

KOGARAH BAY PROGRESS ASSOCIATION

24th June 2020

The General Manager
Georges River Council
McMahon Street
HURSTVILLE NSW 2220

mail@georgesriver.nsw.gov.au

Re: DA.2020/0166 – OLD SANS SOUCI BATHERS' PAVILION SITE 4 WATER STREET, SANS SOUCI

Dear Madam,

I refer to the above development application (DA) by Georges River Council (GRC) for the demolition of the Sans Souci Bathers' Pavilion and the subdivision of the site to create a new Lot 1.

In reference to this application, I speak on behalf of all our members and a great number of residents within the community, who have reservations about this application.

STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

The SEE prepared by Conybeare Morrison International P/L is incorrect in a number of areas and is lacking so much detail so as to keep the general public in the dark.

Firstly, in comparison to the Survey Plan, the front page of the SEE, which depicts, by a red line, the outline of the new Lot 1 and Figure 01 on Page 3, which also shows the new Lot are both incorrect. The front page shows a rectangular site whereas in fact the new Lot 1 at the eastern end has a triangular shape at the end of the rectangle and likewise, Figure 01 has the triangular shape flipped in the wrong direction.

Further, the site and context analysis states that surrounding the site are a mixture of buildings classified as R3, R2 and E4 according to the Kogarah LEP'2012 .

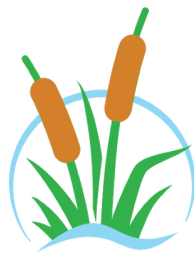
I would point out that there is NO E4 – Environmental Living in the Kogarah LEP'2012.

In respect to the lack of detail within the Statement, the Author of this SEE should have explained in detail that this site is part of the Crown Land Reserve where Council I assume has the care, control and management of the Reserve.

Where is the transparency with this DA?

The SEE should have explained that the subdivision is to formalise the Lot within the Crown Land Reserve and maybe allows Council to purchase it, however Council is silent in its thinking and the community can only believe the worst.

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DEMOLITION

The SEE gives a brief outline for justification for demolition by quoting the 2018 Cardno Report, which recommended demolition. Cardno Engineers are listed as Remedial Engineers, however there is no reference to any costing for remedial work in their report. This should have been detailed so as to give Councillors a full picture of the Condition of the Pavilion.

Was their brief only to come up with justification for demolition NOT remediation?

I would point out to Council that the Sans Souci Bathers' Pavilion is listed as item 1155 within Kogarah LEP'2012 however it appears that this Council does not consider our Environmental Heritage worth keeping.

Overall there may be justification for demolition but how can Councillors or the Local Planning Panel (LPP) make an informed decision when the cost for remedial work is not given.

SURVEY PLAN

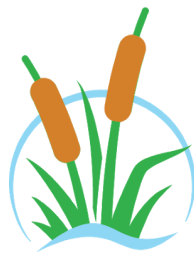
Why didn't the Survey Plan, which formed part of the DA documentation, depict the Moreton Bay Fig tree, which is partly within the subject site of the proposed new Lot 1?

Council is remiss in not showing the tree and its canopy spread in the Survey Plan.

SUBDIVISION

While our members are concerned with the lack of transparency with this DA, we do hold grave fears for the future use of the site, the impact of future development on the Moreton Bay Fig tree that is partly within the site, public ownership of the site and the effect of future development on the amenity of the neighbourhood. While we accept that Council will undoubtedly recommend approval for the subdivision, we would strongly suggest that any Consent for the subdivision of the site to create Lot 1 should include the following conditions:

1. Lot 1 shall remain in public ownership.
2. Any future building or buildings on Lot 1 shall not extend outside the footprint of the existing Bathers' Pavilion and in particular, NO building shall extend past the eastern wall of the existing Bathers' Pavilion so as to ensure there is no building encroachment within the tree canopy of the existing Moreton Bay Fig tree.
3. Public 'all weather' access shall be maintained along the foreshore of Lot 1.
4. Any future building or buildings on Lot 1 shall be no higher above street level than the existing Water Police building on the adjoining site.
5. To preserve the vista across Georges River from the footpaths in Water Street, any future building or buildings at street level on Lot 1 shall not occupy more than 50% of the length of the old pavilion building.
6. Any future use of the site shall Not include commercial development but be restricted to; a café, restaurant and public open space.



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7. The proposed Lot 1 shall remain community land.

If Council were to recommend approval to the LLP for the demolition and subdivision, I would hope the above 7 points would be included as Conditions of Consent.

Thank you for giving our Association an opportunity to comment on this development application.

Kind Regards

Jeff Powys – President

Kogarah Bay Progress Association Inc