

URBIS

STATEMENT OF ENVIRONMENTAL EFFECTS

Wallacia Country Club - 13 Park
Road, Wallacia

Prepared for

ST JOHN'S PARK BOWLING CLUB

24 February 2021

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1. INTRODUCTION

1.1. OVERVIEW

This Statement of Environmental Effects has been prepared on behalf of St John's Park Bowling Club (**SJPBC**) (**the Applicant**) in support of a Development Application (**DA**) to Penrith City Council (**Council**) for alterations and additions to Wallacia Country Club located at Lot 1 DP1254545, 13 Park Road, Wallacia (**the site**).

Specifically, consent is sought for:

- Alterations and additions to the existing Wallacia Country Club building to include:
 - updated Golf pro-store;
 - expanded gaming facilities, kitchen and dining area including new outdoor terrace;
 - new swimming pool and gym complex.
- Alterations and expansion of existing car park;
- New synthetic bowling green;
- Removal of 48 trees/shrubs within the site boundary;
- Stormwater infrastructure and other site services;
- Landscaping around refurbished Club building including a practice putting green;
- Civil and road works to Park Road including road widening and tree removal (3 trees) in the vicinity of the existing driveway.

The site is part of a larger site subject to a separate DA (DA 17/1092) for a cemetery with chapel, administration building, services building, internal roads, car parking, landscaping, services and stormwater works.

DA17/1092 is currently the subject of a Class 1 Merit Appeal in the Land and Environment Court (**LEC**) (NSWLEC 2019/364850) and is undetermined.

The scope of this DA is solely for alterations and additions to the existing Wallacia Country Club building, the new bowling green, and putting green that are wholly contained within Lot 1 DP1254545. The proposed works can be delivered independently of the determination outcome of DA17/1092 and as such can be assessed as a separate application on its own merits.

1.2. PROJECT TEAM

This SEE should be read in conjunction with the following architectural plans and specialist reports:

Table 1 Supporting Documentation

Report	Consultant	Appendix
Survey Plan and Title	Degortadi	Appendix A
Architectural Drawings	Axil Architects	Appendix B
Landscape Plans	Narelle Sonter Botanica	Appendix C
Cost Summary Report	Napier & Blakeley	Appendix D
Traffic and Parking Assessment	The Transport Planning Partnership	Appendix E

Report	Consultant	Appendix
Technical Memo – Proposed Road Works	Warren Smith + Partners	Appendix F
Technical Memo – Road Widening	Martens	Appendix G
Management and Security Plan	St John’s Park Bowling Club	Appendix H
Preliminary Site Investigation	Douglas Partners	Appendix I
Detailed Site Investigation	Martens	Appendix J
Remediation Action Plan	Martens	Appendix K
Legal Advice	Mills Oakley	Appendix L
Tree Assessment	Travers Bushfire & Ecology	Appendix M
Tree Assessment	EcoLogical Australia	Appendix N
Heritage Impact Statement	Urbis	Appendix O
Civil and Stormwater Plans	Warren Smith + Partners	Appendix P
Flood Impact Assessment	GRC Hydro	Appendix Q
Sustainability Strategies	Steensen Varming	Appendix R
BCA Report	Vic Lilli	Appendix S
Access Report	Morris Goding Access Consulting	Appendix T
Operational Waste Management Plan	Waste Audit & Consultancy Services	Appendix U
Aboriginal Archaeological Report	Austral Archaeology	Appendix V
Aboriginal Due Diligence Assessment	Austral Archaeology	Appendix W
Historical Archaeological Report	Austral Archaeology	Appendix X
Acoustic Assessment	Acoustic Logic	Appendix Y
Construction and Demolition Waste	Waste Audit & Consultancy Services	Appendix Z
Lighting Statement	Jones Nicholson	Appendix AA
Bushfire Protection Assessment	Travers Bushfire & Ecology	Appendix BB

1.3. REPORT STRUCTURE

This SEE identifies the site and surrounding locality, describes the proposed development and provides an assessment against the relevant matters for consideration, pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the **EP&A Act**). This report is structured, as outlined below:

- Section 1: Introduction

- Section 2: Site and Surrounding Locality
- Section 3: Background
- Section 4: Proposed Development
- Section 5: Statutory Planning Assessment
- Section 6: Key Planning Considerations
- Section 7: Section 4.15 Assessment
- Section 8: Conclusion

2. SITE AND SURROUNDS

2.1. SITE DESCRIPTION

The site is located within the suburb of Wallacia, which is situated approximately 18km south of the Penrith Central Business District and 5km east of the future Western Sydney Aerotropolis.

The site is commonly known as 13 Park Road, Wallacia and legally described as Lot 1 in DP 1254545. The site is an irregular shaped allotment with a total site area of approximately 15,594sqm adjoining Park Road and Mulgoa Road. The site adjoins the Wallacia Golf Course.

The survey plan and title for the lot are included at Appendix A.

Figure 1 Aerial view of site



Source: Urbis

2.2. EXISTING DEVELOPMENT

The site currently accommodates Wallacia Golf and Country Club (**the Club**), comprising an 18-hole golf course, golf club, maintenance shed and car park. A telecommunications tower is located towards the eastern extent of the broader site. SJPBC currently operates the golf course under lease agreement from CMCT.

2.3. SURROUNDING LOCALITY

Wallacia is a modestly sized, low density residential area. The Wallacia urban area generally extends north-south along Greendale Road, which is adjacent to the Nepean River. The site is located at the northern extent of the urban area and adjoins rural and semi-rural uses to the north and east.

The site is surrounded by the following:

- Immediately to the north of the site is Wallacia Golf Course which comprises an 18-hole golf course. Further to the north of the site are rural uses, including cleared land and dams fed by perennial and non-perennial creek lines.
- To the east of the Club is Wallacia Christian Church and Wallacia Rural Fire Brigade with frontage which front Park Road. Further to the east is largely cleared land, reflective of the golf course use with vegetated areas.
- To the south of the site on the opposite side of Park Road are a mix of single and two storey detached dwellings. Crossman Reserve is also located immediately to the south across Park Road. This reserve forms part of Jerrys Creek.
- To the west of the site are residential uses, the Wallacia Hotel, and commercial uses fronting Mulgoa Road. Wallacia Hotel is a locally listed heritage item and shares part of its eastern boundary with the subject site. Further to the west are low density residential uses. Less than 500m to the west of the Site lies the Nepean River, at a low-lying elevation of 20 metres Australian Height Datum (AHD).

2.4. ACCESS, PARKING AND PUBLIC TRANSPORT

Vehicle access to the Club is currently available via Park Road. Park Road is a state road and provides single lanes in east and west directions. Park Road meets Silverdale Road, and Mulgoa Road via a three-arm priority roundabout intersection, just west of the site.

The driveway provides access to an existing at-grade carpark with a total of 61 car spaces for use by members of the Club and golf course.

The site is located 145 metres from northbound bus services and approximately 185 metres from southbound and eastbound services, located on Mulgoa Road. Bus service 795, operated by Busways, is the only service which stops at these bus stops and provides travel between McCarthy High School, Emu Plains and Weir Road at Ninth Street, Warragamba. The 795 service offers services in each direction on weekdays, departing roughly every hour during the morning and afternoon peak.

Due to the proximity of the Western Sydney Airport, it can be reasonably anticipated that the public transport network will undergo significant change over the next 10 years coinciding with the opening of the WSA in 2026 together with significant new transport infrastructure.

3. BACKGROUND

3.1. DA 17/1092

A Crown Development Application was lodged by the CMCT on 3 November 2017 for the redevelopment of the 18-hole Wallacia Golf Course into a memorial park and associated facilities.

DA17/1092 as lodged sought consent for:

- A cemetery for 88,000 burial plots and chapel, crematorium, function centre, administration building, internal roads, car parking, landscaping, services and stormwater works.

The Independent Planning Commission (IPC) directed the refusal of the DA on 12 July 2019 by the Western City Planning Panel (WCPP)

On 20 November 2019 CMCT filed a Class 1 appeal against the refusal of DA17/1092 with the LEC (NSWLEC 2019/364850).

A statement of facts and contentions (SOFACs) was issued by Council on 28 February 2020.

On 24 December 2020 the Applicant filed a Notice of Motion seeking leave to amend DA17/1092. The amendments to DA 17/1092 seek consent for:

- Stage 1 – Refurbishment of Wallacia Country Club, new bowling green, gym and indoor swimming pool.
- Stage 2 - 27,000 Burial Plots and 9-hole Golf Course
- Stage 3 – cessation of golf course use, expansion of cemetery with approximately 40,000 burial plots up to the 1:100 flood line; and rehabilitation of Jerry's Creek.

On 28 January 2021 the Court granted leave to the Applicant to amend the development application, with the exception of the refurbishment works to the golf clubhouse.

This DA has been prepared to address this situation.

3.2. DA 19/0875

On 11 December 2019, a DA was lodged by the Catholic Cemeteries Board with Council for the:

Change of Use of Part of Existing Golf Course to Cemetery Including 27,000 Burial Plots, Chapel and Administration Building, Internal Roads, New Parking and Amended Access from Park Road, Reconfiguration of Golf Course to 9 Holes, New Pool, Gym, Putting & Bowling Greens, and Alterations and Additions to Wallacia Golf Club, Tree Removal and Landscaping, Fencing, Civil and Stormwater Works and new intersection works along Park Road and Subdivision.

DA19/085 was considered by the WCPP on 17 February 2021 with the Council assessment report recommending refusal of the application. The application is currently undetermined as at the date of this report.

The scope of works proposed to Wallacia Golf Club under DA19/0875 are the same as proposed in this application. Relevant environmental assessments prepared in support of DA 19/0875 have therefore been referenced throughout this SEE.

3.3. PREVIOUS APPROVALS

The Wallacia Golf Course and Country Club was founded in 1932. Since that time, the country club building has taken various forms. Based on historical photographs the current club house appears to have been built sometime prior to 1988.

A search conducted under the *Government Information (Public Access) Act 2009 (GIPA Act)* of the site revealed the following available approvals:

Table 2 – Previous Approvals and Consents

Approval Type	Reference No.	Approval Date	Description
Development Application	DA 379-87	3/5/1988	Extensions to the existing club house in accordance with plans number 1-5 submitted to Council on 6 th April 1988
Building Permit	17457	10/11/1988	For the erection of offices (not in class 6-9). / Club to 3 for the value of \$400,000.
Development Application	DA 970005	10/2/1997	Machinery shed in accordance with plans submitted to Council on 6 January 1997
Section 68 Approval	BLD 970014	10/2/1997	Construction of/to – farm shed-enclosed no floor for the value of \$30,000
Development Application	DA 992949	27/10/1999	Telecommunications facility
Development Application	DA03/3129	13/1/2004	Telecommunications facility
Development Application	DA03/1128	16/12/2003	Improvements to Wallacia Golf Course
Construction Certificate	DA03/1128 s96(1) Mod	4/12/2006	Improvements to Wallacia Golf Course
Development Application	DA12/1129	14/2/2013	Authorisation of fill material for golf tee and golf ball landing pad

4. PROPOSED DEVELOPMENT

4.1. OVERVIEW

This application seeks approval for the following specific uses and works for the site:

- Alterations and additions to the existing Wallacia Country Club building to include:
 - updated Golf pro-store;
 - expanded gaming facilities, kitchen and dining area including new outdoor terrace;
 - new swimming pool and gym complex.
- Alterations and expansion of existing car park;
- New synthetic bowling green;
- Removal of 48 trees/shrubs within the site boundary;
- Stormwater infrastructure and other site services;
- Landscaping around refurbished Club building including a practice putting green;
- Civil and road works to Park Road including road widening and tree removal (3 trees) in the vicinity of the existing driveway.

Vehicular access to the Club will be provided via the existing driveway. The proposal includes the localised widening of Park Road in the vicinity of the existing driveway. These works are external to the site and are necessary to provide safe access to the refurbished Club. The road widening requires the removal of several mature trees.

The Club will be operated by St Johns Park Bowling Club, who are a non-profit community organisation. The not for profit status of SJPBC is confirmed by its status as Registered Club, its constitution, and its tax - exempt status under the *Income Tax Assessment Act 1997 (ITAA)*.

The swimming pool and gym will be operated as a *community facility* that is open to all members of the public.

The expanded gaming area will accommodate existing electronic gaming machines that are relocated from the nearby Wallacia Bowling Club to the site. The proposal will not result in an increase in the numbers of EGMs in the Wallacia area.

The adjoining golf course on Lot 2 DP1254545 is subject to a separate DA17/1092 as described in Section 3.1 of this report.

4.2. ALTERATIONS AND ADDITIONS TO CLUB

The DA seeks alterations and additions to the existing Wallacia Country Club building which involves expansion and renovation of the existing club building and a new building containing the pool and gym. The proposed works are detailed in Figure 2 and the Architectural Plans prepared by Axil Architects at Appendix B. The following building works are proposed:

- Internal and external alterations and additions to the existing Club building including:
 - Lower ground floor:
 - Upgraded and reconfigured golf pro-store, kitchen and bar back of house areas, bathrooms and Junior's room;
 - Additional terrace area and storerooms; and
 - Removal of change rooms and stairwell.

Ground floor:

- Upgrades and reconfigured dining area, bathrooms, gaming machines area and kitchen;
 - Additional deck, outdoor gaming area, kitchen and dining area;
 - New ramp and planter to entrance; and
 - Removal of stage and TAB area.
- New swimming pool and gym building complex with separate entrances. These are behind the Club building and connected to it by a covered walkway. The pool area includes:
 - Indoor swimming pool with pool hoist;
 - Pool deck;
 - Administration area;
 - Managers office;
 - Male and female bathroom;
 - Accessible bathroom; and
 - Storeroom.

The gym area includes:

- Male and female locker rooms, toilets and accessible bathrooms;
 - Entry foyer with reception desk; and
 - Gym area.
- New synthetic bowling green; and,
 - Practice putting green.

The renovated Club will provide a welcoming venue with contemporary facilities. The aim is to create a 'sense of place' for patrons, making them feel as if they are part of a community club, with a unique atmosphere that will not readily date.

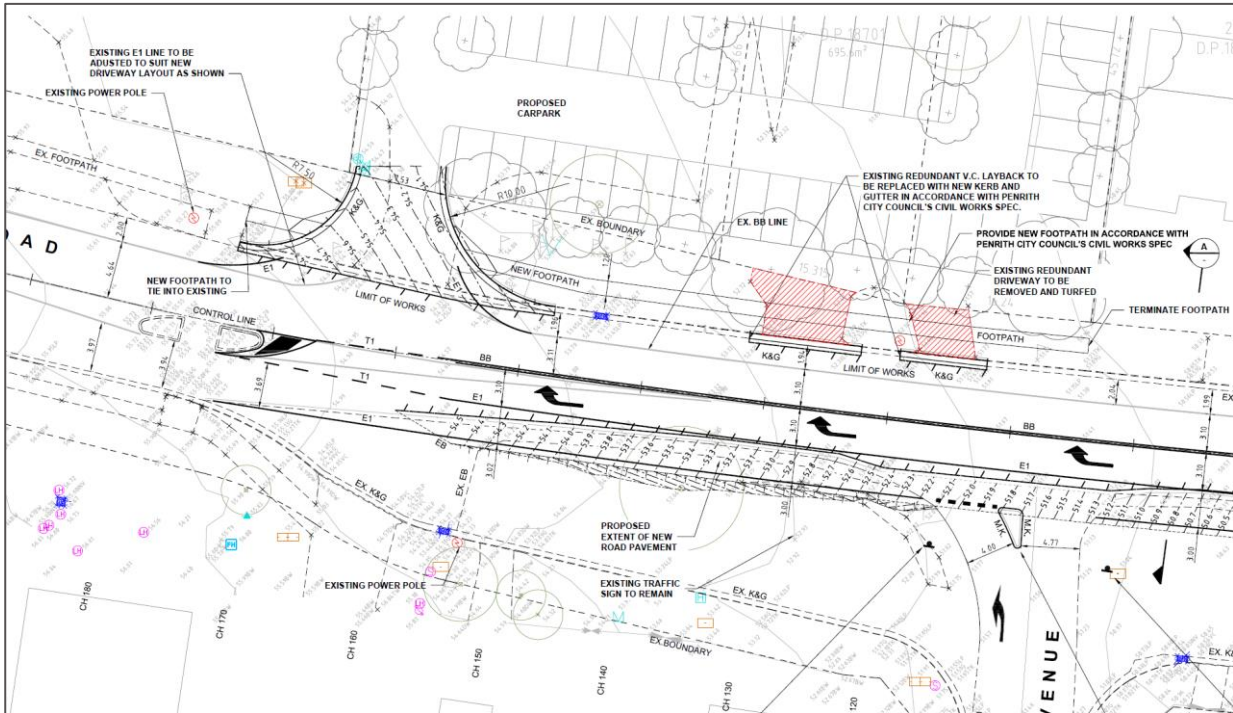
The gaming area will be enclosed and will include perimeter landscaping to restrict any views from the carparking and public areas, in line with gaming regulations.

The swimming pool will primarily be a learn-to-swim centre aimed at classes for pre-school and primary school children, seniors exercise classes with general recreational swimming for all members and visitors. The gym is modest in scale and will provide a complementary sporting activity to the adjoining new bowling green and new swim centre.

4.3. WALLACIA GOLF COURSE

The reconfiguration of the golf course is the subject of a separate DA (DA 17/1092) and does not form part of this application. Notwithstanding this, the proposed refurbishment of the Club will complement the golf course which has experienced a decline in membership and usage in recent years.

Figure 3 – Concept Designs for Intersection treatments



Source: Warren Smith + Partners

4.5. EARTHWORKS

The proposed earthworks have been designed to minimise the disturbance to existing landscape elements. Most of the earthworks are cosmetic in nature, and none are considered as ‘bulk’.

Minimal earthworks will be required to facilitate the proposed road works on Park Road noting:

- The land affected by the works already forms part of the road reserve and in part contains pavement materials.
- Any vegetation removed as part of the works would be chipped and taken to an appropriate off-site facility.
- Stripping of soil and any unsealed pavement within the works area will include, assuming a pavement depth of circa 400 mm to suitable subgrade, around 250m³ excavated material at the cemetery entrance and 200m³ of excavated material at the Wallacia Country Club entrance.

Refer to Appendix F and Appendix G for further details on proposed road widening.

4.6. TREE REMOVAL AND LANDSCAPING

Landscape plans have been prepared by Narelle Sonter Botanica and submitted at Appendix C.

To facilitate the proposed development footprint, a total of 48 trees / shrubs require removal (refer to Tree Assessment prepared by Travers at Appendix M). To facilitate the proposed road works, 3 trees require removal (refer to Tree Assessment at Appendix N).

To offset the loss of trees, revegetation and new tree plantings are proposed on the site as specified in the relevant Detailed Landscape Plans prepared by Narelle Sonter Botanica submitted at Appendix C.

Figure 4 Proposed Landscaping Plan



Source: Narelle Sontar Botanica

4.7. ACCESS AND PARKING

Vehicle access to the site will be maintained via Park Road as per existing conditions.

Parking for the Club and Golf course will be contained within the existing parking area. It is proposed to provide a total of 146 car parking spaces.

A new loading dock area is proposed to facilitate a vehicle up to and including an 8.8m long-medium rigid vehicle. All service vehicles will be able to enter and exit the site in a forward direction.

4.8. HOURS OF OPERATION

The proposed hours of operation are as follows:

Table 3 – Wallacia Country Club Proposed Hours of Operation

Use	Proposed Hours
Pool and Gym (approximate hours)	Monday to Sunday: 6:30am - 9pm
Wallacia Country Club	Monday: 10am – 10pm Tuesday: 10am - 9pm Wednesday: 10am – 10pm Thursday: 10am – 10pm Friday: 10am – 11pm Saturday: 9am – 11pm Sunday: 10am – 9pm

5. STATUTORY PLANNING ASSESSMENT

The following assessment has been structured in accordance with Section 4.15(1)(a) of the Environmental Planning & Assessment Act 1979 (EP&A Act).

5.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Clause 4.46 of the EP&A Act requires that the development will require development consent from the following Acts:

Rural Fires Act 1997 No 65

The development site is identified in part as being bush fire prone land for the purpose of the Rural Fires Act 1997. Approval is therefore warranted and sought by this application under Section 100B of the Rural Fires Act 1997.

Water Management Act 2000

The proposed development seeks consent for works to and within 40m of a registered waterway. Approval is therefore warranted under Section 91 of the Water Management Act 2000.

5.2. STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

5.2.1. State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP 44)

State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP 44) applies to land within LGAs listed under Schedule 1 of the Policy. In addition, Part 2 of the Policy outlines a three-step process to assess the likelihood of the land in question being potential or core koala habitat. Part 2 applies to land which has an area of greater than 1 hectare or has, together with any adjoining land in the same ownership, an area of more than 1 hectare.

The study area is not required to be considered under SEPP 44 as it falls within the Penrith LGA, which is not listed on Schedule 1 of this Policy.

A Tree Assessment has been prepared by Travers Bushfire and Ecology at Appendix M which shows the locations of all trees to be removed. A Tree Assessment has also been prepared by EcoLogical Australia and submitted at Appendix N which shows the locations of all trees to be removed within the road reserve.

To offset the loss of trees, revegetation and new tree plantings are proposed within the site, as specified in the relevant Detailed Landscape Plans prepared by Narelle Sonter Botanica - refer to Appendix C.

5.2.2. State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) was gazetted on 28 August 2005 and applies to NSW. Clause 7(1) requires the consent authority to consider whether the land is contaminated prior to granting consent to a DA.

The site and the adjoining golf course have been the subject of several contamination investigations prepared to support DA17/1092 and DA19/085. These are:

- Preliminary Site Investigation (PSI) was prepared by Douglas Partners in 2017 (Appendix I).
- A Detailed Site Investigation (DSI) (Appendix J) and
- Remediation Action Plan (RAP) (Appendix K) prepared by Martens.

An addendum to the RAP (Appendix K) was prepared by Martens in February 2021 to consider the potential for contamination to occur in the area outside the site subject to road widening.

The DSI identified bonded fragments of asbestos containing material (ACM) within fill mounds identified between the 3rd and 7th holes, and within stockpiled fill material to the west of the existing maintenance

shed. As evident in Figure 5 below, these are not proximate to the Club nor to that form part of subject site of this DA.

The DSI did not identify any areas of environmental concern (AEC) within Lot 1 DP1254545.

The RAP acknowledged that the footprint beneath the existing Clubhouse and maintenance shed could not be accessed during the DSI field investigations and this was identified as a data gap.

Notwithstanding this, the RAP states:

“If the structures are to remain, then no further assessment is necessary.”

This application seeks to retain the Clubhouse structure and therefore no further assessment is necessary.

In respect of the road widening works, the addendum to the RAP confirms that the road widening works are located within the Council owned road reserve. Land use will therefore not change in this area. The road works will require minimal earthworks. The addendum to the RAP recommends the following remediation approach:

- All material excavated from the works area is considered waste and therefore will be classified in accordance with the NSW Waste Classification Guidelines.
- All material excavated from the works area will be taken from site and disposed of to an appropriately classified waste facility.
- Any unexpected materials discovered during the works will be managed in accordance with the unexpected finds protocol provided in the RAP.

The remediation approach recommended above ensures that the land within the road reserve will be fit for the intended purpose, that being unchanged from the current use.

No AECs have been identified within the site. The site is therefore considered suitable for the proposed development.

Figure 5 Location of remediation areas



Source: Martens

5.2.3. Draft State Environmental Planning Policy (Remediation of Land)

The draft *State Environmental Planning Policy (Remediation of Land)* (**draft Remediation SEPP**) is the proposed new land remediation SEPP set to replace SEPP 55. Public exhibition of the 'explanation of intended effect' for the draft Remediation SEPP and draft planning guidelines closed in April 2018.

The draft Remediation SEPP will retain the key operational framework of SEPP 55, which will require consent authorities to consider whether the site is contaminated, permit a consent authority to require additional information to satisfy itself as to whether the land is contaminated and retain two categories of remediation work, being work that requires consent and work that can be carried out without consent.

A detailed contamination assessment has been submitted as part of this application, refer to **Appendix J**.

5.2.4. State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across the State. Given the Club is located adjacent to a classified road containing a car park more than 50 spaces and generates more than 50 vehicles per hour, it is considered a traffic generating development based on the definition provided in *State Environmental Planning Policy (Infrastructure) 2007 – Schedule 3*.

5.2.5. Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River

Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (SREP 20) applies to all land in the Penrith LGA with the aim of protecting the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The proposal has given regard to the general planning considerations, specific planning policies and recommended strategies identified in Part 2 of SREP No. 20. It is concluded the proposal will not adversely affect the quality of the stormwater discharged to the drainage network.

5.3. PENRITH LOCAL ENVIRONMENTAL PLAN 2010

The *Penrith Local Environmental Plan 2010 (PLEP 2010)* is the principle environmental planning instrument applying to the site. An assessment of the proposal against the relevant provisions of the PLEP 2010 is provided below.

5.3.1. Zoning and Permissibility

The portion of the existing carpark located south of the Clubhouse building, with frontage to Park Road, is in an area zoned RU5 Village. The Clubhouse building is in an area zoned E3 Environmental Management under PLEP 2010.

The objectives of the RU5 zone are:

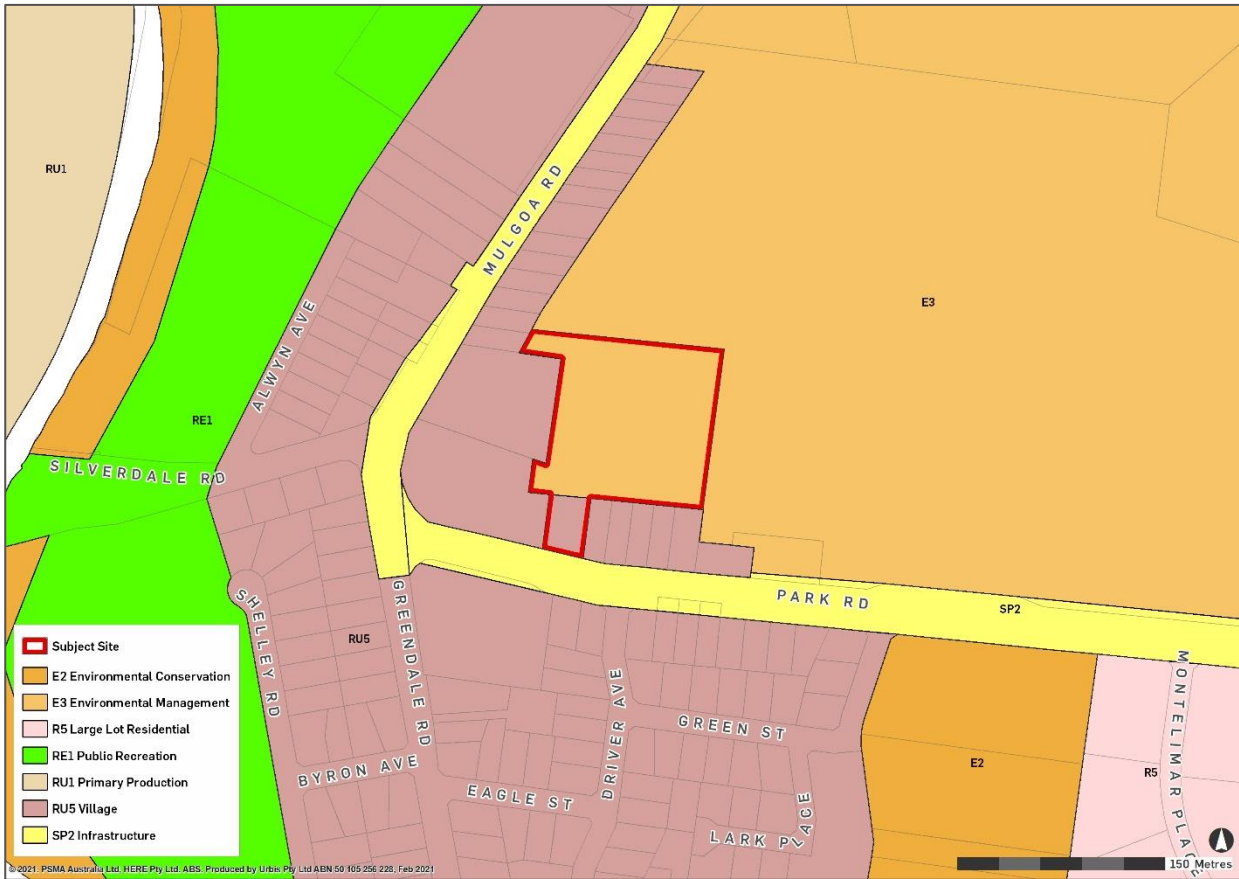
- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To provide limited housing development opportunities for existing and new residents, including an ageing population, where this is consistent with the other objectives of this zone.*
- *To ensure development is compatible with the role and character of the village, available infrastructure, services and facilities and with the environmental capabilities of the land.*

The objectives of the E3 Environmental Management zone are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*

- To preserve and improve natural resources through appropriate land management practices.

Figure 6 – Land Use Zoning Map



Source: Urbis / PLEP

The proposed uses of the site are defined as:

community facility means a building or place—

- owned or controlled by a public authority or non-profit community organisation, and
- used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

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, skateboard 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 (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, **indoor swimming pool**, **gymnasium**, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Registered club means a club that holds a club licence under the Liquor Act 2007.

The proposed swimming pool and gym building can be categorised as a *community facility* which is a permissible use in the E3 Environmental Management zone and RU5 Village zone.. The community facilities proposed will be owned, controlled, and operated by SJPBC, a non-profit community organisation.

The use of the site as a *recreation facility (outdoor)*, i.e. lawn bowling green and *registered club* are prohibited in the E3 zone but permitted in the RU5 portion of the site. The land zoned RU5 is intended to be used for car parking (generally consistent with current use albeit now formalised) and associated with the registered club patron demand and golf course.

As detailed earlier in this report, there is clear evidence of continued and lawful use of the site as a golf course and registered Club, which has been operational since 1932. A history of past approvals issued by the Council for the site has been documented earlier in this report.

Given these circumstances, this DA relies on the existing use rights provisions of the Act and Regulation which allow the continued operation of the site as a registered club and golf course pursuant to Part 4 Division 4.11 of the EP&A Act and Part 5 of the *Environment Planning and Assessment Regulation 2000*.

The Act and the Regulation also enables an existing use to be “enlarged, expanded or intensified” or “altered or extended” or “rebuilt” subject to development consent. Notably, clause 41(e) and (f) of the regulation do not apply in this case as the proposal does not relate to a “commercial” or “light industrial” land use.

Refer to Legal Advice prepared by Mills Oakley at Appendix L.

5.3.2. Clause 5.10 – Heritage Conservation

The site is not located in a Heritage Conservation Area and is not a local Heritage Item. However, the site adjoins the following heritage listed items:

- Wallacia Hotel (Item 325);
- Archaeological heritage on Luddenham Homestead site (Item A849);
- St Andrew’s Anglican Church (Item 326).

Figure 7 – Local Heritage Map



Source: Urbis / PLEP

The proposed works have been assessed for their potential impact on the proximate heritage items and heritage conservation areas in the Heritage Impact Statement prepared by Urbis at Appendix O which concludes:

- The site is not a heritage item, nor is it located within a heritage conservation area. The proposed works are considered to have nil impact or an acceptable impact on the significance, curtilage and setting of the vicinity heritage items.
- The proposed works will not physically affect the proximate heritage items or conservation areas themselves. No physical impact on these heritage items and conservation areas will result from the proposal.
- The proposed works will not impact on, obstruct, or detract from existing significant views to or from the heritage items.

A more detailed discussion of heritage impacts is provided in Section 6.7.1. The proposal is acceptable on heritage grounds and is recommended for approval.

5.3.3. Principle LEP Development Standards

A table of compliance with the development standards of PLEP 2014 is provided below.

Table 4 PLEP Compliance

Control	Proposed	Compliance
Clause 4.1 Minimum Subdivision Size	A minimum subdivision size of 20ha applies. No subdivision is proposed.	✓
Clause 4.3 – Height of Buildings	There is no maximum building height across the site under the PLEP 2010. The proposal seeks consent for alterations and additions to the existing clubhouse. A maximum height of 9m is proposed.	✓
Clause 4.4 – Floor Space Ratio	The site is not limited to a floor space ratio (FSR) under the provision of the PLEP 2010. The proposed Clubhouse and associated gym and swimming pool will have a total GFA of 2,326sqm.	✓
Clause 5.1 – Relevant Acquisition Authority	Part of the frontage of the site adjacent to Park Road is identified to be reserved for acquisition by RMS. Subsequently, the proposal will be required to be referred to the TfNSW.	✓
Clause 7.1 – Earthworks	The architectural plans prepared by Axil Architects and submitted at Appendix B indicate the finalised ground levels and their relationship with the natural ground level. Please also refer to Warren Smith & Partners (WSP) drawings at Appendix P. The variation between existing and proposed levels is minor with deviations ranging from 5mm-20mm provided to comply with statutory drainage and accessibility requirements. The works will not have any detrimental impact on existing drainage patterns.	✓
Clause 7.2 – Flood Planning	A Flood Impact Assessment has been prepared by GRC Hydro for the site and submitted at Appendix Q. The	✓

Control	Proposed	Compliance
	<p>assessment identifies the flood impacts of flood events occurring for Jerrys Creek, which traverses the western portion of the site in a north-south direction. This area of the site is subject to the golf course proposal. The key findings of the flood report are as follows:</p> <ul style="list-style-type: none"> ▪ A small portion in the north-eastern corner of the site is impacted by the Nepean River 1% AEP flood extent. No works are proposed on the lot where the flood liability exists. ▪ The redevelopment of the clubhouse occur outside of the 1% AEP flood extent and as such impacts are a non-issue. ▪ Proposed floor levels are well above the 1% AEP flood level of 45.8m AHD and there is no change of use. 	
<p>Clause 7.3 – Development on Natural Resources Sensitive Land</p>	<p>The site is traversed by land identified as Natural Resources Sensitive Land. The proposed works include earthworks, the carrying out of work and the clearing of vegetation and therefore consent is required. The proposal is consistent with the objectives of Clause 7.3 as the site's design ensures the protection of natural resources where possible and works are located away from the identified land.</p>	<p>✓</p>
<p>Clause 7.4 – Sustainable Development</p>	<p>A Sustainability Report has been prepared by Steensen Varming and submitted at Appendix R. The recommendations within the report have been incorporated into the proposed works.</p>	<p>✓</p>
<p>Clause 7.5 – Protection of Scenic Character and Landscape Values</p>	<p>The proposed alterations and additions to the Clubhouse have been designed to ensure the sites scenic values and the surrounding landscapes scenic values are preserved. The Landscape Plans prepared by Botanica (Appendix C) outline the landscape design response.</p>	<p>✓</p>
<p>Clause 7.7 – Servicing</p>	<p>The Wallacia Country Club has an existing connection to the sewer system and the works are deemed not to have a significant increase on the existing sewerage flow from the club to the Sydney Water system.</p>	<p>✓</p>
<p>Clause 7.19 Villages of Mulgoa and Wallacia</p>	<p>The western part of the site (west of Jerrys Creek) and the area on the southern side of Park Road, is identified on Council's LEP Clause Application map and as such Clause 7.19 Villages of Mulgoa and Wallacia, applies. The clause relates to dual occupancy development and lot sizes. The proposal is not subject to these controls and as such is acceptable.</p>	<p>✓</p>

5.4. PENRITH DEVELOPMENT CONTROL PLAN 2014

The relevant matters to be considered under Penrith Development Control Plan 2014 (PDCP 2014) are outlined below.

Table 5 PDCP 2014

Clause	Proposed	Compliance
C1 Site Planning and Design Principles		
1.1. Site Planning		
1.1.1. Site Analysis	A site plan has been included at Appendix B.	✓
1.1.2. Key Areas with Scenic and Landscape Values	The site is identified as being land with scenic and landscape values and is near a gateway of visual sensitivity. The alterations and extensions to the Wallacia Country Club are consistent with the scale and form of the existing building and provide an appropriate interface to the golf course and town centre. Based on the assessment of visual compatibility with the existing landscape of the surrounding setting, the components of the project will result in a landscape not dissimilar to the golf course landscape. Refer to Heritage Impact Statement at Appendix O.	✓
1.2. Design Principles		
1.2.1. Application of Certification System	A Sustainability Strategies Report has been prepared by Steensen Varming at Appendix R. The Report demonstrates the proposed development has been designed to achieve a high level of sustainability performance for the project, including high energy performance and environmentally sensitive design considerations. The recommendations outlined in the ESD Report submitted with the DA will be implemented at the construction certificate stage. The applicant is committed to achieve a minimum 4.5 Green Star certification, consistent with the Penrith DCP	✓
1.2.2. Built Form - Energy Efficiency and Conservation	The proposed development has been designed to achieve a high level of sustainability performance for the project, including high energy performance and environmentally sensitive design considerations. The recommendations outlined in the ESD Report can be implemented during the construction certificate stage.	✓
1.2.3. Building Form - Height, Bulk and Scale	The proposal maintains a similar height and scale to the existing Clubhouse so it is not intrusive to the surrounding landscape. The proposed works to Wallacia Country Club are in close proximity to existing built form and do not extend above the existing building line.	✓
1.2.4. Responding to the Site's Topography and Landform	The proposed development responds to the current site topography and landforms. A site analysis has been undertaken as part of the proposed works and can be found at Appendix B.	✓
1.2.5. Safety and Security	CPTED principles have been incorporated into the proposed building designs to maximise safety and amenity for staff and visitors.	✓

Clause	Proposed	Compliance
1.2.6 Maximising Access and Adaptability	An Access Report has been prepared by Morris Goding Access at Appendix T. The report addresses the principles of Universal Design and provides recommendations for the improvement to ensure compliance with the <i>Disability Discrimination Act</i> .	✓
C2 Vegetation Management		
2.1. Preservation of Trees and Vegetation	A Tree Assessment Report has been prepared by Travers Bushfire Ecology and submitted at Appendix M and N. For any trees that are to be retained, it is recommended that Tree Protection Zones (TPZ) are to be implemented for any retained tree in accordance with Australian Standard AS4970.	✓
2.2. Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas	The site's design ensures the protection of natural resources where possible and works are located away from the identified land. The proposed continuation of the golf course use surrounding the identified land will result in little change to what is existing.	✓
2.3. Bushfire Management	The site is mapped as having vegetation buffer along the boundaries of the site. A Bushfire Protection Assessment has been prepared by Travers Bushfire and Ecology at Appendix BB in accordance with Planning for Bushfire Protection 2006 (PBP 2006) and Planning for Bushfire Protection 2019 (PBP 2019).	✓
C3 Water Management		
3.1. The Water Cycle/Water Conservation	The proposed alterations and additions to the Wallacia Country Club will include water-saving devices and fixtures where possible.	✓
3.2. Catchment Management and Water Quality	Stormy Water Solutions have prepared a Water Sensitive Urban Design Strategy and Stormwater Management Plan at Appendix P.	✓
3.4. Groundwater	The proposal involves minimal excavation and will not intersect groundwater.	✓
3.5 Flood Planning	A Flood Impact Assessment has been prepared by Travers Bushfire and Ecology at Appendix Q. The proposal has been designed having regard to flooding constraints and reflects the recommendations contained in the specialist reports supporting the DA. The proposed works will not result in an increase in the flooding hazard or risk to other properties.	✓
3.6. Stormwater Management and Drainage	The stormwater management and drainage measures have been designed to comply with the Council's controls and requirements. As outlined in the Stormwater Management Plan at Appendix P.	✓

Clause	Proposed	Compliance
C4 Land Management		
4.1. Site Stability and Earthworks	The proposal involves minimal excavation and will not intersect groundwater.	✓
4.3. Erosion and Sedimentation	Erosion and sediment control of the site has been addressed within the Water Sensitive Urban Design Strategy and Stormwater Management Plan by Stormy Water Solutions Appendix P. A sedimentation and Erosion Control plan will be prepared by the contractor during the construction certificate stage.	✓
4.5. Salinity	Results indicate sub-surface materials at the site can generally be categorised as having a slight salinity risk potential with low lying areas having a moderate risk potential. Therefore, specific saline soil management strategies are required at the site where development occurs in low lying areas.	✓
C5 Waste Management		
5.1. Waste Management Plans	Waste management plans for construction, demolition, and operational waste for Wallacia Country Club have been prepared by Waste Audit and Consultancy Services at Appendix U and Z.	✓
5.2. Development Specific Controls		
5.2.4. Non-Residential Development Controls	Wallacia Country Club has a designated area for waste storage as shown in the Operational Waste Management Plan. Refer to Appendix U.	✓
C6 Landscape Design		
6.1.2. Protection of the Environment	<p>1. ESD The landscaping has been chosen to respond to the needs and the existing site conditions to produce considered designs that incorporate ESD and WSUD.</p> <p>2. Soil Landscapes The site is associated with Luddenham soil landscapes, proposed planting has been selected accordingly.</p> <p>3. Minimising Soil Erosion Erosion and sediment controls will be implemented.</p> <p>4. Avoidance of Excavation and Filling The proposed works have been designed to utilise the existing site layout and to minimise cut and fill.</p> <p>5. Conserving the Soil Excavated soil will be reused on-site where possible and will comply with applicable controls.</p> <p>6. Species Selection Planting proposed will be native or indigenous that is appropriate to the site and surrounding climate. They will be planted with the</p>	✓

Clause	Proposed	Compliance
	<p>intention of protecting and enhancing existing ecology and respecting the environment.</p> <p><i>7. Bushfire Resistant Species</i> Plant species chosen will be bushfire and drought resistant.</p> <p><i>8. Protection of Trees and Vegetation</i> The landscape plans have identified what vegetation is to be removed, retained and revegetated. Tree Protection Zones will be established near areas of construction. Street trees and vegetation will not be affected by the proposed works.</p> <p><i>9. Vegetation Communities</i> Reference to Botanica Site Plans Nos1 & 2 shows that the Development Application incorporates extensive retention and revegetation of existing vegetation communities on the site.</p> <p><i>10. Irrigation/ Water Consumption</i> Plant species chosen are drought resistant and minimise water consumption. The site will utilise passive irrigation where possible, with an efficient irrigation system where irrigation is required. The Site has opportunities for water storage and re-use on site.</p> <p><i>11. Minimisation of Impervious Surfaces</i> Verge parking will use impervious surface treatments to minimise impervious surfaces. Permeable paving options for or raised walkways will be utilised across the whole site where possible</p> <p><i>12. Salinity</i> As outlined in the Preliminary Geotechnical Groundwater and Salinity Assessment there is slight to moderate salinity risk across the site and mitigation measures will be implemented during the construction stage.</p> <p><i>13. Materials Selection</i> Proposed materials will be locally sourced, re-used from on-site, recycled, or embody low-energy materials.</p>	
6.1.3. Neighbourhood Amenity and Character	<p><i>Landscape Character</i> The landscaping has been designed to respond to the existing site conditions, local character and will enhance the visual quality and amenity of the whole site. Landscaping will be utilised to screen sensitive areas for privacy and for views from public domain areas.</p> <p><i>Integration of Design</i> The landscaping has been designed to be integrated with the proposed and existing built form on the site.</p> <p><i>Streetscape</i> The streetscape of Park Road will not be affected by the proposed works. Screening planting will be implemented along the road to minimise visual impacts.</p> <p><i>Community Safety</i> CPTED principles have been incorporated to maximise safety and amenity for staff and visitors.</p>	✓

Clause	Proposed	Compliance
	<p><i>Planting on Structures</i> The proposed development does not propose planting on structures.</p> <p><i>Buffer Zones</i> Landscaped buffer zones have been designed in accordance with DCP requirements.</p>	
6.1.4. Site Amenity	<p><i>1. Contextual Design</i> Proposed planting will screen sensitive items to minimise visual impacts.</p> <p><i>2. Open Space Requirements</i> The site contains passive and active recreation areas. The Wallacia Golf Course will not be accessible to those not playing golf.</p> <p><i>3. Deep Soil Zones</i> All vegetated areas will be deep soil zones.</p> <p><i>4. Equal Access</i> Access for people with disabilities in accordance with AS 1428.-2009 will be provided throughout the buildings and external pathways and footpaths will be DDA compliant for a majority of the site.</p> <p><i>5. Heritage</i> The site is not a heritage item or within a heritage conservation area, although there are three local heritage items adjacent to the site. The proposed works will not negatively impact the heritage significance of the adjacent heritage items.</p> <p><i>6. Noise, Vibration and Dust Reduction</i> Planting will provide noise, vibration and dust impact reduction to adjoining land uses and roads.</p> <p><i>7. Location of Utility Services</i> The Wallacia Country Club will utilise existing utility servicing where possible to minimise impacts.</p> <p><i>8. Utility Areas</i> External storage and waste areas will be suitably located and screened.</p> <p><i>9. Landscaping and Above Ground On-site Stormwater Detention</i> On-site stormwater detention works comply with the relevant PDCP requirements.</p> <p><i>10. On-site Effluent Disposal and Landscaping</i> On-site sewage management is not proposed.</p> <p><i>11. Car Wash Bays</i> Car wash bays are not proposed.</p>	✓
6.1.5. Construction	All landscaping construction will meet the minimum 'Landscape Technical Specifications' as outlined in the PDCP.	✓
C7 Culture and Heritage		

Clause	Proposed	Compliance
7.1. European Heritage	A Heritage Impact Assessment has been prepared by Urbis at Appendix O that concludes that the proposed works are supported from a heritage perspective and are recommended for approval	✓
7.2. Aboriginal Culture and Heritage	An Aboriginal Due Diligence (Appendix V) and Historical Archaeological Report (Appendix X) have been prepared by Austral Archaeology.	✓
C10 Transport, Access and Parking		
10.1 Transport, Access	A Transport Impact Assessment has been prepared for the site by TTPP at Appendix E addresses the objectives and controls as outlined in the PDCP 2014.	✓
10.2 Traffic Management and Safety	A traffic study was included in the Traffic Impact Assessment (Appendix E) to determine adequate parking provision rates for the proposed uses. Traffic safety mitigation measures are to be implemented in the form of new channelised right-turn treatments for the new site access point to Nepean Gardens and the existing site access point for Wallacia Country Club and Golf Course.	✓
10.3. Key Transport Corridors	The site is located on Park Road, which is a key transport corridor. It is proposed to retain the current location of the Clubhouse. The new swimming pool and bowling green are setback behind and adjoining the existing Clubhouse.	✓
10.5. Parking, Access and Driveways		
10.5.1. Parking	On-site parking has been provided in line with DCP parking rates, RMS rates or rates determined during the traffic and parking study for the uses not listed, as outlined in the Traffic Impact Assessment at Appendix E. On-site loading docks have been included. 146 spaces are provided for the renovated club, which is considered satisfactory to serve anticipated peak parking demand arising from the proposal.	✓
10.5.2. Access and Driveways	Proposed and existing site access points allow for two-way entry and exit in a forward direction. Access and driveways have been designed in accordance with the relevant controls.	✓
10.6. Pedestrian Connections	The proposal provides for connections to the adjoining golf course that is subject to redevelopment under DA17/1093.	✓
10.7 Bicycle Facilities	Bicycle facilities are not provided as there will be less than 20 employees.	✓
C12 Noise and Vibration		
12.1. Road Traffic Noise	The noise emission mitigation measures will sufficiently screen road traffic noise impacts. The Clubhouse is sufficiently set back not to be impacted by road traffic noise. The development does not generate a significant amount of traffic to impact road traffic noise to surrounding land uses.	✓

Clause	Proposed	Compliance
12.4. Industrial and Commercial Development	<p>An Acoustic Assessment for Wallacia Country Club has been prepared by Acoustic Logic at Appendix Y. The assessment specifically addressed the impacts of the following:</p> <ol style="list-style-type: none"> 1. Noise associated with the licenced premises; and 2. Noise associated with the car park, gym, pool and plant/equipment. <p>Subject to adopting the recommendations contained in Section 7 of the Acoustic Assessment, the operation of the site will comply with relevant acoustic criteria and ensure no unacceptable noise impact on nearby properties.</p>	✓
C13 Infrastructure and Services		
13.2. Utilities and Service Provision	A Servicing Plan has been prepared by Warren Smith & Partners and submitted at Appendix CC. The Wallacia Country Club has an existing connection to the sewer system and the works are deemed not to have a significant increase on the existing sewerage flow from the club to the Sydney Water system.	✓
13.3. On-Site Sewage Management	A Servicing Plan has been prepared by Warren Smith & Partners and submitted at Appendix CC.	✓
13.4 Engineering Works and Construction Standards	All engineering works will be undertaken in accordance with the relevant Council provisions.	✓
E9 Mulgoa Valley		
9.1 Siting and Built Form controls		
9.1.1 Heritage Items and Vistas	All buildings will not impact on the view of heritage items and are sufficiently screened. This has been confirmed in the Heritage Impact Assessments accompanying this DA.	✓
9.1.2 Siting	All buildings are sufficiently distanced from stream banks and watercourses. The front setback of Wallacia Country Club will remain unchanged. Minimal excavation and filling are required for structures. Cut and fill has also been reduced where possible for the golf course redesign. The additions to the Wallacia Country Club are located close to the existing buildings and are within proximity to the local centre and will not impact on the rural landscape appearance.	✓
9.1.3 Building Form, Materials and Colours	All proposed structures will not exceed two storeys. Wallacia Country Club and extension will have a mix of peaked and flat roof features. The building facades provide good articulation with a horizontal emphasis and a mix of glazed and built elements for a variation to the facades. The proposed building materials and colours will integrate with the surrounding landscape and provide variation to the building's appearance. A materials palette has been provided for the Wallacia Country Club.	✓

Clause	Proposed	Compliance
9.1.4 Planting	Existing vegetation will be retained where possible. A Tree Assessment (Appendix M and N) has informed the landscape design philosophy that is embodied in the proposal.	✓
9.1.5 Access, Parking and Services	Parking for the Wallacia Country Club and Wallacia Golf Course will be visible from Park Road and will be an extension of the existing parking arrangements surrounding the Club.	✓
9.1.7 Signage	No signage is proposed under this DA. Any future proposed signage will be subject to the Exempt and Complying Development Codes or a development application will be submitted to the consent authority for approval.	✓

6. KEY PLANNING CONSIDERATIONS

6.1. BUILT FORM

The proposed alterations and additions to Wallacia Country Club have been designed to respect the character of the existing Clubhouse and golf course whilst improving the amenity and overall experience for Club patrons and guests. The following observations are made in relation to the built form design of the Wallacia Country Club:

- The proposed Country Club will present as two storeys, consistent with the existing built form and adjoining development.
- The proposal has sought to create a visually coherent built form, sensitive to the wider context by locating the new swimming pool and bowling green behind and adjoining the existing Clubhouse.
- The proposed alterations and additions are unlikely to have an adverse impact on the streetscape as the pool and gym building will be largely blocked from sight and do not extend above the existing building height. The proposal will have an acceptable impact on the amenity of surrounding buildings and residential development.
- A comprehensive landscape strategy has been designed to complement the proposed built form. The proposed canopy trees and buffer planting on the edges of the car park suitably address the impacts of the scale of the car parking on local character and scenic values, heritage significance and streetscape.
- The proposed built form seeks to provide members and visitors of the Club and golf course with a new and contemporary sporting, entertainment and dining venue in a safe family-friendly environment.
- The proposed new swimming pool and gym building are located close to the existing structure and the established built area of the Wallacia local centre. The building has been designed to be cohesive with the existing Wallacia Country Club and is sufficiently set back from the street and adjacent properties.
- The refurbished Club allows not only the upgrade of existing activities but also the opportunity to create new areas within the Wallacia local centre. Club patrons are increasingly seeking more versatile options from hospitality and sporting venues. The refurbished club will provide an entertainment, sporting and hospitality hub for the Wallacia community.
- The functional and operational areas within the Club and new sporting facilities have been designed to facilitate the overall Club's management, surveillance and security of the site and the adjoining neighbourhood.

6.2. LANDSCAPING

Landscaping plans have been prepared by Narelle Sonter Botanica and submitted at Appendix C. The proposed landscaping has been designed to respond to the existing site conditions, local character and will enhance the visual quality and amenity of the whole site. Landscaping will be utilised to screen sensitive areas for privacy and for views from public domain areas.

The proposed landscaping around the clubhouse has been designed with a view to mediate the structure within its broader landscape setting, as well as support function of the building amenities and adjacent golf course. Planting has been selected with consideration to scale and utilises diversity of layers and species. It includes Cumberland Plain Woodland species as a means of retaining the character of the locality and supporting endemic biodiversity. The landscape has also been designed in accordance with guidelines for landscaping within an APZ for fire safety as detailed in the Travers Bushfire Assessment.

The car park maintains existing mature trees where appropriate and proposes new canopy trees throughout for shade as well as along the western boundary to provide screening to the neighbouring Wallacia Hotel. A mix of shrubs and groundcovers have been used to break up the hard surfaces as well as soften features of the building.

A 12 month maintenance schedule has been included in the Specifications to ensure successful establishment of the landscape after installation, and maintain the planted areas to ensure their continued compliance with the APZ fire safety guidelines.

6.3. BUILDING CODE OF AUSTRALIA

A BCA Report has been prepared by Vic Lilli at Appendix S. The BCA Report states that the proposed building can achieve compliance with the requirements of the Building Code of Australia (BCA) 2019 and relevant adopted standards without undue modification to the design or appearance of the building.

6.4. ACCESSIBILITY

An Access Report for Wallacia Country Club (Appendix T) has been prepared by Morris Goding Access Consulting. The report contains an assessment and recommendations to maximise reasonable provisions of access for people with disabilities.

The reports make recommendations regarding accessible paths of travel external to the building, entrances, emergency egress, circulation areas, lifts, stairs and ramps, sanitary facilities, common areas and parking. Subject to complying with the recommendations identified in the report, the development can comply with:

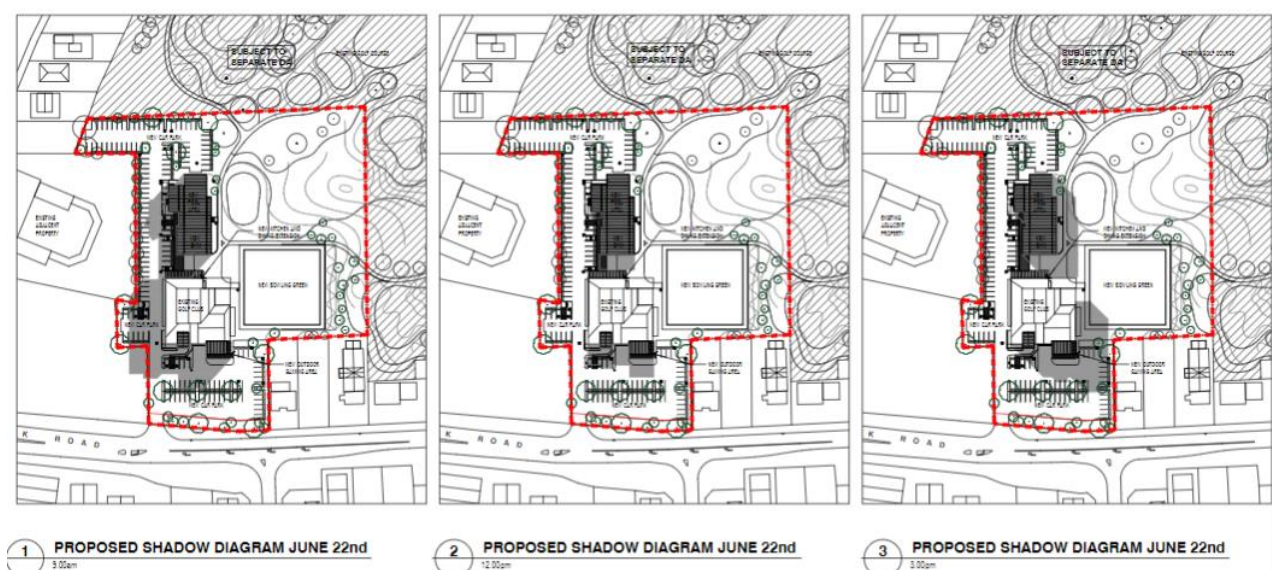
- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement for Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities); and
- Penrith Council DCP 2014 Volume 1.

The recommendations within the Access Report have been incorporated into the design.

6.5. OVERSHADOWING

Overshadowing plans have been prepared by Axil Architects and submitted at Appendix B. As evident below, the proposed alterations and additions do not result in overshadowing of surrounding properties.

Figure 8 Extract of Overshadowing Plans



Source: Axil Architects

6.6. ACOUSTIC IMPACTS

An Acoustic Impact Assessment of Wallacia Country Club has been prepared by Acoustic Logic and is submitted at Appendix Y. The report identifies relevant noise emission criteria, nearby noise sensitive receivers, potential operational noise, and appropriate management controls if necessary.

The nearest sensitive noise receivers to the site include:

- To the north/west of the site – single storey residence at 1586 Mulgoa Road and the Wallacia Hotel, (near the proposed gym/indoor pool and car park expansion); and
- To the east – single storey residence at 21 Park Road (the nearest residential property – to the south-east, near the car park expansion).

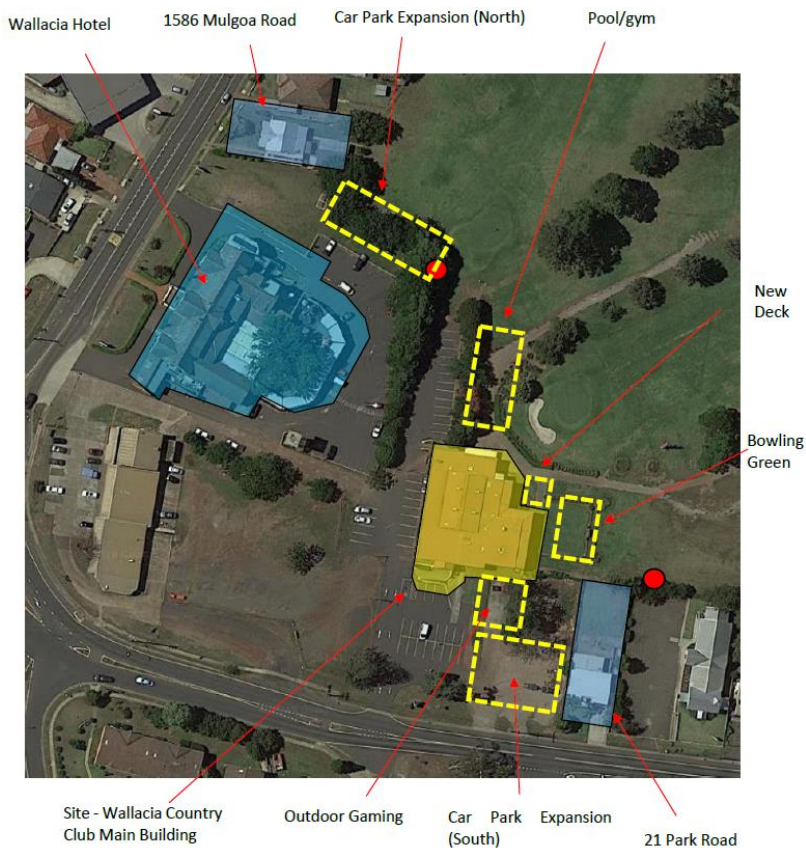
This assessment has been undertaken for the following closing times:

- Sunday to Thursday – 10pm
- Friday and Saturday - midnight

The proposed trading hours of the club are:

- Monday, Wednesday and Thursdays – 10am to 10pm
- Tuesday and Sunday - 10am to 9pm
- Friday and Saturday – 11pm

Figure 9 – Nearest sensitive noise receivers



Source: Acoustic Logic – Acoustic Impact Assessment – Wallacia Country Club

Long term unattended noise logging was conducted to quantify the existing acoustic environmental at the site. The following noise sources were assessed:

- Main building;

- Outdoor gaming;
- Gym and Pool;
- Car park expansion; and
- A preliminary assessment of noise from mechanical plant.

Relevant acoustic criteria applicable to the development are as follows:

- Noise associated with the licenced premises – the **Office of Liquor and Gaming acoustic criteria**.
- Noise associated with the car park, gym, pool and plant/equipment - **EPA Noise Policy for Industry**.

When assessing noise emissions from a licensed premise, noise emissions must comply with the acoustic requirements imposed by the Office of Liquor Gaming and Racing. These guidelines relate to noise generated by patrons and by music. Sleep arousal impacts have also been considered for noise generated after 10 pm.

The following provides a summary of the acoustic impacts on nearby sensitive receivers:

- 1586 Mulgoa Road

The primary noise source impacting 1586 Mulgoa Road is the car park expansion in the north-west corner of the site. Noise emissions from the car park were assessed with reference to the EPA Noise Policy for Industry and concluded that the proposed noise impact is considered reasonable.

- Wallacia Hotel

The primary noise sources impacting Wallacia Hotel are the proposed gym and pool. Noise emissions from the pool/gym have been assessed with reference to the EPA Noise Policy for Industry. Subject to adopting the following recommendations, the proposed noise impact is considered reasonable:

- Doors to have automatic closers.
- All glazing to be minimum 6.38mm (Rw 31). No ventilation louvres are to face west unless acoustically treated to the equivalent of the Rw 31 façade.
- Music to be kept to background levels (70dB(A)Leq(15min)).
- 21 Park Road.

The primary noise sources impacting 21 Park Road are from the outdoor gaming, new deck and function use which is consistent with the current operations. Noise emissions have been assessed with reference to the Office of Liquor and Gaming acoustic criteria. The combined noise level of the gaming area, new deck and function space are compliant with Office of Liquor and Gaming acoustic criteria provided that the recommendations in Section 7 of the Acoustic Report are complied with. Recommendations include the outdoor terrace/deck on the ground floor ceasing use at 10pm. The outdoor space on the lower ground floor also must not be used after 8pm.

An assessment of noise from the outdoor gaming and function space has also been assessed post 10pm. The combined noise level of the gaming area and space occasionally used for functions (consistent with the current operations) is compliant with the Office of Liquor and Gaming acoustic criteria provided that the recommendations in Section 7 are adopted.

The proposed car park expansion at the southern end of the site adjoins the western façade of 21 Park Road. The area in which the expansion is proposed is already used for vehicle parking. The assessment concludes that the proposed impact is reasonable. It is recommended that the spaces in the new car parks are not used by staff to ensure that the parking spaces close to property boundaries are not used after 10pm. A solid fence is also recommended to be installed along the eastern boundary of the new eastern car park and perimeter of the new northern car park.

Noise from the mechanical plant has also been assessed. A detailed acoustic review of plant items will be undertaken at CC stage to ensure plant noise is acoustically treated such that noise emission will comply with the EPA Noise Policy for Industry.

Summary

Noise emissions associated with the proposed refurbishment of the Wallacia Country Club have been assessed with reference to relevant EPA, Office of Liquor and Gaming and Council acoustic guidelines. Subject to adopting the recommendations contained in Section 7 of the Acoustic Assessment, the operation of the site will comply with relevant acoustic criteria and ensure no unacceptable noise impact on nearby properties.

6.7. TRAFFIC AND PARKING

A Traffic Impact Assessment has been prepared by The Transport Planning Partnership at Appendix E. The key findings from this report are provided below.

6.7.1. Car Parking

The car parking requirements for the proposed renovated club and golf club has been assessed using the following information sources:

- Existing peak parking accumulation of the existing club site
- Penrith Development Control Plan (DCP) 2014
- Review of other existing aquatic centres undertaken as part of the Warringah Aquatic Centre planning (Strategic Leisure Group, 2013)
- Roads and Maritime Services' Guide to Traffic Generating Developments (2002)
- Roads and Maritime Services' Trip Generation and Parking Demand Surveys of Gymnasiums, Data and Analysis Report (2014).

It is proposed to provide a total of 146 car parking spaces to facilitate all uses within the Club. This is considered appropriate for the reasons explained below:

- Previous empirical data at similar club developments indicate that different land uses give rise to different parking demand throughout the day. A parking accumulation assessment for the proposed development has been estimated based on the site's busiest day on a Friday. It is assumed that the renovated club and golf club would require 80 spaces to accommodate the proposed club additions (i.e. existing car parking provision of 54 spaces plus an additional requirement of 26 spaces).
- The peak parking demand of the future club is expected to be in the order of 121 spaces, which would occur between 6pm and 10pm.
- It is proposed to provide a total of 146 car parking spaces to facilitate all uses within the club, which generally satisfies the anticipated maximum parking demand associated with the proposed additions of the club site.
- It should be noted there is likely to be some multi-visiting between the club and swimming pool and/or gym use, which may further reduce the car parking demand estimated above. Nevertheless, the proposed car parking provision is satisfactory to serve the anticipated use of the club.
- The car park and associated elements are proposed to be designed in accordance with relevant design requirements as set out in the Australian Standards.
- In accordance with the BCA requirements, three accessible car parking space are to be provided based on the car park provision of 146 spaces. The proposed car parking layout details six accessible parking space in compliance with AS2890.6:2009 and BCA requirements.

6.7.2. Loading Facilities

A new loading area is proposed, designed to facilitate a vehicle up to and including an 8.8m long medium rigid vehicle. All service vehicles will enter and exit the site in a forward direction. In addition to this, all loading activities will be managed by club management to ensure appropriate and efficient operation.

The loading facilities are considered adequate to service the anticipated loading requirements of the proposed development

6.7.3. Traffic Assessment

Based on the site traffic generation surveys undertaken at the existing club and golf club, the existing site currently generates the following peak hour trip rates.

Clubhouse

- Friday peak - 3.94 trips per 100m²
- Saturday peak - 3.19 trips per 100m²

Based on the above, the proposed additions to the club are expected to generate up to five additional trips during the site's busiest hour. Additionally, trips associated with the proposed bowling green are expected to be associated with the Club use and therefore, the proposed bowling green is expected to generate minimal independent trips (if any).

Swimming Pool

There is no current traffic generation guidance given within the Roads and Maritime Services Guide to Traffic Generating Developments (2002) that outlines the traffic generation by function room and swimming pool developments. It is therefore assumed that the proposed function room and swimming pool use would generate up to one trip every car space for the purpose of this assessment. This trip rate is considered appropriate as patrons generally stay for a period of one to three hours when visiting such uses.

On this basis, the proposed uses are expected to generate a combined car parking requirement of 55 spaces, which equates to 55 trips in the peak hour.

Gymnasium

Similar to the parking surveys noted previously, Roads and Maritime has carried out updated traffic surveys in 2014 to determine the existing traffic generation at gymnasium developments. The peak vehicle trip rates from the updated traffic survey indicates that gymnasium developments generate on average approximately 3.6 trips per 100m² during the evening peak hour. However, based on the higher peak hour traffic generation rate at the Oatley site of 5.6 trips per 100m², the proposal is estimated to generate up to seven trips during the site's busiest hour.

Summary

In summary, the Club (including bowling green, function, swimming pool and gym are expected to generate:

- 21 additional trips during the weekday AM peak period
- 73 additional trips during the weekday PM peak period
- 71 additional trips in the weekend peak period

Traffic modelling suggests that the key intersections surrounding the site and the site access points will continue to operate satisfactory at LoS A during weekday and weekend peak conditions considering the additional traffic generated arising from the new facilities of the site. It is also proposed to provide appropriate intersection treatment at the existing site access incorporating a right turn bay to better facilitate the right turn movements from Park Road.

The proposed development would not have a detrimental impact on the existing road network.

Figure 10 - Proposed Traffic Generation Assessment – Wallacia Country Club

Table 5.2: Proposed Traffic Generation Assessment

Land Use	Size	Peak Trip Rate			Peak Traffic Generation		
		Weekday AM	Weekday PM	Weekend	Weekday AM	Weekday PM	Weekend
Club (including bowling green)	+392m ²	Note [1]	3.94 trips per 100m ²	3.19 trips per 100m ²	0 trips	15 trips	13 trips
Function	37 spaces		1 trip per space			0 trips	37 trips
Swimming Pool	14 spaces	1 trip per space				14 trips	14 trips
Gym	+121m ²	5.6 trips per 100m ²			7 trips	7 trips	7 trips
Additional Traffic Generation					+21 trips	+73 trips	+71 trips

[1] The club and function use will not be operational during the network AM peak.

Source: TTPP – Traffic Impact Assessment 2021

6.8. HERITAGE IMPACTS

6.8.1. Built Heritage

The proposed works have been assessed for their potential impact on the proximate heritage items and heritage conservation areas in the Heritage Impact Statement prepared by Urbis at Appendix O. A summary of the report findings is provided below:

- The site is not a heritage item, nor is it located within a heritage conservation area. The proposed works are considered to have nil impact or an acceptable impact on the significance, curtilage and setting of the vicinity heritage items.
- The proposed development will be a low-impact development and the generally peri-urban character of the area will be maintained.
- The proposed works will not physically affect the proximate heritage items or conservation areas themselves. No physical impact on these heritage items and conservation areas will result from the proposal.
- The proposal will not change the presentation of the site, with a high degree of vegetation, landscaping and undeveloped areas. The proposed works will not impact on, obstruct or detract from existing significant views to or from the heritage items.
- The proposed carparking area to the west of the clubhouse is located on the boundary of the subject site adjoining the Wallacia Hotel heritage item. This car parking area will be screened with introduced vegetation to minimise views of this area. As this area is located to the rear of Wallacia Hotel, and is substantially distanced from the Hotel building, the proposed carparking area will have no detrimental impact on any existing significant views towards the Hotel, which are primarily from Mulgoa Road to the west. The proposed works will not be visible from views of the principal elevation of the Wallacia Hotel from Mulgoa Road, and will not disrupt the landscaped setting to the front of this building.
- The land to the rear of the former St Andrew’s Anglican Church heritage item will be maintained as a golf course and the proposed works to the Wallacia Country Club building and surrounds will not alter the existing physical or visual relationship between the site and this listed church building.
- The proposed works will not markedly affect the setting or landscape elements of the proximate heritage items. The existing landscaping and vegetated setting of the heritage items and the subject property will be enhanced through the retention and protection of existing trees and the introduction of additional trees and landscaped areas.
- Where existing trees are required to be removed to facilitate the car park layout, additional supplementary trees will be planted to offset this removal. The removal of trees has only been proposed where impact is unavoidable.

- The Park Road Heritage Conservation Area is significant for its collection of three inter-war cottages. The trees that are proposed to be removed are native mature trees and while technically located outside of the conservation area boundaries, do contribute to the setting of the dwellings. We understand that the trees are required to be removed to facilitate the road widening associated with the new intersection.
- It would be preferable to retain these trees however if they need to be removed, a mitigation strategy including replanting and/or replacement should be considered. Replacement of these impacted trees with a larger number of the same species of mature trees to replenish the southern alignment of Park Road, would mitigate the adverse impacts of this tree removal from a heritage perspective as the landscaped setting of the adjacent HCA would therefore be retained.
- The proposal is in vicinity to heritage items along Mulgoa Road and Park Road. There are no adverse heritage impacts on the significance of these items. There are no negative built heritage outcomes as a result of this proposal. Potential heritage impacts to the setting of the Park Road Conservation Area can be mitigated through strategic replanting and is acceptable as a heritage outcome considering the trees are not heritage listed and not technically within the boundaries of the Conservation Area.

The report concludes the proposed works are supported from a heritage perspective and are recommended for approval.

6.8.2. Archaeology

An Aboriginal Due Diligence Assessment (Appendix V), Aboriginal Archaeological Report (Appendix W) and Historical Archaeological Assessment (Appendix X) have been prepared by Austral Archaeology. The conclusions and recommendations of the investigations into Aboriginal archaeological potential relevant to this proposal include:

Aboriginal Due Diligence Assessment

A search of the Aboriginal Heritage Information Management System (AHIMS) Database returned no sites the study area. This is likely due to a lack of any development within the study area rather than due to an absence of Aboriginal cultural material.

However, several streams and creeks pass through the study area which suggests that parts of the study area may contain Aboriginal cultural material, although the level of archaeological potential is dependent on low levels of modern disturbance in the vicinity of these creeks.

These areas may warrant further investigation through the preparation of a full Aboriginal cultural heritage assessment dependant on the nature of any proposed development which is to occur in these locations.

Aboriginal Archaeological Report

A total of five artefacts were identified during the archaeological survey undertaken as part of this assessment. Two of these artefacts, a brown chert flake and a red chert flake with cortex were found on the track leading from the clubhouse eastwards to Jerrys Creek. Two additional flakes of banded chert were identified on the eastern side of Jerrys Creek, near the break of slope from the hillslope to the alluvial flat in the northern part of the site.

A single artefact, consisting of small silcrete flake, was also found on an area of raised ground overlooking a drainage gully in the northern part of the site in an area of erosion below a green.

The survey also confirmed the presence of areas of PAD within the study area relating to the hillslopes present either side of Jerrys Creek and along the northern boundary of the study area.

These results came amid important levels of disturbance of varying degrees of impact, found within the use and maintenance of the golf course, and the construction of services and associated infrastructure. It was concluded that a program of archaeological testing is recommended to fully determine the nature and extent of cultural heritage present within the study area.

Historical Archaeological Assessment

Historical research identified zones of varying degrees of historical archaeological potential located within the study area which may contain archaeological deposits. The archaeological remains may relate to occupation deposits or outbuildings associated with Blaxland's Luddenham Farm, and a Second World War air raid shelter. Any such archaeological deposits, should they be intact, are considered to range from local to State

significance. While the original alignment of the Wallacia to Luddenham track is present within the study area, archaeological remains associated with the track are determined not to be of significance.

While previous impacts may have already removed much of the remains present within the study area, there are parts of the site where archaeological material may remain. This is predominantly in the vicinity of the asphalt carpark surrounding the present clubhouse.

The proposed works are therefore likely to impact on areas of both moderate and high archaeological potential. Where the pedestrian survey of the study area was unable to either confirm or refute the statement that an air raid shelter is present under the green of the 10th hole, further archaeological investigations will be required to determine whether this item is present.

The following recommendations have been developed:

- Given that parts of the study area have been assessed as having moderate archaeological potential, an excavation permit is required under Section 140 of the *NSW Heritage Act 1977*.
- A research design detailing the proposed methodology for undertaking archaeological investigations within the study area is to be prepared and included as an addendum to this report when lodging the application for the Section 140 Excavation Permit. A suitably accredited archaeologist who is approved by Heritage NSW to oversee the excavation of sites of local significance will need to be nominated as Excavation Director
- To ensure that impacts to unknown heritage values are mitigated during construction, it is recommended that the contractor inductions include an unexpected finds protocol to ensure that archaeological relics not assessed or anticipated by this report are not impacted.
- In the event suspected relics are encountered, all works in the immediate vicinity are to cease immediately and the Heritage Division be notified in accordance with Section 146 of the *NSW Heritage Act 1977*. A qualified archaeologist is to be contacted to assess the situation and consult with Heritage NSW team of the Department of Premier and Cabinet (DPC) regarding the most appropriate course of action.
- Should the proposed development be altered significantly from designs and specifications outlined in this report then a reassessment of heritage/archaeological impacts may be required. This includes any impacts not explicitly stated in Section 8 of the Historical Archaeological Assessment.
- A copy of the Historical Archaeological Assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW.

Austral Archaeology has prepared a supplementary archaeological assessment addressing the impact of road and intersection works and associated tree removal on both built and archaeological heritage values. The assessment has found that the archaeological material is unlikely to be encountered as part of the proposed development along Park Road. The works are unlikely to harm Aboriginal cultural heritage or historical archaeological material and no further archaeological investigations are required in this regard for this location.

6.9. MANAGEMENT AND SECURITY

A Management and Security Plan has been prepared and submitted at Appendix H. The purpose of the plan is to control various aspects of the operations of the licensed premises with regards to amenity of the neighbourhood, footways, behaviour of patrons, noise and public entertainment, security, crowd control, fire prevention/evacuation, cleanliness and complaint resolution.

The proposed development will operate in accordance with the management strategies identified in the Management and Security Plan.

6.10. ENVIRONMENTAL IMPACTS

6.10.1. Tree Removal

A Tree Assessment was prepared by Travers Bushfire and Ecology for DA17/1093. An additional Tree Assessment has been prepared by Ecological Australia to assess the trees impacted by the proposed road works. Table 6 is a summary of trees proposed for removal or retention (see Figure 11).

Table 6 –Trees to be Removed

	Number of Trees
Trees removed within the development footprint	45
Removal of trees of poor health	3
Tres removed due to proposed road works	3
Total	51

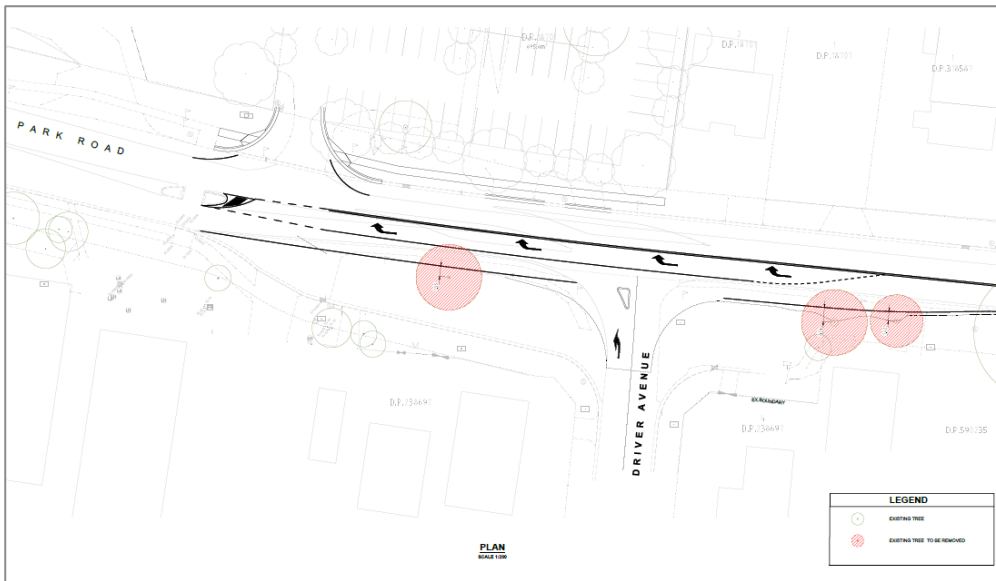
To offset the loss of trees, revegetation and new tree plantings are proposed within the site, as specified in the relevant Detailed Landscape Plans prepared by Narelle Sonter Botanica – refer to Appendix C. Tree protection zones (TPZ) will be implemented for all retained trees that are within or in proximity to the proposed works. Tree protection strategies and measures are outlined in the Tree Assessment Report.

Figure 11 Proposed Tree Removal



Picture 1 Proposed Tree Removal (within site boundary)

Source: Narelle Sonter Botanica



Picture 2 Proposed Tree Removal (external to the site)

Source: WSP

6.10.2. Flood Impact

A Flood Impact Assessment for the site and proposed development has been undertaken by GRC Hydro and is included at Appendix Q. The assessment identifies the flood impacts of flood events occurring for Jerrys Creek, which traverses the western portion of the site in a north-south direction. This area of the site is subject to the golf course proposal.

The key findings of the flood report are as follows:

- The extent of the site only just impacted by the Nepean River 1% AEP flood extent. No works are proposed in the north-eastern corner of the lot where the flood liability exists.
- The redevelopment of the clubhouse occurs outside of the 1% AEP flood extent and as such impacts are a non-issue.
- Proposed floor levels are well above the 1% AEP flood level of 45.8m AHD and there is no change of use.

6.10.3. Bushfire

A Bushfire Protection Assessment was undertaken by Travers Bushfire and Ecology to support DA19/0875—refer to Appendix BB. The proposed development is categorised by the NSW Rural Fire Service (RFS) as infill development and must be assessed in accordance with Planning for Bush Fire Protection (PBP) under Section 4.14 of the EP&A Act.

The assessment found:

“... bushfire can potentially affect the proposed buildings from the Coastal Valley Grassy Woodland and Coastal Floodplain Wetland communities proposed to be retained and/or rehabilitated on-site, resulting in possible ember and radiant heat attack.

However, the bushfire risk posed to the buildings will be reduced to an acceptable level of risk as an appropriate combination of bushfire protection measures can be applied to the development in accordance with PBP.’

In relation to Wallacia Country Club the Bushfire Protection Assessment concludes that the clubhouse development will achieve compliance with PBP 2018 via the alternative solution of providing a hydrants in accordance with the relevant Australian Standard. *Due to the cleared nature of the land surrounding the building and the golf course use, building construction standards were not recommended for the clubhouse.*

DA19/0875 was referred to the Rural Fire Services (RFS) who provided Bush Fire Safety Authority and General Terms of Approval for this development in November 2020. The GTAs provided by the RFS included, among other matters, a requirement for the provision of a 1m wide fire egress path around the clubhouse building. This has been reflected in the submitted architectural plans.

6.10.4. Contamination

This issue has been addressed in Section 5.2.2 and Section 5.2.3 as part of SEPP 55 and Draft Remediation of Land SEPP considerations.

6.10.5. Civil Engineering

A Civil Engineering Report has been prepared by WSP and submitted at Appendix P. A desktop review was undertaken to determine the existing drainage infrastructure within the development area. The review revealed the following:

- The land around Wallacia Golf Club grades in a direction of North-East at a grade of approximately 3-4%
- There are seven existing pits located within the development.
- There is an existing pit and pipe drainage system on Park Road which consists of kerb inlet pits.
- Jerry's Creek runs in a south-north direction and is located approximately 150m east of the existing country club.
- The existing golf course and proposed golf course drainage is discharged to Jerry's Creek.
- The existing site topography and levels on Park Road suggests the existing stormwater drainage network within the site discharges to Jerry's Creek. This will be confirmed during the detailed design phase of the project.

The following stormwater drainage and OSD requirements are required:

- The minor, or piped, stormwater system shall be designed to cater for all storm events up to, and including, the 5% AEP storm event;
- The major stormwater system, or overland flow paths, shall be designed to cater for all storm events up to, and including, the 1% AEP storm event;
- OSD systems shall be designed to cater for all storm events up to, and including, the 1% AEP storm event;
- Post development discharge rates shall not exceed pre-development discharge rates for all storm events up to, and including, the 1% AEP storm event.

Water Sensitive Urban Design

Minimum pollutant reduction targets adopted are in accordance with Penrith City Council DCP requirements for water quality (see Figure 9 below).

Figure 12 WSUD Pollutant Reduction Targets

Table 4.2: WSUD Pollutant Reduction Targets

Pollutant Type	Percentage (%) Retention of Post Development Loads
Gross Pollutants (GP)	90%
Total Suspended Solids (TSS)	85%
Total Phosphorus (TP)	60%
Total Nitrogen (TN)	45%

Source: WSP

Proposed Stormwater Drainage System

The majority of the site, consisting mainly of existing and proposed car park areas, existing and proposed roof drainage shall be captured via a pit and pipe system. There are four existing stormwater pits to be removed due to the extension of the Country Club with the remaining three stormwater pits located towards the front of the site to be retained.

The stormwater captured in the proposed system shall reticulate to an OSD tank located at the back of the proposed car park. The OSD shall have a Ø375 low level outlet and Ø250 high level outlet that will both be controlled by separate orifice plates which shall be bolted to the tank wall.

The treated stormwater discharged from the OSD tank shall connect to the proposed golf course drainage at the eastern boundary of the site. The golf course drainage shall convey the stormwater for a further approximate 180m discharging directly to Jerry's Creek.

Stormwater Treatment

The proposed site treatment shall utilise two products by Ocean Protect. The first level of treatment shall include OceanGuard, which intercepts surface runoff at the pit grates and filters the runoff prior to entering the piped stormwater system.

The second treatment device which shall be incorporated into the system is a stormfilter system. To achieve the reduction targets, the OSD tank shall be fitted with six 690mm phosphorous absorption cartridges. A Psorb Stormfilter cartridge system is provided to remove any remaining suspended sediments and nutrients which have entered the stormwater system.

To ensure the effective operation of treatment measures, regular maintenance will be undertaken for all of the systems in accordance with the maintenance procedures in Section 6.5 of the Appendix P.

6.11. LIGHTING

A Lighting Statement has been prepared by Jones Nicholson and submitted at Appendix AA. Pursuant to the provisions of clause A2.2 of the Building Code of Australia, the proposed design will be in accordance with normal engineering practice, relevant Australian standards and relevant conditions of the development consent. In particular, the design will be in accordance with the following:

- Electrical Wiring Rules – AS3000-2018.
- Lighting for Roads and Public Spaces – AS1158.3.1-2005.
- Control of Obtrusive Effect of Outdoor Lighting – AS4282-1997.

6.12. CONSTRUCTION MANAGEMENT

Construction activities will be undertaken in accordance with the Demolition and Construction Waste Management Plan at Appendix Z.

6.13. SUSTAINABILITY

Steensen Varming has prepared a Sustainability Strategies – ESD Report at Appendix R. The ESD Report submitted with the DA demonstrates the proposed development has been designed to achieve a high level of sustainability performance for the project, including high energy performance and environmentally sensitive design considerations.

The recommendations outlined in the ESD Report will be implemented at the construction certificate stage. St Johns Park Bowling Club would propose to undertake a Green Star certification for the Clubhouse, Pool and Gym buildings.

6.14. WASTE MANAGEMENT

6.14.1. Demolition and Construction Waste

A Demolition and Construction Waste Management Plan has been prepared by Waste Audit (Appendix Z). The Plans identify the potential sources and volumes of waste and identify prevention measures to ensure waste does not enter stormwater and provides litter management measures. Records will be kept of all wastes and recyclables generated and either used on-site or transported off-site. The Plan also outlines management procedures for hazardous waste, including asbestos.

6.14.2. Operational Waste

An Operational Waste Management Plan (OWMP) has been prepared (Appendix U) to detail and assess the ongoing waste management arrangements. The OWMPs highlight the following key objectives for waste management:

Objective 1: to minimise the environmental impacts of the operations of the development – this will be achieved by ensuring maximum diversion of waste from landfill; correct containerisation and transport of materials; correct segregation of materials into appropriate management streams; awareness among staff of waste avoidance practices.

Objective 2: to minimise the impact of the management of waste within the development on local residents – this will be achieved by ensuring waste is managed so as to avoid odour and litter and collected during suitable times.

Objective 3: to ensure waste is managed so as to reduce the amount landfilled and to minimise the overall quantity generated – this will be achieved by implementing systems that assist staff to segregate appropriate materials that can be recycled; displaying signage in all areas to remind and encourage avoidance and recycling to staff, and through associated signage in the commercial areas to reinforce these messages.

The OWMP details the bin requirements for the operation of the Wallacia Country Club based on the waste and recycling generation estimates contained within the PDCP 2014. The footprints and recommended locations for the external bins relating to each of the buildings are detailed within the OWMP.

As detailed, all staff will be adequately trained and educated on the management of waste and recycling to ensure the segregation of materials. Wallacia Country Club will implement staff training and ongoing waste management systems as outlined in the relevant OWMP.

7. SECTION 4.15 ASSESSMENT

7.1. STATUTORY POLICY AND COMPLIANCE

The following planning assessment has been undertaken in accordance with the requirements of Section 4.15 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**).

The proposal has been assessed against the relevant provisions of Penrith Local Environmental Plan 2010, Penrith Development Control Plan 2010 and the relevant SEPP's. As detailed earlier in Section 5, the proposal is found to be compliant.

7.2. NATURAL ENVIRONMENTAL IMPACTS

All appropriate measures will be implemented during the construction phase to ensure that there are no adverse amenity impacts to surrounding properties in terms of dust, soil erosion, air and noise. A thorough assessment of the environmental impacts of the proposal has undertaken. The technical studies and documentation have informed the proposal to ensure that any adverse environmental impacts have been considered to ensure all environmental issues can be managed.

7.3. SOCIAL AND ECONOMIC IMPACTS

It is anticipated the proposed refurbishment of Wallacia Country Club will provide significant social and economic benefits including:

- The proposal seeks to retain and refurbish the existing Clubhouse which is highly valued by the community.
- The recreational opportunities provided on-site are likely to have a very high positive impact on the community.
- The proposal will significantly improve the quality and diversity of recreational offerings, providing a better recreational experience than is presently available.
- The proposal includes the relocation of the EGMs from the Wallacia Bowling Club to the site. This will result in a higher concentration of gaming licences on site but will not increase the overall number or density of EGMs available in Wallacia.
- The proposal provides several economic and broader benefits to the local and regional area. The economic benefits of the proposed works include a \$6 million refurbishment of the existing Wallacia Country Club.
- The expanded Club and additional recreation facilities will service the members and local community with new facilities for passive and active recreation and function rooms for events. The investment will act as an investment in the community and employ local workers.

7.4. BUILT ENVIRONMENT IMPACTS

The proposed development has been designed to be consistent with the surrounding built environment. Refer to Section 6.

7.5. SITE SUITABILITY

The site is suitable for the proposed development for the reasons outlined below:

- The Wallacia Country Club and additional facilities are continuations of existing uses on the site.
- The proposed built form elements of the application are compliant with the controls under the PLEP 2010 and PDCP 2014.
- The site is situated within an established area such as access to services and stormwater infrastructure readily available. These include electricity, gas, water and telephone services and drainage for stormwater and sewerage.

- Future residents will be able to take advantage of new and upgraded passive and active recreation facilities on a site which benefits from excellent access to the Wallacia town centre.

7.6. PUBLIC SUBMISSIONS

Any submissions received by Council in response to this proposal will be considered under Section 4.15 of the EP&A Act.

7.7. THE PUBLIC INTEREST

The proposed development is in the public interest for the following reasons:

- The proposal includes significant upgrades to the existing club facilities and will significantly improve the quality and diversity of recreational offerings.
- The diversity of recreational uses facilitates a much greater reach in terms of personal recreational interests amongst a community and intergenerational uses. The diverse array of recreational uses proposed include lawn bowls, swimming pool and a gym.

For the reasons above, it is considered that the proposal has significant merit and is in the public interest.

8. CONCLUSION

This SEE has been prepared on behalf of the St Johns Park Bowling Club in support of a DA at 13 Park Rd, Wallacia for upgrades and expansions to the existing registered club on the site.

This proposal has been considered under the provisions of Section 4.15 of the EP&A Act and other relevant environmental planning instruments. The proposal is considered acceptable and worthy of approval for the following reasons:

The proposal satisfies the E3 Environmental management and RU5 zone objectives.

- The proposed works to Wallacia Country Club are a continuation, expansion, and intensification of existing uses on the site. The proposed works will result in a high-quality club facility providing community and leisure activities for the local community.

The proposal is consistent with applicable local and state planning policies.

- The proposed works meet the objectives and intent of the PLEP 2014 and are consistent with the planning controls established in PDCP 2014.

The proposal achieves a high level of local amenity and does not negatively impact local character.

- The retention of the Wallacia Country Club protects the community's associations and sense of place with the Wallacia Village and the surrounding rural context.
- The proposed alterations and additions have been designed to integrate with the existing Clubhouse with minimal impact on the landscape and scenic values of the site and surrounding area.
- The design approach has been to propose a modest yet contemporary development that allows for a seamless connection with the existing built form. Importantly, the proposed development will significantly improve the appearance of the Wallacia Country Club when viewed from the public domain.

The proposal is in the public interest.

- The development includes the provision of new and enhanced recreational facilities by the St John Park Bowling Club, operators of the existing Wallacia Bowling Club. This a community-based organisation with strong ties to the Wallacia community.
- The proposal accommodates a diverse range of recreational activities which will support the ongoing viability of Wallacia Country Club and golf course.

As demonstrated in this SEE and accompanying documentation, we consider the proposal makes a positive contribution to Wallacia and should be supported by Council.

9. DISCLAIMER

This report is dated 24 February 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of St John's Park Bowling Club (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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