



Georges River Council  
PO Box 205  
Hurstville NSW 1481

Attn: Liam Frayne

10 March 2021

**Re: 78 Carwar Avenue Carss Park - DA2020/0405**

Dear Liam,

We refer to your letter of 3 February 2021 in relation to the abovementioned Development Application and our subsequent response of 23 February 2021.

We also refer to the Peer Review of the Traffic and Parking Assessment undertaken by McLaren Traffic Engineering (McLaren Peer Review) dated 18 January 2021 and provided to us on 25 February 2021.

#### **1.0 Revised Documentation**

We have reviewed the McLaren Peer Review and in response the following revised documents are submitted for your consideration:

- Response to Request for Additional Information dated 8 March 2021 prepared by Traffix – please note that this response supersedes the correspondence dated 23 February 2021 prepared by Traffix and submitted with our correspondence of the same date;
- Revised Traffic and Parking Impact Assessment dated March 2021 prepared by Traffix; and
- Revised Construction Traffic Management Plan dated March 2021 prepared by Traffix.

We trust that the abovementioned documents satisfactorily address the traffic and parking related issues raised in your correspondence of 3 February 2021 and more specifically detailed in the McLaren Peer Review.

## 2.0 Temporary Car Park

We also note that to address concerns in relation to the temporary displacement of car parking during the demolition and remediation of the former Kogarah War Memorial Pool site, the applicant has identified that a temporary car park could be provided in the vicinity of the site.

The temporary car park could be established on the northern side of Carlton Crescent on land legally described as part of Lot 376 DP1118749, which forms part of the land to which the DA relates. An aerial photograph identifying the potential location of the temporary carpark is provided at Figures 1 and 2.



Figure 1: Aerial Photograph identifying temporary car park location (Source: [www.sixmaps.nsw.gov.au](http://www.sixmaps.nsw.gov.au))

The potential site of the temporary car park is located east of the Carss Park Narani Child Care Centre, west of the Kogarah Bay Creek stormwater channel and to the south of the Dog friendly leash free dog park. The land is zoned RE1 Public Recreation under the Kogarah LEP 2013 and car parks are identified as permitted with consent.

A plan identifying the location, arrangement and capacity of the temporary car park has been prepared (refer to Figure 3) and is provided as an Attachment to this correspondence. The plan identifies that the temporary car park would have the capacity to accommodate 60 cars. This would offset any shortfall as a result of the temporary closure of the pool car park during 3-4 month period in which the demolition and remediation works would be undertaken.

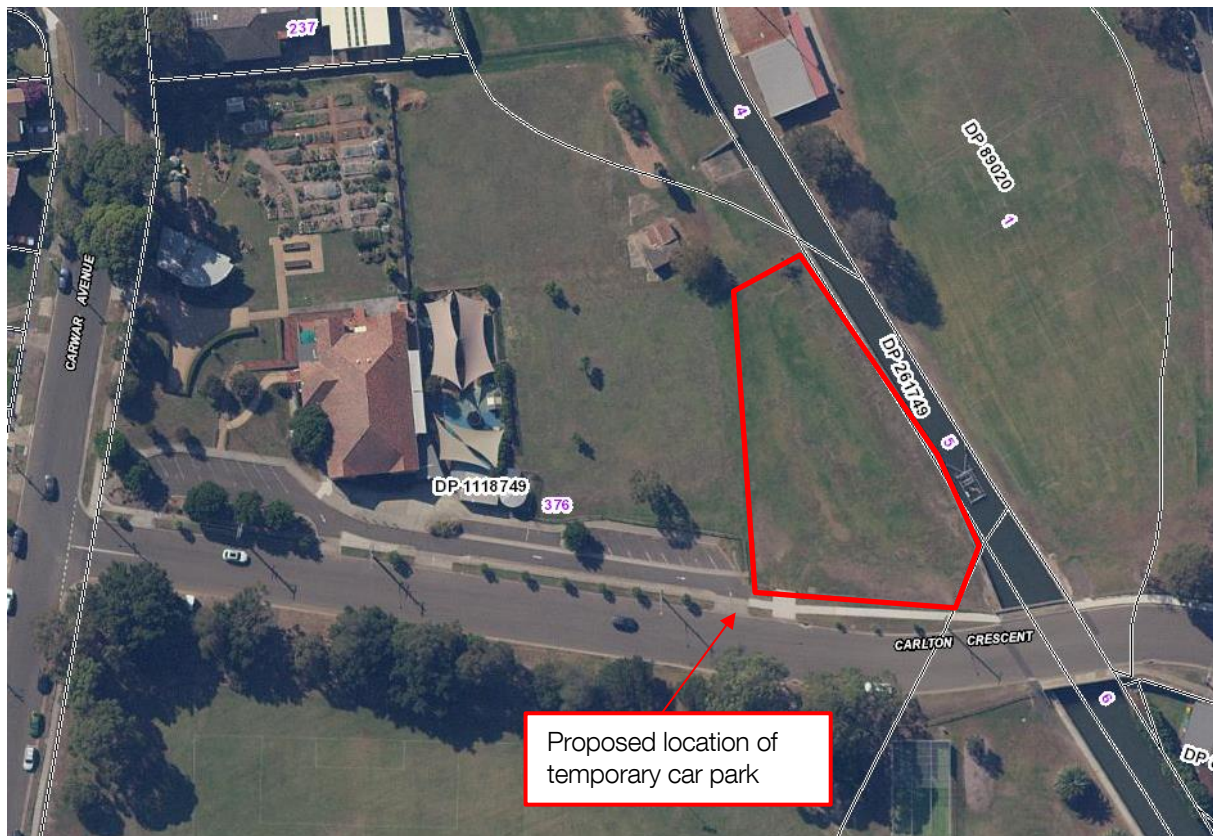


Figure 2: Aerial Photograph identifying temporary car park location (Source: [www.sixmaps.nsw.gov.au](http://www.sixmaps.nsw.gov.au))

The temporary car park would only operate of a weekend, being the peak period for parking demand in the vicinity of the development site, and the period in which the surrounding street network has insufficient capacity to accommodate the displacement of the 80 car parking spaces from the former pool car park. Limiting the operation of the temporary car park to the weekends ensures that any parking within this area would not impact upon the operations of the child care centre, which is closed of a weekend.

The car park will be established through the use of parawebbing fencing to delineate the 60 car parking spaces. Parking will occur on the existing grassed area and it is not proposed to undertake any construction works to facilitate the temporary car park.

The requirement for the provision of the temporary car park could be imposed as a condition of consent for the proposed development. Alternatively, approval for the carpark could be sought via a Review of Environmental Factors (REF) pursuant to Clause 66(4) of Division 12 of the State Environmental Planning Policy (Infrastructure) 2007, which permits single storey car parks to be constructed carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council.



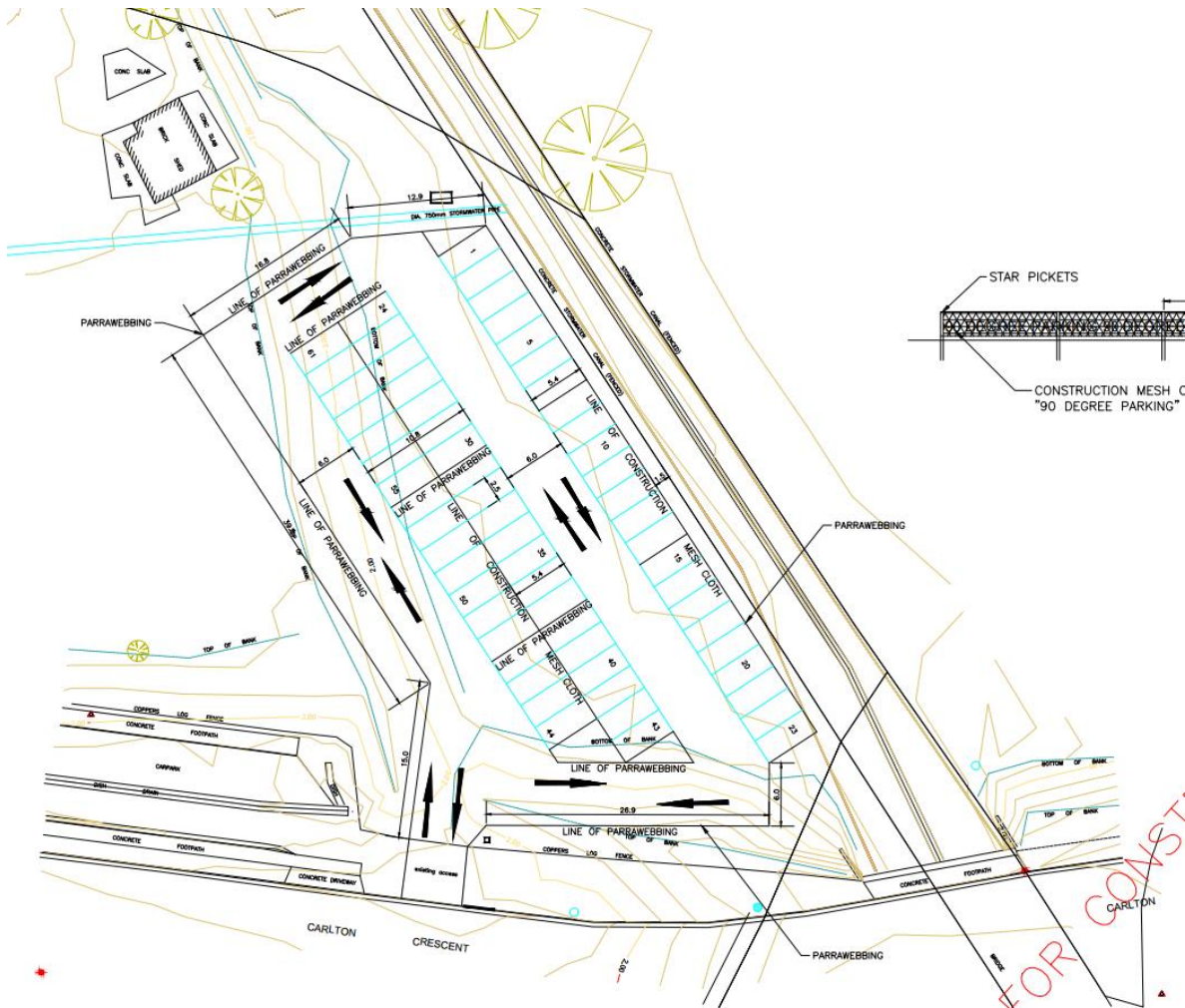


Figure 3: Extract of Plan of temporary car park

In this regard, we also attach the Proposed Parking Layout (Drawing No.U917) for your information.

We trust that the additional information and amended documentation addresses the issues raised and is sufficient to enable you to complete your assessment and determination of the application.

Should you wish to discuss any of the above matters, please do not hesitate to contact me on (02) 9380 9911 or by email at mbaker@sjb.com.au.

Yours sincerely



Michael Baker  
Director