



Planning Proposal for Warringah Recreation Centre


Submissions Report

Northern Beaches Council

13 May 2024

→ The Power of Commitment



Project name		Planning Proposal Assessment - Warringah Golf Course					
Document title		Submissions Summary Report Submissions Report					
Project number		12616308					
File name		12616308 - Planning Proposal Submissions report - Warringah Golf Course					
Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
	0	R Barclay	S Lawer		S Lawer		13/05/24
Final	1	R Barclay	S Lawer		S Lawer		13/05/24
Final	2	R Barclay	S Lawer		S Lawer		15/05/24

GHD Pty Ltd | ABN 39 008 488 373

Contact: Rochelle Barclay, Senior Town Planner | GHD
133 Castlereagh Street, Level 15
Sydney, New South Wales 2000, Australia
T +61 2 9239 7100 | **F** +61 2 9239 7199 | **E** sydmal@ghd.com | **ghd.com**

© GHD 2024
This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Contents

1.	Introduction	1
1.1	Purpose of this report	1
1.2	Scope and limitations	1
	Accessibility of documents	1
1.3	Assumptions	2
2.	Summary of Submissions	3
3.	Submission Analysis Themes	4
4.	Conclusion and Recommendations	7

Table index

Table 2.1	Submissions Summary	3
Table 3.1	Themes Analysis	4

Appendices

Appendix A	Submissions Tracking Table
------------	----------------------------

1. Introduction

This report addresses phase 2 of the contract for the assessment of a Planning Proposal – Amendment to *Warringah Local Environmental Plan 2011* (the ‘LEP’) at Warringah Recreation Centre (PEX2023/0002) “Post Gateway Determination”.

Following a meeting with GHD representatives and Council staff, the Council confirmed via email dated 3 April 2024, that the following tasks were required as part of phase 2:

- Summary and response to submissions received during the statutory exhibition.
- Population of Council tracking table (template provided), including:
 - Record submissions verbatim.
 - Ensure each matter/issue raised within a submission is addressed on a different row, so we can ensure all concerns have been considered.
- Provide a brief analysis of submission results including how many submissions were received, how many are for/against the proposal and the key matters raised in submissions.
- Providing a recommendation to progress/not progress the Planning Proposal following the public exhibition.

The following key milestones are noted:

- Council have received an amended Gateway Determination (21.3.2024)
- Gateway report required an update to the planning proposal regarding traffic and social impact
- The Public exhibition concluded on 30.4.2024.

1.1 Purpose of this report

This report provides a summary of the submissions received in relation to the Planning Proposal, including:

- Total submissions received (including submissions for, against and neutral to the Planning Proposal)
- Summary of the issues and themes raised in the submissions.
- A recommendation in relation to whether or not to proceed with the Planning Proposal.

1.2 Scope and limitations

This report: has been prepared by GHD for Northern Beaches Council and may only be used and relied on by Northern Beaches Council for the purpose agreed between GHD and Northern Beaches Council as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Northern Beaches Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer to section 1.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

1.3 Assumptions

There are no other submissions than those provided to GHD by Council via email and available on the public website at the time of writing this report.

2. Summary of Submissions

A total of 52 submissions were received in relation to the Planning Proposal. Appendix A contains the Submissions tracking table with all submissions received (verbatim), and identifies the themes contained in each submission. Each of the themes has been addressed in this report.

Table 2.1 provides a summary of the submissions for, against and neutral to the Planning Proposal.

Table 2.1 Submissions Summary

Category	No./ Submissions
For	42
Against	5
Neutral	5
Total	52

Based on the above, 80% of the submissions are in favour of the proposal, 10% are neutral, and 10% are against the Planning Proposal.

3. Submission Analysis Themes

The themes or issues identified in the submissions have been broadly categorised into 11 themes (refer Table 3.1).

Table 3.1 Themes Analysis

Theme	Analysis
Community & Public Recreation	<p>Many submissions were in favour of the proposal in relation to this theme, identifying the opportunity to create a focal point for the community, facilitate interaction with community members, and the opportunity for integration of recreational activities.</p> <p>However, two (2) submissions were against the proposal as a result of the loss of tennis courts given no replacement plan, or planned redistribution of recreation activities. In contrast, another submission raised concern that other types of recreation facilities are “under provisioned”.</p> <p>Concern regarding the number and types of public recreation facilities are not in principle a matter for this proposal, given the proposal only makes a particular land use permissible with consent.</p> <p>Notwithstanding, Council has prepared a Masterplan for the Warringah Recreation Centre. The Masterplan was developed in accordance with feedback provided by Squash NSW, Tennis NSW and the Warringah Golf Club. The Masterplan provides 5 new synthetic turf tennis courts and a squash court building footprint which allows enough space for 5 courts, however funding at this stage is only for 3 squash courts. The Masterplan is on public exhibition between 6 May and 4 June 2024, where this matter can be addressed further.</p>
Social and Economic Impacts	<p>Concern was raised in relation to the social impacts of excessive alcohol consumption, and the effects of gambling including poker machines. One submission stated that it would be ‘fair enough’ if the future registered club did include poker machines. Several submissions are in support of the proposal on the condition that there are no poker machines.</p> <p>This matter is addressed in the exhibited Planning Proposal as follows:</p> <p><i>“The DPPOM contemplates the future relocation of the golf club to the District Park and the use as a registered club. Registered club, as an additional permitted use, may be subject to various negative social impacts including anti-social behaviour, intoxication of patrons and noise pollution. The Warringah Golf Club Plan of Management (August 2023) provides measures to manage potential negative social impacts, addressing noise generation, operation hours, behaviour of patrons, responsible service of alcohol, safety and security, and neighbourhood amenity. Further, there is a current ‘Heads of Agreement’ for the Warringah Golf Club’s proposed clubhouse (dated 20/08/2020), which restricts the use of poker machines for the duration of the twenty-year lease term on the subject land. This negates any need to address ‘gambling’ as a potential social impact. Any Liquor License granted for the new clubhouse will be subject to the conditions of such a license, and conditions of consent can be applied to a DA to further mitigate some potential negative social impacts, including operating hours and noise generation”.</i></p>
Traffic Impacts	<p>Most submissions that raised the theme of traffic were generally in favour of the proposal. Several were concerned with:</p> <ul style="list-style-type: none"> • Traffic congestion at the end of Kentwell Road. • More traffic in general. <p>Other submissions considered that the traffic impacts had been adequately assessed, and that car parking and traffic flow mitigation was sufficient.</p> <p>This matter is addressed in the exhibited Planning Proposal as follows:</p> <p><i>“Registered Club, as an additional permitted use, may generally contribute towards changed traffic and parking impacts on surrounding areas, both during construction and operation. As noted in the Warringah Golf Club Plan of Management (August 2023) and Traffic Impact Assessment (15 November 2022) that accompanied the application for ‘demolition works and construction of a golf club house and associated facilities’ and was subsequently approved (DA2022/2081), the general operations of a registered club is not distinctly different to the approved clubhouse. Due to the operations by the Warringah</i></p>

Theme	Analysis
	<p><i>Golf Club, the traffic volume generated by it operating as a registered club is not likely to significantly increase above a clubhouse operation, and so the likely impacts on the road network are same as under a clubhouse operation. Both documents provide traffic mitigation measures aimed at effectively alleviating any potential traffic impacts. Consideration has also been made for times when the registered club may be used for functions or events. The traffic impacts arising from scheduled functions/events can be appropriately managed to be consistent with the Plan of Management and through conditions of consent as part of a future Development Application”.</i></p>
Noise Impacts	<p>Most submissions that raised the theme of noise considered that the assessment of noise was satisfactory. Submissions identified the Warringah Golf Club Plan of Management addresses this matter. Several were concerned with potential noise impacts, with one submission stating that there should be no new noise.</p> <p>The Warringah Golf Club Plan of Management (August 2023) does indeed provide measures to manage potential negative social impacts including noise generation.</p> <p>Further, any future DA will require the submission of relevant technical reports, including noise and vibration for assessment and can impose conditions in relation to this matter.</p>
Operation	<p>Some submissions have raised concerns about the operational aspects (noise, gambling and liquor consumption) of a registered club. Additionally, concern was raised in relation to opening hours.</p> <p>The Warringah Golf Club Plan of Management (August 2023) provides measures to manage potential negative social impacts, addressing noise generation, operation hours, behaviour of patrons, responsible service of alcohol, safety and security.</p> <p>There is a current 'Heads of Agreement' for the Warringah Golf Club's proposed clubhouse (dated 20/08/2020), which restricts the use of poker machines for the duration of the twenty-year lease term on the subject land.</p> <p>Further, hours of operation will be conditioned as part of any future approved DA.</p>
Flooding	<p>Submissions have highlighted that the proposed registered club is within the Medium Flood Risk Precinct due to its location within the Manly Lagoon catchment and is therefore subject to flooding during large storm events.</p> <p>A Flood Assessment Report (May 2023) was submitted as part of the Planning Proposal application, and a technical peer review of the flooding report was undertaken. The Planning Proposal was supported in this regard and no significant issues were raised in regard to flooding.</p> <p>Further, a Flood Impact Assessment and Stormwater Management Plan would need to be submitted with any future DA.</p>
Acid Sulfate Soils	<p>Some submissions have highlighted the presence of acid sulphate soils in the proposed site and have identified the disturbance of this as an environmental risk.</p> <p>An Acid Sulfate Assessment (November 2022) and Acid Sulfate Management Plan (November 2022) were submitted as part of the Planning Proposal Application. This should be further addressed at the DA stage and does not preclude the Proposal from being supported.</p>

Theme	Analysis
Riparian Land and Vegetation	<p>One (1) submission identified that extensive earthworks, tree removal and hard surface areas during construction would negatively impact the riparian zone and the buffer of Brookvale Creek. The same submission also identified that “The canopy within the subject site... is characteristically dominated by Casuarina Glauca.... consistent with that of the the Estuarine Swamp Oak Forest Vegetation community”.</p> <p>The Flora and Fauna Constraints Report (December 2020) submitted with the Planning Proposal Application provides an assessment of the biodiversity conditions at the site and the potential implications for the Proposal. A technical review of this report identified some inconsistencies and information gaps however this does not preclude the Proposal from being supported and such matters can be addressed further at the DA stage.</p>
District Park Plan of Management (DP PoM)	<p>Some submissions highlighted the objective of the DP PoM which is to protect, preserve and enhance the natural environment (land and water). Council's adopted DP PoM contemplates the future relocation of the golf club to the District Park and authorises the lease/licence of community land for combined sports and community club buildings for “activities for which a registered club would be licenced”.</p> <p>Further, the Flora and Fauna Constraints Report (December 2020) submitted with the Planning Proposal Application provides an assessment of the biodiversity conditions at the site.</p>
Technical Reports	<p>One (1) submission stated: “In response to technical reports: Please see previous submission to DA2022/2081 - Construction of a golf club house and associated facilities”.</p> <p>All submissions received during the public exhibition of DA2022/2081 were assessed and responded to as part of the assessment of that DA now approved.</p> <p>The matters raised in the submissions for this Planning Proposal have been considered and addressed in this report.</p>
General	<p>One (1) submission raised concerns regarding the duplication of this process. This submission is in regard to the Development Application submitted by the Warringah Golf Club (DA2022/2081) to Council for demolition works and construction of a clubhouse and associated facilities on part of the land at the Warringah Recreation Centre.</p> <p>The DA was approved with a condition preventing the use of the clubhouse building as a ‘Registered Club’ as defined in the WLEP 2011. The ‘Registered Club’ will, as a use, need to firstly be a permissible use under the RE1 zone. This Planning Proposal seeks to permit an additional permitted use of ‘Registered Club’ on the subject site. A separate development consent is required for a ‘Registered Club’ in the future.</p> <p>The DA and Planning Proposal are assessed independent of each other.</p>

4. Conclusion and Recommendations

A total of 52 submissions were received in relation to the Planning Proposal. 80% of submissions were in favour of the proposal, 10% of the responses were against the proposal and 10% were deemed neutral.

Concerns have been raised in relation to the operation of the proposal, namely, traffic, noise, excessive liquor consumption, gambling, and hours of operation. These social and economic matters have been addressed in section 10 of the updated Planning Proposal.

Given the findings of this report, it is recommended that the Planning Proposal is progressed and no further changes to the exhibited Planning Proposal are required.

Appendices

Appendix A

Submissions Tracking Table

Project name: Planning Proposal at Warringah Recreation Centre PEX2023/0002				
Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
1	This would be a most logical decision to integrate the golf club into the recreational area thereby giving all residents access to all the activities proposed.	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	For
2	Absolutely- the sooner we get on with building this site for the Community and visitors the better. Must have a registered club amended in act.	Community & Public recreation	It is unclear which Act the submission is referring to. Presumably the submission means to say that making a registered club permissible with consent is desirable. This submission is in favour of the proposal for the reasons (themes) identified.	For
3	I'm in favour of a registered club being on this location at the Warringah Recreation Centre. It will be a great place to meet and socialise after participating in tennis, squash, golf, the many sports played on Nolan's reserve or the planned gymnastics centre.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
4	The unnecessary loss of tennis courts without recourse to replace them from the encroachment of the golf club is unacceptable. Sydney has already lost over 2,000 tennis courts in the last 15 years, and the constant dwindling of space that is both convenient and can be seen from public transport and cars on main thoroughfares to encourage playing and healthier lifestyles stands in opposition to the health goals of not just the local council but also the state government. Plans should be immediately created to ensure either the protection and rebuilding of the courts or the provision for courts adjacent to the area. The golf club should also become the Warringah Golf, Tennis and Squash Club and accommodate the use of facilities for tennis and squash players. This would not only provide a new lease of life on the membership but also provide a sustainable model of shared facilities across sporting codes for the benefit of the club and the community.	Community & Public recreation	<p>The adopted District Park Plan of Management (DPPOM) relevant to the Warringah Recreation Centre provides the framework for managing and improving public land, and identifies the following key actions:</p> <ul style="list-style-type: none"> • Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club. • Investigate upgrading tennis and squash courts at Warringah Recreation Centre • Identify suitable locations for multi-purpose sports courts catering for informal netball, basketball and other court sports at locations which could include Warringah Recreation Centre and Nolan Reserve. • Investigate the feasibility of additional squash courts. <p>In order to undertake these actions, Council has prepared a Masterplan for the Warringah Recreation Centre. The Masterplan was developed in accordance with feedback provided by Squash NSW, Tennis NSW and the Warringah Golf Club. The Masterplan provides 5 new synthetic turf tennis courts and a squash court building footprint which allows enough space for 5 courts, however funding at this stage is only for 3 squash courts. The Masterplan is on public exhibition between 6 May and 4 June 2024, where this matter can be addressed further.</p> <p>The proposal is generally consistent with the DPPOM and the exhibited Draft Masterplan.</p> <p>The proposal ensures that the use as a registered club must be ancillary to a recreational use. Therefore, the Proposal will not result in a loss of land used for public recreation purposes.</p>	Against
5	Yes I support the building of a golf clubSULVTH [stet]	Nil	This submission is in favour however does not provide a specific reason.	For
6	That end of Kentwell Rd is already a nightmare to navigate and fully congested. Any entrance and exit from the proposed building should be coming off Pittwater Rd. The reality is, we already need that stretch of road to be 2 lanes each way. Council should be working with the RTA to resolve such issues not ignoring them.	Traffic Impacts.	The Operational Plan of Management for the Warringah Golf Club (August 2023) advises there is no increase in patronage numbers in how the proponent operated its premises at a different location. The traffic impact from this proposal is not likely to be significantly different given that the proposal is an ancillary development of a recreational facility. The traffic impacts arising from scheduled functions/events can be appropriately managed to be consistent with the Warringah Golf Club Plan of Management and through conditions of consent as part of a future Development Application for use of the premises as a 'Registered Club'. The access arrangements for this site are part of an overall discussion of the masterplanning of the Warringah Recreational Centre, with the draft Masterplan now on exhibition until 4 June 2024.	Against
7	Given the substantial amount of publicly-owned open space which the golf club manages, make any approval conditional upon the club providing a substantial public benefit - namely: an off-road bicycle/pedestrian path on existing golf course, adjacent to the western side of Pittwater Rd, which would greatly improve access for sustainable transport between Manly and Warringah Mall. You could go even further and require similar paths around the entire perimeter of the golf course.	Community & Public recreation	Council owns and manages the land as a recreational landuse; and has prepared a masterplan for this site which is now on public exhibition until 4 June 2024. Opportunities for connections to existing pedestrian and bicycle network will be considered in the masterplan development consistent with Council's adopted Active travel strategy.	Neutral
8	If this is a registered club as in to host gambling WE DO NOT NEED ANOTHER ONE of these predatory businesses on the beaches. No more gambling venues where the community loses.	Social and Economic Impacts.	Council owns and manages the land. The lease agreement with Warringah Golf Club prohibits the use of poker machines.	Against

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
9	I am writing in support of a registered club to be located on the WRC. The review seems to be focused on two areas, social impact and traffic. The area needs a social outlet. Since the closure of the North Manly Bowling Club there has been no place for local residents and the sporting community to gather. In fact there won't be an additional registered club in the vicinity as this one effectively replaces it and it is only 100 meters from the now closed Bowling Club. From reading the documents provided it is clear that the Golf Club has concentrated on providing a family friendly layout and importantly WITHOUT poker machines. They have acknowledged the social impact poker machines have on the community and their support of Councils stance on their removal. Their stance is important and should be applauded. The plan of management supplied shows how any anti-social behaviour and noise will be handled by the club so that adjacent residents can enjoy quiet enjoyment. In terms of the traffic the documents show that a comprehensive study has been provided indicating that there would be no negative impact due to the varied times of use of the Club and the playing times of golfers, squash and tennis. The police also support the study. The plans show that there will also be 2 offroad carparks which will ease the current parking problems and that traffic flow mitigation has been taken into consideration. Overall this will be a win for the local community.	Social and Economic Impacts	The submission supports the opportunity for social benefits.	For
		Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	
		Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	
10	I am fully supportive of a registered club being located on the recreation centre. As a local resident we have had nowhere to socialise since the closure of the Bowling Club. The addition of the Gold Club which effectively replaces the Bowling club will allow the local community to resume that interaction and notably without poker machines. A great bonus! The addition of the Club will enhance the sporting hub being created with golf, tennis and squash being available together with the Club to give the precinct a great vibe. All of the documents provided show that issues around noise and behaviour have been taken into consideration as have the traffic issues. Let's get on with this and provide some life for the North Manly community.	Social and Economic Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	
		Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
11	A licensed club that will have NO poker machines however will replace the much missed North Manly bowling club providing a social hub for the general public plus all sports. Tennis squash and futsal as well as golf will be onsite. The location to public transport as well as adequate parking onsite is one big bonus. Traffic management studies have been conducted as well as noise management. I support this proposal 100% and would like to see it move forward...soon.	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
12	I support the application for a registered club for the Warringah Recreation Centre. There are many sporting activities in this precinct: cricket, tennis, golf, rugby league and touch football that would benefit from the social aspect of 'post-game' gatherings and award presentation nights. To me a registered club (without poker machines) is definitely a more family-oriented venue for my family, children and grandchildren, compared to local hotels in Manly & Freshwater.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
13	The proposal is for a community centred club in North Manly, which is badly needed for the area, given there is limited availability for such a place between Manly and Brookvale/Dee Why. The added bonus is the club will have no poker machines, further enhancing its attraction as a family friendly facility. The club will replace the old North Manly Bowling Club so there will be no increase in the number of registered clubs in the area and has a management plan to address any possible anti social behaviour. Independent traffic studies show it will have no additional traffic impact and there is ample public transport access to the proposed club. I wholeheartedly support the proposal which is long overdue for the community.	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
14	I fully support the inclusion of a Registered Club as part of this application	Nil	This submission is in favour however does not provide a specific reason.	For
15	Love the fact we will have a club for families that doesn't have pokie machines. I have no objections to this development.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
16	We support the placement of a family friendly licensed club (without poker machines) in this location. It replaces a club that also had years of successful recreation (and alcohol) without any negative happenings. Whilst parking is adequate, the adjacent bus stop and cycleways supports its establishment.	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
17	A registered club at the WRC is necessary for the golf club and the wider community. The club will replace the loss of the North Manly Bowling Club as a facility to gather local sports club members and their families. The additional parking will only help with traffic and parking in the surrounding area.	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
18	I am absolutely in favour of including 'registered club' as an additional permitted use on part of the land (known as Warringah Recreation Centre). Since the closure of North Manly Bowling Club there is no longer a venue for local sport and community groups to gather. This club will provide a modern and safe venue for not only these groups but also for the many local residents and families in the area. Having no poker machines definitely enhances its social acceptability. I also believe there has been a submission of a management plan dealing with noise, anti social and intoxication issues which further enhances its appeal. Having seen the plans it's obvious there if a considerable amount of parking available for the recreation centre, golfers and other club users alike. There is also handy and accessible public transport right there on Pittwater Road. I understand the initial DA included studies that indicated traffic flow in the area would not be affected and that positive measures have been considered to assist the smooth movement of vehicles. I believe this club will be a great asset to the community for many years to come.	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
19	I am in support of the application of a registered club for Warringah Golf course. It does not extend the clubs in the local area with North Manly bowling club closure and will not include pokies. It will be a good community hub for members and guests either playing golf or catching up socially. I also have seen the management plan to deal with issues such as noise and antisocial behaviour that looks compressive. From a traffic perspective I don't believe this will increase with the new clubhouse rather manage the traffic and parking much better than current. There is also public transport nearby for people visiting the club socially.	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
20	Warringah Golf Club intends that the proposed facility is not exclusively used for golfers but for other sportspeople eg from District Park and residents of the area. It will provide a social hub for the area especially that the bowling club has closed down. The type of recreation in the new clubhouse will not generate undue noise that will impact on nearby residents. Warringah Golf Club is a responsible entity and will do its utmost to ensure that the proposed clubhouse is an enjoyable amenity.	Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
21	Dear Minister for Planning, The WRC will be a responsible social family and community asset. especially considering the absence of poker machines. There will be no other registered club in the area. The WRC management plan has considered and sets out how all noise and intoxication issues will be dealt with. Matters such as traffic flow off street parking for golfers and club patrons easy of access to public transport have all been addressed and supporting documents and been provided with the DA.	Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	For
		Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
22	This change will provide a positive social impact for the area. The club will be open to the wider community and provide a wonderfully friendly social meeting place for everyone. It will be family orientated with no poker machines. I think this will be a great facility for the area.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
23	I am a current member and employee of Warringah golf club, I think the addition of the clubhouse in the proposed location will be an excellent addition to the suburb and community. Understandably, the issues of noise, intoxication from patrons and anti-social behaviour in general have been brought up, however, the golf club do have plans in place to resolve these issues. Making a family friendly and lively atmosphere for both members and the general public is of paramount importance and I think this can and will be achieved with this awesome positioning of the new club.	Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
24	there should be no extra traffic or noise in the new club house than what we had when north manly bowling club was in operation	Traffic Impacts.	The Operational Plan of Management for the Warringah Golf Club (August 2023) advises there is no increase in patronage numbers in how the proponent operated its premises at a different location. The traffic impact from this proposal is not likely to be significantly different given that the proposal is an ancillary development of a recreational facility. The traffic impacts arising from scheduled functions/events can be appropriately managed to be consistent with the Warringah Golf Club Plan of Management and through conditions of consent as part of a future Development Application for use of the premises as a 'Registered Club'. The access arrangements for this site are part of an overall discussion of the masterplanning of the Warringah Recreational Centre, with the draft Masterplan now on exhibition until 4 June 2024.	Neutral

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
		Noise Impacts	<p>Registered club, as an additional permitted use, may be subject to negative social impacts including noise pollution.</p> <p>The Warringah Golf Club Plan of Management (August 2023) provides measures to manage potential negative social impacts, addressing noise generation, operation hours, behaviour of patrons, responsible service of alcohol, safety and security, and neighbourhood amenity.</p> <p>Further, any future DA will require the submission of relevant technical reports, including noise and vibration for assessment and can impose conditions in relation to this matter.</p>	
25	<p>I am strongly in support of the Proposal. The club has always and will remain respectful of the local environment and the surrounding neighborhood. WGC has demonstrated its community commitment with the exclusion of poker machines, careful management of noise and respectful behavior as well as ample off street parking. The club provides a much needed meeting point for members and visitors to engage socially and feel that they belong to an extremely healthy and active sporting group. As a member of WGC for over 35 years, I cannot over state what this club provides as a social outlet for many members and positive community engagement generally. Finally, I add that the club is replacing the North Manly Bowling Club and will be a relocation of the expired WGC on Pittwater Rd. This is not an additional club, it is just continuing a service to members both men and women of the community.</p>	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
26	<p>I think this new club is a great idea for both golfers and the surrounding area. It will provide a great venue for the local community in a very relaxed atmosphere and I am looking forward to it's opening.</p>	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	For
27	<p>Warringah Golf Club has been a wonderful recreational facility that provides the local Northern Beaches community with an sporting outlet to come together and be social. I totally support the clubhouse as it provides and opportunity to sustain the social fabric of the club members and local community. This social outlet will benefit the community wellbeing, be family orientated. The clubhouse replaces the old Warringah Golf Club House and also the old North Manly Bowling Club so in fact there will be one less licenced premise than their used to be only a few years ago. I also understand the club is committed to no poker machines, though personally I felt it would have been fair enough for them to have some given past local club did. This new facility has sufficiently also catered for required parking and will be ample for the demand from Golfer and club users. Please can the WC approve this clubhouse to proceed so that it can be built without further delay.</p>	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
28	<p>The new club will replace the old North Manly bowling club, adding a nice inclusive social outlet for the community. I look forward utilizing the new club with friends and family.</p>	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
29	<p>I am writing in support of a 'registered club' as an additional permitted use on part of the land, known as Warringah Recreation Centre. The proposed registered club replaces the former Warringah Golf Club previously located on Condamine Street. Additionally, the former adjoining North Manly Bowling Club and the bowling site has been closed for several years. Therefore, there will be one less registered club in the immediate golf course area. Importantly, the proposed club will be free of poker machines which is part of its agreement with Council and is welcomed by Golf club members and visitors. The new proposed registered Golf and Sports club will focus on the local community offering meal and dining options to club members, local residents, families, Recreational Centre participants and visitors. There is no other similar registered club within the immediate vicinity. Warringah Golf Club has previously outlined plans to manage and mitigate noise and antisocial behaviour. Additionally, Council will be building car parks on the Recreation Centre to provide off-street parking while traffic studies indicate there will be no additional traffic impact create by the new Club. The site provides ample public transport options outside the Club on Pittwater Road and further public transport options are available a short walk away on Condamine Street. Given the comprehensive site plans and additional supporting documents outlining the effective management the site, I believe the office for the Minister of Planning should permit a registered club to be permitted on the Recreation Centre site.</p>	Traffic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
30	<p>As someone who lives in the local area I wholeheartedly support the opening of a new clubhouse for the course, given that it is to be open for the public and not full of poker machines. There has been no club within walking distance since the bowling club closed and a new establishment would be a welcome asset to the community.</p>	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
31	I support the proposal for a number of reasons: - it does not support the gambling epidemic in Australia because it has no poker machines - is replacing the community spirit lost by the demise of the bowling club - the broader services and activities the 'full' club will provide is great for all including families - the traffic studies provided within the DA would suggest there won't be any additional impact on traffic flow in the area. And there should be sufficient off street parking. Plus there would be good bus transport delivering people from Manly and The Mall who can't or don't want to drive	Traffic Impacts.	The submission considers that traffic impacts have been sufficiently considered.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
32	I am in favour of this DA. My reasons include, No poker machines will be part of this facility, in line with stated Club consideration of social impact and agreement to lease with Council. It will be another venue that will be open to the community providing another social outlet which is important to the community, that will be family orientated. The club has submitted a management plan to deal with potential issues such as noise, antisocial behaviour and intoxication of patrons. Lastly it replaces the old North Manly Bowling Club so it is NOT an additional registered club in the area. Golf is a fabulous recreation for the community, and in particular to me as a senior resident to assist maintain my physical fitness (from playing golf) and my mental fitness (from the new proposed venue by allowing an additional safe social venue.	Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
33	As there were 2 licenced clubs previously and now there is only one, it will have impact on the previous status on the impact to the area. In fact I believe it will improve the benefits to the community as an outlet for the locals. Carparking will not be an issue as there will be off street parking available at the new licence clubhouse, and noise mitigation measures have already been put in place. Proposed hours of opening and closing will be in place and no poker machines will be a great bonus. As such, I have no objection whatsoever to the proposal of a licenced clubhouse in the proposed location.	Traffic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Operations	This submission is in favour of the proposal for the reasons (themes) identified.	
		Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
34	I would love to have this club approved it will be a great asset to our area for all to enjoy	Nil	This submission is in favour however does not provide a specific reason.	For
35	Dear Assessing Officer, I am very supportive of the proposed modification of the Warringah Golf Club development incorporating new clubhouse and facilities. I believe this to a reasonable approach and will continue the help maintain and sustain a highly important recreation facility to northern beaches residents (and beyond) of all ages. In particular I am supportive that the social impact is positive as: - It is family centric providing an important social and community role - It is open to the community providing much needed recreation for all age categories - It does not have pokie machines - The club will ensure and enforce an appropriate management plan regarding the RSA, noise management and the handling of antisocial behaviour - The club has conducted an impact assessment of traffic and parking in the area, and this is broadly in line with prior and current traffic and parking levels, which can be catered for future projections - The proposed clubhouse facility replaces the old North Manly Bowling Club, there is no additional registered club in the area.	Noise Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Traffic Impacts	The submission considers that traffic impacts have been sufficiently considered.	
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
36	My family and I support the new proposed club as it provides a family-friendly entertainment facility and supports the local golf club and other sports clubs in the close environment.	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	For
37	My family is in full support of the registered club detailed in PEX2023/0002. It will provide a terrific place for local residents and the sporting community to meet and socialise in a poker machine free family environment - I note that this type of facility is not available in North Manly at present. A full traffic study has been provided indicating that this is not an issue that will impact on local residents or users of the club, and appropriate offroad parking has been included in planning. I look forward to this club being an asset for all to enjoy.	Traffic Impacts	The submission considers that traffic impacts have been sufficiently considered.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
38	I support the above application for a licensed clubhouse as part of the development of the Warringah Recreation Centre. The proposal provides a family friendly environment, free of poker machines, that will be a great community asset for residents. The concerns about both traffic impact and noise have been satisfactorily addressed in both the design and planning of the project.	Noise Impacts	The submission considers that noise impacts have been sufficiently considered.	For
		Traffic Impacts	The submission considers that traffic impacts have been sufficiently considered.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
39	The proposed Warringah Golf Club complex replaces the previous licences premises on Condamine Street. This makes it the only registered Club in the neighbourhood given that the North Manly Bowling Club is now defunct. The clubhouse will offer a safe and pleasant venue for members and the local community and is designed to be family friendly, without poker machines. The WGC board has submitted a management plan to fully address any	Noise Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Traffic Impacts	The submission considers that Traffic Impacts have been sufficiently considered.	

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
	concerns around noise and anti-social behaviour. It would seem that the location of the proposed clubhouse is farther from residential areas than the previous clubhouse was. Studies show that no additional traffic flow might result as a result of the new clubhouse. It would seem that its location offers an easy walk from local area as well as good public transport ie buses. There would be plentiful onsite and off street parking to service patrons. I believe this new clubhouse would enhance the local area for members and residents alike, a quality which many Sydney suburbs are eager to achieve.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
40	I am in support of this application. It will have significant positive local social impact, providing a resource open to all of the surrounding community, where one does not presently exist. It will be family orientated and positive and I am delighted that it will not have any poker machines. I note from a traffic perspective there will be no impact as noted in the traffic studies, and in fact will improve parking and make parking safer over current arrangements. Public transport is also "at the door" which will also no doubt help traffic flows. NOT having this facility would encourage local people to leave the local area and make traffic worse. I encourage approval of this application as it will clearly be in the best interests of the community.	Traffic Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
41	I support the proposal. I have in the past (but am not at present) a member of the Warringah Golf Club. As such I am aware in detail of the redevelopment of the site that is in currency. Previously I also resided in Sterland Avenue North Manly. It is my opinion that the proposed construction on the site of a Registered Club will be beneficial to the amenity of the area and will create sorely needed additional community facilities in North Manly.	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	For
42	I understand from the masterplan that the squash court facilities will be demolished. Will council be looking to relocate these squash court facilities in Manly? In comparison to tennis, netball/basketball or soccer/rugby facilities within Manly and Northern Beaches, both squash and hockey facilities are under provisioned for. What future facility provisioning does Council have for these two sports?	Community & Public recreation	Council has prepared a Masterplan for the Warringah Recreation Centre, with feedback from Squash NSW. The draft Masterplan is now on public exhibition until 4 June 2024. The Masterplan provides a squash court building footprint which allows enough space for 5 courts, however funding at this stage is only for 3 squash courts. Future provision for additional sportsgrounds and facilities will be provided in accordance with Council's adopted Sportsground Strategy, which guides long term development and planning for sportsgrounds and facilities across the Northern Beaches.	Neutral
43	I am fully supportive of the above application being passed. The new Warringah Golf and Sports Club, will not just be a place for golfers, it will, in fact service all of the other sports people utilising the surrounding sports fields. The area is currently devoid of obtaining food or drink, and in my opinion will lessen traffic looking to feed hungry sports players without having to head toward Manly. In my opinion this club will greatly benefit the local area.	Traffic Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
44	I feel we already have enough registered clubs in the area, and more than enough golf courses. I would prefer for the Council to re-consider the use of the area for community sport.	Community & Public recreation	<p>The DPPOM contemplates the future relocation of the Warringah Golf Club clubhouse to the District Park and the use as a Registered Club. In accordance with the DPPOM, the proposal does not result in an additional Registered Club, it facilitates the relocation of the Warringah Golf Club clubhouse. There is no change to the existing Golf Course. The DA has now been approved for the construction of a clubhouse.</p> <p>Council has prepared a Masterplan for the Warringah Recreation Centre. The Masterplan was developed in accordance with feedback provided by Squash NSW, Tennis NSW and the Warringah Golf Club. The Masterplan provides 5 new synthetic turf tennis courts and a squash court building footprint which allows enough space for 5 courts, however funding at this stage is only for 3 squash courts. The Masterplan is on public exhibition between 6 May and 4 June 2024, where this matter can be addressed further.</p> <p>The proposal is generally consistent with the DPPOM and the exhibited Draft Masterplan.</p>	Against
45	As this has previously been approved, why the necessity for further approval?	General	This submission is in regard to the Development Application submitted by the Warringah Golf Club (DA2022/2081) to Council for demolition works and construction of a clubhouse and associated facilities on part of the land at the Warringah Recreation Centre. The DA was approved with a condition preventing the use of the clubhouse building as a 'Registered Club' as defined in the WLEP 2011. The 'Registered Club' will, as a use, need to firstly be a permissible use under the RE1 zone. This Planning Proposal seeks to permit an additional permitted use of 'Registered Club' on the subject site. A separate development consent is required for a 'Registered Club' in the future. The DA and Planning Proposal are assessed independent of each other.	Neutral
46	Subject to one provision, I am in support of the application to allow a registered club on the, Waringah Golf Course. The new amenities will be a welcome addition to the neighbourhood, not only for golf players but for those who wish to dine/drink at the facility or use the remaining tennis	Social and Economic Impacts.	Council owns and manages the land. The lease agreement with Warringah Golf Club prohibits the use of poker machines.	Neutral

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
	courts. However I am not in support of poker machines at the premises given the suburban/family nature of the surroundings.	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
47	Only makes good sense to have this facility registered. This club when finished will be a much needed facility that will provide a community place for golf club members also recreational golfers and of course a place to conduct weddings functions for our community.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
48	Warringah golf club is a community based organization and will be just continuing to trade as it historically has traded on Condamine St in a quiet and trouble free way but with the added bonus of no Poke machines on site any more. The simple fact that the new club space is across the road from where the North Manly bowling club was, means that there will only be on set of licensed premises in the area and not 2. That the club will also cater hopefully for tennis courts, futsal courts, squash, rugby league and football in the area, in a family environment, adds even more positivity to this proposal. To see the numbers of grandparent, parents and children utilizing the course at present, illustrates how more family venues are needed in our community.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Traffic Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
49	I support this application	Nil	This submission is in favour however does not provide a specific reason.	For
50	I think it is a great idea to have a licensed social club on this site. It will serve the community well. It is great to have no poker machines. I can see the club having great benefits to the local sporting clubs, not only for the Golf Club.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
51	<p>Concerns / objections to the planning proposal:</p> <p>Re Registered Club:</p> <ul style="list-style-type: none">• The registered club is likely to have a Liquor License and exclusive areas for members.• The proposed sports bar would be unsuitable for under 18's and is not necessary or desirable for a recreational venue, such as tennis courts, intended for all ages.• A recreational venue that serves alcohol poses an increased safety risk, particularly for young people. In some instances peers may be driving friends home from the venue. <p>Re Recreation facilities</p> <p>Sports courts: The Warringah Recreation Centre currently has six tennis courts, futsal courts and three squash courts. The proposed plan shows only six tennis courts, indicating a reduction in courts, including the loss of three (squash) courts. "The proposal should address how the establishment of a registered club will uniquely influence active recreation and specify any planned redistribution of existing recreational facilities."</p> <p>Site constraints</p> <p>Re Flooding</p> <p>The proposed registered club is within the Medium Flood Risk Precinct. "The site is located within the Manly Lagoon catchment and is subject to flooding during large storm events."</p> <p>Re Riparian land</p> <p>The building construction would result in extensive earthworks, tree removal and hard surface areas in the riparian zone and buffer of Brookvale Creek.</p> <p>Re Trees</p> <p>"The canopy within the Subject Site is...characteristically dominated by Casuarina glauca...consistent with that of the Estuarine Swamp Oak Forest vegetation community."</p> <p>Re Acid Sulphate Soils</p> <p>"Acid sulphate soils have been identified as being a constraint to development". Disturbance of these soil materials will result in an environmental risk.</p> <p>Re District Park Plan of Management (DP PoM)</p> <p>Objective: To protect, preserve and enhance the natural environment (land and water)</p> <p>Re Creeks:</p> <ul style="list-style-type: none">• Rehabilitation works for Brookvale Creek• Reduction in weeds along creeks• Remnant bushland - Protection of biodiversity and improvements in bushland condition through on-going bush regeneration works <p>In response to technical reports:</p> <p>Please see previous submission to DA2022/2081 - Construction of a golf club house and associated facilities.</p>	<p>Social and Economic Impacts.</p> <p>The Proposal seeks to permit 'Registered Club' as an additional Permitted use on the site, and will require lodgement of a development application in the future. It will also require a Liquor License from Liquor and Gaming NSW. The Warringah Golf Club Operational Plan of Management (August 2023) details the operations and measures to manage potential negative social impacts, addressing noise generation, operation hours, behaviour of patrons, responsible service of alcohol, safety and security, and neighbourhood amenity.</p>	Against	
		Community & Public recreation	<p>The adopted District Park Plan of Management (DPPOM) relevant to the Warringah Recreation Centre provides the framework for managing and improving public land, and identifies the following key actions:</p> <ul style="list-style-type: none">• Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club.• Investigate upgrading tennis and squash courts at Warringah Recreation Centre• Identify suitable locations for multi-purpose sports courts catering for informal netball, basketball and other court sports at locations which could include Warringah Recreation Centre and Nolan Reserve.• Investigate the feasibility of additional squash courts. <p>In order to undertake these actions, Council has prepared a Masterplan for the Warringah Recreation Centre following consultation with stakeholders including Squash NSW, Tennis NSW and the Warringah Golf Club. The Masterplan provides 5 new synthetic turf tennis courts and a squash court building footprint which allows enough space for 5 courts, however funding at this stage is only for 3 squash courts. The Masterplan is now on public exhibition until 4 June 2024.</p> <p>The proposal is generally consistent with the DPPOM. The proposal ensures that the use as a registered club must be ancillary to a recreational use. Therefore, the Proposal will not result in a loss of land used for public recreation purposes.</p>	
		Flooding	A Flood Assessment Report (May 2023) was submitted as part of the Planning Proposal application, and a technical peer review of the flooding report was undertaken. The Planning Proposal was supported in this regard and no significant issues were raised in regard to flooding. Flood and stormwater matters are further assessed with any future DA.	
		Riparian Land and Vegetation	The Flora and Fauna Constraints Report (December 2020) submitted with the Planning Proposal Application provides an assessment of the biodiversity conditions at the site and the potential implications for the Proposal. A technical review of this report identified some inconsistencies and information gaps however this does not preclude the Proposal from being supported and such matters can be addressed further at the DA stage.	

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
		Acid Sulphate Soils	<p>Some submissions have highlighted the presence of acid sulphate soils in the proposed site and have identified the disturbance of this as an environmental risk.</p> <p>An Acid Sulfate Assessment (November 2022) and Acid Sulfate Management Plan (November 2022) were submitted as part of the Planning Proposal Application. This should be further addressed at the DA stage and does not preclude the Proposal from being supported.</p>	
		District Park Plan of Management	<p>The Warringah Recreation Centre is subject to the District Park Plan of Management (DPPOM), adopted by Council on 25 August 2015. The DPPOM contemplates the relocation of the existing clubhouse at 397 Condamine Street, to the District Park, and authorises the lease/licence of community land for combined sports and community club buildings for “activities for which a registered club would be licenced”. With regard to the objective to protect, preserve and enhance the natural environment, the Planning Proposal is an additional use ancillary to the recreation landuse of the land and is to be contained in an approved building on a portion of site that will not result in a negative impact on the natural environment. The proposal is generally consistent with the DPPOM.</p> <p>Further, the Flora and Fauna Constraints Report (December 2020) submitted with the Planning Proposal Application provides an assessment of the biodiversity conditions at the site.</p>	
		Technical reports	All submissions received during the public exhibition of DA2022/2081 were assessed and responded to as part of the assessment of that DA now approved. The matters raised in the submissions for this Planning Proposal have been considered and addressed in this report.	
52	I fully support the addition of a registered club. This is an excellent project for the local community, residents and local sporting groups. The council and Warringah Golf club have worked hard to ensure social impact and traffic issues are well covered. The design and layout affords everyone access to utilise the clubs amenities. Families are well catered for as well. The fact that will be no poker machines is in line previous arrangements.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
		Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	
		Traffic Impacts	This submission is in favour of the proposal for the reasons (themes) identified.	



ghd.com

→ **The Power of Commitment**