

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	24/07/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The proposal is for alterations and additions to the existing LRGC Club House to improve facilities for members and the wider community.

In terms of development permissibility Parks Reserves and Foreshores Referral raise no concerns in consideration of the Griffith Park Plan of Management and the principles of Crown Land Management where Crown Land can be occupied, used, leased, licenced or otherwise dealt with to be consistent with the Crown Land Management principles, and the key values of the Griffith Park Plan of Management, subject to final determination by the Assessing Planning Officer.

The new first floor will include back of house space, members lounge and terrace, function room and outdoor terrace, and Parks Reserves and Foreshores Referral raise no concerns for the building envelope in consideration of the Griffith Park Plan of Management and the principles of Crown Land Management. In terms of visual impact to Griffith Park, it is considered that the following key values of the Griffith Park Plan of Management are not significantly altered: scale; and scenic qualities and views of the coastline. However, it is considered that public access and recreation setting is impacted by the proposed development as described below:

- The proposed lawn areas off the club premises (two areas off the northern multi-use rooms and the large eastern lawn area between the members lounge/communal area and the proposed path on public land) includes an area that is raised above existing natural ground featuring enclosed planted gardens, raised lawn areas accessed by stairs, and walling; and this will visually and physically appear as 'private space' for the benefit of the Club and not easily perceived for public use especially for any visitor to the site. There is no public benefit in establishing areas that are visually and physically designed to appear as areas for use by the Club at the expense of the general public. To support this application design adjustments are required to ensure that no visual nor physical barriers shall be presented to the public in accessing the area of public land. In simple terms the existing outdoor areas on public land shall remain unchanged without the proposed enclosed planted gardens, raised lawn areas accessed by stairs, and walling.
- The open lawn area to the east of the club is used by small watercraft (fishing kayak, kite/wing surfing, surf ski, jet skis etc.) for unloading and rigging, and the proposal will eliminate such public open space opportunities to continue with such existing recreational activities, and this cannot be supported.
- The northern beaches LGA area has a shortfall of public land for open space recreation and land areas that visually and physically appear to decrease public land, such as is proposed cannot be supported.

Other design elements not supported:

- new walling in the road reserve verge of Anzac Avenue with Golf Club signage diminishes the natural landscape character and shall be removed from the proposal.
- the proposed drop off vehicular access / share path at the entrance to the Club is not necessary, and disabled parking should simply remain at the closet point to the existing path to club entrance. This design style is more suited to a country club in other areas, other than where the natural environment shall take precedence in the design of buildings and associated structures.

Summary:

To enable the proposal to be supported by Parks Reserves & Foreshores Referral, the proposal is to address the following issues:

- The RE1 zoned public recreation land outside of the Golf Club lease area must remain accessible for use by the public.
- The existing grass areas outside of the Golf Club lease area shall remain accessible to the public as recreational open space without any perceived restrictions to access and use.
- Any proposed pavement for all-inclusive access paths across public land are to be amended to be concrete.
- Golf Club signage within the road reserve verge of Anzac Avenue is to be relocated to a more suitable location within the Golf Club lease area.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

Nil.