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Control	Assessment	Compliance
<p>2.1 Earthworks</p> <p>Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a 'split level' design or an appropriate alternative and economical solution).</p> <p>All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or 'VENM'). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.</p>	<p>Earthworks are required under the club building to create a building platform, particularly for the lower car park level, with excavation proposed up to 3.5m on the western side of the building. The remainder of the building responds to the topography of the land.</p> <p>Standard conditions of consent will apply to address fill material imported to the site.</p>	Yes.
<p>2.2 Salinity Management</p> <p>All development, where saline and sodic soils are identified, must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Where salinity is identified on the site and a salinity report is prepared the report must also contain a Salinity Management Plan</p> <p>All sediment and erosion controls are to be installed prior to the commencement of any works and maintained throughout the course of construction until disturbed areas have been revegetated/ established.</p>	<p>Consideration of salinity has been made within the report on Salinity Investigation and Management Plan (SMP) prepared by Douglas Partners submitted under previous DAs/consents which apply to the land. The report and its recommendations have been reviewed by Council's Environmental Health Officers and are considered satisfactory. Compliance with the SMP is required as a recommended condition of consent.</p> <p>Appropriate erosion and sedimentation control measures have been proposed, which include straw bale sediment barriers, sediment control fencing, staked hay bales and a rumble grid to control the loss of sediment from the site.</p>	Yes.
<p>2.3 Water Management</p> <p>Ensure compliance with Council's engineering specifications for controls relating to detention, drainage and water sensitive design.</p>	<p>Satisfactory civil engineering plans have been submitted with the DA. Council's Engineering Certification team have reviewed the plans and have no objections subject to recommended conditions of consent.</p>	Yes.
<p>2.4 Trees and Vegetation</p> <p>Approval is required for the removal of trees and vegetation.</p> <p>Clearing that is ancillary to development requiring consent will be assessed as part of the development assessment process and may require further assessment and approval under the <u>Biodiversity Conservation Act 2016</u>.</p>	<p>The proposed development includes the removal of 21 trees. The trees are not considered to be significant and are offset within the proposed landscape design and retention of other existing vegetation on site. Council's Natural Resource Officer and Landscape Officer are satisfied with the proposed tree removal.</p>	Yes.
2.5 Environmentally Sensitive Land		Yes.

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<p>Development on land mapped as environmentally sensitive must address any impacts on the native vegetative community, regionally significant species of plant, animal or habitat, habitat corridors, wetlands and biodiversity values within a reserve.</p> <p>If the proposed development is likely to significantly affect threatened species, populations or ecological communities, a Biodiversity Development Assessment Report per the requirements of the Biodiversity Conservation Act 2016 is required.</p>	<p>The overall site contains areas of mapped Cumberland Plain Woodland. A flora/fauna report was submitted with the DA. A Test of Significance was conducted for the threatened species in accordance with the <i>Biodiversity and Conservation Act 2016</i>. The assessment concluded that the proposed works are not likely to result in a significant impact upon any threatened species listed under the Act.</p> <p>The works proposed impact on 0.45 ha of area being managed under a previously approved VMP (ELA 2021). A new VMP was submitted with this DA and the proposed impact area for the new building footprint is predominantly in areas where vegetation has been 'recreated' under the previous VMP for the original approval (ELA 2015). The new VMP will form part of the this DA and will offset the impact by the new footprint on areas from the original VMP (ELA 2015) at a ratio of no less than 1:1.</p> <p>Council's Natural Resource Officer has reviewed the flora and fauna report and VMP and has no objections subject to the inclusion of recommended conditions.</p>	
<p>2.6 Riparian Corridors</p> <p>All uses with the exception of environmental protection works, drainage and crossings are prohibited within the core riparian and vegetation buffer zones. Wherever possible and practicable, infrastructure and utility services should be located outside the riparian corridor.</p>	<p>The proposed works are located within 40m of a natural watercourse. A referral was sent to the Department of Planning and Environment – Water under the <i>Water Management Act 2000</i>. General Terms of Approval (GTAs) were issued which require the applicant to obtain a Controlled Activity Approval. A condition is recommended which required compliance with the GTAs.</p>	<p>Yes.</p>
<p>2.7 Bushfire Risk Management</p> <p>Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent).</p> <p>Asset protection zones, fire trails and perimeter roads are not permitted on land that is considered or zoned environmentally sensitive.</p>	<p>The site is identified to be bushfire affected and a satisfactory bushfire report was submitted with the DA which demonstrates compliance with the Planning for Bushfire Protection 2019 requirements.</p> <p>A referral was also sent to the Rural Fire Service (RFS) for assessment of the proposed development. RFS raised no objections to the development subject to conditions of consent including suitable emergency and evacuation for occupants, asset protection zones, internal roads, water and utility services and landscaping requirements.</p>	<p>Yes.</p>
<p>2.5 Flood Hazard Management</p>		<p>Yes</p>

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Development on flood prone land must comply with Council's <i>Engineering Design Specifications</i> and <i>Flood Risk Management Policy</i> .	The site is not identified to be flood affected.	
<p>2.9 Contaminated and Potentially Contaminated Land Management</p> <p>An assessment is to be made by the applicant under <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application.</p> <p>If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>. Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability.</p>	<p>The site has been previously assessed for contamination under DA/2015/24/1, DA/2015/840/1 and DA/2015/1232/1, with three areas of environmental concern located within the extent of works proposed under the new club development. Remediation Action Plans have been submitted and approved under all three applications, with remediation works being completed on site.</p> <p>A Site Audit Statement (SAS) was issued for the property and the site is considered suitable for a proposed registered club and associated recreation use.</p> <p>Council's Environmental Health Specialist has reviewed the associated contamination reports and SAS and is satisfied the site is suitable for the proposed club. A standard contingency condition is recommended that requires any contamination found during works to be managed with development consent obtained for remediation if required.</p>	Yes.
<p>2.11 Development Affected by Western Sydney Airport</p> <p>The WSA must be notified of all development applications buildings, structures or activities that will penetrate the Western Sydney Airport OLS and / or PANS-OPS.</p> <p>Stack and vent efflux installations located within 15km of the Western Sydney Airport must comply with the requirements set out in Advisory Circular 139-05 (as updated) issued by the Civil Aviation Safety Authority</p>	<p>The site is not affected by the Western Sydney Airport OLS or PANS-OPS.</p>	N/A
<p>2.12 Acoustic Amenity</p> <p><i>General</i></p> <p>Acoustic reports (where required) must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.</p>	<p>An Acoustic Report has been submitted which assesses potential noise impacts from the proposal. Following noise monitoring on site, the report provided several recommendations including building façade glazing specifications, driving range materials and operation restrictions, restrictions on outdoor smoking areas, restrictions on service delivery times, acoustically treated mechanical plant and equipment, maintenance shed operating</p>	Yes.

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<p>An acoustic assessment will be required for industrial and commercial development where the development:</p> <p><i>Noise from Commercial Development</i></p> <ol style="list-style-type: none"> 1. Has the potential to impact on residences or noise sensitive receivers (defined as a LAeq, 15min level of more than background or more than the recommended amenity criteria within the NSW Environmental Protection Authority's Noise Policy for Industry (NPfI) minus 10 dB); or 2. s located within a 100m radius from, or has a direct line of site of a distance of 150m to, residences or noise sensitive receivers; or 3. Proposes to operate anytime between 10pm and 6am. 	<p>restrictions, and implementation of a Noise Management Plan prepared by the acoustic consultant, to ensure any adverse noise impacts on the proposed development are mitigated.</p> <p>Council's Environmental Health Specialist has reviewed the Acoustic Report and is satisfied that subject to the implementation of the recommendations in the report, the development will have no adverse noise impacts on the surrounding locality. The requirements of the Acoustic Report are included as a conditions of consent.</p>	
<p>2.13 Air Quality and Odour</p> <p>Development that is likely to result in the emission of atmospheric pollutants, including odours, as determined by Council must include operating practices and technology to ensure that such emissions are acceptable. Details of these measures are to be provided at development application stage</p>	<p>The development is unlikely to result in the emission of atmospheric pollutants or odours.</p>	<p>Yes.</p>
<p>2.14 Waste Management Plan</p> <p>A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.</p>	<p>A construction and operational waste management plan (WMP) has been submitted with the DA which demonstrates adequate waste storage and waste disposal. Council's waste officer has reviewed the WMP and raises no objections.</p>	<p>Yes.</p>
<p>2.15 Development adjoining Sydney Catchment Authority Controlled Areas – the upper canal</p> <p>All development shall include the provision of appropriate security / delineation fencing and / or other mitigation strategies in the consultation with the Sydney Catchment Authority</p>	<p>The development is not located directly adjacent to the Upper Canal.</p>	<p>Yes.</p>
<p>2.16.1 Aboriginal Culture and Heritage</p> <p>Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).</p>	<p>The site has been subject to a range of previous Aboriginal Heritage Investigations and AHIPs. The works that have been completed regarding Aboriginal heritage, and the development is unlikely to result in any harm to potential artefacts. Conditions are recommended to address any unexpected Archaeological</p>	<p>Yes.</p>

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	discovery condition in case something is uncovered.	
<p>2.17 Signage</p> <p><i>General</i></p> <p>The following controls apply to all signage as defined in this section:</p> <ol style="list-style-type: none"> 1. The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates. 2. All signage must be consistent with the scale of the building or the property on which it is located. 3. All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed. Signs or banners approved by Council under <i>Policy 2.8 Signs and Banners</i> are exempted. 4. All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath. <p><i>Commercial and Mixed Zones</i></p> <ol style="list-style-type: none"> 5. The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place. 6. Must be located wholly within the property boundaries. 7. All Illumination signage must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting. 8. A maximum of one pole or pylon sign per street frontage, not exceeding 6m above existing ground level is permitted. 	<p>The location, quantity, type, colour, design and size of all signage does not detract from the amenity and character of the land or surrounding area.</p> <p>The signage is consistent with the scale of the building.</p> <p>The signage is associated with the registered club and outdoor recreation facilities.</p> <p>The signage will be location within the property boundaries.</p> <p>The signage does not exceed 20% of the building elevation.</p> <p>Signage is located within the property boundaries.</p> <p>A condition is recommended to ensure illuminated signage complies with AS 1158 - Lighting for Roads and Public Spaces and AS 4282.</p> <p>1 x 6m high pylon sign is proposed at the Providence Drive entry driveway which is satisfactory.</p>	<p>Yes.</p>
<p>2.18 Traffic Management and Off-Street Parking</p> <p>Parking is to be provided for a development in accordance with Table 2-5— Schedule of Car, Bicycle, and Motorcycle Parking Requirements and</p>	<p>A satisfactory Traffic Impact Assessment Report and detailed car parking submission</p>	<p>Yes.</p>

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<p>Table 2-6 Schedule showing Service Vehicle Requirements.</p> <p>A detailed car parking submission is required. Provision for coaches to pick up and set down may also be required for large establishments. 1 car parking space per 2m2 GFA of public bar area and 1 car parking space per 5m2 GFA of lounge, beer garden, auditorium, billiard room, restaurant and 25 car parking spaces per 100m2 of remaining public floor area. Developments must also accommodate: 1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and 1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p> <p>A Car Parking / Traffic Impact Assessment Study must be prepared by a suitably qualified and experienced traffic engineering consultant.</p> <p><i>Service Vehicle Provision:</i></p> <p>Council will assess the extent and size of service vehicle parking area to be provided having regard to the nature of a particular development and its likely servicing requirements.</p> <p>Taxi, private vehicle and coach drop-off/set-down areas should be provided for larger developments in a convenient off-street location close to pedestrian entrances, with consideration given to the design of the front of the building, safely and interruption to traffic.</p> <p>Access to public transport services from developments should be maximised.</p> <p>Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site. Refer to Council's Waste Management Guideline.</p> <p>General Appearance and Design Considerations</p> <p>The design of parking areas should take into account the likely visual impact of</p>	<p>prepared by a qualified traffic consultant has been submitted with the DA.</p> <p>Surveys were undertaken of various clubs such as the nearby Wests Country Club at peak times and the site currently has approved for a club facility under DA/2017/678/1 with parking provision based on one space per 15sqm of gross floor area.</p> <p>The DCP does not specify parking requirements for golf courses and recreational facilities, so they are based on merit considering the proposed uses, peak usage times and equivalent rates for similar uses.</p> <p>Club – $4,890\text{sqm}/15 = 326$</p> <p>Driving range – 56 spaces (1 space per bay)</p> <p>Mini golf – 27 spaces (1 space per hole).</p> <p>Total required parking = 409 spaces</p> <p>Total provided parking = 431 spaces</p> <p>A minimum of 7 motorcycle spaces are required. A total of 10 motorcycle spaces are proposed which is satisfactory.</p> <p>A minimum of 16 bicycle spaces is required. A total of 22 bicycle spaces is provided which is satisfactory.</p> <p>Satisfactory service vehicle access provisions and a loading dock are available via the Huntington Drive access. All loading, garbage storage and collection areas are in a convenient location near the clubs back of house functions. The servicing provisions on site are considered satisfactory.</p> <p>Access to public transport services is widely available. The club is within walking distance of The Hermitage Way which provides a public bus service. Taxi and private vehicle set down is also available under a covered area at the club entry doors.</p> <p>A satisfactory landscape plan has been submitted which provides a minimum of 2.5m wide landscape bay between every 6-8 car parking spaces, and a minimum 1m landscaping strip at the end of each car park aisle.</p>
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<p>these areas in the context of the surrounding development and streetscape. Landscaping is the most effective means of “softening” the appearance of large paved surfaces and multiple rows of vehicles, as well as providing shade for users and assisting with surface water run-off.</p> <p>A landscape plan is required to be prepared by a suitably qualified person and submitted with the development application, showing the proposed layout of each design.</p> <p><i>Planting Principles:</i></p> <p>Car parks that are highly visible from the public domain must comply with the following requirements:</p> <ul style="list-style-type: none"> • provide a 2.5m wide landscape bay between every 6-8 car parking spaces, • provide a minimum 1m landscaping strip at the end of parking aisles, and • be landscaped generally in accordance with the Figure 2-12. 		
<p>2.19 Landscape Design</p> <p>A landscape plan is to be submitted for all development that, in Council’s opinion, will significantly alter the existing and intended landscape character of the land.</p>	<p>A landscape plan has been submitted and assessed by Council’s Landscape Officer who is satisfied with the planting proposed, subject to recommended conditions regarding planter box volumes to allow sufficient tree canopy growth.</p>	<p>Yes.</p>
<p>S7.2.1 Indicative Layout Plan</p> <p>Development is to be undertaken generally consistent with the Indicative Layout Plan (ILP) at Figure 7-2 subject to compliance with the objectives and development controls set out in this chapter.</p>	<p>The proposed development is generally consistent with the ILP. The proposed club is located upon land proposed for the purpose as a future golf course.</p>	<p>Yes.</p>
<p>S7.2.2 Street Network and Design</p> <p>The street network is to be provided consistent with Figure 7-2 (ILP) and the road hierarchy diagram at Figure 7-4.</p>	<p>The proposed development does not require the construction of roads as per Figure 7-2.</p>	<p>Yes.</p>
<p>S7.2.3 Public Transport</p> <p>Bus routes are to be provided generally in accordance with Figure 7-5. Where the bus route is known, the route shall be indicated on the subdivision DA drawings. The final location of bus stops will be determined by Council’s Local traffic Committee.</p> <p>A minimum travel-way width of 3.5m is to be provided along all bus routes. Roundabouts on bus routes are to be</p>	<p>The proposed development does not require the construction of roads. Accordingly, bus routes are not required to be provided.</p>	<p>Yes.</p>

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designed to accommodate bus manoeuvrability.		
<p>S7.2.4 Pedestrian and Cycle Network</p> <p>Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 7-6. The design of cycleways located within the road reserve is to be in accordance with the requirements of this DCP. The minimum width of any off-street shared cycle and pedestrian pathways is to be 2.5m.</p>	<p>The proposed development is not required to deliver pedestrian and cycleway routes as per Figure 7-2. Notwithstanding this, pedestrian pathways are proposed which provide access from Providence Drive and the Entertainment Precinct to the south from The Hermitage Estate.</p>	Yes.
<p>S7.2.5 Public Parks and Landscape</p> <p>Parks and other public open space areas and areas with landscape value are to be provided generally in accordance with Figure 7-2 (ILP). The spaces are to provide generally passive recreation opportunities.</p>	<p>The proposed development does not provide a public park.</p>	Yes.
<p>S7.2.6 Land adjacent to the Sydney Catchment Authority Canal</p> <p>Where development (other than residential accommodation) is proposed adjacent to the Upper Canal corridor, applicants shall consult with the Sydney Catchment Authority (SCA) as part of the process of preparing the development application. Any written requirements of the SCA shall be submitted with the DA and the DA documentation shall show how the requirements have been addressed.</p>	<p>The development is not located immediately adjacent the Sydney Catchment Authority Canal.</p>	Yes.
<p>S7.2.7 Retention of existing vegetation</p> <p>A comprehensive Vegetation Management Plan (VMP) is to be developed at the development approvals stage for the creation of Precinct super lots. The VMP is to contain detailed monitoring requirements and reporting periods to ensure that agreed outcomes are being met throughout the staged development, and shall be consistent with the El Caballo Blanco / Gledswood Vegetation Management Strategy dated 29 June 2011 specifically.</p>	<p>As highlighted earlier in this compliance table, a suitable VMP has been submitted in support of this proposed which has been assessed by Council's Natural Resource Officer. Conditions are recommended to ensure ongoing compliance with the VMP.</p>	Yes.
<p>S7.2.8 Bushfire Hazard Management</p> <p>Compliance with Bushfire Protection 2019 and Part 2 of the DCP.</p> <p>Where APZ's are located within golf course lands (north of the upper canal) and public reserve lands any application must include appropriate management requirements</p>	<p>As highlighted earlier in this compliance table, the site is bushfire affected. A satisfactory bushfire report was submitted with the DA which demonstrates compliance with the Planning for Bushfire Protection requirements.</p>	Yes.

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and demonstrate consistency with the vegetation retention requirements with Retention of Existing Vegetation.	A referral was also sent to the Rural Fire Service (RFS) for assessment of the proposed development. RFS raised no objections to the development subject to conditions of consent including suitable emergency and evacuation for occupants, asset protection zones, internal roads, water and utility services and landscaping requirements.	
<p>S7.2.9 Infrastructure Provision</p> <p><i>Water Management Plan</i></p> <p>A detailed Water Management Plan must be prepared and accompany any development application and demonstrate consistency with the El Caballo Blanco and Gledswood Lands Water Management Strategy: Stormwater Quality and Stream Health prepared by Equatica and dated 8 July 2011 (Figure 7-8, 7-9 and 7-10).</p> <p><i>Stormwater Concept</i></p> <p>Development must demonstrate general consistency with the El Caballo Blanco and Gledswood Preliminary Stormwater Quantity Management and Flooding Assessment prepared by Brown Consulting and dated July 2011.</p> <p><i>Flood Planning</i></p> <p>In addition to the requirements of this DCP, all proposed residential lots and habitable floor levels are to be 500mm above the 100 year ARI flood levels for the site. The ARI flood levels have been identified in the El Caballo Blanco and Gledswood Preliminary Stormwater Quantity Management and Flooding Assessment prepared by Brown Consulting and dated December 2010.</p> <p><i>Local Infrastructure</i></p> <p>Local infrastructure must be provided in accordance with the timeframes identified in the VPA.</p>	<p>Council's Engineers have assessed the application and are satisfied that the application and associated stormwater concept plans are in accordance with the El Caballo Blanco and Gledswood Lands Water Management Strategy.</p> <p>The site is also not identified to be affected by any flood planning levels.</p> <p>Whilst the site is located within the El Caballo Blanco VPA area, the landowner (West's Group Macarthur) is not a party to the Agreement. Therefore, the VPA does not apply. However, a contribution as per the relevant Contribution Plan is required.</p>	Yes.
<p>S7.2.10 Specific Development Precinct</p> <p><i>Golf Course and Gold Facilities and Riparian Areas Precinct 8 – RE2 Private Recreation</i></p>		Yes.

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<p>The golf course lands will accommodate golf course related uses and facilities such as a Club House, driving range, pro-shop and green keeping equipment storage and maintenance facilities.</p> <p>Development of the golf course must have regard to the Vegetation Management Plan (VMP) prepared for the area to facilitate the retention and conservation of native vegetation.</p>	<p>The development provides golf course related uses and facilities within the club such as a driving range, pro-shop and associated green keeping storage and maintenance facilities.</p> <p>The development has been designed with regard to the VMP prepared for the area to ensure the retention and conservation of native vegetation.</p>	
<p>S7.2.12 Gledswood and Approaches</p> <p>To maintain and enhance the rural character of the entry into the estate and to visually screen new development within Precinct 1 from view from the historic access drive, the Gledswood Road access is to incorporate a vegetated landscape buffer treatment consistent with Figure 7-12. The landscape buffer:</p> <ul style="list-style-type: none"> - is measured from the existing fence line to any new fence line adjacent to the new internal road of Precinct 1 and is to be 32 metres in depth comprising 2m of slashed native grasses and 30 m of Cumberland Plain Woodland Buffer; - the landscape buffer is generally located within land within zone RE2 Private Recreation. 	<p>The proposed new registered club is located a significant distance away from Gledswood Homestead. As such, these provisions are not necessary to enforce given the distance of separation.</p>	<p align="center">Yes</p>
<p>S7.2.12 - Club House Requirements</p> <p>Should a new Club House for the golf course be required it could be provided to the south of the site adjoining the Turner Road Entertainment precinct. The Turner Road Entertainment precinct includes specific controls to protect view axes over the subject site and towards Gledswood Homestead.</p> <p>The development of any Golf Clubhouse or similar development in the interface area between the land covered by this DCP and the Turner Road Entertainment precinct is to conform to the design and layout principles that seek to protect and reinforce the view axes. Where a building is proposed that is bisected by the secondary site axis from the Entertainment precinct building transparency zones and building breaks are to be provided consistent with the guidelines that apply to the Entertainment Precinct. The principles are outlined in Figure 7-13.</p>	<p>The club house is located on the southern edge of the site adjacent to the Turner Road Entertainment Precinct.</p> <p>The proposed clubhouse is consistent with the view axes as per figure C81. It should be noted that the view axes subject to the Turner Road Growth Centre Precincts Development Control Plan have been amended from 40m to 20m.</p>	<p align="center">Yes.</p>