



IRF24/137

Gateway determination report – PP-2023-953

Warringah Recreation Centre, North Manly –
Additional Permitted Use 'Registered Club'

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans submitted by Council
Attachment Request – Northern Beaches Council Letter Requesting a Gateway Determination (November 2023)
Attachment A – Planning Proposal
A1 – Planning Proposal Report (September 2023)
A2 – GHD Consulting Independent Report (Sep 2023)
A3 – Flora and Fauna Constraints Assessment Report (December 2020)
A4 – Waste Classification Report (1 December 2020)
A5 – Flood Assessment (3 May 2023)
A6 – Stormwater Management Plan (October 2022)
A7 – Acid Sulphate Assessment (November 2022)
A8 – Acid Sulphate Management Plan (November 2022)
A9 – Additional background information (June 2023)
Attachment D – Proposed Location Plan of Additional Permitted Use (May 2023)
Attachment E – Northern Beaches Council Resolution and Report (24 October 2023)
Attachment LPP – Northern Beaches Local Planning Panel Minutes (4 October 2023)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Northern Beaches
PPA	Northern Beaches Council
NAME	Additional Permitted Use for a 'registered club' at part of Lot 2742 in DP 752038 at the Warringah Recreation Centre
NUMBER	PP-2023-953
LEP TO BE AMENDED	Warringah LEP 2011
ADDRESS	Condamine Street, North Manly
DESCRIPTION	Lot 2742, DP 752038
RECEIVED	20/11/2023
FILE NO.	IRF24/137
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The objective of the planning proposal is to make the additional land use of a 'registered club' permissible on land currently occupied by the Warringah Recreation Centre. This intends to:

- remove any ambiguity in relation to the permissibility of a 'registered club' at the Warringah Recreation Centre site; and
- permit the lawful operation of a future golf clubhouse as a registered club (subject to development consent)

The objectives of this planning proposal are clear and adequate.

The planning proposal (**Attachment A1**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

Acknowledgement of existing development application

The Department acknowledges an ongoing development application (DA) for a golf clubhouse and related facilities on the site currently being assessed by Council. Noting that the DA has faced permissibility challenges, this proposal aims to clarify that the future clubhouse will serve as a registered club and that an additional DA for a registered club will be lodged in the future. Consequently, the assessment of the built form of the golf clubhouse is primarily a matter for

Council through the existing DA process. This proposal is largely focused on evaluating the impact of an additional permitted use of a registered club on the site and within the future golf clubhouse.

1.3 Explanation of provisions

The planning proposal seeks to amend the Warringah LEP 2011 to:

- identify a portion of the subject site as Area 19E on the Additional Permitted Uses Map; and
- amend Clause 19 in Schedule 1 of the LEP to add a new point e) identified in [blue underline](#) below:

19 Use of certain land in Zone RE1

(1) *This clause applies to the following land –*

...

[\(e\) land at North Manly, known as the Warringah Golf Club, being part of Lot 2742, DP 752038, shown as “Area 19E” on that map.](#)

(2) *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)”.*

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The planning proposal applies to approximately 2,700sqm of land within the Warringah Recreation Centre (**Figure 1**) with frontages to Pittwater Road and Kentwell Road. The land is currently occupied by 6 tennis courts, 2 futsal courts, 3 squash courts and a clubhouse with refreshments and a pro shop. The site is bounded to the west by Brookvale Creek with a service station and mixed-use development immediately opposite the site to the East.

The site is part of the Warringah Golf Course and located within District Park. The land is subject to the District Park Plan of Management is currently classified as community land. The site is located between the suburbs of Manly Vale and North Manly.

The site is zoned RE1 Public Recreation and is not within the vicinity of any heritage items. Maximum building height and floor space ration (FSR) controls do not apply to the site.



Figure 1 Subject site (source: Nearmap; DPE markup)

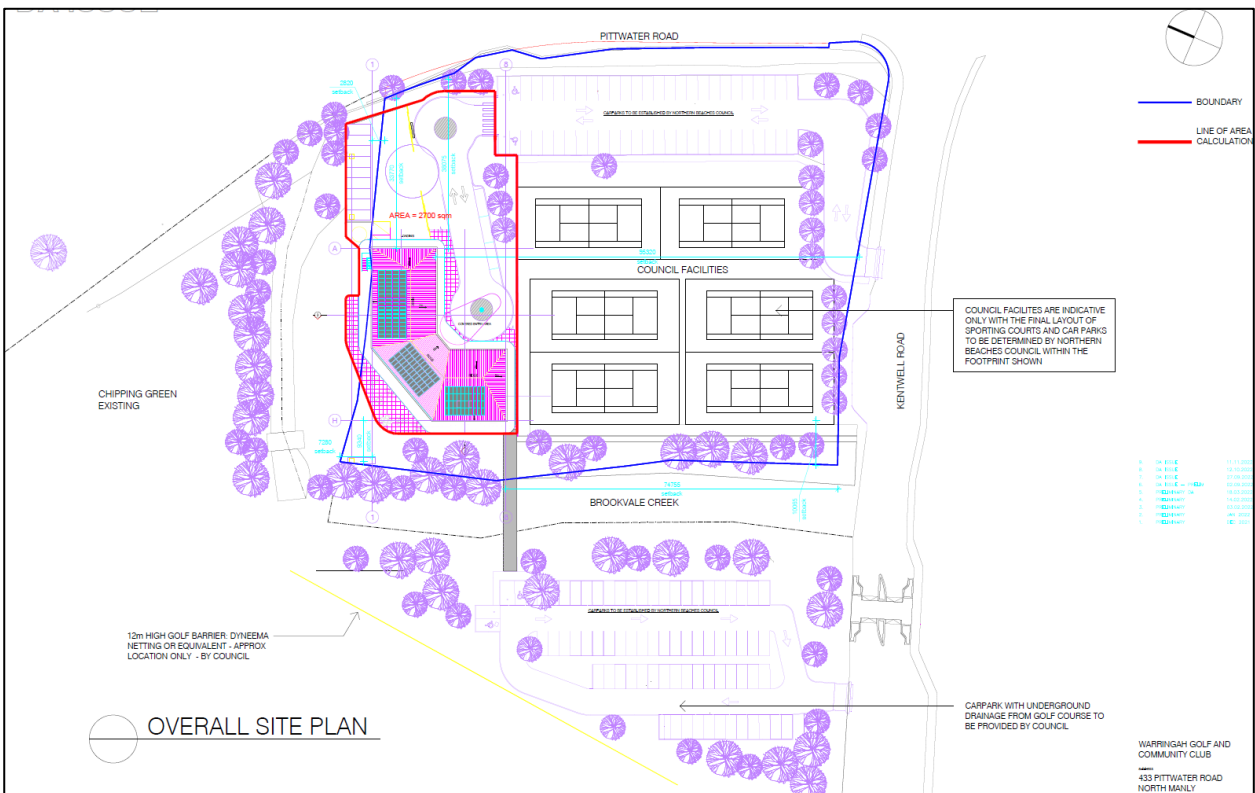


Figure 2 Proposed future development site plan of the golf clubhouse, APU location outlined in red (source: Northern Beaches Council; Attachment B)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Warringah LEP 2011 maps, which are suitable for community consultation. The proposed change to mapping indicates the site will be identified as “Area 19E” on the Additional Permitted Uses Map (**Figure 4**).

It is noted the Warringah LEP 2011 Additional Permitted Uses Map is now a digital LEP map. The figures below are indicative only and reflect the previously in force PDF LEP maps.

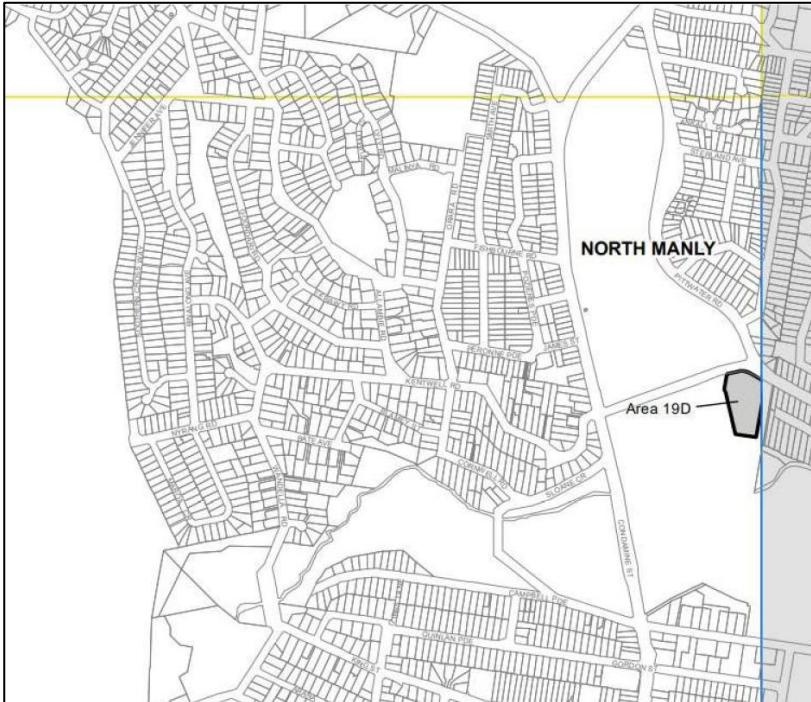


Figure 3 Current Additional Permitted Uses Map

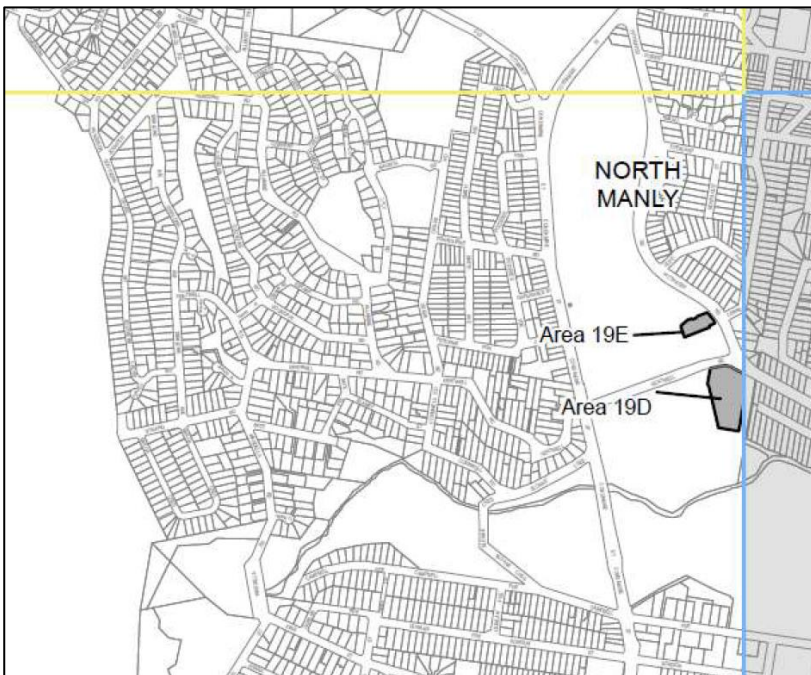


Figure 4 Proposed Additional Permitted Uses Map

1.6 Background

Table 3 Background to the planning proposal

Date	Event
25 February 2020	Northern Beaches Council resolved to agree in principle to the proposal for the Warringah Golf Club to build a new clubhouse on the current Warringah Recreation Centre site, subject to appropriate terms being agreed by the parties.
9 February 2023	Warringah Golf Club submitted DA 2022/2081 for the construction of a new clubhouse on part of the land at the Warringah Recreation Centre.
19 June 2023	Council's Property Team lodged a planning proposal to avoid any ambiguity around the permissibility of the use of the site for a 'registered club'.
4 October 2023	Northern Beaches Local Planning Panel considered the proposal and recommended it proceed to Gateway determination.
24 October 2023	Northern Beaches Council resolved to support the progression of the planning proposal to Gateway determination.
20 November 2023	The planning proposal was lodged with the Department.
27 November 2023	Sydney North Planning Panel unanimously resolved to defer DA 2022/2081 to seek further information regarding permissibility among other issues requiring further justification and advice.

2 Need for the planning proposal

The planning proposal seeks to support a DA for use of part of the site for the purposes of a golf clubhouse that is considered ancillary to a recreational facility (outdoor) - DA 2022/2081.

As the future clubhouse is intending to be used for the purposes of a registered club, and that use is prohibited in the RE1 – Public Recreation under Warringah LEP 2011, an additional permitted use is consistent with Council's expectations for future development of the Warringah Recreation Centre. The proposal states the permissibility of the lodged DA is not explicit and functions of any future golf clubhouse may be limited in terms of the 'recreation facility (outdoor)' land use definition.

Council outlines this planning proposal is the best means of achieving the intended outcomes of the proposal offering certainty regarding the development outcomes expected at the site. Council deems lodging a planning proposal seeking to rezone the land would be inappropriate as the land is owned by Council as a public reserve.

3 Strategic assessment

3.1 Regional Plan

Table 4 provides an assessment of the planning proposal against relevant aspects of the Greater Sydney Regional Plan.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
A city supported by infrastructure	<p>The planning proposal will enable the future development of a 'registered club' in a location adjacent to Pittwater Road with access to public transport. Co-locating the future clubhouse on the existing golf club site will enable the utilisation of existing and planned sporting recreational infrastructure on the site.</p> <p>The proposal is consistent with this objective.</p>
A city for people	<p>The central location of the Warringah Recreation Centre, co-located with the existing golf club and sporting facilities, optimises the use of available public land for social infrastructure. Enabling the construction of a new clubhouse will enhance the quality of infrastructure for the community.</p> <p>The proposal is considered to be generally consistent with these objectives..</p>
A city of great places	
A city in its landscape	

3.2 District Plan

The site is within the North District. The North District Plan (the plan) contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for liveability in the plan as outlined below.

The Department is satisfied the planning proposal gives effect to the plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. **Table 5** includes an assessment of the planning proposal against relevant directions and actions in the plan

Table 5 District plan assessment

District Plan Priorities	Justification
N3 – Providing services and social infrastructure to meet people’s changing needs	<p>The planning proposal notes data in relation to the expected demographic of future patrons of the golf club, should the DA be approved and constructed, has not been provided. The proposal does expect the registered club would be frequented by an older demographic.</p> <p>Further assessment of the social impacts of a registered club (including liquor licensing and the potential for gambling is in Section 4.2, below).</p>
N4 – Fostering healthy, creative, culturally rich and socially connected communities	<p>By enabling the development of a future golf clubhouse to operate as a registered club on the Warringah Recreation Centre site, the proposal seeks to improve opportunities for recreational activities and social connectivity due to the range of activities potentially available at the future developed site.</p> <p>A social impact assessment is further explored in Section 4.2 below.</p>
N6 – Creating and renewing great places and local centres, and respecting the district’s heritage	<p>Incorporating a registered club into the site aims to complement the area and introduce a more diverse range of activities. The envisioned development scenario aims to create a social and recreational hub that fosters community cohesion.</p>

3.3 Local

3.3.1 Northern Beaches Local Strategic Planning Statement (LSPS)

The consistency of the proposal with the relevant key local planning priorities and actions in the LSPS is outlined in **Table 6**.

Table 6 Northern Beaches LSPS Assessment

Planning Priority	Justification
6 – High quality open space for recreation	<p>The proposal seeks to accommodate the future use of the site for a multifunctional purpose providing opportunities for social interaction nearby to public and private transport options. It is noted use as a registered club must be ancillary to a recreational use, and that a future development application can also address this issue.</p> <p>The proposal is consistent with this priority.</p>
11 – Community facilities and services that meet changing community needs	<p>The proposal supports the lodgement of DA 2022/2081 allowing for the delivery of social infrastructure that addresses the changing needs of the community, including accommodating an ageing population. It is noted redevelopment of the site seeks to conserve local identity and social significance through future relocation of the clubhouse.</p> <p>The proposal is considered generally consistent with these priorities.</p>
12 – An inclusive, healthy, safe and socially connected community	
17 – Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes	

Planning Priority	Justification
30 – A diverse night time economy	The planning proposal notes it will provide additional employment opportunities.

3.3.2 Northern Beaches Community Strategic Plan

The consistency of the proposal with the relevant key outcomes of the Community Strategic Plan is outlined in **Table 7**.

Table 7 Northern Beaches Community Strategic Plan Assessment

Outcome	Justification
Community and belonging	<p>The proposal will accommodate use of the site for a multifunctional purpose, providing opportunities for social interaction nearby to transport and a local centre. The proposal accommodates a greater range of compatible uses to that currently permitted on the site.</p> <p>The proposal is consistent with this outcome.</p>
Housing, places and spaces	<p>The proposal will support a future DA for a registered club within the future golf clubhouse allowing for the delivery of social infrastructure that addresses the changing needs of the community, including accommodating an ageing population. Any specific issues relating to noise can be appropriately dealt with through a development application for the registered club.</p> <p>The proposal is considered generally consistent with this outcome.</p>
Vibrant local economy	<p>The proposal will provide additional employment opportunities which is further addressed in Section 4 below. The proposal is consistent with this outcome.</p>

3.3.3 District Park Plan of Management (DPPOM)

The DPPOM (**Attachment POM**) was adopted in September 2015 and sets out a vision for how District Park will be used, improved, maintained and managed into the future. The DPPOM recognises the Warringah Golf Club's desire to relocate their off-site clubhouse on to District Park closer to the golf course. The DPPOM further contemplates this relocation of the golf club as part of a combined sports community club building.

The proposal is consistent with the DPPOM. The Department recommends that Council exhibit the DPPOM document, and any changes to the document if deemed necessary, alongside the planning proposal.

3.4 Local planning panel recommendation

On 4 October 2023, the Northern Beaches Local Planning Panel (NBLPP) considered the planning proposal and advised it is appropriate for Council to forward the planning proposal to the Department for a Gateway determination (**Attachment LPP**) as recommended in the report completed by GHD Consulting dated 13 September 2023 (**Attachment A2**).

3.5 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed in **Table 8** below:

Table 8 9.1 Ministerial Direction assessment

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
1.4 Site-Specific Provisions	Yes	<p>The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>The proposal is consistent with this direction as it allows the proposed additional permitted use on the land without imposing any further development standards additional to those existing in the LEP. It is intended that a future DA will further assess the use of a registered club and its social impacts.</p> <p>The Department recommends a social impact statement be prepared to support the proposal and is further detailed in Section 4.2 of this report.</p>
3.2 Heritage Conservation	Not Applicable	<p>The objective of this direction is conserve items, areas, objects and places of environmental heritage and indigenous significance.</p> <p>The proposal is not within the vicinity of any heritage items. Future development will not have any heritage implications.</p>
3.7 Public Bushland	Yes	<p>The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland.</p> <p>The planning proposal is consistent with this direction.¹</p>

¹ DA 2022/2081 is at an advanced stage having been considered by the Sydney North Planning Panel on 22 November 2022 who decided to defer the matter seeking further information. Internal Council staff referrals support progression of the DA with recommended consent conditions in relation to all marked directions. No referrals reject to progression of the DA. The planning proposal will facilitate a future DA to allow the use of a registered club, should the existing DA of the clubhouse receive approval.

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
4.1 Flooding	Yes	<p>This direction ensures development of flood prone land is consistent with relevant policy and ensures provisions of an LEP applying to flood prone land considers potential flood impacts.</p> <p>The proposal is supported by a Flood Assessment (Attachment A5) and Stormwater Management Plan (Attachment A6) that identifies the Warringah Recreation Centre site as medium risk, and Brookvale Creek as high risk on Council's flood hazard map. It is also noted the report identifies that the site is within a flood fringe area and is not classed as a floodway which prohibits development.</p> <p>This flood assessment supports progression of the proposal if development is carried out in accordance with its recommendations. The development of the clubhouse is primarily a matter for Council to assess through a DA, as is a future application for a registered club if made permissible.</p> <p>The planning proposal is consistent with this direction.¹</p>
4.4 Remediation of Contaminated Land	Yes	<p>This direction aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered at the planning proposal stage.</p> <p>The proposal does not include a Preliminary Site Investigation (PSI) and notes that, based on the existing land use, it is unlikely contamination will be an issue. A PSI was submitted to support DA 2022/2081.</p> <p>A Geotech report was submitted with the proposal (Attachment A4) prepared by Alliance Geotechnical (AG) indicating the potential presence of site contamination due to a history of uncontrolled filling. AG suggests conducting additional investigation in accordance with the NSW EPA Sample Design Guidelines. Any unforeseen discoveries during excavation should be evaluated to determine their implications for waste classification. The Department recognises that addressing these matters is more suitable at the DA stage.</p> <p>The planning proposal is consistent with this direction.¹</p>
4.5 Acid Sulphate Soils	Yes	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.</p> <p>The planning proposal includes an Acid Sulphate Assessment (Attachment A7) and Acid Sulphate Management Plan (Attachment A8) that support the DA for the golf clubhouse under consideration on the site. The proposal for an additional permitted use does not warrant revisiting this issue as the Department understands the APU will not increase the building footprint.</p> <p>The planning proposal is consistent with this direction.¹</p>

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
5.2 Reserving Land for Public Purposes	Justifiably inconsistent	<p>The key objective of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes.</p> <p>The proposal notes it will permit an additional permitted use on Council owned “community” land. This use is consistent with the DPPOM.</p> <p>The Department is supportive in principle of the proposed additional permitted use, noting the proposal will not rezone any land.</p>

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs, with certain SEPPs directly identified as applicable in the planning proposal discussed in **Table 9** below.

Table 9 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Biodiversity and Conservation) 2021	Chapter 2 of the SEPP aims to protect biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through preservation of trees and other vegetation.	Yes	<p>The proposal does not seek to clear vegetation or affect land subject to potential koala habitats, foreshore or waterways areas, water catchments or strategic conservation areas.</p> <p>DA 2022/2081 is well advanced and has been supported subject to development consent conditions by a number of Council staff through referrals in relation to biodiversity and conservation. The future development scenario is not objected to on these grounds.</p> <p>It is noted a Flora and Fauna Assessment Report (Attachment A3) submitted with the proposal makes a number of recommendations to avoid impacts on biodiversity.</p> <p>Further, it is not anticipated that an additional permitted use to allow a registered club on the site (within the future golf clubhouse) warrants further consideration of these matters.</p>
SEPP (Resilience and Hazards) 2021	The SEPP aims to manage risks and build resilience in the face of hazards.	Yes	<p>The planning proposal notes a PSI prepared for the clubhouse DA noted the continuous use of the land as recreational indicates low potential impact of any contamination. The PSI concluded the required considerations of Clause 4.6 of the SEPP are satisfied. The DA has been supported from this point of view, and no further assessment of this issue is required as part of this proposal.</p>

4 Site-specific assessment

4.1 Environmental

The following **Table 10** provides an assessment of the potential environmental impacts associated with the proposal.

Table 10 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity	<p>The proposal is supported by a Flora and Fauna Constraints Report (Attachment A3) that provides a number of recommendations for avoiding biodiversity impacts. This report does not state whether it supports the proposal or not. Council is encouraged to exhibit the most recent revision of this report alongside the planning proposal.</p> <p>The Department notes DA 2022/2081 is well advanced and has been supported subject to conditions by a number of internal Council referrals in relation to the natural environment.</p> <p>As this planning proposal is not specifically supporting the golf clubhouse use (as this is permitted under the current RE1 zone), the physical aspects of the development are more appropriately dealt with under the current DA.</p>
Traffic, transport and parking	<p>The planning proposal is not supported by any Traffic Impact Assessment and does not contain an assessment in relation to expected traffic, transport and parking impacts. A condition has been added, requiring the Council to assess traffic implications in the proposal. This assessment will specifically focus on determining whether the additional permitted use necessitates increased parking requirements beyond the golf clubhouse use.</p> <p>The Department notes DA 2022/2081 is well advanced and has been supported subject to conditions by Council's traffic engineer. Council is encouraged to exhibit the Traffic Impact Assessment relating to the DA alongside the updated planning proposal if possible.</p>
Contamination	Contamination impacts have been discussed in Tables 8 & 9 above.

4.2 Social and economic

The following **Table 11** provides an assessment of the potential social and economic impacts associated with the proposal.

Table 11 Social and economic impact assessment

Social and Economic Impact	Assessment
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Social and recreation	<p>The planning proposal notes the DPPOM contemplates relocation of the golf club to the District Park for use as a registered club. The proposal further states development consent conditions of the DA can involve a management plan, with any liquor license granted subject to the conditions of such a license.</p> <p>However, since the current proposal aims to facilitate a future DA concerning a registered club, it is essential for the proposal to clearly articulate the potential consequences of reducing the number of tennis courts and recreational facilities on the local community.</p> <p>Furthermore, the proposal should address how the establishment of a registered club will uniquely influence active recreation and specify any planned redistribution of existing recreational facilities. This information will provide a comprehensive understanding of the proposal's implications for the community's well-being and recreational amenities.</p> <p><u>Impacts resulting from allowing the sale of liquor and gambling</u></p> <p>While the Department acknowledges the general support for the proposed additional permitted use, it is crucial to highlight that the current proposal lacks a thorough examination of the implications associated with a registered club. Regardless of Council's Property team stating that the existing Golf Club does not and will not install poker machines (Attachment A9), the potential for them is activated through the additional permitted use. As such, the social impacts of permitting the sale of liquor and potentially allowing gambling within a registered club have not been adequately addressed.</p> <p>A comprehensive analysis is needed to assess how these adult activities might affect the local community, including considerations for public safety, noise pollution and other relevant considerations for the community.</p> <p>To address this gap, a Gateway determination condition has been imposed, mandating the undertaking and exhibition of a social impact assessment alongside the proposal. This assessment should delve into the potential social consequences and public safety concerns associated with the proposed activities.</p> <p>Furthermore, the proposal requires a referral process to NSW Liquor and Gaming for its input during exhibition. Subsequent to receiving their comments, the proposal should be revised as necessary to incorporate any relevant feedback and ensure a more comprehensive and well-informed approach</p> <p><u>Noise impacts</u></p> <p>The introduction of a 'registered club' as an additional permitted use allows for an expanded general practice of the golf clubhouse. This can be, but is not limited to, functions and events. The proposal should identify the potential noise pollution resulting of these events and potential changes to the typical opening hours of the golf clubhouse and any relevant mitigation measures. It is also noted that a future DA for a registered club would further assess these issues if permissibility was granted.</p>
Economic	<p>The proposal notes in facilitating a potential DA approval there will be a positive benefit of additional employment and economic development opportunities in locating the clubhouse in a location accessible by public transport and the local road network.</p>

4.3 Infrastructure

As discussed in **Table 11** above, the planning proposal requires updating to consider the expected loss of existing active open space available to the community. It is indicated in the proposed site plan of **Attachment D** that car parking facilities will be provided on site by Council in future, along with the reintroduction of some tennis courts.

The site is located near public transport services and may be accommodated by additional car parking facilities in future. The Department notes DA 2022/2081 is supported by Council's traffic engineer with enough parking provisions currently existing to facilitate the proposed future development. As explained above, the proposal should clearly articulate if the additional permitted use of a registered club triggers additional parking.

5 Consultation

5.1 Community

Council has not indicated a specific community consultation time.

An exhibition period of 20 working days is considered appropriate, and forms to the conditions of the Gateway determination.

5.2 Agencies

The proposal does not specifically advise which agencies will be consulted, however as per **Section 4** above, the Department recommends that the proposal is referred to NSW Liquor and Gaming for comment.

6 Timeframe

Council proposes a 12 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard

The Department recommends an LEP completion date of 7 February 2025 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

As the planning proposal is considered a local matter and does not require the reclassification of land, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- It is generally consistent the Greater Sydney Region Plan, North District Plan, and the Northern Beaches Local Strategic Planning Statement;
- Will permit the lawful operation of a future golf clubhouse as a registered club subject to development consent
- Is consistent with the District Park Plan of Management (DPPOM) in that the DPPOM recognises the relocation of the existing golf clubhouse; and

By not rezoning any land, the proposal aims to confirm that the primary purpose of the land is for golf related activities. Based on the assessment outlined in this report, the proposal must be updated before consultation to:


- Prepare a social impact assessment to clarify the consequences and necessary mitigation measures associated with the establishment of a registered club involving the sale of liquor and the introduction of gambling to the public;
- Provide an assessment of traffic impacts resulting from the additional permitted use, including any traffic considerations that are triggered specifically for registered clubs; and
- Address the potential noise impacts of the use of the site for a registered club, including the potential change to the hours of operation, functions and how noise will be limited for neighbouring residential land.

9 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

1. Prior to exhibition, the planning proposal is to be amended to address the following:
 - (a) Council or an appropriately qualified social impact consultant must conduct a social impact assessment to clarify the consequences and necessary mitigation measures associated with the establishment of a registered club involving the sale of liquor, potential introduction of gambling to the public and associated amenity impacts from operations, events and noise;
 - (b) Provide an assessment of traffic impacts resulting from the additional permitted use, including any traffic considerations that are triggered specifically for registered clubs;
 - (c) Include an updated timeline based on the issuing of the Gateway determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (d) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (e) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023).
3. Council must ensure, where relevant, the most recent revisions of technical reports supporting the planning proposal are exhibited concurrently. The District Park Plan of Management should also be made available as part of the public exhibition.

4. Consultation is required with Liquor and Gaming NSW under section 3.34(2)(d) of the Act.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

 7 February 2024

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