

DATE OF DEFERRAL	25 May 2023
PANEL MEMBERS	Steve Murray (Acting Chair), Stacey Miers, Tony McBurney
APOLOGIES	Georgina Valjak
DECLARATIONS OF INTEREST	<p>Abigail Goldberg, David Ryan, Jane Fielding, Ric Thorp were on the panel that determined the SCC for this site.</p> <p>Dan Siviero declared a perceived conflict of interest with his association with the club.</p> <p>Michelle Garrad declares a conflict of interest on this matter as I have publicly supported residents in opposing this development.</p> <p>Sameer Pandey declares a conflict of interest on this matter as I have been involved in discussions on this matter with constituents.</p>

Public meeting held by videoconference on 25 May 2023, opened at 1:30pm and closed at 2:50pm.

MATTER DEFERRED

PPSSCC-413 – City of Parramatta – DA/1001/2022 – 94 Bettington Road, Oatlands - 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

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the applicant submits amended plans with council as:

- the site has been identified as being suitable for seniors housing by issue of a site compatibility certificate
- matters raised in the assessment report can be addressed by amendments to the application
- the applicant advised they will amend the plans to address issues raised in public submissions and councils assessment report
- to provide the applicant time to undertake the technical studies requested as part of the RFI from council.

The amended plans shall also address:

- the bulk and scale of the proposal
- overshadowing
- visual impacts
- increase of deep soil zones within the proposed development lot
- consideration of further articulation and breaks in buildings
- pedestrian and disability access and the road network within the site

The Panel expects the revised information as referred to above to be submitted to Council within four (4) weeks from the date of this deferral record. Council is requested to assess the revised information and identify any outstanding issues to enable the applicant to undertake the required technical studies.

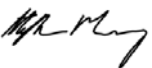
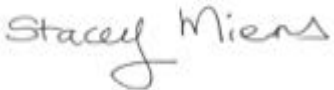

If amended plans from the applicant are not provided within four (4) weeks, the Panel may move to determine the DA based on the information currently at hand.

However, recognising that there are many issues which remain unresolved at this time, the panel requests that any further delays and prolongation of the assessment be advised to the panel as soon as possible, at which time the panel may move to determine the DA based on the information then at hand.

The Panel expects an addendum assessment report from Council responding to the material and the matters raised above.

When this information has been received, and subject to whether the matter is re-exhibited, the panel will determine the matter electronically.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
Steve Murray (Acting Chair) 	Stacey Miers 
Tony McBurney 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-413 – City of Parramatta – DA/1001/2022
2	PROPOSED DEVELOPMENT	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
3	STREET ADDRESS	94 Bettington Road, Oatlands
4	APPLICANT/OWNER	Applicant: Hamptons Property Services Pty Ltd/Mirvac Owner: Oatlands Golf Club

5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings and Apartment Design Guide (ADG) State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 Draft environmental planning instruments: <ul style="list-style-type: none"> Draft Parramatta Local Environmental Plan Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 17 May 2023 Written submissions during public exhibition: 93 Verbal submissions at the public meeting: <ul style="list-style-type: none"> David Rippingill, Jenine Bradburn, Nadil Abboud, Roula Alam, Charlie Alam, Donna Head, Teresa Flockhart, Tim Bourke, Sam Howe Council assessment officer – Bianca Lewis, Myfanwy McNally On behalf of the applicant – Kristy Hodgkinson, Adrian Checchin, Bel Riviera, Steven De Pasquale, David Hirst Total number of unique submissions received by way of objection: 93
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 16 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Steve Murray (Acting Chair), Stacey Miers, Tony McBurney <u>Council assessment staff</u>: Bianca Lewis, Myfanwy McNally <u>Applicant representatives</u>: Kristy Hodgkinson, Adrian Checchin, Bel Riviera, Steven De Pasquale, David Hirst Final briefing to discuss council's recommendation: 25 May 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Steve Murray (Acting Chair), Stacey Miers, Tony McBurney <u>Council assessment staff</u>: Bianca Lewis, Myfanwy McNally

9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not Applicable