

ITEM 12.5	PLANNING PROPOSAL FOR THE WARRINGAH RECREATION CENTRE, NORTH MANLY
REPORTING MANAGER	EXECUTIVE MANAGER STRATEGIC & PLACE PLANNING
TRIM FILE REF	2023/611504
ATTACHMENTS	1 ⇒GHD Consulting Assessment Report (In Attachments Booklet)
	2 ⇒Planning Proposal (In Attachments Booklet)
	3 ⇒Procure Group Probity Audit (In Attachments Booklet)

SUMMARY

PURPOSE

The purpose of this report is to seek endorsement to submit a Planning Proposal for land at the Warringah Recreation Centre, North Manly (part of Lot 2742 DP 752038) to the Department of Planning and Environment for a Gateway Determination.

EXECUTIVE SUMMARY

- A Planning Proposal application has been received for part of the land at Lot 2742 DP 752038, known as the Warringah Recreation Centre. The land is owned by Council and the application has been submitted by Council's property team.
- The land is zoned RE1 Public Recreation under the Warringah Local Environmental Plan 2011 (WLEP). The Planning Proposal seeks to amend Schedule 1 of WLEP to allow 'registered club' as an additional permitted use on 2,700m² of land at the Warringah Recreation Centre. The additional permitted use is intended to apply to the part of the land that will accommodate a new Warringah Golf Course clubhouse. The proposal will facilitate the future lawful operation of a registered club (subject to consent), which is defined in WLEP as "a club that holds a club licence under the Liquor Act 2007."
- Probity measures have been implemented to manage the assessment of the application to ensure the appropriate separation of Council's responsibilities as a landowner and a planning authority. An independent planning consultant (GHD Consulting) was engaged to assess the application and a probity advisor (Procure Group) was engaged to oversee Council's role in this assessment.
- The application was placed on non-statutory public exhibition for two weeks, from 1 July 2023 to 16 July 2023 inclusive. 39 submissions were received, of which 33 were in support of the application.
- On 4 October 2023, the Northern Beaches Local Planning Panel considered the Planning Proposal and supporting documentation and recommended that Council support the Planning Proposal.

RECOMMENDATION

That Council:

1. Forward the Planning Proposal for land at the Warringah Recreation Centre, North Manly to the Minister for Planning and Public Spaces for Gateway Determination.
 2. Publicly exhibit the Planning Proposal in accordance with Council's Community Participation Plan and any Gateway determination.
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REPORT

BACKGROUND

The Warringah Golf Club is located at 379 Condamine Street, Allambie Heights and is not within the confines of the golf course. The Golf Club currently operates as a registered club under the *Liquor Act 2007*.

Council's Property Team has been in discussions with the Golf Club regarding the relocation of the clubhouse for a number of years. At its meeting on 25 February 2020, Council resolved:

That Council:

- 1. Agrees in principle to the proposal for the Warringah Golf Club to build a new clubhouse on the current Warringah Recreation Centre site, subject to appropriate terms being agreed by the parties.*
- 2. Delegates to the Chief Executive Officer to carry out all things necessary to give effect to this resolution including the execution of any required documentation under Delegated Authority, subject to his satisfaction that the terms agreed have met with Council's requirements.*

Development application for construction of a golf clubhouse

On 9 February 2023, the Golf Club submitted a development application (DA) for the construction of a new clubhouse on part of the land at the Warringah Recreation Centre.

The DA asserts that the construction of a clubhouse is permissible within the RE1 zone under the Warringah Local Environmental Plan 2011 (WLEP) as it is ancillary to the golf course use and meets the definition of a 'Recreation Facility Outdoor'. The DA is currently under assessment.

A Planning Proposal application (PEX2023/0002) was received on 19 June 2023 and states:

Notwithstanding the lodgement of the DA, Council's Property Team is of the view that a 'registered club' should be added as an Additional Permitted Use in the WLEP 2011 to avoid any ambiguity around the permissibility of the use and to enable the operation of the Warringah Golf Club in its own right.

SITE DESCRIPTION

The subject site is Lot 2742 DP 752038. The allotment is approximately 17.56 hectares in size and has frontages to Pittwater Road, Condamine Street and Kentwell Road. Vehicular access is from Kentwell Road. The allotment contains the Warringah Golf Course, pro shop, and the Warringah Recreation Centre. A locality map is provided in Figure 1.

The Warringah Recreation Centre is located in the south-eastern corner of the subject site and is approximately 10,225m² in size. The Warringah Recreation Centre contains tennis, squash, and futsal courts.

The land is owned by Council and is zoned RE1 Public Recreation under the WLEP. A zoning map is provided in Figure 2.

The subject site is within the 62-hectare District Park which also includes several nearby sporting reserves. The site is classified as 'community' land under the Local Government Act 1993 and is subject to the District Park Plan of Management (DPPOM), adopted by Council on 25 August 2015.

The DPPOM contemplates the relocation of the clubhouse to District Park. Table 5 in the DPPOM also permits the lease/licence of community land in District Park for combined sports and community club buildings for "activities for which a registered club would be licenced".



Figure 1 - Locality map



Figure 2 – Zoning map

THE PROPOSAL

A Planning Proposal application (PEX2023/0002) was received on 19 June 2023 and was submitted by Council's Property Team. The application was prepared by MG Planning and is supported by the following technical studies:

- Flora and Fauna Constraints Assessment – Narla Environment, dated December 2020.
- Waste Classification Report – Alliance Geotechnical, dated December 2020.
- Flood Assessment Report and Stormwater Plan – Stellen Civil Engineering, dated May 2023 and October 2022 respectively.
- Acid Sulphate Assessment and Management Plan – Ideal Geotech, dated November 2022.

The application seeks to amend WLEP to allow 'registered club' as an additional permitted use on part of the land in the south-eastern corner of the site, 2,700m² in size. The additional permitted use is intended to apply to the land that will contain the future Warringah Golf clubhouse.

A land identification map showing the extent of the requested additional permitted use is in Figure 3.

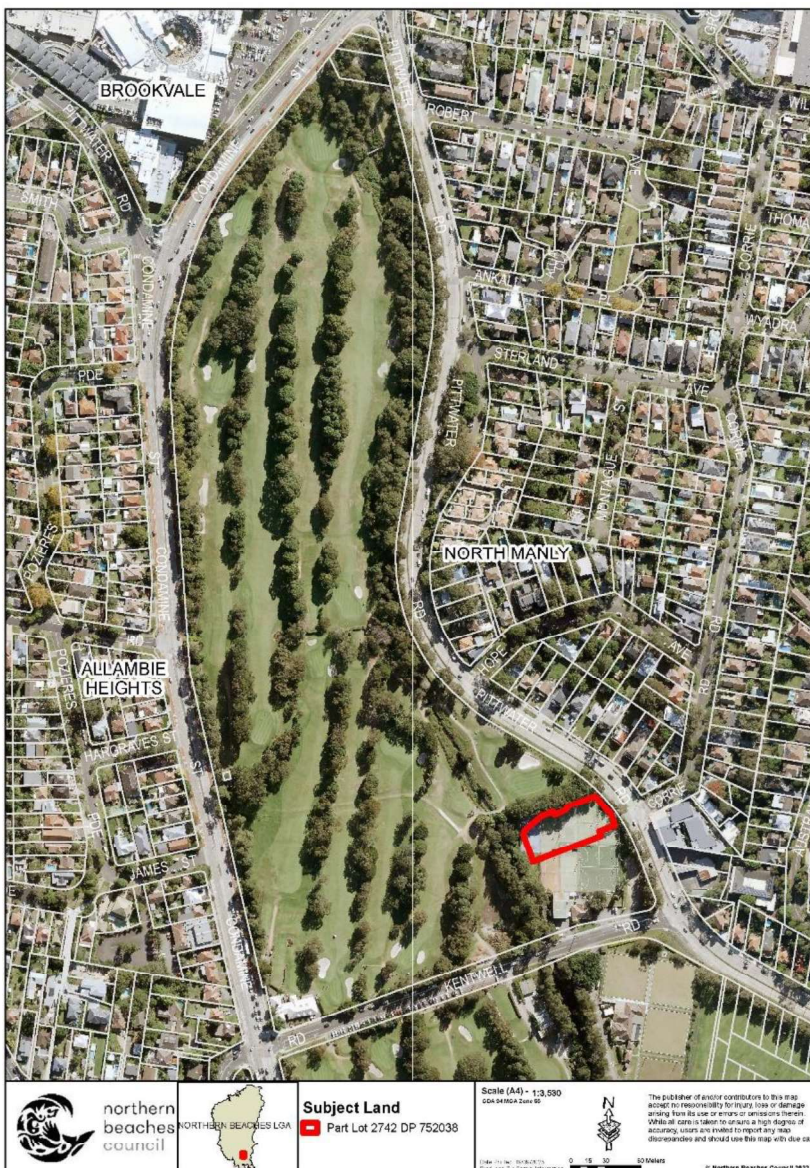


Figure 3 – Land identification map

ASSESSMENT OF THE PLANNING PROPOSAL

Probity measures have been implemented to manage the assessment of the Planning Proposal application. These measures ensure the appropriate separation of Council's responsibilities as a landowner and a planning authority. An independent planning consultant (GHD Consulting) was engaged to assess the application and a probity advisor (Procure Group) was engaged to oversee Council's role in this assessment.

An assessment of the application was undertaken by GHD Consulting in accordance with the NSW Government's Local Environmental Plan Making Guideline (August 2023). The GHD assessment report is in Attachment 1.

As required as part of the assessment process, GHD have also prepared a draft Planning Proposal which is available on Council's application tracking webpage. This draft Planning Proposal has been updated by Strategic and Place Planning to ensure consistency with the Local Environmental Plan Making Guideline and provide additional clarification to support GHD's recommendation. The updated Planning Proposal is provided in Attachment 2.

A summary of GHD's assessment is presented below.

Part 1 – Objectives and intended outcomes

The application states:

The objective of this Planning Proposal is to facilitate the development of a new golf clubhouse within the site of the existing Warringah Recreation Centre.

The intended outcome is to enable the broader redevelopment of the Centre for community sports and recreation facilities as well as upgraded car parking. The new golf club will replace the existing golf club which is currently located at 379 Condamine Street, Allambie Heights. This will enable the Warringah Golf Club to realise the value of their existing asset to reinvest in the construction of new facilities and course improvements.

Response

The Planning Proposal has been amended to ensure the objectives and intended outcomes relate to the proposed WLEP amendment as follows:

Objective

To amend WLEP to make the additional land use of a 'registered club' permissible, under Schedule 1 of the LEP, pursuant to Clause 2.5 of the LEP.

Intended outcomes

- To remove any ambiguity in relation to the permissibility of a registered club at the site.
- To permit the lawful operation of a future golf clubhouse as a registered club (subject to consent).

Part 2 – Explanation of provisions

The application states:

It is proposed to amend Schedule 1 of WLEP 2011 to allow a 'registered club' as an Additional Permitted Use on the Warringah Recreation Centre site.

No further information was provided to specify the required amendments to Schedule 1.

Response

Clause 19 in Schedule 1 permits the additional permitted use of a registered club for other identified land in the RE1 zone where it is incidental or ancillary to a recreational facility.

The Planning Proposal seeks to:

- Amend the WLEP Additional Permitted Uses Map (Sheet APU_008) to identify a portion of the subject site as Area 19E, and
- Amend clause 19 in Schedule 1 of WLEP to add a new point e) as identified in **bold** below:
 - 19 Use of certain land in Zone RE1
 - (1) This clause applies to the following land—
 - (a) land at Collaroy, known as Long Reef Golf Club, being Lot 1, DP 1144187, shown as “Area 19A” on the Additional Permitted Uses Map,
 - (b) land at Manly Vale, known as Manly Vale Bowling Club, being part of Lot 2743, DP 752038, shown as “Area 19B” on that map,
 - (c) land at North Balgowlah, known as Wakehurst Golf Club, being Lot 2730, DP 752038, shown as “Area 19C” on that map,
 - (d) land at North Manly, known as North Manly Bowling Club, being part of Lot 2743, DP 752038, shown as “Area 19D” on that map.
 - (e) land at North Manly, known as the Warringah Golf Club, being part of Lot 2742, DP 752038, shown as “Area 19E” on that map.**
 - (2) Development for the purposes of registered clubs is permitted with consent if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

Part 3 – Justification of Strategic and Site-Specific Merit

Section A – need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?

The application states:

The draft Planning Proposal is not the result of any endorsed Local Strategic Planning Statement, strategic study or report. It is the result of extensive negotiations between the Warringah Golf Club and Council officers to re-locate the Club’s existing clubhouse to a more suitable location. Following detailed examination of various sites, the Warringah Recreation Centre (WRC) was chosen for the proposed relocation of the Clubhouse for the following reasons:

- *The WRC is itself an aging structure, which is in need of rejuvenation.*
- *The WRC has existing vehicular access which is important, as Kentwell Rd is the only road frontage for the Warringah Golf Club which is not a classified road, and Transport for NSW will not authorise additional vehicular access onto classified roads where there is an alternative.*
- *While the land is flood prone, it has been determined that a building could be constructed in accordance with Council’s planning controls. There are no alternate*

sites within the golf course which are less flood prone with appropriate vehicular access.

Having regard to these considerations Council resolved at its meeting of 25 February 2020 as follows:

- Agreed in principle to the proposal for the Warringah Golf Club to build a new clubhouse on the current Warringah Recreation Centre site, subject to appropriate terms being agreed by the parties.*
- Delegated to the Chief Executive Officer to carry out all things necessary to give effect to this resolution including the execution of any required documentation under Delegated Authority, subject to his satisfaction that the terms agreed have met with Council's requirements.*

Response

Whilst the application is not the result of an endorsed Local Strategic Planning Statement (LSPS), strategic study, or report, it is consistent with the intent of Councils LSPS, Northern Beaches Community Strategic Plan 2040 (the 'CSP') and the DPPOM.

A Council resolution was made on 25 February 2020 that provided in-principle agreement to the construction of a new clubhouse on the Warringah Recreation Centre (WRC) site, subject to the agreement of appropriate terms.

The proposed amendment will enable the lodgement of a future DA for a 'registered club' ancillary to a 'recreation facility (indoor)', 'recreation facility (major)' or 'recreation facility (outdoor)'. The proposed amendments will ensure that the planning controls are consistent with Council's expectations for the future development of the WRC site.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The application states:

A DA has been lodged by the Warringah Golf Club for a new clubhouse which relies on the facility being considered an 'ancillary use'. While Council's Property Team considers that this interpretation is valid, it potentially imposes limitations on the operations of the club. In the Property Team's view, the Planning Proposal is the best means to allow for the use of the site for the Club's clubhouse and in turn facilitate the redevelopment of the WRC, including the construction of new facilities and the improvement of the golf course.

Rezoning the site from its current RE1 zone to an alternative zone that permits registered clubs (for example, RE2 Private Recreation) would not be appropriate given that the WRC is located on land owned by Council which is a public reserve.

Response

The Planning Proposal is the best means of achieving the objectives and intended outcomes. The Proposal utilises the existing carparking and access to the WRC site and maximises the efficient use of the site proximate to the existing facilities on site.

The proponent has lodged a DA for construction of a golf clubhouse ancillary to the Warringah Golf Course, which is defined in WLEP as 'recreation facility (outdoor)'. A 'recreation facility (outdoor)' is permitted with consent in the RE1 zone. Notwithstanding the lodgment of this DA, the permissibility is not explicit, and the functions of the golf clubhouse may be limited in terms of the 'recreation facility (outdoor)' land use definition. The Planning Proposal will enable a DA to be lodged for use as a 'registered club'.

A Planning Proposal to rezone the site to an alternative zone that permits registered clubs would not be appropriate given that the site is located on land owned by Council which is a public reserve. The Planning Proposal as set out in this document is the best means of achieving the objectives and intended outcomes, that will give Council certainty of the development outcomes expected for the site.

The proposed LEP amendment will permit the additional use whilst maintaining the existing RE1 zoning and providing the community with certainty that this will remain the primary use of the site into the future.

Council owns the land, and therefore has control over DAs lodged on the property. The WRC site is not currently subject to built form controls (maximum building height and floor space ratio). Accordingly, the Planning Proposal does not impose additional restrictions to the built form controls as Council has control over these future development outcomes.

Section B – Relationship to the Strategic Planning Framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The application has provided an assessment against the relevant planning strategies and states that it is not inconsistent with these strategies.

Response

The Planning Proposal gives effect to the objectives and priorities of the Region Plan and District Plan. An assessment against these plans is contained in Tables 1 and 2.

Table 1 – Greater Sydney Region Plan (A Metropolis of Three Cities)

Direction	Objective/s	Alignment
A city supported by infrastructure	Objective 4 Infrastructure use is optimised	The location of the proposed ‘registered club’ at the site is adjacent to Pittwater Road, one of the area’s main roads. A northbound bus stop is located on the site’s eastern boundary, and a southbound bus stop is located on the opposite side of Pittwater Road. The co-location of the ‘registered club’ on the existing golf club site is a logical placement of the clubhouse, utilising the existing sporting and recreational infrastructure on the site.
A city for people	Objective 6 Services and infrastructure meet communities’ changing needs Objective 7 Communities are healthy, resilient and socially connected.	This objective includes the following commentary: <i>“Publicly owned land and social housing renewal may provide opportunities to co-locate social infrastructure and provide mixed uses at the heart of neighbourhoods.</i> <i>Improved health, public transport and accessibility outcomes can be achieved through the provision of schools, recreation, transport, arts and cultural, community and health facilities in walkable, mixed use places co-located with social infrastructure and local services (refer to Objective 7 and Objective 14).</i> <i>Good accessibility to local services for young people, older people and culturally and linguistically diverse communities is an important way of enabling people to age within their community. This contributes to</i>

Direction	Objective/s	Alignment
		<p><i>improved mental and physical health and wellbeing outcomes</i>".</p> <p>The central location of the WRC site, co-located with existing community sporting and recreational facilities achieves the intent of this objective. Importantly this objective includes Strategy 6.2:</p> <p><i>"Optimise the use of available public land for social infrastructure"</i>.</p> <p>The Proposal is consistent with this strategy. The Proposal achieves the intent of Objective 7 for the reasons outlined in relation to Objective 6.</p>
A city of great places	<p>Objective 12</p> <p>Great places that bring people together</p>	<p>This objective includes the following commentary:</p> <p><i>"Social infrastructure and opportunity: great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connections"</i>.</p> <p>The Proposal achieves the intent of Objective 12 for the reasons outlined in relation to Objective 6.</p>
A city in its landscape	<p>Objective 31</p> <p>Public open space is accessible, protected and enhanced</p>	<p>The Proposal is consistent with Strategy 31.1, to:</p> <p><i>"Maximise the use of existing open space and protect, enhance and expand public open space by:</i></p> <ul style="list-style-type: none"> <i>• providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow"</i>.

Table 2 – North District Plan

Planning Priority	Planning Priority Comment	Alignment
<p>Planning Priority N1 – Planning for a city supported by infrastructure</p> <p>Objective 4- Infrastructure use is optimised</p>	Nil.	<p>This priority includes the following commentary:</p> <p><i>"Aligning land use and infrastructure planning will maximise the use of existing infrastructure"</i></p> <p>The central location of the WRC site, co-located with existing community sporting and recreational facilities achieves the intent of this priority.</p>
<p>Planning Priority N3 - Providing services and social infrastructure to meet people's changing needs</p>	The Planning Proposal will enable the golf clubhouse and WRC recreation facilities to be upgraded to help meet the community's	<p>This priority includes the following commentary:</p> <p><i>"The district is expected to see and 85 per cent proportional increase in the 65-85 age group and a 47 per cent increase in the 65-84 age group is expected by 2036. This means 20 per cent of the District's</i></p>

Planning Priority	Planning Priority Comment	Alignment						
	needs now and into the future.	<p><i>population will be aged 65 or over in 2036, up from 16 per cent in 2016”.</i></p> <p>The Proposal has not provided any data in relation to the demographics of the expected users of the registered club. However, anecdotally, it is expected that the Golf Course and clubhouse would be frequented by an older demographic.</p>						
<p>Planning Priority N4 - Fostering healthy, creative, culturally rich and socially connected communities.</p>	<p>Social connectivity, as well as access to opportunities for recreational physical activity are essential to improved mental and physical health outcomes. By relocating the golf clubhouse and co-locating it with an upgraded WRC, the Planning Proposal will improve opportunities for recreational activities and social connectivity</p>	<p>The District Park Plan of Management contemplates the future relocation of the golf club to the District Park and Table 5 authorises the lease/licence of community land for registered clubs:</p> <table border="1" data-bbox="774 792 1437 931"> <thead> <tr> <th data-bbox="774 792 869 837">Proposed use</th> <th data-bbox="869 792 1102 837">Land to which authorisation applies</th> <th data-bbox="1102 792 1437 837">Express authorisation of lease, licence or other estate for:</th> </tr> </thead> <tbody> <tr> <td data-bbox="774 837 869 931">Combined sports community club building</td> <td data-bbox="869 837 1102 931">Land categorised as Sportsground for the use of the new combined sports club</td> <td data-bbox="1102 837 1437 931">Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.</td> </tr> </tbody> </table> <p>The Proposal is therefore consistent with the Plan of Management. The co-location with other sporting facilities and the existing golf course would likely assist with creating socially connected communities given the range of activities available at the site.</p>	Proposed use	Land to which authorisation applies	Express authorisation of lease, licence or other estate for:	Combined sports community club building	Land categorised as Sportsground for the use of the new combined sports club	Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.
Proposed use	Land to which authorisation applies	Express authorisation of lease, licence or other estate for:						
Combined sports community club building	Land categorised as Sportsground for the use of the new combined sports club	Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.						
<p>Planning Priority N6 - Creating and renewing great places and local centres, and respecting the District’s heritage</p>	<p>District Park is one of Council’s most significant open spaces. The Park is well used and valued by the community. The Planning Proposal will facilitate and enable the golf club and WRC to foster the development of a social and recreational hub that will bring the community together for range of social and recreation purposes.</p>	<p>The addition of a ‘registered club’ will revitalise the site and provide a greater diversity of activities at the site.</p>						

4. Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Cities Commission, or another endorsed local strategy or strategic plan?

The application identifies relevant priorities and goals within the Northern Beaches Local Strategic Planning Statement and the Community Strategic Plan. The application concludes that the proposal is consistent with the intent of those priorities and actions.

Response

The Proposal is consistent with the following Council adopted plans: Local Strategic Planning Statement (Towards 2040), Community Strategic Plan (Northern Beaches Community Strategic Plan 2040), and the District Park Plan of Management. An assessment against these plans is contained in Tables 3-5. It is also noted that Council's LSPS was supported by the then Greater Sydney Commission on 20 March 2020 for consistency with the Greater Sydney Region Plan and North District Plan.

Table 3 – Local Strategic Planning Statement (Towards 2040)

Priority	Alignment
Sustainability Priority 6 High quality open space for recreation	The Planning Proposal will redevelop the site for a multifunctional purpose, providing opportunities for social interaction close to transport and a local centre that will accommodate a greater range of compatible uses than that currently permitted. The use as a registered club must be ancillary to a recreational use.
People Priority 11- Community facilities and services that meet changing community needs Priority 12- An inclusive, healthy, safe and socially connected community	The Planning Proposal will enable the lodgement of a DA that will allow for the delivery of social infrastructure that will address the changing needs of the community, including those of the ageing population. The redevelopment of the site will adopt a place-based approach, conserving its local identity and social significance through the adaptive reuse of the site.
Jobs and Skills Priority 30 - A diverse night time economy	The Planning Proposal will provide additional employment opportunities.

Table 4 – Community Strategic Plan 2040

Goal	Alignment
Outcome – Community and belonging Goal 9 – Influence - Our community is inclusive and connected.	The Planning Proposal will redevelop the site for a multifunctional purpose, providing opportunities for social interaction close to transport and a local centre that will accommodate a greater range of compatible uses to that currently permitted.
Outcome- Housing, Places and Spaces	The Planning Proposal will enable the lodgement of a DA that will allow for the delivery of social infrastructure that will address the changing needs of the community, including those of the ageing population.

Goal	Alignment
Goal 11 – Influence - Our local centres are vibrant and healthy, catering for diverse economic and social needs.	The redevelopment of the site will adopt a place-based approach, conserving its local identity and social significance through the adaptive reuse of the site.
Goal 12 – Influence - Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.	The Planning Proposal contributes to the diversity of creative opportunities that can be enjoyed at the WRC site.
<p>Outcome – Vibrant Local Economy</p> <p>Goal 15- Influence - Our centres are sustainable encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities.</p>	In addition to the above, the Planning Proposal will provide additional employment opportunities.

Table 5 – District Park Plan of Management

Objective	Alignment
Establish a balanced and values-based approach to the management of the Park.	Community consultation undertaken to date is overwhelmingly in support of the Planning Proposal.
Provide a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park change.	As above. The Plan of Management contemplates the future relocation of the golf club to the District Park and authorises the lease/licence of community land for combined sports and community club buildings for “activities for which a registered club would be licenced”.
Reflect the values and expectations of the Warringah and wider community and people who will use and enjoy the Park”.	As above.
Address the recommendations of State, metropolitan, regional and local strategic plans and studies on needs and demands for sporting, recreation and community facilities.	The Planning Proposal is consistent with applicable strategic plans.
Be consistent with Warringah’s Community Strategic Plan and other strategies, plans and policies.	As above.

Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

The application has not identified any other applicable state or regional studies.

Response

NSW State Plan 2021

The NSW State Plan 2021 sets the strategic direction and goals for the NSW Government across a broad range of services and infrastructure. The current focus of the Government is outlined in five strategies and 32 goals. The Planning Proposal is consistent with the following goals:

- Goal 24 - Make it easier for people to be involved in their communities.
- Goal 25 - Increase opportunities for seniors in NSW to fully participate in community life.
- Goal 27 - Enhance cultural, creative, sporting and recreation opportunities.

NSW State Infrastructure Strategy 2022-2042

The NSW State Infrastructure Strategy 2022-2042 (the Strategy) sets out the NSW Government's infrastructure vision for the State over the next 20 years. The Strategy aligns with the Greater Sydney Region Plan. The Strategy identifies that to optimise land use where infrastructure capacity exists (Section 10.1), "*The NSW Government is increasingly focused on connecting people with jobs, services and amenity by planning for growth and development around public transport infrastructure, such as passenger rail stations, interchange hubs and freight routes*".

The Planning Proposal is consistent with the above given the proposal will facilitate the co-location of a registered club with existing community facilities proximate to public transport and the existing local access network.

Future Transport Strategy

The Future Transport Strategy sets the strategic directions for Transport to achieve world-leading mobility for customers, communities, businesses and our people. It is part of a suite of government strategies, policies and plans that integrate and guide land use and transport planning across NSW. The strategy nominates a number of key priorities. The following priorities are of relevance to the proposal:

- C1- Connectivity is improved across NSW.
- P1- Supporting growth through smarter planning.

NSW Ageing Strategy 2016 – 2020

The NSW Ageing Strategy 2016 – 2020 establishes the key priorities to address the needs of the ageing population across NSW. These priorities support the overarching vision for the NSW population to experience the benefits of living longer and having the opportunity to be included in their communities. The priorities and associated objectives are as follows:

- Priority 1: Health and Wellbeing – Older people in NSW are encouraged to live active and healthy lives with improved physical and mental wellbeing.
- Priority 2: Working and Retiring – Older people in NSW have opportunities to remain in the workforce, are financially secure and independent in retirement, and plan their finances based on their circumstances and needs.
- Priority 3: Housing Choices – Older people in NSW live in affordable accessible, adaptable and stable housing.

- Priority 4: Getting Around – Older people in NSW travel safely and appropriately to participate in social and economic life and access to services.
- Priority 5: Inclusive Communities – Older people in NSW stay connected and contribute to their communities.

The Planning Proposal is consistent with the NSW Ageing Strategy 2016 – 2020 in that it will expand the range of permissible uses on part of the site to facilitate the provision of a registered club. As discussed throughout this report, it is understood that the facility is valued by older persons within the community.

5. Is the planning proposal consistent with applicable SEPPs?

The application provides an assessment against relevant SEPPs and concludes that the Planning Proposal is consistent with all relevant SEPPs.

Response

The Planning Proposal is generally consistent with the applicable State Environmental Planning Policies identified in Table 6.

Table 6 – Compliance with State Environmental Planning Policies (SEPPs)

SEPPs (as of June 2023)	Applicable	Consistent	Comment
(Biodiversity and Conservation) 2021	Yes	Yes	The Planning Proposal itself does not propose to clear vegetation or affect land subject to potential koala habitats, foreshore or waterways areas, water catchments, strategic conservation areas. Further information will be required at the DA stage to assess the impacts of proposed vegetation removal that would be required to facilitate the proposal.
(Building Sustainability Index: BASIX) 2004	Yes	Yes	The Planning Proposal does not propose any controls that override BASIX provisions.
(Exempt and Complying Development Codes) 2008	Yes	Yes	The Planning Proposal does not propose any building works or changes to this policy.
(Housing) 2021	Yes	Yes	The Planning Proposal does not propose building works or changes to this policy.
(Industry and Employment) 2021	Yes	Yes	The Planning Proposal does not propose any changes to advertising and signage. The land is not located in the Western Sydney employment area.
No 65 – Design Quality of Residential Apartment Development	Yes	Yes	The Planning Proposal does not propose building works or changes to this policy.

SEPPs (as of June 2023)	Applicable	Consistent	Comment
(Planning Systems) 2021	Yes	Yes	The Planning Proposal does not affect the assessment of any State significant development, State significant infrastructure, regionally significant development or land subject to a Development Delivery Plan.
(Precincts – Central River City) 2021	Yes	Yes	Land subject to the Planning Proposal is not identified within a State Significant Precinct, Sydney Region Growth Centre, Homebush Bay area or Kurnell Peninsula area.
(Precincts – Eastern Harbour City) 2021	Yes	Yes	Land subject to the Planning Proposal is not identified within a State Significant Precinct, Darling Harbour, City West, Walsh Bay, Cooks Cove or Moore Park Showground.
(Precincts – Regional) 2021	Yes	Yes	Land subject to the Planning Proposal is not identified within a State Significant Precinct, Activation Precinct, Kosciuszko Alpine Region or Gosford City Centre.
(Precincts – Western Parkland City) 2021	Yes	Yes	Land subject to the Planning Proposal is not identified within a State Significant Precinct, Sydney Region Growth Centre, Western Sydney Aerotropolis Penrith Lakes, St Marys or Western Sydney Parklands.
(Primary Production) 2021	Yes	Yes	Land subject to the Planning Proposal is not primary production and rural development, state significant agricultural land, a farm dam and other small-scale and low risk artificial waterbody, a livestock industry, sustainable aquaculture or within the Central Coast plateau area.
(Resilience and Hazards) 2021	Yes	Yes	<p>The site is not mapped as containing land identified as ‘coastal wetlands’, ‘littoral rainforest’, or proximity to either on the ‘Coastal Wetlands and Littoral Rainforests Area Map’.</p> <p>The site is located within a ‘coastal use area’ and a ‘coastal environment area’. The SEPP requires consideration of certain environmental issues which are required to be addressed at DA stage.</p> <p>The site is located within an urbanised area located more than 2km from the coastal foreshore. The Planning Proposal will not adversely affect any ecological, natural or scenic qualities of the foreshore or broader coastal zone. The Planning Proposal will not cause any loss or disruption of public access to the foreshore area.</p>

SEPPs (as of June 2023)	Applicable	Consistent	Comment
(Resources and Energy) 2021	Yes	Yes	The Planning Proposal does not affect any land containing mineral, petroleum and extractive material resources.
(Transport and Infrastructure) 2021	Yes	Yes	The Planning Proposal does not propose building works or changes to this policy. If the proposal receives a Gateway determination, referrals to state agencies will be undertaken during the statutory exhibition stage.

6. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The application has provided an assessment against applicable Ministerial Directions and concludes that the proposal is consistent with all relevant Ministerial Directions.

Response

The Proposal is consistent with the following applicable Ministerial Directions:

Table 7 – Compliance with Ministerial Directions

Directions (as of August 2023)		Applicable	Consistent	Comment
Focus area 1: Planning Systems				
1.1	Implementation of Regional Plans	Yes	Yes	The Planning Proposal is consistent with the objectives and actions of the Region Plan (see Section B, Question 3).
1.3	Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not include any provisions that require the concurrence, consultation, or referral of development applications to a Minister or public authority and does not identify development as designated development.
1.4	Site Specific Provisions	Yes	Yes	The Planning Proposal does not amend another environmental planning instrument and does not contain or refer to drawings that show details of any proposed development.
Focus area 3: Biodiversity and Conservation				
3.2	Heritage Conservation	Yes	Yes	The Planning Proposal does not affect existing heritage provisions in Warringah Local Environmental Plan 2011.

Directions (as of August 2023)		Applicable	Consistent	Comment
3.5	Recreation Vehicle Areas	Yes	Yes	The Planning Proposal does not enable land to be redeveloped for a recreation vehicle area.
3.7	Public Bushland	Yes	Yes	Further information will be required at the DA stage to assess the impacts of proposed vegetation removal that would be required to facilitate the Planning Proposal
Focus area 4: Resilience and Hazards				
4.1	Flooding	Yes	Yes	The Planning Proposal does not rezone any land. There are no objections to the Proposal in relation to flooding.
4.2	Coastal Management	Yes	Yes	This matter will be assessed at the DA Stage.
4.4	Remediation of Contaminated Land	Yes	Yes	Based on the existing land use, it is unlikely that contamination will be an issue, and nonetheless contamination will be assessed at the DA stage.
4.5	Acid Sulfate Soils	Yes	Yes	The presence of acid sulfate soils can be mitigated by way of the acid sulfate soils management plan.
Focus area 5: Transport and Infrastructure				
5.1	Integrating Land Use and Transport	Yes	Yes	The additional permitted use will require an assessment of traffic impacts, however based on the size of the proposal, this can be assessed at the DA stage.
5.2	Reserving Land for Public Purposes	Yes	Yes	The Planning Proposal alters the permitted uses on Council owned "community" land consistent with the Plan of Management.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The application states:

A Flora and Fauna Constraints Assessment has been prepared by Narla Environmental to determine the ecological constraints on the site.

Two vegetation communities within the site were identified during field survey:

- *Estuarine Swamp Oak Forest*
- *Weeds and Exotics.*

*The Estuarine Swamp Oak Forest was identified as being of low-moderate condition as much of the groundcover and mid-storey species are dominated by exotic species. A native canopy of *Casuarina glauca* dominated areas mapped under this community. Areas mapped as 'Weeds and Exotics' were dominated by exotic grasses and bordered the eastern and western extent of the Estuarine Swamp Oak Forest.*

*The characteristics of the site, including the presence of saltmarsh species such as *Phragmites australis* and canopy dominated by *Casuarina glauca*, are consistent with that of the Estuarine Swamp Oak Forest vegetation community. Estuarine Swamp Oak Forest conforms to the Biodiversity Conservation Act 2016 (BC Act) listed EEC 'Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions' and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) listed Coastal Swamp Oak (*Casuarina glauca*) Forest of South-east Queensland and New South Wales.*

*Potential suitable habitat is also present for the BC Act listed *Callistemon linearifolius*.*

A few predominantly native, common avian and reptile fauna species were identified within and surrounding the site during the assessment. All native fauna species encountered were listed as 'protected' under the BC Act. No threatened fauna species were observed within site during the field survey.

*Narla Environmental has developed a Biodiversity Development Constraints map. The broader redevelopment of the recreation centre will also seek to avoid impacts on the riparian zone, EEC and any potential threatened species habitat. Any proposed clearing of the EEC or *Callistemon linearifolius* requires appropriate assessment in accordance with the requirements of the Biodiversity Conservation Act and the EPBC Act.*

Response

The Flora and Fauna Constraints Report provides an assessment of the biodiversity conditions at the site and the potential implications for the proposal. GHD's ecologist undertook a technical review of this report and identified multiple inconsistencies and information gaps. However, for the purpose of the assessment of the Planning Proposal, these gaps and inconsistencies do not preclude the Planning Proposal from being supported from an ecological perspective. Rather, the review provides details of requirements for the accurate assessment of the DA, that would enable a decision to be made. This aligns with the referral comments from Council's Biodiversity Team which raise concerns regarding the DA but states "The current Planning Proposal to amend Schedule 1 Additional Permitted Use for a 'registered club' on the site does not raise any additional key biodiversity issues or major impact concerns that would warrant rejection".

8. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Traffic

The application states:

- *The site has ready access to the surrounding regional road network with Kentwell Road providing direct vehicle access to Pittwater Road and Condamine Street.*
- *The site is also situated within 400 metres of several bus stops located along Pittwater Road and Condamine Street, servicing 10 bus routes.*

- Council is currently finalising the site masterplan which anticipates the provision of approximately 124 parking spaces on site. Further, the Traffic Impact Assessment undertaken for the clubhouse DA (PDC Consultants, November 2022) notes that:

... it is evident that in the vicinity of the site there is an abundance of spare car parking spaces on both a typical weekday and Saturday, noting that the parking demand does not exceed 48% along Kentwell Road and 11% within the bowling club during a typical weekday, while during the weekend, the parking demand did not exceed 84% along Kentwell Road and 29% within the bowling club car park during a typical weekday.

Given the relationship of the site to the surrounding regional road network and the provision of both existing and proposed parking, the traffic and parking impacts of the Planning Proposal can be appropriately addressed at DA stage.

Response

A referral response was received from Council's Traffic Engineering Coordinator who identified that additional information would be required to support a future DA however *"there are no traffic engineering issues associated with the additional permitted use outlined in the Planning Proposal and hence no objections"*.

Riparian impacts

The application states:

Brookvale Creek is located to the west of the existing Warringah Recreation Centre. Brookvale Creek is a Strahler third order stream. Works occurring within 30 metres of the highest bank of the creek would be considered a controlled activity under the Water Management Act 2000 and approval from the NSW Natural Resources Access Regulator is required before commencing the controlled activity. It is noted that the clubhouse DA is 'integrated' and that general terms of approval from the NRAR will be sought as part of the DA determination.

Response

The site is mapped in the coastal use and coastal environment area. It is unlikely that the additional permitted use will have any impacts on the matters for consideration in this SEPP.

A referral response was received from Council's Coasts and Catchments Team who advised:

The Proposal has been assessed in regard to riparian and water management issues and there are no concerns with the Proposal. Riparian and water management issues were covered in the referral process for Development Application (DA2022/2081). There are no other riparian and water management issues identified with the Planning Proposal and hence no objections.

A referral response was received from Council's Landscape Architect who advised:

It is noted that the applicable District Park Plan of Management recognised this location for relocation of the Warringah Golf Clubhouse. The proposed location in terms of a landscape setting is considered appropriate as the location is predominantly over area occupied by existing tennis hardcourt.

The proposed location of the Warringah Golf Clubhouse and associated infrastructure works such as stormwater provisions are likely to impact upon the existing stand of Swamp She-Oak trees planted post WW2 that exist between the existing tennis courts and the existing golf course practice green.

However, it is considered that adequate land area is available for tree replacement to offset any canopy loss, and additionally replacement tree planting along the existing Brookvale

Creek riparian watercourse in close proximity provides opportunity to enhance the riparian environment within the golf course as an environmental benefit.

Flooding and stormwater management

The application outlines the following in relation to flooding and stormwater management:

The site is flood affected. An assessment of the Planning Proposal has been undertaken by Stellen Consulting against the flood controls contained within the following:

- Warringah Development Control Plan 2011 – E11 Flood Prone Land.*
- Guidelines for Development on Flood Prone Land (Guidelines for development on flood prone land Northern Beaches Council)*
- Northern Beaches Council Water Management Policy – Flood Risk Management (2017)*
- Floodplain Development Manual (NSW Government, 2005)*
- Considering flooding in land use planning guideline (2021)*
- Ministerial Direction 9.1 – 4.1 Flood Prone Land (2022).*

The report indicates that during the 1% AEP event, the existing District Park Tennis and Squash Centre will be inundated with floodwaters arising from flooding within Brookvale Creek. However, the depth across the site during a 1% AEP event peak is not more than 0.3m and the velocity x depth product is less than $0.3m_{2s-1}$. A Flood Planning Level of 300mm freeboard is therefore considered sufficient for the proposed planning for the registered club.

Stellen Consulting concludes as follows:

For any future development which includes a Registered Club use type, compliance with the controls contained within the Warringah DCP E11 ... would mean that the Planning Proposal is consistent with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005 and accordingly permissible under Ministerial Section 9.1 Direction 4.1. Based on the detailed review of the flooding constraints applicable to the site, the Planning Proposal, if carried out in accordance with the recommendations of the attached report, is consistent with the relevant requirements of the policies and guidelines above and is supported by Stellen Consulting.

Response

GHD undertook a peer review of the Stormwater Management Plan, and Flooding Assessment. The review provides the following findings and conclusions:

- Generally, the findings of the flooding assessment are supported, with the exception of the hydraulic hazard for the site which should be updated.
- The assessment against the relevant provisions of the Council LEP and DCP using the “medium flood risk precinct” controls for Business and Industrial land uses is considered appropriate given the intended use of the development for a registered club.
- Consideration should be made as to the potential for flood impacts associated with infill development and raising the floor level of the proposed building to the 1% AEP flood level plus 0.3 m freeboard once plans for the site have been further developed and acceptable flood afflux criteria have been confirmed with Council.

Notwithstanding that the hydraulic hazard for the site which should be updated, and further detail required at the DA stage, GHD is generally supportive of the flood assessment.

A referral response was received from Council's Team Leader, Floodplain Planning & Response who advised:

The location in the lot is flood fringe in a 1% AEP flood and affected by the medium flood risk precinct. The flood planning at the site is 3.6 – 3.8m AHD. The PMF is 5.7m AHD.

Climate Change has been considered. Based on the Manly Lagoon Flood Study (2013), the peak flood level of the 30% Rainfall intensity and 0.9m Sea Level Rise 1% AEP scenario is lower than the Flood Planning Level.

The proposal is not seen as a change which will allow a significant increase in the development density of the land (in regard to requirements of Ministerial direction 9.1 – 4.1).

The proposal is not expected to adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood (in regard to requirements of Clause 5.21 of the Warringah LEP). It is however, recommended that the proposal is sent to the NSW SES for review.

The proposal is supported as being compliant with: Part 4.1 of Ministerial Direction 9.1; Chapter 10.0 of the Northern Beaches Council Water Management for Development Policy; and principles of the Floodplain Development Manual 2005.

It is supported that a registered club development at the site can be achieved that is compliant with Clause 5.21 of the Warringah LEP and Part E11 of the Warringah DCP. The flood referral body has no objections to the proposal.

A referral response was also received from Council's Development Engineer who advised:

There are no other development engineering issues identified with the planning proposal and hence no objections.

Noise

The application outlines the following in relation to noise:

Potential noise impacts associated with the establishment of a registered club on the site can be dealt with by way of compliance with the recommendations of an acoustic assessment and operation in accordance with an appropriate plan of management. It is noted that the clubhouse DA is accompanied by an Acoustic Assessment and Operational Plan of Management.

Response

Any DA lodged will be subject to assessment by Council's Environmental Health Officer. Acoustic impacts will be assessed at this stage and can be mitigated by way of conditions of consent.

Contamination

The application outlines the following in relation to contamination:

Preliminary Site Investigation (PSI) prepared for the clubhouse DA (NEO Consulting, February 2023) noted that the continuous use of the land as recreational indicates low potential impact of any contamination. The PSI found no exceedance of the NEPM Health and Ecological Assessment Criteria for Commercial/Industrial (D) sites from soil samples and no visible indications of contamination or contaminating sources. NEO Consulting concluded that the required considerations of Cl 4.6 of the Resilience and Hazards SEPP are satisfied.

Response

The Preliminary Site Investigation referenced above did not form part of the application, and thus has not been reviewed as a part of this assessment. Notwithstanding, based on the existing land

use, it is unlikely that contamination will be an issue, and nonetheless contamination will be assessed at the DA stage.

Acid sulfate soils

The application is supported by the following reports:

- Indicative Waste Classification Report, Alliance Geotechnical, 1 December 2020
- Acid Sulfate Soils Assessment, Ideal Geotech, November 2022
- Acid Sulfate Soils Management Plan, Ideal Geotech, November 2022.

Response

The reports identify the presence of acid sulfate soils (ASS) on site and an indicative waste classification of General Solid Waste (pending treatment to neutralise ASS) at the five borehole locations.

The overall conclusions of the reports are supported, and the findings and conclusions are adequate for the purpose of informing the Planning Proposal.

9. Has the Planning Proposal adequately addressed any social and economic effects?

The application outlines the following in relation to social and economic impacts:

The Planning Proposal will provide significant positive social and economic impacts associated with the construction of new community and recreation facilities. The purpose of the Planning Proposal is to support the development of a new golf clubhouse within the site of the existing Warringah Recreation Centre which in turn will enable the broader redevelopment of the Centre for community sports and recreation facilities as well as upgraded car parking. The new golf club will replace the existing golf club which is currently located at 379 Condamine Street, Allambie Heights. This will enable the Warringah Golf Club to realise the value of their existing asset to reinvest in the construction of new facilities and course improvements.

The proposal will result in positive social flow-on effects for the local area. The recreational facilities enabled by the proposal will contribute to maintaining and promoting active lifestyles for the community that will use the facility. Moreover, the facility will act as a community meeting place where social interaction and community events can occur.

Response

GHD acknowledges there is a need for the relocation of the golf clubhouse. It is logical that the clubhouse be co-located with the golf course and other facilities. Council may consider further studies in relation to the types of recreational facilities located in District Park which may impact the siting of the proposed clubhouse. Such a study could be completed at the DA stage if required.

Section D – Infrastructure (Local, State and Commonwealth)

10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal will not require any changes to the delivery of public infrastructure to any of the land included in the Planning Proposal.

The site is in an established urban area and benefits from access to a range of existing facilities and services, including utilities. The site is in close proximity to a number of public transport services, including bus services along Pittwater Road adjacent the site which provide connections to the Manly Town Centre and the Northern Beaches. The site is located approximately 3.5 km from the Manly Town Centre, which provides additional public transport connections to the Sydney CBD, North Sydney CBD and Chatswood.

Section E – State and Commonwealth Interests

11. What are the views of the state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The application states “*Relevant public authorities will be consulted following the Gateway determination*”.

The application does not nominate which State and Commonwealth Public Authorities that it should be referred to. It does state that the Planning Proposal may require consultation with Transport for NSW and the NSW Natural Resources Access Regulator. Based on the proposal scope, referral to State Agencies is not required at this stage and will be undertaken during the statutory exhibition if a Gateway determination is received.

Part 4 – Maps

The Planning Proposal will amend the WLEP Additional Permitted Uses Map (Sheet APU_008) to identify a portion of the subject site as ‘Area 19E’.

An excerpt of the existing Additional Permitted Uses Map is shown in Figure 4. An excerpt of the proposed Additional Permitted Uses Map is shown in Figure 5.

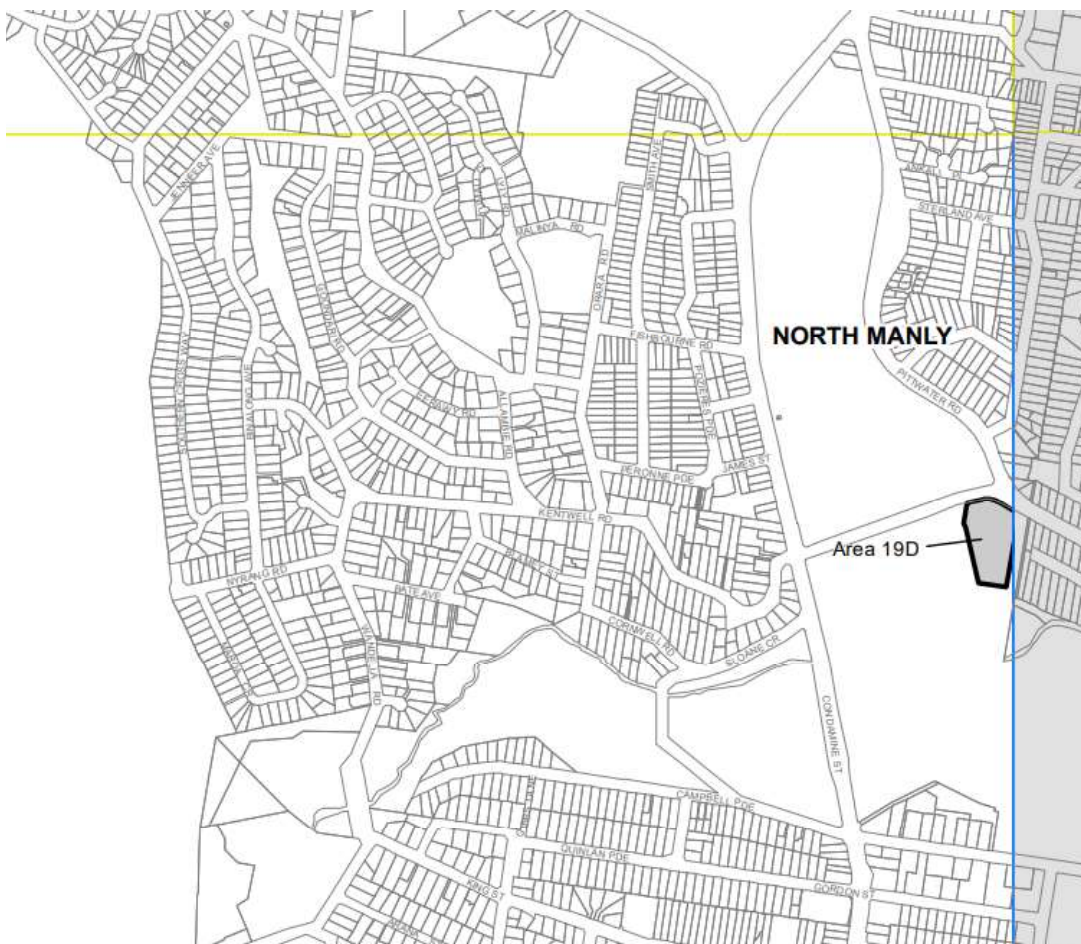


Figure 4 – Excerpt of the existing WLEP Additional Permitted Uses Map (Sheet APU_008)



Figure 5 – Excerpt of the proposed WLEP Additional Permitted Uses Map (Sheet APU_008)

Part 5 – Community Consultation

A Scoping Proposal was not prepared, and no pre-lodgement meeting was held. No consultation was undertaken with any State Agencies. The application states that the Warringah Golf Club:

Has been working with Council officers on the proposition to re-locate the Club's existing clubhouse from 397 Condamine Street, Allambie Heights to a location adjacent to the golf course.

and:

The site identified by the Club as the most suitable for their future clubhouse is the current Warringah Recreation Centre site. This site is in average condition and in need of rejuvenation. This Planning Proposal will facilitate the proposed re-location of the clubhouse which is seen as highly important by the Club and the community to not only deliver a greater user experience, but also to realise the value within their existing property to be able to invest both in the construction of new facilities and the improvement of the course.

Council has prepared a draft master plan for the site which will incorporate the clubhouse and a new tennis centre (refer Figure 1). The intention is for the joint development of the subject site between Council and Warringah Golf Club (WGC) to deliver the wider Masterplan intentions.

GHD has not seen any documented evidence of earlier consultation with Council. It is understood that any masterplan will be subject to future community consultation.

Council publicly exhibited the application for 14 days (non-statutory exhibition). 39 public submissions were received, of which 33 were in support of the proposal, three objected to the application, and three appeared to be neutral. Submissions are available on Council's application tracking webpage. A summary of the matters raised in the objections to the Proposal is provided in Table 8.

Table 8 – Issues raised in public submissions

Objections	Comment
<p>Loss of sports courts identified in the District Park Plan of Management.</p>	<p>Section 4.2.3 of the District Park Plan of Management (DPPOM) provides background information relating to District Park, including that the Warringah Recreation Centre has six tennis courts, three squash courts and futsal courts. The DPPOM Actions include:</p> <ul style="list-style-type: none"> • Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club. • Investigate upgrading tennis and squash courts at Warringah Recreation Centre • Identify suitable locations for multi-purpose sports courts catering for informal netball, basketball and other court sports at locations which could include Warringah Recreation Centre and Nolan Reserve. • Investigate the feasibility of additional squash courts. <p>Whilst the approval of the DA would prevent the provision of additional courts at the Warringah Recreation Centre, and reduce the number already constructed, it does not 'approve the clubhouse', as the approval of the DA is required. Nor does the DPPOM strictly outline that the Warringah Recreation Centre (WRC) must accommodate any additional courts or sporting facilities. The DPPOM suggests further investigations.</p> <p>The proposal is consistent with the DPPOM. Council is preparing a masterplan for the WRC site which will be subject to future consultation. Notwithstanding, the loss of sports courts does not preclude support of the Planning Proposal.</p> <p>The Planning Proposal ensures that the use as a registered club must be ancillary to a recreational use. Therefore, the Planning Proposal will not result in a change to the quantum of land used for recreation purposes.</p>
<p>Vegetation removal</p>	<p>The Flora and Fauna Constraints Report has been reviewed by GHD's Ecologist and Council's Biodiversity Team. Whilst some gaps and inconsistencies have been identified in the report, these can be addressed at the DA stage.</p>
<p>Licensed alcohol and gambling venue</p>	<p>The objection expresses concern at the social impacts of alcohol and gambling if the venue is a licensed venue.</p>

	<p>The proposal does not stipulate whether or not gambling would be permitted at the club. By definition a Registered Club “means a club that holds a club licence under the Liquor Act 2007”.</p> <p>The consumption of alcohol does contribute to social problems, as discussed in the objection and as is commonly understood. Notwithstanding, GHD understand that the existing Warringah Golf Club currently operates as a ‘registered club’. The proposal will therefore not result in a net increase in registered clubs. This is, however, not strictly a planning matter.</p>
Traffic	As discussed in this report, Council’s Traffic Engineering Coordinator has no objections to the proposal.
Golf is an elitist sport	Golf as an activity may not be financially accessible to all, however this is not strictly a matter for planning consideration. The equitable provision of a variety of activities is within the remit of Council.
The land should be used for a better purpose or more public recreation	<p>The proposal is consistent with the DPPOM. Council is preparing a masterplan for the WRC site which will be subject to future consultation.</p> <p>The proposal ensures that the use as a registered club must be ancillary to a recreational use. Therefore, the Planning Proposal will not result in a change to the quantum of land used for recreation purposes.</p>
Encroachment into the riparian lands including earthworks and increased impervious areas	The Flora and Fauna Constraints Report has been reviewed by GHD’s Ecologist and Council’s Biodiversity Team. Whilst some gaps and inconsistencies have been identified in the report, these can be addressed at the DA stage.
Impacts of the proposal on Brookvale Creek, vegetation, Flooding and Acid Sulphate soils as identified in the District Park Plan of Management	These matters have been addressed in Section C of this report and do not preclude supporting the Proposal.

The matters raised in the submissions in support of the Planning Proposal are summarised as follows:

- Gathering place for families
- Food and relaxed atmosphere
- Indoor and outdoor areas
- Funded by the Golf Club
- Golf facilities
- No poker machines
- DPPOM contains a provision for a licensed club

- Noise mitigation measures
- Ample parking and public transport
- Function venue
- Use of funds generated for local sporting bodies
- Licensed venue
- Utilisation of the site
- Traffic management provisions
- Playing golf is an active option for seniors
- Provide a venue of this type that the local community can utilise and not have to travel farther afield to access
- Sufficient studies have been completed in relation to traffic and parking, environmental impacts and noise that demonstrate positive outcomes
- The design is sympathetic to the local environment, is sustainable and the landscaping proposed will enhance the areas adjacent to Brookvale Creek
- It is not intended to be a 'mega club'
- Council ownership
- It assists in balancing the needs of various sporting communities

In summary, the issues raised in most of the objections can be addressed at the DA stage. The impacts of the proposed location of the clubhouse reducing the availability/ variety of other courts is the subject of the future masterplan for the WRC site. The majority of the submissions were in support of the Planning Proposal.

GHD has concluded that the community is generally supportive of the Planning Proposal, and that the objections raised are matters for assessment at the DA stage.

Part 6 – Project Timeline

Table 9 – Project Timeline

Stage	
Consideration by Council	October
Council Decision	October
Gateway Determination	Late-2023
Commencement and completion of public exhibition period	Early-2024
Consideration of submissions	Early-2024
Post-exhibition review and additional studies	Early-2024
Submission to the Department for finalisation (where applicable)	Mid-2024
Gazettal of LEP amendment	Mid-2024

CONSULTATION

The application was placed on non-statutory public exhibition for two weeks, from 1 July 2023 to 16 July 2023 inclusive. 39 submissions were received, of which 33 were in support of the application. The outcomes of this exhibition were considered by GHD and are contained in Part 5 of the assessment, above.

On 4 October 2023, an assessment of the Planning Proposal was presented to the Northern Beaches Local Planning Panel. The Local Planning Panel recommended:

RECOMMENDATION OF PLANNING PANEL

*That the Northern Beaches Local Planning Panel **advises** Council that it is appropriate for Council to forward the planning proposal to the Minister for a Gateway determination under section 3.34(1) of the Environmental Planning & Assessment Act 1979, as recommended in the report of GHD Pty Ltd dated 13 September 2023.*

If a Gateway determination is received, the Planning Proposal will be placed on statutory public exhibition for at least 20 days. This statutory exhibition will include consultation with relevant State agencies. The outcomes of the statutory exhibition will be reported to Council for consideration.

TIMING

If agreed by Council, the Planning Proposal will be submitted to the Department of Planning and Environment for a Gateway determination. It is anticipated that the timeframe for completion of the Planning Proposal is approximately 12 months from the date of Council's approval to request a gateway determination.

LINK TO STRATEGY

This report relates to the Community Strategic Plan Outcome/s of:

- Community and belonging - Goal 9 Our community is inclusive and connected
- Housing, places and spaces - Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs
- Housing, places and spaces - Goal 12 Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed
- Vibrant local economy - Goal 15 Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities
- Good governance - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community
- Good governance - Goal 20 Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community
- Partnership and participation - Goal 21 Our community is engaged in decision making processes
- Partnership and participation - Goal 22 Our Council builds and maintains strong partnerships and advocates effectively on behalf of the community

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no adverse financial impact on Council. The future lease/licence of a registered club may provide an income source for Council.

SOCIAL CONSIDERATIONS

The Planning Proposal will allow the additional permitted use of a registered club which will facilitate opportunities for social interaction.

ENVIRONMENTAL CONSIDERATIONS

An assessment of environmental impacts has been undertaken. There are no environmental issues that would preclude the progression of the Planning Proposal. Additional environmental assessment will be required at the DA stage to support the construction and operation of any future building.

GOVERNANCE AND RISK CONSIDERATIONS

An independent planning consultant was engaged to assess the application. A probity advisor was engaged to oversee Council's role in this assessment. The probity advisor's Audit Report is in Attachment 3 and concludes that there were no probity concerns with the assessment of the Planning Proposal.