

KOGARAH BAY PROGRESS ASSOCIATION

15th December 2020

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**RE: Land & Environment Court Proceedings 2020/14918
Georges River Council –v- Beverley Park Golf Club Ltd
Property – 87a Jubilee Avenue, Beverley Park**

Dear Mr Cole,

Our Association strongly objects to the latest amended plan for a 2.1 metre high black chain and barb wire fence enclosing the Beverley Park Golf Course.

How can anyone truly believe that a 2.1 metre high chain mesh and barb wire fence surrounding 29 hectares of green open space enhance the environment? This amended plan, where the fence wraps around particular trees so as to preserve them is a total insult to the community of Beverley Park.

Your letter to residents dated 7th Dec 2020 states that this amended plan addresses 'Council's concerns'. This Statement is totally incorrect and inaccurate, as the amended plan does not address Council's concerns. Quite the opposite. At last night's Council meeting of 14th Dec 2020, Council unanimously passed the following resolution ENV049-20 regarding the Beverley Park Golf Course Plan of Management dated 2006.

'That Council note that there is no provision in the FY21 budget to update the Beverley Park Plan of Management 2006. It also notes that the adopted Beverley Park Plan of Management 2006 provides direction on any future development at the Beverley Park Golf Course. On this basis, Council will take all actions to strongly oppose any development that contravenes the Beverley Park Plan of Management 2006 and the Beverley Park Masterplan 2009 until such time as the Beverley Park Plan of Management 2006 is updated and adopted by Council.'

This resolution along with Council's unanimous resolution in Nov 2018 refusing the leasing of 6,137sqm of road reserve that makes up part of the golf course is a very clear indication that all Councillors are totally opposed to an ugly and obscene 2.1 metre high chain and barb wire fence, 2.4klms long enclosing the whole Beverley Park Golf Course.



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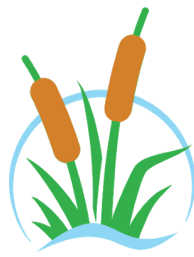
This amended plan should not be accepted by Council's experts at the adjourned Conciliation Conference, which our Association assumes will be before the Court recesses on 21st December, 2020 for the Christmas holiday period. We believe this matter MUST be dealt with at a full hearing of the Land & Environment Court. To do otherwise is a total betrayal of the entire community around the Golf Course and is against the wishes of all Councillors ie: 'The Council'.

The reasons our experts should reject this latest amended are:

1. The Applicant has totally failed to reasonably consider the Social impacts of the proposed development in terms of its local character and amenity as highlighted by the Local Planning Panel's refusal in July, 2019. This amended plan may have saved the trees on the golf course but it is still an obscene structure seen from 8 public streets that surround the Golf Course and will definitely have an adverse impact on the local character and amenity of the area.
2. The Applicant has still not satisfied all of the objectives of the RE1 Public Recreational zone within the Kogarah LEP'2012. The fence design, location, height, size and length (2.4Klms) are still considered visually intrusive. The proposed amended 2.1metre black chain and barb wire fence still obscures vistas across the golf course from surrounding areas and will result in the loss of public amenity and does not serve to protect and enhance the natural environment.
3. The Applicant, from the beginning of the DA process has cited only security reasons for wishing to erect this fence. The Applicant has not fully explored other security measures, such as CCTV, solar powered sensor lighting in particular areas such as around putting greens or even appointing course marshals.
4. As stated previously, the Applicant's Security Expert who wrote the Security Risk Assessment Report was appointed to the Board of the Beverley Park Golf Course very soon after his reports were submitted and therefore we believe they are biased in his assessment and should not be considered in this instance.
5. The proposed development is not considered to be in the public interest for the reasons that it appears to be a disproportionate response to the safety and security concerns asserted by the Applicant.

If the Local Planning Panel, the members of whom are experts in their field, adjudicates that a fence surrounding the course is an unacceptable development, it baffles the community why Council's expert witnesses are lacking the same sense of judgement where these amended plans still do not satisfy many of the reasons for refusal given by the Local Planning Panel.

Council's expert witnesses should now listen to the community and the Council itself before they make their decision on this amended plan.



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This amended plan should be rejected at the next Conciliation Conference and the Application be determined by a full hearing of the Land & Environment Court.

Kind Regards,

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