

Killara Golf Club

Planning Proposal Consultation Outcomes Report

Client:
Killara Golf Club

Date:
5 December 2016

Contact:

Oliver Young

Oliver@elton.com.au

93872600

Sydney

02 9387 2600

Level 6

332 – 342 Oxford Street

Bondi Junction NSW 2022

www.elton.com.au

consulting@elton.com.au

Sydney | Canberra | Darwin

ABN 56 003 853 101

Prepared by Oliver Young

Reviewed by Oliver Young

Date 5 December 2016

Document name Consultation Outcomes Report

Version FINAL

Contents

1	INTRODUCTION	4
1.1	Objective of this Report	4
1.2	Background	4
2	CONSULTATION	5
2.1	Consultation activities	5
2.1.1	Stakeholder and agency briefings	5
2.1.2	Community notification	6
2.1.3	Community information and feedback session	6
3	OUTCOMES	7
3.1	Respondent profile	7
3.2	Key stakeholder feedback	8
3.2.1	Land use and density	8
3.2.2	Visual impact	8
3.2.3	Golf course amenities	9
3.2.4	Property value	9
4	APPENDIX	10
4.1	Newsletter	10
4.2	A1 story boards	11
4.3	Feedback form	14

1 Introduction

1.1 Objective of this Report

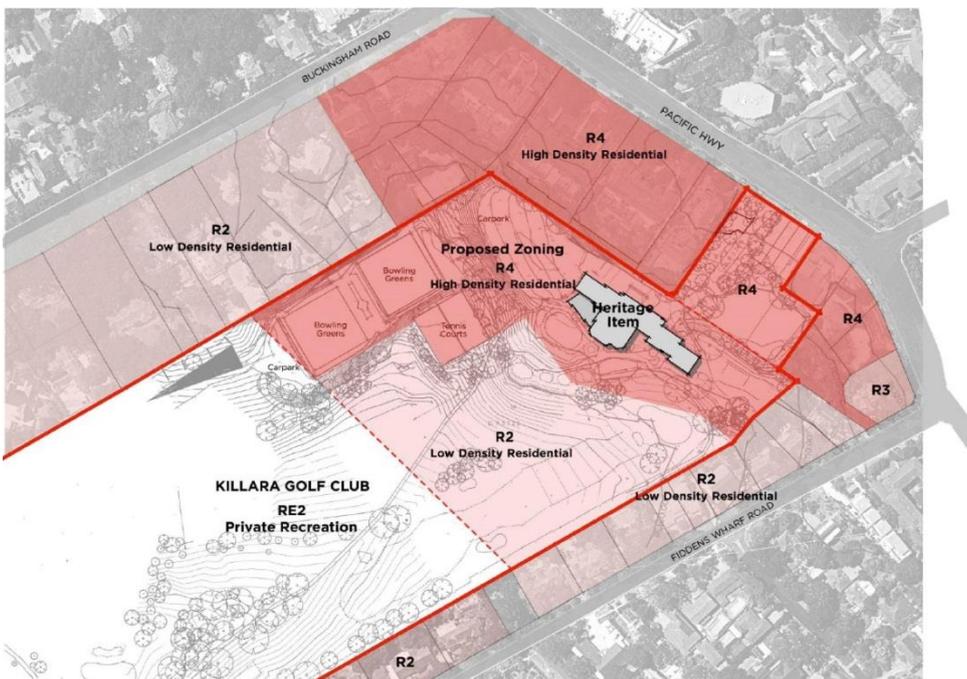
Elton Consulting was engaged by Killara Golf Club to undertake and report on a period of community consultation from 3 November 2016 to 24 November 2016. Consultation was undertaken to provide the community and relevant stakeholders with an opportunity to comment on a Planning Proposal being prepared by a consultant team on behalf of Killara Golf.

This report summarises the background to and results of the consultations.

1.2 Background

KGC is preparing to submit an application to rezone the member's carpark, clubhouse, members' tennis courts and bowling greens to permit residential development. As part of the planning and design process, Council has also asked KGC to look at future options for the clubhouse. This could include a refurbishment of the existing club house, or relocation of the clubhouse to another location within the site and an adaptive reuse of the existing heritage listed building.

The proposed changes would ensure the financial future of KGC, and increase the value of surplus land onsite. In the event that a Development Application is lodged in the future the proposed changes would provide continuity of land use with adjacent land holdings and contribute to housing supply.



2 Consultation

2.1 Consultation activities

Prior to lodging the Planning proposal with Ku-ring-gai Council, Killara Golf Club and Elton Consulting (on behalf of Killara Golf Club) undertook a number of consultation activities including:

- One on one stakeholder and neighbour briefings (undertaken by Killara Golf Club)
- A letter to notify nearby residents of the proposal and invite them to a community information and feedback session (distributed on 3 November 2016)
- A letter to Killara Golf Club Members to update them on the proposal and to invite them to a Members' information and feedback session (distributed on 3 November 2016)
- A Members' information and feedback session held on Thursday 17 November 2016
- A community information and feedback session held on Thursday 17 November 2016

This document outlines the consultation process and feedback received. It is important to note that the feedback contained in this report cannot be construed as being statistically representative of opinion within the wider local community.

2.1.1 Stakeholder and agency briefings

Invitations for a briefing were sent to a range of relevant community stakeholders including:

Feedback from these meetings is not included in the Outcomes section of this document as Elton Consulting was not present at these meetings.

- Met with Member for Ku-ring-gai - Alister Henskens SC MP – late October
- NSW State Planning – John Dorrان – late October
- Ku-ring-gai Council – Tony Fabro and a planner – late October
- Gordon Killara Action Group – Keith Dalby – late October
- Body Corporates of 3 unit blocks neighbours along Pacific Highway from 558 Pacific Hwy
- Residents of Buckingham Road – 5th November
- Fiddens Wharf Road Residents – No. 3 (5th Nov); No. 7 (5th Nov); No. 9 (15th Nov); No. 15 (1st Nov)

In addition to the communication above, KGC contacted, by registered mail, the owners of the unit development in Buckingham Road (Roxy Pacific Holdings Ltd) Octavia 6A-8 Buckingham Road.

2.1.2 Community notification

In the lead up to the community information session, a letter (see Appendix 4.1) was distributed to approximately 700 neighbouring residents and businesses. The letter included a brief overview of the proposal and details of the community information session.

A map of the distribution area is included below.



**Note: The grey area is the notification distribution catchment area and the coloured lines are GPS tracks of where the distributors delivered*

2.1.3 Community information and feedback session

A community and members information and feedback session was held on 17 November 2016 at the Killara Golf Club from 2.30-7pm.

Information on the Planning Proposal was presented on AO story boards and placed around the room. The story boards comprised of explanatory text and images about the context for the Proposal, proposed zoning changes and the urban design work that has been undertaken. Participants were asked to sign a register to document attendance. There were 65 recorded attendees. At the end of the session, participants were invited to fill out a Feedback form (see Appendix 4.3).

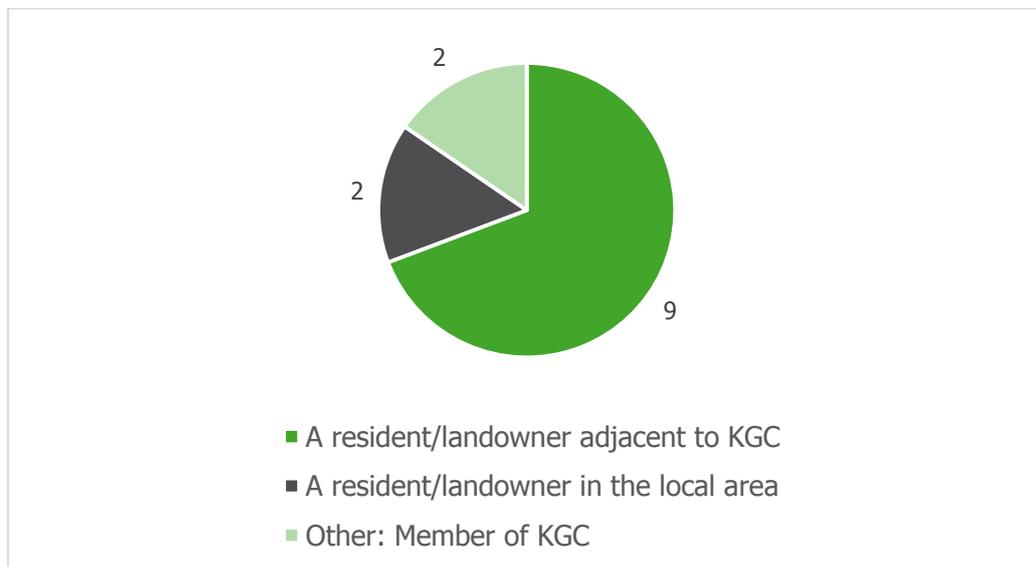
The session was facilitated by Elton Consulting, with representatives from Killara Golf Club and the project team in attendance to answer technical questions.

3 Outcomes

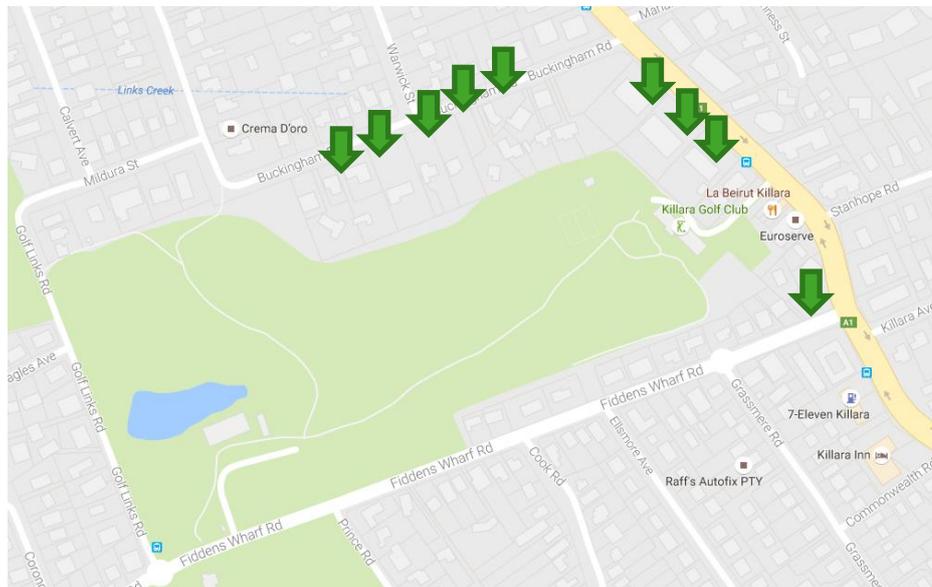
3.1 Respondent profile

A total of 13 feedback forms were collected after the community information and feedback session.

Respondents were asked to select the best profile which described them. The results are shown below:



Respondents were also asked to provide their addresses. The map below illustrates where neighbouring community members who attended the session are located in relation to the KGC.



3.2 Key stakeholder feedback

Feedback gathered from the Community information and feedback session has been collated into the following key themes:

- » Land use and density
- » Visual impact
- » Golf course amenities
- » Property value

3.2.1 Land use and density

Rezoning

- » More than half of respondents were strongly opposed to the rezoning proposal and expressed that the current zoning should remain the same.
- » *"No rezoning at all"*
- » *"No rezoning should take place"*
- » *"Restrict the extent the rezoning extends down the bowling greens."*

Density

- » More than half of the respondents expressed strong concern about the possibility of a high-density development.
- » *"There are enough unit developments in this area"*
- » *"Restore to low density residential"*
- » *"Leave the zoning as low density residential. This is a compromise between the club and neighbours as it still allows for residential development while having less impact on the neighbours' enjoyment of their home and home value."*
- » *"I don't like the density. I don't want the site developed in this way"*
- » *"5 storey building will huge impact to other building around Killara Golf"*

3.2.2 Visual impact

Views

- » A small number of respondents (two) expressed concern that a high-density development will obstruct views of the golf course from Buckingham Road.
- » *"Do not surround our property at 8A Buckingham Rd with 5 storey buildings, destroying our outlook"*
- » *"This project will block any view that we have of the golf course. The house was designed to take advantage of the views and this project will significantly devalue this property."*

3.2.3 Golf course amenities

Golf club grounds and open space

- » Half of the respondents raised concerns about the impact of the proposed rezoning on the golf course's grounds and amenities.
- » *"Course space is already restricted and doesn't allow for practice facilities."*
- » *"What is the impact on the course length should this proposal proceed."*
- » *"Rezone to R4 will significantly change the environment around Killara Golf."*

- » One respondent raised concerns about the potential clubhouse relocation impacting on the golf course.
- » *"[It is] difficult to look at this in isolation without considering impact on golf course itself from potential clubhouse relocation."*

- » A small number of respondents (two) were supportive that the Planning Proposal will contribute to a sustainable future for KGC.
- » *"[The Planning Proposal] enables the club to continue to improve and grow."*
- » *"It is a sensible and practical proposal that will not substantially diminish the quality of the golf club or surrounds."*

- » One respondent made a suggestion in regards to the relocation of different course amenities.
- » *"Redevelop bowling green and tennis courts with golf practice areas and move tennis courts and bowling green down behind 1st green."*

3.2.4 Property value

Adjacent property value

- » Five respondents were concerned that the land value of adjacent properties would be impacted.
- » *"What might be a change to KGC balance sheet is a reduction to mine"*
- » *"You are increasing the value of the club's land at the expense of diminishing the value of my land."*
- » *"The R4 zone on the Club's southern boundary (practice nets area) should not remain: it is unlikely ever to be built on, yet adversely affects the value of adjacent private residential properties."*

A number of questions were raised in the feedback:

- » *"What is the impact on rates club pays?"*
- » *"What is the estimate of value of rezoned land?"*
- » *"What is the \$\$ depreciation of the land asset with the current rezoning?"*

4 Appendix

4.1 Newsletter



3 November 2016

Dear Neighbour

Planning proposal to rezone Killara Golf Club land

Killara Golf Club is preparing a Planning Proposal to rezone areas of the site to permit residential development. The proposal seeks to rezone the lower carpark, tennis courts, bowling greens and the Clubhouse area to join up with land already rezoned under the Kuring-Gai Council's Local Environmental Plan.

The primary purpose of this proposal is to preserve and enhance the value of the Club's primary asset, its land. It should be noted that this is a Planning Proposal and is not a Development Application. There are currently no plans to develop the lands indicated in the Planning Proposal.

Killara Golf Club is committed to working with our neighbours. A drop-in information session about the proposal will be held at the Killara Golf Club on **Thursday 17 November 2016, anytime between 4pm – 7pm**. We invite you to attend this information session where you can see the plans, ask the project team questions one on one and give feedback about the Planning Proposal.

If you have any questions about the information session or the planning proposal, please contact Killara Golf Club General Manager David Gazzoli on 8467 9216.

Yours sincerely

Rod Read
Club President

The Killara Golf Club Limited
ABN 11 001 045 870
P: +612 9498 2700 | F: +612 9498 6783
556 Pacific Highway Killara NSW 2071

4.2 A1 story boards

KILLARA GOLF CLUB PLANNING PROPOSAL 1

Welcome to Killara Golf Club



We're pleased you're able to join us and hear more about our plans for the Club.

About today

Founded in 1899, the Killara Golf Club (KGC) was the first Club in Australia to own its own land. Since its inception, the Club and course have seen many changes, and has grown from 9 holes on 14.14 dusty hectares to 18 holes on 80.5 hectares of parkland with substantial buildings and facilities.

This progress was the result of careful planning and hard work by Members and staff.

We remain committed to continuing that work and securing the financial future of the Club. We are therefore preparing to submit a Planning Proposal to re-zone part of the site to permit residential development. Today, you can read more about our plans, discuss them with Members of the KGC Board and the Consultant team, and let us know what you think.

Today's Team

The consultant team at today's information session has worked on the Planning Proposal and are on hand to answer your questions and hear your feedback. In addition to representatives of Killara Golf Club, attendees include experts in:

- **Town Planning**
Ian Glendinning Planning Pty Ltd
- **Urban Design**
PMDL Architecture
- **Traffic and Transport**
Varga Traffic Planning Pty Ltd
- **Flora and Fauna**
Footprint Green Pty Ltd
- **Community Consultation**
Elton Consulting.

Have your say

We welcome feedback on our plans from Members, our neighbours and other interested members of the community. You can tell us what you think by:

- Filling in a feedback form available here today
- **Calling**
David Gazzoli - (02) 8467 9216
- **Emailing**
consulting@elton.com.au
- **Speaking** to a member of the team here today.

KILLARA GOLF CLUB PLANNING PROPOSAL 2

Overview



Our Proposal

KGC is preparing to submit an application to re-zone the Members' carpark, Clubhouse, Members' tennis courts and bowling greens to permit residential development.

As part of the planning and design process, Council has asked KGC to look at future options for the Clubhouse. This could include refurbishment of the existing Clubhouse, or relocation of the Clubhouse to another location within the site and an adaptive reuse of the existing heritage listed building.

Details of the Proposal are available on boards at this Member and community information session. If you have any questions, please ask one of the team.

Why re-zone?

The area in front of the Clubhouse has long been designated for residential use. The high value this places on the land has underpinned the Club's financial strength, and has contributed to the confidence with which the Club has invested in the course in the past.

In 2013, Ku-ring-gai Council announced plans to change the long term residential zoning of much of the area in front of the Clubhouse and to re-zone it for recreational use only. This change would have resulted in a very significant decrease in the potential value of the land, and so the Club appealed the re-zoning, resulting in it being put on hold.

As a result of this process, a one-off opportunity arose not only to reinstate the original residential zoning but also to seek higher density zoning for some of the land.

A detailed Planning Proposal is now nearing completion and it is intended that the club will lodge this with Ku-ring-gai Council before Christmas.

Urban Design Study

What is an Urban Design Study?

The Urban Design Study identifies the future dwelling capacity of the site under re-zoning. It also enables an understanding of the future context of the entire Golf Course site and how the specific development of the Planning Proposal site will fit into that plan.

The Study is a requirement of the re-zoning Planning Proposal, and is not an application for development. There are no plans to change anything beyond re-zoning the land, and any future plans would be subject to further consultation with Members and the community.

What is included in the Urban Design Study?



Future Potential Clubhouse Location

If the Clubhouse was to be relocated in the future:

- The new site could be at point B
- Access would be from Fiddens Wharf Road and would incorporate car parking already on site
- The golf course would be reorganised to reflect the relocated Clubhouse and Members' facilities
- The existing golf course would be maintained and improved and the Members' facilities would be relocated and upgraded.



THE URBAN DESIGN STUDY SPECIFIES:

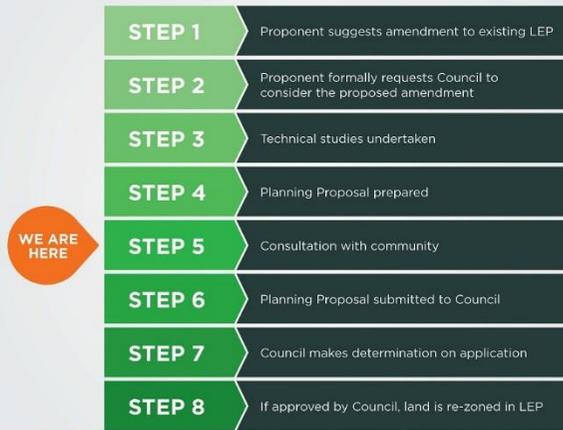
- Maximum building height of 17.5m (5+storeys) across Areas A and B
- 52 units in Area A
- 199 units in Area B
- 519sqm of communal space in Area A, with a further 1693 sqm in Area B
- 62 parking spaces, plus 13 more for visitors in Area A
- 233 parking spaces, plus 59 for visitors in Area B.

UNDER THESE PLANS:

- Vehicle access will remain near existing location
- Should the Clubhouses relocate in the future, it is likely the adjacent bowling greens, tennis courts and associated facilities will be relocated in close proximity to the new Clubhouse
- Area C will be re-zoned R2 (Low Density Residential). The Club intends to maintain Area C as part of the golf course.

Next Steps

The diagram below outlines the steps for preparing and lodging the Planning Proposal. Subject to the outcomes of consultation, it is envisaged that the Planning Proposal will be lodged with Council prior to Christmas 2016.



Submit your feedback

We welcome feedback on our plans from Members, residents, members of the community, and other stakeholders. You can tell us what you think by:

- Filling in a feedback form available here today
- **Calling** David Gazzoli - (02) 8467 9216
- **Emailing** consulting@elton.com.au
- **Speaking** to a member of the team here today

All feedback must be received no later than close of business 24 November 2016.

Using your feedback

Killara Golf Club is committed to listening to Members, residents, community members, and stakeholders, and taking your feedback into account.

Following the close of feedback, Elton Consulting will produce a consultation outcomes report, which will be provided to Council along with the Planning Proposal documentation.

KGC remains committed to continuing an open dialogue with all those interested in the future of the site as the planning process continues.

— Thank you for attending today's information session —

4.3 Feedback form

Killara Golf Club Planning Proposal Feedback Form

Thank you for attending today's community information session. We would appreciate your comments on the Planning Proposal as well as any other matters you consider relevant.

1. What are the three main things you like about the Planning Proposal on display today?

2. What are the three things you might change about the Planning Proposal on display today?

3. Please provide any additional comments about the project.

Respondent Profile

Which best describes you? (Please tick one or more)

- A resident/landowner adjacent to Killara Golf Club (please specify where) _____
- A resident/landowner in the local area (please specify where) _____
- A representative of a local community group (please specify) _____
- Other (please specify) _____

Contact details (optional). If you would like to receive further updates and information, please provide your contact details:

Name _____

Postal address _____

Email _____

Telephone _____

Thank you for taking the time to provide feedback on the project

Please place completed forms in the box provided. If you would like to make more detailed comments, please provide your feedback by 24 November 2016 to:

Post: PO Box 1488 Bondi Junction NSW 1355 (using the reply paid envelope)

Fax: 02 9387 2557 (please fax both sides of the form)

Email: consulting@elton.com.au

