

6 May 2013

The Hon Hazzard MP
Minister for Planning and Infrastructure
Level 33 Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

Dear Minister

Sydney Heritage Fleet Development Proposal, Bank Street, Pyrmont

I write to raise concerns on behalf of Pyrmont residents about the proposed Sydney Heritage Fleet (SHF) facility at 3 Bank Street Pyrmont.

The Australian Bureau of Statistics recently declared Pyrmont the most densely populated area in Australia. Pyrmont consists predominantly of high rise apartments and has very low levels of open space. Given past commitments to transfer 3 Bank Street in the long term to open space with passive boating, it is not surprising that many residents are concerned about the proposed development.

Residents point out that the proposal is not consistent with the 2006 approved Bank Street Master Plan which identifies the site for passive recreation, or with the Local Environment Plan which zones the site open space. For this reason many are outright opposed to the proposal.

Industrial Activities

While the SHF has withdrawn proposals for large industrial ship building and repair activities, there remain serious concerns within the community that future proposals will expand the scale of operations, creating noise and pollution impacts for adjacent residents. The community needs guarantees that heavy duty restoration activities will not be permitted on the site through clear and comprehensive consent conditions.

Passive Boating Facilities

I welcome provision of passive boating facilities within the proposed development. Passive boating on the site has broad community support. Residents however are concerned that proposed storage facilities for dragon boats will not accommodate the existing demand, with the proposal to accommodate 33 boats, while currently 37 are already in use on the site.

I share concern that the proposed development should provide for the current and future dragon boating needs, to enable the site to be cleared of shipping containers and sheds. SHF should be required to remove all clutter on the site and confine all activities to the identified site.



Traffic and Parking

Residents are concerned that the proposal does not recognise that offices, administration and volunteer skills spaces will generate parking needs, with no off-street parking provided on the site for these purposes. However there are also community objections to the proposal to use the Glebe Island Bridge abutment for parking exclusively for SHF. These concerns need to be considered.

Residents say that the traffic assessment is based on 2003 data, which is prior to major adjacent development including Jackson's Landing, which includes 1,300 new apartments. A thorough assessment is needed to ensure local residents can understand potential impacts.

There is strong concern from Bowman Street residents about proposals to reroute the 443, 448 and 501 bus services closer to the site. Residents say Bowman Street is too narrow for frequent large buses and that this proposal will create noise impacts for adjacent residents. Public transport routes should be determined on community need, and I have been arguing for improved bus services to this precinct. If this development is expected to bring new demand for bus services, I am concerned that new services should be provided to meet those needs.

Public Foreshore

Residents have raised concerns with me that the development does not provide for public foreshore links between Bank Street and the proposed park as well as in front of the eastern dragon boat storage shed and passive boating ramp. Foreshore access is essential, and SHF should be required to maximise public access within and around the site.

Views

Residents who have contacted me say that the environmental impact statement fails to provide adequate information about views. They say there is no indication of how views will be affected when the large John Oxley ship is berthed in the harbour or how views will change from adjacent apartments. This information needs to be provided to ensure residents understand and can comment on impacts.

Could you please consider these concerns, ensure that use of the 1 Bank Street site does not impact on residential and foreshore amenity and inform me what action you will take?

Yours sincerely



Alex Greenwich
Member for Sydney