

27 February 2017
Department of Planning NSW
ATTN: Ann-Maree Carruthers - Director of Urban Renewal
GPO Box 39
Sydney NSW 2001

RE: Submission on Cooks Cove Priority Precinct.

Dear Ann-Maree

I've been a long-term resident of the Arncliffe area and 5th generation to live in Arncliffe. I have major concerns with regards to the Cooks Cove Priority Precinct and object to the proposed plans for the precinct for the following reasons:

1. The Priority Precincts program is designed to provide new housing and jobs in centres with good existing or planned transport services. However Appendix B: Cooks Cove Transport Study shows that the development of the area as a suitable Priority Precinct is severely flawed as the area requires extensive infrastructure that is only under investigation:
 - Significant investment in rail infrastructure is required to provide additional and/or spare capacity on the Illawarra Line to accommodate any development in Cooks Cove.
 - Grade separated walking and cycling infrastructure is required to provide safe access between Cooks Cove and surrounding areas and transit nodes.
2. 64% of residents in the Arncliffe-Banksia precinct travel to work by a car and whilst the land use mix at Cooks Cove has a dramatic impact on traffic flow projections traffic on Marsh street will be heavily congested under the 4 Land use options modelled in the report "it is clear that development in the investigation area will require significant investment along Marsh St to achieve acceptable performance"
 - o Traffic and congestion on Princes Highway can only be remedied through the reduction in through traffic facilitated by the construction of the F6 Motorway. This road is only within an investigation phase and no funding has been allocated. "Significant investment in the road network is required, including a potential motorway connection from the M5 to the south to enable development within Cooks Cove."
3. Transport options for the Cooks Cove Precinct are not adequate:
 - o The location of the Cooks Cove precinct is not readily accessible by train and the planning report concedes "Walking distances and times to each surrounding station are generally quite long (over 800 metres and 10 minutes). There is also a lack of connectivity and safe access from the Precinct to these stations"
 - o The T4 line is at capacity and services are experiencing loading issues during morning peaks, operating at around 135% of the seated load capacity when trains arrive at Wolli Creek Station

- Whilst the T2 line has capacity at Wolli Creek capacity constraints around Green Square are an issue and would be exacerbated by the Cooks Cove development.
- 4. Loss of free public access as Crown land and Council-trustee land currently accessible to the public will become private land for golf course use, accessible only to paying members playing golf.
- 5. With already very low public open space available per person in the area, the loss of numerous sporting grounds and playing fields currently used by the public within the Barton Park area will be further exacerbated by the building of thousands of high-density dwellings across Wolli Creek and the nomination by Rockdale City Council for Arncliffe & Banksia to be prescribed as a priority precinct. The prescribed growth in dwelling number from around 5,000 to over 20,000 dwellings in the next 20 years will further decrease the area's green space ratio.
- 6. Loss of Spring St wetland and riparian areas some of which currently serve as buffer zones to Landing Lights wetlands
- 7. The planned golf course will surround and crowd the Landing Lights saltmarsh wetlands. The planned water diversions (as per golf course requirement) will adversely impact the saltmarsh. Golfers hitting balls and retrieving wayward golf balls will scare off the birds that currently use the wetlands. Australia has an obligation to preserve the conditions around these wetlands which support long-range migratory birds.
- 8. In a time of declining golf club memberships, the need for an additional golf course when 16 already exist within 15 km is not a fair or equitable use of the public open space
- 9. Cycleways will be moved from safe locations to less safe locations and cycle path connectivity will be reduced.
- 10. The prescribed loss of 1.407ha of the heritage-listed Banksia Chinese Market Gardens

I sincerely request that you consider these items during deliberations on the future of Cooks Cove precinct and ensure that the public open space is not sacrificed for developer profits and a private park for use by a select few.

Kindest regards

Ted Esdaile-Watts

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