
Sent:

29/01/2024 11:34:10 AM

To:

Council Northernbeaches Mailbox

Subject:

TRIMMED Re DA2023/0720 Bareena Park Tenni Club Vi ta Avenue
Balgowlah Heights

Attachments:

BPTC Objection Jan24.docx;

[REDACTED]

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DA2023/0720. Lot 1431 & Lot 1432 DP 752038 Vista Avenue Balgowlah Heights.
The installation of tennis court lights on the existing courts Nr 1-3

Attn: Ms Olivia Ramage, Planning Officer

We are writing to express our objection to the proposed development plan
DA2023/0720.

Lot 1431 & Lot 1432 DP 752038 Vista Avenue Balgowlah Heights, for lights at the
Bareena Tennis Club and wish for all our previous submissions to be extended to
include this third revised application.

The Council refused a previous application for lighting by the Tennis Club in
2008 and the reasons for refusal remain relevant to this current application.
The Club has been in operation since 1957 and in all that time, the Council
lease has been renewed with the stipulation "The Tennis Courts constructed
on the demised premises shall only be used between 7.00am and sunset on
any day." From the beginning local resident's quality of life and the quiet low
density family residential area were considered and respected.

We ask you to refer to David Simmons recent submission, which points out
many of the new analyses of expected impacts from the revised DA which
purport to support the DA actually confirm the negative and unacceptable
effects of this application.

Again, our main objections are:

Noise

- The noise is not just from the ball and racket contact, and the coming and going of the players but the yelling, squealing, sometimes grunting and occasional foul language and loud conversations of players and the instructions being called out to players from the coaches
- The tennis courts and Club house are situated in a natural amphitheatre.
- Noise resulting from night use of courts by players and spectators at the clubhouse and from leaving the premises to their cars or on foot will have a detrimental negative impact on the night time privacy and quality of life of neighbours
- Reduced security in surrounding residential properties
- Excessive hours – to 9.00pm/7 days a week in a quiet residential area. Only in non-residential areas on the Northern Beaches are other club's hours this extensive. Noise at night travels further and is more acute, reaching more of the surrounding homes many of which were not notified of the development.

- Unacceptable and detrimental levels of noise during the peaceful evening/night time affecting the quality of life for the surrounding neighbours

Parking

- Parking – requirements estimated at 5 to 8 car spaces immediately adjacent to courts on Vista Avenue. Some of these spaces are periodically taken by a large boat trailer and a caravan. As the Council has no policy to enforce their removal, parking will already be an issue.
- Development of 29-37 Dobroyd Road – DA2022/0596 has been approved and will consist of 10 units and 1 commercial property with only 3 onsite car parking spaces. This will greatly impact parking on both Dobroyd Road and Vista Avenue and beyond. Night lights on the courts will have tennis players parking in streets further away and therefore disturbing a larger number of neighbours in our community, who have not been notified of the DA.

Club House Use

- Bareena Park Reserve is an Alcohol Prohibited Consumption Zone (as per s632 of the Local Government Act 1993) and the consumption of alcohol is prohibited within the Club House, courts and surrounding areas. This is currently not always adhered to by members, guests and visitors and the extended hours could result in this becoming a more frequent occurrence causing more noise and disruption and anti-social behaviour.

Other Alternative Facilities

- There are 6 other tennis club/centres within a 5 kilometre radius of Bareena Park Tennis Club offering up to 30 night lit tennis courts and 3 mini courts for play.

Courts	Address	Location	No of Courts	Hours	Distance from BPTC
Balgowlah Tennis Club	Condamine St & Balgowlah Rd, Balgowlah	Commercial, Major roads	2	Mon-Sun 6am – 11pm	2.2k
Voyager Koobilya	Koobilya St, Seaforth	Leafy, part residential	2	Mon-Fri 7am – 9pm Sat 7am – 7.30pm Sun 7am to Sunset	3.2k
Manly Lawn Tennis	Belgrave & Raglan St, Manly	CBD	6	Mon-Fri 7am-10pm Sat-Sun 7am-6pm	3.6k
Keirle Park Tennis Centre	Pittwater Rd, Manly	Non residential	6	M,W,F 8am-9pm Tues,Thurs 7am-9pm	3.9k

				Sat 8am - 6pm Sun 8am-7pm	
Voyager Tennis Academy	Kentwell & Pittwater Rd, North Manly	Non residential	6 3 mini courts	Mon-Sun 7am-9pm	3.9k
Voyager Wakehurst Tennis Club	Upper Clontarf St, Seaforth	Non residential	8	Mon-Sun 6am-10pm	4.6k

Note: Voyager Koobilya are the only courts with residential houses in close proximity to the courts and this is reflected in the hours of operation.

- Many of these courts have availability during the times outside the Bareena Park Tennis Club's current operational times and some of Bareena Park members play at these clubs
- Most of these Clubs/Centres are managed by the Northern Beaches Council
- Any additional coaching, or competing in district competitions outside the existing hours of BPTC play could be accommodated at these venues

This is a huge investment both financially and environmentally, such as the energy resources required to install and power these lights, when alternative facilities are available within a 5 kilometre zone. Is it really a necessity to accommodate 12 people playing night tennis at this venue at the expense of surrounding neighbour's quality of life

For the above reasons above, we again submit that the proposal should be rejected.

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