

Dear Planners,

I strongly object to the proposed amendment to SREP 33 that would make it possible to build a private golf course in the Southern Precinct of Cooks Cove. I know that this was the original intent of SREP 33 but SREP 33 is now out of date in a number of ways:

- It has become apparent that there is not going to be a technology park in the Northern Precinct which was the original reason for the golf course relocation.
- Kogarah Golf Club has been making losses (I got copies of financial statements) and has been making losses before WestConnex work started. I am not suggesting mismanagement by the club. Instead, I believe that the reason is that the sport of Golf is experiencing a well-documented decline.
- We have had a lot of population growth since SREP 33 was released in 2004. We need our green spaces and playing fields more than ever and will need them even more in the future. In recent years, I have read numerous reports of sporting groups finding it difficult to access playing fields.

I understand the desire to develop the Northern Precinct. I am less than enthusiastic about it but I could probably live with it. But whoever ends up developing it, and it does not have to be any particular developer, should seek to simply buy the land. Then the golfers can take the money and simply play elsewhere.

Kogarah Golf Club owns less than half the land it occupies. It rents the rest for peppercorn rents from government entities on short term leases. It is not viable now and it certainly would not be viable on just the land it owns. I have no doubt that Kogarah Golf Club could be induced to sell.

The rezoning also covers the heritage-listed market gardens on West Botany Street, Eve Street Wetlands and Landing Lights Wetland which is signposted as a habitat for migratory birds including the Curlew Sandpiper which is critically endangered. Then there is the foreshore area which was meant to be preserved for the public. Those areas should definitely have been carved out of any rezoning proposal.

There is one deeply disturbing aspect to the attempts to take the Southern Precinct from the public. Elected councillors and senior Council employee often cite contamination and the prospect of an expensive clean-up as a reason to treat the

Southern Precinct as a liability rather than an asset. The contamination is due to the site being used as a landfill site until about 1976. Someone known to me has obtained a set of reports from 2017 about contamination at the site. I have also got copies and spent quite a lot of time going through them. There is nothing in the reports to suggest that it poses any health risk when used as it is now. There are however contamination problems to overcome if development were to take place. I cover this in more detail at my site, <http://rasmustorkel.id.au/cookscove/>, "The Contamination Furphy" section. But let me just give an example. In one location in Spring Street Wetland (and only in Spring Street Wetland), arsenic was measured at 3 micrograms per litre versus an investigation threshold of 2.3 micrograms per litre. But the WHO recommends 10 micrograms per litre as an upper limit for drinking water (not swimming or marine water). So, strictly speaking, there is arsenic contamination but it poses no health risk. It is similar for other metals for which elevated levels were found (of which arsenic was the one most likely to induce alarm). It is not surprising that contamination no longer leaches out at hazardous rates, even it did decades ago. There was only ever a finite amount of contaminants and if they leach out then it follows that they eventually exhaust themselves.

Dear planners, I expect that you will be confronted with contamination claims. I implore you: Please ask for substantiation from original and current documents. And please compare any elevated levels found with levels that are actually hazardous. Also, please be alert to where samples showing contamination came from. For example, "soil" samples were obtained by drilling into the actual landfill. That is of course relevant when contemplating excavation for a club house. But such samples do not demonstrate that conditions are unsafe at ground level.

Dear planners, I ask you once more to preserve the Southern Precinct for the public. Future generations will thank you for it.

Yours Faithfully,

Rasmus Torkel, 8/7/2018