



# KATOOMBA GOLF COURSE

The purpose of this plan is to provide additional details of Council's requirements in relation to any proposal for the redevelopment of the Katoomba Golf Course for the purpose of tourist facilities and residential development or for the reconstruction of the golf course or its clubhouse or any part thereof.

1. This plan will be named "Blue Mountains Development Control Plan No. 19 Katoomba Golf Course".
2. This plan applies to the land shown outlined by a heavy black line on **Plan 1** herewith which is the land to which Local Environmental Plan No. 112, Blue Mountains, applies.
3. This plan was adopted by the Council of the City of Blue Mountains on 11th April 1995 to take effect from 26th April 1995

#### 4. OBJECTIVES OF THE PLAN

The objectives of this plan are:-

- (a) to facilitate the establishment of a tourist facility and supporting residential accommodation, in addition to upgraded golfing facilities, on the land in an environmentally satisfactory manner and so as to add to Katoomba's attraction for tourists;
- (b) to provide details of Council's requirements, additional to those required by the Environmental Planning and Assessment Act, 1979, and the Environmental Planning and Assessment Regulation, 1994, in relation to the documentation of any development application, made in respect of any development or work on the land to which Blue Mountains Local Environmental Plan No. 112 applies;
- (c) to make explicit Council's requirements in relation to any development or work proposed to be undertaken on the land to which Blue Mountains Local Environmental Plan No. 112 applies; and
- (d) to ensure that any development or work undertaken on the land to which this plan applies is undertaken in an environmentally acceptable manner and achieves an environmentally acceptable outcome.

#### 5. DEFINITIONS

In this plan, the following terms have the following meanings:-

"land" means the whole of the land to which this plan applies, ie. the area outlined by a heavy black line on **Plan 1**.

"site" means that part of the land on which the proposed development for which approval is sought is to be located together with any other parts of the land which will, or may, be affected by construction activities, access, protective structures including sediment ponds and the like associated with the proposed development.

"tree" has the meaning ascribed to it in Council's Tree Preservation Order.

"canopy height plane" in relation to any building means a plane at the average height, expressed in terms of a reduced level (AHD), of the tops of the canopies of all existing trees (over 5 metres in height) which are to be retained in the area bounded by a road, the line of wall of that building or proposed building facing, and nearest to, that road and lines,

drawn at right angles to the road 10 metres beyond either end of that wall. (See **Diagram A** for illustration of the steps in its computation.)

"maximum building height" means the distance measured vertically from the highest part of a building (ie. in the case of a building with a gabled roof, the ridgeline; in the case of a building with a hip roof, the topmost peak or, in the case of a building with a flat roof and parapet, the top of the parapet) to the lowest point on the surface of the ground (as it existed on 1 January, 1995) directly below that part of the building. (See **Diagram B**.)

#### 6 INFORMATION ABOUT THE SITE TO BE PROVIDED WITH ANY APPLICATION

The following information must be provided before the Council will consider that a development application has been made:-

- (a) a plan of the site showing existing relevant, and any proposed, cadastral boundaries as well as the boundaries of the areas shown hatched and cross-hatched in LEP 112 together with relevant real property descriptions;
- (b) a plan, at an appropriate scale, showing contours or spot levels over the land. The maximum contour interval shall be 1 metre. Levels are to be related to Australian Height Datum. Buildings, structures, roadways, tracks, water courses, ponds or like features on the land are to be shown together with the carriageways of existing public roads around the perimeter of the site;
- (c) a plan - at the scale of the plan required in (b) above - showing the extent and nature of all vegetative associations such as "hanging swamps" and "natural" woodland on the land or, where relevant, extending onto adjoining land;
- (d) in the case of any proposal for works on the golf course or for its extension, a plan - at the scale of the plan required in (b) above - of the site showing:
  - (i) the locations of all existing trees (including information about their species, height, spread and condition), and
  - (ii) the locations and extents of trees, greens and mown fairways, areas of undergrowth or shrubs (including a description of species present, any invasion by exotics, health and like information) and of any rock outcrops or other feature of the site which may be

altered by the proposed work or development.

- e) in the case of any proposal to erect or alter a building, a plan - at the scale of the plan required in (b) above - of the site showing all relevant features and trees within any areas to be disturbed by the development including those likely to be disturbed by earthworks, access roads, paths, drains or the like, and all trees within 4 metres horizontally of the edges of any such areas. Information about the species, height, spread and condition of all trees shown on the plan is to be provided;
- f) where any development is proposed within 30 metres of the boundary of any existing public road, the plans required under (c) or (d) shall show the locations and heights of all trees growing in the area between the site of the proposed work, building or development and that edge of the pavement of that road and for distances of, at least, 20 metres on either side of that area;
- g) the plans required under (d), (e) and (f) may be combined with that required under (b) provided legibility is not impaired;
- h) the plans required under (c), (d), (e) or (f) shall show the locations of all specimens of the species, *Personia averosa*, which occur in the areas they cover, it being a rare and endangered species which must be protected;
- i) all plans referred to in this clause shall be prepared by a registered surveyor.

*The Council requires this information in order to establish existing site conditions so that it may assess the environmental effects of the proposed work, building or development on this environmentally sensitive site.*

## **7. RESTRICTIONS ON WORKS ON GOLF COURSE**

- a) No tree shall be lopped [beyond light pruning] or removed from the land without Council's prior approval.
- b) No work shall be undertaken to reconstruct or alter any tee, fairway or green without development approval being first obtained. This provision does not apply to changes made to the course for its proper maintenance within its present layout.

*The Council has imposed these restrictions in order to ensure that trees are not excessively lopped or removed or works undertaken without its approval,*

*so that it can ensure that the existing scenic quality of the land is protected.*

## **8. ADDITIONAL INFORMATION REQUIRED WITH ANY APPLICATION FOR ALTERATIONS OR EXTENSIONS TO THE GOLF COURSE**

- a) Any application for approval to undertake any work or development which affects or may affect the hanging swamps or existing naturally vegetated areas within the layout of the existing golf course on the land, either directly or indirectly, must be accompanied by an environmental assessment which addresses the heads of consideration set out in Clause 51 of the Environmental Planning and Assessment Regulation, 1994.
- b) The Council will not approve any proposal which, in its opinion, adversely affects the area of natural woodland on the land more than is necessary for the achievement of the purpose of the proposal.
- c) Any application made for approval under Sub-clause 7(b) above, shall be accompanied by:
  - (i) a plan - prepared by a registered surveyor and drawn at the same scale as the plans required in 6(b) - which shows the proposed levels or contours of the land when the work or development is completed;
  - (ii) a plan showing any existing tree or other significant feature which is to be removed, altered or destroyed;
  - (iii) a plan showing the plantings or other features proposed to be planted or created as part of the work or development. This plan (or an accompanying document) should specify, in relation to any plantings including the types of ground cover to be provided, the species proposed to be planted, their sizes (both at planting and at maturity), their suitability in terms of climate, soil conditions and surrounding vegetation together with specifications for their planting and their maintenance until properly established. This plan, specification and any explanatory document must be prepared by a qualified landscape architect;
  - iv) a plan and report - prepared by an appropriately qualified engineer - showing how soil erosion will be prevented during the undertaking of the work or development and how sediment eroded from areas disturbed by the work or development will be prevented from entering the existing drainage system. This plan should encompass any areas likely to be affected by vehicle or machinery movements during construction including site access as well as the site of the work or development; and

- v) a plan showing any installations proposed to be made beneath the surface of the land including stormwater drainage, sub-soil drainage, water supply, electricity or sewer lines.
- c) Where the application for approval entails extending the tees, fairways or greens of the golf course into parts of the land not presently used for those purposes, it shall be accompanied by the same information as set out in (b) above but the plan referred to in (b)(iii) shall show the existing trees retained along the perimeter of the extension of the course.

*The Council has imposed these requirements in order to ensure that the quality of the existing landscape of the golf course is maintained and enhanced, that the integrity of the hanging swamps is not prejudiced, that soil erosion and sedimentation are controlled and that the transitional effects of changes to the golf course are minimised.*

#### **9. MATTERS COUNCIL WILL CONSIDER WHEN DETERMINING APPLICATIONS DEALING WITH ANY ALTERATION TO THE GOLF COURSE**

- a) The Council will not approve any application which could - in its opinion - destroy or damage the hanging swamps on, or adjacent to, the land.
- b) The Council will not approve any proposal which, in its opinion, adversely affects the area of natural woodland on the land more than is necessary for the achievement of the purpose of the proposal.
- c) When determining any application for any alteration to the golf course, the Council shall consider, in addition to the matters in Section 90 of the Environmental Planning and Assessment Act, 1990, the following:
  - (i) the effect of the proposed alterations on the scenic quality of the golf course and of the area generally;
  - (ii) whether or not the species of trees and other vegetation proposed to be planted are appropriate in terms of the climate, soils and the surrounding landscape; and
  - (iii) where the application involves the extension of the course into areas not presently used for that purpose, whether or not the proposal interferes unduly with the role of that part of the land as a wildlife corridor.

*The Council will consider these matters in order to ensure that the environmentally sensitive and ecologically important hanging swamps are protected and that the golf course remains an effective part of the area, scenically and ecologically.*

#### **10. ADDITIONAL INFORMATION TO ACCOMPANY ANY APPLICATION FOR THE ALTERATION OR ERECTION OF BUILDINGS**

- a) In addition to the material required to be provided with any development application as specified in Form 1 to Schedule 5 of the Environmental Planning and Assessment Regulation, 1994, the following data shall be submitted with any application seeking approval for the alteration or erection of buildings on the land:
  - (i) a schedule of colours of the dominant materials of walls and roofs;
  - (ii) a plan showing the extent of any areas to be cleared for the erection of construction sheds, for construction access and the like;
  - (iii) a plan showing those parts of the site which will be fenced or otherwise protected to prevent them being damaged during the construction work;
  - (iv) a plan showing all trees proposed to be removed to make way for the development including any growing in any road reserve;
  - (v) a landscaping plan, prepared by a qualified landscape architect, showing the treatments for all surfaces and showing the plantings proposed. Information should be given about species, specimen sizes, height, spread at maturity and suitability given local climatic and soil conditions in relation to all plantings as well as specifications for their planting and their maintenance until properly established;
  - (vi) a plan and, if necessary, supporting material - prepared by an appropriately qualified engineer - illustrating that effective measures will be taken to prevent soil erosion and the transport of sediments from the site during and after the construction of the buildings;
  - (vii) a plan showing the provisions to be made for the carriage of stormwater across, and from within, the site as well

- as downstream of the site, including any provisions required to prevent downstream erosion during the construction, or after the completion of the work;
- (viii) computations prepared by an appropriately qualified engineer, of the volumes of stormwater flowing off the site during 1 in 10 and 1 in 100 year storm events before and after the proposed work on development, together with plans and report showing how it is proposed to control the volumes of stormwater run-off to the levels prevailing prior to development either where they flow off the site or off the land;
- (ix) a report, prepared by an appropriately qualified engineer showing how the level of pollution of stormwater from the land is to be kept at levels satisfactory to Council and the Environmental Protection Authority;
- (x) a report, prepared by an appropriately qualified engineer, together with any necessary plans and approvals, showing how - in the event that the proposed building is not to be connected to the Sydney Water's sewerage system - it is proposed to deal with the disposal of sewage from the development. Any application proposing the development of a sewage treatment plant on the land shall comply with the requirements of the Act and Regulation if it constitutes a designated development.;
- (xi) if the development is to be connected to Sydney Water's sewerage system, a plan showing the route of the proposed sewer. Any such sewer must not affect hanging swamps on or adjacent to the land;
- (xii) plans of the vehicular access proposed to the development, including plans of any parking and manoeuvring areas and of the connections proposed to be made to the carriageways of existing public roads;
- (xiii) documents showing how garbage and trade waste are to be collected and stored on the site and how they are to be removed from the site;
- (xiv) a report, prepared by a recognised traffic or transportation engineer, assessing:
- the traffic generation anticipated from the development of the land and its impacts on the existing public road system,
  - the safety and adequacy of the accesses proposed from the existing public road system onto the land,
  - the adequacy of the roads or accessways proposed on the land as part of its development, and
  - the adequacy of the provisions made for the parking of cars and manoeuvring within the site, tourist coaches, taxis, commercial vehicles making deliveries and garbage and other waste removal vehicles;
- xv) a report, prepared by a recognised expert in the field, assessing the level of exposure of the land and any development on the land to bushfire hazard and setting out appropriate measures to reduce any such hazard to acceptable levels including the need for any on-going management upon completion of the development; and
- xvi) photomontages taken from viewpoints, nominated by the Council, showing the proposed development in the views from those viewpoints.
- xvii) a report, prepared by an expert in the field that demonstrates that there will be minimal effect on current dry weather flows and seepage resulting from the proposal.
- b) i) All plans submitted are to show how the data or proposals illustrated are located in relation to relevant existing property boundaries or proposed subdivision boundaries and, where relevant, existing road reserves and the carriageways in those roads;
- ii) All elevations and sections shall show the true relationship of the proposed building to the existing natural and proposed ground levels;
- iii) The plans accompanying any application to erect a building or buildings shall show all elevations of all buildings;
- iv) Sufficient sections shall be submitted to demonstrate the relationship of the proposed building to the relevant canopy

height plane and to the ground surface levels as at 1 January, 1995. To this end, all sections should show the canopy height plane and the ground surface levels as at 1 January, 1995 and the proposed finished ground surface levels for distances of, at least, 10 metres on either side of the proposed building;

- v) The provision of additional sections through buildings may be required in order to assess the impacts on views from various directions or the like;
- vi) Any development application made which proposes the subdivision of the land shall indicate the system of title under which it is proposed;
- vii) Any development application which involves a community title subdivision shall be accompanied by a draft of the proposed development contract and management statement; and
- viii) If it is proposed that any development proposed in any development application be staged, full details of the staging of that development are to be provided with the application.

*The Council has imposed these requirements in order to ensure that any proposed building or alterations to the existing golf clubhouse will not result in undue damage to existing vegetation, that it will be appropriately landscaped, that soil erosion, sedimentation and pollution will be avoided, that adequate provision will be made for vehicular access including servicing and that it can be property services.*

## **11. CONTROLS ON THE SITING AND DESIGN OF BUILDINGS AND OTHER DEVELOPMENT**

- a) Apart from the provision of access driveways, pedestrian pathways, fences, mailboxes and the like, the existing vegetation within 12 metres of the boundaries of the reserves of Narrow Neck Road, Cliff Drive or Glencoe Road shall not be disturbed.
- b) No building shall be erected within 15 metres of the boundary of the reserve of any existing public road. This restriction applies to both temporary and permanent structures.
- c) Buildings should be designed to reflect the slope and form of the land as at 1 January, 1995.
- d) The heights of new buildings erected on the land shall be limited in the following ways:
  - i) the highest part of any building erected on the land, where there is no other building between it and the nearest existing public road and where there is existing native vegetation over most of the area between the building and that road, shall not protrude above a horizontal plane lying 2.5 metres below the level of the canopy height plane calculated for that building;
  - ii) where the only trees between any proposed building and the nearest existing public road are limited to a narrow belt near the boundary of the land, whether or not those trees are on the land or the adjoining road reserve, the highest part of any building erected on the land where there is no other building between it and that road, shall be not less than 2.5 metres below the average height of the trees in that belt which are over 6 metres high between points 10 metres on either side of the extremities of the building (see **Diagram C**);
  - iii) the maximum building height of any building to be erected on the land, where there is an existing building sited between it and any public road or where it is proposed that a building be erected between it and any public road shall not exceed the maximum building height of the building or proposed building sited between it and the public road;
  - iv) approval may be given to the incorporation of architectural features in a building - such as turrets, steeples or chimneys - which exceed the maximum building height calculated in accord with (i) or (ii) above. Lift towers and over-runs, plant rooms and the like will not be considered architectural features for the purposes of this sub-clause; and
  - v) Notwithstanding the other provisions of this sub-clause, approval shall not be given to any building on the land designed, or intended to be used, as a tourist facility if:
    - the maximum building height exceeds 10 metres;
    - the level of the lowest floor containing any room, whether habitable or not, is more than 2 metres above the level of the surface of land as it existed at 1 January, 1995, at any point; and

- the ratio of solid walls to windows in the elevation of the building facing the golf course is greater than 1:1.
- e) A landscaped area, generally, 7 metres wide but not less than 5 metres wide, shall be provided between any building and the golf course. That area will be planted with species which will, at maturity, provide - to the satisfaction of Council - a soft filtered view of the building from the golf course. The species used to achieve this screening shall be either endemic to the area or exotics compatible to those presently used on the golf course.
- f) Provision shall be made around and between any building built on the land for the planting of trees which will grow to sufficient heights to provide a canopy which will reduce, to Council's satisfaction, the prominence of such building or buildings [and, in particular, the roof or roofs] in the landscape when viewed from distant viewpoints such as along Katoomba and Park Streets.
- g) Where surface parking areas are proposed, they must be designed so as to be not prominent in views from any road around the land, the golf course and more distant places. Shrubs planted around their perimeters and trees in the parking area to provide a canopy will be Council's minimum requirement.
- h) Any glazing used in buildings shall have a maximum reflectivity of 20%.
- i) vehicular access into any tourist facility or residential development on the land shall be confined to Narrow Neck Road unless the traffic study accompanying the application satisfies Council that more appropriate access points elsewhere can be utilised without prejudice to the public interest;
- ii) no more than two vehicular accesses will be permitted to the combined tourist facility and residential development on the land;
- iii) each access shall incorporate a round-about in the existing public road and will be located and designed to Council's satisfaction; and
- iv) the golf clubhouse and golf course may be provided with separate vehicular access to the tourist facility and residential development.
- j) The vehicular access to any tourist facility shall be designed to accommodate tourist coaches.
- k) Provision shall be made in the design and construction of any tourist facility for the arrival and departure of guests by tourist coach including provisions for the turning and parking of such vehicles on the land.
- l) Provision shall be made, in accordance with Council's Code, for the parking of motor vehicles on the site.
- m) Provision shall be made for the delivery or removal of goods or other material by commercial vehicles in accordance with recognised good practice and Council's policies.
- n) Where a window of a habitable room faces:
- i) a wall containing no windows or only windows opening to non-habitable rooms within 3 metres measured horizontally or vertically from the outer edges of the subject window, the minimum distance between that window and the wall shall be 5 metres; and
- ii) a wall containing windows opening to habitable rooms within 3 metres measured horizontally or vertically from the outer edges of the subject window, the minimum distance between that window and the wall shall be 12 metres.
- (See Diagram D)**
- o) Any balcony of any dwelling or any area intended to be used as the private open space for any dwelling shall not overlook, or be overlooked by, any other balcony or such area which is closer than 12 metres from it provided that this control shall not apply to balconies or areas arranged side by side as in "terrace house" type development.
- p) Notwithstanding any other provision of this plan, the facade of any building facing the golf course may not be approved unless its dimensions, modulation or fenestration is modified in order to avoid what, in Council's opinion, constitutes excessive length, height or blandness in the appearance of that facade from the golf course.

*The Council has imposed these requirements to ensure that any tourist facility or residential development erected on the land will not destroy the existing vegetation on the ridge line; will not*

*protrude above the canopy of the vegetation on the ridge line; will be adequately landscaped; will not impair the setting of the golf course; will not produce rogue reflections and will have appropriate vehicular access and that, within any residential development, there is an adequate level of privacy.*

## 12. POLLUTION CONTROL MEASURES

- a) In order to ensure that appropriate measures are incorporated in the development on the land to protect Katoomba Falls Creek from pollution and to ensure that the necessary on-going management of such pollution control systems is undertaken without cost to Council, any tourist facility and residential development on the land permitted by Local Environment Plan No. 112 shall be undertaken as a community titled development provided that Council may consider an alternate form of title if it can be shown to be as effective in achieving and maintaining the requisite measures to control pollution without cost to Council.
- b) i) In the event that any building is occupied before Sydney Water provides sewage to it, the original developer shall install, operate and maintain - to the satisfaction of Council and the Environmental Protection Authority - a sewerage treatment plant and a system for the disposal of its effluent until such time as the development is complete at which time the community association shall become responsible for their operation and maintenance;
- ii) Any such system shall be designed to cope with all sewage from the land and all sanitary facilities and other sources of sewage on the land shall be connected to it;
- iii) The disposal of effluent from any sewage treatment plant on the land shall be effected by irrigating that effluent onto the fairways of the golf course;
- iv) Any such sewerage system shall be so designed, operated and maintained that any impact its effluent may have on water quality in either the hanging swamps or the water course where it leaves the land shall be acceptable to Council, Sydney Water and the Environmental Protection Authority; and
- v) Any such system shall incorporate such storage or detention ponds as may be required by Council, Sydney Water or the Environmental Protection Authority to ensure that, in the event of wet weather, inadequately processed effluent does not flow off the land.
- c) Unless arrangements satisfactory to the Council, Sydney Water and the Environmental Protection Authority to the contrary are entered into, once Sydney Water can sewer the site, all development on it will be connected to its sewerage system.
- d) Arrangements, satisfactory to Council, shall be made to ensure that the volume of stormwater flowing from the land to which this plan applies in a 1 in 100 year storm event is not greater than the volume which presently flows from the land in such an event.
- e) i) Arrangements, satisfactory to Council, shall be made to ensure that the water quality of the stormwater flowing from the land to which this plan applies at any time shall be acceptable to Council and the Environmental Protection Authority.
- ii) The original developer shall install and maintain the stormwater pollution system necessary until the development is complete at which time the community association shall become responsible for its operation maintenance;
- iii) In the event that the development does not proceed under community title, the original developer shall install and maintain the stormwater pollution control system necessary until the development is complete and arrangements, satisfactory to Council, are instituted for its ongoing maintenance;
- iv) Any such system shall be operated without cost to Council.
- f) Any ponds, buildings or other works required as part of any system of pollution control shall be integrated into the overall development of the land to the satisfaction of the Council.
- g) A levy may be imposed, by Council, on the land or any part of the land to cover the costs in monitoring water quality both in the hanging swamps and in any water discharged from the land.
- h) Before any work on any system for effluent disposal or for the detention or cleansing of stormwater is undertaken on the golf course, the proponent shall gain the approval of the Council, as the owner of that land, to that work and shall execute such legal documentation and pay such amounts by way

of compensation as may be mutually agreed between the parties.

*The Council has imposed these requirements to ensure that any development or work does not lead to pollution of Katoomba Falls Creek and, if anything, improves its water quality and to ensure that any works undertaken to control pollution are appropriately integrated into the landscape.*

### 13. OVERALL PLANNING

- a) i) An application which:
- would result in the erection on the land of more than 160 dwellings or of tourist facilities which contain less than 40 or more than 120 bedrooms or suites designed or intended to be used for the accommodation of tourists; or
  - entails the development of more than 80 dwellings on the land unless there has been developed on the land a tourist facility providing not less than 40 or more than 120 bedrooms or suites designed or intended to be used for the accommodation of tourists shall not be approved.
- ii) Notwithstanding (i) above, approval may be given to an application for a staged development the determination of which contains conditions relating to the staging of the development which would have the same intent as the provisions of (i) above.
- b) Provision shall be made for such easements as may be required to conduct stormwater from existing public roads or other places across the site of the proposed tourist facility and residential development to and, if necessary, through the golf course. Such easements shall be created by the applicant at no cost to the Council and shall be to Council's satisfaction. Any drainage structures required to be constructed in any such easement shall be constructed at no cost to the Council.
- c) A pathway, at least, 3 metres wide containing a sealed footpath at least 1.2 metres wide, shall be provided to permit members of the public to move from Narrow Neck Road to the golf course at all times. The position, construction and conditions for the use of that pathway shall be to Council's satisfaction.
- d) Any lot created which is intended to be used, or is used, for residential purposes, ie. it is or is to be developed with a residential flat building Class I:
- i) shall be provided with vehicular and pedestrian access by way of a new road located and designed to Council's satisfaction and, generally, in accordance with the standards set down in AMCORD which shall join any existing public road only where specified in, and in the manner determined in accord with, the traffic study specified in 10(h) above; and
  - ii) shall not have any vehicular access directly from any other existing road.
- e) The title to any lot incorporating any of the 12 metre wide area of existing vegetation to be retained along existing public roads pursuant to 10(a) above, shall carry a positive covenant requiring that vegetation to be maintained and protected and that exotic plants be kept out of that area.
- f) Any area which is within 12 metres of any existing public road and which does not support native vegetation (dominantly *Eucalyptus seebercii*) shall be planted with native species endemic to the general area and such planting shall be maintained until well-established.
- g) A combined cycleway/footpath:
- i) shall be provided from the junction of Glencoe and Narrow Neck Roads to the existing golf clubhouse;
  - ii) may be located on Narrow Neck Road or Cliff Drive or on the land;
  - iii) shall have a sealed surface, at least, 1.5 metres wide;
  - iv) shall be located so as to avoid the need to remove any existing trees; and
  - v) may be located within the area to which such clause (e) above relates.
- h) All electricity reticulation on the land shall be effected by means of cables placed below ground.
- i) A report from a qualified botanist shall be provided with any development application which relates to any site containing or development or work which might affect any specimen of the species *Personia acerosa*. Any such report will specify the measures to be taken to protect the

specimens of that species which may be affected.

- j) Development applications incorporating areas of existing native vegetation will be accompanied by a report setting out the measures proposed to remove weeds and the incursion of other exotic species into those areas and for their long-term management.
- k) In the event that any undisturbed artefactual material derived from the occupation of the land before European settlement is found, work in the vicinity of that material shall cease until the National Parks and Wildlife Service's Regional Archaeologist is informed of the discovery and its significance has been assessed by a competent archaeologist.

*The Council has imposed these requirements in order to give effect to the agreement existing between it and the interests proposing these changes to the golf course which led to the making of LEP 112 and to ensure that proper provision is made for drainage, pedestrian access, vehicular access, the long-term protection of existing natural vegetation including an endangered species and to protect any aboriginal relics on the land.*

#### **14. ALTERATIONS AND ADDITIONS TO THE EXISTING GOLF CLUBHOUSE**

- a) Any alterations or additions to the existing golf clubhouse on the land shall be accompanied by plans and reports describing a longer-term programme of works envisaged by the applicant to improve the clubhouse or its environs to Council's satisfaction.
- b)
  - i) The traffic report required by 9(a)(xiv) shall address the issues of parking and vehicular access to parking at and near the golf clubhouse; and
  - ii) The programme of works referred to in (a) above shall include proposals for implementing the recommendations of that traffic report to Council's satisfaction.
- c) Any application which entails works which would alter the external appearance of the existing golf clubhouse or its environs shall be accompanied by the information listed in 9(a) above and in the form set out in 9(b) above unless it is clearly inapplicable.

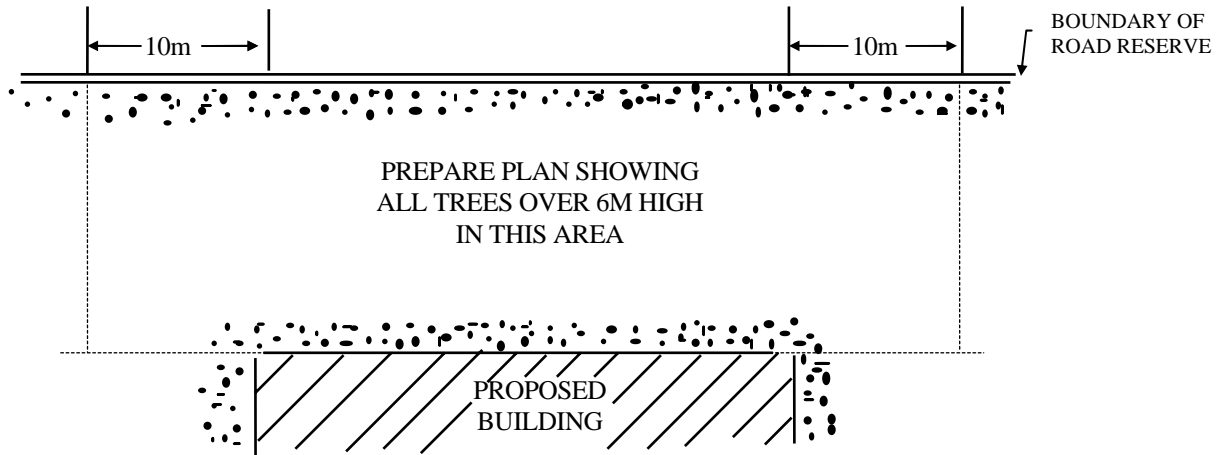
*The Council has imposed these requirements in order to ensure that any proposed building or alterations to the existing golf clubhouse will not result in undue damage to existing vegetation, that it will be appropriately landscaped, that soil erosion,*

*sedimentation and pollution will be avoided, that adequate provision will be made for vehicular access including servicing and that it can be properly serviced.*

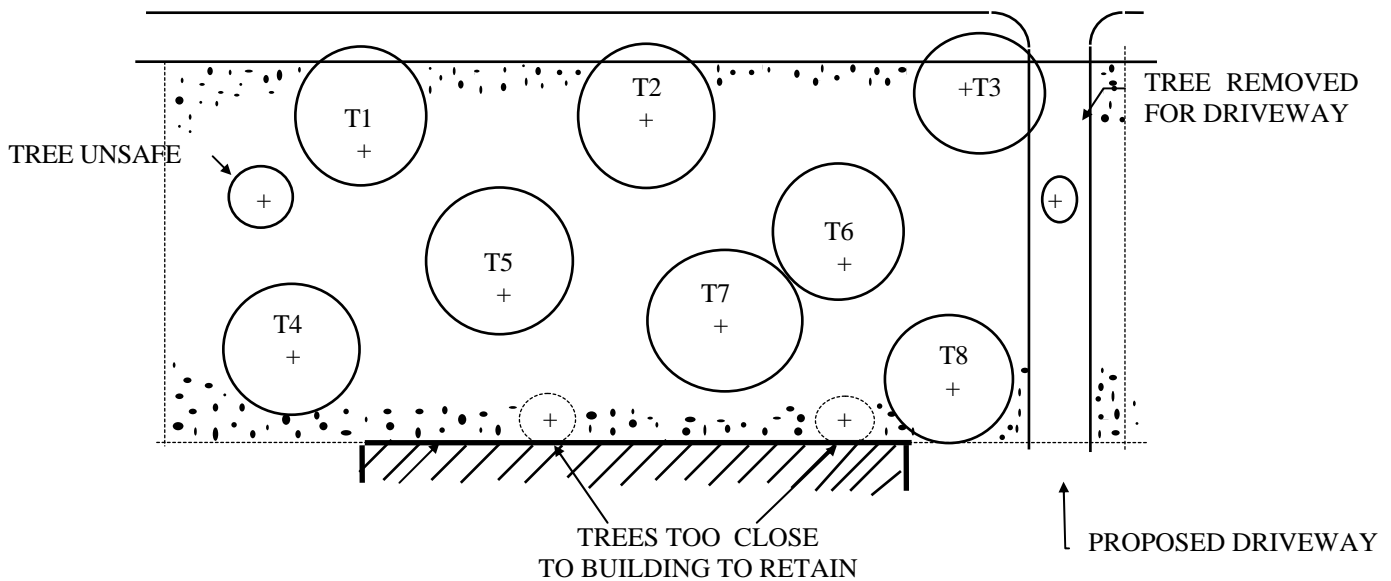
**Diagram A**

COMPUTATION OF THE "CANOPY HEIGHT PLANE".

**Step 1** Have a registered surveyor prepare a plan showing all trees above 6 metres in height in the area lying between the road and the nearest wall of the proposed building fronting that road and for a distance of 10 metres on either side.



**Step 2** Identify which, if any, trees will be lost as a result of the development proposed on the land.

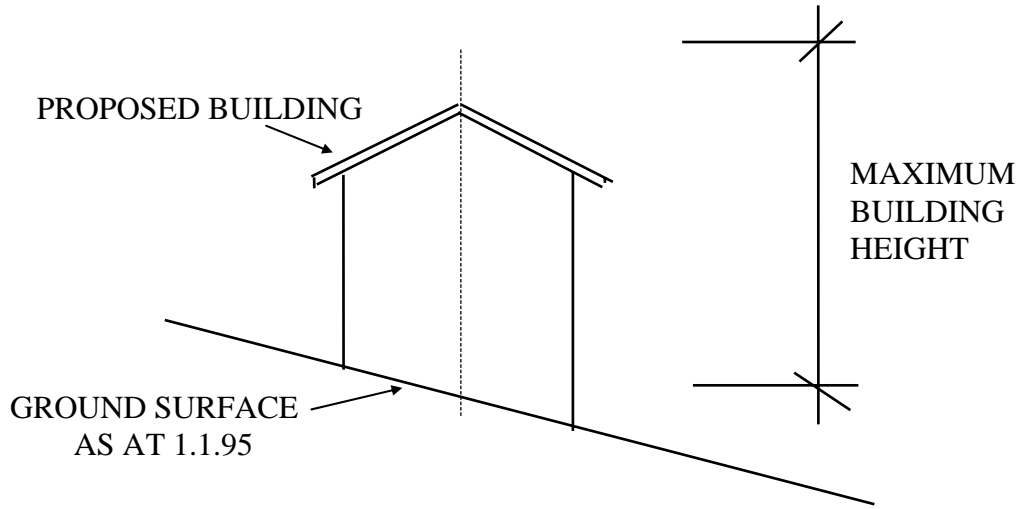


**Step 3** Have the surveyor measure the height of the top of the canopy of each of the trees to be retained and show them on the plan expressed as reduced levels related to AHD (standard datum), tabulate and compute the average, eg.:-

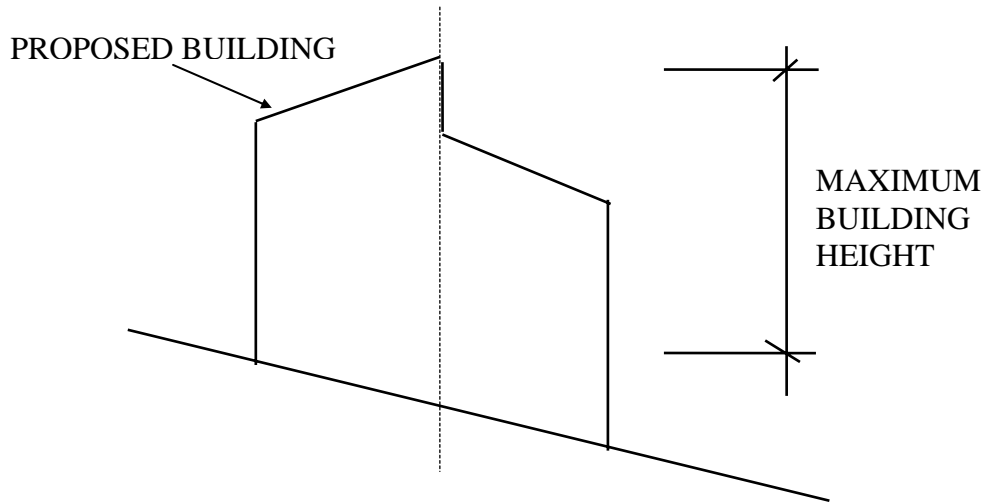
Tree	RL of top of canopy of tree
T1	100.5
T2	103.2
T3	104.0
T4	99.6
T5	108.3
T6	100.7
T7	101.4
T8	102.4
Average	102.5

That average is the height of the canopy height plane.

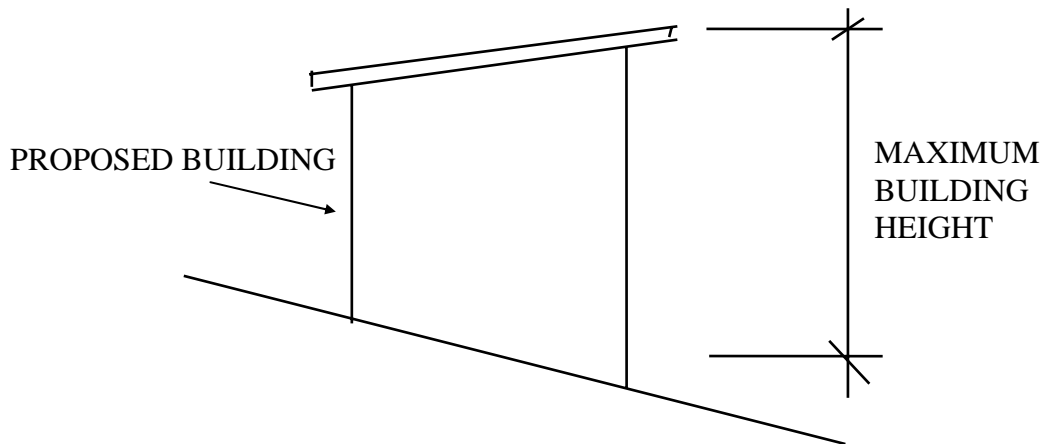
**Diagram B** Maximum building height



OR

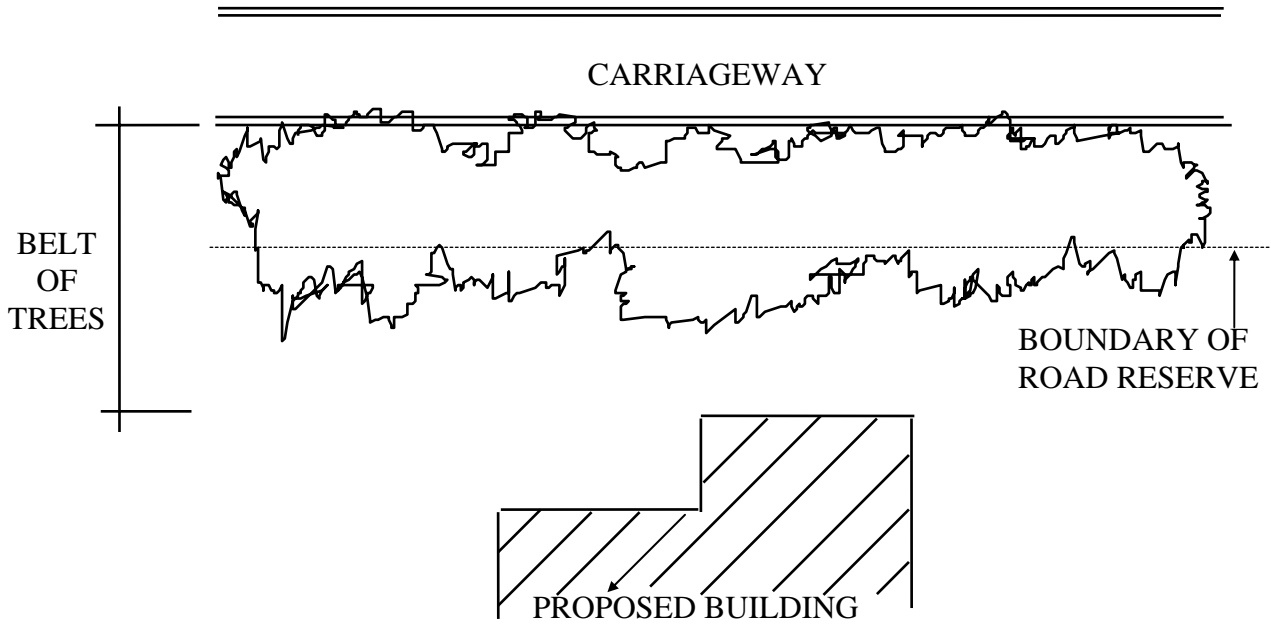


OR

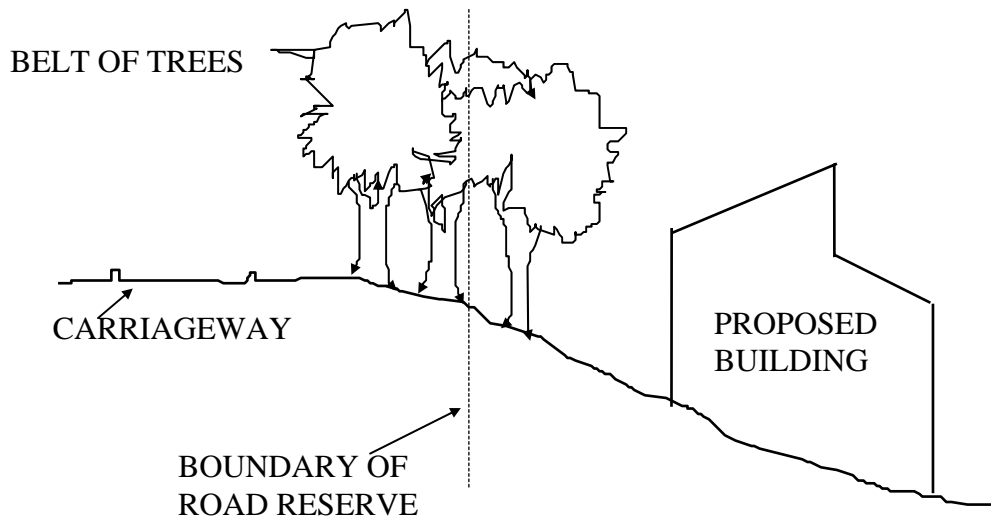


**Diagram C**

a) Typical conditions where 10(c)(ii) would apply in plan.



b) Typical conditions where Sub-clause 10(c)(ii) would apply in section.



c) For computations of average height of trees, follow the steps set out in Diagram A.

**Diagram D**

Refer Clause 10.

