

# Have your say on the draft plan for Arncliffe, Banksia and Cooks Cove

Please find my comments on the Bayside West Precincts draft land use and infrastructure strategy.

Item	From the documentation	My input - community resident
1.	<b>Create vibrant and connected town centres</b> The Strategy seeks to encourage growth and revitalisation of the existing Arncliffe and Banksia town centres. It proposes an expansion of the retail areas and shop top housing in the town centres to bring vibrancy and life to these areas and to ensure people can live close to a centre. It also recommends additional investigations into how future development within Cooks Cove can be connected to a centre with local services and transport connections.	<p>Agree with the Arncliffe and Banksia aspect.</p> <p>Do not agree with the Cooks Cove connection other than as an area of employment lands.</p> <p>This precinct needs a lot more investigation and should depend on the outcome of what happens in Arncliffe and Banksia.</p>
2.	<b>Improve accessibility</b> The Strategy seeks to improve pedestrian and cycling connections across the precincts to ensure homes, jobs and local facilities are well connected and accessible. It also ensures new homes are well connected to public transport so that more residents will be able to benefit from being close to the railway station as well as local shops.	<p>Agree to this in respect of the Illawarra line. However, this is not practical in respect to the airport line due to the high platform access charge. Given the choice people will use the Illawarra line as it is lower cost of travel.</p>
3.	<b>Provide more homes and housing choice</b> The Strategy identifies areas that are suitable for increases in residential densities. These areas are generally those in walking distance to public transport and other community facilities. Under the Strategy, the Arncliffe and Banksia Precincts could provide up to an additional 5,100 dwellings by 2036. Cooks Cove also presents an opportunity to provide between 2,000 and 5,000 dwellings, subject to further investigation.	<p>Agree with the Arncliffe and Banksia aspect.</p> <p>Do not agree with the Cooks Cove connection other than as an area of employment lands. The current SEPP should be maintained.</p>
4.	<b>Revitalise the Princes Highway Corridor.</b> The Strategy proposes revitalisation of the Princes Highway into a tree lined road corridor with large setbacks and wide footpaths to enhance pedestrian safety and amenity. Changes in land uses adjoining the corridor will allow for a wider range of commercial uses with residential apartments on upper levels in appropriate locations.	<p>Agree this sounds idealistic.</p>
5.	<b>Improve and provide new areas of open space</b> The Strategy identifies the need to provide better connections to areas of existing open space and to prioritise the provision of new open space where possible.	<p>This is very important given the high population density planned for Arncliffe and Banksia.</p> <p>Do not agree that we should lose so much open space in the Cook's Cove precinct to a private golf course.</p>

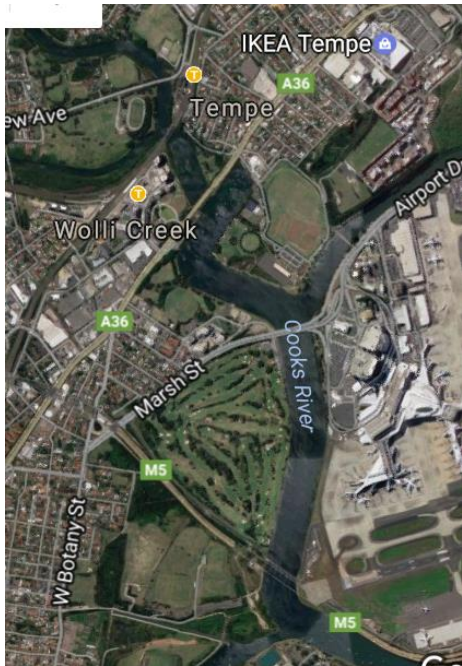
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6.	The NSW government is currently investigating the application of a Special Infrastructure Contribution (SIC) to assist in funding regional infrastructure upgrades. This may include a funding framework for regional roads, schools and regional open space. A schedule of assumed infrastructure demand is included in this Strategy.	Please include consultation with the community. Need to know how will this be determined and imposed. This will be a sensitive issue
7.	<b>Action 1</b> The Department will exhibit a rezoning proposal for those areas identified within Arncliffe and Banksia as priority areas for rezoning.	Support proposal and concept for Arncliffe and Banksia.  Do not support for Cook's Cove precinct.
8.	<b>Action 2</b> The Department will recommend a Special Infrastructure Contribution (SIC) be applied to the growth area.	This should not fall on the whole community but rather on those who benefit from the land value uplift and cash in on the sale of the land.
9.	<b>Action 3</b> Bayside Council will review the way local infrastructure contributions are to be collected within the growth area. The Department will assist the Council to cost local infrastructure upgrades recommended in the Strategy and co-ordinate with the infrastructure items to be partly funded through the SIC.	The developers and property owners within the growth area that benefit from any rezoning should have the burden of paying the local infrastructure contribution.  There should be an agreed infrastructure plan identifying what items will be included and the location. It would be wrong for money collected to be spent in mascot that is out of the growth area.
10.	<b>Action 4</b> The NSW Government will assist to fund community projects within the Growth Area up to \$10 million as part of the Priority Precinct Support Scheme.	This is good concept but need to ensure that all the community gets the benefit and not just a segment of the community. Also, the community should have an input into the community projects to receive the benefit.
11.	<b>Action 5</b> Proponent to lodge a planning proposal with Council for urban development at Cooks Cove.	I do not support this and it is ill conceived as there has been not community support. Under the current SEPP this area is identified as an employment zone and it should remain for that purpose.
12.	<b>Action 6</b> The Department will work with the Land and Housing Corporation to enhance and increase capacity for social housing on their site located on Eden Street in Arncliffe.	Developers should give a part of the property to be used as social housing.

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13.	<b>Action 7</b> Improvements to pedestrian and cycling connections through Cooks Cove will be provided as part of the precincts development.	Yes, I would support this but the cost should be part of the developers cost and not the community
14.	<b>Priority Precincts</b> The Arncliffe Precinct and Banksia Precinct were nominated as Priority Precincts by the former Rockdale City Council in 2013. In July 2014, the NSW Government endorsed the nomination.  Since the endorsement of the nomination, the Department has undertaken detailed investigations into the opportunities and constraints at each of the precincts. This Strategy is informed by these investigations.	I have been following this aspect and good to see that the NSW government has endorsed this. But I do not agree with trying to include the Cook Cove precinct into this as there has not been proper investigation. It appears to have been a last-minute inclusion under direction of others!
15.	A portion of the Cooks Cove Precinct, approximately 25 hectares of the Kogarah Golf Course, has previously been identified as a trade and technology park to capitalise on the physical proximity of the precinct to Sydney Airport and Port Botany.	Yes and it should remain as an employment zone and not residential due to close proximity to the airport and noise issue.
16.	The Princes Highway Corridor The highway is part of the national highway network. It provides the main road access from the Arncliffe and Banksia precincts to the Sydney CBD and is also the spine of the local road network. As a result, it is subject to high traffic volumes for both private vehicles and freight.	Perhaps give consideration to road widening?
17.	An overview of the key consultation activities undertaken to date – prior to release of the proposal - is outlined below. Online Survey - 346 responses were received Online Survey Council briefings Stakeholder briefings	Are you for real !! for pre community input. The online survey - was this with community/residents within the near area? Only 346 although the Rockdale LGA has over 106,000 residents. No other community input?
18.	<b>Providing Employment</b> An analysis of the employment structure within the precincts demonstrates that retail trade is one of the largest employers with the construction and health care industries becoming of increasing importance.	Redevelopment and increase in land value and demand for residential along the road corridor will push out many of the existing retail trade and employment land will decrease in the Arncliffe and Banksia precinct.
19.	<b>Airport associated employment land uses.</b> The close proximity of Sydney Airport presents opportunities to locate supporting and associated land uses within the precincts. This could include airport logistic and freight industries but also other associated industries such as housing and	The location to the airport and port botany is a great employment catalyst for use of the land in Cooks Cove that has already been identified as employment lands. This should continue.

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	<p>services to support airport workers and short-term accommodation and services for visitors.</p> <p>The area of Cooks Cove zoned in SREP 33 for trade and technology purposes seeks to capitalise on the close proximity of this area to Sydney Airport. It is noted that since the date of the commencement of SREP 33, development under this zoning has not occurred and requires reconsideration.</p>	<p>This has not occurred as about half of the area is owned by the Kogarah Golf Club and they need to vacate the site so that it can be developed into employment lands.</p>
20.	<p>Aircraft Noise and Airspace Requirements The proximity of Sydney Airport means development within the precincts is also subject to additional constraints relating to aircraft noise and air space restrictions on building heights.</p>	<p>Yes - and although there will be an increase design required - therefore cost increase - it only works if the windows are closed. The noise comes in when the window is opened and that is when the complaints start and resident dissatisfaction. There is also noise generation from various other airport activities separate from the planes like ground power units.</p> <p>It would be better to have no residential in close proximity to the airport and freight and other uses could be adopted and there for placing a buffer to the other residential areas.</p> <p>Why do you thing that there is so much green space and minimal residences next to the airport!!!</p> 

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21.	<p><b>Capacity of the road network</b></p> <p>Strategic traffic and transport studies undertaken for the growth area (AECOM 2015 and 2016b) indicate that the current road network is already at capacity in several key locations. The key pinch points are shown in Figure 10.</p> <p>The existing capacity constraints on the road network will be improved by upgrades to the local and regional road network, outlined in Section 7. However, growth in this area is reliant on upgrades to the State road network such as the WestConnex South Link motorway project.</p>	<p>Yes the roads in the nominated precincts are at capacity now-2017. Fig 10 does not show pinch points.</p> <p>The new Westconnex M5 tunnels and possible F6 will not assist to solve local traffic generated by the additional residential. The new roads will move vehicles that are already on the road to other areas but not cater for new precinct residential.</p>
22.	<p><b>WestConnex South Link and the F6</b></p> <p>A potential southern connection from Arncliffe to President Avenue Kogarah via the F6 Corridor is currently being investigated by the NSW Government, and would connect the new M5 to the southern suburbs of Sydney and the Illawarra. The WestConnex South Link and the F6 would further benefit traffic conditions in the Bayside West Precincts, reducing through-traffic in area along key corridors including the Princes Highway.</p>	<p>The new F6 will dissect Cooks Cove precinct and result in additional traffic noise together with aircraft noise will make living in this precinct unbearable.</p> <p>The CC precinct should be employment generated use only.</p>
23.	<p><b>6.1 Land Use Plan</b></p> <p><b>3 Urban Development at Cooks Cove</b></p> <p>The Strategy identifies the northern portion of the Cooks Cove, north of the M5, as suitable for mixed use, residential development.</p> <p>This area is currently occupied by the Kogarah Golf Course but is zoned for trade and technology purposes in SREP 33. Since the commencement of the SREP in 2004 no redevelopment under this zoning has commenced. A number of investigations and a masterplan were prepared which proposed a range of uses consistent with the SREP however development has not yet progressed.</p> <p>In 2013, a Stage 1 Unsolicited Proposal was submitted to NSW Department of Premier and Cabinet. The proposal was endorsed by the former Rockdale City Council and proposed a mixed use development providing up to 5,000 dwellings and generating up to 5,000 jobs. The proposal did not progress and was discontinued in 2014.</p> <p>This Strategy recommends a review of the zoning of this portion of Cooks Cove is undertaken to determine how it can be redeveloped, providing new homes and jobs in an attractive, livable and convenient place. Study requirements are provided in Section 9.</p>	<p>Due to aircraft and F6 road noise and location of the new M5 tunnel exhaust stack, the northern portion should not be used for residential.</p> <p>The location to the airport and port botany is a great employment catalyst for use of the land in Cooks Cove that has already been identified as employment lands. This should continue.</p> <p>This has not occurred as about half of the area is owned by the Kogarah Golf Club and they need to vacate the site so that it can be developed into employment lands.</p> <p>The masterplan was prepared but never approved by the Minister, thus the area cannot be redeveloped.</p> <p>Yes we now know that the Unsolicited Proposal was rejected by the government as it did not satisfy the government requirements for a UP and also resulted in a reduction/loss of open space.</p>

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		<p>Provisions of existing SEPP 33 should apply.</p> <p>Put the area out for EOI and watch how many apply.</p>
24.	<p><b>SECTION 6: LAND USE STRATEGY</b>  <b>6.6 Strategic Intent</b></p> <p>A change of land use and zoning within the northern portion of the Cooks Cove Precinct, including the potential for a residential and mixed use development is to be investigated.</p> <p>A new school and open space is to be provided for within the Cooks Cove Precinct.</p>	<p>I have a genuine concern in considering residential use in this location.</p> <p>The closeness to the airport and port botany is a great employment catalyst for use of the land in Cooks Cove that has already been identified as employment lands. This should continue.</p> <p>Are you for real to consider a new school in such proximity to the airport re noise and pollution.</p> <p>It would be more asset effective to contribute dollars to expand the existing schools to cater for any expansion rather than to bring more completion with a new school.</p>
25.	<p><b>SECTION 8: KEY ACTIONS</b>  <b>Action 5</b> Proponent to lodge a planning proposal with Council for urban development at Cooks Cove.</p>	<p>Wait a minute. It was identified that Cooks' cove needed more assessment. This should not be by a developer.</p> <p>There should be community consultation due to the large loss of open space.</p> <p>Also no lodgement of planning proposal should occur until there is an agreed outcome for Arncliffe and Banksia.</p>
26.	<p><b>Planning Pathways – Cooks Cove</b>  For the Cooks Cove Precinct, the Department recommends that Council assess any future planning proposal relating to the precinct.</p> <p>A planning proposal for Cooks Cove will need to outline any change required to the land use controls currently applying to Cooks Cove under SREP 33. In accordance with Section 74 of the EPA ACT the repeal of the SREP and amendment to the LEP to incorporate the new land use controls can occur as part of the planning proposal process.</p>	<p>A whole of Cooks' Cove precinct strategy needs to be developed consistent with the existing SEPP.</p> <p>There is no minister approved SEPP therefore it is doubtful that Council can assess any future planning proposal.</p> <p>This whole precinct is community sensitive and there should be more community</p>

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		consultation before any further development occurs.

Happy to discuss any aspect of the above.

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