

## Chapter 20 - Land use and Property

The Northern Beaches Sportsground Strategy is not a 15 year plan . It has already been challenged and changed eg Warringah golf club.

The Strategy Golf Courses Discussion Paper (Northern Beaches Council, 2017c) in the current climate (COVID) has shown it is not valid as there is now a shortage of golf facilities.

The land covered by the Thirty four residential properties on Dudley Street at Balgowlah should be used to hold the tunnel facilities and ventilation shafts.  
The area over the tunnel exit should also be incorporated into this function

Users of the golf course can not use nearby alternative courses including Wakehurst Golf Course, Manly Golf Course and Warringah Golf Course, as they are at capacity. Hence equivalent recreation facilities. Are not available

The access road should be deleted from the proposal and the existing roads at Condamine Street and Kentwell road utilised

The land, should be progressively become available through the construction period, which would facilitate re-developing the golf course This would allow it to be handed over progressively for use by the Club that has operated there for 95 years, consistent with the existing recreational land use and zoning.

The current under supply of sporting grounds available for public use in the local area is in the north of the Council area . Hence the proposed reuse is not supported

Why is the Transport for NSW involved in a strategy for reuse when the Department responsible for Crown Lands is another Department.

The Council does not have a current sporting strategy , so how do they define what is future use.

If 90 per cent of the current open space, is to be returned then a replacement golf course should be rebuilt

The indicative layout of the new and improved open space and recreation facilities does not even recognize the \$1 million dollar investment in new facilities at the oval

The topography of the land has not been considered when the authors made the statement "All land use zones within 300 metres of the ventilation outlet, where habitable residential structures would be permissible, currently have height restrictions of less than 20 metres. Where height restrictions do not exist, particularly in RE1 Public Recreation and SP2 Infrastructure (road infrastructure) zones, development of elevated habitable structures would either be prohibited or inconsistent with the aims of the zone. Etc"

The changes at Balgowlah Golf Course due to the project would preclude the continued operation of the golf course.

This might mean a temporary cease in operation but the golf course could be reinstated as, equivalent to around 90 per cent of the current open space, to returned to the .