

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

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Suburb/ Town

Wolli Creek

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submission

At the present time traffic between Marsh St and Princes Highway, via Gertrude Street, is reaching capacity, with at sometimes backed up the full length of Gertrude Street at the traffic lights to enter Princes Hwy.

With such a large proposed development, this traffic overload would obviously become an impossible situation. This impact on Gertrude Street needs to be addressed and included in the plans of development of the area.

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To whom it may concern

I currently reside at . Our building is less than 51m, and we currently enjoy lovely views of the airport.

I would like for you to consider keeping the maximum building height at 41m instead of 51m as part of this proposal.

As we invested in this area with a guarantee of uninterrupted views, it would be a shame to lose it.

Kindest regards,



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Please add for more retail/community spaces. We do not have a retail shopping area despite the density of the suburb and number of people living here, and not many essential services such as a post office. This development would be a good time to add in more services for the current residents of Wolli Creek as this can decrease the traffic outgoing from Wolli Creek to other suburbs like Arncliffe and Hurstville for shopping and entertainment and will liven up the suburb.

Furthermore the addition of warehouses destroys the greenery of the suburb even more.

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Email**Suburb/ Town**

Rockdale

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Hi,

I would be happy to see this project approved and built. The key reason is that a cycleway along the cooks river in this location would be a great connection in the Sydney cycleway network. The current path using Eve Street and Marsh Street is not fit for purpose. It is dilapidated and difficult, with various hills and obstacles to avoid. It ends with a narrow shared footpath on Marsh street, where young or careful cyclists need to wait several minutes to cross the road at the two traffic light intersections before arriving at Wolli Creek.

Building a new path along the river would eliminate the hills, provide a new surface to ride on and shorten the trip length between Wolli Creek and the Bestic St by avoiding the intersections. It can also be wider to cater for cargo bikes, so that luggage, kids and pets can be transported easily to or through Cooks Cove. This, along with the new cycleway connection being built with the M6, will enable more people to travel by bike to Wolli Creek and beyond.

There are some key details which need to be considered so that this cycleway meets its potential. Firstly, it needs to be wide and separated from the pedestrian traffic, which is included in the current plan. Secondly, it needs to have similarly wide and separated connections to the cycleways on the North and South sides of the site. This includes a new path from Barton footbridge to the South side of the site, and a widening of the existing path passing by the Rowers On Cooks River so that it can be used as a cycling connection to Wolli Creek's existing paths. Finally, this path should have bright and clear lighting which makes it safe to use at night.

I would also like to note that having a cafe facing the new path, similar to the Brighton Kiosk, will ensure that it gets business from all of the passing foot and cycle traffic.

Thank you.

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We do not want to see all that green space disappear and have it replaced by a commercial and industrial site. Leave our green spaces alone. People need them for a healthy mental and physical well-being. They are places to pursue recreational activities and to enjoy social and family time.

We are all disappointed to hear of this proposal and we all oppose it.

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wolli creek

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As a resident living in Southbank, the proposed plans, if erected, would obstruct the scenic view that my living building currently enjoys. The present view plays a vital role in enhancing the aesthetics of the surroundings and contributes to the overall ambience of the area. Its loss would be a considerable detriment to the residents of my building, including myself, who have come to appreciate and value this unobstructed vista.

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Email**Suburb/ Town**

Wolli Creek

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submission

Upon receiving news of this proposed development 'Cooks cove project' I felt devastated, however before rejecting the project I thought it was best for me to delay my response and give the pro's and Con's some serious thought before submitting my opinions, after giving it time to reflect I find my main concerns are within Block one and two. Block one located on Marsh street, the artist illustrations shows a low level construction of offices and retail space, I would like to know how high these buildings are going to be? This has the potential of blocking our river views for the residences living in Southbank block B and C of 24 and 26 Levey Street.

I definitely have an issue with block two and object in the strongest of manners. Why is Block two at 12 stories high (51 meters) being

built right opposite the southbank building? This will totally destroy all our views to the East especially in block C where I currently live. The planning of Block two has not considered the residence of southbank at all. Why can't Block two relocate further south where the Golf course is and move the Golf course where Block two is to be situated, at least the residence might have some remaining views left. As it stands the current development will totally destroy our views of the ocean and affect the sunlight and sea breeze entering our apartments, but most importantly our privacy will be lost to a hundred or more hotel guest windows which will be adjacent to ours and the roof top swimming pool makes our privacy concerns even worse. It makes no sense to have a hotel built in close in close proximity to an established apartment block where its going to cause discomfort to the residence living in there. I've paid a lot of money for my apartment and work extremely hard to pay the mortgage repayments, I would at least like to feel comfortable and happy where I live. Block two's development would certainly put an end to that happiness. At the very least any planning of this nature should respect the neighbouring communities and their rights to privacy and factor in the devaluation to their properties to. Block 3a, 3b, 3c are just three massive warehouses that will completely block any chance of scenery views we might have remaining through the gaps of Block two. Having three big Logistic warehouses is an ugly sight to look upon, once operations begin on our doorsteps it's going to increase the traffic noise, congestion and air pollution on our nearby roads which is another big separate environmental issue to consider and cover.

This proposed layout 'cooks cove project' hasn't given any consideration for the people living in Southbank Block's A, B, C and our neighbouring apartments. I plead to the council and DA department not to give this proposal approval. The thought of this proposal is already causing me considerable stress and sleepless nights which is not the future I was planning for when I brought my apartment. Please respect our views and opinions regarding this project we all have the right to feel happy where we live. Furthermore I think the above proposal is outdated we don't need anymore Hotels in the area. Australia has a serious housing shortage which is set to get considerably worse with a huge migration surge expected in two years, surely if this prime piece of land is to be developed wouldn't it make more sense to build some low level apartments to ease this future crises?

Lastly I would like some feedback on the above comments I have provided Thank you.

Upon receiving news of this proposed development 'cooks cove project' I felt devastated, however before rejecting the project I thought it was best for me to delay my response and give the pro's and con's some serious thought before submitting my opinion, after giving it time to reflect I find my main concerns are within Block's one and two. Block one located on Marsh Street, the artist illustrations shows a low level construction of offices and retail space, I would like to know how high these buildings are going to be? This has the potential of blocking our river views for the residence living in Southbank block B and C of 24/26 Levey street.

Block two is definitely a big problem and I object in the strongest of manners. Why is Block two at 12 stories high (51 meters) being built right opposite the Southbank building? This will totally destroy all our views to the East especially in block C where I currently live. The planning of Block two has not considered the residence of Southbank at all. Why can't Block two relocate further south where the golf course is and move the golf course where Block two is to be situated, at least the residence might have some remaining views. As it stands the current proposed development will totally destroy our views of the ocean and affect the sunlight and sea breeze entering our apartments, but most importantly our privacy will be lost to a hundred or more hotel guest windows which will be adjacent to ours and a roof top swimming pool makes our privacy concerns even worse. It makes no sense to have a hotel built in close proximity to an establish apartment block where it's going to cause discomfort to the residence living in there. I've paid a lot of money for my apartment and

work extremely hard to pay the mortgage repayments, I would at least like to feel comfortable and happy where I live, Blocks two's development would certainly put an end to that happiness. At the very least any planning of this nature should respect the neighbouring community and their rights to privacy and the devaluation of their properties.

Block 3a, 3b, 3c are just three massive warehouses that will completely block any chance of scenery views we might have remaining through the gaps of block two. Having three big logistic warehouses is an ugly sight to look upon, once operations begin on our doorstep it's going to increase the traffic noise, congestion and air pollution on our nearby roads which is another big separate environmental issue to consider and cover.

This proposed layout 'cook's cove project' hasn't given any consideration for the people living in Southbank block's A, B & C and our neighbouring apartments, I plead to the council and DA department not to give this proposal approval. The thought of this proposal is already causing me considerable stress and sleepless nights which is not the future I was planning for when I brought my apartment. Please respect our views and options regarding this project we all have the right to feel happy where we live.

Furthermore I feel the above proposal is outdated we don't need any more Hotels in the area. Australia has a serious housing shortage which is set to get a lot worse with a big migration surge expected in two years surely if this prime

piece of land is to be developed wouldn't it make more sense to build some low level apartments to ease this future crises?

On a last note I would like to have some feedback on the above comments I have provided.

Submission Type

I am making a personal submission

Title



First Name



Family name



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Email



Suburb/ Town

WOLLI CREEK

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please see the attached file for my submission.

(Response from Brian Jones to the Cooks Cove Proposed Development.pdf)

Regards



Response to Cooks Cove Development Proposal



To Whom It May Concern

I am writing to lodge an objection to the proposed Cooks Cove Planning Development based on several grounds.

I believe such a development proposal of the land bounded by Marsh St, Cooks River and the M5 would be inappropriate for the following reasons:

1. Such a proposal would constitute a massive over development of land that is currently used solely for recreational purposes via the Kogarah Golf Course and result in the loss of much needed green space that neighbours a high density residential area.
2. The construction of residential, accommodation and logistic facilities would result in a significant increase in the volume of cars, trucks, service and transport vehicles that would require access via Marsh St, focussed around two intersections. Currently vehicles that access the Kogarah Golf Club do so via Rockwell Ave. They are relatively small in number, occur during daylight hours only and use that access road only to enter and leave over a 3 to 4 hour period. Access to the proposed development would be 24 hours per day, produce a constant flow of vehicular movement and a greatly increased level of noise, particularly from trucks accessing the warehouses and any retails stores in the development.
3. Currently Cooks Cove is a heavily treed environment that is now occupied by Kogarah Golf Club. It is aesthetically pleasing from all sides and especially for international tourists or returned travellers as they arrive at Kingsford Smith International Airport and to have that degraded to the vision of large, bland and ugly logistics warehouses would be reprehensible, and constitute environmental vandalism. Attempts to disguise the visual impact of those warehouses in the proposal with sketches from ground level depicting those warehouses virtually camouflaged by trees is very deceiving. It would take decades of growth for that situation to occur. At the very least those warehouses should be totally removed from the foreshores of the Cooks River while the remaining warehouses if approved should be no more than 20 metres in height, not the 51 metres as stated in the proposal. Twenty metres would be the absolute maximum height of logistics warehouses and container stacks found on the Mascot and Botany sides of the airport precinct. There is no reason why they should be any higher in the Cooks Cove precinct on the Wolli Creek side of the airport precinct.
4. Currently precipitation that falls on the Cooks Cove site is largely absorbed directly into the soil on the golf course with a smaller proportion redirected into the Cooks River via Storm Water drains. The construction of high-rise buildings, bitumen and concrete surfaces and logistics warehouses would result in the creation of a significant catchment area for large volumes of water to be redirected via storm water drains into the Cooks River which would result in potential flooding downstream in the Kyeemagh area as well as upstream in the Wolli Creek and Tempe areas due to water banking up that would normally flow through to Botany Bay.
5. The proposed development would be on an area that would be classified as flood prone as it is even lower than the Wolli Creek area on the other side of Marsh St. With the likelihood of rising sea levels and the limited capacity that the Cooks River already has to cater for the

volume of water that flows via it into Botany Bay, it would seem that flooding in the proposed development would be a likely and real danger as well as create a constant ongoing problem.

6. Currently the Wolli Creek area, particularly around Cahill Park, Levey St, Gertrude St and Rockwell Ave experience daily banking up of water via the street storm water drains as the water level in the Cooks River adjacent to the St George Rowing Club in Rockwell Ave is actually higher than the street level of Levey and Gertrude Streets and Rockwell Ave and there is nowhere else for that excess water to go. In times of heavy rain coinciding with high tides and even worse with king tides, the water flowing on those streets and adjoining buildings cannot follow the normal storm water drainage pattern resulting in flooding of those streets, especially Levey St and Rockwell Ave. If water was also to be flowing into the Cooks River further downstream at the proposed Cooks Cove development, the subsequent flooding of Wolli Creek would be even more significant and serious. There is already evidence of soil subsidence in the Levey St area which could be even more exacerbated with the Cooks Cove proposal due to increased volume of water lying on the surface and ultimately soaking into the soil.
7. It is important to emphasise that Cooks River is a tidal river and in times of high tide or king tide, the Cooks River is incapable of absorbing additional intake from the run off of this proposed development which would undoubtedly result in a bank up of water in the area creating flooding in that area as well as adjoining areas.
8. Currently the parcel of land that is occupied by the Kogarah Golf Club is heavily populated with many native trees and mature aged trees some of which are quite substantial and they have a number of significant benefits:
 - a. It is the natural habitat for a large number of native birds and other wildlife which might be adversely impacted by this development. The 'Green and Golden Bell Frog' can be found in adjoining areas such as Barton Park where there is current redevelopment and there may be other wildlife in Cooks Cove that could be threatened by this proposed development.
 - b. The considerable number of existing trees are a valuable source of oxygen in an area that is predominantly treeless especially in the vast expanse of land of Sydney Domestic and International Airports. It is generally considered that in one year a mature tree (which would include most trees of the existing site) will absorb more than 48 pounds of carbon dioxide from the atmosphere and release oxygen in exchange. The removal of such a significant number of existing established trees from that parcel of land for the sake of the development would have a significantly detrimental environmental impact
 - c. They act as a buffer to the heat generated by the massive expanse of concrete and roofing of the airport, which are conductors of heat and from the jet engines on the other side of the Cooks River.
 - d. The removal of those trees and the construction of high-rise apartments and hotels and logistics warehouses would create a micro climate that would have a negative impact on remaining vegetation and wildlife
 - e. They act as a filter for noise, pollution and the smell of aviation fuel from the jet engines of planes that dock at the gates on the western end of the international airport
9. The proposed logistics buildings at the southern end of the development would appear to be too high at 51 metres given that they come very close to the flight path of planes landing from the west onto the east/west runway. Planes approaching from the north traversing areas of Sydenham and Tempe have much lower buildings under and adjacent to the approaches to that runway as is demonstrated with the relatively recent construction of the IKEA logistics warehouse. I am sure that the IKEA building and adjacent buildings are significantly lower than 51 metres.

10. If a redevelopment of that parcel of land was to proceed in some form it would also need to result in a significant lowering of the height and density of the proposed structures so that they were stepped down from the height of the buildings on the other side of Marsh St. The height of buildings on the western side of Marsh St should not be used as a benchmark for the height of buildings in the proposed development. They should in fact be no higher than the height of the terminal buildings on the eastern side of Cooks River.
11. If some modified form of development was approved there would need to be a reduction in the density of buildings in the development given the relatively small size of that parcel of land. The current proposal of 51 metres in height is far too high adjacent to the Cooks River and aesthetically would benefit greatly by having a gradual decline in the height of the buildings, especially those closer to the river. The height of the buildings on either side of the river should be similar not looking like a land grab has occurred on the western side. Even the buildings on the other side of the Cooks River in the airport precinct are relatively low closer to the Cooks River. The stepped architecture of the Novotel Hotel at Brighton Le Sands is an example of how a building can be designed and constructed having respect for the natural landscape adjacent to it, in that case the beach and vegetation. The stepped architecture also reduces the risk of creating a micro climate due to tall buildings casting areas into shade for large parts of the day that have been accustomed to direct sunlight for all of the day as is the case in point in the Cooks Cove area.
12. The placement of large logistics warehouses within the proposed precinct will no doubt result in a significant number of heavy vehicles accessing the area via Marsh St given the M5 at the southern end of the area, the Princes Highway to the west, the new M6 and M8 adding increased heavy vehicle traffic movements along with the new Sydney Gateway to the north. There would be a very strong likelihood that the truck movements could be as much as 24 hours a day with some of that truck movement being through or adjacent to residential areas to the west of Marsh St. This would create a significant increase in air, noise and visual pollution as well as substantially increased congestion, especially during peak hours.
13. It would appear to me that the planning of this redevelopment of Cooks Cove is based on the premise that the vast majority of vehicular traffic accessing and leaving the precinct would be Marsh St and all road north, south and east of Marsh St, but that is not necessarily the case.
14. Access to and from the proposed development to the Princes Highway would be via Gertrude St, a street that barely copes with the volume of vehicular traffic that accesses the Princes Highway via it. Gertrude St is fundamentally a residential street containing a large number of high-rise apartment buildings and it also provides access to Cahill Park for various sporting activities particularly on weekends and therefore create a significant danger to people trying to access that facility.
15. It is not uncommon already during peak hour traffic periods for traffic to be banked back from the lights at the intersection of Gertrude St and the Princes Highway to the other end of Gertrude St at the roundabout at Levey St. It would be absolute gridlock if a significant increase in traffic volume was created with the development of Cooks Cove. Every new development has consequences and the massive increase in volume of traffic using Gertrude St would be one of the most significant consequences.
16. Recently Bayside Council has approved for 15 to 37 Innesdale Rd, the construction of new four (4) x eight (8) storey residential apartment buildings comprising 196 apartments including three levels of basement parking. Many of the other properties in Innesdale Rd are listed for sale as a bulk purchase of properties for similar types of developments. As a consequence that street will also produce a dramatically increased volume of vehicular traffic using Gertrude St via Robert Lane as it is their only access point to the Princes Highway.

17. One large block of land at 13 Gertrude St has been cleared for a future high-rise development (at least 10 storeys) which would further increase the volume of traffic.
18. The proposed development of Cooks Cove has clearly not taken into consideration how vehicular traffic accessing and leaving that area would be able to use the Princes Highway without causing a major issue regarding congestion, pollution and potential accidents, especially in Gertrude St, Levey St, Innesdale Rd and Flora St. Those streets are residential streets, not commercial or industrial streets. It would be an absolute disaster.
19. Compounding the traffic flow issue generated as a consequence of the Cooks Cove proposal going ahead would be the fact that Innesdale Rd is a cul-de-sac and therefore the only two streets that would allow direct access to the Princes Highway on the western side of Marsh St would be Gertrude St and Flora St. They are both relatively narrow residential streets with a very limited capacity.
20. For people staying or residing in the proposed precinct who wish to utilise rail services, it would also mean that access to direct rail to the city and the T4 and T8 rail lines, without incurring the special transport levy that applies to the rail station at the international terminal would be Wolli Creek Station or Arncliffe Station, both of which are once again only accessible by road via Gertrude and Flora Streets.
21. If access to the northern end of the proposed development where the residential and hotel accommodation is planned is to continue to be allowed via the current underpass which currently serves as the entry to Kogarah Golf Course then that will also have significant impact on adjoining streets and present a danger to pedestrians, cyclists and residents in that area. The current off-shoot road from Marsh St heading north that would take people to the underpass is only one lane, has cyclists and pedestrians crossing it regularly to enable access to the northern side of the Cooks River and the International Terminal, is not capable of absorbing the additional traffic flow that such a development would create. Added to that Levey St and Rockwell Ave are also not capable of absorbing additional traffic flow. They are used as access to Cahill Park, the St George Rowers Club and the Bayside Council's Dog Park which create vehicular and pedestrian and pet traffic flow of their own as well. Part of the proposal is to place some retail outlets at the end of Rockwell Ave which would also generate additional traffic.

In conclusion, I believe that each of the above points are relevant as well as significant and highlight the negative ramifications to nearby areas of the proposed Cooks Cove development. I further believe that the proposal has been poorly thought through in terms of how the over utilisation of a relatively small portion of land would have substantial environmental, community and social impacts and should therefore be rejected.

I am happy to clarify the above points if required and I look forward to receiving a response from you in relation to my concerns.

Regards

Brian Jones

E: [REDACTED]

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



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[REDACTED]

Suburb/ Town

Annandale

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No



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submission

The congestion is bad enough at times now - how in their right mind can anyone justify a development of this scale in such a location - it is beyond belief that this is not a headline issue.

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[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



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Suburb/ Town

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I am concerned about the impact of warehouse and logistics type of businesses in this area. Our local streets such as West Botany street, Marsh street and Wickham street are already saturated with heavy motor vehicle traffic, especially trucks on their way to the airport and Port Botany. I struggle every morning to get through this area on the way to work and back, there have been no improvements to existing roads and traffic flow which has become worse in the last 10 years. I approve of redevelopment but to be better for the community and for our suburbs to be liveable, not clogged with pollution and more trucks. We need open space, recreational facilities, retail or hotels is fine but no more residential and warehousing. Nearby Wolli Creek is already filled with residential towers, please do not extend these any further. I don't see on the planning proposal any new roads going in and out of this

development and I don't see any plans on how traffic will flow on West Botany street is is barely coping now and is always congested. Please think of the people living here, we need a green future, not warehouses, trucks and businesses. Thank you.

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Wolli Creek

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submission

To Whom it may concern

We have received and have studied the above proposal (Planning Proposal (PP-2022-1748) 12-19A Marsh Street Arncliffe)

We note in Figure 2 Cooks Cove Indicative Reference Scheme (Source Hassell) & Figure 3 Cooks River master Plan (Source Hassell) that the proposed building structures are designed to be sited parallel to Cooks River and the green spaces are designed to be located behind the building structures set back and away from Cooks River.

We object to the proposed building structures positioned parallel and right along side Cooks River.

We are of the opinion and suggest that the proposed green spaces should instead be positioned parallel to Cooks River with pedestrian access for the public not limited to residents of Arncliffe and Wolli Creek.

There is already very limited green spaces for the general public and for residents of Arncliffe and Wolli Creek.

Granted that the proposed development will be approved and proceed, a concession for residents is to have access as a walkway along the Cooks River.

We trust that our recommendations and opinion will be treated seriously and may serve as a compromise to the proposed development.

We look forward to receiving confirmation that our submission has been received.

Kind regards

[REDACTED]

[REDACTED]

Submission Type

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Email**Suburb/ Town**

Marrickville

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I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize

buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Thank you for considering this submission.

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Family name



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Suburb/ Town

Wolli Creek 2205

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Comments re Cooks Cove Development Submission

To whom it may concern.
Thank you for the opportunity to participate in voting for this submission.

Unfortunately, I cannot agree with this 2023 Proposal Summary.

The Cooks Cove land should be retained as passive green space for public enjoyment, with Bayside Council's suggested cycleways, pedestrian walks and play areas.

To willfully desecrate this land is sacrilege.

The site is a mini Centennial Park with massive old Fig trees (elephants of the tree family) and other native varieties located on probably the last piece of available passive riverfront land on the Cooks River. Over time, assorted Governments, Councils and Politicians have waxed lyrical on their concerns re climate change, global warming, more trees to reduce the heat etc. Now we have a proposal to fill half of that site with bricks and mortar and it's opposite the biggest heat sink in Sydney, the Airport.

I have read the 34 page document outlining the various plans for the Logistic Hub etc and while it might look like a well thought out plan on paper, the text has so much corporate jargon painting a wonderful picture of the outcome being good for all, it's obvious the planners and authors don't live adjacent to this area.

LOGISTIC HUB - if approved – my comments.

The Golf Course is owned by a development company that wants a return on their investment, it's just a business venture.

Blocks 3A-B-C. The height is noted as five stories but is roughly in line with the height of the Southbank apartment/hotel complex. Three buildings using up almost half of the area, very dense and too high.

I note these three buildings can be developed as one or individually. I take that to mean three different Companies could design their own complex resulting in no co-ordination re their design. It would be hoped those designs would be creative and not as the buildings located at the Airport? Blank blocks. Could the rooflines be stepped back from the river to lessen the bulk of the buildings?

Block 3B. I don't agree with at all, the foreshore as suggested is not wide enough, Block 3B should be deleted to allow a bigger amount of the foreshore as passive space. If there's a problem with the loss of floor space, could it be added to Block 3C, using a portion of the designated parkland if possible. I appreciate there would have to be a solution transferring ownership of the land.

Question:

Is there some way Block 3B land could be acquired for public space by some agency?

Is there some way to acquire the whole Golf Course? NSW Gov't, Aust Gov't,

City of Sydney? Who? Anyone?

The other issue with Block 3B is it being located alongside two pipelines, being on the foreshore. If they ever have a problem with

some issue or maintenance, they might need to be excavated. The submission suggests it's all been considered and OK however, in hindsight better safe than sorry after the event.

Block 2. The North face of Block 3A building should be designed so it doesn't impact the new Hotel re noise and lighting.

TRAFFIC – Vehicle access to Cooks Cove

Whoever designed these two main entry/exit points, Gertrude and Flora Streets to Cooks Cove doesn't live here. I have lived in Southbank for six years I can say it will make living here a nightmare.

This whole Cooks Cove area is virtually an island with two main entry/exit points. I am presuming the Logistic Hub Warehouse will need container trucks and all other ancillary traffic, service vehicles, garbage trucks, deliveries, plus employee and visitor cars. Add traffic for the Commercial properties, Hotel and Apartment guests, mini buses and passenger coaches for the Airport, Ubers and anything else needed to run this development equals a LOT of traffic going through these suburban streets.

Levey Street parking is limited, we have to deal with Uber drivers using a lot of the parking at the tennis courts. They toggle the spaces, double park sometimes both sides of the street which is dangerous. Trades can't find a place to park, people using the dog park use The Rowers car park. The exit from the Novotel is difficult and that's not including Gertrude Street which is parked out both sides and has more traffic when the Oval is used for sporting events.

Traffic coming from Marsh Street via Innesdale Road queue up to the Princes Highway NOW!. Imagine how it will be when Gertrude Street extension goes past the Novotel over Marsh Street and into Cooks Cove. We have recently been notified that Innesdale Road has approval for more high-rise apartments which will also result in increased traffic.

Traffic to Cooks Cove along Levey Street past The Rowers Club and under Marsh Street means Southbank Novotel and Apartment complex will be overloaded with traffic as it's the only way to use that entry apart from Marsh Street at the back of the Novotel. Are large vehicles really going to be permitted to use these narrow streets?

Access to Cooks Cove should only be from Marsh Street.

From the South, turn right, from the North turn left.

Gertrude and Flora Streets should not have container trucks re noise and gridlock going through these residential streets from the Pacific Highway. There should be a size/weight limit imposed. There has to be some compromise.

If the Logistic Hub operates 24/7 no one will sleep, forget the 3,300 workers, this will impact thousands of residents re noise and congestion, it will be relentless.

Somewhere in all this people's wellbeing should be considered - before profit.

LIGHTING - Impact

If Cooks Cove Hub Logistic buildings are lit up 24/7 as per parking at the Airport this will impact on the residents of Marsh Street West AND the new Cooks Cove hotel and apartment block.

FLOODING - This whole area is a flood plain.

We know this as Levey Street floods a few times a year now. The last flood event had the whole width of the street covered with the water lapping over the gutters and footpath to the apartment front steps. Gertrude Street also flooded last time. Traffic doesn't slow down hence waves of water, additional traffic exacerbated this.

The flooding created ponds adjacent to the oval and change rooms, they didn't dry out for some months as the water table was so high. Talk of a 1 in 100 year event, it has already happened. Even if Cooks Cove makes allowances to mitigate 'flooding' it will still have to cope with saturation and ground water levels.

The Cooks Cove development plan looks good in theory, however the result will be different when completed and it impacts on the lives of so many people and locations, then it's too late to remedy.

I hope common sense prevails with this project and we have maximum green space and minimal buildings.

Regards,

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing to voice my opposition to the Cooks Cove rezoning and development proposal.

The includes proposal indicates that Gerturde Street will provide access between the proposed industrial site and Princes Highway.

Currently, Gertrude Street is a two-lane surface street, home to several hundred residents in recently constructed high-rise residential buildings, and fronts Cahill Park, a popular sporting field and leisure park. Transforming Gertrude street from a quiet residential street into a trucking thoroughfare will reduce the livability in Wolli Creek by increasing traffic, reducing pedestrian safety, increasing road

noise, and reducing air quality. This is especially galling because Wolli Creek has only recently been developed into a residential suburb, and many of the residential buildings on Gertrude St. and Levey St. have only been recently completed.

I'm not opposed in principle to new industrial development, but I urge the council and state planners to consider creating buffer zones of commercial space between residential and industrial zones.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



[REDACTED]

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and

environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2205

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I live in Arncliffe and my family and I love exploring the spaces around Cooks Cove and go there on regular walks .

I am currently sitting at a cafe in the wonderful Sydney park, a rewilded space that now attracts wildlife as well as human social interaction. I wish the same vision that made Sydney park such a wonderful urban oasis was utilised with looking into the future of Cooks Cove.

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

All the best



Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

MARRICKVILLE

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation. My peers and I have been cycling the Tempe Station to Brighton Le Sands route now for almost 10 years: it is a route I show people when they haven't been to this area before, and a route that, in many but not all sections, reminds me how beautiful and interesting the place I live can be.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course, and consider the public and environmental legacy of preserving this rare foreshore space for future generations.

Submission Type

I am making a personal submission

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Name withheld

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Email**Suburb/ Town**

Monterey

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a concerned member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. This is not only disappointing but also a significant neglect. I encourage the planners to look at the many examples of

reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

I urge you to reconsider this development. No amount of money gained from this will ever be enough for what damage is being done. The community is being suffocated by concrete. I hope the council considers being more responsible.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Penshurst

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

With the state of the environment at the moment we need more mangroves than ever before to help stabilize shorelines and capture as much carbon as possible.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am supportive of this land being redeveloped, however, this current proposal is a missed opportunity to revitalise the Cooks River. The proposal to place huge warehouses right next to the river is a complete eyesore. Whilst I appreciate the need for employment opportunities, the warehouses should be set back next to the smoke stacks for the M6 and the public park should be next to the foreshore. Limiting public access to a narrow 20m strip of foreshore is unacceptable.

Also, providing serviced apartments whilst we are in the midst of a housing crisis is not helpful - we need new homes for locals to be built here.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email

[REDACTED]

Suburb/ Town

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

While it is great to see new plans to revitalise this area post-closure of the golf course, the current plan is severely lacking in many respects.

First, the massive logistical warehouses along the foreshore are completely out-of-place. The artists' impression shows how imposing and ugly the windowless blocks of high-rise warehouses will look along the foreshore. It is nonsensical to waste this valuable waterfront space for these ugly warehouses, considering that these warehouses are windowless and will not enjoy the waterfront views anyway. Instead, the warehouses serving only as a barrier between the park and waterfront area. The prime waterfront land

should be reserved for improving residents' amenity and providing a waterfront parkland for all to enjoy. Instead, this plan places the warehouses directly along the waterfront, relegating most of the parkland to behind the warehouses, and leaving only a narrow waterfront path and claiming this as a great outcome for recreational activity when it is far from being so. The warehouses should be relegated to the back towards Marsh Street and the waterfront kept for recreational activities.

Second, this is an over-development of the existing greenspace. The golf course area has already been reduced in size due to the new operations centre for the nearby motorway. This development needs to better balance desirable development activity with retaining the greenspace for residents' use. This development takes up almost half of the greenspace, severely reducing limited greenspace in one of Sydney's most heavily built up and densest urban areas, which is continuing to grow rapidly in population.

Lastly, I am supportive of the commercial, retail and hotel uses in the plan as they will bring new economic activity to the area and are appropriate uses connected to the nearby airport. It would be preferable to have more of these building types compared to the warehouses, as it will improve the amenities for local residents and airport visitors. It would be a great boom for the local and state economy to have a recreational, retail and entertainment precinct here rather than this disjointed warehouse and commercial/retail plan.

While this plan is a positive first step towards a rethink of the plans for Cooks Cove since the last failed residential development (which was unsuitable for the site), a radical rethink is needed to ensure the development meets community expectations as to development of public land that was formerly greenspace. This is an area with huge potential that is being wasted with an unimaginative and utilitarian concept plan when it could be so much more.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Kogarah

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The rezoning to turn this land into industrial use for warehousing is absolutely appalling. What a waste of an opportunity to make the land something special for public use, and right by the airport where all our visitors can appreciate it! The artists impression of what the warehouses would look like on valuable waterfront land is an embarrassment. Please reconsider this awful - presumably money motivated - plan.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks,

such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations.

Additionally the size and design of the buildings proposed are absurd, all of them should be reduced in height and designed to fit in with the nature of the existing natural area!

absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2044

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I was made aware of the proposal on my local community Facebook page. As I live just outside the council boundary adjacent to the Tempe Reserve I don't see the council information for across the river.

I oppose the development in particular the design of the multi story buildings on the site and the apparent preference given to residents of the properties v. Locals desperate for open space.

The design of the buildings is not at all sensitive to those who have to look at them and seems to disregard social

Impact completely.

Surely you can learn from wolli creek and do better for everyone- residents and non residents.

I understand we need housing and assume some housing on the site is necessary but please - find a design excellence panel and put the design to them. For the sake of everyone. And add to the water side open space.

Thanks

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Earlwood

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Hi there,

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

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Thank you

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Banksia

I have made a reportable political donation

No



I agree to the Privacy statement

submission**CONNECTING GREEN AND BLUE SPACES**

“Cooks Cove” is a prime river front green space on the shore of the Cooks River. It is nestled next to the high density living in Wolli Creek - a diverse and vibrant community, with limited access to green space. I commend that the proposed Cooks Cove development now sits aside a planned large public parkland - Pemulway Park - which is being developed by support from Transport NSW in exchange for the M6 development, but it is unclear what the developer is providing for the community.

The current proposal for Cooks Cove development cuts off from the river front from the parkland through a series harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare from the river.

This is a lost opportunity for Sydney to create a new waterfront park. The scale of any buildings on this site could be scaled back to create more connectivity between Pemulway Park and the waterfront, and the buildings must be less domineering.

The artistic representations indicate green roofs, but this building needs both living green external walls and roof to soften it, make it more community friendly and less like a giant prison wall. Shadow movement needs to be properly modelled as to the impact on the parkland, and if buildings are to occur there, can they be created to absorb airport noise not amplify it.

A PLACE FOR LOCAL COMMUNITY

It is unclear if a needs assessment been done on the site to see if warehouse space is indeed needed.

If the site is to be developed, some of the built area should be provided to the community by the developer for community use. For example p artists workshops, alongside a public pathway where their goods can be shown and purchased, creating a walkway between the park and the foreshore and thus a human friendly spine - ideally with some sort of art gallery and coffee shop at its core. Think Hazelhurst Gallery.

Bayside severely lacks accessible, low cost creative workshop spaces, art galleries and museums. Yet there are many creatives living in the surrounding community. This addition of an arts precinct will draw people from the inner west down through the active transport corridor into Bayside, creating more connectivity between the two communities. This would soften the precinct and make it more people friendly.

SEA LEVEL RISE

I am also concerned about the impacts of sea level rise which modelling shows in 2100 this area will be underwater.
<http://www.coastalrisk.com.au/>

The documentation regarding flooding in the development proposal does appear to address sea level rise.

THE PUBLIC TRUST

My biggest concern is the attempt to dissolve the public trust in the area that has so far kept it protected for public recreation. Whilst a change to the trust, its says in the reports, is required to provide road access to the area, there is no justification for the whole public trust to be permanently dissolved.

A VISIONARY PRECINCT, A GATEWAY TO AUSTRALIA

Whilst developer John Boyd continues to after numerous failed attempts look for ways to commercialise the Kogarah Golf Course precinct, what is still missing here in this proposed development is vision and legacy.

This large precinct could accomodate a site of significance, such as a nationally significant museum and gallery commemorating our

First Nations people, and unpacking colonisation and the waves of migration that have continued to shape modern Australia. Think the Museum of Old and New Art (MONA) in Hobart, and how it has transformed the city and surrounding island making it a draw card for tourist, and an area locals can be proud of. Or the Acropolis Museum in Athens.

A museum at "Cooks Cove" or Pemulway Park could be a highly successful commercial endeavour like MONA, providing employment and boosting local tourism, situated conveniently next to the airport as a gateway to Australia, close to the shores of historic Kamay (Botany Bay). The site is also close enough to a public train station at Wolli Creek to make it accessible to many via public transport.

In conclusion, this is a rare site that could better be imagined for its possible contribution to local, Australian and international community, using best practice green designed that better embraces the locations cultural and historical significance.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation and who has long observed its vital purpose and potential tial as a corridor for flora and fauna of the area, supporting nature co ection for local city bound people, and patching up networks of continuous wild space in our city.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river. The present documentation does not demonstrate that these potential benefits have been adequately considered and weighed against this development proposal.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. It is an unparalleled opportunity for the incredible and multifaceted benefits that can come from rewilding spaces in cities. The Cooks River Foreshore provides vital recreation and well-being outcomes for vast swathes of Sydney, including attracting many people for outlying suburbs that don't possess such continuous and rich green space. This green space if preserved could also serve to combat the heat island effect, not to mention providing habitat and refuge for numerous local and displaced species. Rivers like the Cooks provide an important thoroughfare for flora and fauna, but to act as a proper wildlife corridor, they need wild spaces on land to connect up.

At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Thank you for your consideration.

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

2044

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly object to this proposal. The public space allowed is woeful. The whole of the land should be returned to public open space for the benefit of the community, and create more habitat for endangered wildlife.

Submission Type

I am making a personal submission

Title

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Marrickville

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Let's re-wild it!

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I'm guessing this has to go on exhibition, surely no one in their right mind would approve this monstrosity?!

Is the developer on drugs? Is this a plot to make thousands of apartments on the golf course look comparatively palatable?

Rewild the golf course like Bayside Victoria

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

ARNCLIFFE

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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Email**Suburb/ Town**

Wolli Creek

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No



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Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks,

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Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation


No



I agree to the Privacy statement

submission

I strongly object to the current plan for the Cook's Cove development, on the following basis:

1) As the owner/resident of a south-facing unit at , the proposed buildings at Block 2, Logistics 3A and 3B (per Cooks Cove Planning Proposal Justification, figure 20 and attached images), will ENTIRELY block our existing views, which include the golf course, airport and water views of Botany Bay. Instead greenery and the ocean, the only view these apartments will have, is of the side of the Block 2 and 3 buildings. This will have a significant detrimental impact on our enjoyment of our home and the value of our property, and that of all other south and south-east facing apartments in all three residential buildings at Southbank.

2) The buildings mentioned above will also cast shadows and block natural light from the existing south-facing apartments, again damaging the property values and also potentially resulting in issues with dampness and mould from lack of adequate natural light.

3) Southbank has been carefully designed to minimise the number of apartments overlooking each other. The proximity of the block 2 residential buildings to the existing Southbank buildings will result in apartments directly facing into other apartments. This will result in a lack of privacy for both existing Southbank residents and the residents of the proposed new apartments, as well as potentially causing noise issues as sound ricochets off of the buildings, magnifying road noise from Marsh Street. Both issues will impinge on the resident's rights to the peaceful enjoyment of their homes, as well as their properties' values.

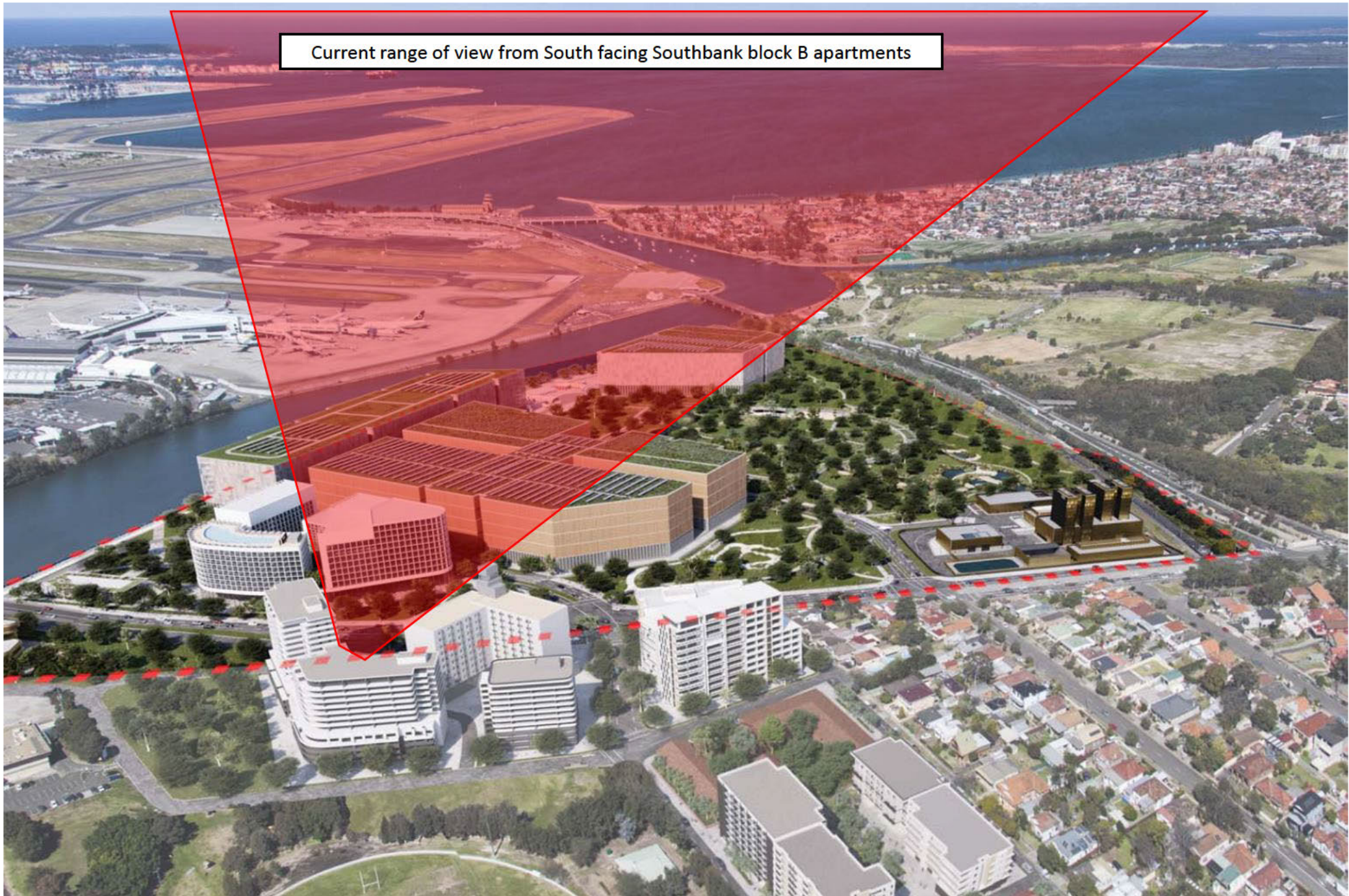
4) The proposed extension of Levey Street / Rockwell Avenue to allow access to the new development is UNSAFE. It will cause Levey St to become a busy thoroughfare and be unsafe for pedestrians and residents of the area. While Levey St already has a lot of vehicle traffic, the majority of them are either using the parking bays along the west side of the street, or else residents or visitors coming and going from the Southbank, Novotel or Rowing and Golf clubs. As a result, the traffic on the street is generally very slow moving and calm. Due to the one-way system from Marsh Street, there is very little in the way of through-traffic. Modifying Levey Street to become a thoroughfare would result in an increase in the volume and speed of traffic and create a significant safety risk to families with children and pets enjoying Cahill Park and the neighbouring dog park, cyclists and pedestrians using the Cooks river cycle path, Southbank residents and guests of the Novotel and Rower's Club.

5) The modification of Levey St would also exacerbate traffic congestion, particularly for vehicles turning onto Princes Highway from Gertrude Street. For the most part, the eastern side of Wolli Creek manages to avoid the terrible traffic congestion that the other side of Wolli Creek experiences, it would be nice to keep it that way.

Please reconsider this plan. Please move the residential and logistics buildings further south, away from existing residential buildings, and preserve the existing green space, currently occupied by the golf club, as community parkland.

Thank you.

Current range of view from South facing Southbank block B apartments



Current View

Southbank C

Intl.
terminal

Water views of
Botany Bay

Novotel

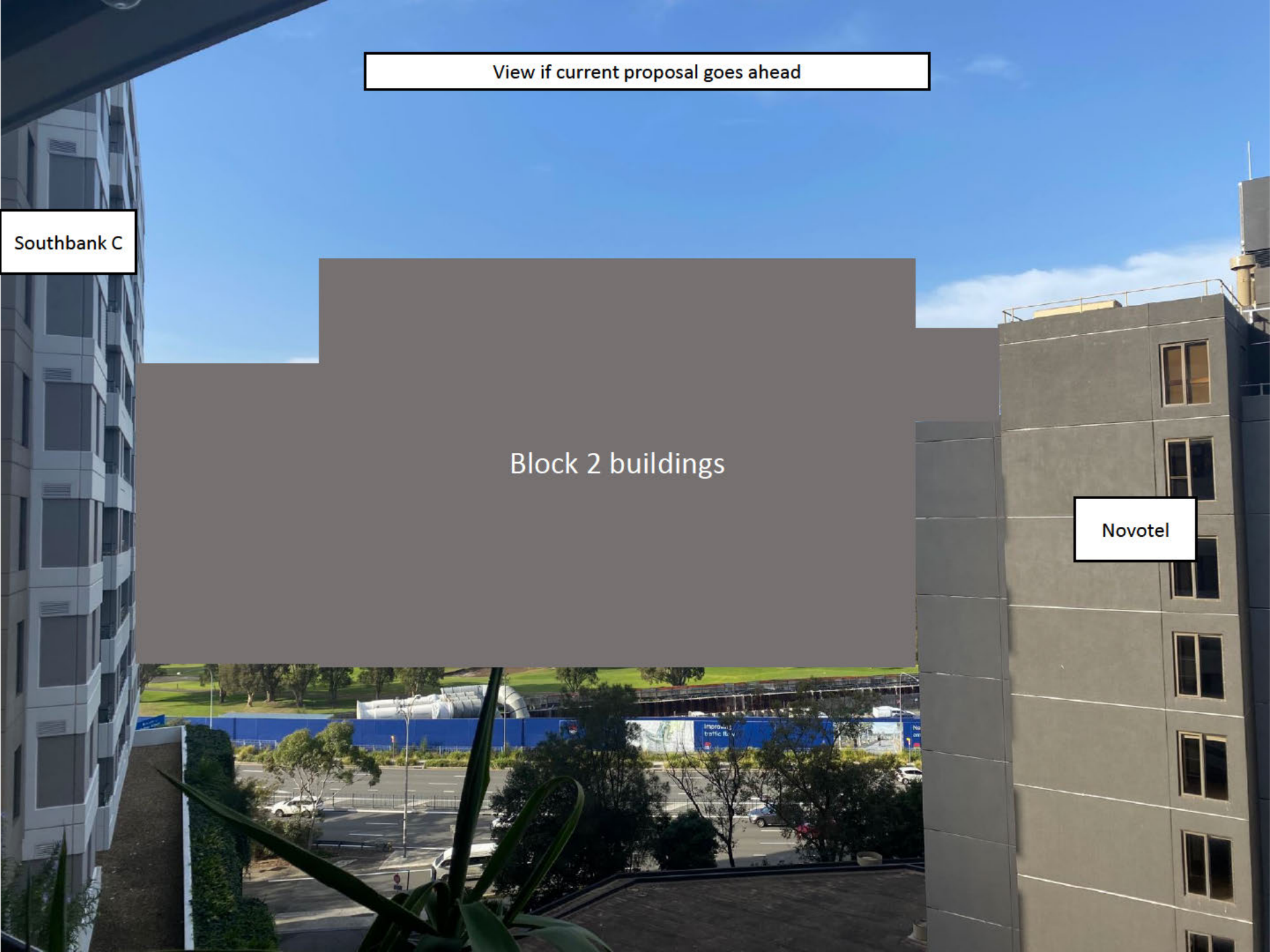


View if current proposal goes ahead

Southbank C

Block 2 buildings

Novotel



Submission Type

I am making a personal submission

Title**First Name**

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Hurlstone Park

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

As houses with gardens are demolished and big blocks of units are built with concrete all round we are fast losing greenspace in our area. This has serious consequences. Heat rises and affects the health of people, plants and wildlife. Rain and water runoff increasing doesn't sink into the ground. We already have flooding in this area; it will get worse. As units proliferate more people need the amenity of parks and gardens for exercise and oxygen

Some people, not many, will make a lot of money but it will be eclipsed by the huge amount lost through the impacts of more concrete

and less greenspace. As a council you are responsible for the wellbeing of this area. The consequences of decisions you make are obvious. Please take your responsibilities seriously and ensure the golfcourse becomes a park.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

EASTGARDENS

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Whilst I appreciate the public accessibility and functionality of the proposal on the old Kogarah Golf Club site, as someone who has used the area for many years either playing golf, running along the shoreline, and having to navigate my bike around the surrounding (dangerous roads). I can't help feel to proposal that includes a large component as a logistics hub, depreciates the riverside location, and its huge potential to service the regions needs in variety of functional and cultural ways.

- The location of the bulk of this proposal I feel would be better served positioned well away from the Cooks River shoreline, and with a more amenable position possibly adjacent to the M5 motorway and the M6 tunnel vents. Access to Marsh St would remain the

same, with the building bulk and scale a whole lot less intrusive than what is currently proposed. The proposal cleaves, and hides the dedicated recreation space, and would cast significant shadowing over that community area for much of the year.

- Whilst the hotel and restaurant precinct as described in the proposal would be welcomed and provide some valuable function to the surrounding communities, the proximity of this precinct adjacent to a freight and logistics centre would severely impact the perceived amenity that the hotel and food area could otherwise offer. Please consider relocating these to the south-western end of the site.

- the building envelope of those blocks that front the Cooks River needs further refinement, there are no through-site links, huge shadow castings, and significant potential for wind tunnels which all detract from proposal.

- This proposal has the great opportunity to provide a major missing link in the Sydney Airport Orbital cycleway network. By connecting Alexandra Canal to Kyeemagh with a Cooks River Foreshore Active Transport corridor along the Cooks River foreshore, it will provide high-quality and immensely important community access to a growing regional that surrounds it, and who currently have very poor access to any blue and green open and recreational space. Please ensure this corridor is prioritised as part of the proposal. Wide paths with large tree canopy should feature along this corridor.

- The proposal should ensure that a SOUTHERN active transport connection of this foreshore cycling corridor is made UNDER the SWSOOS alongside the river bank, and be inclusive of a NEW BRIDGE OVER MUDDY CREEK that would provide an important connection the Botany Bay foreshore. This active transport corridor (ATC) can, and should be this project's enduring legacy. The proposed alignment of that ATC currently links in at Eve Street. This route is poor, indirect and unsafe due to its tight turns and CPTED concerns. The foreshore route is more direct and has the potential to be of much higher quality.

- This project likewise should provide a new walking and cycling bridge TO THE NORTH over the cooks river, and otherwise provide an alternate active transport function to the unsafe and non-compliant Giovanni Brunetti Bridge. It is currently extremely unsafe and the sooner this bridge is built, the sooner this area will be activated by families and residents of the nearby densely built areas of Mascot, Green Square and Wolli Creek.

This proposal has the rare opportunity to create a diverse and functional precinct on a once in a generation area of land. I ask that its legacy to the region and the dense community that surrounds it - to be considered for what the site can offer in perpetuity. Please learn from past mistakes from greenfield sites like this and recognise the incongruence the bulk and scale of the logistics hubs (and their location adjacent the river)will leave for years.

Please consider design excellence in both the built form, but also the open green and blue space to in order to maximise the function that this opportunity can deliver for generations of those who will live nearby this riverside precinct.

Thankyou

[REDACTED]

Submission Type

I am making a personal submission

Title

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

2205

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I would like to express my concern about the proposed plans to the Cooks Cove precinct.

The proposal is for land located adjacent to Australia's largest international gateway, a short drive from Sydney's domestic airport, and with road connections to the main routes of the city.

The existing land is primarily green space used by Kogarah golf club. It is home to diverse flora and fauna and has a grove of mature trees – rare in this area. It is situated on the historic Cooks River and the location has a rich history including links to the renowned

Bidgigal man, Pemulway.

I believe the current proposal is short-sighted, and undervalues the potential of the site.

An alternate vision

An alternative use of the site is the founding of a national museum for Australia's First Nations people – the first of its kind in Australia. This vision aligns with priorities in the Federal Government's THRIVE 2030 plan, and the NSW State Government's Reconciliation Action Plan (RAP).

Education: A national museum would offer strong voice to First Nations people, and a place where all Australians could learn about our First Nations people. In the same way that Australian primary school-aged children visit Parliament in Canberra, an excursion to a national museum could be incorporated into our country's education system, delivering an enriching and immersive learning experience for every school child.

Tourism: Tourism Australia's research has consistently noted the interest in Indigenous tourism. Despite numerous indigenous experiences across Australia, there is no designated national museum for international visitors.

Economic benefits and job creation: A museum of this type would provide significant economic benefits, generate jobs in the local area and for First Nations people.

Greenspace: The proposal allow for a narrow 20 m strip beside large multistorey warehouses. The proposed parkland would be in the shadows for large part of the day and surrounded by large buildings, there would be very little incentive to use the park land.

An alternate vision that includes a museum would have a relatively small footprint and the green space could be used for museum performances, outdoor learning as well as areas for recreational use by the general public.

Lastly I note my concern regarding the dissolution of the public trust under the current proposal. This is not necessary and the work could be completed without this requirement.

Please do not proceed with this proposal. This is a unique opportunity to use open space for a vision that will be valued by generations to come.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

2203

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I wish to submit a consideration to utilise the land to preserve valuable green space open to the public.
House etccan be built anywhere. Public access to a valued green resource next to a river needs to be preserved.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The buildings depicted on the banks of the Cooks river are the ugliest buildings that I've ever seen.

I'm all for higher density housing in places where it is suitable (and I think this site is suitable) but you would be wanting to approve building that are attractive to the people that live in our society. These buildings are hideous. Please don't approve anything that looks this ugly....it's not that hard to build things that look pleasing....developers will still make plenty of money and if they don't like it then they can walk.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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The additional traffic, large truck traffic, on the local streets will make the traffic unbearable. It is already at standstill as it is.

A better approach will be residential and park lands, public spaces. Create a community like discovery point, find the right balance not give way to logistics company and developers.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I wish to express my extreme concern about the DA for Cooks Cove. The buildings pictured are enormous, ugly & completely dominate the vista from Tempe Reserve. This is a chance to make the buildings blend into the environment and be a cultural centre for public use. There should never be buildings that cut off access and views to Botany Bay.

It is vital we also protect the mouth of the Cooks River from potential pollutants.

Thankyou for giving me the chance to join the submissions.

Submission Type

I am making a personal submission

Title



First Name

Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Dolls Point

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This is not what the people want.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The regeneration of Sydney Park a decade ago has seen significant greening of an under-utilised space into one of Sydney's best parks used everyday by families, kids, dog walkers, cyclists, skate boarders, walkers. Neighbouring Cooks Cove is Wolli Creek full of people in high rise units who need green space for exercise and wellbeing. Build staggered levels down to the waterside (see Granary Sq, Kings Cross, London) which provides seating and build a community centre. Get Indigigrow and our First Nations community members involved. Build an Ian Potter Wildplay Centre with water play area (see Centennial Park) which will encourage visitors to the area. Incorporate a 2 story green walled car park and rooftop garden by Koichi Takada award winning green living

space architect to alleviate clogged parking on side streets that not only serves visitors but can be utilised by local residents for monthly parking (for rent) as high rise dwellers often have no car space or residents permit available for parking.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am a bike rider and walker who uses this area regularly.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks,

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Submission Type

I am making a personal submission

Title

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First Name

████████

Family name

████████

☐

Name withheld

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Email

██

Suburb/ Town

Wolli Creek

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

We - ██████████ and ██████████ - object to the current proposal on five fronts: needs analysis, environment, green and blue spaces, vision and public trust.

See attachment for full submission.

Submission to Proposal

Cooks Cove precinct (sites 13-19A Marsh Street, Arncliffe)

Activity number: PP-2022-1748

We object to the current proposal on five fronts: needs analysis, environment, green and blue spaces, vision and public trust.

Needs analysis

No rationale is provided for warehouse and logistics facilities, nor for hotel and other commercial enterprises. Indeed, the proposal pays explicit attention to supporting the interests and benefits of Sydney Airport – a private entity. The emphasis on logistics and warehousing ignores the development taking place at Moorebank Logistics Park and the Aerotropolis at Badgerys Creek, neither of which are in prime green and blue spaces.

Economy, as seen in corporate and private interests, are privileged as the drivers in the proposal. There are missed opportunities for other drivers. The proposal is quiet on social, cultural, and environmental opportunities.

If this proposal is the answer, what was the question?

There must be a comprehensive, visible, and wide needs analysis to accompany any proposal. Decisions about land use should not be driven solely by economic imperatives or dominated by single commercially powerful entities such as Sydney Airport. Input from local communities must be at the heart of decisions that will impact them.

Environment

Given the broad context of climate change and rising sea levels, carbon zero imperatives, lack of linked green spaces in urban environments and the flood-prone nature of this land, there is a glaring omission of attention to environment and sustainability in the proposal. Attention to the full life cycle of build, construct and decommissioning is also absent. In the modern context of acute climate crisis, then the quadruple bottom line of people, planet, purpose, and profit needs to be explicated. As it stands, the proposal is largely profit driven, privileges the private sector, and pays lip service to people.

The proposal's inclusion of 'green areas', use of solar and elevating structures above predicted sea level rises, are completely inadequate and appear tokenistic.

There are missed opportunities for re-wilding, restoration of mangroves and attention to the natural environment.

Revised proposals must start with a positive environmental outcome that impacts both broad and local contexts. Pre-colonisation, this area was once part of a rich, natural environment. Environmental considerations should not be seen as something to be mitigated or repaired because of commercial development, but rather, seen as the first priority.

Green and blue space

The proposal shows the Cooks River foreshore will be dominated by monolithic buildings with a narrow corridor for public to access the waterfront. The proposed park will sit behind the buildings with no view of the river foreshore and impacted by building shadowing and M5 motorway noise. The proposed warehouses will also likely amplify airport noise. A logistics precinct requiring frequent heavy vehicle access seems incongruent with location of a public park. At best, the design is tokenistic, at worst, it is absurd. Picture families with young children, or international visitors in a 'green space' alongside semi-trailers, forklifts, and movement of freight.

Mention in the proposal to Green Grid is cursory and misleading and potentially greenwashing. Very limited access to the foreshore is afforded. There is a missed opportunity to authentically consider this precinct as a key contributor to the Sydney Green Grid initiative, where communities are linked to green and blue spaces.

Subsequent proposals should prioritise Green Grid and community need for accessible, viable and desirable green spaces.

Vision

The proposal is quiet on community voice and as mentioned above, privileges commercial development over all else. The burgeoning population in the local area, together with the international traveller proximity, positions this land as ideal for social and cultural activity rather than storage and logistics for a private enterprise which already dominates the nearby land. The Sydney Gateway project occupies a huge footprint for vehicular traffic and access. This Cooks River Precinct could act as a social and cultural gateway for local communities and international travellers, tipping the balance, however minutely, back towards people.

Future proposals should focus on social and cultural vision such as arts, museums, and or performance spaces.

Public trust

The proposal is complex and in places, obtuse, and is not abundantly clear what changes to public trust are being made, why they are permanent and with what possible consequences. As above, proposals focused on people and environment need to make transparent decisions and their implications.

[REDACTED]

[REDACTED]

Resident, Wolli Creek

[REDACTED]

[REDACTED]

Resident, Wolli Creek

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Oatley

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The proposed development will not only create much needed jobs but it will open up the river frontage to pedestrians and extend the cycle paths.

Submission Type

I am making a personal submission

Title**First Name**

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Monterey

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Reviewing the proposed planning I am very upset to discover that there is basically no interest in developping an hamoninious area, but rather build a large hugly building blocks. What about the river side development ? Why not having a nice park on the river side ? No let's have the park on the side of the M5 motor way... great smart approach ! Guys honestly a school child would be able to have a beter design than this ! Come on, you can do much better than this. We are living in the 21st century and not anymore in the middle age. A site so close to the aiport, the image of Australia is at stake. Building a "Wailing Wall" just next to the airport is not exactly the best way to wlecome people to Sydney/Australia.

CONNECTING GREEN AND BLUE SPACES

"Cooks Cove" is a prime riverfront green space on the shore of the Cooks River. It is nestled next to the high-density living in Wolli Creek - a diverse and vibrant community, with limited access to green space. The proposed Cooks Cove development now sits aside a planned large public parkland - Pemulway Park - which is being developed with support from Transport NSW in exchange for the M6 development.

CONNECTIVITY

The current proposal for Cooks Cove development cuts off from the riverfront from the parkland through a series of harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare to the river.

We urge the state government to look to the South Bank development in Brisbane to consider best practices in public use space integrated with significant cultural, tourism and commercial use. What is currently proposed at "Cooks Cove" is a lost opportunity for Sydney to create a new waterfront park with cultural and commercial integration.

SCALE

The scale of the buildings on this site must also be scaled back to create more connectivity between Pemulway Park and the waterfront, and the buildings must be less domineering.

The artistic representations indicate green roofs, but this building needs both living green external walls and roofs to soften it, making it more community-friendly and less like a giant prison wall.

SHADOW

Shadow movement needs to be properly modeled as to the impact on the parkland, and if buildings are to occur there, can they be created to absorb airport noise not amplify it?

THE PUBLIC TRUST

We have large concerns about this development's attempt to dissolve the public trust in the area that has so far kept it protected for public recreation. Whilst a change to the trust, it says in the reports, is required to provide road access to the area, there is no justification for the whole public trust to be permanently dissolved.

SEA LEVEL RISE

We are concerned about the impacts of sea level rise which modelling shows in 2100 this area will be underwater. The documentation regarding flooding in the development proposal does not appear to address sea level rise.

NEEDS ASSESSMENT

It is unclear if a needs assessment has been done on the site to see if warehouse space is indeed needed.

A PLACE FOR LOCAL COMMUNITY

If the site is to be developed, some of the built areas should be provided to the community by the developer for community use. For example - artists' workshops, alongside a public pathway where their goods can be shown and purchased, creating a walkway between the park and the foreshore and thus a human-friendly spine - ideally with some sort of art gallery and coffee shop at its core. Think Hazelhurst Gallery. This would soften the precinct and make it more people-friendly.

Bayside severely lacks accessible, low-cost creative workshop spaces, art galleries and museums. Yet there are many creatives living in the community and surrounds. This addition of an arts precinct will draw people from the Inner West down through the active transport corridor into Bayside, creating more connectivity between the two communities. It would also help unify the Botany and Rockdale communities, who were formerly two separate local government areas, amalgamated in 2017. A "Cooks Cove" culture precinct could be the meeting place of the two communities.

A VISIONARY PRECINCT, A GATEWAY TO AUSTRALIA

Whilst developer John Boyd continues after numerous failed attempts to look for ways to commercialise the Kogarah Golf Course precinct, what is still missing here in this proposed development is vision and legacy.

This large precinct could accommodate a site of significance, such as a nationally significant museum and gallery commemorating our First Nations people, and unpacking colonisation and the waves of migration that have continued to shape modern Australia. Think about the Museum of Old and New Art (MONA) in Hobart, and how it has transformed the city and surrounding island making it a drawcard for tourists, and an area locals can be proud of. Or the Acropolis Museum in Athens.

A museum at "Cooks Cove" or Pemulway Park could be a highly successful commercial endeavour like MONA, providing employment and boosting local tourism, situated conveniently next to the airport as a gateway to Australia, close to the shores of historic Kamay (Botany Bay). The site is also close enough to a public train station at Wolli Creek to make it accessible to many via public transport.

In conclusion, this is a rare site that could better be imagined for its possible contribution to local, Australian and international community, using best-practice green design that better embraces the location's cultural and historical significance.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Dulwich Hill

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation. I have lived in the area for over 30 years.

The departure of Kogarah Golf Club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks,

such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course [<https://yoursay.bayside.vic.gov.au/elsternwick-nature-reserve>] and consider the public and environmental legacy of preserving this rare foreshore space for future generations.

At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

The Cooks River has been an environmentally disadvantaged and degraded ecosystem for many years, going right back to the early days of European history. To me this current plan is just another example of the people of the Cooks River being forced to accept the barest minimum of what can be done to return it to an environmentally appropriate state.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Banksia

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear members of the Sydney Eastern City Planning Panel,

Thank you for the opportunity to make a submission on PP-2022-1748.

I am a Councillor on Bayside Council, which is the local government area on which this proposal is located. I am often approached by residents concerned over increased pressure on, and loss of, green space due to high rise development in our area. The land subject to this proposal is located next to high density residential areas of Wolli Creek and Arncliffe. There is not enough green open space for

passive recreation in this area, and the green space that does exist is used for sports fields. Residents who do not play organised sports deserve to have green open space where they can relax and enjoy passive recreation. Furthermore, the area provides habitat for endangered species and wetlands could be created to complement and extend the wetlands at Landing Lights.

The opportunity

As many others in the community are saying, the departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river. Sydney Park, in the City of Sydney council area has been partially rewilded and includes areas for picnics. This is a once-in-a-lifetime chance for Bayside Council residents to benefit from a park like Sydney Park, but with the added wonder and excitement of being on the riverfront of the Cooks River.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations.

Habitat for endangered species and other wildlife

The land subject to this proposal provides habitat for the Green and Golden Bell Frog and endangered and migratory birds use the Landing Lights Wetland nearby. Over 150 species of birds are listed on the Ebird list as having been sighted at Landing Lights Wetlands. If it was rewilded, this land could similarly provide habitat for endangered birds and other wildlife.

Unnecessary reclassification to community land

The proposal to reclassify Lot 14 DP213314 and Lot 1 DP108492 from 'community' to 'operational' land is dangerous and unnecessary. These lots are held in trust by the council for the purpose of public recreation. They are Crown Land and should never become operational land. If development goes ahead on this land and road access is needed to support development, easements can be created for the roads leading into the development, on a 50-year lease (for example). This will facilitate access to the site. Reclassifying the whole area as operational is both unnecessary and the wrong classification for land that is to remain as public open space for use by the community.

Sea level rise

As modelling shows that this area will be under water by 2100 at the latest, it is irresponsible to allow development in these areas. Even before 2100 this area will be the subject of ever more flooding. This is another reason to rewild the area instead of allowing buildings right next to the river. For comparison, some buildings in the Discovery Point development in Wolli Creek, upstream from this proposal, are already facing difficulties finding insurers willing to insure them. This is of huge concern to strata managers and the owners of apartments in these buildings. The land subject to this proposal is similarly affected by flooding risks and sea level rise.

Needs assessment

Has a needs assessment been conducted to determine if there is demand for such a large amount of warehousing in this area? Surely the construction of a second airport at Badgerys Creek will reduce the demand for additional warehousing and logistics at Kingsford Smith Airport, which this proposal is claimed to service.

Conclusion

This proposal is not in keeping with what residents expect from contemporary foreshore development. Last century, land on Alexandria Canal was used for industrial purposes, but in 2023 we expect planning controls to protect our prime riverside land for public purposes in the public interest. Furthermore, it is completely unacceptable to change community land into operational land when this is not necessary. Please consider the needs of future generations of Bayside residents, who will be living in increasingly high-density developments adjacent to this rare green space and reject this outrageous planning proposal.

Yours sincerely,

A black rectangular box redacting the signature of the submitter.

Submission Type

I am making a personal submission

Title

████

First Name

████

Family name

████

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

████████████████████

Suburb/ Town

Banksia

I have made a reportable political donation

No

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submission

To whom it may concern,
I object to the planning proposal for Cooks Cove, on the following grounds:

1) Reclassification of community land (Lot 14 DP213314 and Lot 1 DP108492).

The NSW Local Government Act 1993 (Devison 1, section 25-34) and the regulation outline the legal requirements and process for re-classification. The following questions remain unresolved in relation to the proposed reclassification:

- has Bayside Council (the land owner) provided consent (LGA sect 28(1)?
- in granting such consent, has Bayside Council followed due process? To my knowledge no public hearing as required by LGA sect 29 has been held
- how is the proposed reclassification deemed to be consistent with the proposed RE1 Public Recreation Zone? If the intended use of the land (as stated in the submission) is for public recreation, the "community" land classification remains the correct one. Re-classifying the land as operational would be inconsistent with the stated recreational use and would open up potential opportunities for this land to be used or developed for other uses (including through potential future planning proposals or Development Applications.

2) RE1 Public Recreation Zone

For any proposed public recreation zone, a Plan of Management (Pom) should be prepared and presented for consideration. The PoM must clearly states the intended use and management of community land including the proposed category of community land, consistent with Division 2 of the LGA.

The 20m public recreation zone is deemed insufficient and falling significantly short of best practice.

Public amenity will suffer significantly from overshadowing from the adjacent building 3c, due to the proposed heights and location to the west of the foreshore link which will result in extended shading across the public foreshore area. In accordance with other best practice waterfront developments, a stepping down of the building height would provide a much improved outcome.

The proposed uses within building 3c offer limited building articulation and therefore passive surveillance of the foreshore area. The result is a potentially 1km long, highly unsafe foreshore link that is not in the best interest of the community. An alternative building use would be preferred that generates a high level of visual and physical interaction with the public foreshore link, to maximise the safety and security of this area.

Finally, the width of the foreshore public recreation zone should be increased, to enable it deliver all the stated objectives of public waterfront (passive) recreation use, interaction with the water (e.g. kayak launching), vegetation restoration and active transport links. As illustrated in the "Cooks River Foreshore Photomontage" (figure 12 of the summary document), neither the stated kayak launch/storage areas, nor any public foreshore seating, picnicking or other informal passive recreational use spaces are able to be accommodated within the 20m foreshore zone.

The width of the foreshore open space should also consider potential future threats from climate change and rising sea levels, to ensure the width of the foreshore open space is sufficient long-term i.e. there is not threat of loss of the public foreshore link due to tidal inundation.

3) Inconsistency with State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021

It is noted that the planning proposal is located on land within the 'Trade and Technology' zone, as well as on land located within the 'Special Use' and the 'Open Space' zone. While cl 6.13(3) of the SEPP permits the preparation of stand-alone masterplans for land within the Trade and Technology' zone, cl 6.13(2) requires preparation of a masterplan for the entire Cooks Cove area, inc consultation with the Planning Secretary.

4) Coastal Management

It is unclear how the coastal management requirements under the Coastal Management Act 2016 and the Resilience and Hazards SEPP 2021 have been met. Have coastal zones been adequately mapped yet, and how have the respective coastal zone management area requirements been considered and integrated with the planning proposal? Given the tidal estuarine location and potential future threats from climate change and sea level rise, this is a critical area to address before development in this area can be considered.

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

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Email



Suburb/ Town

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear NSW DPIE,

My particular concern with the development of the Cook's Cove precinct is in regards to the number of buildings and height of the Block 3 logistics buildings.

- Can the NSW DPIE provide further reasoning for constructing up to 290,000 sqm of logistics in this primarily residential area.

- How has a building height of 44.6 m been determined?

This seems excessively high for warehousing. For example, the largest warehouse being constructed by Amazon in Ontario, California, is only 30 m tall, (<https://www.planetizen.com/news/2022/06/117394-amazons-largest-warehouse-ever-under-construction-southern-california>).

- Has the NSW DPIE received any interest from businesses to justify developing such a large area of logistics facilities in the Wolli Creek area?

My concern as a resident living on Gertrude St (which will form the main access to the precinct), close to the Cook's Cove precinct, is with the negative aesthetic impact such tall logistics facilities will cause to this area that is intended for public use.

From the provided digital illustrations in Figure 58 and 59 (Planning Proposal), the Block 3 logistics buildings are going to be very imposing. Their flat, square design is very brutal compared to the surrounding landscape, regardless of the building facade design.

The Block 3 logistics buildings completely overshadow and dominate the riverside and public park areas.

If the height of the Block 3 logistics buildings were to be reduced by at least 1/5, this would make a significant improvement in incorporating the buildings into the area that is to be shared by the public for public use.

Also, I do not think the impact of increased traffic on Gertrude St from the addition of vehicles serving all 3 Blocks of Cook's Cove are adequately accounted for in the Transport Impact Assessment document.

- Have members of the NSW DPIE seen the peak hour traffic at the intersection of Gertrude St and Pacific Hwy in Wolli Creek?

The addition of heavy, long trucks to Gertrude St will significantly exacerbate the traffic on this road.

Figure 43 in the Transport Impact Assessment acknowledges that Gertrude St is not big enough for heavy vehicles. Trucks would have to drive over the round-about at the intersection of Gertrude and Levey St.

- Has NSW DPIE determined methods for minimising increased traffic along Gertrude St, coming to and from the Princess Hwy in the planning proposal?

If you know the timing of the traffic lights at the intersection of Gertrude St and Pacific Hwy, you will know that it cannot handle more vehicles during peak hours.

- How will traffic be incentivised to use Marsh St when entering and leaving Cook's Cove in order to not impact traffic on residential roads in Wolli Creek?

Thank you for taking into consideration my submission in reply to the development proposal of Cook's Cove.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Banksia

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submission

As a resident of Bayside and Banksia. I find the scale of the buildings are too big and offensive to the eye. I believe the aftermath of COVID has given the people of Bayside a need for more community focused spaces and a craving for more natural landscapes such as the Wolli creek Regional park walking trail, which has seen a significant increase of visitors and has become a great source of enjoyment and exploration for the locals and out of area visitors. It is also a great refuge for the local flying foxes. I believe we can do better with this proposal and include a much more ecologically focused design for this space. Please reconsider.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Bexley

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I agree to the Privacy statement

submission

Whilst sad to see the golf course and its members have to go, the planning proposal promotes many real benefits by releasing considerable green space back to the community, establishing significant cycle and pedestrian links and at the same time creating many jobs.

Submission Type

I am making a personal submission

Title



First Name

Family name



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Email



Suburb/ Town

Wolli Creek

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No



I agree to the Privacy statement

submission

Against this project

Submission Type

I am making a personal submission

Title



First Name



Family name

☐

Name withheld

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Email



Suburb/ Town

Tempe

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No



I agree to the Privacy statement

submission

The plan separates the park from the foreshore making the park just a green space between buildings. A much better solution would be to have the park next to the foreshore with wider bike and walking paths.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing to you opposing this development and for you to reconsider. Another example of poor planning. Please do not allow these hideous warehouses to be built on the cooks river. I am a frequent user of Tempe reserve and going by the image looking south, the buildings dominate the view and it is poor usage of waterfront land. It will be a decision that future generations will not understand as it could be an area that is enjoyed by many citizens and locals linking Brighton Le Sands and the Inner West. A good example of reclaimed waterside areas is in London where the urban canals in East London are now commercial areas where there are restaurants, cafes, shopping districts and parklands. To think 3,300 jobs are worth wasting what I believe is unlimited potential for an area that has been short changed since pretty much the beginning of the Sydney colonial settlement. The Cooks river is finally

starting to look cleaner and as a result people are returning and enjoying the land. The walkways lining the river through Marrickville are always busy with walkers and family's getting outside and breathing. As Sydney grows we need waterside parklands not only for our sanity but for our well being. The Tempe wetlands provide bird life and other animals a place to return after so much urbanisation. This should be a good example of what can be achieved in this area. We don't need more warehouses. Any new warehouses should be away from river frontage. The Alexandria canal is a polluted eyesore and this unfortunately is more of the same. We ruined the Cooks river. It's the most polluted river in Australia but why make it worse? It makes no sense. As Sydney grows and Bayside Council realises its now on the edge of the city, this sort of development will be a sore point forever. Taking land with potential for parks and commercial ventures that give the people something to enjoy and putting in warehouses is a disgusting act that I will be opposing on many fronts.

Please reconsider this shameful proposal!

Regards ,

[REDACTED]

Submission Type

I am making a personal submission

Title



First Name



Family name

☐

Name withheld

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Email



Suburb/ Town

2206

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No



I agree to the Privacy statement

submission

This area would make for an amazing parkland and green space area for community use.

It's a shame about the proposal that does nothing to add to green spaces.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

2044

I have made a reportable political donation

No



I agree to the Privacy statement

submission

As a resident of Tempe who uses the local area for walking, cycling and recreation, I am very keen to see the waterside areas made available for public use. The Cooks Cove development plan seems like a waste of fantastic waterfront real estate. Having huge vertical walls so close to the water does not invite any use beyond a thoroughfare and even that would be unappealing and scary when quiet. Imagine if there was more open and accessible development of the area - parks, cafes etc. It is very shortsighted to allow tall industrial buildings to be put in such a lovely waterfront position.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Tempe

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No



I agree to the Privacy statement

submission

The proposed plan is completely near-sighted. There is an opportunity for an investment into the future sustainability of the area and the creation of amazing green space. Instead, these factories will be imposing and no-doubt increase pollution in the area. I object to this proposal.

If factories must be developed there, they should be designed in an innovative and sustainable way, including green walls and green roofs, not these huge brutalist boxes.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Dulwich Hill

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This proposal must be rejected in it's entirety. The thoughts and actions behind are purely greedy at the expense of the Sydney basin environment. There are not words strong enough to express how wrong it is and how in this day in age is an abomination not in line with community expectations on sensitivity towards the environment. The cooks river has already been damaged enough and it's time for the callous ignorant behavior that has occurred along that passage to stop. For starters that they want to have 51m high buildings shows the ilk of those pushing the development. That is absolute barbarism, there are already similar developments that have occurred further inland and that is enough. The sort of shadows that throws are life altering to an eco system struggling to hold on. It also effects inland winds and weather.

The opportunity to create a large wetlands area is too big to miss and must be pursued instead. There are over 30 types of birds that rely on this area for life and they must be helped. There are enough warehouse areas or spaces that are not so close to a vital waterway where projects like this can go ahead. Even then hopefully the people who are pushing this one are not involved, they sound so greedy, reckless and foolish. They are not the types that should be able to effect natural spaces so and hopefully in their future their types will cease to exist. Reading about this submission has truly inspired a deep anger and revulsion within myself. That people can have such disdain for the local environment whilst claiming to have the public interests at heart is saddening. The council must see sense and reject this proposal utterly, striking off the group proposing from further developments. The time of reckless destruction of the environment for industrial proposals is over. They are dinosaurs of a sad past that need to evolve.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear Planning Panel,

As the joint owners of 804/26 Levey Street, WOLLI CREEK NSW, we were notified that a planning proposal at 13-19A Marsh Street, Arncliffe (PP-2022-1748) was being exhibited.

With the review of the Planning Proposal package, we are writing against it with the following reasons:

- Height of building being over the surrounding neighbourhood which leads to the visual impacts on the available view of Cook River.
- Non-human-scale development which is inconsistent with the surrounding neighbourhood as a traditional fine-grained residential area.
- Loss of open space and opportunity for community use.

Please see the submission PDF attached for the full version of submission.

Kind regards,

[REDACTED]

Owners of [REDACTED]

Dear Planning Panel,

Submission against the Cooks Cove Precinct Planning Proposal (PP-2022-1748)

As the joint owners of 804/26 Levey Street, WOLLI CREEK NSW, we were notified that a planning proposal at 13-19A Marsh Street, Arncliffe (PP-2022-1748) was being exhibited. (See Figure 1 to understand the relationship between my neighbourhood and the Planning Proposal site.)

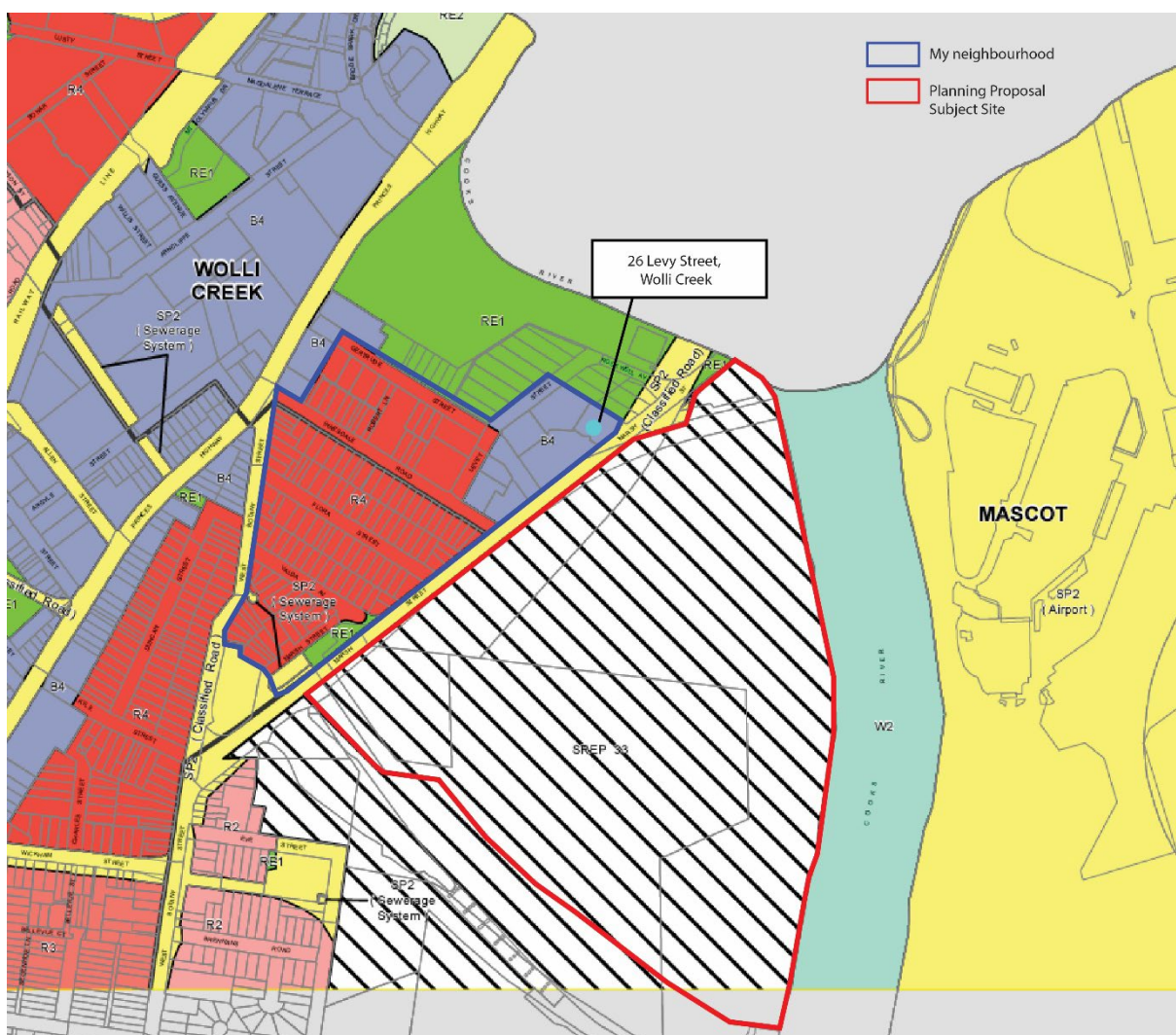


Figure 1: Context map showing the relationship between my neighbourhood and the Planning Proposal site.

We understand that the Planning Proposal includes the development of 3 blocks:

- Block 1 – Total GFA of 3,250m², comprising Commercial (2,350m²) and Retail (900m²) uses.
- Block 2 – Total GFA of 50,000m², comprising hotel or motel accommodation, serviced apartments (20,000m²), Commercial (20,000m²) and Retail (10,000m²) uses.

- Block 3 – Total GFA of 290,000m2, comprising Logistics/Warehouse uses.

With the review of the Planning Proposal package, we are writing **against** it with the following reasons:

1. Height of building

Blocks 2 and 3 propose the maximum building height (HOB) of RL 51m which is significantly higher than the HOB of our neighbourhood (46m/ 26m). (See Figure 2 for more details.) Hence, there is a risk that future buildings will create negative visual impacts and block the view of Cooks River.

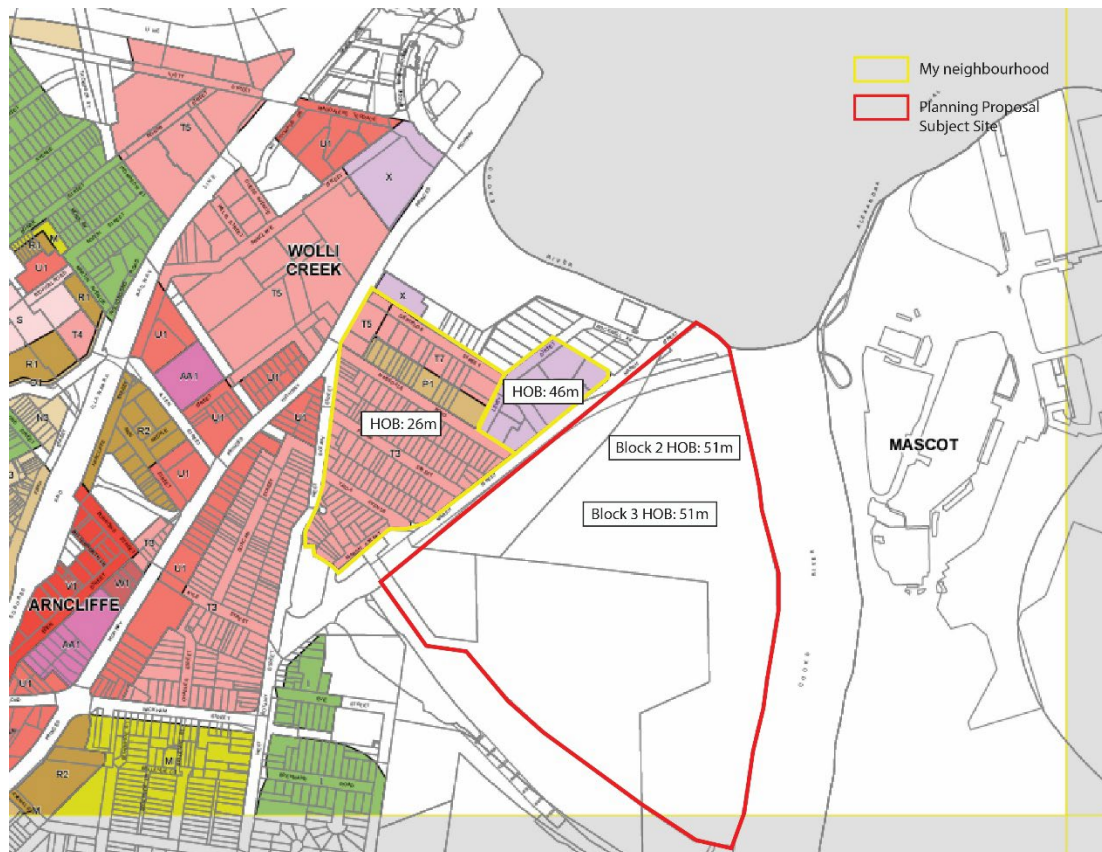


Figure 2: Height of Building Map (Bayside Council Sheet HOB_004, 2021)

The Planning Proposal Summary (p. 7) indicates that “all building heights are proposed to be equivalent or lower than the adjacent high rise residential and hotel developments to the north of Marsh Street.”. However, the maximum height of building proposed in Block 2 is RL 49.9m and Block 3 is 44.6m, which already reach over the existing HOB of my neighbourhood.

In addition, with the proposed height of the building control amendment being higher than that of my neighbourhood, the future buildings on Blocks 2 and 3 are allowed to get higher than the existing residential buildings in our neighbourhood.

With the HOB proposed exceeding the existing HOB of our neighbourhood, the future buildings in Blocks 2 and 3 will result in adverse impacts on the available views of the Cooks River from our neighbourhood.

RECOMMENDATION: The Height of Building control subject to the Planning Proposal site in Bayside LEP must be reduced to ensure the available view of the Cooks River from the surrounding residential

properties are maintained. The interface with existing residential areas must be considered in relation to the height of the proposed buildings

2. Scale of development

Block 2 and part of Block 3 create significant impacts as they are located directly in front of our neighbourhood.

The building mass of Blocks 2 and 3 are bulky and designed without considering human-scale. The buildings proposed have oversized proportions which are inconsistent with the characteristics of the surrounding neighbourhood. The neighbourhood on the west of the subject site is a traditional residential area with a mix of low to high-density developments where buildings are more fine-grained.

***RECOMMENDATION:** The final bulk and scale of any future development must be reduced so as to ensure an acceptable built-form relationship with, and minimisation of amenity impacts on, the Residential zoned land adjoining, in particular to the west.*

3. Loss of open space and opportunity for community use

We appreciate the design for the Cooks Cove open space provision and activation offered in the Planning Proposal. However, the net loss of open space due to the change of use is significant.

According to the Detailed Environmental Site Assessment p. 19, the subject site is currently zoned for Open Space under the State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021. It is proposed to rezone the site for Infrastructure, Public Recreation and Enterprise uses. The rezoning and proposed uses as commercial, retail, service apartments and warehouses reduce the open space capacity that Bayside LGA can offer. The concern of insufficient open space has already been identified in the community engagement for Bayside West Precincts 2036 Plan (p.7).

Furthermore, this Planning Proposal does not consider the community's needs as no community use/ community hub is proposed. Having a community hub and library in Wolli Creek has been a demand that residents asked for many years. The activation of the subject site is a great opportunity to provide the community infrastructure that the community needs. Yet, the need for community infrastructure will be potentially intensified due to rezoning and change of use which lead to additional workforce and residential population increase beyond the projected population growth.

***RECOMMENDATION:** The applicant provides community infrastructure and public amenities in the development as compensation for the loss of open space via a Voluntary Planning Agreement.*

Conclusion

We are writing **against** this Planning Proposal as it creates adverse impacts on the amenity and characteristics of the surrounding neighbourhood through the following elements:

- **Height of building** being over the surrounding neighbourhood which leads to the visual impacts on the available view of Cook River.
- **Non-human-scale development** which is inconsistent with the surrounding neighbourhood as a traditional fine-grained residential area.
- **Loss of open space and opportunity for community use**

Planning Panel please consider our recommendations and make the decision carefully on this planning proposal as it significantly affects the amenities of the surrounding neighbourhood.

[REDACTED]

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Kogarah Bay

I have made a reportable political donation

No



I agree to the Privacy statement

submission

It is a shock to see the massive warehouses that could butt right up against the foreshore path. The long-awaited opportunity to reclaim a broad foreshore space for public use and restore coastal mangrove habitat to the river is at risk.

I question why the parkland is bordering the motorway and not the Cooks River. I ask the NSW Government to insist on a much bigger setback and a stepped built form to ensure a sunlit and spacious foreshore area. It must consider the public and environmental legacy of rewilding this rare waterfront space.

In addition, it is essential that the development delivers TWO major bridges to complete the regional Bay-to-Bay cycle link - one over

the Cook Rivers close to Giovanni Brunetti Bridge and another over Muddy Creek to provide a direct route from Tempe Reserve to Kyeemagh and the Botany Bay foreshore.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I think that it is absolutely vital that parkland borders the Cooks River, allowing recreation and active transport alongside the river itself. It seems to me to be a strange proposal that releases potential waterfront leisure opportunities only to build massive structures that limit public access to the waterfront. I consider such leisure opportunities to be vital for wellness among the residents of an area rapidly increasing in high density dwellings.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

My apologies. I submitted my previous comments before finishing. The additional points I wished to raise are:
With a wider corridor of public space along the river front, there would be greater potential to rewild the river. This would complement works already achieved by local councils and Sydney Water. Mangroves, saltmarsh and riparian native vegetation would all add to a more liveable urban environment. Again, this would be important for leisure opportunities leading to greater wellness in the local population. To achieve this, the building complexes need to set further back and should not overwhelm the riverside. They would be better placed closer to the Marsh St motorway. Parkland next to the motorway is inappropriate given the noise levels already experienced.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Roselands

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly support the development. This land has been underused for many years, having it tied up by a golf club and therefore benefiting a very small, privileged section of the community was unfair and exclusive.

The golf club has been occupying trust land (larger than their freehold land)for more than sixty years. The general community has had no access to that land unless they were a golfer and had the means of paying for membership or accessing the land by paying a golf social fee. This is not fair to the whole community, it is public land and should be better utilised to offer more to all of us.

This development will return a large part of the land to parkland, walkways and cycleways that will directly offer usage opportunities to all local residents.

There will also be new jobs created and the development will attract visitors to the area.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

TEMPE

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I seek your grace and favour in the current matter.

There seems to me no logical reason why logistic warehouses should be located so close to the Cooks River shoreline. As warehouses, they are not providing anyone with a view. These warehouses should be re-located away from the shoreline. The shoreline should be made available to the thousands of local residents as accessible green space. Any area set aside in the re-development for green space must be free of shadows cast by the warehouses.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

TEMPE

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No


☒

I agree to the Privacy statement

submission

I am writing to you opposing this development and to ask you reconsider the proposal. This is an example of very poor planning. The shift from green space to a warehouse monstrosity along a water course is remarkably short sighted. Please do not allow these hideous warehouses to be built on the Cooks river. As a Tempe local, I am a frequent user of Tempe reserve and going by the image looking south, the buildings dominate the view and it is poor usage of waterfront land. If this goes ahead, it will be a decision that future generations will shake their heads about and wonder what could have been, as it could be an area that is enjoyed by many citizens and locals linking Brighton Le Sands and the Inner West. Many cities are reclaiming their waterside areas as public spaces. A good example of reclaimed waterside areas is in London where the urban canals in East London are now commercial areas where

there are restaurants, cafes, shopping districts and parklands. To think 3,300 jobs are worth wasting what I believe is unlimited potential for an area that has been short changed since pretty much the beginning of the Sydney colonial settlement. The Cooks river is finally starting to look cleaner and as a result people are returning and enjoying the land. The walkways lining the river through Marrickville are always busy with walkers and family's getting outside and breathing. As Sydney grows we need waterside parklands not only for our sanity but for our well being. The Tempe wetlands show how greenspaces can be revitalized, providing bird life and other animals a place to return after so much urbanisation. This should a be a good example of what can be achieved in this area. We don't need more warehouses. Any new warehouses should be away from river fronts. The lessons from Alexandria canal have not been learned. It is a polluted eyesore and this proposal unfortunately is more of the same. We ruined the Cooks river. It's the most polluted river in Australia but why make it worse? It makes no sense. As Sydney grows and Bayside Council realises its now on the edge of the city, this sort of development will be a sore point forever. Taking greenspace with potential for parks and commercial ventures that give the people something to enjoy and putting in warehouses is a depressingly shortsighted act that I oppose. Please reconsider this shameful proposal!



Submission Type

I am making a personal submission

Title



First Name



Family name

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly object to the proposed development. While I welcome the opening of the river access along the old golf course, the proposal to build several big blocks so close to the river seems like a great lost opportunity to improve green space along the river. Even if the development goes ahead as planned, it should be greatly scaled back to allow for greater green space along the river.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing to express my deep concern at the proposed plans for Cooks Cove. The proposal is totally inappropriate for this area and does not take into consideration the number and needs of people who live in this community and the already lack of recreational areas, gardens, parkland and trees.

The proposed public path is extremely narrow. The area will be dwarfed by the large multi-storey row of logistics warehouses proposed.

There is no foreshore park.

Please review this proposal and protect our public areas and access to the last area of the Cooks River foreshore.

Planners need to consider the public and environmental legacy of preserving this rare foreshore space for future generations. Such a great opportunity for public space lost if this proposal goes ahead. Furthermore, there is already a severe lack of infrastructure. Many more heavy vehicles would make this whole area impossible to travel to and from. The roads are already choked. There is also a huge pollution issue with this sort of development. At a minimum the oversized buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title

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First Name

■

Family name

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Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

■

Suburb/ Town

tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Green spaces in Sydney are precious. All green spaces are at risk of unnecessary developments with profits going only to the very few. Once destroyed, green spaces can never be remade and without the botanical world, human life ends.

Historically this site was the pristine hunting ground of the Bidjigal people, including the great warrior, Pemulwuy. As a mark of respect to the Bidjigal people, returning this land as space where our Earth kin can flourish, plants and animals native to the coastal region of Sydney, and where we can reflect on the impact of colonisation and envisage a future respectfully coexisting with the natural environment is the only responsible option.

Submission Type

I am making a personal submission

Title



First Name



Family name

☐

Name withheld

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Email



Suburb/ Town

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses.

I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations.

At the absolute bare minimum, the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title



First Name



Family name

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Wolli creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The park should be on the foreshore

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The public park lands to the west of the site are great.

I am concerned that the 20m strip of foreshore land could be over shadowed by the oversized buildings blocking afternoon sun. Making a potentially great location cold and unpleasant for part of the day. It would be great to end up with a strip of restaurants & bars below the hotels, if the area is cold and dark that activation wont occur.

Warehouses can be built anywhere, foreshores are hard to come by. The foreshore strip should be wider, and more care should be taken in building design to permit afternoon light on the boardwalk.

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

see attached

Jeff Neilson



June 5, 2023

Submission regarding Cooks Cove Redevelopment, Bayside

I am writing as a member of the public who is both a keen golfer and an avid runner. My attitude towards the Kogarah golf course has therefore been mixed. On the one hand, I have benefited from access to a high-quality golf course, but on the other hand it has always been frustrating that access to runners, walkers and cyclists along the foreshore has been denied. It is an obvious chokepoint along a cycle path that otherwise extends from Cronulla to Rookwood. While I acknowledge that the Cooks Cove redevelopment proposal will allow for public access along the foreshore, the extremely limited 20m strip allowed for public access constitutes a massive lost opportunity. This is entirely inadequate and I believe that a much more serious effort can be made to integrate public recreational space on the site.

There is also an exciting opportunity for this redevelopment to improve the environmental amenity of the site by naturalising the riverbank and providing connectivity to some of the wetlands within the existing golf course, and by replanting both mangroves and saltbushes along the foreshore. This, however, is not possible within the very limited spatial allocation currently provided. I am confident that more design effort could be made to ensure such an outcome. Casual observations of these water bodies suggest that, while they are degraded, they are also important habitat for waterbirds.

I am extremely disappointed with this proposed design and feel strongly that a much better public outcome is possible. The local community of users of this space deserve much better.

Yours sincerely,



Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

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Email**Suburb/ Town**

Tempe

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submission

As per the shadow report on page 64 of the 'PP-2022-1748 - Planning Proposal Appendix B - Urban Design and Landscape' the foreshore would be in darkness by 3pm. That is a poor outcome for the public, and would impact the amenity of the foreshore area.

The public foreshore space should be larger then 20m, and the buildings should be designed in such a way to provide more afternoon sunlight.

Submission Type

I am making a personal submission

Title



First Name



Family name

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity.

Public foreshore access shows only a narrow 20m strip beside massive multistory warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being re-wilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed. This is a disappointing use of land, disrespectful of residents who have understood the need for the M8 development and are looking for inspirational land use to add value to the community.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2044

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The link in the Cooks River foreshore path between Cahill Park Tempe and Brighton le Sands. I support saving and rewilding the Kogarah Golf Course site and protect public access to the last kilometre of the Cooks River foreshore forever. We love our natural environment and outdoor spaces. It's so valuable to our health and wellbeing.

Planners need to reconsider the public and environmental legacy of preserving this rare foreshore space for future generations.

At least he oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Hurlstone Park

I have made a reportable political donation

No



I agree to the Privacy statement

submission

There should be a requirement for a 50 metre setback from the riverbank for any construction that is not a public good.

This will support the health of the river and ensure it remains front of mind for planners.

This will support separation of cycle and pedestrian paths.

This will minimise overshadowing of the riverbank.

There should be a requirement for any development to include development/upgrade of safe cycle and pedestrian access to and from the boundaries of the site.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

This proposal goes against everything the community needs - GREEN SPACE and the protection of natural beauty.

The current plans are a missed opportunity and a disgraceful show of greed that is not necessary. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses.

I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks. We are surrounded in this area by a multitude of high density dwellings - many of which have destroyed the roads, the parking and the environment.

At the absolute bare minimum the oversize buildings abutting the foreshore on the current plan should be removed. Planners need to stop and think about where traffic will flow and how this will be managed - you only need to look at what has become an Uber parking lot on Gertrude and Levey streets to see that this will be an abomination left to grow uncontrolled.

There are no plans which show how any of this will be managed and you owe a courtesy to residents of Bayside to be their voice.

These buildings are unnecessary and uninviting and there is absolutely no reason to destroy so much green space to allow this kind of outcome.

There are ways to compromise whilst also preserving natural beauty and the goals of Council. Allowing this to proceed is a demonstration of greed and an inability to hear the voices of the community who strongly oppose this proposal.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Monterey

I have made a reportable political donation

No



I agree to the Privacy statement

submission

To whom it may concern, I am 100% against this development in its current form, this proposal is a blight on the landscape. It is the ugliest thing I've ever seen and why is only 20metres of the foreshore of cooks river being left for the local community to enjoy ? Someone needs to come up with a far better solution to allow more greenspace for all residents of the whole area and reconsider the facade of the ugly box like buildings that will be a blight on the landscape. This needs to be taken back to the drawing board and a better design enacted !!!!

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I write in relation to the Cooks Cove development proposal.

The proposal to remove the site from State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021 (the Eastern Harbour City SEPP), and amend the Bayside Local Environmental Plan 2021 (LEP) to include the site is, I believe, not in the public interest for the following reasons:

It means a net loss of open space in an area which has seen and is seeing a massive rise in the number of high rise residential apartments;

It would represent a lost opportunity to create a major naturalised area on the banks of the Cooks River, an area that has suffered significant loss of natural areas since colonisation in 1788,

The former golf course is home to many important local native species including the bell frog, and is an important link between the wetlands and the river.

The importance of natural areas for the betterment of mental health is becoming increasingly better understood, and to retain this area as green space is vital for the good health of the increasing number of residents in the area;

The proposal itself is an intense use of the area, and will create more traffic in an area that is already congested,

Research and experience shows that motorways, to which the proposal is adjacent, create more traffic demand, and that will affect already overloaded streets in the area,

The Department of Planning has been inconsistent in its approval of zoning, and needs to value existing use of both green space and of industrial areas,

The approval by the Department of Planning of the re-zoning of industrial land around Victoria Road Marrickville, which was identified by DoP in 2007 as vital in relation to the airport is a shocking example of the undermining of good planning principles by DoP.

DoP must value open space in heavily congested areas, and the former Kogarah Golf Course and the Landing Lights wetland are crucial for river health, the health of Botany Bay, and as discussed earlier, native animal species and human health,

DoP must recognise the links politicians and political parties have to developers, and refuse attempts by politicians to re-zone vital land,

In the case of Victoria Road Marrickville, DoP was surely aware of its own previous recommendations, and that DoP was supported by then Marrickville and then also Inner West Council planning staff in opposing that rezoning,

Cooks Cove is yet another attempt by political and vested interests in overturning good planning principles, and these attempts must be opposed.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Rosebery

I have made a reportable political donation

No



I agree to the Privacy statement

submission

To The Planners

The most important item missing on the cooks cove plans is the chance to fill in the missing link on the north south Sydney cycleway to connect with the M6 Cycleway that is being built along Muddy Creek to Presidents Avenue.

See the attached green path marked on the map. The motorway is underground on the rivers edge and should easily a shared path.

Failing that the yellow path could work but would add another one and a half kilometers to the route. The yellow route will remove a lot of street crossings so should be the second option.





Muddy Creek Connection – Optimal in green

Muddy Creek Connection Second Preference in yellow

Current Muddy Creek Connection in purple

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Bexley North

I have made a reportable political donation

No



I agree to the Privacy statement

submission

As a local resident in the area, and regular user of our local parks and facilities, I feel it is a shame that this prime area of the Cooks River foreshore would be used for such huge warehouses instead of something more appealing to the community, visitors and native wildlife.

With a bit more creativity and investment, this rare piece of the riverside could be used to beautify and create contrast to the very concreted and grey-looking airport with something akin to the "Gardens by the Bay" in Singapore, the beautifully designed Sydney Park, or Como Pleasure Grounds. The surrounding pockets of wetlands (including the adjacent Landing Lights Wetlands) are

invaluable breeding grounds for migratory birds from across the world, and attracts bird watchers and photographers to the area.

This value could be built on for greater tourism and recreational opportunities, bringing a way to link economic interests with ecological protection. I highly encourage the council to think of better ways to use this site that preserves more of that natural beauty of the area instead of just big warehouses.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Bardwell Park

I have made a reportable political donation

No



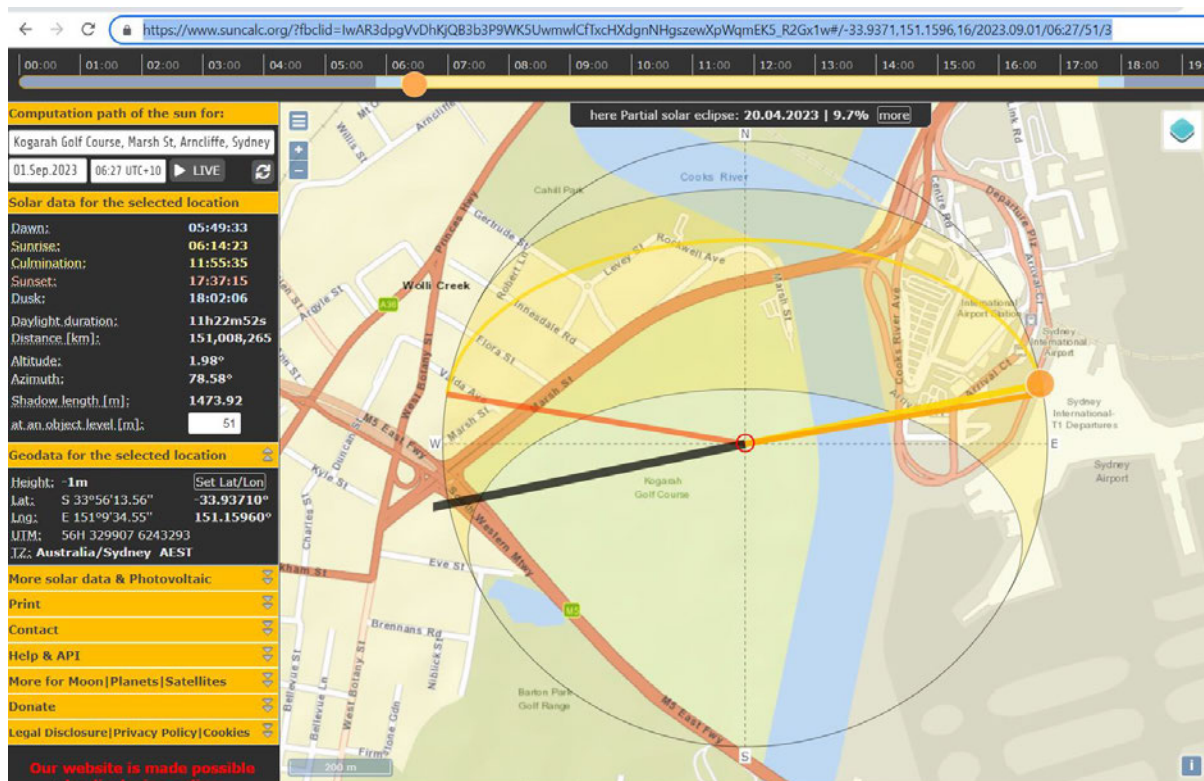
I agree to the Privacy statement

submission

Based off the proposal the planned buildings will cast a shadow over the entire area every morning, far beyond what is outlined in the proposal. The shadow forecasts in the report only show forecasts for 9am, 12pm and 3pm which is inadequate as in the mornings and evenings the shadow those buildings will cast will be massive, covering the entire park in darkness. You can check this here, this is the same tool Hassell's used:

Bayside council is on its way to becoming the poster council for poor planning, should this go ahead it will make us a laughing stock.

It would be far better if the buildings were scaled back to a height limit matching buildings the rest of the area with more of the land converted to parklands. As it stands it'll look like the container facility. As it stands the proposal should be entirely scrapped and start over.



Reference:

https://www.suncalc.org/?fbclid=IwAR3dpgVvDhKjQB3b3P9WK5UwmwIcFtXcHXdgnNHgszewXpWqmEK5_R2Gx1w#/-33.9371,151.1596,16/2023.09.01/06:27/51/3

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Lakemba

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This development proposal should guarantee that a cycle path is included for the full length of the foreshore of Cooks River. This path should connect dynamically to existing paths north of the site in Cahill Park and most importantly connect with the existing Muddy Creek bike path south of the site. This would be a fairly inexpensive but crucial path, cutting down the distance to cycle toward Kyeemagh by at least 2km. This dedicated cycle and pedestrian link would bolster capacity for cycling in this already popular Cooks River corridor.

I hope the planners can rethink the transport outcomes for this site and future-proof cycling infrastructure for years to come. Bicycle NSW has documented the shortfalls of the proposal in further detail.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Petersham

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The proposed public path is a narrow 20 metre strip against a massive multi-storey row of logistics warehouses. No foreshore park to speak of.

I support and want to see support rewilding the Kogarah Golf Course site and protect public access to the last kilometre of the Cooks River foreshore forever.

This proposed development is far too big for this error.Planners need to consider the public and environmental legacy of preserving this rare foreshore space for future generations. At minimum the oversize buildings abutting the foreshore and marked as 3B and 3C

on the current plan should be removed.

The cooks river has been neglected and ignored for years, and this is the last opportunity to make a positive change.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Monterey

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I support the creation of the active transit pathway along the Cook's River edge of the precinct. The connections to the wider pedestrian and cycling network however have been poorly considered and should be included in the proposal. The connection south to Barton Park and a connection north to Tempe reserve must be included and not deferred to the future.

I am making a personal submission

11

██████████

☐

Name withheld

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Tempe

No

☒

I agree to the Privacy statement

This proposal does nothing for an active cycling connection

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Blakehurst

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I would like to strongly suggest that the proposed cycle path along the Cooks Cove foreshore be connected to the existing Muddy Creek cycle path adjacent to the newly constructed Barton Footbridge.

This makes perfect sense in providing a shorter, more pleasant and much safer connection from the Barton Park Precinct to both the Cooks River Cycleway and the Alexandra Canal Cycleway, both of which are in heavy use by cycling commuters during the week and recreational cyclists on weekends.

Such a connection would eliminate the existing path under and along Marsh St, which comprises footpaths rather than purpose-built cycling infrastructure and necessitates riding past numerous driveways and a number of busy road crossings. The section of path along the pipeline is also dangerous in low light (eg night) conditions, and under the bridge at Marsh St is hazardous even in broad daylight.

I envisage being able to cycle from the Barton Park Precinct and over Barton Footbridge right along the foreshore of Muddy Creek, under the Marsh St / Airport Drive Bridge past the Rowers Club and re-join the existing cycleway at Cahill Park. It would be safer, shorter and infinitely more pleasant than the current detour around Riverine Park, under the M5 and along Marsh St.

Such a small section of cycling infrastructure will make a huge difference to cyclists!

It would also bring more passing (cycling) traffic from the south to the new Cooks Cove Precinct commercial tenants.

Thank you for reading this submission.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Waterloo

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please consider a planning condition to include a cycling and pedestrian connection to the south directly into the Riverine park area, connecting to the "Barton Footbridge". This would create a complete off street connection to the south of sydney and save 2km compared to the current route, which would make riding much more attractive, improving efficiency for freight in the new logistics precinct. Even just 50 more riders in peak time can free up 2.5km of lanespace (assuming they were individuals in cars driving 50kph with an appropriate gap for the speed in between). This small connection would go a long way to enabling hundreds and thousands of riders to make trips to the airport, city, and other major employment areas to the north.

I'm wondering why the parkland is closer to the road and not the river as well? surely it would be better to provide greenspace near the water, and the industrial uses closer to the big roads? The plan seems to be facing the wrong way, and sandwiches the park between a multistory warehouse precinct, a busy motorway, and a motorway operations centre. The better outcome for people would be to have visual connection to the water across the whole parkland. There is also an opportunity for a plane viewing mound in the parkland at the southeastern corner.

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

redfern

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please add direct cycling/walking route along Cooks river to Muddy creak.

[https://www.google.com/maps/d/u/0/viewer?](https://www.google.com/maps/d/u/0/viewer?ll=-33.93990895493652%2C151.15920547033912&z=16&mid=14oQoGlumE73e6kSRCUuRi-BowrM)

[ll=-33.93990895493652%2C151.15920547033912&z=16&mid=14oQoGlumE73e6kSRCUuRi-BowrM](https://www.google.com/maps/d/u/0/viewer?ll=-33.93990895493652%2C151.15920547033912&z=16&mid=14oQoGlumE73e6kSRCUuRi-BowrM)

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2194

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly recommend connecting the proposed cycle path along the Cooks Cove foreshore to the existing Muddy Creek cycle path near the newly built Barton Footbridge. This would provide a shorter, more enjoyable, and safer route for cyclists traveling from the Barton Park Precinct to the heavily utilized Cooks River Cycleway and Alexandra Canal Cycleway.

By establishing this connection, it would eliminate the need to use the current path under and along Marsh St, which lacks dedicated cycling infrastructure and forces cyclists to navigate numerous driveways and busy road crossings. Additionally, the section of the path along the pipeline is particularly hazardous in low-light conditions, such as at night, and the area under the Marsh St bridge

poses risks even in daylight.

My vision is to create a cycling route that begins at the Barton Park Precinct and extends over the Barton Footbridge, following the scenic Muddy Creek foreshore. This path would pass under the Marsh St/Airport Drive Bridge, by the Rowers Club, and reconnect with the existing cycleway at Cahill Park. Such a route would offer a safer, shorter, and more pleasant alternative to the current detour around Riverine Park, under the M5, and along Marsh St.

Implementing this small section of cycling infrastructure would make a significant difference for cyclists. Additionally, it would increase cycling traffic from the south, benefiting the commercial tenants of the new Cooks Cove Precinct.

Thank you for taking the time to consider this proposal.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Dulwich Hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please have a dedicated cycleway throughout the area that connects with broader network. Thank you!

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Kyeemagh

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Currently the plan has no direct link from the bike paths along side the Cooks river by the golf course to the Muddy Creek bike Path. This is my current commute from the end of Cooks River bike path to Kyeemagh. It has numerous road crossings and is very dark in winter. By connecting the Golf Course path along the side of the Cooks River to the existing bike path near the Barton bridge would save all the North South bike commuter traffic a significant detour to the West for the addition of about only 300m of path. This would also be much safer due to a) better lighting available from the airport b) lack of dodgy corners and gradients c) avoids road crossings and traffic. This would also provide a much better link to the playing fields from the south. You could consider different treatments of the link from the Barton bridge, but there should be a direct link from the Cooks path on the golf course to Barton Bridge, not the big

detour to the West to join the u bend that currently goes under the M5 as is currently proposed.
This would make a huge improvement to anyone using this main north south bike corridor. Thank you for considering.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Banksia

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Cooks Cove could be a valuable green space.

GREEN SPACES

“Cooks Cove” is a prime river front green space on the shore of the Cooks River. It is nestled next to the high density living in Wolli Creek - a diverse and vibrant community, with limited access to green space. I commend that the proposed Cooks Cove development now sits aside a planned large public parkland - Pemulway Park - which is being developed by support from Transport NSW in

exchange for the M6 development, but it is unclear what the developer is providing for the community. Bayside Council has already destroyed 7 Green Spaces within the last three years in implementing toxic synthetic soccer fields and green grass with plastic. Bayside lacks parks similar to Sydney Park and does not cater well to informal, passive recreation.

The current proposal for Cooks Cove development cuts off from the river front from the parkland through a series harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare from the river.

This is a lost opportunity for Sydney to create a new waterfront park. The scale of any buildings on this site could be scaled back to create more connectivity between Pemulway Park and the waterfront, and the buildings must be less domineering.

Bayside Council already has the lowest tree canopy and the urban heat island effect through the airport and synthetic soccer fields which increase the surrounding temperature. We need more green space and parkland for informal recreation.

The artistic representations indicate green roofs, but this building needs both living green external walls and roof to soften it, make it more community friendly and less like a giant prison wall. Shadow movement needs to be properly modelled as to the impact on the parkland, and if buildings are to occur there, can they be created to absorb airport noise not amplify it.

COMMUNITY SPACE

It is unclear if a needs assessment been done on the site to see if warehouse space is indeed needed.

If the site is to be developed, some of the built area should be provided to the community by the developer for community use. For example p artists workshops, alongside a public pathway where their goods can be shown and purchased, creating a walkway between the park and the foreshore and thus a human friendly spine - ideally with some sort of art gallery and coffee shop at its core. Think Hazelhurst Gallery.

Bayside severely lacks accessible, low cost creative workshop spaces, art galleries and museums. Yet there are many creatives living in the surrounding community. This addition of an arts precinct will draw people from the inner west down through the active transport corridor into Bayside, creating more connectivity between the two communities. This would soften the precinct and make it more people friendly.

SEA LEVEL RISE

I am also concerned about the impacts of sea level rise which modelling shows in 2100 this area will be underwater.
<http://www.coastalrisk.com.au/>

The documentation regarding flooding in the development proposal does appear to address sea level rise.

THE PUBLIC TRUST

Another concern is the attempt to dissolve the public trust in the area that has so far kept it protected for public recreation. Whilst a change to the trust, its says in the reports, is required to provide road access to the area, there is no justification for the whole public

trust to be permanently dissolved.

In conclusion, this is a special site that could better be used for its possible contribution to local, Australian and international community, using best practice green design and green space that better embraces the locations cultural and historical significance and enhances green spaces to mitigate impacts of climate change and improves life quality and biodiversity for this area.

Submission Type

I am submitting on behalf of my organisation

Title**First Name****Family name**☐

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Email**Suburb/ Town**

Earlwood

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Re: Cooks Cove Planning Proposal

We are writing to express our deep concern regarding this proposed development, specifically Block 3b in the planning proposal.

Our group is called Cooks River Initiative to Transform the Riverbanks (CRITR). This group is a collection of thirty households living along the Cooks River that came together in 2016 to promote quality development and government investment along the river.

Regarding this proposal, we understand the general need for logistics centres, and the convenience of the location, but we believe there are alternative approaches that could better integrate the development into its surroundings while enhancing the aesthetic and environmental harmony of the area.

Our concern is for two reasons:

1. Visual Disruption of Block 3b: The proposed five storey warehouse proposal creates an impermeable visual barrier. The Cooks River is completely closed off in this section, and effectively treated as a wasteland area. The five-storey industrial 'wall' has no redeeming visual features and no sympathy with any of the surrounds.
2. The vegetated riparian zone: This zone along the river in the proposal is unnecessarily inadequate. We understand the setback from the river is planned as a minimum of 20m, and in the MUSIC modelling this is listed as a stormwater biofilter. We note that the NSW Department of Planning and Environment recommend a minimum of 40 metres of vegetated riparian zone for this watercourse type. Although the outer 50% of this zone can be offset, within this site there is no reason for this offset. The integrity of even the 20m zone is further compromised by a pedestrian hard surface.

VISUAL DISRUPTION OF BLOCK 3B

The unrelieved bulk of this block means there is little to no visual interaction between the open land area and the river in this section. The proposal is both monotonous and lacking in any character. The absence of architectural details, shapes, colours, or textures that contribute to an engaging and visually pleasing environment will mean a monotonous and stark corridor that detracts from any character and charm of the riverfront area.

Rivers are typically associated with lush greenery, flowing water, and a sense of serenity. A factory wall, on the other hand, represents an industrial and utilitarian structure that clashes with the natural aesthetics of the river and its surroundings. The jarring contrast between the natural environment and the wall's utilitarian design disrupts any harmony the area presently has.

The visual impact of a logistics centre wall facing the river will have long-lasting effects on how the local community and visitors perceive the area. Instead of conveying a sense of beauty, vibrancy, and liveability, the presence of a plain factory wall will give the impression of a neglected and unattractive space.

VEGETATED RIPARIAN ZONE

The Cooks River is one of Australia's few rivers where the entire river system is completely encased by urban environment. It's relatively shallow and flows into Botany Bay which contains the Ramsar protected Towra Point wetlands.

Any development stresses an already stressed river, which makes the need for careful controls on new developments critical. The Cooks Cove proposal converts a green space golf course. While we are pleased to see a general approach to water sensitive urban design in relation to stormwater, we are very concerned at the encroachment on the outer 50% of the vegetated riparian zone by Block 3b for no logical reason. This offset provision was designed to create flexibility for developments, not with the general assumption that any development should encroach on this space as a matter of course if an offset can be argued in some way. There

is no sense in this proposal that the riparian zone is a crucial ecological interface between land and water, providing a range of functions that support water quality, biodiversity, habitat connectivity, and overall ecosystem health.

CONCLUSION

We believe there are alternative approaches that could better integrate Building 3b into its surroundings while maintaining the aesthetic and ecological harmony of the area. A far greater attention to architectural form and feature that blend with the natural landscape, and a 40 metre vegetated riparian zone, would greatly enhance the visual appeal of the building while respecting the river's significance to our community.

We kindly request that you ask for the reconsideration of the current design plans and push for the exploration of alternative options that align with the aesthetic values of our community, and the need to create a healthy aquatic environment for future generations.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

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Email**Suburb/ Town**

Rockdale NSW 2216

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submission

There is a once-in a century opportunity to improve the waterfront of the Cooks River for the benefit of the increasing numbers of local residents at Wolli Creek and Arncliffe, for whom open space is at a premium. Unfortunately, this proposal makes the situation worse. It's a catastrophic misunderstanding of the opportunities to open this site to the river, which would benefit everyone and disadvantage no one.

The current amenity, experienced from the water, is quite positive, since the view towards the site is of a green, low-development golf course. The proposal would destroy this amenity by situating long blank rows of massive warehouses all along the waterfront, which

would unavoidably alter the view and completely change the ambience of the river. The North bank of the River has an industrial outlook, since it's adjacent to the airport. The South bank, however, where the proposal is located, has a very different, non-industrial ambience, which the proposal would destroy for all future generations. The airport, viewed from the golf course, is mainly low-lying and relatively unobtrusive (see attachment - Airport_view.pdf). New development near the Cooks River on the west bank should be no higher than what is currently visible directly opposite, on the East bank.

The proposed linear park along the waterfront is barely wide enough for the paths running through it (Summary, p.12, fig. 12). This unacceptably narrow corridor is an embarrassingly poor proposal with very weak public amenity outcomes.

Therefore:

All buildings should be situated at least 50m from the waterfront. If there is to be a riverside walking and cycling corridor, this should be much wider than the one proposed, to make it a proper riverside promenade, worthy of its prominent location near the mouth of the iconic Cooks River, and consistent with the existing Cooks River parklands upstream. The waterfront linear park here should be at least 50m width to provide for adequate public amenity and for positive views to and from the water. The entire waterfront park should be at least as wide as the proposed 'Fig Tree Plaza' (Summary, p. 9 fig. 8).

The main parkland should be located adjacent to the river, towards the East of the site, instead of as proposed - adjacent to the motorway. It is surprising that this should need to be stated, since it's an obvious and basic element of good planning to make the most of site opportunities. It's a total wasted opportunity to line the riverfront with the bulky blank walls of industrial warehouses. This would be an enduring embarrassment to the owners, to the tenants and to the consent authority. At present, the main parkland would be cut off from the river by long bulky warehouses dominating the outlook from all perspectives (as indeed shown in the Summary, p.12, fig. 11). It would also be wedged unnecessarily next to the motorway.

Since basic planning competence is not a strong point of the proposal, it needs to be spelled out: the proposed industrial buildings and hotel/retail need to be moved towards the south and west of the site, to allow for optimal public and private enjoyment of the waterfront at the east of the site, and for better access to the parkland for local residents. This won't just benefit the public: it will also dramatically improve the financial value of the site for the owners. Very few development sites in Australia are blessed with such extensive river frontage. It is imperative that this be used for its highest and best purpose, which is obviously not a set of massive blank warehouses. Specifically, and most importantly, logistics block 3(a) should be removed completely and re-located adjacent to the motorway; logistics block 3(c) should be set back much further from the river, and also adjacent to the motorway.

Why does the current proposal seek to remove public access to the waterfront by locating the parkland inappropriately to the west of the site instead of to the east? One answer may be that this arrangement would allow development to take place early, given that there is still a motorway construction depot in the centre-west of the site. If this is the reason for the sub-standard site layout, it would be a shame to sacrifice planning considerations in favour of timing considerations, especially since this site has been awaiting a sensible development proposal for at least twenty years.

The proposed cycleway and walking paths along the river are in themselves a very positive proposal. These should connect safely

and directly to the existing Cooks River cycling route through Cahill Park and should offer direct access to the South of the site over the SWSOOS and M5, towards Muddy Creek, where there should be a direct crossing to join the existing route around the Kyeemagh waterfront.

Please also pay attention to the submissions of interested groups such as the Cooks River Canoe Club and Bicycle NSW, which are likely to have a good understanding of how to improve the public benefit of this proposal at little or no additional cost to the proponent.



Submission Type

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Title**First Name****Family name**

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Email**Suburb/ Town**

Rockdale NSW 2216

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submission

* Improve the waterfront of the Cooks River, to benefit everyone and disadvantage no one. This proposal currently does the opposite. It makes it much worse, for no obvious reason. The proposal will be an international embarrassment if it isn't amended to protect and enhance the river frontage.

* Maintain or improve the current amenity from the water. Long rows of massive warehouses all along the waterfront are a terrible idea.

- * New development near the Cooks River on the west bank should be no higher than what is currently visible directly opposite, on the East bank.
- * Move all the buildings to the west and south of the site, and put the parkland next to the river. Everyone would win from this and the site would be worth more to the owners.
- * Make the linear park alongside the river much wider than 20m. That's hardly enough to even fit the paths in the corridor! It should be at least 50m wide all along the eastern boundary, along the river.
- * The continuation of the Cooks River Cycleway towards Kyeemagh is a great idea and will benefit residents well beyond just Wolli Creek and Arncliffe. Make sure the cycleway connections North and South work smoothly and safely. Consider the connection south across the M5 and the pipeline, and consider a cycling bridge across the mouth of Muddy Creek.

Submission Type

I am making a personal submission

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Email**Suburb/ Town**

Arncliffe

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This is a terrible idea. This land is open land that needs to be rewilded for the people and the environment. Bayside has one of the lowest percentages of tree cover and natural open spaces in the whole of Sydney. We do not need more of our open space taken up with ugly concrete monstrosities or shaded over by them.

This is an opportunity to make this waterfront land into something for both the local residents and visitors who are in transit at the airport, as well as for the flora and fauna and our environment.

Also, why build warehouses here when the airport at Badgerys Creek is getting built. Lastly, the previous proposal to build on this land was knocked back, with one of the reasons the fact that it is prone to flooding. I am assuming that warehouses would also therefore not be an appropriate use of the land.

Please rethink what the purpose of this land should be!

Submission Type

I am making a personal submission

Title**First Name**

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

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Email

[REDACTED]

Suburb/ Town

Bardwell valley

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Two things

1 - the huge box buildings right on the river looks horrible and robs the Parkland of river views, and the river of park views, just move the buildings back behind the park

2 - better connection of the cycleway North South. I believe stubs are provided, but let's just get it done.

I am submitting on behalf of my organisation

114

11

☐

Name withheld

Sydney

No

☒

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See attached letter from Bicycle NSW

6th June 2023

Re: Planning Proposal 13-19A Marsh St, Arncliffe (PP-2022-1748)

██████████ has been the peak bicycle advocacy group in NSW for forty-seven years, and has more than 30 affiliated local Bicycle User Groups. Our mission is to *'create a better environment for all bicycle riders'*, and we support improvements to facilities for pedestrians and cyclists. We advocate for new cycling routes that incorporate dedicated paths within both green corridors and the road environment, to provide connections to jobs, schools and services for daily transport and recreation trips. Bike riding provides a healthy, congestion-reducing, low-carbon form of travel that is quiet, efficient and attractive for all ages with the correct infrastructure design.

The NSW Government determined that the site will be a logistics and warehousing precinct to serve Sydney Airport, with some supporting uses such as hotel accommodation, serviced apartments, commercial office and retail. We understand that the planning proposal only indicates the form and location of buildings (Figure 1).

However, we are **concerned** about many aspects of the proposal, including (but not limited to);

- Cook Cove offers DPE and the stakeholders a once-in-a-generation opportunity to develop foreshore land in a valuable and central location. It is essential to achieve the best possible outcome for the community.

[REDACTED]

[REDACTED]

[REDACTED]

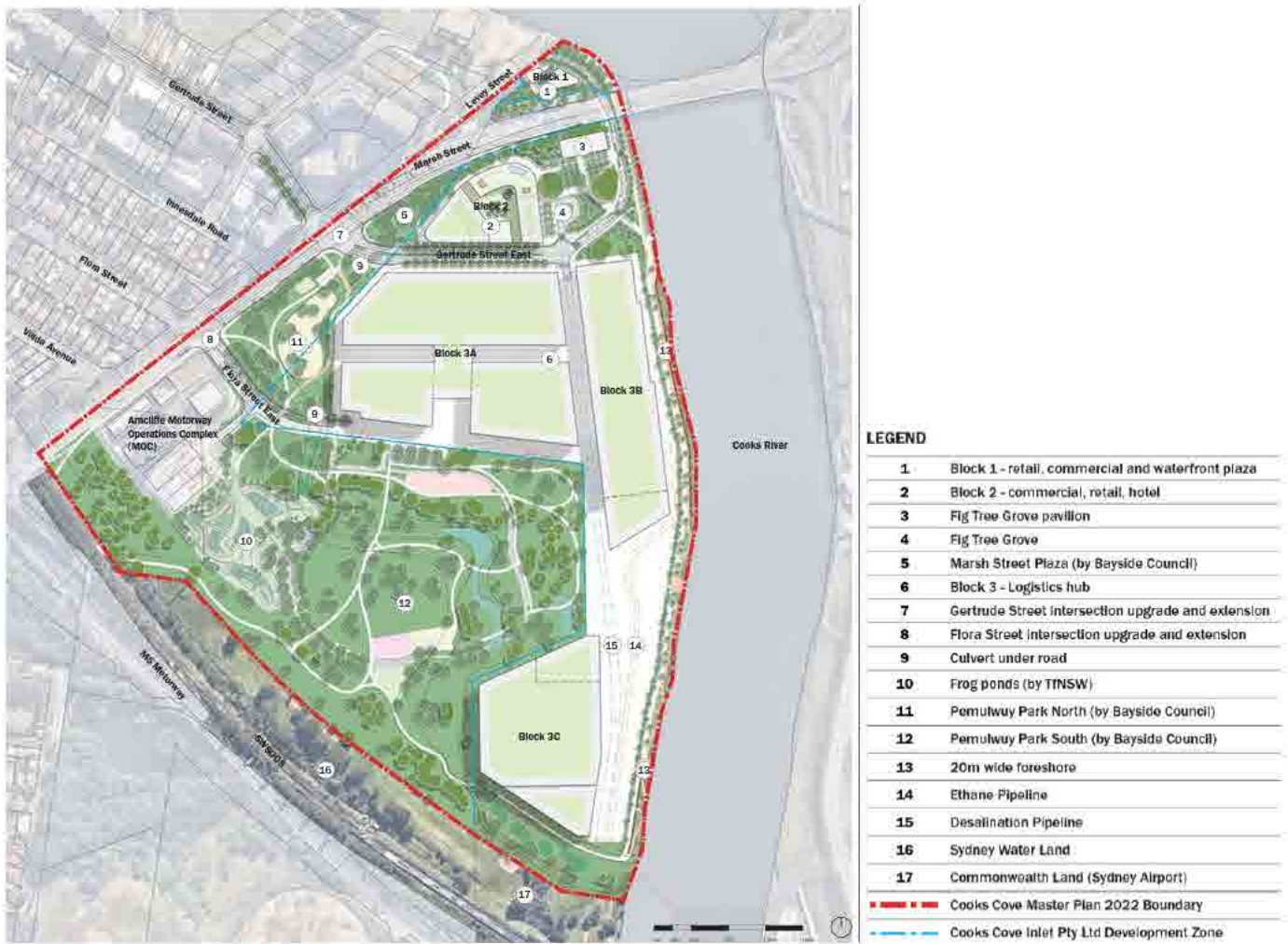


Figure 1: Indicative master plan (Source: Hassell)



Figure 2: Indicative pedestrian and cycle network (Source: Hassell)

██████████ makes the following comments and recommendations:

- **Leverage the Cook Cove development to deliver a safe, off-road active transport link from Kyeemagh to the new Alexandra Canal cycleway.**

The proposed foreshore active transport paths (in blue, Figure 3) contribute to the regional network but fail to provide critical connections to the new Active Transport Link delivered by the Sydney Gateway project from Tempe Reserve north, or the ATC to be built by the M6 project south of Bestic Street.

It is vitally importance to create uninterrupted protected space for walking and cycling as Sydney's population grows. It is understood that safety, connectivity and comfort are essential to inspire more people to ride and walk. NSW Government wouldn't build a new road and not connect it to the network.

Current access across the Cooks River uses the inadequate, sub-standard Giovanni Brunetti bridge. The shared user footpath across the bridge is very narrow and close to three lanes of often fast-moving traffic in each direction. It is unsafe and not suitable for a regional route. An alternative is to cross at the Princes Highway Bridge which has a reasonable shared path. However, this route involves a 1 km detour (in orange, Figure 3)

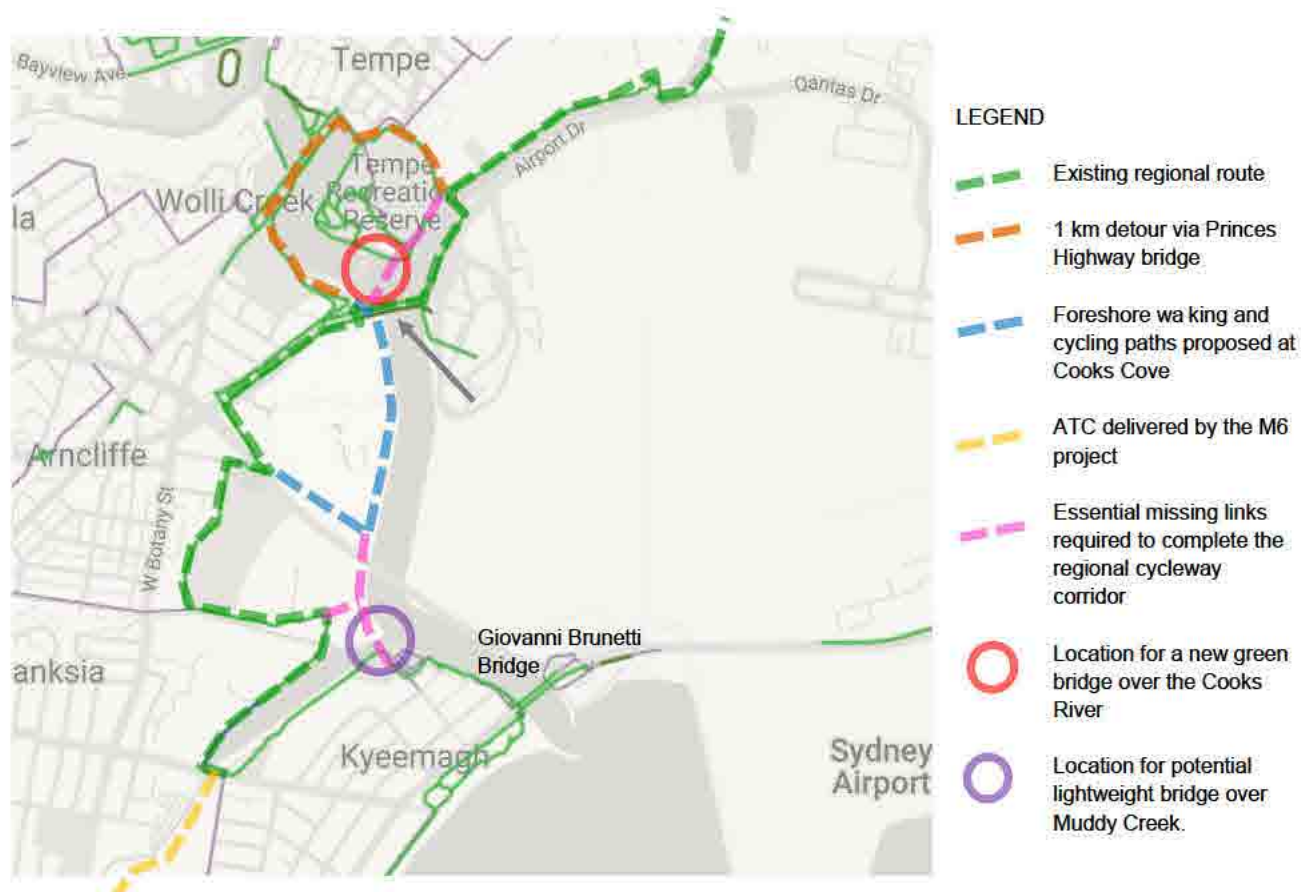


Figure 3: Existing and proposed routes from Kyeemagh to the Alexandra Canal (Source: TfNSW Cycleway Finder / Bicycle NSW)

South of Marsh Street there is an indirect dogleg cycleway that links Wolli Creek to Kyeemagh. The shared paths are in poor condition, cross numerous driveways and several busy roads. The section of path along the pipeline is dangerous in low light conditions, and the underpass at Marsh St is hazardous even in broad daylight. The proposed foreshore active transport paths (in blue, Figure 3) only cut out a section of this convoluted route.

It is essential that State and Local Planning Agreement contributions for Cooks Cove developments deliver:

1. **A new green walking and cycling bridge across the Cooks River close to Giovanni Brunetti Bridge to provide safe and direct access to Tempe Reserve**
2. **An extension of the foreshore paths south to Muddy Creek**
3. **A new lightweight active transport bridge over Muddy Creek to create direct access to the Botany Bay foreshore.**

In addition, the amended Bayside Council Development Control Plan 2021 (DCP 2021) must require future-proofed end-of-trip facilities for workers and visitors, secure bike parking and e-bike charging points.

Cycling infrastructure must comply with TfNSW's Cycleway Design Toolboxⁱ and the 2017 Austroads Cycling Aspects of Austroads Guides (AP-G88-17) to ensure that the paths are constructed to current best practice and meet the needs of riders of all ages and abilities using a wide range of mobility devices.

The need to develop a strong and continuous north-south route is highlighted in a suite of strategic plans. Of particular note:

The Eastern Harbour City Strategic Cycleway Corridorsⁱⁱ was released under the direction of Minister Stokes in April 2022. 30 strategic corridors have been identified for eastern Sydney, making up approximately 250km of cycle network (Figure 4). The corridors will connect key centres and form the backbone of the Principal Bicycle Network. Exact routes will be subject to detailed design and collaboration with councils and the community. The M6 Stage 1 ATC is a crucial opportunity to complete the Brighton-le-Sands to Tempe corridor.

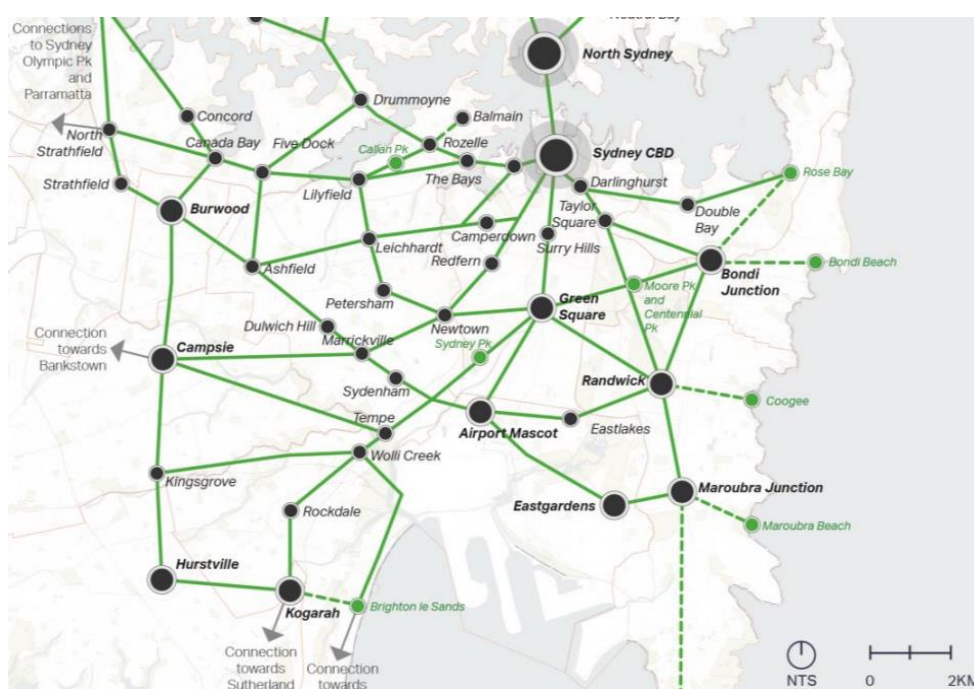


Figure 4: Extract from the new Strategic Cycleway Corridors network for the Eastern Harbour City (Source: TfNSW)

The Sydney Green Gridⁱⁱⁱ, developed by the NSW Government Architect in 2017 and reflected in the district and region plans, proposes an interconnecting network of open spaces that support walking and cycling. The Green Grid creates important links between activity centres and support active recreation. The project opportunities for the Bayside area are shown in the extract from the Green Grid in Figure 5. The long-term

vision of extending the Cooks River Open Space Corridor to Kyeemagh and developing the Rockdale Wetlands Open Space Corridor is established by the Green Grid.

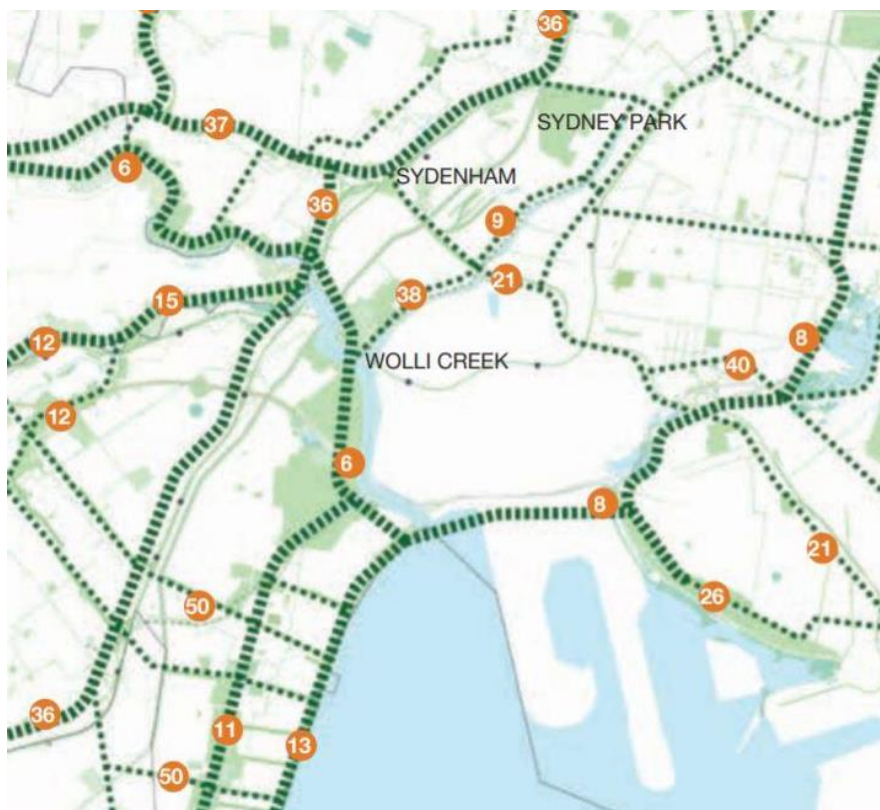


Figure 5:
Extract from the Green Grid showing
project opportunities in the Bayside area
(Source: Tyrrell Studio / NSW
Government Architect)

Priority project opportunities:

- 6. The Cooks River Open Space Corridor
- 8. Mill Stream and Botany Open Space Corridor
- 9. Alexandra Canal
- 11. Rockdale Wetlands Open Space Corridor
- 12. Wolli Creek Regional Park and Bardwell Valley Parklands
- 26. Joseph Banks Reserve and Foreshore Drive
- 38. Airport to Bourke Street Active Travel Link

The Sydney Gateway Active Transport Strategy^{iv} was finalised at the end of 2022. Several priority connections to the airport (Figure 6) are discussed and analysed. Two options are put forward for locating a new Cooks River bridge for pedestrians and bike riders.

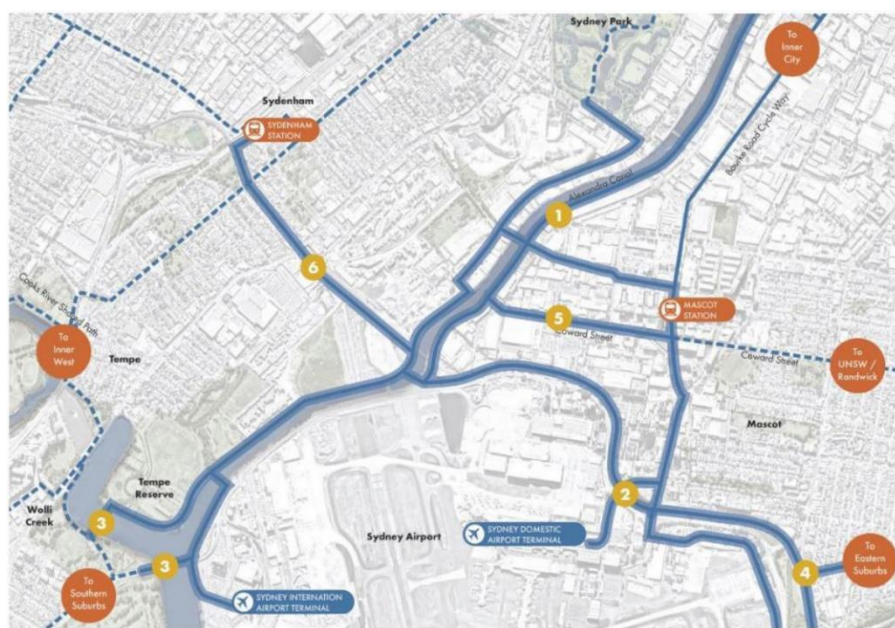


Figure 6: Sydney Gateway active
transport network opportunity map
(Source: TfNSW)

- Consider locating the parklands along the foreshore

The new parklands are of course welcome but it is a huge shame that there is so little connection from the public open space to the waterfront. The park instead overlooks a motorway corridor. We understand why council-owned land (Figure 7) has been chosen for the parkland but wonder why DPE has not negotiated with the owners of the Golf Course land to allow more appropriate land use across the precinct.

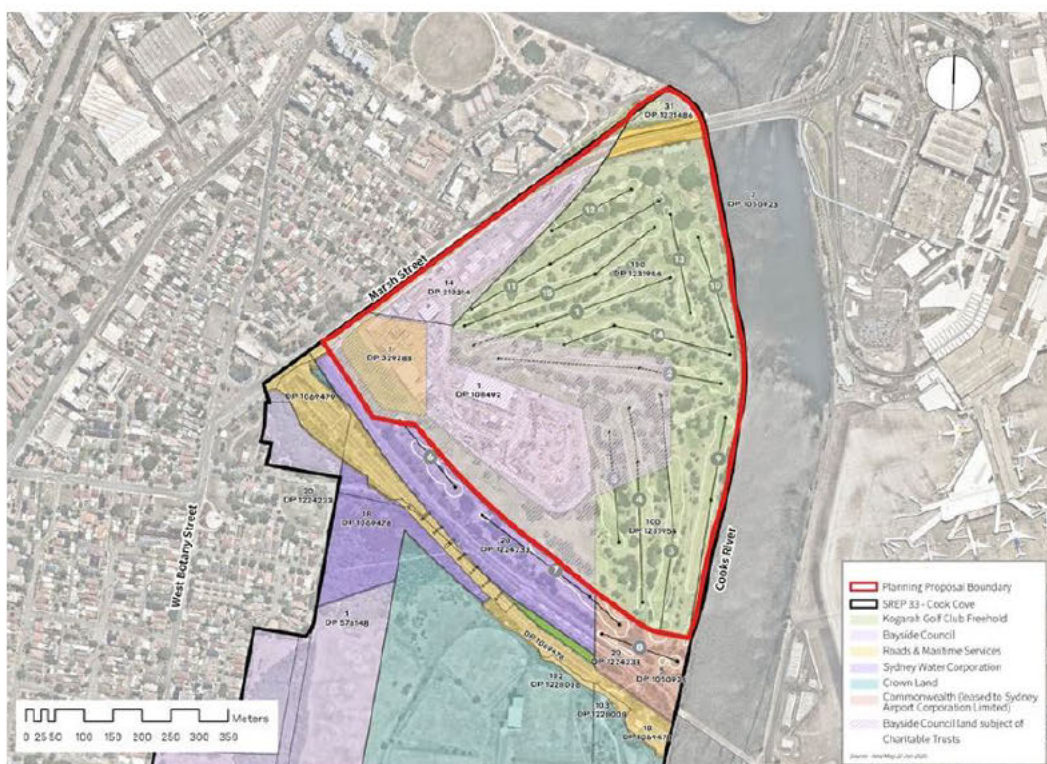


Figure 7: Landownership plan with current golf course overlay Source: Ethos Urban

In addition, the golf course is already landscaped with mature trees, and occupies the flood-prone section of the precinct (Figure 8). Why build in the flood zone??

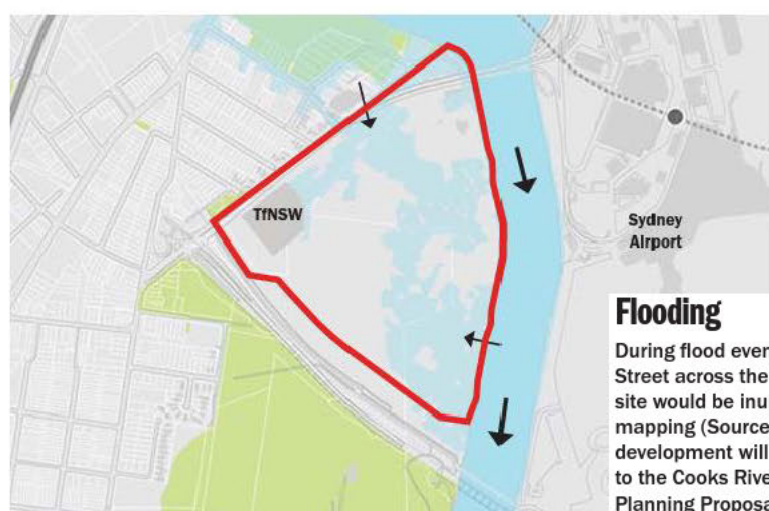


Figure 8: Area affected by flooding (Source: Hassell)

- **Reduce the dominance of the logistics warehouses on the public foreshore space**

If large warehouses must be located along the foreshore, we ask the NSW Government to insist on a much bigger setback and a stepped built form to ensure a sunlit and spacious foreshore area. Active ground floor frontages would help provide visual interest and security to users of the foreshore.

The long-awaited opportunity to reclaim a broad foreshore space for public use and restore coastal mangrove habitat to the river is at risk. The development must consider the public and environmental legacy of rewilding this rare waterfront land.

Conclusion

The Cook Cove development has enormous potential to address the poor active transport infrastructure in Bayside, marred by disjointed shared paths and few best-practice separated cycleways. The active transport mode share lags behind neighbouring LGAs despite Bayside's central location and flat, scenic topography^v.

Bayside is uniquely placed to connect the Inner West, Sydney Airport, City of Sydney, Randwick, Georges River and Sutherland, and facilitate access for the community to critical strategic centres and opportunities. Provision of safe, separated, and legible cycling infrastructure with high-quality end of trip facilities will help to drive mode shift.

We look forward to working with DPE to deliver a high-quality regional route ALL the way from Kyeemagh to the Alexandra Canal and beyond. It is also important that DPE continues to consult with Bayside's experienced and dedicated planners at every step as the planning for Cooks Cove evolves. BIKEast, an affiliated Bicycle User Group in the Eastern Suburbs, must also be a stakeholder as the project progresses. BIKEast members have worked hard over many years to advocate for better conditions for active travel. Please do not hesitate to contact [REDACTED] for any further assistance required at this stage.

ⁱ Cycleway Design Toolbox: designing for cycling and micromobility. Transport for NSW.

<https://www.transport.nsw.gov.au/system/files/media/documents/2021/Cycleway-Design-Toolbox-Web.pdf>

ⁱⁱ Transport for NSW. 2022, April. Eastern Harbour City Strategic Cycleway Corridors.

<https://www.transport.nsw.gov.au/system/files/media/documents/2022/strategic-cycleway-corridor-eastern-harbour-city-program-update.pdf>

ⁱⁱⁱ Sydney Green Grid, Central District. Tyrrell Studio, 2017.

<https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/plans/sydney-green-grid-plan-4-central-district-2017.pdf>

^{iv} Transport for NSW. 2022, Nov 18. Sydney Gateways Active Transport Strategy. <https://media.caapp.com.au/4lfluy.pdf>

^v Bayside Council. 2023, Feb 2. Bike Plan.

<https://haveyoursay.bayside.nsw.gov.au/82154/widgets/390457/documents/251349>

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

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Email



Suburb/ Town

CONCORD

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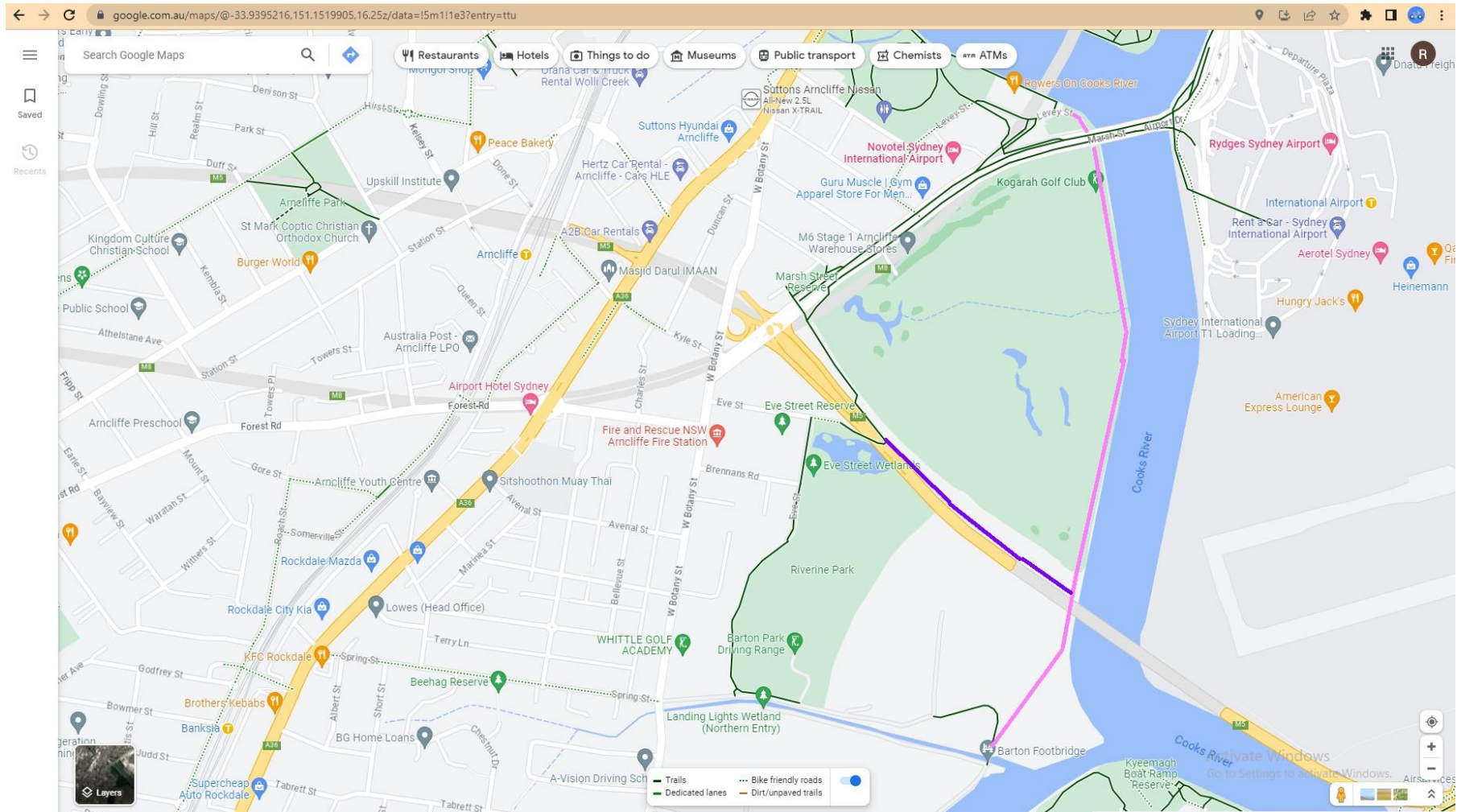
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See the proposed safer shared path route along the Cooks river foreshore in the attachment.

Enhanced options - Cooks river foreshore link from Levey St to Barton Footbridge

The existing shared path route on the re-purposed footpath along Marsh st from the Novotel to Valda Avenue is hazardous to path users and very much below today's standards ie Austroads. The proposed Cooks river foreshore link (in pink) avoids that completely and provides a considerably safer and more pleasant experience for all path users. The branch (in purple) allows an extra connection to be made for those who still need to access Marsh st.



Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

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Email

[REDACTED]

Suburb/ Town

Rockdale

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submission

I am writing to express my strong objection to the proposed industrial development at Cooks Cove. As a concerned citizen and advocate for sustainable urban planning, I firmly believe that this project, in its current form, presents several significant concerns that must be addressed before proceeding further.

Firstly, the scale of the proposed industrial development is alarming. The project's size appears to exceed the capacity of the area and may have detrimental effects on the surrounding environment and communities. The proposed development must be carefully evaluated in terms of its potential impact on air and water quality, noise pollution and traffic congestion, especially given its proximity

to the airport.

One of the most pressing issues with this development is the lack of provision for active transport options and access to the riverfront and parkland for the public. It is essential that any large-scale development incorporates provisions for pedestrians, cyclists, and public transportation to reduce reliance on private vehicles. Furthermore, access to riverfront areas and parkland is crucial for promoting public health, recreational activities, and the overall well-being of the community. The absence of such provisions not only undermines the project's sustainability but also disregards the social and environmental benefits that could be derived from a well-designed development.

I urge you to consider the long-term implications of this project on the local ecosystem and the wider community. It is crucial to conduct a thorough environmental impact assessment that includes the effects on wildlife habitats, water bodies, and the overall ecological balance of the area. Additionally, a comprehensive social impact assessment should be undertaken to evaluate the potential consequences on the quality of life, cultural heritage, and community cohesion in the vicinity of Cooks Cove.

I strongly encourage Council to engage in meaningful dialogue with local residents, community organizations, environmental experts, and urban planners to ensure that their concerns and suggestions are taken into account during the planning and design process. Transparent and inclusive public consultations will foster trust and enable the development of a more sustainable and socially responsible project that meets the needs of both current and future generations.

In conclusion, I respectfully request that you reconsider the proposed industrial development at Cooks Cove due to its scale and lack of provision for active transport and access to the riverfront and parkland for the public. It is essential to prioritize sustainable and people-centric urban development that respects the environment, enhances public well-being, and contributes positively to the community's overall livability.

Thank you for your attention to this matter. I look forward to hearing about the actions taken to address these concerns and ensure a more sustainable and inclusive future for Cooks Cove.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Tempe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

We would ask that public access to the last kilometre of the Cooks River foreshore is protected forever.
The proposed public pathway is very narrow and is overshadowed by over-the-top multi-storey logistic warehouses.
This public space should be saved and rewilded for public use.
Where is the promised foreshore park?
This rare foreshore space should be preserved for generations.
The warehouses marked 3B and 3C on the current plan should be removed, this is overkill.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Wolli Creek

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Regards,

A solid black rectangular box used to redact the signature of the sender.

Submission Type

I am making a personal submission

Title**First Name**

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Tempe

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the bulk, height and appearance of the proposed building masses for Cooks Cove. Granting permission for their construction would negatively impact on the amenity of the area. Furthermore it would diminish the enjoyment and environmental contribution that could be achieved if the green space was developed without the buildings. The cove could become a vital and well utilised connection along the river between a densely populated area with more than its fair share of infrastructure and industry to the ocean. Please invest in people and the environment and reject or at a minimum significantly reduce the bulk and height of the proposed building masses. And make them more sympathetic to the local environment rather than the harsh monolithic structures that are proposed.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2216

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please create something beautiful, something that will be a destination bringing community far and wide together. A place that integrates with the environment and the animals a space that evokes wellbeing and nurture.

Sydney has so much beautiful architecture let's add to that! Let's not create a regret. We can do so much better.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

ARNCLIFFE

I have made a reportable political donation

No



I agree to the Privacy statement

submission

There are so many things wrong with this proposal that it is difficult to know where to start. Scale. Design. Use. And have I mentioned scale? All wrong.

This location is a gateway to Australia for millions and millions of tourists. Instead of this eyesore, the state government should be considering something wonderful in this truly unique location. Wetlands. An international museum along the lines of MONA in Hobart. Whatever. Anything would be better.

And selling off crown land to a developer?? What on earth is the government thinking? Or is it not thinking?

Please do not approve this appalling development.

Submission Type

I am submitting on behalf of my organisation

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

Banksia

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This submission is made on behalf of the Peaceful Bayside Action Group.
www.peacefulbayside.com

We are a local, grassroots community action group with about 3000 members.

CONNECTING GREEN AND BLUE SPACES

“Cooks Cove” is a prime riverfront green space on the shore of the Cooks River. It is nestled next to the high-density living in Wolli

Creek - a diverse and vibrant community, with limited access to green space. The proposed Cooks Cove development now sits aside a planned large public parkland - Pemulway Park - which is being developed with support from Transport NSW in exchange for the M6 development.

CONNECTIVITY

The current proposal for Cooks Cove development cuts off from the riverfront from the parkland through a series of harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare to the river.

We urge the state government to look to the South Bank development in Brisbane to consider best practices in public use space integrated with significant cultural, tourism and commercial use. What is currently proposed at "Cooks Cove" is a lost opportunity for Sydney to create a new waterfront park with cultural and commercial integration.

SCALE

The scale of the buildings on this site must also be scaled back to create more connectivity between Pemulway Park and the waterfront, and the buildings must be less domineering.

The artistic representations indicate green roofs, but this building needs both living green external walls and roofs to soften it, making it more community-friendly and less like a giant prison wall.

SHADOW

Shadow movement needs to be properly modeled as to the impact on the parkland, and if buildings are to occur there, can they be created to absorb airport noise not amplify it?

THE PUBLIC TRUST

We have large concerns about this development's attempt to dissolve the public trust in the area that has so far kept it protected for public recreation. Whilst a change to the trust, it says in the reports, is required to provide road access to the area, there is no justification for the whole public trust to be permanently dissolved.

SEA LEVEL RISE

We are concerned about the impacts of sea level rise which modelling shows in 2100 this area will be underwater. The documentation regarding flooding in the development proposal does appear to address sea level rise.

NEEDS ASSESSMENT

It is unclear if a needs assessment has been done on the site to see if warehouse space is indeed needed.

A PLACE FOR LOCAL COMMUNITY

If the site is to be developed, some of the built areas should be provided to the community by the developer for community use. For example - artists' workshops, alongside a public pathway where their goods can be shown and purchased, creating a walkway between the park and the foreshore and thus a human-friendly spine - ideally with some sort of art gallery and coffee shop at its core.

Think Hazelhurst Gallery. This would soften the precinct and make it more people-friendly.

Bayside severely lacks accessible, low-cost creative workshop spaces, art galleries and museums. Yet there are many creatives living in the community and surrounds. This addition of an arts precinct will draw people from the Inner West down through the active transport corridor into Bayside, creating more connectivity between the two communities. It would also help unify the Botany and Rockdale communities, that were formerly two separate local government areas, amalgamated in 2017. A "Cooks Cove" culture precinct could be the meeting place of the two communities.

A VISIONARY PRECINCT, A GATEWAY TO AUSTRALIA

Whilst developer John Boyd continues after numerous failed attempts to look for ways to commercialise the Kogarah Golf Course precinct, what is still missing here in this proposed development is vision and legacy.

This large precinct could accommodate a site of significance, such as a nationally significant museum and gallery commemorating our First Nations people, and unpacking colonisation and the waves of migration that have continued to shape modern Australia. Think about the Museum of Old and New Art (MONA) in Hobart and how it has transformed the city and surrounding island, making it a drawcard for tourists and an area locals can be proud of. Or the Acropolis Museum in Athens.

A museum at "Cooks Cove" or Pemulway Park could be a highly successful commercial endeavour like MONA, providing employment and boosting local tourism, situated conveniently next to the airport as a gateway to Australia, close to the shores of historic Kamay (Botany Bay). The site is also close enough to a public train station at Wolli Creek to make it accessible to many via public transport.

In conclusion, this is a rare site that could better be imagined for its possible contribution to local, Australian and international community, using best-practice green design that better embraces the location's cultural and historical significance.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2216 Rockdale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The scale of the buildings on this site should be scaled back to create more beauty and connectivity between Pemulway Park and the waterfront, and the buildings should gently fit into their surroundings. Modern architecture enables this and attractive buildings could be developed and creating a real tourist and leisure magnet.

The artistic representations indicate green roofs, but this building should have both living green external making it more visually exciting for people in the community. .

Moreover, the plan has no direct link from the bike paths along side the Cooks river by the golf course to the Muddy Creek bike Path. This is many people's current commute from the end of Cooks River bike path to Kyeemagh. It has numerous road crossings and is very dark in winter. A lot of people use this bike path from the inner west to get to the beach - a tourist and leisure activity with a lot of potential for income for local business.

By connecting the Golf Course path along the side of the Cooks River to the existing bike path near the Barton bridge would save all the North South bike commuter traffic a significant detour to the West for the addition of about only 300m of path. This would also be much safer due to a) better lighting available from the airport b) lack of dodgy corners and gradients c) avoids road crossings and traffic.

This would also provide a much better link to the playing fields from the south. You could consider different treatments of the link from the Barton bridge, but there should be a direct link from the Cooks path on the golf course to Barton Bridge, not the big detour to the West to join the u bend that currently goes under the M5 as is currently proposed.

This would make a huge improvement to anyone using this main north south bike corridor. It would add enormous value and improve community living. Thank you for considering.

Submission Type

I am submitting on behalf of my organisation

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Living across from the proposed monster of warehouses which will visually impact any traveler to Sydney will be appalled.

Just a few years ago a plane load of golfers in Melbourne had engine trouble and died colliding with warehouses located near the end of the runway. Are we now repeating the same mistake and will the relevant authorities be informed of this danger to all pilots.

Whilst commercial interests need to be considered we are unable to understand the reasoning behind this submission apart from profit for operators.

Should the profit of a private company be councils interest? I have a large organisation within the bounds of the council and have never ever received any support or interest from the council.

Is it the size of the donation? How can council approve this when they will make short term profit or are they excited about the potential future deals with the developers?

We will be contacting and urging the pilots association of Australia to protest about this development and strongly suggesting they engage the relevant consultation experts to ensure a full and concise investigation is done in regards to all commercial entities that potentially may use the associated runway.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Bexley

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear Department of Planning and Environment.

I am writing as a member of the public who lives in the local area and I love where I live. I would like to see our area future proofed as maintaining green space in our urban landscape adds value to this area.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multistorey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, as they know the value of green space.

I look forward to the development of Cooks Cove into something great and naturally beautiful that we can all be truly proud of.

Regards,

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Earlwood

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

I encourage planners to give full consideration to the importance of the riparian zone in the redevelopment of Cooks Cove. This is the transition zone between the land (terrestrial environment) and the river (aquatic environment). The recommended vegetated riparian zone

for any watercourse that includes estuaries, wetlands and any parts of rivers influenced by tidal waters is 40metres either side of the watercourse.

(https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0008/386207/licensing_approvals_controlled_activities_riparian_corridors.pdf).

The riparian zone protects water quality and sustainability by:

- trapping sediment, nutrients and other contaminants
- providing a diversity of habitats for terrestrial, riparian and aquatic plants and animals
- providing connectivity between wildlife habitats
- providing an interface or buffer between developments and waterways

All developments should now use either a layered structure to banks or, where this is not possible, they use living sea walls', which are tiles that add complexity and provide habitat for marine life. This marine life is also essential for cleaning water. Bangaroo is an example of a layered structure. Other areas of the harbour are being fitted with 'living sea walls'.

Public foreshore access in the current plans shows only a narrow 20 m strip beside massive multi-storey warehouses. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

2206

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear NSW planning.

With this exciting new development at Cooks Cove it is critical that you include and consider the use of the current cyclists.

This development and opportunity it offers could be the start of the best and most used bike way in Sydney connecting the city to Cronulla.

From Tempe to Kyeema the path is a magical mystery tour of dangerous inadequate pathways at present.

Hard turns under the freeway which is always covered in sand with several road crossings and badly lit. This path, that is currently a

patchwork is difficult to navigate and it feels dangerous.

Bike paths in Sydney suffer from being stop start affairs so with a more connection we can explore this city safely.

Specifically, can you please consider an extra path from the hard turn under the freeway directly to the bay? A path that continues alongside the freeway. This will improve the direct access to the river from Banksia and Arncliffe.

The opportunity to continue this bike path further south linking all the wetland parks behind Brighton Le Sands should also be of great consideration.

This area of patch work parks if joined could be of significant value and as worthy and appreciated as the much loved Centennial Park.

I look forward to hearing from you soon.

Regards

[REDACTED]

Submission Type

I am submitting on behalf of my organisation

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Marrickville NSW


I have made a reportable political donation

No



I agree to the Privacy statement

submission

The  has been on the banks of the Cooks River, since the 1950's. Our members are passionate about the river and its future.

The proposed development in its current form is considered by our members to be both uninspiring and totally inappropriate. Some development of the site is considered fine, just not in its current form.

Main concerns:

- Building 3b – should be deleted. It's visual bulk and scale is totally inappropriate. Recommendation: built form should be informed through visual impact and character assessments, from key public view points – including on the river itself. For the relatively small number of on-going jobs that would be accommodated (or forgone) in building 3b, there are significant benefits that could be achieved for the community through its' deletion.
- Lack of passive surveillance – the proposed development gives no commitment to basic principle surrounding CPTED. An industrial development effectively backing onto a river environment is totally inappropriate.
- Lack of obligation to design excellence, to achieve a built form of architectural merit. Design excellence is a standard requirement for developments across Sydney. This is critical location.
- Desired future character – there has been apparent regard for considering the future desired character, informed through good strategic planning and stakeholder. A vision for the river, for example, has been developed by the Cooks River Alliance – as part of its strategic plan.
- Litter prevention/targets – there is no mention of this. A considerable amount of work has been done as part of the Cooks River Litter Prevention Strategy – which seems to have been completely ignored
- Water quality – updated targets are being progressed for the Cooks River, by Sydney Water in conjunction with stakeholders such as the various Councils. This is with a view to achieving secondary contact in the first instance and in the future primary contact – aligned with DPE's Place to Swim framework.
- Recreational opportunities – a lot of work has been/is being done by stakeholders to really activate the river – on, in and around. A great opportunity is really there for on-water activities, through the Cooks River Paddle Trail. Think proper blue-green grid. The level of provision proposed in the plan fails to properly realise the opportunity.
- Open space linkage – while there are open space areas proposed within the planning proposal area, these have no real relationship to connecting through and celebrating the river.

Overall, there are a number of key considerations for both site specific and strategic merit with a planning proposal – including a fundamental 'no regret' approach to the future. The proposal in its current form is entirely inappropriate and ultimately fails to respect the Cooks River the important waterway that it is for our community today and into the future. The river has had a challenging history, let's not compromise it's future.

We encourage the Department to give consideration to the matters that have been outlined. Any questions or wish to discuss the matters outlined, please do not hesitate to let us know.

kind regards,

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am a local resident of Marrickville who frequently uses the Cooks River foreshore for running and exercise. I have often wished that I could continue running along the side of the river occupied by the Kogarah Golf Club, instead of having to detour and cross main roads.

Now that the club is leaving, I think it is a great opportunity to create an open foreshore park completing the access along the river and to restore the vital mangrove habitat.

The current plans show only a narrow 20m green strip behind multistory buildings. Much more of the golf course should be assigned as a public park. There are many examples of golf courses being reclaimed and re-wilded for environmental and public use benefits.

One such example is on the former Elsternwick Park golf course in Victoria. Metropolitan river foreshore space is precious and I hope the the planners will recognise this and the outstanding public and environmental legacy of preserving this space for future generations.

The grotesquely oversized buildings marked as 3B and 3C on the proposed plan should be removed or re-located as a bare minimum.

Submission Type

I am making a personal submission

Title**First Name**

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

2217

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please reconsider this proposal as I feel it falls short of meaning public access.

Instead of large multi story box like structures which over shadow the area, it could be build more sensitively.

Whilst we have this glorious river front land, there could be community access with open parkland for our currently over crowded suburbs.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Earlwood

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing regarding proposed redevelopment of the Cooks River foreshore with the closing of the Kogarah Golf Club. This is a prime riverfront green space, nestled next to the high-density living in Wolli Creek. The proposed development now sits aside a planned large public parkland - Pemulway Park.

Current plans show only a narrow 20 m strip between the Cooks River and massive multi-storey warehouses. The scale of the buildings on this site will lead to overshadowing, unattractive human spaces and limited connectivity between Pemulway Park and the river.

I encourage the planners to look at more imaginative and human friendly design. The dominating buildings need to be scaled back and the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

A people friendly and environmentally sensitive approach will lead to a well designed and responsible use of this valuable public space.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The Cooks Cove development is a lost opportunity to create a public green space that creates connectivity and community. It has significant potential given its location on the shore of the Cooks River, close to the transport hub of Wolli Creek, and next to the planned large public parkland - Pemulway Park.

Design

The current proposal for Cooks Cove development cuts off from the riverfront from the parkland through a series of harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare to the river.

The attempt to dissolve the public trust in the area that has so far kept it protected for public recreation is troubling. Whilst a change to the trust, it says in the reports, is required to provide road access to the area, there is no justification for the whole public trust to be permanently dissolved. It suggests that there will be a significant decrease in green space.

If the site is to be developed, some of the built areas should be provided to the community by the developer for community use. For example - artists' workshops, alongside a public pathway where their goods can be shown and purchased, creating a walkway between the park and the foreshore and thus a human-friendly spine - ideally with some sort of art gallery and coffee shop at its core. This addition of an arts precinct will draw people from the Inner West down through the active transport corridor into Bayside, creating more connectivity between the two communities. It would also help unify the Botany and Rockdale communities, that were formerly two separate local government areas, amalgamated in 2017. A "Cooks Cove" culture precinct could be the meeting place of the two communities.

Given the location close to Botany Bay, it would be appropriate to use the site to create a gallery commemorating our First Nations people, and unpacking colonisation and the waves of migration that have continued to shape modern Australia. Thi

Bike path

There is no direct link from the bike paths along side the Cooks river by the golf course to the Muddy Creek bike Path. This is many people's current commute from the end of Cooks River bike path to Kyeemagh. It has numerous road crossings and is very dark in winter. By connecting the Golf Course path along the side of the Cooks River to the existing bike path near the Barton bridge would save all the North South bike commuter traffic a significant detour to the West for the addition of about only 300m of path. This would also be much safer due to a) better lighting available from the airport b) lack of dodgy corners and gradients c) avoids road crossings and traffic. This would also provide a much better link to the playing fields from the south. You could consider different treatments of the link from the Barton bridge, but there should be a direct link from the Cooks path on the golf course to Barton Bridge, not the big detour to the West to join the u bend that currently goes under the M5 as is currently proposed. This would br a huge improvement.

What is currently proposed at "Cooks Cove" is a lost opportunity . The site could better be imagined for its possible contribution to local, Australian and international community, using best-practice green design that better embraces the location's cultural and historical significance.

Submission Type

I am making a personal submission

Title



First Name



Family name



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email



Suburb/ Town

2216

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I question the need to convert the land use. By what authority has this been cleared with.

I question the business case for warehouses

I question the loss of green space

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Brighton Le sands

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

'The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multi-storey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.'

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Turrella

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The State Government had a once in a life time opportunity to create a amazing community space/arts precinct/public park.

I wholeheartedly support the efforts of groups and council members associated with the Peaceful Bayside party. Who have made a series of positive and commendable suggestions for the future of this site.

The current plans for an oversized logistics hub will be extremely detrimental to a community which drastically needs community spaces, access to parkland and has already done its fair share of burdening the load for development in the area.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

“Cooks Cove” is a prime river front green space on the shore of the Cooks River. It is nestled next to the high density living in Wolli Creek - a diverse and vibrant community, with limited access to green space. I commend that the proposed Cooks Cove development now sits aside a planned large public parkland - Pemulway Park - which is being developed by support from Transport NSW in exchange for the M6 development, but it is unclear what the developer is providing for the community. The current proposal for Cooks Cove development cuts off from the river front from the parkland through a series harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare from the river.

This is a lost opportunity for Sydney to create a new waterfront park. The scale of any buildings on this site could be scaled back to create more connectivity between Pemulway Park and the waterfront, and the buildings must be less domineering and less like a giant prison wall. The buildings look like a huge monolithic rocks sitting in the landscape and totally out of place. The building also look ugly and are not appealing or environmentally friendly. Shadow movement needs to be properly modelled as to the impact on the parkland, and if buildings are to occur there, can they be created to absorb airport noise not amplify it. Why are warehouse buildings being placed here and removing open green space next to the river. This is business and money being placed before community and people and access to water and green space.

It is unclear if a needs assessment been done on the site to see if warehouse space is indeed needed.

If the site is to be developed, some of the built area should be provided to the community by the developer for community use. For example creating a walkway between the park and the foreshore and thus a human friendly spine - ideally with some sort of art gallery and coffee shop at its core.

Bayside severely lacks accessible, low cost creative workshop spaces, art galleries and museums. This addition of an arts precinct will draw people from the inner west down through the active transport corridor into Bayside, creating more connectivity between the two communities. This would soften the precinct and make it more people friendly.

A big concern is the attempt to dissolve the public trust in the area that has so far kept it protected for public recreation. Whilst a change to the trust, its says in the reports, is required to provide road access to the area, there is no justification for the whole public trust to be permanently dissolved.

This large precinct could accommodate a site of significance, such as a nationally significant museum and gallery commemorating our First Nations people, and unpacking colonisation and the waves of migration that have continued to shape modern Australia. Think the Museum of Old and New Art (MONA) in Hobart, and how it has transformed the city and surrounding island making it a draw card for tourists.

A museum at "Cooks Cove" or Pemulway Park could be a highly successful commercial endeavour like MONA, providing employment and boosting local tourism, situated conveniently next to the airport as a gateway to Australia, close to the shores of historic Kamay (Botany Bay). The site is also close enough to a public train station at Wolli Creek to make it accessible to many via public transport. This is a rare site that could better be imagined for its possible contribution to local, Australian and international community, using best practice green designed that better embraces the locations cultural and historical significance.

The site needs to be preserved for green space, exercise, community use not acquired to be utilised to be occupied by unsightly huge monolithic cube buildings with no design or visual appeal. If allowed to be built this sight will be a blight on the landscape for at least my lifetime.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Rockdale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

'The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multi-storey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.'

The building is an eyesore, will block views, overshadowed the park and impact our enjoyment of the current space.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Brighton-Le-Sands

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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'The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multi-storey warehouses. I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize

buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.

Also public lands should remain public, council shouldn't engage with developers regarding sharing of crown land that belongs to the public and attempt to make it operational land. Council is supposed to be the custodian of public lands, these lands are irreplaceable so any such plans are unacceptable.

Kind Regards,

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Local resident.

Even in the renders the warehouses are too large in scale, high and they stick out. It's an overdevelopment in this area and ruins the riverfront. They should be scaled back.

The 20m footpath is too narrow for a good recreational use. After having a little bit of green on the water side, a wide footpath and a wide cycle path and a little bit off green on the other side there isn't much space left for trees to hide the warehouse and create a nice

amenity. I believe that foreshore area has to be widened to at least 35-40 meters if not more. People prefer wide open green spaces over a thin tunnel. The three proposed outlooks are useless if there is no green for any wildlife to develop.

The warehouses should be limited to 30 meters in height. The high buildings will cause lots of overshadowing. Large sections of the Wolli Creek Discovery Point park are overshadowed in the afternoon and especially in winter as shown in the shadow diagrams. A new park shouldn't have the same issue.

Additionally, more native trees with a good green coverage will be able to reach 30 meters in a reasonable amount of time so that the river stays enjoyable.

Another reason for the building height to be limited and to increase the foreshore setbacks are the provided shadow diagrams. According to the provided diagrams the foreshore gets completely overshadowed at 3 pm from warehouse 3b all year around. Depending on the time of the year it even starts earlier. When people have time after work they won't have any sun in this recreational area which is listed as a main benefit to the community. For warehouse 3c it is similar in all seasons except summer. It will likely be overshadowed at 5 pm in summer as well.

The proposed fitness area in the park as well as the off leash dog zone will be heavily affected by the above described overshadowing leading to a low frequentation by the public.

Noisy, large, polluting trucks don't mix well with recreation. With the trucks driving by all recreational value will be diminished. According to the plan the truck traffic will run along the fitness zone, the off leash dog zone and the foreshore. The logistics traffic shouldn't be routed along the foreshore at all. There should be sufficient green guarding the area from the noise and exhaust emissions of this traffic.

As a justification to convert the area up to 3300 jobs are given. These numbers are highly inflated. The logistics industry is moving more and more towards automation. Amazon and Catch are already operating automated warehouses in Sydney. New warehouses will deploy automation to at least some extent. Additionally, there isn't enough space for all these jobs. The implied number of jobs would require high office buildings and not close the empty warehouses which are used to store items.

When looking at the existing warehouses and development sites it's unclear on how these 3300 should come together. In Mascot which is part of Bayside as well and other nearby locations there are plenty of spaces and sites for sale and for rent. I attached the listings for various sites over 200m that were available as of 03/06/2023. There were over 20 properties for sale including sizes including one 17000 m² lot and over 140 properties for lease. Empty for lease / sale buildings don't lead to jobs. Many of these sites have been vacant since covid.

The recreational land that is part of the trust shouldn't be rezoned. It was put in the trust so it's available for motorway traffic if needed and otherwise it should stay recreational. Some local developers traffic issue shouldn't cause the trust to be disbanded. The access issue can surely be resolved in a different way.

The proposal states that the jobs are created near existing transport infrastructure and residential areas. The proposal aims to

contribute to walkable neighbourhoods and the 30 minutes city based on public transport. This contradicts the actual infrastructure which is available. Close to this area there are only roads and a bus route connecting the airport with the south. The bus doesn't lead into the city and isn't well connected with nearby train stations that don't have any access surcharges.

While it's claimed that the railway stations are in proximity they aren't. Wolli Creek and Arncliffe stations are both more than 800m away from the edges. As per transport NSW definition this is outside the 800m walking catchment area. For the airport station the station access fee as well as the geography takes the development out of the catchment area. It should be noted that the distances are given towards the edges and most buildings like the warehouse spaces aren't at the direct edge.

As a result, most of the workers and traffic have to come with cars.

Independently the proposal should fully fund the expected costs for the northern bus stop as well.

To better connect to the Barton Park they development should cover the costs for the required connection over the M5 and the sewers.

Too large warehouses in a former recreational zone and providing overshadowed tiny paths don't make cities more liveable. The whole proposal should be scaled back.

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Q Mascot, NSW 2020

Buy ▾

2 Property types ▾

Price ▾

2

Commercial Properties For Sale in Mascot, NSW 2020

1-10 of 28 results

🔔 Set alert

Sorted by featured ▾



The Gateway of Sydney

• High exposure "gateway" position • Less than 2 km* to Sydney Airports • Less than 7 km* to the Sydney CBD



Address available on request,
Mascot, NSW 2020

For Sale by EOI

🏠 17604 m² Warehouse, Factory & Industrial



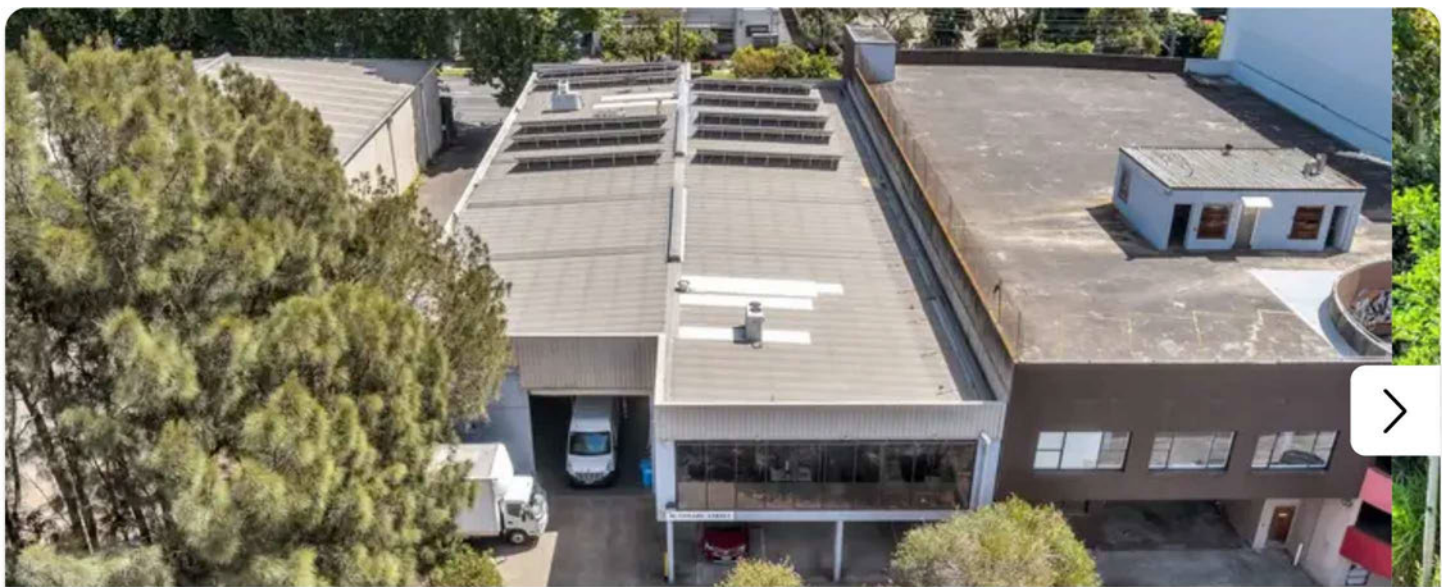
Steven Tsang, Michael McCauley,
Eugene Evgenikos

> VIEW

☆ SAVE

✉ EMAIL

📍 Map



OCCUPY OR INVEST | PREMIER WAREHOUSE DUPLEX WITH TWO STREET FRONT...

• Dual street access • Development upside with 3:1 FSR • Flexible lease back available



36 Ricketty Street,
Mascot, NSW 2020

Contact Agent

 609 - 688 m² Warehouse, Factory & Industrial



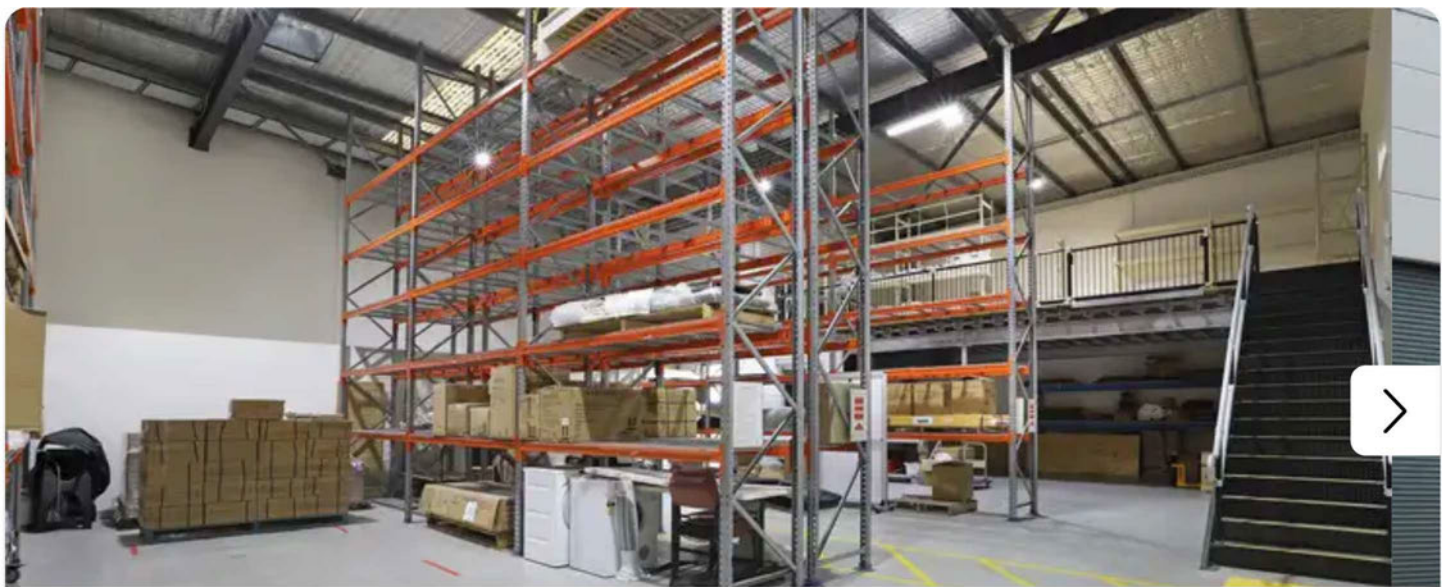
William Gathercole

> VIEW

☆ SAVE

✉ EMAIL

 Map



A-Grade Warehouse, Office & Showroom

• High clearance, clear span warehouse • Ample parking + 40ft container access • Owner relocating



Unit 3, 20-28 Ricketty Street,
Mascot, NSW 2020

Contact Agent

 865 m²  5 Warehouse, Factory & Industrial • Offices • Showrooms ...



Jake Savery

Other Agencies



> VIEW

☆ SAVE

✉ EMAIL



Freestanding Building - Ideal for Owner Occupiers or Developers.

• Freestanding Building • Close to Airport • Development Potential (STCA)



125 Baxter Road,

Mark Furneaux

Mascot, NSW 2020

POA

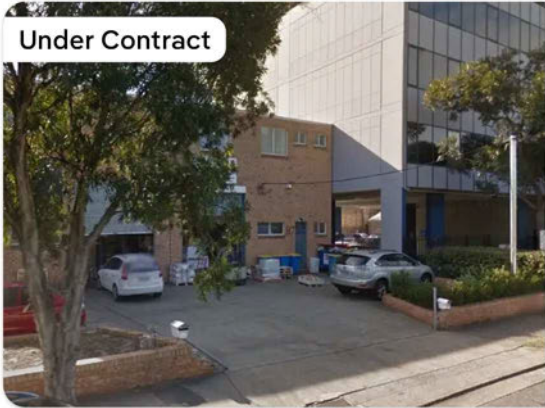
 340 m² Warehouse, Factory & Industrial • Hotel, Motel & Leisure • Devel...

> VIEW

☆ SAVE

 EMAIL

Under Contract

Mint360
propertyAddress available on request,
Mascot, NSW 2020

Contact Agent

 395 m²  4 Warehouse, Factory & Industrial • Showroo...

> VIEW

☆ SAVE

 EMAILUnit 4, 20-28 Ricketty Street,
Mascot, NSW 2020

Contact Agent

 383 m²  5 Warehouse, Factory & Industrial • Offices • ...

> VIEW

☆ SAVE

 EMAIL

Owner Occupier, Self Storage or DA Approved Commercial Development Opportun...

• Owner occupier or future land banker • Perfect for self-storage development • DA Approved for commercial office tower

Colliers



12 Ossary Street,
Mascot, NSW 2020

Michael Crombie, Tom Barnier

Please contact agent

 2405 m² Offices • Warehouse, Factory & Industrial

> VIEW

☆ SAVE

✉ EMAIL



12 Ossary Street,
Mascot, NSW 2020

Colliers

Please contact agent

 2405 m² Offices • Warehouse, Factory & Industrial

> VIEW

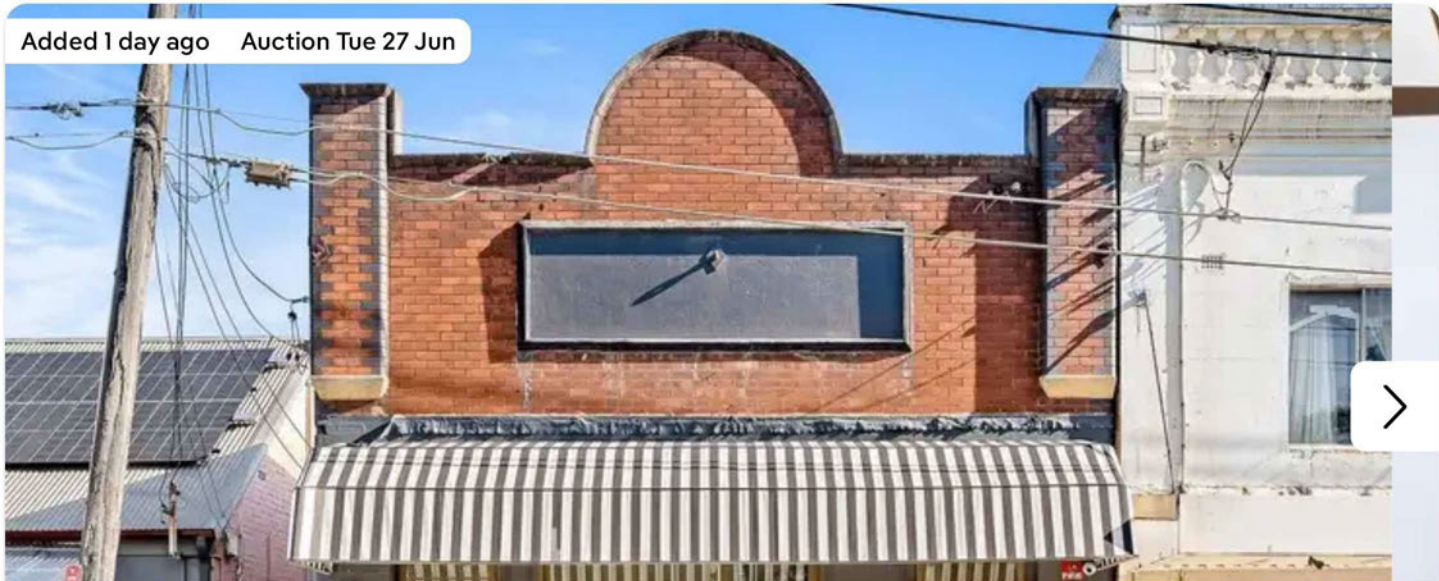
☆ SAVE

✉ EMAIL



Properties in surrounding suburbs

Added 1 day ago Auction Tue 27 Jun



Fully Leased Mixed Use Freehold Investment

• Net passing Income \$165,000* per annum • 2 Commercial & 6 Residential tenancies

XCOMMERCIAL

60 Railway Road,
Sydenham, NSW 2044

AUCTION



Lachlan Palm, Daniel O'Brien

460 m² Other • Shops & Retail • Warehouse, Factory & Industrial

> VIEW ☆ SAVE

EMAIL



CONSTRUCTION COMMENCED | A NEW KIND OF CREATIVE SPACE IN ALEXANDRIA

• Hi-tech-warehouse, showroom, and office • Stage 1 sold out - Get in quick • Highly exposed O'Riordan Street frontage

CBRE

HQ78, 78 O'Riordan Street,
Alexandria, NSW 2015

Contact Agent

95 - 777 m² Warehouse, Factory & Industrial • Showrooms & Large For...



William Gathercole, Nathan Egan,
Nick Zenonos, Isabel Ross

> VIEW ☆ SAVE

EMAIL

Explore Mascot

1 Commercial Properties for Sale

Next

Surrounding Suburbs

Commercial Real Estate

Map

**Rare Mixed Use Industrial Freehold B...**

64 Pemberton Street
Botany, NSW 2019

CBRE**CONSTRUCTION COMMENCED | A N...**

HQ78, 78 O'Riordan Street
Alexandria, NSW 2015

**CBRE****OCCUPY**

106-110 El
Alexandri

 **Map**

Q Mascot, NSW 2020

Buy ▾

2 Property types ▾

Price ▾

2

Commercial Properties For Sale in Mascot, NSW 2020

11-20 of 28 results

🔔 Set alert

Sorted by featured ▾

Q Properties in surrounding suburbs



Premium block of 33-self-contained studio apartments situated within Eastern Sub...

• 33 self-contained studios • Premium Eastern Suburbs location • Strong and diversified cashflow



65 Willis Street,
Kingsford, NSW 2032

Contact exclusive selling agents

🏠 708 m² Other • Development Sites & Land • Hotel, Motel & Leisure



Dylan McEvoy, Gordon McFadyen

> VIEW

☆ SAVE

✉ EMAIL

📍 Map

Auction Tue 06 Jun

1,140M²
approx.**1,140m2 SITE IN PRIME POSITION - Approved for Hotel Development, Currently Use...****Raine&Horne.**
Commercial

Luke Smith, Ben Ayers

30-34 May Street,
St Peters, NSW 2044

Auction Tuesday 6th June 2023

 1140 m² Warehouse, Factory & Industrial • Showrooms & Large Format ...

> VIEW

☆ SAVE

EMAIL

Map



OCCUPY IN 30 DAYS* | SECURE YOUR ALEXANDRIA UNIT NOW

• Move in next month* • Unbeatable location • Priced from \$789,000



106-110 Euston Road,
Alexandria, NSW 2015

Contact Agents to secure your unit

 79 - 298 m² Warehouse, Factory & Industrial • Showrooms & Large For...



William Gathercole, Isabel Ross

> VIEW

☆ SAVE

✉ EMAIL

 Map



Modern & High-Tech Alexandria Strata Warehouse - 298m² + 3 car spaces

XCOMMERCIAL

7/110-116 Bourke Road,
Alexandria, NSW 2015

Contact Agent

 298 m²  3 Warehouse, Factory & Industrial • Offices • Showrooms ...



Marcus Schraag, Charlie
McKenzie

> VIEW

☆ SAVE

✉ EMAIL

 Map



Green Square Over Station Opportunity - Retail, Supermarket, Showroom or Functi...

• Total building area: 1,398.3m²* across • DA approved for retail/function facility • Street exposure with signage opportunity



Green Square 2 & 6 Tweed
Place,
Zetland, NSW 2017

Please contact agent

1398 m² Shops & Retail • Showrooms & Large Format Retail • Warehous...



Michael Crombie, Nick Mallett,
James Butcher

> VIEW

☆ SAVE

✉ EMAIL

Map



Large Scale & Prominent Industrial Unit

• Ability to occupy immediately • 15x exclusive parking spaces • Passing income of \$389,400 NET PA



Unit 8, 119-133 McEvoy Street,
Alexandria, NSW 2015

Contact Agent



Nick Mallett, Tom Barnier

1731 m² Warehouse, Factory & Industrial • Showrooms & Large Format ...

> VIEW

☆ SAVE

✉ EMAIL

Map



Freestanding Industrial Building Corner Block | 30 Metre frontage



4 Talbot Street,
St Peters, NSW 2044

For Sale

 980 m² Warehouse, Factory & Industrial



Spencer Sun

Other Agencies



> VIEW

☆ SAVE

✉ EMAIL

 Map



Rare Mixed Use Industrial Freehold Building

• Total Site Area: 702m² • Functional clear-span warehouse • Modern office space



64 Pemberton Street,
Botany, NSW 2019

Please contact agent

 632 m² Warehouse, Factory & Industrial



Tom Barnier, Nick Mallett, Jeremy
Green, James Butcher

> VIEW

☆ SAVE

✉ EMAIL

 Map



Freestanding Industrial Building in the heart of Alexandria's Future Growth Precinct

• Functional DA approved Food Facility • Located in new 24-hour culture precinct • Creative warehouse conversion



56-64 McCauley Street,
Alexandria, NSW 2015

Please contact agent

1458 m² Warehouse, Factory & Industrial • Showrooms & Large Format ...



Tom Barnier, Nick Mallett

> VIEW

☆ SAVE

✉ EMAIL



DA Approved Boarding House in Kingsford

• DA Approved for 28 Self-contained Room • Site Area 878.9sqm* • Efficient Design & Build



15-17 Strachan Street,

Victor Sheu, Peter Vines

Kingsford, NSW 2032

EOI Closing 17 May

 879 m² Development Sites & Land • Other

> VIEW

☆ SAVE

 EMAIL

Previous

1

2

3

Next

Other properties you may be interested in**Rare Mixed Use Industrial Freehold B...**64 Pemberton Street
Botany, NSW 2019**CONSTRUCTION COMMENCED | A N...**HQ78, 78 O'Riordan Street
Alexandria, NSW 2015

>

**OCCUPY**106-110 El
Alexandri Map

Mascot, NSW 2020

Buy

2 Property types

Price

2

Commercial Properties For Sale in Mascot, NSW 2020

21-28 of 28 results

Set alert

Sorted by featured

Properties in surrounding suburbs



FREEHOLD ALEXANDRIA WAREHOUSE - THESE ARE NEVER FOR SALE ANYMORE ...

• Freehold Opportunity - 1476m Building • Unbeatable Location - Zoned IN1 • Potential for Value Enhancement



20 Burrows Road,
Alexandria, NSW 2015

Joshua Charles, Simon Kent

Contact Agent

1562 m² Warehouse, Factory & Industrial • Development Sites & Land

> VIEW

☆ SAVE

✉ EMAIL

Added today



92 McEvoy Street,
Alexandria, NSW 2015

\$3,800,000 Negotiable

445 m² Warehouse, Factory & Industrial • Offices • Shops ...

> VIEW

Map

SAVE

✉ EMAIL



87-91 Middle Street,
Kingsford, NSW 2032



Contact the exclusive agents

1398 m² Development Sites & Land • Other

> VIEW

☆ SAVE

✉ EMAIL



153-157 Anzac Parade,
Kensington, NSW 2033



Contact the exclusive agents

1264 m² Development Sites & Land • Other

> VIEW

☆ SAVE

✉ EMAIL



188 Princes Highway,
Arncliffe, NSW 2205



Contact Agent

347 m² Warehouse, Factory & Industrial

> VIEW

☆ SAVE

✉ EMAIL



88 Bourke Road,
Alexandria, NSW 2015



Contact Agent

2141 m² Warehouse, Factory & Industrial

> VIEW

☆ SAVE

✉ EMAIL



184-188 Princes Highway,
Arncliffe, NSW 2205



Contact Agent

1037 m² Warehouse, Factory & Industrial • Development Si...

> VIEW

☆ SAVE

✉ EMAIL



137A Princes Highway,
Wolli Creek, NSW 2205



Contact Agent

 3692 m²

Development Sites & Land • Showrooms & Large ...

> VIEW

☆ SAVE

✉ EMAIL

Previous

1

2

3

Other properties you may be interested in

 Colliers

Rare Mixed Use Industrial Freehold B...

64 Pemberton Street
Botany, NSW 2019

 CBRE

CONSTRUCTION COMMENCED | A N...

HQ78, 78 O'Riordan Street
Alexandria, NSW 2015

>

 CBRE

OCCUPY

106-110 El
Alexandri

Explore Mascot

Commercial Properties for Sale



Surrounding Suburbs



Commercial Real Estate



 Map

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a resident from Wolli Creek, with the proposed development having close proximity to the apartment block that I live in (Southbank). The demolition of golf course will provide a great opportunity to redevelop the land, turning it into open spaces for residents to enjoy. However, I am concerned about the idea of building large logistic buildings / warehouse within our local neighbourhood.

First of all, the height of the proposed building block 3A and 3B is said to be up to 5 storeys (48 m). It is having similar height comparing to our existing apartment building. This will block our current natural view toward the golf course and further to the Botany

Bay. Resale value of units facing the proposed development may decrease. Secondly, the local traffic will be turned into chaos, as long vehicles flooding into the streets and causing congestion. Our Gertrude Street, which connects Princes Highway and Marsh Street, has already been very crowded during weekdays, with congestion spreading all the way from Levey Street roundabout to the T-intersection at Princes Highway. The proposed plan will no doubt further worsen the situation. Thirdly, Wolli Creek is a suburb locating on the coastal fringe, and it is windy all year round. The proposed warehouse complex can lead to wind tunnel effect. The narrow channel left in between the buildings can speed up the airflow and cause hazardous conditions for pedestrians.

To sum up, the proposed development of golf course land should be revised and take opinions from residents into consideration. The proposed warehouse should be removed from the plan. If that is not possible, then at least its size or scale should be strictly limited.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The warehouses are too large in scale and height and are too close to the foreshore.

The documents show that the warehouses stick out quite a bit. The proposed 20m wide path on the foreshore isn't wide enough. The high buildings are too close and diminish the recreational value. The shadow diagrams show serious overshadowing in the afternoons. The warehouses should be moved back or moved somewhere else so that people can actually enjoy the foreshore.

The building height doesn't fit the area well and causes too much overshadowing. If the warehouses were less high than they would be better covered by trees and wouldn't throw so much shadows.

Submission Type

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Name withheld

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Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Having seen many different submissions for Cooks Cove this is by far the most concerning. It turns what is a beautiful natural space into an industrial wasteland full of building that do nothing to enhance its space or that brings value to Wolli Creek.

The buildings are too high and too stark, they do not blend into the local environment, instead they crate a blot on the landscape and the public amenity on the foreshore is seriously lacking. We need more public space and less imposing buildings that makes the space feel closed in and uninviting.

I totally appose this proposal on the ground of not being in character of the area, and taking away valuable public foreshore without adding value and public amenity to Wolli Creek that is not consistent with what already exists to compliment the natural flow and feel of the river and the environment.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

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Email**Suburb/ Town**

Marrickville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing as a member of the public who frequently uses the Cooks River foreshore for active recreation.

The departure of Kogarah golf club is a once in a lifetime opportunity to reclaim this broad and open foreshore space for public use and to restore coastal mangrove habitat to the river.

‘The current plans are a missed opportunity. Public foreshore access shows only a narrow 20 m strip beside massive multi-storey warehouses. It is outrageous that Crown Land is being given over to corporate interests and not kept in public hands. The size, scale

and brutalist appearance of the proposed buildings are a massive eyesore and will be one of the first things visible to visitors flying in to Sydney, not to mention people utilising the foreshore or the river itself.

I encourage the planners to look at the many examples of reclaimed golf courses now being rewilded as public parks, such as Bayside Council (Victoria)'s Yalukit Willam project on the former Elsternwick Park golf course and consider the public and environmental legacy of preserving this rare foreshore space for future generations. At the absolute bare minimum the oversize buildings abutting the foreshore and marked as 3B and 3C on the current plan should be removed.'

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Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Wolli Creek

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I'm writing as a local resident living on Levey St for the last few years who frequently uses the Cooks River Foreshore space.

The new development plans is a huge missed opportunity, reflected in the planning. It's going to add further traffic congestion in an already congested area by adding warehouses, and hotels etc. This space could be utilised to create a space for tourists and locals to gather, their first attraction within Australia. Something along the lines of SouthBank in Brisbane, a space that's an attractive for people to visit, diverse restaurants and cafe allowing people to recreate in a more natural setting and keeping the green up while creating jobs locally in the area. The plan proposes also prison style buildings with brown exteriors which would look extremely poor in

that area.

The other concerning aspect which isn't addressed in the planning is sea level rise. Current projections sits at leading into 2100 Wollie Creek could be under water - how does further adding hotels and warehouses address this concern?

The land can be used for multiple different reasons to boost tourism, attraction, green space for families and local communities however more hotels and warehouses are being suggested without no plans to lower the congestion of traffic and people.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Kyeemagh

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The logistics building at 3C is an awful looking building . It does not blend in with the proposed nearby / adjacent buildings . It is an “eyesore” and it seems that very little effort went into its design and location . The cooks river foreshore area and at 200 m from the shore should be for community use Not a large logistics building casting shadows on the foreshore . It’s also right under the east west flight path and seems too high for that area. The 3C logistics building should be set further back from the shore and much lower in height . There should also be a over abundance of native flora and fauna and trees around the building and even all over it ... sides and roof area much like what new residential developments are including in the roof spaces and sides of buildings

Have all the native birds and the green and gold bell frog been adequately catered for in the design ?

Can a pedestrian and cycle way bridge over Muddy creek to kyeemagh be included in this development to allow easier access to Botany Bay beaches and visa versus ?

Can you include cafes and other retail outlets closer to kyeemagh near the area where muddy creek and cooks river meet ?

Submission Type

I am making a personal submission

Title**First Name**

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Brighton le Sands

I have made a reportable political donation

No



I agree to the Privacy statement

submission

The current proposal for Cooks Cove development cuts off from the riverfront from the parkland through a series of harsh, square monolithic towers. These will overshadow the parkland and prevent public thoroughfare to the river.

I urge the state government to look to the South Bank development in Brisbane to consider best practices in public use space integrated with significant cultural, tourism and commercial use. What is currently proposed at "Cooks Cove" is a lost opportunity for Sydney to create a new waterfront park with cultural and commercial integration.

The area around Cooks River down to the Bay is a largely ignored green space when it comes to planning. The previous State government has made a complete mess of the wetlands in the area with the development of the F6 Extension. Very little care or consideration was given to native wildlife throughout this project, let alone local residents and schools. I'm hoping that more consideration is given when planning this precinct.

Enough rubbish and effluent flows into the Cooks River as it is, building more industrial spaces on the banks of the river will only increase this.

Give the local environment a chance to flourish for a change. And give the locals and visitors a space to reset and rejuvenate and nature bathe - a proven method for stress reduction and general mental well-being.

Please stop developing for development sake. Give green a chance.

Submission Type

I am making a personal submission

Title**First Name****Family name**

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Arncliffe

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This site is located on a critical active transport link located between Barton Park and Cahill Park. The developer needs to be obliged to construct a dedicated cycleway along the foreshore to linking Cahill Park/the airport to the cycleway being constructed in Bayside Councils Barton Park development. Given the area between this site and Barton park is under different ownership, achieving this cycleway in connecting this site to the Barton Park cycleway may require an amended planning agreement.

The development needs to be required to go above and beyond in implementing significant sustainability measures (the future development on this land needs to be at minimum carbon neutral) which needs be thoroughly detailed in the site specific DCP for the

site. This development has such a significant footprint which could easily cause significant environmental harm if it is not managed correctly. It will be terrible if the development is not required to adhere to the highest of modern sustainability standards. The developer needs to be required to minimise cement and embodied carbon in the concrete, and use recyclable building materials. A 5 star green star rating is not considered sufficient for a landmark development located at the gateway into one of the top international cities in the world, the DCP/LEP clause for the site needs to mandate a 6 star green star rating for the development. The development needs to be required to provide significant numbers of bicycle parking and discourage private vehicle use by reducing the number of car parking spaces and implementing a “maximum” parking rate which is used in other councils like city of Sydney.

The landscaped green roof with PV solar panels is a good idea, however the facades should be required to enclose extensive landscape planting. The stormwater collected on the roof needs to be captured and reused as much as possible.

The hotel and office buildings along Marsh street need to be exceptionally well designed “landmark” buildings, these buildings will be welcoming international arrivals to Sydney providing the first impression of Sydney to millions of people. A design competition for these buildings needs to be made mandatory via the LEP and the entire site needs to be subject to the design excellence clause in the LEP.

The configuration of warehouse buildings and parklands is not very well thought out, it provides a very poor connection to the waterfront currently. The configuration of buildings on the site needs to be revised to ensure the proposed park has a larger frontage to the foreshore. There needs to be more active uses provided along the foreshore and parklands to ensure they are well activated places.

The currently planning agreement doesn't provide relatively little public benefits and some odd monetary contributions to upgrades over a kilometre away which don't appear to have much relevance. It would be best to provide a landmark community building (e.g. state of the art museum or other facility) that celebrates the site's unique configuration and history.

The large warehouse buildings are excessively bulky. This is a serious issue given how prominent this waterfront site is, with the excessive bulk and scale being viewed from all angles there is no hiding these ugly buildings. A lot of work needs to be done to break up these buildings to reduce the bulk and scale, significant setbacks and/or separation of the buildings into more small buildings need to be explored. The facade and design of these bulky warehouse buildings needs to be of the uttermost highest standard, the design of these buildings need to set an example for the world to see “this is how you design a beautiful waterfront industrial development”. The absolute highest standard of urban/architectural design needs to be applied to this site.

6 June 2023

Submitted via email:

kendall.clydsdale@dpie.nsw.gov.au

josh.ford@bayside.nsw.gov.au

Dear Kendall and Josh

RE: Cooks Cove Planning Proposal Summary 4 April 2023

The [REDACTED] is the leading community voice for the Cooks River and surrounding parklands. We are writing to express our concern and opposition to the proposed Cooks Cove multi-level logistics and warehousing, commercial office, hotel and visitor accommodation and retail uses of the Kogarah Golf Course site.


No Demonstrated Project Need and Transport Impacts

The majority of the Cooks Cove development site is proposed to be used for logistics and warehousing yet there is no evidence of any demonstrated need for these facilities at this location. The Greater Sydney Commission (GSC) [analysis of Sydney's freight and logistics network](#) highlights that Sydney Airport already has "substantial areas of industrial land in [its] immediate environs providing support services and 24/7 supply chain operators served by substantial road and rail infrastructure". In terms of future freight and logistics needs the GSC found that the Western Sydney Parkland City around the Western Sydney Airport and Badgerys Creek Aerotropolis have "the largest supply of industrial lands in Greater Sydney. There is also substantial future industrial land supply that is yet to be developed". The difficulties of the Cooks Cove site, with only road and no rail access for container transport, may mean the business side of the proposal doesn't stack up when compared to its existing competitors. A significant increase in truck movements will also have a negative impact on Wolli Creek residents.

Lost Opportunity for Open Space

Instead of seeing Kogarah Golf Course as a 15 hectare development site there is a generational opportunity to establish a public park that includes passive and active recreation alongside a recreated riparian zone and wetlands for the Cooks River. An equivalent site showcasing what is possible is the [Bayside Council \(Victoria\) Yalukit Willam Nature Reserve on the former Elsternwick Park golf course](#).

If any changes are to be made to the NSW Bayside LEP 2021 they should be to retain land held in trust, and retain or increase land zoned RE1 for public recreation. Bayside Council already has one of the lowest levels of tree canopy cover in urban NSW and one of the lowest ratios of open space available to its residents. The Cooks Cove proposal also lacks evidence of any open space needs assessment for the more than [98% of Wolli Creek residents who live in flats or apartments](#).



We also note with some alarm that the proposed 'enhanced and expanded' open space of 3.74 hectares includes an 'internal open space... public plaza' of .75 hectares (p25) within the Block 2 Fig Tree Precinct which elsewhere appears to be marked as 'retail' space (p6). If correct this is emblematic of a proposal that seeks to maximise private commercial gain from what is currently green open space.

Riparian Zone, Built Form and Relationship to Parkland

The proposed 20m foreshore 'upgrade' realistically allows for about 15m of riparian zone once the pedestrian and cycle paths are taken into account. The Cooks Cove proposal falls well short of the [40m vegetated riparian zone](#) (i.e. in addition to any pedestrian or cycle access) required by the NSW Department of Planning, Industry and the Environment for rivers influenced by tidal waters and lacks evidence of meeting best practice [NSW Government guidance on riparian rehabilitation](#).

The Cooks Cove proposed foreshore claims to 'Maximise public and visual access and open view corridors' (p13) when in fact it does anything but. The built form and massing of the multiple 5 storey logistics facilities crowded along the foreshore create an impermeable barrier between the proposed parklands and the foreshore. They will also block views from Wolli Creek apartments to the Cooks River. To the extent buildings belong anywhere on the site they should be as close as possible to the M5 corridor and corner of Marsh Street. Meanwhile the modelled impacts of climate change allowing for an 800mm (p14) increase to future water levels suggests the foreshore could be better suited to the development of wetlands.

We are also concerned by the destruction of saltmarsh and habitat for three threatened fauna species including the Green and Golden Bell Frog. In particular the area near the M5 and Marsh Street has already been negatively impacted by M5 Westconnex. The Cooks Cove proposal fails to account for the cumulative impact of successive construction projects and its solution to further environmental destruction includes use of the Biodiversity Offset Scheme which the [NSW Audit Office has demonstrated to be ineffective](#).

We do acknowledge that the proposed kayak pull up zone would be a welcome addition to the [Cooks River Paddle Trail](#).

Overall we don't see justification or merit in the April 2023 Cooks Cove Planning Proposal and urge you to reject it in favour of creating much needed publicly accessible green open space. We would welcome the opportunity to address any queries you may have and discuss our response with you further.

Yours sincerely



Good Morning Amy

Apologies for my very belated response, however as discussed on the phone with you earlier in the week, my father has been admitted to hospital with very serious health concerns that have meant that I have been unable to send my submission to you within the timeframe provided. In fact I'm sitting by his bedside as I type in the hope that he will make it through the night.

With regards to my submission there has been a lot of time and effort spent and review of planning documentation and instruments relevant to the development.

With this in mind, my submission follows below.

To this note, I have been made aware that other community members, *who have provided submissions*, have been offered the chance to attend a public hearing on the 30th June 2023.

It is hoped that this could be extended to myself and that hopefully, *given the circumstances with my father*, I will have the ability to attend.

Thank you once again for your understanding and concern and I look forward to hearing back from you informing me that my submission was accepted.

Kind regards



To Whom It May Concern

The facilitation of the development of part of the Cooks Cove precinct (sites 13-19A Marsh Street, Arncliffe) by removing the subject land from the operation of Chapter 6 of State Environmental Planning Policy (precincts – Eastern Harbour City) 2021 and inserting new planning provisions into Bayside Local Environmental Plan introduce unacceptable development standards and remove the obligations of Bayside Council with regards to the following.

The planning proposal does not meet the strategic merit assessment criteria, including:

There is inadequate justification for the need for the land reclassification having regard to the current strategic planning frameworks;

The consistency with the following Planning Priorities and Actions of the Eastern City District Plan, which gives effect to the Greater Sydney Regional Plan, is unresolved due to potential impacts on the quantity, quality and distribution of public open space and the implications for creating distinctive places, and healthy and active communities:

- i. E1 Planning for a city supported by infrastructure, and Actions 3 and 4,
- ii. E3 Providing services and social infrastructure to meet people's changing needs, and Action 8,
- iii. E4 Fostering healthy, creative, culturally rich and socially connected communities,

- iv. E6 Creating and renewing great places and local centres, and respecting the District's heritage and Action 18,
- v. E17 Increasing urban tree canopy cover and delivering Green Grid connections and Action 65.
- vi. E18 Delivering high quality open space and Action 67.

(c) The proposal does not address consistency with the Bayside Local Strategic Planning Statement. The inconsistencies with the following Planning Priorities and Actions in the LSPS remains unresolved due to potential impacts on the supply and accessibility to open space to meet existing and future demand:

- i. Priority 2,
- ii. Priority 4,
- iii. Priority 5,
- iv. Priority 6 and Action 6.3,
- v. Priority 20,
- vi. Priority 21 and Actions 21.1, 21.2 and 21.4

* The planning proposal is inconsistent with the NSW Government's Premier's Priority 11, the performance criteria in the *Greener Places Design Guide 2021*, and the principles and findings of the *Draft Greater Sydney Recreation Report* that became the *Greater Sydney Outdoors Study 2019*;

* The planning proposal demonstrates inconsistency for the strategic direction and vision for the site as identified in the *Arncliffe Priority Precinct*, *Bayside West Precincts 2036*, *Arncliffe and Banksia Green Plan 2018*, *The Nine Planning Principles for future Development Cooks Cove*, *Cooks Cove Urban Design Report 2016*, *Wolli Creek Development Control Plan 2011*, *Wolli Creek and Bonar Street Precincts Urban Renewal Contributions Plan 2019* and *Wolli Creek and Boar Street Precincts Public Domain Plan 2011*.

* Insufficient information has been provided to demonstrate the need and reason to remove the envisaged public open space "community land" and convert it (reclassify) to "operational land" having regard to broader infrastructure and amenity expectations for the public; and

* The planning proposal does not demonstrate consistency with the provisions identified within the *Design and Place SEPP* which sought to increase the amount and diversity of public space across NSW, including the protection of existing public space assets.

* The proposal does not meet the site-specific merit criteria because the proposal has not adequately demonstrated that the following environmental and social impacts could be appropriately addressed and/or mitigated:

* the loss of land for public purposes which has implications for the quantity, quality and distribution of local open space for existing and future residents;

* the height, bulk and scale of the proposal will result in a built form outcome that does not correspond with the previously envisaged and existing urban design outcome for the site and its contribution to the amenity of the area.

* Insufficient analysis has been provided to demonstrate the appropriateness of the proposed approach which will remove opportunities for visual relief and amenity delivery and retention; and

* The land use safety implications of the Moomba Sydney High Pressure ^[1]_{SEP} Ethane Pipeline have not been addressed to demonstrate the appropriateness of the proposed removing the subject land from the operation of Chapter 6 of State Environmental Planning Policy (precincts – Eastern Harbour City) 2021 of the sites 13-19A Marsh Street, Arncliffe.

There is a plethora of other concerns evident within the proposed land reclassification however in an attempt limit the correspondence I have provided only the aforementioned concerns.

It is hoped that these concerns will be addressed in full by the Sydney Eastern Planning Panel, or delegated party, and that further consultation will occur with community members aggrieved with the proposed land reclassification changes from “community” to “operational” for the intended site.

I look forward to hearing back from you.

Kind Regards



9 June 2023

Louise McMahon
Director, Agile Planning
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Sent via email: douglas.cunningham@dpie.nsw.gov.au ; louise.mcmahon@dpie.nsw.gov.au

Attention: Mr. Douglas Cunningham – Team Leader, Agile Planning

Dear Ms. McMahon

**RE: PP-2022-1748 - COOKS COVE PLANNING PROPOSAL
SUBMISSION TO PLANNING PROPOSAL APPLICATION IN RELATION TO THE REDEVELOPMENT OF
COOKS COVE
13-19A MARSH ROAD, ARNCLIFFE**

writes in response to the Planning Proposal Application No. PP-2022-1748 (the Planning Proposal) lodged with the Department of Planning and Environment (DPE) relating to the redevelopment of the Cooks Cove Precinct, located at No. 13 – 19A Marsh Road, Arncliffe. This Objection Submission has been prepared on behalf of the landowner of the Novotel Sydney International Airport (the Novotel), located to the north of Marsh Street at No. 22 Levey Street, Wolli Creek known as Lot 10 DP 1223765 (refer to **Figure 1**).

This submission has been prepared based on a review of the supporting plans and documents submitted to NSW Department of Planning and Environment and made available on the Major Projects Register for the Cooks Cove Planning Proposal (PP-2022-1748).



Figure 1: Site Context

Source: Mecone Mosaic, 2023

1.0 PLANNING PROPOSAL

The Planning Proposal seeks to facilitate the development of part of the Cooks Cove Precinct as a logistics and warehousing precinct, together with supporting uses such as hotel/serviced apartments office, and retail (refer to **Figure 2**). It also seeks to remove the subject site from the operation of Chapter 6 of *State Environmental Planning Policy (precincts - Eastern Harbour City) 2021* (EHC SEPP) and insert new planning provisions into *Bayside Local Environmental Plan 2021* (LEP 2021). Milestone understands the Planning Proposal proposes the following key outcomes:

- Introduce the following three land use zones across the site including:
 - SP4 Enterprise across the majority of the Kogarah Golf Course freehold land;
 - RE1 Public Recreation for the foreshore area of the site adjacent to the Cooks River and land adjacent to Marsh Street; and
 - SP2 Infrastructure to the existing Marsh Street roadway and Arncliffe Permanent Motorway Facilities.
- Introduce an overall maximum building height of 51m (12 storeys).
- Total gross floor area (GFA) within the overall site to 343,250m² and insert floor area requirements to achieve the intended logistics and warehousing outcomes for the site.
- Introduce Additional Permitted Uses within Schedule 1 of the LEP 2021 for No. 19 and 19A Marsh Street.
- Reclassify Lot 14 DP213314 and Lot 1 DP108492 from 'community' to 'operational' land to ensure appropriate access, improve utility of public open space and to create contiguous boundaries. This process will remove Charitable Trust affectations. Following rezoning and subdivision it is subsequently intended that Council reclassify residue RE1 parcels as 'community' by resolution.



Figure 2: Aerial Photomontage of the Indicative Cooks Cove Master Plan

Source: Ethos Urban, Cooks Cove Planning Proposal Justification Report (Figure 10), 4 April 2023

2.0 BACKGROUND

The Novotel Sydney International Airport hotel building is located at No. 22 Levey Street, Wolli Creek and comprises of two towers arranged in a "V-shape", which have a maximum building height of RL41.45 (9-10 storeys). The land at No. 22 Levey Street previously formed part of a larger site which was subdivided in association with the residential apartment development known as "Southbank" to the immediate north, which comprises three contemporary mixed-use buildings of 11, 14 and 16 storeys. To the immediate southwest of the Novotel building, on the opposite side of Gertrude Street, is a 12-storey residential building at No. 26-32 Marsh Street, also within the Mixed-Use Zone. These sites will hereafter be collectively referred to in this report as 'the Novotel Site' (refer to **Figure 3**).

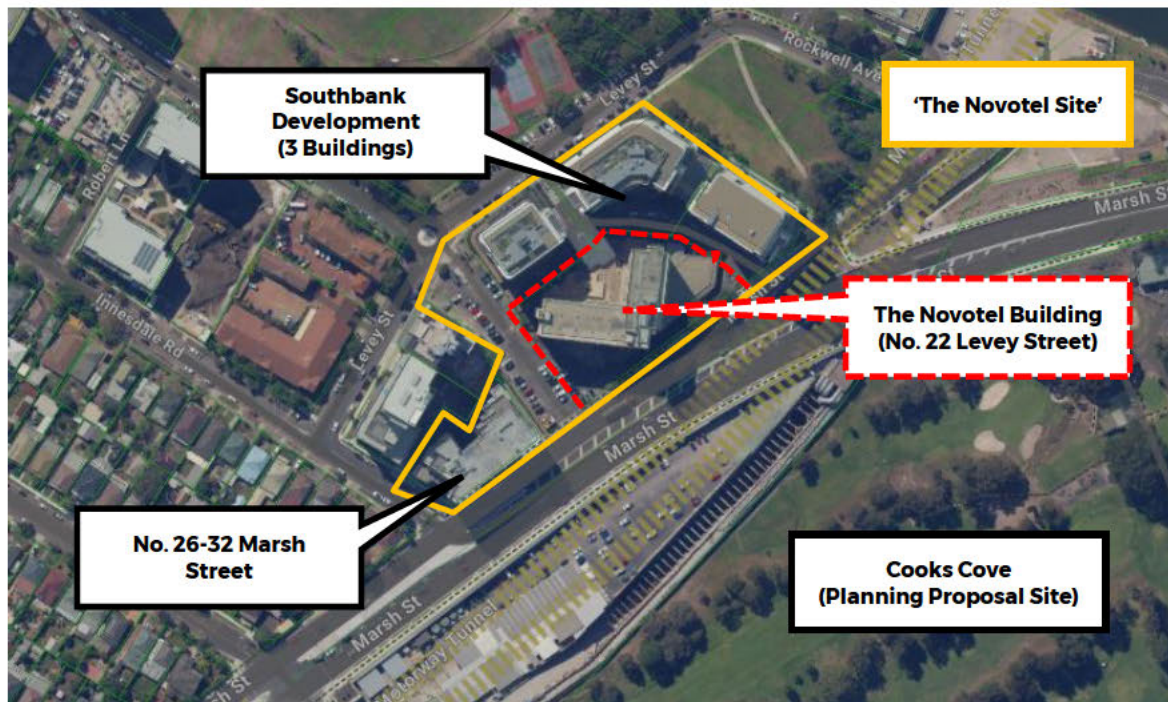


Figure 3: The Novotel Site
Source: Mecone Mosaic, 2023

We note that the planning framework supports the potential for the land at No. 22 Levey Street, which comprises the Novotel hotel building, to be redeveloped to a 'higher and best' use including for the purposes of high-density residential apartments in the future.

3.0 GROUNDS FOR OBJECTION

This submission raises significant concerns in relation to the potential impacts of the Planning Proposal on the immediate locality and wider area, which have been identified as:

- Inadequate Infrastructure and Traffic Impacts
- Inadequate Justification for Increased Density and Land Uses
- Loss of Views
- Important omissions from documentation associated with the Planning Proposal that does not reflect the full scale of impacts including view loss assessment and detailed economic impact assessment.
- Assessment of Site Specific Merit
- Results in uncertainty in the planning framework

3.1 Inadequate Infrastructure and Traffic Impacts

It is understood that the Planning Proposal includes a net development zone comprising:

- 290,000m² of multi-level logistics and warehousing,
- 22,350m² of commercial office space,
- 20,000m² for hotel and visitor accommodation, and
- 10,900m² of retail including full-line supermarkets.

The Planning Proposal is expected to generate 3,300 new jobs on the site, which will create a significant increase in the volume of cars, trucks and public transport vehicles entering and leaving the site.

Rail

The site is situated over 1km walk from the nearest railway stations; Wolli Creek and Arncliffe Railway Stations. The Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area, states that the walking catchment for metropolitan railway stations includes all areas within an 800-metre radius of a station. The subject site falls outside the typical walking catchment area.

Accordingly, serviced apartment residents, visitors, and staff of the proposed redevelopment would not have direct and convenient access to the Sydney railway network. This will result in a higher volume of vehicle travel to and from the site, causing increased strain on the existing surrounding road network, which is already subject to high traffic volumes and limited capacity.

The lack of connectivity to convenient and frequent public transport services will result in the proposed workforce and visitors heavily relying on cars as their mode of travel. Trucks movements to the site will pass between Princes Highway via Gertrude Road, which is a predominantly residential street already subject to high traffic volumes and street noise.

M6 Motorway

Construction work on Stage 1 of the M6 (M6 Stage 1, formerly known as the F6 Extension) started in October 2021, and is expected to be finished by the end of 2025. Once finished, M6 Stage 1 will provide connection between the M8 Motorway at Arncliffe and President Avenue at Kogarah. M6 Stage 1 will aid in providing access to and from southern Sydney by reducing travel times and redistributing surface road network traffic underground; however, it is expected that it will have little direct impact on the local road network traffic conditions near the proposed development site, given it terminates a number of kilometres to the south.

Stage 2 of the M6 project will potentially run from Kogarah to Taren Point via Carlton and Sans Souci, with the potential for a Section C to run to the A1 Princes Highway in Loftus. Liaison with the TfNSW has confirmed that although government has committed \$30 million to undertake further investigations and develop a final business case for any future stages of the M6, there is currently no timeline or planning approval for Stage 2 or any other future stages for the M6. It would therefore not be appropriate for the subject Planning Proposal to assume any degree of certainty over the provision of, less so an anticipated timeframe for, implementation of future stages of the M6.

Future Transport 2056

Future Transport 2056 sets the 40-year vision, directions, and principles for customer mobility in NSW, guiding transport investment over the longer term. Indicative 2056 modal networks developed by TfNSW and land use agencies have included a Rapid Bus Link connecting between Miranda and Kogarah via Rocky Point Road, and potential connection to the Airport which could have an impact on the proposal in the far future. The scale of this impact is, however, unquantifiable at this stage as the Rapid Bus Link is subject to further investigation and business case analysis and there is unlikely to be any commitments made in the near future and thus not form a reliable and convenient mode of travel to the site.

Summary

The proposed development site will not be supported by any broader planned road or public transport upgrades, besides the immediate local road infrastructure upgrades to facilitate increased traffic demand. There is no certainty that any additional road infrastructure, including the implementation of Stage 2 of M6, will be provided and servicing the site in the medium and long term. It is also considered that the development will not be supported by adequate public and active transport infrastructure in the medium term, as no improvements to public transport infrastructure are currently proposed.

The intersection upgrades proposed by the Planning Proposal by JMT Consulting in the Traffic Impact Assessment Report (Table 6) are inadequate in accommodating the additional traffic generated by the proposed development. Further improvements to the road network should therefore be considered by the Planning Proposal, which may result in a significant detrimental effect to the local area and need for further acquisition of land.

The Planning Proposal fails to meet the strategic merit test. It is inconsistent with the Eastern City District Plan and Local Strategic Planning Statement (LSPS) and there are no changed circumstances which warrant changes to the existing planning controls for the site as it is not supported by any broader planned road or public transport upgrades.

The Planning Proposal also fails to meet the site-specific merit test due to the lack of sufficient transport infrastructure to support the intensification of use and density of the development, which includes 10,900m² of retail floor space and 22,350m² of office floor space, with a proposed overall increase in GFA on the site of 73,250m².

3.2 Inadequate Justification for Increased Density and Land Uses

The Cooks Cove site currently comprises the following land use zones pursuant to the *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021* (SEPP Eastern Harbour City):

- Special Uses,
- Trade and Technology, and
- Open Space.

The Planning Proposal will remove the current zoning under the SEPP Eastern Harbour City, and rezone the Cooks Cove Precinct with the following land use zones, to be included under the *Bayside Local Environmental Plan 2021* (LEP 2021):

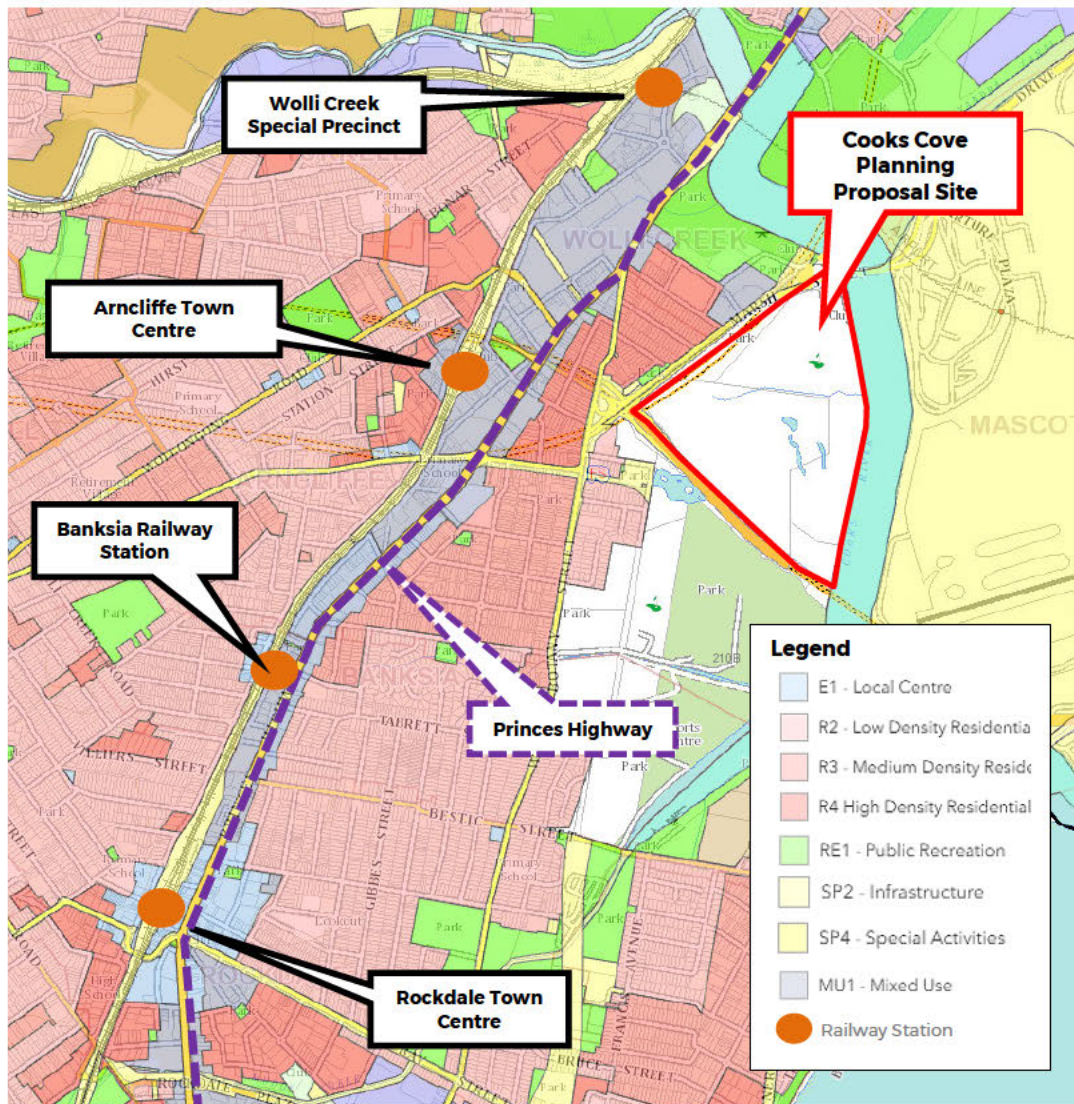
- SP4 Enterprise Zone,
- SP2 Infrastructure Zone, and
- RE1 Public Recreation.

The inclusion of the SP4 Enterprise Zone will allow for commercial offices and substantial retail development on the site, which would not be permitted or consistent with the objectives under the current zoning. The composition of the surrounding land use zoning strategically concentrates commercial and mixed-use zones around railways stations, as well as along major road corridors (Princes Highway) (refer to **Figure 4**) encouraging public transport usage, multi-purpose trips and other sustainability outcomes.

The proposed quantum of commercial/office and retail floor space coupled with its location being 'out of centre', has the potential to detract from the viability and vitality of the surrounding town centres and is inconsistent with the established centres hierarchy, particularly in the Bayside LGA. The retail component of 10,900m², which would facilitate full-line supermarkets, is considered to result in an inappropriate planning outcome, which is not *ancillary retail to support enterprise and productivity*. The introduction of 10,900m² of retail floorspace is not considered sustainable or supportable and is at odds with the adopted strategic plans for both the Georges River LGA and Bayside LGA. We request that a comprehensive Economic Impact Assessment is prepared to assess the potential impacts of the Planning Proposal to ensure that the rezoning of the land will not negatively impact the economic viability and performance of surrounding existing centres.

Furthermore, retailers and landlords within existing surrounding centres have made an investment based on business zoning of their properties. Up zoning of other land will erode that investment. This outcome is not only unfair to those investors, it also creates uncertainty in the planning framework which is clearly contrary to the public interest.

On this basis, we consider the density of the proposed office and retail development within the Cooks Cove Precinct to be unacceptable. The overall density permitted, along with the retail and commercial floorspace within the proposed SP4 Enterprise Zone should be reduced. This will also reduce the overall bulk and scale of new development within the precinct when viewed from the waterway and surrounding development, including from the Novotel hotel building and adjoining residential flat buildings.



3.3 Loss of Views

View corridors over the Cooks Cove Precinct to the south and east are currently available from the Novotel Site, which is situated directly opposite the Planning Proposal, on the northern side of Marsh Street (refer to **Figure 5**). These view corridors have clear sightlines of district views to the east, including views of significant tree canopy and out to the coastline and Pacific Ocean.

With the exception of one building within the Trade and Technology Zone, which is permitted to have a height of up to 11 storeys, the Cooks Cove precinct currently has a height limit of 6 storeys, with buildings within 120m of the Cooks River limited to 5 storeys. The Planning Proposal seeks an increased maximum height for the Cooks Cove Precinct, as outlined in **Section 1** of this report. As such, the proposed development will largely obstruct sightlines over Cooks Cove from the adjoining hotel and residential development to the west of the site (refer to **Figure 6**).

The Planning Proposal Justification Report prepared by Ethos Urban dated 4 April 2023, states that the hotel, commercial office, and retail precinct proposed on the Cooks Cove site are combined with opportunities for rooftop spaces and podium to achieve elevated views towards the Sydney CBD and over Cooks River. There is a lack of consideration for the existing view corridors available from the Novotel and adjoining residential development, which have direct sightlines over Cooks Cove site.

As it stands, the proposed massing identified in the Indicative 3D photomontages creates an unacceptable significant visual impact and view loss for east-facing and south-east-facing hotel rooms and apartments at the Novotel Site. We therefore request that a Preliminary View Sharing Report and View Loss Assessment is to be prepared for the surrounding affected hotel rooms and

residential apartment buildings to ensure that reasonable view sharing outcomes are maintained for the locality.

The Proponent has provided insufficient information with regards to the private domain view loss for apartments and view loss from the Novotel hotel site to justify the substantial increase in the height limit and therefore in the absence of this required analysis, height limit maximums should remain consistent with that of the current controls under Clause 6.15 of the SEPP Eastern Harbour City. We note that any necessary height variations can be appropriately captured through the application of Clause 4.6 of LEP 2021.

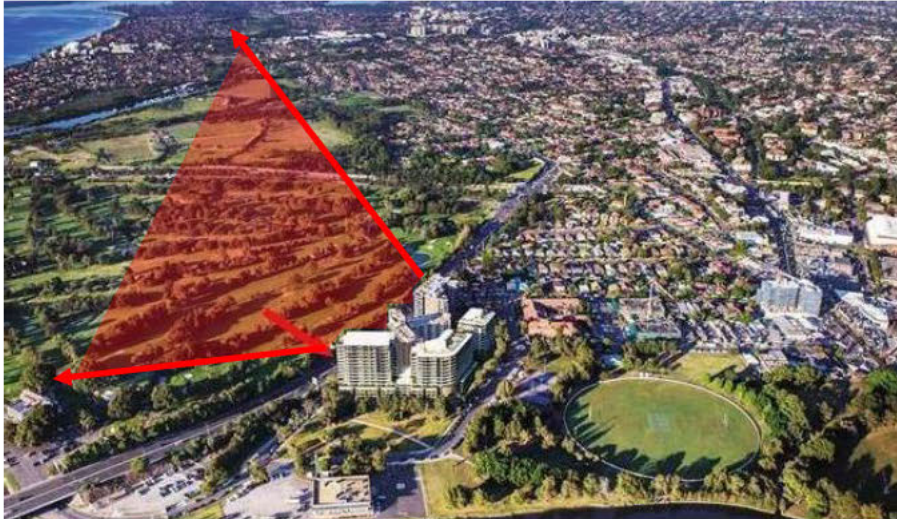


Figure 5: Existing View Corridor over Cooks Cove Site from the Novotel Site
Source: www.domain.com.au, 2023



Figure 6: Proposed Indicative Development within the Cooks Cove Precinct obstructing existing views
Source: Ethos Urban Planning Proposal Summary (Figure 5) 4 April 2023

3.4 Assessment of Site Specific Merit

The Planning Proposal lacks site specific merit where:

- The proposed development and controls are considered to be excessive and out of context with the surrounding locality, where it seeks to increase the maximum building height to a maximum of 51m (equivalent to 12 storeys) and density increases from 270,000m² of GFA currently permitted within the existing Trade and Technology Zone, to 343,250m² of GFA, an increase of 73,250m².
- The Planning Proposal provides no adequate justification for this significant height increase across the site compared to the surrounding locality, nor is there justification for the proposed overall density of development proposed by an adopted Regional, District or Local Strategy.
- The site does not currently have, nor is likely to have in the next ten years, the level of road or rail infrastructure required to support a development such as that proposed.

- The proposed development would result in increased pressure on the surrounding road network and public transport (bus) services and infrastructure, due to the redevelopment.
- The proposed development would result in significant adverse impacts on the Novotel and adjoining residential apartments, including view loss and visual bulk impacts.
- The proposed development would result in negative consequences for native fauna on the land including the Green and Golden Bell Frog.

4.0 CONCLUSION

This Objection Submission summarises the potential significant impacts of the Cooks Cove Planning Proposal submitted under Planning Proposal No. PP-2022-1748 as follows:

- Inadequate Infrastructure and Traffic Impact.
- Inadequate Justification for Increased Density and Land Uses.
- Loss of Views.
- Important omissions from documentation associated with the Planning Proposal that does not reflect the full scale of impacts including view loss assessment and detailed economic impact assessment.
- Assessment of Site Specific Merit.
- Results in uncertainty in the planning framework.

For the reasons contained in this submission, Planning Proposal No. PP-2022-1748 results in adverse amenity, economic, traffic and infrastructure impacts. In addition, there has been inadequate analysis undertaken by the Proponent in relation to the economic impact and view loss.

There is no justification on planning merit that would warrant such a significant increase in the inclusion of office and retail floorspace, land use intensification, and building height and density controls in light of the adverse impacts that have been identified. It is considered that there is no substantial benefit to the community from the value captured in the Planning Proposal, which results in significant additional FSR and building height mitigating any of these impacts.

If you have any queries in relation to this matter, please do not hesitate to contact the undersigned. We make ourselves available to discuss the documented issues and concerns with Department Officers.

Yours sincerely




Ingrid Zhu

From: Louise McMahon
Sent: Tuesday, 13 June 2023 8:16 AM
To: Amy van den Nieuwenhof; Kate Bartlett; Ingrid Zhu
Subject: Fwd: Cooks river development
Attachments: CRVA response Cooks Cove Planning Proposal 6 June 2023.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Louise McMahon
Director Agile Planning

From: [REDACTED]
Sent: Saturday, June 10, 2023 10:18:19 AM
To: Louise McMahon <louise.mcmahon@dpie.nsw.gov.au>; Josh Ford <josh.ford@bayside.nsw.gov.au>
Subject: Cooks river development

Dear People,

As a member of the [REDACTED], I wish to state my absolute support for the recent submission that they put in objecting to this quite radical overdevelopment of land which I believe would be much better kept in public hands. I urge you to take seriously the well researched response that has been drafted.



I have attached a copy of their letter

.

6 June 2023

Submitted via email:

louise.mcmahon@dpie.nsw.gov.au (replaced Kendall Clydesdale)

josh.ford@bayside.nsw.gov.au

Dear Louise and Josh

RE: Cooks Cove Planning Proposal Summary 4 April 2023

The [REDACTED] is the leading community voice for the Cooks River and surrounding parklands. We are writing to express our concern and opposition to the proposed Cooks Cove multi-level logistics and warehousing, commercial office, hotel and visitor accommodation and retail uses of the Kogarah Golf Course site.


No Demonstrated Project Need and Transport Impacts

The majority of the Cooks Cove development site is proposed to be used for logistics and warehousing yet there is no evidence of any demonstrated need for these facilities at this location. The Greater Sydney Commission (GSC) [analysis of Sydney's freight and logistics network](#) highlights that Sydney Airport already has "substantial areas of industrial land in [its] immediate environs providing support services and 24/7 supply chain operators served by substantial road and rail infrastructure". In terms of future freight and logistics needs the GSC found that the Western Sydney Parkland City around the Western Sydney Airport and Badgerys Creek Aerotropolis have "the largest supply of industrial lands in Greater Sydney. There is also substantial future industrial land supply that is yet to be developed". The difficulties of the Cooks Cove site, with only road and no rail access for container transport, may mean the business side of the proposal doesn't stack up when compared to its existing competitors. A significant increase in truck movements will also have a negative impact on Wolli Creek residents.

Lost Opportunity for Open Space

Instead of seeing Kogarah Golf Course as a 15 hectare development site there is a generational opportunity to establish a public park that includes passive and active recreation alongside a recreated riparian zone and wetlands for the Cooks River. An equivalent site showcasing what is possible is the [Bayside Council \(Victoria\) Yalukit Willam Nature Reserve on the former Elsternwick Park golf course](#).

If any changes are to be made to the NSW Bayside LEP 2021 they should be to retain land held in trust, and retain or increase land zoned RE1 for public recreation. Bayside Council already has one of the lowest levels of tree canopy cover in urban NSW and one of the lowest ratios of open space available to its residents. The Cooks Cove proposal also lacks evidence of any open space needs assessment for the more than [98% of Wolli Creek residents who live in flats or apartments](#).



We also note with some alarm that the proposed ‘enhanced and expanded’ open space of 3.74 hectares includes an ‘internal open space... public plaza’ of .75 hectares (p25) within the Block 2 Fig Tree Precinct which elsewhere appears to be marked as ‘retail’ space (p6). If correct this is emblematic of a proposal that seeks to maximise private commercial gain from what is currently green open space.

Riparian Zone, Built Form and Relationship to Parkland

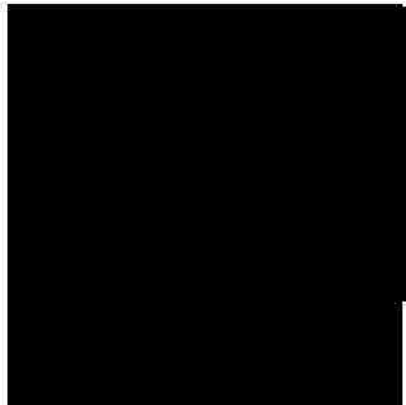
The proposed 20m foreshore ‘upgrade’ realistically allows for about 15m of riparian zone once the pedestrian and cycle paths are taken into account. The Cooks Cove proposal falls well short of the [40m vegetated riparian zone](#) (i.e. in addition to any pedestrian or cycle access) required by the NSW Department of Planning, Industry and the Environment for rivers influenced by tidal waters and lacks evidence of meeting best practice [NSW Government guidance on riparian rehabilitation](#).

The Cooks Cove proposed foreshore claims to ‘Maximise public and visual access and open view corridors’ (p13) when in fact it does anything but. The built form and massing of the multiple 5 storey logistics facilities crowded along the foreshore create an impermeable barrier between the proposed parklands and the foreshore. They will also block views from Wolli Creek apartments to the Cooks River. To the extent buildings belong anywhere on the site they should be as close as possible to the M5 corridor and corner of Marsh Street. Meanwhile the modelled impacts of climate change allowing for an 800mm (p14) increase to future water levels suggests the foreshore could be better suited to the development of wetlands.

We are also concerned by the destruction of saltmarsh and habitat for three threatened fauna species including the Green and Golden Bell Frog. In particular the area near the M5 and Marsh Street has already been negatively impacted by M5 Westconnex. The Cooks Cove proposal fails to account for the cumulative impact of successive construction projects and its solution to further environmental destruction includes use of the Biodiversity Offset Scheme which the [NSW Audit Office has demonstrated to be ineffective](#).

We do acknowledge that the proposed kayak pull up zone would be a welcome addition to the [Cooks River Paddle Trail](#).

Overall we don’t see justification or merit in the April 2023 Cooks Cove Planning Proposal and urge you to reject it in favour of creating much needed publicly accessible green open space. We would welcome the opportunity to address any queries you may have and discuss our response with you further.



Ingrid Zhu

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Sent: Tuesday, 13 June 2023 8:16 AM
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Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Louise McMahon
Director Agile Planning

From: [REDACTED]
Sent: Sunday, June 11, 2023 1:10:43 PM
[REDACTED]
Subject: Cooks Cove Planning Proposal

Dear Ms McMahon and Mr Ford,

We support the CRVA submission to the Cooks Cove Planning Proposal.
This is a unique opportunity to incorporate this existing green open space into the Cooks River Wolli Creek Regional Park, the green lung in a part of Sydney with few green spaces but increasing areas of high density housing. This particular green space is a vital link between the green spaces along the Cooks River and Wolli Creek and the parkland along the foreshore of Botany Bay. A 20m intertidal zone and public access path is absolutely inadequate.

Kind regards,
[REDACTED]

6 June 2023

Submitted via email:

louise.mcmahon@dpie.nsw.gov.au (replaced Kendall Clydesdale)

josh.ford@bayside.nsw.gov.au

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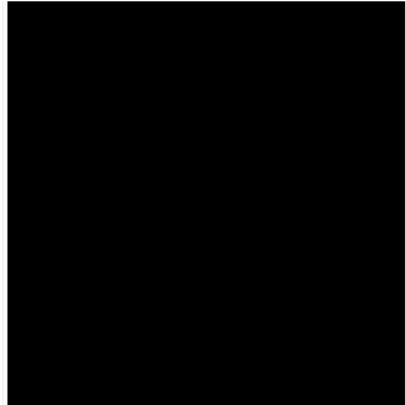
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From: [REDACTED]

Sent: Wednesday, 7 June 2023 5:26 PM

To: Josh Ford <josh.ford@bayside.nsw.gov.au>

Cc: Douglas Cunningham <douglas.cunningham@dpie.nsw.gov.au>

Subject: Current Cooks Cove plan - do we need this eyesore?

Dear Josh cc. Douglas

It seems I have missed this deadline, but I only found out about this proposal today via a friend.

Do we really need to build this proposed eyesore?

I would like to express my huge concern about the proposed plans to the Cooks Cove precinct. The proposal is for land located adjacent to Australia's largest international gateway, a short drive from Sydney's domestic airport, and with road connections to the main routes of the city.

The existing land is primarily green space used by the Kogarah golf club. It is home to diverse flora and fauna and has a grove of mature trees – rare in this area. It is situated on the historic Cooks River and the location has a rich history including links to the renowned Bidjigal man, Pemulwuy. Furthermore endangered green and gold frogs are found in this space.

I believe the current proposal is short-sighted, and undervalues the potential of the site.

An alternate vision - proposed by Wendi Aylward, which I think makes much better use of the land:

An alternative use of the site is the founding of a national museum for Australia's First Nations people – the first of its kind in Australia. This vision aligns with priorities in the Federal Government's THRIVE 2030 plan, and the NSW State Government's Reconciliation Action Plan (RAP).

Education: A national museum would offer strong voice to First Nations people, and a place where

all Australians could learn about our First Nations people. In the same way that Australian primary school-aged children visit Parliament in Canberra, an excursion to a national museum could be incorporated into our country's education system, delivering an enriching and immersive learning experience for every school child.

Tourism: Tourism Australia's research has consistently noted the interest in Indigenous tourism. Despite numerous indigenous experiences across Australia, there is no designated national museum for international visitors.

Economic benefits and job creation: A museum of this type would provide significant economic benefits, generate jobs in the local area and for First Nations people.

Green space: The proposal allow for a narrow 20 m strip beside large multi-storey warehouses. The proposed parkland would be in the shadows for large part of the day and surrounded by large buildings, there would be very little incentive to use the park land.

An alternate vision that includes a museum would have a relatively small footprint and the green space could be used for museum performances, outdoor learning as well as areas for recreational use by the general public.

Lastly I note my concern regarding the dissolution of the public trust under the current proposal. The work could be completed without this requirement.

How can you in good faith, remove land that is currently under public trust? What gives your project the right to do this? What belongs to the public must stay with the public and not be sold for dirty coin. We can never get it back.

I object vehemently and wholeheartedly to this proposal.

You/We have a unique opportunity to use open space for a vision that will be valued by generations to come. Consider the alternative instead. You can do so much better. We could gain so much more.

Kind regards

A black rectangular redaction box covering the signature of the sender.

From: [NSW Government](#)
To: [Jackson Office Email](#)
Subject: Development of kograh golf for a logistic centre.
Date: Friday, 11 August 2023 2:21:08 PM



Title	
First name	
Last name	
Phone	
Email	
Street address	
Suburb	Tempe
State	NSW
Postcode	2044
Subject	Development of kogarah golf for a logistic centre.
Type of enquiry	Comment
Message	<p>It is my understanding that Kogarah golf club (near Sydney Airport) wishes to redevelop -NSW owned lands from recreation to a logistic centre, (Truck depot) and is happy to relocate out of the local area.</p> <p>The decision to relocate out of the area, since it didnt recieve permission of relocating nearby to the heritage Chinese food gardens.</p> <p>These lands if the NSW lease is to expire and has no penalties for no reissue, should in my belief be seen as a density Housing plan with at least 30% of social housing to help assist essential peoples living costs.</p> <p>These lands are close to public and private transport systems. These lands are</p>

environmentally important to be used by the people of Sydney and with a logical sustainable design and energy use could be seen as a rebirth for many people and a benefit to the local area. The council in control of this local develop is bayside and is someone who may need assistance in correct decision making. This could be a future legacy for Sydney's people use of NSW lands.

**I would like a
response**

Yes