



File Ref: EXTERNAL/2025/0010

7 July 2026

Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Patrick Copas

SSD-84467726 – Kogarah Golf Club Redevelopment – Concept & Stage 1 Works

Thank you for providing Council with the opportunity to comment on the concept proposal and stage one development application for the former Kogarah Golf Club at 13-19A Marsh Street, Arncliffe.

This submission is made by council officers, not the elected representatives.

Council has reviewed the submitted information and, in summary, considers that the redevelopment of the site has the potential to make a positive contribution to the business enterprise precinct. However, Council considers that the Traffic Report would benefit from further detail to demonstrate how the Traffic and Transport SEARs have been addressed, particularly in relation to the operational impacts on Princes Highway / Gertrude Street and potential impacts on the Inner West LGA.

Specifically, the report provides detailed trip generation estimates, including:

- AM peak: 803 vehicles into the site and 397 vehicles out of the site; and
- PM peak: 484 vehicles into the site and 776 vehicles out of the site.

However, the report would benefit from further detail and an assessment of the distribution of development-generated traffic, including the extent to which traffic may travel through or impact the Inner West LGA, both on main roads and local through-roads.

In particular, the report does not identify how many development generated vehicles are expected to:

- Turn left from Princes Highway into Gertrude Street to access the site; or
- Turn right from Gertrude Street into Princes Highway when leaving the site.

It should be noted that the SEARs require assessment of both trip generation and trip distribution, including impacts at key intersections.



Council recommends that the applicant provide a supplementary assessment to further clarify the following matters:

- A clear analysis of traffic distribution arising from the proposed development;
- A statement on the specific traffic impacts on the Inner West LGA;
- Assessment of impacts on relevant main roads and local through-roads within the Inner West LGA; and
- An intersection analysis of Princes Highway / Gertrude Street, including relevant turn movements, intersection performance, queuing, delay and any required mitigation.

Council also notes a potential inconsistency in the report's figures. The report refers to SCATS data for both Marsh Street / Flora Street and Princes Highway / Gertrude Street; however, Figures 30 and 31 are both labelled "Traffic volume comparison - Marsh Street / Flora Street intersection." This creates uncertainty as to whether the Princes Highway / Gertrude Street data has been clearly presented and assessed.

As outlined above, whilst Council raises no objection to the uplift, revitalisation and utilisation of an underdeveloped site, it is important that the proposal demonstrates that any associated impacts on surrounding local government areas have been appropriately considered and managed. On the information currently provided, it appears that further assessment is required in relation to traffic impacts.

The submitted documentation would benefit from further detail to provide a more complete understanding of the proposal's potential impacts. Accordingly, Council recommends that further information be requested to address the matters identified above before any determination is made in relation to the application.

We would invite the applicant and the DPHI to meet with Council to discuss this proposal and future proposals that may be considered. In the meantime, if you need any further information in relation to the above response, please contact Katerina Lianos on 9392 5820 or katerina.lianos@innerwest.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'Simone Plummer', with a checkmark at the end.

Simone Plummer
Director Planning