

CUMBERLAND COUNTRY GOLF CLUB

Response to DPHI Submission – Summary of Changes

- 1- Trailer parking spaces: The location, dimensions and number of trailer parking spaces have been reviewed to accommodate the required spaces for the Golf Club cart trailers. The dimensions and turn paths have been reviewed by the traffic engineer. The graphics of the trailer spaces have been amended to ensure these are not mistaken for stacked spaces.
- 2- Setback to northern boundary: The minimum setback to the boundary is 2m. in front of the trailer parking spaces, to ensure screening landscape is provided to the carpark area. Where there are no trailer spaces, the setback increases to 5.4m. ensuring enough deep soil and landscape area is provided for screening planting and large canopy trees.
- 3- Setback to eastern boundary: The setback to the eastern boundary has been reviewed and the existing landscaped area has been increased from 1.2m to 2.6m. to ensure better screening planting and large canopy trees. For this, the existing parking spaces has been shifted to the west, as much as the existing kerb allows, ensuring no further existing trees are impacted from this change.
- 4- Clubhouse Accessible Parking Spaces: Accessible parking spaces within the Golf Club parking area have been relocated to be in closer proximity of the club, adjacent to the access path and pedestrian crossing. Further to this, an extra accessible space has been incorporated.
- 5- Housing SEPP Accessible Parking Requirements: The parking spaces allocated for ILUs have been reviewed to comply with the Housing SEPP requirements. The Lower Ground parking areas have been redesigned to allocate the extended 3200mm width of 50% of the parking spaces and the increase in 5% of accessible spaces. The design ensures at least one parking space per unit is located in the covered area, prioritising accessible and extended width spaces to be undercover. Some further spaces are located on-street. Pergolas have been provided to the garden apartment car spaces.
- 6- Lower Ground Parking Areas and Services:
 - a. Building A parking area redesign and extended to the west.
 - b. Building A.1 and A.2 waste rooms unified and relocated adjacent to core lift. Changes to waste chutes and services risers accordingly.
 - c. Building A-B vehicular entry removed
 - d. Building A-B parking area extended, and landscape area reduced
 - e. Building B-C vehicular entry added.
 - f. Building B-C parking area extended, and landscape area reduced
 - g. Building C external wall modified slightly.
 - h. Building D parking area extended to the south.
 - i. Buildings E and F parking area connected.
 - j. Building E vehicular entry relocated and Building F entry removed.
 - k. Lower Ground Storage and Services across all buildings relocated to suit.

- 7- Unit layouts: Following changes to unit layouts:
- a. A.LG-01: Amended to incorporate further parking area into Building A. Unit converted from 3B to 2B.
 - b. A.GL-04 to A.GL-07, A.1-04 to A.1-07, A.2-04 to A.2-07: A.3-02 to A.2-05: Amended to incorporate change to services risers due to relocation and unification of Building A Waste Rooms.
 - c. A.3-06: Amended to maintain Unit Mix. Unit converted from 2B to 3B
 - d. F.LG-01 amended to suit redesign and converted from 2B to 3B.
- 8- Nominal Areas Plan: A new drawing DA1.17 has been incorporated into the set, showing the Nominal areas used for FSR and GFA, Deep Soil and Landscaped Areas calculation.
- 9- Shadow Diagrams: Drawings DA7.01 to DA7.03 have been amended to show shadows coloured by building. DA7.03 shows a detailed area of Buildings E and F shadows from 13:00 to 15:00, noting the encroachment area of the shadows into the private open space of neighbouring properties by hour.
- 10- Care Hub: Following a Section J review, to provide the required overshadowing and reduce solar heat gain to the glass on the north façade, balconies have been incorporated and nib walls extended in the north façade. Southern façade design has not been modified. The architectural language of the building has been maintained and is consistent across both façades. The amount of glazing in the GF has been reduced by changing some glazing to blank walls (both north and south), to reduce heat loss.