



23 May 2022

Dear Rosie,

RE: DA21/0130 – Response to Panel Submission
Address: 13 and 17 Park Road, Wallacia

I refer to your request regarding Council's response to the proposed amendments to Conditions 3 and 6 of DA21/0130.

Condition 3 – Operating Hours

Proposed Amended Condition:

A. Golf Clubhouse –

- 10:00am to 10:00pm Mondays, Tuesdays, Wednesdays, Thursdays and Sundays, and 10:00am to 12:00am Fridays and Saturdays,
- The use of the golf clubhouse outdoor terrace at ground and lower ground floor is to cease at 10:00pm, 7 days and terrace doors are to be kept closed after this time.

B. Bowling Green – Any use of the bowling green is prohibited after 7:00pm, 7 days.

C. Community Facility (pool and gymnasium building) – 6:00am to 10:00pm, 7 days.

Entry to the community facility is not to be restricted to club members and is to be open for use by the general public.

Parking provided on the site is to be open to those visiting the clubhouse, golf course and community facility.

Response – Council raises no objections to the amended hours of operation to the Clubhouse and Bowling Green, noting an Addendum to the previous Noise Impact Assessment has now been submitted confirming the revised hours do not affect the recommendations and conclusions of the previous report.

However, it is noted that Conditions 1, 31, 37 and 46 will need to be updated and slightly amended to also refer to the Addendum. In particular, Condition 46 will be required to be amended to specifically note the use of the bowling green will cease at 7:00pm.

These minor amendments to the relevant conditions can be made by Council and submitted to the Panel in an addendum report.

Condition 6 – Surrender of Consent

Proposed Alternate Condition:

Pursuant to s4.17(1)(b) and s4.17(5) of the *Environmental Planning and Assessment Act 1979*, the consent to DA19/0875 shall be modified in accordance with Clause 97 of the *Environmental Planning and Assessment Regulations 2000* prior to the issue of a construction certificate for this consent by adding a new Condition 1A as follows:

1A – Relationship with Development Consent DA21/0130

Development Consent No. DA21/0130 authorises alterations and additions to Wallacia Country Club including building alterations to form function rooms, expanded gaming areas and facilities, the addition of an indoor swimming pool, gymnasium and synthetic bowling green, expansion and modification of car parking area, road works, tree removal, landscaping works including practice putting green, stormwater drainage works and site servicing works.

This consent to DA19/0875 is modified such that no approval is granted for the scope of works approved under the consent to DA21/0130.

Where there is an inconsistency between this consent and the consent to DA21/0130, then consent to DA21/0130 shall prevail to the extent of the inconsistency.

Response – Notwithstanding further assessment and consideration of permissibility and existing use rights, Council raises no objections to modifying DA19/0875, subject to the Panel's approval.

However, Council does not support the proposed wording of the alternate condition. It is Council's preference the modification deletes and removes the approved Clubhouse alterations and additions with associated works component entirely from the consent, rather than the addition of a single condition as proposed. In this regard, Council requests the modification to DA19/0875 include:

- A full set of amended plans and any reports (where relevant) to remove any reference and proposed works to the alterations and additions to the Clubhouse and associated works, with subsequent amendments made to Condition 1,
- The deletion of all conditions relating specifically to the alterations and additions of the Clubhouse and associated works, including any reference to 'Phase 1' or approved works to the Clubhouse,
- Amendments to any conditions referring to 'Phase 2', and 'relevant phase', and
- Amendment to Condition 53 to recalculate the 7.12 Development Contributions to reflect the cost of works relating specifically to the Cemetery and associated works.

Kind Regards,

Jacqueline Klincke
Development Assessment Planner