



Audio Recording of the Strategic Planning Panel of the Sydney Eastern City Planning Panel

An audio recording of the following meeting is available online:

PP-2022-1748 – Bayside LGA

Cooks Cove - 13-19A Marsh St, Arncliffe

The Cooks Cove Planning Proposal dated 4 April 2023, seeks to facilitate a contemporary logistics and warehousing precinct with supporting office, retail, tourist and visitor accommodation within the portion of land currently used as the Kogarah Golf Club.

The planning proposal seeks to remove the subject land from the operation of Chapter 6 (Cooks Cove) of State Environmental Planning Policy (precincts – Eastern Harbour City) 2021 and insert new site-specific planning provisions into the Bayside Local Environmental Plan 2021 to, including the following:

- New SP4 Enterprise zone across the majority of the Kogarah Golf Course land to permit trade related enterprises, commercial uses, retail uses, hotel or motel accommodation, serviced apartments and logistics and warehouse uses;
- New RE1 Public Recreation zoned land for the foreshore area of the site adjacent to the Cooks River and adjacent to Marsh Street;
- SP2 Infrastructure zone to the existing Marsh Street Roadway and Arncliffe Permanent Motorway Facilities; □ Maximum Building Height of RL51m;
- Limit gross floor area (GFA) within different areas of the site and insert floor area requirements to achieve the intended logistics and warehousing outcomes for the site; and
- Reclassify Lot 14 DP213314 and Lot 1 DP108492 from 'community' to 'operational' land to facilitate local road access and the provision of infrastructure to support development within the SP4 Enterprise zone.

The meeting was held:

- **When:** 26 March 2024 at 1.30pm
- **Where:** Microsoft Teams
- **This recording can be accessed here:**

<https://on.soundcloud.com/a3VZSgV2Egktmyqo8>