

JONES BAY WHARF MARINA – FREQUENTLY ASKED QUESTIONS

MAY 2022

QUESTION	ANSWER
Where is the marina located?	The marina is located at Jones Bay Wharf - 26-32 Pirrama Road, Pyrmont.
Who is the proponent for the DA?	TOGA Group.
What changes are being proposed?	A reconfiguration of the marina to make better use of existing space. This would see an increase in berths by nine, from 31 to 40, while maintaining 150 metres of existing linear berthing space on the eastern side of the wharf. There will be up to seven associated storage spaces, an amenity space and a marina management office space.
What type of vessels will use the marina and what size are they?	The marina would be used by a mix of commercial vessels similar to those currently using the marina.
Will the changes block any views of the wharf for nearby residents?	This reconfiguration the eastern side of the marina will make better use of existing space - improving the visual amenity of the heritage wharf to residents and visitors on Darling Island.
Will there be more boats?	Overall, there would be an increase in berths from 31 to 40. Accommodating up to 9 additional vessels.
Will there be an increase in commercial vessels?	All tenants are of a commercial nature being charter or brokerage.
Will there be any demolition?	No.
What will the buildings look like?	The pontoons will have the identical look as current pontoons. Buildings will be architecturally designed floating office units specifically designed to suit the site, sympathetic to the heritage nature of the site.
Does the development impact any local heritage?	This marina reconfiguration will respect the heritage features of the wharf. A specialist heritage consultant has been engaged to ensure all heritage is addressed and respected and to provide input into design including materials used. No impact to heritage has been identified. Care has been taken to retain the existing character.

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<p>What is the planning process for this project?</p>	<ul style="list-style-type: none"> » Secretary's Environmental Assessment Requirements (SEARS) were requested and received from the Department of Planning, Industry and Environment. SEARS inform the scope of the Environmental Impact Statement (EIS). » Preliminary consultation was held with key stakeholders during the preparation of the EIS. » A Designated Development Application (DA) will be submitted to Council. » The DA will be publicly exhibited for a minimum of 30 days and Toga will respond to any issues raised by stakeholders » Council will undertake their assessment and make a recommendation to the Local Planning Panel who will determine the DA.
<p>How will the community benefit from this development?</p>	<p>There will be improved visual amenity for Darling Island residents and users of the Darling Island foreshore. The reconfiguration will allow the pylons of the heritage wharf to be viewed between the vessels.</p>
<p>How long would this project take?</p>	<p>Construction time is currently anticipated to be around three months.</p>
<p>Will this affect the seabed or local aquatic life?</p>	<p>A detailed Aquatic Ecology report has been prepared as part of the DA process and no affects on the seabed or local aquatic life have been identified.</p>
<p>Will more boats mean more people visiting the marina?</p>	<p>We do not envision a measurable increase in the numbers of people on the marina at any one time as our plans would only increase the number of vessels from 31 to 40. In addition, vessels currently operate at different times and we anticipate this will apply to any additional vessels that may use the Marina.</p> <p>Embarking and disembarking passengers is not permitted at Jones Bay Wharf.</p>
<p>Will there be an increase in noise and activity in the area, particularly at night?</p>	<p>The marina has strict policies in place to manage operations and minimise any impacts, including noise. These policies will remain in place and continue to be in place for the proposed changes.</p>
<p>Do charter boats drop off and pick up passengers at the marina?</p>	<p>Embarking and disembarking passengers is not permitted at Jones Bay Wharf.</p>

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<p>Will the development impact traffic or parking?</p>	<p>The marina has strict policies in place to manage operations, including traffic and parking. Our proposed development does not alter these policies. In addition, we do not envision a measurable traffic increase due to the relatively small increase in berths and the staggered nature of vessel operations.</p>
<p>How can I have my say on the development of the Marina?</p>	<p>We have been consulting with key stakeholders about the proposed Marina reconfiguration.</p> <p>We have established a dedicated project telephone line and email address for the community to use to request information, ask questions and provide feedback.</p> <p>The details are:</p> <p>Phone: 1800 281 280</p> <p>Email: jonesbaymarinaengagement@wsp.com</p> <p>Information can also be found online at https://www.jonesbaymarina.com.au/planningproposal/</p> <p>Please note all formal submissions during public exhibition must be made to City of Sydney as part of the planning process. (ADD LINK)</p>
<p>Who can I contact if I have any questions, concerns or feedback?</p>	<p>We have been consulting with key stakeholders about the proposed Marina reconfiguration.</p> <p>We have established a dedicated project telephone line and email address for the community to use to request information, ask questions and provide feedback.</p> <p>The details are:</p> <p>Phone: 1800 281 280</p> <p>Email: jonesbaymarinaengagement@wsp.com</p> <p>Information can also be found online at https://www.jonesbaymarina.com.au/planningproposal/</p> <p>Please note all formal submissions during public exhibition must be made to City of Sydney as part of the planning process.</p>