

Submission to Department of Planning and Environment on Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) Draft Land Use and Infrastructure Strategy (The Strategy)

I have several concerns about The Strategy as follows:

Publicly accessible open space

I am very concerned about the deficit of publicly accessible open space in the area to which The Strategy applies. Recent research in the medical, public health and urban design literature shows the importance of publicly accessible green open space for both physical and mental public health. When referring to open space, The Strategy must designate green open space to be publicly accessible. Thus, Cooks Cove South must remain in public hands, particularly the beautiful river fore shore, Landing Lights wetlands and the playing fields.

Pocket parks are not all they are cracked up to be. Humans as well as wildlife need larger tracts of open land and bushland in which to breathe, exercise and live. The Strategy completely fails to address the fact that such open land exists only within a very small area (the Rockdale Wetlands) in the Hurstville-Canterbury-Rockdale-Kogarah area and diminishing that will hugely impact all the people in the surrounding areas that currently use our local open space.

Wildlife

The Strategy fails to consider the huge impact on wildlife that currently use the Cooks Cove South area for feeding and habitat.

Playing fields

We have a shortage of sports fields. Reducing the number of fields does not serve either the current population and even less the expected blown out numbers of people when residential dwellings are built at Cooks Cove North.

A better option would be to preserve all the fields at Cooks Cove South, continue maintenance and then build suitable facilities such as public toilets so children can use the fields. Not having toilets is currently a show stopper for many schools and other clubs that could otherwise use the existing fields.

Golf Course

Cooks Cove South should not be considered for a golf course, given the low membership, the large area of land required for golf, and the shortage of public open space in the Bayside area in general. Furthermore we already have 16 golf courses within a 15 minute drive of Barton Park. Therefore, a golf course does not fit the category of "highest and best use" of the land.

I refer you to the hundreds of opposing submissions received by Bayside Council on the DA-2017/179 that fully articulate the reasons why a golf course should not be built here. I expect no less than every opposing point (which Council will no doubt be providing to you) should be addressed by yourselves in your Strategy.

Insufficient infrastructure

Many local schools, the Illawarra train line and St George Hospital are already at capacity. The trains in particular are operating beyond capacity at peak hour. Many local roads are also at capacity. The surrounding arterial road network will be saturated due to WestConnex and any population increase is likely to make traffic even more congested than it already is.

Cooks Cove North is unsuitable for residential development

Cooks Cove falls outside the perimeter for reasonable access to public transport as Arncliffe and Wolli Creek stations are more than 1km (network distance) from Cooks Cove and suggestions for shuttle buses would not work due to the traffic problems that already exist on Marsh St and which can only get worse.

This area will be subject to high concentrations of air toxins and noise from the airport which is so close that they are taxiing right next to Cooks Cove (see attached images below), planned exhaust stacks and pollution from WestConnex and major highways (e.g., Marsh St, Princes Highway). It is irresponsible to house large numbers of families there, exposing them to such health hazards. Furthermore, is that a school you are proposing to be built in that highly toxic environment?

The Strategy completely fails to address how Cooks Cove North can be considered to provide suitable living conditions for families and children.

Due to all the reasons outlined above, I object to the large increase in residential densification and lack of specific reference to public accessibility of green open space in The Strategy. Please amend the strategy accordingly.

Regards,

S Skellam
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Photo taken from Cooks Cove South looking at the airport #1 – from Cooks Cove South



Walking closer to the bridge



My closest approach shows how close the airport is to Cooks Cove North. Photos taken 7 Jan 2017.