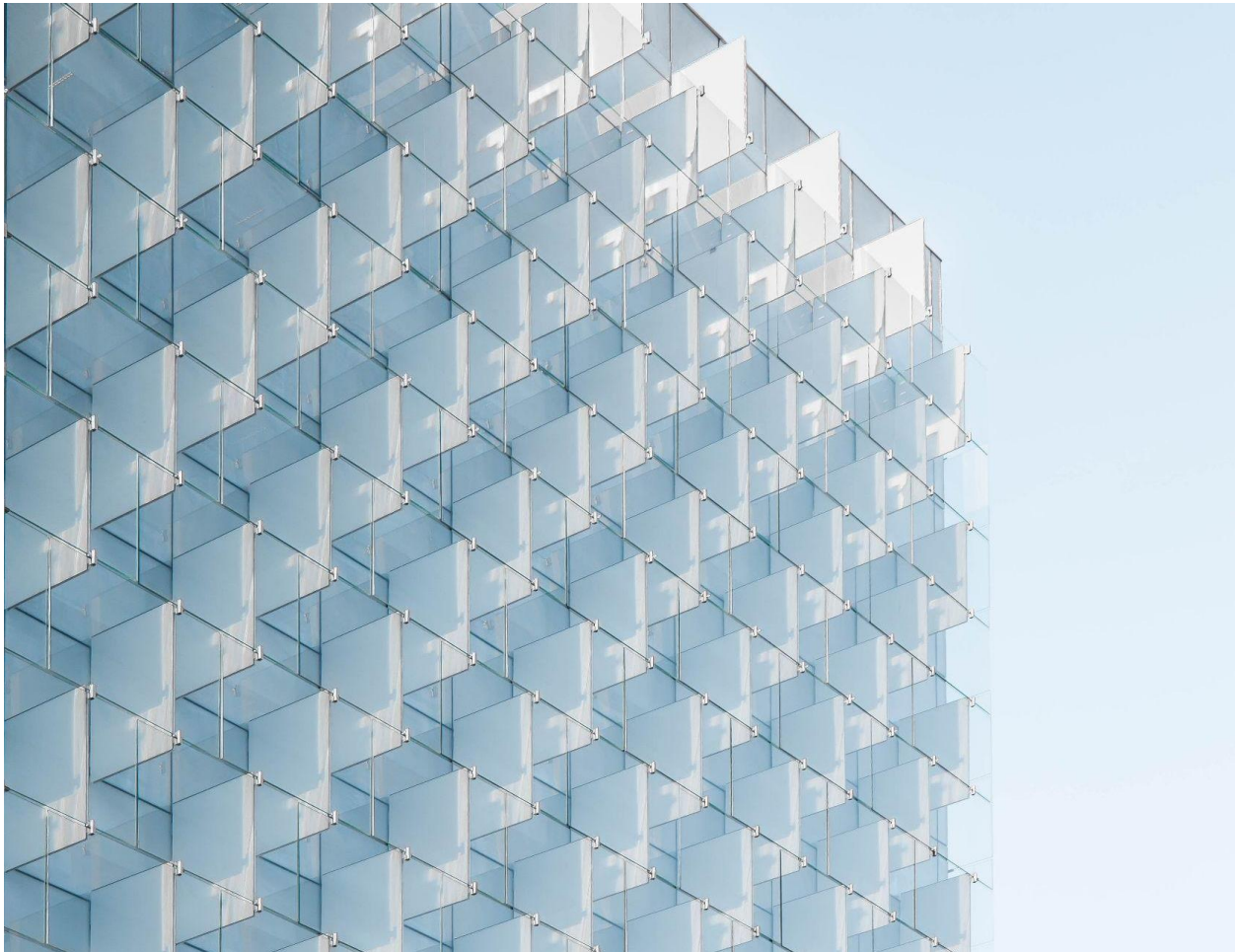


WILLOWTREE PLANNING



28 July 2025

Ref: WTJ22-150
Contact: Tim Gleeson



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED USE OF A PORTION OF THE SUBJECT SITE AS A REGISTERED CLUB

433 Pittwater Road, North Manly
Lot 2742 DP752938

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

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

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3	Architectural Plans	Group Architects
4	Acoustic Assessment	Acoustic Logic
5	Plan of Management	Warringah Golf Club
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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

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 Warringah Golf Club Ltd (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 433 Pittwater Road, North Manly (subject site), which captures the following land parcels:

- Lot 2742 DP752038.

This DA seeks development consent to use part of the approved building for the purpose of a registered club, as described in **PART C** of this SEE.

The subject site is zoned RE1 Public Recreation, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), 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 significance, scientific, cultural or aesthetic value.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

Development Consent **DA2022/2081** was granted approval by the Sydney North Planning Panel on 8 March 2024 for construction of a club house and associated facilities. Condition 3 of the development consent requires that any uses other than that specified require a separate development consent. The site was recently subject to an Additional Permitted Use for the purpose of a registered club, which was published on 23 August 2024 (**PP-2023-953**). Accordingly, consent is sought for the use of a portion of the subject site for the purpose of a registered club that is ancillary to a recreation facility (outdoor).

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**

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



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The subject site is identified as 433 Pittwater Road, North Manly containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
433 Pittwater Road, North Manly	2742/DP752038	17.23ha

The subject site is currently a cleared portion of land located in the south-eastern portion of the Warringah Golf Course. The subject site sits on the corner of Kentwell Road and Pittwater Road, North Manly with Brookvale Creek running along the western boundary of the proposed development.

Refer to **1** and **2** below.

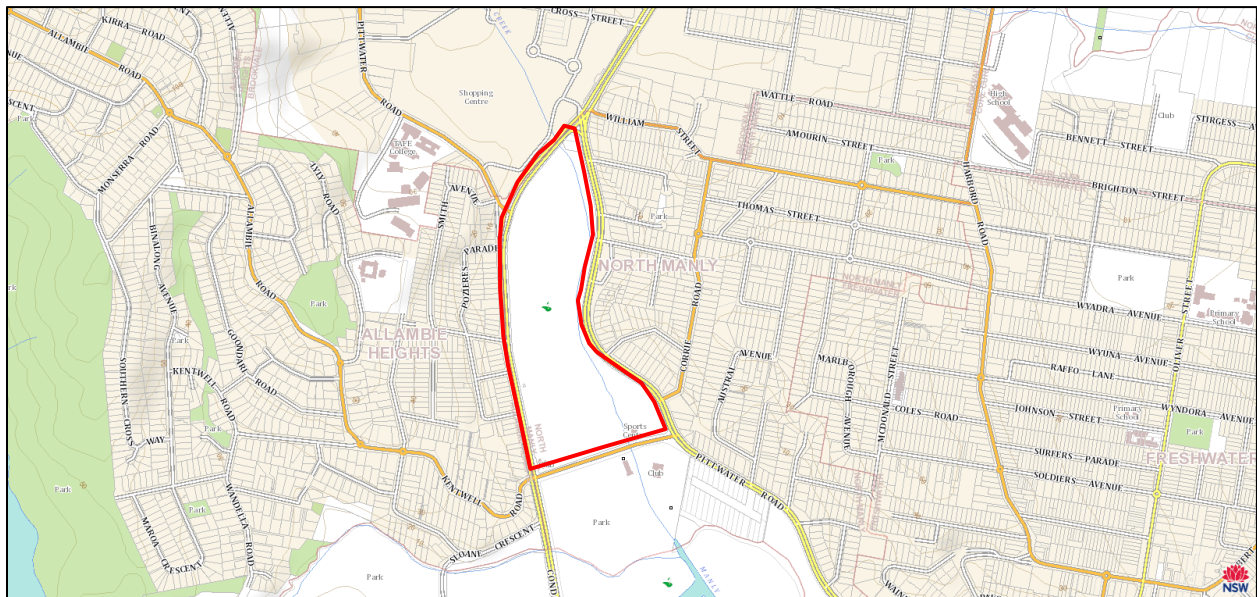


Figure 1. Cadastral Map (Source: SIX Maps, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

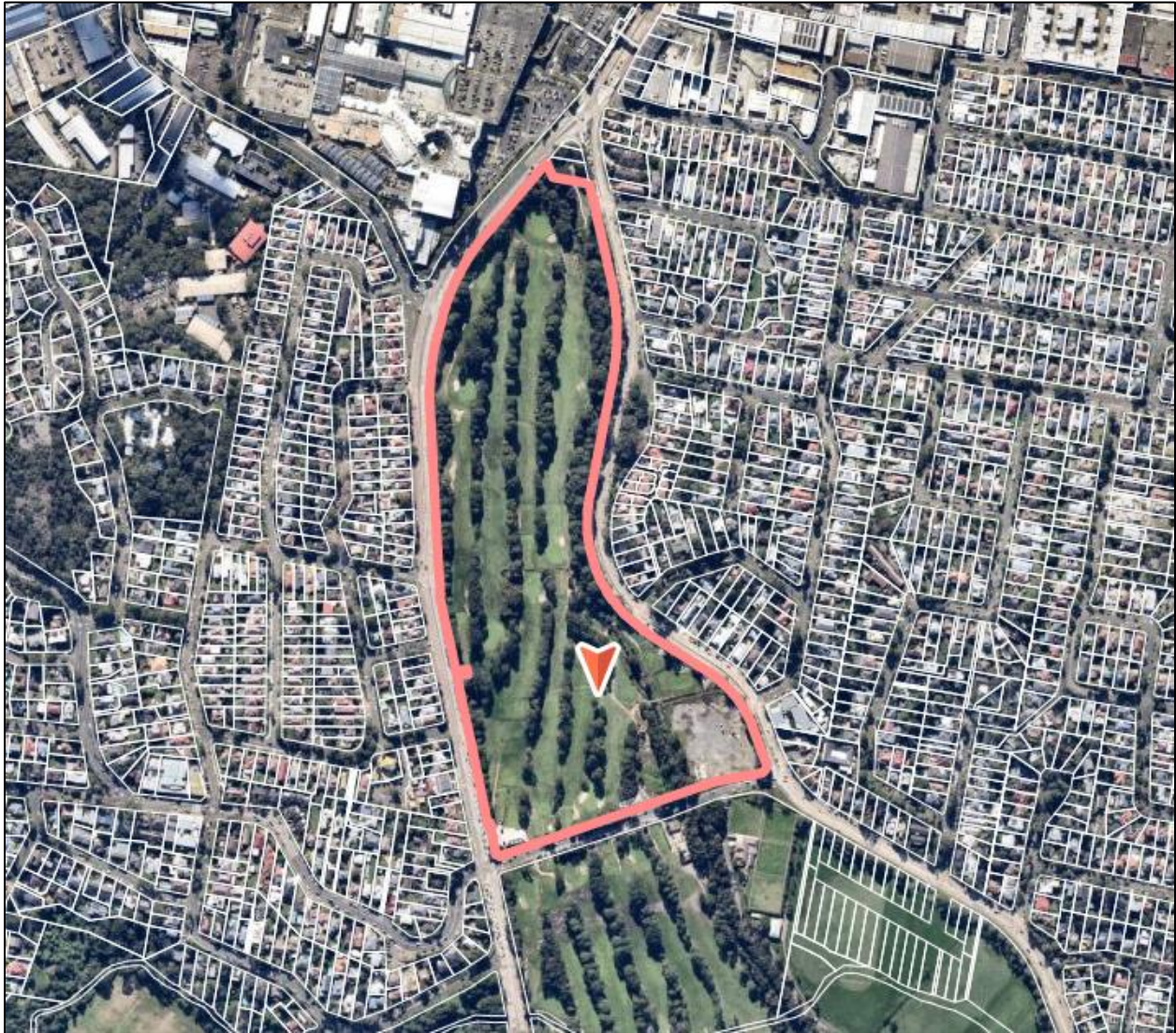


Figure 2. Aerial Map (Source: Near Map, 2025)

2.2 SITE CONTEXT

The immediate surrounding area is characterised by the Warringah Golf Course which operates to the north-east of the subject site and on the southern side of Kentwell Road. The wider Golf Club site is bounded by Pittwater Road along its eastern boundary and Condamine Street along its western boundary.

The existing Golf Course is an 18-hole course with an approximate total area of 29ha located between Pittwater Road and Condamine Street, and on either side of Kentwell Road.



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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

The Warringah Mall is located to the north of the subject site with Condamine Street leading into the Brookvale retail centre. The eastern side of Pittwater Road is characterised by one and two storey residential dwellings of masonry and render construction. The western side of Condamine Street comprises similar residential built form typical of the R2 Low Density Residential zoning.

Condamine Street to the east of the site is a 6-lane road including 2 bus lanes. Pittwater Road to the west of the site is a 4-lane road. Both roads are Classified Roads zoned SP2 Infrastructure and under management for Transport for NSW.

Refer to **Figure 3** below.



Figure 3. Site Context Map (Source: Google Maps, 2025)





Figure 4. Site Context Aerial (Source: Google Maps, 2025)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

2.3 DEVELOPMENT HISTORY

TABLE 2 outlined below provides a summary of the DAs, pertaining to the subject site and of relevance to the proposed development, that have been determined.

TABLE 2. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2008/1742	Construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	16/05/2012
DA2010/0098	Construction of a new fence	06/04/2010
Mod2014/0283	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	26/05/2015
Mod2014/0285	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	04/05/2015
Mod2015/0247	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	05/04/2016
Mod2016/0273	Construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	14/10/2016
Mod2017/0253	Modification of DA2008/1742 granted for the construction of stormwater upgrade works for Warringah Mall and watercourse bank stabilisation works	23/11/2017
DA2022/2081	Construction of a golf club house and associated facilities	08/04/24
Mod2024/0174	Section 4.55 (1) Misdescription - Modification of Development Consent DA2022/2081 granted for Change of use and construction of a golf club house and associated facilities	02/05/2024
DA2024/0622	Use of part of the building as a restaurant	04/09/2024
DA2024/1171	Construction of a single storey building and use of premises as a recreational facility (indoor) and associated signage	02/04/2025 (Deferred Commencement)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The proposed development seeks to use designated areas within the approved clubhouse building for the purpose of a registered club. The areas to which the registered club use would relate are as follows:

- Ground Floor - Garden Lounge / Terrace and bar / kitchen for serving
- First Floor - Dining/Function/ Function / Sports Bar / Terrace - Kitchen - Bar for serving

The registered club is ancillary to the Warringah Recreation Centre and therefore, achieves compliance with Schedule 1, Clause 19 of the WLEP2011 and is permissible with consent. Hours of operation and number of patrons would remain consistent with that under **DA2022/2081**.

The areas to which the registered club use would relate are also shown as per **Appendix 3**



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

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 subject 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

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*

Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Section 7.12 Contributions Plan 2022*
- *Warringah Development Control Plan 2011*

4.2 STATE PLANNING CONTEXT

4.2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

4.2.1.1 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 3** below.

TABLE 3. 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 subject site, which is assessed in Section 4 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	The site is not subject to any Draft State Environmental Planning Policies.
Section 4.15(1)(a)(iii) any development control plan, and	The <i>Warringah Development Control Plan 2011</i> (WDCP2011) applies to the subject site. Given no built



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club

433 Pittwater Road, North Manly

	form is proposed, an assessment of WDCP2011 has not been undertaken.
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 Section 7.4 Planning Agreements applies to the subject site and proposed development.
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 4.2.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

4.2.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The proposed development 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 4. 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 Warringah Golf Club Ltd (The Applicant). As Council is the owner of the land, owners’ consent is provided in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made (contained in Appendix 1).
<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 proposed development as it is for use only would not require concurrence.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

<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>	
---	--

4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no Draft Environmental Planning Instruments applicable to the subject site.

4.4 LOCAL PLANNING CONTEXT

4.4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

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

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

4.4.1.1 Zoning and Permissibility

The subject site is located within the RE1 Public Recreation zone under the WLEP2011 as shown in **Figure 5** below.



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Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

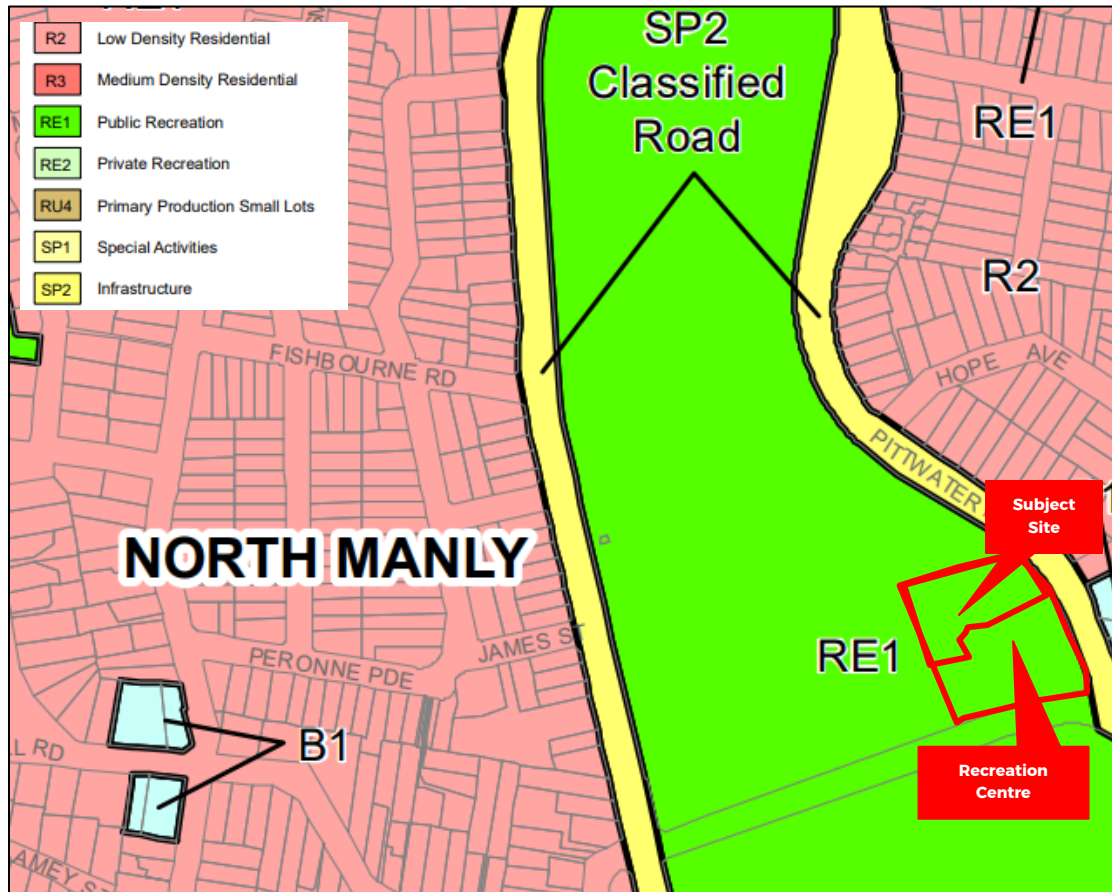


Figure 5. WLEP2011 Zoning Map (Source: NSW Legislation, 2025)

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:



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club

433 Pittwater Road, North Manly

- *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*

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

- *Any development not specified in item 2 or 3.*

4.4.1.2 Land Use

Development for the purpose of a registered club is permissible on the subject site pursuant to Schedule 1, Clause 19 of the WLEP2011:

registered club means a club that holds a club licence under the Liquor Act 2007.

The registered club is ancillary to the Warringah Recreation Centre and therefore, achieves compliance with Schedule 1, Clause 19 of the WLEP2011 and is permissible with consent.

4.4.1.3 Development Standards

TABLE 5 outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

TABLE 5. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Subdivision Lot Size	The site is not subject to a Minimum Lot Size pursuant to WLEP2011. Clause 4.1 of WLEP2011 does not apply.
Clause 4.3 – Height of Buildings	The site is not subject to a Maximum Building Height pursuant to WLEP2011. Clause 4.3 of WLEP2011 does not apply.
Clause 4.4 – Floor Space Ratio	The site is not subject to a Floor Space Ratio pursuant to WLEP2011. Clause 4.4 of WLEP2011 does not apply.
Clause 5.10 – Heritage Conservation	The site is not identified as containing a heritage item or being within a heritage conservation area pursuant to WLEP2011. The site is also not located in proximity to any heritage items or heritage conservation areas. Clause 5.10 of WLEP2011 does not apply.
Schedule 1 – Clause 19	Development for the purposes of registered club is permitted with development consent if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor) on part of Lot 2742, DP 752038, North Manly, identified as “Area 19E” on the Additional Permitted Uses Map, known as Warringah Recreation Centre.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

	The subject DA seeks consent for a registered club at the subject site which is ancillary to the Warringah Recreation Centre.
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4.4.2 NORTHERN BEACHES SECTION 7.12 CONTRIBUTIONS PLAN 2011

The Northern Beaches Section 7.12 Contributions Plan 2011 is applicable to the subject site.

TABLE 11 below summaries the applicable Section 7.12 rates.

TABLE 6. DEVELOPMENT CONTRIBUTIONS	
Development with cost of works:	Percentage of EDC
Up to \$100,000	Nil
\$100,001 to \$200,000	0.5%
More than \$200,000	1%



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

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

This proposed development relates to the use of part of the approved building for a registered club only. No physical works are proposed. The context and setting remains consistent as considered under **DA2022/2081**.

5.2.1 Height and Design

The proposal for use only does not materially change the height or design as approved.

5.3 LANDSCAPING

Landscaping outcomes remain unchanged from the approved **DA2022/2081**.

5.4 TRAFFIC & TRANSPORT

Traffic, parking and loading/unloading will remain as per **DA2022/2081**. Refer to the updated Traffic Impact Assessment provided as **Appendix 6**.

5.5 STORMWATER & EROSION & SEDIMENT CONTROL

No change is proposed to stormwater management per **DA2022/2081**.

5.6 FLOODING

All outcomes in respect of flooding remain the same as **DA2022/2081**.

5.7 CONTAMINATION

All outcomes in respect of contamination remain the same as **DA2022/2081**.

5.8 ACOUSTIC

All acoustic outcomes remain as per **DA2022/2081**.

5.9 WASTE

Waste management practices will remain consistent with **DA2022/2081**.

5.10 EARTHWORKS

No earthworks are required to facilitate the use proposed.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

5.11 SERVICES

No augmentation of services is required to facilitate the use proposed.

5.12 SUITABILITY OF SITE FOR DEVELOPMENT

The site is considered suitable for the development, as assessed under **DA2022/2081**.

5.13 THE PUBLIC INTEREST

The proposal is in the public interest as it will facilitate serving of food and drink, in connection with a recreation facility that benefits members and the general public.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Use of a Portion of the Subject Site as a Registered Club
433 Pittwater Road, North Manly

PART F CONCLUSION

The purpose of this SEE has been to present the proposed registered club use to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act.

The proposed development has been prepared taking into consideration the following key issues:

- The development history of the site, Warringah Golf and Community Club and Warringah Recreation Centre;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

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

- The proposed development is consistent with the RE1 Public Recreation zone objectives and is permissible with consent pursuant to Schedule 1, Clause 19 of the WLEP2011.
- The proposed development has been carefully considered with respect to the site constraints and site surrounds.
- The environmental impacts of the proposed development can be appropriately managed through the adoption of the recommendations of the accompanying technical reports.
- Sufficient access and parking arrangements are provided as part of the proposed development, and both interim and ultimate traffic and access arrangements have been considered as part of this assessment, ensuring that there would be no undue impacts on the surrounding road network.

The proposed development is permissible within the zone 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.

