**State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

**Site Compatibility Certificate**

The Central Sydney Planning Panel has determined the application made by Urbis on behalf of the Oatlands Golf Club on 29 October 2021 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its opinion:

* + the site described in Schedule 1 is suitable for more intensive development;
	+ the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
	+ that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

**Name**

**Chair**

**Central Sydney Planning Panel**

Date certificate issued: **Date**

**Please note**: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

**SCHEDULE 1**

**Site description:** 94 Bettington Road, Oatlands (Oatlands Golf Club)

**Project description:** Seniors housing, new clubhouse, associated car parking and landscaping.

**Application made by:** Urbis on behalf of the Oatlands Golf Club

**SCHEDULE 2**

**Requirements imposed on determination:**

1. Consideration is recommended to be given to the final bulk and scale of any future development to ensure an acceptable built form relationship and minimisation of amenity impacts on R2 Low Density Residential zoned land adjoining to the south.
2. The provision of a Photographic Archival Recording be undertaken to record the setting of Oatlands House, prior to the existing golf club demolition and the lodgement of a Heritage Impact and Archaeological Assessment to be provided with subsequent DAs to ensure adequate consideration is given to potential heritage impacts.
3. The provision of documentation that demonstrates the access requirements set out in the SEPP, including suitable kerb and road crossings will be achieved.
4. A detailed Site Investigation and Hazardous Building Materials Survey should be submitted as part of any future DA, in order to establish the necessary remediation required to make the site suitable for the proposed development.