

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

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| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSNH-391 – Northern Beaches - DA2022/2081, 433 PITTWATER ROAD NORTH MANLY, 292 CONDRAMINE 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 | 19 July 2023 |

ATTENDEES

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|------------------------------------|---|
| APPLICANT | Graeme McMullan, Ruby Burns |
| PANEL | Peter Debnam (Chair), Brian Kirk, Nicole Gurran |
| COUNCIL OFFICERS | Adam Richardson, Maxwell Duncan, Scott – Independent Consultant Planner |
| CASE MANAGER | Adam Iskander |
| PLANNING PANELS SECRETARIAT | Suzie Jattan |

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Aboriginal heritage assessment is being undertaken by the applicant
- Meeting with applicant and Council 19.7.23 to establish the scope of the biodiversity area in order to address Council's RFI letter
- Absorption trench and stormwater treatment needs to be resolved
- Permissibility of the club house, hours of operation, type of uses/functions and liquor license needs to be resolved

- Applicant has requested staged construction and needs to provide Council with details of each stage.

DA LODGED: 14 February 2023

TENTATIVE DETERMINATION DATE: 25 OCTOBER 2023