



RECORD OF DECISION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DECISION	8 March 2022
PANEL MEMBERS	Abigail Goldberg (Chair), Susan Budd, Jane Fielding and Richard Thorp
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	David Ryan advised that his brother-in-law is a member of Oatlands Golf Club and will not participate on the Panel.

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSCC-299 – City of Parramatta - SCC2021COPAR-2, 94 Bettington Road, Oatlands, Site compatibility certificate for a seniors living development, comprising 193 independent living units, a new clubhouse, carparking and landscaping (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered: the material listed at item 5 of Schedule 1; the matters raised and/or observed at briefings listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- ☒ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed in the certificate), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☐ to refuse to issue a site compatibility certificate, because the application:
- ☐ has not demonstrated that the site is suitable for more intensive development
 - ☐ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP).

The Panel authorises the Chair to notify the Applicant, Council and the Department of Planning and Environment of the Panel's decision to approve the application.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the findings and recommendations of the Department's Assessment Report, the Applicant's SCC package and Council's comments and generally agreed with the recommendations in the Department's Assessment Report.

While the Panel agreed the site is suitable for a seniors housing development it considers the final built form needs to be refined to respect the scale of, and minimise impacts on the adjoining residential land; to minimise impacts on Oatlands House and its curtilage, and to ensure deep soil planting and communal open space requirements are met.

PANEL MEMBERS

Abigail Goldberg (Chair)	Susan Budd
Jane Fielding	 Richard Thorp

SCHEDULE 1

1	PANEL REF – LGA – DEPT REF.	PPSSCC-299 – City of Parramatta - SCC2021COPAR-2
2	SITE DESCRIPTION	94 Bettington Road, Oatlands
3	DEVELOPMENT DESCRIPTION	Site compatibility certificate for a seniors living development, comprising 193 independent living units, a new clubhouse, carparking and landscaping.
4	APPLICATION MADE BY	Urbis on behalf of the Oatlands Golf Club
5	MATERIAL CONSIDERED BY THE PANEL	- Site compatibility certificate application documentation - Assessment report from Department of Planning and Environment <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	Site inspection - site inspections have been curtailed due to COVID-19 precautions. Briefing with Department of Planning, Industry and Environment: 3 March 2022 - Panel members in attendance: Abigail Goldberg (Chair), Susan Budd, Jane Fielding and Richard Thorp - Department of Planning and Environment staff in attendance: Alicia Hall, Angela Hynes, George Dojas, Suzie Jattan and Sharon Edwards Papers were circulated electronically between on 22 February 2022

Planning Panels Secretariat

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**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 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.

Abigail Goldberg
Chair
Central Sydney Planning Panel

Date certificate issued: 8 March 2022

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. The final bulk and scale of any future development must be reduced so as to ensure an acceptable built form relationship with, and minimisation of amenity impacts on, R2 Low Density Residential zoned land adjoining, in particular to the south and west.
2. The final bulk and scale of any future development must be reduced so as to optimise compliance with deep soil planting requirements and the provision of high quality communal open space.
3. The urban design of the proposed housing for the seniors precinct is to address and be responsive to the neighbourhood character of existing residential areas, including streetscape character and views from local streets to the golf course, heritage features and the proposed new housing area.
4. The interface with existing residential areas must be considered in relation to the height of proposed buildings, setback to existing houses and landscaping.
5. A materials and finishes schedule which includes consideration of the existing setting and Oatlands House is required to be developed in conjunction with a suitably qualified heritage consultant for any future Development Application.
6. A Heritage Impact and Archaeological Assessment is to be provided with subsequent DAs to ensure adequate consideration is given to retaining the curtilage of Oatlands House and avoiding potential heritage impacts.
7. A Photographic Archival Recording is required to record the setting of Oatlands House prior to the existing golf club demolition.
8. The provision of documentation that demonstrates the access requirements set out in the SEPP, including suitable kerb and road crossings will be achieved.
9. A detailed Site Investigation Report and Hazardous Building Materials Survey must 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.