

Structure Plan

02





02 Structure Plan

This chapter details the Structure Plan for Cooks Cove. It responds to the six urban design principles identified in the previous chapter to establish a framework within which future redevelopment of the precinct can occur. Key elements of the Structure Plan are detailed and approximate areas are provided for the developable area and open space allocation within the precinct. The Structure Plan allows for flexibility in terms of future land uses and tests possible yields for various land use scenarios.



2.1 Structure Plan

This diagram represents the Structure Plan for Cooks Cove. The Structure Plan builds upon our understanding of the site and responds to the six urban design principles identified in the previous chapter to establish a framework within which future redevelopment of the precinct can occur. The Structure Plan is not a prescriptive design solution for Cooks Cove. Instead, it identifies key elements that should be considered in further detail during the next stage of the project. The six urban design principles are addressed in the following way:

- **Principle 1: Define the role of Cooks Cove within its context**
The Structure Plan provides the opportunity for flexible uses that can respond to market drivers on the developable land addressing Marsh Street. In this way, Cooks Cove will not turn its back on its context. Instead, it will provide a strong interface and interaction with adjacent uses.
- **Principle 2: Create a highly permeable precinct**
The Structure Plan identifies multiple opportunities for enhanced connectivity and accessibility for all modes of transport. These connections are detailed as a key element on the following page.
- **Principle 3: Deliver a vibrant social heart**
The Structure Plan provides the opportunity for a clustering of community serving uses along a new main street within the area defined as developable land. These uses can be collocated with a civic park or community space to establish a multifunctional vibrant social heart for the people of Cooks Cove.
- **Principle 4: Establish a new green heart for Rockdale**
The Structure Plan respects the existing environmental and open space amenity of the precinct to retain and enhance the open space, sport and recreation offer at Cooks Cove. This is detailed on the following page as key elements for open space provision plus sport and recreation.
- **Principle 5: Build upon the existing water narrative**
The Structure Plan retains the existing wetlands and provides the opportunity for water sensitive urban design elements and flood mitigation measures as a feature of the precinct.
- **Principle 6: Leverage the natural and cultural heritage**
The Structure Plan integrates the heritage of the precinct by accommodating existing and future frog habitat, the existing market garden, the heritage Southern and Western Suburbs Ocean Outfall Sewer and provides the opportunity for the retention of existing mature trees in the open space network.

The Structure Plan acknowledges the existing land designations for RMS Operations, frog habitats, wetlands and the market garden. The proposed WestConnex Tunnel is shown for reference, however it is not expected that this tunnel will have a direct impact on the precinct in terms of physical development.

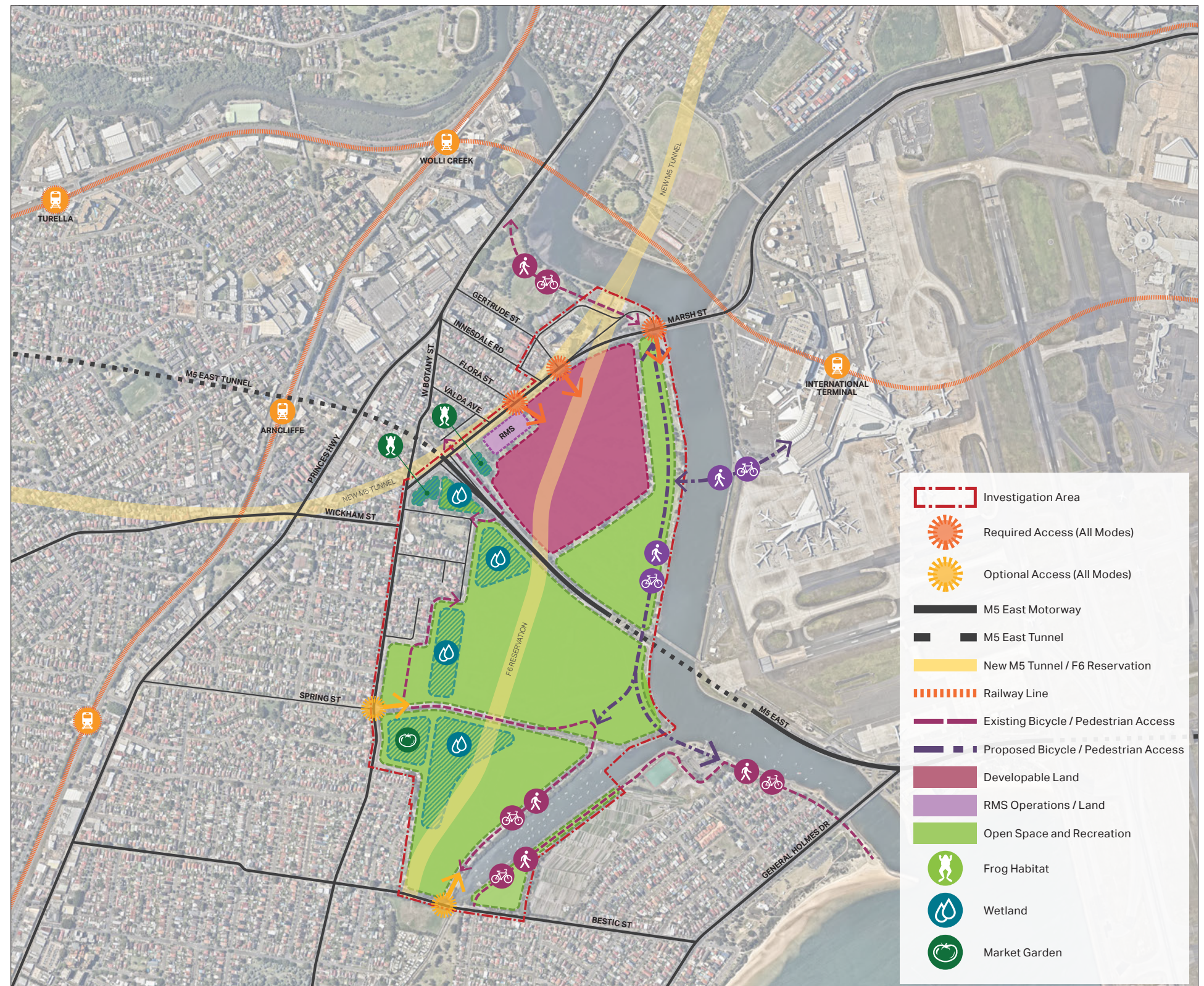
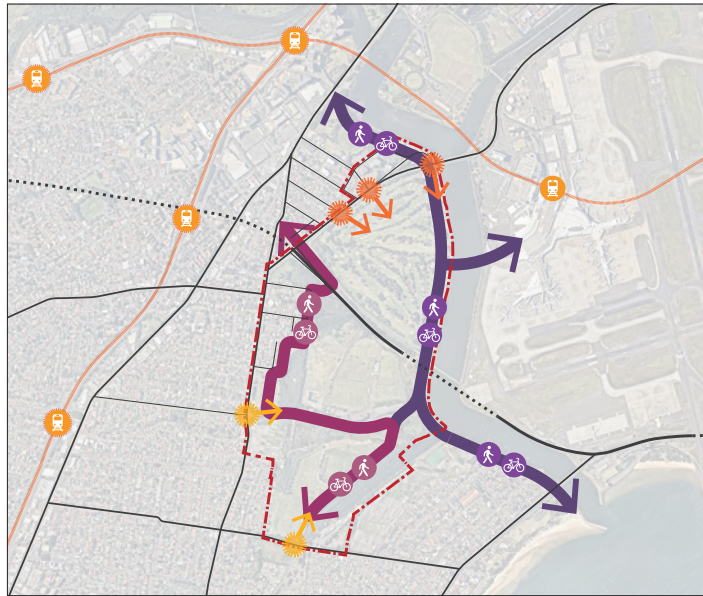


Figure 7: Cooks Cove Structure Plan, Source: AECOM, 2016

2.2 Key Elements

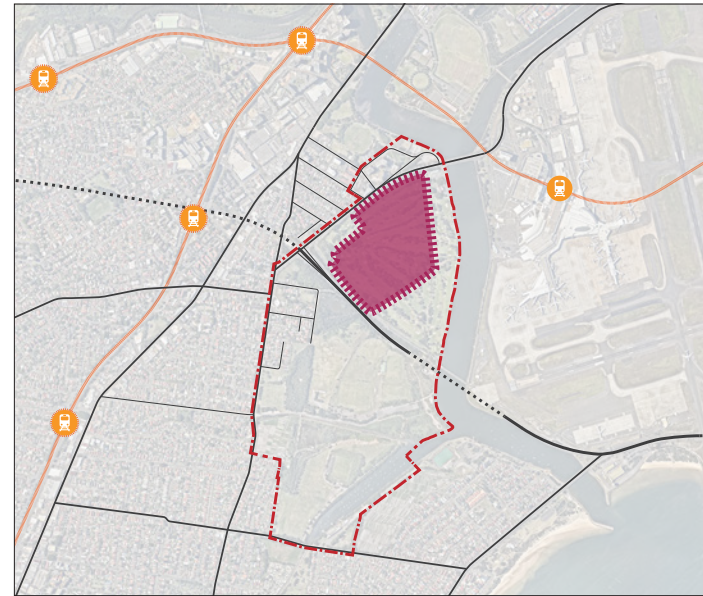


Connections

Connections form a key element of the proposed Structure Plan for Cooks Cove. These connections support the urban design principles to create a highly permeable precinct. The proposed connections include:

- A continuous pedestrian and bicycle access along the Cooks River foreshore.
- Enhancements to the existing Eve Street Cycleway and Bestic Street Cycleway.
- A possible new pedestrian and bicycle bridge across the Cooks River connecting into the International Terminal train station.
- New vehicular, pedestrian and bicycle connections into the precinct from Marsh Street at Flora Street and Gertrude Street.
- Enhancements to the existing connection at the Levey Street underpass under Marsh Street.
- Possible new connections into the precinct from West Botany Street at Spring Street and from Bestic Street where the existing Bestic Street Cycleway is.

The intent of the proposed connections is to create a pedestrian oriented, bicycle friendly precinct for Cooks Cove. It is worth noting that the character and function of the proposed connections will be investigated in further detail during the subsequent stage of the project.



Developable Area

The investigation area for the Cooks Cove precinct comprises a total of approximately 135 hectares of land. A significant amount of this land can not be built on due to constraints such as the gas pipeline easement, the desalination pipeline easement, the heritage Southern and Western Suburbs Ocean Outfall Sewer and the 25m ANEF noise contour which prohibits uses such as residential and educational facilities. The resulting amount of land is considered to be the “developable area” for the precinct is illustrated in the Structure Plan to the left and the diagram above.

The developable area equates to approximately 20 hectares of land with approximately 15 hectares of land available for development and approximately 5 hectares of land required for streets, footpaths, open space and flood mitigation measures.



Open Space Provision

The Cooks Cove precinct includes a significant amount of open space in support of the urban design principle to create a new green heart for Rockdale that leverages the natural and cultural heritage of the site. This open space is provided in four clearly defined areas:

- To the north of the M5 Motorway. This open space overlooks the Cooks River and corresponds with the gas pipeline easement, the desalination pipeline easement and the 25m ANEF noise contour. The approximate area is 12 hectares.
- To the south of the M5 Motorway and the north of the canal. This open space includes existing wetlands and the approximate area is 33 hectares.
- To the south of the canal and the west of Muddy Creek. This open space includes the existing market garden and wetlands and playing fields. The approximate area is 20 hectares.
- To the east of Muddy Creek. This open space overlooks Muddy Creek and includes Lance Studdert Reserve. The approximate area is 2.5 hectares.

The total open space provision for the Cooks Cove precinct is approximately 67.5 hectares. Again, the character and function of this open space provision will be investigated in further detail during the subsequent stage of the project.



Sport and Recreation

The Cooks Cove precinct already supports a number of significant sport and recreation facilities including Kogarah Golf Club, Barton Park Driving Range, St George Soccer Stadium, baseball diamonds and playing fields. The urban design principles recognise that Cooks Cove must retain this important role and reinforce itself as a regional destination for sport and recreation.

This Structure Plan identifies the open space provision as available for the incorporation of the following possible facilities: Specific requirements for sport and recreation facilities will be defined with the City of Rockdale Council and Kogarah Golf Club in the subsequent stage of this project.

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