

KOGARAH BAY PROGRESS ASSOCIATION

19th November 2020

RESIDENTS CONCERNS OVER PROPOSED REDEVELOPMENT OF JUBILEE OVAL

We refer to the recent announcement of the NSW State Government to provide \$3 million in the State Budget for "the development of a business case to turn Jubilee Oval in Kogarah into a revitalised suburban stadium".

The Kogarah Bay Progress Association, who represents the interests of residents in the Kogarah Bay Ward and wider Georges River Local Government Area welcomes investment by the State Government into our area, however we wish to put on the record concerns about the impact of the size and scale of the proposed redevelopment on the local population.

Our members would object to the complete demolition of the entire Jubilee Oval, including the existing western grandstand, and the oval being reshaped into a rectangular mini 'Bankwest, Parramatta' style stadium that completely absorbs Kogarah Park.

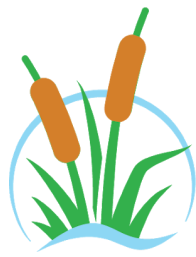
Our Association would not raise any objection to a new grandstand on the eastern side of the playing surface that replaces the Hill, as long as any new grandstand did not extend along Jubilee Avenue opposite the Carlton South Primary School or to extend along English Street opposite the residential dwellings, or to encroach onto Kogarah Park.

We take this view because the entire Kogarah Park, which includes Jubilee Oval, is listed as having Environmental Heritage significance in the Council's own Local Environment Plan.

The reason Kogarah Park, including Jubilee Oval is listed as Heritage Significance is found in the National Trust of Australia (NSW) Classification Report of October, 2007, which states:

Kogarah Park has historic significance, as the first park gazetted within Kogarah Municipality for public use and contains vestiges of important historical phases of its growth and development, including remnant Monterey Pines, Canary Island Date Palms, Brush Box, Hoop Pines, open playing fields, Jubilee Oval and the War Memorial and the recent Rugby Leagues Legends Walk.

Kogarah Park has historic significance due to its direct association with prominent early Kogarah settlers, the English family and local community leaders and for its association with Sir John Sulman, who prepared plans for improvements to the Park in the 1920s.



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Kogarah Park has aesthetic significance as a large urban park with an attractive setting and landscape features comprising mature trees (particularly around the perimeter of the park) and notable elements including the World War One War Memorial and Rugby League Legends Walk, which contribute to the visual appeal of the place.

Kogarah Park and Jubilee Oval is located within the most densely populated residential area in the entire Georges River Council Local Government Area extending from Allawah Station to Harrow Road all west of the Princes Highway and bound by the railway line. As a result of the existing home units and the sharp increase in high density living, which is happening now and into the future, due to the Kogarah City Plan of 2015, more and more people will be residing in this precinct.

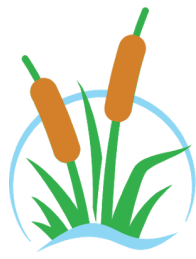
The only major open space parks within this area are Anglo Square, Kogarah Park and Hogben Park in Kogarah North. To lose Kogarah Park contravenes the Greater Sydney Commissions strategic direction of providing more open space in densely populated areas. Council is already 6.5 hectares short of open space and should be increasing its open spaces in the precinct, not reducing it.

Any redevelopment encompassing grandstands around the perimeter of a repurposed playing field would have a devastating adverse impact on the dwellings, some heritage listed in Park Street, English Street, the Carlton South Public School in Jubilee Avenue and the heritage listed building on the corner of English Street and Princes Highway and the Cenotaph on the corner of English and Parks Streets, particularly when it relates to loss of trees, visual impacts, noise, overshadowing, traffic congestion and most critically the loss of open green space.

It would also cause the loss of the building known as The Hub in English Street, which is the headquarters of Kogarah Community Services, a vibrant diverse community organisation who support seniors, children and families aimed at ensuring those in need have better access to information about healthcare, mental health services, aged care and child care services.

There can be no comparison of Jubilee Oval/Kogarah Park to 'Bankwest, Parramatta'. The 'Bankwest, Parramatta' stadium is located in a stand alone area surrounded by large tracts of open space to the river with further large tracts of open space to the other side of the river which encompasses Parramatta Park. There are also large car parks in areas adjacent to the arena without major thoroughfares or highways near it. These open tracts of parkland and car parks are completely missing from Jubilee Oval/Kogarah Park, which is located on one of the major arterial roadways in New South Wales.

If any redevelopment includes an underground carpark for say 750 vehicles under Kogarah Park adjoining Princes Highway, it would add to the already insurmountable road capacity problems and dangerous traffic issues along Princes Highway and Jubilee Avenue, particularly for the young pupils of Carlton South Public School, where the safety of these children should be paramount in any future



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redevelopment. To impose such a danger to the lives of young pupils of Carlton South Public School would have to be regarded as legally irresponsible and irrational.

As stated previously, our members welcome investment into Kogarah but to hear the State Government in collaboration with the Georges River Council announce plans for Jubilee Oval/Kogarah Park prior to any Master Plan being put on exhibition for community input and being adopted by the elected representatives of Council is undemocratic and not transparent.

Kind Regards

A handwritten signature in black ink, appearing to read 'JPowys', is positioned below the 'Kind Regards' text.

Jeff Powys – President

Kogarah Bay Progress Association Inc

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