

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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13 October 2021

Pascal van de Walle  
Coordinator Development Assessment  
Bayside Council

Via email: [Pascal.vandewalle@bayside.nsw.gov.au](mailto:Pascal.vandewalle@bayside.nsw.gov.au)

Dear Pascal,

## **RESPONSE TO REQUEST FOR INFORMATION | DA2021/187 | 2 MYRTLE STREET, BOTANY**

### **1. INTRODUCTION**

This letter has been prepared on behalf of Bayside Council (the Applicant) in response to Council's letter dated 17 September 2021, pertaining to the Development Application (DA) seeking approval for DA) seeking approval for demolition of the existing children's pool and shelter; removal of seven (7) trees and construction of three (3) water slides, an outdoor aqua play area and associated building for mechanical servicing and change rooms at 2 Myrtle Street, Botany (DA2021/187).

It is noted that previous responses to items 1,2,3 and 4 were provided to Council on the 7 October 2021. The letter provides responses to Council's request in relation to 5. Traffic and Parking and 6. Anticipated Capacity. This response has been informed by key consultants from the project team, including GTA Consultants and Resonate.

### **2. RESPONSE TO REQUEST FOR INFORMATION**

The following table provides a response to comments raised by Council.

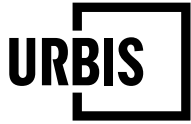
<b>Comment</b>	<b>Response</b>
<b>5. Traffic and Parking</b>  Information has been received to account for potential parking and traffic impacts associated with the proposal. It is acknowledged that the Covid-19 restrictions have presented difficulties for modelling the anticipated impacts of the proposal.	GTA Consultants have provided the following response:  Its important in assessing any traffic and parking impacts to consider a typical peak period as opposed to the peak day / time throughout a year. GTA Consultants have highlighted Australia Day as representing the likely 'peak of peak' demand for parking at the center (except

Comment	Response
<p>In the interest of providing the best available information to the regional panel, the following additional comments are provided for your action:</p> <p>The Traffic and Parking Impact Statement ('the TPI Statement') considers parking availability on a past hot Australia Day weekend, and a separate day when three cricket matches were being held at Booralee Park. On each day, the TPI Statement notes the impact of each event on parking availability within the Aquatic Centre and nearby streets. However, the TPI Statement does not seek to model the parking impacts in the circumstances where each event occurs concurrently.</p>	<p>for special events) as patronage numbers are likely to be high due to the public holiday and hot weather. It is noted that a long weekend in summer in Sydney will not coincide with child or community sport and hence it would be inappropriate to assume Booralee Park could generate a meaningfully demand for parking on this day. Further, the TPI statement highlights parking demand on Saturday, 29 November 2014. This data point is expected to represent a busy day given the warm weather (maximum temperature of 33 degrees recorded) and the previous slides were operational. Further, on this day three cricket matches were being played at Booralee Park.</p> <p>GTA Consultants outline it is not appropriate to assess parking demand based on solely on peak periods. Notwithstanding this, review of parking demand at the Aquatic Centre car park on Australia Day and in November 2014 still shows that the aquatic centre car park could easily accommodate the parking demand generated by the water slides and aqua play area (17 spaces).</p> <p>Further, it is important to note that if there are three or four cricket matches on at Booralee Park, the associated parking demand will not manifest in the Aquatic Centre car park due to proximity of the cricket pitches to ample on street parking along Bay Street, Daniel Street and Jasmine Street. As such, any increased use of the cricket pitches would only result in a minor increase in parking demand within the Aquatic Centre car park. The TPI statement conservatively assesses an additional demand for approximately 20 spaces generated by Booralee Park within the Aquatic Centre car park and concludes that the anticipated demand of 17 spaces associated with the proposal would</p>

Comment	Response
	<p>still leave about 20 vacant spaces in the car park during the average peak throughout summer.</p> <p>Based on the above, the minor parking demand for 17 parking spaces generated by the proposed water slides and aqua play area are expected to be readily accommodated within the precinct with little discernible change on current and historical demand.</p>
<p><b>The TPI Statement does not differentiate between visitation associated with the decommissioned slides and the proposed new slides, and no explanation is offered as to why the assessment has not accounted for the possibility of increased popularity associated with the slides.</b></p>	<p>GTA Consultants provide the following response:</p> <p>The TPI statement referred to the previous operating slides because it is important to understand what the previous use was doing for consistency. Notwithstanding there was no reference to those previous slides as part of assessment of future demand associated with the proposal. GTA Consultants have provided a functional and practical approach to parking demand based on the anticipated users (staff and visitors) and anticipated travel characteristics. The TPI statement does not address parking demand generated by the previous operating slides as this is not considered relevant to the assessment.</p>
<p><b>6. Anticipated Capacity</b></p> <p><b>Further to the final point above, and in relation to the submitted updated acoustic report, assumptions associated with the number of visitors has not been clearly explained with the respective reports. For example:</b></p> <p><b>The TPI Statement indicates that 100 patrons an hour may visit the site.</b></p> <p><b>The TPI Statement provides a proportionate estimate of the number of teenagers and</b></p>	<p>GTA Consultants provide the following response:</p> <p>The purpose of the assessment was not to consider demands of aquatic centre itself but practically consider demand of the proposed water slides and aqua play area. It is important to note the assessment is structured around whether parking demand generated by the proposed water slides and aqua play area could be accommodated within the aquatic centre car park. The 100 patrons referenced are patrons specifically visiting the proposed water slides</p>

Comment	Response
<p><b>children who visit may visit the site, but does not provide the basis for this estimate. Further, although they may represent only a small proportion of visitors, the TPI Statement makes no allowance for any adults without children.</b></p>	<p>and play area, rather than all patrons attending the aquatic facility. It is noted that this anticipated demand aligns with the acoustic report.</p> <p>There is a distinct lack of data available for water slides at aquatic centres. In this regard, surveys of similar centres are typically what you would need to complete to justify the level of patronage/ parking demand expected, however for a range of reasons (social restrictions due to COVID-19, time of year etc.) that has not been possible for last 18 months. GTA Consultants believe that a peak demand for 100 patrons per hour is conservatively high and robust for purpose of the assessment and has been informed by operations at the aquatic centre. We have subsequently broken the 100 patrons down into who those users are and how they travel to the aquatic centre. Given the TPI assesses the demand associated with the water slides and play area only, there is no requirement to make an allowance for adults without children. Notwithstanding, those visiting without children has been covered in the discussion around teenagers/ young adults.</p> <p>The TPI therefore has provided a conservative estimate and the assessment is appropriate with no further information required.</p>
<p>The Amended Acoustic Report indicates that Council expect to draw a daily peak of 400 patrons, in addition to the existing annual peak of 640 a day (for pools only). The Acoustic report also assumes that a quarter of the patrons will utilise the facility during a typical hour.</p> <p>To ensure that the modelling appropriately accounts for the expected impacts, reasons for</p>	<p>Resonate have provided the following response:</p> <p>It has been advised by Council, as the applicant, that the new aqua play and water slide area expects to draw a peak daily patronage of 400 people adding to the existing peak daily patronage (busiest summer day) of 640 people.</p> <p>The following assumptions were made in order to determine a reasonable estimation of the</p>

Comment	Response
<p>each of these assumptions are required to be provided.</p>	<p>average hourly patronage for noise assessment purposes:</p> <ul style="list-style-type: none"> <li>▪ Approximately a quarter of the peak daily patronage would utilise the facility during a typical hour equating to approximately 250 people. This is considered a reasonable assumption noting: <ul style="list-style-type: none"> <li>– This is based on the peak summertime patronage. The typical total patronage throughout the year would likely be less on average.</li> <li>– The assumption would see the capacity taken up over a four hour period which is more conservative than assuming the total patronage would be spread over the operational hours of the facility (notionally, for noise assessment purposes daytime is assumed to be from 7am to 6pm – a 10 hour time window).</li> </ul> </li> <li>▪ Of the 250 people, the following distribution was assumed: <ul style="list-style-type: none"> <li>– 100 people would utilise the aqua play and water slides at any one time.</li> <li>– 150 would utilise the existing swimming and recreational facilities.</li> <li>– This was determined based on the proportion of patronage provided by Council, as the applicant.</li> </ul> </li> </ul> <p>The assumptions are therefore appropriate, and no further assessment is required.</p>



### **3. CONCLUSION**

In summary, the further information provided to respond to the matters raised by Council. This has sufficiently explained the modelling and assumptions made both within the TPI assessment and acoustic report.

We trust we have addressed the issues raised in Council's letter dated 17 September 2021, however, should you have any queries please contact me on (02) 8424 5125.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Joe Arnott".

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