

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-413 – City of Parramatta – DA/1001/2022 – 94 Bettington Road, Oatlands
<b>APPLICANT / OWNER</b>	Hamptons Property Services/Oatlands Golf Club Ltd
<b>APPLICATION TYPE</b>	Demolition of existing buildings and structures, tree removal and remediation works and construction of a temporary club house and associated temporary car parking spaces. Construction of seven (7) buildings (3 to 8 storeys) containing 155 independent living units for the purposes of seniors housing (including people with a disability); construction and operation of a new registered club (Oatlands Golf Club); and 405 car parking spaces over 2 basement levels (200 club and 205 residential spaces); and landscaping and ancillary facilities. Torrens title subdivision into 2 lots (to separate the site from the golf course land) and further, subdivision of one of the subject lot into 17 lots in a community scheme and strata subdivision of the independent living units. The application is Integrated Development under the Rural Fires Act 1997 and Nominated Integrated Development under the Water Management Act 2000.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
<b>CIV</b>	\$144,659,602 (excluding GST)
<b>BRIEFING DATE</b>	16 March 2023

### ATTENDEES

<b>APPLICANT</b>	Kristy Hodgkinson, Adrian Checchin, Bel Riviera, Steven De Pasquale, David Hirst
<b>PANEL</b>	Steve Murray (Chair), Stacey Miers, Tony McBurney
<b>COUNCIL OFFICER</b>	Bianca Lewis, Myfanwy McNally
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 21 December 2022 (85 Days)

**TENTATIVE PANEL BRIEFING DATE:** May 2023

**TENTATIVE PANEL DETERMINATION DATE:** TBD at Assessment Briefing

## **ISSUES LIST**

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

### **Applicant**

- Applicant introduced proposed development, subject site and context, building typology and dwelling mix, built form and planning context and history of the site.
- The Applicant outlined the proposed developments adherence to a number of matters within the Site Compatibility Certificate (SCC) issued over the site including:
  - Bulk and scale
  - Transition and interface
  - Relationship to Oatland House
- The Applicant outlined the range of studies and reports prepared to inform and assess the proposed development
- The Applicant provided a summary of community consultation and exhibition activities undertaken to date

### **Council**

- Council advised that DEAP have given verbal feedback to the Applicant and will issue formal minutes. Council RFI to be provided in conjunction with DEAP minutes on the 28<sup>th</sup> March 2023.
- Council noted significant non-conformance with the terms and requirements of the SCC including:
  - Excessive height and scale.
  - Deep soil and communal open space.
  - Change required to design to facilitate circulation and pedestrian access.
  - Heritage item – views from Oatland House and reliance on existing vegetation for screening.
- Council advised the notification period has concluded and 93 submissions and a 645 signature petition were received.

### **Panel**

- The Chair noted that given the number of submission received that a public determination meeting will be required.
- The Panel noted the importance of incorporation of electronic vehicle charging opportunities in developments of this nature.

### **Note:**

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.