

SD 6471 SYDNEY MODERN, ART GALLERY OF NSW SYDNEY

Submission by Strata Plan 61618 Finger Wharf Woolloomooloo

The residents of the Finger Wharf wish to raise the following points with regard to the development proposed for Sydney Modern.

IMPACT STUDY

Strata Plan 61618 is the Strata for 212 apartments with 500 owners/residents in the Finger Wharf at 6 Cowper Wharf Roadway, Woolloomooloo.

Strata Plan 61618 cannot support this development proposal as the unit owners of the Finger Wharf (Strat Plan 61618) were not invited to participate and were not part of the impact study.

The location has a direct view of the proposed Art Gallery extensions and owners are likely to be impacted by numerous changes likely to be caused by the extension as summarised below.

We request that the impact study include and take into consideration potential impact on all residents which are likely to be impacted by the proposed extension.

LANDSCAPING

An extensive amount of green vegetation, trees and open space is being removed for this project.

- We request that more green landscaping be added to the plan, particularly along the eastern edge of the project. This will enhance the project area, soften the view, provide shade and be in keeping with Sydney's need for increased greenery and all that it provides.
- We request that the flat roof areas be considered as opportunities for vegetation. The roof gardens on the Lincoln Terrace apartment complex have been very effective and as the greening of Sydney is of extreme importance, this seems to be an ideal way to again soften the hard lines of the project and add a contemporary natural design element.

COLOUR OF FACADES

In all the proposed images of this project, the whole complex of the buildings, including walls, paving and roof areas, appear to stand out in bright white. As the building will face north-east, it is likely to create a considerable reflective nuisance throughout the day.

- We request that the walls and facades of the buildings be either clad or painted in a softer, neutral colour to reduce light reflection and dominance.
- We request that consideration be given to having some walls covered in vertical gardens.

PARKING

The Impact Study states: "Visitation could increase from 1.2million to over 2 million per year"

- We appreciate a thorough study has been published and that 24% of visitors will arrive by car, however we ask that you reconsider the impact on the surrounding residential area's parking and whether in fact, the Domain will be able to cope with this increase in parking needs.
- We especially ask that you also reconsider the traffic build-up at the junction of Sir John Young Crescent, Cowper Wharf Roadway and the M1. Serious traffic congestion occurs at this point already, so it is likely to become a complete bottle neck, especially with trucks delivering and collecting from the Lincoln Terrace roadway.

ASPECT FROM FINGER WHARF

In the Visual Impact Assessment Page 22, Figure 8B - Key View Corridors and Visual Catchment of the Project, the apartments at the Finger Wharf are shown to have direct views of the Project.

Because of this fact, we are keen to ensure that the visual impact of the new Sydney Modern is reduced in the ways suggested above.

Heritage

The SMP is a major intrusion in the heritage area of the state significant buildings, in Particular WFW and the Art Gallery. Views to and from WFW are impeded, and whilst the materials Used are to be clear or transparent, the visual impact is significant and thus reduces the heritage value of these sites.

Construction management

Further details are required in relation to all aspects of construction management including noise (dust and odour mitigation), vibration, and air quality including what monitoring is proposed, monitoring locations, monitoring frequency and duration of monitoring. The occupiers and visitors to WFW should not be adversely affected by undue construction fallout. The repercussions for failure are serious relating to both the quality of life of our permanent residents and WFW's commercial operations.

Stormwater

The current infrastructure is not sufficient for the area at the moment and leads to sewage being pumped into the harbour (any increase in flows will add to this issue). Additionally, experience in Woolloomooloo Bay shows the problems associated with sewage after rainfall. Whilst the report states the SMP will have a neutral effect, there is insufficient detail to support this assertion.

We request details to support the assertion that the SMP will have a neutral effect on stormwater.

Regards

A handwritten signature in black ink, appearing to be 'J Smoot', written over a horizontal line.

Jeff Smoot
Chairman Strata Plan 61618
Finger Wharf Woolloomooloo