

4 November 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, 2 Anzac Avenue COLLARROY

The assessment of the application, as amended in response to Council's correspondence dated 4 August 2025, has been undertaken, which has revealed matters that prevent Council from supporting the proposal.

It appears that Council's earlier correspondence did not accurately convey the concerns raised in the original commentary from Council's Traffic Engineer. As such, a second opportunity to address those concerns (and the additional concerns raised since Council's first correspondence) is provided.

The matters to be addressed are as follows:

Referral Comments

The following comments have been provided by Council's referral bodies. It is recommended that you view the full commentary from each referral body via Council's Application Search tool.

1. Traffic Engineer

Council's Traffic Engineer has reviewed the amended development application and has raised several matters of concern. Please see the full referral commentary attached to this letter. The matters raised are to be investigated and addressed with a view to achieving an improved outcome.

2. Aboriginal Heritage Office

The Aboriginal Heritage Officer has reviewed the amended development application and has commented on the proposed development as follows:

Long Reef Golf Club will need to continue with the Due Diligence process for DA2025/0764.

According to the Code of Practice for the Protection of Aboriginal Objects in New South Wales (2010), if proposed activity is:

- *Within 200m of waters,*
- *Or located within a sand dune system*

then the landscape features indicate the likely existence of Aboriginal objects.



The area of proposed development is also within 200m of a registered Aboriginal site.

Under the National Parks and Wildlife Act 1974 (NPW Act) all Aboriginal objects, known and unknown, are protected.

3. Landscape Officer

Council's Landscape Officer has reviewed the amended development application and has commented on the proposed development as follows:

The following review of the amended Landscape Plans and other Plans is provided:

- **Design is to be amended to enable retention of Canary Island Palms T3 and T4.**
Review comments: the proposed driveway alignment remains without change and is generally not supported and if approved by the Assessing Planning Officer then the removal of T3 and T4 is unavoidable, in consideration of the reported evidence of Fusarium wilt disease. The proposed replacement tree planting with *Livistona australis* (Cabbage Tree Palm) is not supported as this does not establish in exposed coastal locations and it is preferred that a front dune species such as Cooks Pine (*Araucaria columnaris*) is proposed instead. The Cooks Pine will require a wrapped shelter area for tree establishment.
- **Golf Club signage within the road reserve verge of Anzac Avenue is to be relocated to a location within the Golf Club lease area.**
Review comments: the proposed signage remains in public land and is not supported.
- **Existing outdoor areas on public land beyond the Golf Club lease area shall remain unchanged.**
Review comments: any proposed Club outdoor areas shall be within the lease area
- **All proposed garden planting beyond the Golf Club lease area to be deleted.**
Review comments: proposed garden planting remains on the amended Landscape Plans and is not supported including to the eastern turf area adjacent to the existing path, and the northern area at the end of Anzac Parade, and the width of the verge shall remain as accessible for the public without any proposed planting encroachment on public land
- **Pedestrian access paths across public land are to be rationalised to avoid duplication.**
Review comments: paths removed
- **Proposed crushed sandstone pavement for all-inclusive access paths are amended to be concrete.**
Review comments: paths removed



- ***Waterhousia sp. tree planting is to be substituted with suitable coastal tolerant species.***
- *Review comments:* *suitable coastal tolerant species noted on amended Landscape Plans.*

As it stands, the amended Landscape Plans will require further revision to remove planting encroachments as listed above, and the replacement planting (should the proposed driveway and drop-off area be approved) for the existing Phoenix shall be Cooks Pine.

All Plans shall be co-ordinated and Landscape shall provide conditions of consent following receipt of the revised Plans.

4. Parks, Reserves and Foreshores Officer

Council's Parks, Reserves and Foreshores Officer has reviewed the amended development application and has commented on the proposed development as follows:

Updated Plans are submitted in response to previous concerns raised. The updated Plans demonstrate that the existing access to public land is maintained as requested in the previous comments, and thus existing open space recreation area and recreation activities are not impacted by the proposal. The comments of Landscape are noted in regard to signage and planting encroachments within public land and likewise these aspects are not supported.

Parks Reserves and Foreshores maintain that the proposed drop off vehicular access / share path at the entrance to the Club is not necessary as it impacts upon the natural environment surroundings and character that is coastal rather than the 'country club' character that requires extensive hardstand area to service the proposed driveway and drop-off area.

5. Heritage Advisor

Council's Heritage Advisor has reviewed the amended development application and is supportive of the proposal, subject to conditions of consent, including:

Hard Landscaping around Norfolk Island Pine

The Norfolk Island Pine adjacent to the club building on the steward side is regarded as an iconic aesthetic feature of the site that must be retained and protected. The proposed earthworks and hard landscaping including the seating around the tree must be pulled away from the tree and replaced with soft landscaping. Details demonstrating compliance with this condition must be submitted to Council for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed works are pulled back to maintain the structural integrity of the significant tree.



Black Shutters

Black window frames and shutters are proposed and black is considered a dominant colour for the shutters. It is recommended that the black shutters be replaced with a natural tone. Details demonstrating compliance with this condition must be submitted to Council for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed building blends into its surroundings and respects the heritage context.

It is recommended that the above matters be incorporated into the architectural and landscape plans, should you wish to pursue Option 1 below.

6. Building Assessment

Council's Building Assessment Team has reviewed the development application and has commented on the proposed development as follows:

Updated BCA Compliance and Accessibility reports are required in relation to the proposed amendments.

7. Development Engineer

Council's Development Engineer has not yet completed their review of the amended development application.

Should that referral give rise to further concerns, Council will advise you under separate cover.

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 134 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

Claire Ryan
Principal Planner
(on behalf of external assessing consultant planner – Danielle Deegan, DM Planning)