**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.

**Playing fields**

We have a shortage of sports fields. For this reason, all the fields at Cooks Cove South need to be maintained and provided with facilities such as public toilets so children can use the fields. 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. Therefore, a golf course does not fit the category of "highest and best use" of the land.

**Other local infrastructure**

Many local schools, the Illawarra train line and St George Hospital are already at capacity. 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 exist on Marsh St. This area will be subject to high concentrations of air toxins and noise from the airport, WestConnex and major highways (e.g., Marsh St, Princes Highway). I believe it to be irresponsible to house large numbers of families there, exposing them to such health hazards.

Due to 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 to accordingly.

Regards,