

To: The NSW Department of Planning, Industry and Environment

RE: Pyrmont Peninsula Sub-Precinct Master Plans

Dear Sir or Madam,

I am writing on behalf of the Owners' Corporation of Sydney Wharf (SP80052) in relation to draft sub-precinct master plans for the Pyrmont Peninsula. Our Owners Cooperation represents 104 apartments and our building is located in, what has been classified in the draft planning strategies as, the Darling Island sub-precinct. Sydney Wharf is one of the long-established residential communities within this precinct. We have reviewed the proposed plans and, while we welcome further development of Pyrmont Peninsula, there are a number of critical issues which we would like to bring to your attention to be addressed before the master plans are finalised.

Lack of recognition of residential communities within the Darling Island sub-precinct

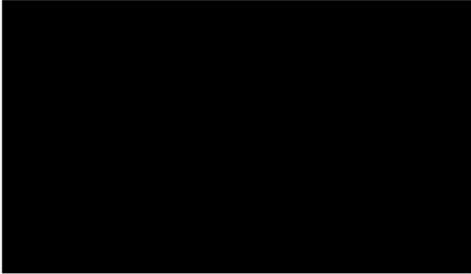
We were very disappointed by the description of Darling Island sub-precinct as 'a mixed use recreational, cultural and entertainment destination' only, without any acknowledgement and consideration of established residential communities within the proposed boundaries of this area. Sydney Wharf Apartments are occupied by homeowners who permanently reside in the building. Apart from Sydney Wharf there are five large scale residential buildings on Darling Island peninsula as well as other residential buildings on Murray Street. Geographically, these buildings represent a large part of the designated area. It is imperative that any plans for this sub-precinct take account of the existing residential character and offer consideration and protection to the amenities of homeowners and local residents.

Pyrmont Bay Park

Pyrmont Bay Park along with Metcalfe Park are the only pieces of greenery within the Darling Island sub-precinct. Both of these parks are used on a daily basis by residents and visitors. With Metcalfe Park being one the very few off-leash parks in Pyrmont at a time of ever-increasing pet ownership, Pirrama Bay Park is used for picnics by families, for lunch breaks by workers and for sport activities by the local community. These parks are especially important in inner-city areas with high-density dwelling like the Pyrmont Peninsula.

For these reasons, we strongly oppose the idea of 24/7 entertainment and culture driven landscape ('neon grid economy') at Pyrmont Bay Park. Any removal of valuable and scarce green space and park in Darling Island sub-precinct where, according to the Pyrmont Peninsula Demographic Profile, there is a projected growth of 600 plus residents and 2,700 plus workers over the forecast period simply does not make sense. This is a much higher population growth (more than triple) compared to that forecasted for Pirrama and Pyrmont Village sub-precincts. In addition, Darling Island already has one of the lowest quantities of open space in proportion to the total land area among all sub-precincts, at only 8%, which is only behind Pyrmont Village and well behind the Pyrmont Peninsula overall target of 15%.

Pirrama Park, which is a much larger parkland bordering Darling Island and Pirrama sub-precincts, could be included in the Darling Island sub-precinct and should be used as Events space instead. This park is much more suitable for entertainment given it has a larger capacity and existing facilities as well as being set away further from residential buildings. This park has successfully been used for events in Pyrmont over many years without impact of residential amenities. These events include weekend markets and festivals as well as government-ticketed New Years Eve celebrations. It is very surprising to us that no consideration has been given to utilising Pirrama Park for these type of events



and that the current proposal seeks to take away from the cherished little green space which is Pyrmont Bay Park.

Pier Connection between Pyrmont Bay fingers

We were very surprised to see concept drawings foreshadowing new built form over existing waterways specifically blocking the existing Casino wharf and disrupting current residential marina.

The existing foreshore walk flows very well and we see absolutely no public benefit in creating an additional bridge in the middle of the two piers, which would be a very costly structure to build with no perceived benefit. The structure would not only block half of the residential marina but would also block the Casino Wharf which is a key vessel access point in the area. The local community and Sydney Wharf Owners Corporation supports plans by the Star casino instead to enhance the Casino Wharf and provide a regular ferry service between the Casino Wharf and King Street Wharf / Barangaroo. Any plans to cut away part of the harbour are at odds with existing marina facilities as well as with plans to provide future water transport links from the Casino Wharf as demand for these services is set to increase.

In addition, under the terms of our RMS lease mandate, this Owners Corporation is responsible for public safety, public behaviour and maintenance of the boardwalks surrounding wharves 8 and 9. Building an additional structure in close proximity to Wharf 9 would encourage many more people to enter onto the boardwalks which we are responsible for. This would result in increased cost to us of maintaining the structure and maintaining public behaviour and safety.

Possible Relocation of ANMM moorings

We note concept drawings indicating possible Relocation of ANMM moorings alongside Wharf 7. Our concerns around this proposal relate to increased foot traffic on the Boardwalks that the Owners Corporation is responsible to maintain, potential noise impact as well as the pilings works associated with the construction of such moorings (noise as well as potential substructure impact).

Yours Sincerely

A handwritten signature in black ink that reads "Eric Skinner".

Eric Skinner
Chairman SP80052

