

60 Lennox Street
Rockdale NSW 2216
5th February 2017

NSW Dept of Planning & Environment
Sydney NSW 2000

Submission on Cook Cove Southern Precinct

Dear Sir / Madam

Proposed new location of Kogarah Gold Course at Barton Park, Banksia and surrounds

Our family are long term residents of the east Rockdale area having bought our family home back in 1994 in Lennox St. Being originally from Wollongong, one of the key reasons and attractions for us of the Rockdale area, in particular the east Rockdale / Kyeemagh part of this region, was the easy and close proximity to open green area, a rarity in much of the inner circle suburbs of Sydney.

Barton Park is a prime example of such open area where kids and families can play and spend time in an open green environment, a refuge from the high density living that is now typically of many inner circle suburbs such as Rockdale. This high density living for residents in close proximity to Barton Park is set to dramatically increase with further planned high density developments around transport hubs such as Rockdale, Banksia and Arncliffe train stations.

Our main concern with the current proposals is that a dramatic increase in the density of living in the area combined with a large removal of public access green open space such as the southern sections of Barton Park (accessed off Bestic St) will significantly lower the overall amenity and density balance of the area for local residents. The current proposed compensatory new open space is not of similar amenity, being mostly thin sections of land adjacent to the Cooks River foreshore planned for a cycleway (not the same as the current large open space), or otherwise located in the far north of the proposed Cook Cove development and not easily accessible to current residents users of the southern section of Barton Park.

We strongly believe that the current development should acknowledge this large loss of open area on the southern precinct of Barton Park and offer compensatory alternative green open space in the southern section of the current proposal. For example, the current proposal should provide for public open space at the southernmost point of the current Barton Park

area being resumed for the golf course relocation. The southern golf course boundary should not extend all the way to Bestic Street. There should be a reasonable amount of public open green space in this section of the development. The development also provides an opportunity to remediate as proper public open space the unused section of public land directly to the north of Sheralee Tourist Caravan Park and bounded by Bedford Place to the west, Muddy Creek canal to the east and Bestic St to the north. This space today stands unused but for the occasional council use as a temporary materials storage area.

The residents of the area have already lost a large section of previously public access and public owned green space with the development of Cairnsfoot Special School at Whiteoak Reserve, directly to the south of the currently planned to be resumed open space of Barton Park.

We are also very concerned that this private development including the relocated private member golf course is also resuming a section of the heritage listed Chinese market gardens on West Botany Street, a rare and unique feature of the area that does not exist in any other inner suburb of Sydney. The heritage protection status of this historically significant and truly unique feature of the area should be cherished and protected by those public officials charged with its stewardship. The heritage protection status of the gardens should not simply be a reservation mechanism to carve up slices of it at a future time when needed for private development purposes of property developers of high density residential housing and private member golf courses, as is currently the case. The gardens are either heritage protected and therefore should not be touched, or otherwise they are not heritage protected and their status should not pretend otherwise. We don't think you can't have it both ways.

In summary, we are very disappointed that this proposed development is resuming such large tracts of Bayside Council and Crown owned land for the exclusive use of profit driven private developers and private golf course members whilst local residents are left to contend themselves with tokenistic small pockets of green space located in often inconvenient locations as compensation. We sincerely hope a better balance between development and retaining public open space is able to be achieved by Bayside Council and State planning authorities when determining the permitting approval of this development.

Yours Faithfully

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