Annexure "A"
Community Consultation

LOCAL RESIDENTS INFORMATION NIGHT
TUESDAY 23 APRIL 2013 - 7:00 PM

PRESENT: President S Hoad, R Rimes (RR) B Dunbar (BD)
IN ATTENDANCE: N Hardy (General Manager) S Taylor (ST) (De Angelis Taylor) and 28 local residents as per attached list

President S Hoad welcomed all residents and explained that he is a local resident as well, having lived in the area adjacent to the golf club for many years. He then introduced Mr Rod Rimes, Vice President of the club and Chairman of the Planning Committee.

R Rimes read the attached report and introduced Mr Taylor.

S Taylor explained that he was speaking to the local residents first, even before speaking to the club members. He explained that the club is not a developer but proposes to rezone the practice fairway then go to members for approval to sell the re-zoned land to a developer with significant restrictions. The plans he will show tonight are for a likely development, not final plans. Parking will be underground for residents and above ground for visitors.

The club realises this is not an absolutely ideal situation for some residents, but we are doing the best we can to minimise impact.

We are putting controls in place for a responsible development. Mr Taylor then displayed plans and concept drawings for a proposed development on a projector screen. He then called for questions from local residents.

(Q) What kind of guarantees will there be and what impact will the development have on traffic flow?
(ST) We have to complete a detailed traffic report for council. After that, if the Board decides to proceed, we will adopt any traffic report.
(Q) Will there be a caveat on height restrictions to control heights?
(ST) We will take that on board however, it is up to Council to ensure that controls will be maintained.
(Q) Please do the traffic report at all times of day as traffic is congested and the area is over developed now.
(ST) We will take that on board.
(Q) How many car spaces will there be?
(ST) We estimate between 170 to 200.
(Q) [33 Hedges Ave- Tess Thomas] It currently takes me half an hour to get out of my driveway. There is too much traffic now. I am right against the development.
(Q) You have only taken photos from the streets. Do you have any photos from back yards? What does minor impact mean? Are you able to take photos from our back door? Our outlook will be lost from the houses in Hedges Avenue at the back of the practise fairway.
(ST) Yes, if you provide your details, we will come and take photos.
(Q) (39 Hedges Rd Rod Verduci) I approached the school to purchase the land for the tennis court and was advised that there is no way it will be sold and the school advised it would not be for sale and if anything were to happen it would be a tender.
(ST) We hope to organize for this land to be purchased by the developer. We will be selling re-zoned land and we believe this is achievable.

(Q) [Tess Thomas-33 Hedges Avenue] Why can't you go over to the other side of Centenary Drive and develop there? It will ruin Strathfield and I will fight you to the end.

(ST) It is not possible to do what you ask and this would involve substantial redevelopment. We believe this is by far the best land for development.

(Q) [Rod Verduci-39 Hedges Avenue] I bought my house from the club because you could not do a deal with Council for access to Hedges Ave.

(RR) We have done our best and would not be doing this if there was another way out. Please accept our bona fides. This appears to be the best option. We have come to you, our neighbours, to see what you think. If the golf club was to go under, there would be the possibility of a high residential development by another party for example the bank. We are not an agent of the Council but more housing is required in Sydney. We are presenting to you our problems and advise the traffic reports still need to be done.

(Q) [Tess Thomas -33 Hedges Avenue] The Catholic University have clogged the roads. They did not go to their neighbours. Your development will compound the traffic flow into a nightmare. The traffic currently is dreadful and you will be adding to the problems.

(RR There will be a proper traffic study completed and an opportunity for you to revisit this matter.

(Q) With eight storey units, you will have a lot of cars. Where will the overflow of cars park? In Hedges Avenue?

(ST) My best guess is between 180 and 220, not 350. It is more likely to be resort style units with no cramming. I understand the impact upon you, but we will only be building 2 storey buildings adjacent to Hedges Avenue.

(Q) Have you looked at how our houses will be devalued? We have been there for fifty years, we will lose quite a bit of money?

(Q) [Tess Thomas-33 Hedges Avenue] I tried to purchase a small strip of land at the back of my place years ago but I could not purchase because there is a land easement there which belongs to the Waterboard.

(ST I am not aware of an easement. I will need to investigate.

(Q) If you can't buy the land in Hedges Avenue, what happens to the development?

(ST) We realize there is a commercial risk. We will exclude access to the development from golf club members. It will be a controlled area with an access controlled gate.

(Q) This is the wrong place for a development. Do it somewhere else.

(RR) Where else?

(Response) On the other side.

(RR] I suppose we could look at that.

(Q) (T Kilborne -25 Hedges Ave) How will you stop people from accessing the course from Hedges Avenue like they used to before the gates were put up and also from the development?

(ST It will be a controlled area and there will be fences between the development and the golf course. There will be no access to the course from the units.

(Q) Where will the practice area be?

(ST) There are other areas of the course which can be utilized for practice areas and we may need advice from a course designer on this issue. A redesign of the course would cost several million dollars and the council own much of the land on the eastern side of the course which is Freshwater Park.

(BD] There is no area on the other side of the course suitable for a development and it is not the best option for the viability of the club.

(Q) Could the development and the club house be swapped around?

(ST) No, we have done our best to minimize the impact to four houses.

(Q) [Rod Verduci-39 Hedges Avenue] People from the higher units will be able to look into our back yards. Is it possible for you to come and take photos from our back door to show us the impact?

[RR] If you let our General Manager know your address, we will come and do that. We are taking notes of all your objections and will look at all of them.

(Q) I have a swimming pool. Will it be overlooked by the units?

(ST] We will incorporate into our documents plans to minimize impact.

(Q) Previous developments in the Strathfield area have not proceeded in the manner that the public have been advised.

[RR] Restricted covenants are an issue we have to look at. We will certainly have to deal with that.

(Q) If you only get several million dollars, you may well run out of that money again quickly. Can't you just build houses on the development? There will be less traffic.

[RR] That was the first thing we looked at; however, a developer can buy the property and then do what they wanted. Subdividing the land would not hold.

(Q) Multi storey units work well around an infrastructure of trains and shops etc.

(ST) Our proposed development will be of high quality with correct planning controls and outstanding views.

(Q) Can you confirm that the height restrictions cannot be changed?

[RR] If we have restrictive covenants, another Board can change these covenants and is not foolproof. Planning issues can be changed at any time.

(Q) [Tess Thomas-33 Hedges Ave] I will fight you. The traffic is atrocious and our houses will be devalued. It is just not fair, but if we lose, we lose. You will bring more cars and more traffic.

(Q) The traffic is not just caused by local residents, it is now a rat run.

[RR] Can you tell us what should be done about traffic whether this development goes ahead or not? Perhaps we can help with the traffic issues, tell us what you want. If we can reduce our debt, we will shore up our finances and survive. We have the biggest meeting function room in Strathfield which is of great benefit to the community.

The General Manager then outlined the world wide problems the golf industry is facing and explained that change and forward thinking is necessary for clubs to survive.

Meeting was closed at 9:00 pm and the President invited any residents to stay for refreshments and further "one on one" discussion with club representatives.

NEIGHBOURS' CONTACTS

NAME	ADDRESS	CONTACT NUMBER
Elizabeth Smith	15 Hedges Avenue, Strathfield	0414 263 894
Phil Smith	15 Hedges Avenue, Strathfield	0413 008 655
Charles Charalambous	13 Hedges Avenue, Strathfield	0412 276 276
H Reid	33 Melville Avenue, Strathfield	9746 5656
Mr Kanagalingam	56 Wilson Street, Strathfield	9742 6912
Tess Thomas Photo	33 Hedges Avenue, Strathfield	9642 2192
Gordon Thomas Photo	33 Hedges Avenue, Strathfield	9642 2192
James Goodridge Photo	33 Hedges Avenue, Strathfield	9642 2192
Thea & Keith Heness	72 Myrna Road, Strathfield	9642 1840
Elizabeth Well	21 Hedges Avenue, Strathfield	9642 6299
Tony Kilborn	25 Hedges Avenue, Strathfield	9642 3421
Susan Durham Photo	27 Hedges Avenue, Strathfield	8721 6077
Joe Gentile	14 Hedges Avenue, Strathfield	9642 2980
Carole Duffy	33 Myrna Road, Strathfield	9746 8873
Dennis & Joyce (?) Hoggart	23 Melville Avenue, Strathfield	9746 6957
Barry & Jan Hatton	28 Melville Avenue, Strathfield	9764 5269
Sam Signorelli	31 Hedges Avenue, Strathfield	9703 7022
Rod McDougall	4 Boden Avenue, Strathfield	9746 2424
Barry Wales	59 Augusta Street, Strathfield	9642 1585
Edward So	19 Hedges Avenue, Strathfield	9758 7767
Bob Mansfield	46 Augusta Street, Strathfield	9642 1747
Jasmine Btaiche	22 Hedges Avenue, Strathfield	0404 007 364
Rod Verduci	39 Hedges Avenue, Strathfield	0417 000 002
Biman Sinha	5 Hedges Avenue, Strathfield	0434 078 281
Jan Hatton	28 Melville Avenue, Strathfield	9746 5269

Annexure "B"
Photographs demonstrating Potential Impacts from Residential Areas

Streetscape View
Ada Ave & Melville Ave
No impact

Streetscape View
Ada Ave & Boden Ave
No impact

Streetscape View
Wilson St & Yarrowee Rd
No impact

Streetscape View
Myrna Rd & Augusta St
No impact

Streetscape View
13-17 Hedges Ave
No impact

Streetscape View: Visual Impact
No. 27 Hedges Ave
Minor Impact

Before

After

Streetscape View: Visual Impact
Morgan Pl looking towards Hedges Ave
No Impact

Streetscape View: Visual Impact
Intersection of Hedges Ave & Morgan Pl
Minor Impact

Before

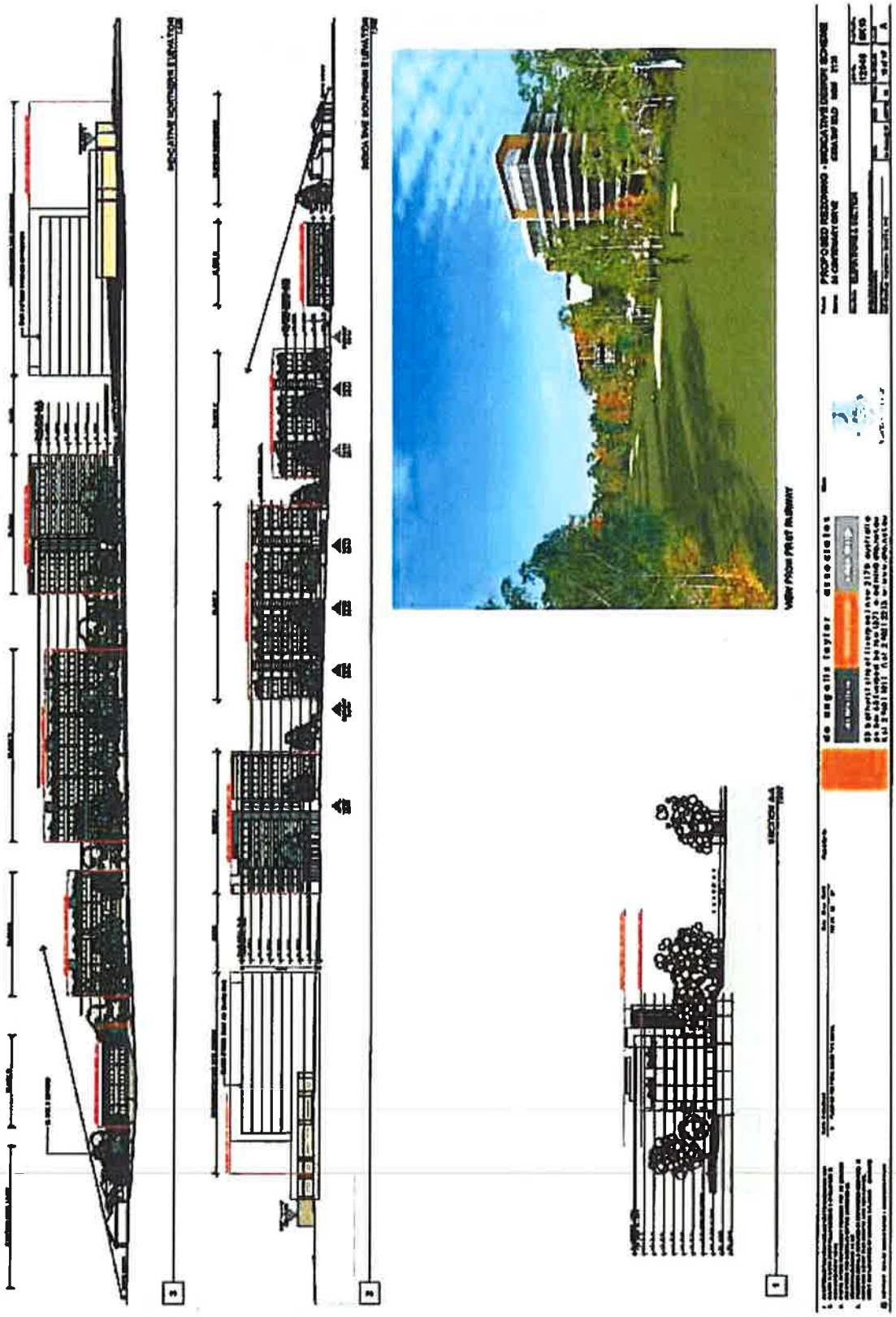
After

2.

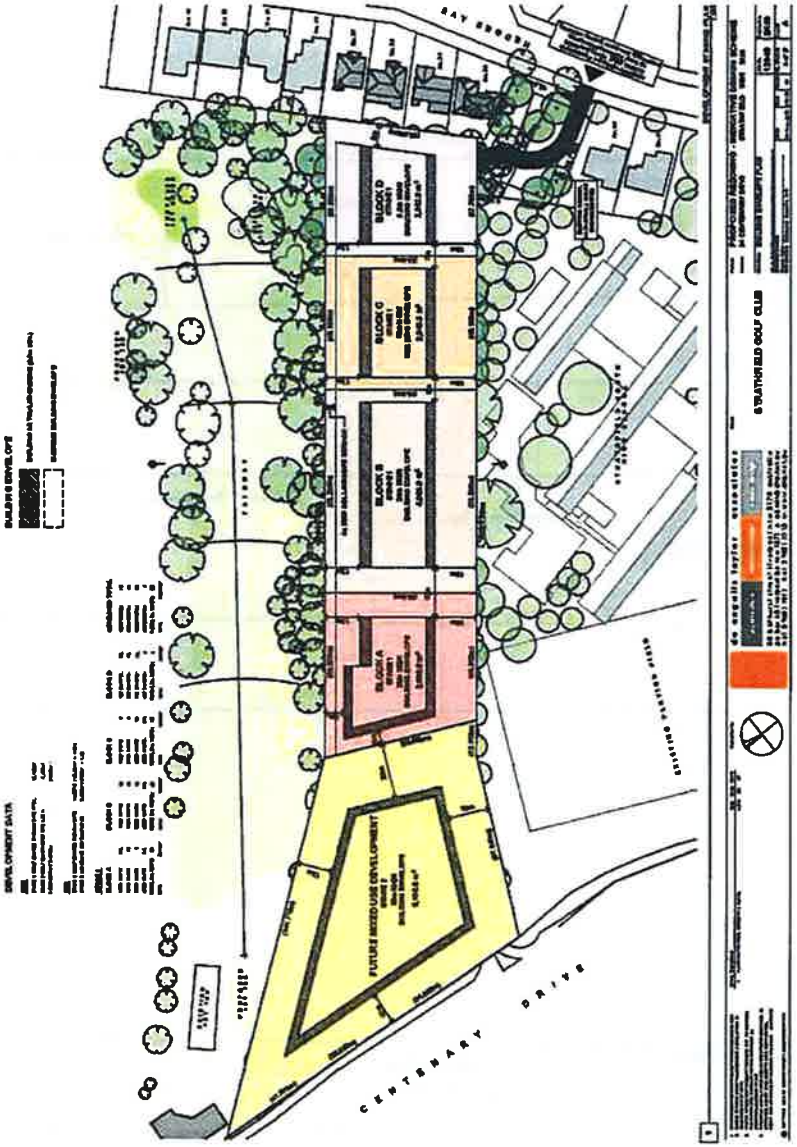
Streetscape View: Visual Impact
Intersection of Hedges Ave & Cove Rd
No Impact

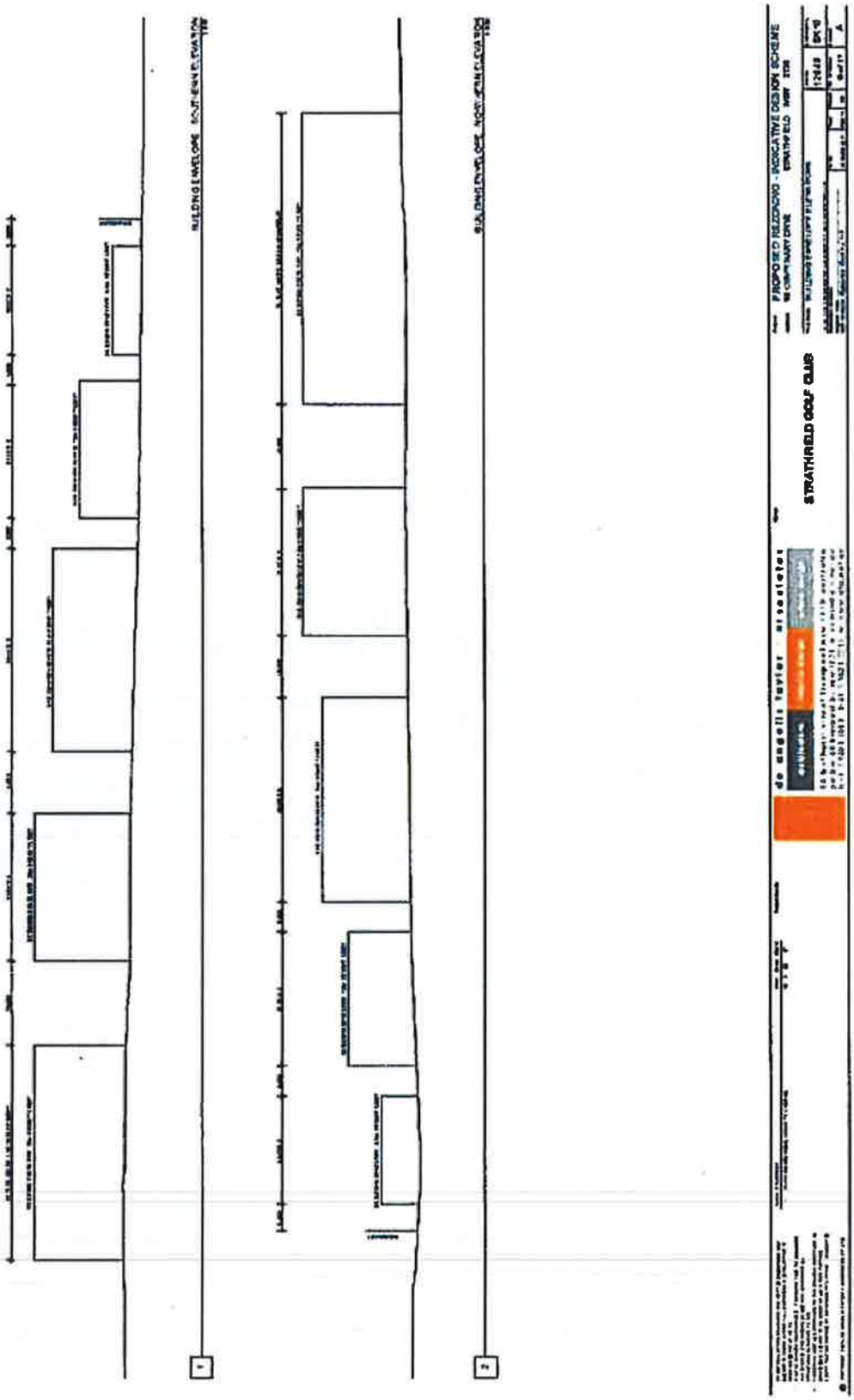
Annexure "C"
Traffic and Transport Assessment

Annexure "D"
Indicative Concept Plans and Building Envelops


INDICATIVE NORTHERN ELEVATION
INDICATIVE SOUTHERN ELEVATION
VIEW FROM PILOT RUNWAY
SECTION AA
PROPOSED REZONING - INDICATIVE DESIGN SCHEME
84 CENTENARY DRIVE STRATHFIELD NSW 2135
SECTIONS & ELEVATIONS
de angelis taylor associates

NORTH EASTERN VIEW ADJACENT TO THE FIRST FAIRWAY
SOUTH WESTERN VIEW ADJACENT TO BELANGRIE SOUTH HIGH SCHOOL
SOUTH EASTERN VIEW ADJACENT TO BRUTH COLD SOUTH HIGH SCHOOL
VIEW OF PROPOSED PEDESTRIAN ACCESS ROAD
de angelis taylor associates
PROPOSED REZONING
84 CENTENARY DRIVE
INDICATIVE DECISION SCHEME
STRATHFIELD


BUILDING ENVELOPE
DEVELOPMENT DATA
BLOCK A
BLOCK B
BLOCK C
BLOCK D
FUTURE MIXED USE DEVELOPMENT
CENTENARY DRIVE
STRATHFIELD GOLF CLUB


BUILDING ENVELOPE SOUTH ELEVATION
BUILDING ENVELOPE NORTH ELEVATION
PROPOSED REZONING - INDICATIVE DESIGN SCHEME
84 CENTENARY DRIVE STRATHFIELD NSW 2135
STRATHFIELD GOLF CLUB
de angelis taylor associates