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**CAMPBELLTOWN CITY COUNCIL**

**Minutes Summary**

**Local Planning Panel Meeting held electronically 25 September 2024.**

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**Minutes of the Local Planning Panel Meeting held electronically – 25 September 2024**

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**Panel Members** Chair - Mark Carleton  
Expert Member - Brian Kirk  
Expert Member - Matthew Taylor  
Community Member - Shahana Nury

**1. ACKNOWLEDGEMENT OF COUNTRY**

An Acknowledgement of Land was presented by the Chairperson.

**2. APOLOGIES**

Nil

**3. DECLARATIONS OF INTEREST**

There were no Declarations of Interest made at this meeting.

**4. REPORTS**

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

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**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.

**DETERMINATION****Referral**

The proposal for additions and alterations to the existing Golf Clubhouse.

This Development Application was referred to the Campbelltown Local Planning Panel for independent determination, due to Council's conflict of interest, the owner being Council.

**Development Application**

The proposal includes the following in summary:

- Part demolition of the existing building (pergola, doors, windows, exterior walls and partitions),
- Construction of new terraces and covered terrace,
- Alterations to entry foyer,
- Construction of a new golf simulator room and corridor, and
- Relocation of the 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 and would increase the floor space by 110 m<sup>2</sup> (representing around 7.3% increase).

**Campbelltown Local Planning Panel Determination**

The Panel determined to approve the Development Application as proposed.

The Panel decision was unanimous.

**Reasons for Decision**

The Panel considered the proposed DA by way of electronic determination as there were no objections received, the proposal involves relatively minor interior and exterior alterations, and in general the proposal was considered to comply with planning requirements as referred to in Council's Assessment Report.

The Panel in its independent review was alerted to potential permissibility issues by Panel member Brian Kirk.

Briefly, permissibility issues include:

1. Registered Clubs are a prohibited use in the proposal's R2 Low Density Residential zone, with reference to a Warringah Golf's new Golf Club proposal considerations by another Local Planning Panel,
  2. Parts of the development (such as change rooms and toilets) may be incidental or ancillary to the golf course,
  3. With reference to the Warringah proposal, parts of the Golf Club (including bars and gaming area) may be considered as pertaining to the Registered Club, a prohibited use in this R2 Zoning, and thereby may not be permissible,
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4. However, upon review the Panel considered Council's evidence that existing use rights exist and gaming area and bars have existed and been approved for some time previously. Council noted that the largely new Golf Club proposal with the Warringah Golf Club is not existing use rights and thus prohibited under that zoning,
5. Council, in reviewing this permissibility matter at the Panel's request and in response to the Panel's detailed questions, agreed that existing use rights do indeed apply having regard to gaming areas, and bars, which are Registered Club uses, but such uses previously existed for a considerable time in the same or reduced dimensions but relocated within the current footprint to a significant degree,
6. Accordingly, the Panel independently considers that existing use rights apply to the proposal.
7. The Panel further notes the existing and proposed size of the club is proposed to increase in size by around 7 per cent, with similar but relocated Club uses and layout and in particular Registered Club uses of gaming areas and bars to be similar if not reduced significantly,
8. The Panel considers that the proposal is consistent with the objectives of the zone. Recreation facility (outdoor) is permissible with consent in the R2 Low Density Residential Zone and meets the objective of providing other development if that development is compatible with the character of the living area and is of a domestic scale.

The Panel determined to approve the proposed DA for Golf Club alterations, based on the evidence as summarised above.

The Panel further recommends that Council review the current LEP provisions having regard to certain Registered Club uses being or likely to be interpreted as prohibited (with reference to the different scenario with (the new proposed) Warringah Golf Club example).

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The next meeting of the Local Planning Panel will be held on 23 October 2024.

### **Chairperson**