

Draft Greater Sydney Region Plan

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Organisation name: Cook Cove Inlet Pty Ltd

Organisation type: Industry

First name: Daniel

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Suburb: 2000

Submission content: Please find attached, a submission prepared by Ethos Urban on behalf of Cook Cove Inlet Pty Ltd with regard to the Cook Cove project, Arncliffe.

Number of attachments: 1

14 December 2017

DH/BG
13248

Lucy Turnbull AO
Chief Commissioner
Greater Sydney Commissioner
PO Box 257
Parramatta NSW 2124

Dear Ms Turnbull,

Submission on the Draft Greater Sydney Region Plan & Revised Draft Eastern City District Plan Cook Cove, Arncliffe

We thank you for the opportunity to comment on the Greater Sydney Commission's Draft Greater Sydney Region Plan and Revised Draft Eastern City District Plan. This submission has been prepared by Ethos Urban on behalf of Cook Cove Inlet Pty Ltd, as sole and exclusive agent, representative and development manager of the Kogarah Golf Club who will deliver the relevant aspects of the Cook Cove project.

At the outset, we would like to confirm our support for the above draft Plan and wish to acknowledge and thank the Greater Sydney Commission for the considerable time and effort that has been invested in preparation and consultation.

Sydney's Green Grid

We wish to raise an error in the mapping presented in relation to the 'Green Grid'. Within both Plans, the Kogarah Golf Club is visually represented as 'public open space'. We believe it is imperative to acknowledge that under the current planning controls for the site within the *Sydney Regional Environmental Plan No. 33 – Cooks Cove* (SREP 33), the vast majority of the current golf course has been zoned for 'Trade and Technology' purposes since 2004.

An extract of Figure 25, from the Revised Draft Eastern City District Plan is provided as follows at **Figure 1**, which indicates the area shown as 'public open space'. This image content is repeated at Figure 53 from the Draft Greater Sydney Region Plan.



Figure 1 – Extract of Figure 25 Green Grid vision and opportunities (Draft Eastern City District Plan)

Background studies to inform public open space areas within the Draft Greater Sydney Region Plan and the Revised Draft Eastern City District Plan is based on an Open Space Audit provided by the Office of the Government Architect, which has been made available on the Greater Sydney Commission’s website. An extract from this study is provided below at **Figure 2** which notes the Kogarah Golf Club as ‘Regional Open Space’.



Figure 2 – Extract from the Greater Sydney Public Open Space Audit, December 2016

The revised mixed-use proposal for the Cook Cove Northern Precinct, which is presently the subject of a Planning Proposal under assessment by Bayside Council, includes a total of 70.95ha or approximately 73% of the site as open space. We note that this exceeds the amount previously approved in 2006 under the Trade and Technology Master Plan scheme by some 4.54ha. Whilst we agree with and support the overall intention of the Green Grid concept and the benefit this provides to the general public, the implementation of the Cook Cove project is reliant on the reconfiguration and enhancement of public open space.

Messaging surrounding open space quantum and quality and the benefits brought by the Cook Cove proposal is critical for the project to succeed. We request that the areas presently zoned Trade and Technology are excluded from mapped areas of ‘public open space’ within any images published by the Greater Sydney Commission. Please refer to **Attachment A** for the SREP 33 zoning, for reference as to the extent of land we request to be excluded from the ‘public open space’ mapping.

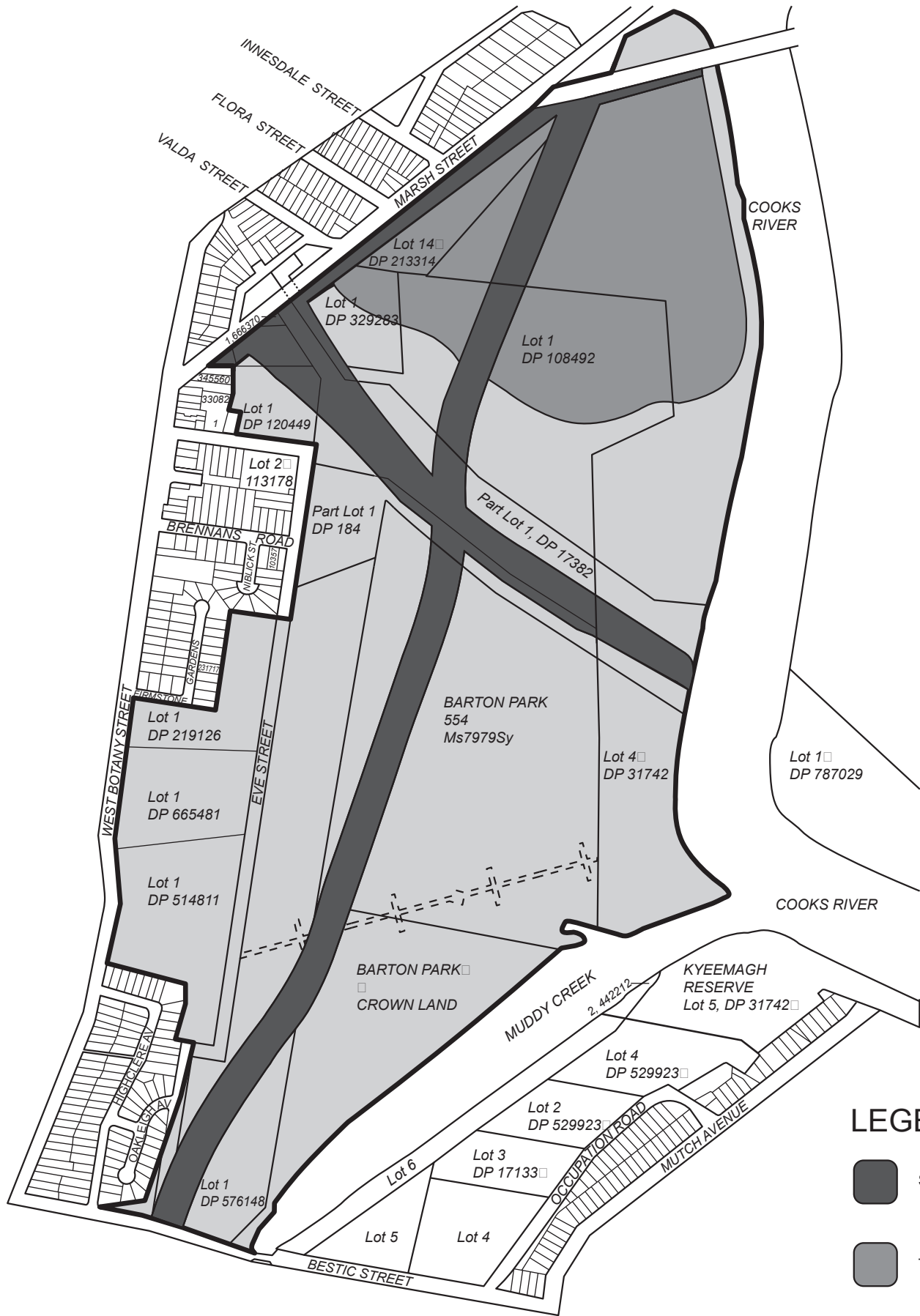
Further, in accordance within Section 75AC(3)(a) of the *Environmental Planning and Assessment Act 1979*, in preparing a draft regional plan, the relevant strategic planning authority is to have regard to SEPPs (SREP 33 is a deemed SEPP) that apply to the region. As such the Draft Sydney Region Plan is inconsistent with SREP 33.

We again wish to thank the Greater Sydney Commission for preparing both the Draft Greater Sydney Region Plan and the Revised Draft Eastern City District Plan and offering the opportunity to provide comments. We are most willing to discuss any aspect of this submission further. Should you have any queries about this matter, please do not hesitate to contact me at the details below.




Yours sincerely,

Bernard Gallagher
Director, Planning

Encl: Attachment A: Sydney Region Environmental Plan No. 33 Cooks Cove – Land Use Zoning Map



LEGEND

-  Special Uses
-  Trade and Technology
-  Open Space

Department file No. P01/00
 Planning Officer:
 Manager G.L.S.
 County: Cumberland
 Parish: St. George
 L.G.A. Rockdale
 Locality: Arncliff, Banksia, Kyeemagh

Catalogue No.
 Notations:

NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES
 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
 SYDNEY REGIONAL ENVIRONMENTAL PLAN No. 33

**COOKS COVE
 ZONING MAP**
 Sheet 1 of 1 Sheet