

Site meeting notes

Thursday, 7 September 2017
9.30am – 10.30am

5 Bank Street, Pyrmont

UrbanGrowth NSW Development Corporation (UGDC) attendees:

- Humfrey Whitaker
- Anh Dang
- Nick Bouziotis
- Oliver Klein (consultant)
- David Haseler (consultant)

Other attendees:

- John Brooks (Blackwattle Cove Coalition)
- Elizabeth Elenius (Pyrmont Action Inc)
- Mary Mortimer (Council of Ultimo Pyrmont Associations)
- Maire Sheehan (Bays Precinct Community Coalition)
- Neville Monk
- Sue Martin
- Julius Tjong (UTS Masters student)
- Ashkan (UTS Masters student)

Agenda item

Notes

Welcome

Humfrey Whitaker,
UGDC

- Humfrey outlined purpose of the meeting:
 - Discuss concerns regarding 5 Bank Street
 - Feedback on masterplanning the area

Discussion regarding proposal for 5 Bank Street

Q: Query regarding the masterplanning area.

A: Bays Market District masterplanning area includes land along Bank Street including privately-owned land and waters of Blackwattle Bay. Does not include the existing Glebe Foreshore Walk. Glebe Island Bridge and the abutment is included in planning for Glebe Island.

Q: What other locations were considered for the commercial wharf?

A: UGDC and RMS looked at the current working harbour arrangements including uses and leases within The Bays Precinct and more broadly within Sydney Harbour. In particular we considered Rozelle Bay and White Bay. There are no other locations available in the short term. We expect there will be options in the long term.

Q: Comment was made that there was no way in which the proposal would be acceptable.

Q: Does the number of submissions against the proposal have weight with UGDC?

A: We understand that most submissions raised safety and navigational issues as key concerns. UGDC met with Dragon Boats and we will work with them to address these issues.

Q: Several expressed strong concerns regarding the safety of recreational boaters.

A: UGDC has a lot of work to do as part of the next stage of the project. UGDC will work with Dragon Boats NSW to ensure the safety of its members. If UGDC cannot make it safe, then Department of Planning and Environment (DPE) will consider that in determining approval for the proposal.

Q: Comment that DPE advised that the proposal would not be referred to the Planning Advisory Committee (PAC).

A: UGDC understands that it will go to the PAC as more than 25 submissions have been received, including one from Council

Q: Has UGDC consulted with All Occasion Cruises? Comments made about proposed rubbish removal and difficulty of manoeuvring vessels.

A: UGDC speaks to them regularly. This is their choice to relocate. UGDC understands there are concerns about waste and noise.

Q: Comment made that the application does not quantify the amount of waste and that All Occasions Cruises would have this information.

A: UGDC has more work to do as we respond to submissions.

Q: Comment that the Sydney Heritage Fleet DA had facilities for Dragon Boats NSW.

Q: There was comment that there have been advertisements from real estate agents attempting to sell 1 Bank Street.

A: UrbanGrowth owns 1 Bank Street. We are not selling this site. We have tried to contact the agents and have had no response back.

Q: Comment that the proposal for 5 Bank Street will landlock 1 Bank Street, some community members want to see a water sports centre at 1 Bank Street and a park on the balance of the land. Mention that the community has developed plans for 1 Bank Street.

A: UGDC is currently masterplanning this area in consultation with the community and stakeholders.

Q: Comment made that a masterplan does not mean anything.

Q: Comment made that at the recent meeting with Dragon Boats NSW, UGDC said that Dragon Boats would be relocated to Penrith.

	<p>A: UGDC emphasised that this is not happening. Relocation away from Blackwattle Bay was not raised at all in the meeting with Dragon Boats and UGDC thinks recreational boating is a good thing for Blackwattle Bay.</p> <p>Q: Comment made that UGDC said it would not be dredging the Bay, yet the water is very low at low tide. How will the wharf be constructed without touching or stirring up the toxic sediment in the Bay? Comment that catamarans are used in Rozelle Bay as they do not stir up sediment.</p> <p>A: UGDC will not be dredging and will look at the tide issue more closely. We are now going into detailed design stage of the project. If the boats cannot fit, they will not go there. DPE may put conditions or controls on sediment and environmental impacts.</p> <p>It was put to attendees if they wanted to continue discussion on 5 Bank Street proposal or move on to masterplanning the wider area. Most of the group agreed to move on.</p>
Discussion on masterplanning	<p>Q: The boardwalk was an immediate priority. Are there any plans to have the promenade go all the way around and is private property included?</p> <p>A: We are planning for the promenade as part of the masterplan, and considering how the promenade will be treated on private land.</p> <p>Comment made that the boardwalk could go over the water. Suggestion that UGDC look at Brisbane's boardwalk.</p> <p>Q: Query about the future of current Dragon Boats site.</p> <p>A: UGDC looking at the site as part of masterplanning. Dragon Boats previously advised UGDC that they currently have 160 parking spaces, which will be hard to accommodate in light of community's feedback that it wants recreational space. Dragon Boats said that it could live without parking if it has a permanent facility.</p> <p>Community member commented that while Dragon Boats is important, masterplan needs to consider the whole area and cater to all users. This area is important for all of Sydney.</p> <p><i>The group walked along Bank Street and stopped at the car park on Bank Street, under the overpass.</i></p> <p>Q: UGDC asked about potential uses under the underpass.</p> <p>A: Suggestions included sporting centres, skate parks away from residential and UGDC to look at the King George V multipurpose centre.</p> <p><i>The group then split into informal, individual discussions.</i></p>