



## WARRINGAH GOLF CLUB LIMITED

A.C.N. 000 085 601 A.B.N. 15 000 085 601  
292 CONDRAMINE STREET, NORTH MANLY NSW 2100  
Phone: (02) 9905 4709 Email: [enquiry@warringahgolfclub.com.au](mailto:enquiry@warringahgolfclub.com.au)



14<sup>th</sup> December 2023

### Sydney North Planning Panel

#### **Re: MATTER DEFERRED**

#### **PANEL REFERENCE: PPSSNH-391 Northern Beaches – DA2022/2081 Condamine Street, North Manly**

Demolition works and construction of a golf club house and associated facilities.

Dear Panel Secretariat,

We refer to the Panel conference of 22<sup>nd</sup> November 2023, the Matter Deferred decision, and the Request for Clarification in relation to threshold issues including issues of permissibility and the Applicants reliance on car access and parking which are not part of the DA under consideration.

The following clarification is provided: -

#### **ISSUE 1: Car Access and Parking**

#### **RESPONSE:**

The club house development is being undertaken alongside the Warringah Recreation Centre redevelopment which is being undertaken by Northern Beaches Council. The Heads of Agreement for the development of June 2020 between Warringah Golf Club and Northern Beaches Council (Attachment 1) identified that under Item 9 - 'Construction Responsibilities' the Funding, Design and Build Car Park would be undertaken by Council.

The club house development relies on the carpark and access being available and given that these items will be undertaken by Council they have not been submitted as part of the DA. To address the issues it is confirmed that the works will be undertaken concurrently and to support this Council has provided a complete design for the car park and access (attachment 2) and letter confirming that the work will be undertaken concurrent with the club house development (attachment 3) and to be finished prior to occupation certificate application.

It is suggested that the completion of these works may be included as a condition of Occupation Certificate.

#### **ISSUE 2: Proposed use of dining / function room / bar**

#### **RESPONSE:**

The dining room / function room / bar are all located on the 1<sup>st</sup> floor of the proposed development.

The available club house footprint was quite tight limited to 1000sqm to help maximise the area left for the public facilities at the adjoining Warringah Recreation Centre. This created the need to provide a second floor to provide the services for over 1,100 members of which 172 are juniors, together with social golfers and guests as well as space for regular golf functions as detailed below.

All aspects of the development provide ancillary services to the outdoor recreational golf course facility including the dining room, function room and bar. Further all areas are listed in the Heads of Agreement Item 10 – Permitted Use.

Following at issue 3 is commentary in relation to Licensing matters and reference to legal advice provided (attachment 4). In relation to the issue of "proposed use" of certain areas we, refer you to page 3 at (e) and (h) and following of that advice, which sets out the requirements of sec 10(1) of the Registered Clubs Act which specifically requires a Registered Club to provide the areas in question and in particular the ancillary nature of those requirements. The issue is further elaborated within the heading "The Most Appropriate Licence" at the foot of page 4.



The planned use of these spaces is as follows:

### **Function Room**

The Function room will typically be used: -

- as a Board and Committee Meeting room with meetings at a minimum once a week;
- for regular golf club functions such as presentations;
- staff training venue;
- hosting golf related industry days / evenings with meals and refreshments;
- new member inductions;
- juniors and their families welcome and instruction evenings.

### **Dining Room**

The Dining Room can better be labelled as golfers lounge and will be used: -

- as an extension of the ground floor Garden Lounge to provide members and social golfers facilities to gather together after and before golf for refreshments and meals. It is considered that the ground floor areas will be at full capacity during golf days;
- to provide an area for juniors to mingle after golf noting that the sports lounge will be off limits to under 18-year-olds and that Warringah Golf Club has almost 200 junior members being one of the largest in NSWs;
- to provide a quiet area for golfers to socialise with refreshments both before and after golf;
- for presentations after daily golf competitions;

### **Bar**

The Bar is an integral part of the club house providing refreshments to the golf patrons in the Sports Bar and in the Dining / Lounge area on the 1<sup>st</sup> floor. It functions from 10am each day.

### **ISSUE 3: Licencing**

#### **RESPONSE:**

The Golf Club has a club licence for its current operation on the golf course.

Once planning approval is received it is intended to apply for a licence (be that by way of a removal application or change of boundaries) for the new club. It is noted that whilst this can be done in advance, it will be set aside by Liquor and Gaming until such time as the appropriate planning approval is granted. and further that if the licence is supported by the local council which it is, then it is very unlikely to be refused.

The Golf Club has sought expert advice on this matter and provides this at attachment 4. Item 2 on page 5 - "Is it necessary to obtain prior development consent" puts in focus the need for planning approval to precede the grant of a club licence.

### **ISSUE 4: Management and Potential Outsourcing**

#### **RESPONSE:**

All areas and facilities within the proposed club House will be operated by the Warringah Golf Club.

The kitchen may be operated by a third-party professional company specialising in the preparation of food however this will be under the management of the Golf Club and will not be independent or have the right to advertise the service.

The staff serving food and meals prepared by the kitchen will all be employed directly by the Golf Club.

The above arrangement will be similar to the current arrangement the club has with the caterer and Pro Shop at the existing facilities on Condamine Street.

Kind Regards,

A handwritten signature in black ink, appearing to read "Graeme McMullan".

Graeme McMullan  
Applicant  
Director  
Warringah Golf Club