

# ATTACHMENT BOOKLET

**NORTHERN BEACHES COUNCIL MEETING**

**TUESDAY 25 JUNE 2024**

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# 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					
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# 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"> <li>Traffic congestion at the end of Kentwell Road.</li> <li>More traffic in general.</li> </ul> <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>

**ATTACHMENT 1 : GHD PLANNING PROPOSAL FOR WARRINGAH RECREATION CENTRE SUBMISSIONS REPORT  
(MAY 2024) - ITEM 12.4 - NORTHERN BEACHES COUNCIL MEETING - 25 JUNE 2024**

Theme	Analysis
	<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>
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>

**ATTACHMENT 1 : GHD PLANNING PROPOSAL FOR WARRINGAH RECREATION CENTRE SUBMISSIONS REPORT  
(MAY 2024) - ITEM 12.4 - NORTHERN BEACHES COUNCIL MEETING - 25 JUNE 2024**

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

**ATTACHMENT 1 : GHD PLANNING PROPOSAL FOR WARRINGAH RECREATION CENTRE SUBMISSIONS REPORT  
(MAY 2024) - ITEM 12.4 - NORTHERN BEACHES COUNCIL MEETING - 25 JUNE 2024**

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"> <li>• Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club.</li> <li>• Investigate upgrading tennis and squash courts at Warringah Recreation Centre</li> <li>• 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.</li> <li>• Investigate the feasibility of additional squash courts.</li> </ul> <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

**ATTACHMENT 1 : GHD PLANNING PROPOSAL FOR WARRINGAH RECREATION CENTRE SUBMISSIONS REPORT  
(MAY 2024) - ITEM 12.4 - NORTHERN BEACHES COUNCIL MEETING - 25 JUNE 2024**

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.	

**ATTACHMENT 1 : GHD PLANNING PROPOSAL FOR WARRINGAH RECREATION CENTRE SUBMISSIONS REPORT  
(MAY 2024) - ITEM 12.4 - NORTHERN BEACHES COUNCIL MEETING - 25 JUNE 2024**

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

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(MAY 2024) - ITEM 12.4 - NORTHERN BEACHES COUNCIL MEETING - 25 JUNE 2024**

Submission no.	Submission (verbatim)	Theme/s	Response	For/Against /Neutral
		Noise Impacts	Registered club, as an additional permitted use, may be subject to negative social impacts including 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, 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.	
25	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.	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	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.	Community & Public recreation	This submission is in favour of the proposal for the reasons (themes) identified.	For
27	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 amble 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.	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	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.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For
29	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.	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	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.	Social and Economic Impacts.	This submission is in favour of the proposal for the reasons (themes) identified.	For

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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 be 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.	



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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, Warringah 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

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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><b>Concerns / objections to the planning proposal:</b></p> <p><b>Re Registered Club:</b></p> <ul style="list-style-type: none"><li>• The registered club is likely to have a Liquor License and exclusive areas for members.</li><li>• 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.</li><li>• 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.</li></ul> <p><b>Re Recreation facilities</b></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><b>Site constraints</b></p> <p><b>Re Flooding</b></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><b>Re Riparian land</b></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><b>Re Trees</b></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><b>Re Acid Sulphate Soils</b></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><b>Re District Park Plan of Management (DP PoM)</b></p> <p>Objective: To protect, preserve and enhance the natural environment (land and water)</p> <p><b>Re Creeks:</b></p> <ul style="list-style-type: none"><li>• Rehabilitation works for Brookvale Creek</li><li>• Reduction in weeds along creeks</li><li>• Remnant bushland - Protection of biodiversity and improvements in bushland condition</li></ul> <p>through on-going bush regeneration works</p> <p><b>In response to technical reports:</b></p> <p>Please see previous submission to DA2022/2081 - Construction of a golf club house and associated facilities.</p>	Social and Economic Impacts.	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.	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"><li>• Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club.</li><li>• Investigate upgrading tennis and squash courts at Warringah Recreation Centre</li><li>• 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.</li><li>• Investigate the feasibility of additional squash courts.</li></ul> <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.	

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		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.	



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# PLANNING PROPOSAL

Amendments to *Warringah Local Environmental Plan 2011*

**Additional Permitted Use for a 'registered club'  
at part of Lot 2742 in Deposited Plan 752038, at  
the Warringah Recreation Centre**

May 2024

## Executive Summary

Site Details	
Legal description	Lot 2742 DP 752038
Address	Lot 2742 DP 752038
Current planning provisions	
Clause	Relevance
<b>2.1 Land Use Zones</b>	The site is zoned RE1 Public Recreation.
<b>2.5 Additional permitted uses for particular land</b>	<p>No existing additional permitted uses apply to the site.</p> <p>The Planning Proposal (the 'Proposal') seeks to amend <i>Warringah Local Environmental Plan 2011</i> to make a 'registered club' permissible with development consent on part of the land known as Warringah Recreation Centre.</p> <p>A 'registered club' is defined under the LEP as follows:  <i>"registered club means a club that holds a club licence under the Liquor Act 2007"</i>.</p> <p>The proposed LEP amendment will enable the lodgement of a future development application for the use of a future golf clubhouse as a 'registered club'.</p>
<b>Land Use Table</b>	<p>The zone objectives and Land Use Table are reproduced below:</p> <p><b>"Zone RE1 Public Recreation</b></p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> <li>• To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.</li> <li>• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul> <p><b>2 Permitted without consent</b>  Environmental facilities; Environmental protection works; Roads</p> <p><b>3 Permitted with consent</b>  Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures</p> <p><b>4 Prohibited</b>  Any development not specified in item 2 or 3"</p> <p>A 'registered club' is not listed and therefore is prohibited in the RE1 zone. The proposal is not inconsistent with the objectives.</p>
<b>4.1 Minimum Subdivision Lot Size</b>	The site is not identified as having a minimum lot size.

<b>Site Details</b>	
<b>4.3 Height of Buildings</b>	The site is not subject to a maximum building height.
<b>4.4 Floor Space Ratio</b>	The site is not subject to a floor space ratio.
<b>5.2 Classification and reclassification of public land</b>	Clause 25 of the <i>Local Government Act 1993</i> (The LG Act) requires that all public land must be classified. Clause 26 of the LG Act states that there are 2 classifications for public land - "community" and "operational". The WRC site is currently classified as community land. The Proposal does not require the reclassification of the WRC site from community to operational.
<b>5.10 Heritage Conservation</b>	The E-spatial viewer does not reveal any State Heritage items on the site. There are no locally listed items on the site. An AHIMS search was undertaken on 14 August 2023, which did not reveal any Aboriginal sites or places recorded in or near the site. Four (4) Aboriginal sites are recorded to the west of Condamine Street (0). Any development approval can provide standard conditions of consent in relation to unexpected finds procedures.
<b>6.3 Flood planning</b>	The site is identified by Council's Flood Risk Precinct Maps as being affected by flooding. A flooding report was submitted with the application. A technical peer review of the flooding report was undertaken.
<b>6.1 Acid Sulfate Soils</b>	The site is identified as containing Class 2 and Class 5 Acid Sulfate Soils (ASS). A Waste Classification, ASS Assessment and ASS Management Plan were submitted with the application. A technical peer review of these documents was undertaken.
<b>6.2 Earthworks</b>	Any DA lodged over the site will assess this matter where any earthworks are proposed.
<b>6.4 Development on Sloping Land</b>	The site is identified as being on Landslide Risk land. Any DA lodged over the site will require an assessment of this matter.
<b>Schedule 1 Additional permitted uses</b>	The Proposal seeks to amend the LEP to include site specific additional permitted use provisions for part of the land.
<b>Proposed Amendment</b>	
<ul style="list-style-type: none"> <li>Amend the WLEP Additional Permitted Uses Map (Sheet APU_008) to identify a portion of the subject site as Area 19E, and</li> <li>Amend clause 19 in Schedule 1 of WLEP to add a new point e) as identified in <b>bold</b> below:</li> </ul> <p>19 Use of certain land in Zone RE1</p> <p>(1) This clause applies to the following land—</p> <p>(a) land at Collaroy, known as Long Reef Golf Club, being Lot 1, DP 1144187, shown as "Area 19A" on the Additional Permitted Uses Map,</p> <p>(b) land at Manly Vale, known as Manly Vale Bowling Club, being part of Lot 2743, DP 752038, shown as "Area 19B" on that map,</p> <p>(c) land at North Balgowlah, known as Wakehurst Golf Club, being Lot 2730, DP 752038, shown as "Area 19C" on that map,</p> <p>(d) land at North Manly, known as North Manly Bowling Club, being part of Lot 2743, DP 752038, shown as "Area 19D" on that map.</p> <p><b>(e) land at North Manly, known as the Warringah Golf Club, being part of Lot 2742, DP 752038, shown as "Area 19E" on that map.</b></p>	

**Site Details**

- (2) Development for the purposes of registered clubs is permitted with consent if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor)".



<b>Documents submitted with Application</b>	<b>Author</b>	<b>Date</b>
Planning Proposal Warringah Recreation Centre	MG Planning	May 2023
Flora and Fauna Constraints Assessment Report	Narla Environment	December 2020
Waste Classification	Alliance Geotechnical	December 2020
Flood Assessment Report	Stellen Civil Engineering	May 2023
Stormwater Management Plan	Stellen Civil Engineering	October 2022
Acid Sulphate Assessment	Ideal Geotech	November 2022
Acid Sulphate Management Plan	Ideal Geotech	November 2022

<b>Additional Supporting Documents for the Planning Proposal</b>	<b>Author</b>	<b>Date</b>
Warringah Golf Club consent to use documentation from DA2022/2081	Graeme McMullan	5 March 2024
Letter from Warringah Golf Club confirming no Poker Machines on the premises	Scott Campbell	27 February 2024
Traffic Impact Assessment - as submitted for DA2022/2081	PDC Consultants	15 November 2022
Plan of Management – as submitted for DA2022/2081	Warringah Golf Club	August 2022
District Park Plan of Management	Warringah Council	2015
Heads of Agreement	Northern Beaches Council	June 2022

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## **Part 1 – Objectives and intended outcomes**

### **Objective**

The objective of this Planning Proposal (the 'Proposal') is to amend *Warringah Local Environmental Plan 2011* (the 'LEP') to make the additional land use of a 'registered club' permissible, under Schedule 1 of the LEP, pursuant to Clause 2.5 of the LEP.

### **Intended outcomes**

- To remove any ambiguity in relation to the permissibility of a 'registered club' at the Warringah Recreation Centre site (the 'WRC site').
- To permit the lawful operation of a future golf clubhouse as a registered club (subject to consent).

## Part 2 – Explanation of provisions

### Intended Provisions

The Proposal seeks to:

- Amend the LEP Additional Permitted Uses Map (Sheet APU\_008) to identify a portion of the subject site as Area 19E, and
- Amend clause 19 in Schedule 1 of WLEP to add a new point e) as identified **in bold** below:

19 Use of certain land in Zone RE1

(1) This clause applies to the following land—

- (a) land at Collaroy, known as Long Reef Golf Club, being Lot 1, DP 1144187, shown as “Area 19A” on the Additional Permitted Uses Map,
- (b) land at Manly Vale, known as Manly Vale Bowling Club, being part of Lot 2743, DP 752038, shown as “Area 19B” on that map,
- (c) land at North Balgowlah, known as Wakehurst Golf Club, being Lot 2730, DP 752038, shown as “Area 19C” on that map,
- (d) land at North Manly, known as North Manly Bowling Club, being part of Lot 2743, DP 752038, shown as “Area 19D” on that map.
- (e) land at North Manly, known as the Warringah Golf Club, being part of Lot 2742, DP 752038, shown as “Area 19E” on that map.**

- (2) Development for the purposes of registered clubs is permitted with consent if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor)."

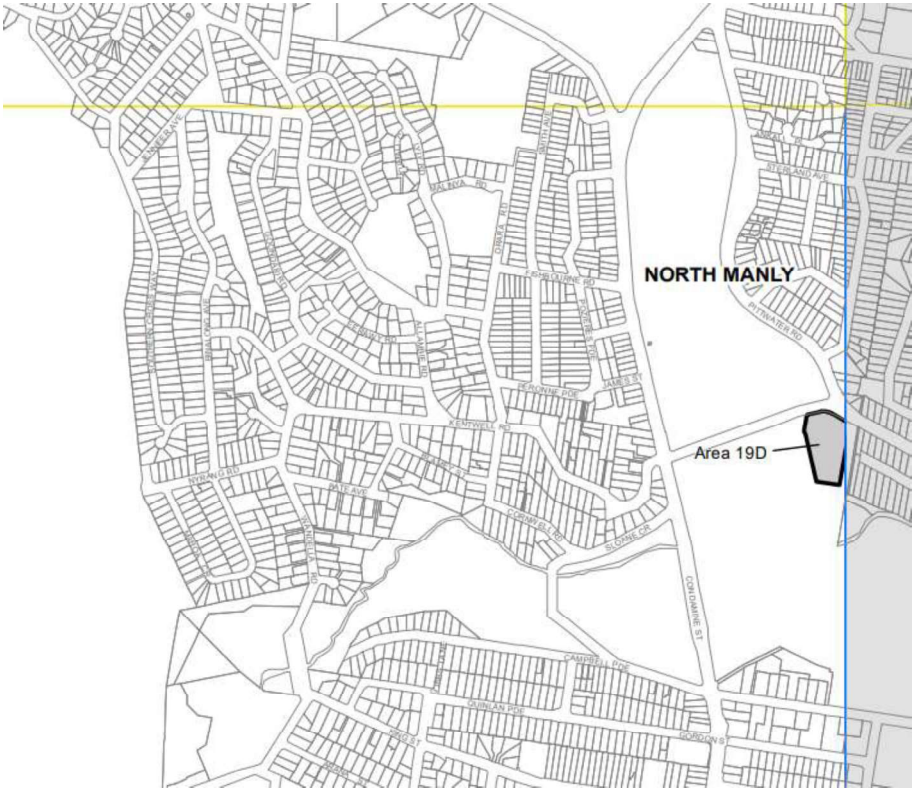


Figure 1 Existing Additional Permitted Uses Map – Sheet APU\_008

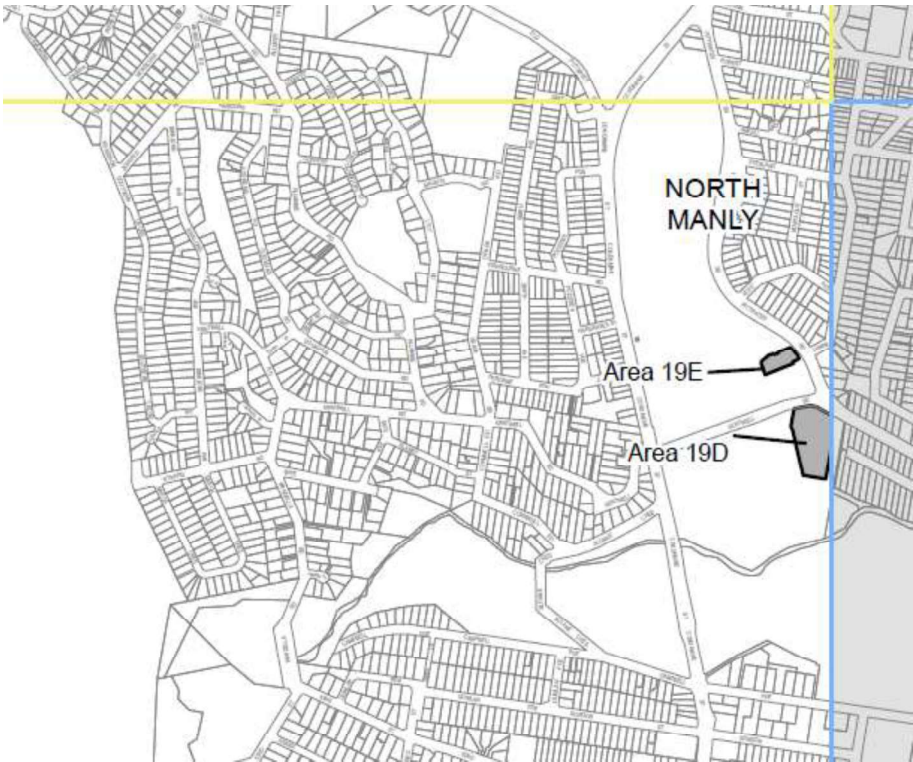


Figure 2 Proposed Additional Permitted Uses Map – Sheet APU\_008

## **Part 3 – Justification of strategic and site-specific merit**

### **Section A – Need for the planning proposal**

#### **1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?**

Whilst the Proposal is not the result of an endorsed Local Strategic Planning Statement (LSPS), strategic study, or report, it is consistent with the intent of Council's LSPS, Northern Beaches Community Strategic Plan 2040 (the 'CSP') and the District Park Plan of Management (DPPOM).

A Council resolution was made on 25 February 2020 that provided in-principle agreement to the construction of a new golf clubhouse on the WRC site, subject to the agreement of appropriate terms.

The proposed amendment will enable the lodgement of a future DA for the use as a 'registered club' ancillary to a 'recreation facility (indoor)', 'recreation facility (major)' or 'recreation facility (outdoor)'. The proposed amendments will ensure that the planning controls are consistent with Council's expectations for the future development of the WRC site.

#### **2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. The Proposal is the best means of achieving the objectives and intended outcomes. The Proposal utilises the existing carparking and access to the WRC site and maximises the efficient use of the site proximate to the existing facilities on site.

A DA was lodged for construction of a golf clubhouse ancillary to the Warringah Golf Course, which is defined in the LEP as 'recreation facility (outdoor)'. A 'recreation facility (outdoor)' is permitted with consent in the RE1 zone. Notwithstanding the lodgement of this DA, the permissibility is not explicit, and the functions of the golf clubhouse may be limited in terms of the 'recreation facility (outdoor)' land use definition.

The Sydney North Planning Panel issued a determination for the clubhouse DA (DA2022/2081). The consent authorizes the use of the clubhouse building for ancillary uses including pro-shop/workshop, administration area, foyer, amenities, back of house and meeting rooms. No approval was granted for use of the clubhouse as a 'registered club'. Any such use will require approval via a separate development consent. This Planning Proposal will enable a DA to be lodged for use as a 'registered club'.

A Planning Proposal to rezone the site to an alternative zone that permits registered clubs would not be appropriate given that the site is located on land owned by Council which is a public reserve. The Planning Proposal is the best means of achieving the objectives and intended outcomes, that will give Council certainty of the development outcomes expected for the site.

The proposed LEP amendment will permit the additional use whilst maintaining the existing RE1 zoning and providing the community with certainty that this will remain the primary use of the site into the future.

## Section B – Relationship to the strategic planning framework

### 3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal gives effect to the objectives and priorities of the Region Plan and District Plan. Refer Tables 1 and 2.

*Table 1 Greater Sydney Region Plan (A Metropolis of Three Cities)*

Direction	Objective/s	Alignment
A city supported by infrastructure	<b>Objective 4</b> Infrastructure use is optimised	The location of the proposed 'registered club' at the site is adjacent to Pittwater Road, one of the area's main roads. A northbound bus stop is located on the site's eastern boundary, and a southbound bus stop is located on the opposite side of Pittwater Road. The co-location of the 'registered club' on the existing golf club site is a logical placement of the clubhouse, utilising the existing sporting and recreational infrastructure on the site.
A city for people	<b>Objective 6</b> Services and infrastructure meet communities' changing needs  <b>Objective 7</b> Communities are healthy, resilient and socially connected.	<p>This objective includes the following commentary:</p> <p><i>"Publicly owned land and social housing renewal may provide opportunities to co-locate social infrastructure and provide mixed uses at the heart of neighbourhoods.</i></p> <p><i>Improved health, public transport and accessibility outcomes can be achieved through the provision of schools, recreation, transport, arts and cultural, community and health facilities in walkable, mixed use places co-located with social infrastructure and local services (refer to Objective 7 and Objective 14).</i></p> <p><i>Good accessibility to local services for young people, older people and culturally and linguistically diverse communities is an important way of enabling people to age within their community. This contributes to improved mental and physical health and wellbeing outcomes".</i></p> <p>The central location of the WRC site, co-located with existing community sporting and recreational facilities achieves the intent of this objective. Importantly this objective includes Strategy 6.2:</p> <p><i>"Optimise the use of available public land for social infrastructure".</i></p> <p>The Proposal is consistent with this strategy. The Proposal achieves the intent of objective</p>



Direction	Objective/s	Alignment
		7 for the reasons outlined in relation to Objective 6.
A city of great places	<b>Objective 12</b> Great places that bring people together	<p>This objective includes the following commentary:  <i>“Social infrastructure and opportunity: great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connections”.</i></p> <p>The Proposal achieves the intent of objective 12 for the reasons outlined in relation to Objective 6.</p>
A city in its landscape	<b>Objective 31</b> Public open space is accessible, protected and enhanced	<p>The Proposal is consistent with Strategy 31.1, to:  <i>“Maximise the use of existing open space and protect, enhance and expand public open space by:</i></p> <ul style="list-style-type: none"> <li><i>• providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow”.</i></li> </ul>

*Table 2 North District Plan*

Planning Priority	Planning Priority Comment	Alignment
<b>Planning Priority N1</b> – Planning for a city supported by Infrastructure <b>Objective 4</b> - Infrastructure use is optimised	Nil.	<p>This priority includes the following commentary:  <i>“Aligning land use and infrastructure planning will maximise the use of existing infrastructure”</i></p> <p>The central location of the WRC site, co-located with existing community sporting and recreational facilities achieves the intent of this priority.</p>
<b>Planning Priority N3</b> - Providing services and social infrastructure to meet people’s changing needs	The Planning Proposal will enable the golf clubhouse and WRC recreation facilities to be upgraded to help meet the community’s needs now and into the future.	<p>This priority includes the following commentary:  <i>“The district is expected to see an 85 per cent proportional increase in the 65-85 age group and a 47 per cent increase in the 65-84 age group is expected by 2036. This means 20 per cent of the District’s population will be aged 65 or over in 2036, up from 16 per cent in 2016”.</i></p> <p>The Proposal has not provided any data in relation to the demographics of the expected users of the club. However, anecdotally, it is</p>

Planning Priority	Planning Priority Comment	Alignment						
		expected that the registered club would be frequented by an older demographic.						
<b>Planning Priority N4</b> - Fostering healthy, creative, culturally rich and socially connected communities.	Social connectivity, as well as access to opportunities for recreational physical activity are essential to improved mental and physical health outcomes. By relocating the golf clubhouse and co-locating it with an upgraded WRC, the Planning Proposal will improve opportunities for recreational activities and social connectivity.	<p>The DPPOM contemplates the future relocation of the golf club to the District Park and Table 5 authorises the lease/licence of community land for registered clubs:</p> <table border="1"> <thead> <tr> <th>Proposed use</th><th>Land to which authorisation applies</th><th>Expresses authorisation of lease, licence or other estate for</th></tr> </thead> <tbody> <tr> <td>Combined sports community club building</td><td>Land categorised as Sportsground for the use of the new combined sports club</td><td>Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.</td></tr> </tbody> </table> <p>The Proposal is therefore consistent with the Plan of Management. The co-location with other sporting facilities and the existing golf course would likely assist with creating socially connected communities given the range of activities available at the site.</p>	Proposed use	Land to which authorisation applies	Expresses authorisation of lease, licence or other estate for	Combined sports community club building	Land categorised as Sportsground for the use of the new combined sports club	Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.
Proposed use	Land to which authorisation applies	Expresses authorisation of lease, licence or other estate for						
Combined sports community club building	Land categorised as Sportsground for the use of the new combined sports club	Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.						
<b>Planning Priority N6</b> - Creating and renewing great places and local centres, and respecting the District's heritage	District Park is one of Warringah's most significant open spaces. The Park is well used and valued by the community. The Planning Proposal will facilitate and enable the golf club and WRC to foster the development of a social and recreational hub that will bring the community together for range of social and recreation purposes.	The addition of a 'registered club' will revitalise the site and provide a greater diversity of activities at the site.						

**4. Is the Planning Proposal consistent with a council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Cities Commission, or another endorsed local strategy or strategic plan?**

The Proposal is consistent with the following Council adopted plans: Local Strategic Planning Statement (Towards 2040), Community Strategic Plan (Northern Beaches Community Strategic Plan 2040), and the District Park Plan of Management (refer Tables 3-5). It is noted that Council's LSPS was supported by the then Greater Sydney Commission on 20 March 2020 for consistency with the Greater Sydney Region Plan and North District Plan.

*Table 3 Local Strategic Planning Statement (Towards 2040)*

Priority	Alignment
Sustainability <ul style="list-style-type: none"> <li>Priority 6 High quality open space for recreation</li> </ul>	<p>The Proposal will allow the use of the site for a multifunctional purpose, providing opportunities for social interaction close to transport and a local centre that will accommodate a greater range of compatible uses than that currently permitted.</p> <p>The use as a registered club must be ancillary to a recreational use.</p>
People <ul style="list-style-type: none"> <li>Priority 11- Community facilities and services that meet changing community needs</li> <li>Priority 12- An inclusive, healthy, safe and socially connected community</li> </ul>	<p>The Proposal will enable the lodgement of a DA that will allow for the delivery of social infrastructure that will address the changing needs of the community, including those of the ageing population.</p> <p>The redevelopment of the site will adopt a place-based approach, conserving its local identity and social significance through the adaptive reuse of the site.</p>
Great Places <ul style="list-style-type: none"> <li>Priority 17- Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes</li> </ul>	As above.
Jobs and Skills <ul style="list-style-type: none"> <li>Priority 30 - A diverse night time economy</li> </ul>	The Proposal will provide additional employment opportunities.

*Table 4 Community Strategic Plan (Northern Beaches Community Strategic Plan 2040)*

Goal	Alignment
<b>Outcome – Community and belonging</b> <ul style="list-style-type: none"> <li>Goal 9 - Influence- Our community is inclusive and connected”.</li> </ul>	<p>The Proposal will allow the use of the site for a multifunctional purpose, providing opportunities for social interaction close to transport and a local centre that will accommodate a greater range of compatible uses to that currently permitted.</p>
<b>Outcome- Housing , Places and Spaces</b> <ul style="list-style-type: none"> <li>Goal 11 – Influence- Our local centres are vibrant and health, catering for diverse economic and social needs.</li> </ul>	<p>The Proposal will enable the lodgement of a DA for a registered club that will allow delivery of social infrastructure that will address the changing needs of the community, including those of the ageing population.</p> <p>The redevelopment of the site will adopt a place-based approach, conserving its local identity and social significance through the adaptive reuse of the site.</p>

Goal	Alignment
<ul style="list-style-type: none"> <li>Goal 12 – Influence- Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.</li> </ul>	The Proposal will contribute to the diversity of creative opportunities that can be enjoyed at the WRC site.
<b>Outcome – Vibrant Local Economy</b> <ul style="list-style-type: none"> <li>Goal 15- Influence- Our centres are sustainable encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities.</li> </ul>	In addition to the above, the Proposal will provide additional employment opportunities.

Table 5 District Park Plan of Management

Objective	Alignment
<ul style="list-style-type: none"> <li>Establish a balanced and values-based approach to the management of the Park.</li> </ul>	Community consultation undertaken to date is overwhelmingly in support of the Proposal.
<ul style="list-style-type: none"> <li>Provide a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park change.</li> </ul>	The Plan of Management 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”.
<ul style="list-style-type: none"> <li>Reflect the values and expectations of the Warringah and wider community and people who will use and enjoy the Park”.</li> </ul>	As above.
<ul style="list-style-type: none"> <li>Address the recommendations of State, metropolitan, regional and local strategic plans and studies on needs and demands for sporting, recreation and community facilities.</li> </ul>	The Proposal is consistent with applicable strategic plans as set out in this Proposal.
<ul style="list-style-type: none"> <li>Be consistent with Warringah’s Community Strategic Plan and other strategies, plans and policies.</li> </ul>	As above.

**5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?**

The Proposal is consistent with the following State Plans and Strategies:

- NSW State Plan 2021
- NSW State Infrastructure Strategy 2022-2042
- Future Transport Strategy
- NSW Ageing Strategy 2016 – 2020.

**6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The Proposal is consistent with applicable State Environmental Planning Policies (see Table 6).

*Table 6 Compliance with State Environmental Planning Policies (SEPPs)*

<b>SEPPs (as of June 2023)</b>	<b>Applicable</b>	<b>Consistent</b>	<b>Comment</b>
(Biodiversity and Conservation) 2021	Yes	Yes	The Proposal itself does not propose to clear vegetation or affect land subject to potential koala habitats, foreshore or waterways areas, water catchments, strategic conservation areas.  Further information will be required at the DA stage to assess the impacts of proposed vegetation removal that would be required to construct a building that may be used as a registered club.
(Building Sustainability Index: BASIX) 2004	Yes	Yes	The BASIX provisions relate specifically to residential accommodation and would not apply to a registered club.
(Exempt and Complying Development Codes) 2008	Yes	Yes	The Proposal does not propose any building works or changes to this policy.
(Housing) 2021	Yes	Yes	The Proposal does not propose building works or changes to this policy.
(Industry and Employment) 2021	Yes	Yes	The Proposal does not propose any changes to advertising and signage. The land is not located in the Western Sydney employment area.
No 65 – Design Quality of Residential Apartment Development	Yes	Yes	The Proposal does not propose building works or changes to this policy.
(Planning Systems) 2021	Yes	Yes	The Proposal does not affect the assessment of any State significant development, State significant infrastructure, regionally significant development or land subject to a Development Delivery Plan.
(Precincts – Central River City) 2021	Yes	Yes	Land subject to the Proposal is not identified within a State Significant Precinct, Sydney Region Growth Centre, Homebush Bay area or Kurnell Peninsula area.

<b>SEPPs (as of June 2023)</b>	<b>Applicable</b>	<b>Consistent</b>	<b>Comment</b>
(Precincts – Eastern Harbour City) 2021	Yes	Yes	Land subject to the Proposal is not identified within a State Significant Precinct, Darling Harbour, City West, Walsh Bay, Cooks Cove or Moore Park Showground.
(Precincts – Regional) 2021	Yes	Yes	Land subject to the Proposal is not identified within a State Significant Precinct, Activation Precinct, Kosciuszko Alpine Region or Gosford City Centre.
(Precincts – Western Parkland City) 2021	Yes	Yes	Land subject to the Proposal is not identified within a State Significant Precinct, Sydney Region Growth Centre, Western Sydney Aerotropolis Penrith Lakes, St Marys or Western Sydney Parklands.
(Primary Production) 2021	Yes	Yes	Land subject to the Proposal is not primary production and rural development, state significant agricultural land, a farm dam and other small-scale and low risk artificial waterbody, a livestock industry, sustainable aquaculture or within the Central Coast plateau area.
(Resilience and Hazards) 2021	Yes	Yes	<p>The site is not mapped as containing land identified as 'coastal wetlands', 'littoral rainforest', or proximity to either on the 'Coastal Wetlands and Littoral Rainforests Area Map'.</p> <p>The site is located within a 'coastal use area' and a 'coastal environment area'. The SEPP requires consideration of certain environmental issues which are required to be addressed at DA stage.</p> <p>The site is located within an urbanised area located more than 2km from the coastal foreshore. The Proposal will not adversely affect any ecological, natural or scenic qualities of the foreshore or broader coastal zone. The Proposal will not cause any loss or disruption of public access to the foreshore area.</p>

<b>SEPPs (as of June 2023)</b>	<b>Applicable</b>	<b>Consistent</b>	<b>Comment</b>
			A Preliminary Site Investigation (PSI) prepared for the clubhouse DA (NEO Consulting, February 2023) noted that the continuous use of the land as recreational indicates low potential impact of any contamination. The PSI found no exceedance of the NEPM Health and Ecological Assessment Criteria for Commercial/Industrial (D) sites from soil samples and no visible indications of contamination or contaminating sources. NEO Consulting concluded that the required considerations of CI 4.6 of the Resilience and Hazards SEPP are satisfied.
(Resources and Energy) 2021	Yes	Yes	The Proposal does not affect any land containing mineral, petroleum and extractive material resources.
(Sustainable Buildings) 2022	No	N/A	This Policy commences on 1 October 2023. The Proposal does not propose any building works or changes to this policy.
(Transport and Infrastructure) 2021	Yes	Yes	The Proposal does not propose building works or changes to this policy.

**7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?**

The Proposal is consistent with applicable Ministerial Directions (as shown in Table 7):

*Table 7 Compliance with Ministerial Directions*

Directions (as of August 2023)		Applicable	Consistent	Comment
<b>Focus area 1: Planning Systems</b>				
1.1	Implementation of Regional Plans	Yes	Yes	The Proposal is consistent with the objectives and actions of the Region Plan (see Section B, Question 3).
1.2	Development of Aboriginal Land Council land	No	N/A	
1.3	Approval and Referral Requirements	Yes	Yes	The Proposal does not include any provisions that require the concurrence, consultation, or referral of development applications to a Minister or public authority and does not identify development as designated development.
1.4	Site Specific Provisions	Yes	Yes	The Proposal will allow the proposed additional permitted use on the relevant land without imposing any development standards or requirements in addition to those already contained in the LEP. The Proposal does not contain or refer to drawings that show details of any proposed development.
<b>Focus area 1: Planning Systems – Place-based</b>				
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A	
1.6	Implementation of North West Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	



<b>Directions (as of August 2023)</b>		<b>Applicable</b>	<b>Consistent</b>	<b>Comment</b>
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A	
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A	
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A	
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A	
1.14	Implementation of Greater Macarthur 2040	No	N/A	
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A	
1.16	North West Rail Link Corridor Strategy	No	N/A	
1.17	Implementation of the Bays West Place Strategy	No	N/A	
1.18	Implementation of the Macquarie Park Innovation Precinct	No	N/A	
1.19	Implementation of the Westmead Place Strategy	No	N/A	
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	N/A	
1.21	Implementation of South West Growth Area Structure Plan	No	N/A	
1.22	Implementation of the Cherrybrook Station Place Strategy	No	N/A	

Directions (as of August 2023)		Applicable	Consistent	Comment
<b>Focus area 2: Design and Place</b>				
<b>Focus area 3: Biodiversity and Conservation</b>				
3.1	Conservation Zones	No	N/A	The Proposal does not contain environmentally sensitive areas, land within a conservation zone or identified for environment conservation or protection purposes.
3.2	Heritage Conservation	Yes	Yes	The Proposal does not affect existing heritage provisions in the LEP.
3.3	Sydney Drinking Water Catchments	No	N/A	
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A	
3.5	Recreation Vehicle Areas	Yes	Yes	The Proposal does not enable land to be redeveloped for a recreation vehicle area.
3.6	Strategic Conservation Planning	No	N/A	
3.7	Public Bushland	Yes	Yes	Further information will be required at the DA stage to assess the impacts of proposed vegetation removal that would be required to facilitate the construction of a building that could be used as a registered club.
3.8	Willandra Lakes Region	No	N/A	
3.9	Sydney Harbour Foreshores and Waterways Area	No	N/A	
3.10	Water Catchment Protection	No	N/A	
<b>Focus area 4: Resilience and Hazards</b>				
4.1	Flooding	Yes	Yes	The Proposal does not rezone any land. There are no objections to the Proposal in relation to flooding.
4.2	Coastal Management	Yes	Yes	This matter will be assessed at the DA Stage.
4.3	Planning for Bushfire Protection	No	N/A	

<b>Directions (as of August 2023)</b>		<b>Applicable</b>	<b>Consistent</b>	<b>Comment</b>
4.4	Remediation of Contaminated Land	Yes	Yes	Based on the existing land use, it is unlikely that contamination will be an issue, and nonetheless contamination will be assessed at the DA stage.
4.5	Acid Sulfate Soils	Yes	Yes	The presence of acid sulfate soils can be mitigated by way of the acid sulfate soils management plan.
4.6	Mine Subsidence and Unstable Land	No	N/A	
<b>Focus area 5: Transport and Infrastructure</b>				
5.1	Integrating Land Use and Transport	Yes	Yes	The additional permitted use will require an assessment of traffic impacts at DA stage, however based on the size of the proposal, this can be assessed at the DA stage.
5.2	Reserving Land for Public Purposes	Yes	Yes	The Proposal alters the permitted uses on Council owned "community" land consistent with the DPPOM.
5.3	Development Near Regulated Airports and Defence Airfields	No	N/A	
5.4	Shooting Ranges	No	N/A	
<b>Focus area 6: Housing</b>				
6.1	Residential Zones	No	N/A	
6.2	Caravan Parks and Manufactured Home Estates	No	N/A	
<b>Focus area 7: Industry and Employment</b>				
7.1	Business and Industrial Zones	No	N/A	
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A	
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
<b>Focus area 8: Resources and Energy</b>				
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A	

Directions (as of August 2023)		Applicable	Consistent	Comment
<b>Focus area 9: Primary Production</b>				
9.1	Rural Zones	No	N/A	
9.2	Rural Lands	No	N/A	
9.3	Oyster Aquaculture	No	N/A	
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	

### Section C – Environmental, social and economic Impact

8. **Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The Flora and Fauna Constraints Report 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, these gaps and inconsistencies should be addressed at DA stage and do not preclude the Proposal from being supported from an ecological perspective.

9. **Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?**

**Error! Reference source not found.** provides a review of other likely environmental effects and how they will be managed.

*Table 8 Assessment of Environmental Effects*

Environmental Effects	Proposed Management
Traffic and Transport	<p>Registered club, as an additional permitted use, may generally contribute towards changed traffic and parking impacts on surrounding areas, both during construction and operation.</p> <p>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 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.</p> <p>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</p>

<b>Environmental Effects</b>	<b>Proposed Management</b>
	appropriately managed to be consistent with the Plan of Management and through conditions of consent as part of a future Development Application.
Coast and Catchments	The applicant would need to address relevant provisions of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> relating to the Coastal Use Area and Coastal Environment Area at the DA stage.
Landscaping	A Statement of Landscape Intent would need to be submitted with any DA.
Flooding and Stormwater Management	A Flood Impact Assessment and Stormwater Management Plan would need to be submitted with any DA.
Noise	Any DA lodged will be subject to assessment by Council's Environmental Health officer. Acoustic impacts can be assessed at this stage and can be mitigated by way of conditions of consent.
Contamination	<p>A Preliminary Site Investigation (PSI) prepared for the clubhouse DA (NEO Consulting, February 2023) noted that the continuous use of the land as recreational indicates low potential impact of any contamination. The PSI found no exceedance of the NEPM Health and Ecological Assessment Criteria for Commercial/Industrial (D) sites from soil samples and no visible indications of contamination or contaminating sources. NEO Consulting concluded that the required considerations of CI 4.6 of the Resilience and Hazards SEPP are satisfied.</p> <p>Notwithstanding, based on the existing land use, it is unlikely that contamination will be an issue, and nonetheless contamination will be assessed at the DA stage.</p>
Acid Sulfate Soils	The presence of ASS can be mitigated by way of an ASSMP.
Heritage	The E-spatial viewer does not reveal any State Heritage items on the site. There are no locally listed items on the site. Any development approval can provide standard conditions of consent in relation to unexpected finds procedures.

**10. Has the Planning Proposal adequately addressed any social and economic effects?**

Social effects

The DPPOM contemplates the future relocation of the Warringah Golf Club clubhouse to the District Park and 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.

#### Economic effects

The proposal will contribute towards increased employment opportunities during construction activities and will return to previous level (as experienced with the existing clubhouse) once the club is operating.

**Section D – Infrastructure (Local, State and Commonwealth)**

**11. Is there adequate public infrastructure for the Planning Proposal?**

Yes. The Proposal will not require any changes to the delivery of public infrastructure to the land. The site is in an established urban area and benefits from access to a range of existing facilities and services, including utilities.

The site is near several public transport services, including bus services along Pittwater Road which provides connections to the Manly Town Centre and the wider Northern Beaches. The site is located approximately 3.5 km from the Manly Town Centre, which provides additional public transport connections to the Sydney CBD, North Sydney CBD and Chatswood.

**Section E – State and Commonwealth interests**

**12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

The Department of Planning, Housing and Infrastructure (DPHI) issued a Gateway Determination on 21 February 2024 followed by an Alteration of Gateway Determination on 21 March 2024.

In accordance with the Gateway Determination, Liquor and Gaming NSW was consulted regarding the Planning Proposal. On 16 April 2024, Liquor and Gaming advised as follows:

*“Liquor and Gaming does not provide comment in relation to [applications] lodged with Council”.*



## Part 4 – Maps

The Planning Proposal will amend the WLEP Additional Permitted Uses Map (Sheet APU\_008) to identify a portion of the subject site as 'Area 19E'.

The existing Additional Permitted Uses Map is shown in Figure 3. The proposed Additional Permitted Uses Map is shown in Figure 4.

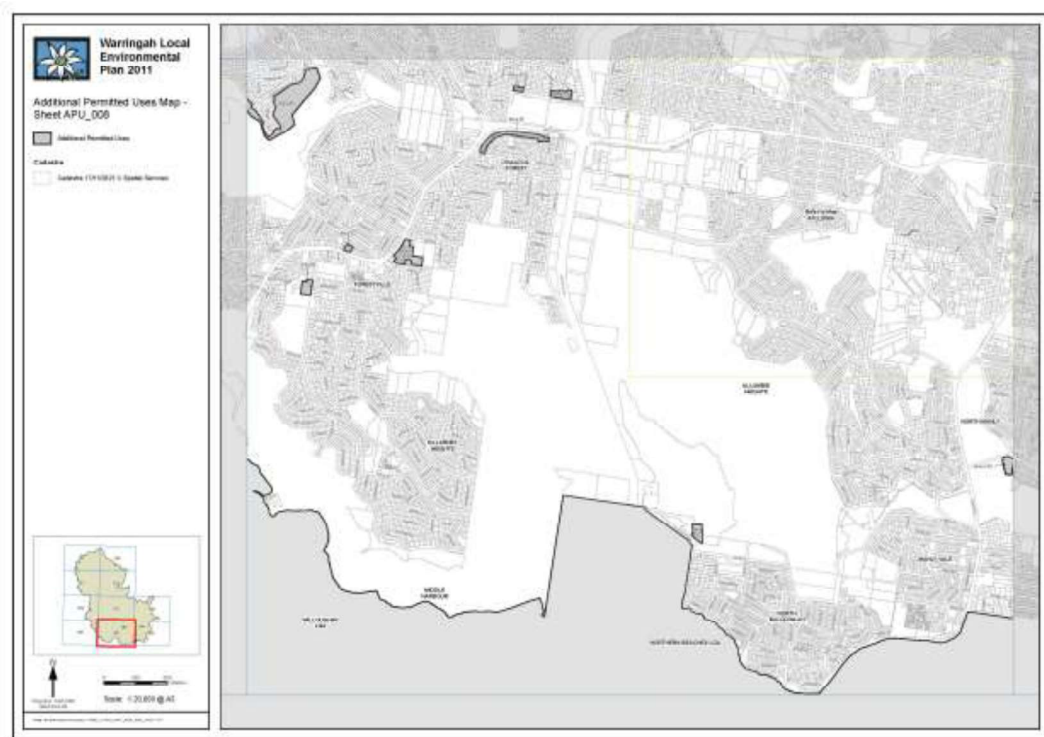


Figure 3 Existing Additional Permitted Uses Map (Sheet APU\_008)

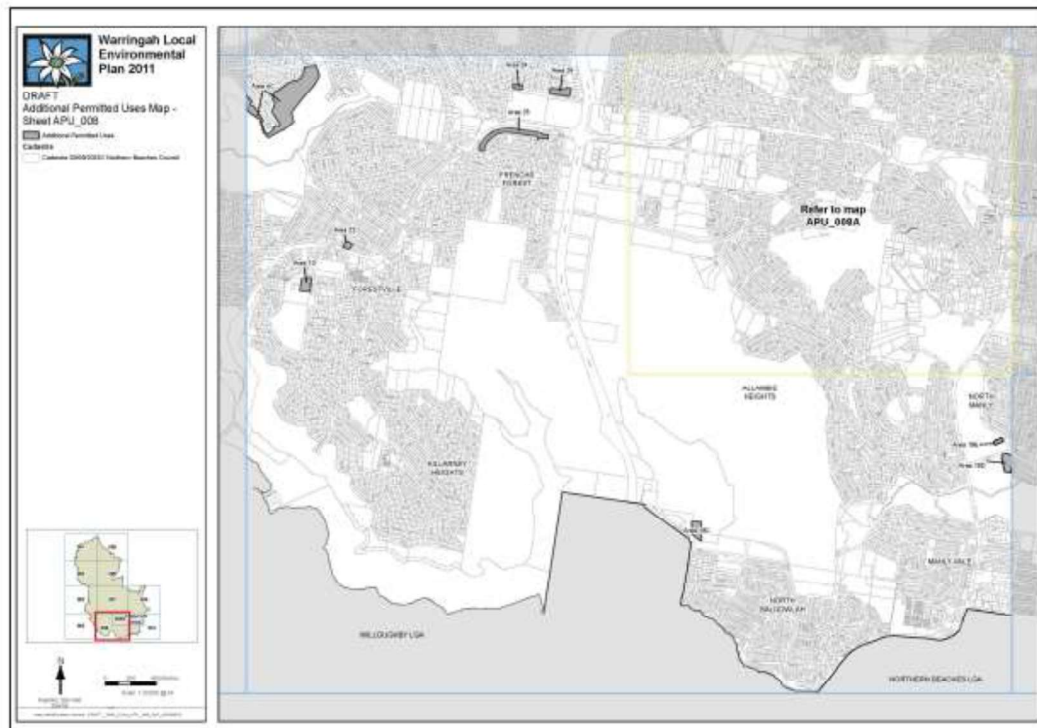


Figure 4 Proposed Additional Permitted Uses Map (Sheet APU\_008)

## Part 5 – Community Consultation

### Preliminary Non-Statutory Exhibition

The Planning Proposal application was placed on non-statutory public exhibition for 14 days. 39 public submissions were received, of which 33 were in support of the proposal, three objected to the application, and three appeared to be neutral. A summary of the matters raised in the objections to the Proposal is provided in Table 9.

*Table 9 Themes Raised in submissions during Non-Statutory Public Exhibition*

Theme	Analysis
Loss of sports courts identified in the District Park Plan of Management.	<p>Section 4.2.3 of the District Park Plan of Management (DPPOM) provides background information relating to District Park, including that the Warringah Recreation Centre has six tennis courts, three squash courts and futsal courts. The DPPOM Actions include:</p> <ul style="list-style-type: none"> <li>• Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club.</li> <li>• Investigate upgrading tennis and squash courts at Warringah Recreation Centre.</li> <li>• 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.</li> <li>• Investigate the feasibility of additional squash courts.</li> </ul> <p>Whilst the approval of the DA would prevent the provision of additional courts at the Warringah Recreation Centre, and reduce the number already constructed, it does not 'approve the clubhouse', as the approval of a DA is required. Nor does the DPPOM strictly outline that the Warringah Recreation Centre (WRC) must accommodate any additional courts or sporting facilities. The DPPOM suggests further investigations.</p> <p>The proposal is consistent with the DPPOM. Council is preparing a masterplan for the WRC site which will be subject to future consultation. Notwithstanding, the loss of sports courts does not preclude support of the Proposal.</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 change to the quantum of land used for recreation purposes.</p>
Vegetation removal	<p>The Flora and Fauna Constraints Report has been reviewed by GHD's Ecologist and Council's Biodiversity Team. Whilst some gaps and inconsistencies have been identified in the report, these can be addressed at the DA stage.</p>

Licensed alcohol and gambling venue	<p>The objection expresses concern at the social impacts of alcohol and gambling if the venue is a licensed venue.</p> <p>The proposal does not stipulate whether or not gambling would be permitted at the club. By definition a Registered Club “means a club that holds a club license under the Liquor Act 2007”.</p> <p>The consumption of alcohol does contribute to social problems, as discussed in the objection and as is commonly understood. Notwithstanding, the existing Warringah Golf Club currently operates as a ‘registered club’. The proposal will therefore not result in a net increase in registered clubs. This is, however, not strictly a planning matter.</p> <p>The social impact of alcohol and gambling have been addressed in section 10 of this Planning Proposal.</p>
Traffic	As discussed in the assessment report, Council’s Traffic Engineering Coordinator has no objections to the proposal.
Golf is an elitist sport	Golf as an activity may not be financially accessible to all, however this is not strictly a matter for planning consideration. The equitable provision of a variety of activities is within the remit of Council.
The land should be used for a better purpose or more public recreation	<p>The proposal is consistent with the DPPOM. The proposal ensures that the use as a registered club must be ancillary to a recreational use.</p> <p>Council is preparing a masterplan for the WRC site which will be subject to future consultation.</p> <p>This Proposal will not result in a change to the quantum of land used for recreation purposes.</p>
Encroachment into the riparian lands including earthworks and increased impervious areas	The Flora and Fauna Constraints Report has been reviewed by GHD’s Ecologist and Council’s Biodiversity Team. Whilst some gaps and inconsistencies have been identified in the report, these can be addressed at the DA stage.
Impacts of the proposal on Brookvale Creek, vegetation, Flooding and Acid Sulphate soils as identified in the District Park Plan of Management	These matters have been addressed in Section C of this report and do not preclude supporting the Proposal.

The outcomes of the preliminary non-statutory exhibition was considered at the Council meeting on 24 October 2023. The Council recommendation was to request a Gateway Determination from DPHI.

On 21 February 2024, DPHI issued a Gateway Determination subject to the following assessments being undertaken before the Planning Proposal can be publicly exhibited, namely:

- social impact impacts of ‘registered club’ as an additional permitted use, which allows the sale of alcohol and the potential for gambling to take place, and the associated amenity impacts from operations, events and noise; and
- traffic impacts from the ‘registered club’ use – its operations and events.

On 21 March 2024, DPHI issued an Alteration of Gateway Determination and removed the need to undertake both social impact and traffic impact assessments. Instead, Council was required to update the Planning Proposal to address the potential social and traffic impacts related to the additional permitted use and include an explanation of mitigation measures. This Planning Propsoal has been updated accordingly.

### **Statutory Exhibition**

The Gateway Determination categorised the proposal as ‘standard’ and required a public exhibition period of 20 working days in accordance with the Local Environment Plan Making Guidelines (Department of Planning, 2023). The Planning Proposal was exhibited from 2 April to 30 April 2024, in accordance with the Gateway Determination. One public holiday (Anzac Day) was accounted for during this period.

Fifty-two (52) submissions were received during the statutory exhibition period, of which forty-two (42) submissions were in support of the proposal, five (5) submissions objected to the proposal, and five (5) appeared to be neutral. A summary of the matters raised in the submissions is provided in Table 10.

***Table 10 Themes Raised in submissions during Statutory Public Exhibition***

<b>Theme</b>	<b>Analysis</b>
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</p>

	<p>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. 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"> <li>• Traffic congestion at the end of Kentwell Road.</li> <li>• More traffic in general.</li> </ul> <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 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</i></p>

	<i>consistent with the Plan of Management and through conditions of consent as part of a future Development Application".</i>
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>

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 <i>"The canopy within the subject site... is characteristically dominated by Casuarina Glauca.... consistent with that of the Estuarine Swamp Oak Forest Vegetation community"</i>.</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: <i>"In response to technical reports: Please see previous submission to DA2022/2081 - Construction of a golf club house and associated facilities"</i>.</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 given 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 also required exhibition and assessment.</p> <p>That DA was approved for the clubhouse itself, in terms of construction of and use of the new building. The consent prevents the use of the clubhouse building as a 'Registered Club' as defined in the WLEP 2011.</p> <p>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>



## Part 6 – Project Timeline

*Table 11 Project Timeline*

Stage	
Consideration by Council	October 2023
Council Decision	October 2023
Gateway Determination	February 2024
Council request Alteration of Gateway Determination	March 2024
DPHI issued Alteration of Gateway Determination	March 2024
Changes to Planning Proposal undertaken in accordance with Gateway Determination	March 2024
Commencement and completion of statutory public exhibition period	April 2024
Post exhibition consideration of submissions	May 2024
Post-exhibition review	May 2024
Consideration by Council	June 2024
Commence finalisation of LEP	June 2024
PCO drafting of amendment to LEP	July/August 2024
Gazettal of LEP amendment	September 2024

# Appendices

AHIMS Search



AHIMS Web Services (AWS)  
Search Result

Your Ref/PO Number : 12616308  
Client Service ID : 809140

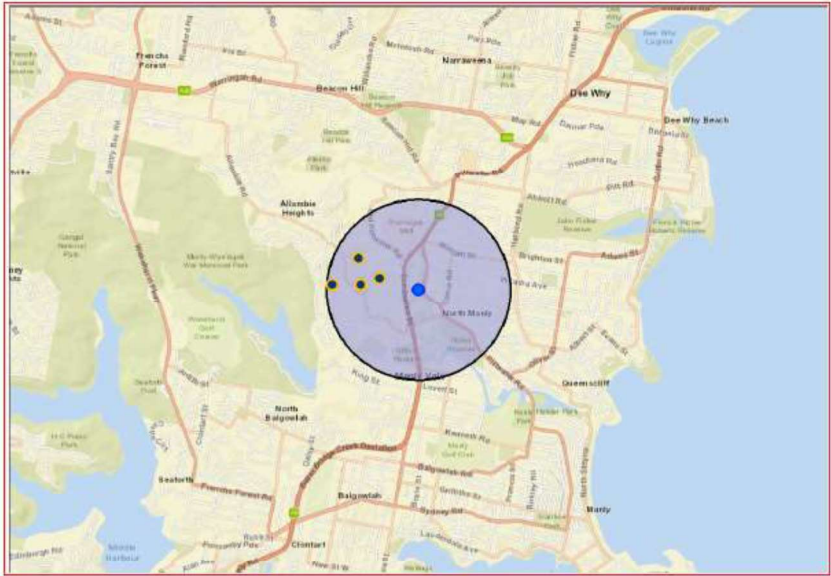
Rochelle Barclay  
230 Harbour Drive  
Coffs Harbour New South Wales 2450  
Attention: Rochelle Barclay  
Email: rochelle.barclay@ghd.com

Date: 14 August 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 292 CONDAMINE STREET NORTH MANLY  
2100 with a Buffer of 1000 meters. conducted by Rochelle Barclay on 14 August 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

4	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

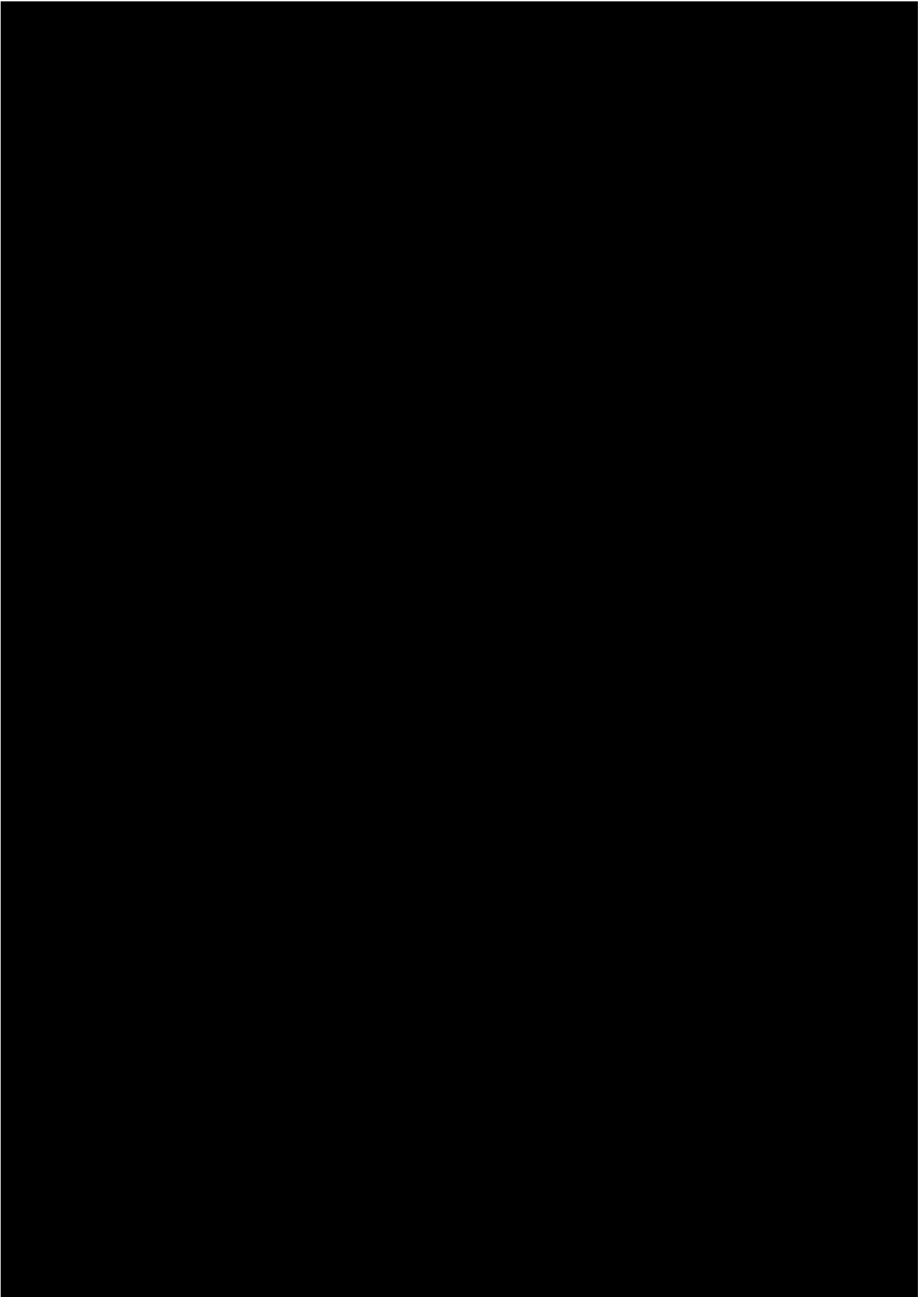
Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

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GPO Box 1104, Sydney, NSW 2001  
ABN: 22 130 908 824

Mr Scott Phillips  
Chief Executive Officer  
Northern Beaches Council  
PO Box 82  
Manly  
NSW 1655  
15 May 2024

Dear Mr Phillips

**Probity Report Stage 2 – Assessment of Planning Proposal PEX2023/0002 at the Warringah Golf Course District Park**

Procure Group Pty Ltd (**Procure**) was engaged in July 2023 by the Northern Beaches Council (**Council**) to provide independent probity advisory services in relation to the assessment of Planning Proposal PEX2023/0002 at the Warringah Golf Course District Park (**Planning Proposal**). The land on which the golf course is situated is owned by Council.

The Planning Proposal was submitted by the Property, Commercial and Tourist Assets Team (**Property Team**) of Council which created a conflict of roles within Council since the Strategic and Place Planning Team (**S and PP Team**) had responsibility for management of the assessment process for the Planning Proposal.

Procure provided its first probity report in relation to this matter on 26 September 2023, at which stage the Planning Proposal had been publicly exhibited (non-statutory) and then referred to the Department of Planning, Housing and Infrastructure (**DPHI or the Department**) for Gateway Determination (**Stage 1**).

The Gateway Determination was provided to Council by DPHI on 21 February 2024.

Subsequently, the revised Planning Proposal was publicly exhibited (statutory) from 2 April to 30 April 2024. GHD Consulting (**GHD**) has completed the assessment of responses to the public exhibition on behalf of Council and provided its final report on 13 May 2024 (**Stage 2**).

The Planning Proposal will now be referred to the meeting of elected Councillors to be held on 25 June 2024.

Northern Beaches Council

Assessment of Planning Proposal PEX2023/0002 Stage 2

Probity Report

### Detailed background

Council documentation provided the following background:

*Council has received a Planning Proposal to amend the Warringah Local Environmental Plan 2011 (WLEP 2011) for part of Lot 2742 DP 752038, known as the Warringah Golf Course District Park.*

*The land is owned by Council and the Planning Proposal has been submitted by Council's Property Team. The land is zoned RE1 Public Recreation under WLEP 2011 and is subject to the District Park Plan of Management, adopted on 25 August 2015.*

*The Planning Proposal seeks to amend Schedule 1 of WLEP 2011 to allow a 'registered club' as an Additional Permitted Use on part of the south-eastern corner of the land which is proposed to accommodate the new Warringah Golf Clubhouse. A plan identifying the location of the proposed Additional Permitted Use boundary has been submitted with the Planning Proposal.*

*The Strategic & Place Planning Team are engaging an independent planning consultant to assess the Planning Proposal.*

*The Planning Proposal and all supporting documentation were placed on public notification (Pre-Gateway non-statutory) from 1 July 2023 to 16 July 2023.*

The independent consultant engaged to conduct the assessment of the Planning Proposal was GHD. The first report from GHD was received by Council on 14 September 2023. The report recommended:

*that Council support the progression of the Proposal for a Gateway determination from the NSW Department of Planning and Environment under section 3.34(1) of the Environmental Planning and Assessment Act 1979.*

*In addition to the above it is noted that any future ecological assessment submitted in support of the development application (DA) should address additional matters.*

As required by the assessment process, GHD also prepared a revised Planning Proposal for consideration by the Local Planning Panel (**LPP**) and by Council. The revised Planning Proposal was further updated by Council officers.

The assessment report and updated Planning Proposal, as prepared by GHD and amended by Council officers, was referred to the LPP for consideration and recommendation to Council. The elected Councillors at a meeting held on 24 October 2023, agreed to refer the Planning Proposal to DPHI for Gateway determination.

The Department provided the Gateway Determination, with conditions, on 21 February 2024. Following representations from Council, the conditions were amended on 21 March 2024. The Gateway Determination required the Planning Proposal to be amended prior to statutory public exhibition. Council amended the Planning Proposal accordingly.

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Probity Report

A period of statutory public exhibition of the Planning Proposal was conducted between 2 April and 30 April 2024. The report and recommendations prepared by GHD following the public exhibition will be referred to the Council meeting scheduled for 25 June 2024.

### Work Performed

Procure has completed the following tasks in relation to the conduct of the assessment process:

- + Noted that in order to address the conflict of roles within Council, the following mitigation steps were implemented by Council for Stages 1 and 2:
  - o The engagement of GHD to conduct the assessment of the Planning Proposal;
  - o The conduct of a non-statutory public exhibition of the Planning Proposal for a period of two weeks in July 2023 and the public exhibition of the revised Planning Proposal for three weeks in April 2024;
  - o Ensuring that the Property Team has no involvement in, or access to, the assessment process and related documentation; and
  - o Requiring the completion of conflict of interest declarations by all S and PP Team members and internal referral bodies with a role in reviewing the application;
- + At Stage 1 Procure met with representatives of GHD on 26 July 2023, in order to explain Procure's role and to discuss the approach to be taken by GHD to the conflict of roles issue. Confirmed that all communications between GHD and Council would be through the S and PP Team with no direct contact with the Property Team. Also confirmed that GHD did not have any conflict of interest in relation to the assessment of a Planning Proposal that involved the Warringah Golf Club. No changes to these circumstances were identified during Stage 2;
- + Confirmed with the Principal Development Infrastructure Officer, S and PP Team on 3 April 2024, that the arrangements in place within Council to address the identified conflict of roles remained in place;
- + Confirmed with the Principal Planner of the Property Team on 8 May 2024, that the Property Team members had maintained the required separation from the Planning Proposal assessment process;
- + Reviewed the two additional conflict of interest declarations provided by Council on 9 April 2024, for the two officers from the S and PP Team who have responsibility for the Stage 2 process within Council. Noted that no matters were declared which prevented the team members from fulfilling their role;

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15 May 2024



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- + Reviewed all correspondence between the S and PP Team and GHD during the period 3 April to 10 May 2024. Noted that the correspondence was conducted appropriately and was not available to the Property Team;
- + Procure reviewed the following documents as confirmation of the Stage 2 process:
  - o DPHI letter to Council dated 21 February 2024, advising of the Gateway Determination;
  - o Copy of the Gateway Determination dated 21 February 2024, advising of approval for the Planning Proposal to proceed with conditions;
  - o Correspondence by email between the S and PP Team, the Property Team and the Warringah Golf club (27 February to 5 March 2024) confirming the absence of poker machines from the proposed development and approval to utilise technical reports prepared by the Golf Club;
  - o Council letter to DPHI dated 5 March 2024, seeking review of certain conditions related to social and traffic impacts contained in the Gateway Determination;
  - o DPHI letter to Council dated 21 March 2024, amending the Gateway Determination conditions;
  - o Copy of the amended Gateway Determination dated 21 March 2024;
  - o Two conflict of interest declarations from Council staff responsible for the Stage 2 process;
  - o Advice by email on 13 March 2024 to the Property Team advising of the Gateway Determination and that Council was seeking amendments to the conditions;
  - o Letter to the Property Team dated 27 March 2024, advising of the amended Gateway Determination;
  - o Draft and final versions of the assessment reports prepared by GHD; and
  - o Draft Council report for consideration at the Council meeting to be held on 25 June 2024;
- + Noted that in support of Council's request to DPHI for amendments to the conditions attached to the Gateway Determination, the S and PP team were required to communicate with the Property Team as the applicant. This was done in accordance with Council procedures for communication with planning proposal applicants;

Northern Beaches Council

Assessment of Planning Proposal PEX2023/0002 Stage 2

Probity Report

- + Noted that all public comments received during the statutory public exhibition period for Stage 2 are available on the Council's website, along with all documentation related to the Planning Proposal;
- + Noted that GHD provided a draft of its Stage 2 assessment report on 8 May 2024. Further noted that the draft report included:
  - o Introduction and purpose of the report;
  - o An analysis and commentary on the 52 submissions received in response to the statutory public exhibition of the Planning Proposal organised into themes such as *Social and Economic Impacts* and *Traffic Impacts*; and
  - o Conclusion and recommendations;
- + Confirmed by email with the Principal Planner at the Property Team on 8 May 2024, that the Property Team had not had any contact with GHD or any Council personnel contributing to the assessment process, except as noted above;
- + Noted that following review by Council, GHD was provided with comments on 10 and 14 May 2024 and subsequently provided the final assessment report on 15 May 2024; and
- + Reviewed the Council report prepared by the S and PP team and confirmed that it accurately represented the assessment process and documentation prepared by GHD. Noted that the Council report also provided an updated Planning Proposal.

### Conclusion

Based upon our work performed as detailed in this report, no issues of a probity nature have come to our attention that would lead us to conclude that the process followed by Council in the conduct of Stage 2 of the assessment of Planning Proposal PEX2023/0002 at the Warringah Golf Course District Park has not been conducted in a transparent and accountable manner consistent with probity principles. Appropriate internal separation between the two Council teams involved has been demonstrated.

Please contact Vic Baueris of Procure on 0401 443 507 should you have any questions in relation to this report.

Yours sincerely,



Simon Taylor

**Managing Director  
Procure Group Pty Ltd**

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15 May 2024

Northern Beaches Council

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Probity Report

#### Statement of Responsibility

This probity report has been prepared to assist Northern Beaches Council in its decision-making regarding matters related to the assessment of the Planning Proposal. Procure has compiled this report based on:

- (a) Council documentation it has been given and which it has reviewed;
- (b) Participation in meetings related to the Planning Proposal; and
- (c) Discussions with relevant Council officers and others involved in the assessment process.

The conclusion of this report is based upon the work performed as documented in it. While Procure has identified probity risks and considered the controls, environment and action taken by Council to address those risks, probity issues may nevertheless have arisen that have not been identified. While Procure may provide input into processes followed, Council retains responsibility for the probity of its personnel and processes. The report cannot be relied upon by any other party or for any other purpose.