

**Record of Kick-Off Briefing
Sydney North Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-391 – Northern Beaches - DA2022/2081, 433 PITTWATER ROAD NORTH MANLY, 292 CONDAMINE STREET NORTH MANLY, Change of use and construction of a golf club house and associated facilities
APPLICANT / OWNER	Applicant – Graeme McMullan - WARRINGAH GOLF CLUB LTD Owner - Northern Beaches Council
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Warringah Local Environmental Plan 2011
CIV	\$7,950,000.00
BRIEFING DATE	28 June 2023

ATTENDEES

APPLICANT	Applicant did not attend
PANEL	Peter Debnam (Chair), Brian Kirk
COUNCIL OFFICERS	Steven Findley, Maxwell Duncan, Scott – Independent Consultant Panner
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Adam Iskander, Suzie Jattan

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clarification on the rights of the land and the ownership of the land.
- Address conflict of interest as per Clause 66A – *Council-related development applications—the Act, s 4.16(11)* of the EPA Regs 2021
- Council community engagement policy needs to be addressed.
- The club is a prohibited use – demonstrate that the proposal is ancillary and subservient to the use. Evidence needs to be provided

DA LODGED: 14 February 2023

ASSESSMENT BRIEFING: 20 September 2023

TENTATIVE DETERMINATION DATE: 18 October 2023