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9 March 2020

General Manager  
Georges River Council  
Corner MacMahon & Dora Streets  
**HURSTVILLE NSW 2220**

**Att:** Mr Chris Young – Team Leader, Development Assessment

Dear Chris,

**Re: DA2017/0472 – Proposed Maintenance and Staff Amenities Building – No. 87Aa Jubilee Avenue, Beverley Park (Beverley Park Golf Club).**

I refer to the abovementioned development application and to the resolution of the Georges River Local Planning Panel at its meeting of 20 February 2020 to defer determination of the application to allow the applicant a period of 28 days to submit additional information / amended plans to address the Panel's concerns.

The purpose of this correspondence is to provide a response to each of the matters set out in the Local Planning Panel Minutes and to introduce the additional information / amended plans that have been prepared to address the Panel's concerns.

Amended Plans

1. *The sand and soil bins are to abut the western side of the building adjacent to the room marked as workshop and machinery store. All existing landscaping to the south and west of the relocated sand and soil bins are to be retained.*

**Response:** As indicated on the Site Layout Plan (Drawing No. DA05 C), the sand and soil bins have been relocated to abut the western side of the building adjacent to the workshop and machinery store. However, in order to maintain access to the cart storage area, fuel storage room and fueling bay, it is not possible to retain the row of poplar trees adjacent to the south-western corner of the building. It should be noted that one of these trees is already dead and Georges River Council's Tree Management Officer has previously advised BPGC that these poplar trees do not play a significant role in the landscape character of the locality and could be removed.

It should also be noted that in order to accurately reflect the details on the Survey Plan prepared by Stuart De Nett Land Surveyors, dated 24/07/2018 and submitted with the application, the previous drawings indicated a row of six (6) trees across the Weeney Street frontage of the site, five (5) of which were to be removed. However, it should be noted that these five (5) poplar trees were removed by Council in December 2018. Therefore, they have been removed from the drawings.

2. *The four (4) eastern-most parking spaces and associated manoeuvring space are to be converted to form part of an expanded landscape area.*

**Response:** The car parking area has been redesigned and a significantly larger landscaped area is now provided on the eastern side of the site.

3. *The parking spaces deleted by point 2 are to be incorporated into a redesigned car park, characterised by two (2) rows of parking spaces and associated manoeuvring space. These spaces are to be located as far away from the neighbouring residential properties as is possible to the north of the building. Swept paths and turning circles are to be shown on all plans to demonstrate that hardstand areas have been minimised.*

**Response:** As noted above, car parking area has been redesigned to provide a parking area configured in two (2) rows of parking spaces. Swept paths have been indicated to demonstrate that vehicles can manoeuvre adequately and hardstand areas have been minimised. At its closest point, the parking area is now 19.286m from the nearest residential properties.

4. *Fencing shall be provided perpendicular to both the northern and southern faces of the proposed building, so as to restrict vehicular access to the area located between the proposed building and the residential properties to the east. Pedestrian emergency exits are acceptable.*

**Response:** As indicated on the Site Layout Plan (Drawing No. DA05 C) 1.8m high 'spear top' black powdercoated aluminium fences are to be erected perpendicular to the building at both the northern and southern ends of the building. The fences terminate at the paved pedestrian pathway adjacent to the eastern side of the building to allow for fire egress. The fences also terminate at the point where the turf meets the landscaped area that is to be planted out with *Acmena smithii*, to form a hedge understorey to the existing *Eucalyptus albens* across the eastern boundary of the site.

5. *All roller doors on the eastern side of the building are to be deleted and/or converted to highlight windows.*

**Response:** As shown on Drawing No. DA08 C, the roller doors across the eastern side of the building have been replaced with highlight windows. However, in order to satisfy the fire egress requirements of the NCC 2019 there are also three (3) hinged egress doors.

#### Plan of Management

*In addition, the Plan of Management is to be amended to:*

- (a) Detail complaint handling and methods of communicating effectively with nearby residents, and*
- (b) Maintain a complaints action register which is to be submitted annually to Council, and*
- (c) Provide specific detail on operational measures to reduce noise associated with early starts.*

**Response:** The Operational Plan of Management for the Maintenance & Staff Amenities Building has been amended as follows:

- (a) A new - Part 9 – Complaints Management - has been added and sets out the management measures to be implemented in order to ensure that any complaints are appropriately recorded and acted upon. In addition, a further objective (d) has been added to the introductory paragraphs of the Operational Plan of Management – *to detail a methodology for complaints handling, including the keeping of a Complaints Register.*
- (b) A Complaints Register (pro-forma) detailing the information to be recorded in the event of a complaint has been provided as **Attachment B**. Part 9 also sets out the need for the Complaints Register to be submitted to Georges River Council on an annual basis. Details of any complaints are also to be tabled at the next available Board Meeting of Beverley Park Golf Club and recorded in the Minutes. The Board Meeting Minutes, together with the Complaints Register will be

submitted to Council on an annual basis.

- (c) Part 3 – Noise Management Measures – of the Operational Plan of Management already contained a series of noise management measures aimed at minimizing noise impacts on adjoining residential properties and a copy of the Beverley Park Golf Club – Early Morning Start Policy was included as **Attachment A** of the Plan. However, Part 3 has now been amended to specify that early morning operations both at and originating from the Maintenance & Staff Amenities Building are to be carried out in accordance with the Beverley Park Golf Club – Early Morning Start Policy. In addition, Part 3 now also specifies that all operations at or in the vicinity of the Maintenance & Staff Amenities Building are to be carried out in accordance with the noise control recommendations set out in Chapter 5.0 of the Environmental Noise Impact Assessment report prepared by Day Design Pty Ltd and dated 16 October 2019.

Please note that to assist with identifying where changes have been made to the Operational Plan of Management, a copy with the changes in red text has been provided in addition to a 'clean' version.

Having regard to the above, it is considered that all information required to address the matters set out in the Minutes of the Local Planning Panel Meeting of 20 February 2020 is provided in this additional information package. However, please do not hesitate to contact either the applicant or the undersigned should you require any further information or clarification.

Yours faithfully,

**Andrew Robinson Planning Services Pty Ltd**

A handwritten signature in black ink, appearing to read 'A Robinson', with a large, stylized initial 'A'.

Andrew Robinson MPIA  
Director