



Department of Planning, Housing and Infrastructure

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Our ref: IRF24/137

Attention: Louise Kerr – Director Planning and Place

Dear Mr Phillips

Planning proposal PP-2023-953 to amend Warringah Local Environmental Plan 2011

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to include an additional permitted use for the purposes of a 'registered club' at the Warringah Recreation Centre.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination, including conditions requiring Council to update the proposal prior to public exhibition.

The proposed local environmental plan (LEP) is to be finalised on or before 7 February 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible, and include updated technical information prepared as part of the current development application for the golf clubhouse.

Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request and the updated planning proposal should be forwarded to the Department of Planning, Housing and Infrastructure.

Amendments and public exhibition

The Gateway determination contains conditions relating specifically to the impacts on introducing 'registered club' as being permitted with development consent, which will allow the sale of alcohol and the potential for poker machines/gambling to take place on the site.

In addition to a referral to NSW Liquor and Gaming, the proposal should be supported by a social impact statement to address the potential impact of these types of activities in this location, regardless of the existing golf clubhouse operating in a similar way. This should also cover amenity impacts from operations, events and noise.

Council's Comprehensive LEP

It is noted that there are multiple APUs designated for registered clubs across the Northern Beaches Local Government Area (LGA). The department's position is that Council should seek to minimise the use of APU's, including registered clubs, as part of the Northern Beaches Comprehensive LEP by permitting these uses with consent as standard development in the appropriate land-use zones.

Should you have any enquiries about this matter, I have arranged for Lauren Templeman to assist you. Ms Templeman can be contacted on (02) 9274 6590.

Yours sincerely

A handwritten signature in blue ink that reads "Brendan Metcalfe". The signature is written in a cursive, flowing style.

21 February 2024
Brendan Metcalfe
Director North District
Metro Central and North

Encl: Gateway determination