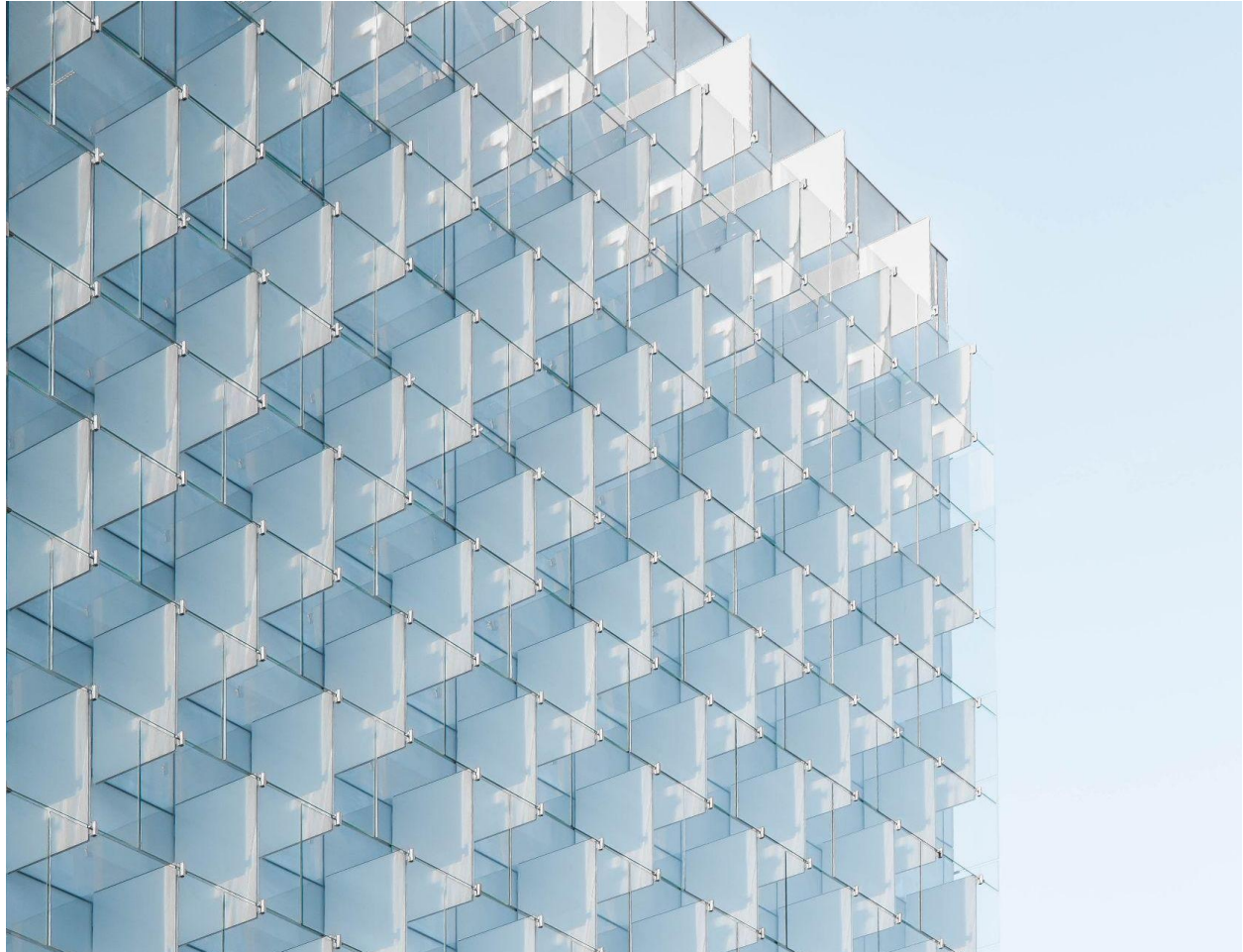


WILLOWTREE PLANNING



10 June 2025

Ref: WTJ24-103
Contact: Ryleigh Lewis



STATEMENT OF ENVIRONMENTAL EFFECTS:

ALTERATIONS AND ADDITIONS TO THE CLUBHOUSE AT LONG REEF GOLF CLUB

2 Anzac Avenue, Collaroy NSW
Lot 1 DP1144187

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Long Reef Golf Club

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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
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Version and Date	Prepared by	Checked by	Approved by
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STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

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1	Architectural Plans	I2C Architects
2	Landscape Plans	Black Beetle Landscape Architecture and Design
3	Flood Management Report	Orion Consulting
4	Civil Plans	Orion Consulting
5	Stormwater Management Report	Orion Consulting
6	BCA Capability Statement	MBC Group
7	Coastal Engineering Advice	Horton Coastal Engineering
8	Access Report	MBC Group
9	Transport Impact Assessment	PTC
10	Construction Management Plan	Assembly Projects
11	Waste Management Plan	MRA Consulting Group
12	Acoustic Assessment	Pulse White Noise Acoustics
13	Fire Engineering Report	E-Lab Consulting
14	Estimated Development Cost Report	Northcroft
15	Arboricultural Impact Assessment	Tree IQ
16	Ecologically Sustainable Development Report	ADP Consulting
17	Statement of Heritage Impact	Weir Phillips Heritage and Planning
18	Legal Advice	Mills Oakley
19	Heritage Assessment	John Oultram Heritage & Design
20	Architectural Design Statement	Luchetti Krelle
21	Geotechnical Landslip Risk Assessment	Alliance
22	Visual Impact Assessment	Urbaine Design Group
23	Plan of Management	Long Reef Golf Club
24	Stakeholder and Community Engagement Report	Primary Engage
25	Warringah Development Control Plan 2011 Compliance Table	Willowtree Planning
26	Northern Beaches Council Owners Consent	Northern Beaches Council



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2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Long Reef Golf Club (LRGC) (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 2 Anzac Avenue, Collaroy (Site), which captures the following land parcels:

- Lot 1 DP 1144187

This DA seeks development consent for alterations and additions to the existing Club House at the Site, including other necessary works, as described in **PART C** of this SEE.

The Site is zoned RE1 Public recreation, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP 2011), which is intended to:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

The proposal seeks to provide for the alterations and additions to the existing LRG Club House, providing for improved facilities to support the existing recreational use of the land as a golf course, which is permitted within the RE1 Public Recreation zone and aligns with the zone objectives.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the Site and proposed development, provides relevant background information and responds to the proposed development in terms of the matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**



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Alterations and Additions to the Clubhouse at Long Reef Golf Club

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Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.

1.2 PRE-LODGE MENT CONSULTATION

A pre-lodgement meeting was held with Northern Beaches Council on 12 November 2024, with Council's Town Planning, Heritage, Traffic, Landscape design and Coasts & Catchments teams. **TABLE 1** below outlines the notes provided by Council and commentary against each matter.

TABLE 1. PRE-LODGE MENT NOTES	
Council Comments	Applicant Response
Carparking A key issue of previous pre-lodgement meetings was the effective and appropriate management of carparking to suit any increased floor space and capacity of the Golf Club. Any carparking arrangements must be carefully designed and presented with a Traffic & Parking Management Plan.	A Transport Impact Assessment has been provided at Appendix 9 ; a parking assessment forms part of the report and evaluated the clubs parking requirement and provision.
Norfolk Pine & Beachfront Area Any proposed works must not damage or threaten the existing Norfolk Pine located near the waterfront terrace. No removal, root damage or pruning of this tree is supported under any circumstance. The public space and lawn area on the eastern side of the club is outside the property boundary, the Club must not use this space in conjunction with any functions/events held on the premises without the appropriate consent.	The proposal does not intend to prune or remove the Norfolk Pine existing on site. The tree will not be negatively impacted by the proposal.
Plan of Management The Griffith Park Plan of Management (GPPOM) is to be specifically addressed and considered within the SEE in order to ensure that any and all works are consistent with the objectives and goals of the plan. Any form of overdevelopment is a contravention to the GPPOM, the SEE and the proposal should be mindful of previous DA issues on the site; specifically in reference to traffic congestion, capacity increase and multi-functional use of the club.	The GPPOM has been addressed at Section 4.3.3 of this SEE. The proposal is not seen to be a contravention of the GPPOM's objectives and goals, it reinforces and expands the Parks recreational offerings to the wider community.
Acid Sulfate Soils & Development on Sloping Land Clauses 6.1 and 6.4 of the WLEP2011 are to be addressed within a Coastal Engineering Report.	Refer to the Coastal Engineering Advice provided at Appendix 7 which concludes that the site is suitable for the proposed development.
Traffic, Access and Safety A traffic and parking report will be required. Concerns regarding building capacity in relation to food and beverage seating, staff,	A Transport Impact Assessment has been provided at Appendix 9 ; a transport assessment forms part of the report and evaluates the



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

function rooms and club rooms exceeds the localised parking available.	proposal's impact upon the locality. It is confirmed that the proposed development will have an acceptable impact on the surrounding road network.
Noise Noise management must be considered with relation to building plant, amplified music and general consideration with regards to local residential receivers.	A Noise Impact Assessment has been provided at Appendix 8 ; consideration of surrounding residential receivers has been noted.
Views A view assessment will be required. Consideration of public view and viewpoints along Anzac Avenue, Pittwater Road, Hay Street and Lancaster Street must be considered.	Refer to the Visual Impact Analysis provided at Appendix 22
Permissibility of 'Function Room' The proposal is noted as internally containing a Function Room, which is prohibited within the RE1 zone under WLEP2011.	<p>It is noted that while the registered club, ancillary to clubhouse, contains spaces that are capable of being used for events there is not a set 'function centre' area. Various spaces and rooms within the clubhouse are capable of being of being hired for the purpose of an event.</p> <p>Events that can be organised within the clubhouse relate to Golf Club members' use, such as members events, presentations and dinners. It is also important to note that no separate entrances or parking are provided in relation to functions at the club. Any booking at the club, is serviced by the golf club itself in relation to staffing. It is therefore evident that any booking for spaces within the clubhouse is consistent with the parameters of a registered club use and does not intrinsically form a 'function centre' use. Please refer to the legal advice obtained in support of this position, prepared by Mills Oakley, at Appendix 18.</p>
Development Engineering	Refer to the Stormwater Management Report at



STATEMENT OF ENVIRONMENTAL EFFECTS

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<p>The site appears to be burdened by a Council Stormwater Pipeline. The proposal must accurately locate and confirm relevant dimensions/depths of the system and pipes. A CCTV pre-construction dilapidation survey shall also be actioned. Council may consider relocation or reconstruction of the pipeline in accordance with Council's water management for development policy.</p>	<p>Appendix 5 and the Civil engineering plans at Appendix 4. The stormwater strategy is noted as being complementary to the existing onsite strategy and compliant with relevant Council controls.</p>
<p>Heritage Assessment</p> <p>Adjacent Heritage items must be addressed and considered within the SEE as well as the adjacent Conservation Areas.</p>	<p>Refer to the Statement of Heritage Impact provided at Appendix 17 and Heritage Assessment at Appendix 19. The proposal does not negatively impact any heritage items or conservation areas within vicinity of the site.</p>
<p>Water Management</p> <p>The proposal must demonstrate compliance with relevant stormwater quality requirements of Council's Water Management for Development Policy (WMD Policy).</p>	<p>Refer to the Stormwater Management Report provided at Appendix 5 of this SEE. The proposal aligns with the existing stormwater strategy and complies with Council's WMD Policy.</p>
<p>Riparian Lands and Creeks</p> <p>The site drains to Fisherman's Beach and is on land mapped as Coastal Environment area. Consideration of Section 2.10 of the State Environmental Planning Policy (Resilience and Hazards) 2021 is needed.</p>	<p>The proposed Stormwater strategy ensures that runoff and stormwater is diverted to an existing pond within the golf course. Refer to the Stormwater Management Report provided at Appendix 5 and the Civil Plans at Appendix 4</p>
<p>Coastal Management</p> <p>A Coastal Engineering Assessment is required that considers the impact of coastal hazards on the proposal, recommends required action to mitigate any impacts of coastal hazards, confirms no adverse impact on coastal processes is evident and that the proposal is consistent with the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach.</p>	<p>Coastal Engineering Advice has been provided at Appendix 7. The assessment confirms that the proposal does not impact coastal processes and that the proposed development is not impacted by coastal hazard.</p>
<p>Design & Sustainability Advisory Panel (DSAP)</p> <p>The proposed concept design of the proposal had been presented to Council's Design & Sustainability Advisory Panel (DSAP).</p>	<p>The design of the clubhouse refurbishment is in line with all applicable EPI's and Council's DCPs. It is noted that commentary pertaining to the design of the structure was raised during the applicant's presentation to Council's DSAP. This commentary has been considered within the proposal</p>



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

	design. Refer to the design statement prepared by Luchetti Krelle Pty Ltd at Appendix 20 which contains detailed commentary pertaining to the design of the golf club and its architectural features.
--	--

1.3 REQUIREMENTS FOR CONCURRENCE / OTHER APPROVALS

The proposal will not require the concurrence of any external authorities during the DA stage. The proposal does not constitute integrated development.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
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PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 2 Anzac Avenue, Collaroy, containing the following land holdings:

TABLE 2. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
2 Anzac Avenue, Collaroy	Lot 1 DP 1144187	35Ha

The Site is positioned within the suburb of Collaroy, which forms part of the Northern Beaches Local Government Area (LGA). The Site is located at the eastern end of Anzac Avenue, Collaroy. The Site is located within Griffith Park which includes the LRGC, Griffith Park Playing Field and amenities building, Collaroy Tennis Club, Long Reef Surf Lifesaving Club and associated facilities.

The Site is zoned RE1 Public Recreation and is subject to the provisions of WLEP 2011. The Site exhibits an area of 3,692m² and is situated on the southern side of Anzac Avenue between Seaview Parade to the west and Fisherman’s Beach to the east.

In its current state, the Site comprises the existing LRGC Club House which is a single storey rendered brick building with hipped tile roof and part flat metal roof. The Club House has been subject to various additions and extensions over the years and is no longer fit for purpose. There is an existing at grade parking area to the west of the existing building that will remain unchanged.

Please refer to **Figure 1** below for an aerial photograph, **Figure 2** for a Cadastral map and **Figure 3** for a street view of the Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)



Figure 1. Aerial photograph of the site (Source: Nearmap, 2024)



Figure 2. Cadastral Map (Source: SIX Maps, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)



Figure 3. Long Reef Golf Club view from Anzac Avenue looking southeast (Source: Google Streetview, 2024)

2.2 SITE CONTEXT

The Site adjoins Fisherman's Beach to the north and east, open reserve and Fisherman's Beach Boat Ramp to the east, an access road to car parking along the foreshore, Pro Shop and golf course to the south and south-west and low-density residential housing to the north-west.

The wider Site context is a combination of recreational and sporting facilities within Griffith Park, beach and intertidal areas, and low-density residential development.

Refer to **Figure 4** below.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)



Figure 4. Site Context Map (Source: NearMap, 2025)

2.3 DEVELOPMENT HISTORY

TABLE 3 below provides a summary of the DAs, pertaining to the Site and of relevance to the proposal, that have been determined or are under assessment.

TABLE 3. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2011/0774	Construction of a Multi-Use Sports Amenities Building	20/09/2011
DA2000/2832	<div>Additions and alterations to Golf Club<ul style="list-style-type: none">extension of the existing bar/lounge areas on the eastern side of the Club building, focussing on the outlook over the Collaroy Basin beachfront;introduction of a new bar to serve the extended lounge area;introduction of new operable walls to enable the lounge to be broken up into smaller areas;construction of new, external verandah areas, once again on the eastern side of the building;construction of a back-of-house extension on the southern side of the building.</div>	18/01/2000



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

In accordance with the above, DA2000/2832 provided consent for the extension and alteration of the LRGC. These extensions are shown to the east of the existing building. Refer to **Figure 5** to **Figure 7** below.

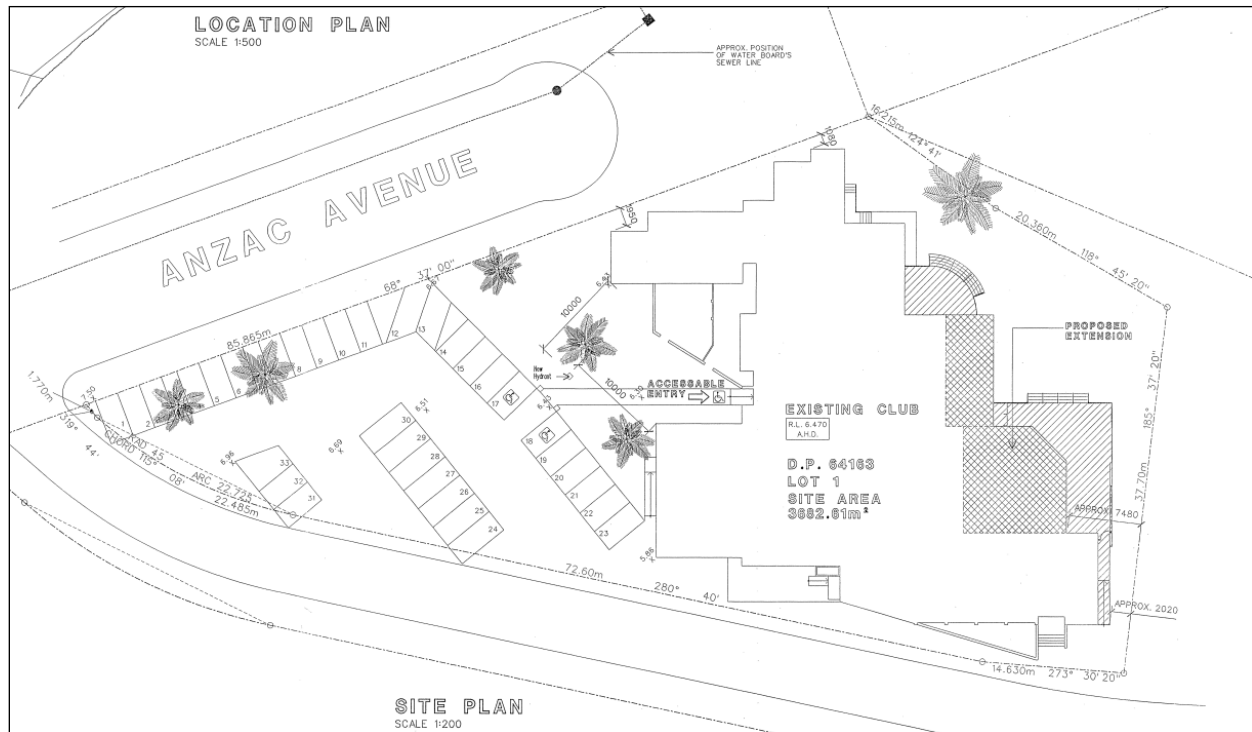


Figure 5. Location Plan of the Approved DA2000/2832 extension and alteration of the Long Reef Golf Club



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

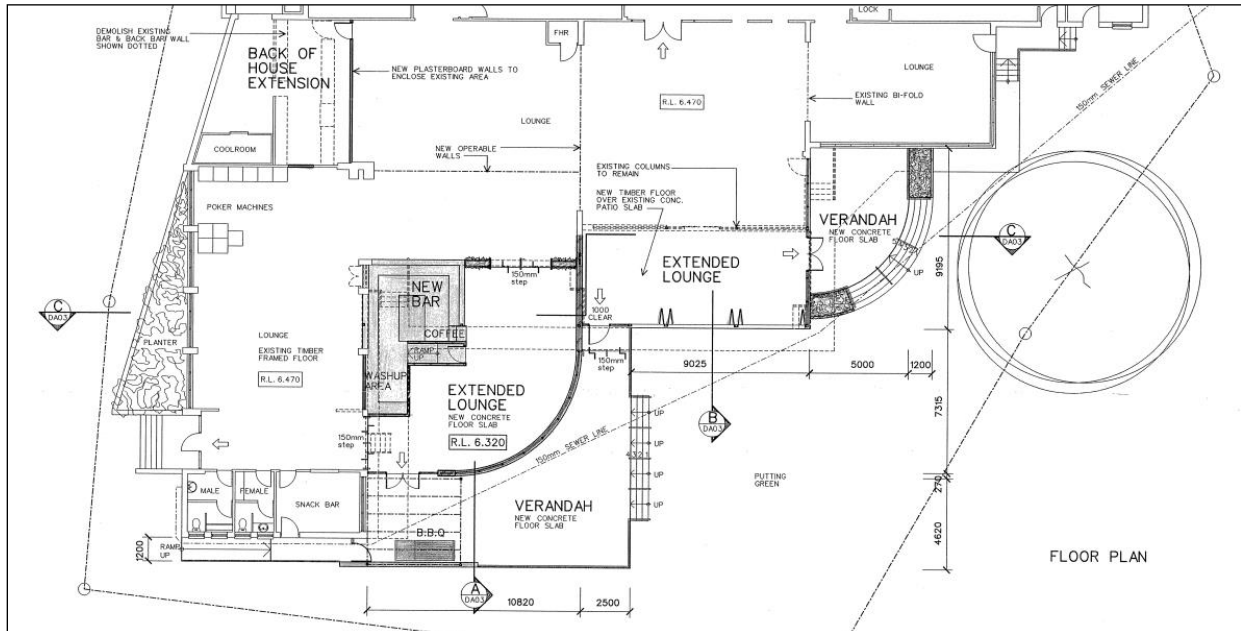


Figure 6. Floor plan of the Approved DA2000/2832 extension and alteration of the Long Reef Golf Club

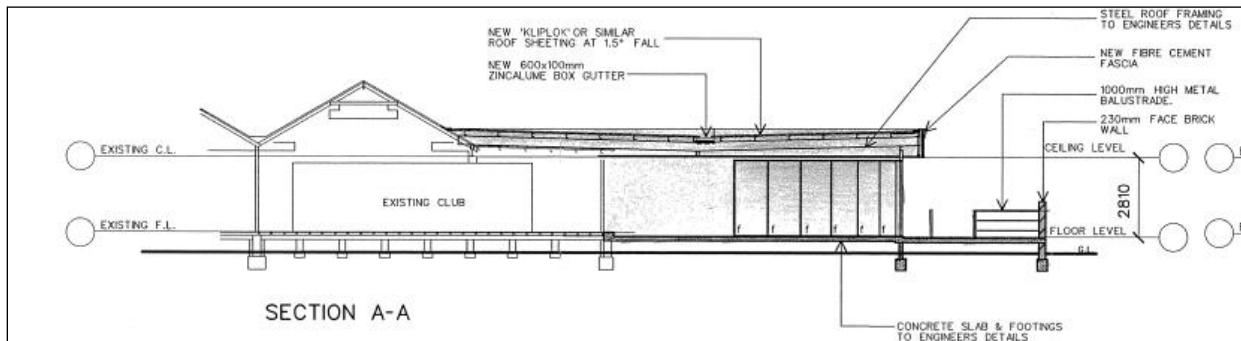


Figure 7. Section A-A of the Approved DA2000/2832 extension and alteration of the Long Reef Golf Club



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club
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PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The proposal seeks development consent for alterations and additions to the existing LRGC in order to modernise and enhance the clubhouse facilities, providing an improved experience for both members and the wider community. The current clubhouse is outdated, no longer fit for purpose, and unable to meet the evolving needs of its users. This redevelopment breathes new life into the facility, respecting its legacy and surrounds whilst also creating a vibrant and contemporary environment that provides a meaningful place for public enjoyment throughout future generations.

Works will include tree removal, removal of solar panels (for reuse), partial demolition of roof and walls with alterations and additions to the existing building to create a two-storey clubhouse. With regard to the ground floor, the alterations and additions primarily relate to provision of additional members facilities, bar areas and community rooms. Additionally, a new lobby entry is proposed, amenities and back of house operational spaces are also provided under this proposal. The club is also seeking to construct an outdoor covered dining area with associated garden seating. The proposal also seeks to erect a new first floor addition. This space would primarily relate to back of house space, multi-use rooms and amenities. The first floor will also provide a members lounge and two outdoor dining areas.

It is also proposed to reconfigure vehicular access with a new entry point off Anzac Avenue, provide two (2) accessible car spaces and improve pedestrian arrangements to provide safer and more efficient access and pedestrian arrangements. The proposal aims to prioritise the safety and convenience of pedestrian access to the site. The reconfigured entry offers further safety and effective traffic flow. Enhances pedestrian pathways will offer safer and more efficient access for site visitors. Overall, the revised traffic and pedestrian site arrangements enhance community connectivity

Figure 8 provides context of the proposed building footprint



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to the Clubhouse at Long Reef Golf Club

2 Anzac Avenue, Collaroy (Lot 1 DP 1144187)

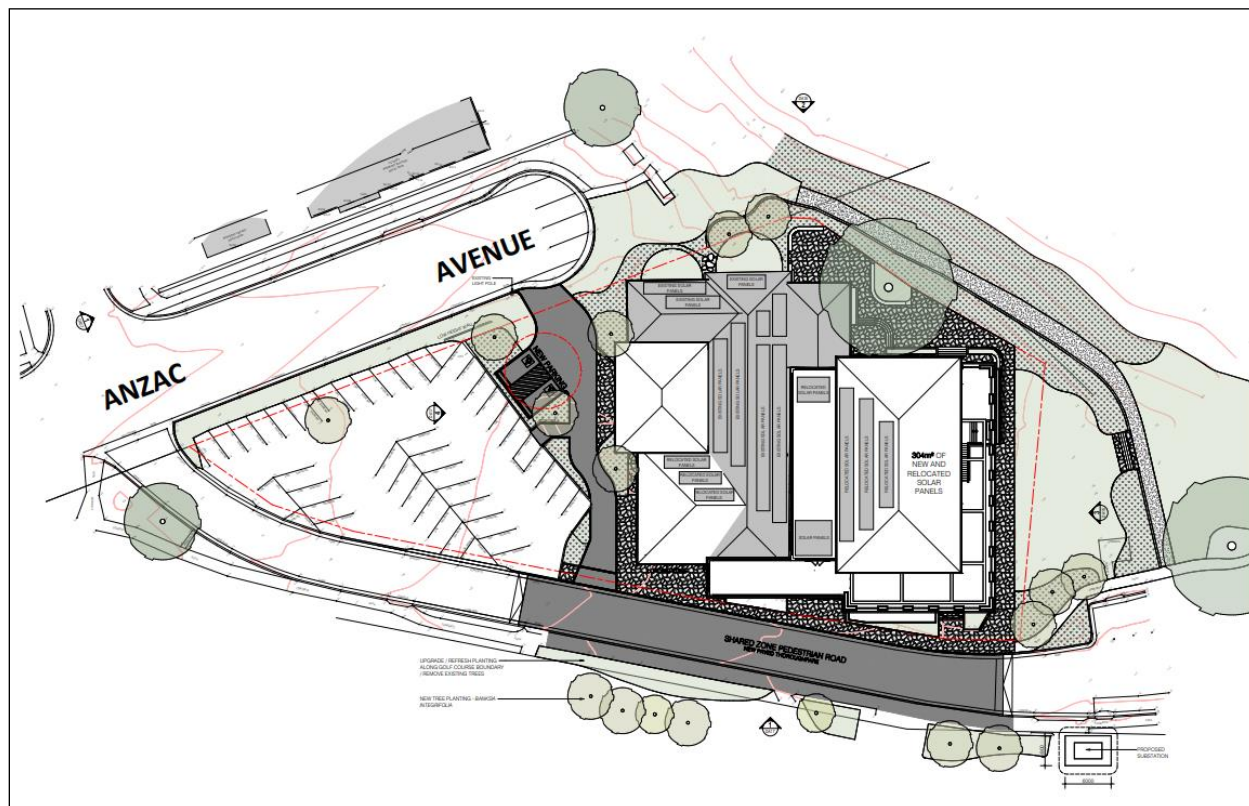


Figure 8 Proposed Building Footprint (Source: i2C; 2025)

3.2 COMMUNITY ENGAGEMENT

The Club has taken all measure to ensure a concerted effort of public engagement and transparency has operated in conjunction with the proposal. A Stakeholder and Community Engagement Report, prepared by Primary Engage, has been provided at **Appendix 24** of this SEE that details the strategy and outcomes of community engagement for this proposal.

The Community and Stakeholder Engagement Strategy had been development to elicit feedback from relevant stakeholders as the Club has progressed from an initial concept to a development application with Northern Beaches Council. The plan included the below objectives:

- Identify all stakeholders who have an interest in the proposal and identify the issues that will be of concern to stakeholders;
- Outline engagement activities for all stakeholders;
- Raise awareness of the need for a renovation;
- Provide clear messages about the benefits of the proposal;
- Provide an outline of clear communications tools and channels;
- Build and maintain positive relationships with all stakeholders;
- Ensure that were safe, respectful and inclusive opportunities for the members, community and other stakeholders to express their views regarding the project – including any concerns or feedback they may have;



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- Identify any opportunities for building positive sentiment across local media, the local community and other stakeholders; and
- Work to mitigate the risk of opposition to the proposal which would otherwise have a negative impact on the project's timeline and budget.

The engagement process comprised three stages as follows:

1. Individual feedback from key members and neighbours;
2. Input and feedback from Golf members; and
3. Input and feedback from the local community

On the 22nd August 2024, a Members information meeting was held at the club house (invitation only). This was attended by approximately 75 members and a presentation was held by the Club's President, General Manager and the project Architect. This was followed by a Q&A session. Within the period of 22nd August 2024 – 6th September 2024 the projects concept design was displayed within the club. Members and community members had the opportunity to view the proposal and provide feedback through an online survey. Within this period, engagement events were held on the 24th August and 27th August respectively for the General manager and Board members to answer questions from local residents and club members.

Golf members were invited to provide input to the concept plans that were presented to golf members by email prior to Golf Members information meeting 22nd August 2024. At this meeting a more detailed presentation was held. The survey garnered 25 responses from 7 august 2024 to 4 September 2024, responders held an average membership of 17 years with the club and the average age was 64 years old.

A community survey was also open for responses between 24th August to 6th September 2024, the survey attracted 138 responses. Apart from Club members and House members having the opportunity to complete the online survey, approximately 450 households in the locality were notified of the survey. Of the 138 responses:

- 116 indicated they Golf Club members;
- 2 indicated that they were Golf Club member and a local restaurant;
- 7 were house members'
- 1 indicated they were both a house member and a local resident; and
- 4 indicated they were a local resident.

The Club's Senior Management has also held various meetings with Council during the conceptual stages of the DA, these meetings spanned from 12th April 2021 to 30th August 2024.

All information that was collected as a result of the extensive community and stakeholder engagement process involving Golf member, House members and the local community will be used to assist Long Reef Golf Club in the final design of the Clubhouse.



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3.3 DEVELOPMENT STATISTICS

The proposed development includes the following scope of works:

- Alterations and additions to create a refurbished two (2) storey Club House
- The ground floor is proposed to provide the following areas:
 - new lobby entry space
 - three (3) community / meeting rooms
 - two (2) bar areas
 - members lounge with external terrace area
 - commercial kitchen
 - dining area
 - amenities
 - office spaces
 - storage rooms
 - keg room
 - kiosk
 - covered outdoor terrace dining area; and
 - garden seating area.
- The new first floor level will provide the following areas:
 - lobby and entry area
 - back of house space
 - Member & Community Multi-Use Rooms
 - bar lounge
 - amenities
 - members lounge and terrace area; and
 - two (2) outdoor terrace areas
- Revised vehicular access from Anzac Avenue
- Shared pedestrian zone along existing access road for increased safety consisting of raised pavements and improved footpaths
- Tree removal and associated replanting
- Removal and reinstatement of solar panels on roof

It is also proposed to reconfigure vehicular access with a new entry point off Anzac Avenue, provide two (2) accessible car spaces and improve pedestrian arrangements to provide safer and more efficient access and pedestrian arrangements. A shared pedestrian zone is proposed to form part of the access road separating the clubhouse from the golf course. This zone will increase connectivity between the course and clubhouse as well as serving as a key mechanism for increased accessibility and safety on site.

The proposed alterations and additions to the LRGC includes those works as identified in **TABLE 4** below.

TABLE 4. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	3,692m ²
Primary Land Use	Long Reef Golf Club
Ancillary Land Uses	The site is zoned RE1 Public Recreation under the WLEP2011. The Golf Course is defined as a Outdoor recreation facility and is permissible with consent in the zone. The Golf Club is considered an ancillary use to the golf course. The site is also identified within Schedule 1 Section



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TABLE 4. DEVELOPMENT PARTICULARS

Component	Proposed
	19 of the WLEP2011 and is afforded an additional permitted use of a registered club if the registered club is considered ancillary to a recreational facility (indoor, outdoor or major). As the Golf Course is defined as an outdoor recreational facility, the clubhouse is ancillary and is therefore identified as a registered club as an additional permitted use.
Developable Area	3,692m ²
Gross Floor Area	1,956m ²
Floor Space Ratio	0.53:1
Building Height	10.5m
Number of Storeys	Two storeys
Landscaping	Extensive site landscaping is proposed. Planting is noted to take place within the carpark, along the unnamed access road and surrounding the club house as to preserve the established character of the area.
Earthworks	No significant excavation is proposed, compacted fill at a volume of 1,180m ³ is proposed.
Roads / Driveways	New access driveway from Anzac Avenue proposed. This traverses the club entry point and provides access to the onsite carpark and to the unnamed access road that runs along the south of the Site.
Car Parking	Existing to be maintained with the addition of two (2) accessible car parking spaces
Bicycle Parking	No bicycle parking provided
Tree Removal / Planting	Six (6) trees to be removed
Estimated Development Cost	\$18,927,847

3.2.1 Demolition and Tree Removal

The Proposal will result in the refurbishment of the existing club and will require the removal of some of the existing roof solar panels that will be stored for reuse on the new roof and partial removal of the original roof and extended roof, as shown in **Figure 9**.



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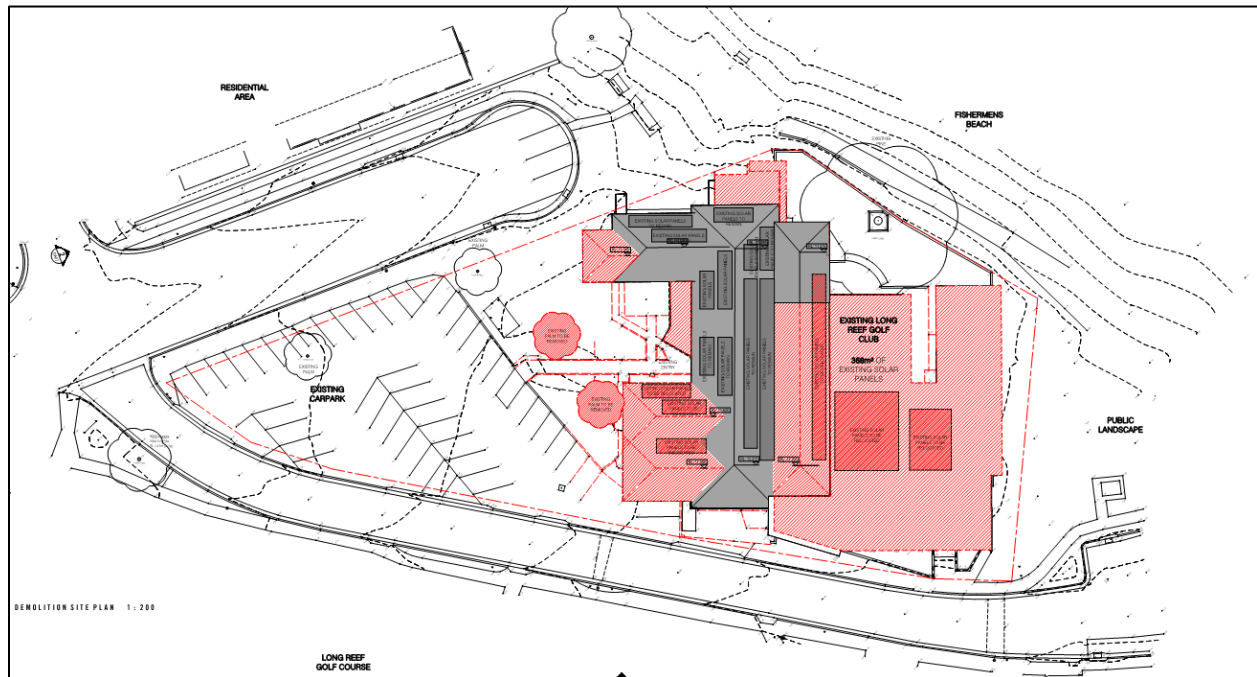


Figure 9 Proposed Demolition Roof Plan (Source: i2C; 2025)

In addition, several internal and external walls will require demolition and removal due to the ad-hoc extensions of the original club following its original construction, this will enable the redevelopment of the ground level of the club to provide more usable spaces and enable an additional floor to be constructed, for use by members and the community. **Figure 10** illustrates the walls that will be removed.



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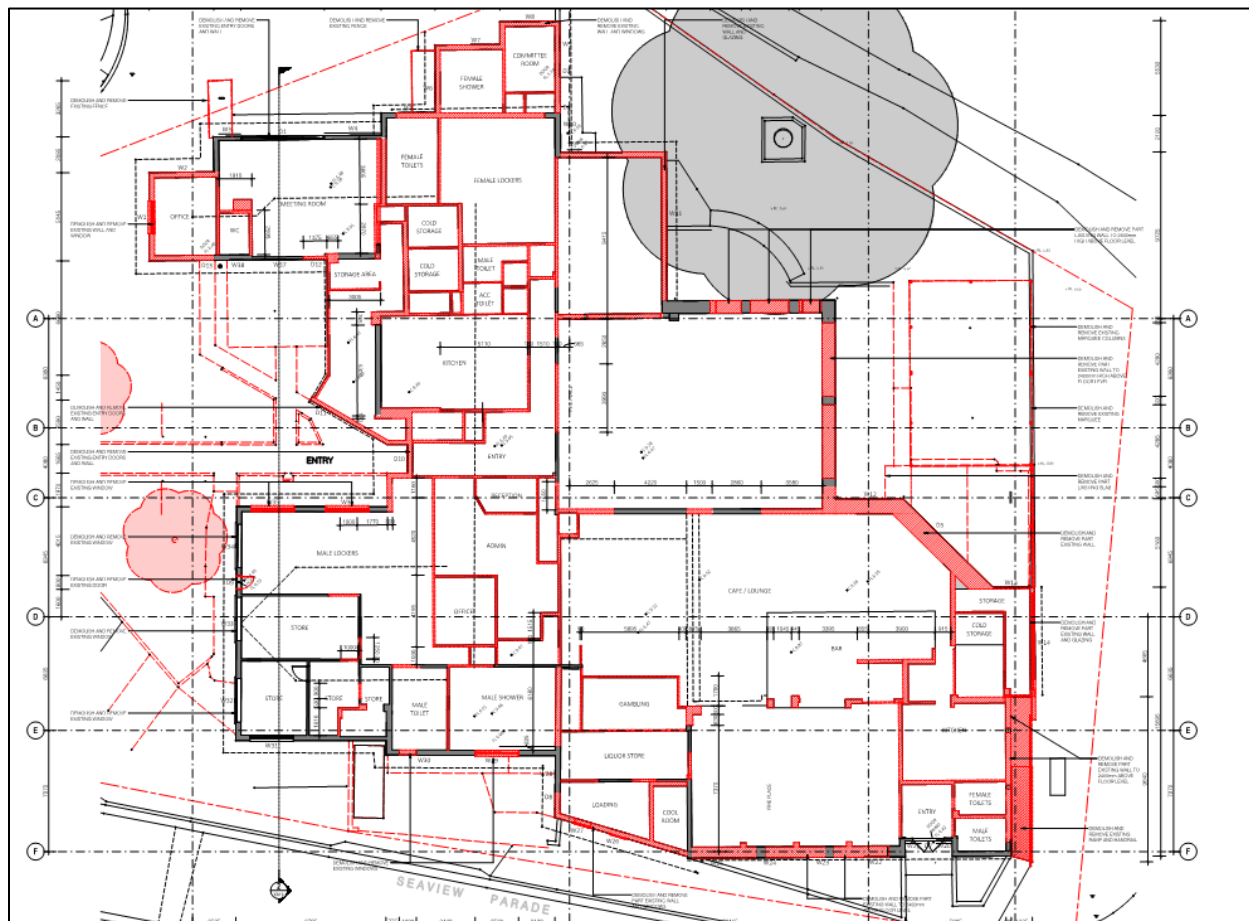


Figure 10 Proposed Demolition Ground Floor Plan (Source: i2C; 2025)

The retention of the existing building will ensure that the building footprint location will remain in a similar position and retain the existing car park and minimise impacts on the wider Griffith Park.

Two (2) existing palm trees positioned either side of the existing entry will require removal along with the existing main entry pathway and surrounding pathways on the western side of the building, this is shown in **Figure 9** on the previous page.

3.2.2 Site Preparation Works

The proposal does not include any extensive excavation, compact fill is proposed to be utilised to facilitate the alterations and additions.

3.2.3 Ground Floor Alterations and Additions

The proposed ground floor works involve the construction of new walls and extension of the existing footprint to align with the former external outdoor marquees were positioned in the northeastern corner of the Site.



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The ground level will maintain the general alignment of the existing entry and create a large lobby/entry area within in the refurbished and extended clubhouse and will provide the following internal areas:

- three (3) Members & Community Multi-use rooms
- two (2) bar areas
- members lounge with external terrace area
- commercial kitchen
- dining area
- amenities
- office spaces with staff breakout areas
- storage rooms
- keg room
- kiosk
- covered outdoor terrace dining area;
- garden seating area in the northeastern corner of the Site; and
- bin storage area on the southern side of the building.

Figure 11 details the proposed ground floor plan.



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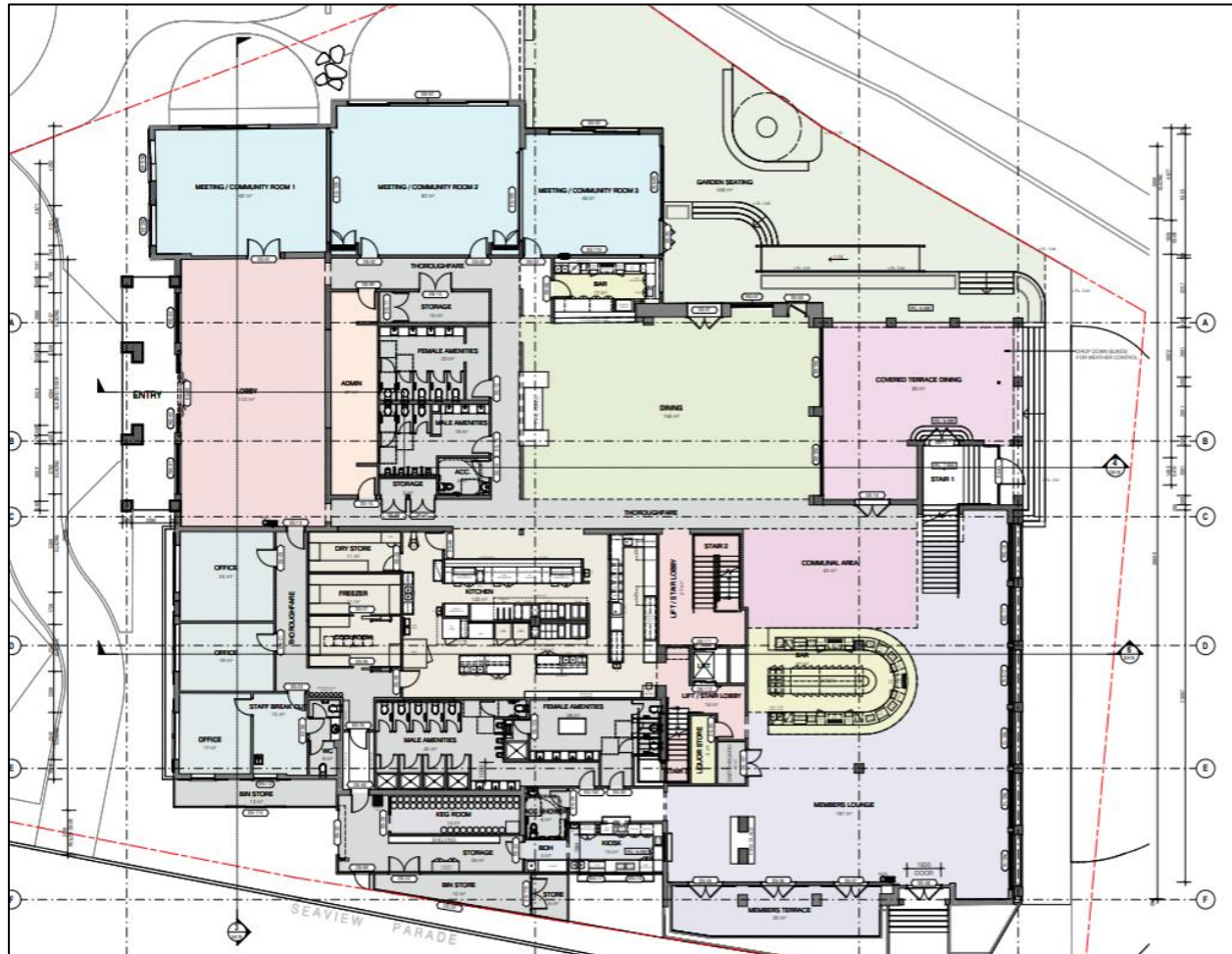


Figure 11 Proposed Ground Floor Plan (Source: i2C; January 2025)

3.2.4 New First Level Works

The new first-floor addition will be positioned over the eastern half of the ground floor and will enable the ground level outdoor garden seating area in the northeastern corner to remain open to the sky to ensure the built form responds appropriately to the Site boundaries of the clubhouse.

The first floor will provide the following areas:

- lobby and entry area
- back of house space
- Member & Community Multi-Use Rooms
- bar lounge
- amenities
- members lounge and terrace area; and
- two (2) outdoor terrace areas



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Alterations and Additions to the Clubhouse at Long Reef Golf Club
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Figure 12 details the proposed first floor plan.

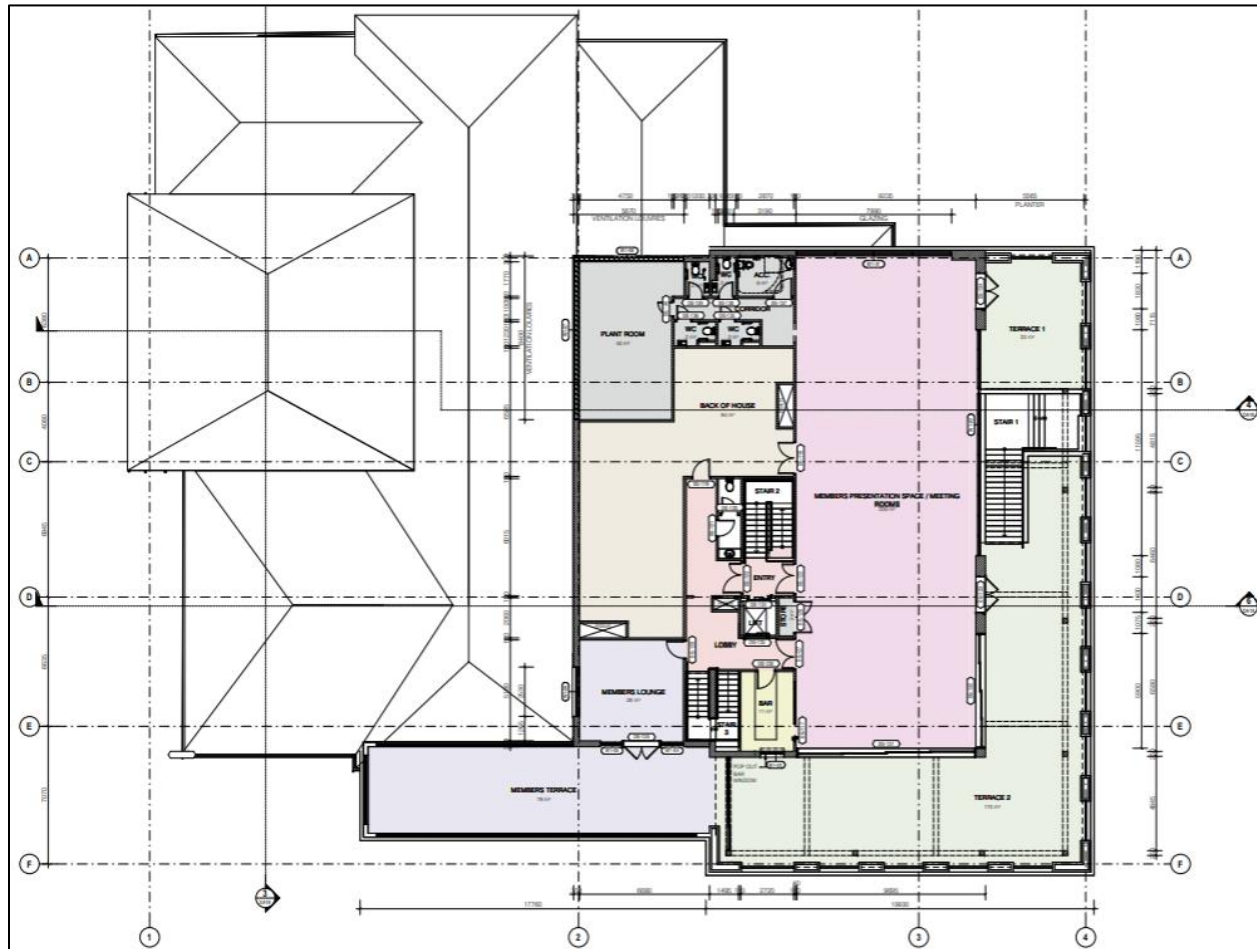


Figure 12 Proposed First Floor Plan (Source: i2C; January 2025)

3.2.5 Roof Form

The proposed refurbishment and extension of the club house will be a combination of the existing roof and some existing solar panels with the new roof extensions being hipped in form with the reinstatement of the stored solar panels and new solar panels over the proposed roof, this is detailed in **Figure 13**.



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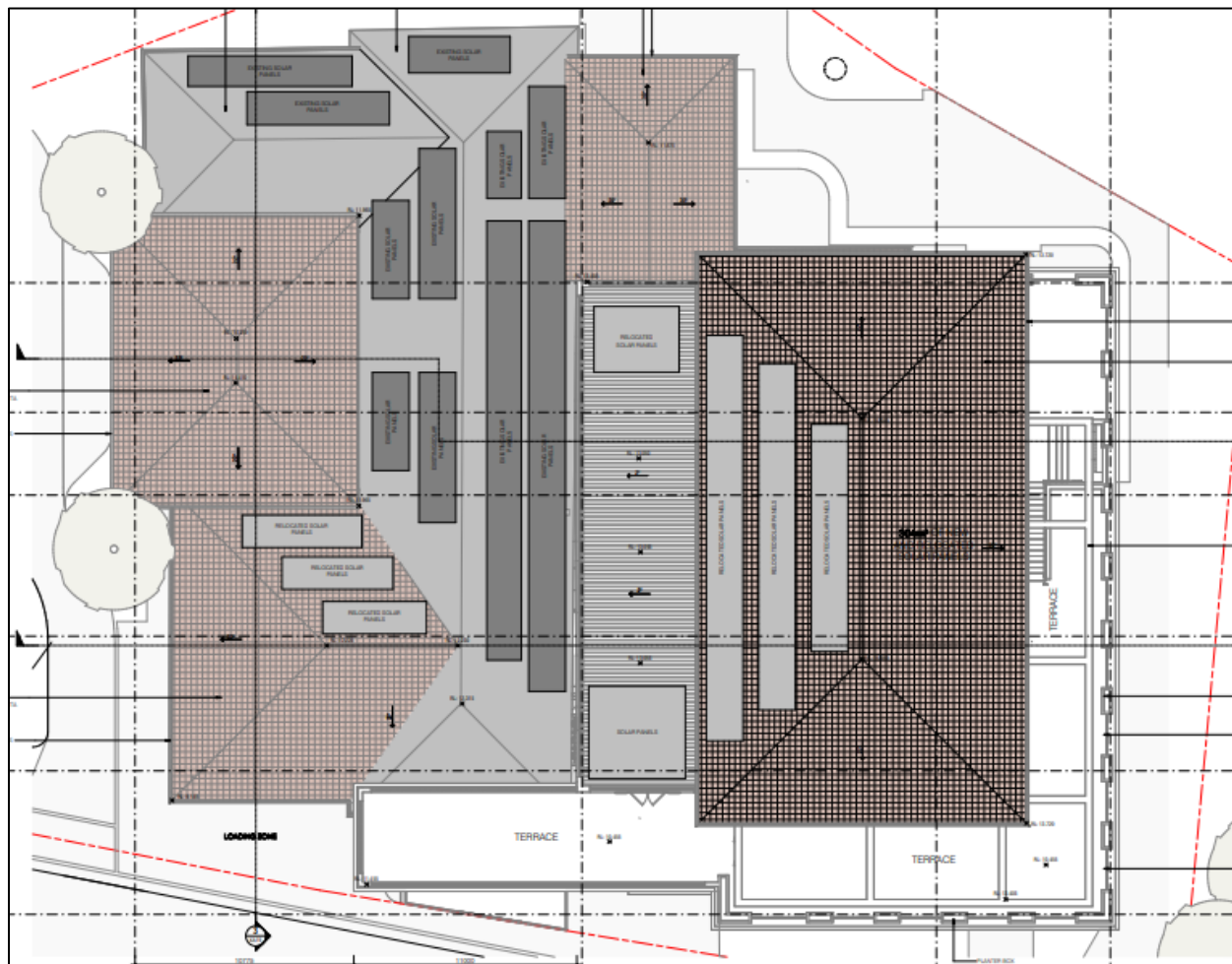


Figure 13 Proposed Roof Plan (Source: i2C; 2025)

3.2.6 Built Form and Scale

The proposed works will create a two-storey built form, with the original building maintaining a single storey form. The new storey addition will be suitably positioned to minimise bulk and scale when viewed from the public domain to ensure that views to Fisherman's Beach are maintained to ensure there is no significant visual impact created from the refurbished and extended clubhouse.

Figure 15 and **Figure 16** provide photomontages of the proposed development, illustrating the carefully considered design of the Proposal to maintain sightlines to Fisherman's Beach.



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Figure 14 Photomontage of the southern elevation (Source: i2C; 2025)



Figure 15 Photomontage of the eastern elevation (Source: i2C; 2025)



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Alterations and Additions to the Clubhouse at Long Reef Golf Club

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3.2.7 Use for the Club House

The Proposal will create improved facilities for use by members, visitors and the broader community at the ground and first floor. Most of the proposed areas on the ground and first floor will continue to be available for use by the community.

Council had raised concerns within the pre-lodgement meeting held on 12 November 2024 with regard to use of the spaces within the golf club as a 'function centre'. In response, the proponent has sought legal advice on the permissibility of specific areas within the Golf club being booked, whilst not being considered a 'function room'. The advice, prepared by Mills Oakley, is provided at **Appendix 18** and concludes that the use of some areas within the club house for functions is permissible as part of the 'registered club' additionally permitted use under Schedule 1 of the WLEP2011.

It is noted that the registered club on the site generally operates within the existing club house and that the licensed premises comprises the whole site. It is noted that the registered club contains spaces that can be used for events, however the following is also imperative to note:

- There is no set "function centre" area of the club house.
- Multiple rooms and spaces within the clubhouse are capable of being hired for the purpose of an event, such as the restaurant.
- Majority of the events held within the clubhouse relate to Golf Club members use. Including members events and presentation dinners.
- There is no separate function centre" entrance or parking. Any functions which are held at various spaces within the club utilise the normal access to the club and the club parking.
- Events held within the Club are serviced by the Club, all staffing and catering is handled in house not by outside vendors.
- All bookings are made through the Golf Club, on its website or phone line.
- Although spaces within the club house may be booked for events, never would these events occupy the entire club, and spaces would remain for general member use.
- Functions are not held every day of the week and mostly on the weekend.

Based on the above, and the fact that the registered club use is subordinate to the principal use of the Golf Course and Club House it is considered entirely permissible for the club house to hire out internal spaces for events. It is noted that a function centre is defined as an exhibition centre or convention centre; both of which are entirely different to the use presented at Long Reef Golf Club. It is considered that the hiring out of spaces within the club house is part of the registered club use.

3.2.8 Landscaping

The proposed landscaping will improve the external areas immediately surrounding the clubhouse with improved landscaping along the southern side of the shared access driveway. Informal and formal pathways will be provided between the northwestern to eastern surrounds of the existing building.

The landscape arrangement results in extensive tree planting throughout the site, this includes the provision of five (5) street trees along Anzac Avenue. Two (2) trees are also being planted within the carpark. Whilst the five (5) existing trees will be removed along the southern side of the access driveway and replacement planting of four (4) *Banksia integrifolia* to be provided further to the south. The existing



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Figure 16 illustrates the proposed landscaping design.

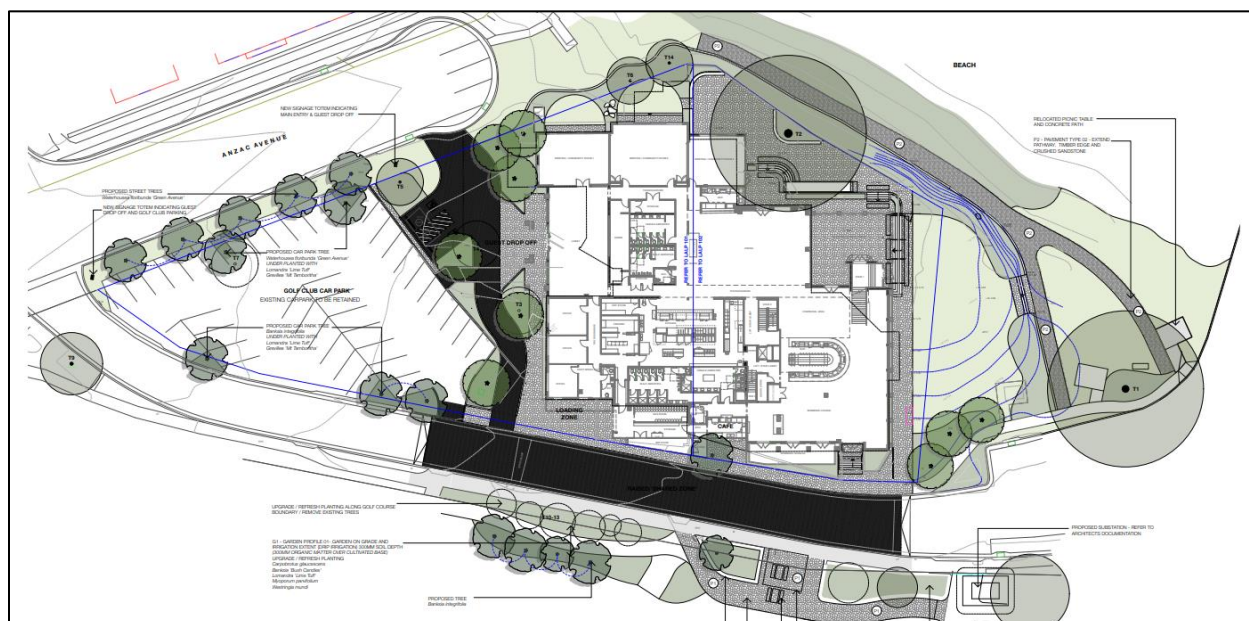


Figure 16 Landscaping Design (Source: i2C; 2025)

The existing onsite parking will be maintained, providing a total of forty-one (41) car spaces and two (2) new accessible car parking spaces will be provided within the new access driveway adjacent to the new entry. **Figure 17** details the proposed entry and car parking area, which is positioned to the west of the main building.



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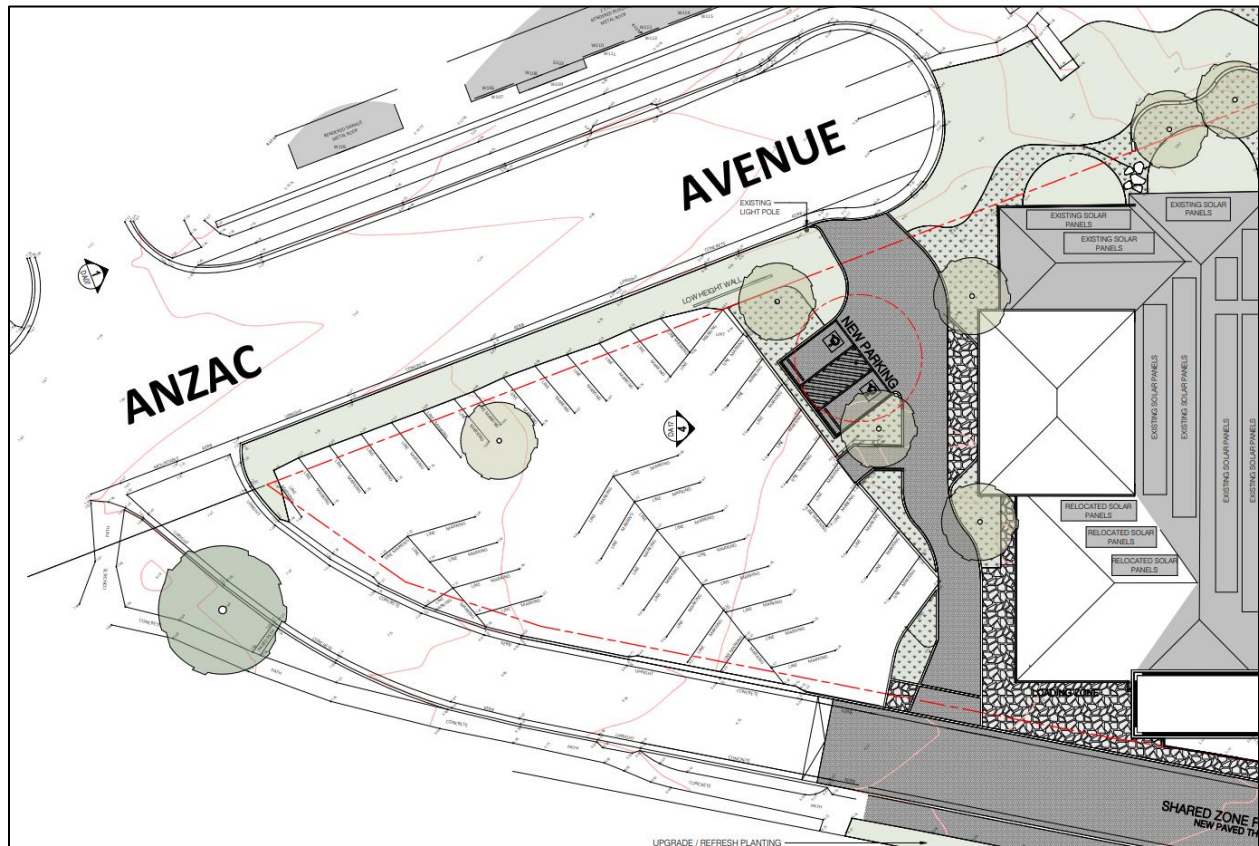


Figure 17. Site Plan Car Parking Layout (Source: i2C, 2025)

In addition, to the onsite parking an overflow car parking area is provided further to the east of the existing club house adjacent to the existing golf course, as shown in **Figure 18**. This car parking area can accommodate a further twenty-four (24) car spaces.



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Figure 18. Overflow Car Parking Location (Source: i2C, 2025)

A further twenty-five (25) car spaces will be made available within maintenance facility positioned adjacent to the Headland car parking area, as shown in **Figure 19**.

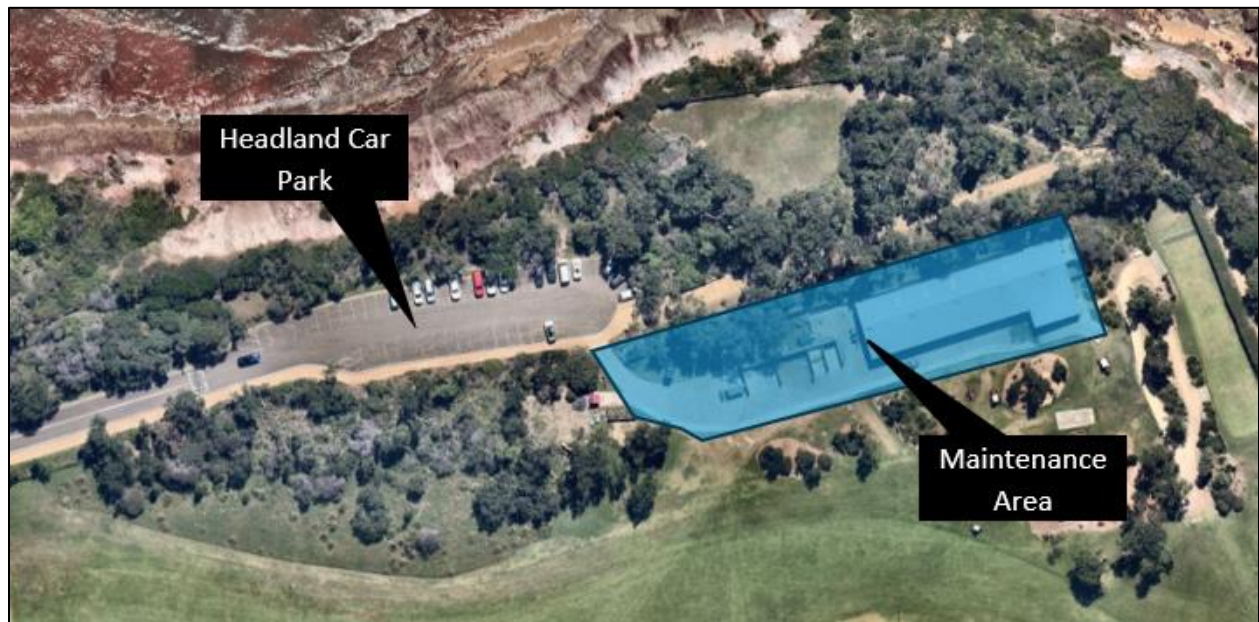


Figure 19. Staff Car Parking Location (Source: i2C, 2025)

3.4 OPERATIONAL DETAILS

The details of operation for the Clubhouse are documented in **TABLE 5**.



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Alterations and Additions to the Clubhouse at Long Reef Golf Club
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TABLE 5. OPERATIONAL DETAILS	
Component	Proposed
Nature of Use	LRGC Club House
Hours of Operation	Monday – Wednesday: 7:00am to 10:00pm Thursday: 7:00am to 11:00pm Friday – Saturday: 7:00am to 12:00am (midnight) Sunday: 7:00am to 11:00pm
Number of Staff	Staffing numbers vary day-to-day and consist for admin, front of house (FOH) and back of house (BOH) however the below is indicative of staffing at full capacity for each day: Monday: 6 Admin, 5 FOH & 3 BOH Tuesday: 9 Admin, 7 FOH & 3 BOH Wednesday: 9 Admin, 7 FOH & 7 BOH Thursday: 9 Admin, 7 FOH & 9 BOH Friday: 9 Admin, 10 FOH & 9 BOH Saturday: 4 Admin, 10 FOH & 9 FOH Sunday: 2 Admin, 10 FOH & 8 BOH
Gaming	The Club's gaming room is subject to a mandatory six-hour shutdown period between 3:00am – 9:00am Monday, Tuesday and Thursday. The Club intends to remove the gaming machines post refurbishment.



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Alterations and Additions to the Clubhouse at Long Reef Golf Club

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PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

State Planning Context

- *Crown Management Act 2016*
- *Coastal Management Act 2016*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Heritage Act 1977*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2024*
- *Warringah Development Control Plan 2011*

4.2 STATE PLANNING CONTEXT

4.2.1 Crown Land Management Act 2016

LRGC is located within Griffith Park. Griffith Park was proclaimed as a Crown Reserve in 1914 and Griffith Park Reserve Trust was established in 1995 and on 15 July 1995 the former Warringah Shire Council (now Northern Beaches Council (Council)) was appointed Crown Land Manager (CLM) responsible for the care, control and management of the reserve, in accordance the *Crown Lands Act 1989* (CLM Act 1989).

The CLM Act 1989 requires Crown Reserves to be managed by a Plan of Management and in 1999, Council adopted a Plan of Management for Griffith Park. It operated effectively as Council's primary strategic framework for the management of Griffith Park as a Crown Reserve. In 2005 Council reviewed and updated the 1999 Plan of Management to ensure that it remained relevant and was responsive to changing pressures on Griffith Park. Similarly, the 2005 Plan of Management has been reviewed, revised and amended to prepare Griffith Park Plan of Management 2011 (the POM). The POM's preparation was funded by Warringah Council, the POM is addressed in **Section 4.1** of this SEE.



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Under the CLM Act 1989 and Local Government Act 1993, the Site was dedicated for the purpose of “Public Recreation”. Council, in their capacity as Crown Land Managers (CLM) have been appointed to manage Griffith Park are defined as “Public Authorities” for the purposes of the EP&A Act 1979. Consequently, Council as the CLM may make a Development Application without the need for consent of the Crown, as owner of the land, provided that a notice of intention to make the application is served upon the Crown for comment prior to lodgement. Such notice must include plans and any relevant documents to the Department for comment against the proposed development.

The applicant has consulted with Council’s property team prior to the lodgement of this DA as the CLM. Please see evidence of Council granting landowners consent as the CLM at **Appendix 25**.

a

4.2.2 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

4.2.2.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 6** below.

TABLE 6. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the Site, which is assessed in Section 4.3 of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments apply to the site.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the Site and is addressed at Appendix 25 of this SEE.
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	No voluntary planning agreements exist on the site.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.2.3 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.



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It is understood that the application will be determined by the Northern Beaches Local Planning Panel.

4.2.2.2 Section 4.46 of EP&A Act - Integrated Development

Section 4.46 of the EP&A Act defines 'integrated development' as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

Pursuant to Section 4.46 of the EP&A Act 1979, the proposal does not require the concurrence of any external authorities and is therefore not integrated development.

4.2.3 Environmental Planning and Assessment Regulation 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 7. HOW THE DA IS MADE	
Considerations	Response
Division 1 - Making development applications	
<i>Section 23 - Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by LRGC. The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.
<i>Section 25 - Information about concurrence or approvals</i>	
A development application must contain the following information— (a) a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and	The DA has identified that no concurrence from external authorities is required.



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Alterations and Additions to the Clubhouse at Long Reef Golf Club

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TABLE 7. HOW THE DA IS MADE

Considerations	Response
<p>(ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41,</p> <p>(b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</p>	

4.2.4 Water Management Act 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

The proposal is not located within 40m of a watercourse and is not impacting upon any groundwater, the proposal therefore does not constitute consideration of Clause 91 of the WM Act and is not integrated development.

4.2.5 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

Under Section 7.7 of the BC Act, a DA for Part 4 activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the development is likely to significantly affect threatened species. The site is not mapped as containing biodiversity values and the proposal will not cause any detrimental impact upon flora or fauna therefore no further consideration of the BC Act is required.

4.2.6 Heritage Act 1977

The Heritage Act 1997 NSW aims to preserve and promote the conservation of heritage items, no State heritage items are identified on or within proximity to the site.

4.2.7 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.



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- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the Site, the following matters are highlighted.

Chapter 2 – Coastal management

The aim of Chapter 2 of the Resilience and Hazards SEPP 2021 is to promote a coordinated approach to land use planning in relation to land identified in the coastal zone and in line with the objectives of the Coastal Management Act 2016. Section 5 of the Coastal Management Act 2016 provides that the coastal zone means the area of land comprised of the following coastal management areas—

- (a) the coastal wetlands and littoral rainforests area,
- (b) the coastal vulnerability area,
- (c) the coastal environment area,
- (d) the coastal use area.

The site is identified as being within a Coastal Use Area and a Coastal Environment Area. These areas are granted pre-conditions that the consent authority must address under Part 2.2, Division 3 and 4 of the Resilience and Hazards SEPP.

Pursuant to clause 2.10 of the Resilience and Hazards SEPP, development consent must not be granted to land within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on-

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) the use of the surf zone.*

The consent authority must also be satisfied that-

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*



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The proposal has been designed and considered to manage any impact upon the surrounding environment and ecological values. A Coastal Engineering Assessment, prepared by Horton Coastal Engineering, has been provided at **Appendix 7** of this SEE. The assessment concludes that from a coastal engineering perspective there are no issues associated with the proposal.

Pursuant to clause 2.11 of the Resilience and Hazards SEPP, development consent must not be granted to development on land within the coastal use area unless the consent authority-

- (a) has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) Aboriginal cultural heritage, practices and places,*
 - (v) cultural and built environment heritage, and*
- (b) is satisfied that—*
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.*

With regards to safe access to the foreshore and beach areas, the proposal does not inhibit in any way members of the public from traversing these areas. View impact has been considered within the VIA provided at **Appendix 22** and no meaningful view losses are noted. The design has considered the amenity of the surrounding area and remains within character. It is also noted that the site is not identified as possessing any Aboriginal cultural heritage, practices or place values. The Coastal Engineering Assessment provided at **Appendix 7** concludes that from a coastal engineering perspective, there are not inhibiting issues for the proposal.



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Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The site has been used for public recreation purposes since the early 20th Century, it is therefore considered that the site is unlikely to be contaminated.

4.2.8 State Environmental Planning Policy (Planning Systems) 2021

The Planning Systems SEPP contains planning provisions relating to:

- State or regionally significant development, State significant Infrastructure, and critical State significant infrastructure.
- consideration of development delivery plans by local Aboriginal land councils in planning assessment.
- election of the Planning Secretary to be the concurrence authority for certain development that requires concurrence under nominated State environmental planning policies.

Chapter 2 – State and regional development

The Proposed development is not considered regionally significant and is therefore local development.

4.2.9 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

Chapter 2 of the Biodiversity and Conservation SEPP aims to protect the biodiversity and ecological values of trees and other vegetation within the non-rural areas of the state and seeks to preserve the amenity of these non-rural areas.

Clause 2.6 of the Biodiversity and Conservation SEPP states that a person must not clear vegetation in a non-rural area of the state unless consent is granted by the local Council. This DA is accompanied by a Arboricultural Impact Assessment which identifies six (6) trees required for removal. The trees to be removed consist of two (2) Phoenix canariensis', three (3) Casuarina glauca's and one (1) Leptospermum



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laevigatum. The Phoenix canariensis trees are noted as possessing heights of 15m, whilst the remaining trees are significantly smaller at 5m height. Extensive landscaping and tree planting on the site and along the unnamed access road are considered a suitable offset to the loss of the two (2) trees.

4.2.10 State Environmental Planning Policy (Sustainable Buildings) 2022

The purpose of the State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) is to encourage the design and delivery of sustainable buildings across NSW. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050. This includes objectives to minimise energy consumption and greenhouse gas emissions, improve good thermal performance and minimise the consumption of potable water.

Chapter 3 – Standard for non-residential development

Chapter 3 applies to non-residential development. The requirements for non-residential development include the following:

- consideration of the general sustainability provisions to be considered
- documentation that discloses embodied emissions
- a net zero ready statement for large commercial and state significant development
- for large commercial development only – submission of a NABERS commitment agreement to demonstrate that the development is on track to achieving its energy and water standards.

It is noted that the proposal has a estimated cost of development of greater than \$10 million and relates to alterations and additions to an existing non-residential structure. Therefore, pursuant to clause 3.1(1)(b), the Sustainable Buildings SEPP does apply. Refer to the ESD Report provided at **Appendix 16**, prepared by ADP Engineering for ecologically sustainable development opportunities to be explored during the development process.

4.3 LOCAL PLANNING CONTEXT

4.3.1 Warringah Local Environmental Plan 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the Site.

The relevant provisions of WLEP2011 as they relate to the Site are considered in the following subsections.

4.3.1.1 Zoning and Permissibility

The Site is located within the RE1 Public Recreation zone under the WLEP2011 as shown in **Figure 20**.



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Figure 20. Zoning Map (Source: NSW Planning Portal Spatial Viewer, 2025)

The objectives of the RE1 Public Recreation zone include:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Within the RE1 Public Recreation zone, the following development is permitted without consent:

- Environmental facilities; Environmental protection works; Roads

Within the RE1 Public Recreation zone, the following development is permitted with consent:

- Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); **Recreation facilities (outdoor)**; Respite day care centres; Restaurants or cafes; Water recreation structures



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Within the RE1 Public Recreation zone, the following development is prohibited:

- Any development not specified in item 2 or 3

Recreation facilities (outdoor) are defined under the WLEP2011 as:

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The Long Reef Golf Club is identified as **Area 19(a)** in Schedule 1 – Additional permitted uses:

19 Use of certain land in Zone RE1

(1) This clause applies to the following land—

- land at Collaroy, known as **Long Reef Golf Club**, being Lot 1, DP 1144187, shown as “Area 19A” on the Additional Permitted Uses Map,
- land at Manly Vale, known as Manly Vale Bowling Club, being part of Lot 2743, DP 752038, shown as “Area 19B” on that map,
- land at North Balgowlah, known as Wakehurst Golf Club, being Lot 2730, DP 752038, shown as “Area 19C” on that map,
- land at North Manly, known as North Manly Bowling Club, being part of Lot 2743, DP 752038, shown as “Area 19D” 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).

As such, the proposed development is permitted with consent on the subject site.

4.3.1.2 Development Standards

TABLE 8 outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

TABLE 8. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Lot Size	The Site is not burdened by a minimum lot size under WLEP 2011.
Clause 4.3 – Height of Buildings	The Site is not burdened by a maximum height of buildings control under the WLEP 2011.



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TABLE 8. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.4 – Floor Space Ratio	The site is not burdened by a floor space ratio under WLEP 2011.
Clause 4.6 – Exceptions to development standards	No Clause 4.6 Variation is proposed as part of this DA.
Clause 5.10 – Heritage	<p>The subject site is identified as containing a heritage item (I11) and a heritage conservation area at the eastern point of Long Reef Headland). There is also a house (I28 at 8 Seaview Parade) approximately 70m from the subject site. These items are located a significant distance from the area of the proposed development.</p> <p>A Statement of Heritage Impact (SoHI) has been provided at Appendix 17 of this SEE. The SoHI has concluded that the proposed works do not constitute any form of negligible effect upon the identified Heritage items and Conservation areas within proximity of the Site.</p>
Clause 6.2 – Earthworks	The proposal does not include any significant earthworks, compacted fill is proposed to be placed on site. Refer to the Civil plans at Appendix 4 for further detail.



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Clause 6.1 – Acid Sulfate Soils	The subject site is identified as containing acid sulfate soils classes 3, 4 and 5. The proposal does not intend to excavate greater than 1m and no negative impacts are anticipated.
Clause 6.4 – Development on Sloping Land	The subject site is identified on sloping land. The Geotech Report provided at Appendix 22

4.3.2 Warringah Development Control Plan 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

An assessment of the proposal against the relevant sections of the WDCP2011 is provided at **Appendix 25**.

4.3.3 Griffith Park Plan of Management

The Griffith Park Plan of Management 2011 (GPPOM 2011) provides the land use and management framework of Griffith Park situated on the Long Reef Headland. The Park is a Crown Reserve managed by Northern Beaches Council as a Crown Land Manager pursuant to the Crown Land Management Act 2016. The aim of the plan is to provide a framework for managing the Park and establishes management strategies to facilitate and control development. The below is the vision statement for Griffith Park as established by the former Warringah Council:

“To recognise Griffith Park's role as a significant place in the Warringah open space system, ensuring protection and conservation of identified values through appropriate management, in a way which best meets the environmental, recreational, educational and social needs of the present community and for future generations”

The proposal directly aligns with this vision statement as it preserves and supplements the open space system that exists within the site and surrounds of the park. The proposal continues to preserve the values of the park and its recreational value to the community. Additionally, the refurbishment of the club will further enhance recreational provision to community members through a facility of high-quality design that creates meaningful space for public enjoyment within an iconic location.

The values that inform the above vision statement reflect the basis for management of the Park and any associated development within its boundaries. The values have been formed in consultation with the local community to best reflect a shared understanding and vision pertaining to the Park's use and any future development. The values are listed below:



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- Coastal natural heritage
- Scenic, environmental and visual qualities
- Recreational opportunities, activities and facilities
- Unique topography and geology on Sydney's northern beaches
- Inter-tidal rock platforms and Long Reef Aquatic Reserve
- Relic dunes on the headland Long Reef Beach Area
- Rehabilitated wetlands
- Remnant indigenous vegetation and biodiversity
- Habitat value and wildlife corridors
- Fisherman's Beach heritage area
- Historic and culturally significant landscaping
- Archaeological and Indigenous heritage
- Educational values
- Scientific significance associated with many of these values

It is again noted that the proposed alterations and additions to the Long Reef Golf Club align with these values. The proposal maintains coastal heritage, does not inhibit scenic visual qualities and provides further recreational opportunity for public enjoyment of the golf club. Additionally, the proposal respects the unique topography of the site, does not affect the inter-tidal rock platforms or any other ecological value in associated with the site and surrounds, does not inhibit any ecological values of Long Reef Beach and does not compromise the rehabilitated wetlands. No heritage impact is observed as a result of the proposal and the proposal does not detriment the scientific values of the park.

The GPPOM also includes specific management strategies as listed below:

1. Maintain a community partnership:

Continue to harness the energy, knowledge and skills of the local community and maintain clear communication mechanisms for issues of importance to Park users.

2. Facilitate public access:

Facilitate opportunities for improved public access, circulation and safety.

3. Recognition of the Park's unique qualities and environmental sensitivity:

Broaden the current public purpose under the Crown Lands Act 1989, from 'public recreation' to 'public recreation and coastal environmental protection' to recognise the significance and need for protection of identified environmental values.

4. Reinforce and expand environmentally sensitive areas:

Expand on the system of 'environmentally sensitive areas' based on the findings of the *Long Reef Headland biodiversity inventory and conservation monitoring strategies for the future: final report 2005* (Agata Mitchell, Enviroscope Consultancies, 2005), to provide specific protection, management and development control.

5. Establish and implement guidelines to assess development and lease proposals:

Promote an open, community-based consultative process. Ensure consistency with Crown policy, Council's adopted policies and Warringah's Local Environmental Plan (LEP). Address specific development criteria as scheduled in the plan, including permissible uses and development within designates ESA's and/or in the vicinity of heritage items.



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6. Address current development and lease proposals:

The approach to management of major development proposals is outlined below. New developments are only permitted within Griffith Park where they relate specifically to the Public Purpose to Griffith Park.

7. Promote and apply ecologically sustainable management practices:

Develop and implement an effective biodiversity strategy, including the following:

- Implement the finding of the biodiversity inventory, including monitoring of established environmentally sensitive areas
- Develop a range of habitat value linked to lagoons/wetlands
- Address stormwater and pollution issues
- Progressive removal of exotic weed species and replacement with locally indigenous species
- Control feral pest populations
- Improve maintenance of protective dune fencing and boardwalks
- Promote management to enhance core bushland areas, linking buffers and wildlife corridors and adjust management practices in accordance with the strategy
- Continue community-based environmental education programs and
- Assist and support community groups seeking funding assistance

8. Protect and enhance heritage values

Ensure protection of built, natural and landscape heritage items in accordance with Warringah's LEP and other relevant legislation. Improve public education in heritage protection. Including brochures and interpretive signage. Ensure sites of aboriginal significance are protected. Examine options for establishing education facilities and equipment for school groups.

9. Address headland instability, public safety, recreational impact and risk management

Implement and monitor cliff stability management practices which will protect ecological processes and the integrity of the rock platform, including:

- Maintain appropriate risk management strategies, including:
 - Routine geological inspections and survey monitoring
 - Exclusion fencing options and around high-risk areas
 - Permanent warning signage
 - Retain the natural integrity of these cliffs and limit modifications and
 - Review options for active slip zones (as per Council's stability assessment of the north-east section of the headland)
- Extend scope of stability assessment noted above to southern section of the headland
- Continue to monitor coastal walk for erosion impacts and cliff-crest stability and maintain the walk on the basis of stability assessment and geotechnical input
- Continue to monitor risk management issues, in particular:
 - Adjacent to the 16th and 17th holes on the golf course
 - The pinch point over the stormwater outlet, Long Reef Beach and
 - Along the emergency service vehicle road adjacent to the 17th fairway.

10. Address vehicular and pedestrian access, safety and circulation

Improve quality of public access, recreational linkages and pedestrian circulation, providing an integrated system of pathways, interpretive/directional signage, landscaping and recreational facilities, including:

- Address public safety and resolve points of conflict between vehicles and pedestrians, including disabled access, golfers and buggies
- Investigate shared footpath/bike path option linking Long Reef Beach car park to Fisherman's Beach



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- Investigate opportunities for establishing an integrated bushland circuit track, linking Griffith Park/Long Reef and Dee Why Lagoon
- Investigate opportunities for establishing a cross-course corridor for the non-golf playing public
- Continue to manage multiple tracking in hind-dune areas of Long Reef Beach
- Improve existing parking areas, addressing seasonal loadings
- Improve visual amenity of car park areas and
- Continue to support beach safety operations

11. Improve quality of recreational facilities and amenities

Conduct an audit of existing recreational facilities and implement a coordinated approach to recreational facilities design and construction, including:

- Rationalise existing signage
- Improve shade and shelter opportunities for large groups
- Maintain existing recreational facilities, designated recreational areas and open space to a high standard
- Review and monitor recreational activities which may threaten values
- Upgrade existing public amenities
- Upgrade seating, picnic tables/seating and litter bins and
- Investigate opportunities for improving facilities. Safety and access in the Unleashed Dog Exercise Area.

The proposal aligns with the above management strategies as the works will not be detrimental to public access as well as pedestrian safety within Griffith Park. The proposal does not contravene the desired expansion of the categorisation of the Crown lease being expanded to “public recreation and coastal environmental protection’. The proposal is situated away from any identified environmentally sensitive areas and does not result in any negative impact upon ecological values within the Park. It is also noted that the proposal remains consistent with Crown policy and applicable environmental planning instruments, specifically the WLEP 2011. The proposal aligns with the public purpose of the Park as it is ancillary to the golf course and provides greater recreational facilities for public enjoyment. the proposal promotes ecological sustainable management practices through its’ stormwater strategy and reduction of any risk in harming surrounding ecological areas and values within the Park. The proposal also protects the heritage values of the nearby listed heritage items. The site and by extension the proposal does not increase instability or provide a detriment to public safety in relation to cliff stability, the coastal engineering assessment at **Appendix 7** certifies that no coastal engineering issues are noted in relation to the proposal.

Refurbishment of the clubhouse allows for a revised traffic arrangement onsite, the revised arrangement provides greater access through a new vehicular entry from Anzac Avenue as well as disabled spaces adjacent to the club entry, the TIA provided at **Appendix 9** concludes that the proposal is adequate from a traffic perspective. Overall, the proposal improves the quality of recreational facilities within the Park. A refurbished club house provides a modern, high-quality facility that aligns with the lush open space character of the area whilst meeting the needs of club members and providing enjoyable spaces for the public.

The proposal also directly aligns with the above management strategies through the introduction of the shared pedestrian zones that connect the club house to the course, this provides greater pedestrian safety and safety for visitors to the site generally. The proposal also provides greater connectivity of the greenspace



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east and north of the clubhouse to Fisherman's Beach through a revitalised pedestrian network of paving and footpaths.

4.3.4 Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach 2016

The subject site is identified as being subject to the provisions of the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach. 2016 (CZMP) A Coastal Engineering assessment, prepared by Horton Coastal engineering, has been provided at **Appendix 7** and has assessed the proposal against the provisions of the plan. The assessment has considered the existence of any public safety risk and any impacts of coastal erosion upon the proposal.

Upon reviewing the proposed construction methodology as well as the structure's location, the assessment has concluded that from a coastal engineering perspective there is nothing in the CZMP that precludes the development.

4.3.5 DSAP Commentary

The initial design concept had been presented to Northern Beaches Design + Sustainability Advisory Panel in 2021. The Panel had raised concerns relating primarily to the built form and design concept of the clubhouse. These comments can be summarised as follows:

- Scale, built form and articulation
- Access, vehicular movement and car parking
- Landscape
- Amenity
- Façade treatment/aesthetics
- Sustainability

A design statement, prepared by Luchetti Krelle, is provided at **Appendix 20**. The statement has adequately responded to concerns raised by the DSAP and provided detailed commentary in support of the proposed design of the clubhouse. It's noted that the overall intention of the proposal is meaningful and positive transformation, the structure seamlessly integrates within the coastal landscape and will enhance a sense of belonging, connection and enjoyment for member, visitors and the community.

A inter war Mediterranean style has been adopted for the proposal, this design harmoniously aligns with the Australian climate and environment and presents a timeless and elegant backdrop mirroring the coastal beauty of Long Reef. The revised outdoor spaces form a central element of the design, these spaces offer a opportunity to connect natural environment as well as aligning directly with the surrounding lush landscape heavy context.

Sustainability has formed an integral part of the design process and overall proposal objectives. The reuse of solar panels and an environmentally sensitive approach to tree retention are key indicators of the club's dedication to sustainability. Additionally, demolition has been carefully planned and considered, as to ensure that wherever possible existing walls and structures are being retained in order to minimise



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waste generation. Natural light, ventilation and energy efficiency have also formed apart of the proposal's design parameters.

Access to the site has been reconsidered under this proposal, pedestrian safety and convenience of access to and around the site have brought about key design amendments. A new entry point off Anzac Avenue has been proposed in order to improve on-site traffic safety and flow. Enhanced pedestrian pathways, and a newly created shared-zone, also form part of the proposal. This greatly enhances pedestrian safety, and the safety of the golfers using the course as well as visitors to the site in general.

The design of the clubhouse aims to convey the timelessness of coastal pavilions on the NSW coast. It is noted that various iconic Sydney structures, that possess inter war mediterranean designs akin to that of this proposal, have inhabited the coastline for decades. These include the Manly Pavillion, Bondi Beach Pavillion and the Bather's Pavillion at Balmoral Beach. The design of this proposal aims to replicate the effortless integration of these iconic structures into their surrounding context and environment. The LRGC's revitalised design evokes a sense of harmonisation with the surrounding landscape, particularly the observed lush urban living character of the locality.

The design of the new clubhouse embraces a sense of a warmth and is indicative of the coastal beauty of Long Reef. The open verandas allow for a breathable and open design that feeds into the architectural form of promoting ventilation and solar access. The revitalised clubhouse is a testament to the surrounding locality's vistas and a timeless yet contemporary design that enhances the members, visitors and community as a whole's experience.

4.4 DEVELOPMENT CONTRIBUTIONS

The Housing Productivity Contribution (HPC) is applicable to the proposal as it involves an increase of GFS in relation to a commercial building. The contribution carried a base rate of \$30 per additional square metre of GFA. It is noted that Council will condition the figure and payment of the HPC accordingly within the notice of determination.

The Northern Beaches Section 7.12 Contributions Plan 2024 applies to the site. The levy rate identified under the contributions plan is noted as 1% of construction cost should the construction cost be greater than \$200,000. It is expected that Council will condition the relevant contribution figure as part of the notice of determination.

4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

A Section 10.7 Part 2 and 5 Certificate has been reviewed in preparation of this DA. The Certificate, Certificate NO. ePLC2024/03252, has identified the following draft environmental planning instruments that apply to the site:

- Planning Proposal (PEX2023/0002), applying to Lot 2742/9999 Condamine Street, Manly Vale 2093. The proposal aimed to include 'registered club' as an additional permitted use on part of the



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land known as Warringah Recreation Centre. The proposal was provided Gateway determination on 21 February 2024 and altered on 21 March 2024.

Notwithstanding the inclusion on the Planning Certificate of the above mentioned planning proposal, this proposal has no direct impact on the Long Reef Golf Club.



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PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The Site adjoins Fisherman's Beach to the north and east, open reserve and Fisherman's Beach Boat Ramp to the east, an access road to car parking along the foreshore, Pro Shop and golf course to the south and south-west and low density residential housing to the north-west.

The wider Site context is a combination of recreational and sporting facilities within Griffith Park, beach and intertidal areas, and low density residential development.

5.2 BUILT FORM

The proposal exhibits a high-quality design that integrates seamlessly into the established setting, context and character of the locality. The extensive on-site landscaping, as well as preservation of the majority of existing landscape features on site contributes to the leafy and open space-oriented character of the surrounds. The design of the club integrates into this visual context, through a well-presented coastal pavilion design with negligible impact upon the existing views of surrounding stakeholders.

5.2.1 HEIGHT

The Site does not possess a building height standard under an environmental planning instrument. Regardless, the proposal exhibits a height of 10.5m and this is considered to be an acceptable outcome as the proposal in its physical form does not present a visually obtrusive structure within the local setting. The proposal does not inhibit the natural or man made views of the locality, rather it is noted that the proposal slightly increases high quality views of the waterbody and Fisherman's Beach to residential properties along Anzac Avenue. Refer to the VIA provided at **Appendix 22**, stating that the proposal has negligible visual impact to surrounding residential properties and stakeholders.

5.2.2 FSR

The site does not possess a floor space ratio standard under an environmental planning instrument. Regardless, the proposal exhibits an FSR of 0.53:1 and this is considered to be an acceptable outcome as the proposal in its physical form does not present as a bulky or visually obtrusive structure within the local setting. It is noted that within the pre-lodgement meeting held with Council on 12 November 2024 that no objections to the built form were made; only that visual impact was to be a key consideration of the proposal. Refer to the VIA provided at **Appendix 22**, stating that the proposal has negligible visual impact to surrounding residential properties and stakeholders.



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5.3 TRAFFIC & TRANSPORT

A Transport Impact Assessment (TIA), prepared by PTC Consultants, has been provided at **Appendix 9** of this SEE. The TIA has quantified parking requirements of the proposal whilst also providing a qualitative assessment of the surrounding transport context.

The TIA identifies that the Site is located within proximity to various local roads as well as State roads along the Collaroy coast. Direct vehicular access to the site is provided by Anzac Avenue, a local road managed by Northern Beaches Council, which runs to an intersection with Pittwater Road managed by Transport for New South Wales (TfNSW). Anzac Avenue is noted as possessing unrestricted on-street public parking on both sides of the road whilst Pittwater Road is noted as possessing time restricted parking as well no-stopping and timed bus zones.

The Site is well serviced by bus, with 7 bus stops identified within the 400m-800m walking distance catchment as informed by *NSW Planning Guidelines for Walking and Cycling (2004)*. These stops are attributed to differing routes with a frequency of 10-20 minutes, 20-30 minutes and for some routes 25-30 minutes. Active transport has also been considered under the TIA, which concludes that the site is within a cycling and walking friendly area. Footpaths are provided on the unnamed access road which traverses the south-eastern boundary of the site, Anzac Avenue and Seaview Parade to the North. Dedicated cycling infrastructure by way of cycling lanes does not exist in immediate vicinity to the site, however shared paths along Pittwater Road provide access to the wider cycling network of the Northern Beaches LGA.

Existing traffic conditions of the surrounding locality have been considered, the assessment was informed by analysis of key intersections in relation to the site these being the intersection of Pittwater Road – Anzac Avenue west of the site and Anzac Avenue – Seaview Parade immediately north of the Site. The methodology included a weekday traffic count survey between 10:00am – 2:00pm and 5:00pm – 9:00pm as well as a weekend traffic count survey within the same timeframes.

The assessment utilised SIDRA modelling and analysis to consider any impacts, as well as their severity, upon the surrounding road network as a result of the proposal. In considering average delay, degree of saturation, queue length and level of service it is evident that the surrounding road network can comfortably absorb anticipated traffic generation as a result of the proposal.

5.3.1 PARKING

The TIA provided at **Appendix 9** of this SEE addresses the proposal's parking demand and subsequent provision. The proposal's parking requirements are administered by the Warringah Development Control Plan 2011 (WDCP 2011). It is noted that the WDCP 2011 does not possess specific parking rates for the development, rather it states that comparisons for similar developments must be drawn. In undertaking the parking assessment, PTC Consultants have considered that applying the current provision of parking in respect of existing GFA is an appropriate mechanism in ascertaining the required parking for the proposal. Parking occupancy and travel mode surveys have also been undertaken to determine future parking supply and demand for club-related users.



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The club currently exhibits a GFA (publicly accessible area) of 563m² and provides 43 spaces on site, this is noted as a provision of one space per 13m². The proposed GFA of the club is 1,007m², therefore when applying the one space per 13m² rate, 77 spaces are required. The proposal aims to provide a new access driveway from Anzac Avenue, additionally it aims to relocate 2 spaces from the existing on-site carpark to along the new access driveway and hardstand, these spaces are noted as being accessible. The club also operates an overflow parking area southeast of the clubhouse accessible by the existing access road, this area provides 24 additional parking spaces for the club. Additionally, the Club seeks to provide 25 staff car parking spaces for staff to be shuttled to and from during evening peak hours. The total provision of car parking spaces on site is therefore 92. This is a 15-space surplus of parking provision.

A parking occupancy survey was enacted to understand the level of parking utilised within the club and surrounding public parking areas in the locality. The survey had located 359 spaces within then immediate locality that could be utilised by club-related users. These areas were identified as Anzac Avenue, Beach Road, Cliff Road, Seaview Parade, Fisherman's Beach paid parking, Headland car park and Griffith Car Park. Refer to the TIA proved at **Appendix 9** for further detail pertaining to detailed numeric breakdown of parking occupancy.

The TIA concludes noting that the anticipated additional peak parking demand is estimated to occur mainly during both weekday and weekend afterhours, which can be accommodated by the vast number of spaces noted in the surrounding area by the occupancy survey as well as the on-site and associated facilities parking provision.

5.3.2 ACCESS AND LOADING

Access to the site is proposed through a new vehicular crossing off Anzac Avenue. This driveway traverses the club entry and provides access to the club carpark as well as the unnamed access road to the south of the club house. A dedicated loading zone is also provided on site immediately south of the club house entry, this area provides one service vehicle parking space in compliance with the WDCP 2011. Refer to the TIA provided at **Appendix 9** for further detail pertaining to vehicular access and transport conditions.

5.4 STORMWATER & EROSION & SEDIMENT CONTROL

A Stormwater Management Report, prepared by Orion Group, has been provided at **Appendix 5** of this SEE. Due to potential of exacerbation through tidal events as a beachfront location, it is not proposed to include any on-site detention as part of this development. It is proposed to direct stormwater and roof runoff to an existing pond within the golf course, promoting sustainable water management and reuse for irrigation. This is consistent with the existing strategy on site, of which the drainage approach had been formulated in response to the unique conditions of the area. A sediment fence as well as mesh and gravel inlet filters will be installed at specific location on site as to control erosion and sediment, refer to the sediment and erosion plan provided with the civil plans at **Appendix 4**.



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5.5 FLOODING

A Flood Management Report, prepared by Orion Group, has been provided at **Appendix 3** of this SEE. The report concludes that the LRGC is not directly affected by the 1% AEP flood event and that regular maintenance and operation of the golf course stormwater drainage and reuse system forms part of the protection for the drainage system for the club house. The report also states that the flood hazard near the LRGC club house remains at H1 (generally safe for people, vehicles and buildings) for the 1% AEP flood. The LRGC, carpark and access roads are affected by the PMF flood event, however the club house building remains just above the PMF level.

5.6 CONTAMINATION

The Site has been used for recreational purposes since the early 20th century, it is therefore considered that it is unlikely that the site is contaminated.

5.7 VISUAL AMENITY

A Visual Impact Report (VIA), prepared by Urbaine Design Group has been submitted with the DA at **Appendix 22**. The VIA has been prepared in consideration of requirements outlined by the NSW Land and Environment Court (NSW LEC) within *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.

The surrounding context of the site is noted as featuring a diverse range of landscaping, both within the surrounding golf course as well as near the site outside of the golf course, the site is also directly adjacent to Fisherman's Beach. The wider visual context of the site is noted as primarily consisting of residential structures, with a range of architectural styles inclusive of terrace houses, apartments and detached dwelling houses. The abundance of greenery and wider planting within the locality presents a naturalistic character with homogenous building heights that do not obstruct any natural or man-made views and vistas. The VIA has noted that due to the natural topography of the site, visual impact is primarily relevant to residential properties north and west of the site however impact analysis was conducted from a large variety of viewpoints surrounding the site.

Impact was assessed from the access road that traverses the headland and runs along the Long Reef aquatic reserve. The viewpoint was approximately 325m east-southeast of the LRGC, of which the clubhouse is partially visible. The VIA notes that upon project completion, very minor impact to the views looking northwest from this vantage point is evident. The impact is considered as negligible, as the impact is attributed to a small slither of sky view above existing trees and landscaping. The VIA notes, that when considering the compliance of the proposal regarding height and FSR, the impact is deemed acceptable as the high value attributes of the existing view remain as non-impacted.



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Impact from Fisherman's Beach was also considered within the VIA, located east-southeast of the Golf Club at a standing public beachfront view. Impacts of the proposal are noted as relating primarily to a small amount of sky view and view of housing along Anzac Avenue. The integral matter is that impact to a significant amount of visible panorama or any water element is avoided, thus the noted visual impact from this vantage point is noted as negligible. Impact was also considered from the beach situated north-east of the site, again this was considered acceptable as the only view loss noted related to sky view. Visual impact from the boat ramp on Fisherman's Beach is also noted as negligible, given that minimal view loss exists and inline with the above is attributed to sky view above the existing roofline.

Key areas of visual impact assessed relate to views from northeast of the site along Anzac Avenue, these views are attributed to various residential structures. The VIA notes that minor view loss can be attributed to these properties but that also view gain is observed. The view loss is considered acceptable, as it relates to sky view and view of Norfolk Island Pines to the rear of the club house; whilst the view gain is attributed to shoreline vistas which are increasing slight due to reduction in the club house footprint. It is importantly noted, that upon multiple vantage points from Anzac Avenue and associated residential structures to the north west of the club, that high value views of the shoreline and ocean are enhanced or mostly maintained, whilst view loss is attributed to mainly sky view.

5.8 NOISE EMISSIONS

An Acoustic Assessment, prepared by Pulse White Noise Acoustics Pty Ltd, has been provided at **Appendix 12** of this SEE. The assessment has considered surrounding residential receivers in relation to the emission of noise from the golf club and has suggested strategies to be implemented that will result in negligible amenity impacts on the locality. The predicted noise levels from full operation of the facility have been considered in relation to these receivers, it is noted that during day, evening and night periods compliance with relevant noise levels and acoustic policy is achieved, subject to the following mitigation measures:

- Operation of the facility is between 6:00am – 12:00am seven (7) days a week.
- Windows and doors are to be closed during the use of amplified music
- All windows are required to be closed after 10:00pm and not open before 7:00am, regardless of use of amplified music or background music.
- Removal of glass and waste should be actioned internally and not after 10:00pm or before 7:00am
- Use of the loading dock limited to 7:00am to 10:00pm
- All mechanical and plant equipment is to be assessed for acoustic compliance with regards to location and output prior to installation.
- Use of the outdoor area is limited to specified hours occupancies (refer to section 7 of the Acoustic report)
- 2.4m high acoustic barriers are recommended and required at the eastern end of the outdoor dining and garden area and the West of outdoor terrace No.2 at the first floor.

The assessment has found that noise emission from the operation of the licensed venue elements of the club will result in compliance with the relevant and typically imposed NSW Liquor and Gaming acoustic requirements.



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The assessment also considered proposed loading dock activities of the club, and again it is concluded that this operation will not affect the acoustic amenity of existing surrounding residential receivers. Consideration of the associated and cumulative impact with the expected rise in vehicular trips and traffic on the site was also provided; to which the assessment concluded the proposal is compliant with the relevant NSW EPA criteria.

It is recommended that prior to the issue of a construction certificate, a Construction Noise and Vibration Management Plan (CNVMP) is prepared and implemented. Refer to the Acoustic report at **Appendix 12** for further detailed discussion on noise emission matters.

5.9 WASTE

A Waste Management Plan (WMP), prepared by MRA Consulting Group, has been provided at **Appendix 11** of this SEE. The plan has detailed the construction & demolition waste management procedures and processes of the development, as well as the on-going operational waste management systems of the club. The proposal includes a waste storage and recycling area within back of house areas as well as storage for bulky waste, the site will be serviced by a private contractor.

At the demolition and construction phase, the WMP details that associated waste such as concrete, glass, tiles, treated timber and metals (ferrous/non-ferrous) will be separated wherever possible on site to enhance resource recovery, offsite disposal will be actioned where necessary to a C&D facility for crushing and recycling for recovered products. Waste such as bricks, pavers and tiles where possible will be reused or crushed for landscaping and driveway purposes.

Operational waste management procedures have been formulated in accordance with Council's Guidelines for Waste Management and NSW EPA's Better practice Guide for Resource Recovery. Detailed generation and storage rates can be found within the WMP at **Appendix 11** of this SEE. The following management methods are proposed for the various waste streams.

- **General Waste:** General waste to be placed within plastic bags prior to transfer into collection bins.
- **Commingled recycling:** All recyclables will be stored in commingled bins and not bagged.
- **Garden waste:** landscaping on site will be managed by an external contractor who will remove all vegetation waste as part of ongoing maintenance activities.
- **Paper and Cardboard:** The contracted waste service provider may be able to provide separate paper and cardboard bins for the source separation and collection of paper and cardboard waste for any large quantities produced on site.
- **Food Waste:** Commercial food organics associated waste that is generated on site can be collected and treated on-site as per managements discretion.
- **Food Donation:** Management of applicable food and beverage areas on site should consider donation of excess consumables.
- **Other:** Any hard, bulky, electronic, liquid or potentially hazardous waste shall be handled and managed through organisation between the operator and site users as necessary.

The overall waste management system can be summarised as follows:



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- Waste is temporarily stored as its point of generation in an appropriately sized receptacle, clearly marked for the type of waste to be stored.
- Site cleaners and staff are to transfer waste to the waste storage room for appropriate disposal into the respective bin.
- Cleaning staff and site management are responsible for maintenance of bins and storage rooms, ensuring bins are clean and in working order, cleaning staff and site management are also responsible for switching out full bins and monitoring the fullness of bins.
- Site management is to ensure contracts with a private waste contractor, who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin and visual amenity impacts to staff and visitors.

5.10 HERITAGE

A Statement of Heritage Impact (SoHI), prepared by Weir Phillips Heritage and Planning, has been provided at **Appendix 17** of this SEE. The SoHI identifies that the Site is not listed under the State Heritage Register under the Heritage Act 1977 (NSW), is not listed as a item of local heritage significance pursuant to the WLEP2011, is not located within a heritage conservation area pursuant to the WLEP2011 and not located in the vicinity of item or conservation areas listed by the State Heritage Register under the Heritage Act 1977 (NSW). The SoHI does identify that the Site is located within the vicinity of local heritage items pursuant to Schedule 5 Part 1 of the WLEP 2011, these items are specifically referenced below:

- Item No. 111: Fisherman's Hut including winches and remnant vegetation, Fisherman's Beach, Collaroy
- Item No. 128: House known as "Eight Bells, 8 Seaview Parade Collaroy.

The SoHI notes that in relation to the above heritage items, that the proposed works for the Site will have minimal and acceptable impact. The works are well separated from each item and will not physically impact either's fabric. The associated view corridors of these items are not inhibited by the works and the proposal is stated outside of the corridors themselves. With reference the Item No. 111 "Fisherman's Hut", the proposal will not detract from the ability of the public to understand the historical significance of the item. The same is noted for Item 128 'House known as Eight Bells', the proposal will not degrade the items ability to be understood as an integral example of inter-war functionalist design of dwellings.

The SoHI identifies that the proposal is situated within the vicinity of conservation areas listed under Schedule 5 Part 2 of the WLEP2011, as listed below:

- Long Reef Aquatic Reserve, Collaroy
- Coastal Cliff, Long Reef Headland, Collaroy



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Impact assessment upon the Long Reef Aquatic Reserve was undertaken and it was determined that the proposed works will have minimal and acceptable impact upon the conservation area. The proposed works are located to the West of the aquatic reserve on land that has been continuously occupied since the early 1920's and will not constitute any physical impact upon the fabric of the reserve. With reference the Coastal Cliff, it is noted that the Cliffs will remain a important asset of geological information, marine habitat recreational space for the local community and will retain its rare characteristics. The proposed works being situated west of the Cliff and away from the cliff face and edge will have no material impact upon the conservation area.

A Heritage Assessment of the proposed design is provided at **Appendix 19**, prepared by John Oultram Heritage & Design. The assessment has considered the design of the clubhouse in relation to the surrounding context and heritage items. The assessment notes that golf clubs do not have a set historical design pattern, rather their form can differ as identified across various Northern Beaches clubs. It is noted that the elected inter-war Mediterranean style, of which the proposal has adopted is a suitable inspiration. The design is indicative of many coastal pavilions along the coast of Sydney. Overall, the adopted style is noted as being completely appropriate for the location and the design maintains and respects the historical fabric of the LRCC.

5.11 CONSTRUCTION

A Construction Management Plan, prepared by Assembly Projects, has been provided at **Appendix 10** of this SEE. The plan will be implemented in aiming to minimise traffic disruption, ensure pedestrian safety and to maintain public transport connections.

With reference to site access and traffic flow, construction vehicles accessing the site will adhere to speed limits and exercise extreme caution at intersection and driveways, all construction vehicle movement will be coordinated as to avoid congestion. Traffic controls will be station at key areas on Anzac Avenue to manage vehicular movement, any required road closures will be restricted to off-peak times.

Noise and vibration management will be managed through appropriate scheduling of noisy activities such as demolition and pile driving during standard permitted constructions hours (7:00am – 6:00pm on weekdays and 8:00am – 1:00pm on Saturdays). Noise barriers shall also be installed where required, with special consideration applied to any adjacent residential properties.

Environmental management measures are also to be implemented during construction as to ensure that any scheduled activities or works do not negatively impact air quality, water quality, soil and broader biodiversity. Erosion control will be implemented through measures such as silt fences and sediment basins to be installed on site. Sediment traps or basins at drainage points as per the Civil Drawings at **Appendix 4**. Protective barriers will also be installed around all tree's not identified for removal to prevent any chance of damage during construction works.



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5.12 BUILDING CODE OF AUSTRALIA (BCA)

A BCA Capability Statement, prepared by MBC Group, has been provided at **Appendix 6** of this SEE. The statement has been provided to ensure compliance, or readily achievable compliance with the National Construction Code (NCC) and the BCA. The statement methodology included a desktop review of the architectural plans and assessment of the architectural plans against the relevant codes as follows:

- Sections C, D and E of the NCC Series (Volume 1) BCA 2022.
- EP&A Act 1979
- EP&A Regulation 2021

The statement identifies that the proposal can readily achieve compliance with the performance requirements of the BCA. The statement does however identify certain areas that require further documentation or amendment to satisfy deemed to satisfy provisions of the BCA, however it is again noted the statement concludes with stating that full compliance with the BCA and NCC is readily achievable. For further detail pertaining to specific clauses and deemed to satisfy provisions, refer to the BCA Capability Statement provided at **Appendix 6**.

5.13 SUITABILITY OF SITE FOR DEVELOPMENT

The site is considered suitable for the proposed development as the fabric and use is existing. The purpose of this proposal is to improve the existing facilities provided and to facilitate extensions of the building in order to produce the best possible outcomes for members, community and visitors to the Long Reef Golf Club. Overall, the site is suitable for the proposed development as explained below:

- The clubhouse an existing use that has functioned for approximately 100 years.
- The proposal seamlessly aligns with the objectives of the RE1 Public Recreation zones under the WLEP 2011.
- The site is ideally located in that it provides a facility within an iconic landscape of the Northern Beaches, incentivising meaningful visitation and use of the site.

5.14 SUBMISSIONS

It is expected that the proposal will be notified in according with Council's exhibition processes, any submissions raised will be addressed by the applicant.

5.15 THE PUBLIC INTEREST

The proposal is within the public interest as it provides a well-designed facility for public enjoyment. The refurbishment of the Long Reef Golf Club allows for a facility that can meet the demands and needs of members whilst not having any detrimental impact upon the existing suburban amenity of the locality. The proposal also allows an opportunity to simplify and amend the existing on-site traffic arrangements whilst also allowing for greater accessibility to the site through provision of disabled parking spaces, a wheelchair accessible golf course. The Club is a major supporter of the Sargood Centre and Empower Golf, indicative of LRGC's commitment to accessibility. Overall, the proposal is in the public interest as it:

- Contributes to provision of recreational facilities and compatible land uses for public enjoyment.



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- Maintains the ecological values of the site and surrounds
- Fosters economic viability of Griffith Park through increased visitation to the club as well as expanded services and memberships.
- The proposal improves accessibility parameters of the club house



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PART F CONCLUSION

The purpose of this SEE has been to present the proposed alterations and additions to the existing Clubhouse at Long Reef Golf Club for 2 Anzac Avenue, Collaroy and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments; and
- The pre-lodgement advice received from Northern Beaches Council.

The proposal is considered to warrant a favourable determination for the following reasons:

- The proposal enables revitalisation of an asset that cultivates community interaction and economic investment into a significant Crown asset (Griffith Park).
- The built form is compatible with the surrounding environment, exhibiting a coastal pavilion design that seamlessly integrates with the lush atmosphere of the surrounds.
- The proposal is consistent with WLEP 2011 and WDCP 2011.
- The use as an ancillary structure to the golf course is permissible with consent and the proposal satisfies the objectives of the RE1 zone and the Long Reef Golf Club is identified in Area 19a under Schedule 1 of the WLEP2011 as an additional permitted use being a registered club. Therefore, the proposed development is permissible with consent on the site.
- The proposal is consistent with the objectives and aims of Griffith Park Plan of Management.
- The proposal has adequately addressed commentary and issues raised by the DSAP

The proposed development is permissible and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

