



Planning & Infrastructure

Contact: Daniel Gorgioski
Phone: (02) 9228 6464
Fax: (02) 9228 6455
Email: daniel.gorgioski@planning.nsw.gov.au

Ms Kristy Lee
Director
Hamptons Property Services Pty Ltd
PO Box 954
Edgecliff NSW 2027

Our ref.: MP11_0001

Dear Ms Lee

Subject: Exhibition of Environmental Assessment, Construction of the Sydney Heritage Fleet Maritime Facility, 3 Bank Street Pyrmont (MP 11_0001)

The exhibition of the Environmental Assessment for the above project ended on Tuesday 30 April 2013. All submissions received by the Department during the exhibition of the project are available on the Department's website at the following location:


http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4500

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires you to respond to the issues raised in these submissions. You are requested to provide a response by **1 June 2013**.

The matters considered by the Department to be the key issues are set in Attachment 1. Further information and clarification on matters are identified in Attachment 2. Any changes that may be required to be properly addressed by these issues and those raised in the submissions should be provided.

Your contact officer for this proposal, Daniel Gorgioski, can be contacted on 9228 6464 or via email at daniel.gorgioski@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Karen Jones
Director

6/5/13

Metropolitan and Regional Projects South

Attachment 1

Bank Street Master and Bays Precinct Strategic Framework Report to the NSW Government.

The subject site falls with the location of the above mentioned reports. The Department considers that the Bank Street Master Plan should be included in the response to submissions. This response should include a discussion of how the current proposal complies with the aims and objectives of the Master Plan.

The Bays Precinct Report also needs to be addressed. The report mentions that Council and local communities make suggestions that the SHF to be re-located to site B3 (along Bridge Road and opposite Wentworth Park). The Report includes a series of recommendations that build on the Taskforce's key findings and considerations of a range of strategic issues. Please provide a response on how the current proposal meets the detailed recommendations of the report.

Traffic and Parking

The Department requires the SHF to address the issues and concerns raised in the ARUP assessment dated 12 April 2013. Please see attachment.

Flooding and Climate Change

The subject site is noted to be affected by sea level rise and flooding as Bank Street is noted to be flood prone area. Please address the attached Evans and Peck report.

Council also raises the potential issue of still water levels with increases due to wave heights is likely to be significant. Please address the recommendations of the report with an assessment of the level of risk that pedestrians may face if the walkway becomes inundated.

Proposed operational works on site

The proposed operational works on site are unclear. Please provide a detailed response of the works that will occur on site. It is noted that the EA mentions that 'heavy duty' work such as metal riveting, a boilermaking, and the storage of heavy equipment and materials are no longer required at Bank Street.

The EA proposes a café, function space, museum and tours, yet these components have not been discussed in detail. Please provide details e.g. on who will operate these services, how they will be operated, how much staff is required, the hours of operation, the capacities and etc.

The potential for view loss

The Department requires additional photomontages to show the water component of the proposal. Photomontages are required to form a visual representation when viewed from

the nearby residential properties. Photomontages of the fleets boats docked on the wharf would be ideal to demonstrate the potential visual impact that may cause.

Façade

Council has raised concerns that the building does not address the street, nor provide adequate surveillance. The Department generally agrees with these visual concerns and requires that you address these visual aspects.

The building wraps around the pylons and potentially blocks views to the base of the structure and the water ways. Council recommended that the north-west corner of the building be cut to allow for a potential greater visual interpretation between the pylon, water and the proposed building. Please see if these recommendations are possible by providing a detailed response on the benefits and constraints of these changes to design.

Additionally, there is also an inactive façade on the eastern elevation adjacent to the future park. It is recommended that the proposal be amended to improve the activation to the park. A visual relationship has to be established between the building and the park.

Public Foreshore access

The design of the proposed public boardwalk and building with the first floor balcony in the vicinity of passive boating ramp may result in a perceptual barrier and pinch point. The Department considers the option of setting back this part of building even further to create a continuous pedestrian walkway without creating a pinch or physical barrier. By possibly removing the plant room it has the potential to open up the area, creating additional space for pedestrian access.

As a result a detailed site plan should be submitted showing the dimensions (lengths and widths) of the proposal and the required 10m foreshore access way which is a recommendation of the Bank Street Master Plan.

Heritage assessment

RMS identified 'Cam's Wharf' at 1 Bank Street Pyrmont, which is listed on the RMS Maritime Section 170 Heritage Inventory (copy attached), has not been considered in the applicant's heritage assessment report. Whilst, it is recommended that the SHF considers the potential impacts of the development on the Heritage values of "Cam's Wharf" at 1 Bank Street Pyrmont.

Codes and standards

RMS suggest that the applicable standards such as the Marinas Code AS3962-2001, Guidelines for Design of Marinas that may influence the size and configuration of the water based elements of the proposal should be taken in consideration.

Development Contributions

Council raised the issue of development contributions. The matter of development contributions is an important issue for Council and communities. The Departments requires you to provide a detailed response addressing Council's concerns.

Adequately consider alternative sites

A more in-depth response is needed to justify why the alternative sites mentioned in the EA are not viable for the relocation of the SHF. It is the belief of some submitters that Goat Island and Cockatoo Island are viable locations.

Ausgrid

The submission from Ausgrid identifies potential for damage to be caused to situ critical infrastructure. This issue is required to be resolved.

Outstanding fees

The Departments notes that on 1 March 2013 an invoice fee was sent to Hamptons Property Services. In response you requested from the Department on 14 March 2013, that a reduction in fees would be required. No formal application has been submitted regarding this matter. Can you please clarify your current position on this outstanding issue.

Attachment 2 Lands Covered by the project

Address of site

Council raised the following issue that the application refers to the site as 3 Bank Street, however the address of the site is known as 5-7 Bank Street, Pyrmont, as outlined below:

- Lot 19, DP 803159 – 7 Bank Street, Pyrmont
- Lot 20, DP 803159 – 5 Bank Street, Pyrmont
- Lot 1, DP 1049334 – Rozelle Bay
- Lot 107, DP 1076596 – Blackwattle Bay

Please clarify the correct address of the site whether it is 3 Bank Street or 5-7 Bank Street Pyrmont.

Works on the Pylon site

The EA mentions that no works will occur on or near the pylon. The Department believes this to be incorrect. By reading the EA and looking at the plans provided, it seems that the Sydney Heritage Fleet will be undertaking works such as paving around the Bridge Pylon and that the proposed building encroaches onto RMS parcels. Can you please clarify?

Works on Park Pipe

The EA states that no works will occur on neighbouring lots. The Water Sensitive Urban Design Report demonstrates that works would be required to relocate the stormwater pipe. Can you please clarify?

Foreshore access ramp

The plans demonstrate that a public accessible ramp on the eastern side will be constructed by the SHF. Can you please clarify as it is located outside your lot.

Turning Circles

Please provide information on the type and size vehicles RMS will be requiring for their maintenance of the pylon. Also please demonstrate that the proposed design can accommodate the RMS maintenance vehicles safely manoeuvring around the site.