This should be clarified.</p>
<p><b>Safety and security</b></p> <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>Site security and safety measures are not evident in any detail at the master plan stage.</p> <p>Consideration needs to be given to the performance and appearance of perimeter fencing, especially along the Princes Highway boundary.</p> <p>Landscaping will need to strike a balance between providing amenity and an aesthetically pleasing environment and not providing places of concealment along the shareway, perimeter open spaces within the site, and at the service access areas.</p> <p>Surveillance devices may be necessary where there are re-entrant spaces, blind corners and dead ends.</p> <p>These matters should be addressed in specific detail in the DA as safety and security is a high priority for residents in aged care facilities.</p>

<b>SEPP 65 – Design Quality of Residential Flat Buildings</b>	<b>Comments</b>
<p><b>Social, dimensions and housing affordability</b></p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<p>The proposed aged care facility will meet community needs in an appropriate location. Positioning of dining, recreation and service facilities near the entrance to the development is noted.</p>
<p><b>Aesthetics</b></p> <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>Generally satisfactory at master plan stage.</p>

## RECOMMENDATION

- The Panel supports the master plan concept subject to the above comments. The further design development should provide more detailed information on how the application satisfies design quality. While SEPP 65 does not specifically apply to aged care, the principles contained in SEPP 65 establish valuable guidance for all housing.