



# **SITE COMPATIBILITY CERTIFICATE APPLICATION**

94 Bettington Road, Oatlands

Prepared for  
**OATLANDS GOLF CLUB**  
29 October 2021



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# 1. INTRODUCTION

## 1.1. OVERVIEW

This report supports an application to the NSW Department of Planning, Industry and Environment (**DPIE**) for a Site Compatibility Certificate (**SCC**) under Clause 24 of State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (**Seniors Housing SEPP**).

The subject site forms part of the Oatlands Golf Club situated at 94 Bettington Road, Oatlands. The proposal relates to the existing car park and club house (**the site**) which is a component of Lot 100 in DP1243044.

The proposal is for the use of the site for seniors housing, a new golf club house, building envelopes three to six storeys in height with associated car parking and landscaping works.

The site is zoned RE2 Private Recreation under the *Parramatta Local Environmental Plan 2011 (PLEP 2011)*. Development for the purposes of *seniors housing* is prohibited.

Under the Seniors Housing SEPP, development for the purposes of seniors housing is permitted on the site only if:

- The land is “zoned primarily for urban purposes” or “adjoins land zoned primarily for urban purposes” (clause 4(1)); and
- The land “is being used” for the purpose of an existing registered club (clause 4(1)(b)); and
- If the land is being used for the purposes of an existing registered club, “most” of the land that it adjoins is land zoned for urban purposes (clause 4(7)(b)); and
- The land is not described in Schedule 1 (environmentally sensitive land) (clause 4(6)(a)).

As demonstrated in **Section 7** of this report, the site satisfies all of these requirements, therefore the Seniors Housing SEPP applies.

The purpose of this SCC application is to demonstrate compatibility for the development of the site for the purpose of seniors housing. The SCC seeks to facilitate the preparation of a Development Application (DA), as required by Clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) to enable development consent to be granted under the Seniors Housing SEPP.

This SCC application describes the site, its environs, the proposal, and demonstrates that development for the purposes of seniors housing is compatible with the surrounding environment, having regard to the criteria specified in Clause 25(5)(b) of the Seniors Housing SEPP.

## 1.2. REPORT STRUCTURE

This SCC is structured as follows:

- **Section 2 - Background:** outlines the pre-lodgement discussions with key stakeholders.
- **Section 3 - Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 4 - Proposal:** provides a detailed description of the proposal including the site constraints, building envelope and vegetation clearing.
- **Section 5 - Strategic Context:** identifies and analyses the State, regional and local strategic planning policies relevant to the site and proposal.
- **Section 6 - Statutory Context:** provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and proposal.
- **Section 7 – Site Compatibility Certificate:** assesses the proposal against the site compatibility criteria.
- **Section 8 – Conclusion:** provides an overview of the proposal assessment outcomes and recommended determination of the SCC.

## 1.3. SUPPORTING DOCUMENTS

This SCC should be read in conjunction with the following architectural plans and specialist reports:

The technical and design documents that have been prepared to accompany this application are provided as attachments to this SCC and in appendices A to O.

Table 1 Supporting Documentation

<b>Document Title</b>	<b>Consultant</b>	<b>Appendix</b>
Survey Plan	Calibre	<b>Appendix A</b>
Architectural Plans	Mirvac Design	<b>Appendix B</b>
Landscape Plans	Sturt Noble	<b>Appendix C</b>
Urban Design Report	Mirvac Design	<b>Appendix D</b>
Access Report	Morris Goding	<b>Appendix E</b>
Arboricultural Report	Laurence & Co	<b>Appendix F</b>
Bushfire Report	BCH&S	<b>Appendix G</b>
Contamination Report	JBS&G	<b>Appendix H</b>
Ecology Report	Cumberland Ecology	<b>Appendix I</b>
Engineering Services	IGS	<b>Appendix J</b>
Geotech Report	Douglas Partners	<b>Appendix K</b>
Heritage Report	Artefact	<b>Appendix L</b>
Traffic Report	TTPP	<b>Appendix M</b>
Development Statement and Golf Club Design Letter	Oatlands Golf Club	<b>Appendix N</b>
Services and Infrastructure Report	Urbis	<b>Appendix O</b>



## 2. BACKGROUND

### 2.1. OATLANDS GOLF CLUB

Oatlands Golf Club (OGC) is a prestigious 18-hole golf course within the Parramatta Local Government Area, refer to **Figure 1**. It was established in 1931 and has over 1,100 members. OGC is working with Mirvac to develop approximately 193 independent living units for seniors housing, a new clubhouse, associated car parking and landscaping. The proposal is sited adjacent to Bettington Road in the vicinity of the club house and carpark.

OGC provided a statement supporting the proposal attached at **Appendix N**, it outlines for over 10 years OGC has been investigating options to grow the club and provide increased financial security for current and future members, along with the local community. These considerations included addressing the ageing clubhouse facilities without putting the OGC in financial risk.

The nature of OGC's operating model, being a registered club and not-for-profit, sees OGC make a small operating profit or loss each year. Factors that impact on OGC's position include declining participation in golf over the last 20 years, time constraints of potential new golfers, ageing profile of existing members, and an increasingly competitive market for recreational activities.

Based on the range of facilities envisaged within this project, OGC will be able to change its business model to diversify revenue streams to sustain OGC's financial viability, attract new members, engage with a broader cross-section of the local community, while progressively upgrading the golf course to provide recreational green space for members and guests.

The key objectives of OGC for the proposal include the following:

- To provide financial security for the Club, and allow it to continue operating into the future as a not-for-profit entity without dependency on gaming, corporate events, and external food and beverage revenue, all of which have been in steady decline for more than a decade;
- Provide recreation and social interaction in a safe and secure natural environment for members and guests;
- Upgrade the clubhouse services and facilities to invest into the future and attract new members;
- Work with a known and respected developer to ensure the development is an improvement to its land; and
- Increase the supply and diversity of seniors living housing.

By working with Mirvac, OGC is confident the proposal will comprise a quality development that will deliver lifestyle benefits to all residents, OGC members and guests, and the wider community, with minimal environmental, social, and economic impact.

Figure 1 Existing Club House at Oatlands Golf Club



Source: Oatlands Golf Club

## 2.2. ENGAGEMENT WITH RELEVANT AUTHORITIES

The project team met with DPIE on 28 September 2021 and City of Parramatta Council (Council) on 8 October 2021 to discuss the SCC application. The project team presented the proposal and DPIE and Council outlined some of the potential issues which will need to be addressed as part of an application. DPIE and Council reiterated the importance of demonstrating compatibility of the proposal with the surrounding context in the SCC application.

Some of the key issues that were discussed with DPIE and Council included the following:

- **Heritage:** ensure the heritage significance of Oatlands House is addressed in the SCC.
- **Visual Impact:** include a view impact analysis of the proposal from Bettington Road.
- **Height, Scale and Density:** demonstrate the proposed height bulk and scale is compatible with the surrounding context.
- **Overshadowing analysis:** provide a shadow analysis of the residential dwellings to the south.
- **Access:** consider the slope and gradient of Bettington Road for future residents and access to the bus stop adjacent to the site.
- **Open space provision:** ensure the proposal satisfies the open space provision in clause 26 of the Housing SEPP.
- **Traffic and Parking:** address the likely increase in traffic generation and parking.
- **Local community:** Oatlands community is an engaged community in this area.
- **New Housing State Environmental Planning Policy (Housing SEPP):** transitional provisions in the new Housing SEPP will mean that any SCCs will be assessed under the Seniors Housing SEPP.

This application has taken into consideration the comments from both DPIE and Council and has responded to a broader assessment of the site and the surrounding environment, having regard to Clause 25(5)(b) of the Seniors Housing SEPP, in considering its compatibility.



## 3. SITE AND SURROUNDING CONTEXT

### 3.1. SITE DESCRIPTION

The site is known as 94 Bettington Road, Oatlands in the Parramatta local government area (LGA). The site forms part of Lot 100 in DP1243044 which contains the Oatlands Golf Club. The proposed boundary of the development area within the OGC is depicted in **Figure 2**, it relates to the existing car park and club house. The site is owned by Oatlands Golf Club Limited and their consent is attached to this application.

The site has a total area of approximately 1.6 hectares and has a frontage to Bettington Road. In terms of topography, the site falls from a central ridgeline on Bettington Road by approximately 6m. There is typical vegetation pattern within the site, includes trees of moderate canopy and plantings. The site provides primary entry along the north-western side, accessible from Bettington Road.

Figure 2 Aerial photograph of the site



Source: Urbis

Photographs of the existing site area are included in Figure 3.



Figure 3 Site photographs



Picture 1 Site viewed from Bettington Road



Picture 2 Bettington Road looking north-east



Picture 3 Bettington Road looking south-west



Picture 4 Golf Course – looking south-east



Picture 5 View north from car park



Picture 6 View from car park looking south





Picture 7 View to existing site entry on Bettington Road



Picture 8 Existing pro-shop and buggy store



Picture 9 Existing pro-shop and buggy store



Picture 10 Oatlands House entry via car park



Picture 11 Existing practice green



Picture 12 Golf Course – looking south-east



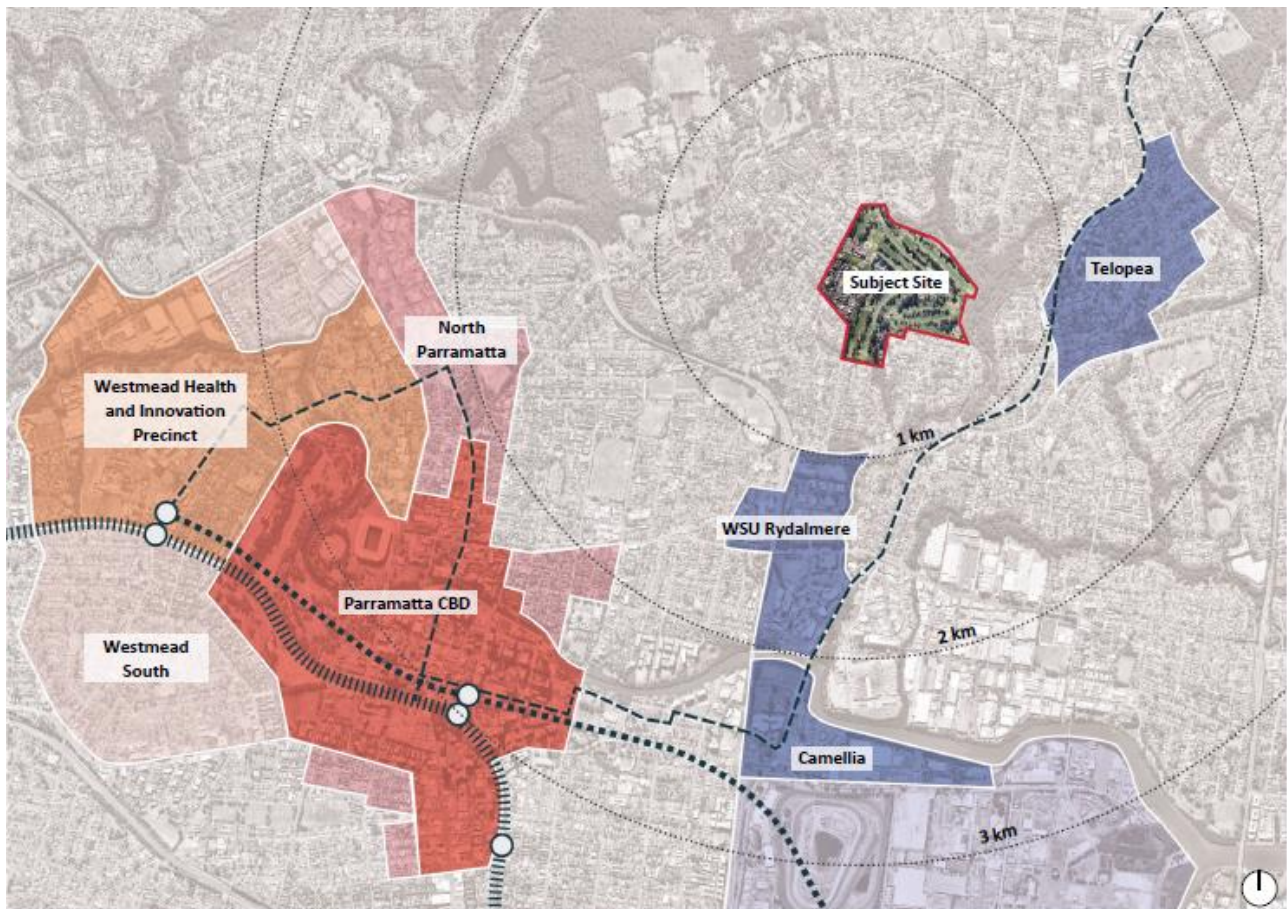
## 3.2. LOCAL CONTEXT

The site is located within the suburb of Oatlands in the Parramatta LGA. Oatlands is located 3km north-west of the Parramatta CBD and 24km north-west of the Sydney Central Business District. The site is in proximity and highly accessible to the commercial centres within Parramatta, Macquarie Park and Chatswood.

The site also sits within Greater Parramatta to Olympic Peninsula (GPOP), which is planned to undergo a major urban renewal over the next twenty years driven by significant infrastructure investment across transport, education, health, sport and culture. Key renewal precincts within the GPOP which are near the site include Westmead Health and Education Precinct, North Parramatta Camelia, Rydalmere and Telopea. Particularly, Westmead Health and Innovation Precinct provides a variety of health facilities including the Cumberland Hospital and The Children's Hospital and educational facilities such as Parramatta High School, refer to **Figure 4**.

The broader context surrounding the subject site is significantly evolving with improved public transport, services, facilities, amenity, supporting increased housing density and diversity.

Figure 4 Local Context Plan



Source: Mirvac Design

## 3.3. SURROUNDING SITE CONTEXT

The site is well located in terms of proximity to centres and public transport hubs. Specifically, the surrounding development includes:

- **North:** directly north of the site runs a part of the Vineyard Creek Vineyard Creek and Vineyard Creek Reserve. Further north is occupied by R2 zoned land which includes low density residential developments.
- **East:** directly north-east and east of the site is the Vineyard Creek and Vineyard Creek Reserve. Further east of the site is R2 and R3 zoned land including a mix of low to medium density residential

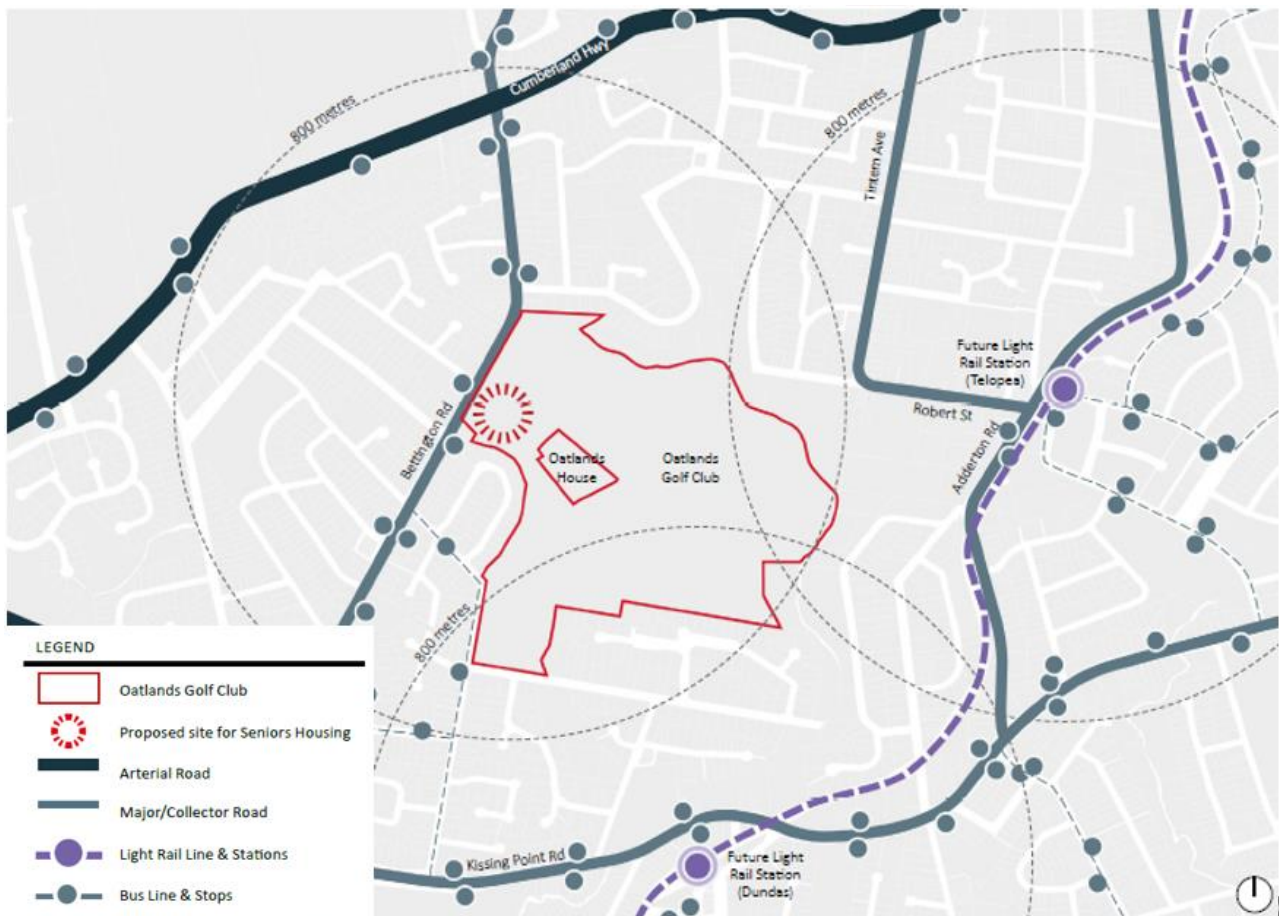
developments. Oatlands House a locally listed heritage item, is located directly east of the Oatlands Golf Club and is used a space to host events and functions.

- **South:** A R2 Low Density Residential zone is located south of the site which includes two-three storey residential developments. Further south is the Fred Robertson Park operating as public recreational facility and some commercial developments falling under B1 Neighbourhood Centre.
- **West:** Bettington Road adjoins the west of the site. The western side of the site is occupied by R2 zoned land comprising of low-density residential developments, predominantly two storeys in height.

### 3.4. TRANSPORT AND ACCESSIBILITY

The site is in an accessible location and is well serviced by public transport. A bus stop is located within 10 metres of the site on Bettington Road. The 546 bus route services this bus stop and with a route from Epping to Parramatta. A second bus stop is located 180 metres from the site on Bettington Road, this bus stop services the 552-bus route from Oatlands to Parramatta, refer to Figure 5. The street gradient from the site to both bus stops is approximately 1:15 (as confirmed by Morris Goding Consultants), providing a suitable access pathway to public transport. The bus services provide access to the nearby retail precinct on Belmore Street and services and infrastructure in North Rocks, Carlingford, Epping and Parramatta. There is at least one service available between 8am and 12pm and 12pm and 6pm Monday to Friday, meeting the requirements of Clause 26(2)(b)(iii) of the Seniors Housing SEPP.

Figure 5 Connectivity Plan



Source: Mirvac Design

## 4. PROPOSAL

### 4.1. OVERVIEW

The SSC application proposes the development of the site comprising the following:

- Demolition of the Oatlands Golf Club house and adjoining at grade carpark.
- Removal of 12 existing trees and site preparation works;
- Excavation for the purpose of three level basement comprising:
  - 200 car parking spaces for the golf club and 209 car parking spaces for seniors housing units;
- Construction and occupation of five (5) building envelopes (Building A, B, C, D and E), ranging in height from three storeys to six storeys, for the purposes of seniors housing comprising:
  - A total of 193 independent seniors housing units;
  - Two level club house located within Building C comprising a café, restaurant and bar located on Level 01 and other community uses such wellness centre, function room, kitchen, locker rooms and storage spaces.
- Landscaping works throughout the site, with a focus on the green boulevard and communal garden, and
- Augmentation and extension of utilities and services.

In accordance with the Seniors Housing SEPP, following the receipt of an SCC a DA seeking consent to construct the development will be submitted Council.

The proposed development is illustrated in the Architectural Plans (**Appendix B**) and Design Report (**Appendix D**) prepared by Mirvac Design, and other supporting technical documentation accompanying this SCC provided in Appendices A to O. The overall built form and design is illustrated in **Figure 6** below.

#### 4.1.1. Numeric Overview

Key numerical aspects of the proposal are provided in **Table 2** below.

Table 2 Numeric Overview

Descriptor	Proposed
Site area	<ul style="list-style-type: none"><li>▪ Approximately 1.6 hectares</li></ul>
Land Use	<ul style="list-style-type: none"><li>▪ Seniors Housing</li><li>▪ Recreation facilities (outdoor)</li></ul>
Height of Building	<ul style="list-style-type: none"><li>▪ 3-6 storeys</li></ul>
Total Number of Apartments	<ul style="list-style-type: none"><li>▪ 193</li></ul>
Setbacks	<ul style="list-style-type: none"><li>▪ Buildings are setback a minimum 10 meters from Bettington Road to preserve the streetscape character and retain existing mature trees.</li></ul>
Building Separation	<ul style="list-style-type: none"><li>▪ Minimum 9-12m as per ADG</li></ul>
Parking and Loading	<ul style="list-style-type: none"><li>▪ 209 residential parking spaces</li><li>▪ 200 Golf Club parking spaces</li></ul>



Figure 6 Proposal



Source: Mirvac Design

## 4.2. BUILT FORM AND DESIGN

### 4.2.1. Design Principles

The six design principles seek to establish high quality building envelopes compatible with the existing golf course and surrounding development context through the transition of the building height and setbacks. The proposal locates the building envelopes with five to six storeys at the rear of the site, to minimise potential amenity impacts. The proposal aims to enhance the streetscape character through increased landscaping and active frontages and provide superior amenity for future residents and the community, refer to Figure 7.

Figure 7 Design Principles

1. Retain the operational and functional requirements of the 18-hole golf course.
 
2. Provide amenity for seniors and the community that encourages social interaction around a golfing lifestyle.
 
3. Create a highly appealing place to live through outstanding design and high quality finishes.
 
4. Leverage outlook and views to the golf course and surrounds.
 
5. Enhance the streetscape character of Bettington Road through increased landscaping and active frontages.
 
6. Transition building height down to interface with neighbouring properties.
 

Source: Mirvac Design

## 4.2.2. Building Uses

### 4.2.2.1. Residential accommodation

A total of 193 apartment units are proposed across Building A, B, C, D and E ranging from three storeys to six storeys and providing accommodation for seniors housing. The buildings include apartments of sizes ranging from one bedroom to three-bedroom units and a balance of single and dual aspect units. The apartment units are provided with balconies as private open spaces.

### 4.2.2.2. Club House

Building C in the north-west corner accommodates the golf club over two storeys (with seniors living above) refer to **Figure 8**. The golf club house contains includes a large restaurant, function room, outdoor dining, a pro store, buggy store, locker rooms, operational offices, storage rooms, a cafe and wellness centre.

Figure 8 Ground floor plan



Source: Mirvac Design

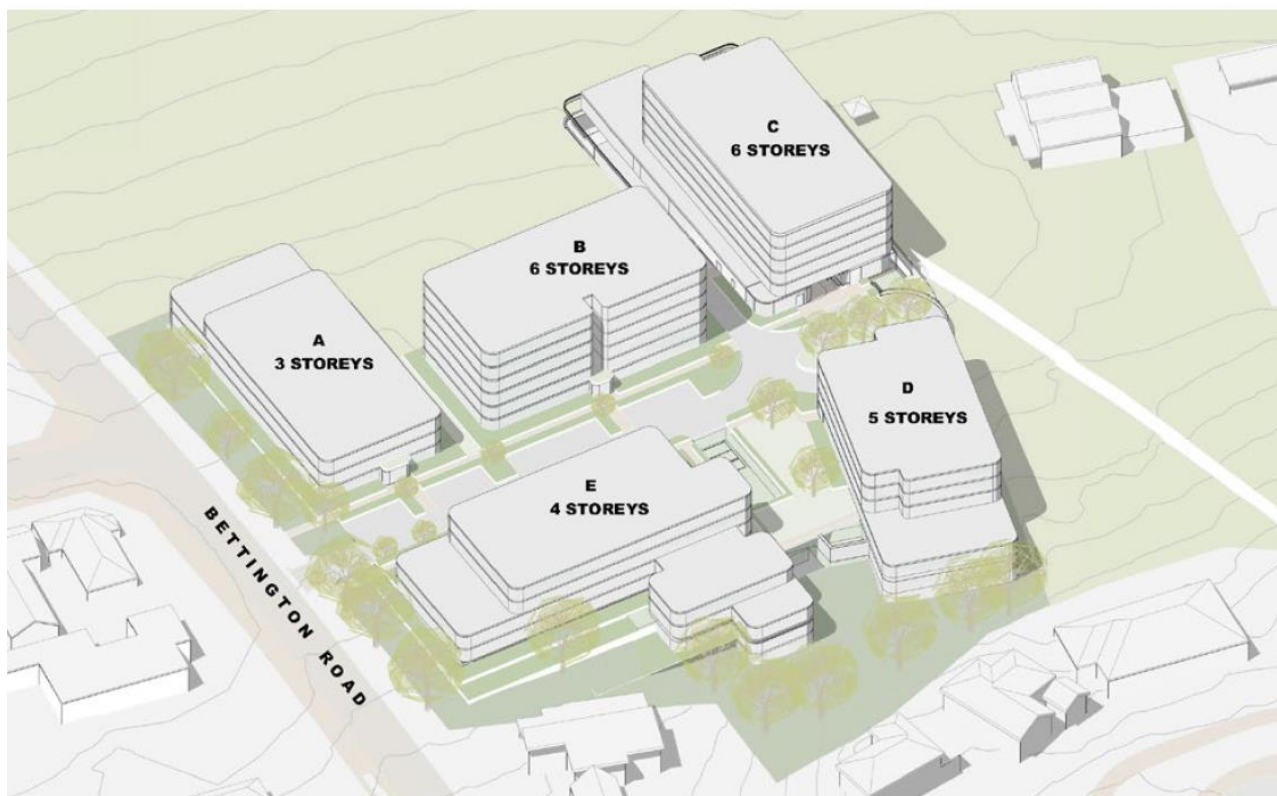
## 4.2.3. Built Form Massing and Design

The proposed building envelopes have been designed to respond to the site's constraints and to deliver the best urban outcome for both future residents of the site and surrounding property. The building envelopes are considered appropriate and responsive to the site and its surrounds, refer to Figure 9.

The proposal includes five separate building envelope forms located on either side of a central drive. The building depths are approximately 24-25 metres and building lengths range from approximately 50 to 60 metres. Buildings are setback a minimum 9 metres from Bettington Road to preserve the streetscape character and retain existing mature trees.



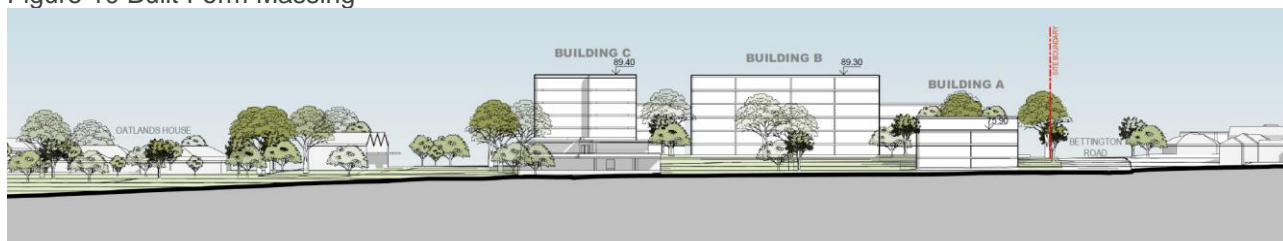
Figure 9 Built Form Massing



Source: Mirvac Design

The building height steps up from 3 storeys on Bettington Road up to 6 storeys set within the depths of site. The building height strategy aims to locate the higher buildings at the rear of the site away from existing residential dwellings to provide a sympathetic design response suitable to its context, refer to Figure 10.

Figure 10 Built Form Massing



Source: Mirvac Design

### 4.3. LANDSCAPING AND COMMUNAL AREA

The general landscaping strategy for the site and the selection of planting palette are appropriate for the site and designed to play an important role by integrating with the built form, which greatly increases the amenity for neighbours and future residents.

The proposed design provides soft landscaping along the northern, eastern and western and southern side of the site, comprising of lush planting and new canopy trees. Private gardens are provided to the seniors housing units potentially comprising of native species such as Tulipwood and Weeping Lilly Pilly trees. In addition, planter boxes and trailing planting are also proposed along the building façade at upper levels to soften the appearance of bulk and provide visual interests. A Landscape Plan prepared by Sturt Noble is included in Appendix C. Figure 11 illustrates the proposed landscape design.

There are 12 trees located within the proposed building footprint and will need to be removed. These trees were all assigned Low to Moderate Landscape Significance Values except for Tree 26 which was assigned a High Landscape Significance Value.

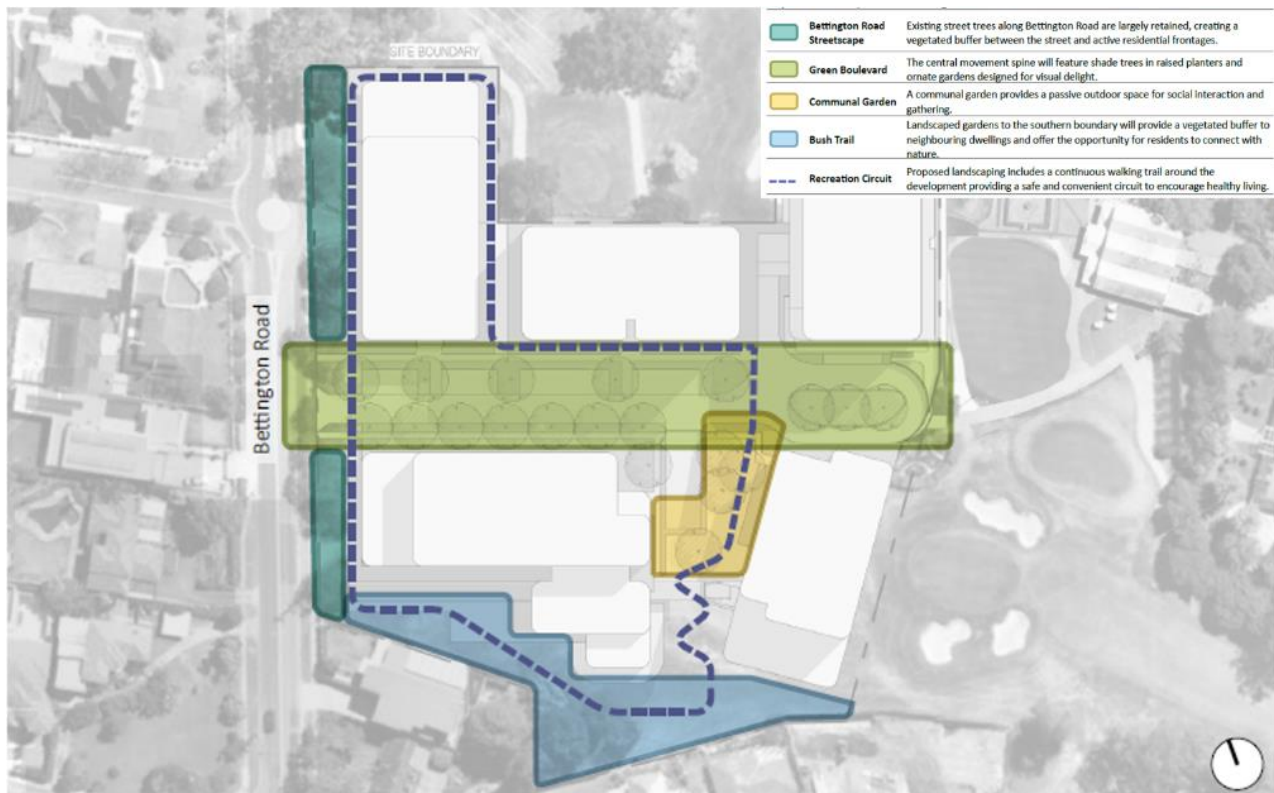
In terms of communal open space, the proposed design includes a common garden located between Building E and D. The green Boulevard (the central drive) will provide shade trees and there will also a bush Trail landscape buffer on the southern area of the site. The existing trees along Bettington Road will be enhanced with new trees, ensuring a landscaped entrance to the site, refer to Figure 12.

Figure 11 Landscape Plan



Source: Sturt Noble Associates

Figure 12 Public Domain



Source: Mirvac Design

## 5. STRATEGIC CONTEXT

This section of the report provides an assessment of the proposal's consistency with the following relevant State, regional and local strategic planning policies:

- Greater Sydney Region Plan – 'A Metropolis of Three Cities',
- Our Greater Sydney 2056: Central District Plan,
- Local Strategic Planning Statement, and
- Parramatta Local Housing Strategy.

The SCC's consistency with the relevant strategic planning policies is detailed in the following sub-sections.

### 5.1. GREATER SYDNEY REGION PLAN A METROPOLIS OF THREE CITIES

The Greater Sydney Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The plan informs district and local plans, assists infrastructure agencies to align infrastructure delivery and informs the private sector and wider community of the growth management and infrastructure investment intentions moving into the future.

The vision for the plan is built on three 30-minute cities within Greater Sydney, providing improved access through different modes of transport to various job opportunities, services, entertainment and cultural facilities across the metropolitan area.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability. The site is located within the GPOP Economic Corridor and the proposal responds to the Corridor's focus on locating a wide range of housing options within the Central District.

The planning priorities and actions likely to have implications for the proposed development are listed and discussed below:

- Objective 10: Greater housing supply

The proposal results in additional accommodation for seniors in a location close to existing and future public transport facilities as well as ensuring a high level of amenity is provided within the residential accommodation. The proposal provides a unique opportunity for the redevelopment of a significant landholding within Oatlands for seniors housing.

- Objective 11: Housing is more diverse and affordable

The proposal development provides a variety of residential accommodations catering to a market of housing for seniors having recognised the change in housing needs and pattern to match the ageing population. The proposal will achieve design excellence, offering a high level of amenity for future occupants, and provides affordable accommodation to the locality.

### 5.2. OUR GREATER SYDNEY 2056: CENTRAL CITY DISTRICT PLAN

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The Structure Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The District Plan recognises the central district will grow substantially, capitalising on its location close to the geographic centre of Greater Sydney. It indicates there will a 95% increase in population of people ageing

from 65-84 years within the 20-year time frame. Further, a substantial increase of 183% in population of people aged 85+ years will be seen within the same time period. The Central City District Plan has a five-year housing target of 53,500, to adequately deliver to the housing need of the growing population.

The planning priorities and actions likely to have implications for the proposed development are listed and discussed below:

- **Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.**
  - The proposed development will provide for a seniors housing development that will serve the growing housing needs of the community within the local area. A total of 193 independent living units for seniors will be provided, to deliver a diversified combination of affordable residential interests. The site is close to Parramatta, ensuring easy access to jobs.
- **Priority N12 – Delivering integrating land use and transport planning and a 30-minute city.**
  - The proposal will provide integrated residential uses in proximity to existing transport nodes including Parramatta and Epping train stations as well as various regional connecting roads such as the M2 Motorway. The proposal also maximises on opportunities presented by significant State government investment in future transport infrastructure, such as the sites proximity to the Parramatta Metro Station (situated approximately 4.7km to the south-east) which is currently under construction.

### 5.3. LOCAL STRATEGIC PLANNING STATEMENT

The Parramatta Local Strategic Planning Statement (LSPS) was endorsed by Council in March 2020 and provides strategic direction regarding future jobs, homes and infrastructure over the next 20 years. It provides an overview of the characteristics and values of Parramatta, a direction for growth, recommendations for revising planning controls, implementation pathways for the Region and District plans and identification of where further strategic planning is required.

The LSPS identifies key actions across four themes and 16 planning priorities. Each planning priority highlights strategic policy positions. The following are relevant to the proposed development:

- Provide for a diversity of housing types and sizes to meet community needs into the future.
- Incentivise affordable rental housing delivery and provide for permanent affordable housing.
- Improve active walking and cycling infrastructure and access to public and shared transport.

The housing target for the Parramatta LGA is 87,900 new dwellings between 2016 and 2036. Council has prepared a comprehensive Local Housing Strategy (LHS) to address future housing needs.

The seniors housing proposal responds to the Local Strategic Planning Statement for Council by providing for a diversity of housing types and sizes to meet community needs into the future. The proposal will address the current under supply of seniors housing in the local government area, considering Council's anticipated growth to 2036 will include an additional 34,317 seniors (a 64% increase in growth).

### 5.4. PARRAMATTA LOCAL HOUSING STRATEGY

The Parramatta Local Housing Strategy (LHS) was prepared by Council in July 2020 to address future housing needs. The LHS indicates, Parramatta's population will be 389,017 by 2036. The older population will grow significantly, with the population aged over 75 set to triple by 2036. The LHS provides the following insights relevant to the proposed development:

- Accommodate older and less able residents such as seniors and elderly residents.
- Provide housing choice for parents and homebuilders, including family homes and large apartments for couples with/without children/s while acknowledging the decline in average household size may reduce demand for large family homes.
- Accommodate the needs of empty nesters and retirees.
- Provide housing for aging residents at a rate which reflects the increased changes in the populations.

The proposal development is responding to the housing need in Parramatta LGA to provide high quality seniors housing in accessible location, given the current undersupply and the increased ageing population.

## 6. STATUTORY CONTEXT

### 6.1. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

The Seniors Housing SEPP permits the development of certain types of seniors housing in instances where it is not permitted under a local environmental planning instrument and sets out certain standards that can override local planning provisions.

The Seniors Housing SEPP may apply to the site if the following criteria apply:

- The land is “zoned primarily for urban purposes” or “adjoins land zoned primarily for urban purposes” (clause 4(1)); and
- The land “is being used” for the purpose of an existing registered club (clause 4(1)(b)); and
- If land is being used for the purposes of an existing registered club, most of the land that it adjoins is land zoned for urban purposes (clause 4(7)(b)); and
- The land is not described in Schedule 1 (Environmentally sensitive land) (clause 4(6)(a)).

It is considered that the Seniors Housing SEPP is applicable to the site as established below in **Section 7**.

### 6.2. DRAFT STATE ENVIRONMENTAL PLANNING POLICY (HOUSING SEPP)

The NSW Government has exhibited a draft version of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) as part of a package of proposed amendments that seek to reform planning policies related to housing. It is understood DPIE is currently in the process of finalising the Draft Housing SEPP and there will be transitional provisions in the new Housing SEPP which will mean that any SCCs submitted to DPIE before the Draft Housing SEPP is finalised will be assessed under the old Seniors Housing SEPP.

The Seniors SEPP is proposed to be included as Part 4 of Chapter 3 of the draft Housing SEPP. While the Housing SEPP will maintain much of the original structure of the Seniors Housing SEPP, it also makes a number of amendments.

The Seniors Housing SEPP currently applies to two broad categories of land:

- Land used for the purposes of an existing registered club; and
- Land zoned primarily for urban purposes or adjoining such land (but only where certain land uses are permissible).

The draft Housing SEPP introduces prescribed zones where seniors housing is permissible, and the provisions for SCCs are proposed to be removed. The draft Housing SEPP generally retains the current environmental and heritage exclusions and provisions. The definition of ‘environmentally sensitive’ land has been updated to align with the current legislation and planning conditions.

Under the current Seniors Housing SEPP, environmentally sensitive land is land which is described in an environmental planning instrument by any of a prescribed list of words or expressions, including ‘coastal protection’, ‘floodway’ and ‘critical habitat’.

The draft Housing SEPP proposes a more simplified definition of environmentally sensitive land which is generally determined by reference to specific instruments and maps.

### 6.3. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across NSW by identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure such as classified roads and prescribing consultation requirements for certain development.



The proposal constitutes as traffic generating development pursuant to Schedule 3 of the ISEPP. The proposal comprises more than 75 dwellings and connects to a classified road. Accordingly, the subsequent DA will require referral to the Roads and Maritime Services (RMS).

## 6.4. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land provides a statewide planning approach to the remediation of contaminated land. SEPP 55 requires that the consent authority consider whether the land is contaminated, and if so, whether the land is able to be remediated prior to that land being used for the intended purpose. Accordingly, the subsequent DA will need to address SEPP 55.

## 6.5. STATE ENVIRONMENTAL PLANNING POLICY NO 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

*State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* (SEPP 65) was gazetted on 19 June 2015. The SEPP aims to improve the design quality of residential flat buildings, shop top housing and the residential component of mixed-use developments. It applies to any building that comprises three or more storeys and four or more self-contained dwellings.

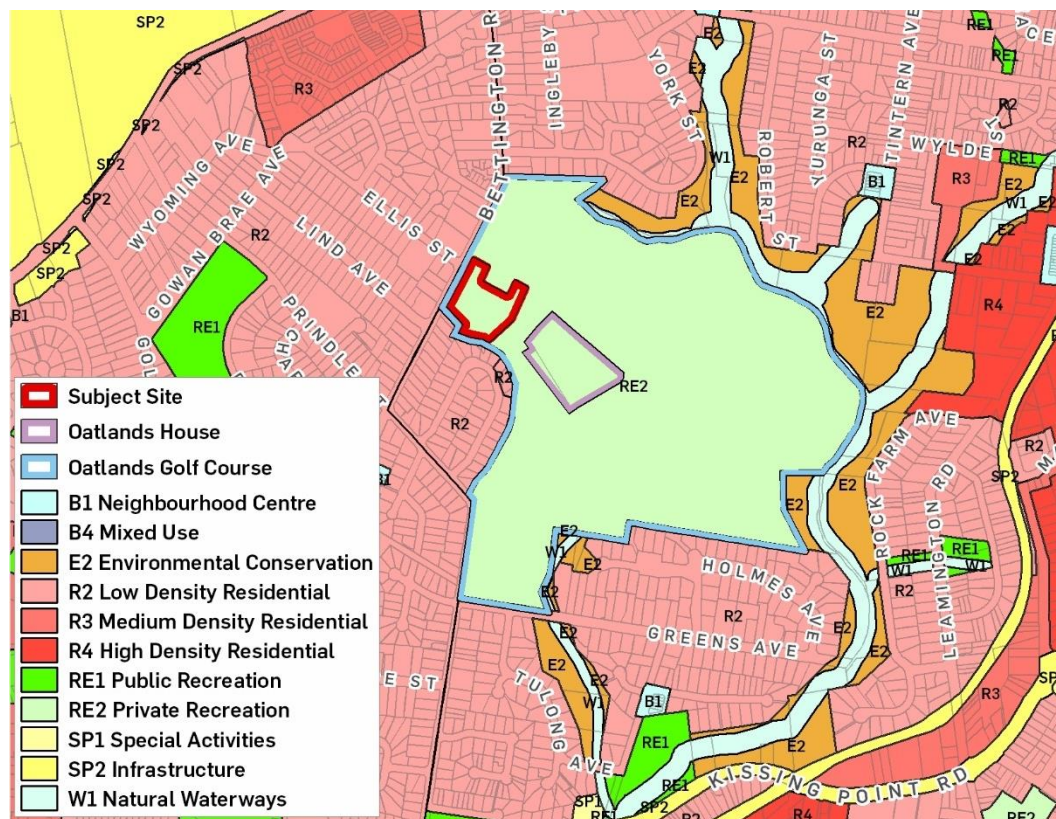
The proposal provides a seniors housing development comprising of 193 units and ranges from three to six storeys, accordingly the subsequent DA will be assessed in accordance with the requirements of Clause 28 of SEPP 65. The proposal has been designed to generally comply with the relevant bulk and scale provisions of SEPP 65 and a Design Verification Statement will be provided with the submission of a DA.

## 6.6. PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

### 6.6.1. Zoning

The site is located within the RE2 Private Recreation zone (refer Figure 13 below).

Figure 13 Zoning Map



Source: PLEP 2011

The relevant objectives of the RE2 Private Recreation zone are:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.

## 6.6.2. Permissible Land Uses

The following land uses are permitted with consent in the RE2 zone:

*Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities*

The existing use is a golf club and is defined as recreation facilities (outdoor) and is a permissible use. Registered clubs are also permissible with consent in this zone. Seniors Housing is prohibited in this zone.

## 6.6.3. Height and FSR

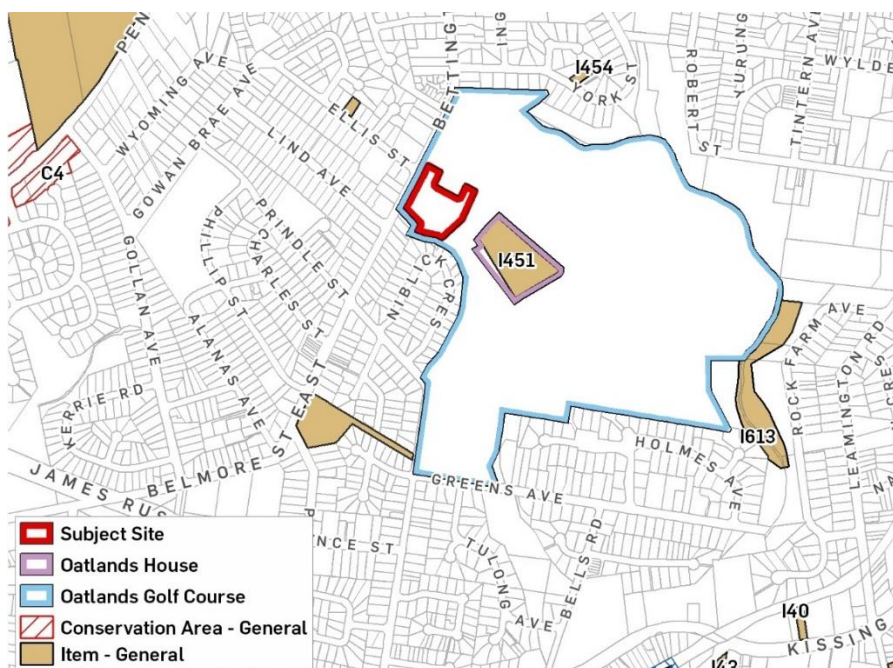
There is no height or FSR development standards applicable to the site.

## 6.6.4. Heritage

The site does not contain a heritage item and is not located in a heritage conservation area (refer Figure 14 below). The site is however surrounded by the following heritage items:

- I451: 'Oatlands House' (42 Bettington Road) located to the east of the site and is separately owned and operated.
- I613: 'Vineyard Creek and vegetated banks (natural area) adjoining the south-east boundary of the site.

Figure 14 Heritage Map



Source: PLEP 2011



### 6.6.5. Acid Sulfate Soils

The site is located in Class 5 Acid Sulfate Soils refer Figure 15.

Figure 15 Acid Sulfate Soils Map



Source: PLEP 2011

### 6.6.6. Biodiversity Protection

The site contains does not contain natural biodiversity refer to Figure 16.

Figure 16 Natural Resources - Biodiversity Map

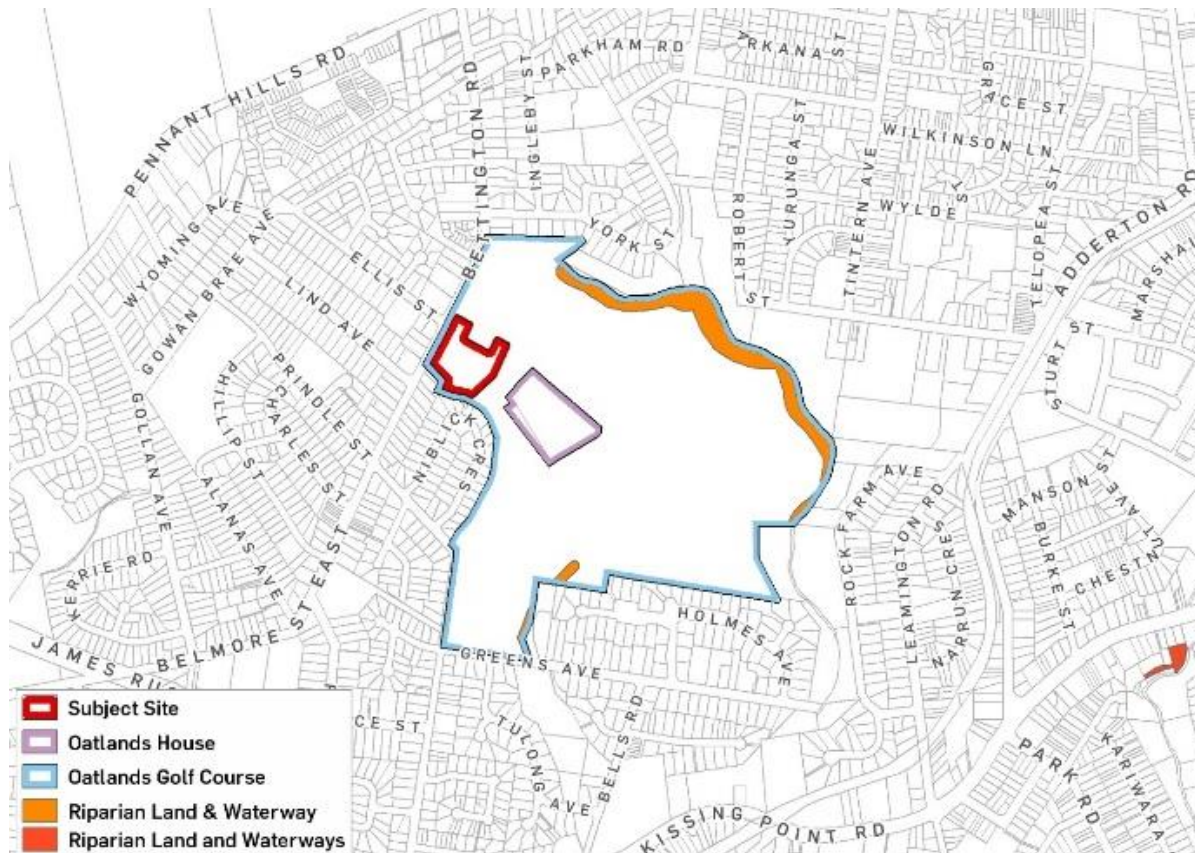


Source: PLEP 2011

### 6.6.7. Waterways

The site does not contain riparian land and waterways refer to Figure 17.

Figure 17 Natural Resources - Riparian Land and Waterways Map



Source: PLEP 2011

## 6.7. PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Specific controls for seniors housing developments are absent from the Parramatta Development Control Plan 2011.

## 7. STATEMENT OF COMPATIBILITY

It is considered that the Seniors Housing SEPP is applicable to the site as established below.

### 7.1. IS THE SITE LAND ZONED PRIMARILY FOR URBAN PURPOSE?

It is considered that the land is zoned primarily for urban purpose for the following reasons:

- The subject land is clearly located within an urban environment as the name of the zone *private recreation* indicates urban purposes;
- The majority of objectives of the zone outlined in Section 6.6.1 tend to lead to a conclusion that the land is zoned primarily for urban purposes;
- The majority of uses permissible in the zone identified in Section 6.7.1 also tend to indicate urban uses/conclusions, such as boat launching ramps, boat sheds, business identification signs, childcare centres, jetties, kiosks, markets, recreation facilities, registered clubs, respite day care centres, and restaurants or cafes; and
- Recreation purposes is a concept aligned with cities or towns.

### 7.2. IS THE SITE LAND BEING USED FOR THE PURPOSES OF AN EXISTING REGISTERED CLUB?

Clause 3(1) of the SEPP defines “existing registered club”, and “registered club” as follows:

**existing registered club** means a registered club in existence on land immediately before the date on which State Environmental Planning Policy (Seniors Living) 2004 (Amendment No 2) commences.

**registered club** means a club in respect of which a certificate of registration under the Registered Clubs Act 1976 is in force.

Pursuant to s.4(1) of the Registered Club Act 1976 a “registered club means a club that holds a club licence”. A “club licence means a club licence granted under the Liquor Act 2007”.

It is considered that the land is being used for the purposes of an existing registered club for the following reasons:

- State Environmental Planning Policy (Seniors Living) 2004 (Amendment No 2) was published in the NSW Government Gazette No 132 on 28 September 2007 and commenced on 12 October 2007, immediately before that date is 11 October 2007. This is the significant date for establishment of whether there is an existing registered club for the purposes of clause 4(1)(b); and
- Oatlands Golf Club commenced operations on the site from approximately 7 July 1947, as per the public register under the Liquor Act 2007 which records the Club as having commenced to hold a club liquor licence. That register indicates no end of the club liquor licence no. LIQC300229297 as of 4 March 2016.

Therefore, the club was in existence on the land immediately before the date upon which the amendment to the SEPP commenced is satisfied.

### 7.3. IS “MOST” OF THE ADJOINING LAND ZONED FOR URBAN PURPOSES?

Most of the adjoining land is zoned for urban purposes for the following reasons:

- The land to the south and west of the site is zoned R2 Low Density Residential and combined with the reference to the name of the zone, the objectives of the zone and the permitted uses, it is clear it is land zoned for urban purposes.
- The land to the north and east is zoned RE2 Private Recreation Land, which again, due to the name, objectives of the zone and clearly purpose of the development which may be built is considered to be a zone for urban purposes.

## **7.4. IS THE SITE DESCRIBED IN SCHEDULE 1 TO THE SENIORS HOUSING SEPP AND THEREFORE EXCLUDED?**

The Seniors Housing SEPP does not apply if the land is described in Schedule 1. Relevantly, Schedule 1 includes:

*“Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:*

- (a) coastal protection,*
- (b) conservation (but not land identified as a heritage conservation area in another environmental planning instrument),*
- (c) critical habitat,*
- (d) environment protection,*
- (e) open space,*
- (f) escarpment,*
- (g) floodway,*
- (h) high flooding hazard,*
- (i) natural hazard,*
- (j) (Repealed)*
- (k) scenic (but not land that is so identified if—*
  - (i) the land is within a residential zone in which development of two storeys or more in height is permitted, or*
  - (ii) an adjacent residential zone, also identified as scenic, permits development of two storeys or more in height),*
- (l) water catchment,*
- (m) natural wetland.*

*Land shown cross-hatched on the bush fire evacuation risk map”.*

The site is not identified in the PLEP 2011 or any other environmental planning instrument as “open space”. Although the first objective of the RE2 Zone uses the term “open space”, the PLEP 2011 does not actually describe or identify the site as open space.

This section of the report provides a Statement of Compatibility demonstrating the Site’s suitability and compatibility for the intended use, having regard to the matters for consideration in Clause 24, 25 and 26 of the Seniors Housing SEPP.

## **7.5. PREVIOUSLY ISSUED SCC ON THE LAND**

No SCCs have previously been issued on the land.

## **7.6. PROXIMITY OF SITE TO WHICH THERE IS A CURRENT SCC OR AN APPLICATION HAS BEEN MADE BUT NOT YET DETERMINED**

There are no current SCC’s or pending applications for SCCs for land within a 1km radius of the site. As such, a cumulative impact study has not been provided.

## **7.7. SUITABILITY FOR MORE INTENSIVE DEVELOPMENT**

The panel must not issue a certificate unless the panel is of the opinion that the site of the proposed development is suitable for more intensive development (clause 24(2)(a)).

### **7.7.1. The site of the proposed development is suitable for more intensive development (clause 24(2)(a))**

The site forms part of the Oatlands Golf Course. It adjoins low-density residential development to the west and south and the remainder of the golf club to the north and east. The proposal is largely located on land that comprises the existing clubhouse and parking area and will not compromise the use of the golf course. Therefore, the proposal is considered to minimise the potential loss of green open space by largely containing development to existing developed areas of the site and using basement parking and multi-storey buildings.

The development intends to provide an additional large landscaped private space in between and surrounding the seniors living development, providing a vegetation buffer between the proposed development and the closest residential development to the south of the site and providing additional open space to support senior residents and their visitors.

The site is considered suitable for more intensive development as it:

- has sufficient space to accommodate the scale and proportion of the proposed development while allowing for the integration of a new club premises and retaining the entire golf course;
- is accessible to Parramatta as a key strategic centre and the Oatlands local shops, which collectively provide a range of services and facilities;
- is 6km or a 10-minute drive to the Westmead public hospital;
- is readily accessible to services and facilities and public transport infrastructure; and
- has no constraints that could not be adequately addressed at the development application stage.

The development is considered suitable for the site given it:

- uses the existing accessway and local road network to the site;
- is confined to developed parts of the site; and
- will help meet the demand for increased seniors housing in the Parramatta LGA as identified in the Sydney Region Plan and the Central District Plan and LSPS.

## **7.8. COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND LAND USES**

Clause 25(5)(b) of the Seniors Housing SEPP requires that the Panel must not issue a Site Compatibility Certificate unless it is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the criteria outlined below provides a response to each criterion in Clause 25(5)(b), demonstrating the proposal's consistency with this clause of the Seniors Housing SEPP.

### **7.8.1. The natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development**

The proposal is compatible with the natural environment, including applicable hazards such as bushfire and surrounding land uses in the vicinity of the site as outlined below.

#### **7.8.1.1. Acid sulfate soils**

The site contains class 5 acid sulfate soils as identified in the PLEP 2011. The nearest mapped occurrence of ASS is near Parramatta River, which is approximately 2 km from the site. The proposal includes excavation for a basement below the natural ground. The geotechnical report submitted with the SCC



application indicates that an acid sulfate soils management plan is required to be prepared by a suitably qualified geotechnical engineer at the development assessment stage and existing soil conditions would not preclude the proposal.

#### 7.8.1.2. Flora and Fauna

A flora and fauna report was prepared by Cumberland Ecological. The site contains no remnant native vegetation and consists primarily of sealed areas in the carpark, a building and adjacent areas of exotic grassland in the golf course. Some planted native trees are located in close proximity to the site with canopy overhanging into the site, removal/retention of these trees is subject to further arboricultural assessment. The study concludes that no Threatened Ecological Species are present and there is virtually no habitat for native flora and fauna species. It also outlines that no threatened species are considered likely to occur or would be impacted by the proposal.

#### 7.8.1.3. Bushfire

A Preliminary Bushfire Constraints Assessment was prepared by Building Code and Bushfire Hazard Solutions Pty Ltd. It notes the Golf Club is depicted on Council's Bushfire Prone Land Map as containing Category 2 Vegetation and its associated 30 metre buffer, refer to Figure 18. While the subject site is not captured by Category 2 Vegetation or buffer, the subject site is considered 'bushfire prone'. The report identifies that there are no asset protection zone requirements and establishes the required building setbacks and the available area for the development of habitable dwellings on the site.

The report notes that seniors housing is a listed Special Fire Protection Purpose however confirms bushfire protection measures. If these measures are followed it is considered that the proposal is compatible with the requirements of *Planning for Bushfire Protection 2019*. These matters can be appropriately addressed at the development application stage.

Figure 18 Bushfire Map



Source: Building Code and Bushfire Hazard Solutions



#### 7.8.1.4. Contamination

A Preliminary Site investigation was prepared by JBS&G Australia. The desktop review noted the site has historically been used as a private golf course since 1931, excluding a short period between 1942-1947 where the Australian Army occupied the site for housing. The investigation identified the potential for soil and groundwater impacts including to be present at the site in a desktop review.

The report noted that the identified potential soil and groundwater impacts such as heavy materials are considered representative of common contaminants and potentially contaminating land use activities which can be readily dealt with during the Development Application (DA) stage. The report concluded that based on the PSI, the site is capable of being suitable for the proposed land use. It recommended that a detailed site investigation be undertaken at the next phase in accordance with SEPP 55.

#### 7.8.1.5. Geotechnical

A Geotechnical Investigation report has been prepared by Douglas Partners and is included in **Appendix K**. The report presents the results of the geotechnical investigation of the drilling of five boreholes and installation of three ground water monitoring wells on the site. Following the investigation, the geotechnical issues considered relevant to the proposed development include ground water, excavation, excavation support and dewatering foundation. The report provides potential mitigation methods and construction techniques considered suitable for the proposed development for the site including types of shoring walls and temporary batters and drainage measures to support the basement excavation.

#### 7.8.1.6. Heritage

A Statement of Heritage Impact has been prepared by Artefact and is included in **Appendix L**. Oatlands House is a locally listed heritage item under PLEP 2011 and is located within 200m to the south east of the site. The building itself is a former homestead comprising the remains of an 1830s sandstone cottage and external kitchen, extended in c1840 with a two-storey addition joining the earlier buildings.

The report outlines that the proposal would have negligible physical impacts to the heritage item adjacent to the study area. The proposed works would likely generate a moderate visual impact to the heritage item neighbouring the study area. However, consideration would need to be given to the proposed form, detailing and materiality of the new buildings, to minimise the potential visual impact on the heritage item and the existing setting. As identified within the Oatlands House Conservation Management Plan (CMP), a comprehensive archaeological assessment would be required for the Development Application.

#### 7.8.1.7. Visual Impact

Mirvac Design undertook investigations on the benefits and drawbacks of multiple development options in relation to potential visual impact from surrounding developments. Due to the scale of development, the proposal is not expected to be highly visible from public spaces, parks or streets in the broader context. Visual change is expected along Bettington Road and from within the golf course, as demonstrated in Figure 19. The Bettington Road frontage is heavily vegetated, particularly to the north as demonstrated. The proposal is expected to be predominantly masked by planting on approach from the north on Bettington Road. The bulk and scale of the proposal generally sits within the existing tree line, and taller buildings are setback within the site in order to minimise the visual change.

Figure 19 View Analysis



View from Bettington Road looking south (before)



View from Bettington Road looking south (after)



View from Bettington Road looking north (before)  
Source: Mirvac Design



View from Bettington Road looking north (after)

### 7.8.1.8. Bulk and Scale

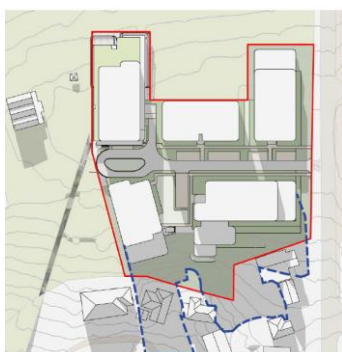
The provision of five separate buildings forms have been designed to reduce the overall mass of a single, much larger, building. The massing of the building envelopes is such that the overall building bulk will not dominate or have an overbearing effect on the surrounding streetscape due to the 10m setback from Bettington Road and the terraced nature of the design. The increased height of the building envelopes is located at the rear of the site, to reduce amenity impacts on surrounding development. The design will maximise solar access to surrounding residential buildings and public open spaces.

In terms of overshadowing, Parramatta's Development Control Plan (Section 3.3.5) specifies that detached single dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in the primary living area, and in at least 50% of the private open space between 9am and 3pm on 21 June. Where existing dwellings currently receive less sunlight than this requirement, this should not be unreasonably reduced.

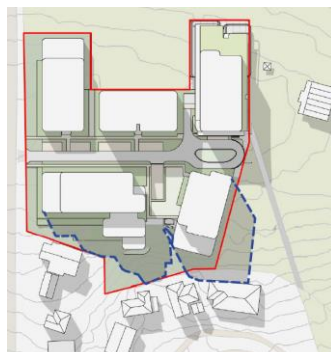
As shown in the Figure 20, the proposed development casts shadows falling towards the eastern and southern side of the site. The practice green ground and Oatlands House located to the east of the site receive solar access from 9am to 12pm on the winter solstice. The residential developments located south of the site also receive 3 hours of solar access within their living areas and open space between 12pm and 3pm on the winter solstice as shown in Table 3.

Therefore, the proposed built form demonstrates the overall amenity of surrounding developments is retained.

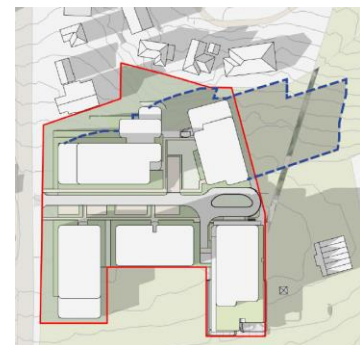
Figure 20 Shadow Diagrams



9am June 21



12pm June 21



3pm June 21

Source: Mirvac Design

Table 3 Shadow Analysis

Times on June 21	92 Bettington Road, Oatlands (childcare centre)	25 Niblick Crescent	23 Niblick Crescent	21 Niblick Crescent
9am	Shadow from proposal	Shadow from proposal	Shadow from proposal	Not in shadow
12pm	Not in shadow	Not in shadow	Not in shadow	Partially in shadow
3pm	Not in shadow	Not in shadow	Not in shadow	Not in shadow

### 7.8.2. The impact that the proposed development is likely to have on the uses that, in the opinion of the relevant Panel, are likely to be the future uses of that land

The site is zoned RE2 Private Recreation under the PLEP 2011. The following uses are permissible with consent on the land:

*Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities*

The decline in commercial viability of the club as noted in Section 2.1 indicates that the continued recreation facilities (outdoor) use will not have a positive impact on the golf club as it is in decline due to financial restrictions and the challenge of attracting new memberships to the club.

It is unlikely that the majority of the above uses such as jetties and boat launching ramps will be possible or compatible with the surrounding residential areas and therefore continuation of the private recreation zone does not necessarily mean it is the best use for the site.

A lot of recreation facilities would attract noise, additional traffic and bulk scale and scale not consistent with the surrounding context of the site.

Also, it is important to note that the integration of these new buildings have limited impact on the current golf course and only minor modifications to the course are required to accommodate the new development. Oatlands Golf Club provided a Golf Club Design Letter at Appendix N which notes with the relocation of the current 18<sup>th</sup> hole and the realignment of the current 12<sup>th</sup> hole the safety impacts associated with the redevelopment will be minor and in fact be more favourable than it is at present. The golf course will remain a fully functioning 18-hole golf course, therefore it is unlikely that the proposed use will have an impact on potential uses for the land.

### 7.8.3. The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision clause 25(5)(b) (iii),

The site is near established services and infrastructure including retail, community and medical services and transport services.

### 7.8.3.1. Location and access to facilities

A Services and Infrastructure Assessment report has been prepared by Urbis and is included in **Appendix O**. The proposed seniors housing will:

- Have access to the proposed facilities on site including the wellness centre, café, communal gardens and new clubhouse with lounge and dining facilities.
- Be located less than 200m from bus stops, and along an accessible pathway on Bettington Road servicing the 546 and 552 bus routes that provide multiple services throughout the day.
- Be located within 400m walking distance or via the 546 and 552 bus services to the cluster of shops in Oatlands which provide an IGA supermarket, fresh grocer, butcher, post office and café. The street gradient from the site to the retail shops and services on Belmore Street is mostly 1:15, with a short section at 1:12 to 1:10.
- Have direct access within 400m walking distance to 2,400sqm areas of communal gardens on site and Vineyard Creek
- Have access via the 546 and 552 bus service to Parramatta Park, a regional park, and other areas of open space.
- Have access via the 546 and 552 bus service to existing and planned community and recreation facilities in Parramatta. This includes Harris Park Community Hall, the new Parramatta library and cultural centre expected for completion in 2022, and the new Parramatta Aquatic Leisure Centre expected for completion in 2023. Future residents will also have access via the 546-bus service and a second bus service to Burnside Community Hall and Dundas Library. The latter will be demolished, and Telopea District Library will be delivered on a new site.
- Be located within 400m walking distance or via the 546 and 552 bus services to GPs at Oatlands Family Practice, the Notre Dame Clinic and Kingsdene Medical Service, as well as several GPs in Parramatta.

The proposal will provide seniors housing near public transport, which will help to provide good access to health, retail, banking and other facilities in the area and complies with clause 26 of the Seniors Housing SEPP.

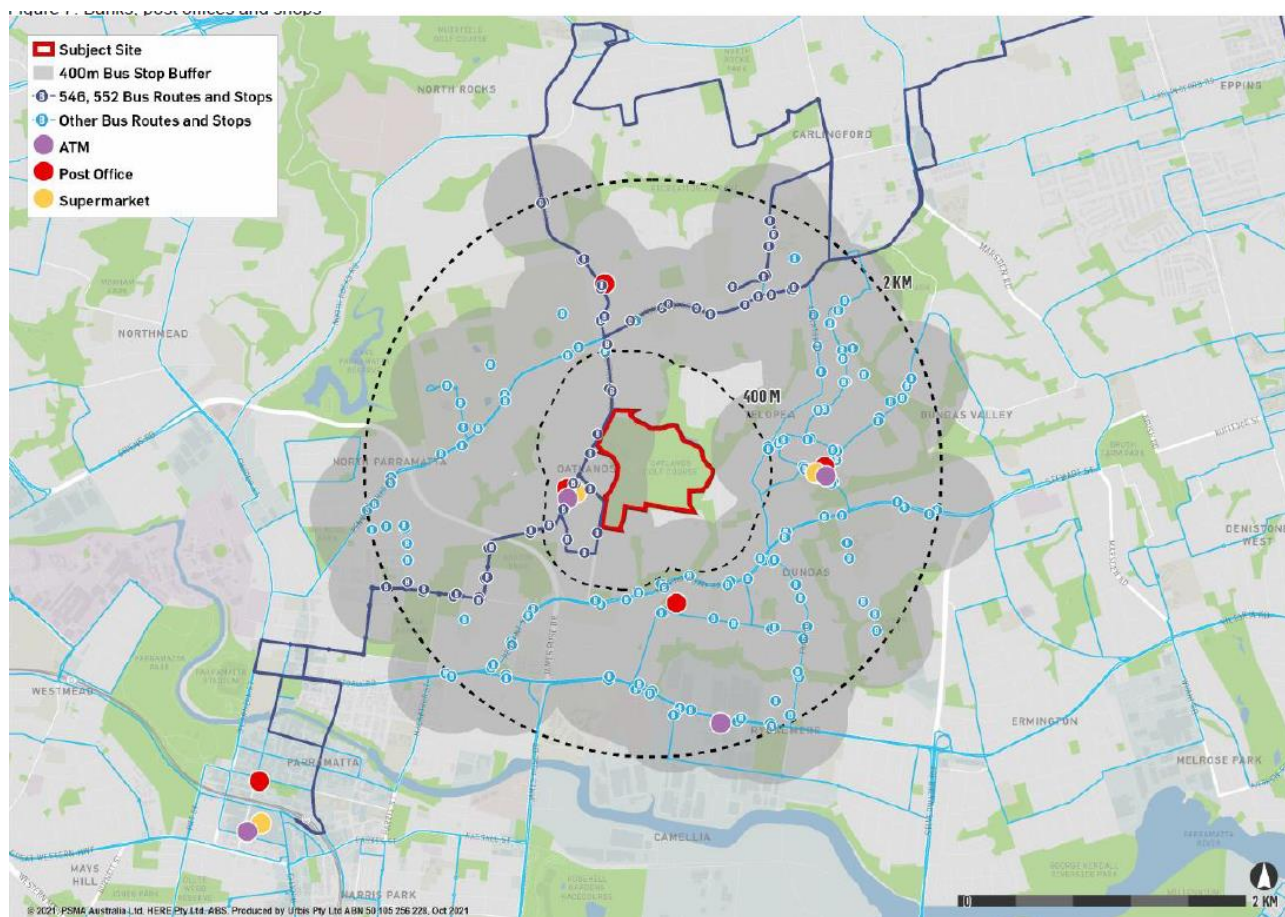
### 7.8.3.2. Traffic and transport services

An access review prepared by Morris Gooding Access Consulting at **Appendix E**, confirms the proposal complies with clause 26 of the Seniors Housing SEPP as a regular public bus service route (no.546) and bus stops (located on Bettington Road) are within 400m of the main entrance of the site and this service provides direct links to local facilities and services at Epping and Parramatta, refer to Figure 21.

The proposal confirms that in the case of the Epping bound bus stop on the opposite side of Bettington Road this is near level with the proposed site entrance, noting however that suitable kerb and road crossings will need to be upgraded to achieve the access requirements.



Figure 21 Access to Services Map



Source: Mirvac

In the case of the Parramatta bound bus stop on the closest side of the Bettington Road to the site, according to survey there is approximately 6m vertical difference with the proposed site entrance. However overall gradients appear compliant at approximately 1:15, with localised adjustments to footpath levels nearer the bus stop possibly necessary to achieve the requirements, subject to detailed survey.

This matter can be reviewed more closely as part of the detailed design of the proposal and submitted and addressed as part of the development application.

A traffic and parking impact statement prepared by TTTP at **Appendix M**, considered the road and traffic conditions, the availability of public transport, vehicle arrangements, parking provision, traffic generation and impacts. The proposal requires 209 car parking spaces for seniors housing and 200 car parking spaces for the Golf Club, which exceeds Council's car parking requirements. The proposal also provides car spaces at basement level for the new club facility. Parking requirements can be confirmed at the development application stage.

The traffic report noted that the proposed development inclusive of the clubhouse would have the potential to generate an additional 38 AM weekly peak vehicle trips and 58 PM weekly peak vehicle trips and 68 vehicle trips during Saturday over the existing facility. The peak traffic generation of the seniors living component will not coincide with the AM peak hour traffic generation for both components of the development including the clubhouse, which is considered to have an acceptable impact on the existing traffic generation of the locality.

The traffic report assessed post development traffic conditions along Bettington Road and associated intersections and concluded that these will continue to operation at an acceptable level of service (LOS B) or better during peak periods in Year 2031 with the proposal.

It is proposed to consolidate the existing vehicle access points on Bettington Road to one access to provide direct access to a new porte cochere within the site, as well as basement car parking and the proposed loading dock, via an internal road. The proposed new access to the site is also expected to operate

satisfactorily, noting the queues will not extend beyond adjacent intersections to the north and south of Bettington Road, nor impact surrounding intersection performance.

#### **7.8.3.3. Servicing**

An Infrastructure Services Report prepared by Integrated Group Services concludes that water, gas, electricity, communications and sewer infrastructure is close by and has adequate capacity to service the subject site pending final approval from the relevant authorities and services providers. It is considered that matters regarding provision, capacity and/or augmentation of services can be confirmed at the detailed design/development application stage.

#### **7.8.4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development**

The site is zoned RE2 Private Recreation and currently contains the Oatlands Golf Club, it is not zoned open space as such. As outlined earlier in this report, the golf course will remain a fully functioning 18-hole golf course, therefore it is unlikely that the proposed use will have an impact on potential uses for the land. Accordingly, the proposed development will not adversely impact on the provision of land for open space and special uses in the vicinity of the development.

#### **7.8.5. The impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development**

This has been comprehensively addressed throughout this SCC report.

The concept proposal's bulk, scale, built form and height has been designed to minimise the development's impact on existing uses, approved uses and future uses of land in the vicinity of the development. The proposed built form provides a sympathetic and compatible response to the surrounding area, utilising significant setbacks from Bettington Road and concentrating height in the northern buildings, away from the lower residential properties to the south, thereby maintaining residential amenity of nearby residential development and minimising any intrusive view impacts.

Given the separation distance of the site from neighbouring built form, the height and scale of the proposal and the built form consistency of the proposal with the built form of surrounding seniors housing developments, it is considered that the proposal achieves a satisfactory level of impact on neighbouring uses.

#### **7.8.6. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation,**

Not applicable, the Native Vegetation Act 2003 was repealed on 25 August 2017.

#### **7.8.7. The impacts identified in any cumulative impact study provided in connection with the application for the certificate**

As above, a cumulative impact study is not required for this application. However, the panel may require the applicant to provide a cumulative impact study even if it has not been provided with the application if the panel considers it is necessary for it to be provided to determine whether the land concerned is suitable for more intensive development.

## 8. CONCLUSION

The proposal has been assessed against the required criteria as stipulated in Clause 25(5) of the SEPP (Housing for Seniors and People with a Disability) 2004 within this report. It has been demonstrated, as summarised below, that the proposal is compatible with the surrounding land uses. It is considered that an SCC should be issued for the site on the basis that:

- the proposed use will assist in providing additional housing choice and
- opportunities for ageing in place for the senior's population in the Parramatta LGA;
- the site is suitable for more intensive use for the purposes of seniors housing, having regard to the criteria set out in clause 25(5)(b) of the Seniors Housing SEPP and more detailed design considerations being undertaken as part of any future development application;
- the proposal will provide seniors housing near public transport, which will help to provide good access to health, retail, banking and other facilities in the area and complies with clause 26 of the Seniors Housing SEPP;
- the proposal will not compromise the use of the site as a golf course and will seek to facilitate the provision of a new club premises and additional facilities that will benefit the future senior residents and the local community; and
- matters regarding bushfire, heritage, view impact, overshadowing, acid sulfate soils, traffic, and access, and building bulk, scale, setbacks and the proposed configuration of the new club premises with the seniors housing can be addressed and assessed at the development application stage.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



## **APPENDIX A**

## **SURVEY PLAN**

## **APPENDIX B**

## **ARCHITECTURAL PLANS**

## **APPENDIX C**

## **LANDSCAPE PLANS**

## **APPENDIX D**

## **URBAN DESIGN REPORT**



## **APPENDIX E**

## **ACCESS REPORT**

## **APPENDIX F**

## **ARBORICULTURAL REPORT**

## **APPENDIX G**

## **BUSHFIRE REPORT**

## **APPENDIX H**

## **CONTAMINATION REPORT**



## **APPENDIX I**

## **ECOLOGY REPORT**

## **APPENDIX J**

## **ENGINEERING SERVICES**

## **APPENDIX K**

## **GEOTECH REPORT**

## **APPENDIX L**

## **HERITAGE REPORT**

## **APPENDIX M**

## **TRAFFIC REPORT**



## **APPENDIX N**

## **DEVELOPMENT STATEMENT AND GOLF CLUB DESIGN LETTER**

## **APPENDIX O**

# **SERVICES AND INFRASTRUCTURE REPORT**