



# KOGARAH BAY PROGRESS ASSOCIATION

31<sup>st</sup> July 2019

The General Manager  
Georges River Council  
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## Re: Georges River LSPS 2040

### Draft Local Strategic Planning Statement April 2019

I refer to Council's Draft Local Strategic Planning Statement, 2040 which is currently on exhibition.

Our Association believes generally the Draft is heading in the right direction however, we also believe there are grave matters of misjudgement in the Planning Statement which requires comment, on the topics summarised below:-

1. Identifying the Regional Sporting Hub
2. Medium Density Housing Stocks
3. Big House Conversions
4. Aquatic Facilities
5. Golf Courses

#### 1 - Identifying the Regional Sporting Hub

Firstly, one of the Georges River Council's key actions in delivering the 2040 vision is to consolidate Netstrata Jubilee Stadium as a Regional Sporting and Entertainment Hub, 'a Premier Sporting Precinct with a range of recreational and entertainment options'.

We totally agree with the Statement that Jubilee Stadium is a Premier Sporting Oval but it is not a Regional Sporting Hub as indicated in the Draft LSPS.

To even consider Jubilee Stadium with one sports field as a Regional Sporting Hub is totally incomprehensible. On the other hand for Council to describe the Carss Park area as only a Sporting & Entertainment Precinct is totally wrong.

The Carss Park area has 4 all weather tennis courts and associated facilities, one enclosed cricket oval with a turf wicket and associated \$2m club house under construction, 10 soccer fields with associated \$1.75m club house in construction, a Council Child Care Centre, a community garden, the Carss Park Memorial Pool, the historic Carss Cottage, the historic Carss Park Surf Life Saving Community Hall, a tidal pool enclosure, a café, children's playground area, hectares of bushland and walking trails, recreational and BBQ facilities, an extensive bike track, many parking areas and 2 rugby fields.



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How Council can state that one Sports field is a 'Regional Sporting Hub' and call the whole of the Carss Bush Park area as just a 'Sporting & Entertainment Precinct', is laughable.

By all means promote Jubilee Stadium as a great sporting venue with a wonderful grandstand and associated corporate function rooms but it is not a 'Regional Sporting and Entertainment Hub'.

Does Council not realise that Kogarah Park, with which the Oval is in fact part of Kogarah Park, is protected as an Environmental Heritage Item. Does Council not realise that its own LEP'2012 identified Kogarah Park as items 126 and 127 as having local environmental heritage significance.

We ask, is Council going to ignore the heritage significance of Kogarah Park like it ignored the heritage significance of Beverley Park, which has been identified by the National Trust as having local heritage significance?

Establishing a Regional Sporting Hub at Jubilee Stadium would likely result in the loss of Kogarah Park, one of only 3 passive open space parks located on the western side of Princes Hwy up to Railway Parade. The LSPS states that community feedback has already told them there should be no loss or reduction to current open space. In fact with population increases, there should be more parkland and open space.

**We urge Council to identify Carss Bush Park as the 'Regional Sporting, Entertainment & Cultural Hub' for this district in the Local Strategic Planning Statement 2040.**

## 2 - Medium Density Housing Stocks

Secondly, the Statement talks about increasing our medium density housing stock by an additional 2000 dwellings to meet the NSW Governments targets of 14,000 dwellings by 2036.

Our suburbs, specifically in the old Kogarah Municipality, have already taken more than its share of increased densities over recent years.

The New City Plan of 2015 saw massive increases in zonings, which permitted high-rise residential buildings in the area.

We agree that there should be better transitions between different zone types and open space, and any zoning changes should have accompanying DCPs implemented at the same time as zone changes, unlike what has happened to the Wyuna St/John St precinct of Beverley Park & Kogarah Bay and Edward St, Carlton.

**Until our critical infrastructure of roads, better rail service, open space, water, sewer, libraries etc. catches up with these additional densities there should be no further increases in the old Kogarah Municipality.**

## 3 – Big House Conversions

Our third concern relates to the suggestion of preparing a specific DCP to allow large family dwellings to be converted into multiple units.



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Council must look closely at the Building Code of Australia requirements and in particular, with regard to two storey buildings.

Any external wall closer than 3 metres to a side boundary must have windows that are permanently closed and they must have fire sprinklers installed. This leads to more problems where natural ventilation will not be possible and these buildings would have to revert to mechanical ventilation, which in turn leads to further problems with emissions and climate change ramifications.

Also the floor between the ground and 1st floor must be fire rated, separating the ground floor and 1st floor levels.

These are just 2 issues concerning our members with this type of development without even considering the parking implications, etc. Most Class 1a dwellings are closer than 3.0metres to the side boundary, which will create natural light and ventilation problems for any conversions.

## **4 – Aquatic Facilities**

The LSPS states that the supply of sports fields and aquatic facilities has not kept pace with population increases. The LGA has had 2 x 50m and 1 x 25m pools up until Jul 2019. With the closure of Carss Park Pool, there is now only 1 x 50m and 1 x 25m pool. With the population only set to increase further, it is imperative that there is not a reduction in the aquatic capacity within the LGA and a new 50m pool complemented by a 25m indoor pool and gym be constructed in the immediate future on the site of the current Kogarah War Memorial Pool.

## **5 – Golf Courses**

Public golf courses should transition to public shared open spaces as per the strategies outlined in the Greater Sydney Commission South District Plan. This could be achieved by implementing a Memorandum of Understanding that outlines appropriate usage guidelines for public access outside of golfing hours. This MoU should be attached to any future lease agreements.

The Kogarah Bay Progress Association hopes that Council takes into consideration our comments in the final Planning Statement.

We look forward to a reply to this letter before the implementation of the final Planning Statement.

Kind Regards



Jeff Powys – Secretary

Kogarah Bay Progress Association Inc

Cc: Georges River Councillors