

**COUNCIL MEETING**  
**Wednesday, 22nd September 2010**

<b>CCL186-10</b>	<b>FORMER OATLEY BOWLING CLUB SITE</b>
<b>Report Author/s</b>	Commercial Property Manager, Mr G McDonald
<b>File</b>	07/603
<b>Reason for Report</b>	To seek approval from Council, acting as land owner, to submit a rezoning and reclassification submission for the former Oatley Bowling Club site.
<b>Existing Policy?</b>	No
<b>New Policy Required?</b>	No
<b>Financial Implications</b>	Significant budget impact depending on option preferred by Council
<b>Previous Reports Referenced</b>	Yes

**EXECUTIVE SUMMARY**

On 23 June 2010 Council resolved that a report for a decision on the future use of the former Oatley Bowling Club site be submitted to the next practicable Open Council Meeting.

Since the former Oatley Bowling Club / Oatley Sports Club closed in 2006, Council has undertaken comprehensive studies of the site in order to determine the most appropriate future use for the site. Council has also undertaken a comprehensive public consultation process regarding the future use of the site.

The results of these studies and consultation process are included within the report for Councillors' information and consideration.

**AUTHOR RECOMMENDATION**

THAT Council acting as land owner, submits as soon as possible, an application to rezone to Residential and reclassify to Operational Land the former Oatley Bowling Club site for the purpose of making seniors housing permissible with development consent on the site and enabling the Council to lease the site to a lessee for use for the purpose of seniors housing subject to development consent and all other necessary approvals being obtained.

THAT, Council acting as land owner, ensures that any seniors housing development of the site includes a community facility and garden for general public use.

FURTHER THAT, funds from the lease be directed towards the upgrading of Jubilee Park, Mortdale including the construction of a Community Centre.

## **REPORT DETAIL**

### **The Site**

The former Oatley Bowling Club / Oatley Sports Club is located at No 35 River Road, Oatley. The site is about 11,100 m<sup>2</sup> in size, zoned 6(a) – Open Space, classified as Community Land and has been vacant since the Club closed in 2006. An approximately 40 year-old brick club house building and associated small outsheds are located on the site. All of the buildings are in very poor condition having suffered significant vandalism since the Club closed. Also located on the site are two elevated bowling greens which were constructed behind high sandstone retaining walls. The western and southern edge of the site has a high retaining wall constructed mainly of old timber railway sleepers and telegraph poles, all of which are generally in poor condition. Neither the buildings nor the site is listed as heritage items in the Hurstville LEP 1994 or the NSW Heritage Office register.

### **Plan Of Management**

The former Oatley Bowling Club is included within Council's Natural Areas Generic Plan of Management, however the site has not been a natural area for at least 40 years. Once Council resolves the future use of the site, the Plan of Management will need to be amended to accurately reflect the site's use.

### **Due Diligence and Feasibility Study**

On 27 September 2006 it was resolved that “Council approve an allocation of \$70,000 from the Asset Development Reserve to undertake a detailed feasibility study to determine the suitability of developing the former Oatley Bowling Club site for aged care facilities”.

On 2 November 2006 NRP Architecture were engaged to undertake the required due diligence and feasibility study. NRP Architecture have extensive experience in providing aged care facilities having undertaken work for Anglican Retirement Villages, Uniting Church of Australia, Catholic Health Care Services and B'nai B'rith Retirement Villages. This work includes undertaking due diligence and feasibility studies for new sites and evaluation of existing sites to establish their development potential.

The due diligence study was completed on 15 January 2007 and the feasibility study was completed on 28 May 2007.

A range of independent consultants were engaged for the due diligence and feasibility studies:

Architecture  
Ecology

NRP Architecture  
Ambrac Ecological Services

Arborist	Stuart Pittendrigh
Acoustic	Acoustic Logic Consultancy
Urban Planning	Planning Logic
Contamination	Douglas Partners
Geotechnical	Douglas Partners
Surveyor	Frank Mason & Co
Hydraulic	DP Consulting Group
Bushfire	Building Code & Bushfire Hazard Solutions

### **Ecology Study – Flora Findings**

The subject site has been cleared of nearly all of its native vegetation. Overall, the native plant species richness and diversity on the subject site are considered to be very low, whereas in the Myles Dunphy Bushland Reserve it is moderate to high.

The level of invasion by weeds and other exotic plants into the Reserve is considered to be very high along the perimeter areas.

Threatened plant species recorded in Hurstville LGA were not present on the bowling club site nor in Myles Dunphy Bushland Reserve.

Redevelopment of the bowling club site is unlikely to have a significant impact on the status of threatened plant species or their habitats.

### **Ecology Study – Fauna Findings**

There were fauna habitat values within the reserve, particularly in the forest and riparian and drainage channels.

The powerful owl, a threatened species, has been recorded in the Myles Dunphy Bushland Reserve.

Proposed development of the bowling club site is unlikely to have significant impact on the status of fauna or threatened terrestrial migratory species.

### **Tree Condition Assessment**

8 major trees on bowling club site were assessed.

All trees were deciduous or evergreen indigenous and not considered rare or endangered.

Condition of the trees considered average to good with an average expected life span of 15 years.

### **Acoustic and Vibration Study**

Single updated acoustic glazing will be required to some dwellings.

Entry doors and external masonry walls would not require treatment.

Vibration treatment is unlikely to be required at appropriate setbacks from the railway line are maintained.

### **Urban Planning**

Development under HCC DCP No 24 Housing for Seniors or People with a Disability

Only applies to land within HCC LGA where the proposed site is:

1. Zoned residential (site requires rezoning).
2. Not less than 1500 m<sup>2</sup> in area.
3. 50% of the site has gradient less than 1:10.
4. Within 400 metres walking distance to shops, community services & transport services with gradient less than 1:14, and
5. 1 dwelling per 435 m<sup>2</sup> of site area.

Development under State Environmental Planning Policy (Seniors Living) 2004

- now named State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Applicable if development is undertaken by:

- Department of Housing
- Local Government Authority
- Community Housing Providers
- Residential Care Facility

Residential Care Facility includes :

- Meals and Cleaning Services
- Personal Care or Nursing Care
- Appropriate Staffing and Equipment for Provision of Care
- Not being a Dwelling, Hostel, Hospital or Psychiatric Facility

**Preliminary Site Contamination Assessment**

Based on site history / information - potential for site contamination is assessed to be low to moderate.

Main issues of potential concern:

- Pesticides and herbicides on the bowling greens
- Uncontrolled fill used to level the site especially the bowling greens
- Potential presence of hazardous building material in the club house building.

**Preliminary Geotechnical Assessment**

Site visit and review of existing geotechnical information available from published data and geotechnical reports.

The sandstone block retaining walls, up to 4m height, have many cracks in the mortar and show signs of minor movement. No bulging of the walls was obvious.

There is evidence of fill settling of the bowling greens up to 100 mm.

Timber crib walls supporting the embankments are in poor condition with many incidences of collapses, washing out of fines and rotting timber. Evidence of pipes, large pieces of rock and concrete, steel pieces, plastic and rubbish within embankment fill.

### **Survey**

A detailed survey of the site and approaches to the East Oatley Shopping Centre was undertaken.

50 % of the site has gradient < 1:10

The footpath west of the railway bridge in River Road has an average width of 1225 mm (Hurstville LGA minimum standard - 1200 mm), the footpath under the railway bridge has an average width of 1325 mm whilst the footpath east of the bridge has a width of 1900 mm (Kogarah LGA)

Approximately 25 metres of footpath in River Road near the intersection with Mulga Road as an average grade of 1:8

Approximately 70 metres of footpath in Mulga Road and Oatley Parade as an average grade of 1:10.4.

### **Hydraulic Services Assessment**

Existing sewer sub-main traverses the site.

Stormwater disposal is available via the water course that abuts the western boundary.

Water and natural gas mains are available for the site.

The site has sufficient utilities services to support a higher density development.

### **Bushfire Hazard Assessment**

Seniors Living Development is deemed Special Protection Development requires Bushfire Safety Authority as part of DA assessment.

Part of site lies within the 30 metre Buffer Zone from designated Category 2 Vegetation and the site contains a small portion of Category 2 Vegetation.

Seniors Living Development is possible if requirements of Asset Protection Zones of 20 metres to the west and 50 metres to the south starting below the ridge line are applied.

### **Demand for Aged Care Facilities**

#### **Department of Planning**

- There has been a significant increase in people over 55 years
- By 2016 25% of people in Sydney and 31 % in the rest of NSW will be over 55 years

**Hurstville LGA**

- 2006 25 % (19,457) of residents are over 55
- 2016 id.Forecast projects an increase to 26 % (22,000)

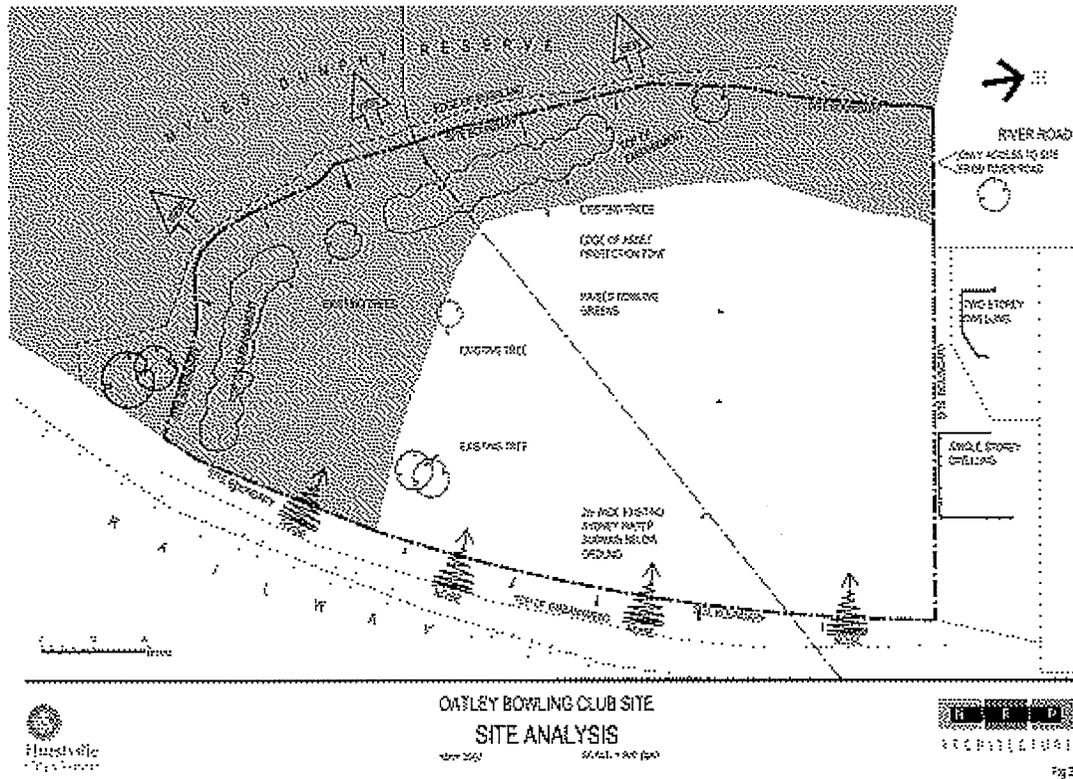
Hurstville LGA has an aging population and limited suitable sites for aged care development.

High demand for sites and facilities.

At least 10% of beds to be provided to HCC LGA residents within any proposed aged care facility constructed on the former Oatley Bowling Club site.

**Feasibility Study Findings**

Development constraints for an aged care facility on the site were considered by NRP Architecture as generally minor in nature that could be resolved during early design stage and would not prevent development of the site. Most significant “non compliance” is footpath access to Oatley Shops and Railway Station which can be addressed with some minor footpath reconstruction works.



Site is suitable for one of three types of aged care:

- Independent living units
- Residential - low care (hostel)
- Residential - high care (nursing home)

Independent living units are governed by planning regulations whilst the Federal Government is responsible for the issuing of bed licences for Residential Care.

### **Hurstville Open Space, Recreation, Community & Library Facilities Strategy**

Hurstville City Council, after extensive public consultation, in May 2010 adopted the Hurstville Open Space, Recreation, Community & Library Facilities Strategy. This strategy identifies the types of open space, recreation, community and library

facilities that will be required to serve the needs and aspirations of residents over the next 20 years as population projections indicate that the community of Hurstville City will continue to grow and change.

The Strategy includes:

- principles to guide the planning for future open spaces, recreation, community and library facilities
- the types of facilities and spaces which will be needed in the future
- where new facilities and spaces would be best located
- how facilities could be provided
- Council's future role.

The development of the Strategy involved analysis of existing spaces and facilities, and consultation with community, sporting organisations, service providers, user groups and community members. The Strategy also considered population projections, predicted patterns of urban growth and leading practice in the provision of facilities.

### **Myles Dunphy Reserve and Open Space Requirements**

The Strategy excludes the former Oatley Bowling Club Site from the Myles Dunphy Reserve and does not recommend the expansion of the Reserve to include the Club site.

The Strategy does include the following remarks:

*"Myles Dunphy Reserve is well located to provide a natural area resource to Oatley and other Hurstville Council residents due to its proximity to Oatley train station. It has been earmarked as a neighbourhood level facility and would require the following works to meet that classification:*

*Formalised path from Mulga Road to Myrtle Street with secondary paths, some of which could be board walks, linking other streets to the north and south of the reserve.*

*Provision of facilities such as toilets, picnic shelters, viewing platforms in suitable locations.*

*Different types of signage located accordingly throughout the reserve - maps, regulatory; educational, interpretation."*

### **Oatley Community Facilities and Library Strategy Overview**

The fundamentals of the approach of the Strategy to the future provision of community and library facilities is to provide district level facilities in Hurstville City Centre where population increases are greatest and where LGA-wide facilities are best located by:

- Providing new or enhanced neighbourhood level facilities in areas with higher projected population growth (and especially in locations where Council has existing land holdings) including Beverly Hills/Narwee, Penshurst and Mortdale

- Explore opportunities to provide some form of community space (flexible, multipurpose, activity and meeting space) in other local centres where lesser population growth is expected including Peakhurst and Riverwood

- Explore opportunities for shared use and other arrangements for the provision of some form of community space in those areas where little growth is expected (Lugarno, Peakhurst Heights and Oatley).

The Strategy used the "catchment methodology" to facility planning to ensure a distribution of facilities that provides reasonable access to most areas of the Local Government Area. The larger catchments are formed by combining smaller areas with less demand as indicated by population figures. Areas like Riverwood, Oatley, Lugarno and Peakhurst Heights have insufficient population growth and projected 2031 populations to support the creation of new community or library facilities. The guiding principles also encourages a move towards larger, better located, multipurpose and co-located facilities that are linked to transport and activity centres such as shops.

**By itself, and in consideration of guiding principles regarding size, scale, location, co-location etc., Oatley's projected growth of 690 people over the next 25 years and total projected 2031 population of 6,313 does not independently support the construction of new facilities.**

Riverwood, with a similar projected 2031 population but a higher growth rate than Oatley, is similar with no new facilities being recommended (Riverwood also demonstrates significantly higher levels of disadvantage as indicated by the SEIFA index). However, when considered as part of a combined catchment with Mortdale (giving a combined projected growth of almost 2,000 people and a total combined projected 2031 population of over 16,000) a facility at Mortdale that serves both suburbs is feasible.

**New facilities planned for Mortdale are intended to also service the Oatley population.**

Other opportunities for community and activity space in the area include Oatley Branch Library (in Kogarah Local Government Area), local schools and the Georges River Campus of Advanced Education at Oatley.

#### **Mortdale Community Services**

The Strategy includes the following comments regarding Mortdale Community Services:

*"Pasley House is a key community facility in the Mortdale area. It is located at 60 Pitt Street approximately 400 metres from Mortdale railway station. It currently houses Mortdale Community Services which provides a range of community development support and services including occasional child care, vacation care, family support, English classes, adult leisure learning, support for people with disabilities and frail aged. Pasley House is located next to a small local park which is utilised for activities especially with children. The facility space is inadequate for the type and range of services operated by Mortdale Community Services. Service expansion and program development is inhibited by the lack of space. The lack of space includes both a lack of program and activity areas and also a lack of adequate office space for the number of staff the centre has. While a range of services operate from Pasley House it is not a community centre in the sense of a place for people to meet and gather. Besides the small occasional child care area, there is no space for group activities and as such, staff from the centre are forced to operate many activities off site at various other halls and program spaces. This is inefficient in terms of operation of the service and is not conducive to creating a 'neighbourhood centre' feel to the service. In the coming years, Mortdale Community Services has identified a number of service expansions they would undertake to respond to community need should they have the requisite space. This includes increasing the number of places in the childcare Centre from 21 places to 35 places, provision of a larger range of family support, with a particular focus on family violence and also an expansion into providing some services for young people.*

*Given the existing demand for space, and the projected population growth and projected population (close to 10,000 people in Mortdale), the provision of enhanced community facility space in Mortdale is recommended. In addition to the current provision of 297sqm in the current facility, the following additional space is recommended:*

*90sqm of office space for community organisations to replace and enhance the existing office space at Pasley House. In addition to the current indoor childcare space, provision of an additional 47 sqm to meet an expansion to 35 places in accordance with the Children's Services Regulation NSW 2004."*

### **Current Condition of Former Oatley Bowling Club Site**

The building in its current condition is unsafe to occupy. Substantial and costly work is required before any occupation (including temporary) could be undertaken. Before any occupation the building requires new external doors & windows, significant roof repairs, new ceilings throughout, new flooring throughout, refurbishment of male & female toilets, new electrical switchboard and possible replacement of electrical wiring and refurbishment of the kitchen area.

Council's Senior Health & Building Surveyor assessed the fencing on the site and concluded that it did not satisfy the principles of the Building Code of Australia for barriers to prevent falls. Unauthorised access to the bowling greens in their current condition represents a serious risk to public (particularly children) safety and a serious liability to Council. To minimise these risks, a 1.8 metre high fence has been erected to restrict access to the bowling greens.

### **Options for the Site**

Council has considered and sought public comment on four possible future options for the site:

Remove all improvements and re-vegetate

Restore the building and site for community uses

Lease the site for a Private Function Centre

Lease on long term basis for an Aged Care Facility

Through the public consultation process various combinations of the above options have been suggested by individual and community groups which have not been separately costed. It is proposed to undertake a detailed cost estimate on the preferred option determined by Council.

### **Royal NSW Bowling Association**

On 17 November 2009 the State President of Royal NSW Bowling Association expressed an interest in leasing the former Oatley Bowling Club site. The Association proposed to refurbish the former club house building to accommodate the Association's administration headquarters and Centre of Excellence facilities. The Association also proposed to refurbish the bowling greens with a synthetic playing surface and cover at least one of the greens with a roof to allow for all-weather play. No financial offer was submitted for the long term lease.

Council officers met with representatives of the Association to discuss their proposal. The Association was requested to submit a financial proposal for consideration by Council.

On 12 May 2010 the Chief Executive of Royal NSW Bowling Association wrote to the General Manager withdrawing the Association's Expression of Interest regarding the leasing of the site.

### **Option 1: Re-vegetate**

A cost estimate to remove all existing improvements (buildings and bowling greens) and re-vegetate the site to natural bushland as per the adjacent Myles Dunphy Reserve was undertaken by consultant architects Caldis Cook on behalf of Council.

It has been estimated that the following spoil would need to be removed to return the site to natural levels and condition.

Retained fill at edge of site approximately	2,000 m <sup>3</sup>
Lower Bowling Green approximately	3,400 m <sup>3</sup>
Upper Bowling Green approximately	1,200 m <sup>3</sup>

### ***Estimated Project Cost***

Demolition and removal of buildings and hard stand areas	\$ 325,000
Soil removal to contaminated waste dump (6,600 m <sup>3</sup> )	\$1,100,000
Site clearing and re-shaping with imported fill	\$ 600,000
Landscaping with tube stock and maintenance for 6 months	\$ 350,000
Total Estimated Cost:	\$2,375,000

The adjacent Myles Dunphy Reserve is a large area of natural bushland of approximately 73,000 m<sup>2</sup> which contains numerous walking tracks. The re-vegetation of the former club site would provide minimal benefit to the community.

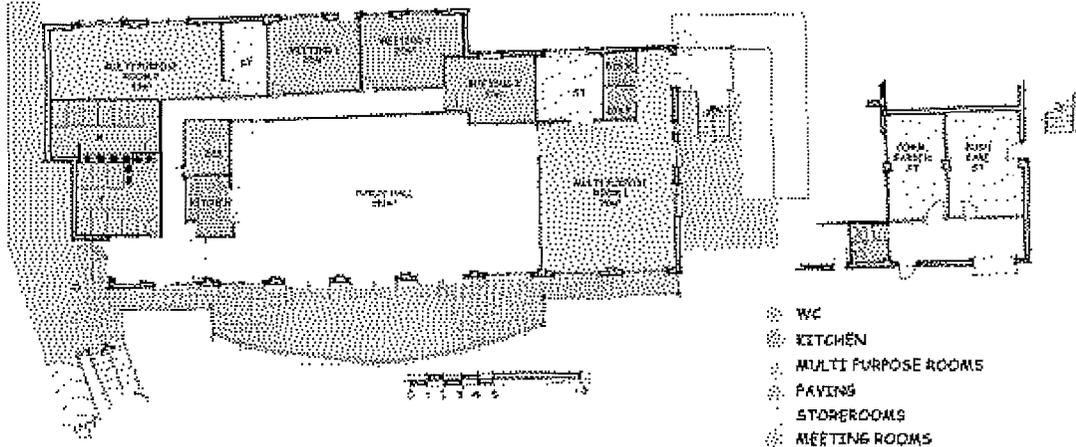
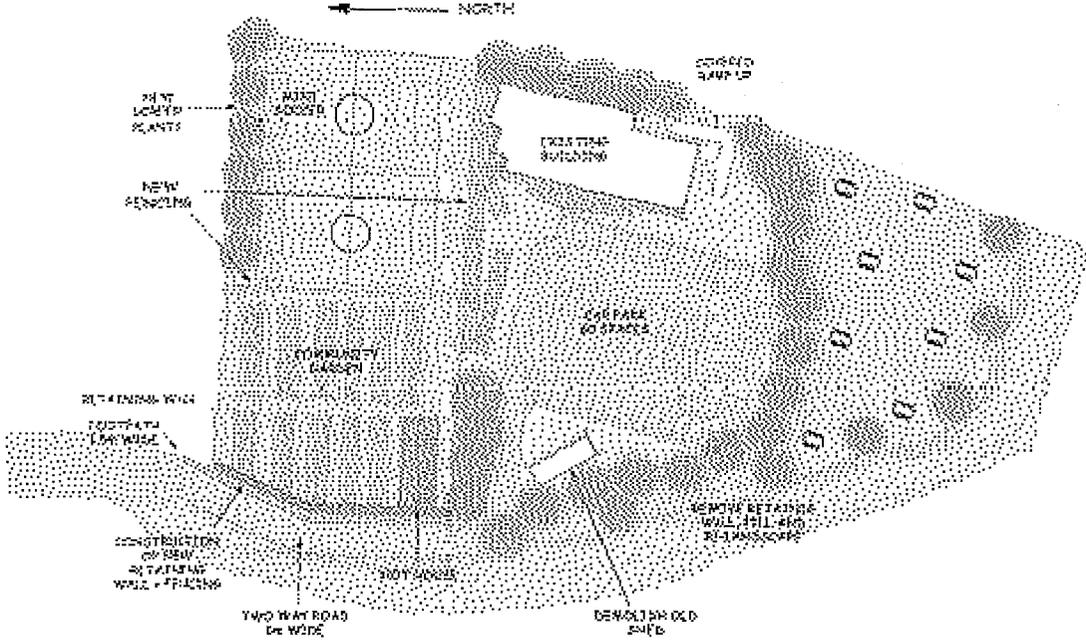
This option received limited community support in the small groups consultation, public forum and on-line survey.

### **Option 2: Community Uses**

Various community uses were suggested through the small groups consultation process including:

- Meeting Rooms and Community Hall
- Environmental Education Centre
- Cultural Performance Space
- Nursery for Indigenous Plants
- Community Garden
- Mini-Soccer Fields
- Rural Demonstration Centre

Caldis Cook Architects were engaged to prepare concept plans incorporating the suggested community uses for the site.



Caldis Cook Architects also provided preliminary cost estimates to restore the site for community uses based on the prepared concept plans.

**Estimated cost**

Building modification and new deck	\$1,200,000
	\$1,100,000
Site modifications – conversion of bowling greens to sport fields & new gardens	\$1,400,000
Upgrade site access and new parking area	
Total estimated cost:	\$3,700,000

The existing building does not have any suitable disabled access, thus requiring considerable construction work and cost to provide appropriate access to the building and adjoining bowling greens.

It is anticipated that the construction of any public facility on the site would suffer on-going vandalism due to the isolated nature of the site and the location of the building on the site. Most community facilities are not occupied on a continuous basis therefore providing the opportunity for vandalism when not occupied. This expected vandalism will result in significant on-going maintenance costs if the former bowling club building is converted to a community hall.

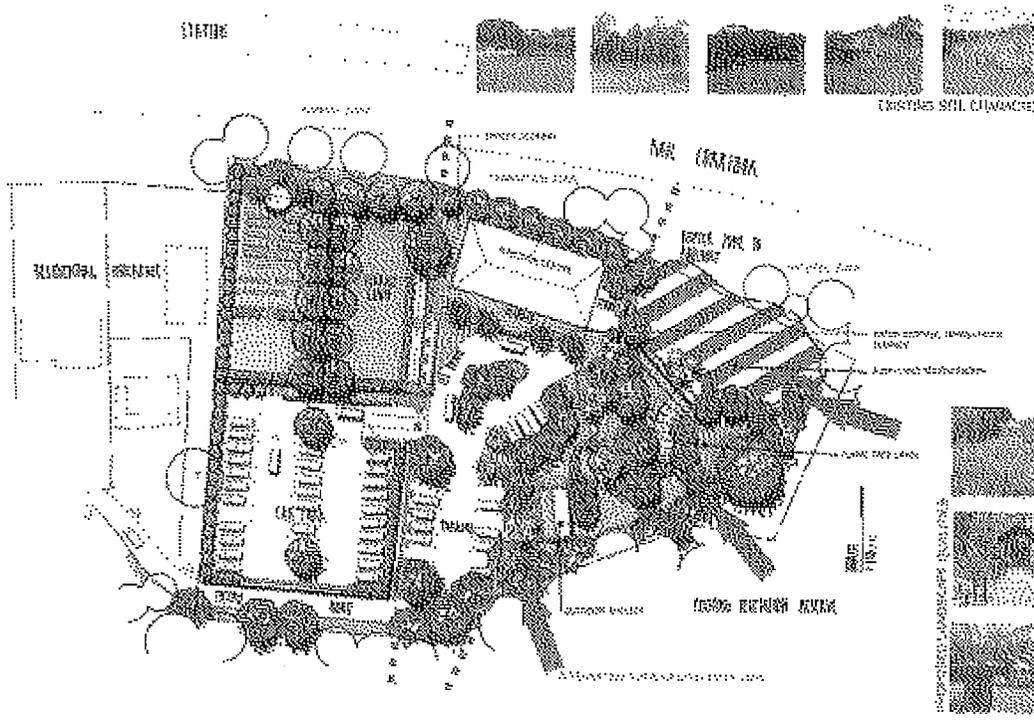
A study by Gennaoui Consulting Pty Ltd concluded that the conversion of the former club house building to a community hall provides the highest parking and traffic impact of the four options currently under consideration by Council.

**Option 3: Private Function Centre**

In 2008 Council received an Expression of Interest from a private company to lease the site for a Private Function Centre. The private company's initial offer to lease the site is approximately \$50,000 per year with the company funding all building and site upgrade works. The company also submitted a concept plan for consideration by Council.

Hurstville Local Environmental Plan 1994 permits private function centres on land zoned 6(a) subject to development consent approval. The Local Government Act restricts the leasing of community land to twenty one years.

The company proposes to use the site for a variety of social and business functions including weddings, naming ceremonies, reunions, birthdays, presentations, product launches, graduations, community celebrations, funeral services, fairs, fetes, festivals. On assessing this option, Council should consider the potential of noisy and anti-social behaviour that may be associated with functions held within the centre. Consideration should also be given to the effect on the amenity of the adjacent neighbours and surrounding area.



The Gennaoui Consulting Pty Ltd traffic study concluded that the conversion of the former club house building to a private function centre provides the second highest parking and traffic impact of the four options currently under consideration by Council.

If Council resolved to use the site for a private function centre, then public Expressions of Interest will be required to be called in order to provide an opportunity for all interested parties to lease the site.

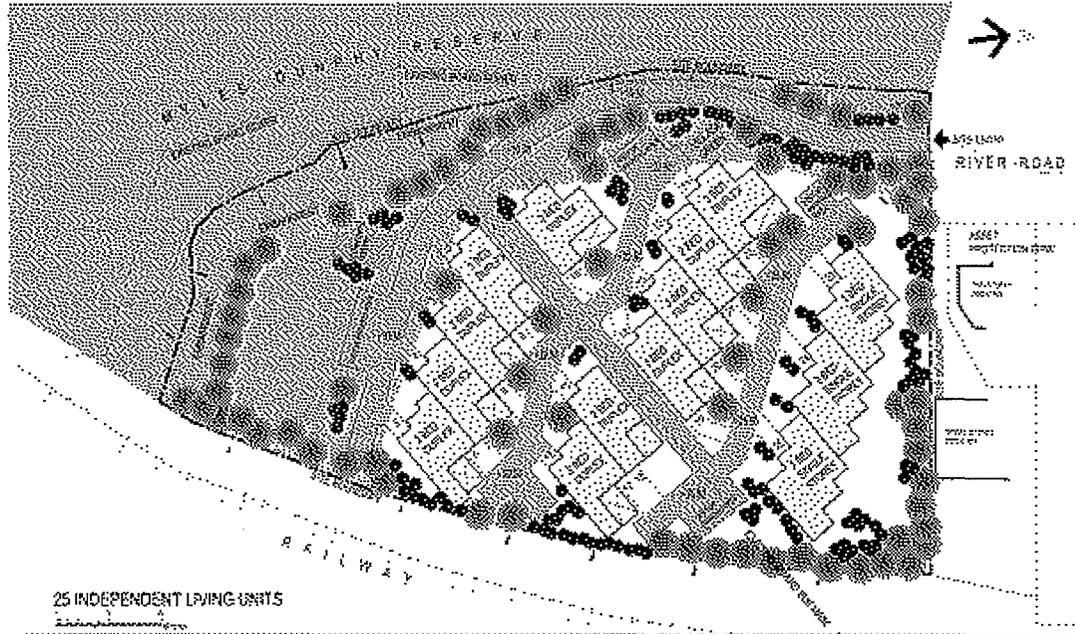
This option received limited community support in the small groups consultation, public forum and on-line survey.

#### **Option 4: Aged Care**

The 2007 feasibility study undertaken by NRP Architecture on behalf of Council concluded that the development constraints for an aged care facility on the site were generally minor in nature, could be resolved during early design stage and would not prevent development of the site.

The study also concluded that the site is suitable for one of three types of aged care:

Independent Living Units  
Residential - Low Care (Hostel)  
Residential - High Care (Nursing Home)



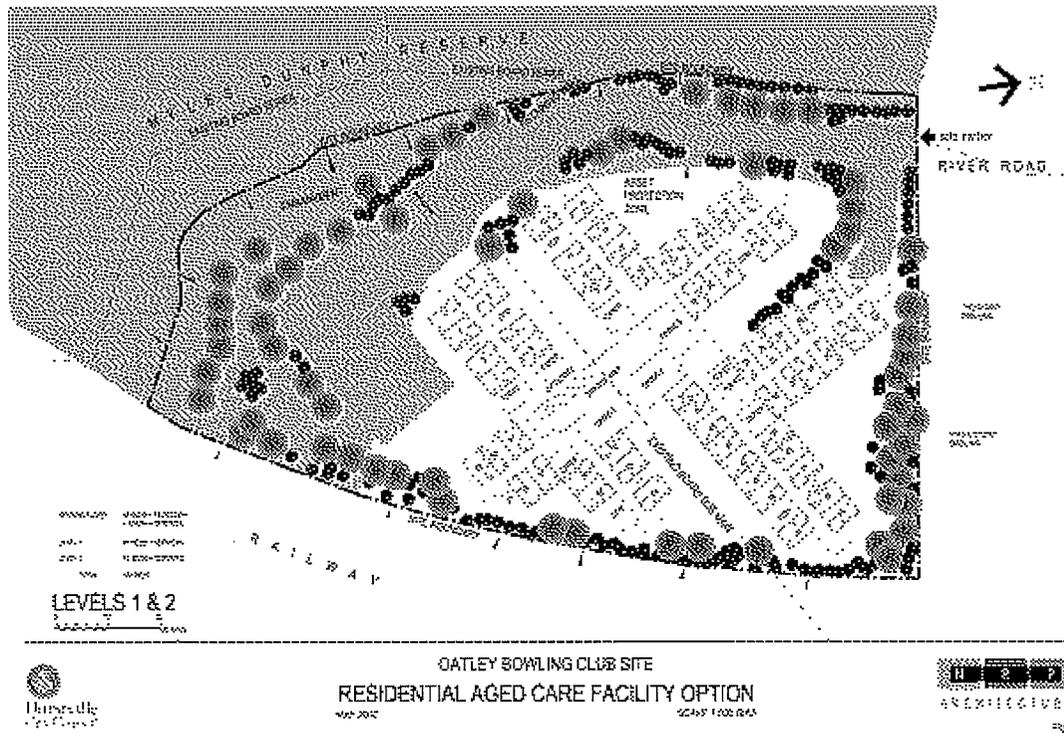
25 INDEPENDENT LIVING UNITS



OATLEY BOWLING CLUB SITE  
INDEPENDENT LIVING UNITS OPTION  
APRIL 2007







On reclassification of the site to Operational Land, Council could lease the site on a long term basis (30 years with a 30 year lessee option) for a minimum one-off initial lease payment of \$2,600,000. If Council resolved to lease the site for an aged care facility, then public Expressions of Interest will be required to be called in order to provide an opportunity for all interested parties to lease the site. The initial lease payment will then be determined by the market. It is expected that interest to lease the site would be high due to the shortage of suitable aged care sites in the area.

Three alternatives have been identified and presented to the public on how Council may elect to allocate the proceeds (\$2.6M estimate) of any lease for an aged care facility, ie:

- a) purchase open space elsewhere within the Hurstville Local Government Area
- b) implement improvements for Jubilee Park including new community centre and recreational facilities
- c) increase Council's Asset Development Reserve Fund for future projects

#### **Community Facility and Garden for public use**

It is proposed to request that any seniors housing development of the site includes a community facility and garden for general public use.

**Option 4a: Purchase Open Space**

Council officers have identified various parcels of land that could be purchased by Council to improve the effectiveness of existing parks within the Local Government Area. This option involves using the proceeds from the lease of the former bowling club site to acquire additional open space.

**Option 4b: New Community Centre & Jubilee Park Upgrade**

Option 4b consists of using the leasing proceeds to construct a new Community Centre and recreational facilities at Jubilee Park, Mortdale.

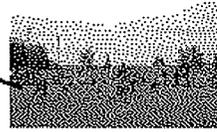
The Hurstville Open Space, Recreation, Community & Library Facilities Strategy confirmed the need to construct a new building for Mortdale Community Services. The Strategy also identified the need for a community centre within Mortdale to meet the needs of Oatley and Mortdale residents.

The proposed new Jubilee Park community building could consist of:

1. Mortdale Community Services Offices (262 m<sup>2</sup>)
2. Occasional Childcare Centre (243 m<sup>2</sup>)
3. Community Function Centre (176 m<sup>2</sup>)

Jubilee Park currently is relatively under-utilised. It is proposed to undertake significant upgrade works on the recreational facilities to encourage more use of the park.

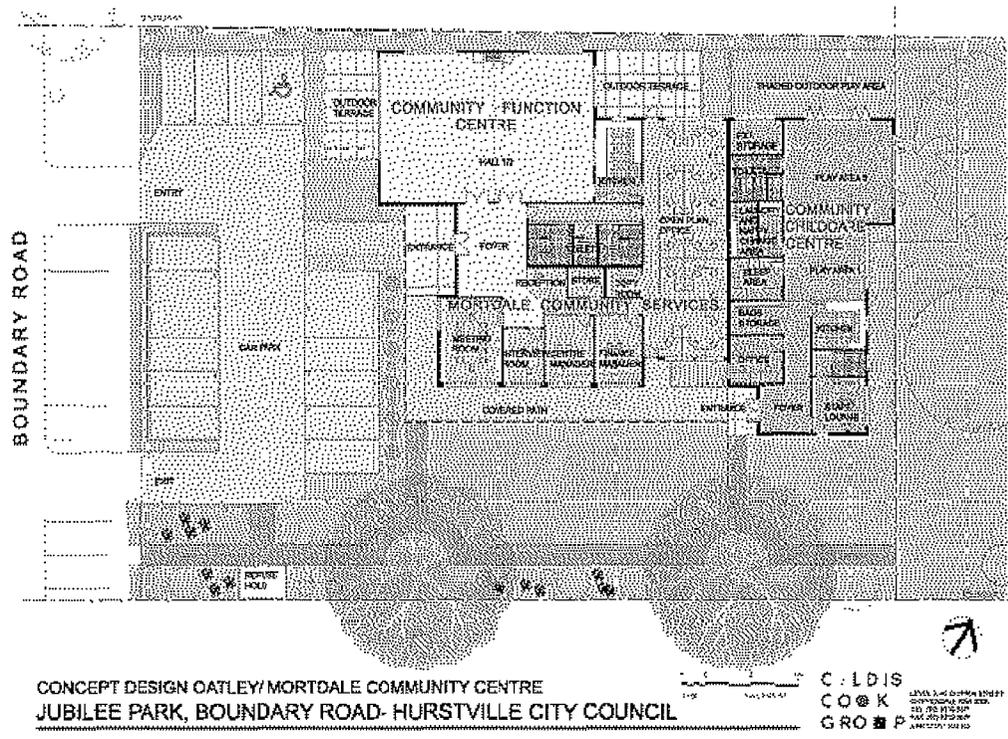
Caldis Cook has prepared concept plans for Jubilee Park upgrade works and community building. A detailed design (including a parking and traffic assessment study) is required to be undertaken if Council wishes to progress this option.



**PROPOSED PLAN - JUBILEE PARK, MORTDALE  
HURSTVILLE CITY COUNCIL**

NOT TO SCALE

**CALDIS  
COOK  
GROUP**  
12/01/2014 10:00 AM  
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Caldis Cook have provided preliminary budget estimates for the proposed works.

**Estimated Costs**

1. Park upgrade works	\$1,100,000
2. Oatley/Mortdale Centre	<u>\$2,500,000</u>
Total:	\$3,600,000

**Estimated Revenue**

1. Sale of MCS site	\$1,000,000
2. Lease of OBC site for Aged C&	<u>\$2,600,000</u>

Total: \$3,600,000

It is anticipated that Option 4b will be cost neutral to Council.

#### **Option 4c: Asset Development Reserve**

The lease payment (\$2.6 M estimate) to be deposited in Council's Asset Development Reserve to fund future projects.

#### **Summary of Financial Impact of Options**

Option 1. Re-vegetate	Cost:	\$2,375,000
Option 2. Community Uses	Cost:	\$3,700,000
Option 3. Private Function Centre	Revenue:	\$50,000 pa
Option 4. Long term lease for Aged Care:		
(a) purchase open space		Asset Swap
(b) improvements for Jubilee Park		Asset Swap
(c) increase Asset Development Reserve		\$2,600,000

#### **Parking & Traffic Assessment**

Gennaoui Consulting Pty Ltd were engaged to provide independent advice regarding parking and traffic impact of the various options:

<b>Development Option</b>	<b>Peak Parking Demand</b>	<b>Peak Hourly Trips</b>	<b>Daily Trips</b>	<b>% Increase in Mulga Rd</b>
Community Centre	72	75	400	9.1
Function Centre	77	90	200	4.6
Nursing Home	26	25	90	2.1
Self Care Aged Facility	22	5	50	1.1

The report concluded that the none of the options under consideration is likely to unduly affect traffic conditions along Mulga Road and in the surrounding area. The least impact on Mulga Road is the development of the site for aged care.

#### **Public Consultation**

In March 2009 Council engaged Ms Sandy Hoy of Parkland Environmental Planners and Mr Robert Hook of Public Domain Consultation Facilitators to undertake a comprehensive public consultation on the future use of the former Oatley Bowling Club site.

The key purpose of the community consultation was to answer: “*What is the community’s preferred use of the former Oatley Bowling Club site?*”

The community consultation was undertaken in two phases. Stage 1 was individual meetings with 19 local interest groups conducted during April and May 2009. Stage two was an open public meeting held in the Marana Auditorium, Hurstville Entertainment Centre on 19 September 2009.

### Stage 1

Interviews were conducted with the following groups during which the four options for the site were presented. Comments on the options and alternative uses were sought from the groups.

Group	Nomination by / Reason for meeting	1st Preference	2nd Preference
Group A	Council stakeholder	Demolish building & revegetate	Restore building
Group B	Written submission	Demolish building & re-vegetate or restore building	Aged Care
Group C	Written submission	Restore building	-----
Group D	Written submission	Restore building	Demolish building & revegetate
Group E	Councillor	Restore building	Demolish building & revegetate
Group F	Councillor	Restore building	Private Function Centre
Group G	Councillor	Restore building	Aged Care / Jubilee Park
Group H	Councillor	Restore building	Social Entrepreneur Co-op
Group I	Councillor	Restore building or Aged care and Jubilee Park	Demolish building & re-vegetate / parkland
Group J	Councillor	Jubilee Park / restore building	-----
Group K	Adjoining neighbour	Aged Care / Jubilee Park	Restore building
Group L	Council stakeholder	Aged Care / Jubilee Park	Restore building
Group M	Adjoining neighbour	Aged Care / Jubilee Park	Private Function Centre

Restore building /re-establish bowling club.

Group N	Councillor Recommendation	Aged Care / Jubilee Park	
Group O	Council stakeholder	Aged Care / Jubilee Park	-----
Group P	Council stakeholder	Aged Care / Jubilee Park	-----
Group Q	Council stakeholder	Aged Care / Jubilee Park	-----
Group R	Councillor	Aged Care / Asset Reserve	Aged Care / Jubilee Park
Group S	Councillor	Sell land	Aged Care / Jubilee Park

98 people in total attended the group meetings (0.14% of LGA population) with comments received at the meetings, from feedback forms and written material. Not all groups submitted comments. Comments from participants varied, even in groups that put forward a “group position”.

### Combinations of Options

Various combinations of options were suggested during the group consultation process, these combinations were generally:

- Options 1 and 2 : Partial re-vegetation of the site plus restore the building
- Options 2 and 3 : Community facility and a private function centre
- Option 2 and 4: Aged care facility plus public function centre or community garden / nursery
- Options 2 and 4: Rural education centre, senior citizens / function centre and aged care facility

### Alternative Uses

Alternative uses for the site were also suggested during the group consultation process, including:

- School (private, not-for-profit)
- Youth facility
- Sports facilities
- Men’s shed
- Sell land on the open market
  
- Re-establish a bowling club

### Preferred Options

The groups consulted provided the most support for either of two options:

**Option 2:** Restore the building for community, arts, environmental and educational activities; and use the outdoor area for environmental and educational activities

**Option 4b:** Long-term lease for aged care, with community, recreational and sporting facilities in Jubilee Park.

There was negligible support for other options presented.

### Key Findings

The two preferred options are mutually exclusive.

Demand for indoor space by community groups means that every expressed need cannot be met by either restoring the Oatley Bowling Club building (Option 2) or building the community function centre at Jubilee Park (Option 4b)

The mix of sporting and recreational facilities proposed on the plan for Jubilee Park should be reviewed in terms of community need and impacts on neighbours.

### Public Meeting

The public meeting was widely advertised to the community (St George & Sutherland Shire Leader, Hurstville City News, Council website) and held on Saturday 19 September 2009 at 2:30 pm in Marana Auditorium, Hurstville Entertainment Centre.

Residents across the Hurstville Local Government Area attended the public meeting with the majority of attendees residing in Oatley.

Where respondents live	No.	%	Hurstville LGA residents	No.	%
Hurstville LGA	70	73%	- Oatley	58	83%
			- Mortdale	4	6%
			- Peakhurst / Peakhurst Heights	4	6%
			- Lugarno	3	4%
			- Beverly Hills	1	1%
Outside LGA	26	27%			
<b>TOTAL</b>	<b>96</b>	<b>100%</b>		<b>70</b>	<b>100%</b>

64 people who attended the meeting and live in the Hurstville LGA completed a feedback form collected after the meeting.

A copy of the powerpoint presentation given at the public meeting was placed on Council's web site on Monday 21st September 2009 for access by the public.

### On-line Survey

An on-line survey regarding the future use of the site was available on the Council's website from 21 September to 2 October 2009.

Residents across the Hurstville Local Government Area responded to the on-line survey with the majority of respondents residing in Oatley.

Where respondents live	No.	%	Hurstville LGA residents	No.	%
Hurstville LGA	82	89%	- Oatley	74	90%
			- Mortdale	4	5%
			- Peakhurst / Peakhurst Heights	1	1%
			- Lugarno	1	1%
			- Hurstville	1	1%
			- Penshurst	1	1%
Outside LGA	10	11%			
<b>TOTAL</b>	<b>92</b>	<b>100%</b>		<b>82</b>	<b>100%</b>

Respondents were mainly in 40-59 years age group (51%). No one age group supported a particular option.

64% of respondents live in a household comprising a couple / sole parent with children. No one household type supported a particular option.

#### **Results of community meeting feedback forms and on-line survey**

152 LGA residents (0.2% of LGA population) attended the community meeting and completed a feedback form or completed the on-line survey.

Interest in the future use of the site is generally limited to Oatley residents.

Most of these people support restoring the existing building for community use and were indifferent about demolishing the existing building and re-vegetating the site.

Not supportive of a long-term lease for a private function centre, or for the three sub-options associated with long-term lease for an aged care facility.

#### **Summary of Public Consultation Process**

City-wide consultation through small group meetings (98 residents - 0.14% of LGA population) showed most support for the Aged Care / Jubilee Park option and the restoring the building for community uses option.

The majority of residents (152 residents - 0.2% of LGA population, 87 % of which live in Oatley) who responded through the community meeting and the on-line survey support restoring the building for community uses.

## Summary

Council undertook an extensive notification, advertising and public consultation process for this project and only 152 residents - 0.2% of LGA population (87 % of which live in Oatley) responded by attending the community meeting and completing a feedback form or by completing the on-line survey.

Of the four options under consideration for the future use of the former Oatley Bowling Club site the majority of respondees to the community consultation supported either:

Seniors Living Development on the site and the upgrade of Jubilee Park or  
The restoring the club building for community uses.

Hurstville Open Space, Recreation, Community & Library Facilities Strategy does not recommend the conversion of the former bowling club building for community purpose but the construction of a new community building within the Mortdale area to service both Oatley and Mortdale communities.

The former Oatley Bowling Club site provides Council an unique opportunity to facilitate the provision of additional aged care facilities within the LGA (therefore addressing our aging community needs) whilst generating essential revenue to provide identified additional community facilities.

## RESOLUTION - CCL

THAT Council acting as land owner, submits as soon as possible, an application to rezone to Residential and reclassify to Operational Land the former Oatley Bowling Club site for the purpose of making seniors housing permissible with development consent on the site and enabling the Council to lease the site to a lessee for use for the purpose of seniors housing subject to development consent and all other necessary approvals being obtained.

THAT, Council acting as land owner, ensures that any seniors housing development of the site includes a community meeting facility and community garden for general public use.

THAT, funds from the lease be directed towards the upgrading of Jubilee Park, Mortdale including the construction of a Community Centre.

FURTHER THAT prior to submitting an application to rezone and reclassify the site that Council consult with Kogarah Council, engage an access consultant to report on grades and pathway widths, the proposal goes to the Access Committee, and investigate and report on alternative solutions to overcome excessive grades and narrow pathway widths and to ensure that constraints of excessive grades can be feasibly overcome and to prepare a specific plan of management for the Myles Dunphy Reserve.

(Moved Councillor S McMahon / Seconded Councillor C Wong)