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**Sent:** 29/10/2019 11:54:03 AM  
**Subject:** Submission to Council re: Avalon Golf Course Clubhouse  
**Attachments:** Submission to Council 291019.pdf;

Dear Ray,

I attach a letter on behalf of the Royal Avalon Golf Course Preservation Association Inc. I look forward to engaging with you regarding this matter.

Thank you,

Paul Coonan  
0449642434

**Royal Avalon Golf Course Preservation Association inc.**

Paul Coonan – President

23 Central Rd, Avalon Beach NSW 2107 ph: 0449642434

Dear Ray Brownlee CEO – Northern Beaches Council,

(Please copy and transmit to all Councillors).

**Re: Redevelopment proposal for the Avalon Golf Clubhouse**

The Royal Avalon Golf Course Preservation Association Inc. notes:

**Existing changerooms including showers, toilets and locker facilities for Men and Women in Avalon Golf Course undercroft area forming an integral part of the Heritage nature and design of a Golf Clubhouse.**

Downstairs in the Avalon Golf Clubhouse is a changeroom area for both men and women with multiple showers, toilets, changeroom and locker facilities. This changeroom designed for golfer use in the area downstairs in the Avalon Golf Clubhouse forms a part of the nature and design of a Golf Clubhouse and is protected under the Heritage Act 1977 as an integral part of a Golf Clubhouse building.

The proposed demolition of the changeroom facility in the Avalon Golf Clubhouse and associated change of use to an Arts Centre would mean the original design and function of this historic heritage listed golf clubhouse is majorly adversely affected. The Council application notes in the Summary Application Details section 2.7 under heritage and conservation for the question ‘Are you demolishing all or any part of a heritage building?’, Council answers ‘no’. The following question asks, ‘Are you altering or adding to any part of the Heritage Building?’ Council answered ‘no’.

This development proposes demolishing the existing changeroom facilities and altering part of the Heritage Building. In other local golf clubhouses, you will find changerooms, lockers, showering and toilet facilities as common and integral component areas of Golf Clubhouses. Under this development application these existing facilities and floor area including that adjacent to the changerooms of the Avalon Golf Clubhouse will be lost to the public and future generations of resident and greater area golfers. The Council’s ‘statement of environmental effects’ document section 3 – ‘Proposal’ notes that the area of the undercroft of the Avalon Golf Clubhouse is empty. This statement is fundamentally incorrect. The area is a designated changeroom area and should be

open and available for the golfing public as it was designed and built for and as is essential in any Golf Clubhouse facility and in line with other local Golf Clubhouses.

The Avalon Golf Clubhouse lease arrangement between Council and the management company has seen large parts of the golf clubhouse shut to public access including the downstairs changeroom area and including the shutting of the commercial kitchen and use by such a kitchen lessee of the restaurant area for around 5 years. In the 'statement of environmental effects' section 5 'Project Rationale' Council notes the adaptive reuse of a currently underutilised area of the building, but in truth the public has been locked out of the changeroom area so referring to its use or non-use under the current restrictive arrangement is misleading or meaningless.

According to section 7 Pittwater Local Environmental Plan 2014 the public recreation zoning of a community facility means a building or place:

b) used for the physical, social, cultural and intellectual development or welfare of the community.

Avalon Golf Clubhouse in its entirety has for nearly a century provided a clubhouse for sporting social and cultural engagement for the local community.

This same section 7 of the plan also goes on to note:

....but does not include an educational establishment....

It seems that without knowing all the commerciality behind the proposed art centre concept put forward by council that this could be viewed in line with an educational establishment. Are these art studio areas planned to be leased out to private organisations to run educational programs? If so how are they not educational establishments?

Council's current plan for redevelopment of the Avalon Golf Clubhouse needs to be considered in respect to the nature of a Golf Clubhouse and the continued use and access by the public and in particular the resident and greater golfing community. Any planned development should not reduce the existing public access, potential access, or amenity that already exists for the community. As outlined Council's development application contains material errors in relation to the requirements of development of a heritage building regarding the demolition of an existing integral part of the building.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gregory Coonan', with a small flourish at the end.

Paul Gregory Coonan BBusHonsCPA