

**City of Sydney**

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13 December 2010

Our Ref : R/2010/582

Your Ref: MP 09\_0205

A/Director - Government Land and Social Projects  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Amy Ravitz-Williams

By email: amy.ravitz-williams@planning.nsw.gov.au

Dear Amy,

**Jones Bay Wharf Marina Expansion 26-28 Pirrama Road, Pyrmont**

I refer to your request for comments on the current Part 3A Major Project application for the expansion of the Jones Bay Wharf Marina.

No objection in principle is raised to the proposed expansion of the marina which is compatible with the historic use of the former wharf buildings. The City also supports the proposed improvements to pedestrian links between Jones Bay Wharf and Darling Island and the provision of public berthing facilities.

Our comments largely focus on ensuring an appropriate standard of design for the berthing facilities to make certain they do not impact on the heritage significance of the Jones Bay Wharf or surrounding residents.

**Noise**

- Concern is raised that the operational noise levels arising from the proposed development may not comply during the night time period. The submitted acoustic report states that the predicted operational noise levels exceed criteria at certain locations.
- Further consideration needs to be given to this matter to ensure complete compliance. This may involve reducing operating hours or limiting the hours of operation of certain size watercraft.

**Traffic**

- The City has received a number of complaints about noise coming from the wharf during the evenings, as groups of people wait for mini buses to collect them from outside the marina. As the proposal is for an intensification of the

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wharf area it would be appropriate to provide a pick up and set down area within the marina, away from the residents on Pirrama Road.

- According to the Traffic and Pedestrian Management Plan vehicles larger than 8.8m are not permitted to enter the marina. Consequently the marina should be conditioned that coaches longer than this must not be used.
- The existing Traffic and Pedestrian Management Plan must be reviewed and updated with any required amendments prior to the occupation of the new marina berths.
- A Travel Plan to help manage travel demand should be provided. The City's Transport Strategy Unit can provide assistance with preparing the Plan.
- The marina is not currently used to pick up passengers or crew as all charter vessels pick up all their passengers and crew in other locations. With the expansion of the marina, this must be maintained.

### ***View Impacts***

- To mitigate potential cumulative negative impacts of the proposal on views from the Jones Bay Wharf and to and from Sydney Harbour, the detailed design of the proposal should enhance the historical marine character of the existing heritage items.
- The proposed boardwalk should utilise hardwoods of large cross section area to providing a contrast with the concrete platforms around Darling Island.

### ***Public Access to the foreshore***

- To mitigate the potential cumulative impacts of the proposal, a high level of design must be achieved to enhance the experience of the public in utilising the access way. This access should be maintained 24 hours a day.

### ***Interpretation***

- The Interpretation Strategy should be further developed to explain the history of the entirety of Jones Bay in a holistic manner and provide interpretation around all publically accessible areas of the Darling island and Jones Bay.
- Specifically the strategy should provide a link to the interpretation on properties owned by the City of Sydney. The existing Interpretation Room in Jones Bay Wharves should be upgraded to encourage increased public access.

### ***Signage***

- A signage strategy should be developed utilising the City of Sydney Signage and Advertising Structures DCP 2005 as a guideline, particularly in relation to impacts on heritage items, and in consultation with the City of Sydney and the NSW Heritage Branch.
- Illumination must be kept to a minimum and signage be of a high quality materials and graphic design, and recessive in nature.

### ***Lighting***

- All lighting must be designed to minimised lighting disturbance to the character and setting of the heritage items surrounding Jones Bay.

### ***Potential disturbance of archaeological resources***

- An archaeological assessment should be undertaken prior to commencement of excavation works, and any potential identified, should be managed according to the terms of the NSW Heritage Act 1977 and the National Parks and Wildlife Act 1974.

### ***Maintenance of Jones Bay Wharf***

- A Heritage Asset Inspection and Maintenance Plan should be developed to provide management with a high level of technical advice and guidance as to appropriate conservation techniques, suppliers, heritage consultants and tradespeople and the appropriate cycle length of inspection for each element.
- The Heritage Asset Inspection and Maintenance Plan should be developed according to the NSW Heritage Branch Guidelines.

### ***Conditions of consent***

In addition to the above considerations, it is recommended that the following conditions be included in any development consent;

### **FOOTPATH DAMAGE BANK GUARANTEE**

Prior to a Construction Certificate being issued the owner of the site must provide a bank guarantee for the sum to be determined based on the City of Sydney's Schedule of Fees and Charges as security for rectification of any damage to the public way.

Note: The bank guarantee required by this condition does not need to be provided if a separate bank guarantee is lodged as part of an approval for a hoarding over the public way. However neither bank guarantee will be released until all development works are complete to the satisfaction of the City, including rectification of damage to the public way. You should contact Council to determine the bank guarantee amount prior to payment.

### **BOARDWALK CONSTRUCTION**

The adjacent boardwalk identified in the planning assessment report is to be constructed as part of this project. Detailed plans, drawn to scale, by a suitably qualified consultant, must be submitted to and approved by Council prior to a Construction Certificate being issued. The plan must include:

- (i) Location of existing and proposed structures on the site including bulkheads and services (if applicable);
- (ii) Structural details including timber members, fixings and fittings, lighting and handrails (if applicable); and
- (iii) Impact on any heritage listed item such as existing wharf.

The boardwalk in the approved plan is to be completed prior to an Occupation Certificate being issued or the use commencing, whichever is earlier.

Prior to a Construction Certificate being issued, a maintenance plan is to be submitted for approval of the Certifying Authority and be complied with during occupation of the property.

Certification of slip resistance, safety and accessibility of boardwalk by a suitably qualified access consultant is to be confirmed prior to Occupation Certificate being issued or the use commencing, whichever is earlier.

If you would like to speak to a Council officer, please contact Jai Reid on 9265 9677 or [jreid@cityofsydney.nsw.gov.au](mailto:jreid@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn LFRAIA Hon AIA Hon FPIA Hon FNZIA  
**Director City Planning and Regulatory Services**