



Jones Bay Wharf Marina Expansion

Environment Assessment Consultation Plan

Prepared for Jones Bay Wharf Pty Ltd
August 2010

Project Details

Prepared for	Client	Toga Pty Ltd
	Address	Level 5, 45 Jones Street Ultimo NSW 2007
	Phone	(02) 9356 1000
	Email	kmccauley@toga.com.au
Prepared by	Project Team	Donna Shepherd Director Eden Shepherd Specialist Consultant Kim Wiltshire Community Development Coordinator
	Address	100 Jersey Street, Jolimont WA 6014
	Phone	(08) 9284 0910
	Fax	(08) 0284 0912
	Email	eden@creatingcommunities.com.au

Copyright

This work is copyrighted. Copyright in this work is the exclusive property of Creating Communities Australia Pty Ltd (ACN 08 7567 664). The Copyright Act 1968 permits fair dealing for study, research, news reporting, criticism or review. Selected passages, tables or diagrams may be reproduced for such purposes, provided acknowledgment of the source is included. No further distribution or reproduction is permissible without the written consent of Creating Communities (contact 08 9284 0910).

Disclaimer

The professional analysis and advice in this report has been prepared by Creating Communities Australia Pty Ltd (ACN 08 7567 664) for the exclusive use of the client for the purposes specified in it. This report is supplied in good faith and reflects the knowledge, expertise and experience of the consultants involved. The report must not be published, quoted or disseminated to any other party without Creating Communities Australia's prior written consent. Creating Communities Australia accepts no responsibility whatsoever for any loss occasioned by any person acting or refraining from action as a result of reliance on the report, other than the addressee.

In conducting the analysis in this report Creating Communities Australia has endeavoured to use what it considers is the best information available at the date of publication, including information supplied by the addressee. Unless stated otherwise, Creating Communities Australia does not warrant the accuracy of any forecast or prediction in the report. Although Creating Communities Australia exercises reasonable care when making forecasts or predictions, factors in the process, such as future market behaviour, are inherently uncertain and cannot be forecast or predicted reliably.

Creating Communities Australia shall not be liable in respect of any claim arising out of the failure of a client investment to perform to the advantage of the client or to the advantage of the client to the degree suggested or assumed in any advice or forecast given by Creating Communities Australia.

The work is copyrighted. The Copyright Act 1968 permits fair dealing for study, research, news reporting, criticism or review.

Selected passages, tables or diagrams may be reproduced for such purposes, provided acknowledgment of the source is included. No further distribution or reproduction is permissible without the written consent of Creating Communities (contact 08 9284 0910).

Contents

1.	Introduction.....	4
2.	Consultation	5
2.1	Stage One Consultation.....	5
2.2	Stage One Consultation Results.....	5
2.3	Stage Two Consultation - Methodology	5
3.	Target Audience	7
4.	Key Messages	10
5.	Consultation Schedule.....	11

1. Introduction

The proposed expansion to the Jones Bay Wharf Marina will be assessed pursuant to the Part 3A of the Environmental Planning and Assessment Act 1979 by the NSW Minister of Planning.

The expansion of the marina facilities will:

- Increase usable wharf space from approximately 492 to 1435 linear metres.
- Increase berthing facilities from 40 to 73 vessels.
- Have an average berth length of 18.6 metres.
- Be for commercial operation only and will not involve loading or discharge of passengers.
- Not provide additional parking facilities.

This Consultation Plan responds to the Director General's Requirement for the project, issued on 14 January 2010:

"The EA shall demonstrate that an appropriate level of consultation in accordance with the Department's *Major Project Community Consultation* October 2007 is to be undertaken and a comprehensive Community Consultation Strategy shall be provided."

The *Guidelines for Major Project Community Consultation* were issued by the NSW Department of Planning in October 2007 and give recognition to the fact that community and stakeholder consultation is an important component of the above assessment process. Some consultation has already been completed (see section 2.1).

This document provides information regarding the engagement and consultation that will be undertaken during the statutory advertising period. The consultation will focus on gaining community and stakeholder feedback around the proposed expansion of existing marina facilities at Jones Bay Wharf.

The existing marina facilities were constructed in 2003 subsequent to the approval of a development application submitted by the Jones Bay Wharf Pty Ltd in 2002.

2. Consultation

2.1 Stage One Consultation

The proponent has already commenced consultation with key community members and stakeholders and this has helped inform earlier planning for the project.

Stakeholders consulted during this period included the Jones Bay Wharf Strata Unit owners, Charter Vessel Association, Boating Industry Association, NSW Maritime and Sydney Harbour Foreshore Authority.

2.2 Stage One Consultation Results

Input received from stakeholders during the Stage One consultation period can be divided into two main sections.

Likely commercial vessel requirements including:-

- Marina facilities – i.e. power, water, sewer pump-out, security etc; and
- Marina design – i.e. layout, size and type of vessels.

Neighbour issues, including:-

- Linkage of Jones Bay Wharf to Darling Island harbour front walk;
- Facilities for water taxi drop-off and public berths;
- Management measures to limit noise, odour etc; and
- Waste disposal methods.

Consultation with Jones Bay Wharf Strata Unit owners commenced in early 2009 and approval has already been given by the Strata Management Committee to lodge the EAR.

2.3 Stage Two Consultation - Methodology

As detailed above, to date there has already been consultation with a range of stakeholders and community members.

Whilst information on the project has been in the public realm for some time, other members of the local community and stakeholders are likely to have little knowledge of the project.

The Jones Bay Wharf Pty Ltd will therefore initiate a comprehensive consultation process during the statutory advertising period to provide stakeholders and the community with information on the project and opportunities to comment. Key elements of the consultation are outlined in Table 1.

Table 1: Proposed Methodology

Communications and engagement tools	Description
Consultation plan	Develop a schedule for the consultation including consultation to date, proposed actions and responsibilities.
Community Newsletter	Produce, print and distribute a newsletter that will inform local stakeholders and community about the proposed project. The newsletter will also be used to promote any upcoming open days, community meetings and/or stakeholder briefings.
Community Information Session	The Community Information Session will be the key interface with the wider community on the project. Advertising for the Community Information Session will be conducted through local media, the community newsletter and other outlets deemed to be appropriate. The Community Information Session will provide the public the opportunity to view, enquire and comment on the project. Additionally a response survey questionnaire will be provided for comment (see below for more details).
Community Information Telephone Line and Register	A record of all calls to the information line from the public should be kept and co-ordinated through a single point of contact. This register should be reviewed and updated on a regular basis and actions recorded. Any follow up required will be forwarded to the appropriate persons and once completed, noted in the register.
Stakeholder Contact	Stakeholders will be invited to the Community Information Session and where appropriate offered one-on-one briefing sessions (see below for more details).
Stakeholder Briefing Sessions	Stakeholder briefings will be held with key stakeholders as required. Minutes and actions will be recorded for each session.
Stakeholder Contact Schedule	This schedule will record all contacts with stakeholders via mail, email, face-to-face, briefings, meetings, phone etc. It should also summarise stakeholder views. The schedule will be reviewed and updated on a regular basis throughout the consultation period.
Information Sheet	One page information on key aspects and messages of the project. The information sheet will be used for information sessions, community meetings and stakeholder briefings. Suggested topics could include project overview, marina operation, typical use patterns, traffic generation, noise and odour issues, view analysis etc.
Information Panels	Information panels may be produced for information sessions, community meetings and stakeholder briefings and are a useful reference tool. These panels will show relevant design concepts etc.
Response Survey	A response survey will be prepared and analysed for participants of the Community Information Session to gauge community sentiment about the project and to ascertain potential commercial operators the community would like to see take up a berthing lease.
Advertising	Advertisements in local newspapers to promote the Community Information Session.
Other communications materials	Invitation and/or letter of invite for stakeholders regarding the Community Information Session.
Consultation Report	Produce a comprehensive consultation report that adequately records the consultation process and analyses issues raised in accordance with the NSW Department of Planning's 2007 <i>Guidelines for Major Project Community Consultation</i> .

3. Target Audience

The target audience for the project is listed in Table 2. Consultation methods that will be implemented to engage these audiences are listed in Table 3.

Table 2: Target Audience

State government	<ul style="list-style-type: none"> Department of Planning NSW Maritime Sydney Harbour Foreshore Authority Sydney Catchment Authority Sydney Ports Corporation Department of Environment, Climate Change and Water Department of Transport and Infrastructure (including Sydney Ferries) Tourism NSW
Local government	<ul style="list-style-type: none"> Council of the City of Sydney
Community	<ul style="list-style-type: none"> Local Residents Strata Management Committee Pymont Action Pymont Progress Incorporated Pymont Community Group The Friends of Pymont Point Inc
Marina users	<ul style="list-style-type: none"> Existing James Bay Wharf tenants Prospective tenants
Commercial boating and marina associations	<ul style="list-style-type: none"> Boating Industry Association of NSW Marina Association of Australia Marine Brokers Association Charter Vessel Association NSW
Elected members	<ul style="list-style-type: none"> Hon Tanya Plibersek MP Lord Mayor of Sydney Hon Clover Moore MP Deputy Lord Mayor Councillor Phillip Black Councillor Marcell Hoff Councillor Di Tornai Councillor Chris Harris Councillor Robert Kok Councillor Hon. Dr Meredith Burgman Councillor Irene Doutney Councillor John McInerney Councillor Shayne Mallard
Adjoining major landowners	<ul style="list-style-type: none"> Darling Island Residents Fairfax Media Doltone House Function Centre Channel 7 Promontory Public Car Park Star City Casino James Bay Wharf tenants The Promontory tenants

Heritage organisations	Royal Edward Victualling Yard Group Heritage Branch of Department of Planning National Trust of Australia (NSW Chapter) Federal Department of Environment, Water Heritage and Arts
Utility providers	Sydney Water Telstra Energy Australia AGL
Emergency services	NSW Police NSW Water Police NSW Fire Brigade NSW Ambulance
Local media	Central Newspaper Pyrmont Village Newspaper

Table 3: Target Audience & Proposed Consultation Method

State government	Stakeholder briefing sessions Community Information Session (if required)
Local government	Stakeholder briefing sessions Community Information Session (if required)
Community	Advertising Information sheet Community Information Telephone Line and Register Individual meetings Community Information Session (if required) Community response sheet
Commercial boating and marina associations	Stakeholder briefing sessions Information sheet Community Information Session (if required)
Elected members	Stakeholder briefing sessions Community Information Session (if required)
Adjoining major landowners	Stakeholder briefing sessions Information sheet Community Information Session (if required)
Heritage organisations	Stakeholder briefing sessions Information sheet Community Information Telephone Line and Register Community Information Session (if required)
Utility providers	Stakeholder briefing sessions Information sheet Community Information Session (if required)
Emergency services	Stakeholder briefing sessions Information sheet Community Information Session (if required)
Local media	Stakeholder briefing sessions Information sheet Community Information Session (if required)

4. Key Messages

The following key messages for the project have been developed to encourage involvement in the consultation process and demonstrate that the wharf marina expansion has carefully considered and attempted to address likely stakeholder concerns and will be an asset which reaps benefits for those living locally as well as the wider Sydney community.

These key messages may need to be refined during the process depending on feedback gained. The ability to reflexively respond to the needs of stakeholder and community issues and concerns will contribute to a more successful community consultation process.

Some of the key messages currently identified include:

- The marina expansion will create commercial advantages for both stakeholders and community such as:
 - Improved access to Sydney Harbour and the Foreshore area;
 - A dedicated facility for commercial vessels; and
 - Greater activation of the foreshore area at Pyrmont Point.
- Opportunity to improve local economic activity and productivity;
- Increased opportunity for marine-based recreational activity;
- Opportunity to provide a long term home for Sydney Harbour's commercial vessels (thereby addressing the shortfall of places from which to operate commercial businesses due to redevelopment and increasing residential use of harbour front land);
- The project has had a well qualified and experienced team including project management, architecture, town planning, heritage impact assessment, marine contractor, marine engineer, marina manager, marine ecologist, traffic engineer, hydraulic engineer, electrical engineer, view analysis, environmental sustainable development and environmental management.
- Concept design planning for the expansion is responsive to the environmental requirements and regulations specific to the area;
- Mitigation strategies have been developed to minimise disturbance to the local community, the environment and the visual amenity including:-
 - Strict operating and management procedures and controls; and
 - Environmentally sustainable design principles – e.g. low energy consumption plant and equipment, use of renewable materials etc.
- Construction of the marina expansion will be well managed to minimise noise, odour, traffic disturbance and dust.

5. Consultation Schedule

The proposed consultation schedule is based around the expectation that there is a 21 day period for test of adequacy and a 30 day period for public consultation. The consultation report will be available soon after the completion of the public consultation period.

Table 4: Consultation Schedule

ACTIONS	DATE	RESPONSIBILITY
Consultation Plan	2/08/10 – 6/08/10	CCA
Approval for community consultation framework	6/08/10 – 13/08/10	Peloton
Submit relevant documentation to Department of Planning	16/08/10	Peloton
Community Newsletter	Prepare 6/08/10 – 4/09/10 Distribute Day 1 of the advertising period	Peloton All members of project team to contribute.
Send invites to identified stakeholders	Day 1 of the advertising period (or earlier if possible)	Peloton
Book advert for Community Open Day in local newspapers	30/08/10 (prepare advert earlier)	Peloton
Community Open Day	15/09/10	Peloton to facilitate. All members of project team to participate.
Community response survey	15/09/10	Peloton
Information sheet	15/09/10	Peloton All members of project team to contribute.
Stakeholder briefing sessions	As required throughout advertising period	Peloton to facilitate. Appropriate member(s) of project team to participate in relevant sessions.
Stakeholder Contact Schedule	As required throughout advertising period	Peloton
Community Information Telephone Line and Register	As required throughout advertising period	Peloton
Consultation report	11/10/10 – 18/10/10	Peloton

