

Submission Opposing the Kogarah Golf Club Redevelopment – Concept Proposal and Stage 1 Works (SSD-84467726)

To: NSW Department of Planning, Housing and Infrastructure

As a local Bayside resident, I wish to object to the proposed Kogarah Golf Club Redevelopment (SSD-84467726).

This proposal is inappropriate for this location and would result in significant and irreversible impacts on the local environment, community amenity and surrounding residential neighbourhoods.

1. Inappropriate Land Use

The proposal seeks approval for a large-scale industrial and logistics precinct containing five buildings up to approximately 70 metres high, with the concept proposal also allowing alternative future uses including data centres, commercial offices and hotels. (planningportal.nsw.gov.au)

This represents a significant change in land use alongside the local residential community, and the Cooks River corridor.

2. Data Centres are an Inappropriate Use

The proposal allows for future development that could include multiple data centres. I strongly object to this proposal as data centres are well known for:

- having an extremely high electricity consumption
- requiring significant cooling requirements
- operating continuously with continuous noise being generated from cooling equipment
- offering very little ongoing jobs
- the visual impact to local residents and international visitors - this proposal is planned adjacent to one of Sydney's international airports.

There is growing concern about the impact of data centres on water resources and greenhouse gas emissions. The proposed location adjacent to the Cooks River should not become another industrial data centre hub simply because it is a ease of access to transport infrastructure.

3. Environmental Impacts

The former golf course is an important green space in our local area. Although sections of the proposed site are allocated as public space, approximately half the site will potentially become the site of large warehouse buildings. This change will result in:

- loss of green space
- potential for increased stormwater runoff
- additional pressure on the Cooks River
- removal of mature vegetation
- increased urban heat island effects
- reduced habitat

4. Climate Change Considerations

NSW planning policy increasingly requires developments to demonstrate resilience to climate change and contribute to emissions reduction however large logistics facilities and data centres such as those proposed, are some of the most energy-intensive types of development.

Approving infrastructure that substantially increases electricity demand appears inconsistent with broader State and national climate objectives.

The proposal should include significantly stronger commitments regarding:

- renewable energy
- embodied carbon
- operational emissions
- water efficiency
- biodiversity enhancement.

5. Traffic and Transport Impacts

The proposal would generate substantial increases in heavy vehicle movements.

Although road upgrades are proposed, these works cannot eliminate:

- increased truck traffic
- congestion
- noise
- air pollution
- pedestrian safety concerns.

The surrounding road network already experiences significant congestion due to airport traffic, freight movements and commuter traffic.

Residents should not be expected to bear further deterioration in local amenity.

6. Visual Impact

Buildings up to approximately 70 metres in height are excessive for this location. (planningportal.nsw.gov.au)

The proposal would permanently alter the skyline and dominate surrounding residential areas and public open space. The visual bulk of large industrial buildings is inconsistent with the character of the Cooks River corridor.

7. Cumulative Industrialisation of the Area

The precinct is already significantly impacted by:

- Sydney Airport
- Port Botany freight activities
- major arterial roads
- the M5 and M8 motorways
- the future M6
- existing industrial land uses.

Adding another major industrial precinct further concentrates environmental impacts on one community. Planning should distribute industrial growth more equitably rather than continually expanding industrial uses around the Bayside area.

8. Vision for Alternative Usage

The former golf course occupies a strategically significant location adjacent to Sydney Airport, with excellent access via the M5 Motorway and public transport. Rather than being redeveloped for industrial use, the site presents a unique opportunity for a landmark public destination that would benefit both local communities and visitors from across Australia and overseas.

One alternative would be the establishment of a **National First Nations Museum**. Such a facility could celebrate the rich history, cultures and continuing contributions of Australia's Aboriginal and Torres Strait Islander peoples while becoming a major educational and tourism attraction.

This vision would align strongly with the Australian Government's **THRIVE 2030** strategy, which identifies cultural tourism as a key driver of sustainable visitor growth, as well as the NSW Government's commitment to reconciliation and the objectives of its

Reconciliation Action Plan (RAP). It would deliver enduring cultural, social and economic benefits while preserving the site's value as a significant community asset, rather than committing it to large-scale industrial development.

Conclusion

In conclusion I request that the Department refuse this proposal in its current form and at a minimum, the proposal should be amended to:

- remove data centres as a permissible future use
- substantially reduce building heights and scale
- increase publicly accessible open space
- undertake a more comprehensive environmental impact assessment
- demonstrate genuine net environmental benefit
- review alternate usage such as the example outlined above

This site should not become another large-scale industrial and logistics precinct with the potential for future data centres. The long-term interests of the community, local environment and future generations should be given greater weight than short-term commercial development outcomes.

Thank you for considering my submission.

Name Withheld

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