



**CAMPBELLTOWN
CITY COUNCIL**

LOCAL PLANNING PANEL

25 SEPTEMBER 2024

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held electronically.

MEETING AGENDA

1. ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

4. REPORTS

6

- 4.1 Development Application for alterations and additions to golf clubhouse -
Campbelltown Golf Course, 1 Golf Course Drive, Glen Alpine

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General Information

The role of the Local Planning Panel is to determine development applications and provide advice on planning proposals.

When the panel is considering a report relating to a development application, the panel will receive and consider verbal submissions from the applicant and from any person that made a written submission in regard to that development application (during the notification or exhibition period).

As required by the Minister's Local Planning Panels Direction, when considering a planning proposal, the role of the panel is to provide advice to Council. The panel is the first step in the evaluation process before Council and the State Government (through the Gateway process) to decide whether to support a formal public exhibition or consultation period on the proposal. It is possible that the proposal will be modified before or as part of the consideration by Council and/or through the Gateway process. The panel will consider verbal submissions made in relation to the matter from the applicant, if there is one, and from any other person. The panel will not consider written submissions tabled at the meeting, however they will be accepted and passed on to Council officers for consideration in their report to Council.

Any person who makes a verbal submission to the panel must identify themselves and must also accept that their presentation will include their images and sounds and will be webcast and stored on Council's website for future viewing. Any person who makes a verbal submission to the panel must also declare before their submission any political contributions or donations they have made over the last four years exceeding \$1,000 to any political party or candidate who contested the last Ordinary Election of Council.

If you would like to make a verbal submission to the panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The panel chair will invite the registered speakers to the table at the appropriate time in the agenda. Verbal submissions to the panel will be limited to 5 minutes each. The chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask your questions at the end of your submission.

General Information

The reports are presented to the Local Planning Panel for its consideration and recommendation.

After the panel has considered submissions made by interested parties, the panel will make recommendations to the Council. The Panel's recommendations become public the day following the Local Planning Panel meeting.

Information

Should you require information about the panel or any item listed on the agenda, please contact Council's City Development Division on 4645 4575 between 8.30 am and 4.30pm.

The following report is referred to the Local Planning Panel for its consideration and recommendation.

Lindy Deitz
Chief Executive Officer

4. REPORTS

4.1 Development Application for alterations and additions to golf clubhouse - Campbelltown Golf Course, 1 Golf Course Drive, Glen Alpine

Community Strategic Plan

Objective	Strategy
4 Economic Prosperity	4.3.1 Activate a unique and lively city as a destination for business, social, event and leisure activities

Delivery Program

Principal Activity
4.3.1.1 Revitalise and Reimagine town centres for our community, visitors and businesses (Including Leumeah, Campbelltown-Macarthur CBD and Ingleburn)

Referral Criteria

This matter is reported to the Campbelltown Local Planning Panel in accordance with Schedule 1, item 1(a) of the Local Planning Panels Direction – Development Applications, issued by the Minister for Planning under section 9.1 of the *Environmental Planning and Assessment, Act 1979* (EP&A Act) on 6 May 2024 as the land subject to this application is owned by the Campbelltown City Council and includes external alterations, resulting in a conflict of interest.

As such, this development application is required to be determined by the Campbelltown Local Planning Panel.

Executive Summary

- Council has received a development application for the construction of alterations and additions to the existing golf clubhouse at 1 Golf Course Drive, Glen Alpine.
- The subject site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015.
- The development application was exhibited from 8 July 2024 to 6 August 2024 as required by the Campbelltown Community Participation Plan.
- It is recommended that the application be approved, subject to conditions.

Officer's Recommendation

That development application 2054/2024/DA-C for the construction of alterations and additions to the existing golf clubhouse at 1 Golf Course Drive, Glen Alpine be approved, subject to conditions listed in attachment 1.

Purpose

To assist the Panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Pt Lot 993 DP 861788 Campbelltown Golf Course (Clubhouse), 1 Golf Course Drive, Glen Alpine
Application No	2054/2024/DA-C
Applicant	Campbelltown Catholic Club Ltd
Owner	Campbelltown City Council
Provisions	<i>Environmental Planning and Assessment Act 1979</i> Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	19 June 2024

The Site

The subject land is known as 1 Golf Course Drive, Glen Alpine and is legally defined as Pt Lot 993 in DP 861788. The land has an area of 240,090 m².

The land is currently occupied by a Golf Course with ancillary structures in accordance with the use.

The land is situated in a R2 low density residential area and surrounded by similarly zoned land that is characterised by single and double storey dwelling houses.

The land generally slopes from the east to west towards Heritage Way.



Figure 1: Aerial image of the subject site in red and surrounding area.

Proposal

The proposal includes the following works:

- Partial demolition of the existing building to facilitate new works including demolition of pergola, doors, windows, exterior walls and partitions
- Construction of new terraces and covered terrace with fit out
- Alterations to the existing entry foyer
- Construction of a new golf simulator room and corridor
- Relocation of outdoor gaming area by conversion of an existing smaller function room into a gaming lounge

The proposed development does not alter the existing operation or car parking on site. The proposed development contributes to an addition of 110 m² (7.34 per cent) of additional floor space (refer to Figure 2 and 3).

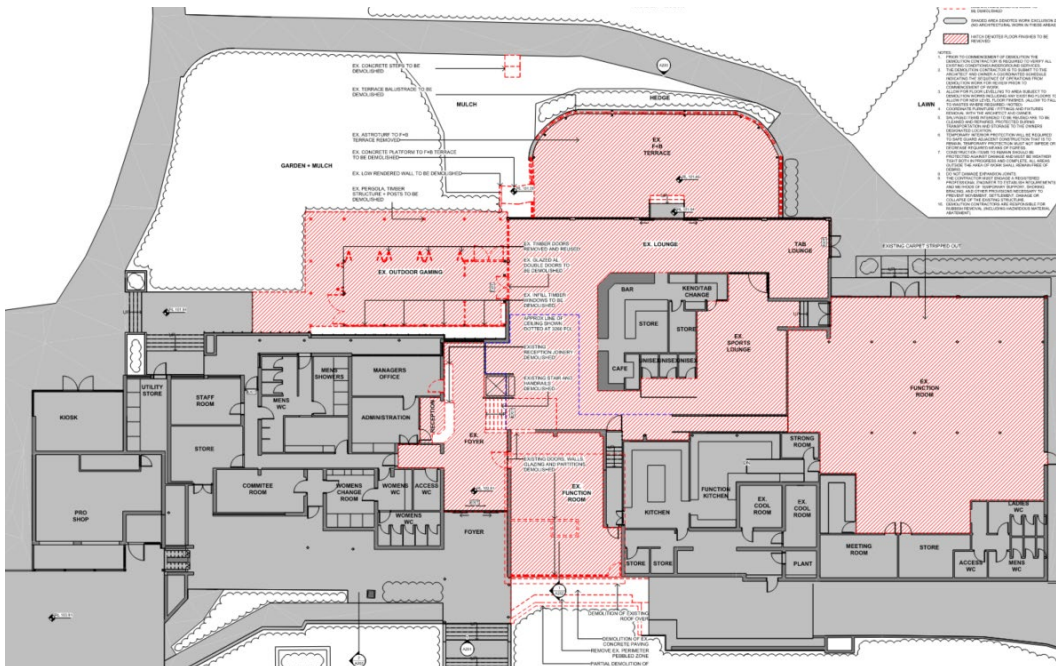


Figure 2: Existing Site/Demolition Plan

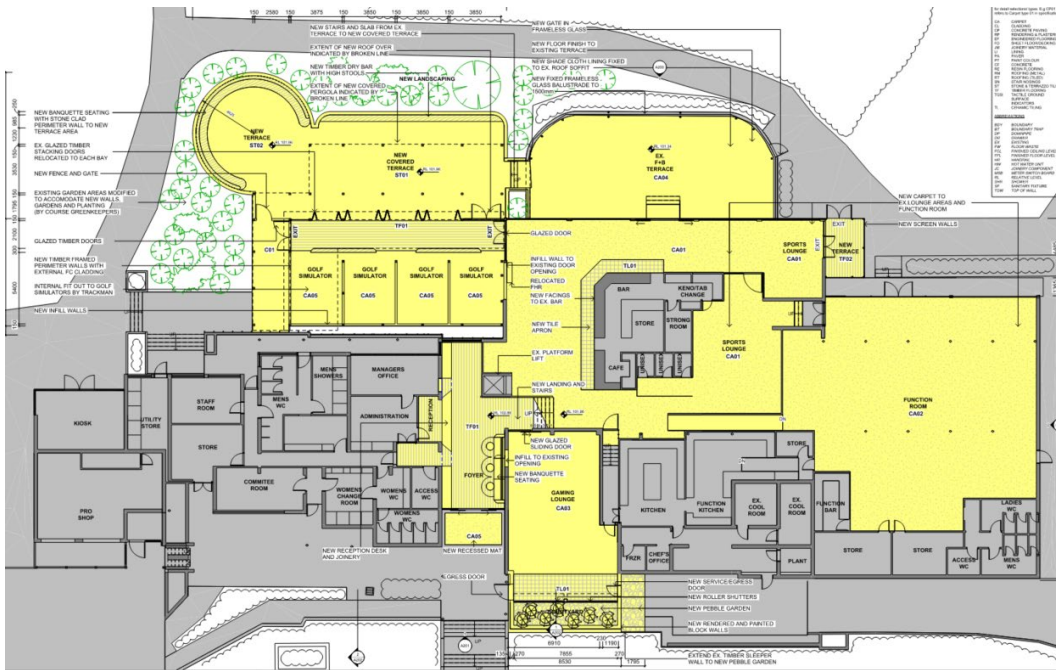


Figure 3: Proposed Site Plan

Report

1. Vision

Vision - Campbelltown 2032

Campbelltown 2032 is the Community Strategic Plan for the City of Campbelltown. The Strategic Plan addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and belonging
- Outcome 2: Places for people
- Outcome 3: Enriched natural environment
- Outcome 4: Economic prosperity
- Outcome 5: Strong leadership

The proposed development is consistent with focus area of 2.1.2 of this plan in that the development will provide recreation opportunities for existing and future residents within the Campbelltown Local Government area.

2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the EP&A Act, and having regard to those matters, the following issues have been identified for further consideration.

2.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The subject land is located within the Georges River Catchments and as such Chapter 6 (Water Catchment) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the application. Chapter 6 (Water Catchment) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The proposal does not conflict with any of the relevant provisions of the SEPP and is unlikely to have a negative impact on the environmental quality of the Georges River Catchment.

State Environmental Planning Policy (Resilience and Hazards) 2021

SEPP Resilience and Hazards requires the consent authority to consider whether the subject land of any development application is contaminated.

The subject application relates to alterations additions to an existing golf clubhouse which is not considered to give rise to any potential contamination of the site.

Based on the provisions of Chapter 4, Clause 4.6 of the SEPP have been considered and the contaminated land planning guidelines and the site is suitable for the proposed development.

Campbelltown Local Environmental Plan 2015

Permissibility

The site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015 (CLEP 2015). In accordance with the provisions of the CLEP 2015, consent must not be granted for any type of development unless the consent authority has regard to the zone objectives.

The objectives for the R2 Low Density Residential zone are:

Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.
- To minimise overshadowing and ensure a desired level of solar access to all properties.
- To facilitate diverse and sustainable means of access and movement.

The proposed is consistent with the objectives of the zone and continues to provide a golf course and serves the surrounding residential residents.

The existing development is a recreation facility (outdoor) which is defined as follows:

Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings, but does not include an entertainment facility or a recreation facility (major).

Recreation facility (outdoor) is permissible with consent in the R2 Low Density Residential zone. The proposed development involves the alterations and additions to the existing approved golf course club.

Clause 4.3 Height of Buildings

The proposed development involves the alteration of the existing building heights. The proposed altered building height is below the maximum height of 8.5 m. Additionally, the proposed alterations do not exceed the existing approved building heights.

Clause 4.4 Floor Space Ratio

The proposal involves a 110 m² increase in gross floor area to a total of 1,603 m². There is no specified maximum permitted FSR for the site. The application is not considered to result in an unreasonable increase in floor space and is in line with the objectives of this clause.

Clause 5.10 Heritage conservation

The subject site is not heritage listed, is not within a heritage conservation area and is not within 100 m of a heritage listed item.

Clause 7.1 Earthworks

Pursuant to Clause 7.1 of the (CLEP 2015, in deciding whether to grant development consent, the consent authority must consider:

- a) The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development
- b) The effect of the development on the likely future use or redevelopment of the land
- c) The quality of the fill or the soil to be excavated, or both
- d) The effect of the development on the existing and likely amenity of adjoining properties
- e) The source of any fill material and the destination of any excavated material
- f) The likelihood of disturbing relics
- g) The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area
- h) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed development does not involve any changes to the originally approved earthworks across the site. The proposed development includes alterations and additions to the built form only.

Clause 7.4 Salinity

Pursuant to Clause 7.4 of CLEP 2015, development consent must not be granted unless the consent authority is satisfied that the development:

- a. the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- b. if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- c. if that impact cannot be minimised—the development will be managed to mitigate that impact.

The proposed development does not involve any cut or fill and as such, is considered to minimise the disturbance of the existing ground levels. Additionally, an advisory note is recommended to be included within any consent.

7.10 Essential services

This clause ensures that development consent is not granted to development unless the consent authority is satisfied that essential services such as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage or on-site conservation, suitable road and vehicular access, telecommunication services and the supply

of natural gas are available. All required essential services are already in place for the existing structure and available for the proposed development.

2.2 Section 4.15(1)(a)(ii) The provisions of any draft provisions

There are currently no draft provisions in place relevant to the subject application.

2.3 Section 4.15(1)(a)(iii) The provisions of any development control plan

Campbelltown Sustainable City Development Control Plan 2015 (DCP)

An assessment against Campbelltown Sustainable City Development Control Plan 2015 (SCDCP) Part 2 (Requirements Applying to all Types of Development), Part 3 (Low and Medium Density Residential) and Part 6 (Commercial Development) has been undertaken with a full assessment/compliance table provided in attachment 2 to this report.

The proposed development includes only a minor increase to gross floor areas of 110 m² and is considered to be generally consistent with the DCP, however there is a technical non-compliance relating to car parking.

The site currently accommodates for 148 car spaces. In accordance with Table 6.4.2.1 of the SCDCP, the requirement for car parking for this facility is one space per 50 m² of site area, regardless of floor space of the building. This results in a requirement for 210 car parking spaces across the site. The applicant has sought a variation to this control contending that the premises has operated with its current level of car parking for more than 10 years without any parking issues arising.

Whilst the DCP parking requirements are based on site area rather than gross floor area, it is important to recognise that the proposed development represents only a 7.36 per cent increase in gross floor area. It is therefore considered unlikely to significantly alter the parking demand on the site.

A review of Council records reveals that the site does not have any history of complaints in relation to insufficient car parking, and inspection of the premises confirms consistent parking availability within the site during operating hours. Importantly, should parking demand increase over time, sufficient land is available within the site to supply additional parking should it be required.

Based on the above, it is considered that the proposed development complies with the objectives within 6.4.2 Car Parking and Access including to "ensure that sufficient car parking is accommodated on site to meet the traffic demand generated by the development". The proposed variation to car parking is considered to be acceptable in this instance.

2.4 Section 4.16(11) Determination

Council-related Development Applications

This development application is subject to Section 66A of the Environmental Planning and Assessment Regulations 2021 whereby it states:

(1) A council-related development application must not be determined by the consent authority unless—

- a) the council has adopted a conflict of interest policy, and
- b) the council considers the policy in determining the application.

(2) In this section—

conflict of interest policy means a policy that—

- a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and
- b) complies with the Council-related Development Application Conflict of Interest Guideline published by the Department and available on the NSW planning portal, as in force from time to time.”

In accordance with Council’s Policy titled “Managing Conflicts of Interest for Council-related Development Policy”, when an application is submitted for Council related development, the following steps are taken.

Criteria	Comment	Complies
Public exhibition of the application for a period of at least 28 days, where required by the Community Participation Plan	In accordance with the Campbelltown Community Participation Plan 2019 from 8 July 2024 and 6 August 2024	Yes
If Councils is the developer, applicant or land owner, the application will be determined by either the Campbelltown Local Planning Panel or the Sydney Western City Planning Panel	This matter is reported to the Campbelltown Local Planning Panel	Yes
A management strategy statement will be attached to the application in the Planning Portal	A management strategy statement accompanies this application within the NSW Planning Portal	Yes

Where the application meets the criteria identified in the column 1 of the below table, Council will choose one or more of the potential additional management actions listed in column 2.

Column 1: Development types where additional management action required	Column 2: Potential Additional Management Actions for Application Assessment
Where the Council related development meets 1 or more of the following criteria, 1 or more additional management actions will be chosen from the column to the right. <ul style="list-style-type: none"> • The application is Regional Development (under the State Environmental Planning Policy (Planning Systems) 2021. 	<ul style="list-style-type: none"> • Assessment is to be undertaken by an external Planning Consultant. • Specialist advice (eg flooding, acoustics) is provided by an independent consultant that was not involved in the preparation of the application. • Assessment will be undertaken by

<ul style="list-style-type: none"> • The capital investment value exceeds \$5 m • The application does not comply with a development standard 	<p>Planning staff from another Council as part of a shared servicing agreement.</p> <p>Note:</p> <p>Other management strategies not listed may be implemented at the discretion of management.</p>
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An assessment to the relevant development standards are outlined within this report and it is confirmed that the proposed development does not contravene any development standards. Further, the development does not exceed \$5 million, as such no further additional management actions are required to be undertaken as part of this development application.

2.5 Section 4.15(1)(a)(iia) The provisions of any Planning Agreement

The proposed development is not subject to the provisions of a planning agreement pursuant to Section 7.4 of the EP&A Act.

2.5 Section 4.15(1)(a)(iv) The provisions of the Regulations

The proposal does not contravene the Environmental Planning and Assessment Regulations.

2.6 Section 4.15 (1)(b) The Likely Impacts of the Development

Section 4.15(1)(b) of the EP&A Act requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for consideration when considering the development's potential impact on the natural and built environment is as follows:

(a) Natural Environment

Impacts on the natural environment have been assessed as part of the development application. This application was referred to Council's Senior Environmental Officer to assess the development and it was found that the proposal will not result in a significant detrimental impact on the natural environment.

(b) Built Environment

The proposed alterations and additions to the existing golf club will have a significant positive impact on the built environment. These enhancements will modernise the facility, improve functionality, and contribute to the overall aesthetic appeal of the club and broader locality. By integrating updated design elements, the proposed development will not only elevate the club's operational efficiency but also enhance the surrounding landscape, fostering a more vibrant and attractive community space.

(c) Social Impacts and Economic Impacts

The proposed alterations and additions are unlikely to generate any unreasonable social impacts and will provide positive economic impacts through the generation of employment during construction.

2.7 Section 4.15(1)(c) The suitability of the development

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed development.

It is considered that the alterations and additions to the existing golf clubhouse is predominantly located within the existing building footprint on the site and as such, has been designed to consider the existing site constraints and topography of the land. Therefore, it is considered the proposal is suitable for the proposed development.

No constraints or hazards have been identified which would deem the site unsuitable for the proposed development.

2.8 Section 4.15(1)(d) Any Submissions

Section 4.15(1)(d) of the EP&A Act requires Council to consider submissions.

The application was publicly exhibited and notified from 8 July 2024 and 6 August 2024. No submissions were received.

2.9 Section 4.15(1)(e) Public Interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone. The proposal has demonstrated that the site is suitable for the proposed development.

In address the above, Council is satisfied that the proposal is in the interest of the public.

2.10 Developer Contributions

The application was referred to Council's Contributions Officer and conditions of consent have been recommended with regard to contributions.

Conclusion

The subject development application (2054/2024/DA-C) proposing the construction of alterations and additions to existing golf clubhouse at Campbelltown Golf Course (clubhouse) (Pt Lot 993 DP 861788) has been assessed under the heads of consideration of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposed development is consistent with the general intent of Campbelltown 2032 which outlines the long-term vision for the Campbelltown and Macarthur Region. The proposed use is permissible within the R2 Low Density Residential zoning and is generally in support of the zone objectives.

In assessing the Development Application against the development standards and objectives outlined in the Campbelltown Local Environmental Plan 2015, the proposal satisfies the requirements, subject to the recommended conditions of consent.

Attachments

- 4.1.1 Recommended Conditions of Consent (contained within this report)
- 4.1.2 Development Control Plan Assessment Table (contained within this report)
- 4.1.3 Architectural Plans (contained within this report)

Reporting Officer

Manager Development Assessment

2054/2024/DA-C
Recommended Conditions of Consent

GENERAL CONDITIONS

<p>1.</p>	<p>Erection of signs</p> <ol style="list-style-type: none"> 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— <ol style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. 3. The sign must be— <ol style="list-style-type: none"> a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to— <ol style="list-style-type: none"> a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. <p><i>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021. D.01.070.P</i></p>
<p>2.</p>	<p>Shoring and adequacy of adjoining property</p> <ol style="list-style-type: none"> 1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense — <ol style="list-style-type: none"> a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

	<p>3. This section does not apply if –</p> <ul style="list-style-type: none"> a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying. <p><i>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.D.01.074.P</i></p>																																													
<p>3.</p>	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" data-bbox="400 723 1291 1081"> <thead> <tr> <th colspan="5">Approved plans</th> </tr> <tr> <th>Plan no.</th> <th>Revision no.</th> <th>Plan title</th> <th>Drawn by</th> <th>Date of plan</th> </tr> </thead> <tbody> <tr> <td>A003</td> <td>4</td> <td>Site + Site Analysis</td> <td>Cullinan Ivanov</td> <td>07.06.2024</td> </tr> <tr> <td>A102</td> <td>4</td> <td>Existing and Demolition Plan</td> <td>Cullinan Ivanov</td> <td></td> </tr> <tr> <td>A103</td> <td>4</td> <td>Proposed Plan</td> <td>Cullinan Ivanov</td> <td></td> </tr> <tr> <td>A200</td> <td>5</td> <td>Elevations</td> <td>Cullinan Ivanov</td> <td>07.08.2024</td> </tr> <tr> <td>A201</td> <td>5</td> <td>Elevations 2</td> <td>Cullinan Ivanov</td> <td>07.08.2024</td> </tr> <tr> <td>A202</td> <td>5</td> <td>Sections</td> <td>Cullinan Ivanov</td> <td>07.08.2024</td> </tr> <tr> <td>A400</td> <td>4</td> <td>3Ds Aerials</td> <td>Cullinan Ivanov</td> <td>07.06.2024</td> </tr> </tbody> </table> <p>In the event of any inconsistency between the approved plans and documents, the approved plans prevail.</p> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p><i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.D.01.101.D</i></p>	Approved plans					Plan no.	Revision no.	Plan title	Drawn by	Date of plan	A003	4	Site + Site Analysis	Cullinan Ivanov	07.06.2024	A102	4	Existing and Demolition Plan	Cullinan Ivanov		A103	4	Proposed Plan	Cullinan Ivanov		A200	5	Elevations	Cullinan Ivanov	07.08.2024	A201	5	Elevations 2	Cullinan Ivanov	07.08.2024	A202	5	Sections	Cullinan Ivanov	07.08.2024	A400	4	3Ds Aerials	Cullinan Ivanov	07.06.2024
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A400	4	3Ds Aerials	Cullinan Ivanov	07.06.2024																																										
<p>4.</p>	<p>Building Code of Australia</p> <p>All building work must be carried out in accordance with the provisions of the <i>Building Code of Australia</i>. In this clause, a reference to the <i>Building Code of Australia</i> is a reference to that Code as in force on the date the application for the relevant construction certificate is made.</p> <p><i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.D01.02</i></p>																																													
<p>5.</p>	<p>Advertising signs – Separate DA required</p> <p>This consent does not permit the erection or display of any advertising signs.</p> <p>Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.</p> <p><i>Condition reason: To ensure signage is limited to the areas specified in the application.D01.16</i></p>																																													
<p>6.</p>	<p>Graffiti removal</p>																																													

	<p>In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.</p> <p><i>Condition reason: To protect and preserve the visual amenity of the surrounding public domain.</i> D01.34</p>
7.	<p>Construction certificate</p> <p>Before commencement of any works that require a construction certificate:</p> <ol style="list-style-type: none"> 1. the applicant shall appoint a principal certifier; 2. the applicant shall obtain a construction certificate for the particular works; and 3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works. <p><i>Condition reason: To comply with legislation.</i> D01.54</p>
8.	<p>Comply with EP&A Act</p> <p>The requirements and provisions of Part 6, Division 6.3 of the <i>Environmental Planning & Assessment Act 1979</i> and Part 5 of the <i>Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021</i> must be fully complied with at all times.</p> <p>Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.</p> <p><i>Condition reason: To comply with legislation.</i> D01.999</p>
9.	<p>Prescribed Condition</p> <p>In accordance with Section 19 of the <i>Environmental Planning & Assessment (Development Certification and Fire safety) Regulation 2021</i>, all building work must be conducted in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:</p> <ol style="list-style-type: none"> a. Complying with the Deemed to Satisfy Provisions; or b. Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of a and b. <p><i>Condition reason: To comply with legislation.</i> D01.999</p>
10.	<p>Products banned under the Building Products (Safety) Act 2017</p> <p>No building products that are banned, or products that are subject to a ban if used in a particular way under the Building Products (Safety) Act 2017 are to be used in the construction of the development.</p> <p><i>Condition reason: To comply with the Act.</i> D01.999</p>
11.	<p>Lining materials within exit/other critical area</p>

	<p>That lining materials (floor/wall/ceiling) used within and leading to the exit shall be audited by an appropriately qualified company/person to ensure compliance with the Fire hazard properties of C2D11 of the BCA.</p> <p><i>Condition reason: To comply with the relevant Australian Standards.D01.999</i></p>
12.	<p>Swing of exit doors</p> <p>That all required exit doors shall be caused to swing in the direction of egress complying with the requirements of D3D25 of the BCA. The exit doors shall be openable by single grip lever handle downward action latch set or pushing action in accordance with the requirements of D3D26 of the BCA.</p> <p><i>Condition reason: To comply with the relevant Australian Standards.D01.999</i></p>
13.	<p>Certification of existing fire hydrant system</p> <p>Certification must be submitted confirming that the existing fire hydrant system was designed and installed to the appropriate legislative requirements at the time of installation. Further remedial upgrading works may be required to be carried out on the system depending upon the standard of installation and the level of performance offered by the current system.</p> <p><i>Condition reason: To ensure that the existing fire hydrant system complies with the relevant Australian Standards.D01.999</i></p>

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

14.	<p>Utility servicing provisions</p> <p>Before the issue of a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.</p> <p>Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.</p> <p><i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.D02.04</i></p>
15.	<p>Geotechnical report</p> <p>Before the issue of a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.</p> <p><i>Condition reason: To inform the certifier of any structural design requirements for the approved building works.D02.09</i></p>
16.	<p>Design for access and mobility</p> <p>Before the issue of a construction certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 - Design for Access and Mobility.</p> <p><i>Condition reason: To ensure safe and easy access to the premises for people with a disability.D02.57</i></p>

<p>17.</p>	<p>Telecommunications infrastructure</p> <ol style="list-style-type: none"> If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed certifier prior to the issue of a construction certificate or any works commencing, whichever occurs first; and The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer. <p><i>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</i>^{002.59}</p>			
<p>18.</p>	<p>Sydney Water</p> <p>Before the issue of a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.</p> <p>An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a construction certificate.</p> <p>The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.</p> <p><i>Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services.</i>^{002.60}</p>			
<p>19.</p>	<p>Section 7.12 Contributions</p> <p><u>Contribution</u></p> <p>The developer must make a monetary contribution to Campbelltown City Council in the amount of \$19,538.68 for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).</p> <p>The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 6.3.2 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.</p> <p><u>Indexation</u></p> <p>The monetary contribution is based on a proposed cost of carrying out the development of \$1,953,868.00 indexed to the quarter immediately prior to the date of this consent (\$1,953,868.00). This cost (and consequently the monetary contribution) must be indexed between the date of this consent and the date of payment in accordance with the following formula:</p> <table border="1" data-bbox="502 1675 1198 1742"> <tr> <td rowspan="2">Indexed development cost (\$) =</td> <td>$\\$CC \times CPI_P$</td> </tr> <tr> <td>CPI_C</td> </tr> </table> <p>Where:</p> <ul style="list-style-type: none"> - \$CC is the contribution amount shown in this certificate expressed in dollars - CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution. 	Indexed development cost (\$) =	$\$CC \times CPI_P$	CPI_C
Indexed development cost (\$) =	$\$CC \times CPI_P$			
	CPI_C			

	<p>- CPI_c is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate - 139.1 - June 2024.</p> <p><u>Time for payment</u></p> <p>The contribution must be paid prior to the release of a construction certificate for any works authorising construction above the floor level of the ground floor.</p> <p><u>How to make the contribution payment</u></p> <p>Contact Council's Development Contributions Officer on 4645 4000 or email, council@campbelltown.nsw.gov.au for an invoice which will also provide details of the various methods of payment available, prior to payment.</p> <p><i>Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.</i><small>D02.66</small></p>
20.	<p>Cladding</p> <p>Prior to issue of a construction certificate the certifier must be satisfied that all proposed attachments, cladding material and systems forming part of external walls comply with the NCC BCA and relevant Australian Standards. The certifier must be able to demonstrate compliance with evidence of suitability as per clause A2.G2 of the BCA for all products/systems proposed.</p> <p><i>Condition reason: To comply with the relevant Australian Standards.</i><small>D02.999</small></p>

BEFORE BUILDING WORK COMMENCES

21.	<p>Erosion and sediment control</p> <p>Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i><small>D03.01</small></p>
22.	<p>Erection of construction sign</p> <p>Before any site work commences on the land, signs must be erected in prominent positions on the site:</p> <ol style="list-style-type: none"> 1. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours 2. Stating that unauthorised entry to the work site is prohibited 3. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office) 4. Stating the approved construction hours in which all works can occur 5. Showing the name, address and telephone number of the principal certifier for the work. <p>Any such signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p>

	<p><i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.D03.02</i></p>
23.	<p>Toilet on construction site</p> <p>Before any site work commences on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:</p> <ol style="list-style-type: none"> 1. A public sewer, or 2. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or 3. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council. <p><i>Condition reason: To ensure that appropriate toilets are provided for construction workers.D03.03</i></p>
24.	<p>Trade waste</p> <p>Before any site work commences on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.</p> <p><i>Condition reason: To ensure all waste is moved off-site for disposal.D03.04</i></p>
25.	<p>Vehicular access during construction</p> <p>Before any site work commences on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.</p> <p><i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.D03.05</i></p>
26.	<p>Public property</p> <p>Before any site work commences on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, and the like.</p> <p>Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.</p> <p><i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.D03.06</i></p>
27.	<p>Demolition works</p> <p>Demolition works shall be carried out in accordance with the following:</p> <ol style="list-style-type: none"> 1. Before any site work commences on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the

	<p>identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.</p> <ol style="list-style-type: none"> 2. Before any site work commences on the land, the demolition Contractor(s) licence details must be provided to Council. 3. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements. 4. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works. 5. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works. <p><i>Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.</i>D03.08</p>
<p>28.</p>	<p>Hoarding / Fence</p> <p>Before any site work commences, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.</p> <p>The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.</p> <p>A separate land use application under <i>Section 68 of the Local Government Act 1993</i> shall be submitted to and approved by Council prior to the erection of any hoarding on public land.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i>D03.09</p>
<p>29.</p>	<p>Fencing</p> <p>An appropriate fence preventing public access to the site shall be erected for the duration of construction works.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i>D03.11</p>
<p>30.</p>	<p>Geotechnical reference</p> <p>Before any site work commences, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the appointed principal certifier. The designing structural engineer shall also nominate a site classification in accordance with <i>AS2870 - Residential Slabs and Footings</i>.</p> <p><i>Condition reason: To inform the principal certifier of any structural design requirements for the approved building works.</i></p> <p style="text-align: right;">D03.13</p>

DURING BUILDING WORK

<p>31.</p>	<p>Construction work hours</p> <p>All work on site shall only occur between the following hours:</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Monday to Friday</td> <td>7.00 am to 6.00 pm</td> </tr> <tr> <td>Saturday</td> <td>8.00 am to 5.00 pm</td> </tr> <tr> <td>Sunday and public holidays</td> <td>No Work.</td> </tr> </table> <p><i>Condition reason: To protect the amenity of the surrounding area.D04.01</i></p>	Monday to Friday	7.00 am to 6.00 pm	Saturday	8.00 am to 5.00 pm	Sunday and public holidays	No Work.
Monday to Friday	7.00 am to 6.00 pm						
Saturday	8.00 am to 5.00 pm						
Sunday and public holidays	No Work.						
<p>32.</p>	<p>Erosion and sediment control</p> <p>Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.</p> <p>Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.D04.02</i></p>						
<p>33.</p>	<p>Work zones</p> <p>All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.</p> <p>Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.</p> <p><i>Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.D04.03</i></p>						
<p>34.</p>	<p>Protection of existing trees</p> <p>During construction, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council.</p> <p>works within proximity to existing trees or vegetation are to comply with Australian Standards AS4970 - Protection of Trees on Development Sites:</p> <ol style="list-style-type: none"> a) All compound/ stockpile, laydown, vehicle parking and amenities shall be located in cleared areas and beyond the dripline of existing trees. b) Prior to the commencement of any works, the area required for site access will be clearly demarcated to ensure there is no damage to native vegetation outside of the development impact zone. <p><i>Condition reason: To protect and retain existing trees.D04.04</i></p>						
<p>35.</p>	<p>Fill Compaction Requirements</p>						

	<p>Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.</p> <p>Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.</p> <p><i>Condition reason: To ensure any fill material is suitably compacted.D04.06</i></p>
36.	<p>Dust nuisance</p> <p>Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – ‘Soils and Construction (2004) (Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the appointed principal certifier.</p> <p><i>Condition reason: To minimise the impacts of the development construction on the environment.D04.08</i></p>
37.	<p>Imported 'waste-derived' fill material</p> <p>The only waste-derived fill material that may be received at the development site is:</p> <ul style="list-style-type: none"> • virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and • any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material. <p>Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the principal certifier on request.</p> <p><i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.D04.36</i></p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

38.	<p>Occupation Certificate</p> <p>The new works must not be utilised until the principal certifier issues a Final Occupation Certificate.</p> <p><i>Condition reason: To comply with legislation.D05.999</i></p>
39.	<p>Final Fire Safety Certificate</p> <p>A Final Fire Safety Certificate must be submitted to Council for any newly installed <u>essential fire safety measure</u> specified in the current Fire Safety Schedule for the building to which the certificate relates.</p> <p>a) has been assessed by a properly qualified person, and b) was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued.</p>

	<i>Condition reason: To comply with legislation.D05.99.0</i>
40.	<p>Completion of external works onsite</p> <p>Before the issue of the relevant occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifier.</p> <p><i>Condition reason: To ensure that approved, landscaping, driveways, fencing, external finishes and retaining walls are in place prior to occupation of the building.D05.03.0</i></p>
41.	<p>Restoration of public roads</p> <p>Before the issue of the relevant occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.D05.22.0</i></p>
42.	<p>Council fees and charges</p> <p>Before the issue of the relevant occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.</p> <p><i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.D05.40.0</i></p>

Part 2 of the SCDCP 2015 aims to reduce the resultant environmental impacts of all development proposed within the Campbelltown Local Government Area.

Part	Requirement	Proposed	Compliance
Part 2 Requirements Applying to all Types of Development			
2.2 Site Analysis	a) A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land.	A Site Analysis Plan accompanies this development application and is considered to be acceptable.	Yes
2.3 Views and Vistas	a) Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The alterations and additions to the club will not affect important views and vistas.	Yes
	b) District views and existing significant view corridors as viewed to and from public places shall be protected	The proposal does not affect views from public places.	Yes
2.4.2 Natural Ventilation	a) The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	The building is designed to facilitate cross flow ventilation.	Yes
2.5 Landscaping – Design Requirements	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The proposed development does not seek any changes to the existing landscapes areas on site. The proposal relates only to the alterations and additions to the existing built form of the golf club. A condition of consent can be imposed to ensure existing landscaping on site is to be maintained.	Yes
	b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.		
	c) Landscape design shall add value to the quality and character of the streetscape.		
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.		
	f) Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.		
2.7 Erosion and Sediment Control – Design Requirements	a) An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	The proposed development does not alter the previously approved sediment and erosion control management practices and is considered to be acceptable.	Yes

Part	Requirement	Proposed	Compliance
2.9 Demolition – Design Requirements	a) A development application involving demolition shall be considered having regard to the following information: a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended); details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.	A suitable demolition plan has been submitted with the application. Partial demolition will be conditioned accordingly. A dilapidation report will not be required in this instance.	Yes
2.10.3 Stormwater Drainage – Design requirements	a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	The subject application relates to a minor alteration and addition to the existing structure and as such, a stormwater concept plan is not required. The stormwater drainage on site is to remain as existing.	Yes
2.13 Security – Design requirements	a) Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places.	The proposed development will maintain the approved casual surveillance opportunities to the street and surrounding public places.	Yes
2.15.1 Waste Management Plan – Design requirements	a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A suitable Waste Management Plan accompanies this development application for the demolition, construction and ongoing use management of waste on site. Relevant conditions will be included in the consent. No changes are sought to the ongoing waste management approved for the current use.	Yes

The proposal is generally consistent with Part 2 of the SCDCP2015 and as such should be positively considered in this regard.

Part 3 Low and Medium Density Residential Development and Ancillary Residential Structures

Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures			
3.4.1.1 Streetscape	a) Building design (including facade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	The proposed development includes the alterations and additions to the existing golf course clubhouse. The proposed development maintains the existing overall built form of the existing building and is considered to complement the scale of the development, and the desired future character of the residential neighbourhood.	Yes
	b) Development on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design. Landscaping shall be used to reduce the impact of any privacy fencing.	The site is not located on a corner lot. The proposed development does not alter the existing vegetation and fencing treatment surrounding the site.	Yes
	c) The built form shall relate to the natural landform and setting.	The proposed development relates to the existing approved golf course.	Yes
	d) On-site parking areas shall be designed and sited to reduce the visual prominence of garage doors and external parking spaces as viewed from the street or other public place.	The proposed development does not alter the approved car parking on site.	Yes
	e) Garage doors facing a public street shall not be wider than 50% of the width of the building's facade fronting the street (refer to Figures 3.4.1.1).	The site in context includes an existing golf course and does not include garage doors.	N/A
	f) No carports or garages (or like structures) shall be located within 6 metres of the primary street boundary, for additional requirements of setbacks for the various types of residential development refer to section 3.5, 3.6 and 3.7 of this part of the plan.	The site does not include the use of carports or garages.	N/A
	g) No bathroom, ensuite, toilet or laundry windows shall face the primary street of an allotment.	The proposed development does not alter the approved amenities on site.	Yes
	h) Multi dwellings and dual occupancies shall satisfy the following architectural requirements: i) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines ii) incorporation of façade shifts and articulation,	The proposed development is not a multi dwelling or dual occupancy.	N/A

	varied materials and colours in order to avoid duplication of the same building elements iii) provision of windows and active space in the building ends, to provide additional security and visual interest		
	i) All windows facing the street (primary and secondary) must have a balanced architectural design.	The proposed development is considered to provide a balanced architectural design.	Yes
3.4.1.2 Building Height	a) The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public spaces.	The proposed development features a minor height alteration towards the rear of the building. Despite this, the proposed alterations and additions do not protrude above the existing roof line and is considered to maintain the same built form. The proposal is not considered to result in any significant loss of amenity to adjacent properties and public spaces.	Yes
3.4.2 Car Parking and Access	a) The minimum dimensions of any required parking space shall be 2.5 m x 5.5 m. If the car parking space adjoins a vertical edge which is 100 mm or higher, the minimum width of the car parking space shall be 2.7 m.	This provision relates to car parking and access arrangement for the purposes of residential development. The existing development on site is a golf clubhouse and is classified as a commercial use by nature. The development has been approved within a R2 Low Density Residential zone. Further assessment of car parking has been undertaken within this report and addresses Part 6 of this DCP.	Yes

Part 6 Commercial Development

Part 6 – Commercial Development			
6.4.2 Car Parking and Access	a) Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	The proposed development does not alter the existing car parking arrangements.	Yes
	b) The minimum car parking rates shall be provided in accordance with Table 6.4.2.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.	The proposed development does not alter the existing car parking arrangements (148 car parking spaces). This provision requires 210 car parking spaces on this site. Further assessment of the variation to this provision has been undertaken within this report and it is considered to be acceptable.	Yes

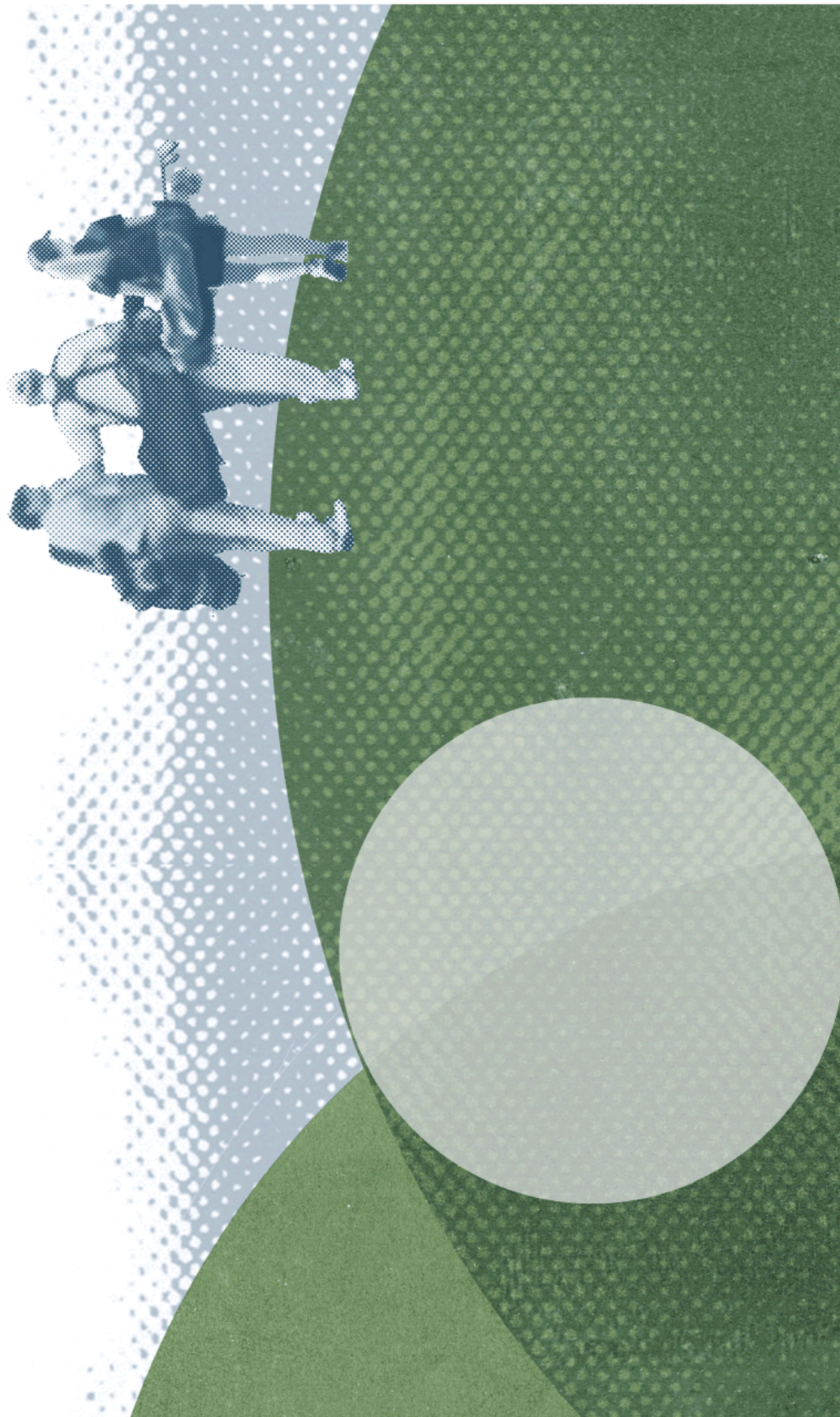
	<ul style="list-style-type: none"> • Recreation Facility Outdoor <p>- A golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation.</p> <p>3 Spaces per court/alley (where relevant); or</p> <p>1 Space per 50 m² of site area</p>		
	<p>c) All car parking spaces that are required under clause 6.4.2.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.</p>	<p>The proposed development does not include the alterations of the existing car parking arrangements on site.</p>	<p>N/A</p>
	<p>d) Commercial development shall be designed to accommodate all related vehicle movements on site such that:</p> <ol style="list-style-type: none"> I. all vehicles shall enter and exit the site in a forward direction; II. the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane; III. cause minimal interference to the flow of traffic within the surrounding road network; and IV. safe and convenient access is provided for pedestrians. 	<p>The proposed development does not alter the existing car parking arrangements on site and the development will continue to maintain compliance on site.</p>	<p>Yes</p>
	<p>e) A Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within SEPP (Infrastructure) 2007:</p> <ol style="list-style-type: none"> I. the existing traffic environment; II. anticipated traffic generation from the proposed development; III. the potential cumulative impact in the locality; IV. the need for traffic improvements in the locality; 	<p>A Traffic Impact Assessment Report does not accompany this development application. Despite this, the existing car parking arrangement on site are considered to be acceptable by virtue of that the resulting development will only contribute to only a 7.36% increase in gross floor area and is not considered to impact on the existing demand on site.</p>	<p>Yes</p>

V. traffic egress/ingress to arterial/sub arterial roads; and		
VI. sight distance and other safety issues.		
f) Each site shall have a:		
I. maximum of one ingress and one egress for heavy vehicles (combined or separated); and	The proposed development does not alter the approved ingress and egress of the site. The existing arrangements are considered to be acceptable.	Yes
II. each site may have an additional ingress/egress for cars (and other light vehicles).		
g) No car parking spaces shall be designed in a stacked configuration.	The site does not include car parking in a stacked configuration.	Yes
h) No required car parking spaces shall be created as a separate Strata or Torrens Title allotment.	The proposed development does not include car parking spaces as a result of separate Strata or Torrens Title subdivision.	Yes
i) Above ground multi-level car parking structures shall be designed so as to integrate with the surrounding built form, incorporate design methods and architectural form that compliments and adds value to the character of the local area.	The proposed development does not include a multi-level car parking structure.	N/A
j) Carparks must be developed with the infrastructure required for electric vehicle charging.	The proposed development does not include electric vehicle charging. Despite this, the proposed development does not include any alterations to the approved built form of the car parking.	Yes
k) On-site car parking is to be provided to support a range of vehicles, including small cars, hybrid cars and fully electric cars in multi space car parks.	The existing development is considered to be able to cater to a range of vehicles.	Yes
l) Spaces allocated to environmental vehicles should be marked and managed according to the specific vehicle type targeted.	The proposed development does not include allocated car parking for the purposes of environmental vehicles.	Yes

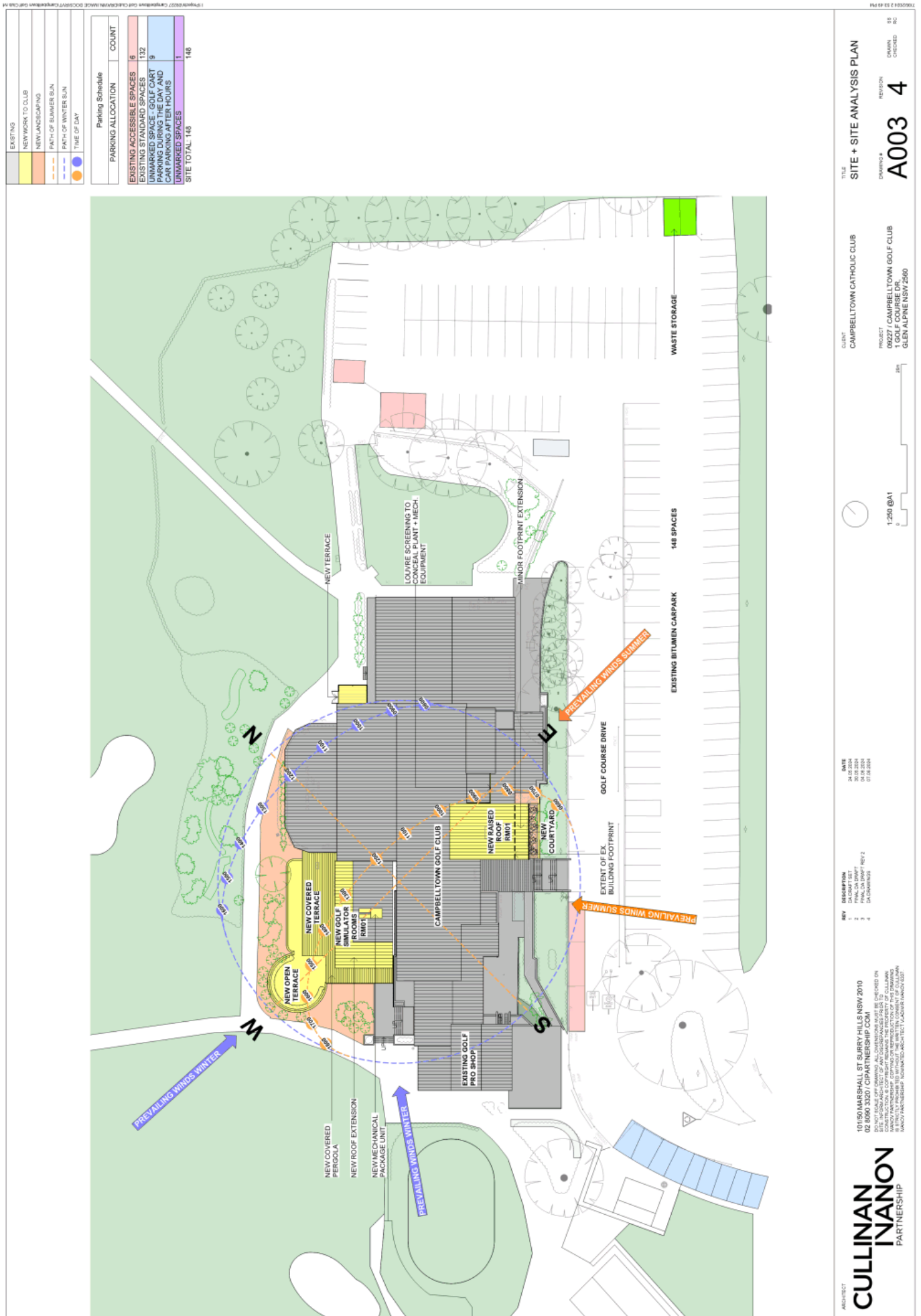
CAMPBELLTOWN GOLF CLUB

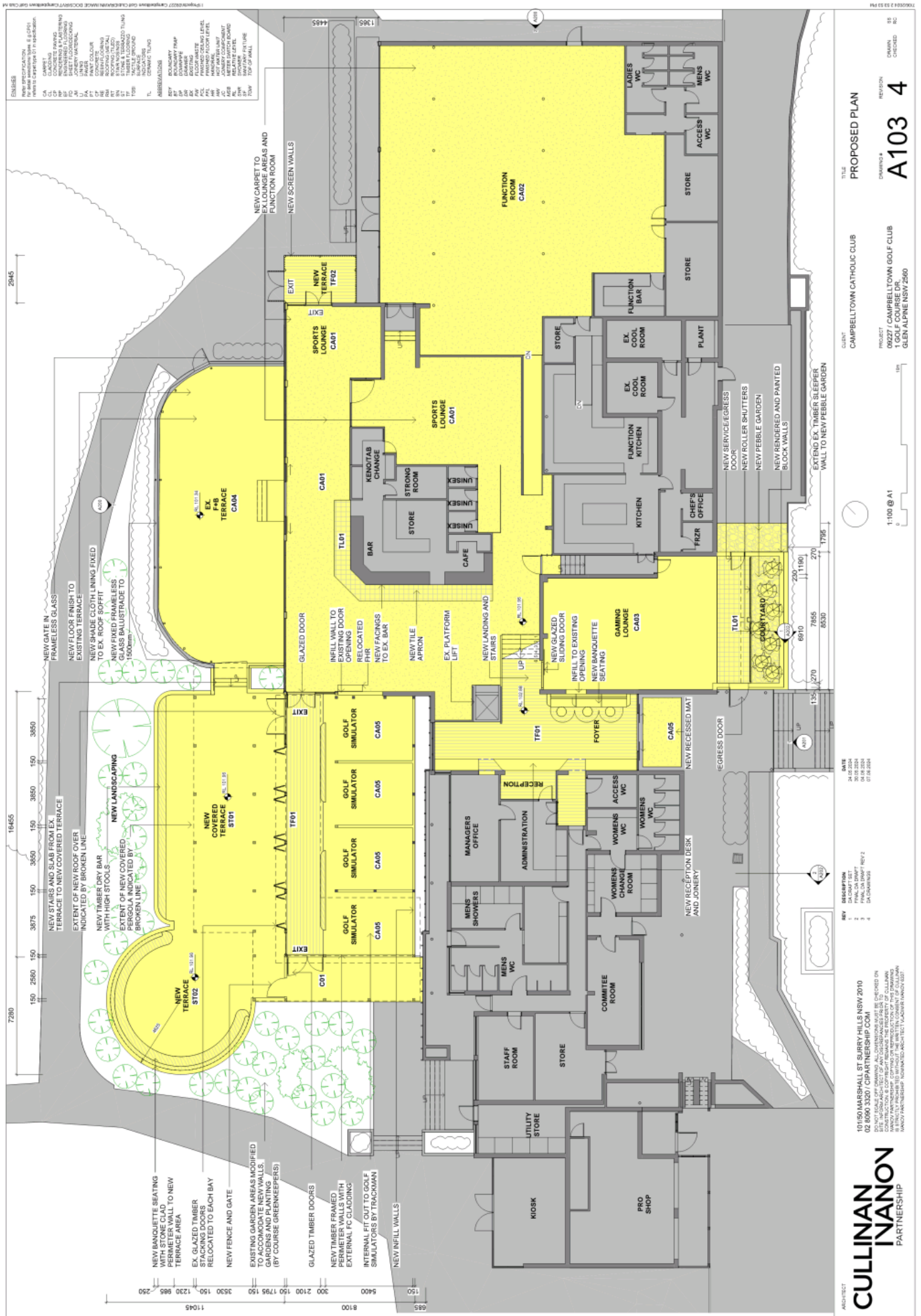
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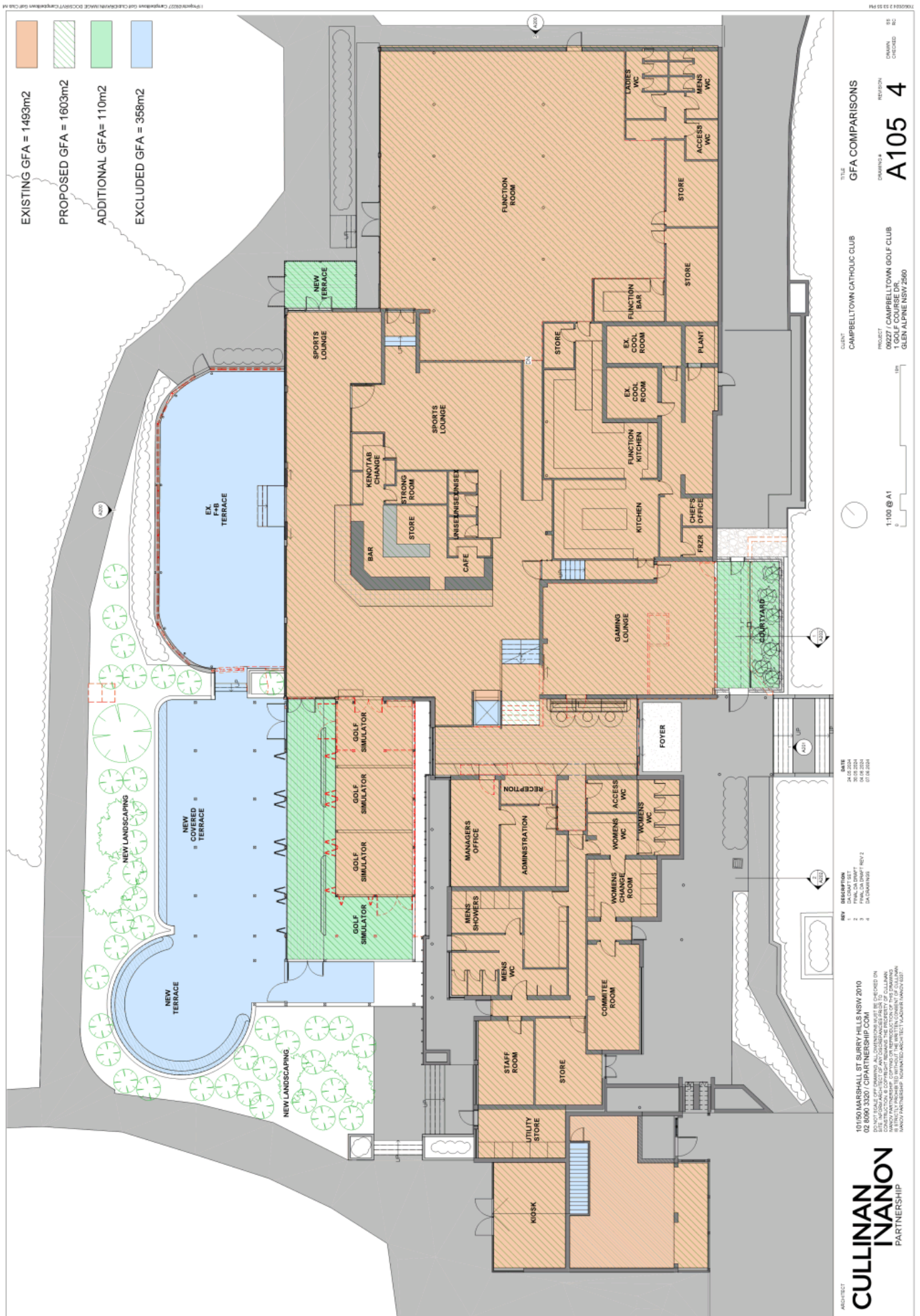
7TH JUNE 2024

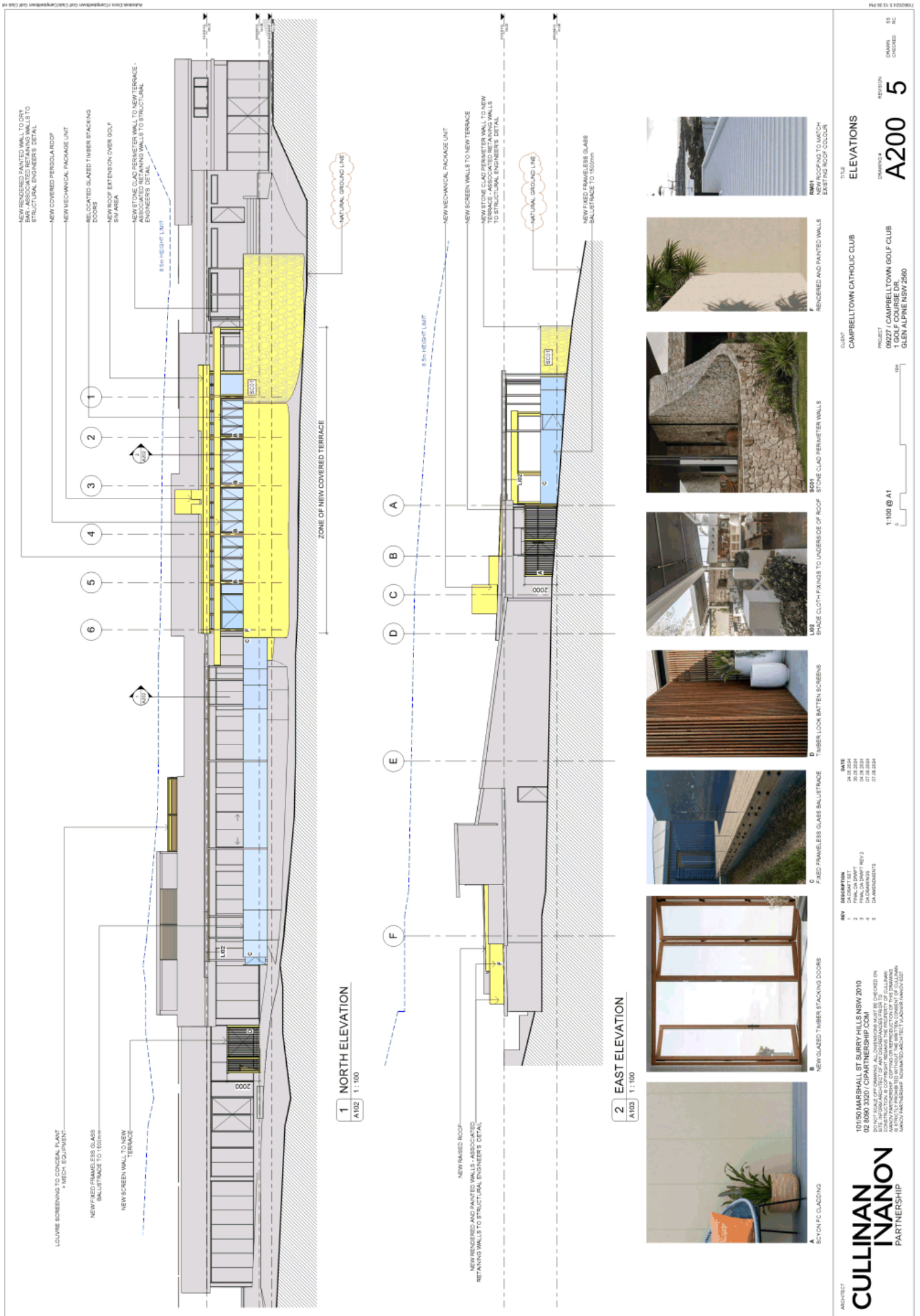












ARCHITECT
CULLINAN INANON PARTNERSHIP
10150 MARSHALL ST BERRY HILLS NSW 2010
02 8090 3320 / CIPARTNERSHIP.COM

DATE: 24.02.2024
DRAWN: J. BELL
CHECKED: J. BELL
FINAL: J. BELL REV 2
DATE: 07.08.2024
DATE: 07.08.2024

REV: 1
2
3
4

DESCRIPTION:
1. FINAL CD DRAWING REV 2
2. DIMENSIONS
3. DIMENSIONS
4. DIMENSIONS

PROJECT: 09227 CAMPBELLTOWN GOLF CLUB
GLEN ALPINE NSW 2560

CLIENT: CAMPBELLTOWN CATHOLIC CLUB

THE ELEVATIONS

DRAWING # **A200**

REVISION: 5

DATE: 25/09/2024

SCALE: 1:100 @ A1

PROJECT: 09227 CAMPBELLTOWN GOLF CLUB
GLEN ALPINE NSW 2560

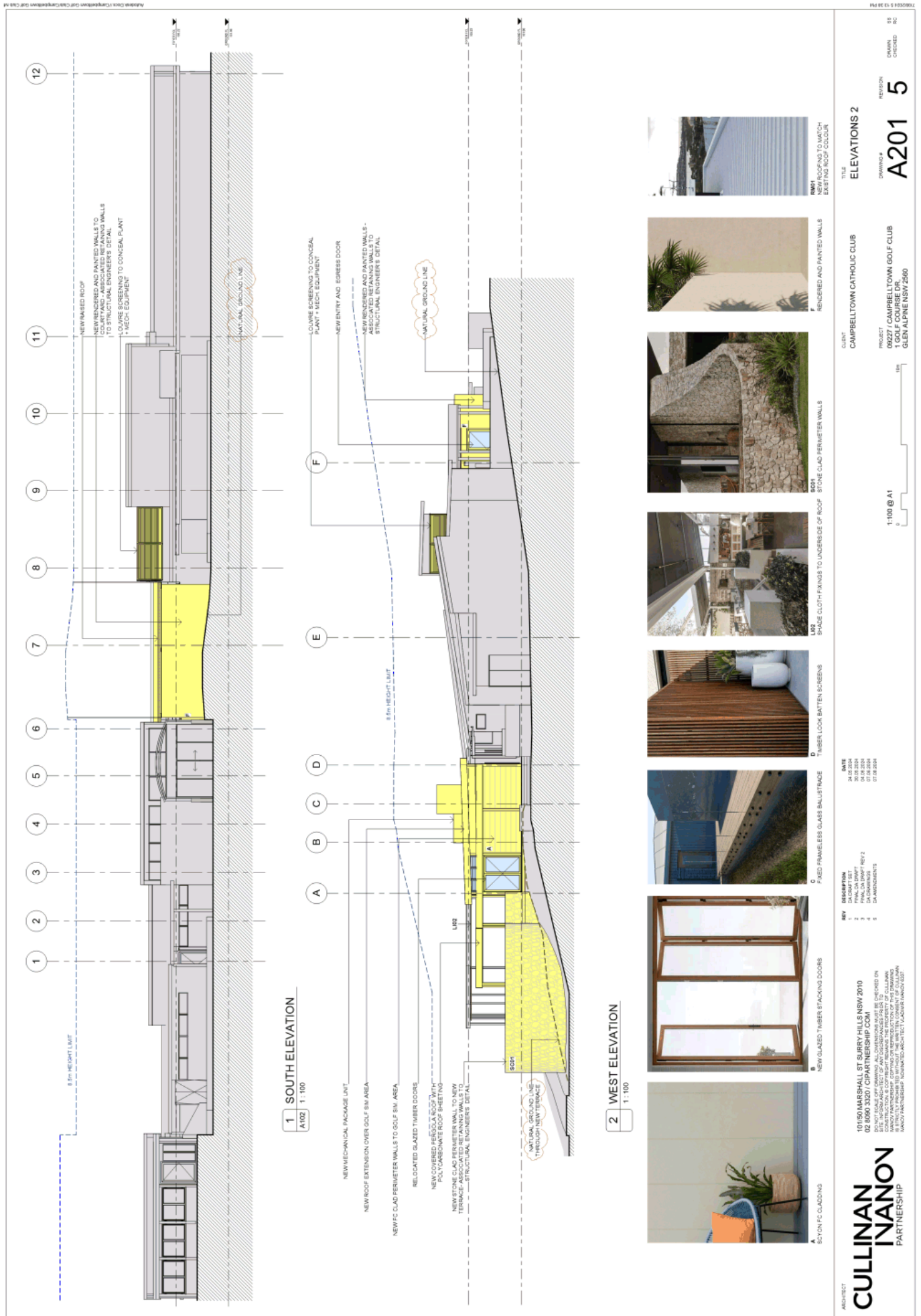
CLIENT: CAMPBELLTOWN CATHOLIC CLUB

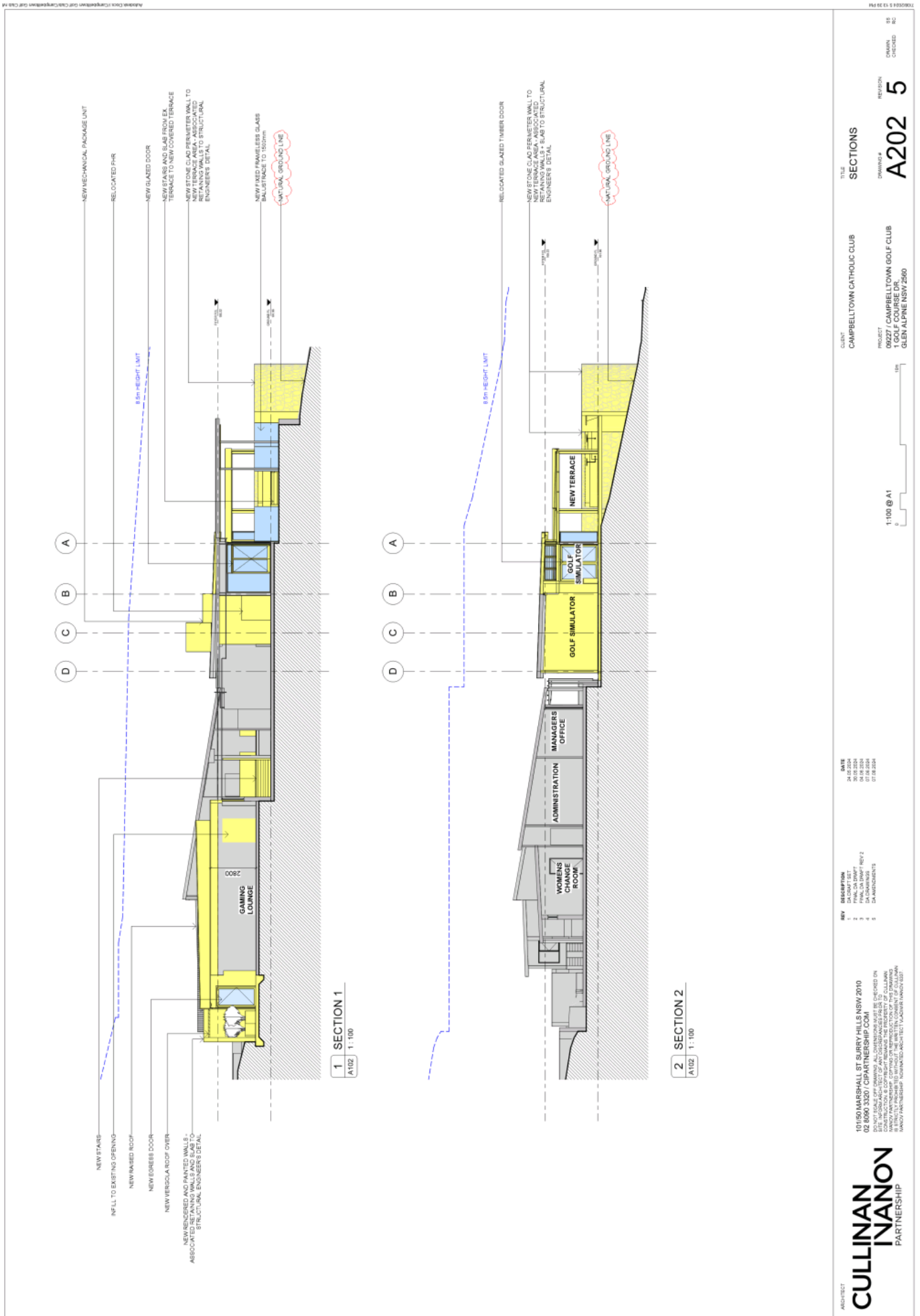
THE ELEVATIONS

DRAWING # **A200**

REVISION: 5

DATE: 25/09/2024





ARCHITECT
CULLINAN INANON
 PARTNERSHIP

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REVISION
 1. INITIAL SET
 2. FINAL CONCEPT REV 2
 3. DA DRAWINGS
 4. DRAFTSMEN

DATE
 24.02.2024
 08.08.2024
 07.08.2024
 07.08.2024

CLIENT
 CAMPBELLTOWN CATHOLIC CLUB

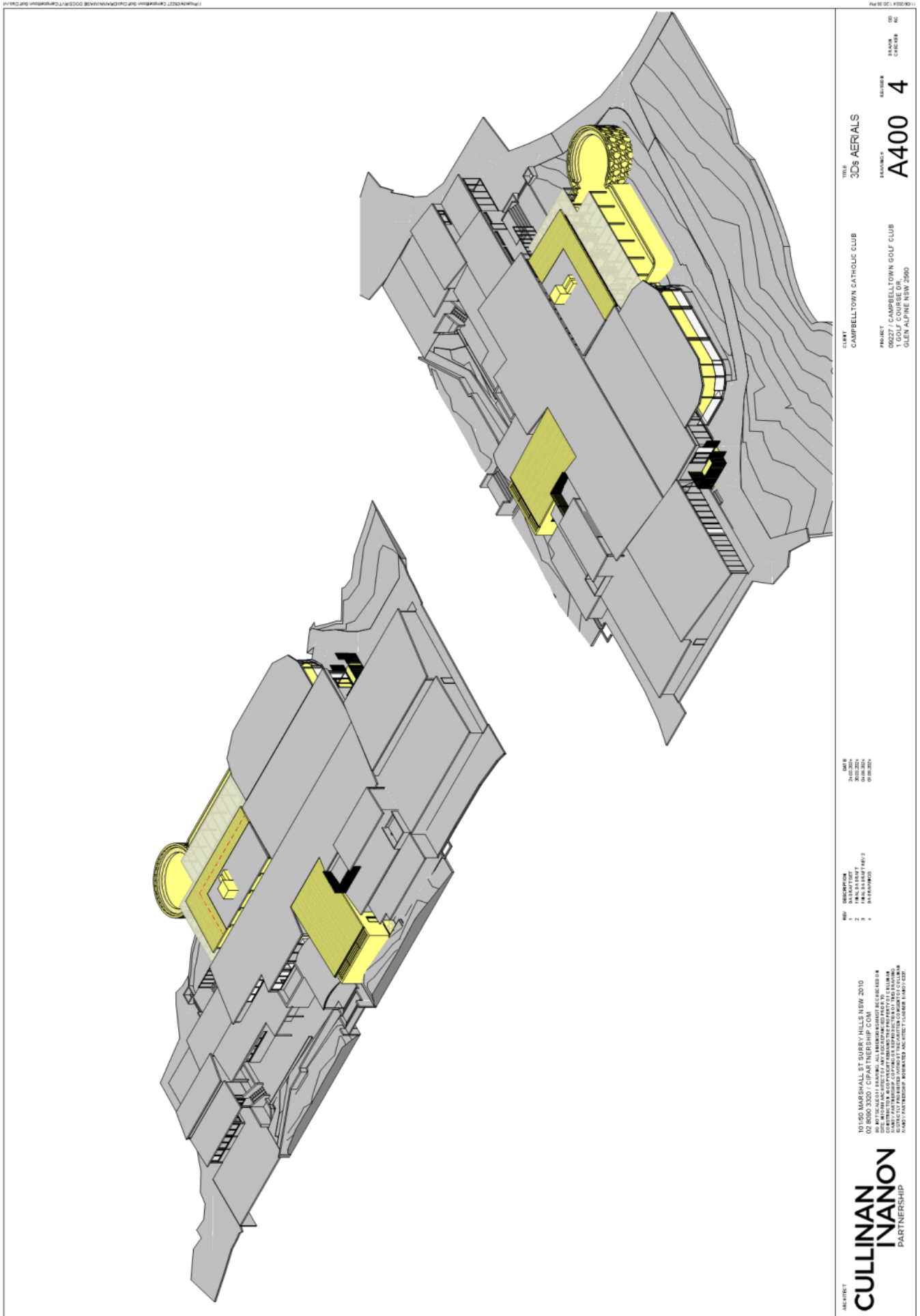
PROJECT
 09227 CAMPBELLTOWN GOLF CLUB
 1000 CAMPBELLTOWN GOLF CLUB
 GLEN ALPINE NSW 2560

THESECTIONS
 DRAWING # **A202**
 REVISION **5**

1:100 @ A1

0 1m 2m

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 PHOTO: JANE BROWN, ARCHITECTURE: JANE BROWN ARCHITECTS

**CULLINAN
 IVANON
 PARTNERSHIP**

REV	DESCRIPTION
1	FINAL SET
2	FOR APPROVAL
3	FOR APPROVAL

DATE
 2023/09/20
 2023/09/20

CLIENT
 CAMPBELLTOWN CATHOLIC CLUB
 PROJECT
 0627 / CAMPBELLTOWN GOLF CLUB
 1 GOLF COURSE DR
 GLEN ALPINE NSW 2590

TITLE
 3Ds AERIALS

SCALE
 1:1000

NO
 4

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