



Office of the Director General

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Our ref: 13/12128

Mr Michael Moore
Attorney and Secretary
Trustees of the Roman Catholic Church
for the Archdiocese of Sydney
Level 16 Polding Centre
133 Liverpool Street
SYDNEY NSW 2000

Dear Mr Moore

Determination of application for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004

I refer to your application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to the former Bethany College site at 143-157 Princes Highway and 40-48 Chapel Street Kogarah.

I have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate (copy attached). The certificate has been issued on the basis that the site of the proposed development is suitable for more intensive development and that development for the purpose of seniors housing in an integrated care village is compatible with the surrounding environment.

The proposal will also contribute to the NSW government's priority to increase the supply of housing in appropriate locations near centres and public transport and assist in meeting demand for seniors housing in the Sydney region.

I note that while having no objection to the proposal, Kogarah Council has identified several design issues relating to existing context, built form, landscape, amenity and safety/security aspects. I request that these matters are resolved with Council prior to submitting a development application.

If you have any questions in relation to this matter, please contact Mr Michael Kokot of the Sydney East Team of the Department of Planning and Infrastructure on 02 8575 4126 or Michael.kokot@planning.nsw.gov.au.

Yours sincerely

Sam Haddad
Director General

15/8/2013

Enc: SCC certificate