

Summary Report of Public Notification

Project name	Proposed Construction Lease to Warringah Golf Club Limited
Public notification period	23 February to 23 March 2023
Background	<p>The Warringah Golf Club Limited (the Club) have held a lease over the 18-hole golf course located in the District Park Reserve since the 1930s. On 25 February 2020 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 (WRC) Site.</p> <p>The funds from the sale of the previous clubhouse, owned by the Club, will fund the construction of the new clubhouse adjacent to the 18-hole golf course.</p> <p>Under the Local Government Act 1993 Section 47A Council is required to give public notice of the proposal to comply with legislation and to consider all submissions made in relation to the proposed construction lease. The construction lease is for a term of 3 years, or to practical completion of the works, whichever is the earliest.</p>
Total number of submissions	145 submissions (132 online + 13 emailed), with duplicates and nil responses disregarded.
Summary of findings	<p>The majority of responses were supportive of a construction lease to the Club. Feedback included the positive benefits from the construction of the sports and community building funded by the Club. Positive sentiment included that the new clubhouse supporting a vibrant community, social connection, and a family friendly amenity with no poker machines. Some respondents mentioned the potential for the new clubhouse to fill the void left when the North Manly Bowling Club closed.</p> <p>Objections received cited environmental concerns, traffic issues, loss of community facilities during construction, and concerns regarding interpretation of compliance with the Plan of Management.</p> <p>At the time of exhibition of this proposed construction lease, the Club had lodged a Development Application, DA2022/2081 for construction of the proposed clubhouse building. Council notes a number of these objections appear to be related to the Development Approval process rather than the proposed construction lease itself.</p>

How we notified	
Properties notified by letter	394 letters
Signage installed onsite	3 signs
Electronic Direct Email	Community Engagement (fortnightly) newsletter: 1 edition (24,000 subscribers) Council (weekly) e-News: 1 edition (61,500 subscribers)
Visitors to Your Say page	2,605

Table 1: Issues, change requests and other considerations.

Theme	What we heard	Council's response
Funding of Project	Rate payers paying for the rebuild of community parking and tennis facilities.	The Golf Clubhouse construction will be funded by the Club. Council has been successful in an application for \$3,028,749 million in grant funding for associated works.
Loss of community facilities (squash and tennis) during construction	Concerns regarding timing to construct clubhouse and replacement community facilities. Golf Club should have given up their golf course land to establish additional community parking instead of taking tennis courts. Additionally, the Clubs land could be used for the construction zone to allow squash and tennis courts to play for longer before being demolished, and as part of the process they should reconfigure their Northern 9 holes now.	Council will forward plan to reduce the construction period where possible. This may involve an overlap of construction works by the Club and Council. The existing 18-hole golf course is considered a short community golf course. Its functionality would be diminished by reducing the play area. A key consideration for the identified construction zone includes safety and access including driveways for the entry and parking of trucks. Additionally, the required construction zone would be a part of the determination under the Development Application. Unfortunately, we are unable to retain the current facilities during construction.
Loss of recreational amenity	Reduced number of tennis courts and squash courts upon completion and parking. Why did golf not give up their lease land for parking?	A concept plan for the tennis and squash courts will be finalised once the DA is approved for the clubhouse site. The existing 18-hole golf course is considered a short community golf course and any removal of land will negatively impact the course functionality. It is however intended to have additional public parking added to an existing area of the golf course lease adjacent to the western side of the WRC site.
Traffic, Parking and Pedestrian Safety	Existing traffic and congestion delays on Kentwell Road, 2 lanes of traffic and turning lanes required, parking concerns, pedestrian	The assessment of traffic impacts on the local road network from the proposed development will be undertaken by Council's Road Engineers during the determination of the Development Application.

	crossing safety.	
Golf Clubhouse Future Use by Community	Privatisation of the Golf Clubhouse to make exclusive for the golfers.	<p>The Warringah Golf Club are a not-for-profit entity and not a private golf club, the golf course itself has non-members (the public) playing on the course.</p> <p>The intention of the new clubhouse is that it will be accessible to the community & local sporting bodies.</p> <p>Any future lease provisions will include conditions to provide public access.</p>
Environmental concerns	<p>Environmental impact to Brookvale Creek, no consideration to creek health due to the development.</p> <p>Opportunity missed to take back riparian zones which are part of the Golf Course lease area.</p> <p>Concerns of building development on Acid Sulphite Soil land, low lying land subject to flooding.</p>	<p>Environmental impacts on Brookvale Creek will be assessed under the current Development Application for the construction of the clubhouse. The Council Coast and Catchments Team have an environmental contract to manage the Brookvale Creek waterway, noting that stormwater from Brookvale passes through here.</p> <p>This area forms part of the 18-hole golf course lease and the Club has contractual requirements to manage the land in accordance with an Environment Management Plan.</p> <p>Any possible environmental issues related to the building development will be assessed under the DA for the construction of the clubhouse. The construction lease will require the Club to comply with DA conditions.</p>
Plan of Management	<p>On which land is the clubhouse being constructed?</p> <p>The Golf clubhouse is not authorised to be built on community land natural areas.</p> <p>The Landscape Plan and Plan of Management does not authorise the Golf Clubhouse in that location.</p>	<p>The clubhouse is being constructed at the northern end of the WRC site and part of the golf course land currently under lease. The construction lease reference is to part Lot 1 & 3 of DP829465 (also known as Part Lot 2742 DP 752038).</p> <p>The Golf Clubhouse is being assessed under the DA. The building is being constructed within the sportsground categorisation area of the District Park Plan of Management (POM) and does not encroach into the 'natural area' defined waterway.</p> <p>The POM specifies an action to: <i>'Investigate and develop a sports and community club facility in the zone of the current North Manly Bowling and Recreation Club in Nolan Reserve. Consider the optimal building alignment with the golf course and the optimal number of bowling greens. Make changes to the golf course configuration if required to accommodate the new sports and community club facility.'</i></p>

		The preferred location has been identified as the northern end of the WRC, with the remainder of the site proposed to provide parking, tennis courts, and a squash building.
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During the consultation period, Council received questions either through direct contact or online.

Table 2: Questions raised with Council responses

Question raised in feedback	Council's answer
Warringah Golf Club already has a huge amount of public land at its disposal and should not interfere with the well-used courts and pitches of Warringah Recreational site. They chose to sell their own club house, so why should local ratepayers provide more land?	<p>The Plan of Management supports the facilitation 'of a better connection between the golf course and the new sport and community building' and to 'Make changes to the golf course configuration if required to accommodate the new sports and community club facility.'</p> <p>In the Council meeting of 25 February 2020, Council resolved to agree in principle to the proposal for the Warringah Golf Club to build a new clubhouse on the current WRC site subject to appropriate terms being agreed upon. Following this resolution the club sold their existing clubhouse to free up funds to build a clubhouse with better connection to the golf course.</p>
Looking at the plans I can't see where the squash courts are can you please explain where they are going to be?	<p>This public notification is in relation to the proposed construction lease for the golf clubhouse.</p> <p>Upon completion of the new clubhouse DA the design of the remainder of the community facilities will be finalised.</p>
Why do we need a golf club house?	The sports and community building being constructed by the Warringah Golf Club is intended to be open to the public and envisaged for use by the community and sporting users.
How many tennis and squash courts will there be after this development? Why are we knocking down perfectly good squash and tennis courts to go through all of this pain, just to satisfy those who want a drink after golf and didn't bother going to the last clubhouse?	<p>This public notification is in relation to the proposed construction lease for the golf clubhouse. Upon completion of the new clubhouse DA the design of the remainder of the community facilities will be finalised.</p> <p>Council considers that the squash building is in poor condition with visible cracking on external walls and the resurfacing of the tennis courts has been delayed and overdue, along with lighting upgrades required to meet play standards.</p>
What will the parking situation be?	<p>Parking will be addressed in the DA submitted to Council, subject to development approval.</p> <p>In the DA submitted by the Warringah Golf Club (subject to approval), it proposed parking within Lot 3 DP829465 (WRC site) on the eastern side facing Pittwater Road.</p>
Why can't the golf clubhouse and car park be built on some of the existing golf course?	<p>The location of the proposed clubhouse was approved in principle at the Council meeting of 20 February 2020.</p> <p>Alternate locations were considered by Council and due to a range of factors including road access, RMS managed</p>

	roads, and creeks on the site, the proposed location was considered the most appropriate.
Are the rate payers paying for the rebuild of the recreation centre?	Council has been successful in a grant application for \$3,028,749 from the Office of Sport towards the construction of the associated recreational facilities and parking.
<p>I have two concerns that I would appreciate Council addressing with solutions before they possibly become problematic after construction.</p> <p>1) During peak sporting fixture finals, heavy traffic often turns Kentwell Road into a road block, particularly when traffic enters and departs the car parking area.</p> <p>2) To ensure effective noise abatement, would Council consider additional tree planting along the parking area boundary, adjacent to Pittwater road?</p>	<p>The assessment of traffic impact on the local road network from the proposed development will be undertaken by Council's Road Engineers during the DA process.</p> <p>The assessment to ensure effective noise abatement will be considered under the DA for the construction of the clubhouse. If approved the DA will include conditions of consent regarding effective noise abatement.</p> <p>Consideration of additional landscaping will form part of the design stage of the Council works, which do not form part of this public notification process.</p>

Appendix 1 Verbatim community and stakeholder responses*

Website YourSay Submissions with comments:

1	63331	<p>I object to the lease and the proposal to build on the existing tennis and squash court site Council is destroying the site as a tennis centre This site had at least 8 tennis courts and 3 squash courts You end up with two multi-purpose courts. Council should go back to the drawing board eg use the old bowling club site for the golf club This needs to to completely rethought through</p>
2	63340	<p>Warringah Golf Club already has a huge amount of public land at it's disposal and should not interfere with the well used courts and pitches of Warringah Recreational site. They chose to sell their own club house, so why should local ratepayers provide more land? Warringah Recreational Centre is geared towards younger locals playing tennis and football, once more youth get kicked out for entitled boomer users.</p> <p>I do not support this plan and the golf club should build on their existing huge space.</p>
3	63345	<p>I am concerned that the impacts to traffic flow and pedestrian interaction have not been fully considered and assessed. In some of the plans I notice a soft control of a pedestrian crossing along Kentwell Road but it is unclear of the justification of such a control and its impacts to traffic delays and congestion at both traffic light ends. A bridge or tunnel to seperate pedestrians from vehicles is a far better control eliminating interaction between pedestrians and vehicles. Manly Golf club have implemented this separation control on Kenneth Road with an underpass linking the road separated golf course.</p>
4	63357	<p>Leave the tennis and squash courts alone. Go build on the golf course land.</p>
5	63369	<p>I fully support this development, which is necessary to ensure maximum usage of the golf course. I note the development will also support the new recreation centre which is a positive community outcome.</p>
6	63372	<p>I support the Approval of the Construction Lease.</p>
7	63377	<p>I vote for NBC to proceed with the lease for the proposed golf club house.</p>
8	63384	<p>Looking at the plans I can't see where the squash courts are can you please explain where they are going to be?</p>

*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

9	63417	<p>Golf club house development</p> <p>Why do we need a golf club club house? There was a perfectly good one on Condamine Street that was sold to developers that few people used! Who CHOSE to do that? Well, if you chose it, live with the consequences.</p> <p>Why are we knocking down perfectly good squash and tennis courts to go through all of this pain, just to satisfy those who want a drink after golf and didn't bother going to the last clubhouse?</p> <p>Has council learnt nothing from the absolute failure of closing a perfectly good and happy North Manly Bowling Club, only for it to become a blight on the beaches for the last few years!? All those elderly people losing their exercise and social needs and for what? Nothing!</p> <p>If it is so important to have a golf club house, put it on the North Manly Bowling Club site and leave the tennis and squash courts alone.</p> <p>How many tennis and squash courts will there be after this development? Why is that detail lacking? Pretty crucial information I would have thought.</p> <p>If there will be less I think council should be very transparent about that and disclose it as that will sway people's submissions. For example if council promise to put the same amount, back I'll support the development, despite the waste of ratepayers money in my eyes.</p> <p>If any less courts, I vote against it, as that would be madness in a time of obesity, diabetes and mental health crisis, to reduce something that benefited the communities wellbeing and reduces the impact on our healthcare system.</p> <p>What will the parking situation be? I see no details? I'd be hoping that there would be no additional impact on the little available parking now.</p> <p>Not enough detail for us to be able to truly have our say.</p>
10	63418	<p>I'd like to register my concern regarding access to the site. Given that this is a highly trafficked area by the public in terms of vehicular traffic and on foot I'm concerned at the safety risk and disruption this will create. This area, due to its adjacency to Nolan's reserve and bus stops, is also heavily used by children and vulnerable road users (cyclists etc).</p> <p>Currently the access to the parking there gives rise to dangerous incidents and blockages as cars try to turn across traffic that is at the traffic lights and into the carpark. Likewise as cars exit the same occurs. This not only causes severe congestion but impacts the visibility of drivers approaching the intersection for people crossing or on the intersection. This would be far worse in the case of a truck or heavy vehicle.</p> <p>I also believe a comprehensive plan to address this should be presented as part of this proposal to ensure risks associated with heavy vehicles are addressed for such a site.</p> <p>Any traffic disruptions will also likely impact both Condamine St and Pittwater Road.</p>
11	63420	<p>All for this it is the perfect spot for a club and free of pokies !!</p>

12	63421	A new exciting sports club for the northern beaches, with no pokies and a family friendly venue.
13	63422	This is a very welcome move by the golf club to bring together the community. A lot of work has been done to ensure that the environmental impact is positive (trees replaced, design to limit noise, traffic in the area will be improved due to moving cars for the GC into car parks rather than on the street, clubhouse faces away from residents etc. By omitting pokie machines from the facility (a move welcomed by most) and encouraging the clubhouse to be a hub for many different sports clubs to get together, this construction should be a resounding yes for approval.
14	63423	<p>This is a much needed upgrade for the Warringah Golf Club, members and community of the Northern Beaches/ surrounding areas.</p> <p>The old recreational area is certainly due for upgrades which this new club will provide for not only previous members but guest, visitors and future members.</p>
15	63424	I have lived on the Northern Beaches all my life. Regarding this proposal, I like fact that the area will have a licensed Club that will support several sporting codes that also doesn't have poker machines as there principle focus. I fully support the Development Application.
16	63425	There are many good reasons why this proposal should go ahead. The primarily being Council has allready given its approval to this point after a number of years planing. The fact there will be no Poker machines in the building and no extra liquor licence required for this building are the most valid points.
17	63427	<p>I am in full support of this development as it upgrades this area into a community sporting hub that covers not just the needs of the growing golfing community but also other sports such as Futsal, Tennis & Squash.</p> <p>These four sports all face limited availability of sites where they can be played.</p> <p>In addition having a club facility that caters to these sports as well as those using nearby Nolan's Reserve such as soccer and rugby will make it a unique facility. If it is truly poker-machine free as has been suggested that will make it even more family friendly and is a major bonus as well.</p>
18	63428	<p>I fully support this initiative to build a decent clubhouse on the site. It will have lasting amenities for a number of sports clubs and will also provide a restaurant and bar for anyone wishing to visit.</p> <p>The old clubhouse was virtually unknown to non members playing golf so that they went home without refreshments after the game.</p>
19	63429	<p>Hi There,</p> <p>I am in support of this bid. Warringah Golf Club has been a mainstay of the community for many years and this new development will new opportunities for the community to congregate, not just for the golf community, but it's a location for the broader community, residents and even other sports goers from the adjacent sporting fields.</p>

20	63430	<p>I fully support the construction of the new Warringah Clubhouse. When complete it will a major benefit for all the sports associations that use that combined sport field areas.</p> <p>Currently the other sporting codes using the sports fields and tennis courts have no meeting place, for either post game review, or for AGM's, registration and the like.</p> <p>The council has announced plans for a Gymnastics centre on the old Bowling Club grounds, and again the intended new clubhouse would accommodate the new investment by council.</p> <p>I've read that the premises would be poker machine free. In todays age, I think this is an excellent idea, strengthening the appeal of using the club by families.</p> <p>The current area is food and beverage dead zone, with nothing from Brookvale to Queenscliff able to serve the most basic of foods. In my opinion, the construction of this new facility has the ability to transform the area to the betterment of sports playing participants. May I also add, that away teams would have the opportunity for a feed before travelling, and not necessarily making the drive into Manly in search of sustenance.</p>
21	63431	<p>Hi,</p> <p>I am a near-by resident and have played touch football at Nolan Reserve for many years. Very often we would walk to North Manly Bowling Club for a meal and drinks after a game. This new golf club would provide a location for us to meet and enjoy after playing at Nolan Reserve so we are in full support.</p> <p>This could be the cultural hub for the area of North Manly as there are really no other options around.</p>
22	63432	<p>Good Morning,</p> <p>I just wanted to share my support for the proposed development. I think the proposed location of the development is currently underutilised and generally a much more efficient way of using the space. Being in Property Development myself it also appears that there is no net increase in noise for nearby receivers, a significant amount of off-street parking will be provided, and so on which is positive.</p> <p>I look forward to seeing what the general feedback is for it.</p> <p>Kind Regards,</p>
23	63435	<p>I feel that with more and more people playing sport and generally doing more outdoor exercise to have a club that varied sports can use will bring and even greater sense of community to our area. Mixing young and old and generally having a place to socialise. Other than Manly Leagues Club there are not a lot of opportunities to do this. I for one am looking forward to using such a club.</p>

24	63436	<p>I am so happy the Sports Clubhouse is finally going to happen with momentum after nearly 10 years of Politics.</p> <p>To have lost the Golf Course and not having a Clubhouse on the Course would have been a tragedy.</p> <p>The Sports Clubhouse will provide a local community benefit for everyone from all sports (tennis, squash and futsal, plus neighbouring soccer, rugby league, touch football and cricket participants and supporters attending games at Nolans Reserve and the to-be-developed gymnastics facility)- not just golf. I also like there are no poker machines.</p> <p>In addition, with the closure of the North Manly Bowling, there is one less licensed club in the Condamine, Kentwell and Pittwater Road precinct.</p> <p>Great to see that there will be two off-street car parks for a total of 120 cars that Council have obviously done some good work and planning.</p> <p>From my perspective it is great to see the Clubhouse facing north - west away from Pittwater residents.</p> <p>Since the appointment of Mr Brownlee (CEO) I believe that he has been instrumental in making this development happen for the Community and saving the Golf Course.</p> <p>The sooner this development gets started the better.</p> <p>Congratulations to NBC on making this milestone happen.</p>
25	63437	<ol style="list-style-type: none"> 1. Eventually a new clubhouse all golfers have been waiting for, replacing the old Condamine Street facility plus facilities for the numerous other sporting codes that will be able to utilise first class facilities. 2. A great addition for the northern beaches overall for all to enjoy with ample parking and without poker machines, which will enhance the family experience. 3. It is understood that noise from the new facility will be compliant with guidelines, and presumably during the construction phase as well.
26	63438	<p>I support the building of the new club house on its proposed location. When the lease was renewed the Club had to erect a new Clubhouse using its own funds. Council we're not going to contribute to building costs. The Clubhouse will not be exclusively for golfers but will cater for other sportspersons particularly those using District Park. It will also cater for those living in the vicinity as a social hub.</p>
27	63439	<p>I am in support of this development project. It will provide a service to the community that is short of supply in the immediate area in particular with the recent closure of the North Manly bowling club.</p>
28	63441	<p>I support the new club house development and my reasons are:-</p> <ol style="list-style-type: none"> 1. The club will be a golf and community facility catering with a casual and receptive atmosphere to families, sporting groups and golfers not just golfers. 2. The club will support community junior sport and most likely

		<p>provide sponsorship to sporting clubs.</p> <p>3. New tennis and squash courts will be built by the Council along with new carparks and the club is available to users of the courts for meals, coffee, refreshments and meetings.</p> <p>4. The development will include extensive landscaping with native species of plant to allow the building to blend as far as possible into the existing environment.</p> <p>5. The construction and operation of the club will be very sensitive to the environment and local residents in relation to disruption, noise and traffic congestion. Extensive acoustic and traffic management studies have been undertaken with positive outcomes.</p> <p>6. The clubhouse will be above the maximum anticipated flood level and will not create issues with blocking overland flow in heavy rain events.</p> <p>7. The building will be of the highest level of sustainability with extensive solar panel system to generate energy onsite.</p>
29	63442	This community oriented Sports clubhouse will be an asset to our local and the wider visiting Community.
30	63443	<p>I am fully supportive of the planned build.</p> <p>This not only enhances the golf club for current patrons but will encourage more people to play golf and use the new facilities.</p> <p>There is a very limited number of venues for people to eat and drink in the area so a new centre will provide a community space for locals and those further afield to enjoy the facilities.</p> <p>The other sports which will also use the facility will benefit from people playing different sports and encouraging participation.</p> <p>There are health benefits to be had with increased participation and for younger generations to access great facilities.</p> <p>The golf club itself will move to a new paradigm with the well needed facility upgrade</p>
31	63444	I am very excited to see the Council commence a project that will open a new Sporting Club open to everyone with some exciting facilities. Nice to see that it will be free of poker machines making it more family friendly. This should be a great asset to the wider northern beaches community. Can't wait to see this open!

32	63447	<p>I think the new facility will be fantastic! The design looks great and the facility will be used not just for the golf club members and players but all the other clubs nearby such as the tennis, football and cricket clubs.</p> <p>The area has long needed a better facility than what has been there in the past. The old golf club, which this facility is replacing, was old and tired and located too far from the finishing hole to really maximise the use. The old North Manly Bowling club had similar amenity and both venues lacked patronage as they just weren't pleasant places to hang out. This new facility will be replacing the two old clubs with a much improved facility that should have wide appeal.</p> <p>The north west facing nature means not only a pleasant afternoon in the sun but that all noise should push out over the golf club rather than to the local residents.</p> <p>I am all for it.</p>
33	63448	<p>Submission 1 - 63448 NEW GOLF CLUB</p> <p>I am fully supportive of a new community-focused sports club offering a range of dining, social and recreational facilities for members, guests and visitors.</p> <p>I love the idea of the club being poker machine FREE.</p> <p>The new sports club will be an asset to the local community, and to the broader northern beaches community. All local sporting clubs should see the new club as a central hub for all activities post their respective sports.</p> <p>Submission 2 - 63455</p> <p>This is a massive win for the local area and sportspeople in District park.</p> <p>Well done Northern Beaches council and Warringah Golf club.</p> <p>The new sports club will be an asset to the local community, and to the broader northern beaches community</p> <p>Hopefully the plans for parking will ease congestion on Kentwell during busy periods.</p>
34	63508	<p>Dear Sir/Madam</p> <p>Submission regarding "Warringah Golf Club - Construction Lease"</p> <p>Thank you for the opportunity to submit a response regarding the "Warringah Golf Club - Construction Lease".</p> <p>I do not support this proposed lease.</p> <p>Background</p> <p>It is understood that, as per the Statement of Environmental Effects ("SoEE"), the subject site of this DA is Lot 2742 DP 752038.</p> <p>It is also understood that this DA is contingent upon Council entering into a Construction Lease with Warringah Golf Club Limited (WGC) and that a public notice of this proposed lease is</p>

simultaneously being exhibited.

The Development Site is public land and is classified as community land.

The lease

Council is intending to enter into a three-year Construction Lease with WGC to build a new golf clubhouse within the existing Warringah Recreation Centre site. The Public notice advertises the development site as "Part of Lot 1 & 3 DP829465 (also known as Part Lot 2742 DP 752038)", however, accompanying documents to the DA legally describe the development site as Lot 2742 DP 752038 (refer Page 2, "Report – Response to RFI Letter"; dated 08/02/2023; authored by Willowtree Planning Pty Ltd and titled "Response to Request for Additional Information"). I refer to this subject site henceforth as the "Development Site".

The Development Site is currently classified as "community" land and is further categorised as a "Natural Area Watercourse, Sportsground". The Local Government Act 1993 No 30 (the "Act") Chapter 6, Part 2, Division 2, Section 47B covers leases and licences in respect of a natural area. The Act stipulates that a lease must not be granted to authorise the erection or use of a building or structure (except for walkways, pathways, etc.). Consequently, the Construction Lease in question, which facilitates the erection of a golf clubhouse and related facilities on a natural area, appears to contravene the Act and is therefore illegal.

The masterplan

The relevant SoEE, as prepared by Willowtree Planning Pty Ltd, states 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 SoEE goes on to state that the "Masterplan has not yet been adopted under the local planning provisions." (refer Page 31 of SoEE)

Given this Masterplan has yet to be adopted, any development on the Development Site must adhere to the District Park Plan of Management (Final – adopted by Council 25 August 2015) or "DP PoM". The DP PoM specifically states that the scale and intensity of future uses and development in District Park (in which the Development Site resides) is dependent on the Landscape Concept Plan ("LCP").

The development of a golf clubhouse on the development site is not in keeping with the LCP and therefore contravenes the DP PoM. Whilst the erection of a golf clubhouse for WGC was envisaged as part of the LCP currently in force, it is specifically flagged for location at "the current North Manly Bowling Club site" not Lot 2742 DP 752038.

		<p>Also, pre-lodgement notes of the SoEE state that “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” (refer Page 11 of SoEE). Not only does it appear as though Appendix 1 has not been uploaded to Council’s Planning Portal but that Council is incorrect in this assertion. The DP PoM makes it very clear that, until such time as a new Masterplan is adopted, the District Park LCP is applicable. Given that, as detailed above, the DA contravenes the LCP and the DA acceptance must lawfully be contingent on the adoption of a new Masterplan.</p> <p>The SoEE, as prepared by qualified senior planners, makes no reference to the DP PoM. The NSW Planning Portal states “any structures that would be located on public land, or on or over a public road (including temporary structures), must have separate approval from the relevant council... and the Local Government Act 1993”.</p> <p>And the Act specifically details in Chapter 6 Part 2 Division 2 Section 35 that community land is required to be used and managed in accordance with the plan of management applying to the land. Given that this DA and Construction Lease is not in accordance with the DP PoM currently in force, it therefore falls foul of the Act.</p> <p>Conclusion</p> <p>It appears as though Council cannot lawfully enter into its planned Construction Lease and that this DA can therefore not be approved. Doing so would appear to contravene applicable laws which govern Council.</p> <p>Yours</p>
35	63512	<p>I am in overall support of the development however I have two concerns that I would appreciate Council addressing with solutions before they possibly become problematic after construction.</p> <p>1)During peak sporting fixture finals, heavy traffic often turns Kentwell Road into a road block, particularly when traffic enters and departs the car parking area.</p> <p>2)To ensure effective noise abatement, would Council consider additional tree planting along the parking area boundary, adjacent to Pittwater road?</p>
36	63513	<p>I fully support this application by Warringah Golf Club.</p> <p>Having a new club that is geared towards community and families is much needed and welcome.</p> <p>Warringah Golf club have a long standing positive effect on golfers and the community. Now the benefits will be provided to a wider array of sports and activities.</p> <p>Well done council and Warringah Golf club.</p>

37	63514	<p>I have been a member of Warringah Golf Club since 2001. I am currently the coordinator of the Creek Care Group within the club who have since 1998 carried out weed control and other course works related to Manly and Brookvale creeks. The club has now moved across Condamine Street on to the course into a temporary club house within the previous buggy store and patronage of the club has already increased. I see local people now using the temporary club as well as public golfers and club golfers. This augers well for the new permanent club on the corner of the recreation centre site. It is pleasing to me that there will be no poker machines in the new club. I hope that my brother, who is not a golfer but lives around the corner in the Melaleuca Rise townhouses in Pittwater Road, will take advantage of the new club facilities. Older people in their 70's and 80's should have social contact to maintain good mental health. Additional parking on the rec centre site as well as on the golf course is appealing as I find parking nose-in along Kentwell Road to be difficult. The popularity of the little coffee stand near the squash courts shows how when the permanent club is up and running the club will be utilised by all the sports people who presently use the rec centre and Nolan Reserve playing fields. In Blackheath and other places the previous golf clubs have become golf and community clubs and I sincerely hope that this will be the outcome with Warringah Golf Club.</p>
38	63515	<p>To whom it may concern.</p> <p>I am absolutely in support of the new on course sports club replacing the previous golf club offering a range of dining and social facilities for members, guests and visitors</p> <p>It is fantastic news that the club will be free of poker machines and the club will be an asset to the entire local community, and to the broader northern beaches community</p> <p>The new sports club will accommodate participants and supporters from on-site sports such as golf, tennis, squash and futsal, plus neighbouring soccer, rugby league, touch football and cricket participants as well as supporters.</p> <p>Importantly there is plenty of off street parking for 120 cars that will reduce the current amount of cars parked on the road way.</p> <p>I also appreciate the design of the club facing away from residents and minimising noise which is absolutely appropriate.</p> <p>I am fully supportive of this application and well thought through development supporting and benefitting all people of the local community.</p>

39	63519	<p>I am fully supportive of the new Warringah clubhouse building. I can see this new facility belonging to the local community and being shared by local golfers , tennis , squash , futsal , cricket , and football players and supporters. It can become a meeting place for locals and a venue to enjoy food and drink without the intrusion of club poker machines.</p> <p>I understand that the building will face the green spaces of the golf course and this will limit any obstruction to neighbours and provide an enjoyable experience for those using the club. This is the type of community based venue that we need in the NB.</p> <p>Bradley Floyd</p>
40	63521	<p>As a born and raised Northern Beaches young adult, I think the development plans will transition one of our hidden gems to a well renowned facility. Awesome to see the club upgrading with considerations to the environment and pokie machines and think this their upgrading of community facilities should go ahead.</p>
41	63522	<p>It is an excellent suggestion to replace the previous clubhouse with a more welcoming, pokie-free environment on Kentwell Rd. There are currently no licenced pubs close by in the area and the venue will benefit local residents, visitors to Nolan's recreation ground or the tennis courts, as well as the golfers. There would be extra car parking that could reduce the use of the kerbside parking and assist with the flow of traffic on Kentwell Rd.</p>
42	63523	<p>I believe that the development will be very positive for the area, given that it is one of the busiest courses in NSW and welcomes visitors and members alike.</p> <p>It is nice to see an organisation that does not depend on gaming machines for revenue expanding in this way and hopefully it will be a facility that all locals (whether they golf or not) can be proud of.</p>
43	63525	<p>I support the construction lease for the development of Warringah Golf Club.</p> <p>Warringah Golf Club is an active supporter of sports people young and old. Based on the history of the Club, the golf course is a publicly accessible facility into which all are welcomed. Regardless of standing or ability. Many golfers would not be playing the sport today if not for the ease of access to courses such as Warringah.</p> <p>This same welcoming ethos will be carried to the new clubhouse on the Warringah Recreation Centre. Golfers and non golfers alike will be encouraged to use the facilities for casual, family friendly social gatherings.</p> <p>I can see no negatives in providing the community of North Manly and beyond with a premises, in a natural parkland setting, where they can relax, dine and socialise with family and friends.</p>

44	63526	<p>I believe this development will be a benefit to the community in general and of course the golfers, tennis and squash sports. Golf certainly proved it's worth during the years of Covid, as all golf clubs throughout the community experienced full membership, along with increased social players. Provided some sanity by allowing exercise and mental and social contact.</p> <p>Golf provides exercise to those of us who are maturing in years, so yes I fully support any improvement that benefits the community in general.</p> <p>Kind regards</p>
45	63527	<p>I support the joint proposal by Northern Beaches Council and Warringah Golf Club. I feel we need to replace the previous facilities provided by North Manly Bowling Club and Warringah Golf Club. A new clubhouse will provide a more up to date facility that reflects a more progressive and inclusive society. A more energy efficient facility, easier access for casual visitors (including sporting groups), the elimination of the use of poker machines, that were present at both previous facilities. Also more parking has been made available for use in the park precinct. With the partnership of council, I feel confident that an appropriate facility can be planned and with a proven current golf club management the clubhouse and golf playing area will remain an important community facility.</p>
46	63528	<p>The proposed Warringah sports facility is going to fill many needs of visitors and members of the various sporting public. No poker machines is a big plus. Hopefully the lack of change rooms can be addressed at a later date.</p>
47	63529	<p>To whom it may concern,</p> <p>As a northern beaches resident of over 20 years, I believe the new golf and sports club is long overdue and the replacement is well thought-through development. The new building will cater to the many amateur sports people who want to enjoy food, drink, conversation, and relaxation before or after playing sport, the new club does just that.</p> <p>Easy to access and plenty of parking so we don't have the hassle of parking too far away. The new club is also in keeping with the environment, takes into account noise and acoustics, and is far better suited to the modern era than the previous club which was difficult to access, tired, and just not a good fit for those who didn't play golf.</p> <p>I'm looking forward to a new future in the area I live and can relax in a sports club that is built for the future and provides a great opportunity to be around my friends and family.</p> <p>Well done to all those people who have contributed to making this happen, bravo!</p>
48	63530	<p>I agree with a Sports Club being built in this area. All concerns have been addressed. It will be an asset to all forms of sport and local people to have a new and fresh club to attend.</p>

49	63531	<p>I am a playing member of the Warringah Golf Club</p> <p>I am impressed with the way the club has been running both administration wise and financially</p> <p>I feel they have the ability to continue their important increase in demand for golf for members and the general public. I note they have a recent emphasis on youth in the district which is working. They have the ability and skills to run the club boilings properly and profitably</p> <p>I am aware they have taken proper professional advice on their next endeavoures which I and our fellow members support and recommend to you</p>
50	63532	<p>As a golfer and a person with a lung/walking disability I fully support Warringah Golf Club's plans to built a Clubhouse on the Golf Course. Further I believe the Council and the whole of the Northern Beaches community should be grateful to the Golf Club for adding such a great facility which can be shared when completed by many sporting organisations and their families in a poker machine free environment.</p>
51	63533	<p>I would like to express my strong support for the new Warringah Clubhouse proposal. The clubhouse would be a wonderful attribute to the community and members by providing a facility for meeting, socialising, weddings and functions of all types for Warringah.</p>
52	63534	<p>I have been a member of Warringah Golf Club for 24 years and wish to continue playing golf for as long as I can.</p> <p>Playing golf has given me exercise and great pleasure in many friendships. I am a widow and rely on these friendships. However without a club house it is very difficult to continue these friendships as we no longer have meetings each week as in the past, where we got together ate lunch had our meeting and it was all very sociable.</p> <p>We badly miss the parking area we had and it is getting harder to find a parking spot in Kentwell Road.</p> <p>If we can go ahead with the clubhouse as submitted it would give us so many more oppourtunities to meet other sports people and socialise with them. It would also give them a place to come to and socialise.</p> <p>Please allow our club to go ahead.</p>
53	63535	<p>Warringah golf course encourage many residents and visitors to our area to enjoy a game of golf, and currently there is only a small area to socialise after a game.</p> <p>The new Clubhouse will allow everyone to enjoy the company of others in all weather, be it hot or cold, to share tales of their day with their friends.</p> <p>Golf is an activity enjoyed from teenagers to people in their 80's and any facility being built to support those who enjoy the game, should be supported by government any way possible.</p> <p>We look forward to the new clubhouse being accessible to not only golfers, but to the public who wish to bring their family and friends to a new facility, free of poker machines and with a focus on encouraging all to enjoy what the northern beaches has to offer.</p>

54	63536	<p>Submission 1 - 63536</p> <p>* The proposed Warringah Golf & Community Club will be a welcome facility to the local area. There are many sports being played within the immediate area, all with players who will be able to access this Club. A positive for our sporting and general community.</p> <p>* It is pleasing to see that there will be No Poker machines within the Club area. We see more and more families being destroyed by the problems of gambling, so this is a big positive. It is reassuring that families will be able to come and enjoy the facilities without listening/seeing poker machines within the Club area.</p> <p>* It is positive that consideration has been given to the residents in the immediate vicinity of the proposed Club by facing the new facility to the North/West, away from Pittwater Road. Any minor noise that might occur would be absorbed by the continuous traffic along this road so there should not be a problem.</p> <p>* The proposed 2 off-street parking areas will be of benefit to those using the facilities within the area and should provide sufficient parking.</p> <p>* I look forward to seeing the completion of this much-needed Community Club in the not too distant future.</p> <p>Submission 2 - 6328</p> <p>I wholeheartedly support the construction of the new Warringah Golf Club. This will be a much needed facility which can be frequented by both golfers, the other sports people and their families in the immediate vicinity and importantly, the local community and beyond.</p> <p>I am also extremely pleased to see that this club will NOT have poker machines on the premises. This is a very positive step by the parties involved - thank you.</p> <p>I have read the expert reports in this submission and am reassured to see that the parking, noise, traffic etc are all within the guidelines. The aspect the building will have on Pittwater Road will alleviate most (if not all) of any noise emanating from the new club for the nearby residents.</p> <p>I look forward to construction of the new Warringah Golf Club.</p>
55	63537	<p>I have been in this Club for many years and even though my playing days are over I am still able to maintain contact through the Clubhouse which is an essential part of the Club. The proposed location will be close to the course and far enough away to prevent impinging on nearby residents. I look forward to visiting the new Clubhouse in its ideal proposed location.</p>
56	63538	<p>Submission 1 - 63538</p> <p>I fully support this Development Application for the Warringah Golf and Community Club and offer the following positives for my submission :-</p> <p>- A well placed Golf and Community Club in our local area will benefit many and will be a positive contribution to the local residents. It will be a wonderful venue for sporting and non-sporting families to come together and enjoy the facilities.</p>

		<p>- The fact that the development will be facing North/West will alleviate/reduce any noise emanating from the club.</p> <p>- The two proposed car parks will alleviate some of the current parking on Kentwell Road which will be a positive.</p> <p>- A Community venue WITHOUT POKER MACHINES is a huge PLUS.</p> <p>There will of course be negative submissions in relation to the land a golf course occupies. Warringah Golf Club supplied invaluable mental health relief during Covid. People who were unable to attend work etc due to Covid restrictions were extremely grateful to be able to get out in the open air and have a game of golf (social distancing of course which is common practice whilst playing golf)</p> <p>Let's not discourage people (particularly our Seniors) to get out and about and participate in a game of golf. A new Golf and Community Club will be a great addition to our District.</p> <p>Submission 2 - 63629 I am writing in support of the construction of the proposed new Warringah Golf Club. Since the closure of the North Manly Bowling Club, there has been no sports club within this area. This facility will be of benefit to not only golfers, but also to the sports people and families who utilise Kierle Park, District Park and Nolan Reserve as well as the wider local Community. On reading this submission, it states that the traffic report, parking and noise reviews, the environmental and construction details, are all within the guidelines. I am also delighted to see that there will be no poker machines installed in the new club. I see no reason why the construction of the new Warringah Golf Club should not go ahead.</p> <p>22/3/2023</p>
57	63539	<p>I fully support the DA submission. Warringah golf club needs a new clubhouse for its members as the previous clubhouse across Condamine St was sold. The proposed new building will be used as a sports centre and will benefit every one using the sporting fields. A new cafeteria and bar facilities will benefit residents living nearby. No poker machines will be a plus as gambling is discouraged - too many broken lives.</p>
58	63541	<p>I fully support the construction of a new golf club within the existing Warringah Recreation Centre site</p>
59	63542	<p>This is long overdue. The club house will provide a modern and convenient venue for the local community be they golfer or not. The fact that the venue will be free of poker machines yet provide an enjoyable environment for patrons is extremely positive. Parking and traffic management has been properly addressed.</p>
60	63543	<p>As a residents of the area my family would welcome the establishment of a community club that might cater for local residents as well as members of the Warringah Golf Club. I have read all the information provided by council and considered all aspects carefully. I am mindful of the concerns residents adjacent to the proposed works may have initially especially during the construction phase but looking at the diagrams provided it looks as though the building will be built facing north. Our family owned a</p>

		<p>home in Pozieres Parade quite close to the original golf club on Condamine Street. There were never any noise issues or traffic concerns and it was handy to have a 'local' for residents to access for refreshments and meals as there is no other club like venue available in the Allambie/North Manly precinct. I understand that it is a council requirement that there will be no poker machines in the planned facility and for us this is a positive aspect and we commend council for this requirement.</p> <p>Our sons have played cricket and rugby on the District Park fields and now our grandchildren are playing soccer on the same fields. As a family we also use the bike tracks in the area and we would welcome the opportunity to support a family orientated community based club that could be frequented by the locals as well as the members of the golf club.</p>
61	63544	Golf club should create a car park, remove dangerous parking from Kentwell Road, widen Kentwell Road to 2 lanes both ways to ease the congestion every morning and afternoon along Kentwell Road.
62	63547	From my perspective this will be an appropriate development. It will be an excellent facility for the area generally. A real community / family hub. The fact that it has no poker machines is a big plus.
63	63548	The new club will be focused on the community and will offer a wide range of sporting activities. Also, it will face north-west and asp should not impact Pittwater Road (where I live)
64	63551	I am very happy to see a new building on the property of the golf course instead of the ugly old one across the road. Also combining with tennis courts is a great idea
65	63553	The clubhouse and works will eliminate many tennis courts, footsal courts and squash courts. Some may be replaced but it will still be a large reduction for these sports. Why can't the golf clubhouse and car park be built on some of the existing golf course ? It would take up a very small percentage of the course.
66	63554	This modern multi sport facility will be a great asset for the community.
67	63556	I am in favour of having a club house for the Warringah golf course that is part of the course itself. As an older resident of the Northern Beaches it's important to me to have a recreation area like the golf course and a club house to help with social connection to others. Golf is a sport that can be played when we are older. I like the idea that the club house will have no poker machines and that it can welcome players from other sporting venues nearby.
68	63557	I am very excited that this new club will be built and can be used by all sporting groups. When we travel to country towns there is always a sports club that services all of the local clubs. The fact that the golf club is funding it and that it won't present noise for the surrounding area is great. Also the fact that there are no poker machines is an added bonus. For non golfers and residents to be able to sit in the club and have a meal whilst looking out over the golf course will be lovely. We have nothing like this in the area and it has been needed for a long time. Now that the Bowling Club has gone that is one less club where people could socialise. I really hope there is no hold up with this DA approval.

69	63558	The new Golf Club / Sports Club will be an asset and be well utilised by the local community. The new club house does not impact local residents. The Northern Beaches needs more clubs like the proposed Golf Club / Sports Club. It will be a family friendly environment. And there will be no poker machines.]
70	63559	With family in the area I am looking forward to having a family friendly club close to sporting fields, tennis courts and the golf course. This will be a wonderful asset to the area.
71	63560	I would like to express my support for the proposed development of a new sporting club. I believe the club will be an asset to the community and will be used to bring together a mixture of people from different sports in a poker machine friendly environment. I would love to meet up with friends after a game of golf in the new club.
72	63561	As a local ratepayer i think this is a brilliant proposal. Given the area is essentially surrounded by sports clubs/fields/courts it will be used by members and visitors alike. There is no sports club close by and to have one without poker machines will be a great addition to the area. Also having additional parking will reduce the cars on Kentwell Road. Will be a nice upgrade to the area.
73	63562	As a ratepayer in the NBC, I completely support the retention & upgrading of any Council owned sporting facilities for the public (owners) to continue enjoying. Golf clubs not only offer essential sporting & social benefits, they also provide much needed 'green space' , wildlife corridors & actual breathing space for all from constant developments. Public land needs to stay just that...
74	63564	Great news for our community, the old Warringah Golf Clubhouse replaced by a new facility incorporating the tennis, squash, bowls, soccer, rugby league and union, touch footy and local residents groups plus visitors and guests. (and we lost the old bowling club, so thank goodness ...) And with this new inclusive group using the facility there is no requirement for pokies. The new parking facilities will be great and free up some of the clutter we now have with the inadequate parking. All up a great decision for everyone to create this exciting new facility to cater for so many groups of people.
75	63567	I should state that I am a regular user of both the Warringah Golf Club and the Warringah Recreation Centre (squash mainly), as is my son. I am lodging an objection to the Construction Lease for the Warringah Golf Club: 1. Are the rate payers paying for the rebuild of the recreation centre? If so, I do not want to fund this development when there is an adequate centre already in place. 2. It is unreasonable that the council should agree to the loss of the recreation centre for 3 years. A better solution should be negotiated by the Council for the construction area, such as use of the area north & west of the Recreation Centre, with access from Pittwater Rd and Claude's Rd.

		<p>3. If necessary, the Warringah Golf Club can suspend use of the 7th fairway (or just shorten it) for the 3-year period. Overall, this would cause much less inconvenience to the community than the loss of the Recreation Centre.</p> <p>4. The Golf Club will undoubtedly wish to rearrange some of their front nine holes so that their new club house is not far away from holes 1 & 9. So this should be done now, with planning to avoid the Recreation Centre to be demolished.</p> <p>5. The Recreation Centre will be unavailable to residents, not only for the 3 year lease (assuming it is completed on time), but I estimate it will be 5-6 years until I can play squash again by which time I will probably be too old. In 5 years my son will have finished high school and will miss out on his remaining student squash opportunities.</p> <p>I call on the Council to reject the Construction Lease along with demolition of the Warringah Recreation Centre.</p>
76	63568	i believe the new Clubhouse will be a great asset for the community and highly recommend
77	63569	I would like to extend my support to the submission for Warringah Golf Club to build the new club house in the position shown. As Captain of the Warringah Swingers Ladies Golf Club, I am aware of the importance of the continuation of the club in the Northern Beaches Area. The new club house will supply the locals with a much needed resource. The golf course is a popular sporting venue for many people in the district and the Warringah Golf Club has lent support to our Swingers group and also to a number of charities in the area. Long may it continue.
78	63571	<p>I think the new community club would be a great asset to the local community.</p> <p>It will be cattering to local sports, example golf, tennis squash, futsal and local soccer, football.</p> <p>No poker machines is another asset Especially for families with young children.</p> <p>R tea parking will be a big improvement to the area.</p> <p>40 new trees will be replanted. I think it would be a wonderful new addition to the area.</p>
79	63573	<p>I am in favour of this Club house construction.</p> <p>I think it is just wonderful that so many different sports will be welcomed to this Club. Cross pollination of different groups is a rarity and an opportunity not to be missed.</p> <p>Additionally it is replacing another licensed premise not adding to the numbers of licensed premises and there will be no poker machines. As an older person in the community, with walking difficulties, having a carpark available allows me access which I don't have in Manly restaurants which I simply cannot get to due to the parking limitations.</p> <p>I reiterate I am in support.</p>

80	63574	<p>Dear Warringah Council,</p> <p>I am a member of the Warringah community and have been actively involved in sporting endeavours my whole life. As a netballer for over 40 years, we fought for facilities to house the netballers to promote women and girls in sport. Modest facilities were provided and supported by the council. I believe the council needs to continue to support health and well-being by providing facilities for the greater community, in particular the clubhouse for the golf course.</p> <p>Now, in my later sporting years, I have become a member of the golf club, continuing to be active within the community. The facilities currently are sub-standard and the club development will provide opportunities for the greater sporting community that border the golf course. Touch football, soccer, and tennis are a few sports that are located in the proximity of the golf course and would benefit from a purpose-built club that can provide opportunities for teams to celebrate and commiserate. The nearest club, the Leagues Club, is not suitable for children or many and is not within proximity. Having lost the bowling club (near the proposed site) impacts many in the community, in particular, the aging community for several reasons as a dining and sporting venue have been lost. The club will be friendly due to the lack of poker machines and provide social outings for the wider community. Our community needs to feel connected and have opportunities to exercise and gather. Mental health and well-being are at the forefront of our needs.</p> <p>Golf provides opportunities for 12-year-olds to connect with 80-year-olds in a social and sporting setting. Sitting down with a young golfer over a ginger beer is a unique experience for players. A new purpose-built club will ensure these traditions carry on, bonding our community both young and old.</p>
81	63576	<p>I support the leasing of the Council land for the proposed Club House associated with the Warringah Golf Course. This replaces the old Club House that was on the other side of Condamine Street. The main advantage from the golfers' perspective is that it is in a more convenient location; this should apply to residents who live in the surrounding areas. The sale of the old Club House meant the loss of a local entertainment venue; the new Club House should alleviate that issue.</p> <p>The usage of the Warringah Golf Course has actually increased in recent years (post-Covid) which indicates that it is a required sporting facility for the area and the addition of the new Club House should increase the overall popularity of the Course.</p>
82	63580	<p>The new future sports centre is a much needed facility in the area and is catering for many sports and activities for both young and old participants.</p>
83	63582	<p>The new Community Sports Club planned for this site can only improve facilities for many sports in our area. I fully support the fact that there will be no poker machines. This development which includes a new club for us golfers to enjoy comes with much more parking than presently there. Overall a great thing and I look forward to this becoming a reality in the near future.</p>

84	63583	<p>I support the construction lease for the the building of Warringah Golf and Sporting Club.</p> <p>I have a submission lodged regarding the benefits of having a sporting club in the area and the reasons why.</p> <p>For the council and the golf club to be working together and with the golf clubs ability to support the financials it is brilliant.</p>
85	63586	<p>I am a supporter of the new club house being built for Warringah Golf sports and recreation Club.</p> <p>The new club house will offer the local community a lovely venue to meet up with friends and community.</p> <p>I also understand that the existing Golf Club will not place any poker machines in the facility and will look to sustain the club house through hospitality and membership support.</p> <p>I can say that I would support the club with patronage on both the golf course and also the newly built club facilities. I believe this proposed new sports club will be a very welcome addition to the North Manly area and it has my full support.</p>
86	63588	<p>This development will be a great addition to the community, and I am in support of this moving forward. It helps to connect multiple sporting facilities into one location with a social, dining and recreational facility. What a great asset this will be for our community.</p>
87	63589	<p>I think the new club will back the youth to our community. I say this because of the accessibility to the new club house. Parking will become much easier from the existing site.</p>
88	63590	<p>To whom it may concern,</p> <p>As a long-time resident of the Warringah area and a member of the Warringah Golf Club, I am writing to express my strong support for the construction lease proposal for the new clubhouse. The new clubhouse will be a significant asset to our local community and the broader northern beaches community.</p> <p>The new sports club will offer a range of dining, social, and recreational facilities for members, guests, and visitors. It will be a community-focused club that is free of poker machines, making it a family-friendly venue that promotes healthy and responsible lifestyles.</p> <p>The new clubhouse will welcome participants and supporters from various sports, including golf, tennis, squash, and futsal, as well as neighbouring soccer, rugby league, touch football, and cricket participants and supporters attending games at Nolans Reserve and the to-be-developed gymnastics facility. This inclusive approach will foster a sense of community and bring people together in a safe and welcoming environment.</p> <p>Furthermore, the new clubhouse will replace the old clubhouse located on Condamine Street and will provide a much-needed facility for locals and visitors to socialize and enjoy the northern beaches lifestyle.</p> <p>The construction of the new clubhouse has been carefully planned</p>

		<p>and designed with the local community and the environment in mind. The two off-street car parks will provide ample parking for visitors, and traffic and acoustic experts have determined that the development will not have a significant impact on the surrounding sites or public domain.</p> <p>Furthermore, the club house faces the north-west and away from Pittwater Road residents, and the proposed replacement of 40 native and endemic tree species will help preserve the natural beauty of the area.</p> <p>In summary, I believe that the construction lease for the new clubhouse at Warringah Golf Club is a positive development for our community. It will provide a range of facilities that promote healthy and responsible lifestyles, foster a sense of community, and support local sports and recreation. I urge you to approve this proposal and support Warringah in the construction of the new clubhouse.</p> <p>Thank you.</p>
89	63591	<p>Dear NB Council,</p> <p>I am writing to express my strong support for the construction lease for a new clubhouse for the Warringah Golf Club. As a resident of the area and a member of the golf club, I believe that the new clubhouse will bring many benefits to our community.</p> <p>Firstly, the new clubhouse will be a community-focused sports club that will offer a range of dining, social, and recreational facilities for members, guests, and visitors. I am excited about the prospect of having a new sports club that is free of poker machines and that will welcome participants and supporters from various sports such as golf, tennis, squash, and futsal, as well as neighbouring soccer, rugby league, touch football, and cricket participants and supporters attending games at Nolan's Reserve and the upcoming gymnastics facility.</p> <p>The new sports club will be a significant asset to the local community and the broader northern beaches community. With the closure of the North Manly Bowling, there is now one less licensed club in the Condamine, Kentwell, and Pittwater Road precinct. The new clubhouse will fill the gap and provide a much-needed facility for residents and visitors alike.</p> <p>Furthermore, I am pleased to hear that traffic experts have determined that the traffic impacts of the proposed development are acceptable, and no external improvements will be required to facilitate the development. This means that there will be minimal disruption to the surrounding areas during construction and after completion. Additionally, the two off-street car parks for a total of 120 cars will provide ample parking for members and visitors.</p> <p>I am also relieved to hear that environmental experts have concluded that the development shall not create any measurable environmental or amenity impacts on the surrounding sites or public domain. The proposed replacement of native tree species</p>

		<p>will ensure that the development does not harm the natural environment.</p> <p>The club house faces the north-west and away from Pittwater Road residents, and experts have judged that there will be minimal disturbance to nearby residents during operation.</p> <p>In conclusion, I believe that the new clubhouse for the Warringah Golf Club will be a valuable addition to the community, providing much-needed sports and recreational facilities, without any adverse impacts on the environment or surrounding areas. I strongly urge you to support the construction lease for this project.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Clara</p>
90	63592	<p>Better for the community More parking No poker machine club Create a better golf future for generations to come</p>
91	63593	<p>The golf club is great for the community. The club being moved close to the course is needed to ensure they can keep up with other golf courses in the area</p>
92	63594	<p>The building of a Multi-sport clubhouse, at no expense to any other sport, or the community, has to be a bonus to the community, and all community sport. The advantage of dining, social, and recreational facilities for all only has to be utilized.</p>
93	63595	<p>Warringah golf club is an important part of the northern beaches. It must be renewed to ensure it will be here for many years to come</p>
94	63596	<p>Warringah Golf Club has been a big part of my life for the last 15 years - more than half my life now! The community-driven values that they promote encouraged me stay a part of their club, and I'm loving what they bring to table in terms of a community sports and recreation club/facility. A new clubhouse; entertainment and hospitality venue, as well as better parking facilities, would be nothing short of a massive addition to this part of the Northern Beaches. IMO it is in significant need of something like this, and I feel as though it would be massively successful when up and running. Particularly without the poker machines!</p> <p>I am looking forward to seeing what the council can come up with, in conjunction with the Warringah Golf Club community of members and families.</p>
95	63597	<p>I am in favour of the New Warringah Golf Club House. The DA looks amazing with minimal impact on the surrounding area. There will be a lot of much needed extra Parking off the busy Kentwell Road which has become very dangerous for golfers loading and unloading their golf bags out of their boots . Especially up near the Condamine St end where cars cut inside the queue of traffic waiting for the lights in order to turn left. At the moment the Clubhouse is a shed with minimal facilities after the Old Clubhouse was sold on Condamine St.Happy it will have no Poker Machines.</p>

96	63598	<p>Dear Sir/Madame,</p> <p>I am writing to express my support for the new sports club adjacent to the Warringah Golf Course.</p> <p>I refer to it as a sports club and not a golf club because the new club will welcome supporters from all the on-site sports such as golf, tennis, squash and futsal, plus neighbouring soccer, rugby league, touch football and cricket grounds at Nolans Reserve and the yet to-be-developed gymnastics facility.</p> <p>The new club will be an asset to the local, and broader northern beaches community also it will be poker machine free in line with current community thinking.</p> <p>The various experts, traffic, environmental and acoustic have all supported the erection of the new club.</p> <p>The North Manly Bowling is closing and this club is replacing the old Golf Club so the net result is one less club in the area.</p> <p>Car parking has been addressed with 120 car parks.</p> <p>All in all the development of this new club is a bonus for the community and should go ahead.</p>
97	63599	<p>Dear Council Members,</p> <p>I am writing to express my support for the proposed new development project in our community -Warringah Golf Clubhouse .</p> <p>The proposed development is a mixed-use sports club that will welcome visitors from all local sporting groups and organisations. Additionally, the development will feature public spaces that will be open to all members of the community, offering a new gathering place for events and activities.</p> <p>The project (that will replace the old clubhouse) has been thoughtfully designed to integrate seamlessly into our existing community, with a focus on minimising environmental impact. Environmental experts have concluded this proposed construction lease area plan aligns with our community's values and commitment to environmental stewardship.</p> <p>Furthermore, this development will create new job opportunities and generate revenue for our community. This will benefit not only those directly involved in the development, but also our community as a whole.</p> <p>I strongly encourage the council to support this new development project. It promises to bring positive change to our community, providing new commercial opportunities, public spaces, and economic growth. Thank you for your consideration.</p> <p>Sincerely,</p>
98	63600	<p>I believe the proposed Golf Clubhouse will be an asset to the area allowing players from many sports to gather after their matches. The submission improves car parking availability, and should help with the current congestion of Kentwell Rd between Pittwater Rd and Condamine St. The fact that it is proposed to be poker machine free is a significant improvement.</p>

99	63601	<p>In my experience, the Warringah Golf Club has established itself as the most community friendly golf club in the area. It is one of the few local golf clubs to allow non-members the opportunity to play golf without the need to prepay bookings - a common feature of other courses. It also maintains a social club to allow non-members an opportunity to play golf without the expense of full membership fees. This is a community commitment which is appreciated by many of the senior players. My husband and I have been playing golf at this club for the past 5 years and we are keen to register our support for the club in its proposal to replace the former club house (which was located away from the course across a busy road). We understand that there will be no poker machines on the site and that the policy of welcoming visitors to their facilities will be maintained by the management team. We therefore endorse their submission for this development.</p>
100	63602	<p>Dear Council,</p> <p>I am writing in support of the proposed development of the new club, which promises to be a valuable asset to the local and broader northern beaches community.</p> <p>The new club will offer a range of dining, social and recreational facilities for members, guests and visitors, and importantly, will be free of poker machines. It will provide a welcoming space for participants and supporters from a variety of on-site sports, as well as neighbouring soccer, rugby league, touch football and cricket participants and supporters attending games at Nolans Reserve and the to-be-developed gymnastics facility.</p> <p>As the new clubhouse replaces the old clubhouse located on Condamine Street, and with the closure of the North Manly Bowling, it is clear that the new sports club will fill a gap in the licensed club offerings in the Condamine, Kentwell and Pittwater Road precinct.</p> <p>In summary, the new club promises to be a community-focused, sustainable and welcome addition to the local and broader northern beaches community. I urge you to support this project and bring these benefits to our community.</p> <p>Sincerely,</p>
101	63604	<p>I am happy with the submission.</p>
102	63607	<p>I am looking forward to Warringah Golf Club having a new clubhouse in a site that will be adjacent to the course and faces away from Pittwater Road residents. There are numerous sporting groups, apart from golfers, that can utilise the club, its dinning options, and all without pokies - a huge bonus in my opinion. The clubhouse is an important social gathering place that creates a sense of community and belonging for it's members and also allows the club to host events. It's a lovely green relaxing area and I am please that trees removed for construction will be replaced. I play golf there and often bring friends to play and look forward to being able, once again, to enjoy the facilities of a club house - in an even better location.</p> <p>regards,</p>

103	63608	<p>Northern Beaches needs more sporting club facilities that allow families to congregate in an atmosphere that allows for them to enjoy a meal and a drink after a game of golf, futsal, tennis football or even a walk within a short distance of there sport ,the new purposed Warringah Golf club and sporting facility does just that, with ample parking facilities this seems to be less burden on traffic flow and facing a north west direction residents in the area should not be hindered by any noise.</p> <p>Warringah Golf Club is replacing its old club house with a brand new facility(mainly at its expense) some 200mtrs from where it stood to incorporate many more sports clubs,to me this is a win win for all rate payers of the Northern Beachs and beyond</p> <p>Kind regards</p>
104	63609	<p>I wish to support the proposed construction of the new golf clubhouse. The proposed clubhouse areas will not only accommodate golfers, but also other sporting participants proposed for the site, as well as many other local sporting facilities. A new communal facility for people to socialize and dine.</p> <p>It is understood that this facility will not be another 'casino' as poker machine will not be allowed.</p> <p>Off street parking will be provided for ease of access and the surrounding environment cared for.</p> <p>All in all, this facility will be a win for the community.</p>
105	63610	<p>Will benefit the local sporting community as well as those who wish to have a social connection to the new club. There is adequate parking for participants of sports & recreation as well as the social connection it will offer. It faces away from the main road & meets projected noise level acceptability's. Adequate traffic entry & exit flow , no gaming machines and two less licensed premises within the immediate & surrounding area with the closure of old golf & bowling clubs.</p> <p>This has been needed for many a year & Can only improve the present facilities available to the a growing sporting & socially interactive community.</p>
106	63611	<p>I wish to support this proposal on the following grounds:</p> <p>The Warringah Golf Club members have sold their premises at Condamine Street to facilitate funding for a super sports club to benefit the entire sporting community. The licensed premises will provide a benefit to many sports and is only a transfer of a licensed club from Condamine Street to Pittwater Road. This also actually provides a facility in that area that was formerly provided by the North Manly Bowling Club which now does not exist. The new Club will provide a facility to on site sports as well as neighbouring sports. It will also provide club dining facilities for members, guests and visitors within walking distance from many private housing locations. It</p> <p>is also on a major transport route for other ratepayers.</p> <p>The club will not have poker machines and therefore will ot be a souce of worry relating to gambling.</p> <p>The plan provides suitable parking for 120 vehicles which will not encroach on surrounding amenity.</p> <p>I believe this has been supported by local traffic experts. The proposed Plan provides for a facility that faces away from housing on the opposite side of Pittwater Road and I believe noise will be no different from what occurred at the North Manly Bowling Club. I</p>

		<p>believe this aspect is also compliant with noise emissions guidelines.</p> <p>This is one of the only Golf Clubs in the area that is flat and allows seniors to walk 18 holes of golf for exercise and social activity. This Club transferred to the proposed area will benefit all sports as well as the golf club and will be a social hub for all sports in the area.</p> <p>I encourage Council to approve the DA for the benefit of all ratepayers in the general area and the broader council.</p>
107	63612	<p>The new warringah golf club clubhouse will be an asset to the local community. After the closure of north manly bowling club the area has lacked a local sports club where friends and family can come together. The commitment to be pokier machine free ensures this will be a community focussed club for all.</p>
108	63616	<p>Submission concerning the Proposed New Clubhouse to be located on the corner of Kentwell Road and Pittwater Road.</p> <p>Dear sir or madam</p> <p>I strongly support the above proposal for the following reasons.</p> <p>Above all, the new club house would welcome participants from numerous sporting disciplines from nearby facilities. It would therefore, serve more as a Community Club, thereby hopefully, encouraging the healthy mixing of many local residents, who were hitherto separated.</p> <ol style="list-style-type: none"> 2. The new Clubhouse would face northwest and therefore, away from Pittwater Road residents. 3. There will be an increased availability of car parking spaces 4. The Clubhouse will replace the old Golf Clubhouse in Condamine Street. 5. There will be no poker machines at the new facility. <p>I hope that the Council will agree with those of us who wish the building of the new Clubhouse, will proceed swiftly for the benefit of the local community in general.</p> <p>Yours sincerely</p>

109	63617	<p>I am writing in support of the proposed development by Warringah Golf Club for a Sports Club to be developed on the proposed site. I believe this will be great asset to all the sporting communities who use the surrounding sports fields as well as the golfing community. It will serve all ages of the community as I understand there are to be no poker machines installed, making it a more family friendly club.</p> <p>It will replace the former Warringah Golf Club and also the former North Manly Bowling Club which also served as a social gathering place for the community.</p> <p>I support the application, believing it to be a great asset to the community and ask Council to also support it.</p> <p>Regards,</p>
110	63621	<p>Dear Council Representatives</p> <p>My wife and I are in favour of the proposed development of a new Club House for Warringah Golf Club. The new Club is being built to be available for all sports in the area, including Tennis players, Gymnasts, all brands of football and for the community in general.</p> <p>The Club will be an attractive option for food and beverages, as well as being a community meeting place. The surrounding area is somewhat starved of a nice family friendly area at the moment with the Closure of the Bowling Club following the unsuccessful takeover by the MWRLC and also the closure of the old Golf Club.</p> <p>This development, which will be poker machine free, will provide facilities for community members of all ages and is in an area that is easily accessible and will have ample parking.</p> <p>Warringah Golf Club has been know for developing its golf course and it is currently one of the most used in NSW. The building of the proposed facility will enable funds for further development and continued use of this area. It will be of great valu to the Community in General and be an enhancement to the facilities on the Northern Beaches.</p>
111	63622	<p>I am a resident of Curl Curl and a member of Warringah Golf Club and I am very excited about a new club house being on the edge of our golf course. The simple fact that it will be a community facility catering for the many sporting codes surrounding it and be family friendly with no poker machines. The easy access to Nolan's reserve and still having some tennis courts, futsal courts and hopefully squash makes this a fully utilized area. The club will be positioned out towards the course to keep down any noise concerns but also provides a close walkable destination to the residents and families around it who presently don't have this convenience.</p> <p>We will provide ample parking for the space too which should make the whole area more traffic friendly.</p>
112	63623	<p>I would be really pleased to have a community club that could service the local where there is a lot of sport played. It could bring together different types of sport enthusiasts which includes golf, tennis, squash, futsal, soccer, cricket and football. Community people should be encouraged to have meet and socialise as one. That is a very healthy approach to enhance our Northern beaches</p>

		lifestyle.
113	63624	<p>The community are in need of a club that can provide dining, social area for people to gather and chat. The golf club members would be able to enjoy gathering together after golf and for functions. As it is going to be a Sports Club the whole community will be able to enjoy the new facility. There will be good options for parking. No poker machines which is a real plus for all. There is not a licensed club within the immediate area, the community will be Abel to,use facility for there own functions.</p> <p>It will be in a much better positions then the old clubhouse, easily accessed for all.</p> <p>This new Sports Club will be a wonderful thing for the golf club and sporting people.</p>
114	63625	<p>I consider that the proposed development will make a positive contribution to the local community and environment.</p> <p>Firstly it will be a community based facility replacing for former golf club facility. It is surrounded by a number of sporting facilities including those for golf, tennis, squash, soccer, cricket and as a result likely to build a closer community.</p> <p>The fact that there will be no poker machines is a big plus and will force the facility to provide high levels of service to the community to ensure it's financial viability.</p> <p>It will also provide a new facility in an area central to many adjacent suburbs where there are limited other communal facilities. I was a regular visitor to the previous North Manly Bowling Club every Friday night after my sons cricket practice with him, his team mates and their families which ceased after its closure.</p> <p>This new proposed facility will provide a similar but significantly enhanced development close to the other site which I believe is likely to become very popular within the community it serves.</p> <p>Kind regards</p>
115	63626	<p>I fully support the construction of a new club house for Warringah Golf Club. I have been a member for 20yrs and feel a Club House should be built on the course where it will be easily accessed for everyone in the area. Its time to upgrade the Club House, as the old one across the road had become an embarrassment for all concerned.</p>
116	63627	<p>I support a new sports club being built.</p> <p>The Warringah golf club is closed so it needs to be replaced.</p> <p>The new club will be open to all sports people and guests in the area, which is great.</p> <p>The club house design should make it quiet for nearby residents.</p> <p>Their seems to be plenty of off street parking.</p>
117	63630	<p>I as a life resident of the northern beaches council completely support the construction for the Warringah Golf Club. This club will provide a great opportunity for supports of golf, tennis and soccer to come together and enjoy this beautiful area. I truly believe this club will be an asset to the local community and will attract many visitors to the area.</p>

118	63631	<p>A community oriented club, without poker machines, will be a great asset for the area.</p> <p>With the closure of North Manly Bowling club the area is in need of a new venue.</p>
119	63633	<p>As a long term resident of North Manly I welcome the construction of a sports club on land which is presently part of Warringah Golf Course. My understanding is that it is not going to be a hideous pokie barn but a community based facility able to be used by many sports. Only occupying 500 square metres and two levels it is not going to be a blot on the landscape.</p> <p>We have enjoyed the Nolan's Reserve / District Park precinct for many years - walking our dogs, playing and watching sport, family get togethers and enjoying the tranquillity and wildlife in and around the creek on the eastern edge of the course. I do not believe that any of these types of activities will be adversely affected by the new club.</p> <p>Another benefit I see is that it will be a safe attractive and welcoming place for older residents devoid of horrible gaming machines - a pleasant place to enjoy the company of friends.</p>
120	63635	<p>I am happy that there will be a new "local" friendly sports club to be built. It will be nice to have a new licenced facility which will be offered as a shared space for the local community.</p> <p>It will enhance the area.</p>
121	63636	<p>I am writing in support of this development. As a long time resident of North Manly I am looking forward to a club like this being built especially as it has no pokies!!</p> <p>People who play all the sports nearby will all be able to have a local place to socialise after their games. Locals too, especially as the old bowling club will be no longer.</p> <p>I picture a lovely little family type club in a great location that is right on public transport routes.</p> <p>Great for our area. Looking forward to it!</p>
122	63638	<p>I would like to express support for the new Warringah golf club. This will provide much needed facility for locals and members alike. The club is a valuable part of the northern beaches community and provides valuable opportunity for exercise and social engagement for young and old alike. The design is fantastic and I don't feel it will provide poor traffic outcomes. It will provide a much needed venue for functions also</p>
123	63641	<p>I am writing in support of the Golf Club DA.</p>
124	63642	<p>I am writing in support of the Golf Club DA. My wife and myself are in our 80s and 90s and look forward to a community licensed club in the area where we can catch public transport to. Terrific there will be no pokies. This will only increase socialising in the club. A sports club like this will be a positive addition to the area in which we have resided for over 60 years.</p>

125	63643	<p>I think it is wonderful that a new Sports club will be built by Warringah Golf Club. It is something the whole community will be able to use. The fact that there will be NO poker machines is a great initiative and this will make it more family friendly. It will be a place for meetings, presentation days/nights, celebrations and community gatherings by all sports and social clubs in the area. There appears to be plenty of parking spaces planned so traffic issues should be minimal.</p> <p>It will have a lovely outlook over all the trees being planted and over the golf course, away from the main road and houses. Certainly will be looking forward to using this wonderful new club house.</p>
126	63644	<p>I support the new sports club. It sounds wonderful - really great for young and old and overdue as a community centre.</p>
Submissions with Attachments Received		
127	63433	<p>Dear Sir/Madam</p> <p>WARRINGAH GOLF CLUB CONSTRUCTION LEASE</p> <p>I am writing to you today regarding the above and in respect of which I note you are seeking community submissions. This matter has been of great interest to me having followed its progress for several years and am extremely glad that it has now reached this stage. The successful completion of this project will be an enormous asset to the Northern Beaches community especially to those living in its southern portion.</p> <p>This facility will serve the Warringah Golf Club and a host of other sporting clubs; will be open to member guests and visitors providing full licenced facilities and will be free of poker machines unlike other venues in the area.</p> <p>I note that the planning provides for ample off street car parking which should aid in reliving parking pressure on Kentwell Road and I understand that traffic experts have assured that there will be no additional works will be required.</p> <p>The positioning of the proposed development appears to be such that no negative environmental and local resident acoustic issues will result from its completion and use and in fact includes the rehabilitation of the construction site with the addition of 40 native and endemic tree species and has building facing to the north west (away from local residents). Accordingly the proposed DA and construction lease have my full endorsement.</p> <p>Yours Faithfully</p>
128	63463	<p>As a local resident living in Austral Ave and a user of the Golf Club and its amenities, I am fully supportive of the proposed development.</p> <p>Having read through the various documents submitted with the DA it is obvious that the Club is mindful of the issues that would be encountered post development.</p> <p>The traffic & parking issues have been thoroughly documented by</p>

		<p>the consultants and areas of concern addressed. The supported by a submission from the NSW police. Additional parking to that currently in place has been provided for in the planning.</p> <p>Noise mitigation has been addressed in both the Acoustics report and the Plan of management submitted by the Club and the club will be facing to the northwest and so away from the nearby residents.</p> <p>The arborists report has identified the flora and fauna at risk and the native trees that must be preserved, and the replanting required.</p> <p>The area needs an outlet for the community to be able to socialize at following the closure of the North Manly Bowling Club. The District Park Plan of Management which was developed and accepted by Council in 2015 includes a licensed premises in the precinct so this is not a proposal that was not considered when the plan was developed.</p> <p>The new club, which does not have poker machines, will fill that void and provide a family friendly place to gather and socialise plus be able to support the community in general.</p> <p>The Golf club is only taking up a part of the footprint with tennis and squash being retained so this will make for a wonderful sporting precinct with the Golf Club looking to support other sporting bodies that utilise District Park and to upgrade the golf course facility.</p> <p>I'm sure that any matters that arise post construction would be addressed by the Club as stated in the Plan of Management</p>
129	63465	<p>As a local and user of the Golf Club and its amenities, I am fully supportive of the proposed development.</p> <p>I have utilized the golf course since I was 12 and witnessed how difficult it has been for them to upgrade the course without access to the funding that this club will provide.</p> <p>I can see an immense benefit to the local community to be able to relax in a family friendly atmosphere either post-game or just as their local.</p> <p>The area needs an outlet for the community to be able to socialize at following the closure of the North Manly Bowling Club.</p> <p>It is great to see that the new club will not have poker machines and will fill that void and provide a family friendly place to gather and socialise plus be able to support the community in general. The traffic & parking issues have been addressed.</p> <p>Additional parking to that currently in place has been provided for in the planning.</p> <p>Removal of trees has been documented including the native trees that must be preserved, plus any replanting required.</p> <p>The noise has been addressed in the Acoustics report and the club will be facing to the northwest away from the nearby residents.</p> <p>The Golf club is only taking up a part of the footprint with tennis and squash being retained so this will make for a wonderful sporting precinct.</p>

		I can't think of any reason why this development can't be a win win for the user and community in general.
130	63605	<p>Submission: Development Application DA2022/2081 Warringah Golf Club Construction Lease Attn: The Town Planning Assessment Team and/or To Whom It May Concern: Dear Sir/Madam</p> <p>I have been a member of the Warringah Golf Club for a number of years but only in recent years a full member. During that time I've come to know the club as a friendly club that supports the community and in particular, the club plays a very important social function of the elder members of our community. I've come to know quite a few of these gentlemen and now a few ladies as well and I've noticed what a positive part the club plays in their retirement, happiness, loneliness issues and mental health. The Club, being one of the most cost effective options for golfing on the Northern Beaches, plays a huge role in this respect. Many elderly people cannot afford the fees of the bigger clubs and I feel it is essential that we keep the club going and ensure that there is an appropriate place for these people, and people of all ages on the lower Northern Beaches to meet, play and socialise.</p> <p>With regard to the development itself I see positives in the following aspects of the development:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> The old clubhouse was uninviting, an "eye-sore" and disconnected from the course • <input type="checkbox"/> There are no Poker Machines planned for the Club operations. • <input type="checkbox"/> With the closure of the North Manly Bowling club this new club will provide a licenced venue for the area and locals. • <input type="checkbox"/> The new clubhouse will be a "sports" club with respect for people to meet after tennis, golf, squash, football, league, union, cricket etc and all that is played on District Park / Nolans Reserve. • <input type="checkbox"/> It appears that parking and traffic concerns have been adequately addressed and will perhaps even improve the current situation along Kentwell Road. • <input type="checkbox"/> Noise and environmental considerations appear to also have been addressed with the replanting of native trees and the Club House design aspect and location. <p>In summary I believe the new Club will be a social hub for young and elderly locals alike and an asset for the community and the Northern beaches generally. I am a supporter of the current Development Proposal as planned. Yours faithfully</p>
131	63606	<ul style="list-style-type: none"> ➤ The new sports club incorporating the Warringah Golf Club will be much more accessible to the local community and to the broader northern beaches community who will be able to participate in a range of sports including golf, tennis, squash and futsal. ➤ As I understand, participants and supporters from sports played at Nolans Reserve will be welcome to use the dining and social facilities provided at the new club. ➤ <u>No poker machines:</u> is a great thing for our community.

		<ul style="list-style-type: none"> ➤ The new clubhouse will replace the old clubhouse located on Condamine Street. This has made access to the club much more convenient and safer for golfers to attend the clubhouse. ➤ The two off-street car parks for a total of 120 cars - one for 50 cars and a second for 70 cars, will reduce the number of vehicles packing and unpacking golfing equipment on a busy street – much safer for golfers and other street users. ➤ Environmental experts have concluded the development <i>“Shall not create any measurable environmental or amenity impacts on the surrounding sites or public domain; and “Delivers a publicly accessible clubhouse.”</i> ➤ This development will be a great asset, not only for the golfing community, but for the wider community in the Northern Beaches area. ➤ 40 native and endemic tree species are proposed to replace those removed for construction within the vicinity of the clubhouse.
132	63645 2	<p>Submission 1 63645</p> <p>Your Say – re DISTRICT PARK: CONSTRUCTION LEASE for GOLF CLUB</p> <p>COMMENT</p> <p>I wish to object to the construction lease for the Golf Club in District Park.</p> <p>REASONS</p> <p>Re Leases A long term lease has a tendency to privatise the use of community facilities.</p> <p>Council has previously entered a long term lease with a sporting club in return for club expenditure on a building extension. However, this has resulted in the club having more or less exclusive use of the building such that it is no longer or rarely used for community purposes.</p> <p>Re existing Golf Club site The existing Golf Club building in Pittwater Road is a substantial size with ample space available for parking. A new Golf Club house and parking area in District Park would need to be considerably smaller in area than the existing facilities.</p> <p>Re Subject site</p>

	<p>The subject site has constraints that limit the scope for development. For example, development in medium / high flood prone land should be avoided to reduce flood risk. Development within the riparian zone and buffer should be avoided to protect Brookvale Creek vegetation corridor.</p> <p>Note: The application does not include a report on Brookvale Creek and the environmental benefits of protecting and rehabilitating the vegetated riparian corridor (zone and buffer).</p> <p>Re Manly Lagoon Catchment The <i>Manly Lagoon</i> Catchment Coordinating <i>Committee</i> (MLCCC) was disbanded when the Council amalgamation took place in 2016. If it had continued, this Committee might have provided input on some environmental aspects.</p> <p>A key issue for the Catchment is: “Ecosystem management, in particular impacts on riparian corridors, aquatic ecosystems and terrestrial ecosystems.”</p> <p>Re CONSERVATION REVIEW</p> <p>TECHNICAL STUDIES – WATERWAYS</p> <p>https://experience.arcgis.com/experience/4476f767a9804c9d87eb2df2ef620661/page/Waterways/</p> <p>Waterways Mapping</p> <p>Riparian Category 1* Riparian Category 2*</p> <p>*High Environmental Value (HEV) Criteria used for Conservation Zones Review</p> <p>Brookvale Creek</p> <p>Re the Subject Site Riparian Category 2 (HEV) for Brookvale Creek. Riparian Category 1 and 2 to the north and south.</p> <p>The mapping shows: The Riparian zone overlaps a significant portion of the Subject Site. The Riparian buffer overlaps the majority of the Subject Site.</p> <p>The proposed Club house would be located within the riparian buffer and impact on riparian land (zone and buffer) of Brookvale Creek.</p> <p>TECHNICAL STUDIES - HAZARDS</p> <p>https://experience.arcgis.com/experience/4476f767a9804c9d87eb2df2ef620661/page/Hazards/ https://experience.arcgis.com/experience/4476f767a9804c9d87eb2df2ef620661/page/Hazards/</p> <p>Hazards Mapping</p>
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		<p>Flood Risk Areas</p> <p>Medium Risk Flood Planning Precinct* High Risk Flood Planning Precinct*</p> <p>*Hazard Criteria for the Conservation Zone Review</p> <p>Re Subject Site The whole of the Subject Site is mapped as Medium Risk Flood Planning Precinct.</p> <p>The car park (west) overlaps the High Risk Flood Planning Precinct.</p> <p>Brookvale Creek is mapped as a High Risk Planning Precinct.</p> <p>COMMENT The technical studies for waterways and hazards provide evidence based information that the subject site is not suitable for the proposed development.</p> <p>Submission 2 63646 Application Number: DA2022/2081 Construction of a golf club house and associated facilities</p> <p>I wish to object to the construction of a building in this location.</p> <p>REASONS</p> <p>The building site is in a medium flood risk planning precinct.</p> <p>The car park (west) is in high flood risk planning precinct.</p> <p>Since the site was first considered for a club building serious flooding has occurred in this vicinity.</p> <p>Building a new club house in this flood prone location is not a sensible option given the increasing incidence of major storm and flooding events.</p> <p>“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.”</p> <p>The proposed development is adjacent to Brookvale Creek and overlaps land that should be protected as part of the vegetated riparian corridor.</p> <p>“Riparian corridors perform a range of important environmental functions...The protection, restoration or rehabilitation of vegetated riparian corridors is important for maintaining or improving the ecological functions of a watercourse.”</p>
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		<p>Leasing of facility mainly for club use – not public use (has been compromised where this has occurred).</p> <p>The former Manly Lagoon Joint Advisory Committee was disbanded when Warringah, Manly and Pittwater Councils were amalgamated in 2016. If it had continued, this Committee might have provided useful feedback on some environmental aspects.</p> <p>In JFP Warringah Council entered a long term lease with a sporting club(s) in return for club expenditure on a building extension. This has resulted in the clubs having exclusive use of the building such that it is no longer available for shared community use.</p>
EMAIL SUBMISSIONS direct to Council		
133	2023/247020	<p>Comments:</p> <p>I think this is an excellent idea and the new club house will be a benefit for the whole community. I am not a member of the club but I absolutely support this.</p> <p>Kind regards,</p>
134	2023/247054	<p>To the council,</p> <p>I am writing to express my great delight that my golf club, Warringah, is finally getting a new club house. After years of crossing the road it will be wonderful to sit in the new building and look over the golf course while relaxing over drinks or a meal. The course is so peaceful with the trees, creeks and all the wildlife. It will be fantastic to be also for other sporting groups too. And NO poker machines will be a wonderful bonus. It has been a long time coming and I can't wait.</p> <p>Yours faithfully</p>
135	2023/247040	<p>I am looking forward to the new poker machine free club. Also to the dining and social facilities.</p>
136	2023/247105	<p>I wish to support the warringah golf club submission for the new clubhouse.</p> <p>I have been a member for 15 years and am looking forward to the new premises that golfers & general public can enjoy sport & recreation.</p> <p>The construction of the new clubhouse is fully funded by the members . There is no financial support by any other bodies. Most importantly, there will be no poker machines</p> <p>Parking has been well addressed with 120 spaces available, not impacting on Kentwell Road.</p> <p>Yours sincerely</p>
137	2023/190778	<p>I have been a member of Warringah Golf club for about 15 years . It will be of great advantage to all the members to have our clubhouse in the new position and to have other clubs around the area to fully make use of the facilities. Definitely a plus . From where the old club was . Regards</p>
138	2023/186018	<p>Comments:</p> <p>Dear Council members</p>

		<p>I am writing in support of building the new Warringah Golf Clubhouse on the site where Warringah Recreation Centre is currently located.</p> <p>I note that included in this proposal there will be new public facilities for squash and tennis which will upgrade the existing ones and the additional parking area is sorely needed.</p> <p>The three year lease over the whole area that is required for building works should help minimise disruptions to traffic and public access during the build. Traffic in this part of Kenneth Rd becomes heavy and slow at peak times and needs no additional obstacles.</p> <p>Sincerely</p>
139	2023/185612	<p>I am writing in support of this lease to enable delivery of the new construction proposed in the Development Application currently before Northern Beaches Council and the community.</p> <p>The only concern is based on the apparent sequenced activities by Council and the golf club over the past period rather than perhaps an overlapping program where tasks are run in parallel. This raises a concern for the 3 year term of the construction lease should there be unforeseen delays which necessitate extending the lease. I can only assume this is catered for.</p> <p>I am not a golfer but enjoy social membership at Warringah Golf Club.</p> <p>Regards</p>
140	2023/182344	<p>I wish to submit my approval for the DA of the above for the following reasons.</p> <p>Since the closing of the Bowling Club there seems to be a void in the area for such a facility and this would fill the gap for locals, golfers and other members of the sporting community who utilises Nolan's Playing Fields. Aesthetically the new facility would enhance the visual impact of the area not to mention the alleviation of parking problems along Kentwell Rd with the addition of 120 proposed parking spaces.</p> <p>As the club house faces away from the houses along Pittwater Rd, noise should not impact on those residents. In general, sporting clubs have a reputation of being respectful to nearby residents and I'm sure WGC will not be different, after operating without issues in Condamine St the past eighty odd years.</p> <p>Yours faithfully,</p>
141	2023/180578	<p>I would like to say that a new sports club, funded by Warringah golf club would be outstanding! So accessible for the elderly and special needs members of our community. As a lifetime local resident who has played many sports, this would greatly enhance our social get gatherings. Cheers</p>
142	2023/175920	<p>Sending my support 100% for new warringah golf club! What a wonderful asset to our shire!</p> <p>Thank you Warringah councilors for your support! Many people of all age will benefit from this great venture</p>

143	2023/175916	I agree with nbc giving warringah golf club a reasonable long lease considering what the club is willing to spend and the benefits to our local community not only for golf but all other sports played all year long.
144	2023/165033	<p>I feel as an older resident the course at Warringah is vital - it is flat and easy to walk enabling all in the community to keep fit and out of hospitals. It is also convenient for the younger golfers coming up necessary for them to get off the devices.</p> <p>I know my grand sons use it frequently so a great asset to them as well.</p> <p>The club house would be a great addition for the community to utilise.</p> <p>Regards,</p>
145	2023/145180	Good Community social amenity

Document administration	
Version	1.0
Date	5 September 2023
Approval	Content provided and approved by Property Commercial & Tourist Assets Team. Responsible manager: Manager, Property Commercial & Tourist Assets
Status	Final
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.