

# What we are seeking your feedback on

Since 2009, the former Hurstville City Council (HCC) investigated land-use options for the former Oatley Bowling Club site. Several plans were considered during this time and community feedback was sought on each proposal.

On Monday 7 November 2016, Georges River Council resolved not to proceed with the former Hurstville City Council's option for a seven-to-nine-storey mixed residential and seniors housing to be built on the former Oatley Bowling Club site.

Instead, Council decided to undertake community consultation on a Planning Proposal for the site to be rezoned to limit any development to a smaller-scale, three-to-five-storey, aged care facility.

A significant area of the former Bowling Club site will continue to operate as usable public recreation space, complimentary to the adjacent Reserve. This community space may include enhanced facilities including recreational areas, barbeque amenities, community gardens, and walking and bicycle tracks.

## Why do we need an aged care facility?

Hurstville City Council identified a need for improved aged care facilities and services to the elderly in its Annual Report 2012-2013. An important element of aged care accommodation is that it allows people to stay in their communities, have access to their personal networks and is close to transport and services.



Images are indicative only. Final designs will form part of any future Development Application and may look different.

# Overview of the Planning Proposal

## History of the Site

The former Oatley Bowling Club was located on several parcels of land which were purchased by Hurstville City Council in 1945, and adjacent lots which were resumed by Council in 1960 to 'improve and embellish the area'.

These lots are adjacent to, and not part of, the Myles Dunphy Reserve.

The Oatley Bowling Club, formed in 1959, raised community money to build the clubhouse and greens on the site. Council leased the land to the Bowling Club until 2006 when the Club was closed.

After standing vacant for five years, Council demolished the building in 2011 due to public health and safety concerns.

Having been built on and developed, the site does not qualify as 'natural area' which is why it was not included in the Myles Dunphy Reserve and Wetland Plan of Management (2013).

The site is classified for 'Community Uses' under s36 (4) of the Local Government Act 1993.



# Project Timeline

You are being invited to review the Planning Proposal for the former Oatley Bowling Club site. Council will consider this feedback before the Planning Proposal is finalised and an independent review of both the outcomes of consultation and the Planning Proposal will be undertaken.

**No decision on whether the Planning Proposal will proceed will be made until after Council is elected in September 2017.**



# The Myles Dunphy Reserve

THE MYLES DUNPHY RESERVE AND WETLAND IS 11.6 HECTARES OF BUSHLAND AND WETLAND LOCATED IN OATLEY, STRETCHING BETWEEN MULGA ROAD TO THE NORTH AND GUNGAH BAY ON THE GEORGES RIVER.

It contains remnant natural bushland and wetland areas, including extensive mangroves and is a habitat for threatened fauna species.

The Myles Dunphy Reserve and Wetland has important cultural, historical, and environmental attributes which enhance the local environment. These attributes are protected by the former Hurstville City Council's Myles Dunphy Reserve and Wetland Plan of Management (POM) 2013.

The POM regulates the permitted uses and management directions for the Reserve and Wetland, and recommends actions aimed at:

- » Conserving the significant natural value of the area
- » Improving access and recreational experiences for the community
- » Highlighting the Reserve's significance in local, regional, and metropolitan contexts.

Georges River Council will continue to protect the Myles Dunphy Reserve according to the Plan of Management adopted by Council in March 2013. A copy of the POM is available on Council's website and the Hurstville Library.



# Key Features of the Planning Proposal

Guiding principles of the Planning Proposal:

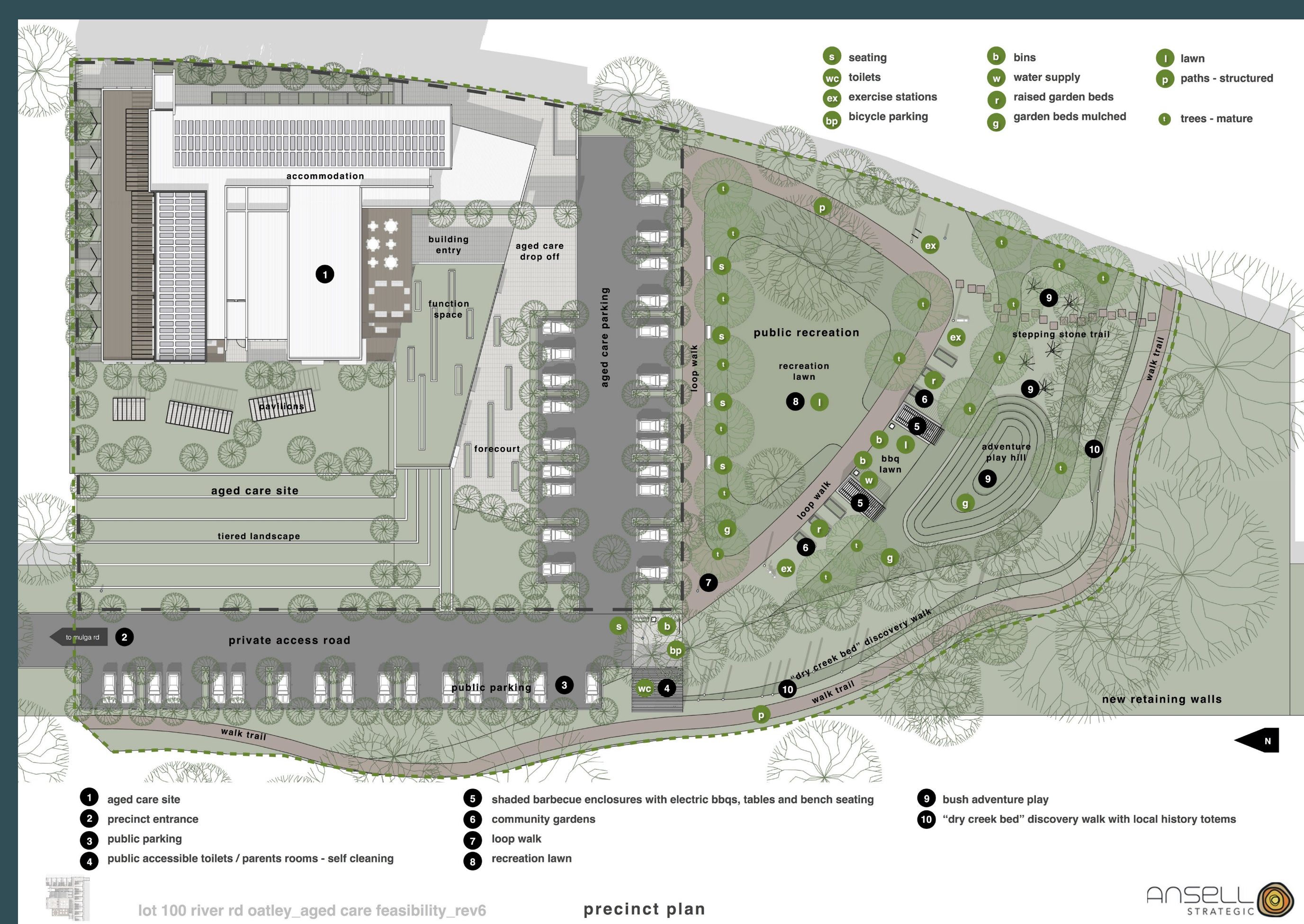
- » To transform and re-invigorate the site in a way that provides multiple benefits to the community
- » To provide seniors housing and associated services that meets the current and future needs of the community
- » To provide enhanced community facilities
- » To improve access to the site and the Myles Dunphy Reserve while continuing to protect the sensitive environmental and cultural values of the reserve.

Key features:

- » The Planning Proposal includes a maximum building height of three to five storeys which is equivalent to a maximum height of 18.5 metres above ground
- » Seniors housing at the site could provide up to 80 beds with associated aged care support facilities
- » Bushfire risks have been considered and to mitigate potential impacts, development will be limited to the north-east corner of the site.
- » The Planning Proposal seeks to introduce a maximum Floor Space Ratio (FSR) of 0.6:1. This is the lowest existing FSR designation under the Hurstville Local Environmental Plan (LEP) 2012 and is consistent with the predominant FSR designation for adjacent land.

Commitment to a fair and transparent process:

- » Communicate transparently with the community about the plans and process of decision making regarding the site
- » Ensure the outcomes of community consultation are considered before a final Planning Proposal is prepared
- » Guarantee the Planning Proposal will be assessed by an independent expert before it is considered by consent authorities such as the Independent Hearing and Assessment Panel or as part of a Gateway determination by the NSW Department of Planning and Environment
- » **The final decision on the Planning Proposal will be made by the newly elected Georges River Council after September 2017.**



Images are indicative only. Final designs will form part of any future Development Application and may look different.

# Rezoning the Site

## Key Considerations

GEORGES RIVER COUNCIL IS SEEKING TO AMEND THE 2012 HURSTVILLE LOCAL ENVIRONMENTAL PLAN (LEP) TO REZONE AND RECLASSIFY THE LAND KNOWN AS THE FORMER OATLEY BOWLING CLUB AT RIVER ROAD.

The Planning Proposal seeks to:

- » Reclassify part of the site from community land to operational land
- » Rezone the site from RE1 Public Recreation to SP2 Infrastructure
- » The site will have a designated land use of seniors housing and community facilities
- » Mixed use or residential uses (or other types of development) are not permitted in the SP2 Infrastructure zone
- » 49% of the site is allocated for public recreation, access and car parking (24 spaces)

- » 51% of the site is allocated for seniors housing.

Council has commissioned a number of reports to inform the decision about re-zoning the site. Detailed investigations have been completed on:

- » Bushfire risks and protection
- » Environmental issues
- » Access, traffic and parking considerations
- » Site contamination and remediation.



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