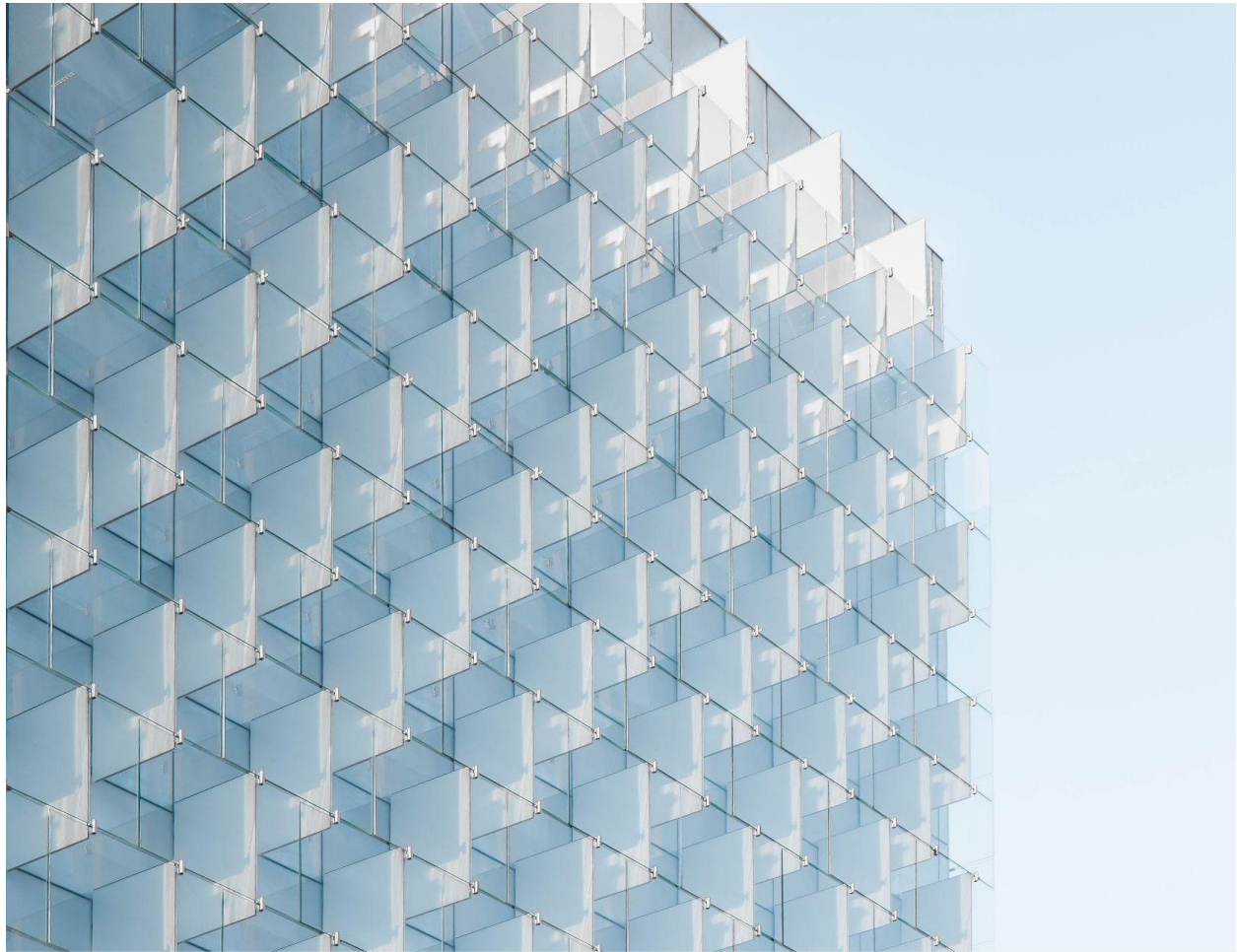


STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED GOLF AND COMMUNITY CLUB (ANCILLARY CLUBHOUSE AND ASSOCIATED FACILITIES)

433 Pittwater Road, North Manly
Lot 2742 DP752938




—
Prepared by Willowtree Planning Pty Ltd
on behalf of Warringah Golf Club Ltd



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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly

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STATEMENT OF ENVIRONMENTAL EFFECTS

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1	Owners Consent, Title and Deposited Plan	Various
2	Pre-Lodgement Meeting Minutes	Council
3	Cost of Works Summary	Newton Fisher
4	Architectural Plans	Group Architects
5	Detailed Survey Plan	CMS Surveyors Pty Ltd
6	Stormwater Management Plan	Stellen Consulting
7	Civil Design	Stellen Consulting
8	Waste Management Plan	Auswide Consulting
9	Acid Sulfate Assessment	Idealgeotech
10	Acid Sulfate Management Plan	Idealgeotech
11	Acoustic Assessment	Acoustic Logic
12	Flood Management Report	Stellen Consulting
13	Geotechnical Investigation Report	Idealgeotech
14	Preliminary Arboriculture Construction Impact Statement	Aura Tree Services
15	Traffic Impact Assessment	PDC Consultants
16	Construction Management Plan and Construction Traffic Management Plan	GWM Engineering
17	Landscape Plan	Serenescapes
18	Plan of Management	Warringah Golf Club (WGC)
19	Car Park Design (Swale Diversion)	Civille
20	WDCP2011 Assessment	Willowtree Planning
21	Section 10.7(2) & (5) Planning Certificate	Council
22	Flora and Fauna Constraints Report	Narla Environmental

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PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Warringah Golf Club Ltd (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 433 Pittwater Road, North Manly (subject site), which captures the following land parcels:

- Lot 2742 DP752038.

This DA seeks development consent at the existing Warringah Golf Club for a new Golf and Community Club Development, being an ancillary clubhouse and amenities building at the subject site, including other necessary works, as described in **PART C** of this SEE.

The subject site is zoned RE1 Public Recreation, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect, manage and restore public land that is of ecological significance, scientific, cultural or aesthetic value.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

The proposed development seeks to provide an ancillary clubhouse and amenities building (Golf and Community Club), which is permitted with consent within the RE1 zone as the proposed development is an ancillary purpose to the Warringah Golf Club (defined as Outdoor Recreation Facility pursuant to WLEP2011).

It is understood that Council is concurrently undertaking an amendment to the WLEP2011 to include the Warringah Golf and Community Club as a Registered Club on the Additional Permitted Uses Map (APU_008). This would allow 'Development for the purposes of registered clubs with consent if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).'

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and proposed development, provides relevant background information, and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
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The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.

1.2 BACKGROUND

The Warringah Golf Course has been operating since 1935 when the first nine (9) holes were opened north of Kentwell Road and the Warringah Golf Club (WGC) was subsequently formed in 1936. The second nine (9) holes subsequently opened in 1939 and the first clubhouse at 397 Condamine Street was constructed in 1939.

The original clubhouse was replaced in 1969 and has been subject to ongoing extensions and renovations up to 2000. The existing WGC clubhouse at 397 Condamine Street is currently underutilised and its function areas and dining room are used infrequently.

Council is currently drafting a Masterplan for the redevelopment of Warringah Recreation Centre on the corner of Pittwater Road and Kentwell Road, North Manly. As part of this exercise, a new WGC Golf and Community Club is to be developed on Council land, jointly with WGC and Council.

WGC and Council are working together under Heads of Agreement (HOA) for the proposed new clubhouse, parking and recreation facilities as part of the Warringah Recreation Centre Masterplan.

Figure 1 below details the following:

- Existing clubhouse at 397 Condamine Street, North Manly;
- Existing Pro Store Buggy Storage;
- Existing Golf Course;
- Proposed Site for new Clubhouse; and
- Proposed Council Redevelopment (Masterplan).



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly



Figure 1. Proposed Development Site Context (Source: PDC Consultants, 2022)

1.3 PRE-LODGE MENT CONSULTATION

A pre-lodgement meeting was held with Northern Beaches Council on 19th May 2022 with Jordan Davies, Principal Town Planner.

TABLE 1 below outlines the notes provided by Jordan Davies on 19th May 2022 and commentary against each matter. A copy of the pre-lodgement meeting notes is included in **Appendix 2**.



STATEMENT OF ENVIRONMENTAL EFFECTS

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433 Pittwater Road, North Manly

TABLE 1. PRE-LODGEEMENT NOTES

Council Comments	Applicant Response
<p><u>Building Siting and Design</u></p> <p>It is understood that the site and surrounding recreation zoned land will be undergoing redevelopment by the Golf Club and by Northern Beaches Council and a masterplan will be developed to guide and coordinate redevelopment for the various recreational facilities which currently occupy the site. The masterplan will also include supporting infrastructure such as car parking, public facilities and amenities, some of which to be delivered by Council. It is understood that the proposed building footprint is generally in accordance with the envisaged location of a new clubhouse under the masterplan which is currently being drafted. However, at the time of the Pre-lodgement meeting the masterplan is yet to be finalised and adopted by Council.</p> <p>Therefore, it is recommended the development application is not submitted to Council until the masterplan is finalised and formally adopted by Council and the footprint of the development is to be generally in accordance with this masterplan.</p> <p>A two-storey building form which is partially raised to respond to the flood planning level of the site is considered appropriate for the site context. The building shall be complimented by quality landscape design to soften the built form as viewed from the public domain and contribute to the landscape character of the RE1 Zone. The building shall incorporate dark and earthy tones and façade finishes to compliment the landscape character.</p>	<p>The proposed development has been designed and developed in consultation with Council and the Masterplan intentions for the wider site.</p> <p>Further discussions with Council have occurred since the pre-lodgement meeting, and as confirmed in the Owners Consent in Appendix 1, Council has advised that the DA submission and acceptance is not contingent on the Masterplan adoption.</p> <p>Further consideration of the Masterplan is included in Section 3.3.1 of this Report.</p> <p>A high-quality landscape design has been developed and included in the Landscape Plan prepared by Serenescapes in Appendix 17.</p> <p>The proposed clubhouse design adopts dark and earthy tones and façade finishes as detailed in the Architectural Plans prepared by Group Architects in Appendix 4.</p>
<p><u>Supporting Works and Car Parking</u></p> <p>The golf club building must be able to function in its own right, in particular with regards to car parking and access to the club house building. In this regard, the amount of car parking required to support the new clubhouse is to be proposed as part of the development application (notably, the eastern carpark). The associated access driveway must be adequate to cater for the required waste and delivery vehicles.</p> <p>The specialist reports (flooding, stormwater, water quality, landscape) are to include an assessment of the required works to cater for the development including car parking to cater for the new club house building.</p> <p>The applicant is to address, within the development application, construction management and construction vehicle management, having regard to the fact the golf course may still be operating during construction of the new club house. The</p>	<p>The proposed development has been developed with careful consideration of the wider site and intended Masterplan operations.</p> <p>The Traffic Impact Assessment (TIA) prepared by PDC in Appendix 15 demonstrates how the clubhouse would be suitably serviced by required car parking areas, waste and delivery vehicles.</p> <p>The TIA compares car parking of successfully operating golf clubs in the Northern Beaches LGA with similar facilities to that planned for this proposed development</p>



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<p>applicant is to address in the SOEE potential impacts and conflicts with any existing recreational activities that still may be occurring on the site during construction.</p>	<p>with an outcome that the Warringah Golf and Community Club development will have similar or better car parking capacity.</p> <p>Further details on this arrangement are included in Section 5.4 of this Report.</p> <p>The supporting technical reports have considered both the proposed development and wider masterplan context, including car parking areas</p> <p>The Construction Management Plan prepared by GWM Engineering in Appendix 16 demonstrates the proposed interim arrangements, including the construction phase of the clubhouse and how the wider site operations would continue for the Golf Course and Recreation Centre.</p>
<p>Integrated Development and Concurrence</p> <p>The application will be 'integrated development' under the Water Management Act 2000. The application may also need to be referred to Transport for NSW as 'Traffic Generating Development' depending on the traffic generation which will be assessed in the traffic report which will accompany the application. The application will be referred to the Local Planning Panel for determination due to Council being the owner of the land.</p>	<p>Further consideration of integrated development and the requirements under the <i>Water Management Act 2000</i> are included in Section 4.2.3 of this Report.</p> <p>The Flood Management Report prepared by Stellen Consulting in Appendix 12 addresses the Water Quality Policy, Water Sensitive Urban Design (WSUD), stormwater harvesting and water tanks for the proposed development.</p> <p>The TIA prepared by PDC in Appendix 15 confirms that the proposed development would not trigger referral to Transport for NSW (TfNSW) under the provisions of the <i>State Environmental Planning Policy (Transport and Infrastructure)</i></p>



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	2021 (Transport and Infrastructure SEPP) for 'Traffic Generating Development'.
<p><u>Development Engineering</u></p> <p>Driveway: The existing shared driveways on Kentwell Road shall be upgraded. A design of the driveway shall be provided in the DA.</p> <p>On site stormwater: The subjected site is located within a flood affected zone. No on site detention system is required. A stormwater management plan shall be designed and provided in accordance with Water Management For Development Policy.</p> <p>Stormwater Asset: Some Council's stormwater assets are located on the northern side of the proposed site. The survey details of these assets must be provided in accordance with Water Management For Development Policy</p>	<p>The existing shared driveways on Kentwell Road are to be upgraded by Council as part of the wider Masterplan works. Please refer to Section 3.3.1 of this Report for further details.</p> <p>Council have designed the carparking and access driveways for the Masterplan area, as shown on the Architectural Plans in Appendix 4.</p> <p>A Stormwater Management Plan (SMP) has been prepared by Stellen Consulting and included in Appendix 6. The SMP has been designed and provided in accordance with the Water Management for Development Policy.</p> <p>The Detailed Survey Plan prepared by CMS Surveyors and included in Appendix 5 includes the existing stormwater assets along the northern boundary of the subject site. Further consideration is provided in the SMP in Appendix 6.</p>
<p><u>Traffic</u></p> <p>The following comments are provided with regards to traffic and parking:</p> <ul style="list-style-type: none">- The information provided with the plans was very limited so comments are of a general nature.- The carparking provision needs to be of sufficient quantum to support the uses operating from the site. A detailed break up of the parking requirements associated with the various uses is required to demonstrate that the parking provision is adequate to support the uses without relying upon on-street parking. Dimensions plans of the carpark and parking bays to be provided- Swept path plots will be required with the DA to demonstrate that the largest vehicle serving the site can turn in and out of the carpark without crossing to the centreline.- The driveway and parking aisles must be designed to cater for a B85 & B99 car to pass each other	<p>Refer to the TIA in Appendix 15.</p> <p>The TIA includes a detailed breakdown of the parking demands for the various land uses within the proposed development; retail, commercial office, garden lounge, dining rooms, function rooms and bar area, including two (2) scenarios at typical operation and function capacity.</p> <p>The TIA includes a detailed parking assessment for the proposed clubhouse operations, including consideration of the</p>



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<ul style="list-style-type: none">- The roundabouts must be designed to allow a B99 vehicle to turn around in a single movement – swept path plot to be provided- The loading dock must be sufficiently sized to cater for the largest vehicle required to make deliveries to the site and there must be provision for this vehicle to be able to turn around within close proximity to the loading bay before exiting the site through the carpark.- Details of the proposed raised marked foot crossing on Kentwell Road are to be provided- Swept path plots for the bus bay on Kentwell Road are to be provided to demonstrate that it is sufficiently sized to cater for buses to pull in close and parallel to the kerb to load/unload passengers.- The bus bay must be designed to allow for retention of the shared path around it.- Bicycle racks will be required in sufficient numbers to cater for bicycle traffic generated by activities on the site.- A traffic and parking impact report will be required with a DA. The report should separate out and address the parking and traffic impacts of the clubhouse, the golf course, the tennis courts and any other uses on the site to ensure that all aspects of the development are considered and addressed.	<p>nine (9) on-site spaces, Council carparking areas proposed under the wider Masterplan and existing parking capacity within surrounding area.</p> <p>A Swept Path Analysis has been included in Appendix C of the TIA. This demonstrates that satisfactory turning manoeuvres would be achieved to the loading bay, to ensure all vehicles can enter and exit the site in a forward direction.</p>
<p><u>Landscape – General</u></p> <p>It is understood that the siting of the proposed Clubhouse is as indicated on a Council prepared Masterplan for the broader recreation area.</p> <p>Comments on the proposed location of facilities and issues such as circulation and access are therefore not addressed in these comments. Amendments to the Masterplan may however be required subsequent to assessment of issues such as traffic, flooding and impacts on existing vegetation and riparian areas. It would therefore be preferable if reports on such matters were prepared for the Masterplan Site as a whole to provide assurance that the Masterplan is actually able to be implemented as designed prior to any approval for works within the Masterplan.</p> <p>It is recognised that this is outside of the scope of the PLM relating to construction of a new Clubhouse.</p>	<p>Noted. It is understood that Council is preparing separate design and technical documentation for the proposed Masterplan.</p> <p>Further discussions with Council are anticipated during the DA assessment process to ensure the proposed development and wider Masterplan are in alignment.</p>
<p><u>PLM Comments – New Clubhouse</u></p> <p>With regard to the new Clubhouse, which will also require construction of the eastern car parking and access road to the building, it is apparent that some trees will need to be removed and some trees are potentially impacted by the works as presented.</p> <p>An Arborist's Report prepared by a Consulting Arborist with minimum qualification AQF Level 5 is required to be submitted</p>	<p>A Preliminary Arboriculture Construction Impact Statement has been prepared by Aura Tree Services and included in Appendix 14. This Statement has been prepared by Kyle Hill, Practicing & Consulting Arborist AQF Level 5 & 8.</p>



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<p>indicating impacts on trees on and adjoining the site of the Clubhouse, carpark and access road. Trees to be retained and removed are to be identified.</p> <p>A Landscape Plan prepared by a qualified landscape architect or landscape designer is required to provide clear indication of the setting for the clubhouse in relation to its surrounds and the impacts of the works within the landscape as follows:</p> <ul style="list-style-type: none">o trees to be removed and retained,o replacement tree planting (there should be no net loss of trees as a result of development),o proposed additional trees, shrubs and groundcovers,o integration of any required riparian rehabilitation works resulting from the development,o integration of required pedestrian linkages to carparks and reconfigured golf course from the clubhouse.	<p>This Statement includes an assessment of the proposed impacts on trees both on and adjoining the clubhouse site, carpark and access road.</p> <p>This Statement clearly identifies the trees to be retained or removed as a result of the proposed development.</p> <p>As outlined in the Flora and Fauna Constraints Report in Appendix 22, the proposed development includes the removal of exempt species within an identified High Biodiversity Area. The removal of vegetation within a High Biodiversity Area has been considered in further detail, to ensure minimal disturbance and compensatory planting is provided. Further details are included in Section 5.9 of this Report.</p> <p>A Landscape Plan has been prepared by Serenescapes and included in Appendix 17. Further details of the proposed landscaping are included in Section 5.3 of this Report.</p>
<p><u>Environmental Health</u></p> <p><u>Acid Sulfate Soils</u></p> <p>The premises is located in a Class 2 and Class 5 area for acid sulfate soils. Acid sulfate soils in a class 2 area are likely to be found below the natural ground surface. Any works beneath the natural ground surface, or works which are likely to lower the water table, will trigger the requirement for assessment and may require management.</p> <p>As such, to support any submitted application, Environmental Health recommends that an acid sulphate soils assessment be completed by a suitably qualified and experienced environmental consultant that is in accordance with the Acid Sulfate Soils Manual 1998 (ASSMAC) and the National Acid Sulfate Soil Guidance 2018.</p>	<p>An Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in Appendix 9 and 10.</p>



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<p>If results of the acid sulphate soils assessment indicate that management of the acid sulfate soils is required then an acid sulfate soils management plan will also be required.</p>	
<p>Noise</p> <p>Licensed premises have the potential to cause noise impacts on surrounding residential receptors through patron noise and noise from mechanical plant. There are a number of potential residential receptors located on the northern side of Pittwater Road.</p> <p>As such, to support any submitted application, Environmental Health would typically require a Noise Assessment by a suitably qualified and experienced acoustic engineer be submitted with the application. Any submitted acoustic assessment is to be in accordance with relevant standards and guidelines including NSW EPA's Noise Policy for Industry. The acoustic assessment should include an assessment of all the potential noise sources from the club house including but not limited to:</p> <ul style="list-style-type: none">• Noise from patrons including use of the outdoor terrace• Noise from amplified music/live music; and• Noise from mechanical plant. <p>A Management Plan for managing any noise impacts from the Club House should also be submitted with the application. The management plan should include any recommendations made by the Acoustic Consultant.</p>	<p>An Acoustic Assessment has been prepared by Acoustic Logic and included in Appendix 11.</p> <p>The Acoustic Assessment has been prepared in accordance with the relevant standards and guidelines, including WDCP2011 and NSW EPA's Noise Policy for Industry.</p>
<p>Food</p> <p>Any kitchens used for the preparation of food for sale as defined under the Food Act 2003 will need to comply with the requirements of AS 4674 Design, construction and fit out of food premises.</p> <p>Mechanical ventilation will also need to comply with:</p> <ul style="list-style-type: none">• AS 4674-2004 Construction and fit-out of food premises;• Food Standards Code; and• Australian Standard (AS) 1668.2 "The use of ventilation and air-conditioning in buildings. <p>The above requirements will be conditioned as part of the DA.</p>	<p>Noted.</p>
<p>Contaminated Land</p> <p>As the history of potential contamination is unknown for the site, to support any submitted application, Environmental Health recommends that a Preliminary Site Contamination report be submitted with the application.</p> <p>The report is to be prepared by, or reviewed and approved, by a certified consultant as defined under NSW EPA Contaminated Land Consultant Certification Policy. The investigation is to be in accordance with relevant industry guidelines including SEPP 55 and NSW EPA guidelines.</p>	<p>An Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in Appendix 9 and 10.</p> <p>The Report concludes that there is a potential of contaminating activities to have occurred along the sites' alignment due to</p>



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<p>If the Preliminary Site Contamination Investigation determines that there is the potential for contamination to be present, a Detailed Site Investigation will then need to be conducted and submitted with the application.</p> <p>The report is to be prepared by, or reviewed and approved, by a certified consultant as defined under NSW EPA Contaminated Land Consultant Certification Policy. The investigation is to be in accordance with relevant industry guidelines including SEPP 55 and NSW EPA guidelines.</p> <p>If the Detailed Site Investigation identifies that contaminated material is required to be remediated/removed from site a Remedial Action Plan (RAP) will also need to be prepared. The RAP must be prepared in accordance with the relevant guidelines and legislation including Managing Land Contamination Planning Guidelines, SEPP 55-Remediation of Land and NSW EPA Guidelines including Guidelines for Consultants reporting on contaminated Land.</p>	<p>historical uncontrolled filling activities.</p> <p>Further details are contained in Section 5.7 of this Report.</p>
<p><u>Waste</u></p> <p>The proposal must comply with Northern Beaches Council's Waste Management Guidelines. Specifically - Chapter 5 – Ongoing Waste management for non-residential developments https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/building-waste/waste-management-guidelines-2016-chapters-3-7-going-waste-mgmt.pdf.</p> <ul style="list-style-type: none">• An appropriately sized Waste storage room with direct access doors is to be provided for the Golf Club.• Golf Club Waste storage room requires drain to sewer connection and ventilation (natural or forced). Waste storage room doors to be 'hidden' in facade to reduce visibility of waste room to public (reduce dumping etc)• Council sporting facilities (eg tennis courts) will require a bin store to accommodate 4 x 240L bins that is screened from the street or part of an amenities building to reduce visibility of waste room to public.	<p>A Waste Management Plan has been prepared by Auswide Consulting and included in Appendix 8.</p> <p>Further details are included in Section 5.12 of this Report.</p>
<p><u>Riparian</u></p> <p>The site is within the Brookvale Creek catchment and located in the alluvial valley at a transition between the transfer zone and the estuarine area. Brookvale Creek is bordered by an established riparian corridor offering a good level of connectivity from Queenscliff to Condamine street. The development application will be subject to Council waterways and riparian land policy.</p> <p>The most relevant principle to develop the project are :</p> <ul style="list-style-type: none">• causing no net loss to biodiversity;• supporting natural flow regimes;• minimising bank erosion and promoting naturalistic bank protection works when	<p>The proposed development has been considered within the wider Masterplan context and carefully considers the context adjacent to Brookvale Creek.</p> <p>The Stormwater Management Plan, Civil Design and Flood and Overland Flow Impact Assessment Reports prepared by Stellen Consulting and included in Appendix 6, 7 and 12 include an assessment against Council's</p>



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<p>stabilisation is necessary (i.e. soft engineering outcomes);</p> <ul style="list-style-type: none">• preventing alteration of watercourses (includes piping, channelling, relocation or removal);• improving plant communities through natural area restoration;• maintaining natural floodplains where appropriate. <p>The project must protect the existing establish riparian corridor during construction and operation stages.</p> <p>Note that Brookvale Creek is mapped under DPIE hydrolines for controlled activity permit and will be subject to NRAR design guidelines and approval. https://trade.maps.arcgis.com/apps/webappviewer/index.html?id=07b967fd0bdc4b0099fc5be45b6d1392</p>	<p>Waterways and Riparian Land Policy. The proposal plans show riparian zone regeneration along Brookvale Creek to be carried out as part of the Council Masterplan.</p> <p>Further details are contained in Section 5.10 of this Report.</p>												
<p><u>Water Quality</u></p> <p>The proposal is subject to Council Water Management for Development Policy.</p> <p>The DA is to include a sufficient level of details to demonstrate compliance with the Water Management for Development Policy to ensure the development does not adversely impact the downstream environment.</p> <p>The runoff generated from the site is to be treated to comply with Council General Stormwater Quality Requirements (Table 5)</p> <table><tr><td>Total Phosphorous</td><td>65% reduction in the post development mean annual load</td></tr><tr><td>Total Nitrogen</td><td>45% reduction in the post development mean annual load</td></tr><tr><td>Total Suspended Solids</td><td>85% reduction in the post development mean annual load</td></tr><tr><td>Total Suspended Solids (for pollutants greater than 5mm in diameter)</td><td>90% reduction in the post development mean annual load¹</td></tr><tr><td>pH</td><td>6.5 - 8.5</td></tr><tr><td>Hydrology</td><td>The post-development peak discharge must not exceed the pre-development peak</td></tr></table>	Total Phosphorous	65% reduction in the post development mean annual load	Total Nitrogen	45% reduction in the post development mean annual load	Total Suspended Solids	85% reduction in the post development mean annual load	Total Suspended Solids (for pollutants greater than 5mm in diameter)	90% reduction in the post development mean annual load ¹	pH	6.5 - 8.5	Hydrology	The post-development peak discharge must not exceed the pre-development peak	<p>The Stormwater Management Plan, Civil Design and Flood Management Report prepared by Stellen Consulting and included in Appendix 6, 7 and 12 include an assessment of Council's Water Management for Development Policy.</p> <p>Further details are contained within Section 5.5 of this Report.</p>
Total Phosphorous	65% reduction in the post development mean annual load												
Total Nitrogen	45% reduction in the post development mean annual load												
Total Suspended Solids	85% reduction in the post development mean annual load												
Total Suspended Solids (for pollutants greater than 5mm in diameter)	90% reduction in the post development mean annual load ¹												
pH	6.5 - 8.5												
Hydrology	The post-development peak discharge must not exceed the pre-development peak												



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	discharge for flows up to the 50% AEP	
<p>The percentage reduction in the post development mean annual loads are relative to the loads from the proposed development without treatment applied.</p> <p>Stormwater treatment measures must be part of a unified design for the project and contribute to a positive urban design outcome, visually and physically integrated with the adjacent built and natural environment.</p> <p>Pollutant reduction is to be achieved by a treatment chain (water sensitive urban design principles) including water harvesting and reuse, gross pollutant, promotion of infiltration if possible, and an adequate filtration system (vegetated swale, biofiltration, stormwater cartridges,...).</p> <p>All impervious area generating runoff should be treated including proposed carparks. Permeable pavement, tree pits, infiltration trench are low space requirements and effective at meeting the water quality modelling targets.</p> <p>In particular infiltration trench are really effective if the soil profile allows it.</p> <p>Council also requesting the creation of a mini wetland and vegetated swale on the Northern side of the site to compensate for the removal of existing swale and vegetation.</p> <p>Refer https://waterbydesign.com.au/ for examples of integrated water management.</p> <p>Please refer to the policy Standards of Design and submit the water quality model (Music or equivalent) to Council for review.</p>		
<p>Coast and Catchment</p> <p>The proposed development is located within the coastal zone of NSW and is subject to the provisions of the Coastal Management Act 2016 (CM Act) and State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R&H).</p> <p>Under the SEPP R&H the subject site has been included on the Coastal Environment Area and Coastal Use Area Maps. The relevant clauses are 2.10, 2.11 and 2.12.</p> <p>The DA must address in the Statement of Environmental Effects (SEE) document the objectives and requirements of both the CM Act and the SEPP R&H. as it relates to development within the coastal management areas.</p>		<p>The proposed development has been assessed against the SEPP Resilience and Hazards 2021 in Section 4.2.6 of this Report.</p>



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Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)

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<p>Applicable coastal matters to address within Statement of Environmental Effects include:</p> <p>SEPP (Resilience and Hazards) 2021</p> <ul style="list-style-type: none">- Coastal Environment Area (clause 2.10)- Coastal Use Area (clause 2.11)- General coastal hazards (2.12)	
<p>Flooding</p> <p>The site for the proposed Warringah Golf Club main building is identified in the Manly Lagoon Flood Study (2013) as being located in the Medium Flood Risk Precinct, with the following flood data applicable in the vicinity of the main building:</p> <ul style="list-style-type: none">• 1% AEP flood level: 3.2-3.3m AHD• Freeboard: 0.3m, since the depth is less than 0.3m and the velocity x depth product is less than 0.3m²/s• Flood Planning Level (FPL): 3.5-3.6m AHD• Probable Maximum Flood (PMF) Level: 5.69m AHD• Hydraulic Category in 1% AEP flood: Flood Fringe• Hydraulic Category in PMF: Floodway• Flood Life Hazard Category: H5 <p>Brookvale Creek and part of the car park on the western side of the creek are identified as being within the High Flood Risk Precinct. For more detailed flood information, a comprehensive Flood Information Report should be obtained from Council, from https://www.northernbeaches.nsw.gov.au/council/forms/flood-information-report-application. As part of the application for the Flood Information Report, flood information can be provided at multiple, specific locations if requested.</p> <p>A Flood Management Report would need to be submitted with the DA, demonstrating that the proposed development meets all of the flood requirements of Clause E11 of the Warringah DCP.</p> <p>In particular for this site please note:</p> <ul style="list-style-type: none">• There are to be no adverse impacts (defined in Clause A.8 of the Warringah DCP) on flood levels or velocities caused by alterations to the flood conveyance (Control A1).• All structures are to be designed and constructed to ensure structural integrity up to the PMF, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. (Control B2).• All electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are to be waterproofed and/or located above the FPL (Control B3).• All floor levels must be set at or above the FPL (Control C1).	<p>A Flood Management Report has been prepared by Stellen Consulting and included in Appendix 12.</p> <p>The Flood Report has been prepared to address Clause E11 of the Warringah DCP. Further details are contained in Section 5.6 of this Report.</p>



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- Where there is more than 300mm depth of flooding in the car park during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles from leaving the site (Control D4).
- There must be an appropriately sized area to safely shelter in place above the PMF level and appropriate access to this area is to be available from all areas within the development (Control E1).
- Any hazardous or potentially polluting materials are not to be stored below the FPL unless adequately protected from floodwaters in accordance with industry standards. (Control G1).

Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Scaled and dimensioned plans:
 - o Site Plan;
 - o Floor Plans;
 - o Elevations; and
 - o Sections.
- Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).
- Cost of works estimate/ Quote
- Survey Plan (Boundary Identification Survey)
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Driveway Design Plan (if any change is proposed to the driveway)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Water quality model (i.e MUSIC Model or equivalent)
- Acid sulphate soils assessment (and management plan if ASS present)
- Acoustic Report
- Preliminary Site Contamination Investigation (and details assessment if required)
- Arborist Report
- Landscape Plan (prepared by a qualified landscape architect or landscape designer)
- Traffic and Parking Impact Assessment
- Flood Management Report
- Construction management and construction traffic management plan

This DA is accompanied by all listed documentation, plus additional documentation the Applicant has determined as relevant to the proposed development.

Please refer to the Appendices List above.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 19 May 2022 to discuss Construction of a Golf Club House at 433 Pittwater Road, North Manly. The notes reference the plans prepared by Group Architects dated 13 March 2022.

The concept to develop a new clubhouse is supported in principle, subject to the footprint of the development being consistent with the final adopted masterplan for the locality. Although it is understood some of the supporting works (such as car parking) may be undertaken by Northern Beaches Council, the development application for the club house must propose a sufficient quantum of parking to support the proposal and to demonstrate the proposal will function in its own right. The supporting reports and documentation must address the extent of works required to facilitate the development including the required parking.

It is recommended the applicant incorporate the feedback provided in these notes prior to lodging the application.

The pre-lodgement meeting comments have been carefully considered as part of the proposed development and in preparing the relevant supporting documentation.

Additional email correspondence has occurred between the Applicant (Warringah Golf Club Ltd) and Council since the prelodgement meeting was held in May 2022. This DA package is in accordance with the PLM and further correspondence with Council.

The proposed development outlined herein carefully considers all feedback received by Council during pre-lodgement consultation (meetings and/or emails) to ensure the proposed development is consistent and consolidated when considered in the context of the wider Masterplan.

1.4 REQUIREMENTS FOR CONCURRENCE / OTHER APPROVALS

The proposed development is determined the require the concurrence of the following authorities:

- The application will be 'integrated development' under the *Water Management Act 2000*.

Further details are contained in **Section 4.2.3** of this Report.

The TIA prepared by PDC in **Appendix 15** confirms that the proposed development would not trigger referral to Transport for NSW (TfNSW) under the provisions of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) for 'Traffic Generating Development'.



Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly

2.1 SITE LOCATION AND CHARACTERISTICS

TABLE 2. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
433 Pittwater Road, North Manly	2742/DP752038	17.23ha

Refer to **Figure 2** and **Figure 3** below.

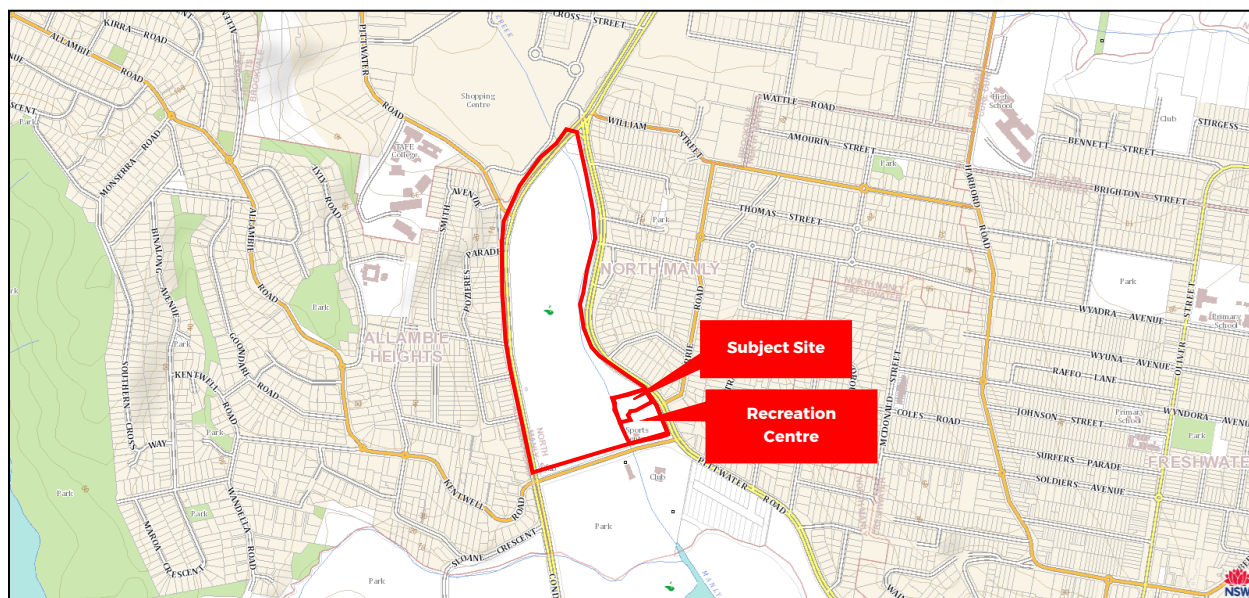


Figure 2. Cadastral Map (Source: SIX Maps, 2022)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
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Figure 3. Aerial Map (Source: Near Map, 2022)



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Figure 4. View from Kentwell Road looking West (Source: Google Maps, 2022)



Figure 5. View from Kentwell Road looking East (Source: Google Maps, 2022)



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Figure 6. View from Pittwater Road looking North-West (Source: Google Map, 2022)



Figure 7. View from Pittwater Road looking west (Source: Google Map, 2022)



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Figure 8. View from Pittwater Road looking west (Source: Google Map, 2022)

Figures 4 – 8 above show the subject site and surrounds.

The Warringah Recreation Centre is an existing sporting facility on land owned by Council, and includes the following:

- Seven (7) outdoor tennis courts;
- Two (2) outdoor futsal courts;
- Three (3) indoor squash courts;
- Approximately 36 on-site car parking spaces; and
- Two (2) combined entry/exit vehicle access onto Kentwell Road.

There is an existing clubhouse within the south-western corner of the site adjacent to Brookvale Creek offering amenities including changing rooms with showers and a pro shop.

2.2 SITE CONTEXT

The immediate surrounding area is characterised by the Warringah Golf Course which operates to the north-east of the subject site and on the southern side of Kentwell Road. The wider Golf Club site is bounded by Pittwater Road along its eastern boundary and Condamine Street along its western boundary.

The existing Golf Course is an 18-hole course with an approximate total area of 29ha located between Pittwater Road and Condamine Street, and on either side of Kentwell Road.



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The Warringah Mall is located to the north of the subject site with Condamine Street leading into the Brookvale retail centre. The eastern side of Pittwater Road is characterised by one and two storey residential dwellings of masonry and render construction. The western side of Condamine Street comprises similar residential built form, typical of the R2 Low Density Residential zoning.

Condamine Street to the east of the site is a 6-lane road including 2 bus lanes. Pittwater Road to the west of the site is a 4-lane road. Both roads are Classified Roads zoned SP2 Infrastructure and under management for Transport for NSW.

Refer to **Figure 9** below.



Figure 9. Site Context Map (Source: Google Maps, 2022)



STATEMENT OF ENVIRONMENTAL EFFECTS

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Figure 10. Site Context Aerial (Source: Google Maps, 2022)



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433 Pittwater Road, North Manly

2.3 DEVELOPMENT HISTORY

TABLE 3 outlined below provides a summary of the DAs, pertaining to the subject site and of relevance to the proposed development, that have been determined or are under assessment.

TABLE 3. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2008/1742	Construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	16/05/2012
DA2010/0098	Construction of a new fence	06/04/2010
Mod2014/0283	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	26/05/2015
Mod2014/0285	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	04/05/2015
Mod2015/0247	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	05/04/2016
Mod2016/0273	Construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	14/10/2016
Mod2017/0253	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	23/11/2017



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PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The proposed development seeks a new Golf and Community Club (ancillary clubhouse) for the Warringah Golf Club at 433 Pittwater Road, North Manly. The proposed development would replace the existing clubhouse at 397 Condamine Road which is underutilised and no longer fit for purpose.

There are no proposed changes to the existing Golf Course as part of this development application.

The subject site is owned and operated by Council and the new Golf and Community Club is proposed as part of a wider Masterplan being undertaken by Council to deliver new facilities as part of the Warringah Recreation Centre. The Masterplan has not yet been adopted under the local planning provisions.

It is understood that Council is undertaking an amendment to the WLEP2011 to include the WGC Clubhouse as a Registered Club on the Additional Permitted Uses Map (APU_008). This would allow 'Development for the purposes of registered clubs is permitted with consent if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).'

This proposed development seeks to relocate the club's facilities from 397 Condamine Street, North Manly to the south-eastern corner of the Warringah Golf Club fronting Pittwater Road and Kentwell Road. The proposed development would redevelop a portion of the Masterplan site to accommodate the new ancillary clubhouse and amenities building, whilst the remainder of the site will be redevelopment by Council.

As shown in **Figure 9** and **Figure 10** above, the new Golf and Community Club is proposed in the south-eastern corner of the Warringah Golf Club, on the corner of Pittwater and Kentwell Road.

3.2 OBJECTIVES OF THE PROPOSED DEVELOPMENT

The objectives of the proposed new clubhouse development are:

- To construct a new Golf and Community Club (ancillary clubhouse and amenities building) for the Warringah Golf Club accessible from Kentwell Road via the proposed Masterplan arrangements for the Warringah Recreation Centre;
- To provide a new community-based clubhouse that is intended to be used by golfers, both members of Warringah Golf Club and the public, local sporting clubs, and the public generally; and
- To protect and enhance the existing and desired future character of the wider Warringah area by providing a design that integrates with the Warringah Recreation Centre Masterplan, the existing Warringah Golf Course, surrounding residential areas, and protection of the natural environment (including Brookvale Creek).

3.3 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:



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- Construction:
 - New two-storey clubhouse with a total 1,201.17m² GFA, including:
 - 134m² pro shop (retail);
 - 129m² garden lounge;
 - 122m² meeting room(s) and Council room(s) (commercial office/meeting space);
 - 292m² dining and function rooms;
 - 213m² sports bar (licensed bar); and
 - 375m² terrace area across ground and first floor.
- Loading / servicing areas, nine (9) car parking spaces, and pick-up / drop-off area.

Site preparation works (earthworks), infrastructure servicing and landscaping would be carried out by Council as set out in **TABLE 5** below. Compensatory (replacement) tree planting would be carried out by the Applicant as shown in the Landscape Plans in **Appendix 17**.

The proposed site plan is shown in **Figure 11** below, with works subject to this DA within the red hatched area.



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Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
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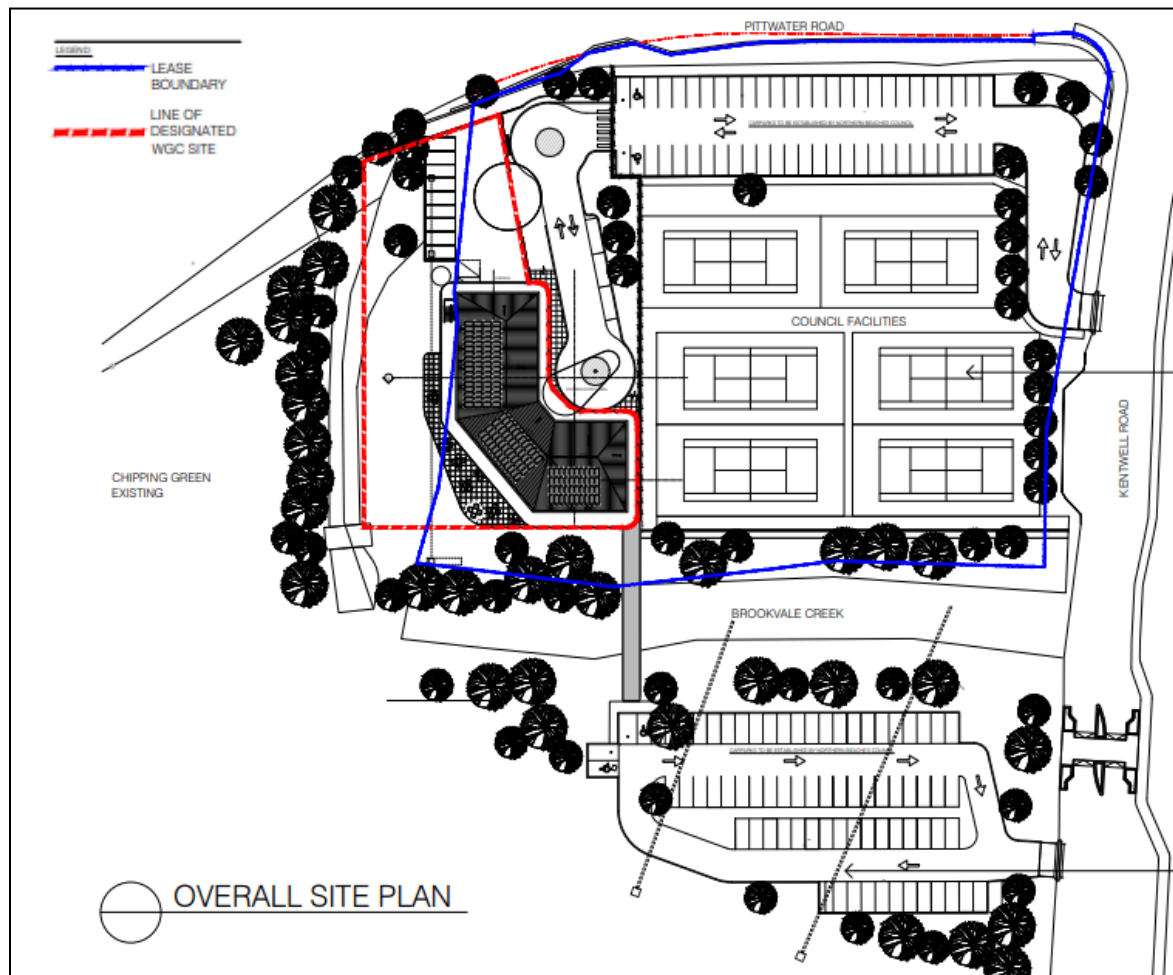


Figure 11. Proposed Site Plan (Source: Group Architects, 2022)



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The following demolition works are required to deliver the proposed development – to be undertaken by others:

- Stage 1: Demolition of all existing sports courts and squash courts and remove existing trees along northern and western boundary (Preliminary Arboriculture Construction Impact Statement in **Appendix 14**); and
- Stage 2: Demolition of existing recreation clubhouse.

All demolitions works are to be undertaken by Council as shown in the Proposed Demolition Plan in **Figure 12** below.

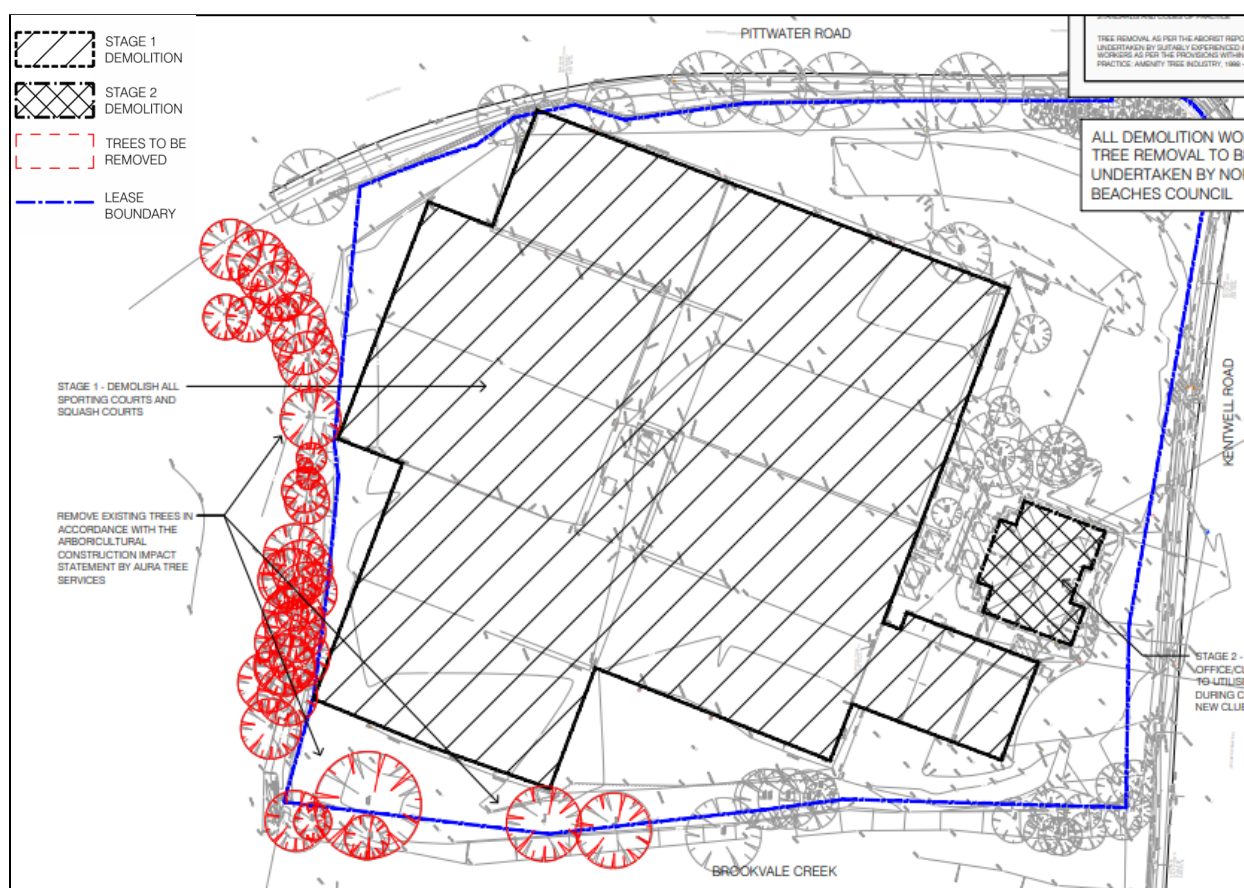


Figure 12. Proposed Demolition Plan (Source: Group Architects, 2022)

The proposed new clubhouse and amenities building includes those works as identified in **TABLE 4** below.

TABLE 4. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	Subject Site:



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Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly

	<ul style="list-style-type: none">▪ 2,564m²
Primary Land Use	Warringah Golf Club (Outdoor Recreation Facility)
Ancillary Land Uses	Warringah Golf and Community Club (Ancillary Building)
Gross Floor Area	1,201.17m ²
Building Height	11.9m from natural ground level
Number of Storeys	Two (2) storeys
Earthworks	Total: <ul style="list-style-type: none">▪ Cut: 897.02m³;▪ Fill: 762.55m³;▪ Net Cut: 134.47m³
Roads / Driveways	Access from Kentwell Road to be delivered by Council under separate application cover.
Car Parking	Nine (9) on-site car parking spaces along the northern boundary. The proposed clubhouse would also be serviced by the following carparking arrangements (Council Masterplan): <ul style="list-style-type: none">▪ Western Carpark (to be delivered by Council): 70 spaces;▪ Eastern Carpark (to be delivered by Council): 54 spaces.
Bicycle Parking	No bicycle parking is proposed as part of this DA. The WDCP2011 does not stipulate bicycle parking rates for clubs.
Tree Removal / Planting	The tree removal forms part of the site preparation works (demolition) and is therefore to be carried out by Council (refer to Figure 12 above).
Compensatory Planting	Compensatory tree planting is to be carried out by the Applicant as outlined in the attached Landscape Plans (Appendix 17).
Infrastructure and Servicing	The new clubhouse would be connected to all existing services.
Cost of Works	\$8,745,000.00



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3.3.1 Council Masterplan

The proposed development is to be undertaken concurrently with the Council Masterplan for the Warringah Recreation Centre. A snapshot of the Council Masterplan is shown in **Figure 13** below.



Figure 13. Proposed Masterplan: Warringah Golf and Community Club and Tennis Centre (Source: Northern Beaches Council, 2022)

The intention is for the joint development of the subject site between Council and Warringah Golf Club (WGC) to deliver the wider Masterplan intentions.

The relevant development parameters and responsibility for the proposed Masterplan are outlined in **TABLE 5** below.



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TABLE 5. DEVELOPMENT PARTICULARS AND RESPONSIBILITY

Component	Responsibility
Demolition and Site Clearing, including Vegetation Clearing	Council
Relocation and concealment of existing stormwater channel to the north of the site.	Council
Geotechnical Study and Survey for Western Carpark	Council
Landscaping and floodlighting	Council
Earthworks	Council
Construction of new Western and Eastern Carparks and associated access to Kentwell Road, including fencing: <ul style="list-style-type: none">▪ New Western Carpark: 70 spaces;▪ New Eastern Carpark: 54 spaces	Council
Provision of services to the site (electrical, water, and stormwater)	Council
Construction of the roundabout at the northern end of the eastern carpark and access to the clubhouse entrance	Council
Development of the new proposed bridge across Brookvale Creek to the clubhouse and tennis courts from the western carpark	Council
The construction of the ancillary clubhouse, nine (9) on-site carparking spaces, loading / servicing areas, and pick-up / drop-off area.	WGC
Replacement tree planting (as shown on Landscape Plans in Appendix 17)	WGC

3.3.2 Clubhouse Facilities

The proposed Golf and Community Club includes a number of facilities, as follows (refer **Figure 14** below):

Ground Floor:

- Loading / servicing areas, nine (9) car parking spaces, and pick-up / drop-off area.
- Back of House (BOH) with access to loading/servicing areas;
- Administration/office;
- Amenities (WC, Change Rooms & Showers);
- Bar/Kitchen;
- Foyer to port-cochere;
- Garden Lounge;
- Terrace Area;
- Meeting Room & Council Room; and
- Pro Shop/Workshop.

First Floor:

- Dining/function area with storage;
- Kitchen;
- Sports Bar;
- Amenities (WC); and
- Terrace Area.



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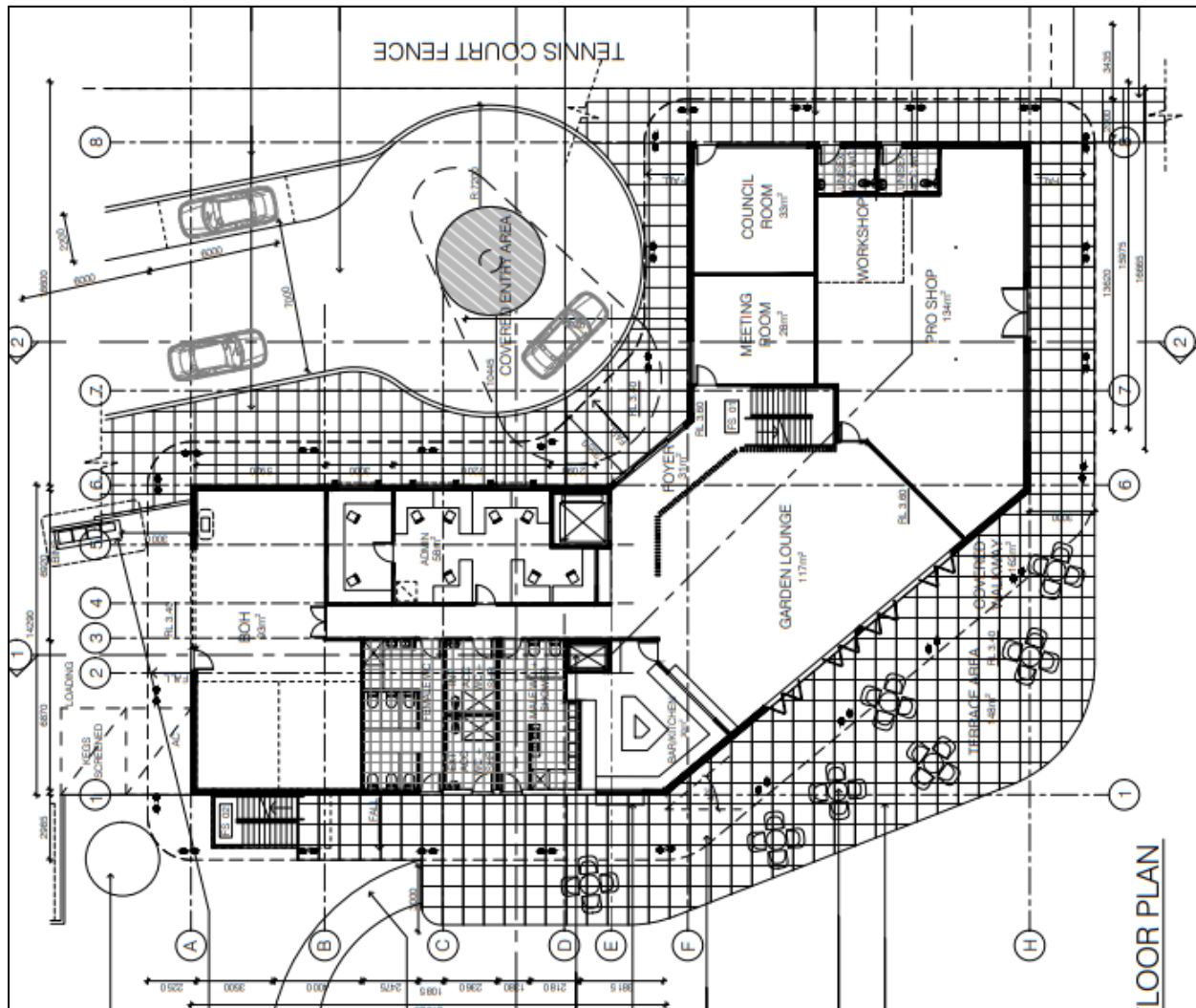


Figure 14. Ground Floor Plan (Source: Group Architects, 2022)

3.3.3 Traffic, Access and Parking

A Traffic Impact Assessment (TIA) has been prepared by PDC Consultants and included in **Appendix 13**.

The traffic impacts of the proposed development have been assessed using a 'first principles' method given there are no specific traffic generation rates specified for a clubhouse land uses in the RMS Guide or RMS Guide Update.

A summary of the findings of the TIA is provided below:

- For typical operations: the anticipated traffic generation equates to 39 car trips/hour.



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- The anticipated traffic generation is considered low and the traffic impacts of the proposed development do not trigger any external improvements to facilitate the proposed development.
- As part of the wider Council Masterplan (refer to **Figure 13** above), Council would deliver two (2) off-street carpark areas to jointly serve the proposed development and the wider Council facilities (Warringah Recreation Centre).
- The proposed development includes nine (9) on-site carparking spaces with the remaining provision to be delivered by Council as part of the wider Masterplan proposals for the subject site. In the event the clubhouse is constructed ahead of the Masterplan carpark areas, the TIA has confirmed that the surrounding areas provide sufficient supply for any parking demand.
- The proposed development includes a single loading bay in the north-eastern corner of the proposed clubhouse to accommodate a service vehicle(s) up to and including an 8.8m Medium Rigid Vehicle (MRV).
- The proposed development would generate a minimum demand for service vehicles parking with only 1-2 deliveries anticipated per day.

Further details of the Traffic, Access and Parking Assessment are included in **Section 5.4** of this Report.

3.3.4 Waste Management

A Waste Management Plan (WMP) has been prepared by Austwide Consulting and included in **Attachment 8**.

The WMP has been prepared in accordance with Council's Waste Management Guidelines, and the following waste generation has been calculated for the proposed development:

- Waste collection would be undertaken on-site within the service vehicle bay with a vehicle no larger than 8.8m MRV.
- Swept Path Analysis are included in the TIA in **Appendix 13** to confirm the service vehicle can enter and exit the site in a forward direction.

The waste collection service will be provided by a private contractor.

As outlined in the Plan of Management prepared by WGC included in **Attachment 18**, the licensee shall seek to ensure that deliveries are made between 7.00am and 12.00pm midday, Monday to Saturday.

3.3.5 Landscaping

Landscaping is proposed along the northern, western and eastern perimeters of the proposed development as set out in the development particulars and responsibility in **TABLE 5** above.

As shown on the Landscape Design Site Plan in **Figure 15** below, the proposed development includes native tree planting (compensatory) to replace trees removed for construction. The replacement tree planting is to be undertaken by WGC and to be planted in small groups to provide amenity to the lawn area and to frame views from the Club into the Golf Course.



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The proposed landscaping has carefully considered the wider site context, and specifically the new Golf and Community Club interface with the Golf Course (Fairway) to the north and Brookvale Creek to the west. The identified High Biodiversity Constraints Area to the west and adjacent to Brookvale Creek is to involve minimal disturbance, and only weed removal and exempt vegetation is to be removed as outlined in the Landscape Plans in **Appendix 17**.



Figure 15. Landscape Plan (Source: Serenscapes, 2022)

Further details on the proposed landscaping are included in **Section 5.3** of this Report.

3.4 OPERATIONAL DETAILS

The proposed development is for the construction and operation of the Warringah Golf and Community Club. The Clubhouse forms the norther portion of the Warringah Recreation Centre Masterplan and the



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proposed development is reliant on the Council masterplan to deliver access and parking arrangements as set out in **Section 3.3.1**.

The proposed development seeks to operate as an ancillary clubhouse and amenities building to the Warringah Golf Club as documented in **TABLE 6**.

TABLE 6. OPERATIONAL DETAILS	
Component	Proposed
Nature of Use	Golf and Community Club (Ancillary Clubhouse and Amenities Building)
Patron Capacity	Typical 182 patrons Maximum 320 patrons (including staff)
Vehicle Types	8.8m Medium Rigid Vehicle (MRV)
Number of Vehicle Movements	<ul style="list-style-type: none">1-2 deliveries/day39 car trips/hour (typical operation)
Servicing and Repairs	Single loading bay at north-eastern corner of Clubhouse

The proposed hours of operation for the various uses are outlined in **TABLE 9** below:

TABLE 7. HOURS OF OPERATION		
Use	Hours of Operation	Days
Pro Shop	Winter: 6.30am – 6.00pm Summer: 6.00am – 7.00pm	Monday - Sunday
Commercial Office / Meeting	9.00am – 5.00pm	Monday - Friday
Garden Lounge	11.00am – 7.00pm	Monday – Sunday
Dining & Function Rooms	12.00pm – 10.00pm	Monday – Sunday
Bar	10.00am – 10.00pm	Monday - Sunday



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PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Protection of the Environment Operations Act 1997*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2022*
- *Warringah Development Control Plan 2011*

4.2 STATE PLANNING CONTEXT

4.2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the principal planning and development legislation in NSW.

4.2.1.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 8** below.

TABLE 8. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in Section 4 of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary	As outlined in Section 1.2 of the Section 10.7(2) and (5) Planning Certificate in Appendix 21 the site is subject to the following Draft State Environmental Planning Policies:



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has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	<ul style="list-style-type: none">▪ <i>Draft State Environmental Planning Policy (Environment);</i>▪ <i>Draft State Environmental Planning Policy (Short-Term Rental Accommodation) 2019;</i>▪ <i>Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; and</i>▪ <i>Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55).</i>
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the subject site and is addressed in Section 4.4.2 and Appendix 20 of this SEE.
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	No Section 7.4 Planning Agreements applies to the subject site and proposed development. However, Heads of Agreement (HoA) are in place for the proposed ground lease agreement for the future Golf Club House, Parking and Recreation Facilities. Where relevant to this DA, the HoA are captured in the development particulars and responsibility table in TABLE 5 above.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.2.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council (Council).

As confirmed in the Pre-DA Minutes in **Appendix 2**, the application will be referred to the Local Planning Panel for determination due to Council being the owner of the land.

4.2.1.2 Section 4.46 of EP&A Act - Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.



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The application is integrated development under the *Water Management Act 2000* (WM Act) as the proposed development is within 40m of a watercourse (Brookvale Creek). Accordingly, concurrence will be sought with the Natural Resources Access Regulator (NRAR) as part of this DA.

Further details are contained in **Section 4.3.3** below.

4.2.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The proposed development has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 9. HOW THE DA IS MADE	
Considerations	Response
Division 1 – Making development applications	
<i>Section 23 – Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Warringah Golf Club Ltd (The Applicant). As Council is the owner of the land, owners' consent is provided in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made (contained in Appendix 1).
<i>Section 24 – Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.
<i>Section 25 – Information about concurrence or approvals</i>	
A development application must contain the following information— (a) a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41, (b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the	The proposed development would require concurrence approval from the following authorities: <ul style="list-style-type: none">Integrated Development pursuant to Section 4.46 of the EP&A Act as the proposed development is within 40m of Brookvale Creek (mapped watercourse). As outlined in the TIA in Appendix 15 , the proposed development does not trigger 'Traffic Generating Development' and therefore does not require referral to Transport for NSW (TfNSW).



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development may lawfully be carried out.

4.2.3 WATER MANAGEMENT ACT 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

The subject site and proposed development are within 40m of a watercourse, which requires consideration of the WM Act. As shown in **Figure 16** below Brookvale Creek is mapped under the DPE hydrolines for a controlled activity permit and will be subject to NRAR design guidelines and approval.

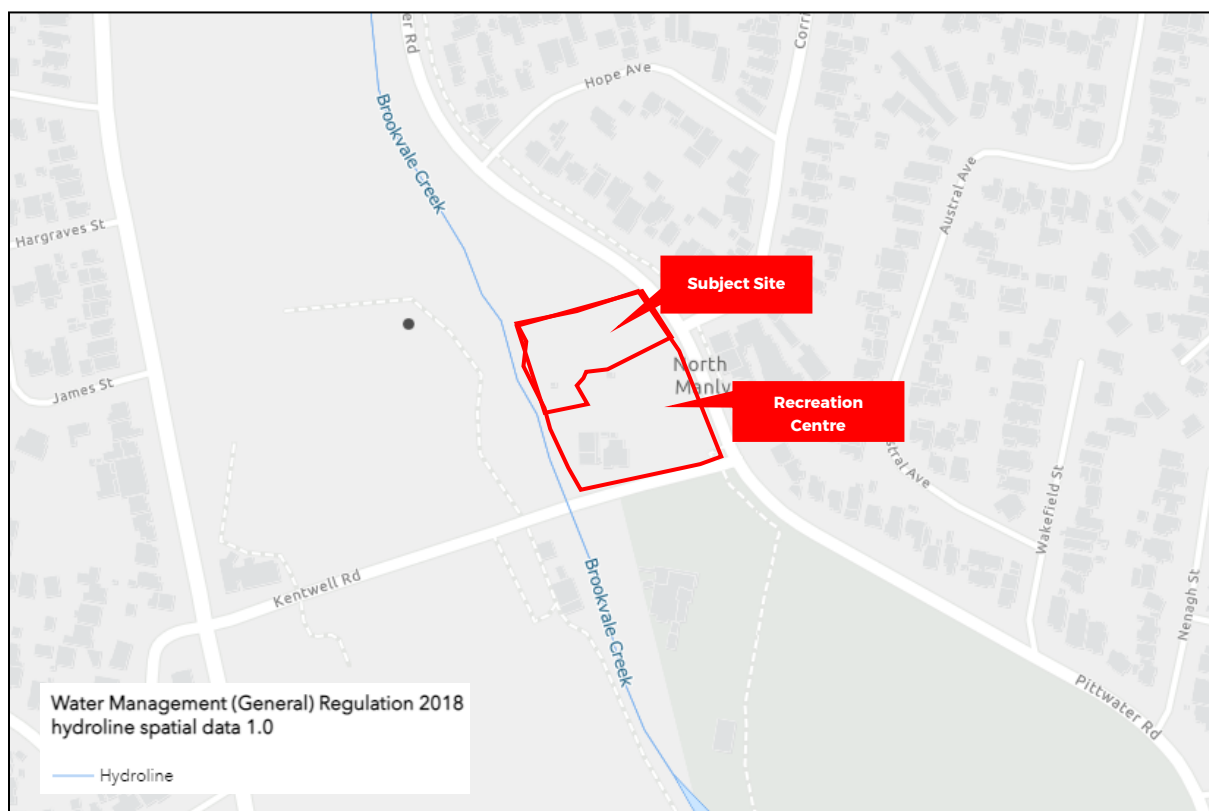


Figure 16. Water Management Regulation 2018 Hydrolines (Source: NSW Legislation, 2022)

Clause 91 of the WM Act states that an Activity Approvals is required, as follows:

- (1) *There are two kinds of activity approvals, namely, controlled activity approvals and aquifer interference approvals.*
- (2) *A controlled activity approval confers a right on its holder to carry out a specified controlled activity at a specified location in, on or under waterfront land.*



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- (3) *An aquifer interference approval confers a right on its holder to carry out one or more specified aquifer interference activities at a specified location, or in a specified area, in the course of carrying out specified activities.'*

It is understood that where a controlled activity approval is required, a relevant condition of consent will be included as part of the associated DA. It is understood that this DA will be referred to the relevant approval body (NRAR) for the GTA, prior to determination.

4.2.4 BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

Under Section 7.7 of the BC Act, a DA for Part 4 activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the development is likely to significantly affect threatened species.

As shown in **Figure 17** below, the subject site does not contain any areas of Biodiversity Value (BV) and therefore further consideration of the BC Act is not required.

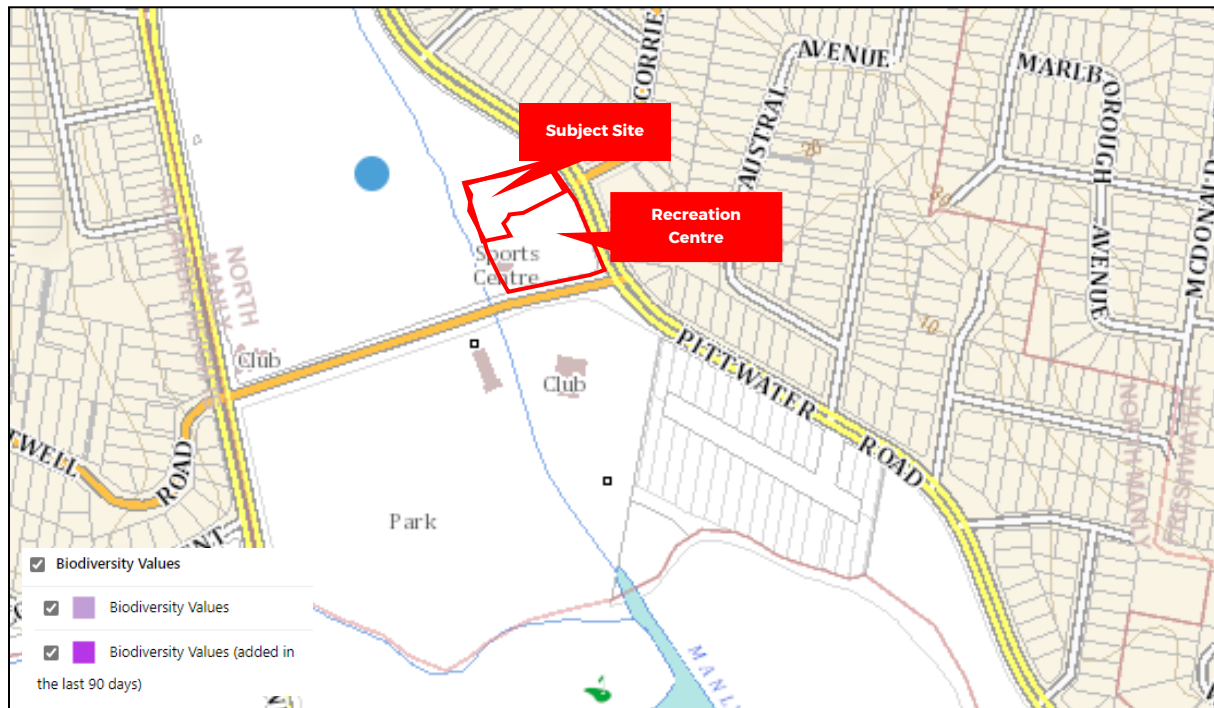


Figure 17. Biodiversity Values Map (Source: NSW Legislation, 2022)



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4.2.5 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997

Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."

The proposed development operations have been assessed against the Schedule 1 thresholds.

Pre-prepared raw materials and food packaging will be delivered to the site on a weekly basis:

- Raw meat is delivered pre-prepared and pre-packaged ready for cooking (i.e. meat is diced or minced prior to arrival);
- Chicken will be delivered pre-cooked; and
- Vegetables are delivered pre-washed and chopped.

As such, the proposed development does not trigger the Schedule 1 thresholds of the POEO Act.

4.2.6 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

Chapter 2 – Coastal management

Section 5 of the Coastal Management Act 2016 provides that the coastal zone means the area of land comprised of the following coastal management areas—

- (a) the coastal wetlands and littoral rainforests area,
- (b) the coastal vulnerability area,
- (c) the coastal environment area,
- (d) the coastal use area.

The subject site is mapped within the Coastal Zone under the Resilience and Hazards SEPP, as outlined below:

- Coastal Environmental Area (refer **Figure 18** below); and
- Coastal Use Area (refer **Figure 19** below).



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Figure 18. Coastal Environment Area Map (Source: NSW Legislation, 2022)



Figure 19. Coastal Use Area Map (Source: NSW Legislation, 2022)



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Clause 2.10 of the Resilience and Hazards SEPP is applicable to development on land within the coastal environment area, as follows:

'(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the [Marine Estate Management Act 2014](#)), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability.*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) the use of the surf zone.*

(4) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.'*

The proposed development has carefully considered the sites proximity to Brookvale Creek to the west, and further discussions were had with Council due pre-lodgement phase to resolve the stormwater and coastal hazard position.

The attached Stormwater Management Plan in **Appendix 6** and the Flood and Flood Management Report in **Appendix 12**, provides further details regarding the coastal management provisions, as follows:

- Consideration of the existing biophysical, hydrological and ecological environment, namely Brookvale Creek and its tributaries.
- Identification of the riparian zone and existing ecological values within Brookvale Creek to inform the proposed development footprint and wider Masterplan.
- Sediment and Erosion Control Plan included within the Stormwater Management Plan, including the nomination of sediment (protection) fencing for the proposed development to ensure coastal management provisions and ecological values are appropriately managed.
- The water quality of Brookvale Creek, including native vegetation and fauna and their habitats.
- Access to existing public open space (i.e., Warringah Recreation Centre) via an elevation pedestrian boardwalk as shown within the Council Masterplan and to ensure impacts to ecological and surface conditions are minimised.
- Proposed landscaping and stormwater management solution in accordance with NSW Office of Water Guidelines and Council's Protection of Waterways and Riparian Land Policy.



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Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

An Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in **Appendix 9 and 10**. This Site Investigation provides preliminary advice on the potential for contamination to be present at the subject site and the consequent implications on the site's suitability for its intended use.

The PSI notes that there is a potential of contaminating activities to have occurred on the site due to historical uncontrolled filling activities.

The recommendations contained in Section 11 of the Indicative Waste Classification Report are summarised below:

- Further investigations/assessment is completed as per the NSW EPA Sample Design Guidelines;
- The waste be lawfully disposed of to a site that is licensed by the NSW EPA; and
- The waste generator retains transport and tipping records for all waste removed from site.

As per the recommendations contained in Section 4 of the Indicative Waste Classification Report, a subsequent Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in **Appendix 9 and 10**.

4.2.7 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) contains planning provisions relating to:

- infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- child-care centres, schools, TAFEs and Universities.
- planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).
- land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.

Of these, the proposed development must have regard to the following chapters:



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Chapter 2 – Infrastructure

Schedule 3 of the Transport and Infrastructure SEPP lists the types of development that are defined as Traffic Generation Development. The referral thresholds for ‘Any other purpose’:

- 200 or more motor vehicles per hour (site with access to a road (generally); or
- 50 or more motor vehicles per hour (site with access to classified road or to road that connects to classified road (if access is within 90m of connection, measured along alignment of connecting road).

As outlined in the attached TIA in **Appendix 15**, the proposed development results in approximately 39 additional vehicles per hour along Kentwell Road during ‘typical operations’. The proposed development therefore does not constitute Traffic Generating Development pursuant to the Transport and Infrastructure SEPP.

4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

As outlined in Section 1.2 of the Section 10.7(2) and (5) Planning Certificate in **Appendix 21** the site is subject to the following Draft State Environmental Planning Policies:

- *Draft State Environmental Planning Policy (Environment);*
- *Draft State Environmental Planning Policy (Short-Term Rental Accommodation) 2019;*
- *Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; and*
- *Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55).*

There are no Draft Local Environmental Plans applicable to the subject site.

4.4 LOCAL PLANNING CONTEXT

4.4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the subject site.

The relevant provisions of WLEP2011 as they relate to the subject site are considered in the following subsections.

4.4.1.1 Zoning and Permissibility

The subject site is located within the RE1 Public Recreation zone under the WLEP2011 as shown in **Figure 20** below.



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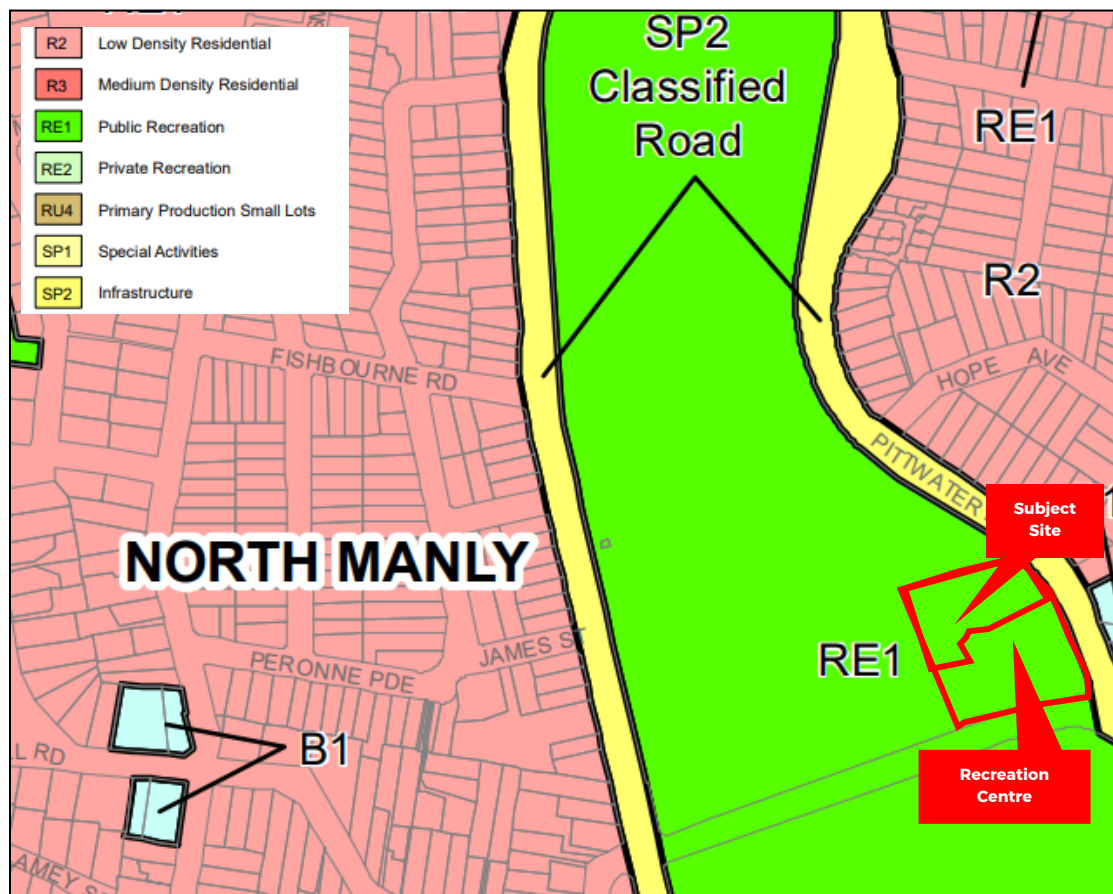


Figure 20. WLEP2011 Zoning Map (Source: NSW Legislation, 2022)

The objectives of the RE1 Public Recreation zone include:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Within the RE1 Public Recreation zone, the following development is permitted without consent:

- Environmental facilities; Environmental protection works; Roads

Within the RE1 Public Recreation zone, the following development is permitted with consent:



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- Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); **Recreation facilities (outdoor)**; Respite day care centres; Restaurants or cafes; Water recreation structures

Within the RE1 Public Recreation zone, the following development is prohibited.

- Any development not specified in item 2 or 3.

4.4.1.2 Land Use

As confirmed by the pre-lodgement meeting minutes in **Appendix 2**, the proposed development would be considered an Ancillary Building to the Warringah Golf Course (Recreation Facility Outdoor). A Recreation Facility Outdoor is Permitted with Consent under the RE1 Public Recreation Zone.

The proposed clubhouse is considered to be subordinate and subservient to the predominate use of the wider site for the Warringah Golf Course. The clubhouse could not be characterised as an independent use, as it integrates with the primary functions of the Warringah Golf Course (Recreation Facility Outdoor).

The principles which apply to 'ancillary use' were concisely expressed by the Court of Appeal in the seminal judgment of *Foodbarn Pty Ltd v Solicitor General (1975) 32 LGERA 157 (Foodbarn)*. The findings of the judgment have been applied consistently by the Courts and form the basis of the assessment criteria and permissibility tests to be applied.

The Court of Appeal concluded:

*"It may be deduced that **where a part of the premises is used for a purpose which is subordinate to the purpose which inspires the use of another part, it is legitimate to disregard the former and to treat the dominant purpose as that for which the whole is being used.** Doubtless the same principle would apply where the dominant and servient purposes both relate to the whole and not to separate parts."*

The principles set out above have been cited with approval by the Court of Appeal and Land and Environment Court on numerous occasions. Specifically, the test required by the Courts reflects a two-part approach constituting the following questions:

1. Is the proposed industrial retail outlet characterised as 'ancillary' or subservient to the other industrial (Food Processing Facility) use of the land? What is its ultimate purpose?
2. Does the use of the proposed industrial retail outlet operate in a way that is 'independent' to the balance of the development?

Accordingly, the classification of the proposed clubhouse as ancillary depends on whether it will be service to, or serve as a means of furthering the predominant purpose of the site – Warringah Golf Course; and accordingly, does not, and cannot, by definition, operate as a use independent to that of the primary Warringah Golf Course on-site. The predominate use of the subject site is to operate for the purposes of an



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Outdoor Recreation Facility, being a Golf Course, for which the proposed Ancillary Clubhouse would be supportive of and also contemplated under the WLEP2011.

Based on a consideration of the legal principles, as set out above, it is clear that the proposed clubhouse supports and subserves the primary Warringah Golf Course use on-site and is properly characterised as ancillary.

4.4.1.3 Development Standards

TABLE 10 outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

TABLE 10. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Subdivision Lot Size	The site is not subject to a Minimum Lot Size pursuant to WLEP2011. Clause 4.1 of WLEP2011 does not apply.
Clause 4.3 – Height of Buildings	The site is not subject to a Maximum Building Height pursuant to WLEP2011. Clause 4.3 of WLEP2011 does not apply.
Clause 4.4 – Floor Space Ratio	The site is not subject to a Floor Space Ratio pursuant to WLEP2011. Clause 4.4 of WLEP2011 does not apply.
Clause 4.6 – Exceptions to development standards	N/A
Clause 5.10 – Heritage Conservation	The site is not identified as containing a heritage item or being within a heritage conservation area pursuant to WLEP2011. The site is also not located in proximity to any heritage items or heritage conservation areas. Clause 5.10 of WLEP2011 does not apply.
Clause 5.21 – Flood Planning	<p>As outlined in the pre-lodgement meeting minutes in Appendix 2, the subject site is identified in the Manly Lagoon Flood Study (2013) as being located in the Medium Flood Risk Precinct.</p> <p>A Flood Management Report has been prepared by Stellen Consulting and included in Appendix 12 to address Clause 5.21(2) and (3) of WLEP2011. Further details are contained in Section 5.6 of this Report.</p>
Clause 6.1 – Acid Sulfate Soils	<p>The site is subject to the following classes of Acid Sulfate Soils pursuant to WLEP2011.</p> <ul style="list-style-type: none">▪ Class 2▪ Class 5



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	An Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in Appendix 9 and 10 to address Clause 6.1 of WLEP2011.
Clause 6.2 – Earthworks	<p>Earthworks are proposed as part of the site preparation works to facilitate the proposed development. Earthworks Plans (Civil Design Plans) have been prepared by Stellen Consulting and included in Appendix 7.</p> <p>Further details are contained in Section 5.14 of this Report.</p>
Clause 6.4 – Development on sloping land	<p>As shown in Figure 23 below, the site is subject to the following WLEP2011:</p> <ul style="list-style-type: none"> Area A – Slope <5. <p>Area A is considered a low-risk area and the development would not cause significant detrimental impacts on the stability of existing or adjoining land.</p> <p>A Geotechnical Investigation Report has been prepared by Alliance Geotechnical and included in Appendix 13 for further details.</p>

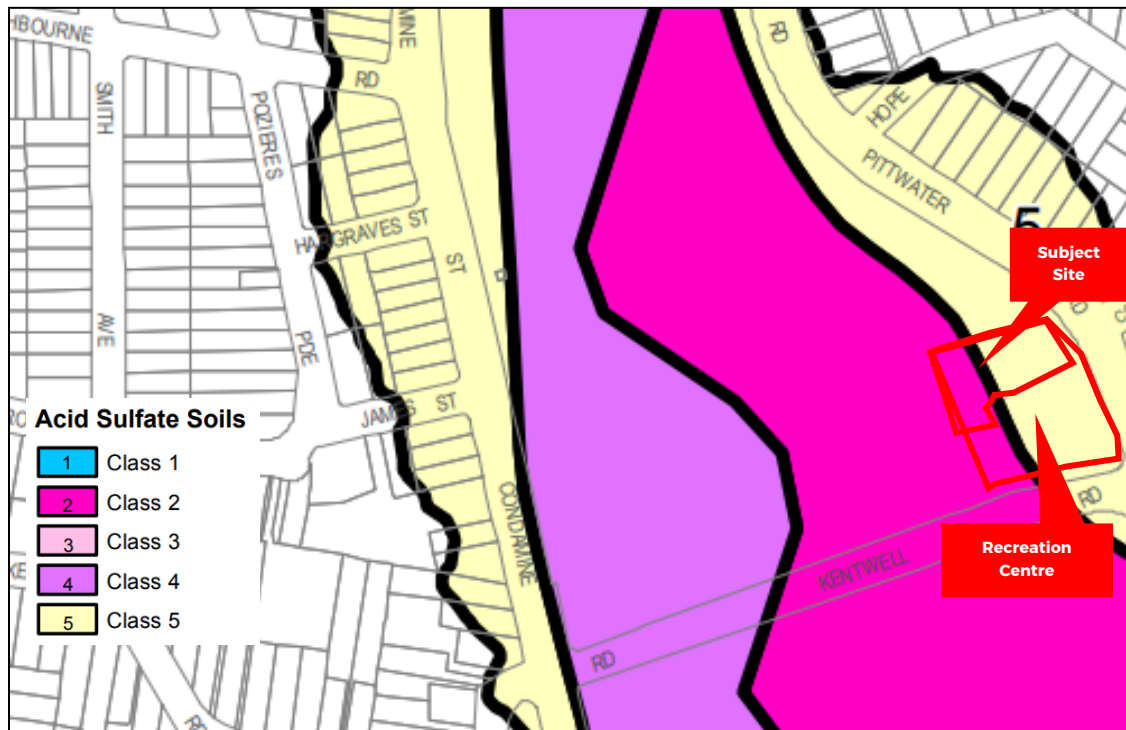


Figure 21. WLEP2011 Acid Sulfate Soils Map (Source: NSW Legislation, 2022)



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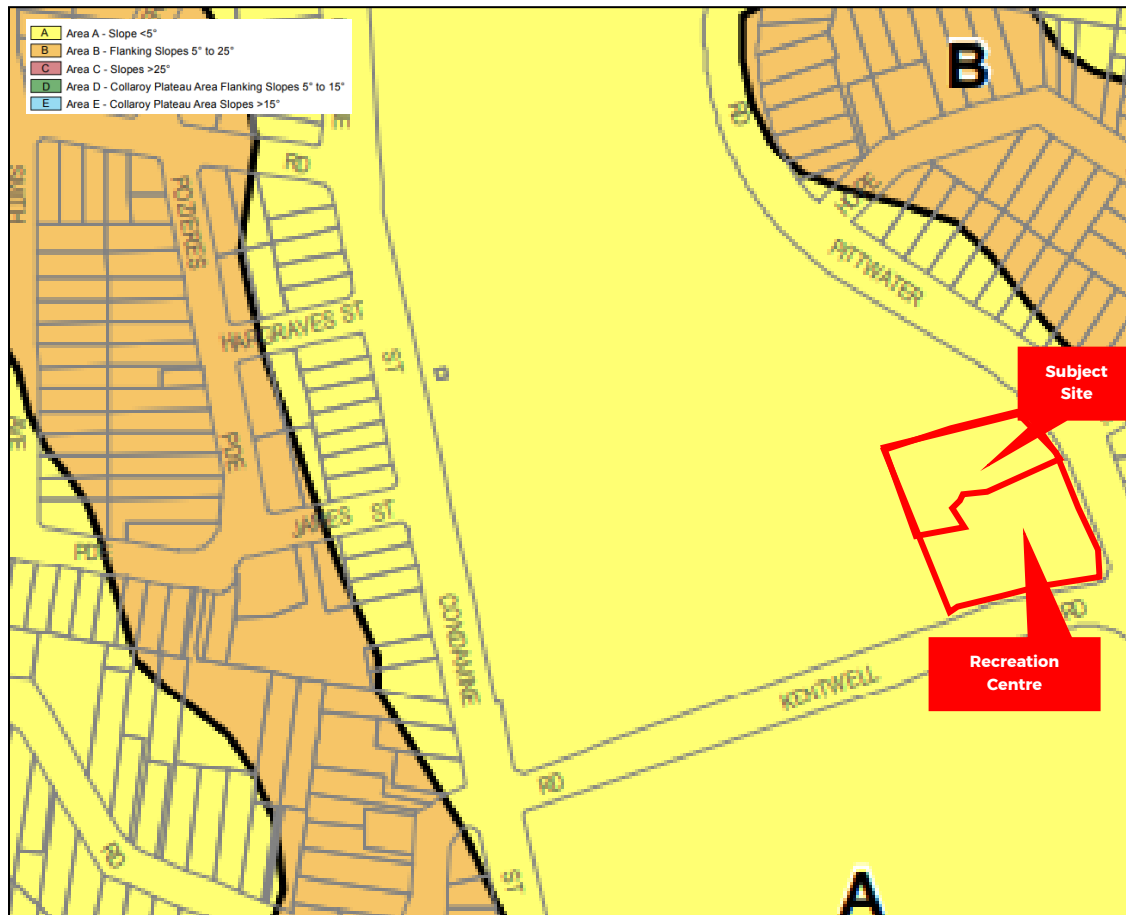


Figure 22. WLEP2011 Landslip Risk Map (Source: NSW Legislation, 2022)

4.4.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

An assessment of the proposed development against the relevant sections of the WDCP2011 is provided at **Appendix 20**.

4.4.3 NORTHERN BEACHES SECTION 7.12 CONTRIBUTIONS PLAN 2011

The Northern Beaches Section 7.12 Contributions Plan 2011 is applicable to the subject site.

TABLE 11 below summaries the applicable Section 7.12 rates.



TABLE 11. DEVELOPMENT CONTRIBUTIONS	
Development with cost of works:	Percentage of CIV
Up to \$100,000	Nil
\$100,001 to \$200,000	0.5%
More than \$200,000	1%

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PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

This proposed development relates to a new ancillary clubhouse and amenities building for the Warringah Golf and Community Club (WGC). The subject site sits on the eastern perimeter of the wider Golf Course and within the Warringah Recreation Centre, on the corner of Kentwell and Pittwater Road.

The proposed development is being undertaken in partnership between WGC and Council, as part of Council's wider masterplan aspirations for the Warringah Recreation Centre. The proposed development has been carefully considered during pre-lodgement discussions with Council and design development to ensure the proposed clubhouse integrates with the proposed Warringah Recreation Centre Masterplan.

The proposed development is consistent with the external appearance of the surrounding development as viewed from the public domain and would visually integrate with the existing context and setting of the site.

The proposed development supports the continued use of the site for recreational purposes and preserves the amenity of all surrounding sites, including the wider Warringah Recreation Centre, Warringah Golf Course and residential areas on the eastern side of Pittwater Road.

The proposed development would not exhibit any significance environmental impacts and would not adversely impact the amenity of any adjoining site. The proposed development has been considered both within the context of the existing Warringah Recreation Centre and proposed Masterplan, to ensure that nothing would prevent the development from being undertaken or successfully operating long term. Interim construction, traffic and access arrangements are considered within the Construction Management Plan in **Appendix 16** to demonstrate how the proposed development could be constructed irrespective of the wider Masterplan timeframes.

Therefore, the proposed works are compatible with the site context.

5.2 BUILT FORM

5.2.1 Height and Design

The proposed development is two (2) storeys in height with a maximum height of 11.9m from natural ground level.

The proposed development has been carefully considered with respect to the surrounding landscape to ensure the bulk and scale remains commensurate and compliments the existing built and natural environment. The two-storey clubhouse reflects the scale of the existing Recreation Centre clubhouse (refer **Figure 23** below), and the residential dwellings on the eastern side of Pittwater Road which range from 2-3 storeys.



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Figure 23. Warringah Recreation Centre Clubhouse (Source: Google Maps, 2022)

The proposed development has been designed to respect the surrounding site perimeters, with its primary orientation north to northwest overlooking the Golf Course fairway and Brookvale Creek.



Figure 24. North-Western Perspective Source: Group Architects, 2022)



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The proposed development adopts earthy tones and materiality as shown in the Architectural Plans prepared by Group Architects and included in **Appendix 4**. This is consistent with the pre-lodgement meeting minutes from Council in **Appendix 2**.

5.3 LANDSCAPING

A Landscape Concept Plan has been prepared by Serenescapes in **Appendix 17** and included in **Figure 25** below. The landscaping along the northern, eastern and western elevations of the proposed building would soften the built form and create a pleasant environmental for the outdoor garden terrace along the south-western elevation of the proposed clubhouse.

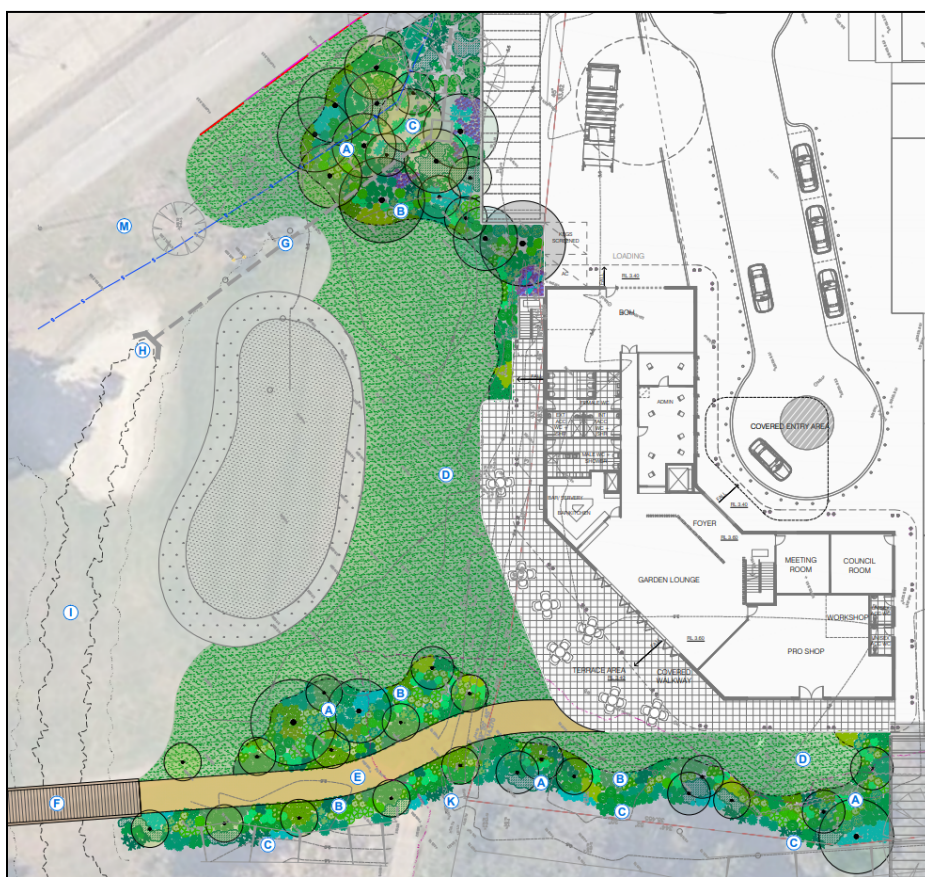


Figure 25. Landscape Concept Plan (Source: NSW Serenescapes, 2022)

The landscape concept for the proposed development has been developed during discussions with Council and the wider Masterplan proposed development to ensure the two are in alignment.

In summary, the proposed landscaping includes:

- Native tree planting to the north of the nine (9) on-site car parking spaces and adjacent to Pittwater Road, and along Brookvale Creek to the west.



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- Deep soil planting along the northern boundary of the site and adjacent to the WGC Fairway to supplement existing native and riparian species in this area.
- Avenue planting along the pedestrian path running from the Clubhouse building north into the WGC Fairway;
- New trees with understorey planting to replicate fairway planting and frame views to the north;
- Areas of organic lawn adjacent to the outdoor terrace to flow into Golf Course;
- Wide garden beds along the western elevation to provide a barrier to Brookvale Creek to the west; and
- Riparian planting species to blend with Brookvale Creek along the western boundary (to be delivered by Council).

5.4 TRAFFIC & TRANSPORT

A Traffic Impact Assessment (**Appendix 15**) has been prepared by PDC Consultants to assess the traffic and parking implications of the proposed development.

5.4.1 Traffic Generation

As the proposed development is for the replacement of the existing clubhouse at 397 Condamine Street, it is relevant to consider the traffic generation of the existing clubhouse. However, as the existing clubhouse is underutilised, and its primary users are associated with the Golf Course, it is considered appropriate to assume the existing clubhouse does not generate any additional vehicle trips beyond those associated with the Golf Course.

For typical operations: the anticipated traffic generation equates to 39 car trips/hour. These trips would be distributed to the west and east of Kentwell Road as motorists access Pittwater Road and Condamine Street inbound and outbound movements. Kentwell Road is a local road that typically runs in an east-west direction intersecting Binalong Avenue to the west and Pittwater Road to the east.

In summary, the anticipated traffic generation is considered low and the traffic impacts of the proposed development do not trigger any external improvements to facilitate the proposed development.

5.4.2 Traffic Generation

The parking assessment is based on two (2) scenarios for the proposed operations of the clubhouse, as outlined below:

- Typical Operations: Maximum 182 patrons.
- Function Events: 302 patrons.

The proposed clubhouse would typically operate between 6.30am and 10pm Monday to Sunday, with each use having varying hours of operation as detailed in **Figure 26** below. The parking assessment therefore considers a worst-case scenario of patron maximum capacity to consider the traffic and parking impacts of the proposed development.

Typical Operations:



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- 80% of all patrons would travel to the site by private car; and
- 20% of all patron would travel to the site by other forms of transport (public or active).

LAND-USE	HOURS OF OPERATION	85 th PERCENTILE PATRON NUMBER	% BY CAR	CAR OCCUPANCY RATE	EXPECTED PARKING DEMAND
Golf Retail	6:30am-6pm Winter 6:30am-7pm Summer	-	80%	2 patrons per car	-
Commercial Office / Meeting Space	9am-5pm	9			4
Garden Lounge	9am-5pm Winter 9am-7pm Summer	43			17
Dining	12pm-10pm	43			17
Licensed Bar	10am-10pm	51			20
Total		146			58

Figure 26. Expected Parking Demand During Typical Operations (Source: PDC, 2022)

Figure 26 above shows the expected car parking demand during typical operations is approximately 58 car spaces. However, this car parking demand is likely to occur infrequently and general during weekend lunchtime or afternoon periods, when golfers attend the clubhouse for a meal or drink after a game.

Function Event:

- 30% of all patrons would travel to the site by private car;
- 60% of all patrons would travel to the site by taxi or Uber; and
- 10% of all patrons would travel to the site by other forms of transport (public or active).

TYPE	85 th PERCENTILE NO. PATRONS ON-SITE AT ANY ONE TIME	% BY CAR	CAR OCCUPANCY RATE	EXPECTED PARKING DEMAND
Typical Operations	146	80%	2 patrons per car	58
Function Event	102	30%		15
TOTAL				73

Figure 27. Expected Parking Demand During a Function Event (Source: PDC, 2022)

Figure 27 above shows an increase in expected parking demand when typical operations and a function event are occurring, generating a parking demand of approximately 73 car spaces. This is considered an infrequent occurrence as function events would occur infrequently and only when a booking is made. As outlined in the attached TIA, car parking surveys were undertaken at the site and surrounds to determine the existing parking demand. The carparking assessment concludes that there are sufficient spare car parking spaces on both a typical weekday and Saturday along Kentwell Road, Warringah Recreation Centre and the Bowling Green/Council Car Park.



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Should demand exceed the proposed east and west carparks proposed by Council as part of the Masterplan, users of the proposed clubhouse would be able to park at any of the abovementioned surrounding locations depicted in **Figure 28** below.



Figure 28. On-Street and Car Park Survey Locations (Source: PDC Consultants, 2022)

In summary, the proposed development includes nine (9) on-site carparking spaces with the remaining provision to be delivered by Council as part of the wider Masterplan proposals for the subject site. In the event the clubhouse is constructed ahead of the Masterplan carpark areas, the TIA has confirmed that the surrounding areas (including Recreation Centre carpark, Kentwell Road and Bowling Green Council Car Park) provides sufficient supply for any parking demand.

5.4.3 Access and Loading

As part of the wider Council Masterplan, Council will deliver two (2) off-street carpark areas to jointly serve the proposed development and the wider Council facilities (Warringah Recreation Centre).



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The design and delivery of these carparks, internal circulation roadways, turning heads and driveway crossovers to Kentwell Road are to be delivered by Council and therefore do not form part of this traffic assessment.

The proposed internal parking arrangement for the proposed clubhouse comply with the relevant standards AS2890.1 and AS2890.2, as follows:

Driveway:

- The internal driveway has a flat grade (0%) and is therefore compliant with Clause 3.3 of AS2890.1;
- The internal driveway has a minimum width of 6.1m between kerbs and will therefore accommodate two-lane, two-way traffic flow.

Parking Modules:

- The nine (9) proposed car parking spaces are designed in accordance with the User Class 2 requirements of AS2890.1, having a minimum width of 2.5m and length of 5.4m, with a minimum aisle width of 5.8m.
- The loading area will accommodate vehicles up to an 8.8m MRV, complying with AS2890.2.
- All walls are located outside the space design envelope, as required by AS2890.1.

5.5 STORMWATER & EROSION & SEDIMENT CONTROL

The engineering objectives for the proposed development are to respond to the local topography and constraints of the land, whilst meeting the stormwater and flood planning requirements. The stormwater management objectives seek to provide a best practice system in Water Sensitive Urban Design (WSUD).

A Stormwater Management Plan has been prepared by Stellen Consulting and included in **Appendix 6**. A Soil Erosion and Sediment Control Plan is included in the Stormwater Management Plan prepared by Stellen Consulting.

The proposed stormwater system for the new clubhouse has been designed in accordance with the relevant national design guidelines, Australian Standard Codes of Practice, Northern Beaches Council and accepted engineering practices, as follows:

- Australian Standard AS3500.3 (2021) – Plumbing and Drainage: Part 3 Stormwater Drainage; and
- Northern Beaches Council – Water Management for Development Policy (2021).

5.5.1 STORMWATER QUALITY & QUANTITY

A number of Water Sensitive Urban Design (WSUD) measures are proposed to manage stormwater run-off from the site, including:

- 2 x Grass Pollutant Trap Enviropod within car-parking area along northern boundary;
- Rainwater reuse tank 20kl connected to internal toilets and outdoor irrigation system in north-eastern corner;



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- Proposed 10m² absorption trench with level spreader along south-western boundary.
- Charged roof drainage to rainwater tank;
- Garden terrace areas graded away from proposed building to landscaped areas; and
- Discharge to Brookvale Creek in south-western corner of the site.

As detailed in the Stormwater Management Plan, it is proposed to provide sandstone rock armouring in Brookvale Creek at proposed outlet in accordance with NSW Office of Water Guidelines and Council's Protection of Waterways and Riparian Land Policy.

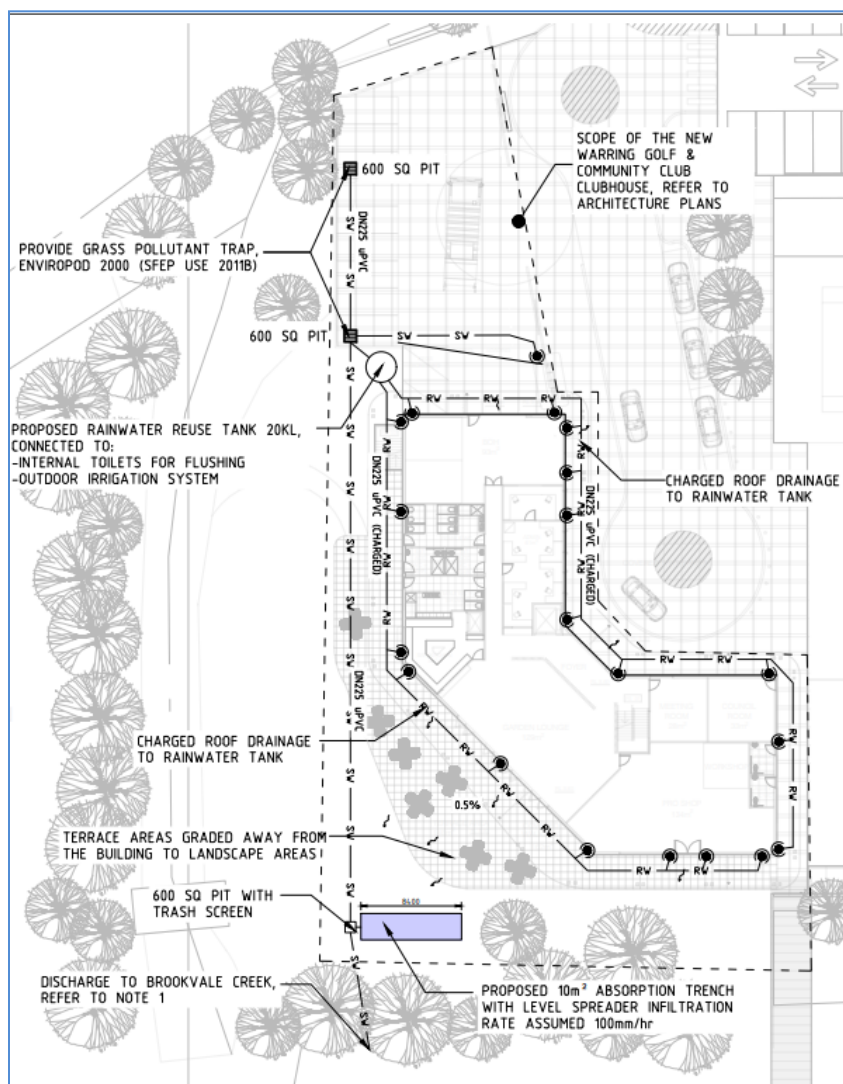


Figure 29. Stormwater Management Plan (Source: Stellen Consulting, 2022)

5.5.2 SEDIMENT & EROSION CONTROL

A Sediment and Erosion Control Plan is included in the Stormwater Management Plan in **Appendix 6**.



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A summary of the proposed sediment and erosion control plan measures is outlined below:

- Stabilised site access with gurni for wheel washing area at site entrance;
- Placement of filter roll/diversion banks upstream from stockpile to protect from surface flows;
- Indicative location of storage/laydown area with sediment fencing placed downstream; and
- Provide sediment fencing around site works, as required.

5.6 FLOODING

The subject site is identified as land subject to flood pursuant to the WDCP2011 and stated in the Section 10.7 Planning Certificate (**Appendix 21**).

The site for the proposed development is identified in the Manly Lagoon Flood Study (2013) as being located in the Medium Flood Risk Precinct. Brookvale Creek and part of the proposed car park area on the western side of the Creek are identified as being within the High Flood Risk Precinct. Refer to **Figure 30** below.

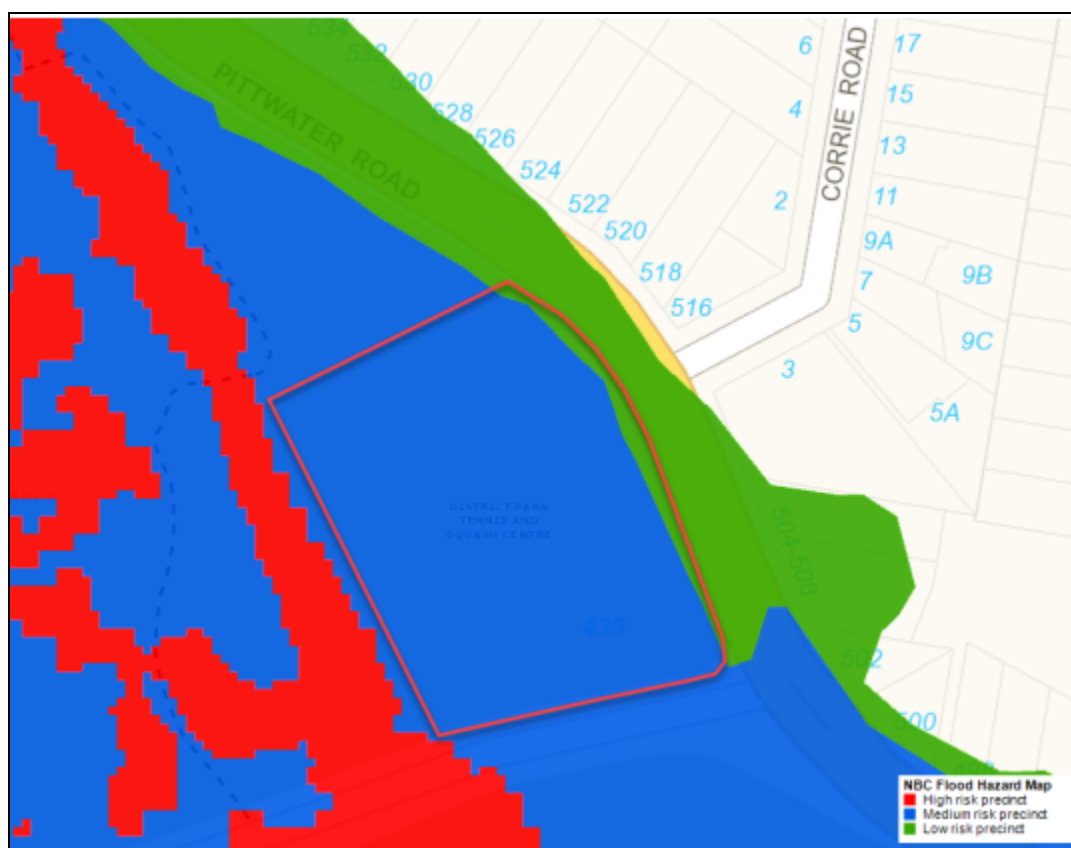


Figure 30. Flood Risk Precinct (Source: Stellen Consulting, 2022)

A Flood Management Report has been prepared by Stellen Consulting in **Appendix 12** in support of the proposed development.



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A summary of the findings of the Flood Report is outlined below:

- Council's flood data predicts that during the 1% AEP event, the proposed clubhouse would be inundated with floodwaters arising from flooding within Brookvale Creek;
- The overland flow path runs northeast through the subject site toward Pittwater Road;
- The 1% AEP (100-year) maximum water level is 3.2-3.3m AHD;
- The Probable Maximum Flood (PMF) maximum water level is 5.69m AHD;
- The proposed building adopts a Flood Planning Level (FPL) of 3.6m AHD which is at the FPL (flood level + 300mm freeboard);
- The proposed building results in fill of approximately 669,65m² however the wider masterplan, proposes a conservative compensatory net cut of 57.46m². to ensure the proposed development would not likely have adverse impacts on flood levels of velocities caused by alterations to the flood conveyances;
- There are no significant adverse impacts on surrounding properties as a result of the proposed development; and
- Flood hazards will likely remain unchanged due to the proposed development.

In summary, provided the proposed development is carried out in accordance with the recommendations of the Flood Management Report in **Appendix 12**, it would be consistent with the flood-related provisions under Clause E11 of the WDCP2011.

5.7 CONTAMINATION

An Indicative Waste Classification Report (PSI) has been carried out by Alliance Geotechnical and is contained in **Appendix 10**. This Site Investigation provides preliminary advice on the potential for contamination to be present at the subject site and the consequent implications on the site's suitability for its intended use.

The PSI notes that there is a potential of contaminating activities to have occurred on the site due to historical uncontrolled filling activities.

The recommendations contained in Section 11 of the PSI are summarised below:

- Further investigations/assessment is completed as per the NSW EPA Sample Design Guidelines;
- The waste be lawfully disposed of to a site that is licensed by the NSW EPA; and
- The waste generator retains transport and tipping records for all waste removed from site.

As per the recommendations contained in Section 4 of the Indicative Waste Classification Report, a subsequent Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in **Appendix 9 and 10**.

5.8 GEOTECHNICAL

A Geotechnical Investigation Report has been prepared by Alliance Geotechnical for the proposed clubhouse and sports centre (**Appendix 13**).

The Report provides comments and recommendations on the following:



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- Existing geotechnical and groundwater conditions;
- Evaluate the potential geotechnical constraints of the project;
- Site classification in accordance with AS2870 – Residential Slabs and Footings;
- Suitable foundation material and footing system and associated design parameters;
- Earthworks specifications including stripping depth and compaction recommendations;
- Determine the subgrade characteristics and design parameters for pavement construction and pavement thickness design; and
- Assess the aggressivity characteristics of the existing soil profile to concrete and steel structures.

In summary:

- The site is classified as Class P in accordance with AS 2870-2011 ‘Residential Slabs and Footings’;
- Acid Sulfate Soils are present within the in-situ soil materials down to a depth of 3.0 metres below ground level; and
- A further Acid Sulfate Soils Management Plan is recommended to be undertaken for the proposed development.

An Acid Sulfate Assessment and Acid Sulfate Management Plan has been prepared by Idealgeotech and included in **Appendix 9 and 10** to address Clause 6.1 of WLEP2011 and the recommendations of the Geotechnical Investigation Report in **Appendix 13**.

5.9 ARBORICULTURE

A Preliminary Arboriculture Construction Impact Statement has been prepared by Aura Tree Services and included in **Appendix 14**.

The Statement notes that no individual or group of trees are listed within any significant tree register. The trees assessed under the Statement are subject to the provisions within the Clause E1 of the WDCP2011 and *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (Vegetation SEPP).

A summary of this Statement is included below:

- Approximately 92 trees were assessed, including a group of trees located on the corner of Kentwell Road and Pittwater Road (approximately 36-individual trees);
- The majority of trees included in the Statement are identified as *Casuarina glauca* (Swamp She Oaks) are naturally occurring to the subject site.
- Section 4.3 of the Statement includes a summary of the existing trees and recommendations for protection or removal. Where trees are identified for retention, the Statement includes recommendations for excavation and construction methods to ensuring the Tree Protection Zone (TPZ) is identified. A Tree Protection Plan is included in accordance with Section E1(10) of the WDCP2011.
- The Statement demonstrates that majority of the existing trees along the northern boundary of the subject site are impacted by the proposed development and are therefore required to be removed.
- In accordance with Section E1(7) of the WDCP2011, the Statement includes recommendations including compensatory tree planting and replacement species as well as other species and



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additional landscaping to support natural vegetation communities. Details of the proposed species and the location of replacement planting are included within the Preliminary Arboriculture Construction Impact Statement (**Appendix 14**) and Landscape Plan (**Appendix 17**).

- All tree removal would be carried out by suitably experienced and qualified tree workers as per the provisions within the 'Code of Practice: Amenity Tree Industry, 1998 – SafeWork NSW.'

The Flora and Fauna Constraints Assessment Report prepared by Narla Environmental (**Appendix 22**) includes a test of significance to determine whether the proposed development is likely to have an impact on threatened species or ecological communities, or their habitats.

This Assessment includes a field study of the existing vegetation along the western boundary of the proposed development, on either side of Brookvale Creek.

The Biodiversity Development Constraints Map within the Subject Site is shown in **Figure 31** below. The subject site includes areas of Moderate and High Biodiversity Constraints, as defined by Narla Environmental.

Where removal of vegetation within either the Moderate or High Biodiversity Constraints Area is proposed, impact mitigation strategies are proposed as outlined in the Landscape Plans in **Appendix 17**. A summary of the proposed mitigation strategies is included below:

- Further ecological assessment of the existing biodiversity values where vegetation is proposed to be removed;
- Preparation and approval of a Vegetation Management Plan (VMP) through conditions of consent; and
- Replacement (compensatory) planting as shown on the Landscape Plans prepared by Serenscapes and included in **Appendix 17**.



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Figure 31. Biodiversity Development Constraints Mapped within the Subject Site (Source: Narla Environmental, 2022)

A summary of the findings of this Assessment are included below:

- Estuarine Swamp Oak Forest was identified adjacent to Brookvale Creek.
- This was found to be of poor-moderate quality, however conforms to the BC Act listed EEC Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions;
- The vegetation conforms to the EPBC Act listed EEC Coastal Swamp Oak Forest of South-East Queensland and New South Wales Community.
- If it is deemed that the proposed works will have a significant impact on the Swamp Oak Floodplain Forest Endangered Ecological Community, further assessment pursuant to the BC Act (Biodiversity Development Assessment Report) would be required.



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It is therefore recommended that the Tree Plan of Management included in Section 6 of the Statement, is included as part of the conditions of consent for the proposed development.

5.10 ECOLOGICAL

Brookvale Creek forms the south-western boundary of the site.

The proposed development has carefully considered Brookvale Creek during design development and specifically the wider Masterplan being prepared by Council would assess the ecological impacts of the proposed Recreation Centre redevelopment.

By way of background, the hydrology of Brookvale Creek has been highly modified across the subject site. Brookvale Creek runs upstream to Warringah Mall and Allenby Park, and south to the confluence of Manly Creek. The upstream character of the Creek has been modified due to the urban location and the riparian areas are degraded. Sections downstream of Warringah Mall and adjacent to the subject site are degraded, with some native species present within the Golf Club and Recreation Centre due to planting activities commissioned by Council.

The proposed development has carefully considered the proximity to Brookvale Creek as part of design development, landscaping and stormwater management. The planting proposed within the southern portion of the site seeks to replicate riparian species to complement and enhance the ecological environment within Brookvale Creek.

Further consideration of the ecological impacts of the wider masterplan proposal will be undertaken by Council.



Figure 32. Section of Brookvale Creek in Warringah Golf Course (Source: Eco Logical Australia, 2022)

5.11 ACOUSTIC

An Acoustic Assessment has been prepared by Acoustic Logic and included in **Appendix 11**.



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The Assessment addresses the noise impacts associated with the following aspects of the proposed development:

- Noise emissions from the proposed operation of the tenancy, including patron activity and music; and
- Noise emissions from mechanical plant to service the project site.

The Assessment has been prepared in accordance with the Council Pre-DA Minutes (**Appendix 2**), the WDCP2011 and the Environmental Protection Authority *NSW Noise Policy for Industry 2017* (NPI2017).

The primary noise sources from the proposed clubhouse are the use of the garden lounge (including an outdoor terrace), dining, function rooms and bar. A site survey was carried out to identify surrounding noise sensitive receivers and monitor the existing acoustic environment surrounding the subject site.

The subject site is located within an existing recreation area, with the closest residential receivers identified to the northeast on Pittwater Road (refer to **Figure 33** below):

- **R1: Residential Receiver 1:** Residential houses to the north of the project site at 518-528 Pittwater Road, North Manly.
- **C1: Commercial Receiver 1:** Mixed use buildings to the east of the project site at 512 Pittwater Road and 3 Corrie Street, North Manly.



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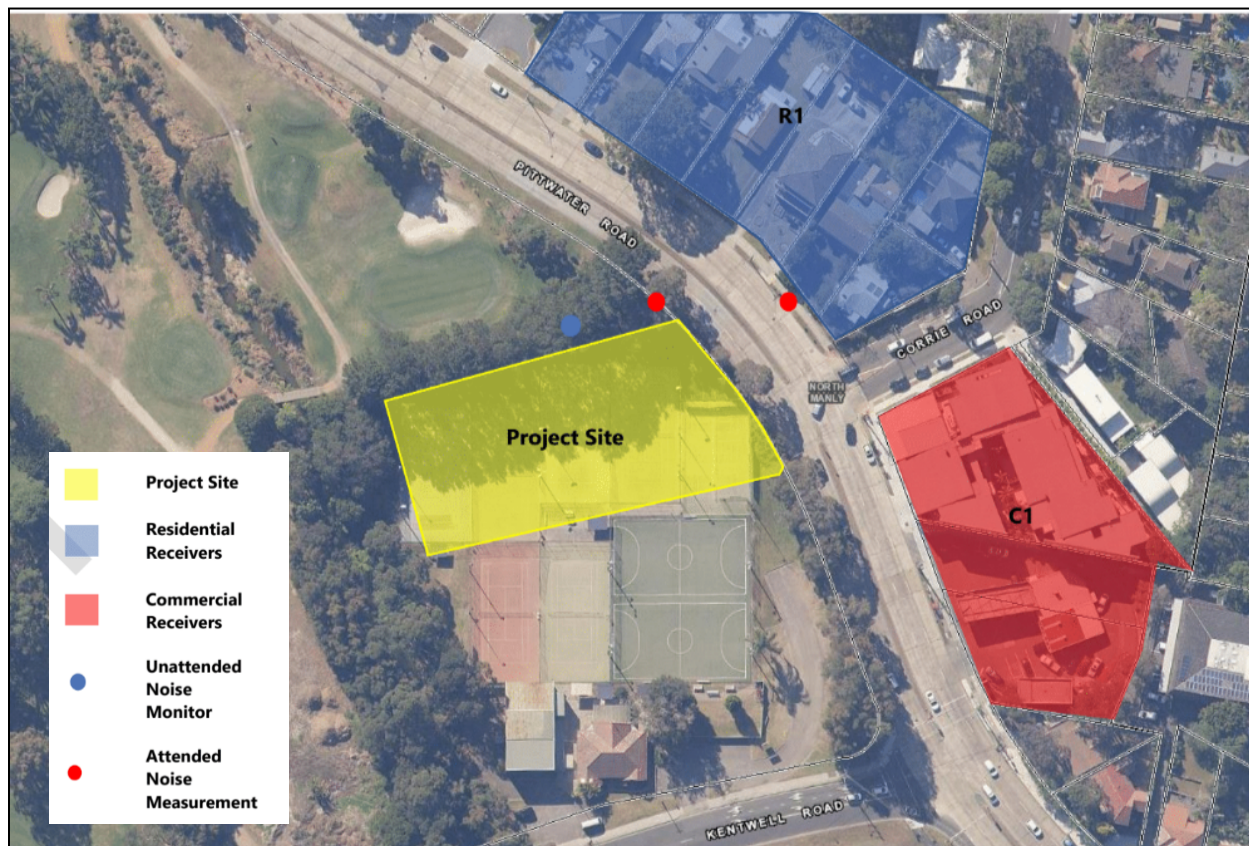


Figure 33. Project Site and Noise Measurement (Source: Acoustic Logic, 2022)

Time of Day	Measured Background Noise Level dB(A) $L_{90}(\text{period})$
Morning Shoulder (6am – 7am)	46
Day (7am – 6pm)	51
Evening (6pm – 10pm)	46

Figure 34. Rating Background Noise Levels (Source: Acoustic Logic, 2022)

Type of Receiver	Time of day	Recommended Noise Level dB(A) $L_{eq}(\text{period})$	Project Amenity Noise Level dB(A) $L_{eq}(15 \text{ minute})$
Residential (Urban)	Morning Shoulder	45	43
	Day	60	58
	Evening	50	48
Commercial	When in Use	65	63

Figure 35. EPA Amenity Noise Levels (Source: Acoustic Logic, 2022)



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Location	Time Period	Assessment Background Noise Level dB(A) L_{90}	Project Amenity Criteria dB(A) L_{eq}	Intrusiveness Criteria $L_{eq}(15min)$	NPI Criteria for Sleep Disturbance
Nearby Residences – Suburban Receiver	Morning Shoulder	46	43	51	51 dB(A) $L_{eq, 15min}$ 61 dB(A) L_{Fmax}
	Day (7am-6pm)	51	58	56	N/A
	Evening (6pm-10pm)	46	48	51	N/A
Nearby commercial receivers	When in use	65	63	N/A	N/A

Figure 36. Noise Emissions Criteria Mechanical Noise to Surrounding Receivers (Source: Acoustic Logic, 2022)

5.11.1 Recommendations

The following recommendations are included in the acoustic assessment for the proposed development:

- Operating hours for the licensed premises are not to exceed 7am–10pm Monday to Sunday;
- Speakers for the proposed bar are to be vibration isolated from the building structure using Embleton NRD mounts or similar;
- Allowed a maximum of up to 320 patrons. The distribution of the patrons for each space are not to exceed the assumptions presented in Section 6.1;
- Music speakers within the internal spaces not to exceed a spatially averaged sound pressure level of 75dB(A) L_{10} ;
- External disposal of bottles/waste should be done prior to 10:00pm, but not before 7am;
- Signs are to be displayed at the entrance of the development reminding patrons to minimise noise when departing the premise, especially during evening time (after 7pm); and
- It is recommended that the management keep a complaint register on site and that noise complaints are registered (if any) and what course of remedial action has been taken. This register should be stored on site and be accessible at all times.

In summary, provided that the recommendations set out in **Section 5.11.1** above are adopted as part of the clubhouse operations, noise emissions to all nearby development would be compliant with the noise emission guidelines and relevant standards.

5.12 WASTE

A Waste Management Plan (WMP) has been prepared by Austwide Consulting and included in **Attachment 8**.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)

433 Pittwater Road, North Manly

The WMP has been prepared in accordance with Council's Waste Management Guidelines, and the following waste generation has been calculated for the proposed development:

Total Waste Generation
Office (119m ²)
<ul style="list-style-type: none">• 10L/100m² of floor area per day general waste = 60L per week (uncompacted)• 10L/100m² of floor area per day recycling waste = 60L per week (uncompacted)
Licensed Club (813m ²)
<ul style="list-style-type: none">• 50L/100m² of floor area per day general waste = 2,845L per week (uncompacted)• 50L/100m² of floor area per day recycling waste = 2,845L per week (uncompacted)
Retail (134m ²)
<ul style="list-style-type: none">• 50L/100m² of floor area per day general waste = 469L per week (uncompacted)• 50L/100m² of floor area per day recycling waste = 469L per week (uncompacted)
Total Waste Generation
<ul style="list-style-type: none">• General Waste = 3,374L per week (uncompacted)• Recycling Waste = 3,374L per week (uncompacted)

Figure 37. Total Waste Generation (Source: Auswide, 2022)

Based on the above total waste generation outlined in **Figure 37** above, the following waste provisions would be provided:

- 1 x 1100L General Waste MGB – collected and emptied twice a week;
- 1 x 660L General Waste MGB – collected and emptied twice a week;
- 1 x 1100L Recycling Waste MGB – collected and emptied twice a week; and
- 1 x 1100L Paper and Cardboard MGB – collected and emptied once a week.

In summary:

- All food MGBs would be located in the Back of House (BOH) area (660L MGB has been designated for this purpose);
- Waste collection would be undertaken on-site within the service vehicle bay with a vehicle no larger than 8.8m MRV;
- The waste collection vehicle would enter via Kentwell Road on the loading bay vehicle turnstile and position the turnstile to conveniently empty the MGBs;
- Swept Path Analysis are included in the TIA in **Appendix 13** to confirm the service vehicle can enter and exit the site in a forward direction;
- The Waste Storage Area would be constructed in accordance with Council's Waste Management Guidelines; and
- The waste collection service will be provided by a private contractor.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
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As outlined in the Plan of Management prepared by WGC included in **Attachment 18**, the licensee shall seek to ensure that deliveries are made between 7.00am and 12.00pm midday, Monday to Saturday.

5.13 CONSTRUCTION

As per the pre-lodgement meeting minutes (refer to **Appendix 2**), a Construction Management Plan (CMP) has been prepared by GWM Engineering and included in **Appendix 16**.

The CMP has carefully considered the wider Warringah Recreation Centre Masterplan intentions and specifically addresses how the construction of the proposed development could be carried out to ensure the Recreation Centre remains operational.

5.14 EARTHWORKS

The proposed earthworks volumes are set out in **TABLE 12** below and further outlined in the attached Civil Design Plans prepared by Stellen Consulting (**Appendix 7**). The proposed development includes site preparation works (earthworks) to create a suitable finished surface level for the proposed clubhouse development.

The earthworks volumes adopt a staged approach to capture the scope of this proposed development (proposed clubhouse, access and loading and existing tennis courts) and wider Masterplan area (existing clubhouse and squash courts) as shown in **Figure 38** below.

TABLE 12. CUT AND FILL			
Description	Net Cut (m³)	Net Fill (m³)	Balance (m³)
Main building	0.00m³	670.50m³	670.50m³
Access and loading area	337.15m³	2.28m³	334.87m³
Tennis court	559.87m³	89.77m³	470.10m³
Total	897.02m³	762.55m³	134.47m³



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
433 Pittwater Road, North Manly

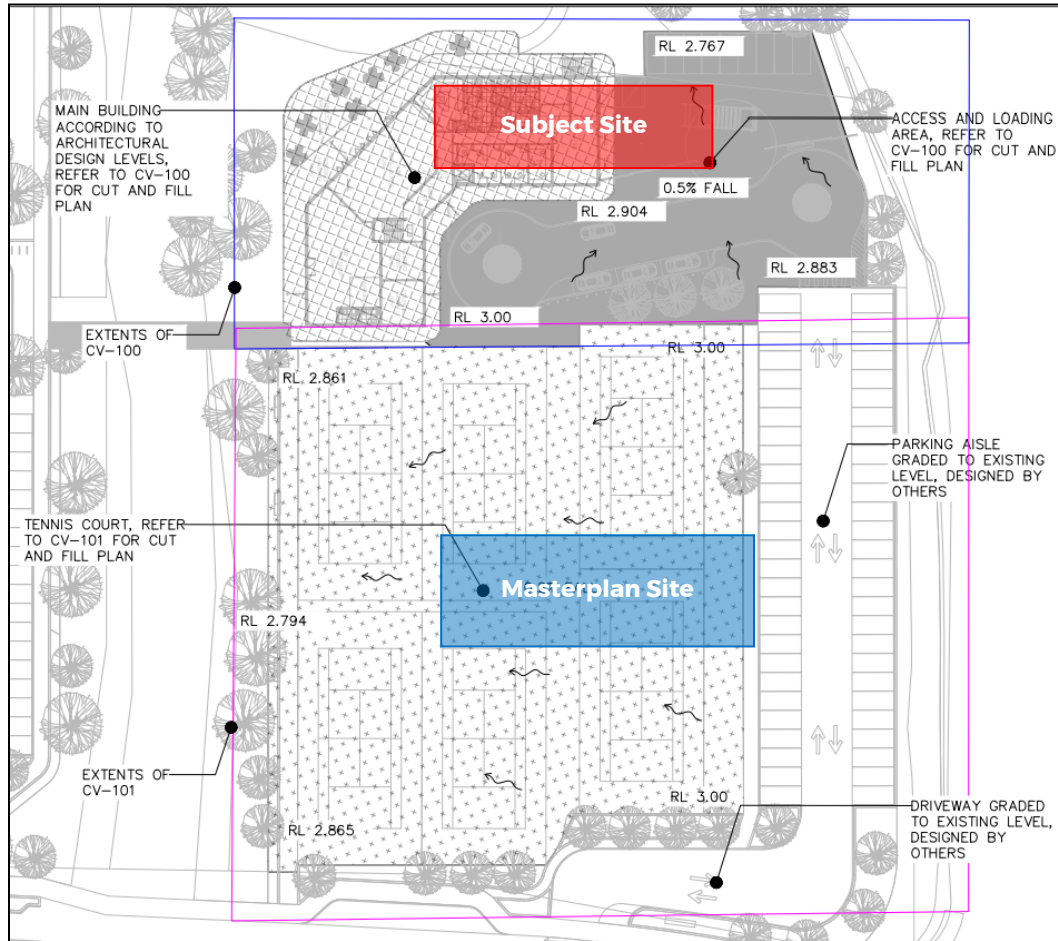


Figure 38. Civil Design Master Plan (Source: Stellen Consulting, 2022)

5.15 SERVICES

The subject site would be serviced by all necessary infrastructure, as outlined in the attached Civil Design prepared by Stellen Consulting in **Appendix 7**.

5.16 SUITABILITY OF SITE FOR DEVELOPMENT

The subject site is located within the existing Warringah Recreation Centre and in the south-eastern corner of the Warringah Golf Club (WGC). The proposed development for a new Clubhouse and Amenities Building (Warringah Golf and Community Club) at the proposed location has been carefully considered by WGC and Council, providing a highly accessible clubhouse open to the public.

The subject site is on the edge of the WGC Fairway and the proposed design has been carefully considered to respect the Golf Course, Brookvale Creek and existing/intended operations of the Warringah Recreation Centre and Council Masterplan.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
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5.17 THE PUBLIC INTEREST

The proposed development is in the public interest as it:

- Is consistent with the objectives of the RE1 zone and provides an ancillary clubhouse to an established outdoor recreation facility, being Warringah Golf and Community Club, and is therefore commensurate with the existing use of the wider site and locality;
- Shall not create any measurable environmental or amenity impacts on the surrounding sites or public domain; and
- Delivers a publicly accessible clubhouse.

The proposed development will have no adverse impact on the public interest and is in accordance with the aims and objectives of the WGH2011 and WDCP2011.

The development of the subject site will be carried out to support the continued use of the site through the provision of an outdoor recreation facility that is commensurate to the sites surrounds and shall result in a position recreational impact for the Northern Beaches LGA and the broader region.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Golf and Community Club (Ancillary Clubhouse and Amenities Building)
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PART F CONCLUSION

The purpose of this SEE has been to present the proposed ancillary clubhouse and amenities building for Warringah Golf and Community Club, 433 Pittwater Road, North Manly and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

The proposed development has been prepared taking into consideration the following key issues:

- The development history of the site, Warringah Golf and Community Club, Warringah Recreation Centre and the existing clubhouse at 397 Condamine Street;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The pre-lodgement advice received from Northern Beaches Council; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposed development is considered to warrant a favourable determination for the following reasons:

- The proposed ancillary clubhouse and amenities building is consistent with the RE1 Public Recreation zone objectives and is permissible with consent within the RE1 zone where ancillary to a Recreation Facility Outdoor (Warringah Golf Club).
- The proposed development has been carefully considered with respect to the site constraints and site surrounds, specifically to ensure the proposed building would integrate with the wider Council Masterplan for the Warringah Recreation Centre.
- The proposed development is considered a suitable outcome for the subject site, through the delivery of a new clubhouse building adjacent to the Warringah Golf Course and Warringah Recreation Centre.
- The environmental impacts of the proposed development upon traffic, contamination, arboriculture, and construction can be appropriately managed through the adoption of the recommendations of the accompanying technical reports.
- Sufficient access and parking arrangements are provided as part of the proposed development, and both interim and ultimate traffic and access arrangements have been considered as part of this assessment, ensuring that there would be no undue impacts on the surrounding road network.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

