



The General Manager  
Mosman Municipal Council  
P O Box 211  
Spit Junction NSW 2088

General Manager [council@mosman.nsw.gov.au](mailto:council@mosman.nsw.gov.au)

**OBJECTION to DA No. 8.2014.224.1**

**Addition of a kayak storage shed, verandah and viewing tower to the 3<sup>rd</sup> Mosman Bay Sea Scouts' Hall at Harnett Park**

A fundamental objective of the Mosman Parks & Bushland Association is to resist the destruction and alienation of Mosman's parks, bushland and pockets of open space. At the core of this objective is the belief that urban and foreshore open space and bushland have a public benefit to present and future generations.

Contrary to the statement by 3<sup>rd</sup> Mosman Bay Scouts in its Business Plan, it is understood that the land proposed for the construction of kayak storage sheds does not form part of the Scouts' lease from Mosman Council.

If the lease of the land did exist the Association would still argue that the lease did not confer a right to develop and would object on the following grounds:-

1. The land in question is public land

Harnett Park is a small green area on the foreshore of Sydney Harbour. The application plans show that the proposed kayak storage sheds would occupy a significant proportion of the park.

The park provides valued direct public access to Mosman Bay. Currently it can be used by the public for picnics, fishing, children's play and for passive recreation. The space will be very much diminished if the kayak storage is built.

2. Loss of visual amenity

The Reserve contributes to the visual amenity of Sydney Harbour. The sheds would be intrusive. The view *to* the Harbour will be obscured.

Viewed from the Harbour and from the other side of the bay, a significant part of the view will be of a building rather than green space.

3. Harnett Park is within a Heritage Conservation area.

It is named after Richard Hayes Harnett, who was largely responsible for the development of Mosman Bay and it contains a plaque denoting the site of his quarry.

4. The park is situated beside one of the Sharing Sydney Harbour Loop Walks in the Harbour to Spit Bridge network. "Walking Sydney Harbour is a partnership project between community walking volunteers, State, local and federal governments and other authorities. The partners share the vision to improve public access to, and enhance the recreational enjoyment of Sydney Harbour and its tributaries for the people of Sydney and visitors to the city."

5. The proposal is not in the public interest. It is for the commercial benefit of a particular group. The Business Plan reveals that although the 3<sup>rd</sup> Mosman Bay Scouts would receive some benefit from the proposal - namely the construction of a new balcony to replace the one that was burnt, the provision of a second exit and a portion of the income from the rental of kayak storage - the project is driven by Mosman Rowers Ltd. Mosman Rowers needs to demonstrate a maritime activity so that the terms of its lease with the Roads and Maritime Service of NSW can be satisfied when it comes up for renewal in December 2015.

6. A current need for kayak storage has not been demonstrated. The Business Plan clearly states that "Mosman Rowers plan to invest significant revenue into the marketing programme". The public should not have to sacrifice harbourside land to satisfy a need that has to be created.

7. Alternatives have not been considered. There may be some benefit to the kayaking public of having extra storage for kayaks, but this should not involve the permanent loss of public open space. We believe that the Scouts objectives and possibly even the storage of kayaks could be achieved without the loss of public land.

**We take issue with statements made in the Statement of Environmental Effects:**

**The RE1 zoning.** (The SEE gives the zoning as E2. However, the objective of RE1 zoning apply)

Even if kayak storage sheds were considered a "recreational purpose" other objectives of the zone are not met:

- *To protect and enhance the natural environment for recreational purposes*
- *To protect and enhance areas of ecological, scientific, cultural or aesthetic values*
- *To maintain and provide visual open space links to a diversity of public and private spaces and facilities as an integral part of the open space system*
- *To recognise the visual, aesthetic and amenity importance of bushland (which borders the park)*

**Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005  
Foreshores and Waterways Area**

The SEE states that "No element of the proposal contravenes the requirements of this clause, and the proposal will encourage the use of small boats by the public by providing secure storage".

It is the opinion of the Association that parts a,b and d of Clause 14 *do* contravene its requirements.

*(a) development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores.*

*(b) public access to and along the foreshore should be increased, maintained and improved.....*

*(d) development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores.*

While

*(c) access to and from the waterways should be increased, maintained and improved for public recreational purposes (such as swimming, fishing and boating.... and*

*(j) the provision of public boating facilities along the waterfront should be encouraged - could be achieved without the construction of sheds.*

**Mosman Municipal Council Open Space and Infrastructure DCP**

**4.8 View Sharing**

*"The proposal will not affect views from any residence or from the park area in general"*

The view to and from the Harbour will certainly be affected.

**4.9 Landscaping**

*"there will be no effect on the general landscaping of the CA/parkland"*

The general landscaping will become a building rather than open space!

**Part 5 Miscellaneous Controls**

"The site is identified as a Scenic Protection Area on MMC's Scenic Protection Map and clause 6.2 of the MLEP 2012 thus applies.

The objectives are as follows:

*(a) to recognise and protect the natural and visual environment of Sydney Harbour*

*(b) to reinforce the dominance of landscape over built form*

*(c) to ensure development on land to which this clause applies is located and designed to minimise its visual impact on those environments*

Mosman Parks & Bushland does not believe that the objectives of the Scenic Protection Area will be fulfilled by the construction of kayak storage sheds on a small green area of public land.

**Conclusion**

It is not the intention of Mosman Parks & Bushland to prevent the Scouts from housing kayaks and we bear no ill will towards Mosman Rowers.

**However the current DA comes at too great a cost. It involves the loss of public land; it is to the detriment of Sydney Harbour foreshore; and it is not in the interest of the wider public.**

The Association believes that alternative avenues for storing kayaks should be explored. It may be possible to store kayaks and improve the Scout Hall without the loss of public land. The commercial arrangements between the 3<sup>rd</sup> Mosman Bay Scouts and Mosman Rowers Ltd are not our concern unless they involve the losses to the public that have been discussed in this objection, in particular the loss of public land and the public enjoyment of the Harbour.

Thank you for the opportunity to comment.



Kate Eccles

President

23.1.2015