



15th October 2021

NSW Department of Planning and Environment

Dear Sir / Madam,

Oatlands Golf Club Limited (OGC) is pleased to support the application to the NSW Department of Planning and Environment to obtain a Site Compatibility Certificate for the proposed development on the current Club carpark, clubhouse, and certain surrounds to build an over-55-age retirement village and new Club facilities.

OGC have been investigating options to grow the Club and provide increased security for current and future generations of members, along with the local community, for more than 10 years. These considerations have included how to best address the ageing clubhouse facilities without putting the Clubs financial position at serious risk.

The nature of the golf clubs operating model, being a registered club and not-for-profit, sees the Club produce a small operating profit or loss each year. Factors that impact on the Clubs position include but are not limited to; declining participation in golf over the last 20 years, more limited time constraints for the younger generation of potential new golfers, and 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 is business model to diversify revenue streams to sustain the Club'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. Fundamental to this business model is a new financial arrangement which allows the Club to share in the proceeds of the proposed development and the subsequent creation of additional revenue streams.

Based on these diversified facilities, OGC looking to expand its income generating activities to provide an ongoing revenue source that will benefit its members, residents of the over-55s residential development, and the local community through the provision of enhanced recreational facilities. These could include:

- Meeting rooms for local business, sporting, and social clubs
- Function area facilities
- Wellness Centre / Gym facilities
- Local dining facilities
- Promotion of sport and healthy lifestyle
- Integrated visual design of the apartments and the clubhouse precinct

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- Enhanced property values
- Habitat and environmental sustainability
- Enhanced senior living provisions

The Clubs' current carpark, clubhouse precinct and nominated surrounds provides a development opportunity for over-55s living under the NSW Government SEPP Seniors Living 2004 guidelines. This project will address the shortage of quality seniors living housing which is currently being experienced on a local, state, and national level.

The project on this site offers beneficial advantages for seniors living due to:

- Its immediate accessibility to bus transport to the Parramatta CBD shops and rail network
- Its proximity to existing arterial roads and motorways
- It's immediacy to the Westmead Hospital, the principal referral hospital for western Sydney

Through partnering with Mirvac, OGC is fully confident the proposed over-55s and clubhouse development will comprise a quality development that will deliver lifestyle benefits to all village residents, Club members and guests, and the wider community, with minimal environmental, social, and economic impact.

We believe Oatlands Golf Club has much to offer the residents of the Parramatta City Council area, and particularly to the residents of Oatlands and the surrounding suburbs. There is no other area of the size, aspect, and convenience of locality as that of the proposed area of this project. The quality and amenity of the residential units would be consistent with homes in the area as well as offering those residents greater health and lifestyle activities that the golf club has available.

For and on behalf of the Oatlands Golf Club Board,

George Isaac
Oatlands Golf Club President

Sam Howe
Oatlands Golf Club General Manager