

## Summary Report of Public Notification

<b>Project name</b>	Proposed Lease - Balgowlah Golf Course
<b>Public notification period</b>	Wednesday 13 December 2023 to Thursday 29 February 2024
<b>Background</b>	<p>Northern Beaches Council, as the Crown Land Manager of Balgowlah Park (D500194) Reserve, proposes to grant Balgowlah Golf Club Limited (ABN 15 000 859 674) a 5 year lease to continue their operations of Balgowlah Golf Course.</p> <p>The land is located at Balgowlah Park, Sydney Road, Balgowlah also known as Part Lot 110 DP 774196.</p>
<b>Purpose of Public Notification</b>	To fulfill the requirements of Section 47A of the Local Government Act 1993, which mandates considering objections and submissions to the proposed lease.
<b>Total number of submissions</b>	<p>290</p> <p>(Note this includes, on occasion, multiple submissions from the same respondents).</p>
<b>Objections</b>	Objections were received to the proposal and are considered in the findings below.
<b>Summary of findings</b>	<p>This report outlines the outcome of public notification as part of a proposal to grant the lease described above.</p> <p>There was a strong response from the community regarding this proposal with mixed feedback received.</p> <p>Support for the proposed lease generally came from Club members and community who use the Club and golf course for their sport and social connection. Support was also received from surrounding neighbours and locals who enjoy the green space and the environmental habitat it supports.</p> <p>Respondents who objected to the proposed the lease felt that the golf course should be re-purposed to assist with the improvement of Balgowlah Boys High School to alleviate overcrowding issues and add recreational space for students.</p> <p>There were also many objections received who would prefer to see the golf course re-developed and re-purposed into playing fields to address the shortage outlined in the Northern</p>

	<p>Beaches Sportsgrounds Strategy published by Council in July 2017.</p> <p>It is important to note that, the site was to be redeveloped as part of the Beaches Link Tunnel Project which has since been cancelled by Transport for NSW.</p>
<b>Notification approach</b>	<p>This public notice was implemented and reported in accordance with Section 3.22 of the Crown Land Management Act 2016 and Section 47 of the Local Government Act 1993.</p> <p>The notice was promoted through letters to adjoining properties, on-site signage and a page established on Councils website.</p> <p>Feedback was captured through email and written submissions to Northern Beaches Council. Contact details were provided should people have questions.</p>

<b>How we notified</b>	
<b>Properties notified by letter</b>	104 letters
<b>Signage installed onsite</b>	3 signs
<b>Council website</b>	<a href="https://www.northernbeaches.nsw.gov.au/council/news/public-notice-proposed-lease-balgowlah-golf-course">https://www.northernbeaches.nsw.gov.au/council/news/public-notice-proposed-lease-balgowlah-golf-course</a>

<b>Findings</b>		
<b>Theme</b>	<b>What we heard</b>	<b>Council response</b>
Support for Balgowlah Golf Club to renew their lease.	<p>Balgowlah Golf Club, approaching its 100th year, offers a welcoming environment for golfers of all ages and skill levels while also ensuring the course is maintained, improved and accessible to the public.</p> <p>The Club offers Youth Development programs and hosts School Sport for</p>	Council acknowledges the long-standing history and community bonding facilitated by Balgowlah Golf Club, which provides a welcoming environment for golfers of all ages and skill levels.

	Balgowlah Boys High School on Wednesday afternoon.	
Social benefits and community inclusiveness of the Club	<p>Balgowlah Golf Club provides a place for community connection and hosts a number of social groups and weekly games of Mahjong and Bridge. There is also a volunteer gardening group that helps maintain the Clubs gardens.</p> <p>Charity events, birthday parties and functions are also held regularly at the Club.</p>	Council values the positive impact that clubs like Balgowlah Golf Club have on community health and well-being.
Defer the decision to lease Balgowlah Golf Course by 12 months	By delaying the decision to lease the golf course by 12 months, alternative potential uses for the land can be thoroughly explored in an open, transparent way.	<p>While Council understand the desire to explore alternative land uses, a 12-month deferral of the lease decision would not result in an alternative use immediately considering the time required for planning and funding needed for any alternative use.</p> <p>The proposed 5-year term provides stability for Balgowlah Golf Club operations, and yet is not restricting the land to that use over the long term.</p>
The Golf Course should be used as additional temporary space during school upgrades.	<p>Balgowlah Boys High School is in poor condition and very overcrowded. Upgrade works are required, and it has been suggested the students be temporarily accommodated in demountable buildings on the golf course during construction to minimise disruption.</p> <p>Funding was previously allocated by the State Government for the school's upgrade, however this has since been revoked.</p>	While Council sympathise with the challenges faced by Balgowlah Boys High School, the current site conditions (where significant earth works would be required to support demountable buildings) and lack of funding or directive from the State Government for temporary accommodation on the site rule out a change of use for this purpose in the short term.

	The school expects funding to be re-allocated in the next budget.	
There are plenty of golf courses, this site should be redevelopment into playing fields	<p>Many submissions stated while there were plenty of Golf Courses, there was a lack of playing fields within the LGA as per Northern Beaches Sportsgrounds Strategy published by Council in July 2017.</p> <p>This site could be redeveloped into playing fields etc to accommodate the needs of the broader community, other popular sporting clubs and their growing memberships.</p>	While acknowledging the need for additional playing fields, the significant topographical challenges and funding constraints make redevelopment of Balgowlah Golf Course unfeasible in the short term.
Children should be prioritised over Golf Club	Submissions were received stating that Balgowlah Golf Course should be repurposed to assist with the overcrowding issues at Balgowlah Boys High School. The needs of 1100 approx. school students should outweigh the desire of a new lease to Balgowlah Golf Club to satisfy 500 approx. members.	Decisions regarding school upgrades are managed by the State Government. Without identified plans for school expansion within the next 5 years and an identified request by the Government for the Balgowlah Golf Course, land repurposing of the golf course for school land is not feasible in the short to medium term.
Balgowlah Golf Club is an affordable public course	<p>Many submissions highlighted that Balgowlah Golf Club is an affordable golf course for both members and non-members on the Northern Beaches making it very accessible.</p> <p>As of February 2024, the Club had 572 members (100 of these are under 18 years of age).</p> <p>Membership has increased significantly since the cancellation of the Beaches Link Tunnel Project.</p> <p>Club figures indicate that in excess of 25,000 public games</p>	Council recognises the importance of affordable and accessible amenities within the LGA which Balgowlah Golf Club provides through its competitive prices, youth development programs and sense of community.

	were played over the past 12 months.	
Environment	<p>Many submissions highlighted the beautiful green space that is Balgowlah Golf Course which is enjoyed by the adjoining neighbours and the local community for exercise, dog walking and playing.</p> <p>It provides a green corridor full of established trees, a water way and is habit to many flora and fauna.</p>	Council recognises the valuable role of the golf course in preserving the natural green space which serves as a natural habitat and recreational resource for the local community.
Having a lease is vital to the viability and longevity of the Balgowlah Golf Club	Having a lease in place is crucial for running Balgowlah Golf Club as it provides stability and operational continuity. Without the lease, the Club is unable to provide staff and contractors with financial stability and is causing hindrance on the Club's operations.	Council recognises the crucial role of a lease in providing stability and operational continuity for Balgowlah Golf Club.

### Document administration

Version	1.0
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Approval	Content provided and approved by Property Commercial & Tourist Assets Team
Status	Draft
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.