

**Applicant contact details**

Title	Mr
First given name	Brad
Other given name/s	
Family name	MANWARING
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	<input type="checkbox"/>
ABN	[REDACTED]
ACN	
Name	[REDACTED]
Trading name	[REDACTED]
Is the nominated company the applicant for this application	Yes

**Owner/s of the development site**

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Howlong Country Golf Club Limited
ABN / ACN	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

**Site access details**

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
---	----

**Developer details**

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

**Development details**

Application type	Development Application
Site address #	1
Street address	186 GOLF CLUB DRIVE HOWLONG 2643
Local government area	FEDERATION
	319/-/DP753744

		<input type="checkbox"/>
	2/-/DP733397	<input type="checkbox"/>
	3/18/DP758528	<input type="checkbox"/>
	4/17/DP758528	<input type="checkbox"/>
	1/-/DP733397	<input type="checkbox"/>
	1/-/DP242586	<input checked="" type="checkbox"/>
	1/-/DP721002	<input type="checkbox"/>
	312/-/DP753744	<input checked="" type="checkbox"/>
Lot / Section Number / Plan	3/17/DP758528	<input type="checkbox"/>
	2/-/DP721002	<input type="checkbox"/>
	1/18/DP758528	<input type="checkbox"/>
	2/18/DP758528	<input type="checkbox"/>
	318/-/DP753744	<input checked="" type="checkbox"/>
	1/17/DP758528	<input type="checkbox"/>
	2/17/DP758528	<input type="checkbox"/>
	308/-/DP753744	<input type="checkbox"/>
	4/18/DP758528	<input type="checkbox"/>

Primary address?	Yes
------------------	-----

Planning controls affecting property	<p>Land Application LEP Corowa Local Environmental Plan 2012</p> <p>Land Zoning R1: General Residential RE2: Private Recreation</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 550 m<sup>2</sup></p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Terrestrial Biodiversity Biodiversity</p>
--------------------------------------	---

**Proposed development**

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Recreation facility (outdoor) Recreation facility (indoor) Registered club
Description of development	Alterations and additions to Howlong Golf Resort - Golf Club House Building

Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
<b>Dwelling count details</b>	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$574,200.00
Estimated development cost	\$522,000.00
Do you have one or more BASIX certificates?	
<b>Subdivision</b>	
Number of existing lots	
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	

**Number of parking spaces**

Number of loading bays	
Is a new road proposed?	
<b>Concept development</b>	
Is the development to be staged?	
<b>Crown development</b>	
Is this a proposed Crown development?	

**Related planning information**

Is the application for integrated development?	No
--	----

Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million

### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Howlong Country Golf Club Limited
ABN	[REDACTED]
ACN	[REDACTED]
Trading Name	[REDACTED]
Email address	[REDACTED]
[REDACTED]	[REDACTED]

#### Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	7640 Howlong Golf Club ALTS & ADDS - Estimated Development Cost
Other	Tax Invoice 5357 - Riverina Highway Howlong - 10.2024.126.1_PAN-471741 Club Remittance
Owner's consent	27092024110414-0001
Site Plans	7640 Howlong Golf Resort - Clubhouse Roof - DA_PAN-471741
Statement of environmental effects	24154 - 186 Golf Club Drive, Howlong - SEE_Final
Title Documentation / Certificate of Title	24154 - NSW Title - 319 753744 24154 - ASIC Organisation Extract Comprehensive - Current Extract - HOWLONG COUNTRY GOLF CLUB LIMITED ABN 92 001 023 516

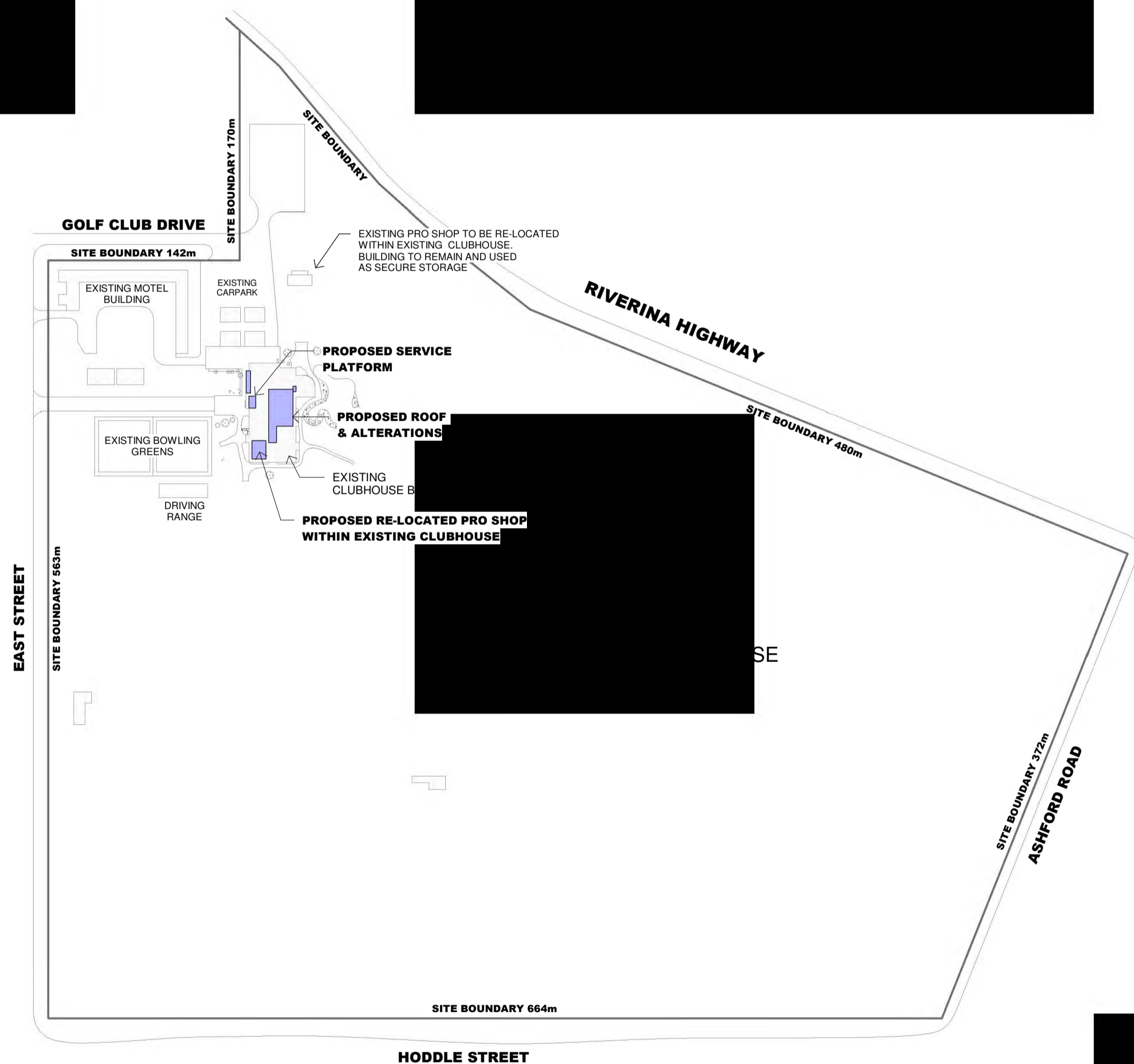
#### Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

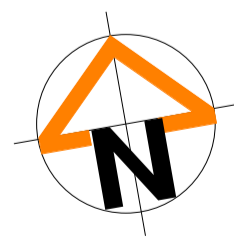


**DATA:-**

...186 GOLF CLUB DRIVE,  
 HOWLONG NSW 2643  
 ...319  
 ...753744  
 ...25.92ha

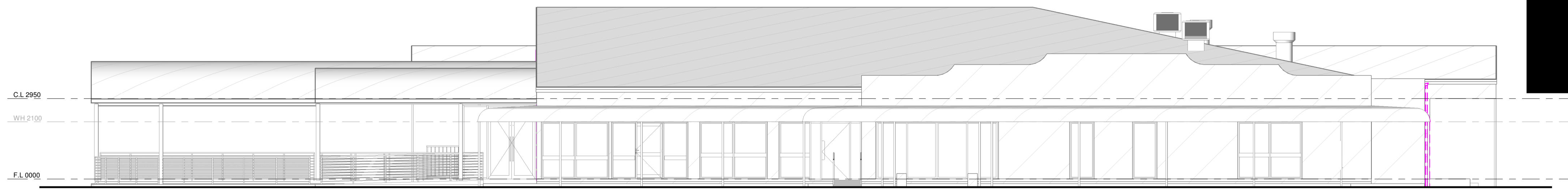


**SITE PLAN - OVERALL**  
 1 : 3000



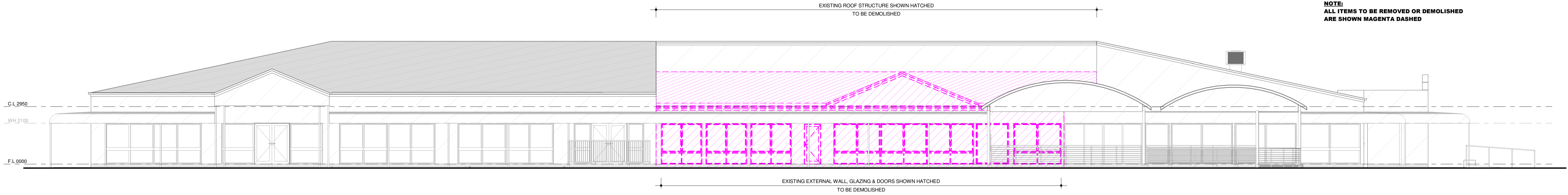
**SITE PLAN**  
 1 : 200





**NORTH ELEVATION - EXISTING**  
1 : 100

**NOTE:**  
ALL ITEMS TO BE REMOVED OR DEMOLISHED  
ARE SHOWN MAGENTA DASHED

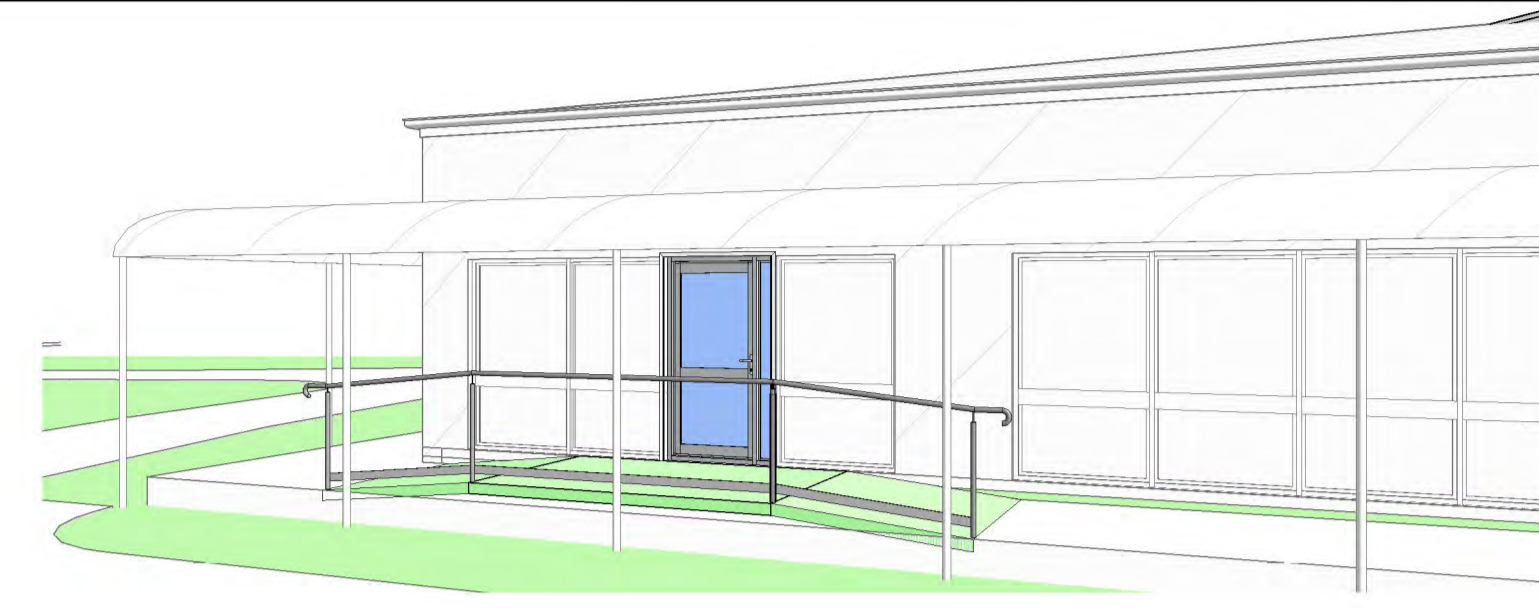


**EAST ELEVATION - EXISTING**  
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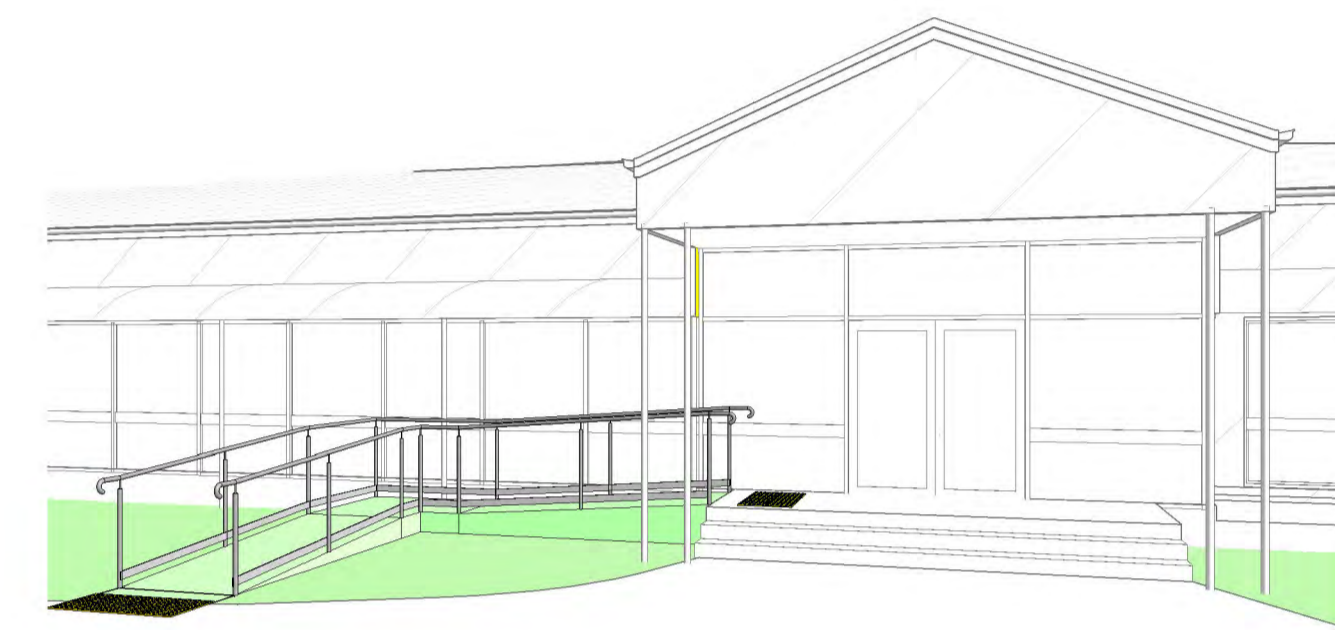


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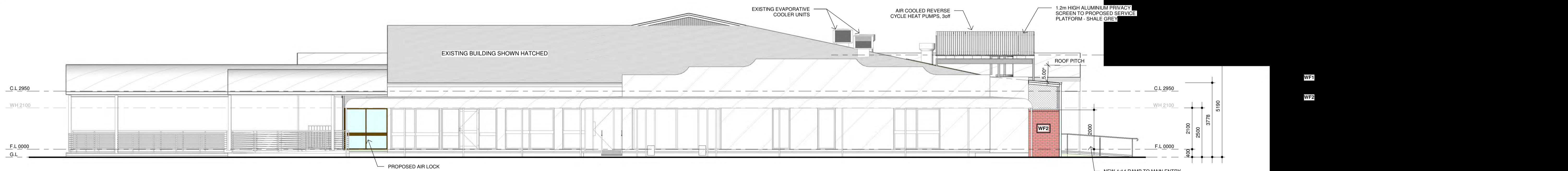




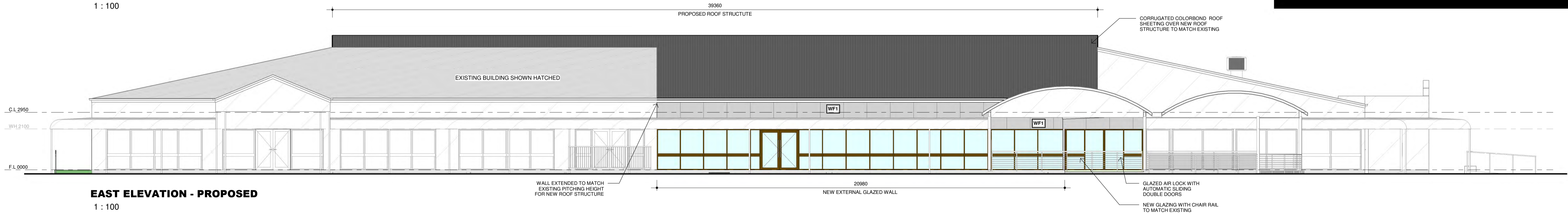
3D PERSPECTIVE 7



3D PERSPECTIVE 8



**NORTH ELEVATION - PROPOSED**  
1 : 100



**EAST ELEVATION - PROPOSED**  
1 : 100

**SHEET SIZE "A1"**  
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 THE WRITTEN CONSENT  
 OF ROB PICKETT DESIGN.

**PROPOSED ALTERATIONS & ADDITIONS**  
**For: HOWLONG GOLF RESORT**  
**At: 186 GOLF CLUB DRIVE, HOWLONG NSW 2643**

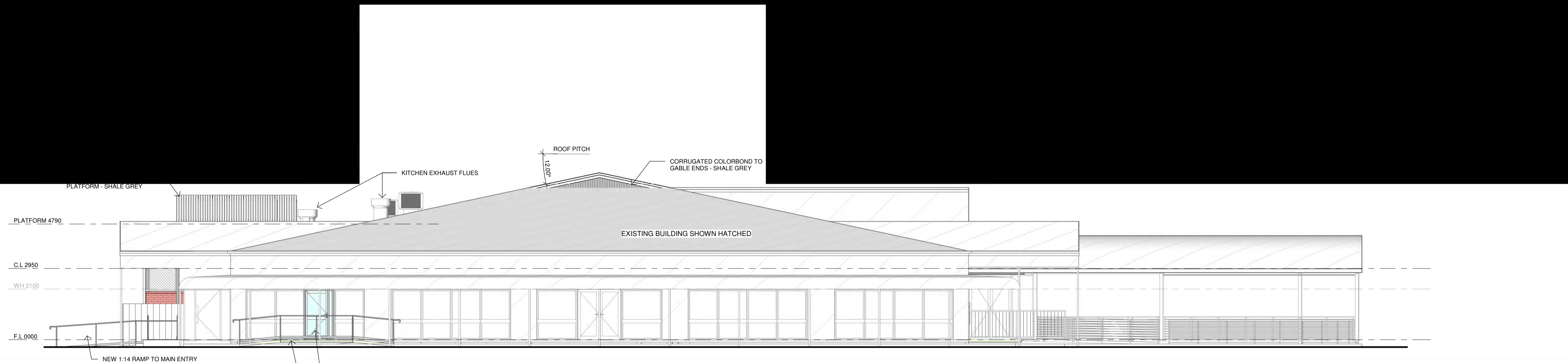
**ROB PICKETT DESIGN**  
 PO Box 3054 Albury NSW 2640  
 www.rpdesign.com.au  
 Email: euan@rpdesign.com.au  
**PHONE 02 6021 1355**  
 INCREDIBLE IDEAS PTY. LTD. A.B.N. 72 463 725 246

**Sketch: DA**  
**Sheet: A05**  
**Date: 2-9-2024**  
**Job No: 7640**

**bdaa**  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

Z:\REVIT\ Revit\ Commercial Plans\7640 Howlong Golf Resort - Clubhouse Roof2 - DA Drawings\2024-8-6\7640 Howlong Golf Resort - Clubhouse Roof - DA.rvt 2/09/2024 9:32:52 AM

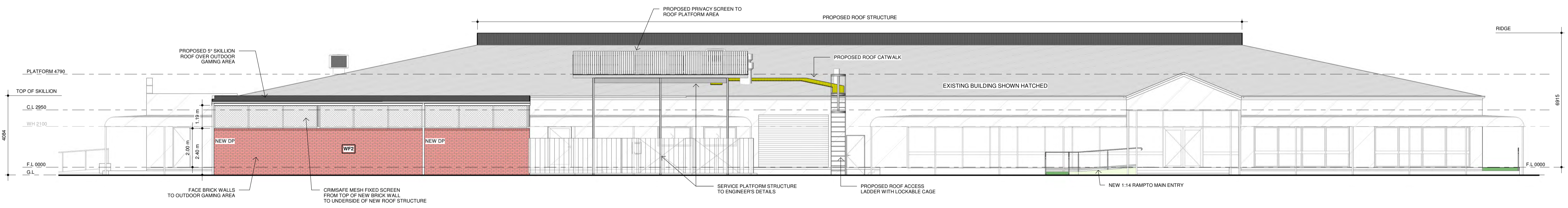




WF1  
WF2

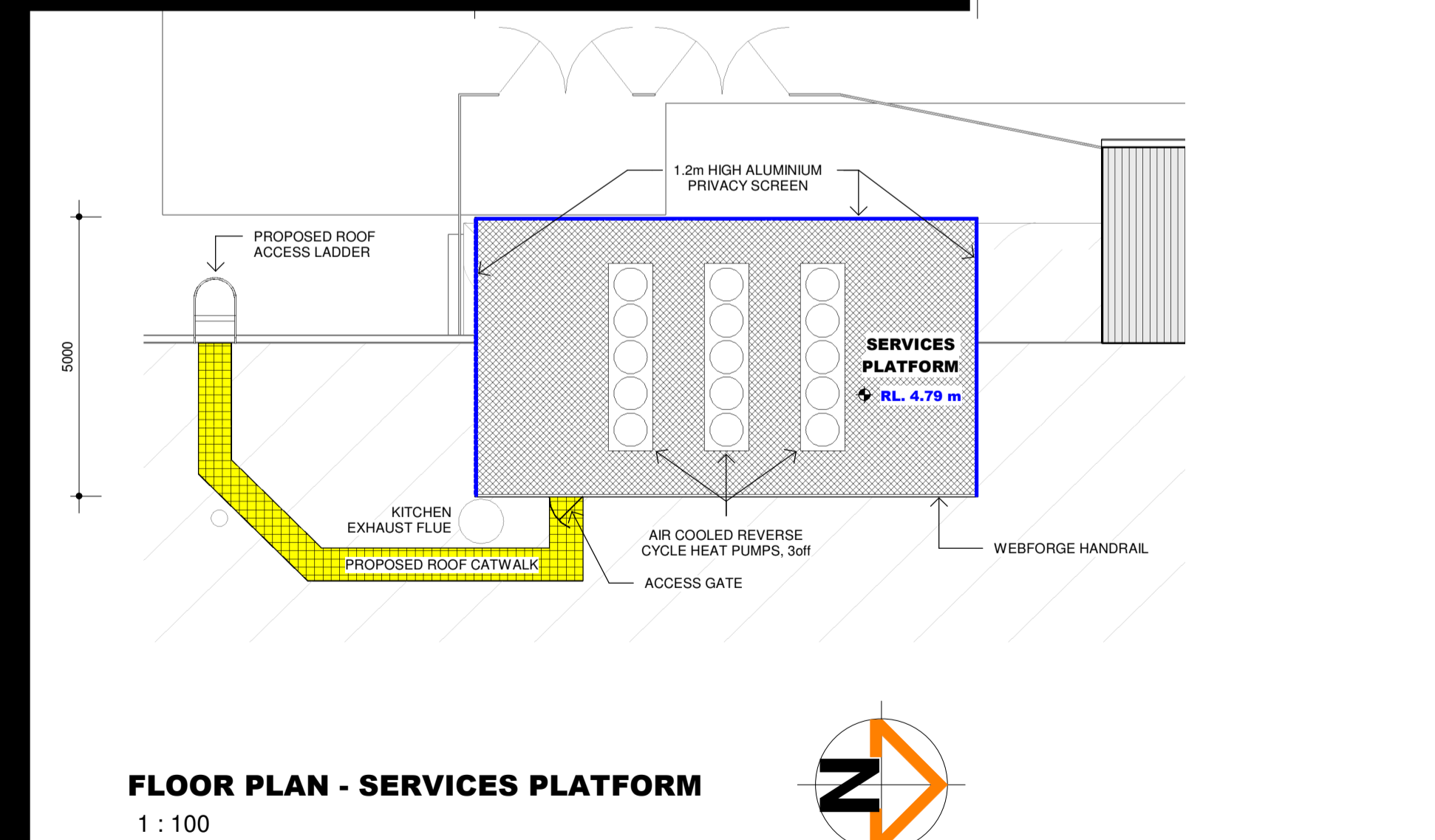
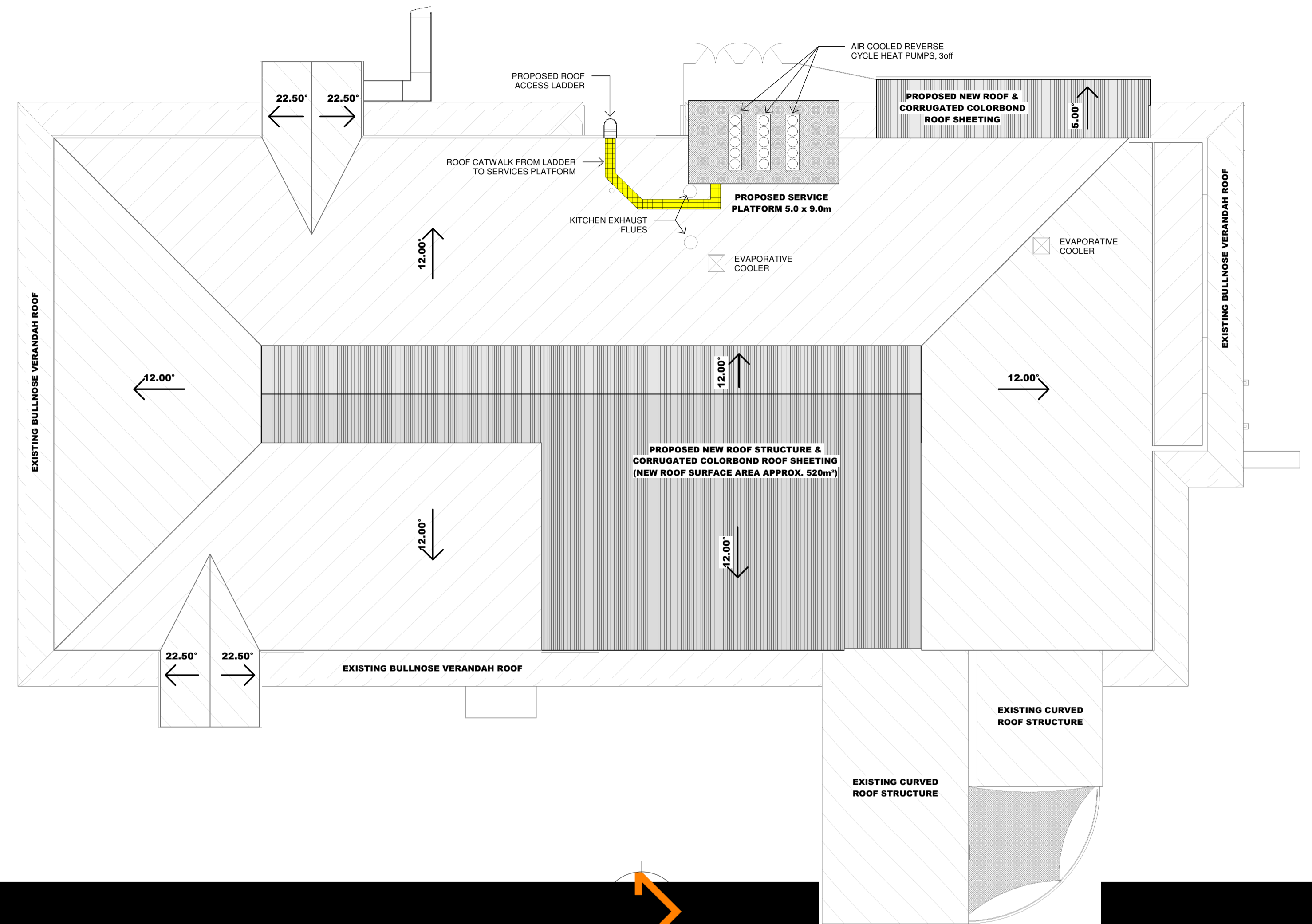
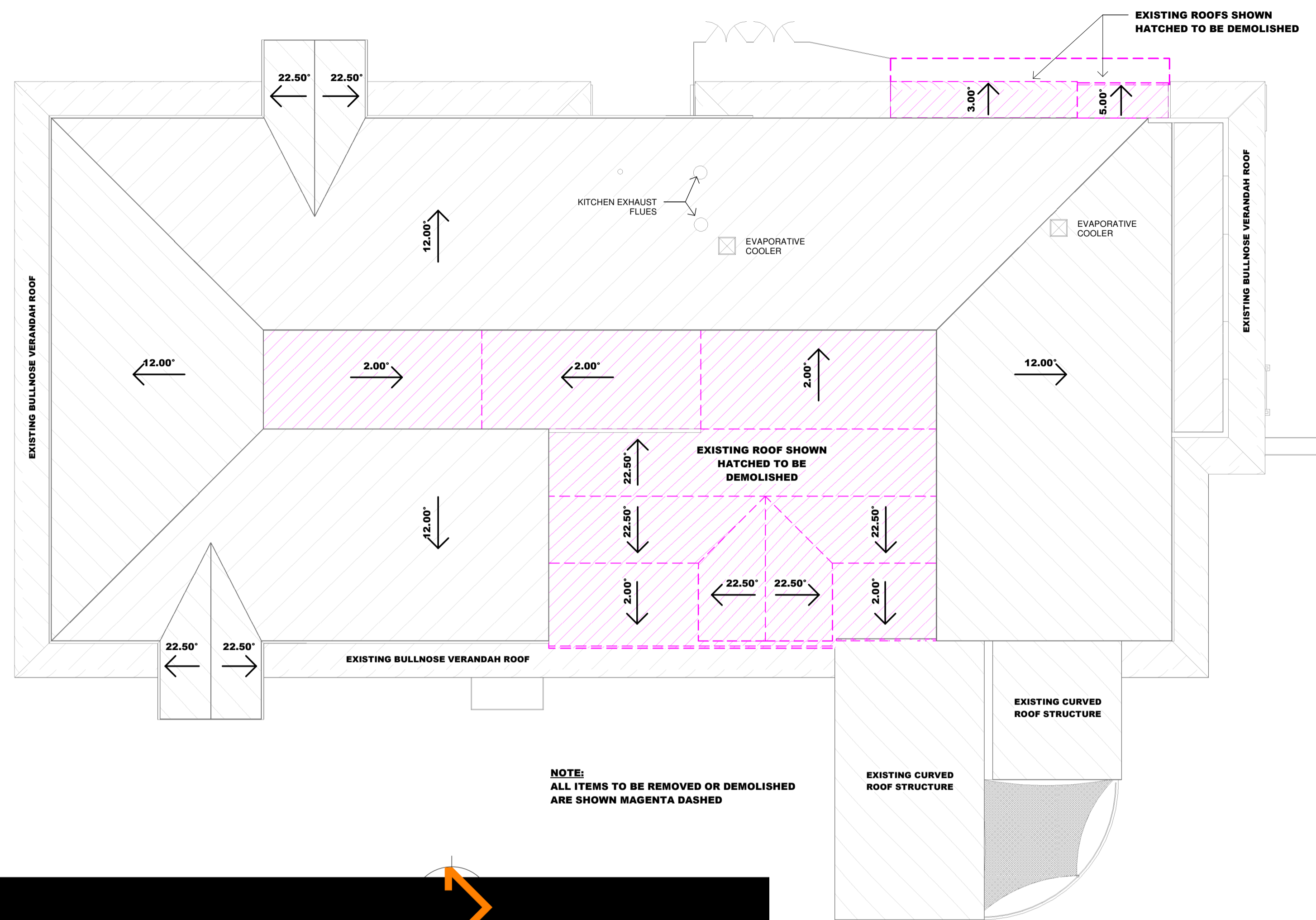
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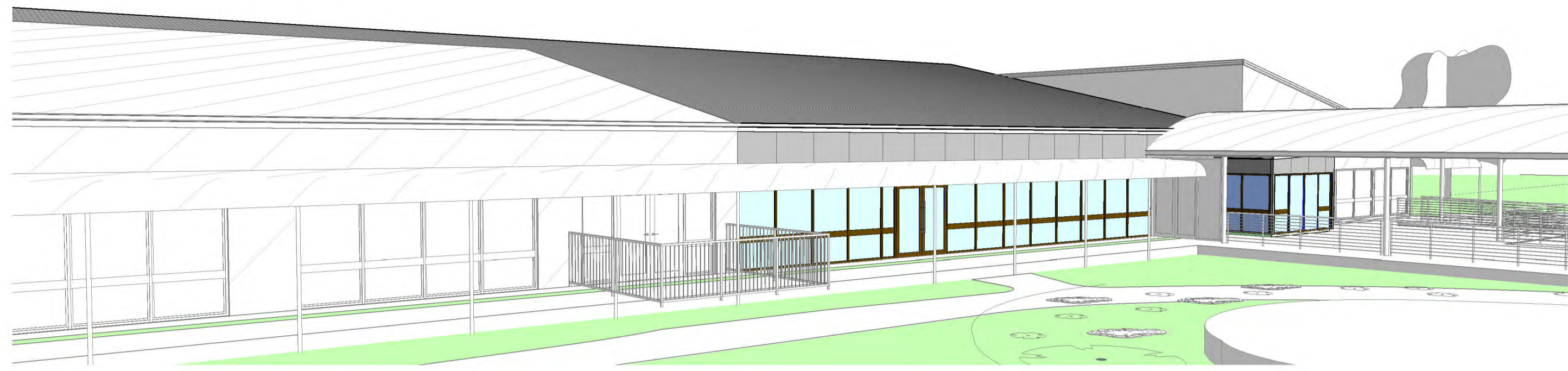
NEW RAISED LANDING TO DOORWAY, STEP RAMP EITHER SIDE AND HANDRAIL WITH KICK RAIL TO OPEN LENGTH



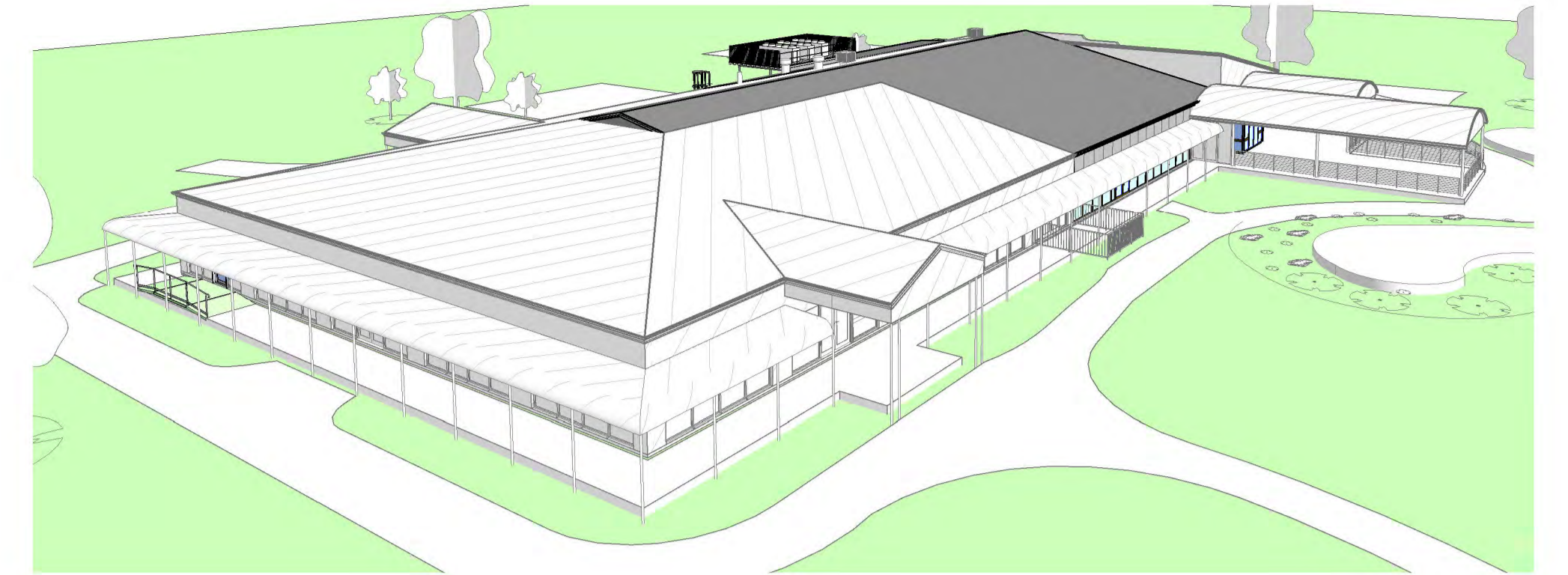
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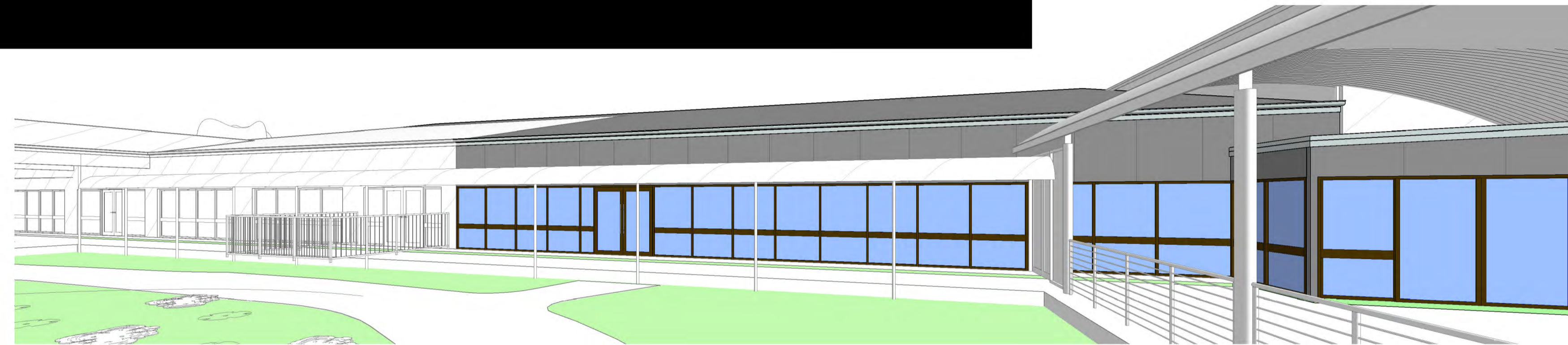




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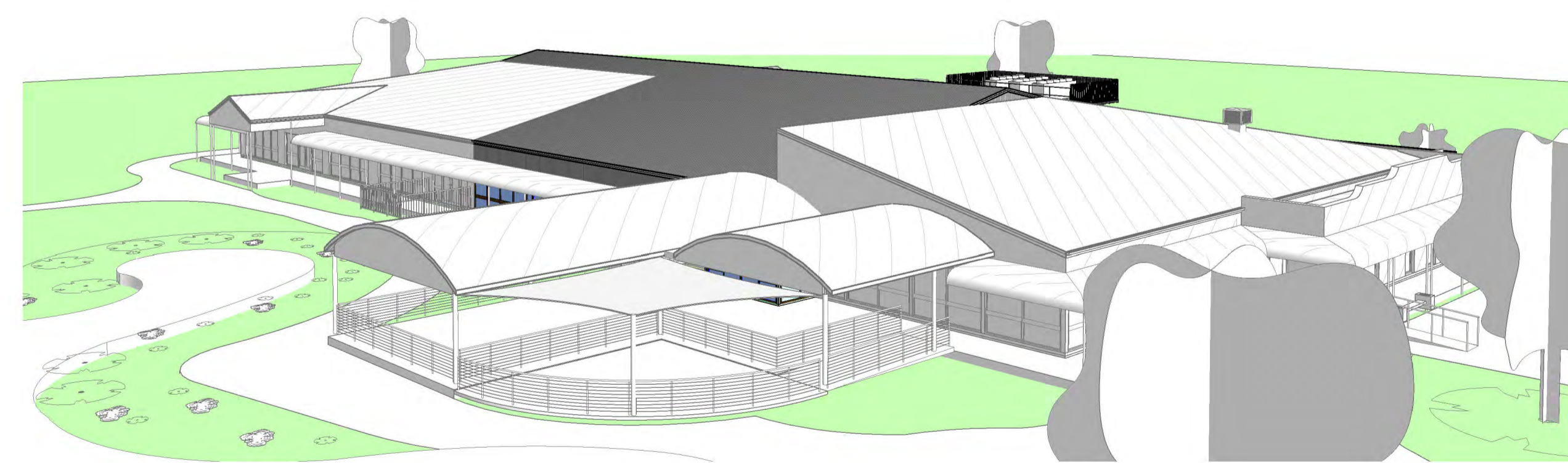
3D PERSPECTIVE 4



3D PERSPECTIVE 2

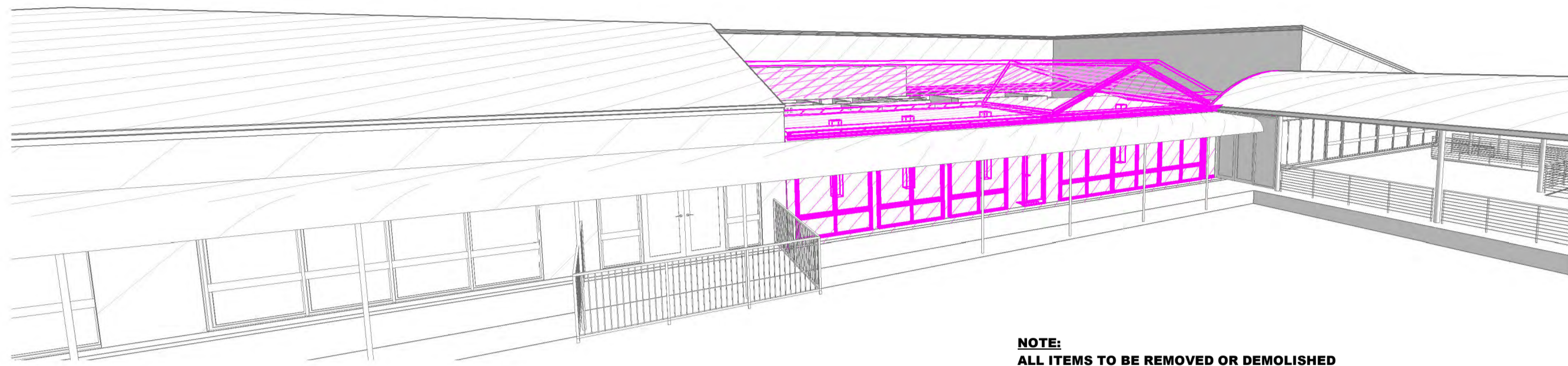


3D PERSPECTIVE 5

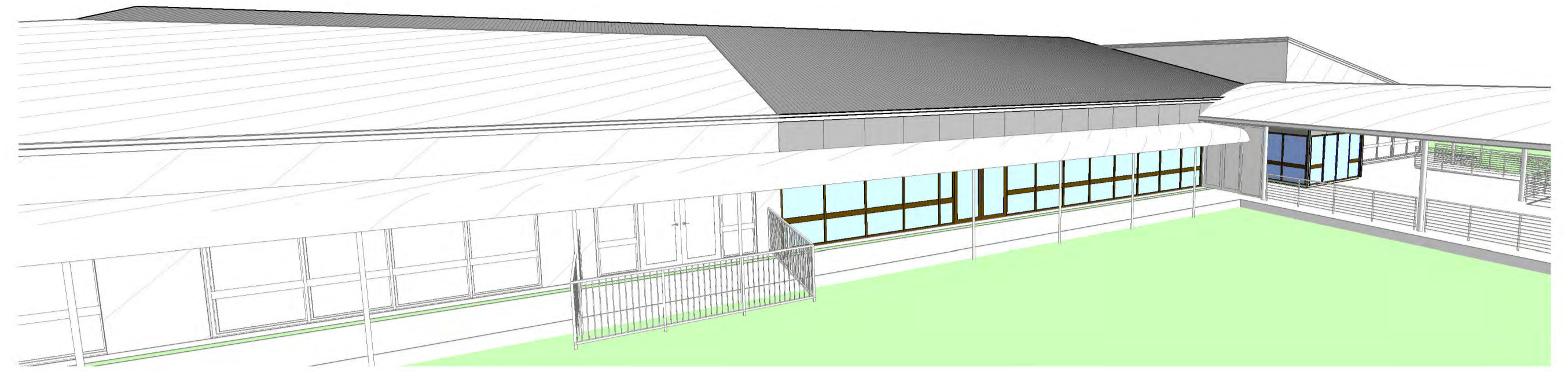


3D PERSPECTIVE 3



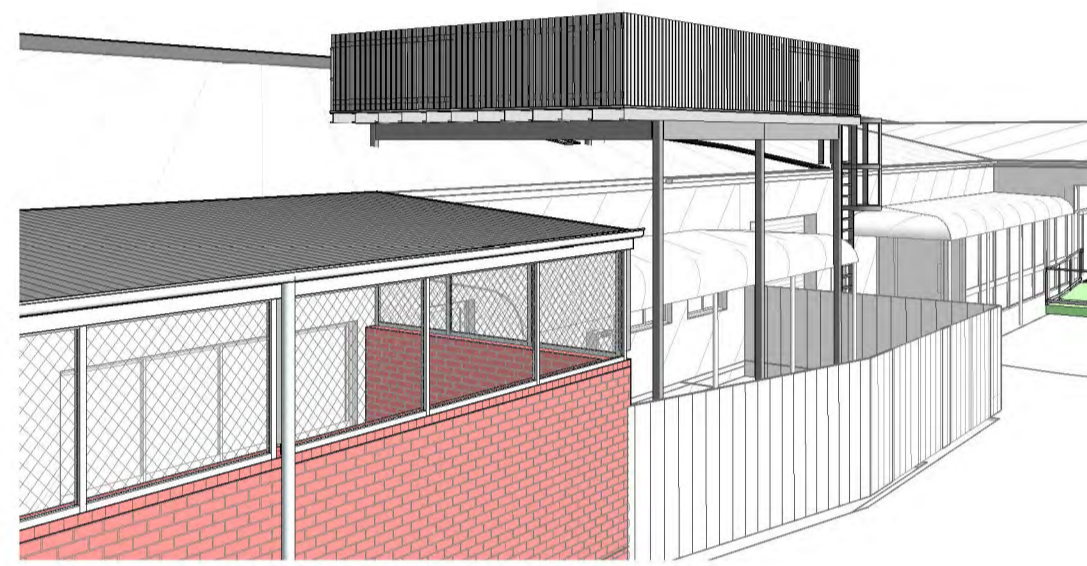


**NOTE:**  
ALL ITEMS TO BE REMOVED OR DEMOLISHED  
ARE SHOWN MAGENTA DASHED

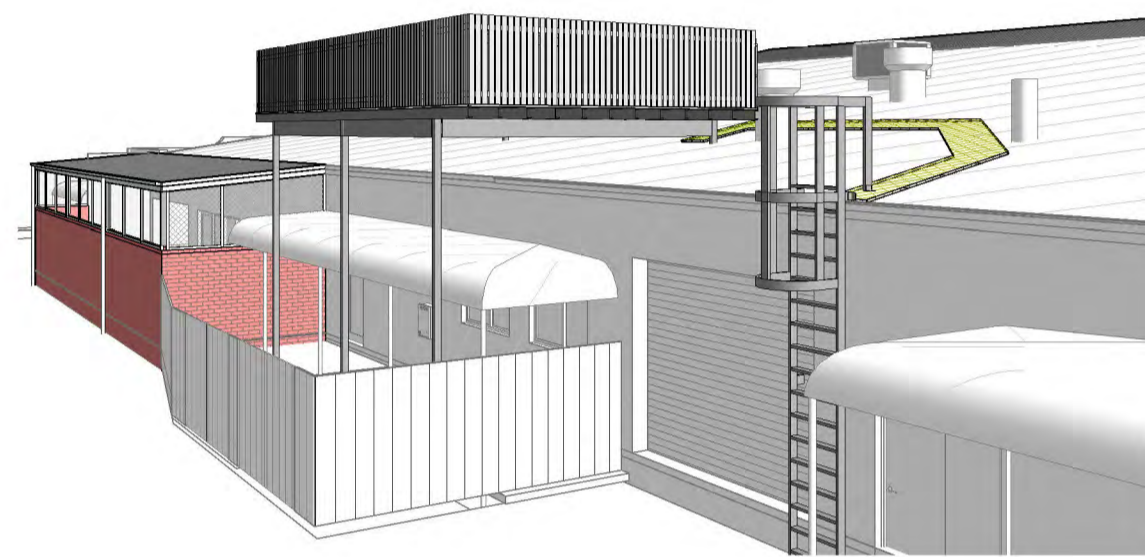


**3D PERSPECTIVE - EXISTING**

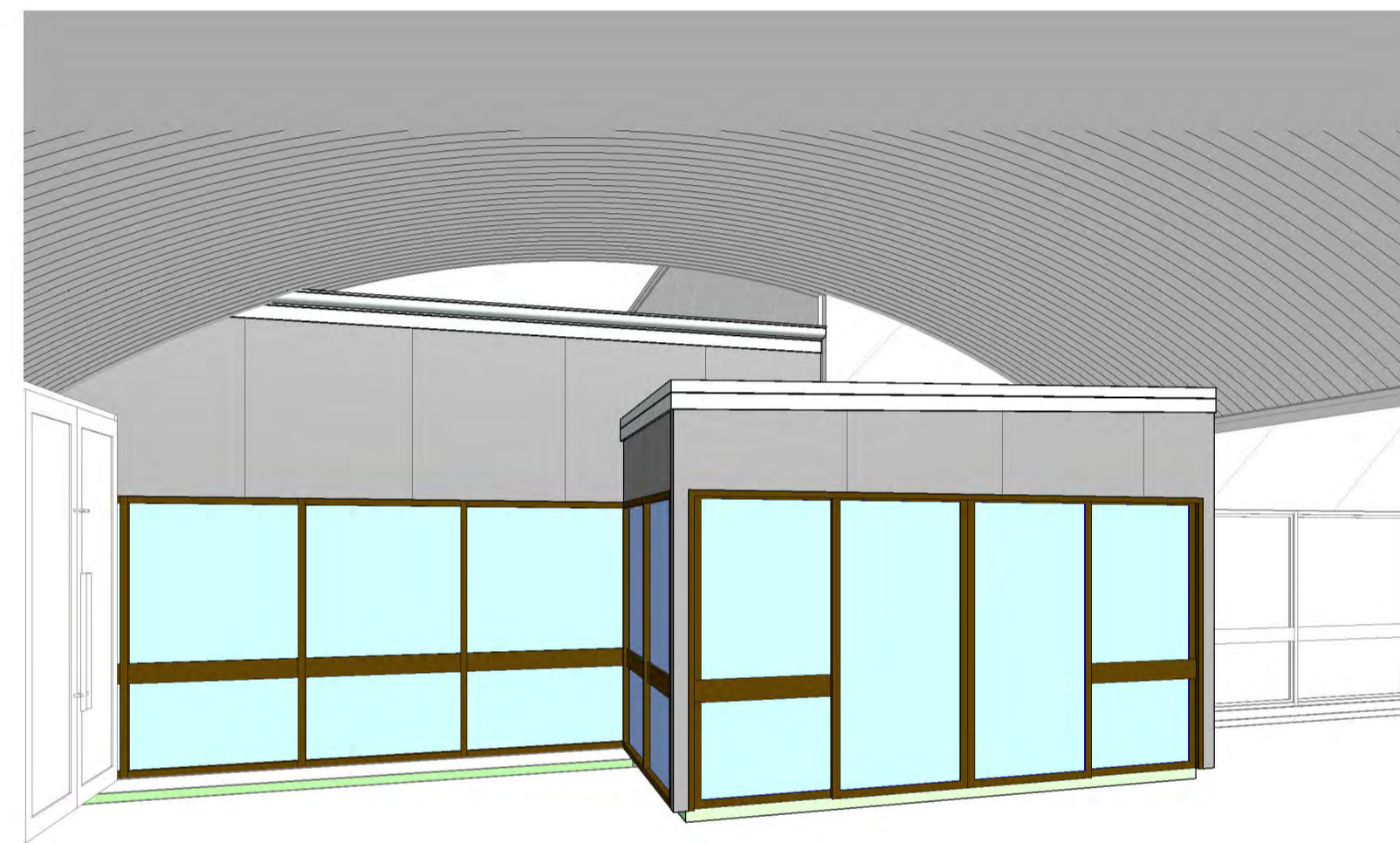
**3D PERSPECTIVE - PROPOSED**



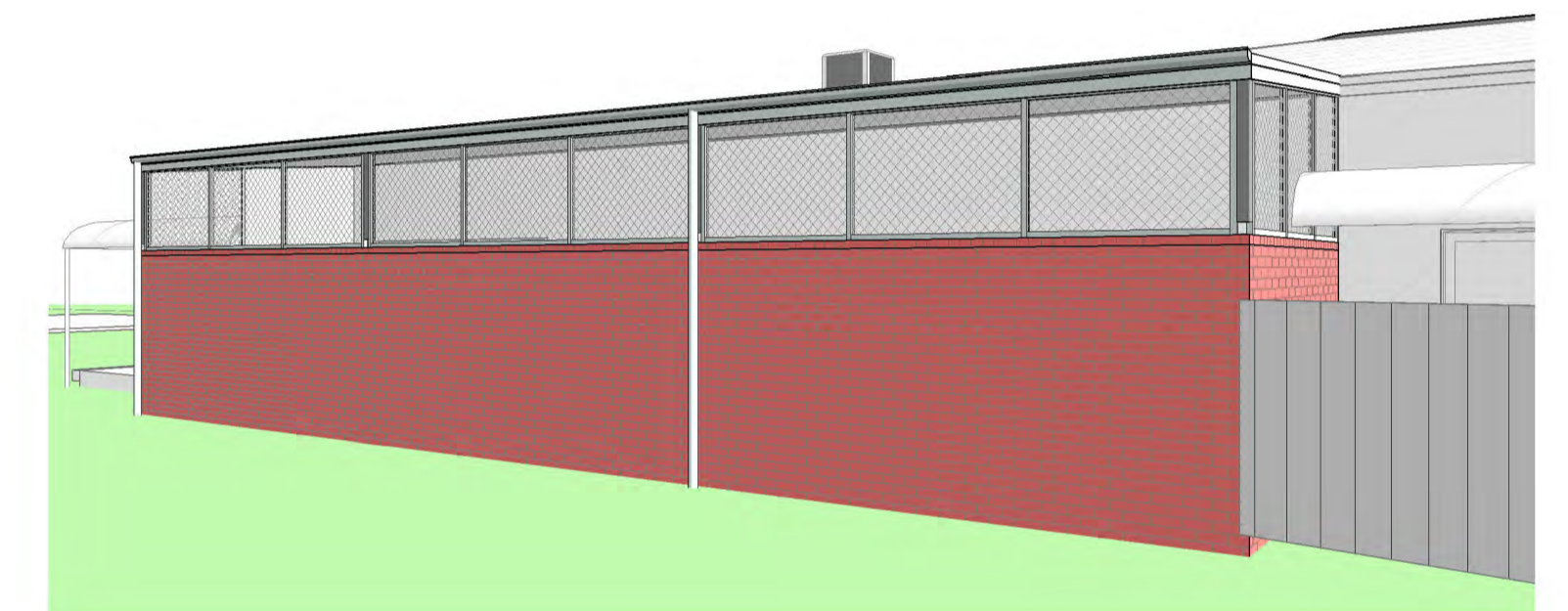
**SERVICE PLATFORM 1**



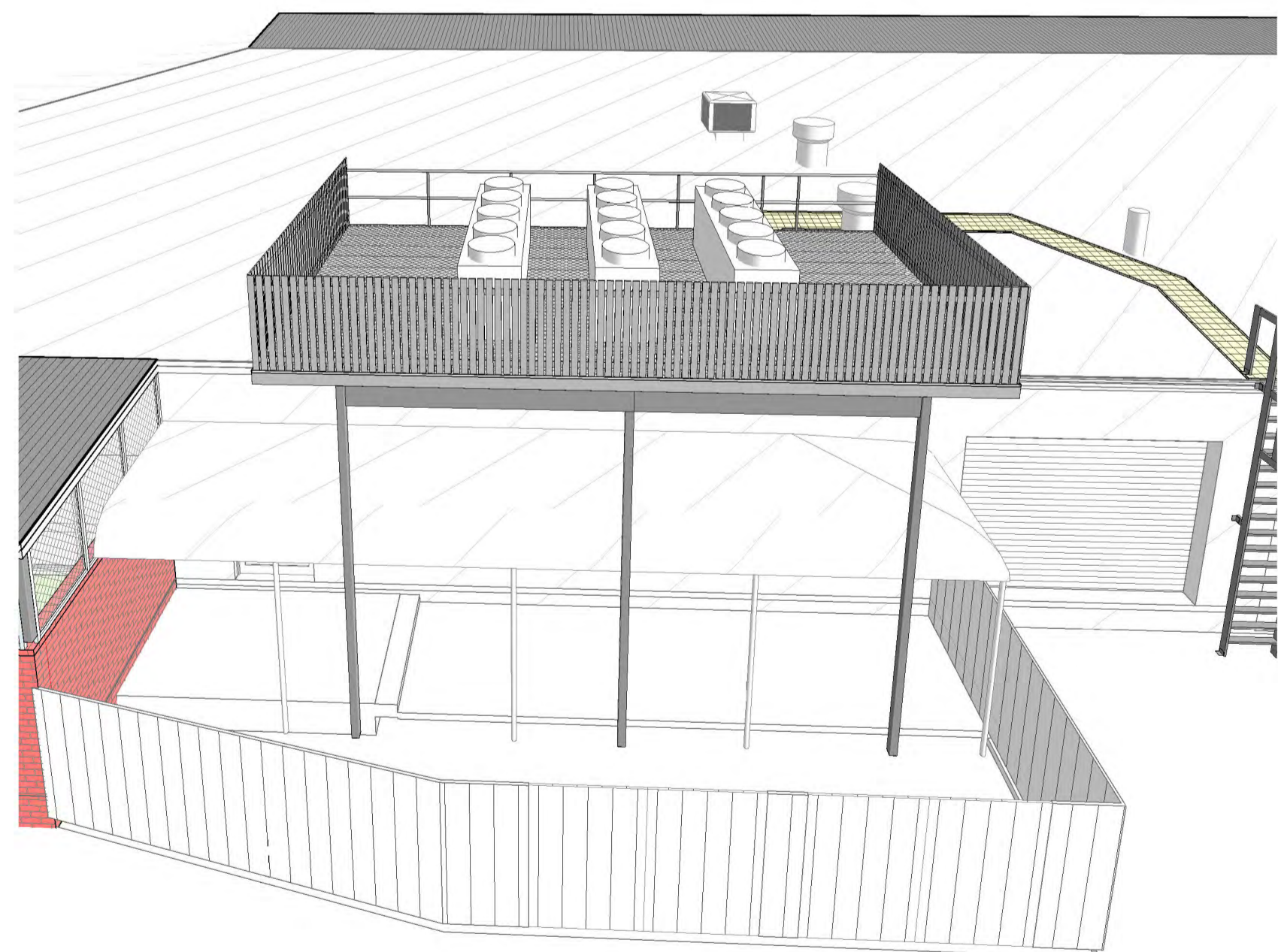
**SERVICE PLATFORM 2**



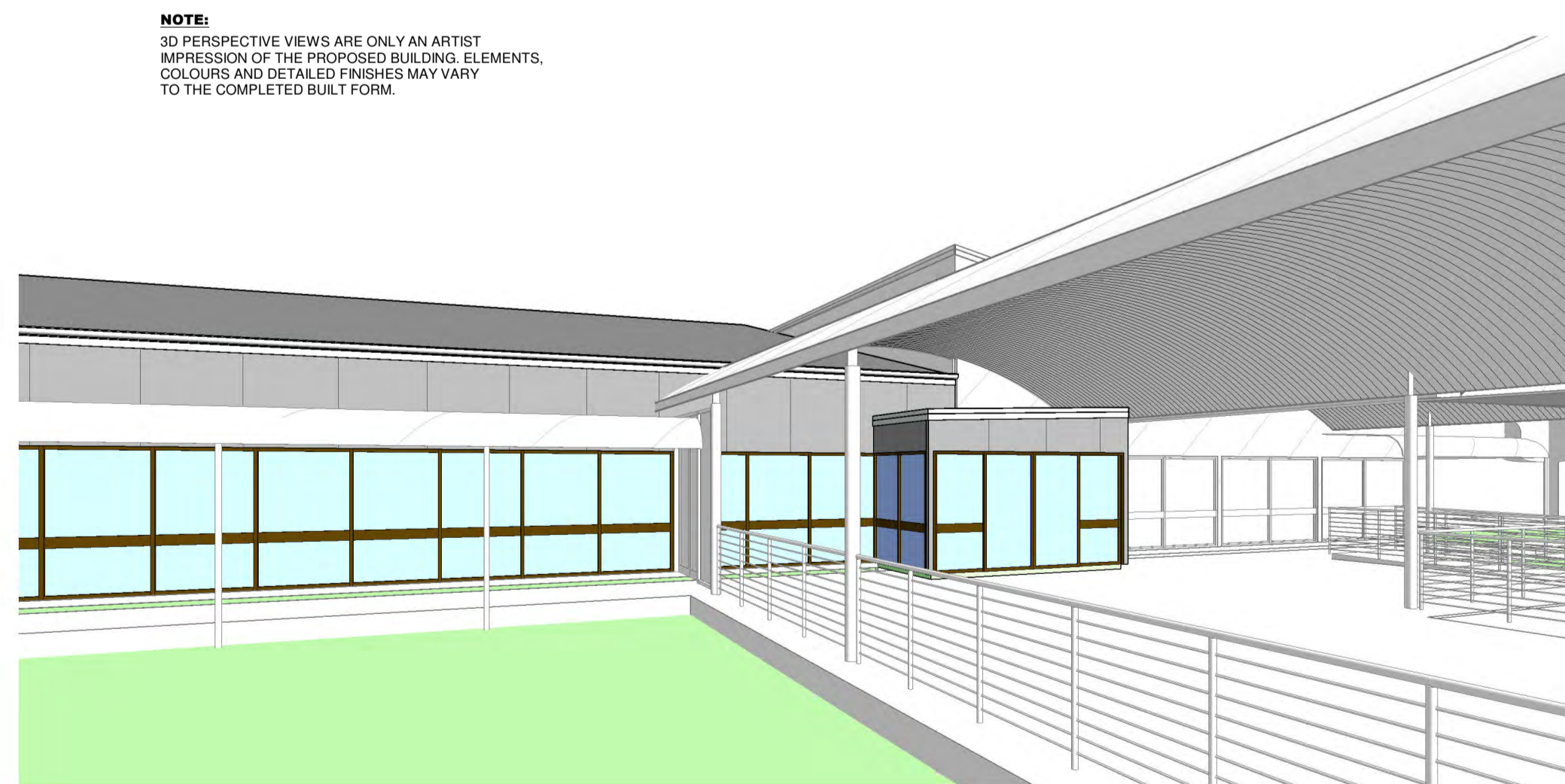
**AIRLOCK 1**



**OUTDOOR AREA 1**

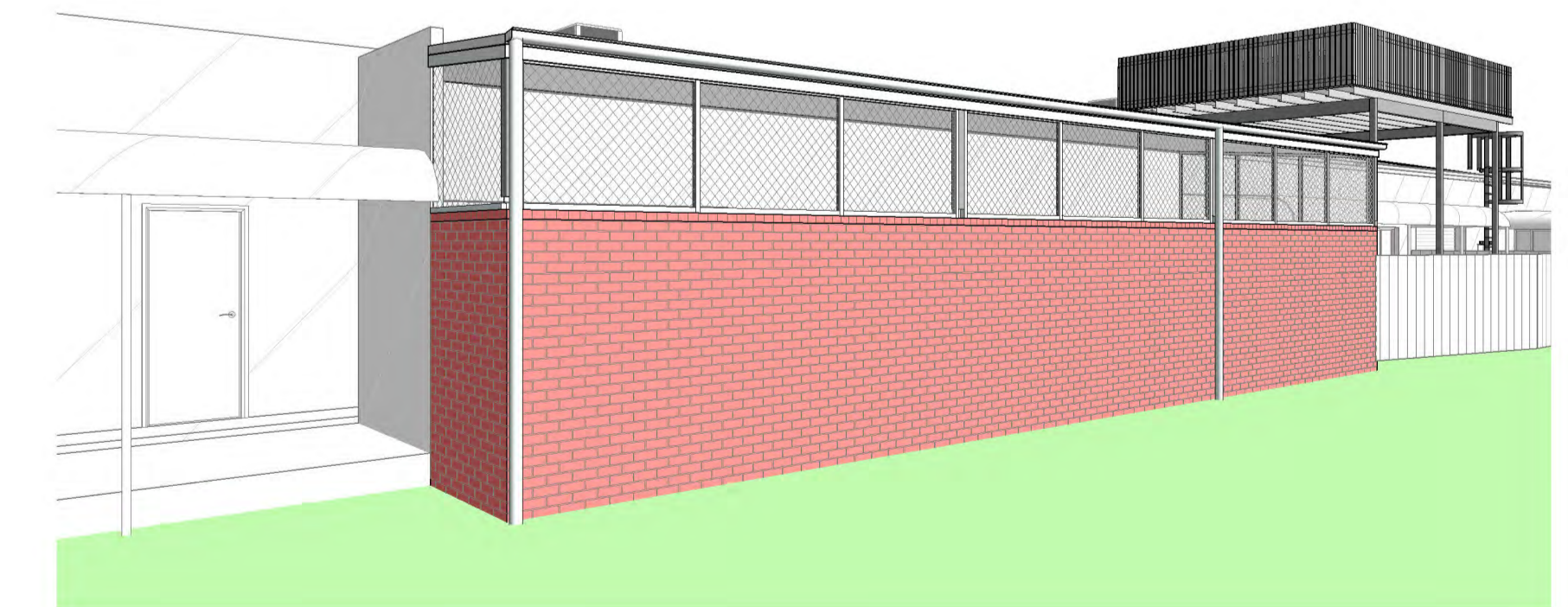


**SERVICE PLATFORM 3**



**AIRLOCK 2**

**NOTE:**  
3D PERSPECTIVE VIEWS ARE ONLY AN ARTIST  
IMPRESSION OF THE PROPOSED BUILDING ELEMENTS.  
COLOURS AND DETAILED FINISHES MAY VARY  
TO THE COMPLETED BUILT FORM.



**OUTDOOR AREA 2**



Alterations and additions to Howlong Golf  
Resort – Golf Club House

186 Golf Club Drive, Howlong

SEPTEMBER 2024

Submitted to **Federation Council**  
On behalf of **Howlong Golf Resort**

## Contact

Habitat Planning  
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 Albury NSW 2640  
 02 6021 0662  
 habitat@habitatplanning.com.au  
 habitatplanning.com.au

Habitat Planning Pty Ltd  
 ABN 29 451 913 703  
 ACN 606 650 837

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PROJECT NUMBER  
 24154

REVISION NO	ISSUE DATE	VERSION STATUS	AUTHOR	APPROVED
01	13/09/2024	Draft for review	BM	CM
02	17/09/2024	Final	BM	CM

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# 1. Introduction

## 1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Howlong Golf Resort and is submitted to Federation Council in support of a Development Application (DA) for alterations and additions to the Howlong Golf Resort – Golf Clubhouse Building on Lots 312 and 318 in DP753744 and Lot 1 in DP242586 both addressed as 186 Golf Club Drive, Howlong NSW 2643.

The DA and this report have been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (“EP&A Act”) and the *Environmental Planning and Assessment Regulation 2021* (“EP&A Regs”).

This report addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

## 1.2. Supporting Plans and Documentation

This application is accompanied by:

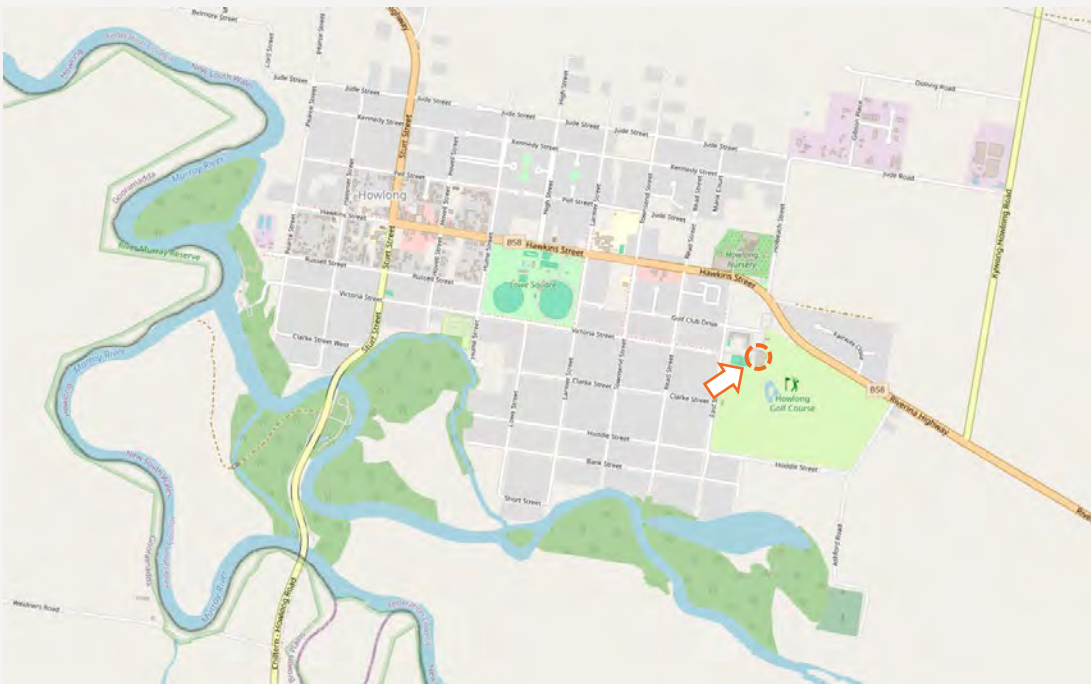
- Title information
- Plan Set, prepared by Rob Pickett Design
- DCP Assessment, prepared by Habitat Planning
- Outdoor Gaming Areas Assessment, prepared by Habitat Planning

## 2. Site Analysis

### 2.1. Site Location and Context

This application relates to buildings and works on land known as the Howlong Golf Resort. The building and works are proposed to occur specifically on parcels of land formally described as Lots 312 and 318 in DP753744 and Lot 1 in DP242586. The land is addressed as 186 Golf Club Drive, Howlong (“the site”). The parcels of land containing the existing Clubhouse structure and being the land which is the subject of this application are zoned R1 – General Residential. It is acknowledged that the land parcels form part of the broader Howlong Golf Resort site, mostly comprising of Lot 308 in DP 753744 which is predominantly zoned RE2 – Private Recreation land under the *Corowa Local Environmental Plan 2012* (“the LEP”).

The land is located approximately 1.8km metres east of the Howlong town centre on Hawkins Street and 1.8km northeast of the Murray River . It lies adjacent to the Riverina Highway (B58) – refer to location map at Figure 1 below.



**Figure 1: Site context map (Source: Open Street Map 2024)**

### 2.2. Site Description

The site is located on the Howlong Golf Resort land which is comprised by a collection of allotments. The site is irregularly shaped and occupies the land bordered by the Riverina Highway to the north, Ashford Road on the east, Hoddle Street on the south and East Street on the west. The golf course occupies an area of approximately 37ha.

The site has been used as the Howlong Golf Resort since circa 1960. It comprises an eighteen (18) hole golf course with associated recreation, hospitality and accommodation facilities.

The land has a number of functional elements relating to recreational activities associated with the golf course and ancillary recreational activities using the multiple lawn bowling greens. The venue also accommodates the Golf Resort hotel accommodation, generous car parking space with some undercover parking, a disused tennis court, outdoor entertaining spaces for functions and events,

maintenance shed and is well serviced for vehicle and pedestrian movements with paved gravel road surfaces and footpaths throughout the site.

The existing clubhouse building is an established registered club used by players and club members for a number of social and recreational activities including dining, entertaining, gambling and events associated with recreational activities occurring at the club. The principal clubhouse building has an approximate floor area of 2,040m<sup>2</sup> and comprises the primary function area and bar, bistro/sports bar, pokies room with attached existing outdoor gaming lounge and smoking area, a mix of utility rooms including two kitchens and attached cold and dry storage areas, public toilets, and foyer entry with attached administrative offices.

The undulating nature of the site ground surface reflects the typical elevation profile of a golf course, and there is no characteristic rise and fall discernible at the site. Most of the services and amenities are contained within the northwestern extent of the site, and this area is generally flat with a slight grade to the northwest, toward the East Street-Golf Club Drive intersection.

Vehicle access to the Clubhouse is primarily from Golf Club Drive into the established carpark. A second access point extends from East Street further to the south and contains angle carparking within the accessway. A third access is provided to the Golf Resort greenkeepers shed further south on East Street.

An aerial image and photographs of the subject land and area of works are provided in Figures 2-5 below.



Figure 2: Site aerial and surrounds (Source: Nearnaps 2024)



Figure 3: Site amenities (Source: Nearmaps 2024)



Figure 4: Northern elevation of existing clubhouse

### 2.3. Surrounding Development

Land surrounding the golf course is characterised by residential dwelling in a low-density neighbourhood. Leafy tree-lined streets and sealed roads with generous nature strips to well set-back dwelling residences provide considerable separation between buildings and the public thoroughfare.

Beyond its residential setting, land further to the south and west is agricultural lands and includes crops and orchards, though this land is presently zoned for general residential. This area of active agriculture extends from the golf course land toward the Murray River corridor.

The context of the site is heavily influenced by the interface between residential and agricultural land uses. There is some indication that the land immediately surrounding the golf course is emerging as a settlement fringe residential area.

## 3. Description of Proposal

### 3.1. Overview

The proposal seeks consent additions and alterations to the existing Golf Clubhouse as detailed below:

- expansion of part of the existing outdoor gaming area
- internal expansion and renovation of the bistro
- proposed service platform facing bowling greens
- relocating the pro-shop to the principal clubhouse building; and
- airlock above existing outdoor area.

A copy of the proposed site plans are provided in Appendix A and are also reproduced at Figures 5 and 6 below.

The proposed works are contained only to the club house building and do not extend beyond the existing concrete pad.

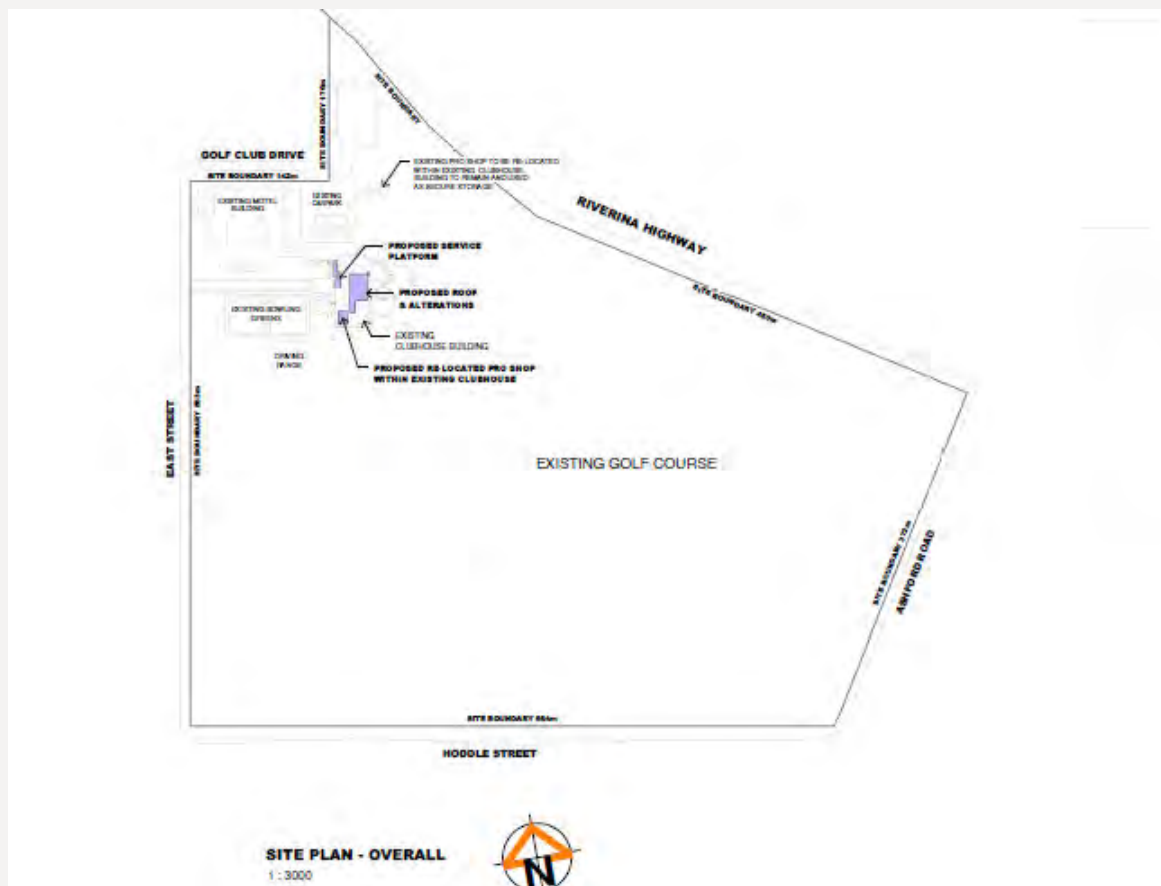


Figure 5: Whole-of-site plan



Figure 6: Enlarge site plan

### 3.2. Demolition

In order to undertake the proposed works, the development requires the partial demolition of structural elements of the interior and exterior of the building. This includes the existing outdoor smoking & gaming area including roof over, internal walls and doors at the foyer, walls and doors within the function area and a significant part of the existing bistro and connecting outdoor area and the roof over this part of the building.

Prior to demolition works commencing on-site, the works area will be secured via the erection of safety barriers and notices as necessary and existing adjoining walls and structures will be protected.

A copy of the proposed demolition plan is proved attached at Appendix A.

### 3.3. Pro-shop relocation

The southwestern extent of the building currently accommodates a large function room. Part of this area is proposed for demolition which includes an existing room labelled “Store 3”, a set of concertina folding doors and a set of windows in its southern wall. This area is proposed to be renovated to introduce a separate attached pro shop within the floor area of the principal building

The interior components of the pro shop will include the primary sales area containing sport equipment displays and point of sale; a separate office behind the sales area; a repair and storeroom with plumbing connection; and a fitting room accessed via the entrance cavity to the interior of the golf club.

The pro shop is proposed with one external access point at the south extent of the building where existing windows are proposed to be removed. The pro-shop will be accessed via a new concrete step ramp from new concrete landing to the existing concrete verandah – refer to Figure 7 below. The internal access leads into the remaining function room area via glazed auto sliding door.



**Figure 7: Proposed pro shop entrance (Source: Rob Pickett Design 2024)**

The proposal includes the installation of new internal walls between the pro shop area and the function room which will be predominantly glazed walls.

### 3.4. Extension to outdoor gaming area

Demolition works undertaken to the northwest extent of the building will make way for the extension and renovation of the outdoor gaming area, connecting to the indoor poker machine room. The works involve updates to amenities and facilities to provide an expanded area for patrons to enjoy outdoor gaming whilst permitting smoking and remaining on premises.

The existing outdoor gaming area has a floor area totalling 22.9m<sup>2</sup> and includes partially outdoor space including facility for two bays of poker machines opening out to the western extent of the building. The general configuration of the existing outdoor gaming space will be retained, though the gross floor area will be expanded to 72.03m<sup>2</sup>.

The new outdoor area will extend from the existing outdoor gaming area to the existing bin enclosure. Part of the new outdoor area will be paved out over the existing concrete verandah, and expanded out over the remaining vacant outdoor area. The entirety of the new structure will be enclosed behind a 230mm double brick wall with Crimsafe mesh.

The extent of these works are provided at Figures 8 and 9 below.



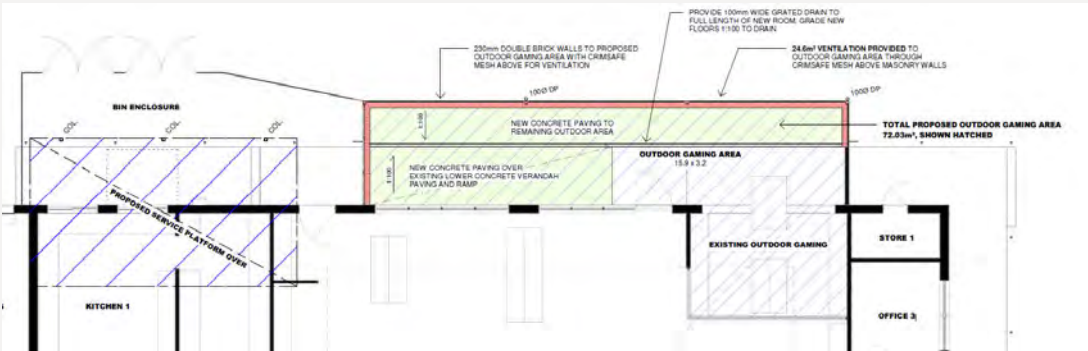


Figure 8: Proposed new outdoor gaming area (Source: Rob Pickett Design 2024)

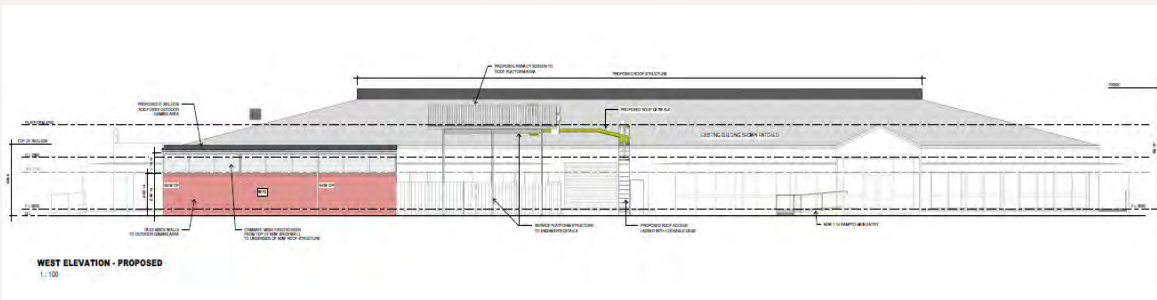


Figure 9: Exterior of proposed new outdoor gaming area (Source: Rob Pickett Design 2024)

### 3.5. Proposed service platform

A raised 5.0m by 9.0m service platform is proposed to accommodate air cooled reverse cycle pumps in above the kitchen. Infrastructure is located behind privacy screen roof platform area. It is accessed by proposed ladder with lockable cage to proposed roof catwalk, with entire structure built to engineer's details as per enclosed plans.

## 4. Planning Assessment

Under Section 4.15(1) of the EP&A Act when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

### 4.1. Applicable Environmental Planning Policies, Instruments and Controls

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Transport & Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- Corowa Local Environmental Plan 2012
- Corowa Development Control Plan 2013

Compliance with the applicable legislation and policies is discussed below.

### 4.2. Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (“the EP&A Act”) is the principal piece of legislation governing the use and development of land in NSW. The objects of the Act are:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,*
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

The objects of the EP&A Act are intended to guide land planning and management. Section 4.15 (discussed below) of the Act lists matters for consideration when assessing and determining a development application.

#### 4.2.1 Evaluation

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(1) *Matters for consideration—general*

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

- (a) the provisions of:*
  - (i) any environmental planning instrument, and*
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
  - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.”*

The matters for consideration identified in Section 4.15(1) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act 1979 are addressed in **Section 5** of this Statement of Environmental Effects report.

#### **4.2.2 Approval Pathway**

The proposal is not identified as “Designated Development”, pursuant to section 4.10 of the EP&A Act. Similarly, the works are not classified as “Integrated Development”, pursuant to section 4.46 of the EP&A Act.

The works are also not classified as “Regionally Significant” as the value of works do not exceed a Capital Investment Value (CIV) of more than \$30 million.

#### **4.3. Smoke-free Environment Act 2000**

The object of the *Smoke-free Environment Act 2000* is to promote public health by reducing exposure to tobacco and other smoke, as well as aerosol or vapour (whether or not containing nicotine) generated by e-cigarettes, in certain public places. It places a prohibition on smoking in any public place that is considered to be an “enclosed public place” under the definition of the *Smoke-free Environment Regulation 2016*.

The proposal includes ventilation space to 24.6m<sup>2</sup> by and the brick wall height proposed at 2.0m A.F.L. The proposal complies with a 25% open area based on a ceiling area of 72.03m<sup>2</sup>.

#### **4.4. Gaming Machines Act 2001**

The object of the *Gaming Machines Act 2001* seeks to minimize harm from gambling, encourage responsible behaviour, and ensure balanced development and integrity within the gaming industry. It

also aims to reduce the number of gaming machines in the State through a tradeable entitlement scheme.

It is understood that the club is presently licensed for 64 electronic gaming machines (EGMs), and currently has 56 machines. The general manager of the club intends to increase the number of machines by eight (8) machines outside. Essentially, despite the increase in machine numbers there will be no update or change to its current licensing under the *Gaming Machines Regulation 2019*.

The New South Wales liquor & gaming legislation, as it pertains to gaming machines, requires that machines should not be in a location that attracts the attention of people outside the venue, and allows gaming machines to be visible or clearly heard from public areas outside the venue. To minimise exposure to patrons outside of the gaming area, the proposed outdoor area will be screened from outside view by the proposed double brick and mesh wall.

A response to the location of the gaming machines in the proposed outdoor smoking and gaming area is tabled in Appendix C.

## 4.5. State Environmental Planning Policies

### 4.5.1. State Environmental Planning Policy (Resilience & Hazards)

Chapter 4 of *State Environmental Planning Policy (Resilience & Hazards) 2021* sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 4.6 of Chapter 4 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The SEPP requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject land has been previously developed for the purposes of a recreation facility and registered club under the Howlong Golf Resort. The Resort has operated as a golf course, dining premise, entertainment and accommodation in its current capacity in its recent history. The land is therefore used heavily by visitors and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use and surrounding context; nor is the property listed on the EPA's contaminated land register.

For these reasons, the land is considered fit for purpose and is not expected to be contaminated.

### 4.5.2. State Environmental Planning Policy (Transport & Infrastructure) 2021

Chapter 2 of *State Environmental Planning Policy (Transport & Infrastructure) 2021* provides a consistent and flexible planning system to facilitate the delivery of infrastructure and services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

Chapter 2 provision relate to approval processes and assessment requirements for infrastructure proposals according to the type or sector of infrastructure. It outlines land-use zones where types of infrastructure are permissible with or without consent and identifies certain works as exempt and complying development.

There are several Clauses under the SEPP that trigger referral and concurrence matters. These are addressed in the table below for consideration.

#### Table 1: Infrastructure matters for consideration

Matter for consideration	Response
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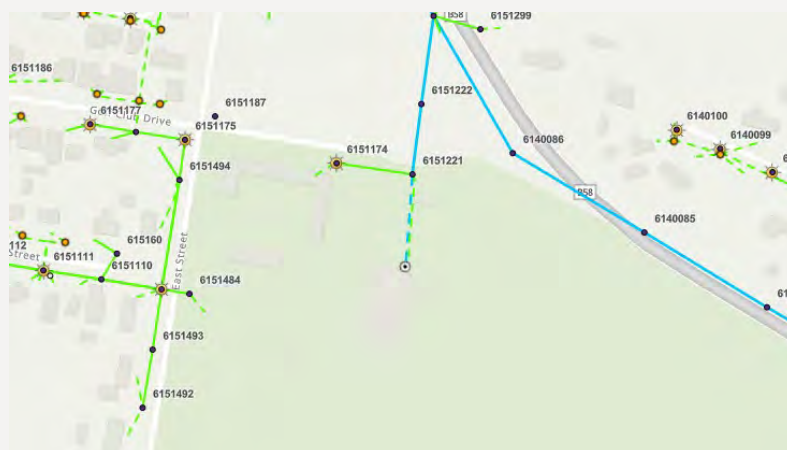
**Clause 2.48 – Determination of development applications – other development**

This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—

- (a) *the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) *development carried out—*
  - (i) *within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
  - (ii) *immediately adjacent to an electricity substation, or*
  - (iii) *within 5m of an exposed overhead electricity power line,*
- (c) *installation of a swimming pool any part of which is—*
  - (i) *within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or*
  - (ii) *within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,*
- (d) *development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.*

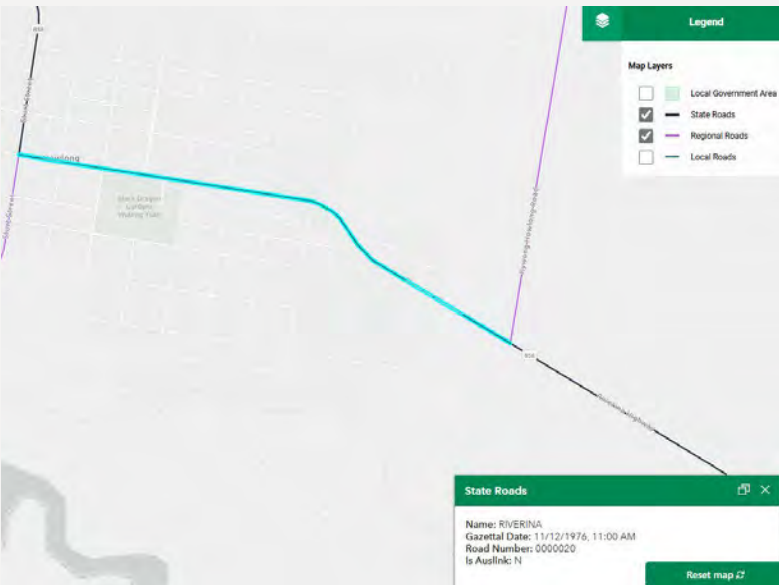
**Comment:**

Essential Energy electrical infrastructure is sited in proximity to the Golf Club House – refer to Figure 10 below.



**Figure 10: Electrical networks**

It is not anticipated to present an issue to any of the proposed internal works. It is located at least 10-metres from external works.

Matter for consideration	Response
<p><b>Clause 2.119 – Development with frontage to a classified road</b></p>	<p>The objectives of this clause are—</p> <p>(a) <i>to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</i></p> <p>(b) <i>to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</i></p> <p><b>Comment:</b></p> <p>Whilst it is acknowledged that the subject land does front an SP2 Classified Road (Riverina Highway – TfNSW State Road No. 20), the proposed development does not seek to alter existing access arrangements and will not result in a change in the traffic conditions or movements. Referral to TfNSW is not required.</p>  <p><b>Figure 11: Extract of the NSW road network classifications map</b></p>

Matter for consideration	Response
<p><b>Clause 2.122 – Traffic generating development</b></p>	<p>This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p> <p><i>(a) new premises of the relevant size or capacity, or</i>  <i>(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</i></p> <p>The following metrics apply to the proposed development:</p> <ul style="list-style-type: none"> <li>• <i>‘Food and drink premises’ (other than premises specified elsewhere in this table) specifies 300m<sup>2</sup> in gross floor area.</i></li> </ul> <p><b>Comment:</b></p> <p>As the proposed alterations to the golf club house and extensions to outdoor gaming area does not meet these thresholds, the development is not classified as ‘traffic-generating development’ and referral to TfNSW under this clause is not required.</p>

#### 4.6. State Environmental Planning Policy (Biodiversity & Conservation) 2021

##### 4.6.1. Chapter 4 – Koala Habitat Protection 2021

Chapter 4 of *State Environmental Planning Policy (Biodiversity & Conservation) 2021* sets out considerations relating to land koala habitat protection across the state. The intention of the SEPP is to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

The provisions of this SEPP apply as the Federation Local Government Area is listed under Schedule 2 of this SEPP. Similarly, the subject land forms part of the Riverina Koala Management Area. Accordingly, before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.

It is confirmed that the proposed works do not require the removal of any trees and essentially seek to undertake works within an existing defined building footprint. Consequently, the works are not expected to have a deleterious long-term impact on the survival of the koala population.

##### 4.6.2. Chapter 5 River Murray Lands

The subject site falls within the area to which Chapter 5 River Murray lands applies. The aims of this chapter are to conserve and enhance the riverine environment of the River Murray for the benefit of all users. The objectives of this chapter are:

- (a) to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and*
- (b) to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and*
- (c) to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.*

Chapter 5 River Murray lands requires Council to take into account a number of general and specific principles when considering development proposals to which the plan applies. These are addressed in Table 4 below.

The type of development proposed in this application is not included in the list of specific developments which requires additional notification and referral.

**Table 2: Part 5.2 Planning Principals**

Principles to be taken into account	Consistency
<b>General</b>	
<i><b>(a) the aims, objectives and planning principles of this plan.</b></i>	The objectives are satisfied and generally supported in reference to the response to specific development principles as detailed below.
<i><b>(b) any relevant River Management Plan</b></i>	It is understood there is no applicable river management plan applicable to the development site.
<i><b>(c) any likely effect of the proposed plan or development on adjacent and downstream local government areas.</b></i>	<p>At present, stormwater run off is conveyed to the Council reticulated stormwater infrastructure and treated off site. Some overland flow stormwater and hardstand run off is anticipated to carry forth despite the development, though drainage is taken to direct flows from the area immediately adjacent to the existing building to existing dams on the property.</p> <p>The nearest natural waterway to the site is Black Swan Lagoon / Anabranche, approximately 680-900m south of the development, which discharges to the Murray River. Though, pollution and suspended solids are unlikely to be transmitted overland this far.</p>
<i><b>(d) the cumulative impact of the proposed development on the River Murray.</b></i>	The development is not expected to have a cumulative impact on the Murray River.
<b>Access</b>	
<i><b>The waterway and much of the foreshore of the River Murray is a public resource. Alienation or obstruction of this resource by or for private purposes should not be supported.</b></i>	Not applicable. The site does not encroach on the foreshore of the River Murray.



Principles to be taken into account	Consistency
<p><b><i>Development along the main channel of the River Murray should be for public purposes. Moorings in the main channel should be for the purposes of short stay occupation only.</i></b></p>	<p>Not applicable. The site does not front the main channel.</p>
<p><b><i>Human and stock access to the River Murray should be managed to minimise the adverse impacts of uncontrolled access on the stability of the bank and vegetation growth.</i></b></p>	<p>Not applicable. The proposal does not include access to the River Murray.</p>
<p><b>Bank disturbance</b></p>	
<p><b><i>Disturbance to the shape of the bank and riparian vegetation should be kept to a minimum in any development of riverfront land.</i></b></p>	<p>Not applicable. The proposal does not impact on the bank of the River Murray.</p>
<p><b>Flooding</b></p>	

Principles to be taken into account	Consistency
<p><b><i>Where land is subject to inundation by floodwater:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>the benefits to riverine ecosystems of periodic flooding,</i></b></li> <li>• <b><i>the hazard risks involved in developing that land,</i></b></li> <li>• <b><i>the redistributive effect of the proposed development on floodwater,</i></b></li> <li>• <b><i>the availability of other suitable land in the locality not liable to flooding,</i></b></li> <li>• <b><i>the availability of flood free access for essential facilities and services,</i></b></li> <li>• <b><i>the pollution threat represented by any development in the event of a flood,</i></b></li> <li>• <b><i>the cumulative effect of the proposed development on the behaviour of floodwater, and</i></b></li> <li>• <b><i>the cost of providing emergency services and replacing infrastructure in the event of a flood.</i></b></li> </ul>	<p>The land is partially identified as flood prone land, including the specific part of the site proposed for development. The proposed works are not anticipated to have any effect on the existing flood patterns within Howlong, as the site is already developed, and the proposed works introduce marginal impact on the ground surface of the site. Any existing flood affectation upon the land is expected to continue as existing, and the flood behaviour on the land is not anticipated to change due to the proposal.</p> <p>More broadly, the site forms part of the flood area that covers a significant portion of the central-southern area of Howlong, comprising a large portion of the existing dwelling residences, and includes commercial activity on Hawkins Street. The site is situated at the extent of the mapped flood prone area and in a real flood event would be the last part of the township to be inundated. The impact caused to the settlement due to flooding, and any downstream impact on the quality of the waterway due to flooding, is understood to be minimal considering the physical placement of the existing building and its relationship to the flood function of the flood area.</p>
<p><b><i>Flood mitigation works constructed to protect new urban development should be designed and maintained to meet the technical specifications of the Department of Water Resources</i></b></p>	<p>Not applicable. There is no flood mitigation works proposed with this development.</p>
<b>Land degradation</b>	
<p><b><i>Development should seek to avoid land degradation processes such as erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salination and soil acidity, and adverse effects on the quality of terrestrial and aquatic habitats.</i></b></p>	<p>Not applicable. The works are contained within the existing building footprint and will not impose degradation of a kind listed here.</p>
<b>Landscape</b>	

Principles to be taken into account	Consistency
<p><i>Measures should be taken to protect and enhance the riverine landscape by maintaining native vegetation along the riverbank and adjacent land, rehabilitating degraded sites and stabilising and revegetating riverbanks with appropriate species.</i></p>	<p>Not applicable. The works are not proposed in a 'riverine landscape'.</p>
<p>River related uses</p>	
<p><i>Only development which has a demonstrated, essential relationship with the River Murray should be located in or on land adjacent to the River Murray. Other development should be set well back from the bank of the River Murray</i></p>	<p>Not applicable. The works are set well away from the River Murray.</p>
<p><i>Development which would intensify the use of riverside land should provide public access to the foreshore.</i></p>	<p>Not applicable. The works do not impact on access to foreshore.</p>
<p>Settlement</p>	
<p><i>New or expanding settlements (including rural-residential subdivision, tourism and recreational development) should be located:</i></p> <p><i>(a) on flood free land,</i></p> <p><i>(b) close to existing services and facilities, and</i></p> <p><i>(c) on land that does not compromise the potential of prime crop and pasture land to produce food or fibre.</i></p>	<p>Though the proposed works are located on land that is identified as flood prone land, the works are not anticipated to have an affect on the flood function or behaviour of the existing development. Nor does the proposal compromise crop or pasture land.</p> <p>Furthermore, the works are proposed to occur within a developed area, close to existing services and facilities.</p>
<p>Water quality</p>	
<p><i>All decisions affecting the use or management of riverine land should seek to reduce pollution caused by salts and nutrients entering the River Murray and otherwise improve the quality of water in the River Murray.</i></p>	<p>Not applicable. The works are not anticipated to introduce such an impact on the quality of water.</p>

Principles to be taken into account	Consistency
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Wetlands	
<p><b><i>Wetlands are a natural resource which have ecological, recreational, economic, flood storage and nutrient and pollutant filtering values.</i></b></p> <p><b><i>Land use and management decisions affecting wetlands should:</i></b></p> <p><b><i>(a) provide for a hydrological regime appropriate for the maintenance or restoration of the productive capacity of the wetland,</i></b></p> <p><b><i>(b) consider the potential impact of surrounding land uses and incorporate measures such as a vegetated buffer which mitigate against any adverse effects,</i></b></p> <p><b><i>(c) control human and animal access, and</i></b></p> <p><b><i>(d) conserve native plants and animals</i></b></p>	<p>Not applicable. The works do not impact on a wetland.</p>

#### 4.7. Corowa Local Environmental Plan 2011

The *Murray Local Environmental Plan 2011* (“the LEP”) is the principal planning instrument that guides development within the Local Government Area (LGA).

The applicable provisions of the LEP are:

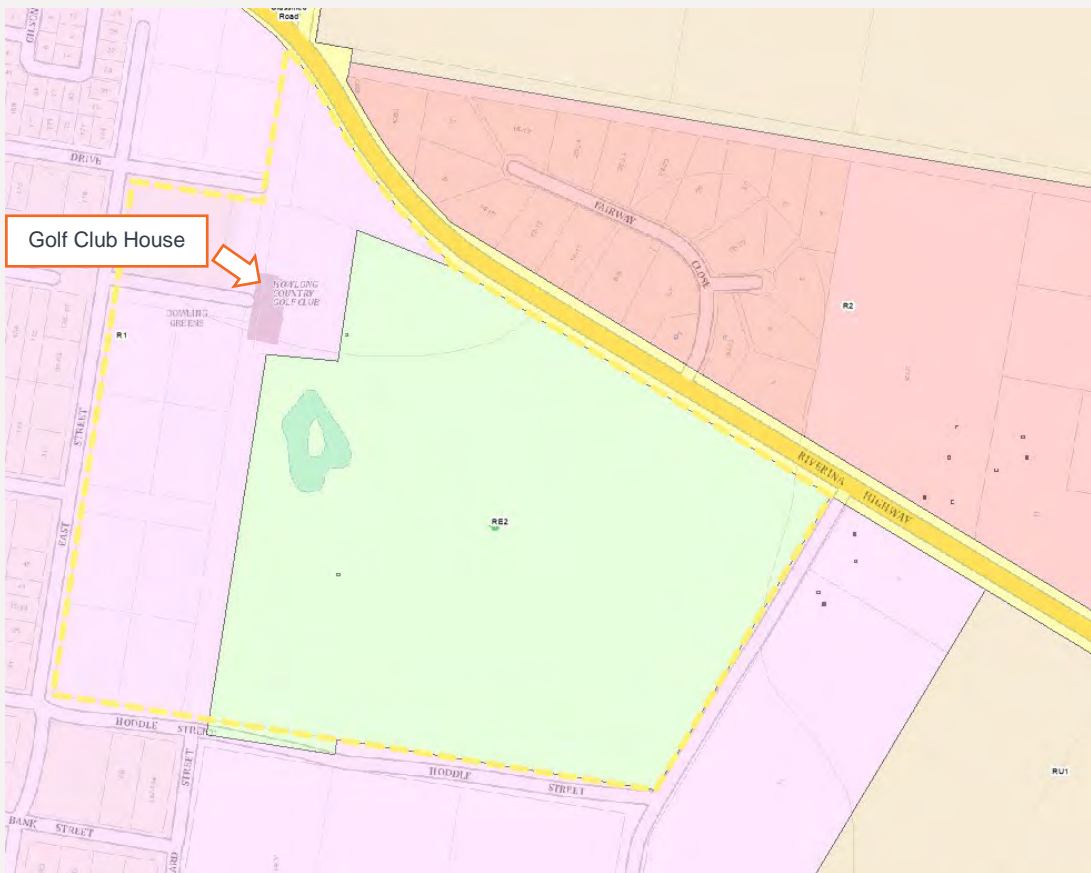
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition requires development consent.
- Clause 5.3 - Development near zone boundaries.
- Clause 5.21 - Flood planning
- Clause 7.4 - Terrestrial biodiversity
- Clause 7.9 - Essential services

##### 4.7.1. Clause 2.3 – Zone Objectives and Land Use Table

The subject land and development within the subject Lots lies across two (2) zones:

- R1 General residential zone
- RE2 Private recreation zone.

Please refer to below zoning map, Figure 12.



**Figure 12: Extract of land zoning map (Source: NSW Planning Spatial Viewer 2024)**

The extent of works proposed by this DA is entirely within the R1 zone. The objectives and the controls of the RE2 zone do not apply except where addressed by Clause 5.3 – refer below.

**Table 3: Zone objectives**

Objectives	Consistency
<p><b>Zone R1 General residential</b></p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> <li>To provide for a variety of housing types and densities.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	<p>The proposal does not directly support the housing objectives of this zone, however it is noted the ongoing use of the site as a recreational facility will better serve day to day needs of residents.</p> <p>The existing club house is located entirely within the R1 zone part of the site, and this is considered to be an anomaly of the LEP zoning map.</p>
<p><b>Zone RE2 Private Recreation</b></p> <ul style="list-style-type: none"> <li>To enable land to be used for private open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> </ul>	<p>The ongoing predominant and existing land use will remain that of the recreational facility associated with the golf course. The existing club house provides for activities that are wholly ancillary and incidental to the use of the land for this purpose. The works seek to enhance the amenity of the existing golf clubhouse and protect the natural features of it surrounds</p>

Notwithstanding the Howlong Country Golf Club is an existing use within the meaning of the EP&A Act, the permissibility of the predominant use, as a recreational facility (outdoor), in the RE2 zone is relied upon under Clause 5.3, refer to discussion below.

#### **4.7.2. Clause 2.7 – Demolition requires development consent**

Clause 2.7 permits demolition of a building or work only with development consent.

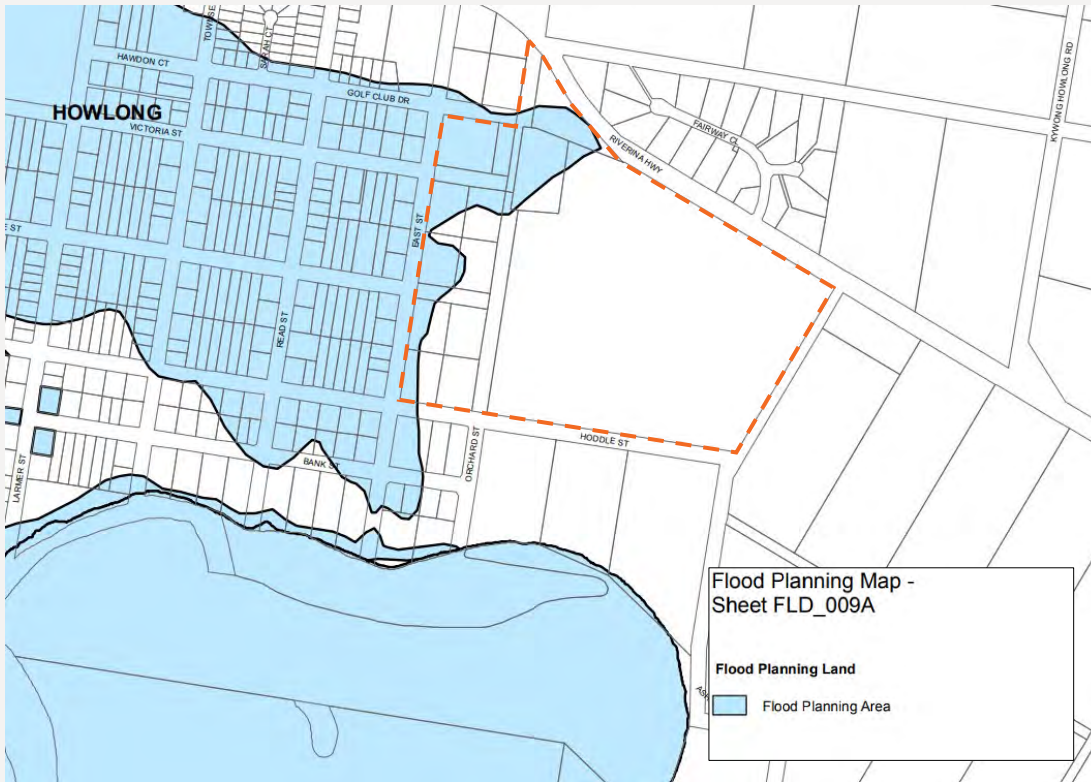
Development consent for the works described by the attached plans and detail herein is sought by this DA. The proposed demolition works are identified on Sheet A02 of the enclosed plan set at Appendix A.

#### **4.7.3. Clause 5.3 – Development near zone boundaries**

This clause provides *“flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.”* The clause applies to the development as the subject building is located within 11 metres of the zone boundary. Though it is noted that the existing use of the site for a registered club is not prohibited in the R1 zone, it is functionally a facility that meets the day to day needs of residents and is supported by the proposal to improve the interior entertainment and dining areas. Moreover, it is a land use that is entirely ancillary to the ongoing practice of golfing and other recreational activities at the site and serves as a social gathering place and catering facility for other social events. Recreation facilities (indoor); Recreation facilities (outdoor); and Registered clubs are all land uses that are permitted with consent in the R1 and RE2 zone, and these land uses are not proposed to change with the proposed works.

#### **4.7.4. Clause 5.21 – Flood planning**

The site is located on land that is identified as “Flood Prone Land”, on the Flood Planning Map in accordance with Federation Council records and mapping. The flood prone land covers the western most property boundary and includes the area proposed for development site. An extract from the relevant Map is reproduced in the excerpt below, Figure 13.



**Figure 13: Corowa LEP 2012 Flood planning map (Source: Federation Council 2024)**

Due to its partial identification on the flood planning map, the consent authority must consider the provisions of the LEP at Clause 5.21. This clause sets out a number of objectives that aim to reduce flood risk, permit compatible development, prevent adverse impacts, and ensure safe evacuation during floods. The consent authority cannot grant development consent unless it has considered the matters listed under Clause 5.21(3), as summarised in Table 4 below.

**Table 4: Clause 5.21(3) – Flood planning matters**

Clause	Consistency
<i>(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—</i>	The applicant has considered the matters under this clause and has provided the following response to ensure flood risk and adverse impacts have been minimised.
<i>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</i>	Compatible. The proposed works will occur wholly within an existing building envelope which is not considered to impact on the existing flood function and behaviour of the land. Climate change is expected to create unanticipated changes to flood behaviour. Though, due to the local flow function of the land and site topography, the subject land and proposed works are not considered to be a significant risk.
<i>(b) the intended design and scale of buildings resulting from the development,</i>	Compatible. The proposed works do not significantly alter the design and scale of the existing building.

<p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p>	<p>Compatible. The proposal does not introduce work that significantly changes the risk to life or evacuation routes in the event of a real emergency. However, it is noted that the site is well connected to multiple paths of emergency egress were a major flood event to occur.</p>
<p>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</p>	<p>Compatible, though changes of such an event or permanent change in the magnitude of the flood function of the river and tributaries is remote.</p>

#### 4.7.5. Clause 7.4 – Terrestrial biodiversity

The site is located on land that is identified as “Biodiversity”, on the Terrestrial Biodiversity Map. The Biodiversity land covers the entirety of the subject site and links to a nature corridor that traverses the western side of Holbeach Street, including the Riverina Highway transport corridor, and connects to Black Swan Lagoon to the south of Howlong. An extract from the relevant Map is reproduced in the excerpt below, Figure 14.



**Figure 14: Terrestrial biodiversity map (Source: Corowa LEP)**

The consent authority must consider the provisions of Clause 7.4 Terrestrial biodiversity. Clause 7.4 aims to preserve terrestrial biodiversity by safeguarding native species, their essential ecological processes, and promoting their conservation and recovery. The consent authority cannot grant



development consent unless it has considered the matters listed under Clause 7.4(3) & Clause 7.4(4), as summarised in Table 5 below.

**Table 5: Clause 7.4 – Terrestrial biodiversity matters**

<b>Clause</b>	<b>Consistency</b>
<i>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—</i>	The applicant has considered the matters under this clause and has provided the following response to mitigating biodiversity impacts.
<i>(a) whether the development is likely to have— (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and (iv) any adverse impact on the habitat elements providing connectivity on the land, and</i>	Compatible. The proposal does not include the removal of any tree or vegetation on the site. This includes the managed landscaping and gardens abutting the principal structure. No works are proposed outside of the existing building footprint, and therefore there is no impact to the existing biodiversity value is anticipated as a consequence of the proposed works.  The proposal will not lead to habitat fragmentation and the protected habitat corridor formed by the biodiversity mapping is to remain undeveloped.
<i>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i>	Not applicable. There are no anticipated impacts. Caution will be practiced during siteworks to minimise the risk of accidental damage to vegetation.
<i>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</i>	The applicant has considered the matters under this clause and has provided the following response.
<i>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</i>	Complies. As stated above, the works do not involve removal of any vegetation.
<i>(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or</i>	Not applicable. As above.
<i>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</i>	Not applicable. As above.

#### **4.7.6. Clause 7.9 – Essential Services**

Clause 7.9 of the LEP refers to essential services and aims to ensure that all relevant services are available to the site. Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable road access.

The proposal satisfies the requirement of clause 7.9 as the new works merely extends on the existing floor plan of the principal structure which is connected to all reticulated infrastructure and services including water, sewerage, electricity, stormwater, as well as having appropriate road access.

#### **4.8. Corowa Development Control Plan 2013**

The *Corowa Development Control Plan 2013* (“the DCP”) provides specific requirements for development within the LGA, including the subject site.

The following chapters of the DCP are applicable to the proposed works:

- Chapter 4.0 – Commercial Development
- Chapter 11.0 – Flood Risk Management
- Chapter 12.0 – Notification Policy

These matters are addressed in the following sections below.

##### **4.8.1. Chapter 4.0 – Development in the Commercial Zones**

This chapter of the DCP applies to all forms of commercial development in the Shire for which a development application is required. The overall purpose of the controls in this chapter is to create attractive and functional buildings that contribute to the character of town centres.

The proposed development has been assessed against the relevant objectives and controls of this chapter of the DCP in Appendix B. It is noted that many of the controls of this chapter relate specifically to new commercial development within the commercial zones, which are not applicable to this proposal as the subject development is proposed in the R1 and RE1 zone. Notwithstanding, an assessment has been undertaken against the objectives and/or controls where relevant.

In summary, the development is considered to comply with the objectives and controls specified in this chapter.

##### **4.8.2. Chapter 11.0 – Flood Risk Assessment**

The overall purpose of this chapter of the CDCP is to control development on flood liable land. The land to which this chapter applies is that shown on the flood planning maps of the Corowa Local Environmental Plan 2012 (CLEP) as “flood planning area”. Council may deem other land to be subject to this chapter where a flood history is known but the land is not included on the flood planning maps.

This chapter should be read in conjunction with Section 5.21 of the LEP for flood planning. In addition, regard should be had for the requirements of Murray Regional Environmental Plan No. 2 – Riverine Land. The provisions of Section 5.21 of the LEP have been addressed above in Section 4.7.4.

##### **4.8.3. Chapter 12.0 – Development Notification**

Chapter 12 of the DCP provides details for notification of development applications.

The proposal is not identified as a type of development exempt from notification (Table 12.1 of the DCP) and therefore must be notified in accordance with the requirements of the DCP.

#### 4.9. Riverina Murray Regional Plan 2041

The *Riverina Murray Regional Plan 2041* is a 20-year strategic land use plan that is applicable to all land in the Murray River local government area.

The Howlong Golf Club performs many functions in a township such as Howlong and is located on the grounds Howlong Golf Resort. Recreational and social opportunities are offered regularly that appeals to locals and attracts visitors to the township. Therefore, it is considered that any development for the bowling club will likely stimulate the visitor economy of the region.

## 5. Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

The analysis and impact identification under this section is informed by:

- Site analysis and visual inspection of the subject land and surrounding properties.
- Analysis of the proposed plans for development (provided attached for reference)
- Desktop review of applicable Environmental Planning Instruments
- Consideration of the Councils Development Plans and Policies including the DCP
- Assessment of relevant strategic planning documents.

### 5.1. Context and Setting

The proposal seeks the development of a new outdoor smoking and gaming area. The land is split zoned, being partially within the R1 General residential zone containing the club house, and the RE2 Private Recreation zone predominantly accommodating the golf course land. This dual zoning offers a unique opportunity for complementary and mutually beneficial land uses at the site, and the subject proposal seeks to capitalise on this opportunity.

The proposed built form is site-responsive and compatible with the existing built-form character of the clubhouse. The proposed development is compatible with the low-density, urban fringe context and setting of the broader area and will have an overall positive visual impact on the premises through the use of a variety of materials and finishes including associated landscaping.

The development provides extensive setbacks from the river and native vegetation and has been designed to be compatible with the context of the land.

### 5.2. Privacy

The clubhouse enjoys sufficient separation from the public realm being sited with a generous distance from any public road thoroughfare, or neighbouring residential dwelling, and concealed behind well-established vegetation. The proposed works ensure that privacy is tantamount to the safety and enjoyment of the premises by patrons, by screening gaming machines behind solid walls out of view of external public areas.

### 5.3. Traffic, access and parking

The existing ingress/egress points to the Howlong Golf Resort will be retained during construction. The works are not expected to generate extra traffic beyond those currently accessing the site, except for a minor increase during construction works from tradespersons.

The proposed development is also not expected to generate further demands for car parking. As such, the club has considerable parking available for both visitors and staff.

#### **5.4. Infrastructure**

The site has access to all necessary services and infrastructure to ensure the operations of the club do not go interrupted during proposed site works.

#### **5.5. Cultural Heritage**

Matters regarding Aboriginal Cultural Heritage have been considered and assessed. An AHIMS search of the site noted that there were no recorded Aboriginal sites or places within proximity of the site within 50 metres.

There are also no other landscape features that would indicate increased likelihood such as permanent or ephemeral water sources, raised terraces, sand dunes, caves, scarred or modified trees.

Consequently, further investigation of matters regarding Aboriginal Cultural Heritage is not considered necessary in this instance. In the event that the proponent does identify or uncover archaeological items during works, the items will be left in place and appropriate protocols for dealing with such instances will be observed ('unexpected finds protocol').

#### **5.6. Soils & Erosion**

The proposed works will include minor site disturbance in establishing the new structures. These include earthworks to establish appropriate buildings pads and footings. These works will be appropriately secured and managed by the appointed contractors to avoid any significant impact on drainage infrastructure.

To ensure all potential impacts are minimised, appropriate Soil and Water Management techniques will be implemented during the alteration and construction works, in accordance with Council's guidelines.

The subject site has not been used for any known potentially contaminating processes and contamination is considered highly unlikely.

#### **5.7. Biodiversity**

The development does not propose the removal of any trees or native vegetation. A significant portion of the site, being a golf course, is covered in diverse native and introduced tree species that are in good condition to support habitat. The site is linked to the north and toward the Black Swan lagoon in the south via a protected biodiversity corridor which will not be adversely impacted by the proposal.

Consequently, the proposed works are not expected to create any adverse long-term environmental impacts.

#### **5.8. Stormwater**

The proposed development will benefit from the existing stormwater system which conveys roof and hardstand runoff to the Council reticulated stormwater infrastructure.

#### **5.9. Landscaping**

The subject site has existing managed landscaping that proliferates around the development area. It is in good condition, well maintained and adds to the ambience and visual appeal of the building and creates a logical through-flow between the golf result assets. The subject proposal does not include a landscaping plan, nor does it propose the removal of any existing tree or garden space within the vicinity of the subject building.

### 5.10. Natural Hazards

The subject site is not identified as bushfire prone land, nor is it not known to be contaminated.

The land is mapped in the flood are mapping available from Federation Shire Council records and mapping. The flood provisions of the DCP have been addressed earlier in the report. The proposed build will share a finished floor level with the existing internal spaces of the club house, which is known to be elevated above the 1% AEP flood event.

The Howlong flood study and flood management strategies are currently on exhibition until September 2024. At present, these studies assess the township for overland flow flooding at every event, including up to and over the 1% AEP. Much of the Howlong township is modelled to be significantly inundated during such an event, and that includes a majority of the golf resort land.

### 5.11. Waste

The proposal will generate waste during the construction phase that would be typical of commercial construction development of this scale. This will typically include excavated soil, off-cuts and excess construction material, concrete; and domestic and putrescible waste (including food waste, bottles, cans and paper). During the construction works, appropriate waste receptacles will be maintained on-site by building contractors.

All waste generated during construction would be collected or stored in appropriate locations and either removed from the site for disposal or reused if appropriate. Any waste which cannot be reused shall be classified in accordance with the Waste Classification Guidelines (EPA, 2014), removed from the site and disposed of at a facility that can lawfully accept the waste.

Once occupied, the development will generate general domestic and commercial wastes. These will be stored on site and managed under current waste management arrangements.

### 5.12. Noise

Construction works will include a short-term period of noise generation during site works, which will occur over a short period of time, and will be limited to appropriate hours of operation, as determined by Council and ordinarily expressed in conditions of consent.

Noise outputs will result predominantly from power tools and manual construction, with more infrequent noise cause by machinery and vehicles entering and departing the site.

Noise impacts introduced by the creation of new entertaining space within the premises is not expected to exceed current conditions. Furthermore, the subject land does not immediately adjoin any sensitive land uses.

### 5.13. Social & Economic Impacts

The development will have an overall positive social and economic impact as it will support the existing and ongoing operation of the Howlong Golf Resort. The expanded commercial activity associated with the proposed pro-shop, and improved amenity to internal spaces will create a positive economic impact for the venue, and the hiring of local employees.

The proposed works also offer a strong positive short term economic benefit in the hiring of local businesses and trades involved in the construction process. Due to the site's relatively isolated location and the fact that the works are largely alterations and additions to an existing registered club, the development is not expected to create any adverse off-site amenity impacts including air quality, noise, traffic, biodiversity or visual impacts.

#### **5.14. Suitability of the Site for Development**

The subject proposal is in essence an improvement to the interior function spaces of the principal golf club house structure. The club house is a local example of a well-established and strong functioning recreational and social asset and services as a destination in the Howlong township. The land is on the urban fringe, where existing neighbouring land uses do not pose any conflict or tension at the interface between residential and recreational land uses.

The club being an existing facility means that the improvements will not introduce an adverse effect to the urban setting. Moreover, the proposed works are consistent with the existing principal club house building and associated facilities utilised for resort activities. The subject land is therefore considered to be suitable for the proposed use and is in the public interest.

#### **5.15. The Public Interest**

The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. Taking into account the full range of matters for consideration under Section 4.15C of the EP&A Act (as discussed within this report), it is considered that approval of the application is consistent with the public interest.

The development of land in an orderly and economic way is in the public interest.

## 6. Conclusion

The Development Application seeks development consent for additions, alterations and demolition works at the Howlong Golf Resort at 186 Golf Club Drive, Howlong.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable EPIs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and development control plan
- it proposes a substantial improvement to the amenity of the interior of the principal building
- it provides an appropriate outdoor area for customers to smoke and game
- it complies with the NSW legislation as it pertains to the location of gaming machines, and the built-form requirements of smoking areas within clubs
- it provides adds value and improved amenity to the entertainment and restaurant services available in Howlong generally
- it will not introduce significant adverse environmental or social impacts; and
- it will have no detrimental impact upon the function of existing services or essential infrastructure.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.



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## Appendix A: Development Plans

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## Appendix B: DCP Assessment

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**Table 6: Chapter 4.0: Commercial Development**

Objective	Standards	Compliance	Comment
<b>4.1 Location</b>			
<ul style="list-style-type: none"> <li>• <i>To consolidate existing town centres.</i></li> <li>• <i>To discourage isolated commercial development.</i></li> <li>• <i>To encourage infill development within existing town centres</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>New commercial development to be located within the existing commercial centres.</i></li> <li>2. <i>Only small local businesses servicing local neighbourhoods will be supported in locations outside of commercial centres.</i></li> <li>3. <i>Commercial activities are to be located in areas accessible to residents and visitors.</i></li> </ol>	<p><b>Complies</b></p>	<p>The site has operated as the Howlong Golf Resort for multiple decades and does not represent new commercial development.</p> <p>The land use is an existing golf course that features ancillary development in the form of guest accommodation, club house, storage rooms and similar outbuilding-style structures located at different points of the land. The majority of the functional buildings used by patrons are located in the northwest of the site, close to transport thoroughfare and settled urban area.</p>
<b>4.2 Appearance &amp; Design</b>			
<ul style="list-style-type: none"> <li>• <i>A high standard of commercial development.</i></li> <li>• <i>Growth in the town centres.</i></li> <li>• <i>Consolidation of town centres.</i></li> <li>• <i>A positive contribution to the</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>Buildings to be constructed to the street frontage in the main commercial precincts of Corowa, Mulwala and Howlong</i></li> <li>2. <i>Building facades to be constructed of timber, brick or masonry.</i></li> <li>3. <i>Shopfronts predominantly in glass to be provided on commercial buildings constructed to the front building line.</i></li> <li>4. <i>Shopfronts are to be inviting and interact with passers-by.</i></li> </ol>	<p><b>Complies</b></p>	<p>The application seeks approval to demolish parts of the existing building and replace them and construct new areas both internal and external to the existing building. Thereby, the existing setbacks from any road frontage will remain in the same general configuration and unaffected by the proposal.</p> <p>The presentation of the building to its East Street frontage will not significantly change, and to patrons arriving and parking at either the East Street parking or Golf Club Drive parking, will present the same building form and scale.</p>

<p><i>existing character of the town centres.</i></p>	<ol style="list-style-type: none"> <li>5. <i>Large expanse of walls along the street frontage will not be supported.</i></li> <li>6. <i>Colours used on walls visible to the public shall be subdued and blend in with the streetscape.</i></li> <li>7. <i>Development to be located within established commercial areas.</i></li> <li>8. <i>A front awning shall be provided (post-supported verandahs are preferred).</i></li> <li>9. <i>The extent of front awnings should match those provided on any adjoining commercial property.</i></li> </ol>		<p>The building works will be constructed of materials, textures and finishes that are compatible with the existing external design elements of the principal structure. The proposal also seeks to replace parts of the roof over areas that are proposed for alterations.</p> <p>The development will retain its existing landscaping, which is vibrant and in good condition.</p> <p>The outdoor smoking and gaming area design is required to consider NSW legislation as it pertains to enclosed public spaces.</p>
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#### 4.3 Energy efficiency

<ul style="list-style-type: none"> <li>• <i>Energy efficient buildings that minimise greenhouse gas emissions.</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>Building design to maximise solar access through orientation and location of glass where possible.</i></li> </ol>	<p><b>Complies</b></p>	<p>The existing layout of the premises offers patrons within the internal areas of the building good exposure to solar access through locating glass windows to interior function spaces, particularly in reference to the sports bar and attached gazebo areas. The proposed works will not impede on solar access.</p>
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#### 4.4 Parking

<ul style="list-style-type: none"> <li>• <i>To match the supply of off-street car parking with the demand likely to be generated by customers and employees.</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>Surface car parking is to be located to the side or rear of the development.</i></li> <li>2. <i>Car parking spaces to be provided at the rate specified in Table 4.1 below.</i></li> <li>3. <i>Parking spaces should be designed in accordance with Australian Standard 2890.1 and 2890.2.</i></li> <li>4. <i>Car parks adjoining public land (including a road) shall be provided with a landscape strip at the interface.</i></li> </ol>	<p><b>Complies</b></p>	<p>The bowling club has a substantial amount of formalised car parking bays and accessible parking bays already in-place.</p> <p>The proposed works are not of a kind that would increase demand on parking at the facility.</p>
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<ul style="list-style-type: none"> <li>• <i>To provide off-street car parking and manoeuvring areas to a high standard.</i></li> <li>• <i>Minimisation of the visual impact of large areas of car park.</i></li> <li>• <i>Buffer between car parks and adjoining property.</i></li> <li>• <i>Safe car parks (particularly at night).</i></li> <li>• <i>Pedestrian and vehicular movement through commercial areas in a functional, safe and integrated fashion</i></li> </ul>	<ol style="list-style-type: none"> <li>5. <i>Car parking to be accessible at all times during the business hours of the premises.</i></li> <li>6. <i>Car parks to be designed to provide pedestrian connectivity and minimise conflicts between vehicles and pedestrians.</i></li> <li>7. <i>Loading facilities are to be located at the rear or side of the building and not adjacent to any residential property.</i></li> <li>8. <i>Loading and unloading facilities are to be provided in accordance with the provisions of Policies Guidelines and Procedures for Traffic Generating Development.</i></li> <li>9. <i>Loading and unloading areas are to be located separate from other vehicle manoeuvring areas, car parking areas and pedestrian movement areas.</i></li> </ol>		
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#### 4.5 Signage

<ul style="list-style-type: none"> <li>• <i>Signage does not detrimentally affect the character and amenity of the area.</i></li> <li>• <i>Signage does not distract road users.</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>Signage to be kept to a minimum and commensurate with the type of commercial activity being undertaken.</i></li> <li>2. <i>Signage to be of a scale in proportion of the building (i.e. not to dominate).</i></li> <li>3. <i>Signage to be modest in size and colour and not provide a distraction to motorists.</i></li> <li>4. <i>Signage not to be a hazard for pedestrians or motorists.</i></li> </ol>	<p><b>N/A</b></p>	<p>No change to the existing signage is proposed with the application.</p>
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	5. <i>Moving and/or flashing signs will be considered incompatible with the objectives for this control.</i>		
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**4.6 Amenity**

<ul style="list-style-type: none"> <li>• <i>Provide amenity for users of commercial buildings.</i></li> </ul>	<ol style="list-style-type: none"> <li>1. <i>Cooling and heating units are to comply with the relevant noise standard for such equipment.</i></li> <li>2. <i>Natural and artificial lighting is to be used to reduce poorly lit or dark areas to deter crime and vandalism.</i></li> <li>3. <i>Development is designed having regard to safety and where possible implements measure for Crime Prevention Through Environment Design.</i></li> <li>4. <i>Buildings shall comply with the Disability (Access to Premises—Buildings) Standards 2010 to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability.</i></li> </ol>	<p><b>Complies</b></p>	<p>The proposal does not introduce noise generating machinery that would be out of character with the nature of the ongoing function of the existing club house.</p> <p>The general layout of the existing golf club building provides good access to natural lighting, and interior lighting will be retained following works. Lighting plans are not ordinarily required for assessment at DA stage, though it is expected that lighting requirements are placed on determination as conditions of consent.</p> <p>The layout of the building following completion of works is in accordance with the existing layout, with areas for patrons such as dining, function, pro shop and gaming lounge located to the outside of the building, and rooms in the inner areas of the building being predominantly utility rooms including kitchens and storage.</p> <p>The proposed works improve disability access through provision of proposed ramps and use of sliding glass panel doors.</p>
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**Table 7: Chapter 12.0 - Notification Policy**

Objective	Compliance	Comment
<b>12.2 Development applications requiring notification</b>		
<p><i>Notification or advertising will be required for development applications for development of a type listed in Table 13.1.</i></p>	<p><b>Noted</b></p>	<p>The DA is not of a type listed under Clause 12.2 as not requiring notification or advertising. Therefore, the application is to be notified in accordance with the relevant notification requirements of <i>Clause 12.3 Notification requirements</i>.</p>

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## Appendix C: Gaming Machine Assessment

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**Table 8: Gaming Machine Assessment**

Regulations	Response
<b>Gaming machines shouldn't be in a location that:</b>	
<ul style="list-style-type: none"> <li><i>attracts the attention of people outside the venue</i></li> </ul>	The gaming machines are placed behind a 2.0m high concrete brick wall. The new area is designed so people outside the club will be unable to see or hear the machines.
<ul style="list-style-type: none"> <li><i>allows gaming machines to be easily seen or clearly heard from public areas outside the venue.</i></li> </ul>	As above.
<b>By law, hotel gaming rooms must:</b>	
<ul style="list-style-type: none"> <li><i>be free of charge to enter</i></li> </ul>	The new proposed outdoor gaming machine area will be free of charge to enter.
<ul style="list-style-type: none"> <li><i>be in a restricted area of the hotel, which means no one under 18 is allowed in the restricted area</i></li> </ul>	The outdoor gaming area will be in a restricted area of the club. No one under 18 is allowed in the area.
<ul style="list-style-type: none"> <li><i>be physically separated from the general bar area by a permanent floor to ceiling wall - the bottom half of the wall is allowed to be made of opaque or non-transparent material</i></li> </ul>	The proposed outdoor gaming area is physically separated from the patroned areas within the club. Entry to the proposed outdoor gaming area is through the existing pokies room. A new 90mm T2 pine stud frame walls and new double 920 glazed doors are proposed to separate the pokies lounge from the main entrance/foyer area behind two sets of doors.

Regulations	Response
<ul style="list-style-type: none"> <li><i>be under the supervision of the hotelier or an employee at all times, either by someone being physically present or by electronic surveillance</i></li> </ul>	<p>The area will be monitored by the club's CCTV system at all times, and by an employee at various times during the day.</p>
<ul style="list-style-type: none"> <li><i>have a doorway or a space to and from the gaming room to at least one operating bar in the hotel</i></li> </ul>	<p>The proposed extension will benefit from the existing access into the outdoor gaming area. There is access via a swinging door that separates the outdoor gaming area to the pokies area.</p>
<ul style="list-style-type: none"> <li><i>have clear signage to direct people to the rest of the hotel if the gaming room has an entrance that opens directly from a public street</i></li> </ul>	<p>The gaming areas do not have an entrance that opens directly from a public street.</p>
<ul style="list-style-type: none"> <li><i>allow a person to go from a gaming room, toilets and bar without having to go outside at any point</i></li> </ul>	<p>Customers will not have to go outside of the building to go to the bar or toilet from the outdoor gaming area. All gaming areas are undercover.</p>
<ul style="list-style-type: none"> <li><i>not make patrons pass through it to get to another part of the hotel, or to enter or leave the hotel.</i></li> </ul>	<p>The proposed outdoor gaming area is connected to the pokies room at the northwestern extent of the interior of the club, in a separate area that is not part of any thoroughfare or larger bar area. Patrons do not have to pass through it to enter/exit the club, or to get to another part of the club.</p>