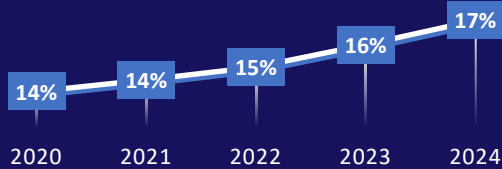


KEY POINT SUMMARY – DEVELOPMENT BENEFITS

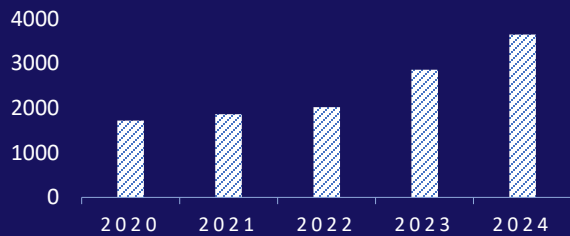
IMPROVED FACILITIES FOR WOMEN IN GOLF

Gerringong Golf Club Statistics

WOMEN'S MEMBERSHIP GROWTH



TOTAL WOMEN'S ROUNDS



"Australian Golf Salutes you for your courage, your foresight and your commitment to equal opportunity in the game"

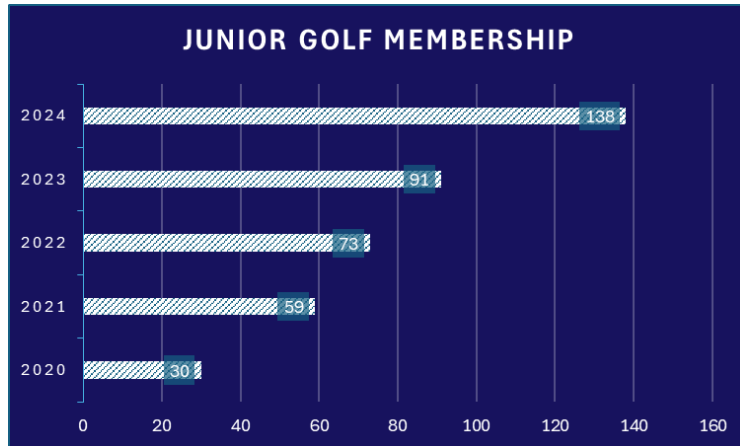
Golf Australia | WPGA Tour Australasia | PGA Australia

Issue	The Challenge	The Response
Change Facilities	The club currently has no facilities for women to change into Golf attire. There is some shared space, however this is not considered fit for purpose for women.	The development proposal includes a separate designated female change room. This separate area is accessible for female golfers. There is also additional space labelled as office to ensure future growth in numbers can be catered for in the clubhouse.
Toilets	There is a lack of toilets available, particularly on Women's specific days. While there are 2 toilets in the women's area, 1 is often used by men due to there being only 1 men's toilet. This has led to multiple previous issues causing distress to women golfers.	The development proposal includes a significant increase in the number of available toilets for women. The current 1 designated toilet will be increased to 5 toilets in the development.
Shower Facilities	The club currently has NO showers. The club runs predominantly on visiting golfers, increasingly women. The lack of shower facilities limits access for women to play where they require post round showers to go about the rest of their day.	The development proposal includes a shower for women's exclusive use.
Meeting and Socialising	The current clubhouse facilities can no longer fit the female members on their golfing days. This is limiting the capacity for women members to undertake their routine game day tasks. Additionally, the limited space reduces the capacity for women golfers to socialize. This is particularly an issue for visitors who do not have the opportunity to enjoy the lovely outlook.	The development proposal includes a members and visitors lounge as well as an outdoor area capable of meeting the needs of the number of rounds the club will be able to provide into the future.

KEY POINT SUMMARY – DEVELOPMENT BENEFITS

IMPROVED FACILITIES FOR CHILDREN AND FAMILIES

Gerringong Golf Club Statistics



Issue	The Challenge	The Response
Change Facilities	The club has no change facilities. This provides an issue for kids coming directly from school or other activities from changing comfortably.	The development includes both male and female change rooms that can be utilized by the junior golfers and can be supervised by parents or guardians.
Toilets	There are a very limited number of toilets. There is one male toilet and 2 female toilets. Unfortunately one of the female toilets is often used by boys and men due to this lack of facilities.	The development proposal includes a significant increase in the number of available toilets. There will be 5 female toilets, 6 male amenities and an additional disabled toilet.
Weather Protection	The club has very little space to be protected from the weather. The regular and strong summer sea breezes make the current facilities uncomfortable for families in attendance to supervise their children.	The development proposal provides both indoor and outdoor areas that will enable protection from the elements including enclosed lounge area and partially covered outdoor area.
Controlled Area for Safety	The current clubhouse areas has no capacity to maintain a controlled area. This make safe supervision of young family members difficult.	The new development includes both indoor and outdoor areas that will be in a controlled environment. That is, will be fenced and gated or have closed door areas.

KEY POINT SUMMARY – DEVELOPMENT BENEFITS

IMPROVED FACILITIES FOR LESS ABLED PEOPLE

Issue	Description	Response
Changerooms Showers and toilets	The club does not currently have compliance in any of these areas. The age of the clubs facilities means at the time of construction these were not well provided.	The development includes disability compliant toilets, shower and change room.
Clubhouse Access	The current access to the clubhouse includes obstacles that would make the club not compliant for disabled users. The club is not just utilized by golfers. Other visitors attend to enjoy a drink and to take in the view. The current set up restricts club access to less abled people	The development proposal ensures full compliance across the site for access for less abled participants, whether that be for golf or other social activities.
Cart Storage	The club has determined that a key component of ensuring we are able to maintain less abled people access to the course is through ensuring golf cart availability. Many people are unable to walk the course for a variety of reasons including age, injury and other disabling challenges. We currently are unable to provide rounds on many occasions due to requiring more carts on the course.	The development proposal caters for an increase in the cart storage area so that the club can provide a significant increase in the number of carts.
Car Parking	The current car park is not fit for less abled access. The unsealed parking area is a rough surface. This makes it very difficult to provide disabled parking spaces as there are no fully safe areas for this designation	The new development proposed to fully seal the car park, define spaces and make available disabled parking access spots for those less abled club users.

IMPROVED HEALTH AND SAFETY AND THE ENVIRONMENT

Issue	Description	Response
Car Park	The current car park is a hazard. The car park surface is unsealed and rough. It is also muddy and dangerous during wet weather. The entry area is also dangerous as the rough surface and trees on the entry way hinder the view of oncoming traffic.	The development includes a complete redevelopment of the car park. The car park will be resurfaced and traffic control with directional arrows around the car park will be implemented. The entry is being moved and full dealing of this will enable quicker egress onto and from the road.
Fuel Storage	The current fuel storage is in drums and jerry cans. This is not appropriate in a modern workplace. These has issues for both staff and volunteer safety and environment through risk of spillage	The development proposal includes a fuel storage and vehicle fill facility. This facility has Australian Standards compliant fuel storage tanks. In addition, a fuel separator is installed which ensures any spillage is captured and disposed of without any environmental impact.
Cart Wash Bay	The fleet of carts are currently washed and maintained in the open area of the course. This creates wet and muddy areas, These are a hazard for staff and visitors to the course. In addition, washing of the carts and other motorized equipment risks fuel and/or oil spills onto the ground.	The development proposal includes a cart wash bay. This can be used for maintaining carts and other on course equipment. The cart wash bay captures the water used for cleaning and separates and oil, fuel or other residue. Overflow is captured in tanks treated and disposed. This ensure the environment maintains its integrity.
Separation of Toilet Facilities	The current club house has very limited bathroom facilities. The current separation of male and female is not well maintained due to this lack of access. Male users will often use the female facilities and vice versa.	The new development provides an appropriate number of toilet facilities for the volume of course attendees for the current and foreseeable future.

KEY POINT SUMMARY – DEVELOPMENT BENEFITS AND COST

COMMUNITY BENEFITS

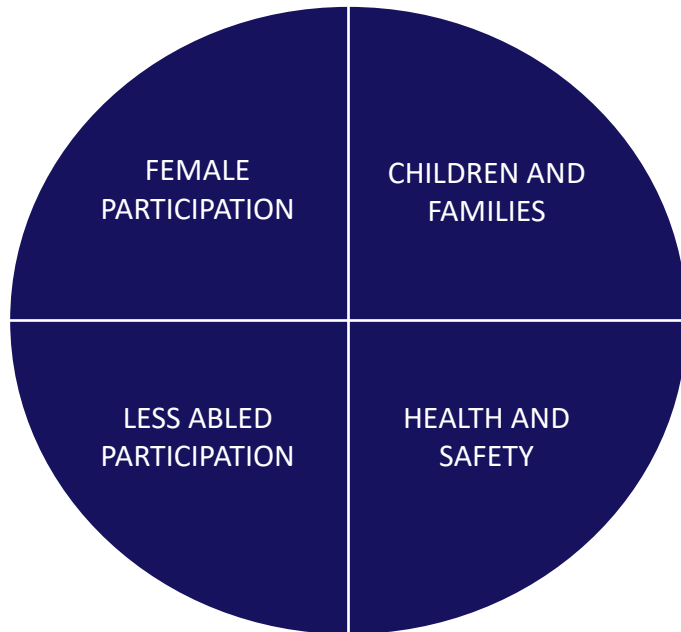
Over 20,000 visitors per year supporting local tourism

30,000 golf rounds overall, improving social and general health wellbeing

Benefitting local businesses in accommodation, retail and hospitality

A community asset for all to enjoy

Improved facilities for those not catered in the past



COSTS

Stage	Costs (Incl GST)	Status
Stage 1	\$143,062	Complete
Stage 2	\$316,325	Shovel Ready
Stage 3	\$786,500	Shovel Ready
Stage 4	\$3,678,874	Shovel Ready
Total to Completion	\$4,924,761	Shovel Ready



“The time has come for action, and your appearance as a signatory to the charter is a part of that response by a game that chooses to be inclusive of everyone. We applaud you for becoming part of a historic journey”

Golf Australia | WPGA Tour Australasia | PGA Australia

ABOUT THIS DOCUMENT

This document has been commissioned by the committee of the Gerringong Golf Club for analysis and support for the development of the member and visitor facilities.

Report Date	23 rd May 2023 (Updated 5 th February 2025)
Location of Development	Gerringong Golf Club 14 Crooked River Road, Gerroa NSW 2534
Scope	Provide the committee with the relevant information to ensure planning, design and construction meets the needs of the golf clubs members, visitors and other stakeholders To provide detailed and relevant information in the application for grant, or other, funding to complete the development.
Limitations	<ul style="list-style-type: none">• The development is bound by the planning limitations on the site.• Consideration has been given to the requirements of surrounding properties and their owners.• Some Data limitations are noted with legacy systems and various upgrades impacting.• Best estimates have been made where data does not provide direct information and any estimates have been made in consultation with knowledgeable and relevant staff, committee and members.
Data Sources	<ul style="list-style-type: none">• MiClub golf management systems• Gerringong Golf Club Annual Reports and supporting documentation.• Current and previous committee members and staff, and local community stakeholders.• Golf NSW• Golf Australia
Document Produced By	Matthew Swain <small>MBA, CPA, B.Acc</small> Treasurer Gerringong Golf Club

KEY FACTS

About the Club

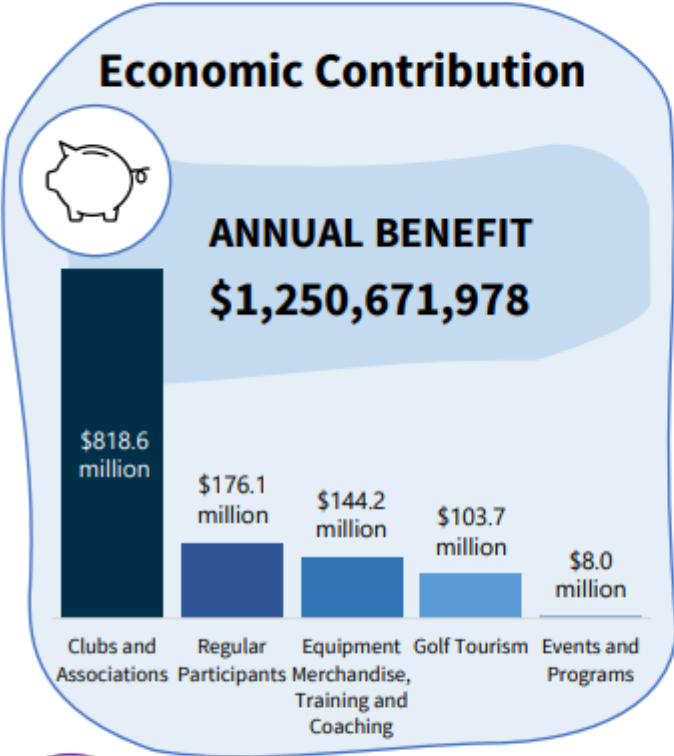
Legal Name	Gerringong Golf Club Incorporated.		
Incorporation Details	Incorporated in NSW by NSW Fair Trading as a not-for-profit association. Incorporation Number: Y0352006 Date of Incorporation: 02/11/1987		
Legal Address	14 Crooked River Road GERROA NSW 2534		
Committee Members	President: Geoffrey Manning Vice President: Tony Quinn Secretary: Wendy Cutting	Treasurer: Matthew Swain Committee: Trish Freeman (Women's Captain) Committee: David Robinson (Men's Captain)	Committee: Neil Guy (Greens Chair) Committee: Peter Heffernan Committee: David Taylor

Community Benefits

Item	Benefit
Tourism	Gerringong Golf Club is one of the major draws for tourists into the region. We host in state, out of state and international golfers. We have estimated that the club sees over 20,000 tourists per year. Whilst difficult to quantify, the financial benefits are significant. Travelling golfers utilize other local business and in particular accommodation, retail and hospitality. Feedback from local businesses has made it clear that when the club is doing well it translates to better performing local businesses. Improvements to the facilities is vital to maintain and improve on our benefits to the local tourism industry.
Facility Support/Community Hub	The local club offers its facilities to other local community organisations. We allow those organisations to use the club for fundraising events and meetings. The current facilities are not ideal and often these events are required to move offsite for presentations and food service. Upgrading the facilities would enable these organisations to complete the fundraising events at the club with considerable benefits to their fundraising. In addition, the club will make the location available at no cost for community organisations to have their routine meetings.
Environment Management	The club manages its overall impact on the environment. Water management through natural filtrations of reed dams, rock creeks and properly maintained turfed areas help to reduce silting and runoff. The club also provides a public access open space and assists council in managing beach access to Walkers Beach.

THE ANNUAL COMMUNITY IMPACT OF GOLF IN NSW IS

\$1,419,395,200



Social Contribution

Golfers are:
3½ times
more likely to volunteer than the general population

12% more
likely to be able to access support than the general population

Golfers have:
17% more
contact with social networks than the general population

Health Contribution

	ANNUAL BENEFIT	LIFETIME BENEFIT
physical	\$45,694,691	\$1,631,312,290
mental	\$2,356,913	\$48,130,663

Charitable Contribution

\$19,109,757 Contributed by golf clubs each year

\$9,814,412 Contributed by golf members each year

ANNUAL BENEFIT
\$28,924,169

Environmental Contribution

\$32.94m Water filtration and purification	\$12.85m Floodwater regulation/storm water protection
\$44.8m Landscape and neighbourhood amenity	\$1.15m Carbon sequestration

ANNUAL BENEFIT
\$91.75 million

A COMMUNITY ASSET

The History of A Community Club

On 18th June 1981 Kiama Council called a public meeting in the Gerringong Town Hall to gauge interest in establishing a golf course on the property 'Beachlands' on Gerroa Road. At this meeting a Steering Committee was formed with Bill Williamson as the Chairman. This committee met and tried to form a Golf Club, but Kiama Council would only grant a 12-month lease. After much negotiation, a lease was forthcoming, and Russell Ford and Griff Miller mapped out a 9-hole course which was mown by local farmers with tractors and slashers. The greens were given special attention with lawn mowers to obtain a smooth putting surface.

Playing golf commenced in December 1981 but Kiama Council ordered the Golf Club to cease play in May 1982.

An Environmental Impact Study recommended that a golf course would be ideal for the area. Kiama Council gave permission to recommence play on 14th December 1982. The Club continued to play and maintain the course. Kiama Council formed a Management Committee consisting of two Council representatives and three Public representatives. At the AGM of 23rd January 1985, GGC took up an offer from Kiama Council to purchase the area of land for the Golf Course for \$150,000 with the Council financing the sale. Bill Williamson sought Al Howard to design a golf course. Al Howard inspected the area and indicated how the layout should be, but did not provide a drawing.

Water Resources provided plans for dams and Cleary Bros were engaged to build 4 dams. The dams were constructed but costs were well above budget, but Cleary Bros assisted by agreeing to extend payments.

Ted Wright, who was elected to the Committee at the AGM on 22nd January 1985 was the driving force in the construction of the course. Ted was a Merchant Navy Engineer before his retirement, which proved fortuitous because he was able to work a borrowed D7 Traxcavator despite having no experience of driving heavy machinery to form the greens and fairways. Ted was instructed how to operate the D7 by Tony Lewis (JJ), the son of Arthur Lewis who lent the machinery to the club.

The construction of the back nine holes took nearly 5 years of toil with the main work being performed by Ted Wright and Don Sharpe in all weather conditions with sub standard equipment, with no workshop or power. They worked voluntarily long hours with untold machinery breakdowns and numerous wash-outs of completed work which required re-construction.

A COMMUNITY ASSET(Cont)

The constraint of little income meant that it was necessary to work with second-hand worn-out equipment. Locals again came to the aid of the club when the McMahon brothers, Bill, Denis and Eris delivered sand for the new greens at no cost and Bruce Campbell donated the sand.

The commencement of work on the Toilet Block began in April 1986 and was constructed by Jack Cronin, Ian Jolley, Steve Vaux and Bob Emmett. There were three separate offers of development of the site from 1987 to 1989, but these offers never materialised.

At the AGM on 7th January 1989, members expressed different schemes and ideas to raise money for development of the course. A period of extreme wet weather brought construction and mowing to a halt for four months. A huge effort towards the end of 1989 saw the back nine holes opened on 16th December 1989. Another extreme wet period from April to August 1990 prevented any progress on construction and mowing fairways.

Ted Wright did not seek re-election to the Committee at the AGM on 13th February 1990 but was asked to join the Course Committee for the construction of the front nine holes.

Eris McMahon was engaged to construct the front nine greens and tee blocks. Tift Dwarf grass shavings picked up from Sussex Inlet Bowling Club were used to form the greens. It was reported at the AGM on 25th February 1992 that the cost of establishing the course to 1991 was \$64,000. Despite more wet weather delaying construction, the course was opened on 29th May 1993.

COURSE DEVELOPMENT

A Long History of Financial Challenges

As can be seen from the information about Gerringong Golf Club, it has traditionally relied on volunteer support to remain a viable entity. The first permanent member of staff was employed in 1993. This was the first club greenkeeper. Since that time the club has grown to now employ 7 full time staff and 6 casual employees. These are all members of the local community.

Since its initial development, the club has made significant improvements across the entire course. In addition, through the support of local businesses and member tradespeople the club was able to build a small clubhouse and golf cart storage shed. This enabled the club to improve services to the community and make playing golf more accessible to those unable to readily walk the challenging hilly course.

As the club continues to grow, its importance to the local community also grows. Local businesses have made it clear that when the course is busy and doing well so are the local businesses.

In 2024 the club data suggests that over 20,000 visitors played and attended the course. There is also a significant number that attend the course to grab a drink and take in the view.

As the number of visitors have grown, it has become very clear that the current facilities are no longer fit for purpose. There are a range of challenges that can only be overcome by modernizing the clubs facilities for members, visitors and other guests.

COURSE DEVELOPMENT

Modernising the Facilities

In order for the club to be able to provide appropriate modern services, a review was performed to determine the risks to the club and the needs for a new wave of golfers. The club was able to identify a range of issues limiting it to reaching its potential and fulfilling its place in the local community. These include:

- A clear lack of facilities for golfers, but in particular female golfers.
- Junior golf facilities not available. Impacting families.
- Disabled facilities not compliant.
- Health and Safety issues for staff, committee and suppliers for fuel and cart maintenance.
- Health and safety issues for the carpark surface, including limiting disabled access.
- Lack of space for increasing cart fleet.

COURSE DEVELOPMENT

Planning Progress to Date

Following the review of requirements for the club, the committee nominated a subcommittee of 2 to coordinate with a local draftsman to facilitate plans for the club. This process was undertaken and initial designs commenced.

The initial plan was placed on public display for members and visitors to review and provide feedback. This feedback was taken on board, and a final design was completed.

Plan Staging was an important aspect of the design process. Given the club will have to rely on grants and/or donations to be able to build the facility in full, the planning has been divided into 4 stages. These are outlined later in the document.

Working with the draft person and a local volunteer town planning consultant, the details for a council lodgment were obtained. The plans were lodged and development approval provided on 16/01/2024.

Additional work was then required to obtain a construction certificate. Following multiple additional reports and a final submission, a construction certificate for stage 1 was issued on 2/11/2024.

To date, the club has made a very significant investment in progressing the planning for the development. This expenditure shows the commitment of the club to ensuring we are able to provide the best possible environment for our golfer across the full range, with a particular emphasis on ensuring access and appropriate facilities for Women, children and less able people.

The total cost of planning through to approval is \$60,214. In addition, there has been supporting enhancements of \$35,454.

The Golf Club achieved funding for fuel storage tanks in 2023. As part of the development application, a fuel storage bay was included. The safety issues around the fuel storage were urgent and as such stage 1 of the development, being fuel storage shed, and cart wash bay have been commenced and nears completion. The direct cost of this is \$94,406.37.

Costs to Date

Description	Costs (Ex GST)
Drafting	\$24,570
Consulting and Engineering	\$13,436
Council Costs and Reports	\$21,008
Supporting Enhancements	\$35,454
Total	\$95,668

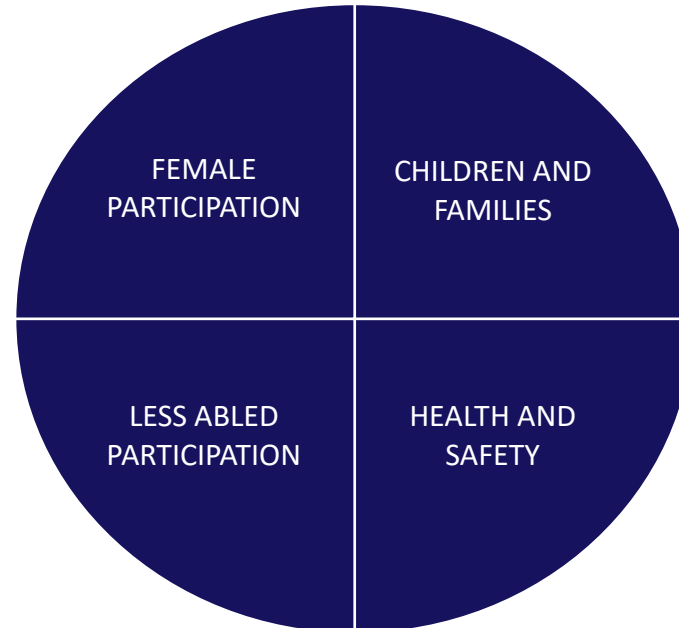
FACILITY MODERNISATION

Modern Facility Requirements

In determining the modernization requirements, the development can be broken down into 4 main categories. The following pages will define those issues and show how the development will provide solutions. The 4 main categories are as follows:

1. Female Facilities to promote inclusion.
2. Improved access for children and families.
3. Upgrade to disabled facilities to be compliant with current codes and encourage golf across the spectrum of the population.
4. Workplace health and safety for the staff, volunteers and visitors.

4 CATEGORIES OF MODERNISATION



WOMEN IN GOLF

“Australian Golf Salutes you for your courage, your foresight and your commitment to equal opportunity in the game”

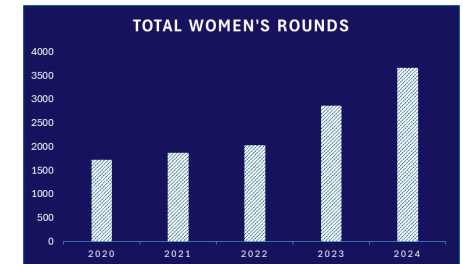
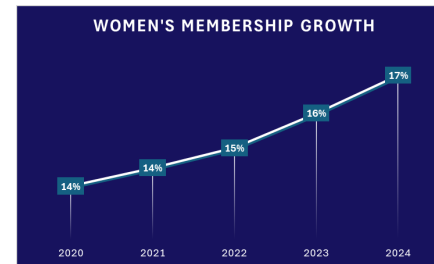
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Female Participation

Gerringong Golf Club, with the support of its dedicated Women’s team, has a focus on continually improving female participation. This commitment is demonstrated by the club achieving its status as signatory of the R&A Women in golf charter. Gerringong Golf Club is the only club in the Shoalhaven, Illawarra and highlands regions to achieve this very difficult designation. The club must show strong leadership in improving access for female golfers in ALL aspects of the club.

Unfortunately, the club currently lacks the infrastructure required to support the number of female rounds being played and is a restriction on continuing to grow women in golf. Some facts associated with women’s golf in Gerringong include:

- 60% increase in female members in 5 years
- 26% increase in female proportion of membership over 5 years
- 156% increase in female rounds over 5 years
- *Free clinics to ANY Women who wish to attend, whether members of the club or not.*



PROUD
SIGNATORY
OF THE R&A WOMEN IN GOLF CHARTER

WOMEN IN GOLF

“The time has come for action, and your appearance as a signatory to the charter is a part of that response by a game that chooses to be inclusive of everyone. We applaud you for becoming part of a historic journey”

Golf Australia / WPGA Tour Australasia / PGA Australia

Infrastructure Challenges

Feedback sought and received by the golf club, including through the use of surveys, showed some key deficits in the club’s facilities for women in golf. The following table outlines these deficits and how the proposed development seeks to address these issues.

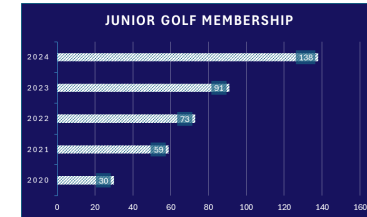
Issue	Description	Response
Change Facilities	The club currently has no facilities for women to change into Golf attire. There is some shared space, however this is not considered fit for purpose for women.	The development proposal includes a separate designated female change room. This separate area is accessible for female golfers. There is also additional space labelled as office to ensure future growth in numbers can be catered for in the clubhouse.
Toilets	There is a lack of toilets available, particularly on Women’s specific days. While there are 2 toilets in the women’s area, 1 is often used by men due to there being only 1 men’s toilet. This has led to multiple previous issues causing distress to women golfers.	The development proposal includes a significant increase in the number of available toilets for women. The current 1 designated toilet will be increased to 5 toilets in the development.
Shower Facilities	The club currently has NO showers. The club runs predominantly on visiting golfers, increasingly women. The lack of shower facilities limits access for women to play where they require post round showers to go about the rest of their day.	The development proposal includes a shower for women’s exclusive use.
Meeting and Socialising	The current clubhouse facilities can no longer fit the female members on their golfing days. This is limiting the capacity for women members to undertake their routine game day tasks. Additionally, the limited space reduces the capacity for women golfers to socialize. This is particularly an issue for visitors who do not have the opportunity to enjoy the lovely outlook.	The development proposal includes a members and visitors lounge as well as an outdoor area capable of meeting the needs of the number of rounds the club will be able to provide into the future.

CHILDREN AND FAMILIES

Junior Golfers

Gerringong Golf Club has the largest junior golf program on the South Coast. This program has been promoted through the local schools and uptake has been better than expected. The club currently has a record junior membership. However, to continue this aspiration, the club needs to provide better facilities for the junior players and their supporting family. The club has worked hard to improve the junior membership and following facts show how this is being achieved.

- Routine junior clinics run by the clubs employed professionals
- Low-cost access to membership (below club costs)
- An incredible 360% increase in junior members since 2020
- Social competitions set up for young golfers including members and nonmembers to participate.



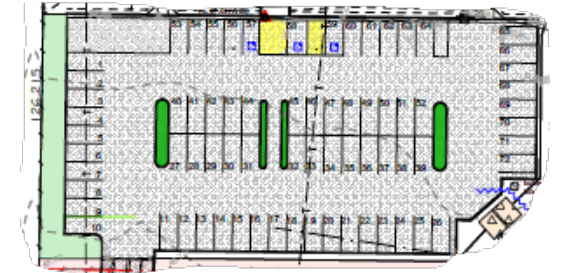
The club does require upgrades to continue to support these initiatives. The following table identifies the challenges and how the proposed development seeks to address them.

Issue	Description	Response
Change Facilities	The club has no change facilities. This provides an issue for kids coming directly from school or other activities from changing comfortably.	The development includes both male and female change rooms that can be utilized by the junior golfers and can be supervised by parents or guardians.
Toilets	There are a very limited number of toilets. There is one male toilet and 2 female toilets. Unfortunately, one of the female toilets is often used by boys and men due to this lack of facilities.	The development proposal includes a significant increase in the number of available toilets. There will be 5 female toilets, 6 male amenities and an additional disabled toilet.
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Controlled Area for Safety	The current clubhouse areas has no capacity to maintain a controlled area. This make safe supervision of young family members difficult.	The new development includes both indoor and outdoor areas that will be in a controlled environment. That is, will be fenced and gated or have closed door areas.

LESS ABLED FACILITY AND GOLF ACCESS

Improving Disabled Access

A modern public facility must provide compliant disabled access. The facilities at Gerringong Golf Club are not at a level expected of such a facility. The clubhouse was built many years ago when consideration for this was less well known. The club has a range of improvements required to address disabled access. The following table highlights these issues and how the development will address them.



Issue	Description	Response
Changerooms, Showers and toilets	The club does not currently have compliance in any of these areas. The age of the club's facilities means at the time of construction these were not well provided.	The development includes disability compliant toilets, shower and change room.
Clubhouse Access	The current access to the clubhouse includes obstacles that would make the club not compliant for disabled users. The club is not just utilized by golfers. Other visitors attend to enjoy a drink and to take in the view. The current set up restricts club access to less abled people	The development proposal ensures full compliance across the site for access for less abled participants, whether that be for golf or other social activities.
Cart Storage	The club has determined that a key component of ensuring we are able to maintain less abled people access to the course is through ensuring golf cart availability. Many people are unable to walk the course for a variety of reasons including age, injury and other disabling challenges. We currently are unable to provide rounds on many occasions due to requiring more carts on the course.	The development proposal caters for an increase in the cart storage area so that the club can provide a significant increase in the number of carts.
Car Parking	The current car park is not fit for less abled access. The unsealed parking area is a rough surface. This makes it very difficult to provide disabled parking spaces as there are no fully safe areas for this designation	The new development proposed to fully seal the car park, define spaces and make available disabled parking access spots for those less abled club users.

WORKPLACE HEALTH AND SAFETY AND THE ENVIRONMENT

Health and Safety for Staff, Members, Visitors and the Environment

Over time the facilities and processes of the club have not been able to maintain standards with modern OHS and environmental requirements. While the club continually strives to provide a safe and environmentally friendly site, the current facilities are not fit for purpose. The club development has a range of aspects that can better manage both the physical and environmental safety of the club.

Issue	Description	Response
Car Park	The current car park is a hazard. The car park surface is unsealed and rough. It is also muddy and dangerous during wet weather. The entry area is also dangerous as the rough surface and trees on the entry way hinder the view of oncoming traffic.	The development includes a complete redevelopment of the car park. The car park will be resurfaced and traffic control with directional arrows around the car park will be implemented. The entry is being moved and full dealing of this will enable quicker egress onto and from the road.
Fuel Storage	The current fuel storage is in drums and jerry cans. This is not appropriate in a modern workplace. These has issues for both staff and volunteer safety and environment through risk of spillage	The development proposal includes a fuel storage and vehicle fill facility. This facility has Australian Standards compliant fuel storage tanks. In addition, a fuel separator is installed which ensures any spillage is captured and disposed of without any environmental impact.
Cart Wash Bay	The fleet of carts are currently washed and maintained in the open area of the course. This creates wet and muddy areas which are a hazard for staff and visitors to the course. In addition, washing of the carts and other motorized equipment risks fuel and/or oil spills onto the ground.	The development proposal includes a cart wash bay. This can be used for maintaining carts and other on course equipment. The cart wash bay captures the water used for cleaning and separates and oil, fuel or other residue. Overflow is captured in tanks treated and disposed. This ensure the environment maintains its integrity.
Separation of Toilet Facilities	The current club house has very limited bathroom facilities. The current separation of male and female is not well maintained due to this lack of access. Male users will often use the female facilities and vice versa.	The new development provides an appropriate number of toilet facilities for the volume of course attendees for the current and foreseeable future.

DEVELOPMENT COST

The Cost Breakdown

The estimated costs of the development have been determined. A local builder was approached to provide cost estimates based on the approved plans. The total cost of the development was estimated at \$4,900,000 (Inc GST). The club is not able to fund this development on its own. As such, the only real method to reach completion is through grant or donation funding. To assist in this the development was planned in such a way that clear stages can be identified.

Development Staging

The staging of the development has been divided into 4 parts. Each of these can be completed independently and occupied once complete. The 4 stages of the development are:

Stage 1 – Fuel Storage and Cart Wash Bay

Stage 2 – Cart Storage Shed

Stage 3 – Car Park Upgrade

Stage 4 – Clubhouse upgrade

While these stages are listed in a numbered order, this does not reflect any order of preference. As each stage can be individually completed, they may be constructed in any order.

The following pages describe each stage.

Estimated Development Cost

Stage	Costs (Incl GST)	Status
Stage 1	\$143,062	Complete
Stage 2	\$316,325	Shovel Ready
Stage 3	\$786,500	Shovel Ready
Stage 4	\$3,678,874	Shovel Ready
Total to Completion	\$4,924,761	Shovel Ready

DEVELOPMENT STAGING (STAGE 1)

Fuel Storage and Wash Bay

The fuel storage and wash bay is an important part of the development. This stage will ensure environment integrity and staff safety in the use of fuels and in washing potentially hazardous equipment.

This part of the development was determined by the committee to be essential in the running of the club. As such, allocation of funds through grants from the federal and state governments have been used to complete construction .

STATUS: COMPLETE

Actual Development Cost

Description	Costs (Incl GST)
Fuel Storage Tanks	\$22,215.56
Construction Costs	\$104,062.80
Plumbing, Electrical	\$16,784.08
Total	\$143,062.44

DEVELOPMENT STAGING (STAGE 2-4)

Stage 2: Cart Storage Shed Extension

The cart storage shed extension will enable to club to house additional carts to the current fleet. The limitation on the number of carts has created a range of problems for access to the course. This is particularly relevant for those people who are less physically able.

Stage 3: Car Park and Driveway Access Upgrade

The car park and driveway access present a safety and access issue. The development design considers these issues and has prepared a full upgrade to this part of the course. This includes sealing the car park, providing adequate drainage and relocating the entry point to ensure quick and safe entry and exit from the club.

Stage 4: Clubhouse Redevelopment

This is the major component of the redevelopment. The current facilities are not fit for a modern club for staff, members and visitors as previously outlined. The club and its members consider this a community asset and would ensure free access to these facilities is available to local community organisations.

Note: This costing includes an allowance of 5% in Stage 4 for potential cost increases in the coming 12 months.

Estimated Stage 2-4 Development Cost

Description	Costs (Incl GST)	Status
Stage 2	\$316,325	Shovel Ready
Stage 3	\$786,500	Shovel Ready
Stage 4	\$3,678,874	Shovel Ready

The Plans

The following pages show the final approved plans for the development



view from golf green



view from carpark



Location

Gerringong Golf Club

Alterations + Additions

Development Application

Cover

Lot 202 DP 1022536

Nº 14 Crooked River Road, Gerringong, NSW

Scale: 1:1000 Date: 08/08/2022

No. 1:1000: 10/08/2022
 No. 1:1000: 10/08/2022
 No. 1:1000: 10/08/2022
 No. 1:1000: 10/08/2022

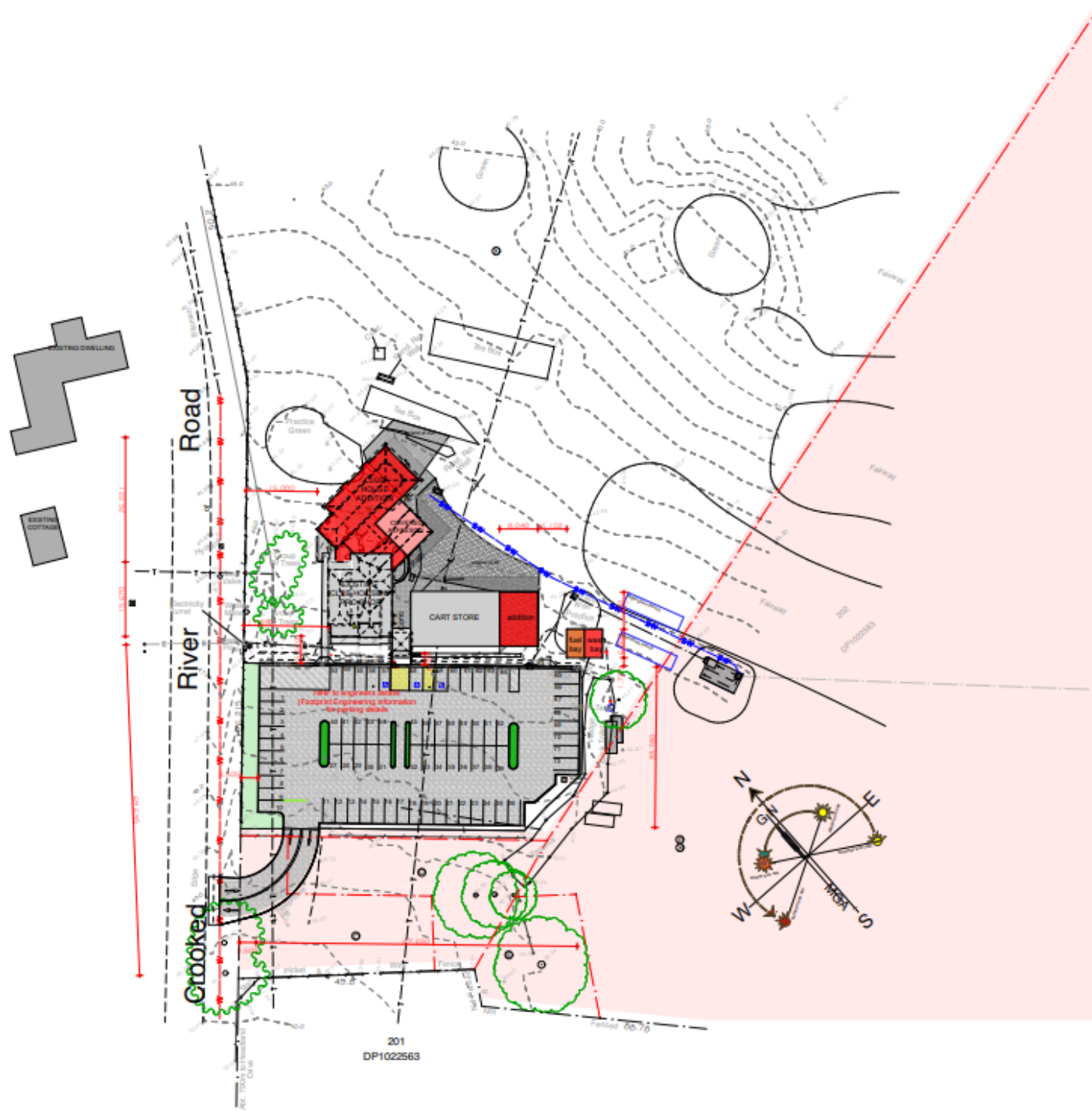
Colours + Finishes

- New roof cladding: Colorbond Southern
- Existing Roof to be painted to match: Colorbond Southern
- Facade + Gutters: Colorbond Woodlands Grey
- Window & Door Frames: Woodlands Grey
- Selected horizontal cladding painted to match a colorbond Southern
- Selected horizontal cladding painted to match a colorbond Southern
- Timber posts & slats painted: Hyman Paints whitewash 1
- rendered brickwork colour: Hyman Paints Modern Green 13
- Feature stone - sandstone
- Finishing tile for decks & bathroom: Sandstone tiles

KAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
DEVELOPMENT CONSENT
 These plans and documents are those referred to in
 Development Consent No. 10 2023 07 1
 NSW ePlanning Portal Ref: PKN-324002
 Dated: 16/01/2024

Drawing Index Development Application

Drawing No	Drawing Name	Drawing Scales
DA01	Cover	1:1000
DA02	Part Site Plan	1:4000
DA03	Existing / Demolition plan	1:1000
DA04	general arrangement floor plan	1:1000
DA05	Elevation General Arrangement 1	1:1000
DA06	Elevations General Arrangement 2	1:1000
DA07	Gross floor Areas	1:2000
DA08	Club Floor Plan	1:1000
DA09	Club floor plan	1:1000
DA10	Club Elevations	1:1000
DA11	Section	1:1000
DA12	Club Window schedule	1:1
DA13	Cart Store / Fuel Bay plans + elevations	1:1000
DA14	Concept Landscape plan	1:4000
DA15	Site Waste Management Plan	1:4000
DA16	Kitchen Details	



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 Environmental Planning & Assessment Act 1979
DEVELOPMENT CONSENT
 These plans and documents are those referred to in
 Development Consent No.: 10.2023.67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024

- building footprint
- extent of proposed addition
- extent of existing footprint
- approximate extent of site
- approximate extent of wall
- top level
- ground level
- North
- CONTOUR INTERVAL 0.5 METRES
- AUSTRALIAN HEIGHT DATUM
- SSM 133241
- RL 50.81
- light of existing 10 metre & variable width
- light of way to house & variable width
- footprint for car parking variable width
- footprint for picnic area variable width
- footprint on Reserve of Land
- instrument (e.g. 688627)
- boundary of water & 10m from
- boundary of water main
- boundary of overhead standing line
- building lines
- building setback
- setback boundary
- site boundary
- Administration line
- The design, construction, installation of
- The structure to be constructed in existing works



Project:
 Name: **Golfing Club**
 Description: **Development Application**
 Date: 10/01/2023
 Scale: 1:500

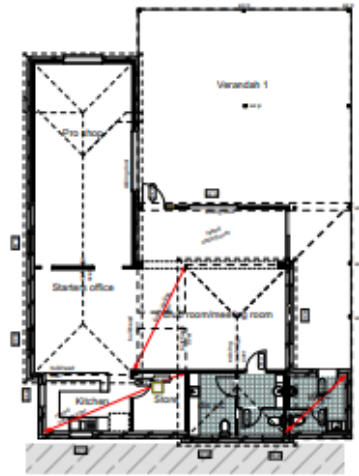
Part Site Plan

Project Address:
 Lot 202 DP 1022536
 Nr 14 Crooked River Road, Gerroa.

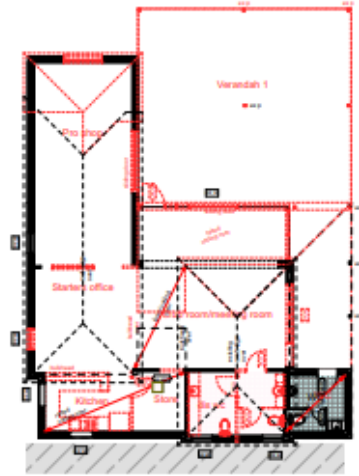
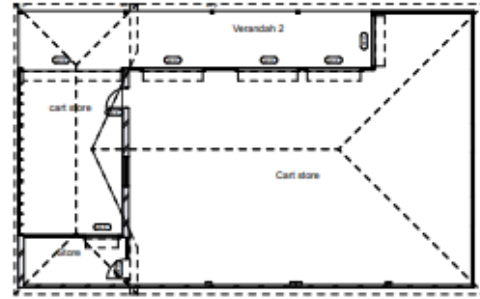
Project No:
 202663

Revision:
DA02.1.1

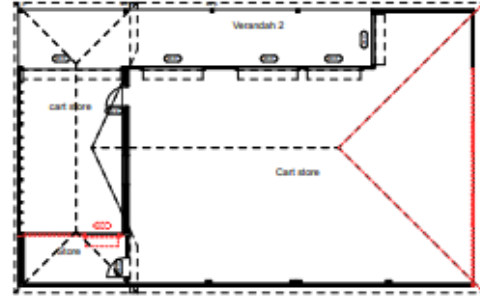
BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Evacuation Solutions
 New Club House construction to comply with AS3959-2018. Construction of buildings in bushfire prone for BAL 12.5 + Planning for Bushfire Protection 2018.
 Existing Clubhouse building to be upgraded with ember protection, as per the bushfire report.



3 Existing Floor plan



4 Demolition floor Plan



Scale: 1:100
 Date: 16/01/2024
 Project No: 2022536

These plans and documents are those referred to in Development Consent No. 10/2023/67.1 NSW Planning Portal Ref: PA0-324002

- Legend
- existing wall
 - existing wall extension
 - existing floor
 - existing window
 - existing window extension
 - existing door
 - existing door extension
 - existing wall and slope extension
 - existing room name
 - existing room name extension
 - existing wall area floor floor extension
 - existing wall area floor floor extension
 - existing wall area floor floor extension

KAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
DEVELOPMENT CONSENT
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 Development Consent No. 10/2023/67.1
 NSW Planning Portal Ref: PA0-324002
 Dated: 16/01/2024

- Legend
- existing wall
 - existing wall extension
 - existing floor
 - existing window
 - existing window extension
 - existing door
 - existing door extension
 - existing wall and slope extension
 - existing room name
 - existing room name extension
 - existing wall area floor floor extension
 - existing wall area floor floor extension
 - existing wall area floor floor extension

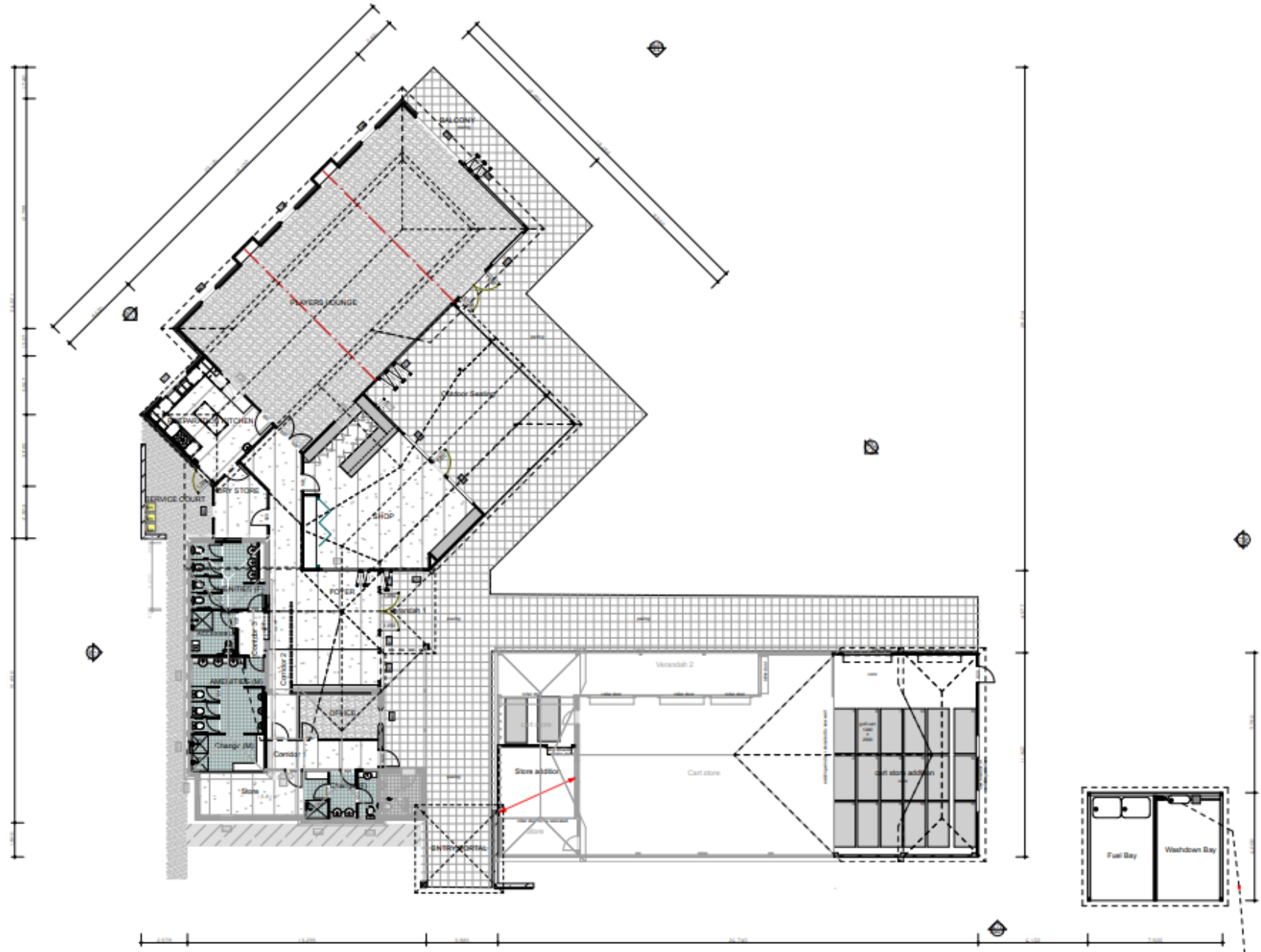
Scale: 1:100
 Date: 16/01/2024
 Project No: 2022536

tessra
 Environmental Planning & Assessment
 10/100 Street
 North Sydney NSW 1585
 www.tessra.com.au
 Project: Gungahlin Golf Club
 Block: Development Application
 Lot: 14
 Date: 16/01/2024

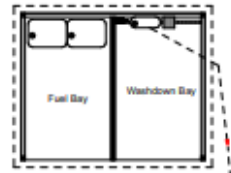
Existing / Demolition plan
 Project Reference: Lot 202 DP 1022536
 No 14 Crooked River Road, Gungahlin.

DA03
 Project No: 2022536
 Date: 16/01/2024

BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Kavan Taylor of Bushfire + Evaluation
 Builders
 New Club house construction to comply with AS1939-2018. Construction of buildings in
 bushfire prone for BAL12.5 + Planning for Bushfire Protection 2019.
 Existing club house building to be upgraded with ember protection as per the bushfire
 report.



KIRRA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
 DEVELOPMENT CONSENT
 These plans and documents are those referred to in
 Development Consent No: 10.2023.07.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024



BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Evacuation
 Builders
 New Club House construction to comply with AS2899-2018 Construction of buildings in
 bushfire prone for BAL12.5 + Planning for Bushfire Protection 2015.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire
 report

tessra ARCHITECTURE
 10/100/100
 10/100/100
 10/100/100
 10/100/100
 10/100/100

bdaa
 10/100/100

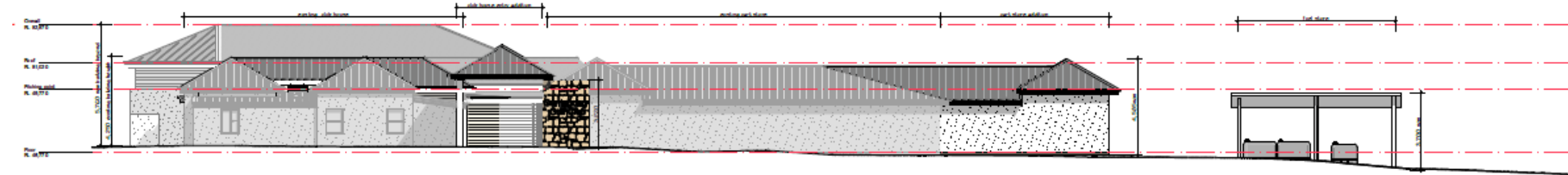
Project: Kirra Club House
 Client: Kirra Club House
 Project Name: Kirra Club House
 Date: 10/100/100
 Scale: 1:100

Issued For:
**general arrangement
 Floor Plan**
 Project Address:
 Lot 202 DP 1022536
 Nr 14 Crooked River Road, Geroa.

Project No:
 202663

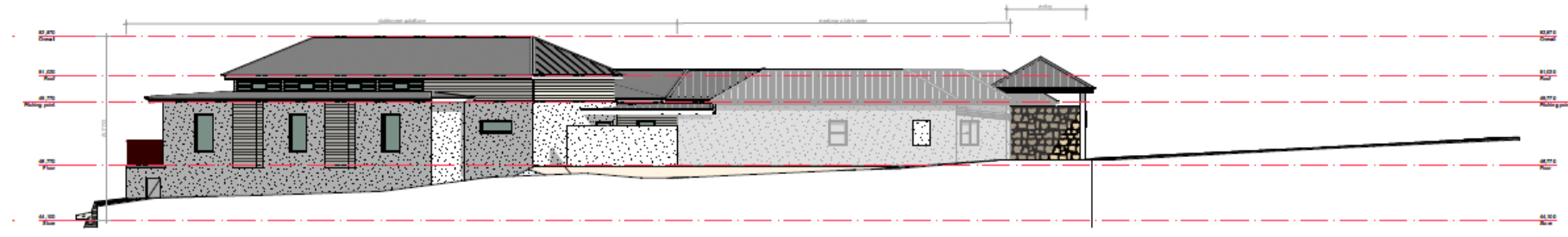
Revision:
DA04 1/1

All work to be carried out in accordance with the National Construction Code, including any applicable state or territory building legislation and any applicable local government planning and building laws.



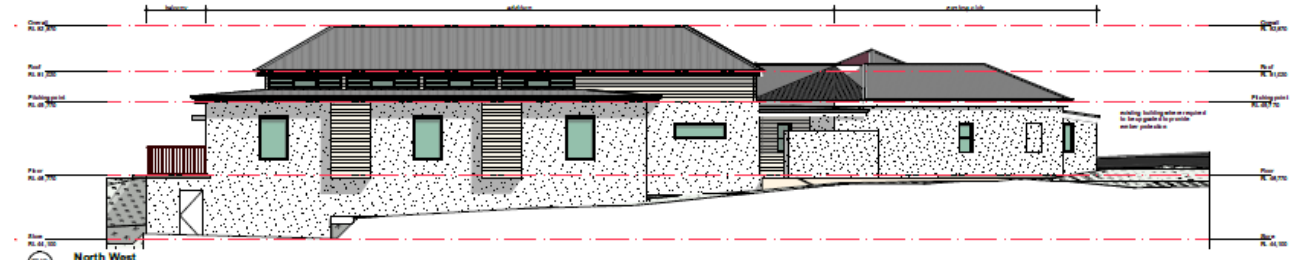
E1 South

- Legend
- masonry wall
 - weathered brick finish and stone
 - masonry wall
 - masonry wall with render finish
 - horizontal slat cladding
 - masonry wall
 - masonry wall
 - window
 - window



E2 West

KIAMA MUNICIPAL COUNCIL
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 These plans and documents are those referred to in
 Development Consent No.: 10.2023.67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024



E3 North West

02 4320 8800
 40 West Street
 Gosford NSW 2257
 Australia

02 4320 8800
 40 West Street
 Gosford NSW 2257
 Australia

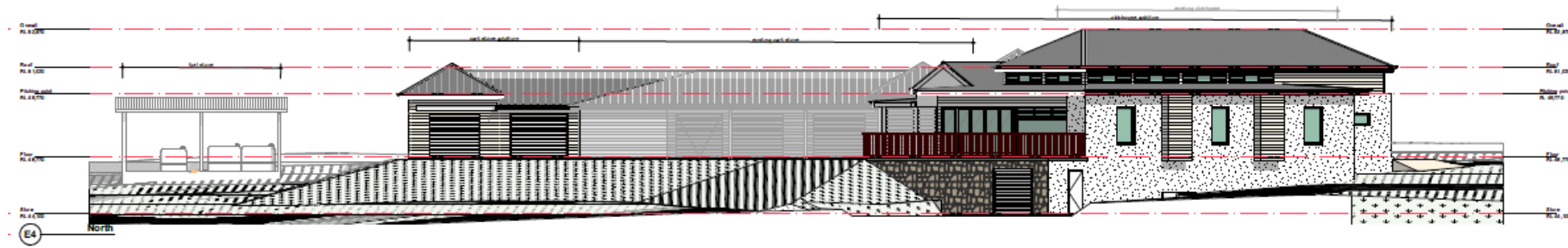
Project: 10/2023
 Client: Kiama Golf Club
 Project Name: Development Application
 Date: 10/2023
 Scale: 1:100

Drawing Title:
Elevation General Arrangement 1
 Project Address:
 Lot 202 DP 1022536
 No 14 Crooked River Road, Gosford.

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 Project No: 20063
 Drawing No: DA05
 Revision: 1.1
 out of 10 drawings

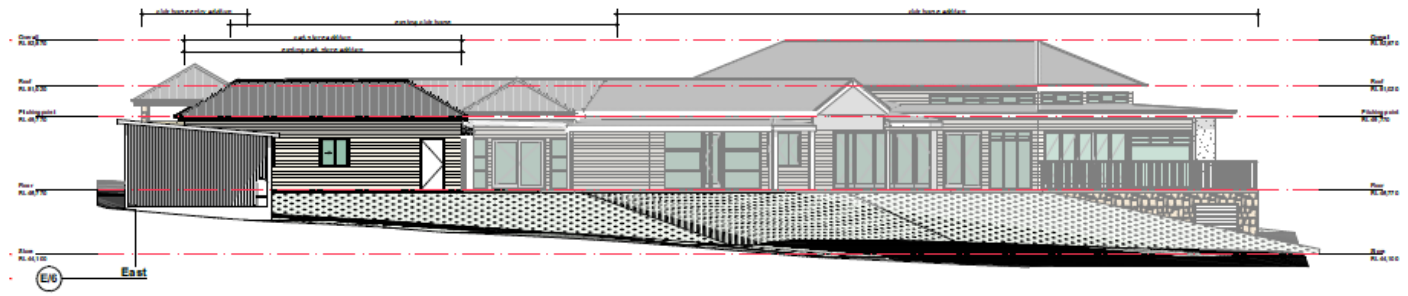
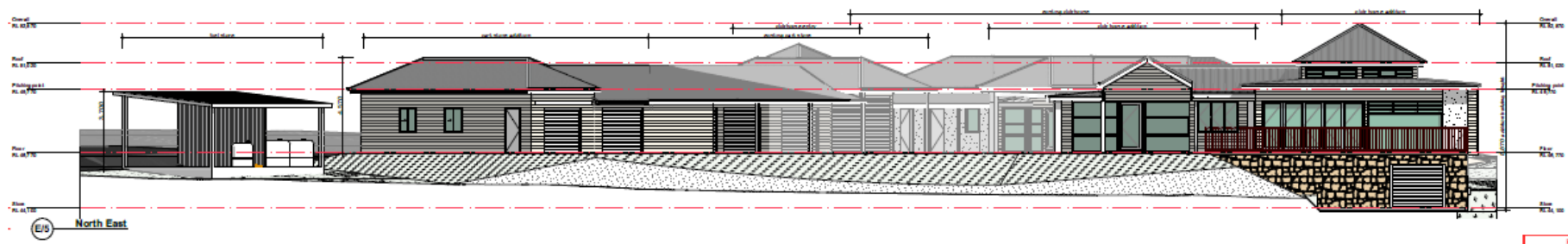
BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Kieren Taylor of Bushfire Solutions
 New Clubhouse construction to comply with AS3099-2018 Construction of buildings in bushfire prone for BAL 12.5 - Planning for Bushfire Protection 2018.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire report

All work to be carried out in accordance with the relevant Australian Codes, standards, rules, regulations and applicable statutory requirements. Changes are to be made to the design and construction of the building to meet the requirements of the relevant Australian Codes, standards, rules, regulations and applicable statutory requirements.



Legend

- masonry wall
- stone wall
- masonry wall with render
- brick wall
- horizontal slats
- masonry wall
- masonry wall
- window



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 Development Consent No.: 10.2023.67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024

tessra
 22/24/2024
 10/10/2023
 Project: Clubhouse
 Client: Gungahlin Golf Club
 Project Status: Development Application
 Date: 10/10/2023
 Scale: 1:100
 Drawing Title: Elevations General
 Arrangement 2
 Project Address: Lot 202 DP 1022536
 No 14 Crooked River Road, Gerroa.
 © 2024
 Project No: 20063
 Drawing No: DA06
 Revision: 1.1
 out of 11 drawings

BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Kieren Taylor of Bushfire + Evacuation Solutions
 New Clubhouse construction to comply with AS2039-2018 Construction of buildings in bushfire prone for BAL 12.5+ Planning for Bushfire Protection 2018.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire report

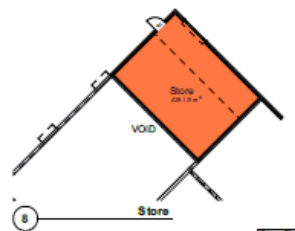
As built to be verified and to comply with the National Construction Code, relevant codes of practice and applicable standards.
 Design and construction to be in accordance with the National Construction Code.
 All work to be completed in accordance with the relevant standards.

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 Development Consent No.: 10.2023.67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024



Existing Gross Floor Area	
Room	Area
Cart Store	141.90
Club House	124.25
Total	266.20 m²

6 Gross floor existing



Gross Floor Area New	
Room	Area
Cart Store	203.23
Club House	248.33
Club House - Store	60.13
Total	778.69 m²

7 Gross Floor Area New

Covered Area New	
Room	Area
Entry Porch	18.30
Outdoor Seating	63.24
Verandah	28.33
Verandah 2	34.12
Total	146.27 m²

BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Evacuation Solutions
 New Clubhouse construction to comply with AS3099-2018 Construction of buildings in bushfire prone for BAL 12.5 - Planning for Bushfire Protection 2018.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire report

tessra
 22/20/2024
 90 River Street
 Parramatta NSW 2151
 02 9639 9200
 tessra.com.au

bdaa
 BUILDING DESIGN ASSOCIATION OF AUSTRALIA

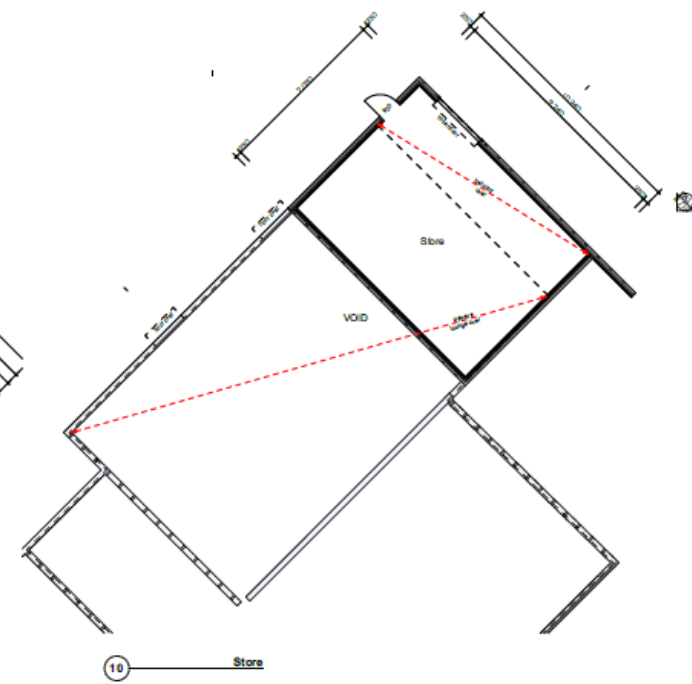
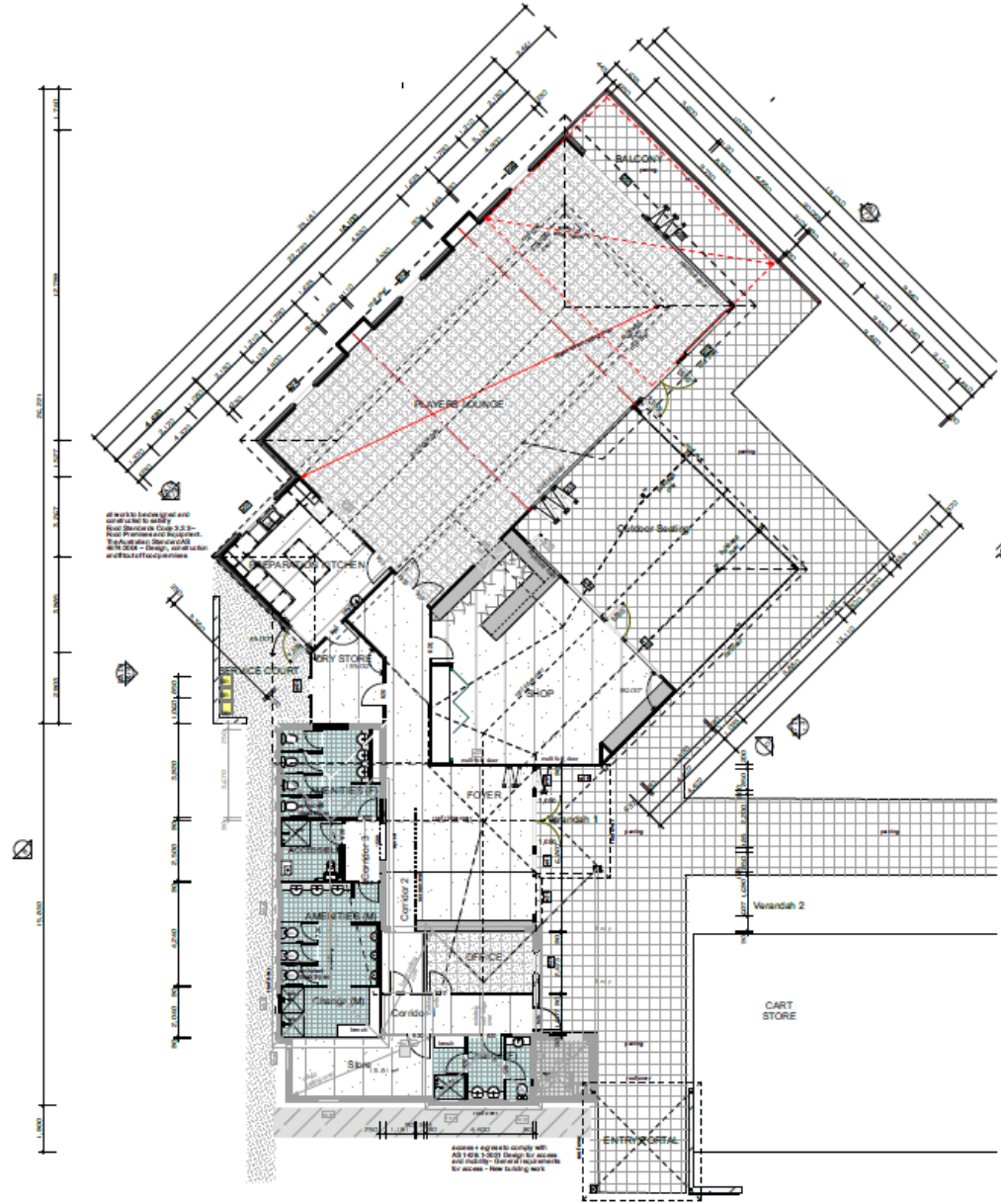
Project: 2023 DP 1022536
 Project Name: Club House
 Project Address: Lot 202 DP 1022536, Crooked River Road, Gerroa, NSW 2506
 Project Status: Development Application
 Date: 16/01/2024
 Scale: 1:200

Drawing Title: **Gross floor Areas**

Project Address: Lot 202 DP 1022536
 No 14 Crooked River Road, Gerroa.

© 2024 tessra

Project No: 20063
 Revision: **DA07**
 1 of 1 drawings



- All work to be carried out in accordance with the National Construction Code (NCC) and the Building Code of Australia (BCA) and the relevant Australian Standards (AS).
- Lighting
 - Existing wall
 - Block masonry wall
 - Existing wall
 - Wall wall
 - Existing window
 - Window
 - Window masonry
 - Existing door
 - Door
 - Door wall
 - Joining line
 - W.C.
 - Existing room name
 - FOYER
 - New or upgraded room name
 - Barber vanity
 - Barber table
 - Barber sink
 - Barber stool
 - Barber chair
 - Existing wall area floor finish
 - New wall area floor finish
 - Carpet tile floor finish
 - Wig floor finish
 - Joining floor finish
 - Part floor finish
 - Material floor finish
 - Material marker
 - Material marker on floor
 - Material marker on wall
- All dimensions are to the finished face unless otherwise stated.

KIAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
DEVELOPMENT CONSENT
 These plans and documents are those referred to in
 Development Consent No: 10.2023.67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024



Project Name: Club Floor Plan
 Project Status: Development Application
 Date: 20/12/23
 Scale: 1:100

Club Floor Plan
 Project Address:
 Lot 202 DP 1022536
 No 14 Crooked River Road, Gerroa.

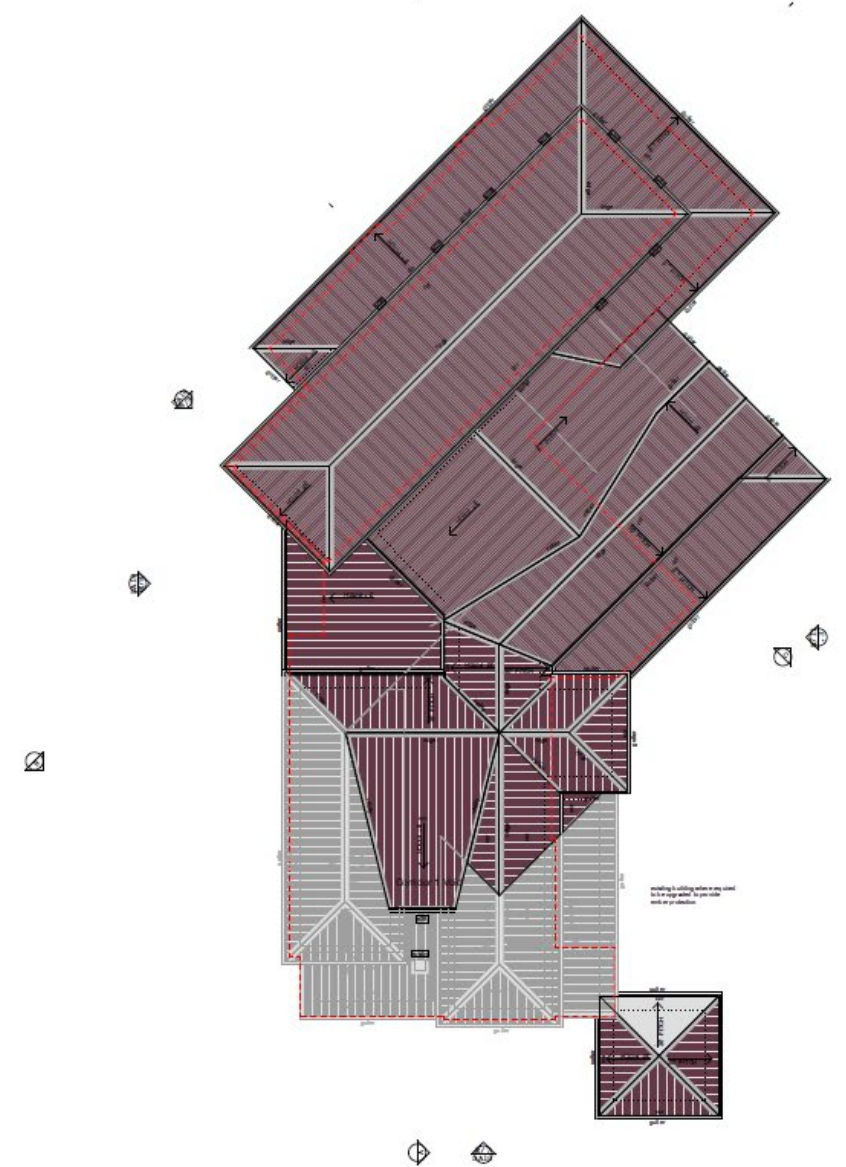
Project No: 20063
 Drawing No: DA08
 Scale: 1:100

9 Club Floor Plan

BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Kieren Taylor of Bushfire + Evacuation Solutions
 New Club house construction to comply with AS1929-2018 Construction of buildings in bushfire prone for BAL 12.5 + Planning for Bushfire Protection 2019.
 Existing club house building to be upgraded with ember protection as per the bushfire report.

All work to be carried out in accordance with the National Construction Code, relevant state legislation and applicable authority requirements.
 Planning and Design Services
 1100 Pitt Street West, Sydney, NSW 2041
 Phone: (02) 9550 9500
 Email: info@planninganddesign.com.au

KIAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
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 Development Consent No.: 10.2023.67.1
 NSW ePlanning Portal Ref. PAN-324062
 Dated: 16/01/2024



BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Disaster
 Solutions
 New Clubhouse construction to comply with AS1539-2016. Construction of buildings in
 bushfire zones for BAL 12.5+ Planning for Bushfire Protection 2016.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire
 report

tessra architectural
 110 Pitt Street West
 Sydney NSW 2041
 Australia
 Phone: (02) 9550 9500
 Email: info@tessra.com.au

budo landscape architecture
 110 Pitt Street West
 Sydney NSW 2041
 Australia
 Phone: (02) 9550 9500
 Email: info@budo.com.au

Project: 1000000 - 1000000
Client: Gerringong Golf Club
Project Name: Clubhouse Application
Drawn: J. Taylor
Scale: 1:100

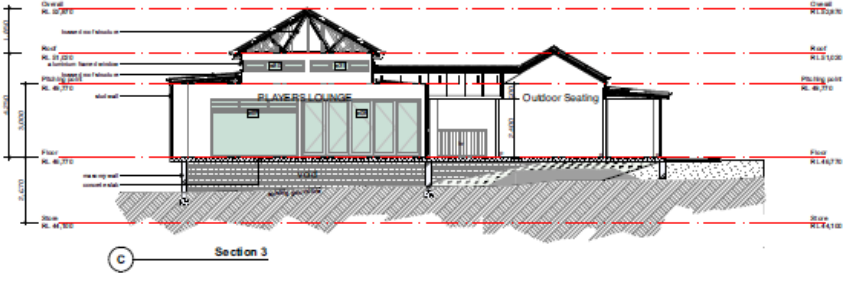
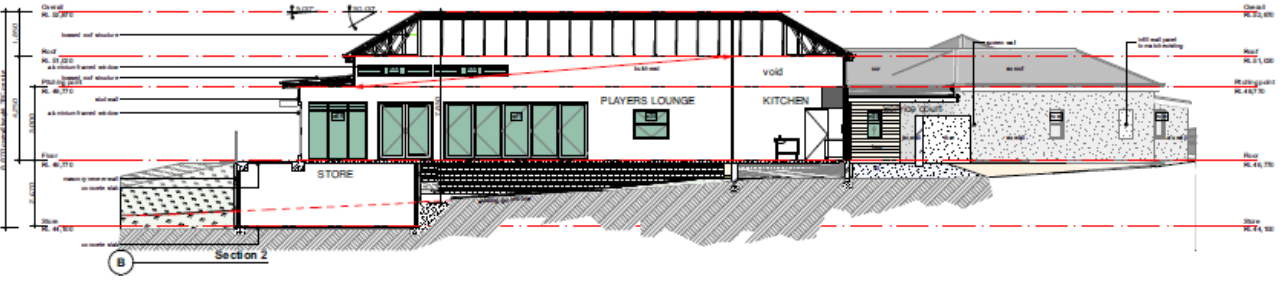
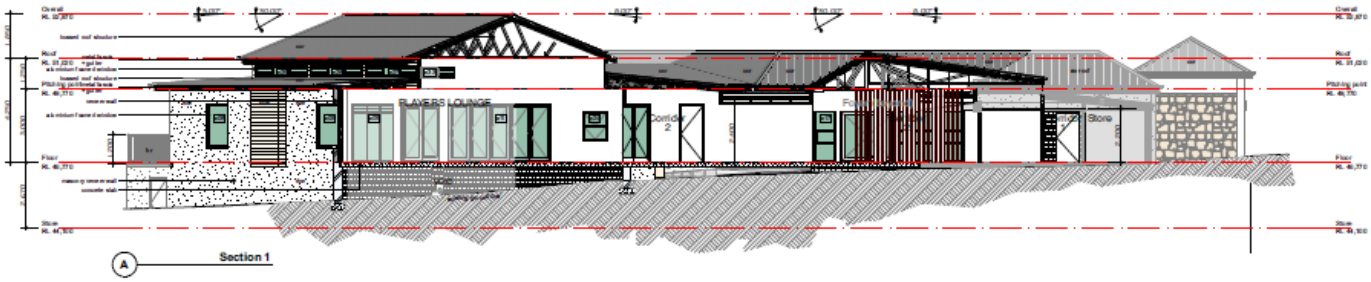
Drawing Title:
Club Roof plan

Project Address:
 Lot 202 DP 1022536
 Nr 14 Crooked River Road, Gerringong.

Project No: 20063
Revision: DA09
 1 of 1 drawings

1	2023-01-24	Initial Design
2	2023-01-24	Final Design
3	2023-01-24	Final Design
4	2023-01-24	Final Design

All work to be carried out in accordance with the relevant Australian Codes, Standards and Regulations, and applicable local government planning, building and fire regulations. All work to be carried out in accordance with the relevant Australian Codes, Standards and Regulations, and applicable local government planning, building and fire regulations.



KIAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
 DEVELOPMENT CONSENT
 These plans and documents are those referred to in
 Development Consent No.: 10 2023 67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024

tessra
 CONSULTANTS
 02 4428 2800
 100 Macquarie Street
 Sydney NSW 2000
 t@tessra.com.au

bdaa
 CONSULTANTS
 02 9238 8800
 100 Macquarie Street
 Sydney NSW 2000
 b@bdaa.com.au

Project: Abilene - All in One
 Client: Geroa Golf Club
 Project Name: Development Application
 Date: 26/12/23
 Scale: 1:100
 Date: 16/01/2024

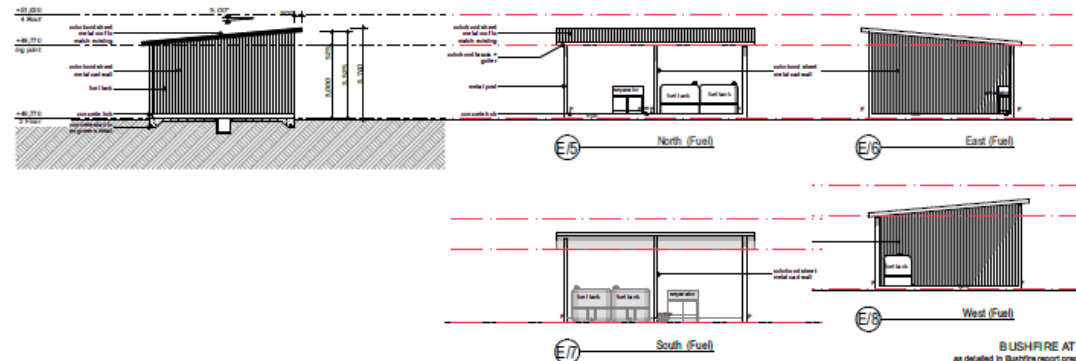
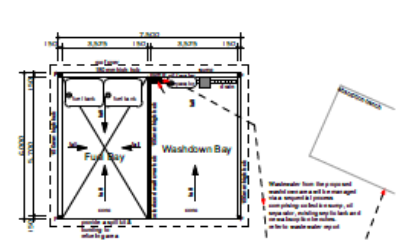
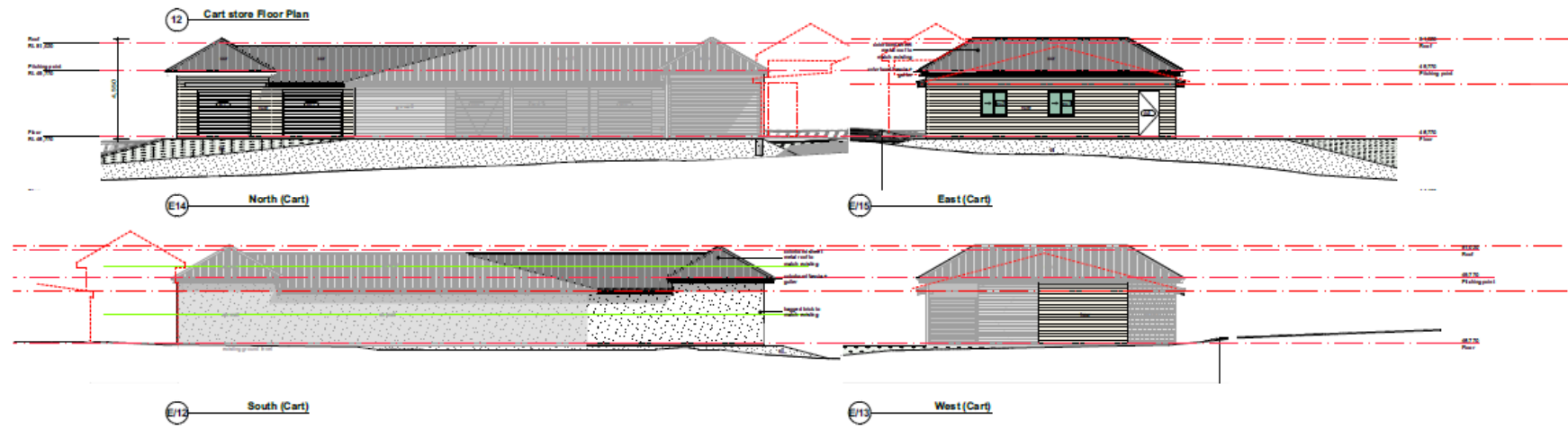
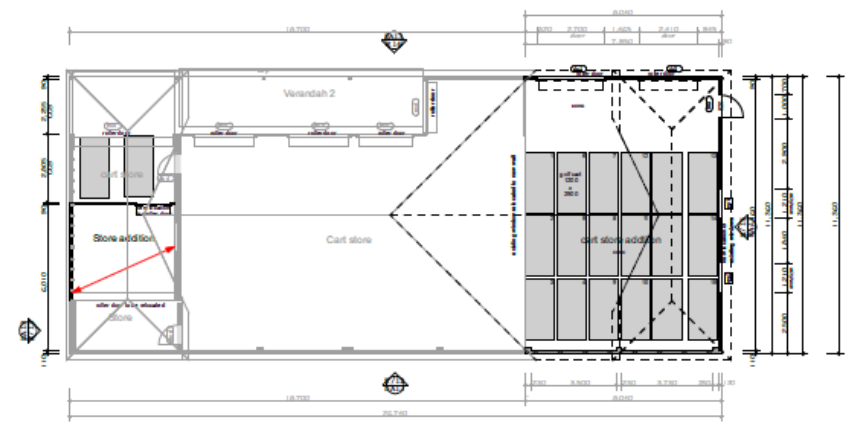
Section
 Project Address
 Lot 202 DP 1022536
 Nr 14 Crooked River Road, Geroa.

Scale: 1:100
 Project No: 20063
 Drawing No: DA11
 Revision: 1.1

BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Structural Solutions
 New Clubhouse construction to comply with AS3959-2018 Construction of buildings in bushfire prone by BAL12.5 + Planning for Bushfire Protection 2019.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire report.

All work to be carried out in accordance with the National Construction Code, unless otherwise stated. All work to be carried out in accordance with the relevant Australian Standards, unless otherwise stated. All work to be carried out in accordance with the relevant Australian Standards, unless otherwise stated.

KIAMA MUNICIPAL COUNCIL
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 DEVELOPMENT CONSENT
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 Development Consent No.: 10/2023/67.1
 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024



BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Disaster
 New Clubhouse construction to comply with AS3959-2018. Construction of buildings to
 bushfire prone for BAL 12.5+ Planning for Bushfire Protection 2018.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire
 report

tessra
 20/14 CROOKED RIVER ROAD
 KIAMA NSW 2541
 02 6422 1000
 tessra.com.au

bdac
 21/11/2023

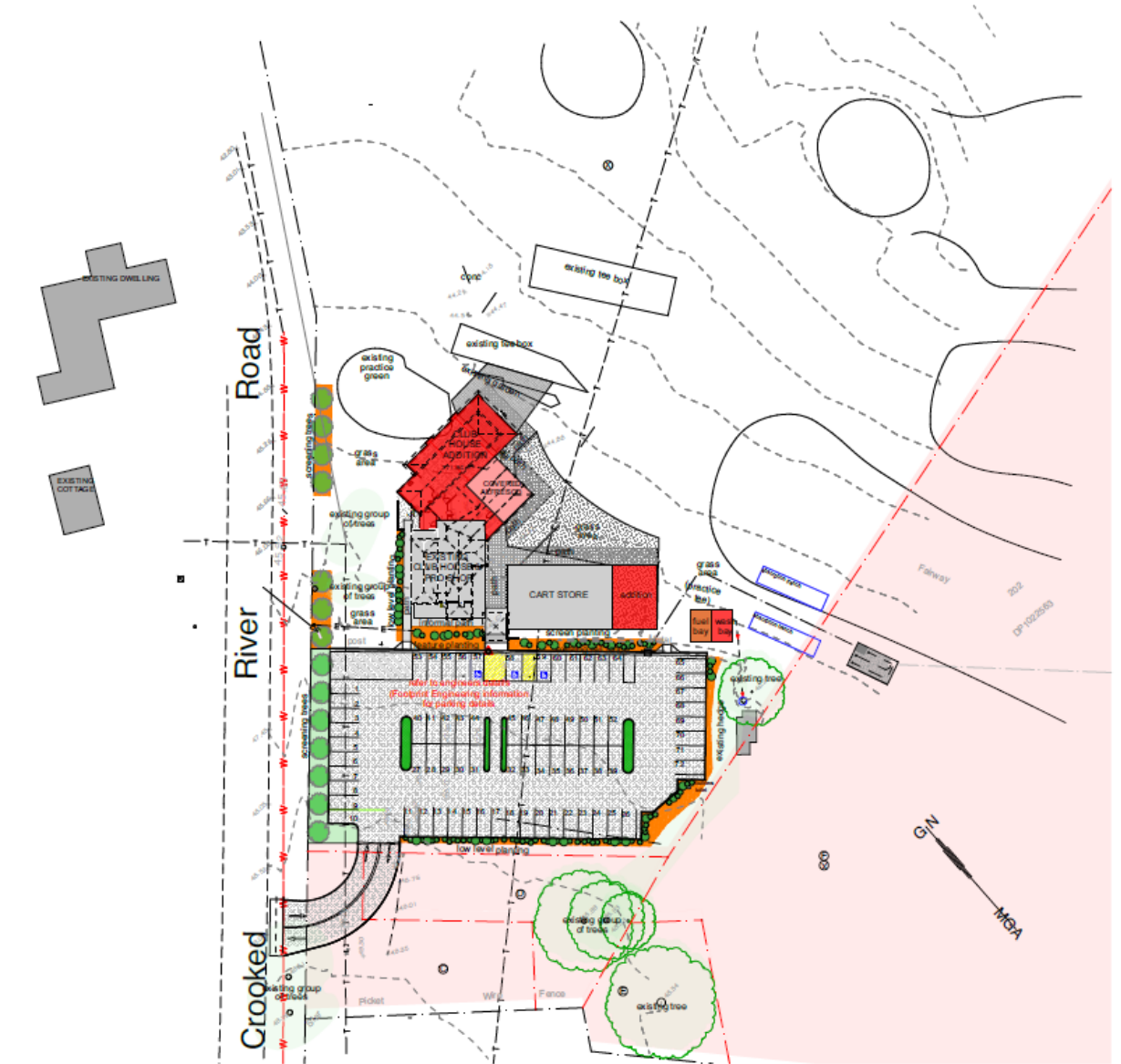
Project: 2023-01-24 10:28:11 - 2023-01-24 10:28:11 - 2023-01-24 10:28:11 - 2023-01-24 10:28:11
 Client: Gerringong Golf Club
 Project Name: Development Application
 Date: 16/01/2024
 Scale: 1:100

Working Title: Cart Store / Fuel Bay plans + elevations
 Project Address: Lot 202 DP 1022536
 No 14 Crooked River Road, Geroa.

Scale: 1:100
 Project No: 20063
 Revision: DA13
 Date: 16/01/2024

All work to be carried out in accordance with the National Construction Code, Environmental Planning and Assessment Act 1979, and applicable legislation. Any change to the Building, Environmental Planning and Assessment Act 1979, or any other legislation, shall be taken into account.

KIAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
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 NSW ePlanning Portal Ref: PAN-324062
 Dated: 16/01/2024



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 PO Box 982
 Gosford NSW 2251
 AUSTRALIA

Project: 1022536
 Client: Kiama Municipal Council
 Project Status: Development Application
 Date: 26/12/23
 Scale: 1:400
 Drawn by: [Signature]

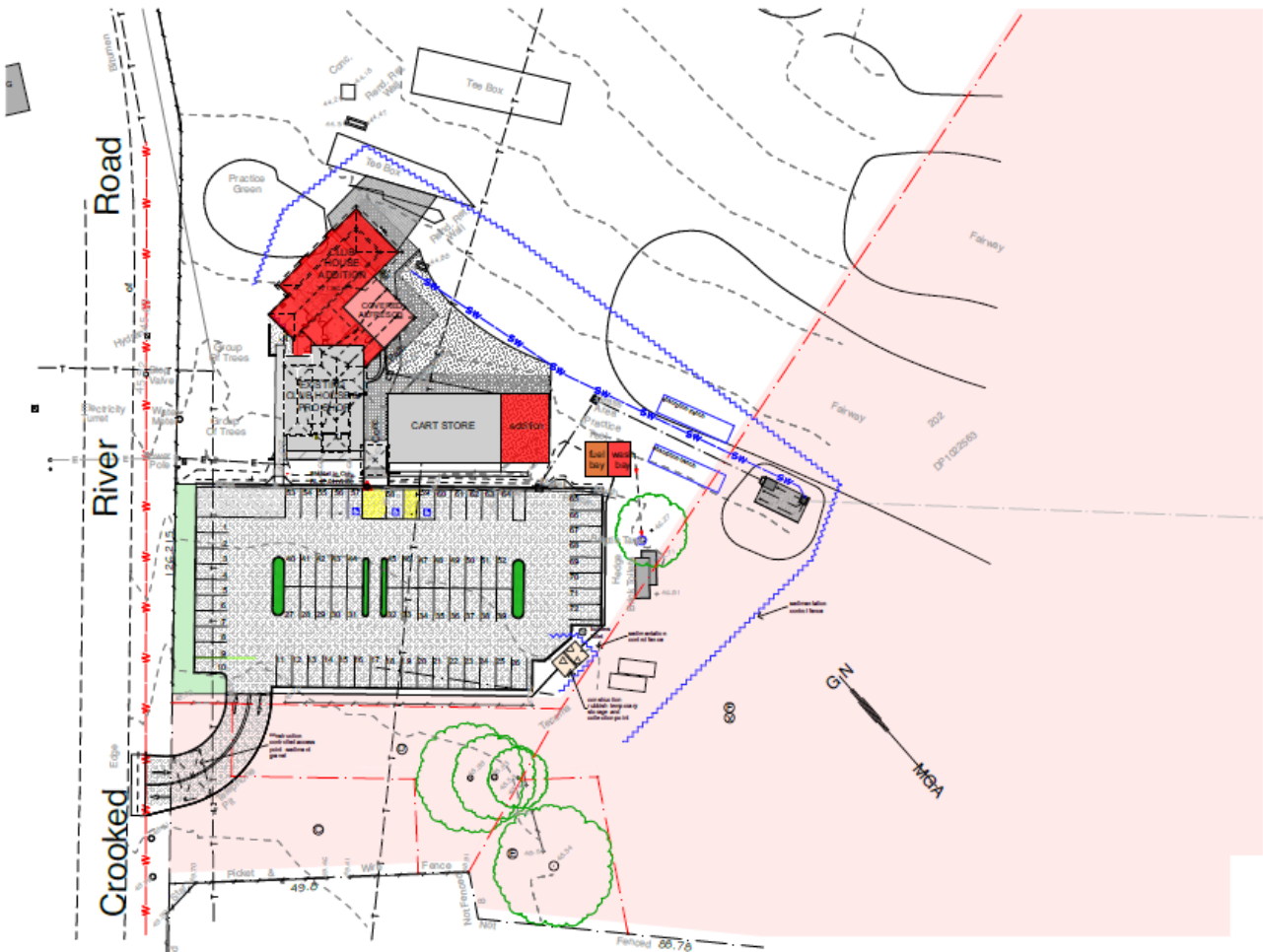
Drawing Title
Concept Landscape plan
 Project Address
 Lot 202 DP 1022536
 No 14 Crooked River Road, Gosford.

Project No: 20063
 Revision: 1
 Drawing No: **DA14**
 of 14 drawings

BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Karen Taylor of Bushfire + Structure Solutions
 New Clubhouse construction to comply with AS3959-2016 Construction of buildings in bushfire prone for BAL12.5 + Planning for Bushfire Protection 2019.
 Existing clubhouse building to be upgraded with ember protection as per the bushfire report.

All work to be carried out in accordance with the National Construction Code, applicable building standards and applicable Australian standards. Compliance is to be verified by a Registered Professional Engineering Practitioner.

KIAMA MUNICIPAL COUNCIL
 Environmental Planning & Assessment Act 1979
DEVELOPMENT CONSENT
 These plans and documents are those referred to in
 Development Consent No.: 10.2023.67.1
 NSW ePlanning Portal Ref. PAN-324062
 Dated: 16/01/2024

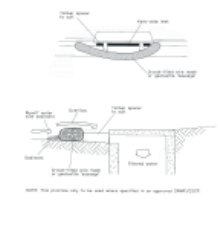


Legend:
 Building footprints
 extent of development
 extent of paved parking
 approximate extent of fire
 approximate extent of cut
 floor level
 spot level

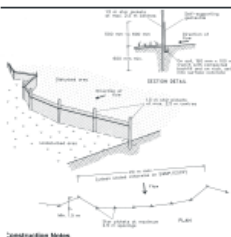
CONTOUR INTERVAL 0.5 ME
 AUSTRALIAN HEIGHT DA
 SSM 133241
 RL 50.81

Legend:
 Light of access 10 m wide & variable width
 Light of way 10 m wide & variable width
 easement for car parking variable width
 easement for plant/cable variable width
 easement on the use of land
 easement (part 330(7))
 indicates approximate position of fence & is not to be taken as a guarantee
 indicates approximate position of western main power line crossing road access
 indicates approximate position of overhead power line
 existing fence
 existing contour
 assessment boundary
 site boundary
 approved fire line
 The design, construction, installation or use of any structure, building or other works in accordance with Division 4 of the 2019 BSL 12.5.6 is deemed to be a bushfire protection measure.
 sediment control fencing

2 Floor (7)



Construction Notes
 1. Construct in accordance with the design.
 2. All materials to be used shall be of the highest quality available.
 3. All work to be carried out in accordance with the design.
 4. All work to be carried out in accordance with the design.
 5. All work to be carried out in accordance with the design.



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BUSHFIRE ATTACK LEVEL (BAL 12.5)
 as detailed in Bushfire report prepared by Kieran Taylor of Bushfire + Braced on
 New Club house construction to comply with AS3959-2018. Construction of buildings in bushfire prone for BAL 12.5+ Planning for Bushfire Protection 2019. Existing club house building to be upgraded with ember protection as per the bushfire report.

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Prepared: 21/01/2024
 Client: Kiama Municipal Council
 Project Name: Development Application
 Date: 21/01/2024
 Scale: 1:500

Drawing Title:
Site Waste Management Plan
 Project Ref:
 Lot 202 DP 1022536
 No 14 Crooked River Road, Garra, NSW

Drawn by: [Signature]
 Checked by: [Signature]
 Date: 20/06/2023

DA15
 11
 10/10/2023

