

14 December 2023

Graeme McMullan
Warringah Golf Club
292 Condamine Street,
North Manly NSW 2100
Via Email: graeme@warringahgolfclub.com.au

Our Ref: 2023/819771

Dear Graeme,

Warringah Golf Club – Demolition and Construction of a Golf Clubhouse and Associated Facilities located at 292 Condamine Street, North Manly NSW 2100

Sydney North Planning Panel Reference: PPSSNH_391
DA Number: DA2022/2081

I am writing to you in relation to the Sydney North Planning Panel Council Assessment Report relating to DA 2022/2081 dated 4 November 2023 and specifically to the recommendation for a Deferred Commencement Condition No.1.

As you are aware, Council is committed to constructing the driveway access from Kentwell Road to coincide with the completion of the Warringah Golf Clubhouse building.

The civil engineering design for the driveway access (plus adjacent car parking) has been completed. Council will be procuring the civil construction works package in 2024 in readiness to commence on site 6 months prior to the anticipated date for practical completion of the Warringah Golf Clubhouse.

The issue of a Construct Certificate for the new Warringah Golf Clubhouse is critical and leads the sequence of demolition and construction activities on site. Having a deferred commencement condition relating to the last stage of the project, namely the driveway access, we believe is not considered viable and would have a detrimental impact on the construction program.

Therefore, we recommend that the Warringah Golf Club seeks planning advice on the possible options outlined below to mitigate the impact that this deferred commencement condition will have on the construction program.

1. Submit amended DA drawings to include in the scope the car park and driveway access off Kentwell Road to negate the requirement for the deferred commencement condition.
2. Seek removal of the deferred commencement condition by providing this letter to the Independent Planning Assessor to demonstrate the commitment of Council to undertake the driveway access works to coincide with the completion of the golf clubhouse build.

3. Seek planning advice on whether a Part 5 Assessment undertaken by Council for the driveway access off Kentwell Road will satisfy the Notice of Commencement requirement in the deferred commencement condition.

For Option 3, it should be noted that the approval pathway for the driveway access (plus adjacent car parking) will be via an assessment under Part 5 of the Environmental Planning and Assessment Act 1979. SEPP (Transport & Infrastructure) 2021, Division 12 Parks and other public reserves, S2.73(3)(a)(i), states that development for single storey carparks may be carried out by a public authority without consent on land owned by the public authority. As such, no DA or CC is required, and a Notice of Commencement is not applicable.

Notwithstanding which option is pursued, we reiterate the commitment of Council to completing the driveway access to ensure the Warringah Golf Club can occupy their new clubhouse.

Should you require further information about matters raised in this letter please contact my office on 8495 6371.

Yours faithfully



Campbell Pfeiffer
Acting Director Transport & Assets