

4 August 2025

Long Reef Golf Club Ltd
PO Box 182
COLLARROY NSW 2097

Dear Sir/Madam,

Development Application No: DA2025/0764 for Alterations and additions to Long Reef Golf Club clubhouse at Long Reef Golf Club & Long Reef Golf Club 2 Anzac Avenue COLLARROY

An assessment of your application has been completed. It is unsatisfactory in its current form for the reasons outlined below:

INSUFFICIENT INFORMATION

The following information/documentation is required to complete the assessment of the application:

1. Water Management

Runoff from stormwater and roof areas is proposed to be directed to an existing pond within the golf course, enabling the reuse of collected water for irrigation. Consideration should be given to the storage capacity of the pond and the quality of water treatment before discharge.

The proposal includes new pipes located within 40 metres of a mapped waterway, as specified in the *Water Management (General) Regulation 2018* and the Hydro Line spatial data. Warringah DCP Clause E8 Waterways and Riparian Lands applies to the proposal, and a Waterway Impact Statement (WIS) is required. The proposal must comply with the requirements of the Northern Beaches Council Water Management for Development Policy (WMD Policy), including Table 5 Water Quality Requirements.

The proposal is not supported. However, an opportunity for compliance exists. Evidence that the proposal will satisfy the Table 5 – General Stormwater Quality Requirements must be provided, either through a MUSIC model or an equivalent. Refer to sections 4.1.2 Standards of Design and 4.1.3 Demonstrating Compliance of the WMD Policy for further guidance.

2. Aboriginal Heritage

There are known Aboriginal sites in the area, and the location of the proposed development is identified as having high potential for unrecorded Aboriginal sites.

The Aboriginal Heritage Office recommends a preliminary inspection ('due diligence' under the National Parks and Wildlife Act 1974) by a qualified Aboriginal heritage professional. The assessment would provide information on potential Aboriginal heritage issues on the land and recommendations for any further action that may be required.



3. Waste Management Plan

An updated Waste Management Plan is required, as the submitted plan appears to be in draft form.

4. Solid fuel heater

The plans accompanying the proposal show a fireplace in the ground-floor dining room. Further details are required to show the model and specification, as well as the flue location and height of the proposed heater to be installed.

ISSUES

The following is a list of the issues and concerns identified in the assessment that cannot be supported:

5. Public Land and Access

Council's Parks, Reserves and Foreshores team find that the public access and recreation setting is impacted by the proposed development as described below:

- The proposed raised lawns, enclosed gardens, walling, and stairs on public land create the appearance of private space, limiting public use. To support this application, design adjustments are required to ensure that no visual or physical barriers are presented to the public in accessing the area of public land.
- 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 must allow accessible and unobstructed public access.
- Public land beyond the Golf Club lease area must remain unchanged and fully open to the public.

6. Signage and encroachments

- Proposed Golf Club signage within the road reserve along Anzac Avenue is not supported and must be relocated within the lease area.
- Any structures or treatments that diminish the natural landscape character of the area must be removed.

7. Pedestrian Pathways

- Paths across public land should be rationalised (no duplicate pathways) and designed in concrete for all-inclusive access (crushed sandstone not supported).

8. Landscape issues

- The Canary Island Palms T3 and T4 are to be retained. Removal is not supported as they are significant landscape features.
- *Waterhousia* species planting is not suitable for the coastal environment and must be replaced with coastal-tolerant species.



- Garden planting beyond the lease area must be removed.

(refer to the Landscape Referral Response on Council's online Application Search tool for further details).

9. Traffic Impact

- Concern is raised regarding increased vehicle movements due to the expanded clubhouse facilities (function room, terrace, and members' lounge). Additional traffic assessments or mitigation measures may be necessary to ensure minimal impact on Anzac Avenue and surrounding streets.

10. Parking Provision

- Existing on-site parking may be insufficient during peak periods or events. Overflow parking on adjacent streets is a concern and may negatively affect local traffic and residents. Therefore, further clarification is required, including the precise location of staff parking, the proposed shuttle bus parking location, its operational details, and confirmation that access to the storage/bin containers will remain unobstructed.

11. Access and Drop-off Zones

- The proposed drop-off vehicular access/share path and disabled car spaces at the club entrance are considered unnecessary and potentially unsafe for pedestrians. The existing disabled parking near the entrance is sufficient.
- Recommendations include retaining current parking arrangements close to the entrance rather than introducing new vehicle circulation patterns.

12. Bicycle parking

- The submitted traffic report states that a minimum of 4 bicycle spaces (3 staff and 1 visitor), three clothes lockers and one shower cubicle are required per the Warringah DCP. However, the report does not confirm whether these facilities are provided on-site. Further information is required.

13. Vehicle access

- Concern is raised regarding the proposed vehicular access from Anzac Avenue, providing access to new parking spaces and for use as a drop-off and pick-up area.
- The proposed vehicle access appears to be situated close to the existing power pole (please note that Ausgrid requires a minimum of 1m clearance between a driveway and any power pole).
- Additionally, there is existing 90-degree on-street parking at the cul-de-sac of Anzac Avenue, adjacent to the proposed driveway. This parking area is not signposted as 'small cars only'. As such, if a long vehicle occupies the end space, it may encroach into the driveway, potentially blocking access to the driveway. A swept path analysis is required to demonstrate that the proposed access can function safely and efficiently without requiring removal or restriction of the adjacent on-street parking space.



- It remains unclear whether the circulation path on the proposed new vehicle access is also intended to be used as a delivery zone for the back-of-house areas and keg room. Clarification is required.

14. Loading / Deliveries

- It is noted that a loading zone is provided on the southern side of the building, east of the new vehicle access path. However, no information has been provided regarding the dimensions of this loading bay or the size of the largest truck expected to use it. It is also unclear whether trucks will access the loading zone via the new Anzac Avenue access or the proposed shared zone road.
- The submitted traffic report on page 38 states that there are existing multiple loading zone areas and one dedicated car parking space for service vehicles. Further information is required regarding the location of these loading zones and the size of trucks that access them.
- Given the scale of the proposed development, Council does not anticipate deliveries being made by small vehicles but expects larger trucks. Therefore, a dedicated loading bay capable of accommodating at least a 6.4 metre Small Rigid Vehicle (SRV) must be provided.
- The traffic report does not provide any information about waste collection. Noting the comments from the Council's Waste team, further information is required for the loading bay.
- Additionally, swept path analysis must be submitted to demonstrate safe access to and from the proposed loading bay.

15. Bin storage area

As there is a new terrace above the existing bin storage area, it shall be designed to:

- a) Have a minimum wall height of 1600mm.
- b) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions.
- c) Be screened from the street frontage in a manner that improves the streetscape appearance of the facility

as per the residential Waste Storage Area Design Requirements

OBJECTOR'S CONCERNS

You are encouraged to review the submissions that have been lodged in relation to the application and consider any design solutions that may resolve relevant concerns.

Submissions that are available online in accordance with the Northern Beaches Community Participation Plan can be viewed on Council's website at the following link, using the application number as a reference:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx>



Options available to the Applicant

Council is providing you with two (2) options to progress your application:

1. Prepare and submit further supporting information/amendments to address the above issues. Please carefully read the below advice if you choose this option.
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application.

Please advise of your selected option by responding **within 7 days of the date of this letter** by email sent to council@northernbeaches.nsw.gov.au marked to the attention of the assessment officer. Should Council not receive your response by this date, Council will determine the application in its current form.

Submitting further information/amendments

Council will offer one opportunity to provide feedback on conceptual amendments addressing the issues raised in this letter. We strongly request that you contact the assessment officer directly for a 'without prejudice' discussion on your proposed resolution of the issues and the submission requirements before lodging any documentation on the NSW Planning Portal.

Conceptual amendments must be provided to Council for feedback **within 14 days of the date of this letter**. If conceptual amendments are deemed sufficient, we will then provide you with a timeframe upon which an amended application is to be lodged on the NSW Planning Portal (generally 14 days).

Please ensure that the amended/additional information submitted on the NSW Planning Portal is a genuine attempt to resolve the issues as Council will generally not seek any further information/amendments after that point. Council will proceed to assess and determine the application based on the submitted information without further consultation. Whilst we will provide feedback on your conceptual amendments in good faith, this cannot guarantee the approval of the amended application.

As part of any amended application, it may be necessary to update your supporting documentation (e.g., BASIX certificate, bushfire report, geotechnical report, etc.). Failure to do so may affect Council's ability to determine the application favourably.

Please ensure that any amendments are accompanied by a summary/schedule of amendments cover sheet.

Council reserves its right under section 37 of the *Environmental Planning and Assessment Regulations 2021* not to accept any information/amendment if it is not considered to be a genuine attempt to resolve the issues. In which case, Council will inform you that the changes have not been accepted and the application will proceed to be determined.

This process has been established to ensure an efficient and responsible level of service which meets the requirements of the Department of Planning and Environment's 23A



Guidelines on withdrawal of Development Applications 2023, Ministerial Orders Statement of Expectations 2021 and the Development Assessment Best Practice Guide 2017.

As per the requirements of section 36 of the *Environmental Planning and Assessment Regulation 2021*, you are advised that this application was accepted on 23 June 2025 and 42 days in the assessment period have now elapsed.

This letter will be released on Council's webpage as part of the application's documentation.

Should you wish to discuss any issues raised in this letter, please contact Claire Ryan on 1300 434 434 during business hours Monday to Friday.

Yours faithfully,

Tom Burns
A/Manager, Development Assessments

(on behalf of external assessing consultant planner – Danielle Deegan, DM Planning)