

Amy Ravitz-Williams - FW: Application No. MP09_0205: Jones Bay Wharf Marina Development, Pyrmont

From: Karen Coutts <karenjcoutts@hotmail.com>
To: <amy.ravitz-williams@planning.nsw.gov.au>
Date: 20/12/2010 12:53 PM
Subject: FW: Application No. MP09_0205: Jones Bay Wharf Marina Development, Pyrmont

From: karenjcoutts@hotmail.com
To: amy.ravit-williams@planning.nsw.gov.au
CC: daniel.cavallo@planning.nsw.gov.au; assessments@planning.nsw.gov.au;
council@cityofsydney.nsw.gov.au; bcs_sydney@bcssm.com.au
Subject: Application No. MP09_0205: Jones Bay Wharf Marina Development, Pyrmont
Date: Sun, 19 Dec 2010 17:16:35 +1100

Alan and Karen Coutts
E805/24-26 Point Street
PYRMONT NSW 2009

Dear Amy

Application No. MP09_0205: Jones Bay Wharf Marina Development, Pyrmont

We are writing to object to the above proposed development. We understand that the submission period closed on 10 December. However, we were not aware of this proposal until a form objection letter was left at our building dated 15 December. We also understand that submissions may have been extended to 22 December.

Our objections are:

- a) negative visual impact; and
- b) insufficient local community consultation.

Negative Visual Impact

We are owners of an apartment at the Watermark, 24-26 Point Street, Pyrmont and we look directly out to Jones Bay Wharf. The proposed marina will certainly have a negative visual impact on our harbour view and subsequently a negative impact on the value of our property as a result of restricted or obscured views.

The Visual Impact Assessment is inadequate. Whilst some reference is made to residences 'above Pirrama Road', it is not clear if this is specifically including the Watermark residential development. The view corridor from James Watkinson Reserve (Figure 4), the closest representation for this residential development, does not represent a fully occupied marina or provide an adequate perspective. Certainly the visual impact of the existing marina is more significant from our apartment than that presented in Figure 3 and therefore it can only be assumed that the visual impact of the proposed development would also be more significant. Views of the proposed developmetn should also be prepared depicting the impact of a full marina.

The assessment states that the net cumulative impact of the proposal is minor and consistent with the existent built-up environment. However, development in the harbour is not consistent with this built up environment as it is the very nature of the expanse of the harbour that offsets and complements the high density development on the shore by providing a sense of space and openness. We therefore strongly

disagree with the claim that the cumulative visual impact is minimal.

Consultation process

The consultation plan has not adequately addressed local community consultation. We walk along the wharf most weekends and often during the week and have not seen any notice of the exhibition of this proposal nor a presentation of the proposed marina. A community open day on Wednesday, 15 September as indicated in the consultation plan (if this occurred) was not widely publicised and is hardly a genuine attempt to reach the wider local community when held on a weekday.

There are a number of apartments in the Watermark development that will experience a direct negative visual impact as a result of this proposed development. It is possible that most are not even aware of this proposal. The annual general meeting for our strata (Strata Plan No. 68443) will be held on 23 December and we would like to raise this matter. We therefore request that any further consideration of this proposal be deferred until the the strata has the opportunity to formally respond after the Christmas and New Year period.

We trust these issues will be taken into consideration in determining this proposal.

Yours sincerely
Alan and Karen Coutts

cc: City of Sydney
BCS Strata Management Pty Ltd

PYRMONT COMMUNITY GROUP
Working for a Better Environment.

85 Point Street
Pyrmont 2009.

The Hon Tony Kelly, M.P.
Attn Amy Ravitz-Williams,
GPO Box 39, Sydney 2001
15.12.2010

Dear Minister Kelly,

RE: JONES BAY WHARF MARINA EXPANSION, (MP09 0205)

Thank you for the extension of time until Christmas Eve and for giving us the opportunity to respond to this proposed development. We would like to place on record our concern that the Department has not held community consultations prior to this proposal as it will have a lasting impact on resident amenity and the historic nature of the precinct. The proposed expansion is not supported.

Should this proposal go ahead this heritage wharf and surrounds will be subject to:

- an increase in vessel numbers from 43 to 73. An estimated 2/3 of the water within the eastern bay will be covered by vessels/pontoons and nearly half on the west. The plan provided by developers Toga Development No 27 Pty Ltd showing the "dynamic" nature of the vessels is incorrect and misleading as current vessels are primarily stationary. This will cause a virtual marine boat park. Blocking views of the wharf to and from the harbour.
- amplified noise pollution from an increase in evening use vessels. This noise will critically affect residents between 7.00 p.m and the early hours of the morning... Traffic noise will also increase with additional servicing vehicles.
- potential risk on concentrated spillage of fuel, bilge water, sewage, litter and rubbish associated with commercial use in the confined Bays.
- a negative visual impact on the views from the offices on the wharf, surrounding public parks and residences due to the scale and number of vessels, Pyrmont Park, James Watkinson Reserve, 25 Pirrama Road and 3 Darling Island will be seriously affected with a wall of boats wiping out historic views to the wharf and harbour.
- an increase in traffic congestion. Traffic in the surrounding area is already congested; This development will compound the problem. At peak times public transport has difficulty passing the wharf in Pirrama Rd due to current servicing vehicles and taxis stationed at the end of the wharf.
- a decrease in the value of property due to increased pressure on parking availability and restricted views.

- Increase in strata levies to cover increased public liability insurance, garbage removal and general maintenance
- A decrease in overall water quality within the two confined bays. Propeller and jet wash action will disturb aquatic inhabitants.
- A decrease in road side parking.

We believe the increase in the workforce to be more like 143% The developer estimate was 70%. It is not supported

Parking for some 40 – 50 vehicles cannot be accommodated on site, The developer proposes they park in the Promontory Car Park. Promontory Car Park cannot accommodate this increase given the number of permanent parkers and the Doltone House leasing. Parking on the apron/promenade on the wharf for some 10 temporary servicing vehicles requires the consent of the owners. This consent has not been granted. The increased use of the apron for vehicular use will affect pedestrian safety. This increase is estimated to be 132 vehicles per day on the apron.

Improved public access to the wharf has not been addressed

The impact of the vessels heights and scale on the loss of views from suites and the local parks has not been addressed and misrepresented in Toga Development No 27 Pty Ltd supplied photomontages.

Environmental issues associated with the anti-fouling of vessels have not been assessed.

PROPOSED BOARDWALK.

We are particularly concerned about the proposed boardwalk giving access to pontoons/boats. This is a further invasion of the harbour for no good reason. It will allow rubbish to accumulate under the walkway which will be difficult to remove as the bay is quite confined. (These problems are evident at the Fish Market where the area is more accessible). Premier Carr's ruling that no more boardwalks/jetties were to be built out over the harbour was a wise decision. Sydney relies on the beauty of its harbour to attract visitors and is a major contributor to Sydney's status as a global city. We believe this ruling should not be changed. The boardwalk and adjacent pontoons are not supported.

We would be happy to discuss any of the points raised in our objection to this proposal and respectfully ask that you call the community together to consult before approving this development which is not supported by the residents or business owners of the wharf.

Yours sincerely,

Jean Stuart, President, Pyrmont Community Group.

Cc Hon Tony Kelly Minister for Planning, Premier Kristina Keneally, Lord Mayor Clover Moore