DCP Compliance Table

DCP Control	Comments	Compliance
Part B – DCP Principles		
The principles and objectives should be addressed as part of any development application to Council.	This development application is compliant with the relevant controls of this DCP and the principles provided in Section B. The proposal will ensure the continued commercial viability of St Mary's Leagues Club, provide employment opportunities, and provide a gathering place for the local community.	Yes
C1 Site Planning and Design Principles		
B. Principles		
The following key principles should be addressed in a visual impact assessment to minimise the visual impact of the development and protect areas with high scenic and landscape values: *a) Protect and enhance the visual diversity and scenic quality of gateways and view sheds within the City of Penrith, including detailed, mid and long range views;* *b) Protect and enhance the key regional natural features that contribute to the character of Penrith as a City, including the Blue Mountains escarpment, the Nepean River, other riparian corridors and bushland reserves;* *c) Protect, maintain and enhance other important natural features, including ridgelines, hillsides, watercourses and riparian corridors, vegetation and landform;* *d) Protect, maintain and enhance backdrops and settings that contribute to the local identity;* *e) Protect, maintain and enhance views and vistas from vantage points, including main road corridors and*	As discussed earlier in this report this development has considered the scenic value of the surrounding area and has been designed to conserve and enhance the visual landscape of the site and views to the site from the public domain. Also refer to commentary under Clause 6.5 of LEP 2010 within this report for further detail.	Yes

other public places; *f) Conserve and enhance historic landscapes, properties and their curtilages;* *g) Plan and site new development to enhance local identity. Development is to effectively integrate with the surrounding landscape so that any change as a result of the new development does not compromise the character of the landscape. Issues such as context, scale, size, built form and height, setbacks/buffers, landform, structural space (private and public), streetscape, vegetation and infrastructure are to be addressed;* *h) Strengthen local identity through consistency and/or compatibility of design. Design development to take into account issues such as scale, form, line, colour, texture, lighting, existing vegetation, open space and landscaping;* *i) Use vegetation to frame scenic views, provide interest or change, define new space, provide backdrops and visually connect all other elements within the setting; and* j) *At gateways, reinforce the distinct experience of arrival or passing from one landscape character type to the next, through legible site planning and* design.		
C. Controls		
a) New proposals on land identified on the Penrith LEP 2010 Scenic and Landscape Values Map (including gateway sites) or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation, are to submit a visual impact assessment with their development application. This assessment involves describing, analysing and evaluating the visual impacts of the proposed development, and identifying measures to minimise the impacts and ensure the development is sympathetic to the scenic and	A Visual impact Assessment has been submitted with this application. The proposal will provide for landscape embellishment works to align with the landscape concept for the Masters site which will be a significant improvement over the current situation. The proposal satisfies the provisions of this Clause	Yes

landscape character of the area.		
1.2.1. Application of Certification System		
a) Non-residential developments, including mixed-use developments, with a construction cost of $1 million or more are to demonstrate a commitment to achieving no less than 4 stars under Green Star or 4.5 stars under the Australian Building Greenhouse Rating system, now part of the National Australian Built Environment Rating System (NABERS).	An ESD rating certificate, prepared by AECOM has been submitted with the application. Green Star and NABERS are not applicable to this site because NABERS Energy is not applicable to Club Buildings that are predominantly Class 9b under the BCA.	Yes
1.2.2. Built Form - Energy Efficiency and Conservation		
a) The selection criteria for construction materials, including internal fit-out work, should include detailed documentation of their energy efficiency properties.	The building design will incorporate steel with a high percentage of post-consumer recycled content and will utilise existing engineering services available in the Club.	Yes
b) Buildings should be designed on passive solar design principles.	The development is designed to maximise passive solar design elements as certified through the submitted ESD rating certificate.	Yes
c) The future use and occupants of the building should be considered in the design and location of building services/equipment to ensure that: *i. The thermal comfort of occupants is optimised through zoning sections of the floor area to enable individual control of heating and cooling;* *ii. Lighting systems and fittings have reduced energy consumption that are also appropriate for the use/activity located in that part of the building;* *iii. The equipment or service will be used and its future use will not affect other elements of sustainability; and* iv. *Sub-metering of building services*	Thermal comfort is ensured for all patrons through the heating, ventilation and air-conditioning system. This system will involve a Building Management System which will monitor the internal conditions of the facility and adjust the air conditions as appropriate. Internal lighting systems will be designed to comply with the BCA Section J Part J6 minimum energy efficiency requirements. Sub-metering will be provided for electricity gas. Separate energy	Yes

is provided to individual tenancies within the development to enable individual monitoring of consumption performance.	metering will occur for air-conditioning, artificial lighting, power, central hot water supply, internal transport devices (lifts) and other ancillary plants. An ESD Initiatives Report, prepared by AECOM has been submitted with this application. the report has identified the various ESD initiatives that will be incorporated into design, construction and operation of the proposed building expansion. The principles of Green Star, requirements of BCA Section J and the guidelines of this clause have been used as a basis for developing project's ESD target.	
d) Common and service areas in the building should incorporate energy and water efficiency/conservation measures in their design and location.	Energy and water conservation initiatives will be adopted throughout the facility.	Yes
1.2.5. Safety and Security (Principles of Crime Prevention Through Environmental Design)		
Principle 1: Natural Surveillance	Public areas such as the car park and building have a clear view from the street, allowing passive surveillance of the area. The nature of the additions will not adversely alter the visibility of public areas or shelter entrances from public view.	Yes
Principle 2: Access Control	The building entrance is highly visible and apparent from the street. The entrance to the facility is clearly identified through the location of signage. The existing and proposed vegetation on the boundary of the site acts as a delineation barrier.	Yes

	There are a number of additional access security measures, including 24 hour security and entrance supervision.	
Principle 3: Territorial Reinforcement	The existing and proposed boundary landscaping reinforces the boundary of the site and delineates public and private land.	Yes
Principle 4: Space Management	Existing space management regimes will be maintained and appropriated to the expansion.	Yes
1.2.6. Maximising Access and Adaptability		
Principle 1 – Equitable use *The design is useful and marketable to people with diverse abilities.*	The main entrance is on the ground floor. Car parking facilities are located in close proximity to the development and include accessible parking spaces. Internal movement is aided by escalators and lifts. The development is fully accessible to all patrons.	Yes
Principle 2 – Flexibility in use *The design accommodates a wide range of individual preferences and abilities*.	The proposed development facilitates movement of patrons regardless of ability. The design of the development is flexible in that it can accommodate a variety of activities.	Yes
Principle 3 – Simple and intuitive use *Use of the design is easy to understand regardless of the individual's experience, knowledge, language skills or current concentration levels*.	The entrance to the facility is a point of interest on the façade of the building which patrons will intuitively read as the entrance. The reception desk will assist people in locating different spaces in the facility.	Yes
Principle 4 – Perceptible information	The development will	Yes

The design communicates useable information effectively to the user regardless of ambient conditions or the user's sensory abilities.	include signage directing patrons to different spaces in the facility. The reception desk will be available to answer queries and direct people through the development.	
Principle 5 – Tolerance for error *The design minimises hazards and the adverse consequences of accidental or unintended actions.*	The car parking, entrance and internal facilities of the development are of a low gradient minimising the risk to patrons as they move between different spaces.	Yes
Principle 6 – Low physical effort *The design can be used effectively and comfortably with a minimum of fatigue.*	The design of the development allows patrons to access the facilities with minimal physical exertion as the path between car parking and the entrance is of a low gradient and internal movement is aided by escalators and lifts.	Yes
Principle 7 – Size and space for approach and use *Appropriate size is provided for approach, manipulation and use regardless of users body size, posture or mobility.*	The entrance to the development is a large set of doors allowing for ease of movement into the building regardless of the attributes of the patron. The internal dimensions of the building allow for ease of access as the facilities are of a large scale and there are multiple paths available to move between spaces.	Yes
C2 Vegetation Management		
1. Development Consent		
a) In accordance with Clause 5.9 of Penrith LEP 2010, a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation which is prescribed by this Plan without development consent.	Boundary hedges are proposed for removal to achieve a consistent landscape scheme.	Yes
6. Site Planning and Design		
a) The siting and layout of a development should consider, at the initial concept stage, the location of trees and other vegetation and favour their retention.	The development does not propose the removal of any trees and the landscape design largely retains and embellishes existing	Yes

	vegetation.	
b) *Buildings are to be sited on existing cleared land, where possible*	The development is to occur on cleared land.	Yes
f) An application is required to address the effect of the proposed development on existing vegetation, the landscape character and the scenic quality of the locality.	As discussed earlier in this report, all aspects of the development will occur three (3) metres away from the trunk of any retained tree.	Yes
i) Any proposed building should be setback a minimum of three (3) metres from the trunk of any retained tree. Council may consider a variation to this setback depending on the type and size of the tree.	All aspects of the development will occur three (3) metres away from the trunk of any retained tree.	Yes
j) Hard (or impervious) surfaces are not permitted under the drip line of any tree.	Works are proposed within existing impervious areas.	Yes
D. Lifting the Bar		
a) Protecting and maintaining in perpetuity significant vegetation not prescribed by this section of the Plan: All existing significant vegetation (whether it is covered by Clause 5.9 of Penrith LEP 2010 and this Section of this Plan or not) is retained having regard to other relevant controls in this Plan (e.g. there is no increased risk to life and property).	The development does not propose the removal of any significant vegetation.	Yes
2.3 Bushfire Management		
a) If land is identified as 'bushfire prone land' on the Bushfire Prone Land Map, then any development application on that land must address the bush fire protection measures set out in the document 'Planning for Bushfire Protection 2006 (PBP).	Issues relating to bushfire management are addressed earlier in this report.	Yes
C3 Water Management		
1. Alterations/Additions to Existing Buildings For extensions to non-residential buildings or residential extensions that do not trigger BASIX, the following controls apply:		
a) Water saving devices must be incorporated into any internal renovation (taps, toilets, etc);	The design will incorporate a minimum 4 Star Water Efficiency Labelling & Standard scheme (WELS) rated tapware, WCs and urinals. New showers will be at least 3 Star WELS rated.	Yes
b) Rainwater tank(s) and gutter systems shall be installed to capture rainwater and reuse for	Currently, recycled rainwater is already being used within	Yes

irrigation, toilet flushing and other non-drinking purposes. Installation of rainwater tanks shall comply with the relevant standards established by Sydney Water.	the greater Club premises for watering of playing fields etc.	
c) If water saving devices and/or rainwater tanks are not to be installed, the applicant will need to submit a statement explaining why the installation of these measures is not economically feasible or is technically difficult.	An ESD Initiatives Report prepared by AECOM has been submitted with this application. The report has identified the various ESD initiatives that will be incorporated into the design, construction & operation of the proposed development. The principles of Green Star, requirements of BCA Section J and the guidelines of the Penrith City Council Development Control have been used as a basis for developing the project's ESD targets.	Yes
3.2. Catchment Management and Water Quality		
2. Addressing Potential Catchment Impacts		
All applications to Council, where there is the potential to impact upon a water system, are required to identify in the application the relevant water systems in the catchment area of the site that may be affected and address how any potential impacts will be mitigated/avoided.	Given the development is not located immediately adjacent to the riparian corridor, and that it is an addition to an existing building, the development is not considered to adversely impact on the water system.	Yes
3. Water Quality for all Land Uses		
a) Where any development could result in water quality impacts in nearby surface water systems, the water quality at that system is to be monitored for pollutants prior to the commencement of works, and at regular intervals during construction and/or operation.	Given the development is not located immediately adjacent to the riparian corridor and that it is an addition to an existing building, the development is not considered to adversely impact on the water system..	Yes
3.3. Watercourses, Wetlands and Riparian Corridors		
If any activities/land uses are proposed near a watercourse, the *Water Management Act 2000* may apply and you may be required to seek a Controlled Activity Approval from the NSW Department of Environment, Climate Change and Water.	The development is not considered to have a significant impact on the riparian corridor as it is to occur as an addition to an existing site.	Yes
3.5. Flood Liable Lands		
Where relevant, a comprehensive flood study,	A Flood Impact Assessment	Yes

incorporating: i) a survey of the main watercourse; ii) a survey of the site; and iii) a detailed flood and drainage investigation which establishes the estimated 1:100 ARI flood level; is to be submitted with any development application on land identified as fully or partially flood affected (See Appendix F3 for detailed requirements). The levels on the survey are required to be verified during construction by a survey certificate.	was submitted with this application. The Flood Impact Assessment outlines that the development would not be inundated in the event of a 1 in 100 year occurrence of the Ropes Creek flood. However a portion of the proposed development would be inundated in the event of a 1 in 100 year occurrence of the broader catchment flood. Council's Development Engineer has reviewed this application and the resulting flood management measures and raised no objection to the proposal due to the minor nature of the flood storage loss subject to conditions.	
i) The development will not increase the flood hazard or risk to other properties;	The Flood Impact Assessment submitted outlines that the removal of the minor flood storage area will not result in any increase in flood hazard on the site or in the surrounding area.	Yes
a) Floor levels shall be at least 0.5m above the 1:100 ARI flood or the buildings shall be flood-proofed to a least 0.5m above the 1:100 ARI flood.	The Flood Impact Assessment outlines that the proposed works will provide a freeboard of approximately 0.7 metres above the maximum flood level. This exceeds the DCP requirement.	*Yes*
15. Filling of Land Below the Flood Planning Level		
a) Flood levels are not increased by more than 0.1 metre by the proposed filling;	The Flood Impact Assessment outlines that the minor area of flood storage which will be removed has maximum depths of 0.22 metres and will therefore not have the potential to result in measurable increases in peak flood levels.	Yes
b) Downstream velocities are not increased by more than 10% by the proposed filling	The Flood Impact Assessment shows the removal of the minor flood storage area, located away from the primary overland flow paths will not have the	Yes

	potential to result in measurable increases in downstream peak flow velocities.	
c) The potential for cumulative effects of possible filling proposals in that area is minimal	The Flood Impact Assessment outlines that due to the low development potential of the surrounding area it is unlikely there will be any significant development which would result in adverse cumulative flood impacts.	Yes
e) There are alternative opportunities for flood storage	The Flood Impact Assessment outlines that due to the minor nature of the flood storage which will be lost, alternative opportunities for flood storage are not required.	Yes
f) The development potential of surrounding properties is not adversely affected by the filling proposal	The Flood Impact Assessment outlines that the development will not significantly impact peak flood levels or peak flow velocities and therefore will not impact the development potential of surrounding properties.	Yes
g) The flood liability of buildings on surrounding properties is not increased	The Flood Impact Assessment outlines that the development will not significantly impact peak flood levels or peak flow velocities and therefore will not increase the flood liability of surrounding buildings.	Yes
12. Other land uses which may attract large numbers of people		
Council will generally not support an application for any land use which may attract large numbers of people (including schools, function centres, child care centres, hostels, etc) on land below the flood planning level and on land that cannot be safely and effectively evacuated during a 1:100 ARI flood event.	The Flood Impact Assessment outlines that the development is compliant with all controls related to flooding. The Flood Impact Assessment also shows that the proposed development exceeds the minimum flood-proof requirements, by containing freeboards of 0.7m. This will ensure a safe environment for patrons.	Yes
14. Overland Flow Flooding		
Council has undertaken a Penrith Overland	The Flood Impact	Yes

Flow Flood 'Overview' Study. Consideration must be given to the impact on any overland flow path. Generally, Council will not support development obstructing overland flow paths. Development is required to demonstrate that any overland flow is maintained for the 1:100 ARI overland flow. A merit based approach will be taken when assessing development applications that affect the overland flow.	Assessment outlines that the removal of the minor flood storage area occurs away from the primary overland flow paths and so there will be no significant impacts on existing overland flow.	
3.6 Stormwater Management and Drainage		
1. Natural Environment		
a) Runoff must not be discharged into bushland areas. b) Pipe outlets shall be treated with measures to dissipate stormwater velocity, except where waters will enter a formed channel or similar structure that is unlikely to be damaged by water flowing in at high velocity. c) Permeable ground surfaces are to be maintained as far as possible, and where suitable conditions exist, stormwater is to be infiltrated on-site.	A Stormwater Concept Plan has been submitted with the application and is accompanied by a supporting report and calculations. The proposed works will take place on an existing developed area, therefore no permeable surfaces will be lost.	Yes
2. Drainage		
a) The development of any lot should take into account the existing drainage patterns of the area, including any localised ponding, and whether the proposed development is likely to affect: i) Access to the site; ii) Drainage on adjoining properties; iii) Localised nuisance flooding on adjoining properties; and iv) Natural overland flow or drainage paths. b) In areas where there are no defined drainage patterns, Council may require the applicant to liaise with the adjoining owners regarding the construction of a drain or channel to an existing watercourse. c) Depending on the scale of the proposed development, the applicant may be required to address the following matters in their application: i) The drainage capacity available for the site (e.g. if the site is connected to a centralised stormwater system, the existing drainage network capacity); ii) Where capacity may be limited, appropriate drainage measures, including possible on-site detention (determined by	A Stormwater Concept Plan has been submitted with the application and accompanied by a supporting report and calculations. The Flood Impact Assessment outlines that the removal of the minor flood storage area occurs away from the primary overland flow paths and so there will be no significant impacts on existing overland flow.	Yes

liaising with Council's Development Services Unit and receiving detailed advice from a qualified engineering consultant); iii) If the site is affected by drainage constraints, the current stormwater discharge and likely future discharge. In this regard, a report prepared by a qualified engineer will be required and should demonstrate that the development will not overload trunk drains during peak storm events or cause localised flooding; iv) If the proposed development will result in additional pollutant loading (and the appropriate licences have been obtained from the relevant government authorities), details demonstrating that the drainage systems have adequate capacity for those pollutants and runoff will comply with the water quality requirements referred to in this Plan; and v) Any required easements across neighbouring properties. Where easements are required, Council requires the submission of the adjoining owner's consent with the development application. d) If the site does not have access to Council's stormwater drainage system, all drainage should be designed to ensure that the intensity, quantity and quality of surface runoff is not detrimental to downstream properties and watercourses. e) If the site has access to Council's stormwater drainage system, all roof and surface water that is not recycled for use on the site must be discharged into Council's stormwater drainage system. No surface drainage will be permitted to discharge across Council's footways or reserves or enter adjoining land. f) The applicant should demonstrate how existing soil type and associated constraints (e.g. salinity and poor percolation) have been considered in the drainage design.		
3. On-Site Stormwater Detention (OSD)		
a) Adequate stormwater systems shall be designed and constructed to ensure that, for all rainwater events up to and including the 1:100 Average Recurrence Interval (ARI) event, new developments and redevelopments do not increase stormwater peak flows in any downstream areas. b) On-site stormwater detention systems must release water after any rainfall event to maximise future capacity and, therefore,	On-site Detention is not required for the proposed development on the subject site. A Stormwater Concept Plan has been submitted with the application and was accompanied bya supporting report and calculations which	Yes

cannot include rainwater tanks, water retention basins or dams. c) Detention storage is to be located at a level that is above the 1:5 ARI flood level. d) On-site detention systems are to be designed using a catchment wide approach. Advice should be sought from Council's Engineering Services Unit in this regard. e) For developments above 2 hectares, designs shall be prepared by a suitably qualified civil engineer. f) On-site stormwater detention mechanisms should have a maintenance program in place. g) On-site stormwater detention mechanisms should be placed on the title of the relevant allotment/property to ensure their retention and maintenance.	have been reviewed by Council's Development Engineer and was found to be satisfactory.	
C4 Land Management		
4.3 Erosion and Sedimentation		
a) All applications for subdivision and development which involve the disturbance must be accompanied by an Erosion and Sediment Control Plan (ESCP) (see Appendix F3 of this Plan for details), except in the following circumstances: i) The construction of minor structures including carports, pergolas, verandahs, garden sheds and the like; and ii) Dwelling additions and alterations which are deemed by Council as not likely to cause erosion and sediment loss from the site.	Given that the development is proposed on an existing hard surface, issues of soil erosion are not considered significant.	Yes
4.5 Salinity		
a) Clause 6.2 Salinity of Penrith LEP 2010 requires the following matters to be considered before granting consent to any development: i) Whether or not the proposed development is likely to have an impact on salinity processes; ii) Whether or not salinity is likely to have an impact on the proposed development; and iii) Appropriate measures that can be taken to avoid or reduce any undesirable effects that may result from the impacts referred to i) and ii). b) These matters must be addressed in the supporting documentation submitted with the	Given that the development is proposed on an existing hard surface, issues of salinity are not considered to be applicable.	Yes

development application.		
C5 Waste Management		
5.1. Waste Management Plans		
a) Applicants are to submit a Waste Management Plan when lodging a development application for: i) Demolition or construction of buildings;	A Waste Management Plan has been submitted with this application. This considers demolition, construction and ongoing waste management and is considered to be satisfactory.	Yes
C6 Landscape Design		
1. Environmentally Sustainable Design	Landscape Plan has been submitted with this application. The landscape architects have selected native, deciduous plants which are considered to be suitable.	Yes
2. Soil Landscapes	The landscape architects have selected plants appropriate to the soil profile of the site.	Yes
3. Minimising Soil Erosion	The development is to occur on existing hardscape surfaces and will include additional landscaping features.	Yes
5. Conserving Site Soil	The development is to occur on existing hardscape surfaces.	Yes
6. Species Selection	The landscape architects have selected native plants suitable for the site.	Yes
7. Bushfire Resistant Species	The landscape plan shows that the landscape architects have selected appropriate species for the site.	Yes
8. Protection of Trees of Vegetation on Construction Sites and Adjoining Public and Privately Owned Land	The development is to occur on existing hardscape surfaces and caution will be taken during the construction phase to ensure no damage occurs to existing landscaping.	Yes
10. Irrigation / Water Consumption	The landscape architects have selected indigenous plants.	Yes

11. Minimisation of Impervious Surfaces	The development is to occur on existing impervious surfaces.	Yes
12. Salinity	The development is to occur on existing hardscape surfaces.	Yes
13. Materials Selection	The selection of materials is outlined in the Landscape Plan.	Yes
6.3 Neighbourhood Amenity and Character		
1. Landscape Character	The landscaping scheme has been designed to build on the existing landscape character of the site.	Yes
2. Integration of Design	The design of the building and landscaping features occurred concurrently.	Yes
3. Streetscape	Additional landscaping will be developed around the building and Forrester and Boronia Road to enhance the appearance of the development and emphasise the Forrester Road entry.	Yes
4. Community Safety	Issues related to community safety have been addressed in response to 1.2.5. Safety and Security (Principles of Crime Prevention Through Environmental Design).	Yes
6.4 Site Amenity		
1. Contextual Design	Landscaping currently exists on the boundaries of the site and existing landscaping is to occur around the building.	Yes
3. Deep Soil Zones	The development is to occur on existing hardscape surfaces and no reduction in deep soil zones is proposed.	Yes
4. Equal Access	No landscaping elements will decrease the accessibility of the development.	Yes
5. Noise, Vibration and Dust Reduction	As the development is proposed as an alteration and addition to an existing building, additional landscape barriers are not	Yes

	necessary. Issues related to noise and vibrations are addressed in the Acoustic Report.	
C8 Public Domain		
2. Active Street Frontage and Address		
a) Active street frontages are to be located on the ground/street level of all buildings, being one or a combination of the following: i) A shop front or entrance to a retail premises or public building with the entrance visible from the street;	The entrances to the development and surrounding car parking facilities are well lit to allow for visibility and security.	Yes
8.3. Lighting		
a) Council's adopted Public Lighting Policy and the implementation of an energy efficient lighting system should be incorporated into any design. Other factors for consideration of the design and location of lighting are: i) The location of all entrances into the building and its relationship to the street and public domain; ii) The future uses of the public domain, particularly those sections that will be used at night, to ensure appropriate levels of visibility; iii) The location and type of vegetation within the public domain; iv) The likelihood for vandalism of the lighting and its maintenance requirements; v) The appropriateness of movement sensitive and diffused lights at specific locations; and vi) Potential for lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance (refer to AS 4282 Control of the obstructive effects of outdoor lighting).	The entrances to the development and surrounding car parking facilities are well lit to allow for visibility and security.	Yes
C10 Transport, Access and Parking		
1. Traffic Studies	Issues relating to traffic and parking are addressed in the Traffic and Parking Report, prepared by Colston Budd Hunt & Kafes Pty Ltd which has been submitted with this application. This report has considered this section of the DCP and demonstrated that sufficient parking is provided	Yes

	for the development.	
1. Provision of Parking Spaces		
a) For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table C10.2 below.	Issues relating to traffic and parking are addressed in the Traffic and Parking Study submitted with this application. It considers the relevant provisions of this section which require a minimum number of parking spaces. The proposal includes the addition to the ground and first floors with 3,605m^2 of additional floor space. The amended traffic report considers existing peak times for the Club, being Friday and Saturday evenings, and estimates that the current peak parking demand is 1 space per 14.5-15m^2. There are currently 1,094 car spaces at the Club, and 88 spaces will be removed to allow landscaping within the car park, leaving 1,006 car parking spaces. The peak period of Friday evening will demand 860-895 spaces after Stage 1, which can be accommodated within the remaining 1,006 existing spaces. A further parking study is recommended prior to Stage 2 to determine additional parking needs. Currently, the estimated demand for Friday evening parking after Stage 2 is 995-1035 spaces.	yes
3. Design of Parking and Manoeuvring Areas		
a) The movement of pedestrians throughout the car park should be clearly delineated and be visible for all users of the car park to minimise conflict with vehicles. The car parking and manoeuvring layout should be in accordance with the provisions of AS 2890.1 - 2004. b) Provision of parking spaces for disabled persons should be in the range of 1 - 4% of total parking spaces required for that particular use and comply with AS 2890.6 -	Issues related to traffic and parking are addressed in the Traffic and Parking Report submitted with the application. The Traffic and Parking Report shows: • The dimensions of car parking are in accordance with AS 2890.1:2004	Yes

2009.	• Access, internal circulation and layout are in accordance with AS 2890.1:2004	
c) Council will require all car parking areas to be constructed of hard standing, all weather material, with parking bays and circulation aisles clearly delineated.	Proposed car parking areas are to be built on hard standing areas with clearly delineated circulation aisles	Yes
d) It will be necessary for the method of treating and minimising runoff from parking and access areas to be addressed as part of any development application (See the section entitled 'Stormwater and Drainage' in Chapter C3 'Water Management').	Parking and access areas are proposed on an existing hard stand area.	Yes
e) Large car parking areas (more than 5 vehicles) should be visually separated from access roads and from the buildings they serve by planting and other landscaping and should not be visually prominent from public roads, either through separation or screening.	Proposed landscaping is compliant.	Yes
f) Council may require the provision of internal directional signs to assist site visitors in locating parking areas.	Passive surveillance is possible in the proposed car park.	Yes
l) The design of car parks should ensure adequate separation of staff/visitor parking and loading dock circulation areas for heavy vehicles.	The proposed car park is compliant.	Yes
m) Loading docks associated with the development shall be provided on-site, with all loading and unloading activities occurring on-site.	The proposed loading docks are compliant.	Yes
p) All surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible.	Materials will be a continuation of approved existing materials.	Yes
q) All potential entrapment points should be avoided, e.g. under stairs, blind corners and wide columns. Adequate lighting and mirrors should be used when certain design features are unavoidable. Refer to Chapter C1 'Site Planning and Design Principles' for more information on entrapment.	Entrapment points have been considered and the proposal is not deemed to result in safety or security concerns. The application was referred to the NSW Police and their comments / requirements are recommended to be included	Yes

	as conditions of consent where appropriate.	
10.5.2. Access and Driveways		
a) The road access to the site should provide for safe entry to and exit from the site. All vehicles must enter/exit the site in a forward direction. (This does not apply to single dwellings).	The design of the road access allows for cars to enter/exit in a forward direction. The Traffic and Parking Report shows that access, internal circulation and layout are in accordance with AS 2890.1:2004.	Yes
b) The entry and exit from the site should provide for appropriate traffic sight distance in both directions, in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively. c) The design of the development driveway should take into consideration the traffic volumes of the surrounding road network. d) The driveway crossing and access roads shall be designed in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.	Traffic volumes in the surrounding road network are considered in the submitted report. Council's Traffic Section has reviewed this report and confirmed that the proposal will not result in adverse impact on the local road network.	Yes
C12 Noise and Vibration	An Acoustic Report was submitted with this application which shows that the acoustic impacts of the development will be compliant by following recommended measures which are recommended to be incorporated as conditions of consent.	Yes
C13 Infrastructure and Services	The development will utilise existing electricity, telecommunications, gas and sewerage services.	Yes