

Memo

Department

To: Northern Beaches Council
Cc: Steven Findlay, Manager Development Assessment
From: Scott McInnes – Independent Planner
Date: 21 December 2023
Subject: DA2022/2081 – PPSSNH-391 – 292 Condamine Street, North Manly

Record Number:

Background

The purpose of this memo is to assess and advise Council regarding the submission of amended material provided by the Applicant to the Sydney North Panning Panel (SNPP).

At the SNPP public meeting on 22 November 2023 the panel expressed concerns in relation to:

1. *Clubhouse characterisation as an ancillary use and threshold issues regarding permissibility.*
2. *Reliance upon the Warringah Recreation Centre Master Plan for the construction of vehicular access and off-street car parking.*
3. *The use of the dining/function room/ bar and associated amenities including Licensing, management and potential outsourcing options of each service.*

Following the public meeting, the SNPP convened and on 27 November 2023 a record of deferral (attachment 1) was uploaded to the Sydney and Regional panel website.

The panel requested:

Urgent clarification from the Applicant, through the Independent Assessor, of the proposed use of the dining / function / room / bar and associated amenities including, licensing, management and potential outsourcing options of each service.

The record of deferral also actioned the SNPP to seek legal advice, as follows:

Given the Panel remains unconvinced of the merits of the Applicant's arguments in relation to the threshold issues of permissibility and the Applicant's reliance on car access and parking which are not part of the DA under consideration, the Panel resolved to defer the matter to seek Departmental legal advice on those issues.

On 14 December 2023 the Applicant submitted the following:

1. Clarification letter, prepared by Graeme McMullan, dated 14 December 2023.

2. Heads of Agreement between Warringah Golf Club and Northern Beaches Council
3. A carpark and access design plans, prepared by Northern Beaches Council, dated 24 October 2022.
4. A letter from Council's Acting Director Transport & Assets, dated 14 December 2023.
5. Legal advice from Hatzis Cusack Lawyers dated, 14 December 2023.

Response to matters raised by the SNPP

The commentary provided below is made by the Independent Planner:

1. Clubhouse characterisation as an ancillary use and threshold issues regarding permissibility

The SNPP resolved to defer the matter and seek Departmental legal advice on the above issues, which is due to be submitted to the panel this Friday 22 December 2023.

The SNPP noted that the issue of permissibility was discussed at length with the Applicant and the Independent Planner. The panel did not seek a response to this issue in the record of deferral (attachment 1).

The Applicant's position is expressed in their solicitor's letter prepared by Miles Oakley dated 3 October 2023, forming part of the permissibility discussion in the Assessment Report at pages 27 to 28, and is provided as attachment 7.

The advice from the Liquor and Licensing Solicitor (attachment 6) below provides some insight into the limitations of the current *club license* that applies to the ancillary nature of the golf club, it is intended to change the boundary of the license to the clubhouse once constructed:

The existing club licence reflects the nature of the sporting club, which is set up for the promotion of a sport (golf) but which is also required by law to provide accommodation for the social enjoyment of its members. It is fundamental that an ancillary social purpose must exist in respect of all registered clubs, even if the Club's principal object is a sporting object: sec. 10(1) (e) Registered Clubs Act 1976; Greedy v Maitland Licensing Inspector U9641NSWR 17 6I, 17 67.

Put another way, the holding of a club licence in respect of the clubhouse properly reflects the ancillary nature of the clubhouse to the overall sporting purposes of the Warringah Golf Club. That purpose is very much stamped upon the land on which the clubhouse is to be constructed.

This characterisation is consistent with the justification provided in the Assessment Report, which reinforces a subservient relationship between the clubhouse and the dominant use of the site, being the golf club.

2. Reliance on the provision of vehicular access and off-street car parking as part of the Warringah Recreation Centre Master Plan

In the Assessment Report at page 4, Council's Traffic Engineer commented on the Applicant's Transport Impact Assessment (TIA). The referral includes the following comments in favour of supporting the application:

- *The proposed clubhouse has provided nine (9) on-site car parking spaces within its property boundary. As outlined in the TIA, the remaining car parking spaces will be provided by Council within the two off-street car parks (approximately 50 and 70 off-street car parking spaces) which will serve the proposed clubhouse and the proposed adjacent Council facilities.*
- *The TIA has also confirmed that the surrounding areas provide sufficient supply for any parking demand in the event the clubhouse was constructed ahead of the Masterplan carpark areas.*
- *The proposal therefore will generate minimal vehicular traffic during the peak, and it will not have any unacceptable implications in terms of road network capacity performance.*

Based on the expert opinion of Council's Traffic Engineer, the proposal can proceed without the construction of the Council-led carpark and would not result in any unreasonable impacts on the performance of the local road network, given the amount of street parking available in the vicinity (along Kentwell Road). However, this outcome is unlikely given the commitments made by Council's Acting Director Transport & Assets in relation to the planned completion of the car park and driveway access points from Kentwell Road coinciding with the completion of the clubhouse development (attachment 5).

With regards to the access driveway onto Kentwell Road, no details regarding design details were provided during the assessment of the application. Given the likelihood that Council would proceed with developing two carparks as part of the Warringah Recreation Centre, as indicated in the Heads of Agreement, a deferred commencement condition was imposed deferring the operation of the golf clubhouse consent until the construction works for the recreation centre were due to commence.

The Applicant has advanced its position that the construction of the clubhouse and carpark (including vehicular access) will occur concurrently by providing the SNPP with a complete design of the carpark and access (attachment 4). Further, the Heads of Agreement between Warringah Golf Club and Northern Beaches Council (Council) identified under Item 9, states that the funding, design and car park construction would be undertaken by Council.

The letter from Council's Acting Director Transport & Assets (attachment 5) states that the construction of the carpark and access component of the Warringah Recreation Centre will commence before the clubhouse. Council will be procuring the car park and access civil works package in 2024 in readiness to commence on site 6 months prior to the anticipated completion of the clubhouse.

The letter also states that the construction sequencing of the proposed carpark will require the access driveway to be completed last. Given that the Warringah Recreation Centre is reliant upon the demolition component included in the development application, the carpark and access cannot be implemented until the site is cleared.

To overcome this conflict the deferred commencement condition should be removed and replaced with a condition requiring a temporary access driveway to be established along the alignment of the existing internal access, which is a disturbed part of the site.

3. The use of the dining/function room/ bar and associated amenities including Licensing, management and potential outsourcing options of each service.

The Clarification letter prepared by Graeme McMullan (attachment 2) expands on the above uses that make up the first floor of the clubhouse and refers to operational limitations listed in the Heads of Agreement between Council and the Warringah Golf Club. Within this, a restriction is included preventing third party operators (such as the kitchen and pro shop) from operating independently and advertising their services separate to that of the Club.

The advice from the Liquor and Licensing Solicitor (attachment 6) confirms that the existing *club license* will cater for the licensing aspect associated with most of the uses on the first floor, the Applicant intends to change the boundaries of the current license and makes no reference to applying for a Registered Club license.

The response from the Applicant is useful as it expands on planned clubhouse operations and does not raise any concerns from a planning perspective.

Conclusion and Recommendation

Overall, the issues raised in the Applicant's submission strengthen the recommendation made in the Assessment Report.

In light of the construction sequencing issue, a temporary access condition can be imposed in favour of a deferred commencement condition to resolve the staging conflict. No additional matters have arisen that require additional assessment beyond those already provided in the Assessment Report.

Kind regards,



Scott McInnes- Independent Planner

Attachments:

1. Record of Deferral
2. Clarification letter, prepared by Graeme McMullan, dated 14 December 2023.
3. Heads of Agreement between Warringah Golf Club and Northern Beaches Council.
4. Carpark and access design plans, prepared by Northern Beaches Council, dated 24 October 2022.
5. Letter from Council's Acting Director Transport & Assets, dated 14 December 2023.
6. Legal advice from Hatzis Cusack Lawyers dated, 14 December 2023.
7. Legal advice letter prepared by Mills Oakley dated 3 October 2023.

DATE OF DETERMINATION	27 November 2023
DATE OF PANEL DECISION	27 November 2023
DATE OF PANEL MEETING	22 November 2023
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Nicole Gurran, Graham Brown, Annelise Tuor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 22 November 2023, opened at 1.33pm and closed at 2.36pm.

MATTER DEFERRED

PPSSNH-391 – Northern Beaches - DA2022/2081, 292 Condamine Street, North Manly

Demolition works and construction of a golf club house and associated facilities (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel unanimously resolved to defer the development application to seek further information.

The proposed development seeks consent to demolish structures and construct a clubhouse for the Warringah Golf Club (WGC) on part of the land at 292 Condamine Street, North Manly. The development includes facilities for the Golf Club including pro shop, meeting rooms, dining/function room, amenities and landscaping works, and a realigned drainage swale.

The Panel considered the documentation and the Independent Assessor’s Report and heard extensively from the community, Applicant and Independent Assessor during the public meeting.




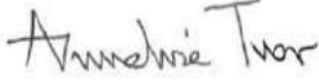
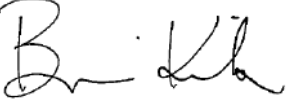
The issue of permissibility was discussed at length with the Applicant and Independent Assessor during the public meeting. The Applicant notes the proposed Golf clubhouse land use is ancillary to the existing recreation facility (outdoor) given that it is subordinate and subservient to the dominant land use, which is permissible within the RE1 zone. The Applicant suggests the clubhouse could not be characterised as an independent use, as it integrates spatially and operationally with the primary functions of the WGC.

Additionally, the project relies upon the construction of driveway access as part of the Warringah Recreation Centre Master Plan, which is a Council led project. The driveway development is proposed to occur concurrently and a deferred commencement condition for this DA was proposed to ensure the proposed development begins construction at the same time as the Warringah Recreation Centre driveway access. Similarly, the DA before the Panel relies upon car parking, which is not conditioned as part of the proposal.

Given the Panel remains unconvinced of the merits of the Applicant’s arguments in relation to the threshold issues of permissibility and the Applicant’s reliance on car access and parking which are not part of the DA under consideration, the Panel resolved to defer the matter to seek Departmental legal advice on those issues.

Additionally, the Panel requests urgent clarification from the Applicant, through the Independent Assessor, of the proposed use of the dining / function room / bar and associated amenities including, licensing, management and potential outsourcing options of each service.

Once the Panel has received legal advice and the requested further information from the Independent Assessor, the Chair will reconvene a Panel meeting to determine the matter as soon as possible by electronic determination.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Graham Brown
 Nicole Gurrán	 Annelise Tuor
 Brian Kirk	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSNH-391 – Northern Beaches - DA2022/2081
2	PROPOSED DEVELOPMENT	Demolition works and construction of a golf club house and associated facilities
3	STREET ADDRESS	292 Condamine Street, North Manly
4	APPLICANT/OWNER	Applicant – Graeme McMullan - WARRINGAH GOLF CLUB LTD Owner - Northern Beaches Council
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M – Council interest
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: • Warringah Local Environmental Plan 2011 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • Draft environmental planning instruments: Nil • Development control plans: • Warringah Development Control Plan 2011 • Planning agreements: Nil • Relevant provisions of the Environmental Planning and Assessment Regulation 2021 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report dated 04 November 2023 • Attachment 1: Draft Conditions of Consent • Attachment 2: Plans (architectural, landscape and stormwater) • Attachment 3: Preliminary Site Investigation • Attachment 4: Acid Sulphate Assessment • Attachment 5: Acid Sulphate Management Plan • Attachment 6: Aboricultural Impact Assessment • Attachment 7: Flora and Fauna Assessment Report and Waterway Impact Statement • Attachment 8: Aboriginal Due Diligence Assessment Report • Attachment 9: Applicants RFI response • Attachment 10: District Park Plan of Management

		<ul style="list-style-type: none"> • Attachment 11: Traffic Impact Assessment • Attachment 12: Warringah Golf Club advice on clubhouse permissibility • Written submissions during public exhibition: Seventy-one (71) submission. This includes fifty-seven (57) in support of the proposal, and fourteen (14) objecting to the proposal. • Verbal submissions at the public meeting: <ul style="list-style-type: none"> • Members of the community – John Flower, Andras Kovacs, Ann Sharp • Council Assessment Officers – Maxwell Duncan, Scott McInnes (Independent Consultant Panner) • On behalf of the applicant – Graeme McMullan, Kate Garnock and Andrew Cowan
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • 28 June 2023 – 1st Kick off briefing • <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk • <u>Council assessment staff</u>: Steven Findley, Maxwell Duncan, Scott McInnes (Independent Consultant Panner) • 19 July 2023 – 2nd Kick off briefing • <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurrán • <u>Council assessment staff</u>: Adam Richardson, Maxwell Duncan, Scott McInnes (Independent Consultant Panner) • <u>Applicant</u>: Graeme McMullan, Ruby Burns • 22 November 2023 - Final briefing and Public meeting <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurrán, Graham Brown, Annelise Tuor ○ <u>Council assessment staff</u>: Maxwell Duncan, Scott McInnes (Independent Consultant Panner)
9	COUNCIL RECOMMENDATION	Deferred Commencement Consent
10	DRAFT CONDITIONS	Attached to the Council Assessment Report



WARRINGAH GOLF CLUB LIMITED

A.C.N. 000 085 601 A.B.N. 15 000 085 601
292 CONDAMINE STREET, NORTH MANLY NSW 2100
Phone: (02) 9905 4709 Email: enquiry@warringahgolfclub.com.au



14th December 2023

Sydney North Planning Panel

Re: MATTER DEFERRED

PANEL REFERENCE: PPSSNH-391 Northern Beaches – DA2022/2081 Condamine Street, North Manly

Demolition works and construction of a golf club house and associated facilities.

Dear Panel Secretariat,

We refer to the Panel conference of 22nd November 2023, the Matter Deferred decision, and the Request for Clarification in relation to threshold issues including issues of permissibility and the Applicants reliance on car access and parking which are not part of the DA under consideration.

The following clarification is provided: -

ISSUE 1: Car Access and Parking

RESPONSE:

The club house development is being undertaken alongside the Warringah Recreation Centre redevelopment which is being undertaken by Northern Beaches Council. The Heads of Agreement for the development of June 2020 between Warringah Golf Club and Northern Beaches Council (Attachment 1) identified that under Item 9 - 'Construction Responsibilities' the Funding, Design and Build Car Park would be undertaken by Council.

The club house development relies on the carpark and access being available and given that these items will be undertaken by Council they have not been submitted as part of the DA. To address the issues it is confirmed that the works will be undertaken concurrently and to support this Council has provided a complete design for the car park and access (attachment 2) and letter confirming that the work will be undertaken concurrent with the club house development (attachment 3) and to be finished prior to occupation certificate application.

It is suggested that the completion of these works may be included as a condition of Occupation Certificate.

ISSUE 2: Proposed use of dining / function room / bar

RESPONSE:

The dining room / function room / bar are all located on the 1st floor of the proposed development.

The available club house footprint was quite tight limited to 1000sqm to help maximise the area left for the public facilities at the adjoining Warringah Recreation Centre. This created the need to provide a second floor to provide the services for over 1,100 members of which 172 are juniors, together with social golfers and guests as well as space for regular golf functions as detailed below.

All aspects of the development provide ancillary services to the outdoor recreational golf course facility including the dining room, function room and bar. Further all areas are listed in the Heads of Agreement Item 10 – Permitted Use.

Following at issue 3 is commentary in relation to Licensing matters and reference to legal advice provided (attachment 4). In relation to the issue of "proposed use" of certain areas we, refer you to page 3 at (e) and (h) and following of that advice, which sets out the requirements of sec 10(1) of the Registered Clubs Act which specifically requires a Registered Club to provide the areas in question and in particular the ancillary nature of those requirements. The issue is further elaborated within the heading "The Most Appropriate Licence" at the foot of page 4.



The planned use of these spaces is as follows:

Function Room

The Function room will typically be used: -

- as a Board and Committee Meeting room with meetings at a minimum once a week;
- for regular golf club functions such as presentations;
- staff training venue;
- hosting golf related industry days / evenings with meals and refreshments;
- new member inductions;
- juniors and their families welcome and instruction evenings.

Dining Room

The Dining Room can better be labelled as golfers lounge and will be used: -

- as an extension of the ground floor Garden Lounge to provide members and social golfers facilities to gather together after and before golf for refreshments and meals. It is considered that the ground floor areas will be at full capacity during golf days;
- to provide an area for juniors to mingle after golf noting that the sports lounge will be off limits to under 18-year-olds and that Warringah Golf Club has almost 200 junior members being one of the largest in NSWs;
- to provide a quiet area for golfers to socialise with refreshments both before and after golf;
- for presentations after daily golf competitions;

Bar

The Bar is an integral part of the club house providing refreshments to the golf patrons in the Sports Bar and in the Dining / Lounge area on the 1st floor. It functions from 10am each day.

ISSUE 3: Licencing

RESPONSE:

The Golf Club has a club licence for its current operation on the golf course.

Once planning approval is received it is intended to apply for a licence (be that by way of a removal application or change of boundaries) for the new club. It is noted that whilst this can be done in advance, it will be set aside by Liquor and Gaming until such time as the appropriate planning approval is granted. and further that if the licence is supported by the local council which it is, then it is very unlikely to be refused.

The Golf Club has sought expert advice on this matter and provides this at attachment 4. Item 2 on page 5 - "Is it necessary to obtain prior development consent" puts in focus the need for planning approval to precede the grant of a club licence.

ISSUE 4: Management and Potential Outsourcing

RESPONSE:

All areas and facilities within the proposed club House will be operated by the Warringah Golf Club.

The kitchen may be operated by a third-party professional company specialising in the preparation of food however this will be under the management of the Golf Club and will not be independent or have the right to advertise the service.

The staff serving food and meals prepared by the kitchen will all be employed directly by the Golf Club.

The above arrangement will be similar to the current arrangement the club has with the caterer and Pro Shop at the existing facilities on Condamine Street.

Kind Regards,

A handwritten signature in black ink, appearing to read "Graeme McMullan".

Graeme McMullan
Applicant
Director
Warringah Golf Club

HEADS OF AGREEMENT – Warringah Golf Club – Proposed Club House site – corner Kentwell and Pittwater Roads, North Manly

The following terms and conditions form the basis of the proposed Ground Lease agreement for the future Golf Club House, Parking and Recreation facilities.

1.	Lessor	Northern Beaches Council (ABN 57 284 295 198)
2.	Lessee	Warringah Golf Club Limited (ACN 000 085 601)
3.	Lease Term	Twenty year term aligned to co-terminate with the adjacent Golf Course Lease (noting the intent of the parties is to realign the adjacent golf course lease to a new 20 year term). Lease subject to requirements of LGA 1993. At expiration of the Lease Term, if the Lessor has not given notice to terminate the lease, the Lessee shall continue as a monthly tenancy.
4.	Option Terms	Nil
5.	Lease Commencement Date	The earlier of Practical Completion of the Construction of the Golf Club House; or 36 months from the Construction Lease start date.
6.	Construction Lease	A Construction Lease shall be entered into by the Lessee and the Lessor for \$1 compensation per annum. The Construction Lease shall commence from handover of the Lease Area to the Lessee, or as otherwise agreed, and continue until the Lease Commencement Date.
7.	Lease Area	The proposed Club House is intended to be located on the northern part Lot 3 DP829465 (Annexure 1) pending site investigations. Based on initial concept plans, the Leased Area will comprise approximately 1,000 square metres of land area for the Clubhouse – subject to survey. A portion of Lot 3 DP829465 will be used by Council for the purpose of Community public parking, Tennis Courts and associated works.
8.	Access to Lease Area	The Lessee will provide access to the Lessor or their agents/sub-tenants: <ul style="list-style-type: none"> • to the Club House and provide specific office space for administration of Recreation Facilities • for drainage purposes or to traverse for the maintenance of Brookvale Creek • across the Clubhouse site for construction purposes on the Lessor’s part of Lot 3 DP829465. <p>Nil rental applies for any Council access to the lease area. Any other reasonable access will be provided across the lease area and Council land for the</p>

		running of the Golf Club House and Council facilities.
9.	Construction Responsibilities	<ul style="list-style-type: none"> • Building and improvements location determination and site planning – Council • Site investigation and Clearing – Council • Funding, design, planning approvals, and construction of clubhouse (including building size and function) – WGC (subject to Council consultation) • Funding, design and build car park – Council • Funding, design and build other community infrastructure – Council <p>The design of the Clubhouse is envisaged to include a welcoming entrance between the Lessor's Community Recreation Facilities and parking space and the Clubhouse area. It will also consider functionality of vehicular access, signage requirements and sustainability design principles. The design will have regard to the best commercial and community advantage of all the intended facilities.</p>
10.	Permitted Use	<p>The Leased Area will be used as a two storey Golf Clubhouse (Registered Club) comprising of the following indicative areas:</p> <p>Ground Floor</p> <ul style="list-style-type: none"> ○ Casual dining areas, indoor and outdoor (unrestricted public access) ○ Other Sport users' amenities (toilets and change areas) (unrestricted public access) ○ Council office for administration of Recreation Facilities/other sports ○ Golf Proshop ○ Offices and meeting rooms ○ Golf member amenities ○ Loading Dock ○ Cellar rooms <p>Upper Level</p> <ul style="list-style-type: none"> ○ Sports Bar ○ Dining Lounge ○ Function area ○ Kitchens ○ Amenities ○ Service store ○ Outside terrace <p>No poker machines permitted at the absolute discretion of the Lessor.</p>

		It is the Lessee's responsibility to ensure that the use complies with all necessary statutory and council requirements.
11.	Annual Rent	The first five years rent shall be \$1 per annum in recognition of the Lessee's capital investment in the form of the new Clubhouse. A market valuation will be undertaken to determine the rent for commencement of year 6. A market valuation of the land content (ie ground lease) will be undertaken.
12.	Rent Reviews	At each anniversary of the Lease Commencement date, the rent will be increased by CPI, with a Market Rent Review every 5 years. At the conclusion of the Lease Term, the parties agree that the Annual Rent under a new lease will reflect commercial market rates, determined through an agreed independent market valuation process for the land and improvements.
13.	Outgoings	Lessee is responsible for outgoings, which include, but are not limited to, their proportion of Council rates, water rates, land tax, building insurance, all government charges and levies arising from the Lessee's use and occupation of the Premises (if applicable).
14.	Other Costs	The Lessee will pay for telephone, gas, water and electricity used within the Leased Area, rubbish removal, pest control, fire protection, and the cost of any tenancy specific security system and overheads.
15.	Legal Fees	The Lessee is responsible for the Lessor's reasonable legal costs associated with the preparation and negotiation of the lease documents in accordance with Council's fees and charges.
16.	Lessor's Directions	The Lessee must comply with the Lessor's reasonable directions at all times regarding the operation and use of the Lease Area.
17.	Improvements / Renewals & Significant Maintenance Works	The Lessee shall not make any alterations to the Leased Area nor undertake any improvements to the Leased Area or to any facilities without first obtaining the written approval (Owners Consent) of the Lessor which shall not be unreasonably withheld.
18.	Capital Works and Fit out Works	The Lessee will be responsible for all capital works and fit-out works within the Leased Area and resulting from their occupation of the Leased Area, and accepts all of the associated works and cost responsibilities. All capital works and fit out works are to be carried out to a high quality of design and workmanship

		<p>and must be approved in writing by the Lessor. Such approval cannot be unreasonably withheld.</p> <p>The Lessee acknowledges that any alterations to the Leased Area will be carried out at the cost of the Lessee.</p> <p>The Lessee is to ensure they have all the required statutory authority approvals prior to the commencement of any works.</p> <p>The Lessee is to ensure the construction site is kept in a presentable manner for the duration of the construction.</p>
19.	Construction Stage Builder Approval	The Lessee is to provide the building contract, insurances to the Lessor for approval prior to starting works subject to Lessor approval which cannot be unreasonably withheld.
20.	Repairs & Maintenance	<p>The Lessee must keep the Premises (interior and exterior) and including waste pipes and drains in a good state of repair, fair wear and tear accepted.</p> <p>The Lessee will be responsible for the upkeep and maintenance of any capital works constructed by the Lessee after the commencement of this Lease agreement.</p>
21.	Cleaning	The Lessee will be required to maintain and keep the Premises clean and tidy and free from vermin or vagrancies. The Lessee should attempt to use environmentally friendly cleaning products as appropriate.
22.	Waste	The Lessee will be responsible for the disposal of waste from the premises and at the Lessee's expense.
23.	Air conditioning Plant	The Lessee must maintain air conditioning plant throughout the Lease Term, including at a minimum, having all systems professionally serviced every three months or to the appropriate standard for the relevant equipment. The renewal of air conditioning systems and equipment will be at the Lessee's cost.
24.	Signage / Display Banners	<p>The Lessee shall not install any external signage or display banners on the Premises without first obtaining the approval (Owners Consent) of the Lessor.</p> <p>Subject to the applicable Planning Regulations, the Lessor agrees that such consent will not be unreasonably withheld and furthermore acknowledges that the Lessee will require external signage along the premises.</p> <p>It is the Lessee's responsibility to ensure that they have all necessary statutory and council requirements regarding external signage.</p> <p>The Lessor is permitted to place Council branded statutory and regulatory signage and Council asset</p>

		<p>branding signage within the Lease Area, subject to the Lessee's approval, which cannot be unreasonably withheld.</p> <p>The Lessor is permitted the opportunity to have Council branding on construction site wrapping with branding space to be shared with the Lessor and Lessee.</p>
25.	Fire Protection	<p>The Lessee must maintain all fire safety devices (including sprinkler and fire alarm services) within the Leased Area in accordance with the Building Code of Australia (BCA) and relevant Australian Standards. The Lessee will be required to obtain approval from the Lessor before undertaking any fire protection modifications.</p> <p>The Lessee must provide copies of their annual fire safety statements on request.</p>
26.	Security	<p>The Lessee will be responsible for keeping the Premises locked and secured. The Lessee is responsible for any security cameras or security system installed by the Lessee (subject to Lessor's prior written consent).</p>
27.	Compliance with the District Park Plan of Management and Other Council Policies	<p>The Lessee must ensure it complies with the District Park Plan of Management 2015 (POM) or future POM over the site, as well as other Council's policies applicable to the Leased Area, including but not limited to the following:</p> <p>The Lessee must comply with the Northern Beaches Council's Single Use Plastic Policy, aimed at eliminating the use of single use plastics. As such the Lessee must minimise the use of plastic bags, balloons plates and cutlery. The Lessee should provide products and services that do not rely on single use plastics and promote alternatives to single use plastics. The Lessee must not distribute or sell plastic straws.</p> <p>The Lessee must comply with Council's <i>Waste Minimisation for Functions and Events</i> policy, aimed at promoting best practice waste management.</p> <p>The Leased Area is subject to Council's Smoke-free Public Places Policy.</p>
28.	Statutory Compliance	<p>The Lessee shall be responsible for ensuring that their use of the Leased Area complies with the development consent and any other statutory requirements for the Permitted Use at all times. Lessee must comply with all relevant legislation including but not limited to environmental health, hygiene, occupation health and safety etc.</p>

		Lessee must notify Council of any non-compliance and fines related to environmental health at the premises within 7 days of the non-compliance being identified, and provide Council permission to share and access this information between Council's relevant departments. The Lessee shall also be responsible for disclosing to the Lessor any non-compliance and fines that they may be issued by other divisions of Council, state or federal authorities relating to their leased area.
29.	Environmental Protection	The Lessee must comply with the Protection of the Environment Operations Act 1997, and must ensure that the surrounding area and people within the neighbourhood are not adversely affected. The Lessee shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.
30.	Food safety, handling and hygiene	<p>The Lessee must during the Lease Term for the portion of the food premises:</p> <ul style="list-style-type: none"> a) Comply with all relevant standards and regulations in the Australian New Zealand Food Standard Code and Food Act 2003. b) Ensure all food on the premises is protected from the likelihood of contamination during storage, display, preparation, transport and receipt. c) Ensure all food handlers have skills and knowledge in food safety and food hygiene. d) Maintain the food premises (Floors, walls and ceiling) and all equipment, fixtures and fittings in a clean and sanitary condition at all times. e) Ensure the food premises (Floors, walls and ceiling) and all equipment, fixtures and fittings (including the Lessor's fixtures and fittings) complies with Australian Standard AS4674 – 2004, Australian New Zealand Food Standard Code and Food Act 2003, and are designed, constructed and maintained so they can be easily and effectively cleaned, and not provide entry or harbourage to pests. f) Not cook without the installation of mechanical ventilation that complies with Australian Standard AS1668.2 – 2012. Note, this is at the absolute discretion of Lessor to consider approving this.

31.	Sale of Liquor	The sale of liquor within the Leased Area is permitted in compliance with any licence under the Liquor Act held by the Lessee in relation to the Leased Area, and alcohol must be served responsibly.
32.	Make Good	Ownership of any fixed improvements made by the Lessee during the term of the tenancy shall vest in the Lessor at the end of the Lease Term. Should the Lessor determine that part or all of the fixed improvements are not required the Lessee will be responsible to make-good at the completion of the Lease Term. This make-good may include the complete removal of improvements on the Lease area and return of the Lease area to its original condition at the discretion of the Lessor.
33.	Damage or Destruction	<p>If the whole or a significant part of the Premises is damaged or destroyed rendering the Premises inaccessible or substantially unfit for the Lessee's use and occupation and resulting in the Lessee being deprived of use of a substantial part of the Premises, then the Lessee must promptly:</p> <ul style="list-style-type: none"> (a) make the Premises (including the Improvements) safe and secure; (b) erect appropriate hoardings around the Premises to ensure the safety and security of the Premises; (c) clear all debris from the Premises; (d) give the Lessor a report from a structural engineer as to the structural stability of the Improvements; and (e) comply with any reasonable requirements or directions of the Lessor. <p>After complying with all of its obligations above, the Lessee must, at its cost, do one of the following, unless the Lessor directs otherwise:</p> <ul style="list-style-type: none"> (a) rebuild or reinstate the Premises (including the Improvements) in accordance with their original design, subject to any modifications as may be required by the Lessor and any competent Authority; or (b) demolish the Premises
34.	Insurances	<p>The Lessee will take out and maintain the following insurances;</p> <ul style="list-style-type: none"> a) The Lessee must maintain building insurance for the improvements during the Lease Term. b) \$20,000,000 public liability insurance for any one event, in the name(s) of the Lessee noting the interest of the Lessor. c) Fittings, fixtures and stock insurance; and d) Contractor's all risk policy in respect of the Lessee's Construction and Fit-out Works.

35.	Lease Bank Guarantee	An unconditional bank guarantee with no expiry date equivalent to three months gross market rent plus GST, in favour of the Lessor, will be required as security from the commencement of Year 6.
36.	Sub-lease, Transfer or Assignment	The Lessee shall not sublet or otherwise deal with the Premises without the consent of the Lessor, which is at the Lessors absolute discretion. The Lessee does not have the right to assign or transfer the Lease.
37.	Access	Access to the Lease Area will be provided, upon confirmation by the Lessor that they have received a properly executed, valid lease in terms acceptable to the Lessor, and confirmation of all insurances. The Lessee must permit to the Lessor access without prior notice if required for an emergency or to undertake necessary urgent repairs.
38.	Telecommunications Facilities	The Lessor shall be entitled to use any part of the Premises for the erection of any telephone communications equipment for use by the Lessor and telecommunications "carriers" (within the meaning of the Telecommunications Act 1997 (Cth)) and their agents and may enter into any arrangement with such persons following consultation with the Lessee. The Lessor agrees that the installation of such equipment cannot interfere with the Lessee's current or future operations.
39.	Ownership of Improvements	During the initial Lease Term the Improvements shall be an asset of the Lessee. Upon termination of the initial Lease Term improvements shall become the asset of the Lessor, unless the Lessor requires complete removal of the Asset by the Lessee.
40.	Condition of Lease Area	The Lessor is providing the Lease Area "as is" to the Lessee, subject to the responsibilities in clause 9
41.	Lease Approval	This Lease is subject to contract, and the approval process as required under the Local Government Act. As such the proposed lease will need to be publicly notified as required for community classified land. This includes any necessary PPP approval process as detailed by the Office of Local Government https://www.olg.nsw.gov.au/councils/policy-and-legislation/guidelines-and-policy-information-resources-for-councils/public-private-partnerships/

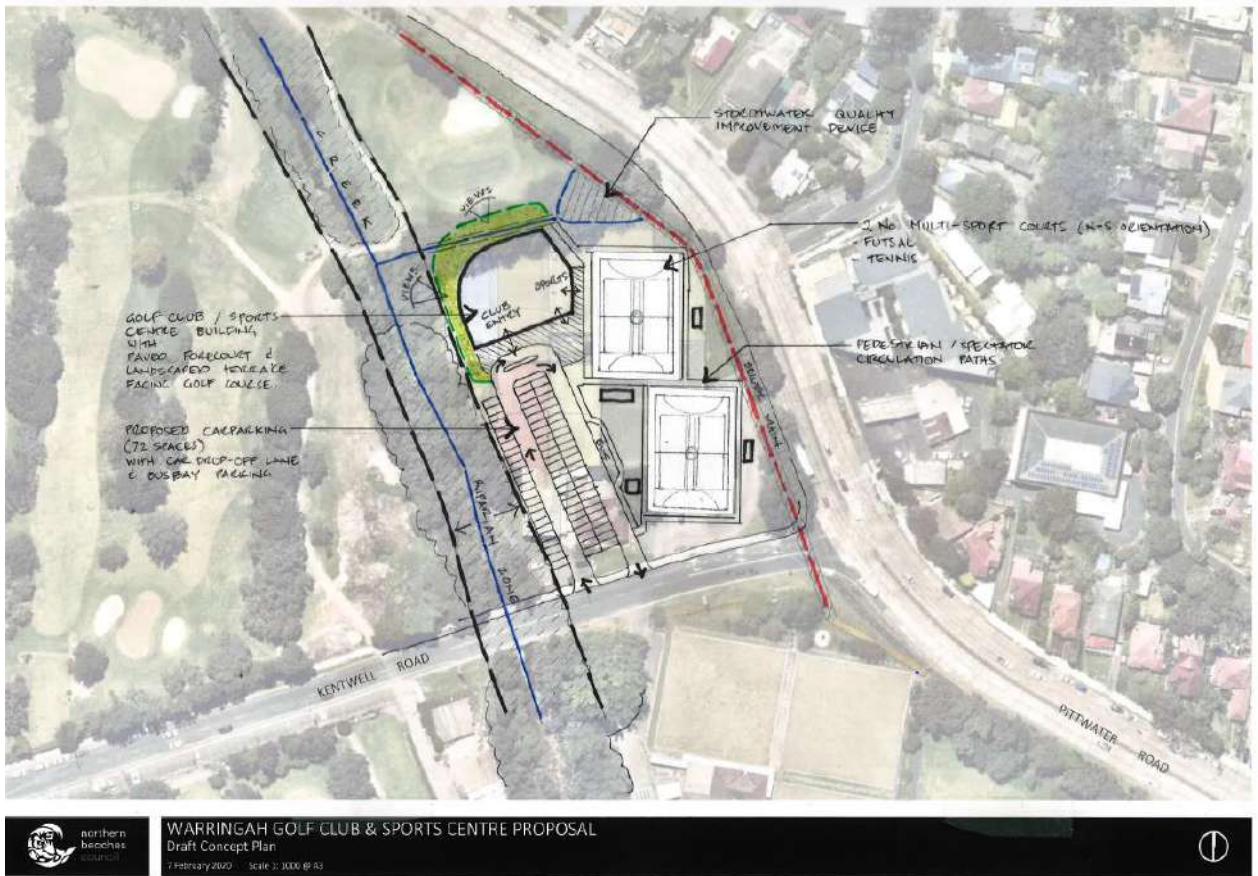
Name: Ray Brownlee
Position: CEO
For and on behalf of
Northern Beaches Council

Name: Scott Campbell
Position: President
For and on behalf of
Warringah Golf Club

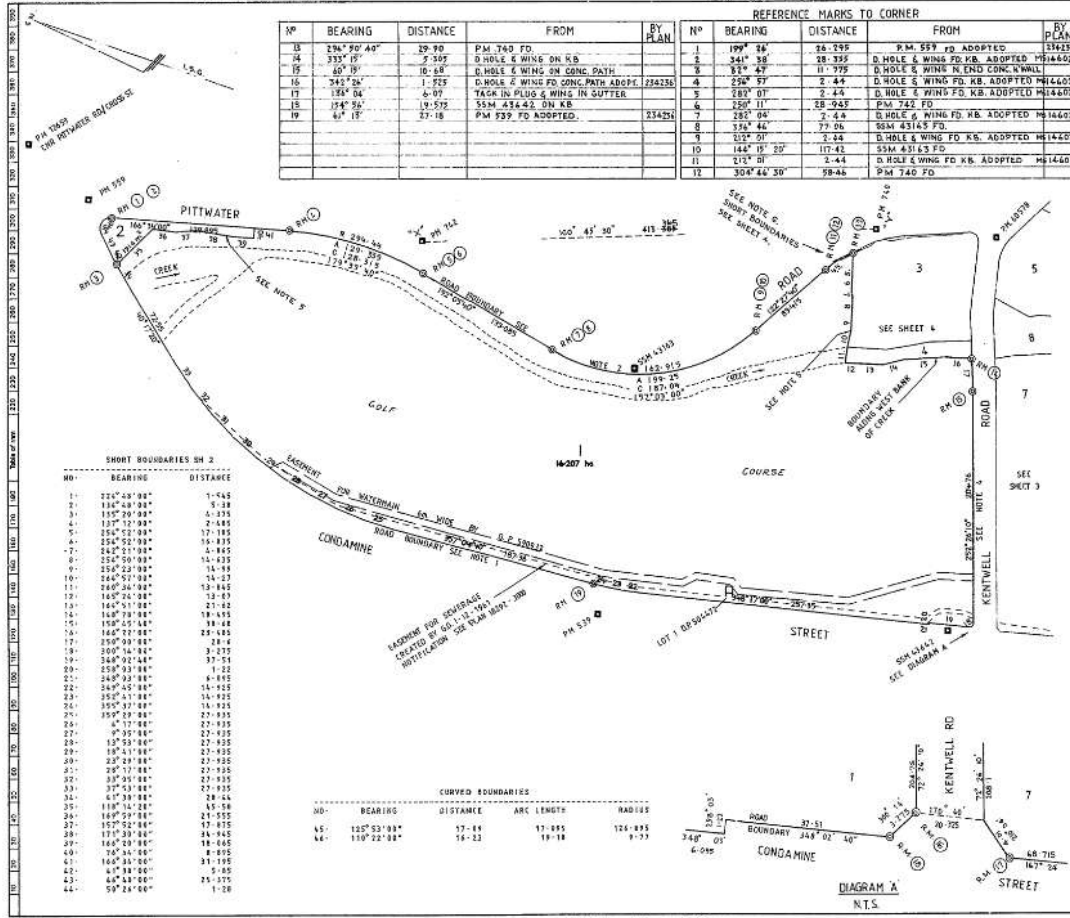
Date:

Date:

Annexure 1



Concept Plan (subject to approval and site investigations)



NO	BEARING	DISTANCE	FROM	BY PLAN
13	274° 20' 40"	29.90	P.M. 740 F.D.	
14	335° 15'	2.507	D. HOLE & WING ON K.B.	
15	65° 35'	10.187	D. HOLE & WING ON CONC. PATH	
16	345° 24'	1.823	D. HOLE & WING F.D. CONC. PATH ADOP.	234238
17	181° 04'	6.07	TACK IN PLUS & WING IN GUTTER	
18	274° 20' 40"	19.572	S&M 43145 F.D. ON K.B.	
19	67° 18'	27.18	P.M. 539 F.D. ADOPTED.	234254

NO	BEARING	DISTANCE	FROM	BY PLAN
1	199° 24'	28.239	P.M. 539 F.D. ADOPTED.	234238
2	341° 38'	28.399	D. HOLE & WING F.D. K.B. ADOPTED.	1914602
3	334° 47'	11.799	D. HOLE & WING TO END CONC. WALL	
4	298° 57'	2.44	D. HOLE & WING F.D. K.B. ADOPTED.	1914601
5	287° 07'	2.44	D. HOLE & WING F.D. K.B. ADOPTED.	1914601
6	250° 11'	28.949	P.M. 742 F.D.	
7	285° 04'	2.44	D. HOLE & WING F.D. K.B. ADOPTED.	1914602
8	334° 44'	77.06	S&M 43145 F.D.	
9	102° 20'	1.86	D. HOLE & WING F.D. K.B. ADOPTED.	1914602
10	144° 09' 20"	107.62	S&M 43145 F.D.	
11	073° 01'	2.44	D. HOLE & WING F.D. K.B. ADOPTED.	1914601
12	304° 44' 50"	58.86	P.M. 740 F.D.	

DP 829465

Registered 15/7/1993

B Richards

Surveyor registered with the Surveyors Act 2003

This is sheet 2 of a total of 4 sheets prepared by me. Certificate No. 2477. DATED 16 JULY 1993

B Richards

As only where cases in conflict in any plan or plan sheet.

NOTES

- CONDAMINE STREET ROAD BOUNDARY BETWEEN LOT 7 & CAMPBELL PARADE FIXED FROM D.P. 234238 SURVEY PLAN 1983 ADOPTING D.P. 755 FROM P.M. 539 P.M. 539 R.H. (D.P. 515 PARTIAL SURVEY)
- PITTSWATER ROAD BOUNDARY BETWEEN LOT 2 & KENTWELL ROAD FIXED FROM REGISTERED SURVEY PLAN N° 1602 3000(2ND) SURVEY TO AND ADOPTING PLAN TIES FROM BEARINGS (1) (2) (3) (4) (5) (6) (7) (8) FOUND.
- BANK OF CREEK SHOWN THIS.
- KENTWELL ROAD BOUNDARY FIXED FROM REGISTERED SURVEY PLAN 8022(3000) LINKING D.P. 234236 SURVEY TO PLAN 7402 SURVEY (PARTIAL SURVEY)
- BOUNDARY DEFINED BY EXISTING QUAINWIRE FENCE. BOUNDARY ANGLES MARKED BY PAINTED CENTRE PUNCH MARK WITH WING ON STEEL POSTS.
- BOUNDARY DEFINED BY SOUTH WEST FACE OF STONE WALL ADOPTING DIMENSIONS GIVEN ON PLAN N° 1602 3000(PARTIAL SURVEY)

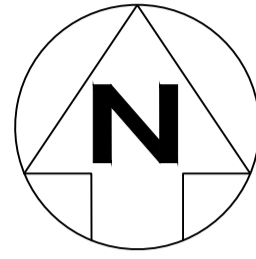
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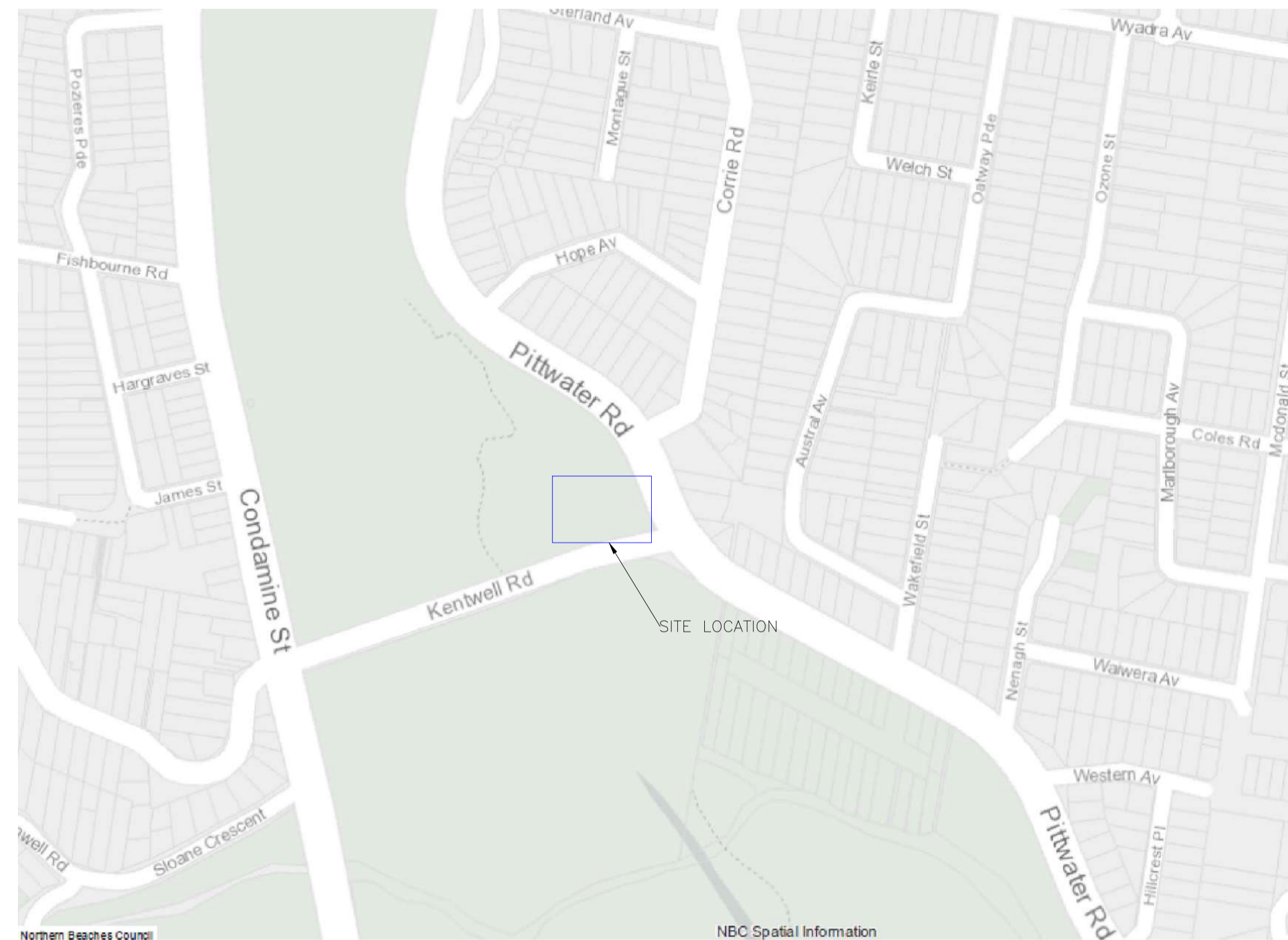
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10 20 30 40 50 60 70 Table of mm 110 120 130 140

Lot 3 is the proposed shared Clubhouse and Council areas



PROPOSED CARPARK UPGRADE KENTWELL ROAD, NORTH MANLY



LOCALITY PLAN
NOT TO SCALE

CAUTION – EXCAVATING NEAR TREES TO BE RETAINED

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SET-OUT SCHEDULE

POINT	EASTING	NORTHING	REMARKS
1	339802.78	6261391.98	ALIGNMENT 1 – EASTERN CARPARK CENTRE-LINE
1A	339802.10	6261394.21	ALIGNMENT 1
1B	339804.87	6261399.22	ALIGNMENT 1
2A	339825.84	6261406.10	ALIGNMENT 1
2B	339829.76	6261414.15	ALIGNMENT 1
2	339827.88	6261418.72	ALIGNMENT 1
3	339802.31	6261481.19	ALIGNMENT 1
4	339709.35	6261362.01	ALIGNMENT 4 – WESTERN CARPARK CENTRE-LINE
5	339704.52	6261371.20	ALIGNMENT 4
6	339702.98	6261374.99	ALIGNMENT 4
7	339693.58	6261398.15	ALIGNMENT 4
8	339687.72	6261412.56	ALIGNMENT 4
9	339687.33	6261414.41	ALIGNMENT 4
10	339686.68	6261433.43	ALIGNMENT 4

DRAWING INDEX

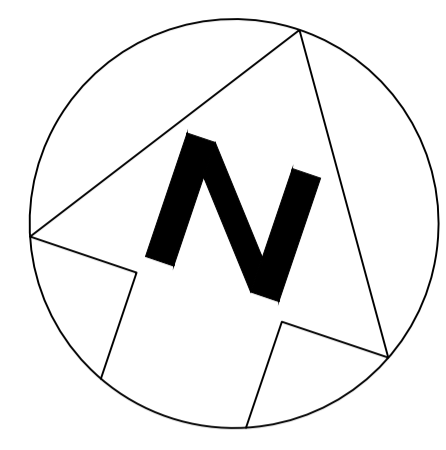
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1000	COVER SHEET, LOCALITY PLAN AND INDEX
2000	GENERAL ARRANGEMENT SHEET 1
3000	CIVIL WORKS & SET-OUT PLAN SHEET 1
3001	CIVIL WORKS & SET-OUT PLAN SHEET 2
3002	CIVIL WORKS & SET-OUT PLAN SHEET 3
3003	CIVIL WORKS & SET-OUT PLAN SHEET 4
4000	LONGITUDINAL SECTIONS
5000 TO 5002	CROSS SECTIONS – ALIGNMENT 1
5003 TO 5006	CROSS SECTIONS – ALIGNMENT 4
6000	STANDARD DETAILS SHEET 1
6001	STANDARD DETAILS SHEET 2
6002	STANDARD DETAILS SHEET 3
6003	STANDARD DETAILS SHEET 4

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		CO-ORD SYSTEM: MGA	PRELIMINARY	DESIGN APPROVED
		SURVEYED: N.A.	DRAWN BY: THOMAS LAU	DESIGNED BY: THOMAS LAU
		WORK-AS-EXECUTED	DATED: 10/10/22	DATED: 10/10/22
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	INITIATED BY: RICHARD PARRY	APPROVED BY: *****
1	10/10/22	INITIATE DRAWINGS	DATE: **/**/****	APPROVED BY: THOMAS LAU
No	DATE	AMENDMENTS	INITIALS	PRINCIPAL ENGINEER

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PROJ. MGR: N.A.	0 0.2 0.4 0.6 0.8 1 METRES 1:40 @ A3
DATE: (**/**/****)	0 0.5 1.0 1.5 2.0 2.5 METRES 1:100 @ A3
APPROVED BY: THOMAS LAU	
PRINCIPAL ENGINEER	



CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITWATER ROAD
INDEX SHEET
COVER SHEET
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-1000 | REVISION: 2



SHEET 4

SHEET 2

PLAN SHEET 4
SCALE

PLAN SHEET 2
SCALE

SHEET 3

SHEET 1

PLAN SHEET 3
SCALE

PLAN SHEET 1
SCALE

GENERAL ARRANGEMENT PLAN



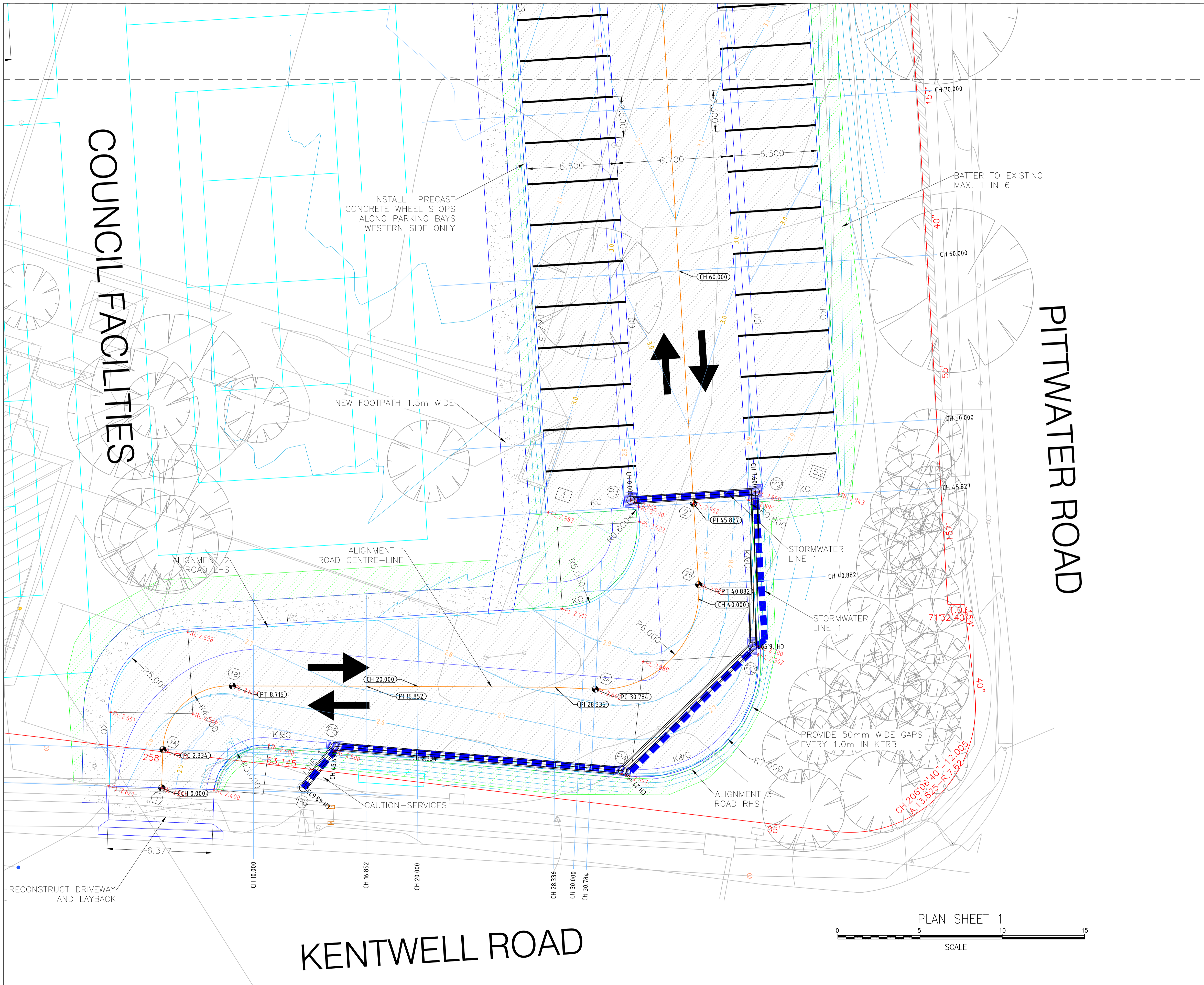
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			CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
			SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
			WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	BY: N.A.	DATED: 10/10/22	
1	10/10/22	INITIATE DRAWINGS	INITIATED BY: RICHARD PARRY	APPROVED BY: *****	
No	DATE	AMENDMENTS	DATE: **/**/****	PRINCIPAL ENGINEER	



northern beaches council

CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
GENERAL ARRANGEMENT PLAN
SHEET 1
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-2000 | REVISION: 2



LEGEND

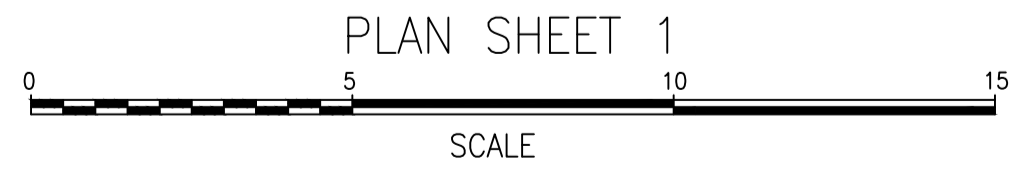
- ASPHALT (AC14) 50mm MIN. THICK ON 250mm DGB20 (UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT)
- CONCRETE 25MPa COMPRESSIVE STRENGTH 130mm MIN. THICK PLAIN CONCRETE COVE FINISH
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- ALIGNMENT CHAINAGE (AT TANGENT POINT)
- ALIGNMENT CHAINAGE (AT INTERSECTION POINT)
- DESIGN CONTOUR AT 0.1m INTERVALS OR AS SPECIFIED
- ALIGNMENT CHAINAGE CORRESPONDING TO A CROSS SECTION
- NODE TO ISG COORDINATES WITH DESIGN FINISHED SURFACE LEVEL. (mAHD)
- SET-OUT POINT WITH NODE IDENTIFIER
- STANDARD 150 HIGH PLAIN CONCRETE KERB AND GUTTER. STEEL TROWEL FINISH
- CONCRETE ROLLED KERB AND TOE. PLAIN CONCRETE. STEEL TROWEL FINISH
- CONCRETE DISH DRAIN 900 WIDE PLAIN CONCRETE. STEEL TROWEL FINISH
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- CONCRETE FLUSH KERB OR EDGE STRIP 150mm WIDE. PLAIN CONCRETE. STEEL TROWEL FINISH

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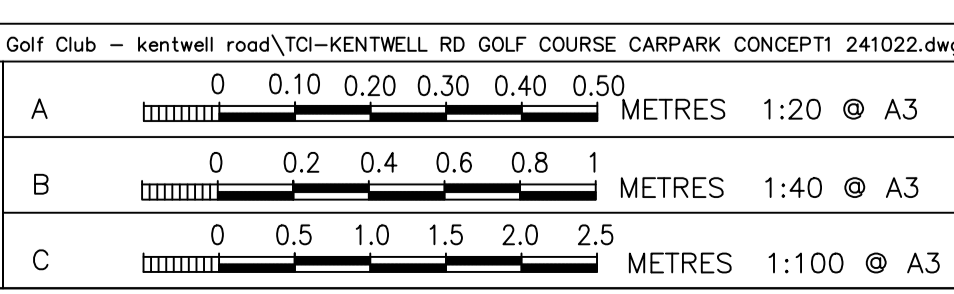


No	DATE	AMENDMENTS	INITIALS
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1	10/10/22	INITIATE DRAWINGS	TL
		AMENDMENTS	INITIALS

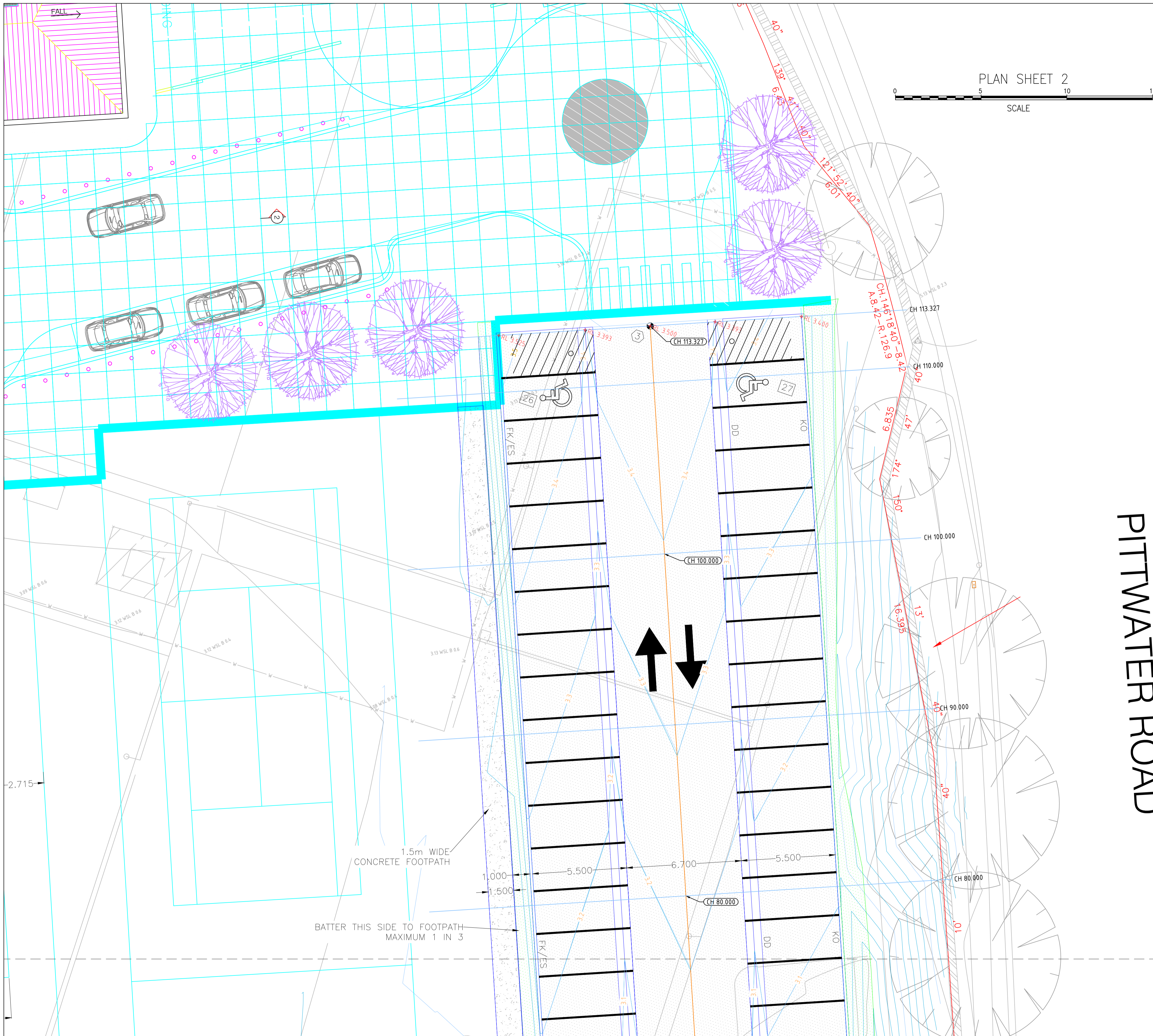
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SURVEYED: N.A.	DESIGN APPROVED
WORK-AS-EXECUTED	APPROVED FOR CONSTRUCTION
BY: N.A.	PROJ. MGR: N.A.
DATE: **/**/****	DATE: (**/**/****)
INITIATED BY: RICHARD PARRY (SNR PROJECT MANAGER)	APPROVED BY: THOMAS LAU PRINCIPAL ENGINEER

DESIGNED BY: THOMAS LAU	DATED: 10/10/22
APPROVED BY: *****	PRINCIPAL ENGINEER

APPROVED BY: THOMAS LAU	PRINCIPAL ENGINEER
-------------------------	--------------------



CARPARK
 KENTWELL ROAD, NORTH MANLY
 INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
 CIVIL WORKS AND SET-OUT PLAN
 SHEET 1
 DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-3000 REVISION: 2



PLAN SHEET 2
SCALE

PITTWATER ROAD

LEGEND	
	ASPHALT (AC14) 50mm MIN. THICK ON 250mm DGB20 (UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT)
	CONCRETE 25MPa COMPRESSIVE STRENGTH 130mm MIN. THICK PLAIN CONCRETE COVE FINISH
	ALIGNMENT CHAINAGE (STRAIGHT ALIGNMENT)
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	NODE TO ISG COORDINATES WITH DESIGN FINISHED SURFACE LEVEL. (mAHD)
	SET-OUT POINT WITH NODE IDENTIFIER
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- IT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ACTIVITY ON OR ADJACENT TO THE SITE TO OBTAIN UPDATED SERVICES DIAGRAMS THROUGH A DIAL-BEFORE-YOU-DIG SEARCH AND PHYSICAL SEARCH TO ESTABLISH AND CONFIRM THE EXACT LOCATION/S AND DEPTH/S OF ALL UNDERGROUND SERVICES, PRIOR TO COMMENCEMENT.

CAUTION – EXCAVATING NEAR TREES TO BE RETAINED

- CAREFULLY EXCAVATE WITH A TRENCHING MACHINE UP TO 2.0 METERS FROM THE BASE OF THE TREE. A SPOTTER IS TO BE USED TO GUIDE THE MACHINE AND AVOID DAMAGE TO THE TREE ROOTS. THE EXCAVATOR IS TO USE A FLAT BLADE BUCKET WITH NO TEETH.
- EXCAVATION BY HAND DIGGING SHALL BE EMPLOYED WITHIN 2.0 METERS ON EITHER SIDE OF THE TREE AND WITHIN 2.0 METERS OF THE TREE TRUNK.
- NO TREE ROOT GREATER THAN 40mm IN DIAMETER ARE TO BE CUT WITHOUT PRIOR INSPECTION AND APPROVAL BY COUNCIL'S TREE SERVICES.
- TREE ROOTS LESS THAN 40mm IN DIAMETER ARE TO BE CLEAN CUT WITH A SHARP IMPLEMENT.
- NO MATERIAL IS TO BE STORED UNDER TREES TO BE RETAINED OR AGAINST THE TREE'S TRUNK. GROUND PROTECTION MAY NEED TO BE EMPLOYED AS PER AS 4970-2009 "PROTECTION OF TREES ON DEVELOPMENT SITES", SECTION 4.5.3.
- WHERE INSTRUCTED BY COUNCIL'S TREE SERVICES, TREE PROTECTION BATONS ARE TO BE PLACED AROUND THE TREE TRUNK AS PER AS 4970-2009, SECTION 4.5.2 AND FIGURE 4.
- WHERE THERE IS DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS OR A LIKELY PHYSICAL CONSTRAINT ENCOUNTERED BETWEEN THE TREE TO BE RETAINED AND THE INFRASTRUCTURE THAT IS TO BE INSTALLED, AN ALTERNATIVE DESIGN MAY NEED TO BE EMPLOYED. IN THIS SITUATION, STOP ALL WORK IN PROXIMITY OF THE TREE TO BE RETAINED AND CONSULT WITH COUNCIL'S PROJECT ENGINEER IMMEDIATELY. TREE SERVICES IN COLLABORATION WITH THE DESIGNER WILL THEN PROVIDE ADVICE ON THE MODIFICATIONS REQUIRED.
- IF IN DOUBT – PLEASE SEEK ADVICE FROM COUNCIL'S TREE SERVICES BEFORE PROCEEDING WITH WORKS.
- FAILURE TO ADHERE TO ANY OF THESE REQUIREMENTS WILL RESULT IN THE CONTRACTOR TO BEAR ALL COSTS ASSOCIATED WITH THE REMEDIATION OR EQUIVALENT REPLACEMENT OF THE TREE TO BE RETAINED.

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022
CO-ORD SYSTEM: MGA	DESIGN APPROVED
SURVEYED: N.A.	DRAWN BY: THOMAS LAU
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU
BY: N.A.	DATED: 10/10/22
DATE: **/**/****	INITIATED BY: RICHARD PARRY
	APPROVED BY: *****
	PRINCIPAL ENGINEER

FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
APPROVED FOR CONSTRUCTION
PROJ. MGR: N.A.
DATE: (**/**/****)
APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER

0 0.10 0.20 0.30 0.40 0.50 METRES 1:20 @ A3
0 0.2 0.4 0.6 0.8 1 METRES 1:40 @ A3
0 0.5 1.0 1.5 2.0 2.5 METRES 1:100 @ A3



CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
CIVIL WORKS AND SET-OUT PLAN
SHEET 2
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-3001 | REVISION: 2

CREEK

PLAN SHEET 4

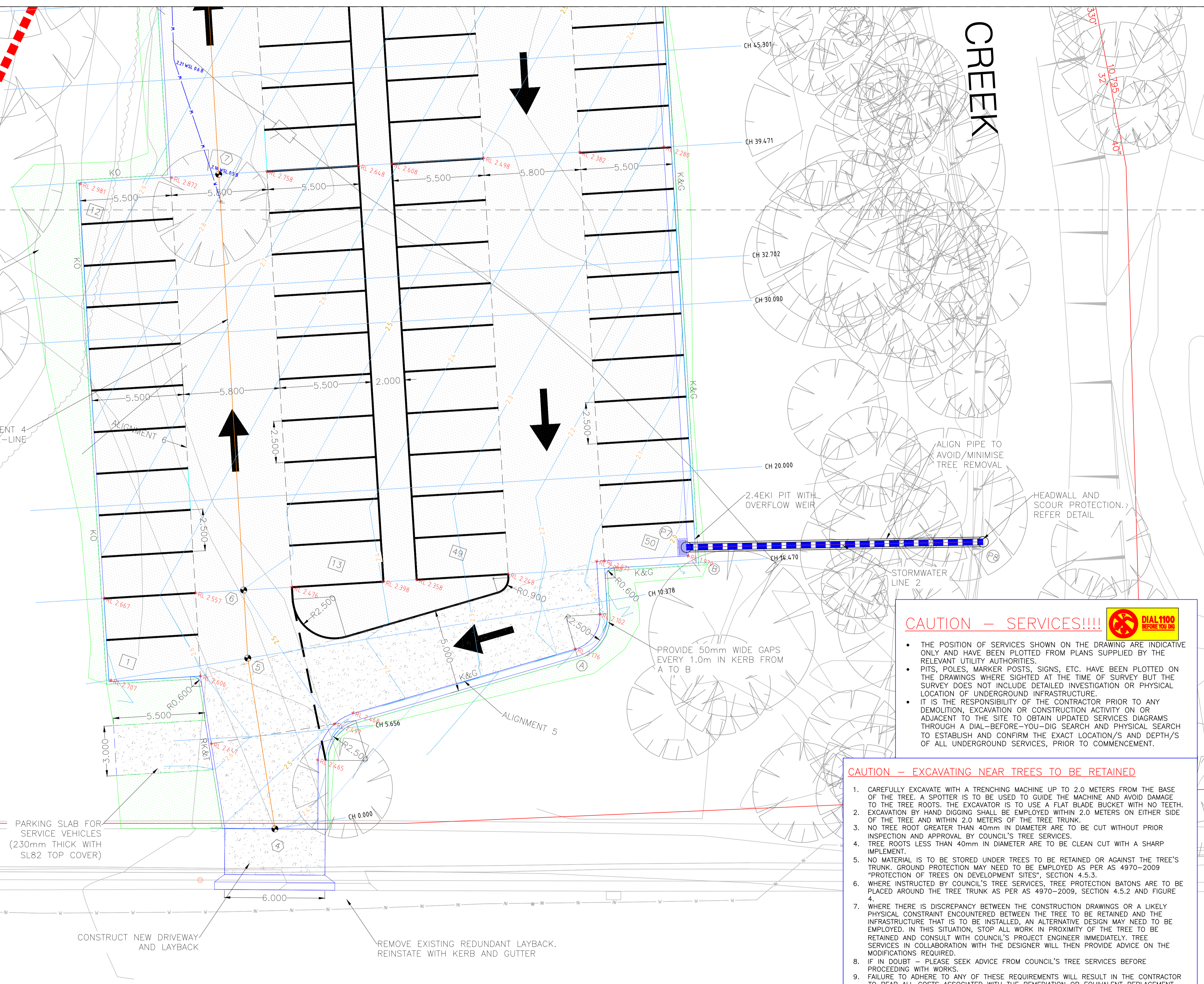


PLAN SHEET 3



LEGEND

- ASPHALT (AC14) 50mm MIN. THICK ON 250mm DGB20 (UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT)
- CONCRETE 25MPa COMPRESSIVE STRENGTH 130mm MIN. THICK PLAIN CONCRETE COVE FINISH
- ALIGNMENT CHAINAGE (STRAIGHT ALIGNMENT)
- ALIGNMENT CHAINAGE (AT TANGENT POINT)
- ALIGNMENT CHAINAGE (AT INTERSECTION POINT)
- DESIGN CONTOUR AT 0.1m INTERVALS OR AS SPECIFIED
- ALIGNMENT CHAINAGE CORRESPONDING TO A CROSS SECTION
- NODE TO ISG COORDINATES WITH DESIGN FINISHED SURFACE LEVEL. (mAHD)
- SET-OUT POINT WITH NODE IDENTIFIER
- STANDARD 150 HIGH PLAIN CONCRETE KERB AND GUTTER. STEEL TROWEL FINISH
- CONCRETE ROLLED KERB AND TOE. PLAIN CONCRETE. STEEL TROWEL FINISH
- CONCRETE DISH DRAIN 900 WIDE PLAIN CONCRETE. STEEL TROWEL FINISH
- 150 HIGH KERB ONLY. PLAIN CONCRETE. STEEL TROWEL FINISH
- CONCRETE FLUSH KERB OR EDGE STRIP 150mm WIDE. PLAIN CONCRETE. STEEL TROWEL FINISH



CAUTION – SERVICES!!!!

- THE POSITION OF SERVICES SHOWN ON THE DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY THE RELEVANT UTILITY AUTHORITIES.
- PITS, POLES, MARKER POSTS, SIGNS, ETC. HAVE BEEN PLOTTED ON THE DRAWINGS WHERE SIGHTED AT THE TIME OF SURVEY BUT THE SURVEY DOES NOT INCLUDE DETAILED INVESTIGATION OR PHYSICAL LOCATION OF UNDERGROUND INFRASTRUCTURE.
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CAUTION – EXCAVATING NEAR TREES TO BE RETAINED

1. CAREFULLY EXCAVATE WITH A TRENCHING MACHINE UP TO 2.0 METERS FROM THE BASE OF THE TREE. A SPOTTER IS TO BE USED TO GUIDE THE MACHINE AND AVOID DAMAGE TO THE TREE ROOTS. THE EXCAVATOR IS TO USE A FLAT BLADE BUCKET WITH NO TEETH.
2. EXCAVATION BY HAND DIGGING SHALL BE EMPLOYED WITHIN 2.0 METERS ON EITHER SIDE OF THE TREE AND WITHIN 2.0 METERS OF THE TREE TRUNK.
3. NO TREE ROOT GREATER THAN 40mm IN DIAMETER ARE TO BE CUT WITHOUT PRIOR INSPECTION AND APPROVAL BY COUNCIL'S TREE SERVICES.
4. TREE ROOTS LESS THAN 40mm IN DIAMETER ARE TO BE CLEAN CUT WITH A SHARP IMPLEMENT.
5. NO MATERIAL IS TO BE STORED UNDER TREES TO BE RETAINED OR AGAINST THE TREE'S TRUNK. GROUND PROTECTION MAY NEED TO BE EMPLOYED AS PER AS 4970-2009 "PROTECTION OF TREES ON DEVELOPMENT SITES", SECTION 4.5.3.
6. WHERE INSTRUCTED BY COUNCIL'S TREE SERVICES, TREE PROTECTION BATONS ARE TO BE PLACED AROUND THE TREE TRUNK AS PER AS 4970-2009, SECTION 4.5.2 AND FIGURE 4.
7. WHERE THERE IS DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS OR A LIKELY PHYSICAL CONSTRAINT ENCOUNTERED BETWEEN THE TREE TO BE RETAINED AND THE INFRASTRUCTURE THAT IS TO BE INSTALLED, AN ALTERNATIVE DESIGN MAY NEED TO BE EMPLOYED. IN THIS SITUATION, STOP ALL WORK IN PROXIMITY OF THE TREE TO BE RETAINED AND CONSULT WITH COUNCIL'S PROJECT ENGINEER IMMEDIATELY. TREE SERVICES IN COLLABORATION WITH THE DESIGNER WILL THEN PROVIDE ADVICE ON THE MODIFICATIONS REQUIRED.
8. IF IN DOUBT – PLEASE SEEK ADVICE FROM COUNCIL'S TREE SERVICES BEFORE PROCEEDING WITH WORKS.
9. FAILURE TO ADHERE TO ANY OF THESE REQUIREMENTS WILL RESULT IN THE CONTRACTOR TO BEAR ALL COSTS ASSOCIATED WITH THE REMEDIATION OR EQUIVALENT REPLACEMENT OF THE TREE TO BE RETAINED.

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
BY: N.A.	DATED: 10/10/22	DATE: (**/**/****)
INITIATED BY: RICHARD PARRY	APPROVED BY: *****	APPROVED BY: THOMAS LAU
INITIALS	PRINCIPAL ENGINEER	PRINCIPAL ENGINEER










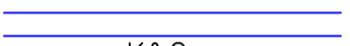




NO	DATE	AMENDMENTS	INITIALS
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1	10/10/22	INITIATE DRAWINGS	TL

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B	0 0.2 0.4 0.6 0.8 1	METRES 1:40 @ A3
C	0 0.5 1.0 1.5 2.0 2.5	METRES 1:100 @ A3



CARPARK
 KENTWELL ROAD, NORTH MANLY
 INTERSECTION OF KENTWELL ROAD AND PITWATER ROAD
 CIVIL WORKS AND SET-OUT PLAN
 SHEET 3
 DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-3002 | REVISION: 2

LEGEND

-  ASPHALT (AC14) 50mm MIN. THICK ON 250mm DBB20 (UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT)
-  CONCRETE 25MPa COMPRESSIVE STRENGTH 130mm MIN. THICK PLAIN CONCRETE COVE FINISH
-  ALIGNMENT CHAINAGE (STRAIGHT ALIGNMENT)
-  ALIGNMENT CHAINAGE (AT TANGENT POINT)
-  ALIGNMENT CHAINAGE (AT INTERSECTION POINT)
-  DESIGN CONTOUR AT 0.1m INTERVALS OR AS SPECIFIED
-  ALIGNMENT CHAINAGE CORRESPONDING TO A CROSS SECTION
-  NODE TO ISG COORDINATES WITH DESIGN FINISHED SURFACE LEVEL. (mAHD)
-  SET-OUT POINT WITH NODE IDENTIFIER
-  STANDARD 150 HIGH PLAIN CONCRETE KERB AND GUTTER. STEEL TROWEL FINISH
-  CONCRETE ROLLED KERB AND TOE. PLAIN CONCRETE. STEEL TROWEL FINISH
-  CONCRETE DISH DRAIN 900 WIDE PLAIN CONCRETE. STEEL TROWEL FINISH
-  150 HIGH KERB ONLY. PLAIN CONCRETE. STEEL TROWEL FINISH
-  CONCRETE FLUSH KERB OR EDGE STRIP 150mm WIDE. PLAIN CONCRETE. STEEL TROWEL FINISH

12m HIGH GOLF BARRIER, DYNEEMA NETTING OR EQUIVALENT. APPROX. LOCATION ONLY. EXACT POSITION TO BE SPECIFIED BY OTHERS

CONCRETE FOOTPATH SLAB 75mm THICK UNREINFORCED

FUTURE PEDESTRIAN FOOTBRIDGE

BROOKVALE CREEK

CAUTION – SERVICES!!!!



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PLAN SHEET 4



SCALE

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell rd\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
BY: N.A.	DATED: 10/10/22	
TL	INITIATED BY: RICHARD PARRY	APPROVED BY: THOMAS LAU
	DATE: **/**/****	PRINCIPAL ENGINEER
	(SNR PROJECT MANAGER)	PRINCIPAL ENGINEER

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METRES 1:20 @ A3					
0	0.2	0.4	0.6	0.8	1
METRES 1:40 @ A3					
0	0.5	1.0	1.5	2.0	2.5
METRES 1:100 @ A3					

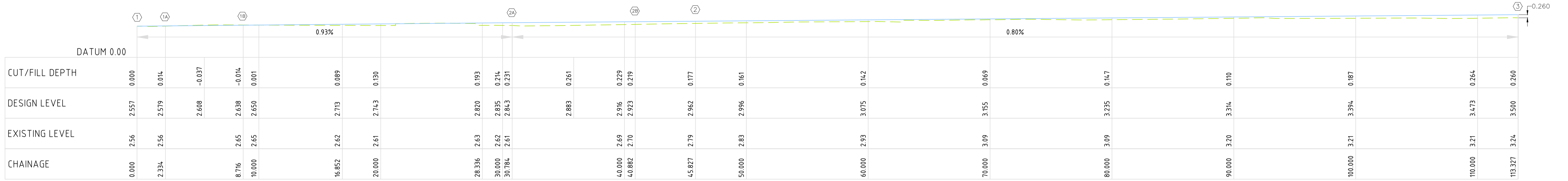
APPROVED FOR CONSTRUCTION	DATE: (**/**/****)
APPROVED BY: THOMAS LAU	PRINCIPAL ENGINEER

APPROVED FOR CONSTRUCTION	DATE: (**/**/****)
APPROVED BY: THOMAS LAU	PRINCIPAL ENGINEER

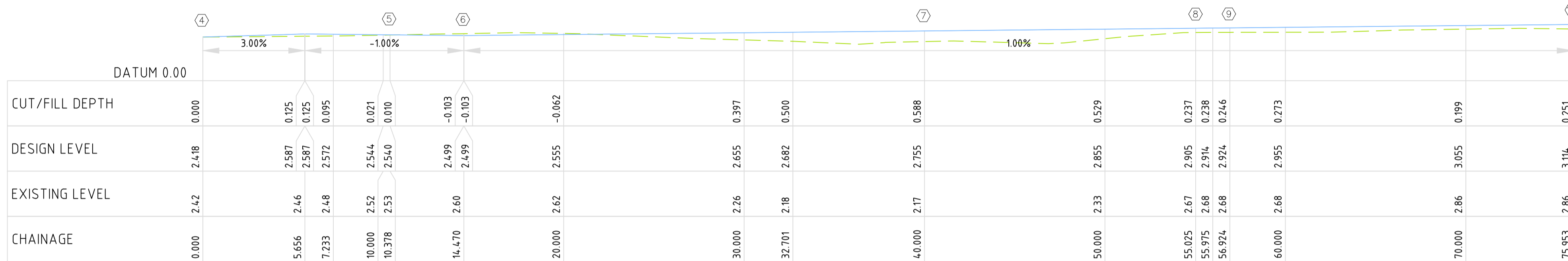
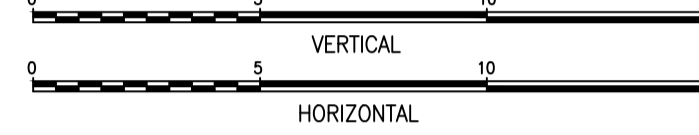
APPROVED FOR CONSTRUCTION	DATE: (**/**/****)
APPROVED BY: THOMAS LAU	PRINCIPAL ENGINEER



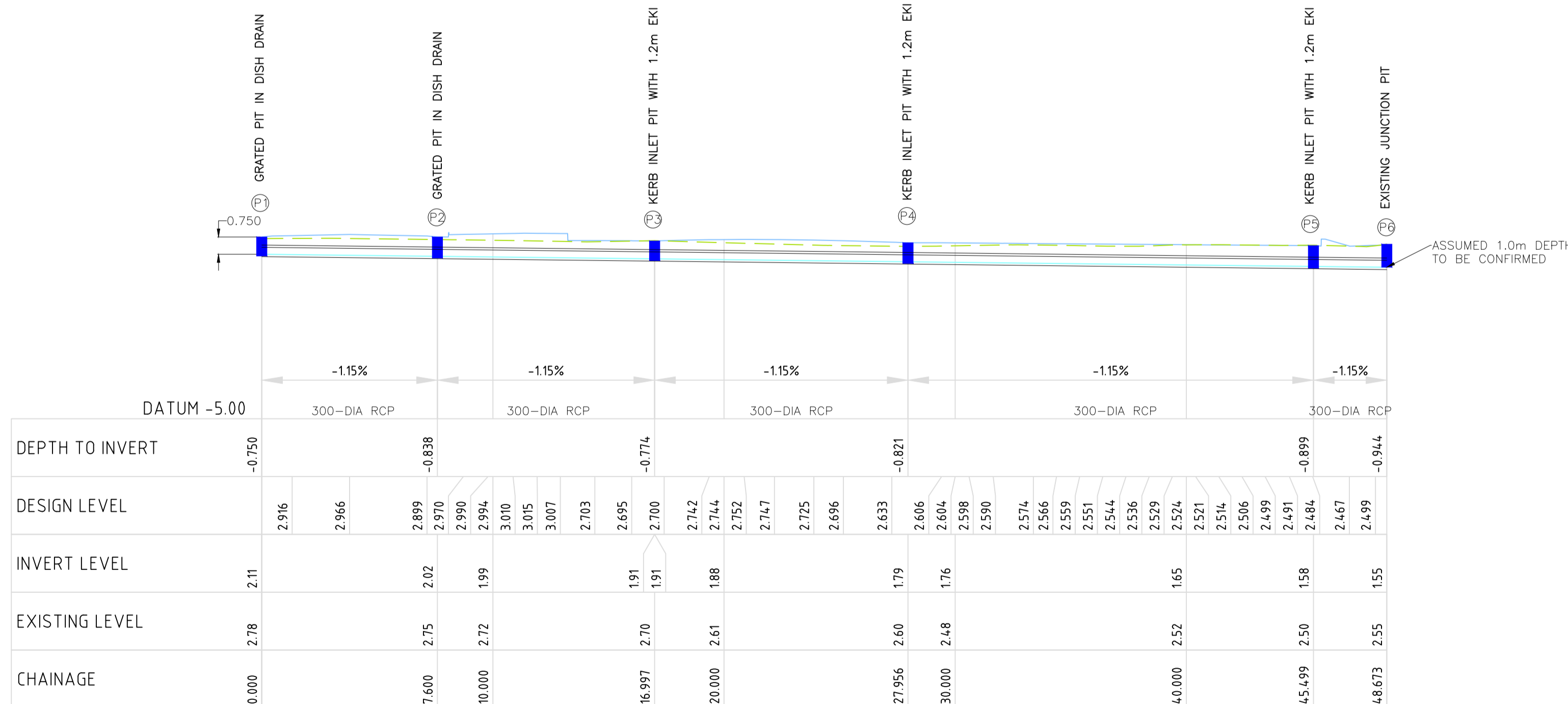
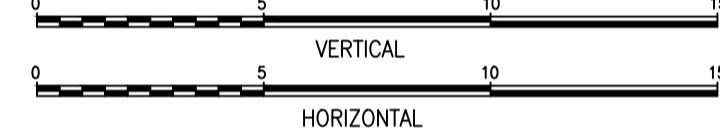
CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITWATER ROAD
CIVIL WORKS AND SET-OUT PLAN
SHEET 4
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-3003 | REVISION: 2



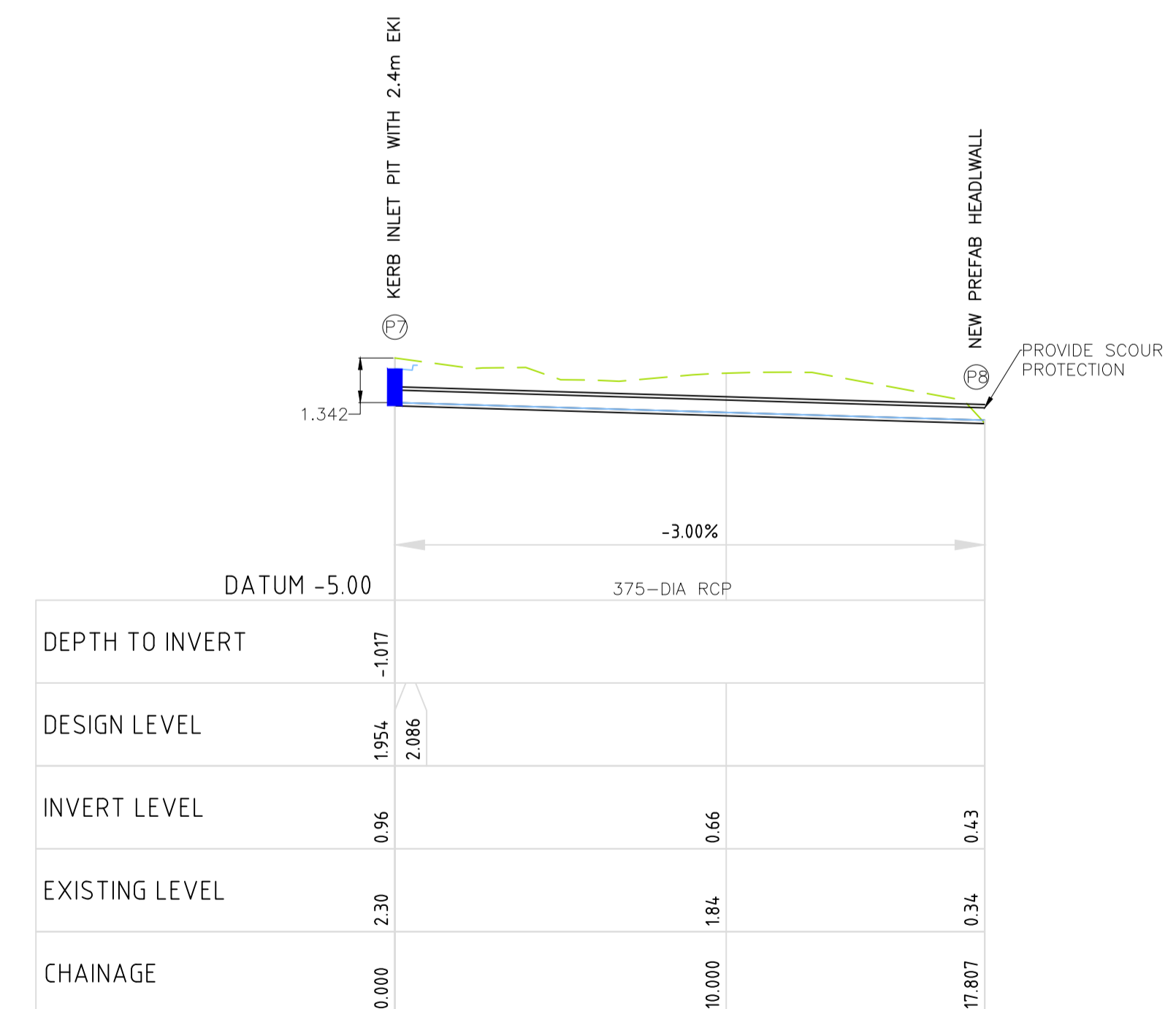
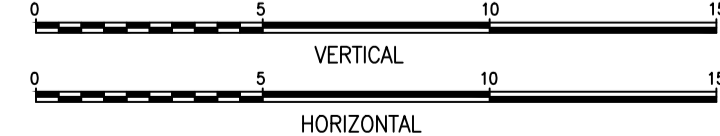
ALIGNMENT 1 - EASTERN CARPARK CENTRE-LINE LONGITUDINAL SECTION



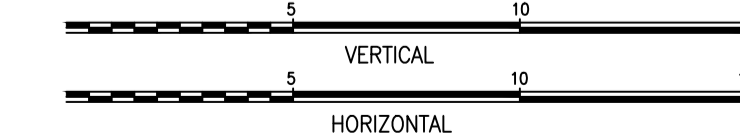
ALIGNMENT 4 - WESTERN CARPARK CENTRE-LINE LONGITUDINAL SECTION



LINE 1 - STORMWATER LONGITUDINAL SECTION



LINE 2 - STORMWATER LONGITUDINAL SECTION



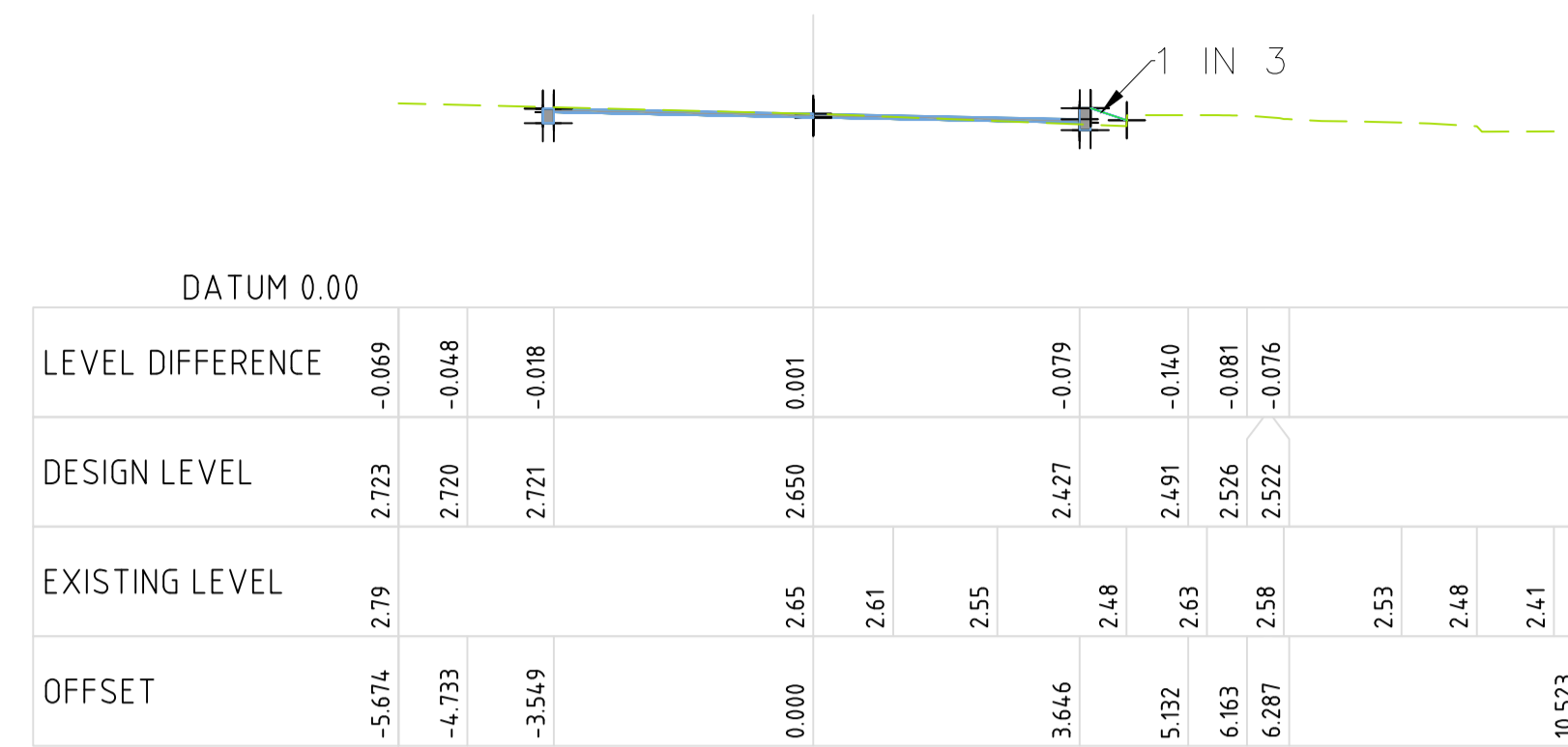
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1	10/10/22	INITIATE DRAWINGS	TL

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
BY: N.A.	DATED: 10/10/22	APPROVED BY: THOMAS LAU
DATE: **/**/****	INITIATED BY: RICHARD PARRY	PRINCIPAL ENGINEER
	APPROVED BY: *****	PRINCIPAL ENGINEER
	PRINCIPAL ENGINEER	

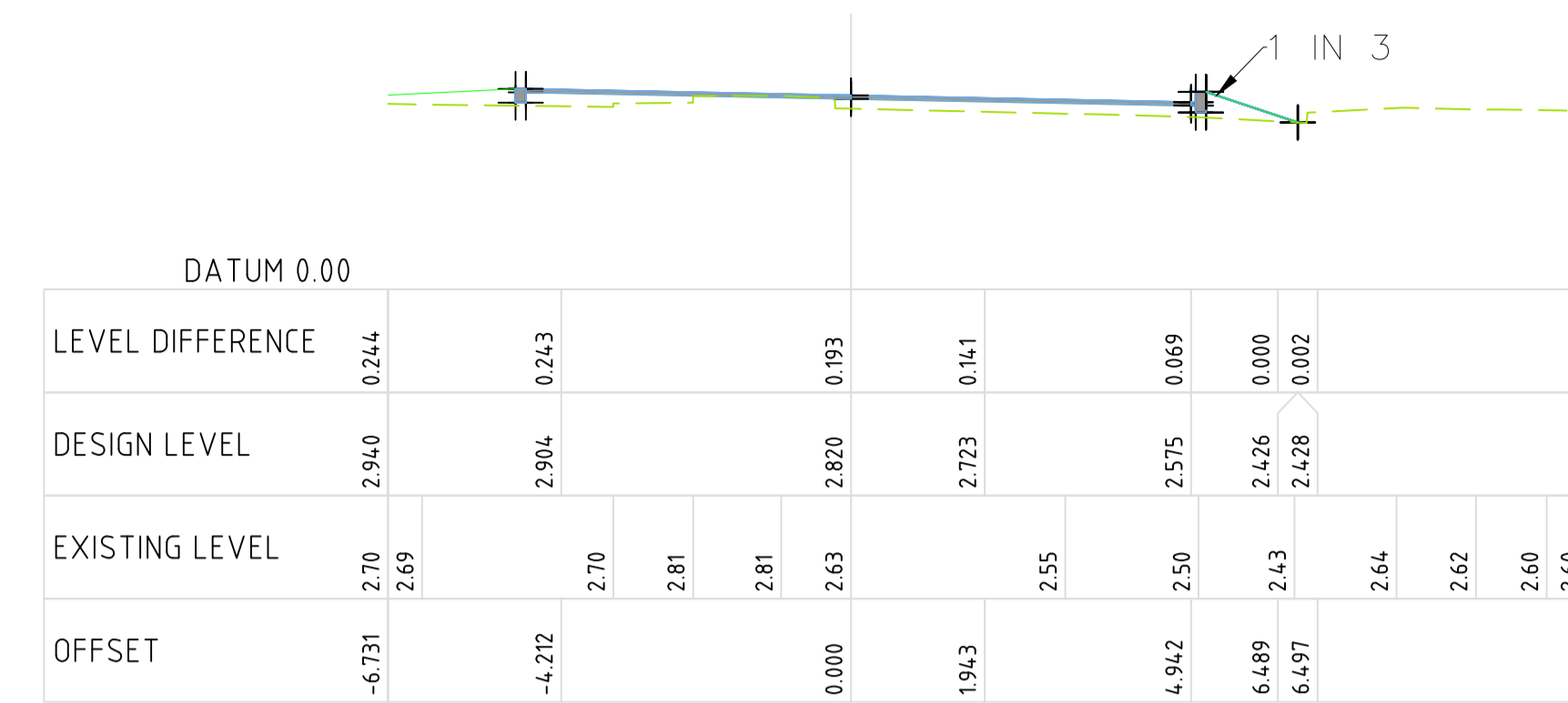
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APPROVED BY: THOMAS LAU	PRINCIPAL ENGINEER
-------------------------	--------------------

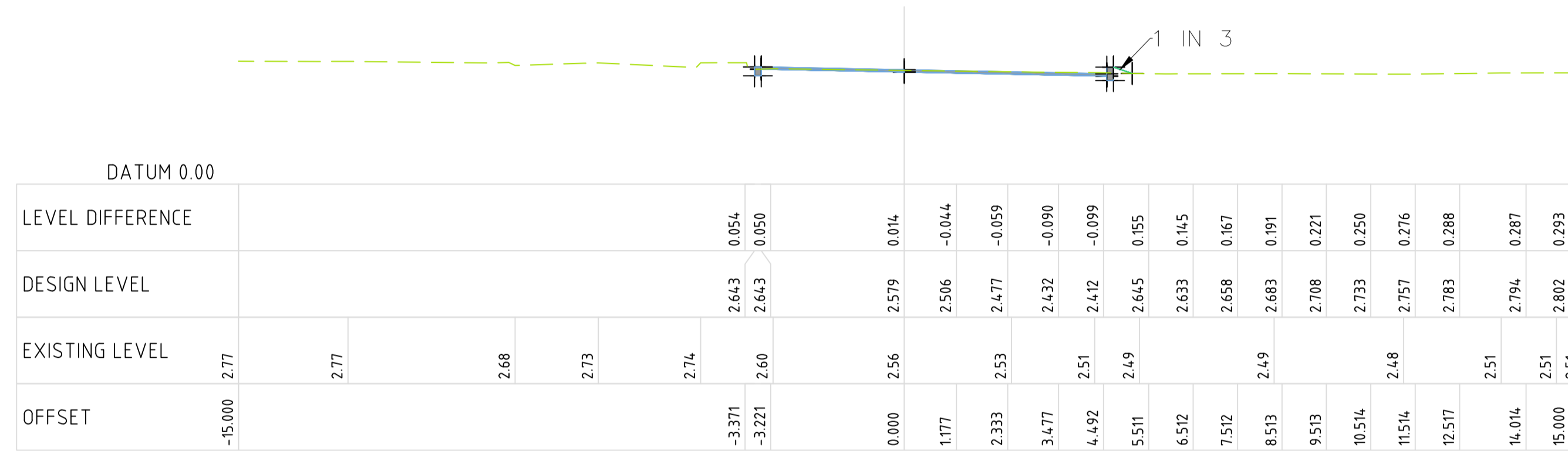




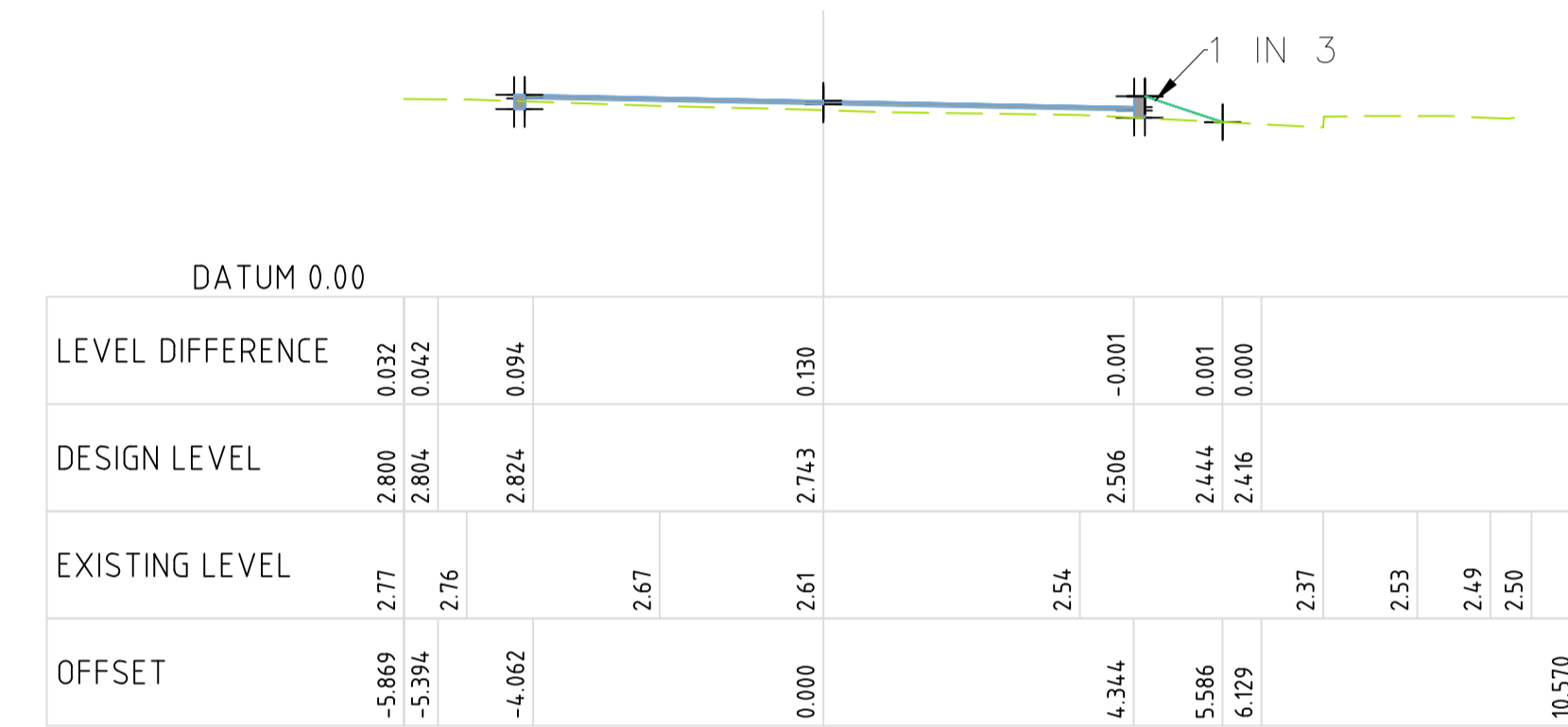
ALIGNMENT 1 - ROAD CENTRE-LINE
CH 10.000



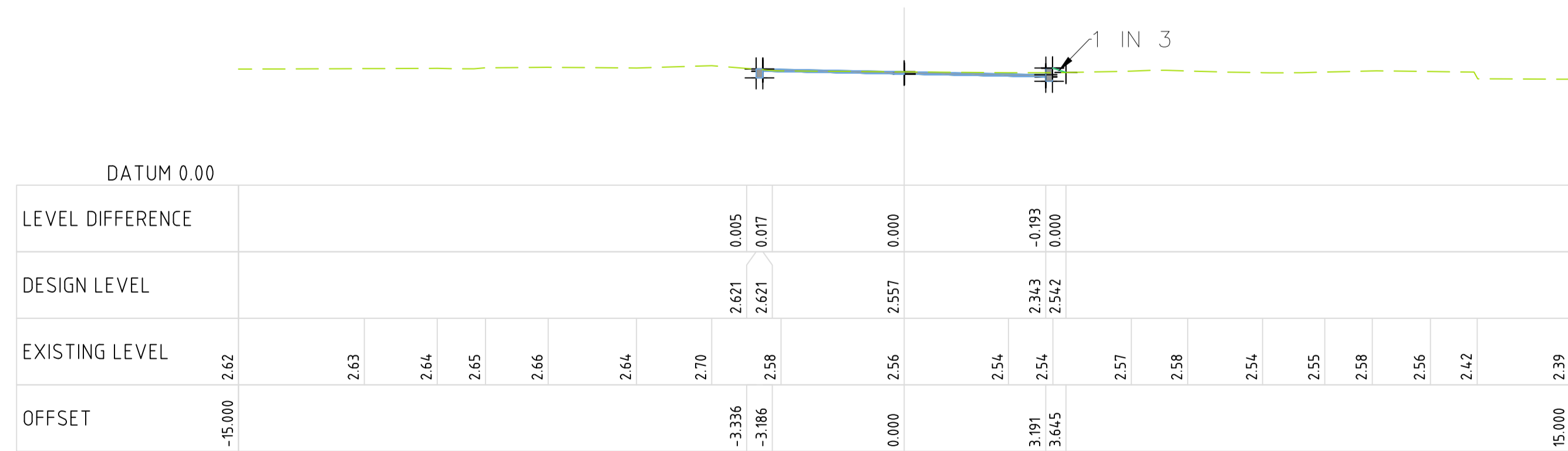
ALIGNMENT 1 - ROAD CENTRE-LINE
CH 28.336



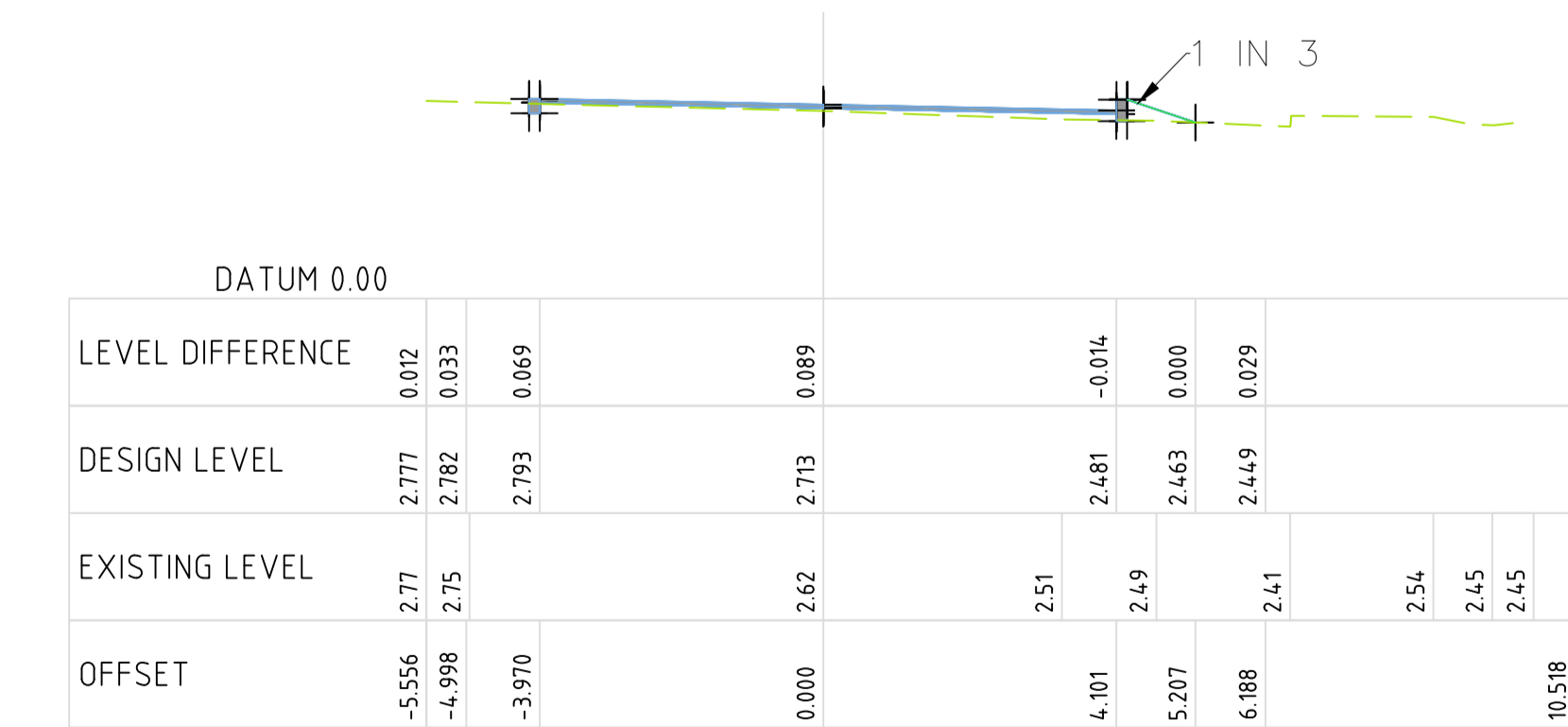
ALIGNMENT 1 - ROAD CENTRE-LINE
CH 2.334



ALIGNMENT 1 - ROAD CENTRE-LINE
CH 20.000



ALIGNMENT 1 - ROAD CENTRE-LINE
CH 0.000



ALIGNMENT 1 - ROAD CENTRE-LINE
CH 16.852

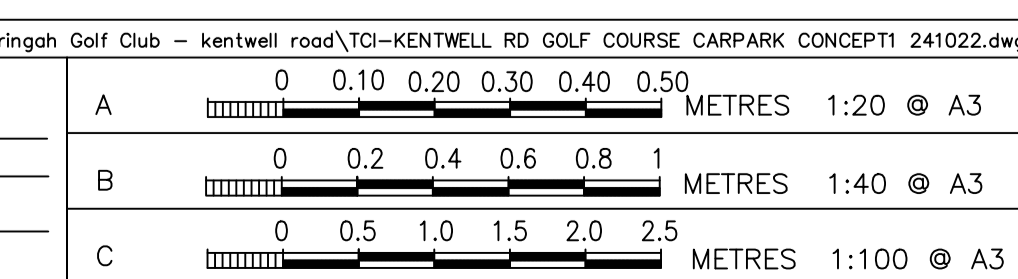
No	DATE	AMENDMENTS	INITIALS
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	TL
1	10/10/22	INITIATE DRAWINGS	TL

LEVEL DATUM: AHD
CO-ORD SYSTEM: MGA
SURVEYED: N.A.
WORK-AS-EXECUTED
BY: N.A.
DATE: **/**/****

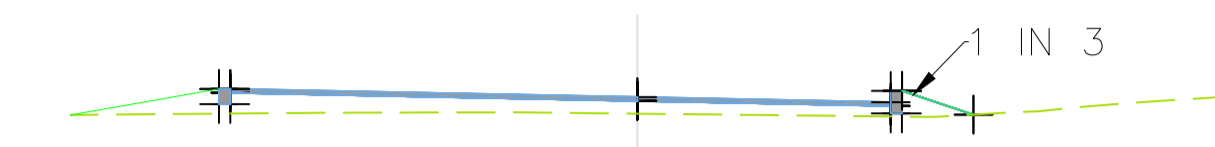
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DESIGN APPROVED
DRAWN BY: THOMAS LAU
DATED: 10/10/22
INITIATED BY: RICHARD PARRY
(SNR PROJECT MANAGER)

DESIGNED BY: THOMAS LAU
DATED: 10/10/22
APPROVED BY: *****
PRINCIPAL ENGINEER

APPROVED FOR CONSTRUCTION
PROJ. MGR: N.A.
DATE: (**/**/****)
APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER

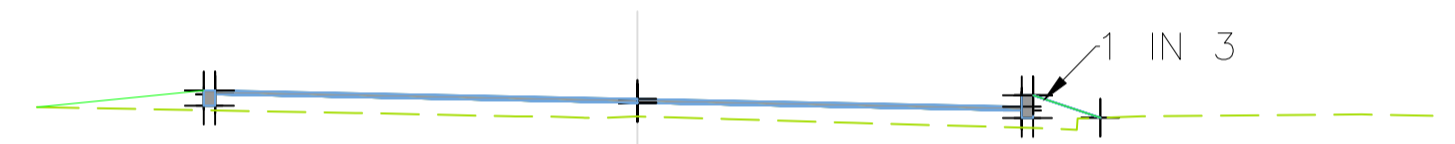


CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
CROSS SECTIONS - ALIGNMENT 1
SHEET 1
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5000 | REVISION: 2



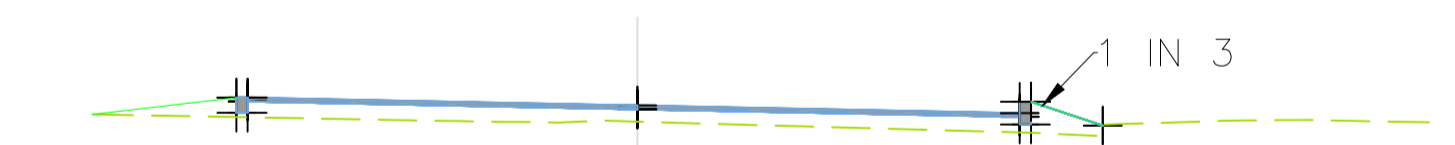
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EXISTING LEVEL	2.69 2.71 2.72 2.70 2.66 2.72 2.85 2.895 2.927
OFFSET	-7.498 -5.045 -3.880 -1.921 0.000 3.350 4.446 5.594 6.803 7.128 7.716

ALIGNMENT 1 - ROAD CENTRE-LINE
CH 40.882



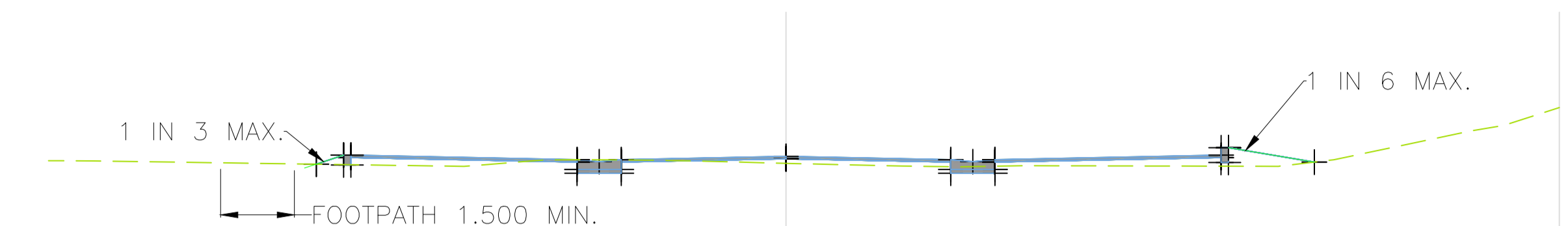
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DESIGN LEVEL	2.975 2.972 2.954 2.904 2.865 2.843 2.591 2.595 2.520
EXISTING LEVEL	2.74 2.65 2.61 2.61 2.58 2.53 2.46 2.61 2.61
OFFSET	-7.944 -7.728 -5.585 -3.174 -1.116 0.000 2.58 2.53 5.084 6.123 6.312 2.64 2.62 11.012

ALIGNMENT 1 - ROAD CENTRE-LINE
CH 30.784



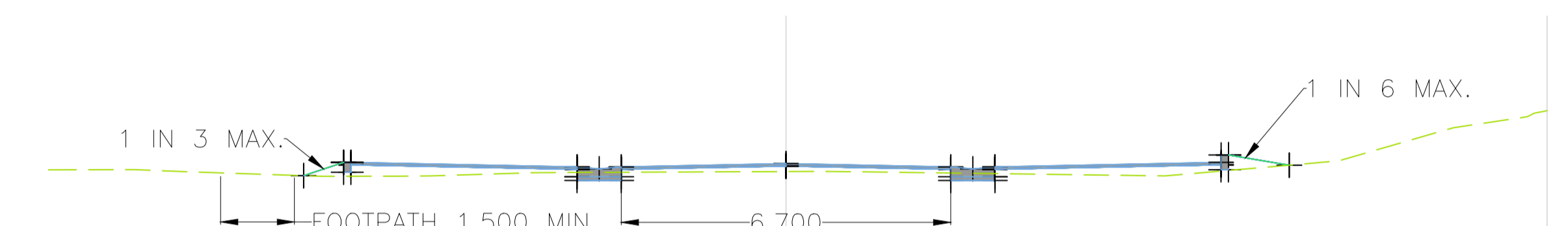
DATUM 0.00	
LEVEL DIFFERENCE	0.243 0.245 0.260 0.214 0.106 0.000 -0.007
DESIGN LEVEL	2.960 2.953 2.938 2.835 2.564 2.568 2.483
EXISTING LEVEL	2.72 2.65 2.63 2.61 2.62 2.47 2.59 2.63 2.64 2.61 2.61
OFFSET	-7.210 -6.744 -5.155 0.000 5.056 6.155 6.391 2.63 2.64 2.61 10.964

ALIGNMENT 1 - ROAD CENTRE-LINE
CH 30.000



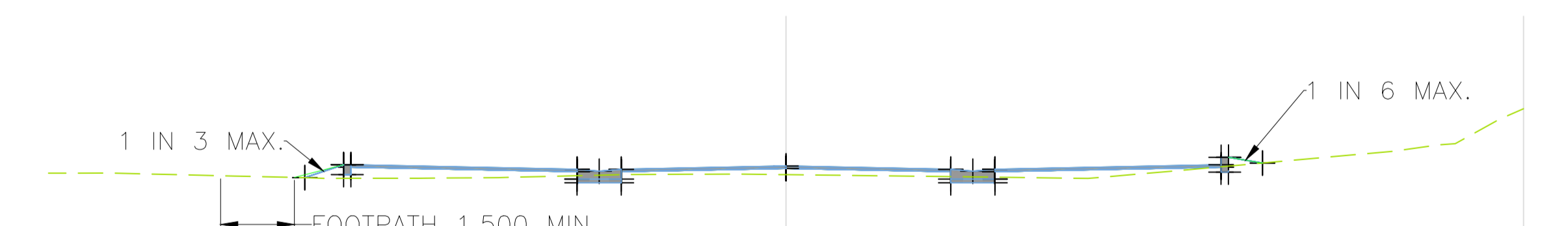
DATUM 0.00	
LEVEL DIFFERENCE	-0.087 -0.069 -0.030 -0.005 0.195 0.006 0.142 0.143 0.074 0.000 0.023
DESIGN LEVEL	2.901 2.911 2.926 2.925 3.100 3.008 3.075 3.008 2.950 2.959 3.160
EXISTING LEVEL	2.99 2.98 2.926 2.925 2.87 2.87 2.88 2.86 2.89 2.87 3.01 3.59 4.07
OFFSET	-15.000 -13.954 -12.337 -10.553 -8.849 2.87 3.01 2.98 0.000 2.93 3.350 2.88 2.86 2.89 8.849 10.746 11.763 15.730 4.07

ALIGNMENT 1 - ROAD CENTRE-LINE
CH 60.000



DATUM 0.00	
LEVEL DIFFERENCE	-0.048 -0.052 -0.021 0.283 0.109 0.161 0.124 0.026 0.000
DESIGN LEVEL	2.821 2.767 2.761 3.021 2.929 2.996 2.929 2.871 2.964
EXISTING LEVEL	2.87 2.83 2.74 2.74 2.75 2.81 2.83 2.82 2.75 2.99 3.73 3.95 4.07
OFFSET	-15.000 -11.883 -10.772 -8.849 2.74 2.75 2.81 -3.350 0.000 2.83 3.350 2.82 2.75 8.849 10.237 2.99 3.73 3.95 15.479 4.07

ALIGNMENT 1 - ROAD CENTRE-LINE
CH 50.000



DATUM 0.00	
LEVEL DIFFERENCE	-0.044 -0.049 -0.040 -0.023 -0.009 0.000 0.276 0.110 0.177 0.149 -0.109 0.000
DESIGN LEVEL	2.772 2.768 2.764 2.756 2.744 2.729 2.987 2.895 2.962 2.895 2.837 3.022
EXISTING LEVEL	2.82 2.82 2.764 2.756 2.744 2.729 2.71 2.71 2.73 2.79 2.80 2.79 2.74 2.71 2.87 3.022 3.26 3.42 4.13
OFFSET	-15.000 -14.157 -13.130 -12.096 -11.047 -9.972 -8.849 2.71 2.71 2.73 -3.350 2.80 0.000 3.350 2.74 2.71 8.849 9.691 3.26 3.42 15.000 4.13

ALIGNMENT 1 - ROAD CENTRE-LINE
CH 45.827

No	DATE	AMENDMENTS	INITIALS
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	TL
1	10/10/22	INITIATE DRAWINGS	TL

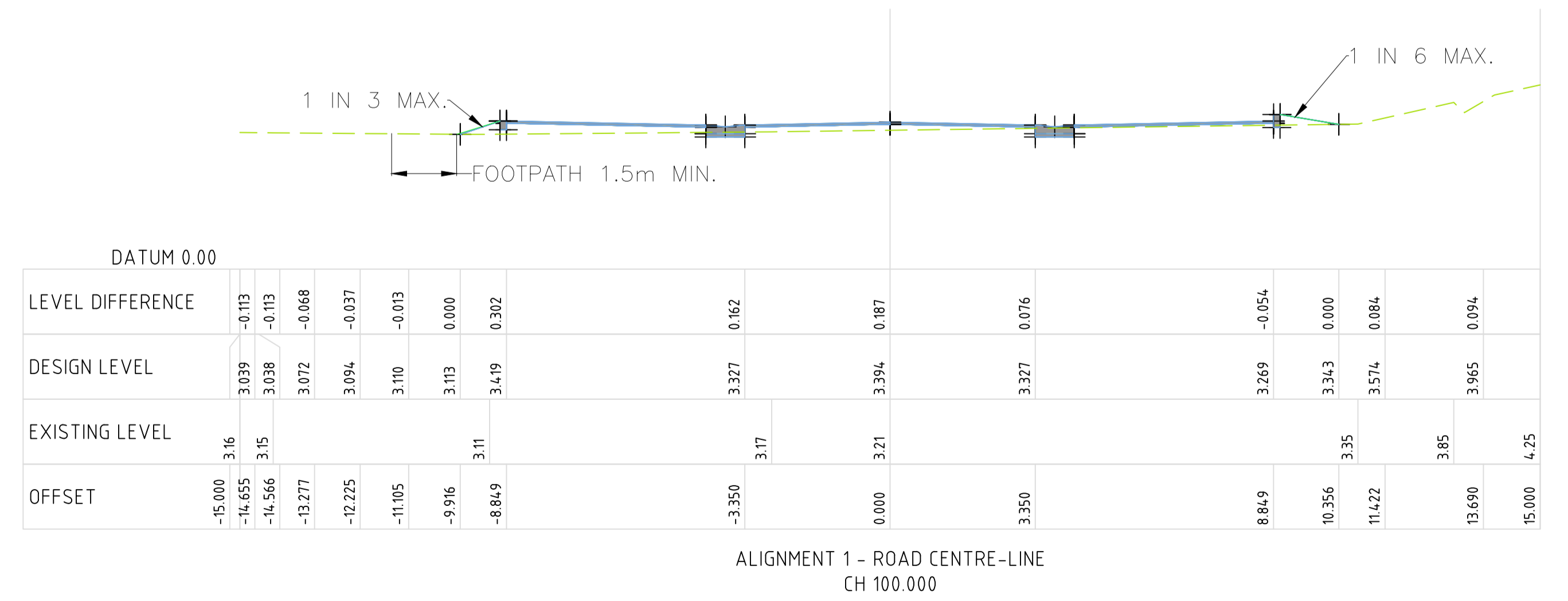
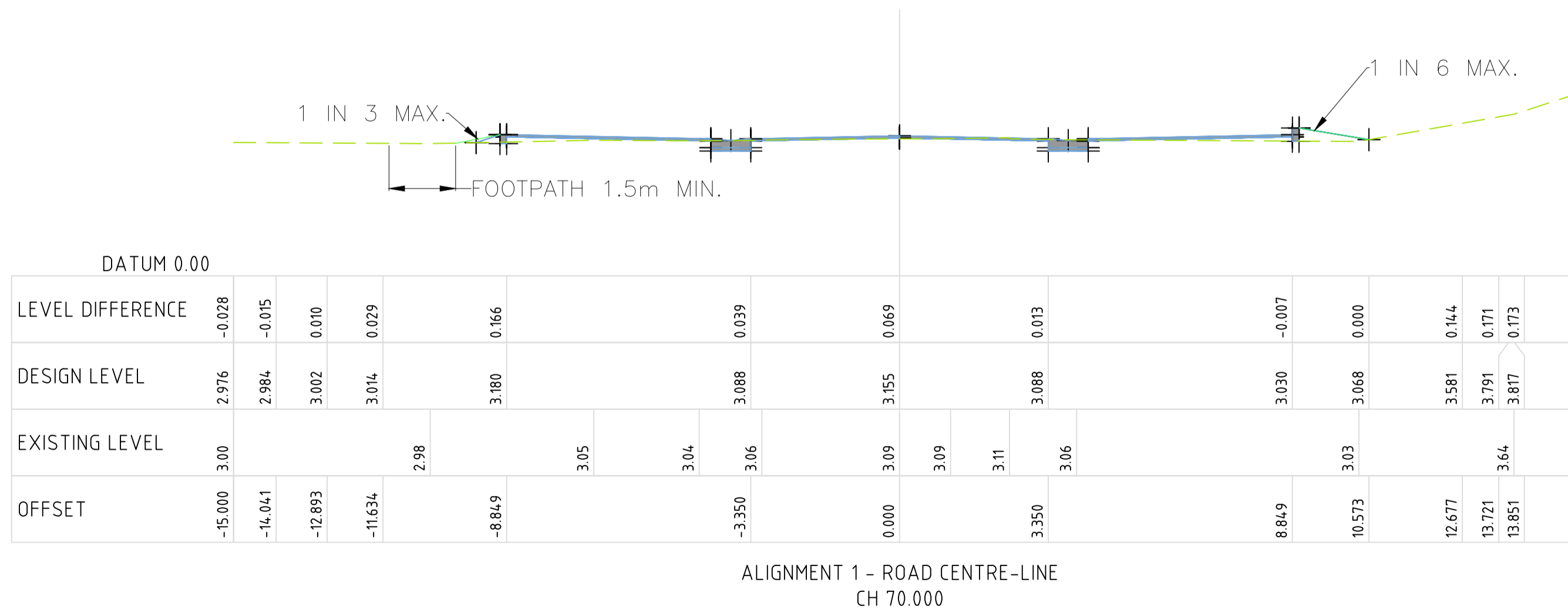
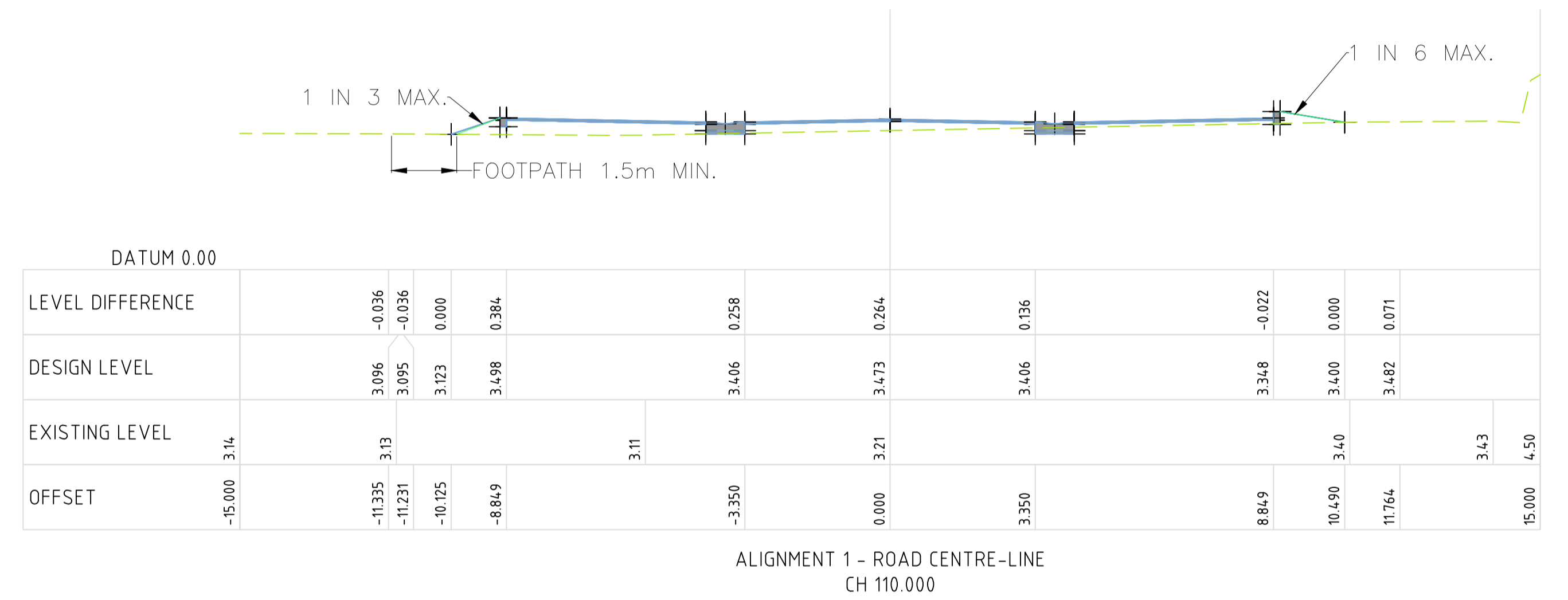
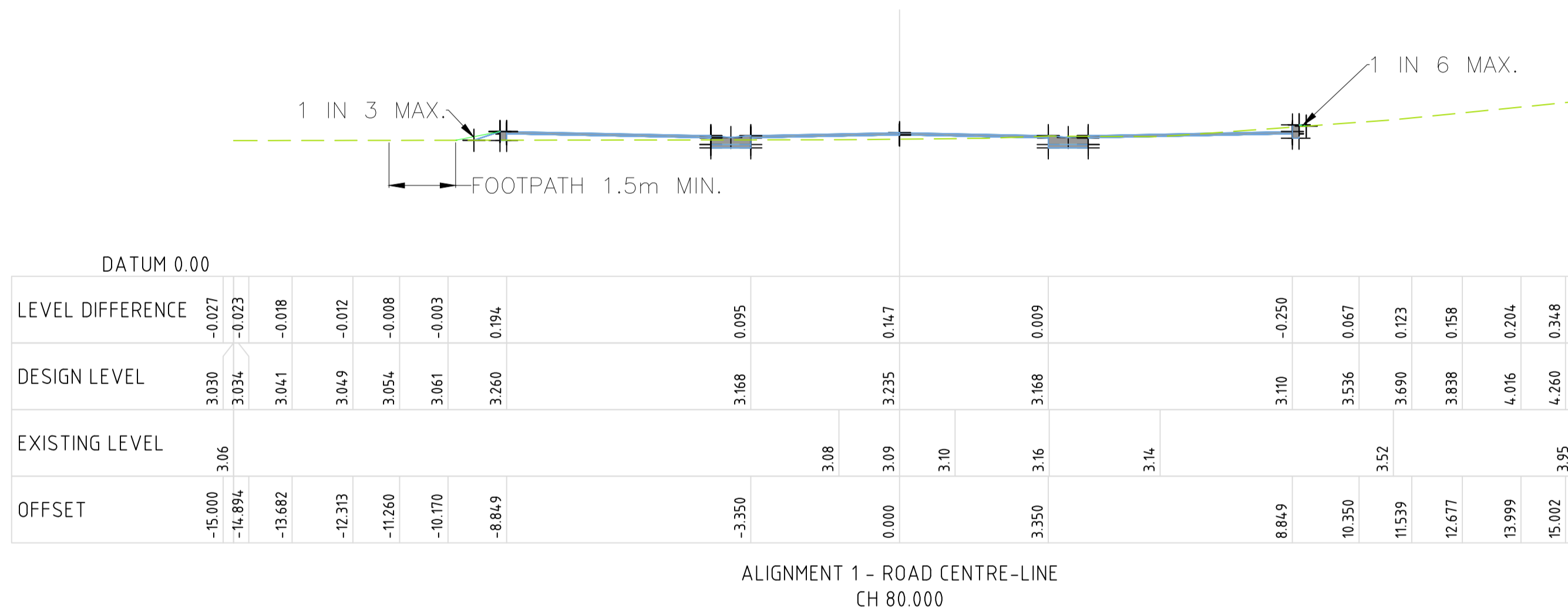
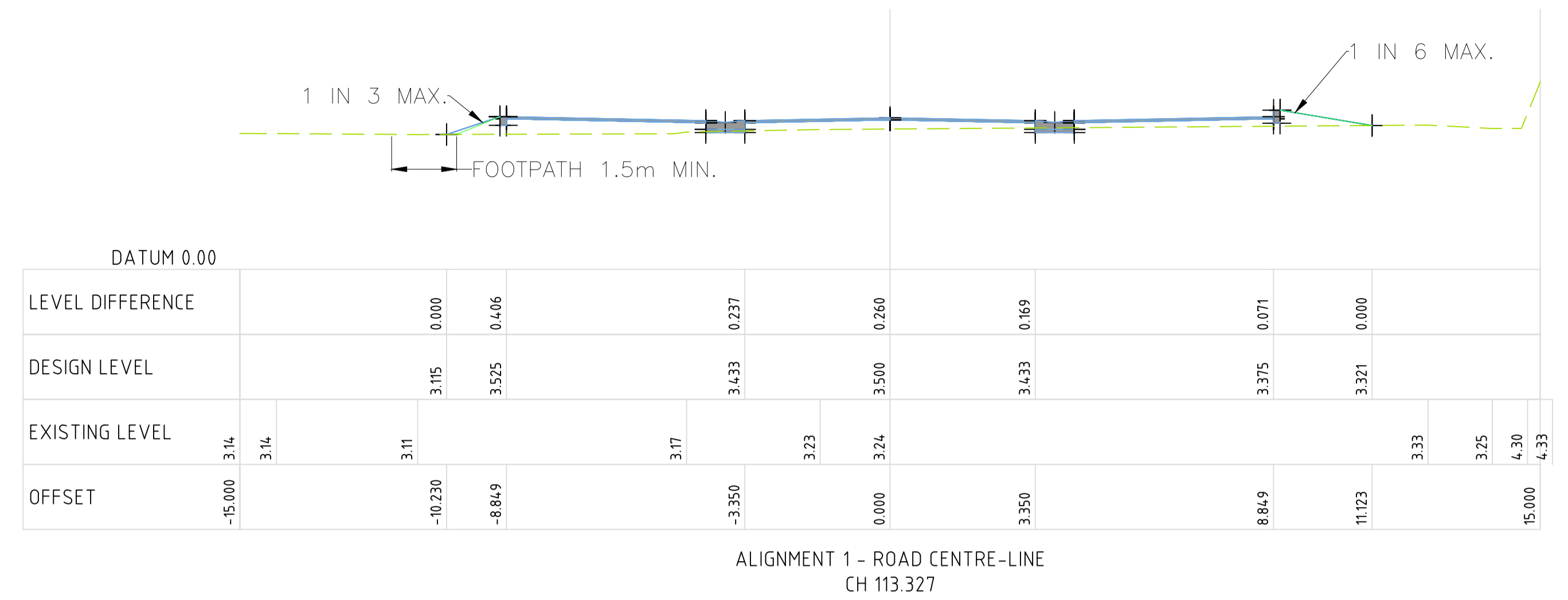
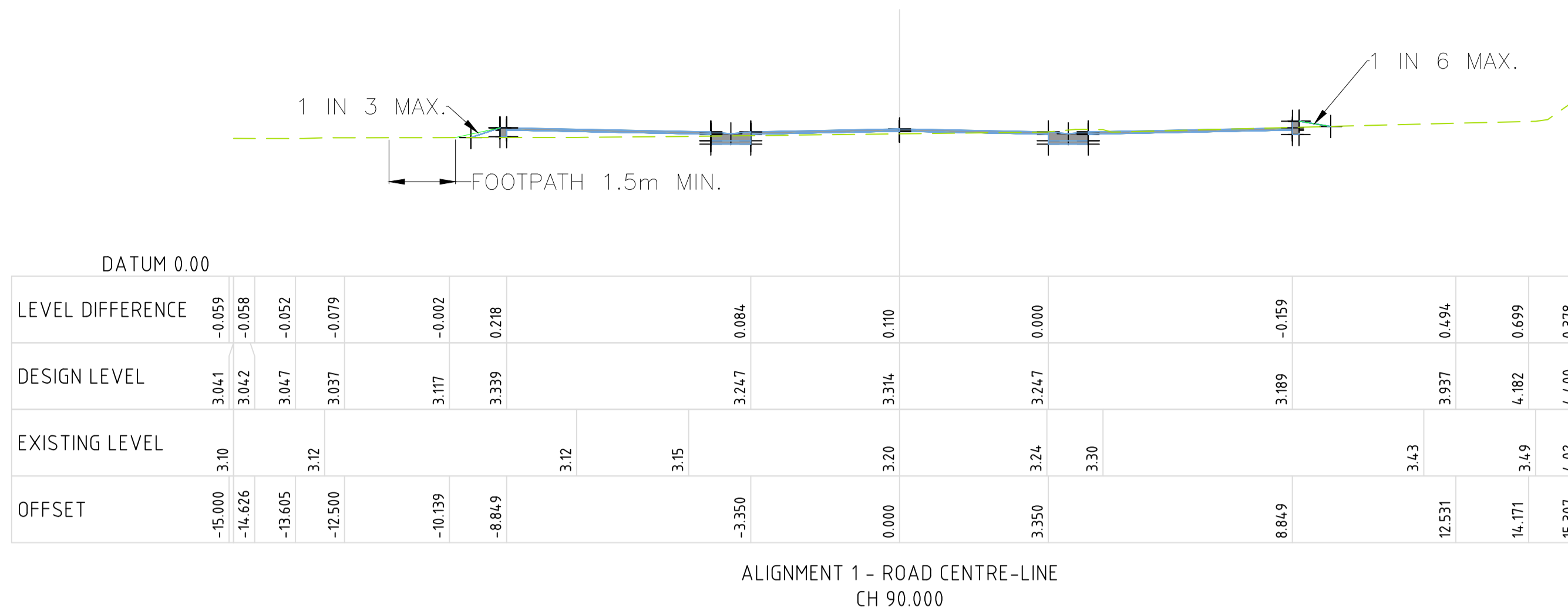
LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
BY: N.A.	DATED: 10/10/22	
DATE: **/**/****	INITIATED BY: RICHARD PARRY	APPROVED BY: THOMAS LAU
	(SNR PROJECT MANAGER)	PRINCIPAL ENGINEER

0	0.10	0.20	0.30	0.40	0.50	METRES 1:20 @ A3
0	0.2	0.4	0.6	0.8	1	METRES 1:40 @ A3
0	0.5	1.0	1.5	2.0	2.5	METRES 1:100 @ A3

northern beaches council



CARPARK KENTWELL ROAD, NORTH MANLY INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD CROSS SECTIONS - ALIGNMENT 1 SHEET 2 DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5001	REVISION: 2
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No	DATE	AMENDMENTS	INITIALS
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	TL
1	10/10/22	INITIATE DRAWINGS	TL

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	PRELIMINARY	DESIGN APPROVED
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	DESIGNED BY: THOMAS LAU
WORK-AS-EXECUTED	DATED: 10/10/22	DATED: 10/10/22
BY: N.A.	INITIATED BY: RICHARD PARRY	APPROVED BY: *****
DATE: **/**/****	(SNR PROJECT MANAGER)	PRINCIPAL ENGINEER

APPROVED FOR CONSTRUCTION	0 0.10 0.20 0.30 0.40 0.50	METRES 1:20 @ A3
PROJ. MGR: N.A.	0 0.2 0.4 0.6 0.8 1	METRES 1:40 @ A3
DATE: (**/**/****)	0 0.5 1.0 1.5 2.0 2.5	METRES 1:100 @ A3

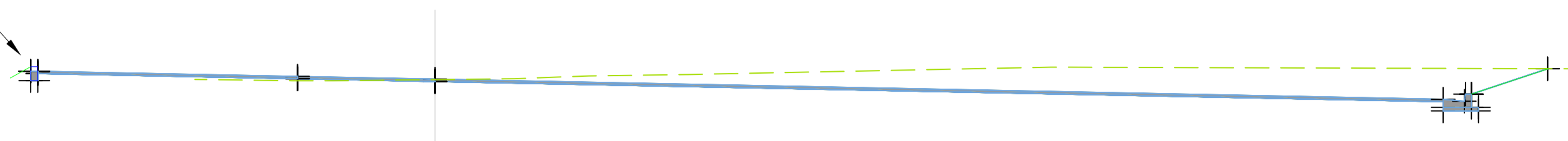
APPROVED BY: *****	APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER	PRINCIPAL ENGINEER

APPROVED BY: *****	APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER	PRINCIPAL ENGINEER



CARPARK
 KENTWELL ROAD, NORTH MANLY
 INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
 CROSS SECTIONS - ALIGNMENT 1
 SHEET 3
 DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5002 REVISION: 2

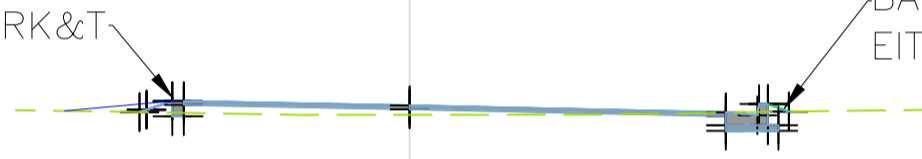
KERB ONLY



DATUM -2.00	
LEVEL DIFFERENCE	
DESIGN LEVEL	2.712 2.708
EXISTING LEVEL	2.54 2.51 2.53 2.55 2.61 2.64
OFFSET	-9.826 -8.422 -8.414 -2.914 0.000 1.485 2.823 7.190 8.206 9.447 15.989 17.633 18.913 20.655 21.004 23.501 24.169 2.76

ALIGNMENT 4 - CARPARK 2
CH 10.378

RK&T

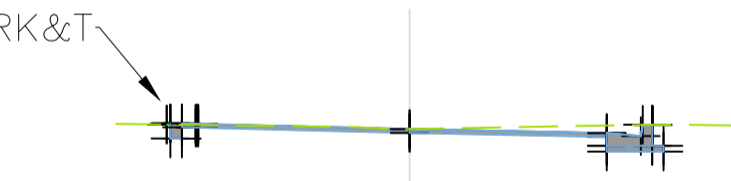


BATTER TO EXISTING 1 IN 3 MAX.
EITHER IN CUT OR FILL BOTH SIDES (TYP)

DATUM 0.00	
LEVEL DIFFERENCE	0.117 0.137 0.155 0.153
DESIGN LEVEL	2.641 2.647 2.644 2.618
EXISTING LEVEL	2.52 2.51 2.46 2.46
OFFSET	-5.209 -4.240 -2.988 -1.608 0.000 1.735 2.914 3.925 5.192 6.792 2.53

ALIGNMENT 4 - CARPARK 2
CH 5.656

RK&T



DATUM 0.00	
LEVEL DIFFERENCE	0.019 0.015
DESIGN LEVEL	2.506 2.487
EXISTING LEVEL	2.49 2.42
OFFSET	-3.883 -2.796 0.000 2.608 3.208 4.288

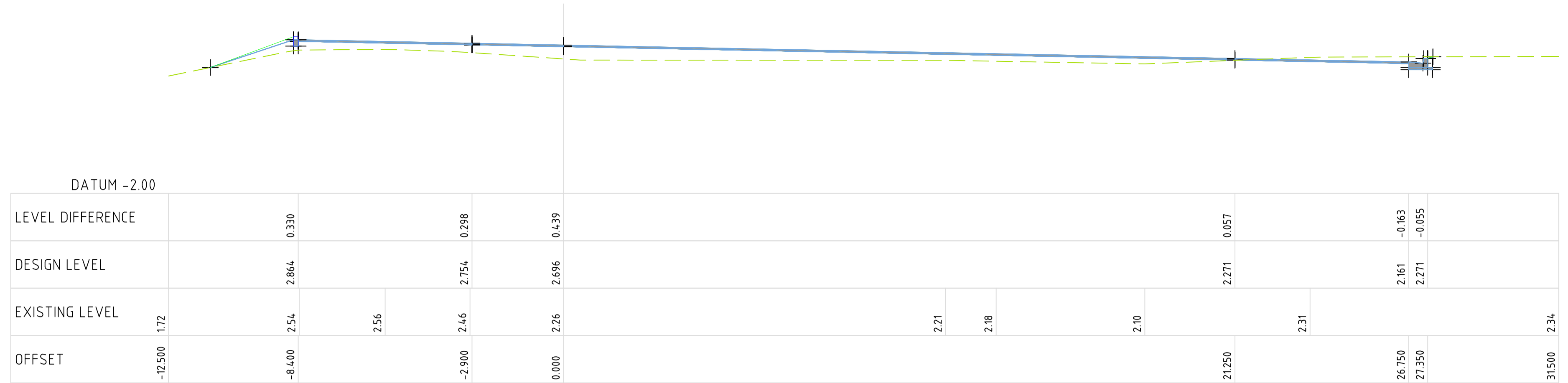
ALIGNMENT 4 - CARPARK 2
CH 0.000

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
BY: N.A.	DATED: 10/10/22	APPROVED BY: THOMAS LAU
INITIATED BY: RICHARD PARRY	APPROVED BY: *****	PRINCIPAL ENGINEER
DATE: **/**/****	PRINCIPAL ENGINEER	

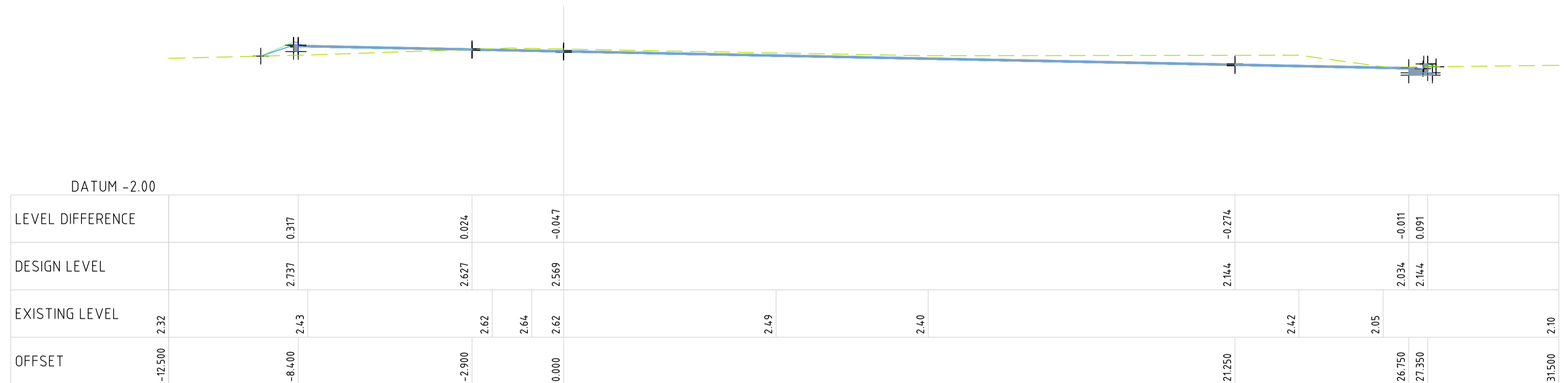
A	0 0.10 0.20 0.30 0.40 0.50	METRES 1:20 @ A3
B	0 0.2 0.4 0.6 0.8 1	METRES 1:40 @ A3
C	0 0.5 1.0 1.5 2.0 2.5	METRES 1:100 @ A3



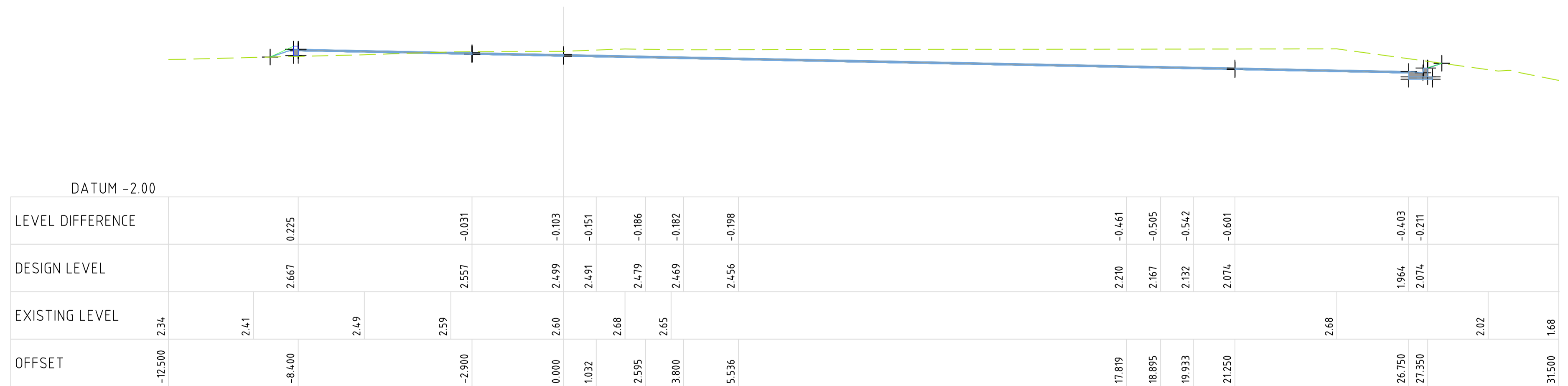
CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
CROSS SECTIONS - ALIGNMENT 4
SHEET 1
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5003 | REVISION: 2



ALIGNMENT 4 - CARPARK 2
CH 30.000



ALIGNMENT 4 - CARPARK 2
CH 20.000



ALIGNMENT 4 - CARPARK 2
CH 14.470

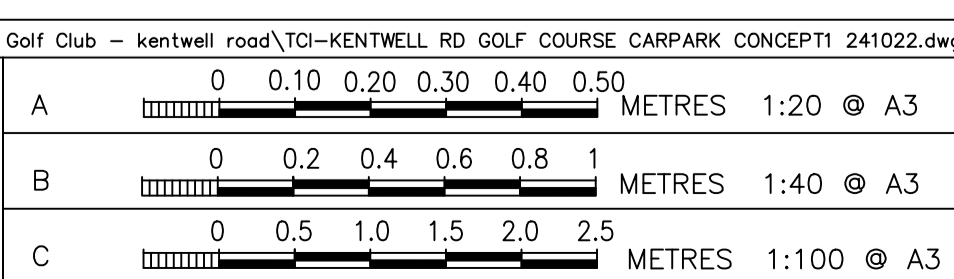
No	DATE	AMENDMENTS	INITIALS
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	TL
1	10/10/22	INITIATE DRAWINGS	TL

LEVEL DATUM: AHD
CO-ORD SYSTEM: MGA
SURVEYED: N.A.
WORK-AS-EXECUTED
BY: N.A.
DATE: **/**/****

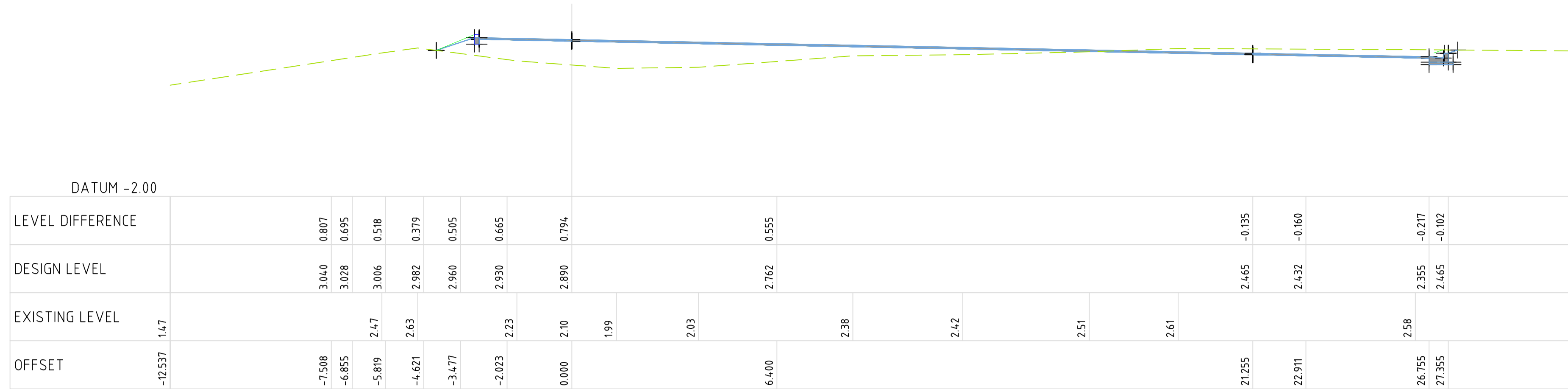
PLOT DATE: 24/10/2022
FOLDER: v:\Urban2\DRAWINGS Current\TOM
DESIGN APPROVED
DRAWN BY: THOMAS LAU
DATED: 10/10/22
INITIATED BY: RICHARD PARRY
(SNR PROJECT MANAGER)

DESIGNED BY: THOMAS LAU
DATED: 10/10/22
APPROVED BY: *****
PRINCIPAL ENGINEER

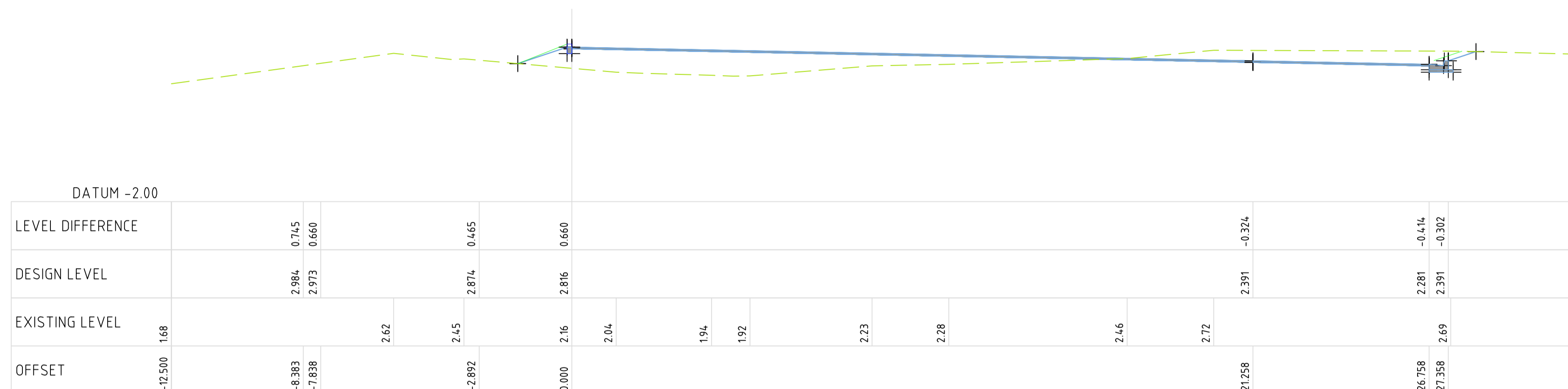
APPROVED FOR CONSTRUCTION
PROJ. MGR: N.A.
DATE: (**/**/****)
APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER



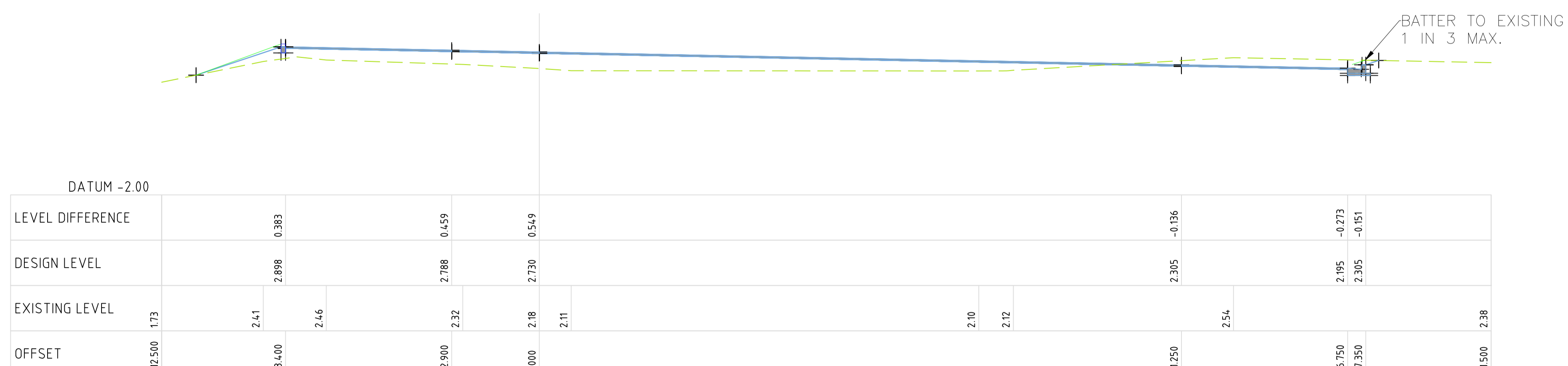
CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
CROSS SECTIONS - ALIGNMENT 4
SHEET 2
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5004 | REVISION: 2



ALIGNMENT 4 - CARPARK 2
CH 45.301




ALIGNMENT 4 - CARPARK 2
CH 39.471

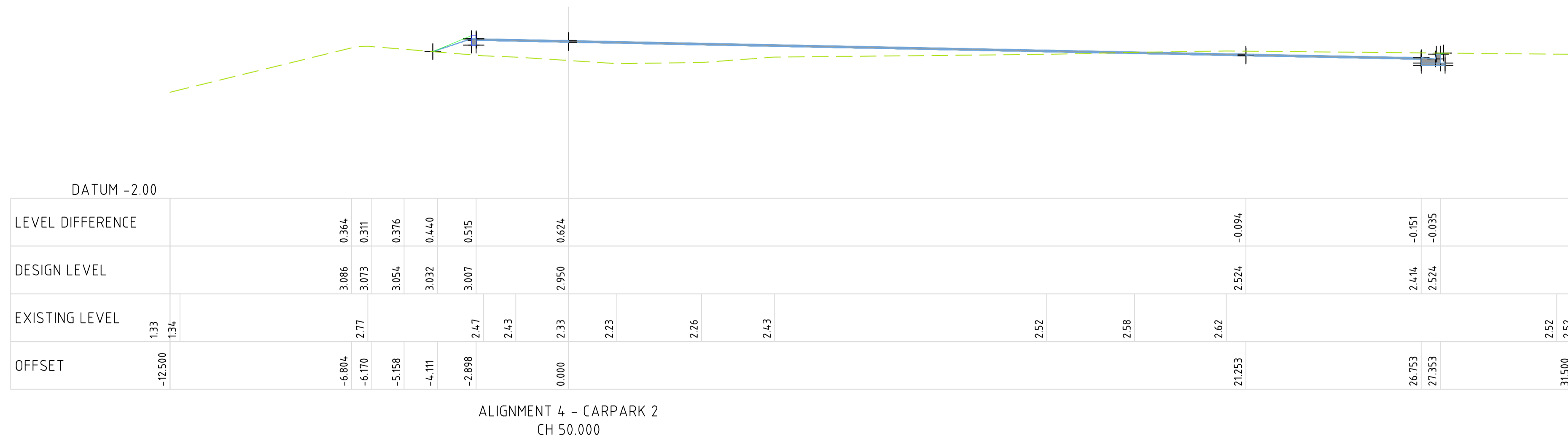


ALIGNMENT 4 - CARPARK 2
CH 32.702

LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	DESIGN APPROVED	APPROVED FOR CONSTRUCTION
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	PROJ. MGR: N.A.
WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
BY: N.A.	DATED: 10/10/22	APPROVED BY: THOMAS LAU
DATE: **/**/****	INITIATED BY: RICHARD PARRY	PRINCIPAL ENGINEER
	(SNR PROJECT MANAGER)	PRINCIPAL ENGINEER



CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITWATER ROAD
CROSS SECTIONS - ALIGNMENT 4
SHEET 3
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5005 | REVISION: 2



ALIGNMENT 4 - CARPARK 2
CH 50.000

2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	TL
1	10/10/22	INITIATE DRAWINGS	TL
No	DATE	AMENDMENTS	INITIALS

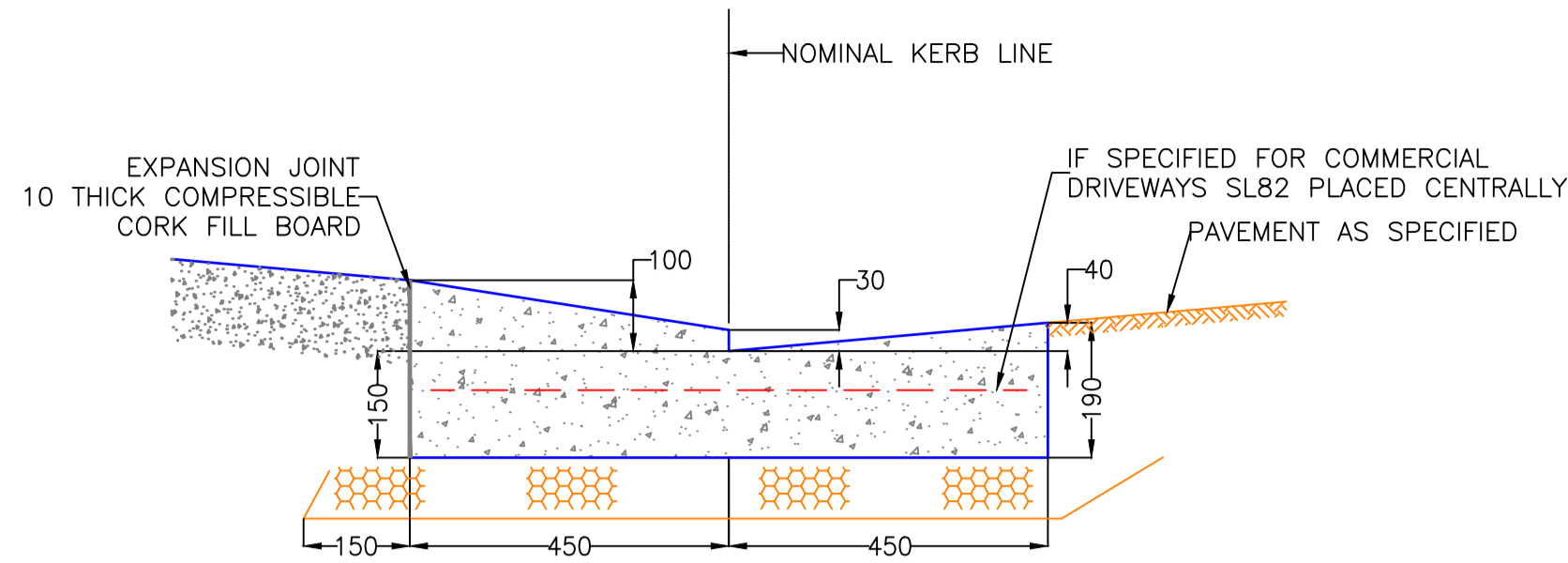
LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warringah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
CO-ORD SYSTEM: MGA	PRELIMINARY	DESIGN APPROVED
SURVEYED: N.A.	DRAWN BY: THOMAS LAU	DESIGNED BY: THOMAS LAU
WORK-AS-EXECUTED	DATED: 10/10/22	DATED: 10/10/22
BY: N.A.	INITIATED BY: RICHARD PARRY	APPROVED BY: *****
DATE: **/**/****	(SNR PROJECT MANAGER)	PRINCIPAL ENGINEER

APPROVED FOR CONSTRUCTION	PROJ. MGR: N.A.
DATE: (**/**/****)	DATE: (**/**/****)
APPROVED BY: THOMAS LAU	APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER	PRINCIPAL ENGINEER

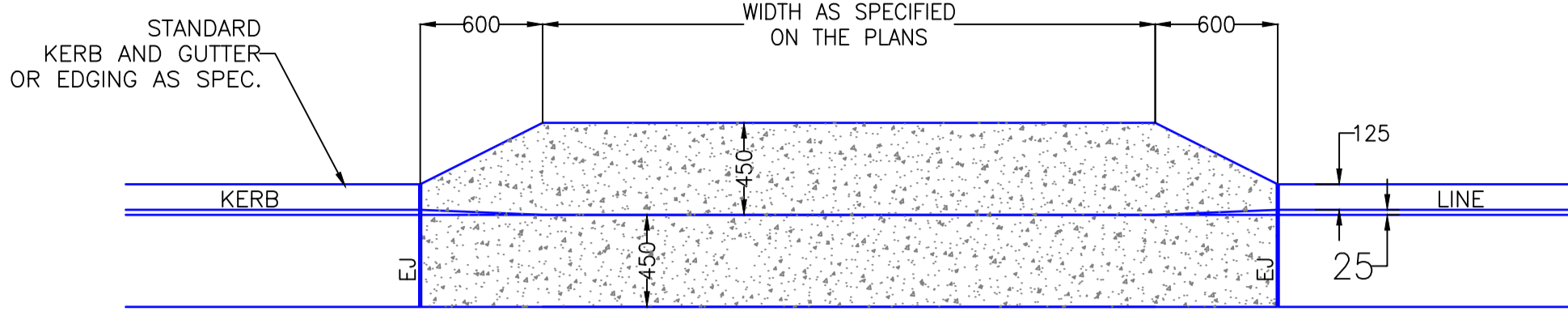
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B	0 0.2 0.4 0.6 0.8 1	METRES 1:40 @ A3
C	0 0.5 1.0 1.5 2.0 2.5	METRES 1:100 @ A3



CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
CROSS SECTIONS - ALIGNMENT 4
SHEET 4
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-5006 | REVISION: 2

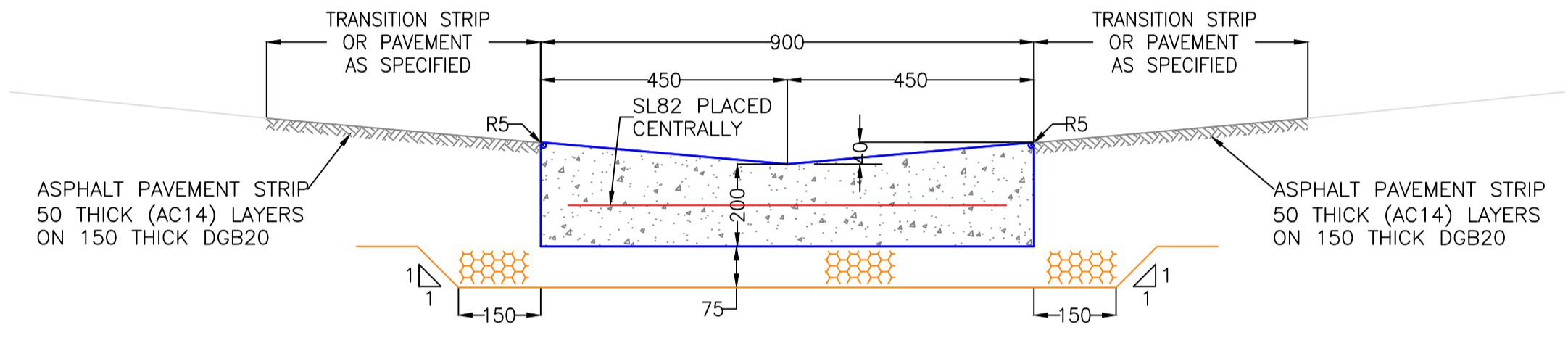


CONCRETE DRIVEWAY LAYBACK DETAIL
SCALE - NOT TO SCALE (0.173cum/m)

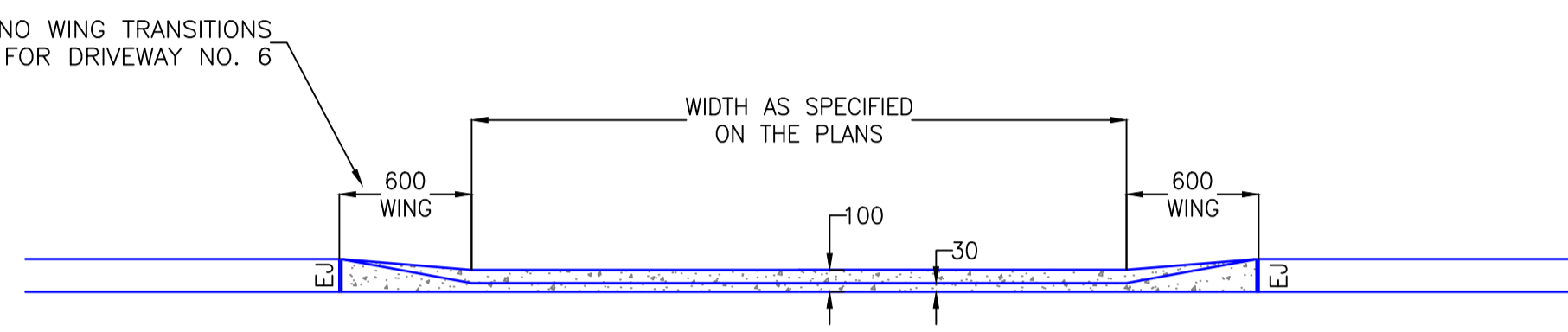


CONCRETE LAYBACK - PLAN
SCALE - NOT TO SCALE

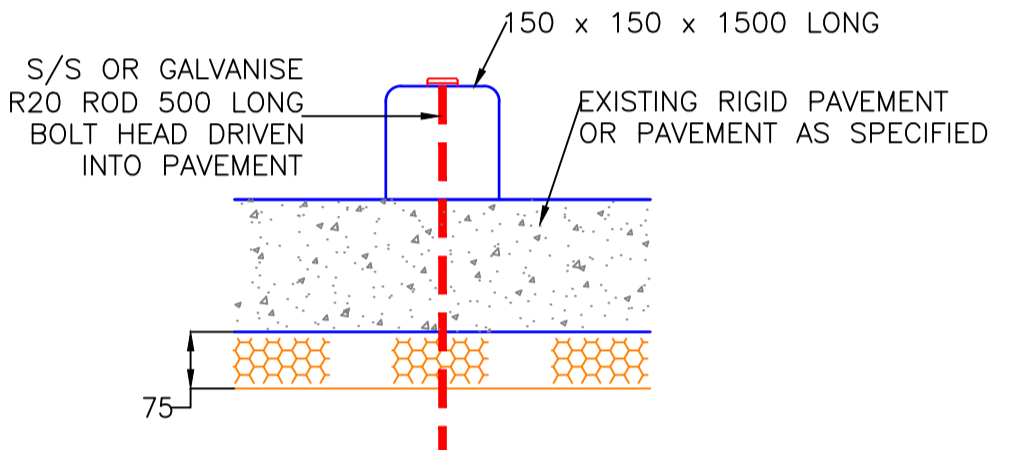
- STANDARD KERB AND GUTTER NOTES**
- KERB AND GUTTER, CONCRETE EDGING, DISH DRAINS AND THE LIKE SHALL BE POURED IN PLAIN CONCRETE AND FINISHED WITH A STEEL TROWEL.
 - THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 25MPa AT 28 DAYS.
 - FOR ELEMENTS CONSTRUCTED USING SLIPFORM, REINFORCEMENT WILL NOT BE REQUIRED PROVIDED THAT THE CONCRETE COMPRESSIVE STRENGTH IS NOT LESS THAN 32MPa AT 28 DAYS.
 - WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE RETAINED, THE CONTRACTOR SHALL PLACE A 75mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE KERB AND OR LAYBACK.
 - WHERE EXISTING KERB AND ASSOCIATED ELEMENT IS TO BE REPLACED SAW CUT IN THE ASPHALT MINIMUM 500mm FROM LIP OF GUTTER, COMPACT SUBGRADE AND INSTALL ASPHALT STRIP TO MAKE SMOOTH TRANSITION.
 - THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS WITHIN THE ROAD RESERVE MUST BE UNDERTAKEN BY A COUNCIL APPROVED CONTRACTOR.



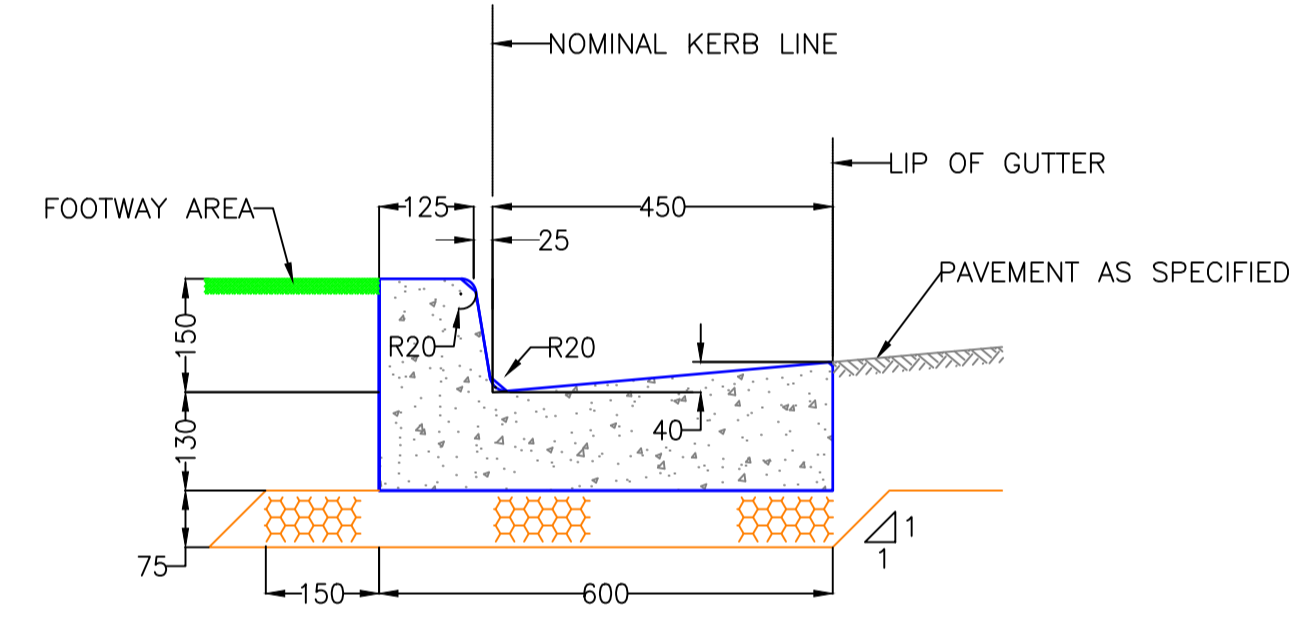
CONCRETE DISH DRAIN DETAIL (DD)
SCALE - NOT TO SCALE (0.153cum/m)



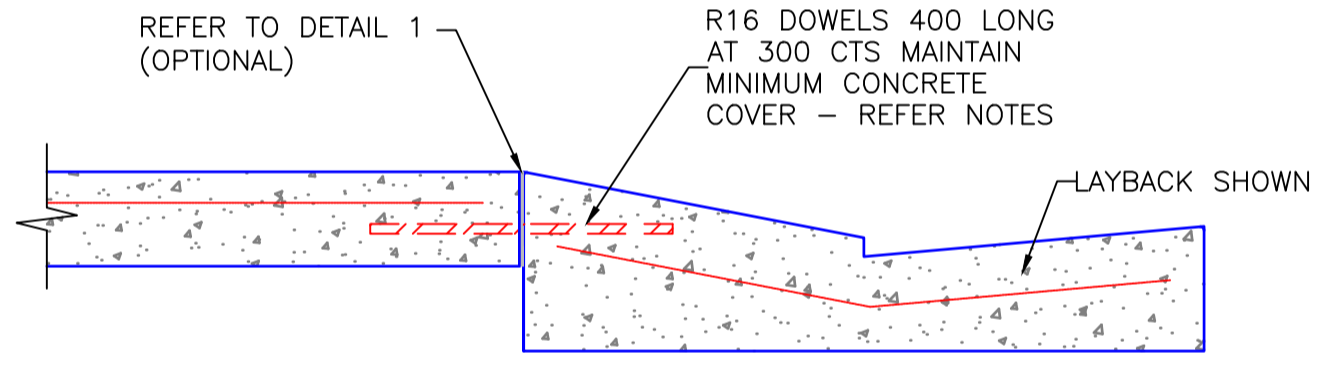
CONCRETE LAYBACK - FRONT ELEVATION
SCALE - NOT TO SCALE



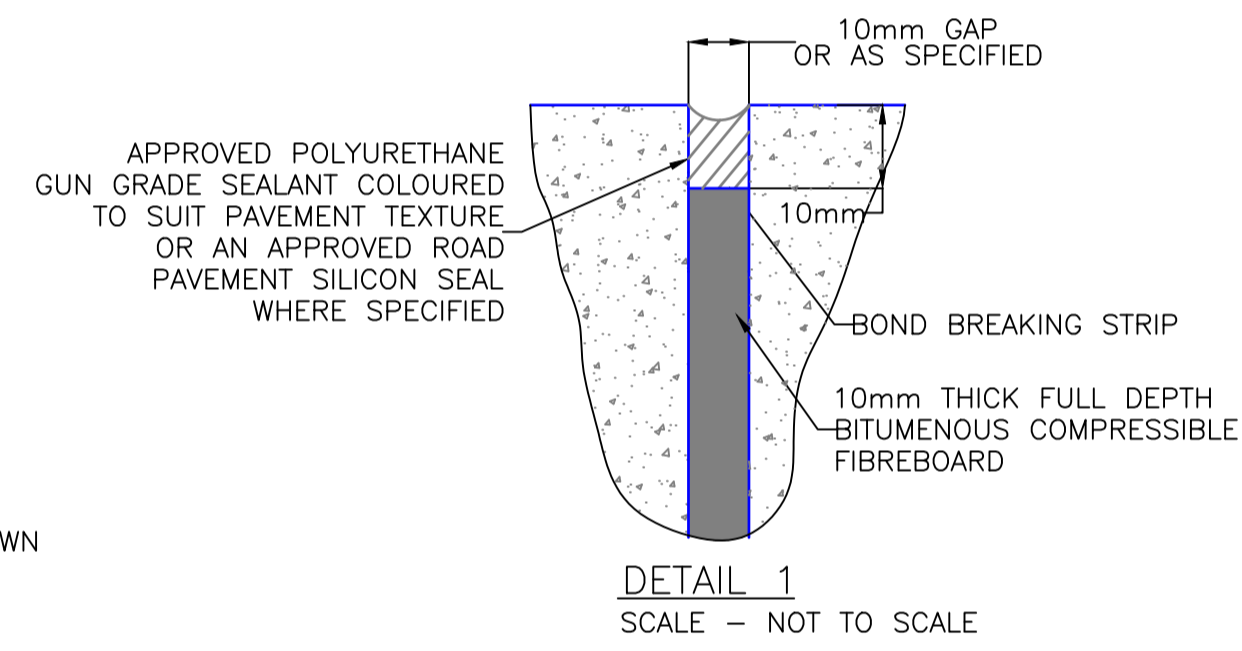
PRE-CAST WHEEL STOP DETAIL
SCALE - NOT TO SCALE



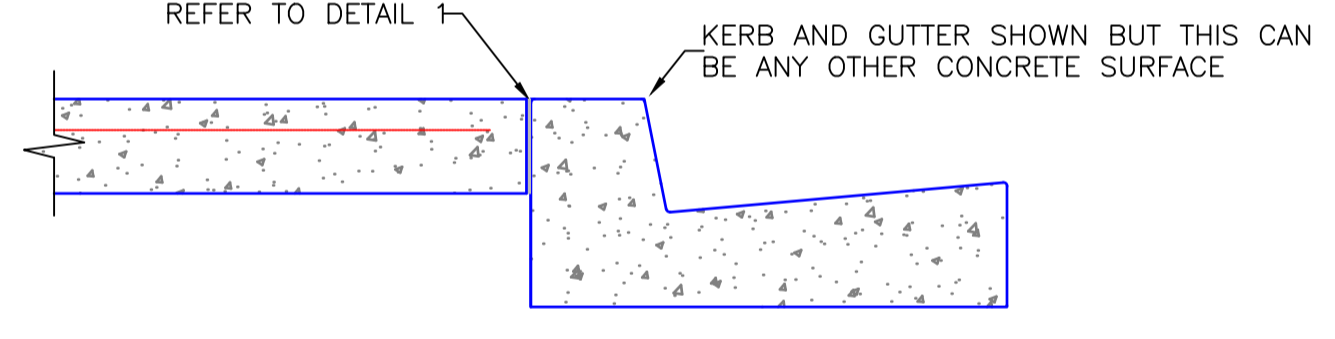
STANDARD 150 HIGH CONCRETE KERB & GUTTER (K&G) DETAIL
SCALE - NOT TO SCALE (0.108cum/m)



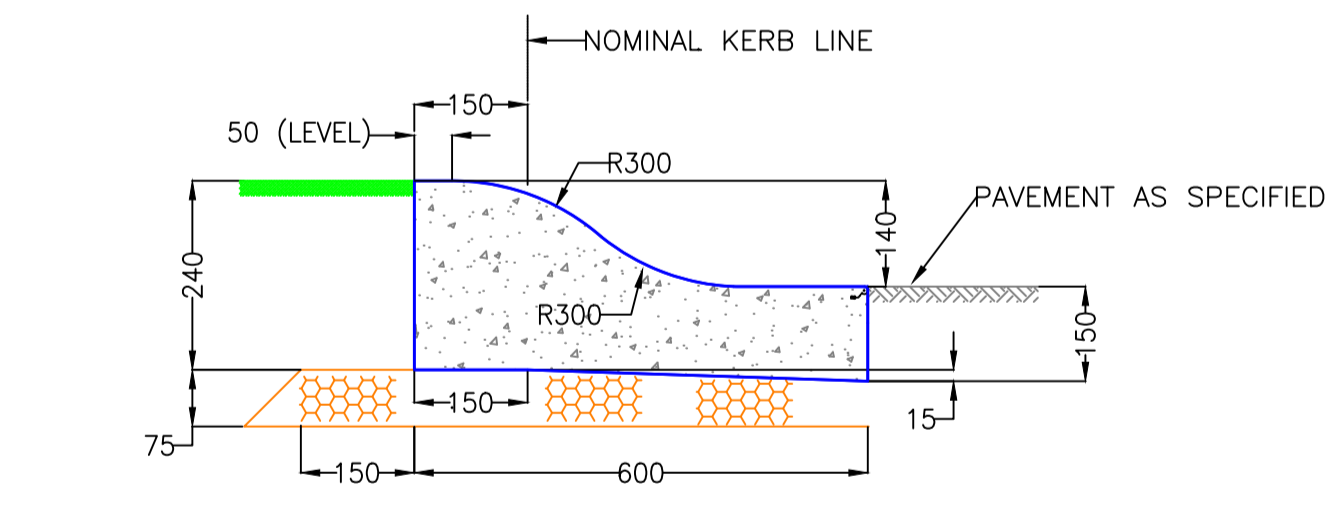
LONGITUDINAL JOINT (LJ) DETAIL
SCALE - NOT TO SCALE
NOTE: DOWEL INSTALLATION ONLY REQUIRED WHERE NOTED



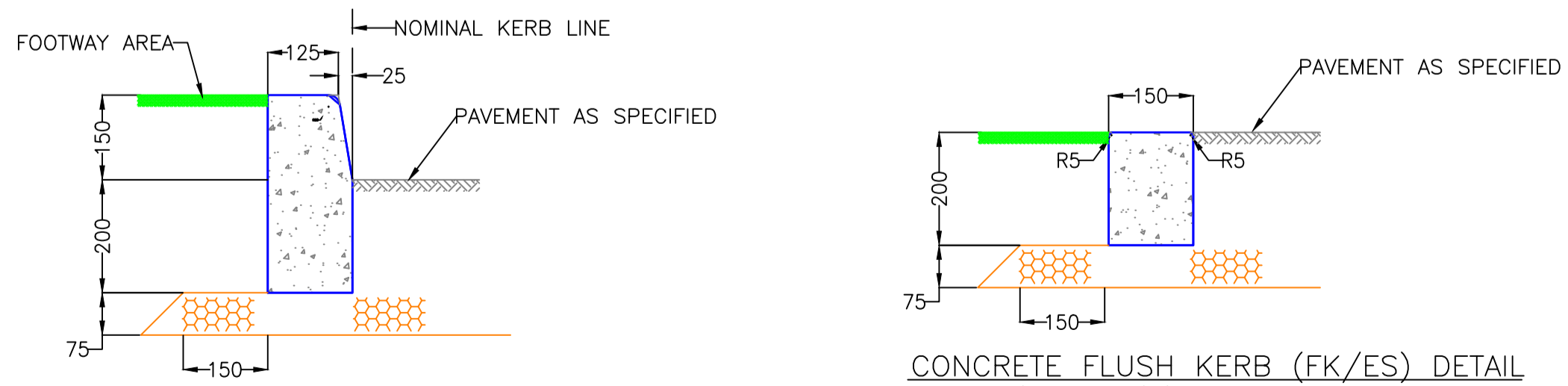
DETAIL 1
SCALE - NOT TO SCALE



ISOLATION JOINT (IJ) DETAIL
SCALE - NOT TO SCALE



CONCRETE ROLLED KERB AND TOE (RK&T) DETAIL
SCALE A (0.052cum/m)



CONCRETE FLUSH KERB (FK/ES) DETAIL
SCALE A (0.030cum/m)
NOTE: TO BE USED FOR ROAD EDGING

CONCRETE KERB ONLY (KO) DETAIL
SCALE A (0.05cum/m)

VEHICLE CROSSING CONSTRUCTION NOTES

- AT LEAST 48 HOURS' NOTICE OF INTENTION SHALL BE GIVEN TO COUNCIL ENGINEER TO POUR CONCRETE WITHIN THE ROAD RESERVE AND NO CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN APPROVED AND AN INSPECTION NOTICE ISSUED.
- ALL DISTURBED AREAS OF THE FOOTWAY ADJACENT TO THE VEHICLE CROSSING SHALL BE TURFED AND FINISHED LEVEL WITH THE CONCRETE SURFACE. RAISED EDGES ARE UNACCEPTABLE.
- THE ROAD ADJOINING THE VEHICLE CROSSING SHALL BE BATTERED AND TURFED AT A MAXIMUM GRADIENT OF 1V:6H OR AS DIRECTED BY COUNCIL.
- CONCRETE FOOTPATH ADJUSTMENTS SHALL BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION AND SATISFACTION.
- THE SUBGRADE MUST BE THOROUGHLY COMPACTED BY THE USE OF VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL.
- VEHICLE CROSSING SLABS MUST BE POURED IN PLAIN CONCRETE. SLAB SURFACE MUST BE COVE FINISHED (OR EQUIVALENT) AND EDGES TO BE FINISHED WITH A 50mm MARGIN.
- ALL CHANGES IN GRADE SHALL BE SCREEDED TO ENSURE NO RIGID/SHARP TRANSITIONS.
- THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 25MPa AT 28 DAYS.
- THE MINIMUM THICKNESS OF CONCRETE SHALL BE AS FOLLOWS:
(a) SINGLE RESIDENTIAL DWELLING: 130mm THICK REINFORCED WITH SL72 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
(b) MULTI-UNIT RESIDENTIAL: 150mm THICK REINFORCED WITH SL82 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
(c) COMMERCIAL OR INDUSTRIAL: 180mm THICK REINFORCED WITH SL82 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
- THE VEHICLE CROSSING UP TO 2400mm FROM THE GUTTER INVERT SHALL BE GRADED PARALLEL WITH THE ROAD CENTRELINE.
- THE VEHICLE CROSSING SHALL BE CONSTRUCTED PERPENDICULAR TO THE ROAD PAVEMENT UNLESS OTHERWISE INSTRUCTED BY COUNCIL.
- THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS ON THE ROAD RESERVE MUST BE COMPLETED BY A COUNCIL APPROVED CONCRETE CONTRACTOR.
- NO TREE ROOTS GREATER THAN 50mm IN DIAMETER ARE TO BE REMOVED UNLESS AUTHORISED BY A QUALIFIED ARBORIST.
- ANY ROOTS APPROVED FOR REMOVAL SHALL BE CLEAN CUT WITH SHARP TOOLS SUCH AS SECATEURS, PRUNERS, HANDSAWS, CHAINSAWS OR SPECIALISED ROOT PRUNING EQUIPMENT.

CONCRETE DRIVEWAY NOTES

- LAYBACK AND GUTTER SHALL BE CONSTRUCTED IN PLAIN CONCRETE AND FINISHED WITH A STEEL TROWEL.
- THE MINIMUM COMPRESSIVE STRENGTH FOR DRIVEWAYS SHALL BE 25MPa AT 28 DAYS. FOR COMMERCIAL OR INDUSTRIAL DRIVEWAYS THE SLAB DEPTH SHALL BE INCREASED TO MINIMUM OF 180mm WITH SL82 STEEL MESH AND TOP COVER OF 30mm.
- THE SUBGRADE SHALL BE EVENLY COMPACTED USING A VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL.
- ALL VEHICLE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LEVELS AND SPECIFICATION ISSUED BY COUNCIL AND MUST COMPLY WITH AS/NZS 2890.1:2004 "OFF STREET CAR PARKING" CODE.
- ALL KERBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS AND SPECIFICATION ISSUED BY COUNCIL.
- WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE RETAINED, THE CONTRACTOR IS TO PLACE A 75mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE KERB AND/OR LAYBACK.
- WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE REMOVED, A ROAD OPENING PERMIT OR APPLICATION IS TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.
- THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS MUST BE PERFORMED BY A COUNCIL APPROVED CONTRACTOR.
- SAWCUT 500mm ASPHALT STRIP AND MATCH IN LAYBACK WITH ROAD SURFACE TO SMOOTH TRANSITION.

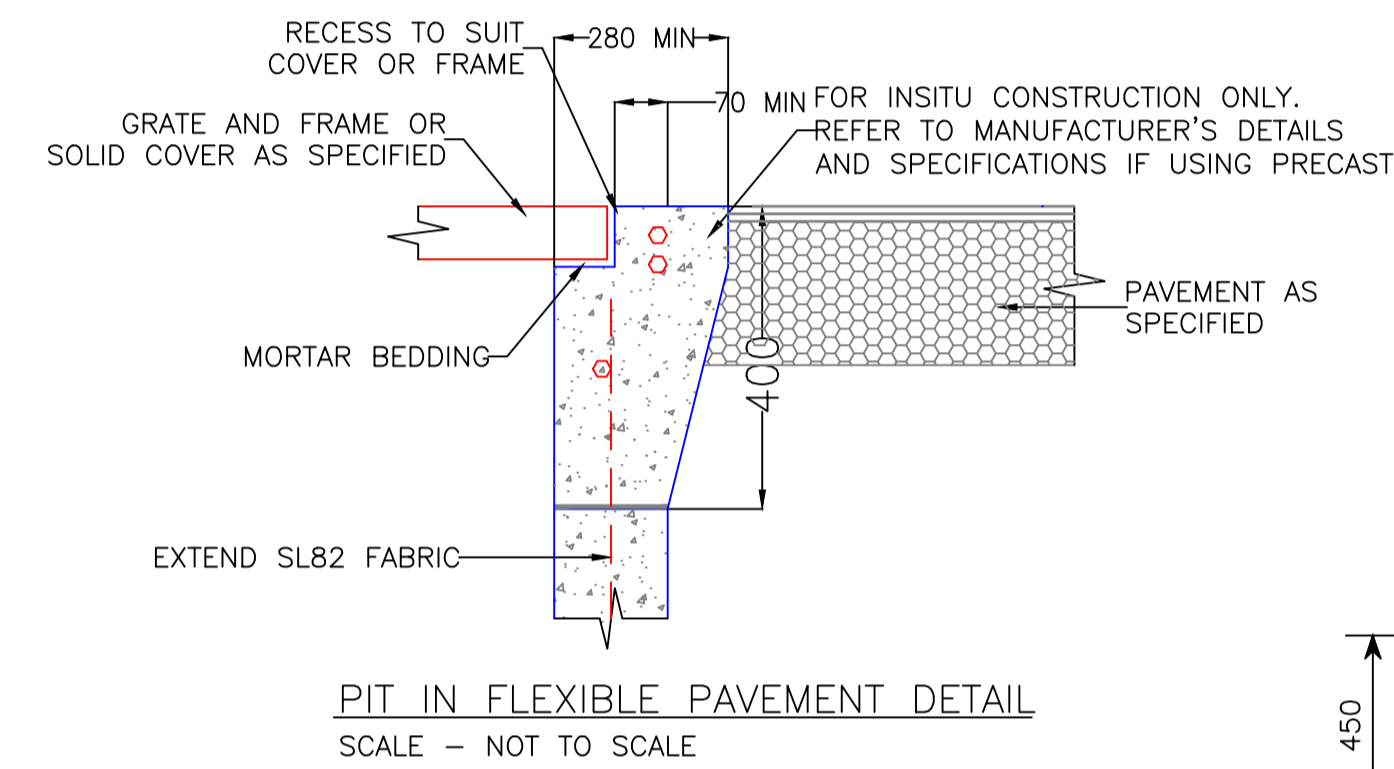
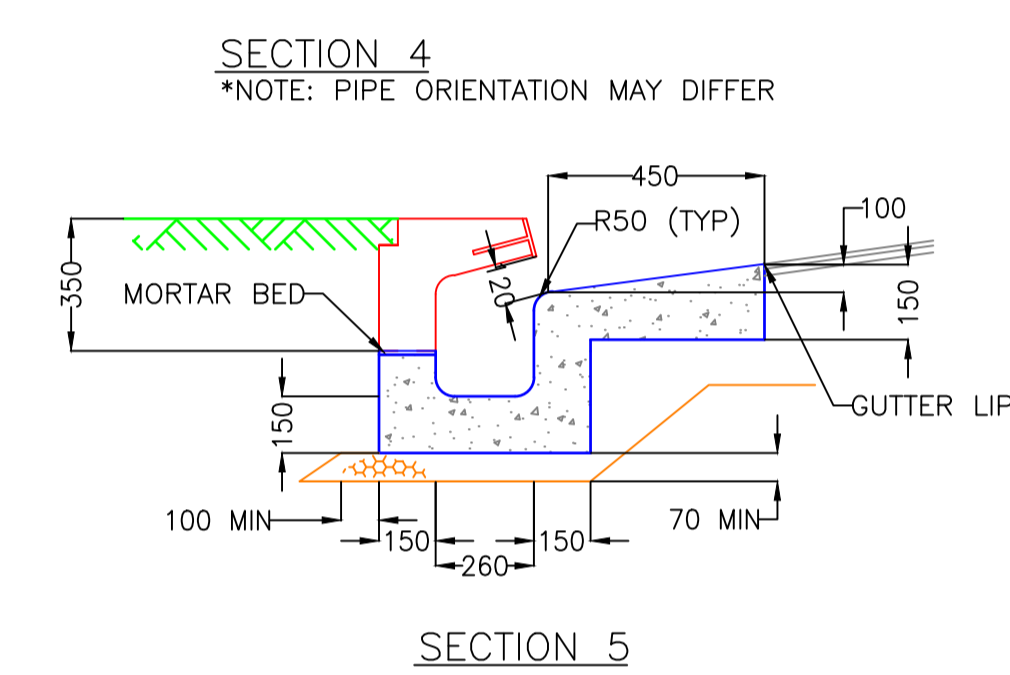
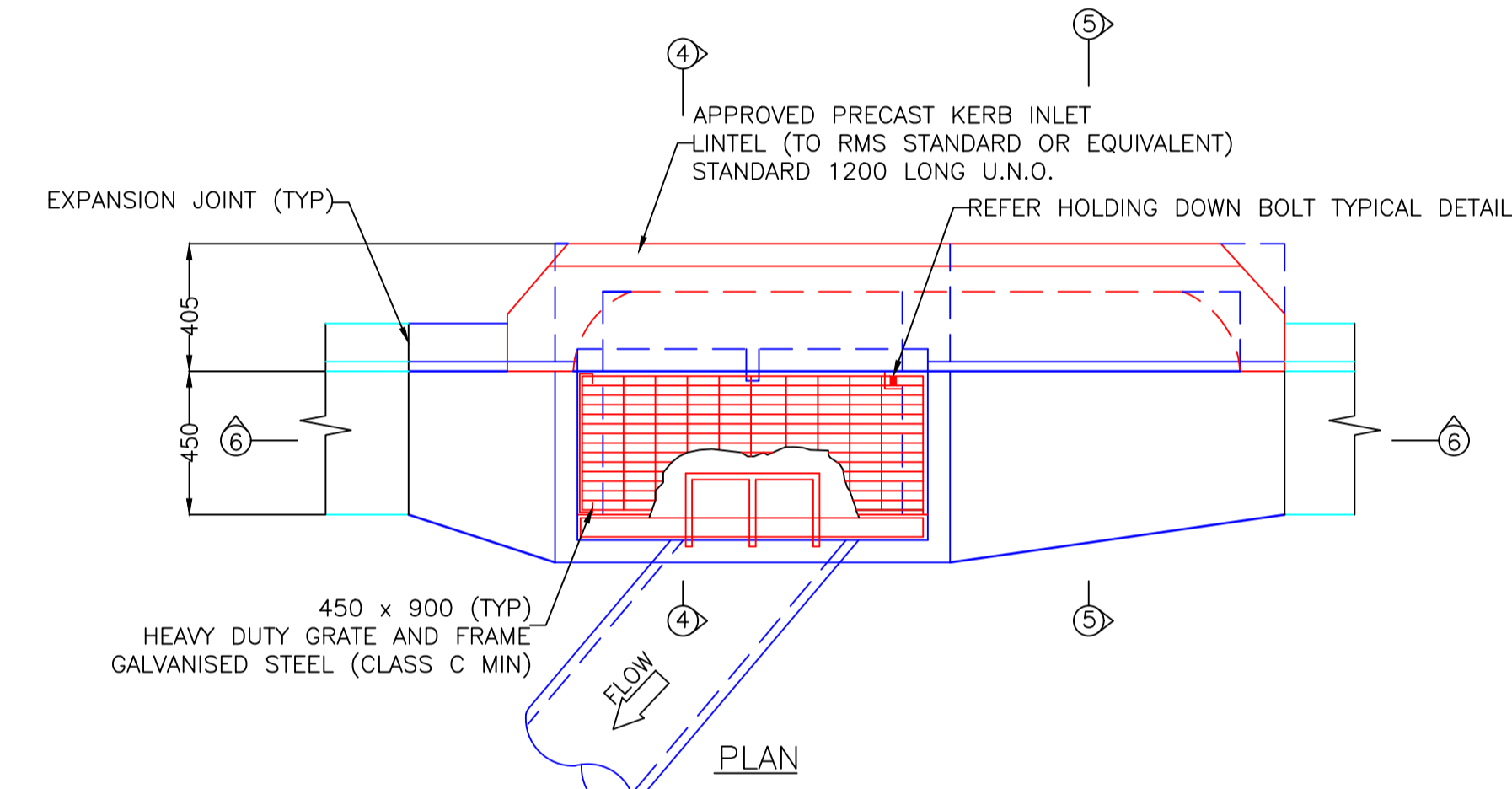
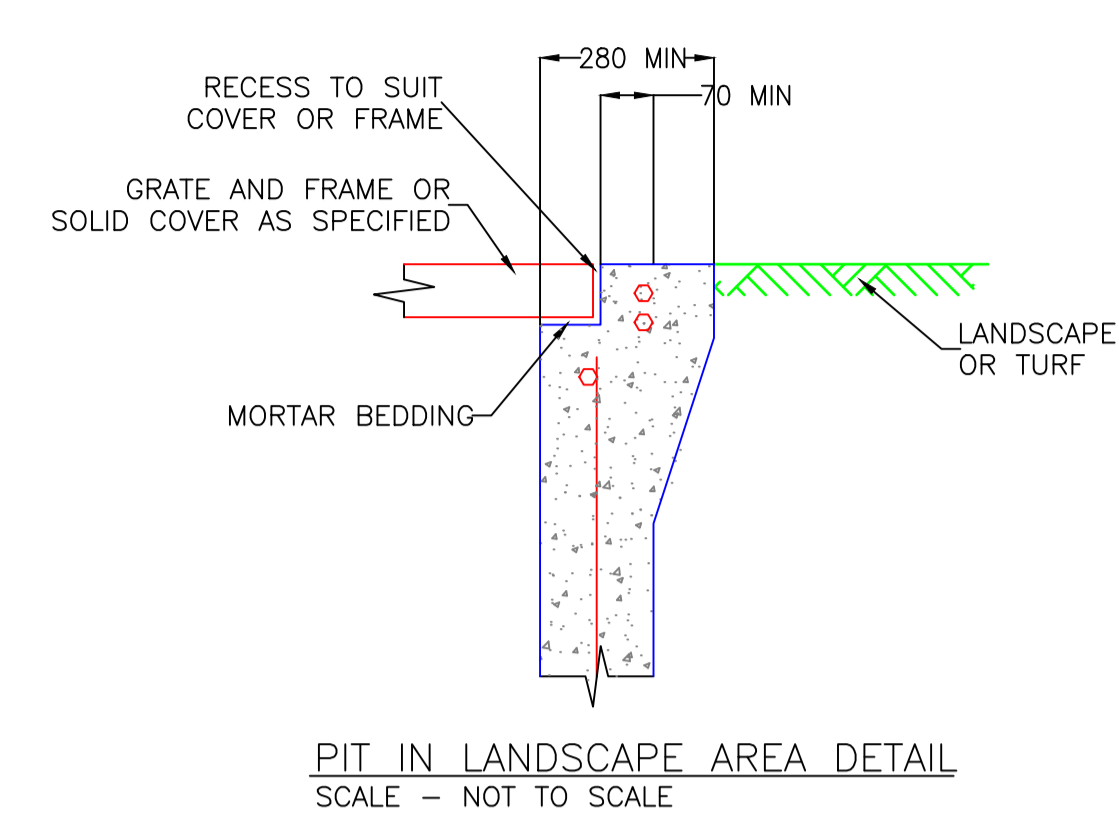
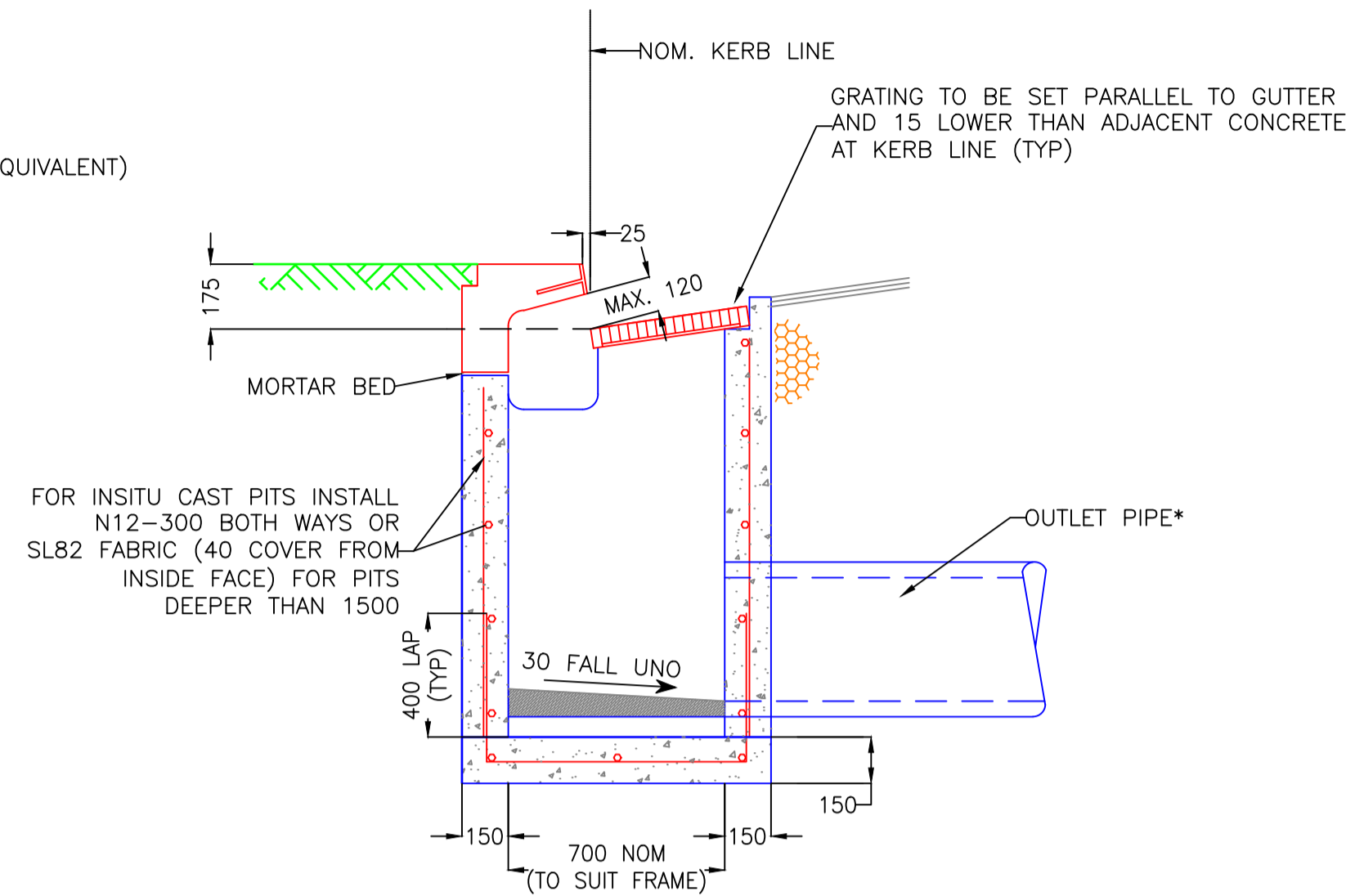
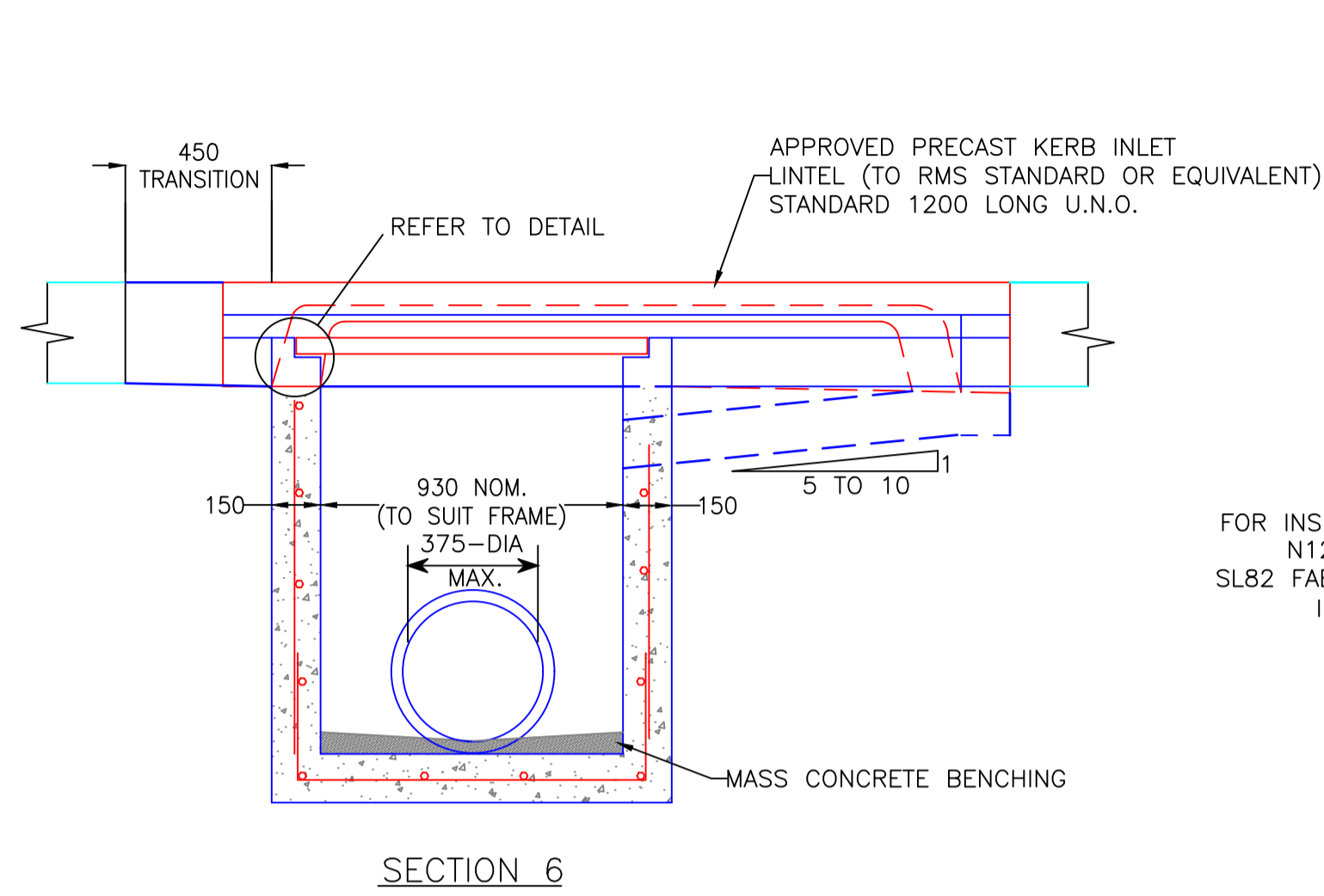
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WORK-AS-EXECUTED		DESIGNED BY: THOMAS LAU		DATE: (**/**/****)	
BY: N.A.		DATED: 10/10/22		APPROVED BY: THOMAS LAU	
INITIATED BY: RICHARD PARRY		APPROVED BY: *****		PRINCIPAL ENGINEER	
DATE: **/**/****		PRINCIPAL ENGINEER		PRINCIPAL ENGINEER	
AMENDMENTS		INITIALS			



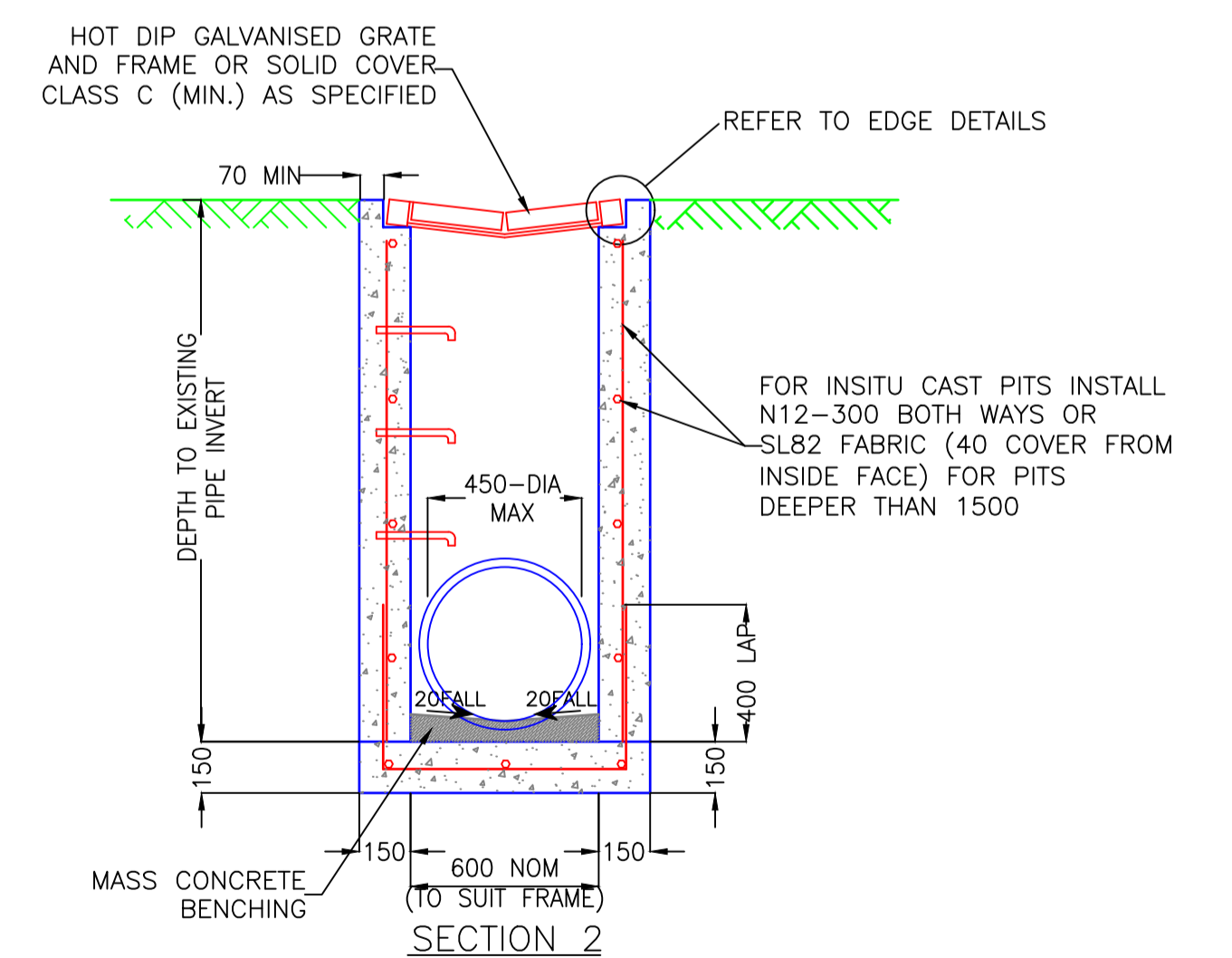
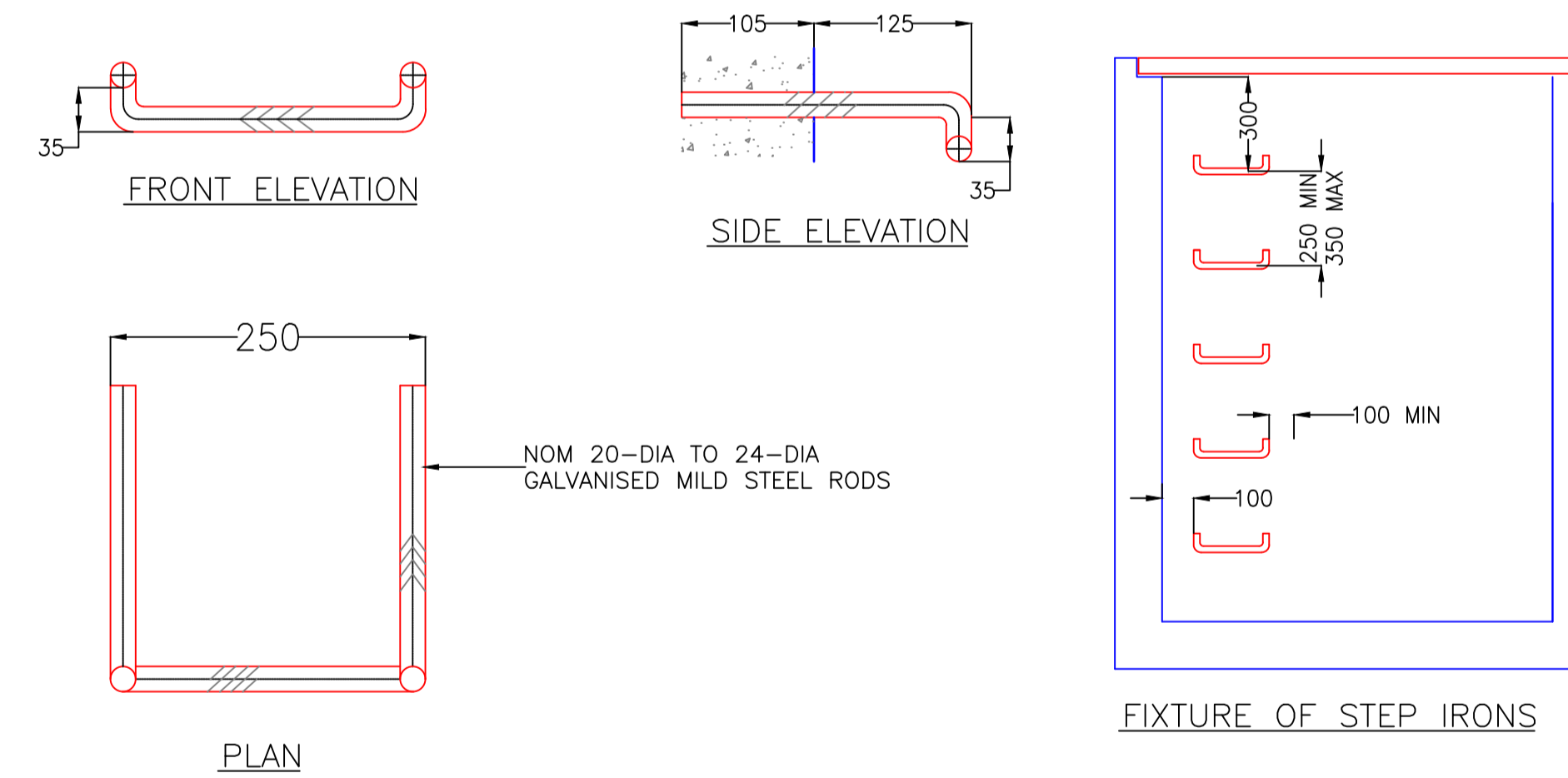
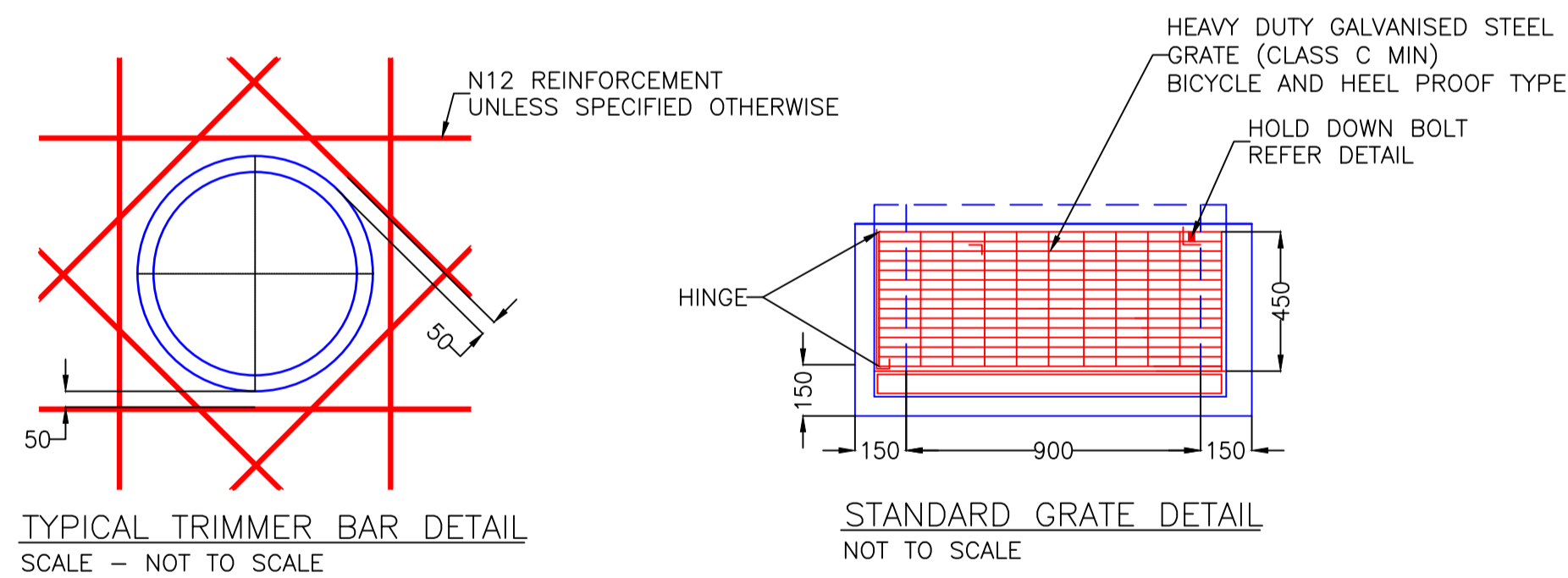
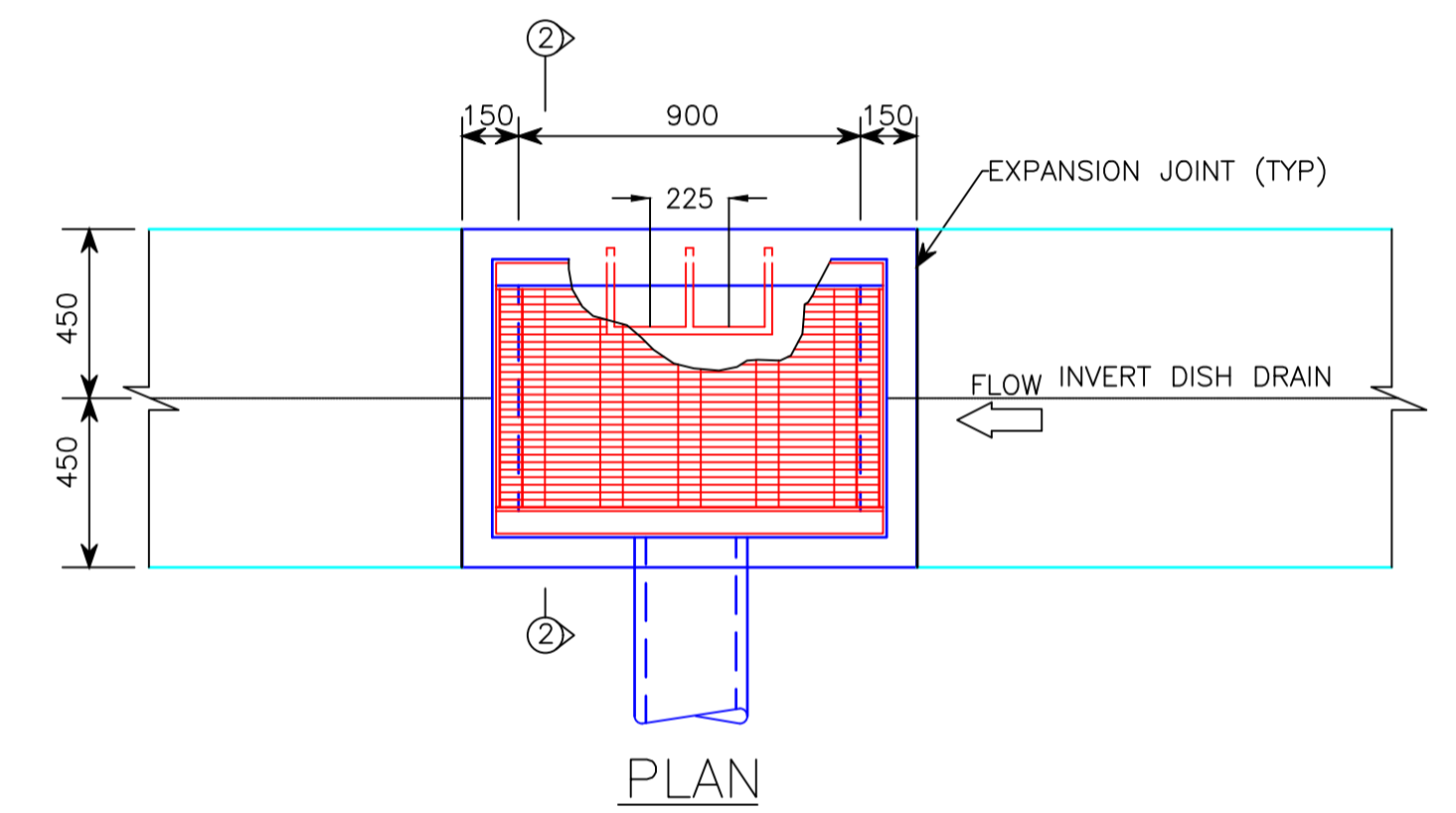
CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITWATER ROAD
STANDARD DETAILS
SHEET 1
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-6000 REVISION: 2

STORMWATER DRAINAGE GENERAL NOTES

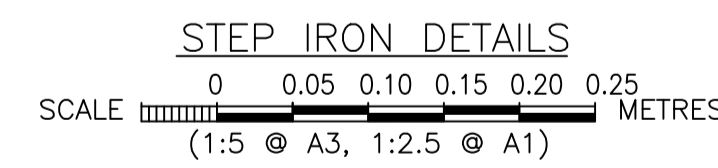
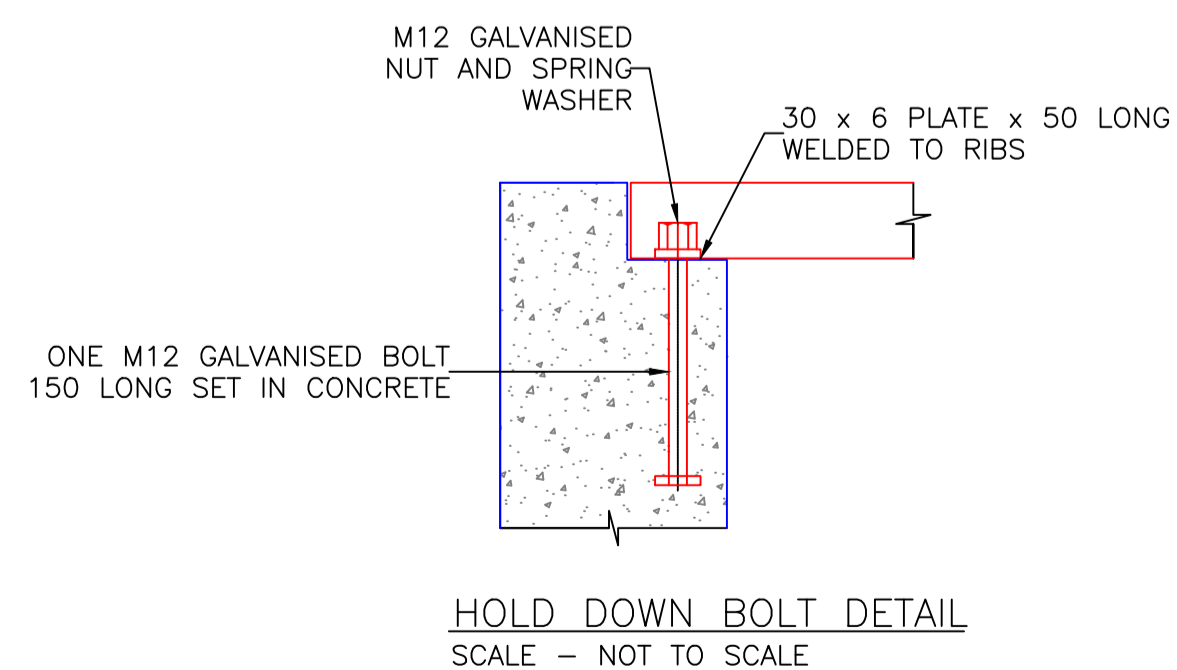
1. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
2. REFER TO STORMWATER PIT TYPE SCHEDULE FOR SPECIFIC TYPES OF STORMWATER PITS USED.
3. ALL STORMWATER PITS ARE TO BE CONSTRUCTED IN INSITU CONCRETE. PRECAST CONCRETE OR PROPRIETARY PITS MAY BE USED SUBJECT TO COUNCIL APPROVAL AND STRICT QUALITY ASSURANCE/CONTROL.
4. CONCRETE MINIMUM STRENGTH GRADE IS 25MPa AT 28 DAYS AS PER AS3600 UNLESS NOTED OTHERWISE.
5. PRECAST STEEL LINTELS SHALL BE GRADE N32.
6. THE LINTEL OPENING SHALL NOT EXCEED 120mm UNLESS SPECIFIED OTHERWISE.
7. COVER TO STEEL REINFORCEMENT SHALL BE MINIMUM 50mm TO INSIDE FACE OF WALLS AND BASE UNLESS SPECIFIED OTHERWISE.
8. PITS DEEPER THAN 1000mm SHALL BE FITTED WITH GALVANISED STEEL STEP IRONS. PROPRIETARY STEPS MAY BE USED SUBJECT TO COUNCIL APPROVAL AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
9. STEP IRONS ARE TO BE LOCATED DIRECTLY BELOW THE OPENING OR THE COVER AND DESIRABLY ON A WALL WITHOUT PIPE OPENINGS.
10. GALVANISED STEEL STEP IRONS SHALL BE STRUCTURAL GRADE 250 AS PER AS3768.
11. STEP IRONS SHALL HAVE ROUNDED EDGES.
12. ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED.
13. STEEL GRATES AND FRAMES ARE TO BE FABRICATED FROM MILD STEEL AND HOT DIP GALVANISED TO AS1650.
14. ALL GRATES ARE TO BE MINIMUM CLASS C (MEDIUM DUTY) UNLESS NOTED OTHERWISE AND ARE TO BE BICYCLE SAFE AS PER AS3996.
15. WHERE GRATES ARE TO BE INSTALLED IN HIGH PEDESTRIAN ACTIVITY AREAS, THEY ARE TO BE HEEL PROOF.
16. CUT PIPE FACES FLUSH WITH PIT WALLS AND FILL ALL GAPS AND CRACKS WITH EPOXY RESIN MORTAR OR POLYESTER RESIN MORTAR TO COUNCIL'S SATISFACTION.
17. SUBGRADE COMPACTION UNDER PITS SHALL BE TO 98% STANDARD.
18. ALL PIPE CONNECTIONS WITH DIAMETERS GREATER THAN 150mm WILL REQUIRE A JUNCTION PIT TO BE CONSTRUCTED.



NEW KERB INLET PIT (DGGP WITH 4.2EKI)
SCALE - NOT TO SCALE



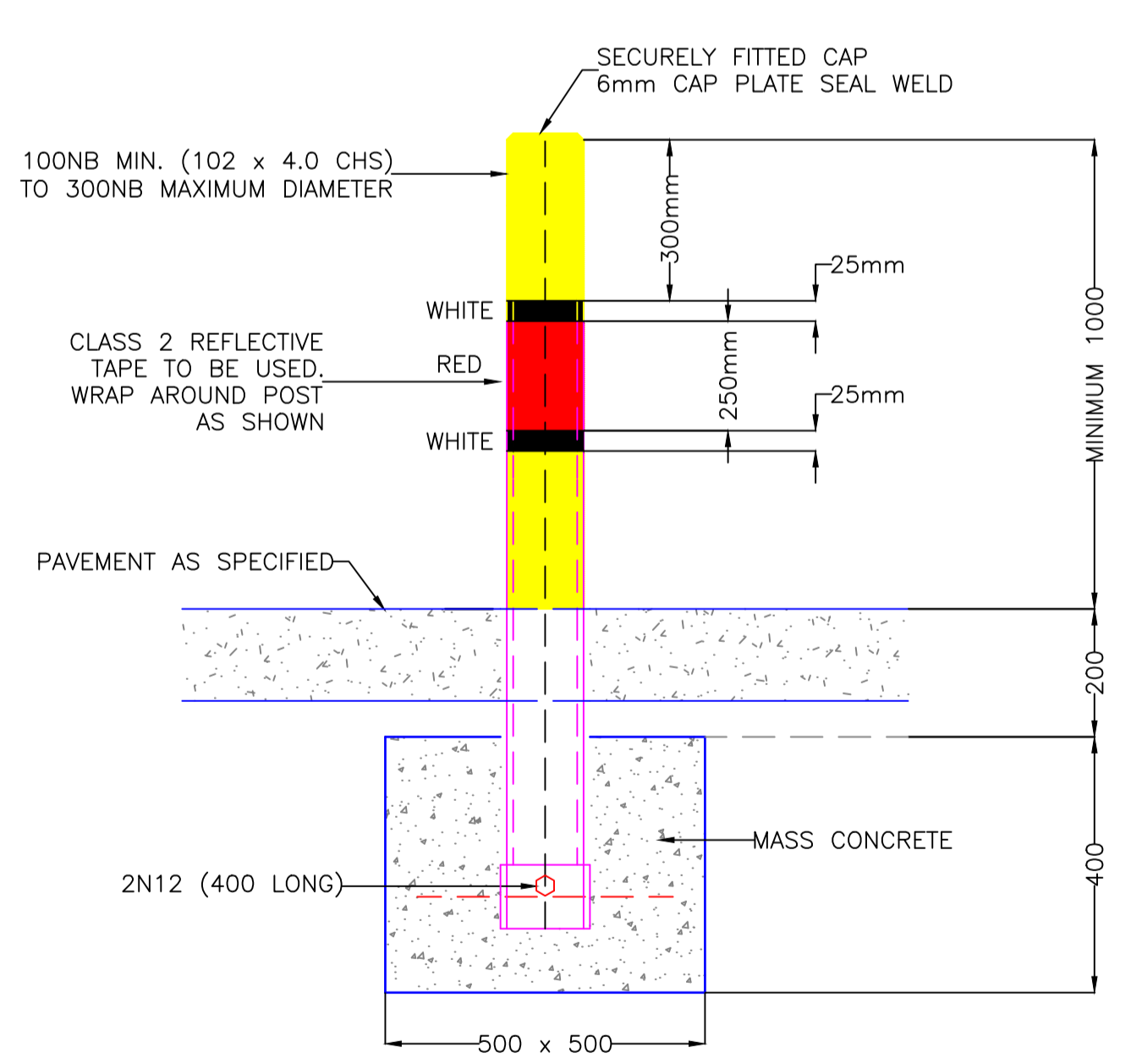
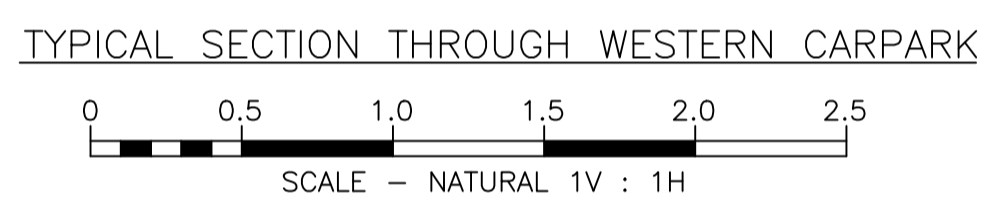
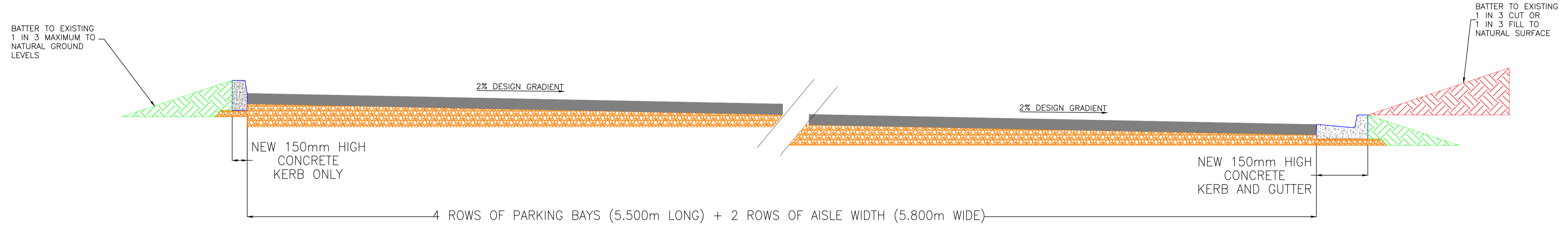
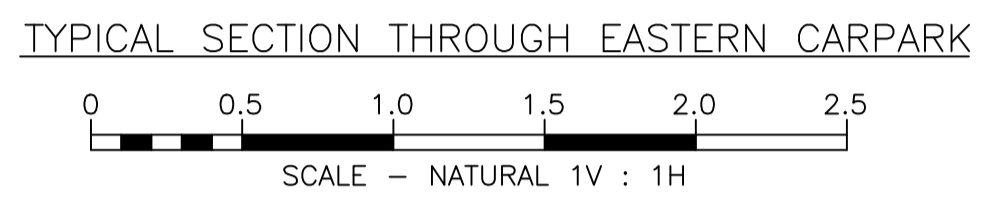
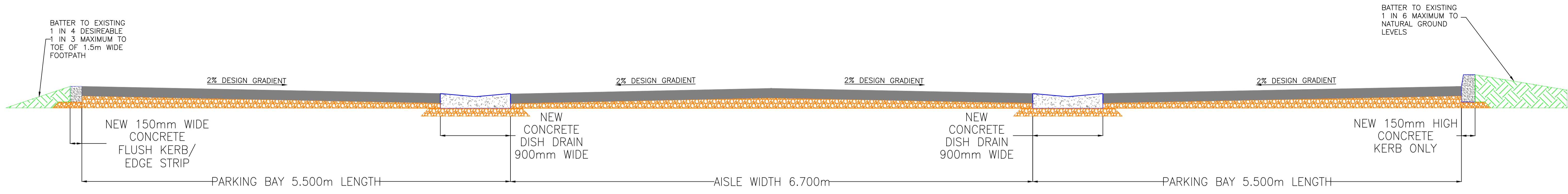
GRADED PIT IN DISH DRAIN DETAIL
NOT TO SCALE



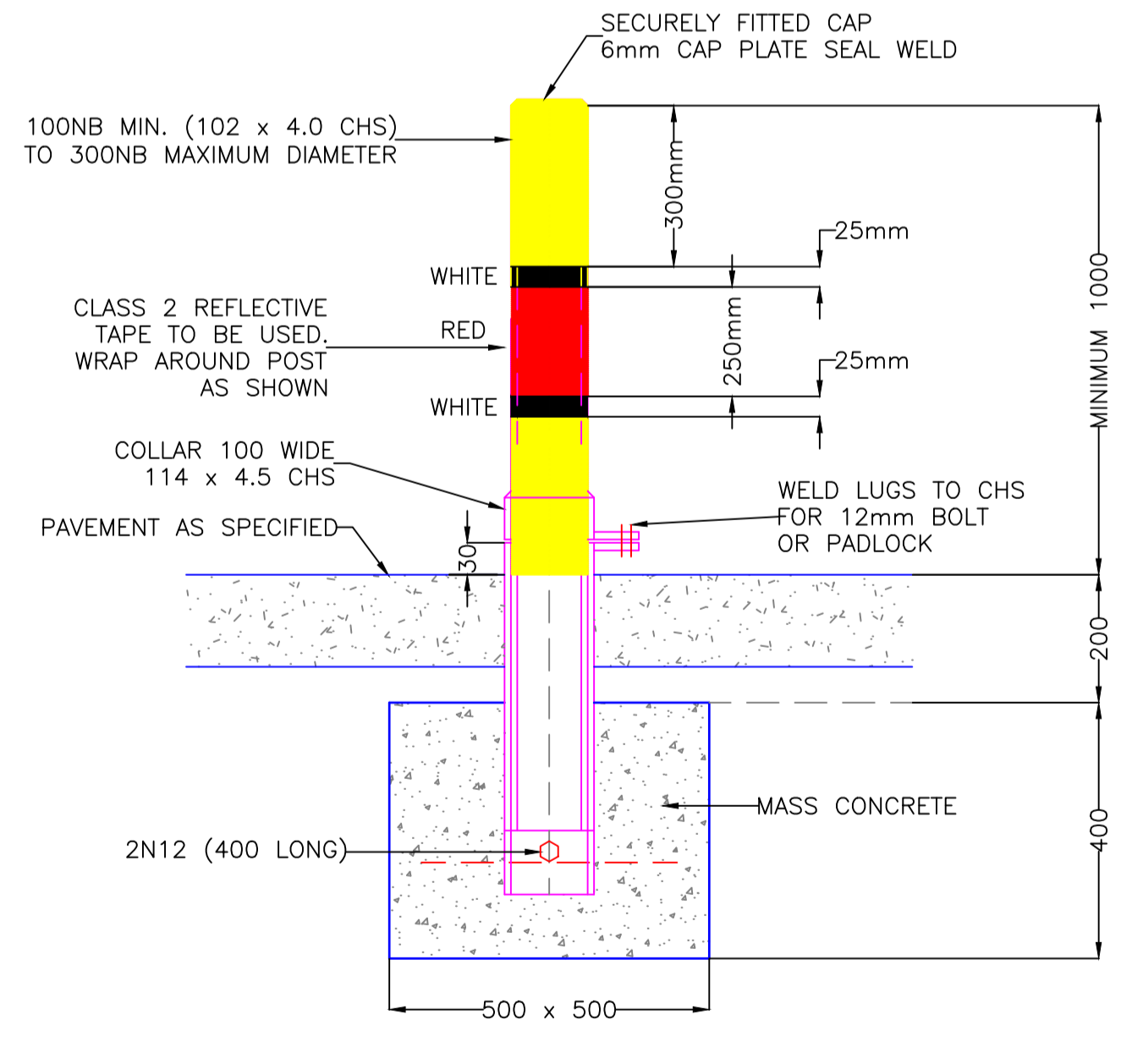
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WORK-AS-EXECUTED		DESIGNED BY: THOMAS LAU		DATE: (**/**/****)	
BY: N.A.		DATED: 10/10/22		APPROVED BY: THOMAS LAU	
DATE: **/**/****		INITIATED BY: RICHARD PARRY		PRINCIPAL ENGINEER	
INITIALS		PRINCIPAL ENGINEER		PRINCIPAL ENGINEER	



CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITWATER ROAD
STANDARD DETAILS
SHEET 2
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-6002 | REVISION: 2

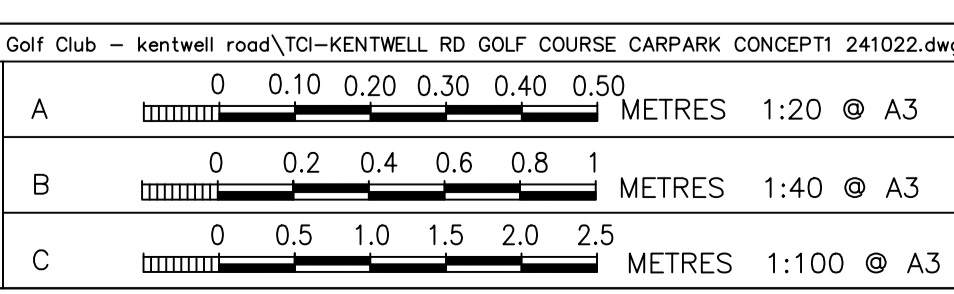


SCALE - NOT TO SCALE
NOTE 1: ALL POSTS TO BE 316 STAINLESS STEEL
NOTE 2: BOLLARDS DETAILS MAY CHANGE SUBJECT TO MANUFACTURER'S SPECIFICATIONS



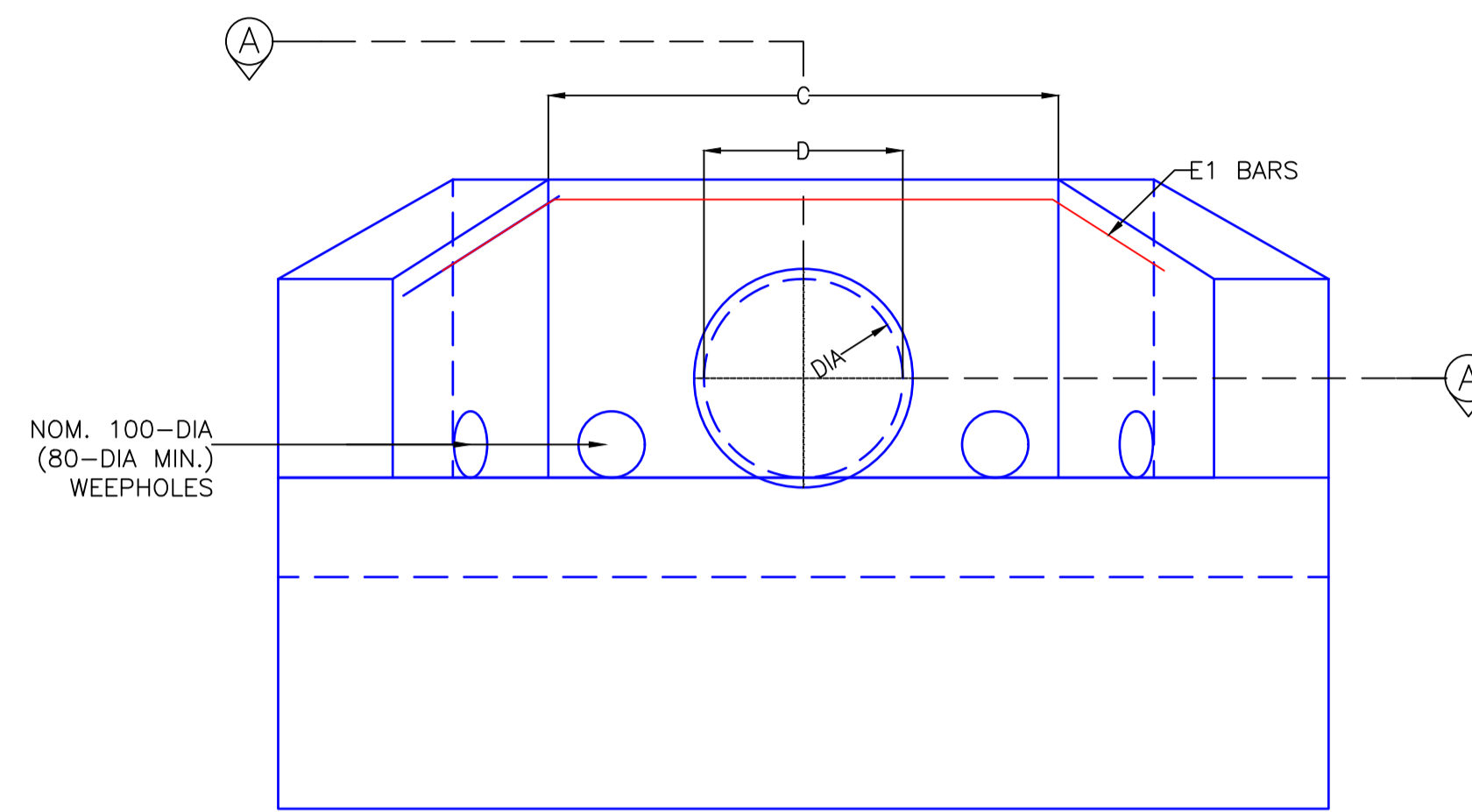
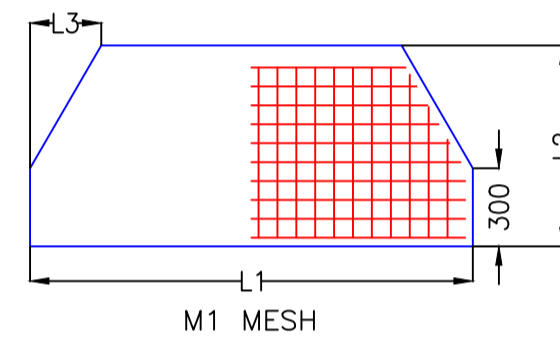
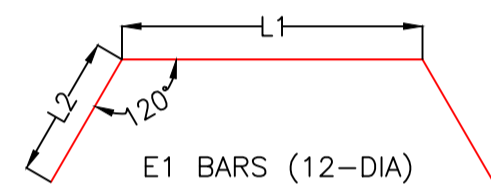
SCALE - NOT TO SCALE
NOTE 1: ALL POSTS TO BE 316 STAINLESS STEEL
NOTE 2: BOLLARDS DETAILS MAY CHANGE SUBJECT TO MANUFACTURER'S SPECIFICATIONS

			LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
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2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	BY: N.A.	INITIATED BY: RICHARD PARRY	DATE: (**/**/****)
1	10/10/22	INITIATE DRAWINGS	DATE: **/**/****	APPROVED BY: *****	APPROVED BY: THOMAS LAU
No	DATE	AMENDMENTS	INITIALS	(SNR PROJECT MANAGER)	PRINCIPAL ENGINEER

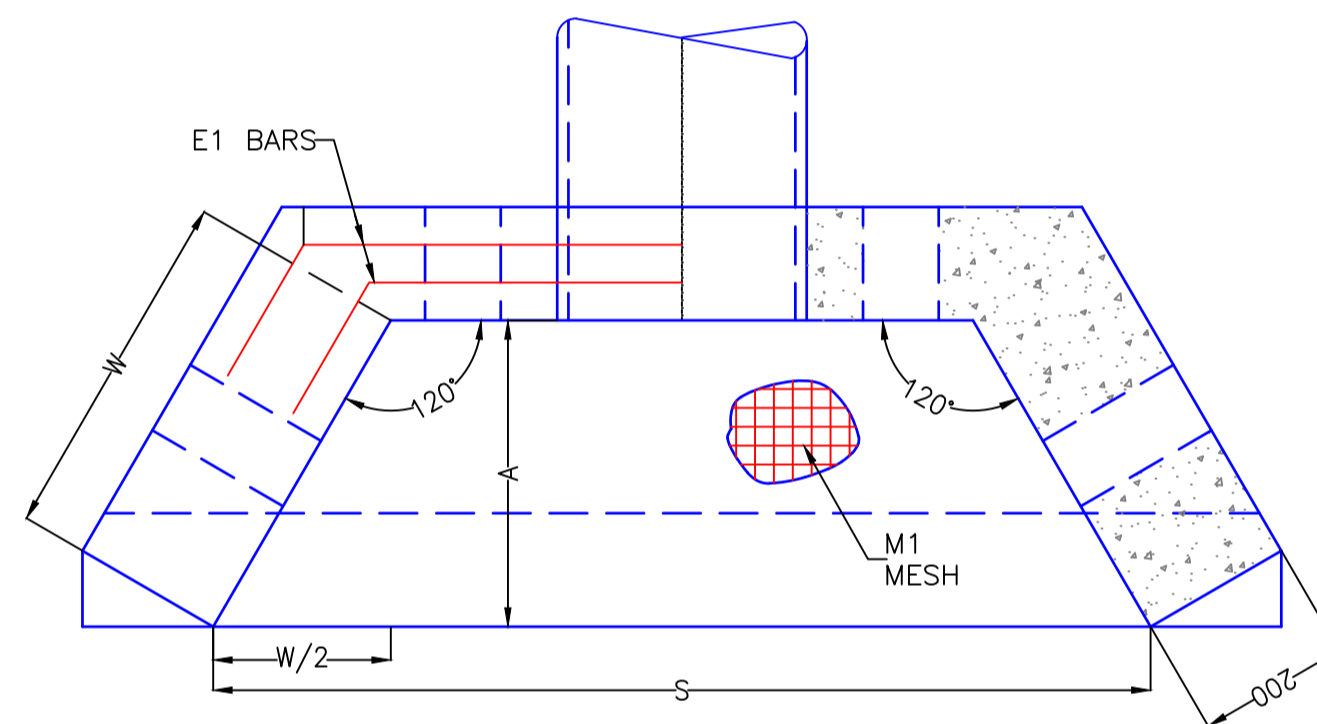


CONCRETE HEADWALL DIMENSIONS AND REINFORCEMENT SCHEDULE

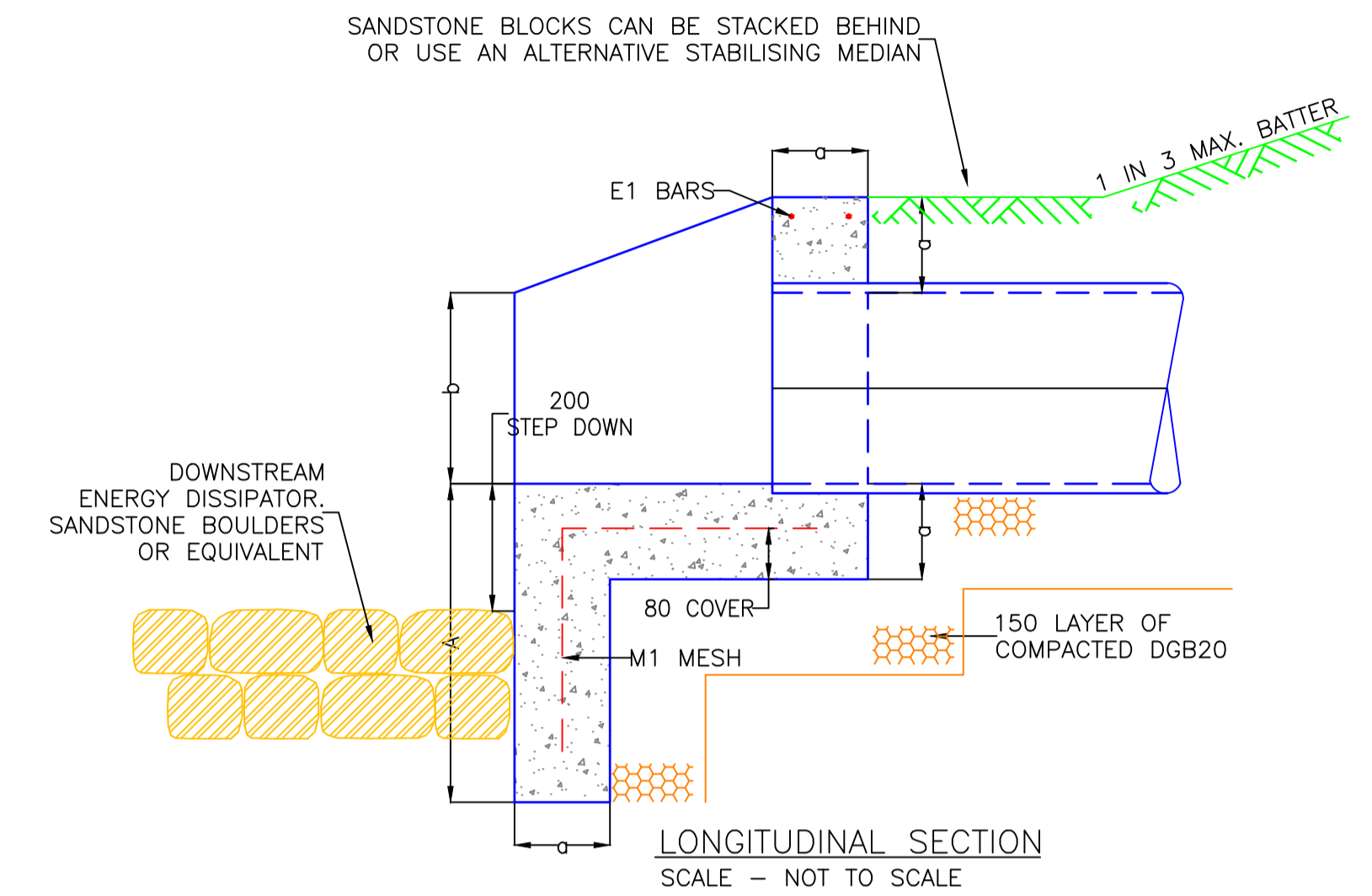
DIMENSIONS			
D	NOMINAL PIPE DIA	(mm)	375
A	APRON DEPTH	(mm)	630
C	HEADWALL LENGTH	(mm)	850
S	APRON WIDTH	(mm)	1580
W	WINGWALL LENGTH	(mm)	730
a		(mm)	150
b		(mm)	300
QUANTITIES IN 2 HEADWALLS			
E1 BARS			
L1	(mm)	965	
L2	(mm)	200	
No. REQUIRED	(No.)	4	
LENGTH	(mm)	5460	
M1 MESH			
L1	(mm)	1760	
L2	(mm)	970	
L3	(mm)	385	
No. REQUIRED	(No.)	2	
STEEL REINFORCEMENT	(Kg)	26.3	
CONCRETE N25 (REFER NOTE 1)	(m ²)	0.91	



ELEVATION
SCALE - NOT TO SCALE



SECTION A
SCALE A

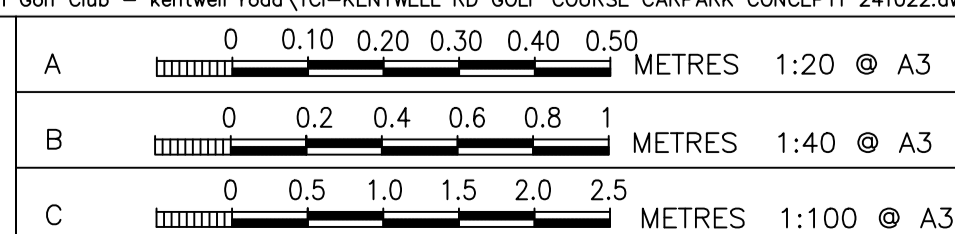


LONGITUDINAL SECTION
SCALE - NOT TO SCALE

CONCRETE HEADWALL NOTES

1. CONCRETE STRENGTH GRADES SHOWN ARE FOR EXPOSURE CLASS A2. REFER TO AS3600 CONCRETE STRUCTURES CODE FOR CONCRETE STRENGTH GRADE AND COVER TO REINFORCEMENT FOR EXPOSURE CLASSIFICATIONS.
2. WEEP HOLES (80-DIA MIN. U.N.O.) ARE TO BE PROVIDED AT 1800 CTS MAXIMUM AT THE OUTLET ONLY.
3. ALL REINFORCEMENT IS TO BE GRADE 400Y OR EQUIV. TO AS1302-1991.
4. REINFORCEMENT MESH IS TO BE LAPPED SO THAT TWO OUTERMOST WIRES OF ONE FABRIC OVERLAP THE TWO OUTERMOST WIRES OF THE SHEET BEING LAPPED.
5. FOR REINFORCEMENT AND HEADWALL DIMENSIONS REFER TO CONCRETE HEADWALL DIMENSIONS AND REINFORCEMENT SCHEDULE.

		LEVEL DATUM: AHD	PLOT DATE: 24/10/2022	FOLDER: v:\Urban2\DRAWINGS Current\TOM SPECS AND PROJECTS FOLDER 2\PROJECTS 2022 - 23\Warrigah Golf Club - kentwell road\TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1 241022.dwg
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		WORK-AS-EXECUTED	DESIGNED BY: THOMAS LAU	DATE: (**/**/****)
		BY: N.A.	DATED: 10/10/22	
2	24/10/22	AMENDED FROM COMMENTS REC'D FROM AC/RP	INITIATED BY: RICHARD PARRY	APPROVED BY: THOMAS LAU
1	10/10/22	INITIATE DRAWINGS	DATE: **/**/****	APPROVED BY: THOMAS LAU
No	DATE	AMENDMENTS	INITIALS	PRINCIPAL ENGINEER



CARPARK
KENTWELL ROAD, NORTH MANLY
INTERSECTION OF KENTWELL ROAD AND PITTWATER ROAD
STANDARD DETAILS AND TYPICAL SECTIONS
SHEET 4
DRAWING NO. TCI-KENTWELL RD GOLF COURSE CARPARK CONCEPT1-6003 | REVISION: 2

14 December 2023

Graeme McMullan
Warringah Golf Club
292 Condamine Street,
North Manly NSW 2100
Via Email: graeme@warringahgolfclub.com.au

Our Ref: 2023/819771

Dear Graeme,

Warringah Golf Club – Demolition and Construction of a Golf Clubhouse and Associated Facilities located at 292 Condamine Street, North Manly NSW 2100

Sydney North Planning Panel Reference: PPSSNH_391
DA Number: DA2022/2081

I am writing to you in relation to the Sydney North Planning Panel Council Assessment Report relating to DA 2022/2081 dated 4 November 2023 and specifically to the recommendation for a Deferred Commencement Condition No.1.

As you are aware, Council is committed to constructing the driveway access from Kentwell Road to coincide with the completion of the Warringah Golf Clubhouse building.

The civil engineering design for the driveway access (plus adjacent car parking) has been completed. Council will be procuring the civil construction works package in 2024 in readiness to commence on site 6 months prior to the anticipated date for practical completion of the Warringah Golf Clubhouse.

The issue of a Construct Certificate for the new Warringah Golf Clubhouse is critical and leads the sequence of demolition and construction activities on site. Having a deferred commencement condition relating to the last stage of the project, namely the driveway access, we believe is not considered viable and would have a detrimental impact on the construction program.

Therefore, we recommend that the Warringah Golf Club seeks planning advice on the possible options outlined below to mitigate the impact that this deferred commencement condition will have on the construction program.

1. Submit amended DA drawings to include in the scope the car park and driveway access off Kentwell Road to negate the requirement for the deferred commencement condition.
2. Seek removal of the deferred commencement condition by providing this letter to the Independent Planning Assessor to demonstrate the commitment of Council to undertake the driveway access works to coincide with the completion of the golf clubhouse build.

3. Seek planning advice on whether a Part 5 Assessment undertaken by Council for the driveway access off Kentwell Road will satisfy the Notice of Commencement requirement in the deferred commencement condition.

For Option 3, it should be noted that the approval pathway for the driveway access (plus adjacent car parking) will be via an assessment under Part 5 of the Environmental Planning and Assessment Act 1979. SEPP (Transport & Infrastructure) 2021, Division 12 Parks and other public reserves, S2.73(3)(a)(i), states that development for single storey carparks may be carried out by a public authority without consent on land owned by the public authority. As such, no DA or CC is required, and a Notice of Commencement is not applicable.

Notwithstanding which option is pursued, we reiterate the commitment of Council to completing the driveway access to ensure the Warringah Golf Club can occupy their new clubhouse.

Should you require further information about matters raised in this letter please contact my office on 8495 6371.

Yours faithfully



Campbell Pfeiffer
Acting Director Transport & Assets

HATZIS CUSACK LAWYERS

Liquor & Gaming Specialists

Our Ref: TH:HCM:05673
Your Ref:

14 December 2023

Mr Paul Benbow
Treasurer
Warringah Golf Club Limited
292 Condamine Street
North Manly NSW 2100

By email: paulben1@optusnet.com.au

Dear Mr Benbow,

**RE: DEVELOPMENT APPLICATION NUMBER DA2022/2081 FOR
DEMOLITION WORKS AND CONSTRUCTION OF GOLF CLUBHOUSE
AND ASSOCIATED FACILITIES: LIQUOR LICENCE FOR CLUBHOUSE
FACILITY**

We understand that this development application (DA) is presently being considered by Council. The application seeks consent to demolish certain structures and to construct a clubhouse for the Warringah Golf Club on part of the land at 433 Pittwater Road, North Manly. The development includes a pro shop, meeting rooms, dining/function room, amenities and landscaping works and a realigned drainage swale.

We understand that the works proposed are on a large parcel of land (approximately 173,926 square metres in size, being Lot 2742 in DP 252038) used as a golf course. The land is zoned RE1. We understand that the land zoning permits outdoor recreation facilities, with consent.

The DA is currently being considered by the Sydney North Planning Panel under reference PPSSNH-391 on the basis that the clubhouse, and associated facilities, are ancillary to the golfing activities conducted on the land.

You have asked us to advise specifically in relation to the liquor licensing aspects of the clubhouse development. Specifically, we are asked to advise as follows:

1. What form of liquor licence(s) might apply to the clubhouse?
2. Is it necessary to obtain prior development approval and, if so, what must be approved and when must such approval be obtained?

Level 9
68 Pitt Street
SYDNEY NSW 2000

GPO Box 3743
SYDNEY NSW 2001

P (02) 9221 9300
www.hatziscusack.com.au

1. What licences might apply to the golf clubhouse?

Club licence

The Warringah Golf Club Limited presently holds a club licence issued under the Liquor Act 2007. The licence document records that the licence was first issued to the Club in the year 1947.

The licensed premises of the Club were originally conducted from premises at at 397 Condamine Street North Manly and at a Kiosk at the corner of Condamine Street and Kentwell Road North Manly (now known as 292 Condamine Street North Manly following an application to Council for a Street number). A change of boundaries application was approved in 2022, whereby the licensed premises comprised 292 Condamine Street solely.

The change of boundaries application approved in 2022 was approved pursuant to the power conferred on the Independent Liquor and Gaming Authority (“ILGA”) under Section 94 of the Liquor Act 2007. The relevant provisions of that section are as follows:

- (2) *The specified boundaries of any licensed premises may be changed by the Authority on the Authority’s own initiative or on the application of:*
 - (a) *the owner of the premises, or*
 - (b) *the licensee...*
- (5) *The Authority must not specify or change the boundaries of any licensed premises unless the Authority is of the opinion that any primary purpose requirement under this Act in relation to the licensed premises is or will be complied with*

Given that the Authority last year exercised the Section 94 power to change the boundaries of the Club licence to comprise 292 Condamine Street, we expect that the Authority would be willing to again exercise that same power to relocate the Club licence to the proposed new clubhouse premises (which will be known as 433 Pittwater Road, North Manly).

Alternatively the Authority may require an application to “remove”, or relocate, that same licence to the new clubhouse..

Nature of a club licence

A club licence authorises the licensee to sell liquor by retail on the licensed premises to a member of the Club or to a guest of a member, for consumption on or away from the licensed premises: sec. 18(1) *Liquor Act 2007*.¹

¹ We understand from the Plan of Management that the Club in this case does not intend to sell packaged liquor for consumption away from the premises.

Such a licence can only be granted to a club which meets the requirements set out in sec. 10(1) of the *Registered Clubs Act 1976*: sec. 19(1)(a) *Liquor Act 2007*.

Among the requirements set out in that section are requirements that the relevant Club:

- (a) be conducted in good faith as a club; ...
- (d) have a membership not less than the minimum number of members (presently 200).
- (e) be a club established:
 - (i) for social, literary, political, sporting or athletic purposes or for any other lawful purpose; and
 - (ii) for the purpose of providing accommodation for its members and their guests...
- (f) have premises of which the Club is the bona fide occupier for the purposes of a Club and which are provided and maintained from the funds of the Club.
- (g) Contain accommodation appropriate for the purposes of the Club.
- (h) Contain a properly constructed bar room.

The intent of these provisions in the *Registered Clubs Act* is tolerably clear – namely, that a certificate of registration as a club (and a registered club licence) are to be reserved only in respect of persons associated together in a common endeavour or purpose (a club) which is non proprietary in nature and established for one of the recognised purposes (including a sporting purpose, such as golf). To qualify, such a Club must also have appropriate bar facilities and other accommodation appropriate and relevant to social interaction between members and their guests.

In the present case there is no doubt that the relevant purpose is the playing, promotion and advancement of the game of golf. The original grant of a certificate of registration under the *Registered Clubs Act*, and subsequent grant of a club licence to the Warringah Golf Club, reflect the golfing nature of this Club.

Indeed, the Warringah Golf Club's constitution (a copy of which has been provided to us) differentiates between "playing members" "provisional playing members", "community playing members", "junior playing members", "limited playing members", "social playing members", "associate playing members" and "non-playing members". The Constitution contemplates a match program (Rule 82) and the establishment of a Women's Golf Committee (Rules 82 – 94). The Constitution adopts the rules of the game of golf as adopted from time to time by the Royal and Ancient Golf Club of Saint Andrews (Rule 128).

The golfing purposes of the Club are quite clear and unequivocal from the Constitution, as well as from the nature and standard of playing facilities available to members. The Club is affiliated with PGA Australia and offers coaching programs, social golf

equipment and apparel and a golf club repair service. Having regard to the totality of the activities of the Warringah Golf Club, there can be no doubt that its purpose is the playing, advancement and promotion of the game of golf.

Indeed, the golfing nature of this club clearly differentiates the Warringah Golf Club from many other clubs which are purely social in their nature and purpose. As can be seen from sec. 10(1)(e) of the Registered Clubs Act, some clubs can be established solely for social purposes; whereas the Warringah Golf Club may be said to have primary purpose of advancing the sport of golf, **and an ancillary social purpose**.

The most efficient means of ensuring that the new clubhouse will be licensed to allow the sale of liquor to members and guests is to seek an order for change of boundaries under sec. 94 *Liquor Act 2007*, so that the new clubhouse premises become the premises of the Warringah Golf Club under the Liquor Act 2007.

In other words, the existing club licence would continue to apply, but would relate to the new clubhouse facility to be constructed.

An Alternative

Another alternative is that the club obtain a different form of licence, namely an on-premises licence in respect of the clubhouse.

An on-premises licence authorises the sale of liquor by retail on the licensed premises for consumption on the premises only: sec. 25. In other words, it does not authorise takeaway sales and liquor may be sold to any members of the public.

Such a licence only authorises the sale of liquor for consumption with or ancillary to another product or service sold, supplied or provided to people on the premises: sec. 24. The business or activity being conducted on the premises to which an on-licence is granted must be specified in the licence: sec. 23(4).

Such licences are commonly granted to non-proprietary associations and sporting clubs. The form of activity usually specified in such licences is "club activity and support". Such licences are commonly granted, for example, to surf clubs and football clubs.

The Most Appropriate Licence

In the present case, it is our view that the existing club licence is the most apposite form of licence for the new clubhouse.

The existing club licence reflects the nature of the sporting club, which is set up for the promotion of a sport (golf) but which is also required by law to provide accommodation for the social enjoyment of its members. It is fundamental that an ancillary social purpose must exist in respect of all registered clubs, even if the Club's principal object is a sporting object: sec. 10(1) (e) Registered Clubs Act 1976; *Greedy v Maitland Licensing Inspector* [1964] NSW 1761, 1767.

Put another way, the holding of a club licence in respect of the clubhouse properly reflects the ancillary nature of the clubhouse to the overall sporting purposes of the

Warringah Golf Club. That purpose is very much stamped upon the land on which the clubhouse is to be constructed.

2. Is it necessary to obtain prior development consent?

It is not a mandatory requirement of law that a prior development approval be obtained before ILGA exercises its sec. 94 discretion to change the boundaries of an existing licence.

However, it is our experience that ILGA, as a matter of discretion, will always require evidence either:

- (a) that development consent exists for the proposed use of the relevant premises to become licensed; or
- (b) that no development consent is required in the circumstances of a given case (for example, where there are existing use rights, or where the proposed use is ancillary to a dominant use for which there is development consent or existing use rights).

The apparent rationale for requiring such evidence is so that ILGA does not sanction a use of land that otherwise might be unlawful under the *Environmental Planning and Assessment Act*.

This policy is evident in sec. 45(3)(c) of the *Liquor Act 2007* which expressly applies to the grant of new licences. That section provides as follows:

“(3) *The Authority must not grant a licence unless the Authority is satisfied that: -*

*(c) if development consent is required under the Environmental Planning and Assessment Act 1979... to use the premises for the purposes of the business or activity to which the proposed licence relates – that development consent or approval is in force”.*²

It often happens that an application for grant of a licence is filed before the applicant has obtained a necessary development approval for the subject premises. In those cases, the ILGA will require that the development approval be granted before the ILGA exercises power to grant a new licence. Further, it is our experience that ILGA will not consider an application until it is satisfied that a development approval is in place for the subject premises. Time standards apply, such that if any required development approval is not provided within 5 months of the date of lodgement, ILGA may treat the licence application as withdrawn.

Where a DA has been obtained (or ILGA is satisfied that no DA is required in the circumstances) but the subject premises have not yet been constructed, ILGA may grant the application, but impose conditions whereby ILGA’s order does not take effect until the premises have been completed and evidence of completion has been provided to

² That same requirement also applies where a licence is relocated (“removed”) from one set of premises to another in exercise of the removal power in sec. 59. That is because a removal application is treated as though it were an application for a new licence in respect of the newly relocated premises: sec. 59(3).

ILGA (such as an occupation certificate or photographs of the completed premises). This mechanism is of particular utility where the issue of a licence is required to satisfy the requirements of a bank financing the construction/fit-out works, or in the case where an existing licence is being relocated and it is sought to continue to trade from the existing premises until the new premises are ready to commence trade.

It follows that development applications are made and determined anterior to the relevant licence application being determined. Indeed, the Liquor Act regime reflects a policy that a development application must be obtained first. This means that in some cases a DA is obtained, but the licence application might be subsequently refused by ILGA when ILGA applies itself to the discretions available to ILGA under the Liquor Act. In our experience, there are other cases where DA and licensing approvals are both obtained, but the premises are not constructed due to commercial considerations. These are all permutations that can follow from the requirement that DA be obtained prior to consideration of a licence application.

We trust that this deals with the issues raised by you. Please contact us if you have any further questions.

Yours faithfully,



Tony Hatzis
Solicitor - Director
Email: th@hatziscusack.com.au

3 October 2023

Mills Oakley
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Level 1 5/1150 Gold Coast Hwy
PALM BEACH QLD 4221Your ref:
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Dear Graeme,

Warringah Golf Club advice on clubhouse permissibility

We refer to your request for legal advice in relation to the proposed clubhouse the subject of Development Application No. DA 2022/2081 at Warringah Golf Course, 433 Pittwater Road, North Manly (**the Site**). In particular, you have asked for advice relating to the permissibility of the clubhouse as incidental or 'ancillary' to the golf course being an Outdoor Recreational Facility.

Summary Advice

In our opinion, the proposed clubhouse should appropriately be considered 'ancillary development' in that it is ancillary to an approved outdoor recreation facility use. The location of the clubhouse and the nature of its operation to support the golf course mean that its use should be considered a use which is a subservient use to the primary outdoor recreation use. In our opinion, the proposed clubhouse is permissible as ancillary development.

Background

In preparing this advice, we have understood the relevant facts to be as follows:

- The Site is legally known as Lot 2742 DP752038
- The Site is zoned RE1 (Public Recreation) pursuant to the *Warringah Local Environmental Plan 2011 (WLEP 2011)*.
- 'Registered clubs' are an innominate prohibited use in the RE1 zone.
- The Warringah Golf Course has been operating since 1935 when the first nine (9) holes were opened north of Kentwell Road and the Warringah Golf Club (**WGC**) was subsequently formed in 1936.
- The original clubhouse at 397 Condamine Street was constructed in 1939.

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- The original clubhouse was replaced in 1969, with ongoing extensions and renovations until 2000.
- This original WGC clubhouse was underutilised. We are instructed that the clubhouse was sold after the signing of a Heads of Agreement between Northern Beaches Council (**Council**) and WGC to develop a new clubhouse on the golf course in a location specified by Council.
- Development Application No. DA 2022/2081 was lodged with Council on 14 February 2023 for the construction and operation of a golf clubhouse and associated facilities at 433 Pittwater Road, North Manly' (**DA**). Specifically, the DA seeks consent for:
 - Construction of a new two-storey clubhouse building, including:
 - Retail pro shop;
 - Garden lounge;
 - Sports bar;
 - Terrace;
 - Dining and function rooms;
 - Meeting rooms and offices; and
 - Amenities and change rooms
 - Loading area; and
 - Car parking with pick-up and set-down.
- There are no proposed changes to the existing golf course as part of the DA.
- Figure 1 below shows the Site and surroundings.

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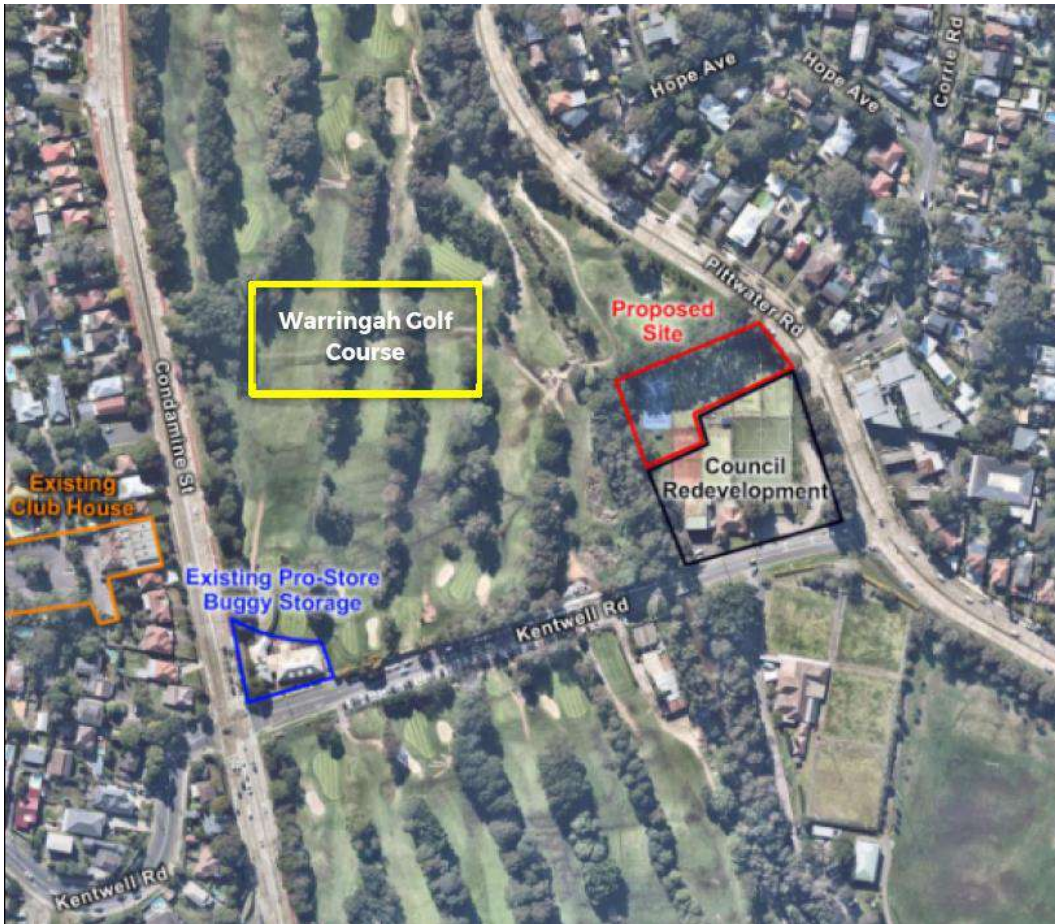


Figure 1: Map of Site and Surrounds (Source: Statement of Environmental Effects page 10)

- An extract from the zoning map is shown below, with the Site marked in yellow dashed.



Figure 2: Map showing site with zoning and surrounds

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- We understand that Northern Beaches Council (**Council**) wrote to you on 22 August 2023 and advised, in its view, the proposed clubhouse is not ancillary to the Outdoor Recreation Facility use and instead should be characterised as a registered club which is prohibited development.
- In preparing this advice, we have been provided with and have reviewed:
 - The Statement of Environmental Effects prepared by Willowtree Planning dated 23 November 2022;
 - Architectural plans prepared by Group Architects dated 26 September 2023;
 - Sydney North Planning Panel Briefing Note dated 20 September 2023; and
 - Letter from Northern Beaches Council dated 22 August 2023.

Substantive Advice

1. Permissibility

- 1.1 As noted above, the Site is zoned RE1 Public Recreation under the WLEP 2011. The following is permitted within the zone:

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); **Recreation facilities (outdoor)**; Respite day care centres; Restaurants or cafes; Water recreation structures (**our emphasis**)

- 1.2 Any development not specified in item 2 or 3 is **prohibited** in the zone.

- 1.3 Recreational facilities (outdoor) is defined under the WLEP 2011 as:

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, skate board 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) (our emphasis)***

- 1.4 The golf course use is therefore permissible on the Site.

- 1.5 A registered club is an innominate prohibited use in the zone. Accordingly, the clubhouse is only permissible if appropriately characterised as incidental or ancillary to the golf course (recreation facility (outdoor)) use.

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2. Ancillary Development

2.1 Development may be considered to be ‘ancillary’ in circumstances where the use in question is subordinate to the primary purpose, and therefore not an independent land use. In this circumstance, the subordinate land use can be disregarded and the use can be characterised by the nature of the dominant use. An ancillary use can therefore be carried out lawfully even if it is prohibited in a zone as it is characterised as part of the dominant use for permissibility purposes.

2.2 The concept of ‘ancillary development’ was established in *Foodbarn Pty Ltd v Solicitor-General* (1975) 32 LGRA 157 at 161, where the Court of Appeal found:

*‘...It may be deduced that where a **part of the premises is used for a purpose which is subordinate to the purpose which inspires the use of another part, it is legitimate to disregard the former and to treat the dominate purpose as that for which the whole is being used.**’*

[Our emphasis in **bold.**]

2.3 In the present circumstances, the question that therefore must be considered is whether the clubhouse is ‘subordinate to’ the approved use of the Site as a golf course/recreation facility (outdoor).

2.4 In *Chamwell Pty Ltd v Strathfield Council* [2007] NSWLEC 114 (**Chamwell**), the Chief Justice of the Land and Environment Court was required to consider whether the proper characterisation of the use of carpark, driveways, access ways and landscaped forecourt that served a supermarket development could be ‘ancillary development’. In *Chamwell*, his Honour held that the activities of the retail customers on the ground floor and basement car parking levels in the development were “**so commingled**” with the retail uses of a supermarket that in a practical sense **one could not be carried on without the other**. Such uses were subordinate to the purpose of the supermarket as they were not by reason of their character, extent and other features capable of being independent.

2.5 In *Chamwell*, the Chief Justice stated at [34] that:

*‘However, the nature of the use needs to be distinguished from the purpose of the use. **Uses of different natures can still be seen to serve the same purpose.**’*

[Emphasis added in **bold.**]

2.6 In the matter of *The Benevolent Society v Waverley Council* [2010] NSWLEC 1082 (**Benevolent Society**), Senior Commissioner Moore (as he then was) was required to consider whether a commercial hairdressing salon, a convenience store and a café could be characterised as ‘ancillary development’ to residential apartment buildings proposed to be used for various purposes, including aged care accommodation. Those uses were otherwise **prohibited** in the relevant residential zone.

2.7 In *Benevolent Society*, the Council requested a condition that ensured the use of the ‘commercial premises’ was restricted to use by the residents, visitors to the site, or staff. When considering this approach, Senior Commissioner Moore found at [188]-[189]:

[188] I consider that the council’s position is too restrictive. If the council’s condition were to be imposed, it would effectively prevent carers or visitors who arrive at the premises from making purchases of goods from the convenience store or takeaway

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beverages or food from the café unless they proceed to the apartment of the appropriate resident; obtained necessary identification authority and returned to make their purchases. Such restrictions would, in my view, clearly eliminate any spontaneity of last-minute gift giving or treat making to residents of the facility – clearly an unacceptable social outcome.

*[189] As the appropriate initial step to ensure that the activities remain ancillary, **an advertising ban at both the site and in all forms of media, including letter-boxing in the neighbourhood, is appropriate.** If the council considers that the commercial premises nonetheless trade, when established, on a basis that is not truly ancillary, then the council can contemplate **taking such enforcement activity as it might be advised is appropriate.***

[Our emphasis in bold.]

- 2.8 The Court therefore found in *Benevolent* that a commercial premises on the ground floor of an aged care residential development was ancillary to the residential uses, as long as the commercial premises didn't actively advertise in the area.
- 2.9 Further, the Land and Environment Court has previously found in *W & C Miller v Sutherland Shire Council* ([1993] NSWLEC 101) that a car port erected on another site, distant from the main dwelling house, was nevertheless ancillary to the dwelling house constructed on the primary allotment, and permissible as an ancillary use, stating that:

*"The physical and visual separation of the proposed car port from the existing dwelling-house does not, in my judgment, deprive the car port of its quality or character of being ancillary to the existing dwelling-house erected on the subject land. In so holding I am using the term **"ancillary" either according to its acquired meaning in town planning contexts of "incidental, subordinate or subservient" or according to its ordinary dictionary meaning (e.g. the Macquarie Dictionary) of "accessory" or "auxiliary".***

3. Is the clubhouse ancillary development?

- 3.1 In our opinion, the clubhouse use should be considered a subordinate use (to the primary golf course use) and be considered ancillary on this basis (*Foodbarn*). Furthermore, the golf course and clubhouse uses are so comingled that the clubhouse could not be considered an independent use (*Chamwell*).
- 3.2 This is because, the clubhouse:
 - i. is proposed to be located within the golf course site;
 - ii. provides the necessary support to the primary activities or operation of the Warringah Golf Club business;
 - iii. takes up a small area of the golf course site;
 - iv. will be subject to a 20 year lease arrangement between Council and Warringah Golf Club contiguous with the lease pertaining to the golf course land;
 - v. provides infrastructure required by the golf course to operate on a commercial basis;
 - vi. is not intended to have a separate entry to the golf course;

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- vii. will not be advertised via a separate webpage;
 - viii. will not be run by a separate business:
 - ix. is expected to be attended by golf club members and temporary members and their guests, as well as the public; and
 - x. will be operated by employees of the golf club.
- 3.3 Further, in our view, the nature and extent of the clubhouse activity is not sufficiently independent to render it a separate planning purpose from the golf course use.
- 3.4 We note the definition of recreation facility (outdoor) specifically includes “**any ancillary buildings**”. As was found (by Lloyd J) in *Peters & Anor v Manley Municipal Council & Anor* [2006] NSWLEC 676 (*Peters*) the *raison d’etre* for the existence of the clubhouse is the golf course and the needs of golfers. For this reason, the clubhouse can be seen as ancillary to the primary use of the land for “Outdoor Recreation Facility” with the provision of change rooms and other such facilities which necessarily accompany the playing of a sport. It would not be appropriate to divide the proposal into component parts and consider the use of each part. It is necessary to consider what end is served by the various activities as “uses of the different natures can still be seen to serve the same purpose” (*Chamwell* [34]).
- 3.5 In relation to comments by the Sydney North Planning Panel concerning the characterisation of the clubhouse as ancillary, the suggestion that to be ancillary development the trading hours should not extend beyond the trading hours of the golf course is not supported by any caselaw considering the definition of ancillary use. It seems perfectly logical to us that the clubhouse could remain open later than the golf course itself as the clubhouse provides facilities and services which are used by golfers at the end of a game. Such a use would clearly still be ancillary to the outdoor recreation/golf course use.
- 3.6 The relevance of land ownership and lease arrangements is also questionable, however we note there is agreement to lease both the golf course and clubhouse land from Council on a 20 year lease basis. Both golf course and clubhouse land will be effectively leased together.
- 3.7 The Sydney North Planning Panel suggested reviewing a determination relating to the Mona Vale Golf Club as well as the determination by the Western Regional Planning Panel in relation to the Oberon Sporting Complex. Whilst these are both matters determined by a planning panel, and not binding case law, we nonetheless make the following comments:

Mona Vale GC

This application for the refurbishment of an existing clubhouse was approved as ancillary development with trading hours of 8am – 9pm every day. It was constructed on the same land as the golf course (as is intended with this application) and has a lease over the subject site (as with this application).

Oberon Sporting Complex

The determination/statement of reasons states “The Panel did not accept that the constructions of a “Registered Club” was ancillary or subservient to the dominant use of a sporting complex as suggested by the Applicant based on legal advice from the Department of Planning & Environment”. We do not have access to this advice so

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cannot comment on what would have made this development a dominant rather than a subservient use. However, it seems to us that the Oberon case can likely be distinguished on its facts.

- 3.8 **For completeness, we note that the fact that the clubhouse may be run independently and have its own signage does not in our view prevent it from being ancillary development in light of the circumstances listed at paragraph 3.2 above.**

Conclusion

In our view, the proposed clubhouse is clearly permissible with consent as ancillary development to the golf course use on the Site.

If you have any questions or require further information, please do not hesitate to contact Anthony Whealy at awhealy@millssoakley.com.au or Kate Garnock on +61 2 9121 9027 or kgarnock@millssoakley.com.au.

Yours sincerely



Anthony Whealy
Partner

Accredited Specialist — Local Government and Planning

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