



KOGARAH BAY PROGRESS ASSOCIATION

16 May 2019

The General Manager
Georges River Council
McMahon Street
HURSTVILLE NSW 2220

mail@georgesriver.nsw.gov.au

RE: DA2017/0472 – MAINTENANCE SHED AT BEVERLEY PARK GOLF COURSE

Dear Sir or Madam:

I am writing this submission on behalf of the residents of Beverley Park who object to the proposed maintenance shed on the Beverley Park Golf Course.

Our Association is very concerned that this development application has been able to linger in the Council offices for some 19 months and still no decision has been made.

In relation to the amended plans drawn by Dickson Designs P/L with supporting documentation by Michael Buckley Town Planner, I can say the amended plan does not offer any relief from the original plan submitted in October 2017 with respect to the adverse impact the building has on the properties at 39 to 49 Burgess St, No 3 and 8 Weeney St or number 80 Battye Ave who either directly adjoin the building or look over it.

I would firstly like to point out that this application is not in accordance with the 2006 Plan of Management for Beverley Park Golf Course, which is still valid today.

One of the core strategies outlined in the Plan of Management 2006 is for the Lessee to prepare architectural design guidelines based on the criteria of the National Trust Heritage Conservation for Beverley Park. These guidelines have not been prepared, which is totally against the Plan of Management.

This core strategy was included in the Plan of Management as it refers to the National Trust Register Listing Report for the Kogarah Urban Conservation Area Precinct 5 – Beverley Park which was listed on the National Trust Register on the 25th November 1998 and I would point out that it is still on the register today.

Even though the National Trust of Australia listings have no statutory authority the fact is the Trust listed Beverley Park in its register, as it believed the area should be protected and conserved for future generations. It is for this reason that it was included as a core strategy in the Plan of Management.

Secondly, I would also point out that the application is not in accordance with the Beverley Park Golf Club's lease with Council, which states in part



KOGARAH BAY PROGRESS ASSOCIATION

'notwithstanding any other provision of the lease, the lessee must not undertake on the premises any significant work that is not shown on the Master Plan'.

The Master Plan does not indicate any major works for a new, larger workshop on the golf course.

On the above matters alone our Association believes that this amended Development Application should be refused on the grounds that it does not comply with the Plan of Management 2006 for the golf course and it is contrary to the current lease.

Our Association would also like to add further reasons why this amended application should be refused.

The new Statement of Environmental Effects is misleading by stating the building is a proposed Amenities Building. This is far from correct. The staff amenities are approximately 1/5 of the area of this building. The majority of the building is a workshop and maintenance building for all of the heavy machinery that is used to maintain the golf course.

The Statement of Environmental Effects in the Site Analysis states the proposed building is generally located in the same position as the current building. It fails to say that the footprint is over 5 times the footprint of the existing building.

The Site Analysis goes on to say that the current proposal is consistent with the scale and bulk of adjoining residential built form in the locality. This is total nonsense. This industrial building is 44 metres long and extends over the width of 4 building allotments of Burgess St.

The Statement of Environmental Effects further states in paragraph 4.1.2 that the proposed building satisfies the objectives of the zone as the proposed building is compatible with adjoining residential properties regarding bulk and scale, while protecting the natural environment through building height and boundary setbacks.

This building is not compatible with adjoining residential properties regarding scale and bulk and does not satisfy the objectives of the zone.

Clause 4.13 and 4.14 of the Statement of Environmental Effects continue to say that the building envelope will not give rise to any significant impacts to adjoining or surrounding residential properties with regards to loss of views and will achieve a desired built form, consistent building bulk and scale to that of adjoining and surrounding residential buildings.

Again, this is total nonsense to say a 44 metre by 14 metre maintenance factory is consistent in scale and bulk with surrounding dwellings. To further add insult to the neighbours the Statement of Environmental Effects states that there is no significant impact to adjoining or surrounding properties with regards to loss of views.

A brick wall 44 metres long by 4.8m high close to the rear boundary of properties in Burgess St and Weeney Street will have a dramatic adverse impact on loss of views. The properties currently have a panoramic vista overlooking the golf course. The building will totally obliterate this vista.



KOGARAH BAY PROGRESS ASSOCIATION

The proposed building will totally destroy the character and amenity of the locality. To say otherwise is incorrect and false.

The Association would like to present another proposition to the Council, which would be acceptable to the neighbours and I believe Council, who are the owners of the property, once a new lease has been finalised and a new Plan of Management completed.

Firstly, retain the current building, but refurbish it for the Course Superintendants office, amenities ie; showers and WC's and a suitable staff room. The remainder of the building could be used to accommodate small electronic buggies.

Secondly, demolish the old greenkeepers shed and old water tanks in the centre of the course, which will give an area in excess of 300 sq metres of land, to construct a large (or 2 large) lightweight sheds to house all the machinery used by the staff to maintain the golf course.

This scenario would also overcome the noise problems neighbours are continuously subjected to with early morning starts of the machinery, especially in daylight savings time, and often before the hours outlined in the lease agreement.

Our Association hopes common sense prevails and this application is either withdrawn or refused.

Kind Regards



Jeff Powys – Hon Secretary

Kogarah Bay Progress Association Inc