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From: Rachel Dawson <ra_dawson@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 2/03/2011 3:13 pm
Subject: objections to Rozelle Bay Sydney Superyacht Marina

Attention: Michael Buckley

Application no. MP09- 0165

I object to the plan for the following reasons:

- * local residents were assured in 2000 that this was a temporary facility. Obviously the planning process is not to be trusted.
- * Rozelle Bay is not very large and is ideally suited to passive recreation and the enjoyment of the newly refurbished parks and gardens, cycling, children's play, picnics, harbor walks, kayaking, canoeing, sculling and dragonboating. Clearly having Superyachts monopolizing the bay would not be compatible with many of these activities.
- * Birkenhead Point is much bigger and far better suited to being developed for the servicing of Superyachts.
- * Darling Harbor is nearby and provides plenty of opportunity for drinking alcohol, eating and listening to music.
- * this development does not meet any environmental standards. Where are the water collection facilities, solar panel or other sustainable design features? Superyachts are themselves most environmentally unfriendly - they spew petrol exhaust into the water and air and waste, chemicals and anti-fouling also pollute the water. Government needs to be making every effort to minimize the use of these gas guzzlers and continue cleaning up the Harbor.
- * having bands playing until well into the night is obviously unacceptable. Whenever Liquidity had a function the noise traveled easily across the water. I hear the telephone ringing frequently from my bedroom.
- * this city does NOT need another drinking till 2am precinct. Day in day out we hear reports of another incident related to alcohol. Let me quote from the President of the NSW Police Association, Scott Weber in today's SMH - "any police officer will tell you that 80% of our work after dark is related to alcohol....Paramedics, nurses and doctors also work round the clock at the weekend as intoxicated people make the pilgrimage from the street to the emergency department."

Yours sincerely, Rachel Dawson
11 Edward St, Glebe

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PO Box 721

GLEBE NSW 2037

3.3.2011

Major Projects Assessment

Department of Planning

GPO Box 39

SYDNEY NSW 2001

Attention Mark Buckley

Proposed Major Project Super Yacht Marina Rozelle Bay (MP09_-0165)

Notice of Objection

We hereby notify you of our objection to the proposal for redevelopment of the former Liquidity site and northern shore of Rozelle Bay as a Super Yacht Marina.

This proposal envisages a massive redevelopment and expansion of the site with retail and commercial spaces, cafes, restaurants, function facilities, a Hotel (tavern), liquor outlets and a marine club (licensed facilities). It incorporates 9 open restaurant balconies and outdoor live amplified music to 10-00pm at night.

As residents of Leichhardt Street, Glebe Point for 10 years we recall very well the noise pollution generated by the Liquidity venue. The noise from disco and live music and rowdy party goes on Friday and Saturday nights and at other times during holiday periods continued well into the early hours of the morning. There was and still is no real way of baffling or controlling that sort of late night noise pollution. The noise generated from the site travels straight across Rozelle Bay and into Glebe Point. It affected our quality of life on a regular basis with lack of sleep being a

major problem. Glebe is not Kings Cross or Darlinghurst but is, as the developers and planners must realise, a residential area. The noise from the former Liquidity venue was contrary to the character and quality of this and surrounding suburbs. We can only agree - on the basis of experience - with the independent reports of Dr Martin Lawrence and Dr Fergus Fricke, acoustics experts, in relation to this proposal, that outdoor amplified music is not acceptable at any time because of the impact on the residents of Glebe. There is little prospect in reality that such entertainment would be confined to end at 10-00pm given the scale of this proposal. We have real concerns that this is just the "thin edge of the wedge" and that the developers and later on owners/managers will promote a view that they have an isolated secluded location suitable for late night music when in fact the whole thing would be a major intrusion on nearby residents.

The failure to place any controls, as part of the proposal, on the amount of space that can be used for commercial purposes means there is potential for it to be converted for a whole range of uses including as an entertainment venue with restaurants, cafes, bars etc. The lack of controls means there is potential for the "maritime" use of the centre to be completely overshadowed by commercial and entertainment activities.

We are concerned about the effect on traffic flow to and from the proposed centre given that the roadway entrance points are in the immediate vicinity of the junctions of Victoria Road and Anzac Bridge. The traffic to the site would flow into James Craig Road which is already a busy traffic area particularly at the intersection with Robert Road.

We object to the proposal for the above reasons and seek a much more comprehensive consultation process before any further action is taken. Please keep us notified of any further developments.

John Bowers & Justin Hutchinson

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From: Lydia Bushell <lbushell@mail.usyd.edu.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 3/03/2011 6:44 am
Subject: Re: Marina
Attachments: Marina Objection.docx

Objection to

Sydney Super Yacht Marina, Rozelle Bay, Development

_Application Number: MP 09_0165_

I wish to lodge an objection to part of this proposal because some proposed uses are inappropriate for the site because of the potential noise which will result from these inappropriate uses. I would also like to draw attention to the inadequacy of the community consultation about this proposal.

Inappropriate Use

Rozelle Bay has been designated as part of the "working harbour", specifically for commercial and recreational boating, major boat repair, marine contracting and marine operations. The proposed use, as stated in the "Project Description and Application (Prelim EA)", is "marina related activities such as Brokerage, Chandlery, Provisioning, Café, Restaurants, Operations and Logistics, offices and associated Commercial offerings". This is entirely appropriate.

However, the Media Release dated 3 February 2011 mentions cafés, restaurants, function facilities, a hotel, a liquor outlet, a bar and a club. Elsewhere, the proposal mentions amplified bands outdoors and on balconies.

While a limited number of cafes and restaurants servicing the Marina's clients are appropriate, function centres, taverns and outdoor bands should be in entertainment precincts, not in a working harbour location close to residences.

The result of having facilities such as these can only be to draw more pedestrian and vehicular traffic to the area and to create congestion and unwanted noise for local residents.

Noise

As well as traffic, equipment, conversation and other noise, the company's proposal mentions possibly nine amplified bands on the proposed balconies and two more in the outdoor forecourt area.

Although it is not mentioned anywhere in its formal submissions, the company has stated that it would be willing to try to limit noise by only allowing one band to play outside at any time, by regulating the volume of music and by closing the balconies so as to confine noise within the buildings at certain times.

While having music within cafes and restaurants is entirely appropriate, having any amplified music in the very limited outdoor pedestrian areas can only disturb local residents and draw people and traffic who would not otherwise use "marina related facilities" to the area, causing still more noise and disturbance as well as unnecessary traffic congestion.

Similarly, it may be entirely appropriate to have amplified music within soundproof buildings on the site. However, the notion of providing these building with open balconies and then trying to strictly regulate the use of these balconies to limit noise seems absurd. Any noisy activities should simply be confined to buildings which are soundproof at all times and have no open balconies.

Inadequate Community Consultation

Although the planned development is within Leichhardt Council's area, its main effect will be on Glebe, which is within the Sydney City Council area.

According to the company's submission, those advised of the consultation period by the company did not include Sydney City Council, any of the active local groups such as the Glebe Society, the Glebe Chamber of Commerce, the Glebe Point Residents Group or the Glebe Community Action Group, and included only one of the bodies corporate of many apartment blocks potentially affected by the development.

As a result, most local residents were unaware of the details of the proposal until a few days before public submissions close, if then.

Sincerely

(Mrs) Lydia Bushell

9/18 Oxley Street

Glebe, NSW, 2037

296 Glebe Point Road
Glebe
NSW 2037
2 March 2011

NSW Planning
Attn: Michael Buckley
(ph 9228 6468)

Dear Michael,

Subject: Sydney Super Yacht Marina
DA Ref 084-04-02
Objection

I and my family are long-time local residents who have for too long been highly inconvenienced by the excessive noise that emanates from the marina development in Rozelle Bay.

The excessive noise comes from the music either live or not (but both amplified) that has over the years been played at the Liquidity development at the marina. Fortunately this establishment has become unviable and so music has not been played there for some time.

We fear this will change if the development described in DA 084-04-02 is allowed to proceed as planned.

The issue that appears to have been ignored by all of the planning and approval teams is that noise projected over water is amplified.

To compound this, the Noise Report by Benbow Environmental (dated 22 Oct 2010) has some serious flaws:

- The analysis only considers noise from commercial/retail premises and a car park (Section 2.3, p5&6). **THIS IS OBVIOUSLY NOT CORRECT AS THE PLANS CLEARLY SHOW RESIDENTIAL APARTMENTS AND OTHER ACTIVITIES THAT ARE NOT EITHER COMMERCIAL OR RETAIL IN NATURE;**
- In Table 5, Receiver R5 (Federal Road, Glebe) is considered the same as R6 (Oxley St, Glebe). **AS R5 IS CLOSER TO THE WATER AND CLOSER TO THE DEVELOPMENT THAN R6 THIS ASSUMPTION IS WRONG;**
- The Conclusions (Section 6.6, p34) state that management of outside amplified music will cause a minor exceedance of 3dB(A) which "... cannot be detected by the human auditory system and is therefore deemed insignificant". **FROM PERSONAL EXPERIENCE OVER A NUMBER OF YEARS OF BANDS AND OTHER AMPLIFIED MUSIC AT THIS LOCATION THE NOISE IS EXCESSIVE AND COMPLETELY UNACCEPTABLE.**

The Report does acknowledge (2nd & 3rd paras on p25) that during the evening and night periods at R5 the noise level will exceed acceptable levels.

This is the point that concerns us because we can tell you that in the past, the noise level from Liquidity from a position inside our house with the doors and windows closed was the equivalent to a band playing music in the street just outside. It was completely UNACCEPTABLE and we had no success in stopping the noise it when it was happening.

Until the proponent can guarantee that there will not be excessive noise which will impact all residents fronting Glebe Point Road (i.e. east and west of Glebe Point Rd from at least north of Pendrill St) and residents in some or all of Northcote Rd, this development should not be approved.

Yours faithfully,

Rodney Hammett

DA-084-04-02 (MOD 7)
Sydney Super Yacht Marina

We object to this proposal for the following reasons:

Purpose

It appears that the main purpose of the development is as an entertainment centre and not as a service centre for the superyacht marina. The service centre is consistent with the "working harbour" concept. An entertainment centre is not.

Noise

The noise levels will be unacceptable because the proposal includes licensing of a tavern with a 2am closing time. In addition, the proposal includes allowance for outdoor music. Nine of the building sections have what we consider to be oversized balconies capable of seating many people and because of the amphitheatre effect the noise from people on these balconies will be substantial. If these balconies are used as a smoking area for the tavern then we can expect that unacceptable noise will be generated and this can go until 2am.

The problem of the noise is accentuated because the development is directly across the water from our building with no sound barriers between the tavern, outdoor music and our apartment. We have experienced noise problems when the restaurant "Liquidity" was operating at the same site as this development and on several occasions it was very offensive and on most it was offensive. At a public meeting with the proponents (Monday 28th February) they explained that the building that housed "Liquidity" provided very little sound proofing. With outdoor music even the little sound proofing that the building provided won't be available.

We don't think outdoor music is necessary. It isn't consistent with the development of the foreshore walkway which has been developed with a focus to provide for peaceful activities, e.g. walking, picnicking. We're surprised the proponents aren't willing to compromise and restrict music to indoors especially when the stated aim of the development is as a service centre to the superyacht marina.

Community Consultation

We think this has been inadequate. We're sure other respondents will detail the proponents' choice of advertising space to inform the local community. (!)

Summary

In summary, we don't think the development is consistent with the "working harbour" concept and we think the proponents are planning an entertainment center which will generate unacceptable noise throughout our neighbourhood.

For these reasons we think the restrictions on the development should be:

1. 10pm closing time for the tavern.
2. No music.

Nigel Balaam & Marion Manton
37/501 Glebe Point Road
Glebe

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From: Kevin Jarry <jarry@bigpond.net.au>
To: Michael Buckley <michael.buckley@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 3/03/2011 12:11 pm
Subject: Online Submission from Kevin Jarry of Private person (object)

We live across the bay from the proposed development & the level of noise is our major concern. When the current restaurant has a function with a band & open doors/windows the noise level is quite loud & sometimes annoying particularly late at night.

We accept that we are living close to a "working harbour" & accept associated noise from such activities. It seems to us that this proposal is seeking to make the area an entertainment/bar & associated activity precinct along with the current boat activities.

It is not an area that is easy to access other than by car so unlike Glebe Point Road it is not a place where locals will wander in for a drink to listen to soft music.

We have no difficulty supporting marine activities but this proposal is way outside of a working harbour concept.

Name: Kevin Jarry
Organisation: Private person

Address:
45/501 Glebe Point Road

GLEBE NSW 2037

IP Address: cpe-121-210-89-204.gxeb1.ken.bigpond.net.au - 121.210.89.204

Submission for Job: #3599 Sydney Super Yacht Marina
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3599

Site: #2144 Sydney Super Yacht Marina, Rozelle Bay
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2144

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From: Judith Nguyen <nguyenjm@bigpond.net.au>
To: Michael Buckley <michael.buckley@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 2/03/2011 2:50 pm
Subject: Online Submission from Judith Nguyen (object)

The proposal for the shore facilities at the Sydney Super Yacht Marina is of significant concern to us as we are residents on the foreshore side of the 'Pavilions on the Bay' apartment complex. Having already experienced noisy evenings when Liquidity operated as a restaurant / function centre and that was only ONE entertainment facility we believe that the proposed infrastructure will definitely affect our quality of life and quiet enjoyment of the area.

Objections

We formally object to the proposal on the following grounds:

Noise

The major problem is noise from outdoor amplified music. Two buildings are proposed for mixed use including maritime use, retail and commercial offices, cafes and restaurants, function facilities, a hotel (tavern), liquor outlets and a marine club ('licensed facilities?'). The plans show there are nine open restaurant balconies and some open space. It is proposed to have outdoor amplified music (live bands) playing up until 10.00 pm at night.

Proposed Mixed Uses

The commercial space is proposed to be put on the market without any controls on the amount of space for any one use. This could result in the precinct becoming an entertainment precinct with the principal uses being cafes/restaurants/function centres/ liquor outlets. The maritime uses could become secondary. The proposal talks about cafes and restaurants and licensed facilities operating 7 days a week and possibly being open until 2.00 am.

Traffic

Traffic is a potential problem with the use of this site combined with that of the yet to be built Dry Boat Storage facility at Rozelle Bay and the Cruise Passenger Terminal proposed for White Bay. Traffic from all these activities feeds into James Craig Road. The intersection of James Craig Road and Robert Road is already a problem.

Consultation

There has been minimal consultation with the Glebe community. Two small advertisements were placed in the local press in May and June in 2010 and the proposal put on exhibition at Liquidity. In Appendix N, the consultation Appendix, only two responses were received from Glebe. At the very least there should have been consultation with the Owners' Corporation at 'Pavilions on the Bay' as this is the closest residential complex to the proposed shore facilities. (I was Secretary of the Executive Committee at Pavilions from July 2007 to 2010, and can confirm there was no consultation between the developers and the EC).

In Summary

Outdoor amplified music should not be allowed at any time, and there should be conditions in the Consent provisions that will result in an appropriate business mix which recognises that this is a maritime precinct, not an entertainment precinct.

Name: Judith Nguyen

Address:
19/501 Glebe Point Road

Glebe Point

NSW 2037

IP Address: cpe-124-184-20-207.lns10.clt.bigpond.net.au - 124.184.20.207

Submission for Job: #3599 Sydney Super Yacht Marina
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3599

Site: #2144 Sydney Super Yacht Marina, Rozelle Bay
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2144

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From: Professor Thong Nguyen <D.T.Nguyen@utas.edu.au>
To: Michael Buckley <michael.buckley@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 2/03/2011 2:48 pm
Subject: Online Submission from Professor Thong Nguyen (object)

The proposal for the shore facilities at the Sydney Super Yacht Marina is of significant concern to us as we are residents on the foreshore side of the 'Pavilions on the Bay' apartment complex. Having already experienced noisy evenings when Liquidity operated as a restaurant / function centre ? and that was only ONE entertainment facility ? we believe that the proposed infrastructure will definitely affect our quality of life and quiet enjoyment of the area.

Objections

We formally object to the proposal on the following grounds:

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The major problem is noise from outdoor amplified music. Two buildings are proposed for mixed use including maritime use, retail and commercial offices, cafes and restaurants, function facilities, a hotel (tavern), liquor outlets and a marine club (?licensed facilities?). The plans show there are nine open restaurant balconies and some open space. It is proposed to have outdoor amplified music (live bands) playing up until 10.00 pm at night.

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Traffic is a potential problem with the use of this site combined with that of the yet to be built Dry Boat Storage facility at Rozelle Bay and the Cruise Passenger Terminal proposed for White Bay. Traffic from all these activities feeds into James Craig Road. The intersection of James Craig Road and Robert Road is already a problem.

Consultation

There has been minimal consultation with the Glebe community. Two small advertisements were placed in the local press in May and June in 2010 and the proposal put on exhibition at Liquidity. In Appendix N, the consultation Appendix, only two responses were received from Glebe. At the very least there should have been consultation with the Owners' Corporation at 'Pavilions on the Bay' as this is the closest residential complex to the proposed shore facilities. (My wife, Judith Nguyen, was Secretary of the Executive Committee at Pavilions from July 2007 to 2010, and can confirm there was no consultation between the developers and the EC).

In Summary

Outdoor amplified music should not be allowed at any time, and there should be conditions in the Consent provisions that will result in an appropriate business mix which recognises that this is a maritime precinct, not an entertainment precinct.

Name: Professor Thong Nguyen

Address:
19/501 Glebe Point Road

Glebe Point

NSW 2037

IP Address: cpe-124-184-20-207.ins10.clt.bigpond.net.au - 124.184.20.207

Submission for Job: #3599 Sydney Super Yacht Marina
https://majorprojects.onhive.com/index.pl?action=view_job&id=3599

Site: #2144 Sydney Super Yacht Marina, Rozelle Bay
https://majorprojects.onhive.com/index.pl?action=view_site&id=2144

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From: "Judy Byrne" <judybyrne@iprimus.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 2/03/2011 1:39 pm
Subject: MP 09-0165 Sydney Super Yacht Marina

I wish to object to this proposal.

My concern is the noise created by the provision for live outdoor music. During the period of the Liquidity function room, the noise from live and recorded music was excessive. Noise levels were often above 65 dcb and occasionally above 80 dcb. Still summer nights are a particular problem.

I do not know how the noise modelling was done but I note that the data collected at the monitoring point at the end of Glebe Point Rd. (R5) was unusable. My comment about the effect of just one live band is from direct experience.

I also note that the initial consultation included The Pavilions complex but not other affected Glebe Point Rd residents such as myself.

It is my view that no outdoor live music should be permitted. If any outdoor music is permitted it must be strictly monitored to ensure local residents are not disturbed.

Judith Byrne

306 Glebe Point Rd Glebe 2037

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From: Jan Wilson <janwil@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 2/03/2011 11:55 am
Subject: Sydney Super Yacht Marina

Major Project: Sydney Super Yacht Marina, Rozelle Bay (MP09_0165)
Attention: Michael Buckley

Dear Sir,

I wish to state my objections to the proposed development of the Sydney Super Yacht Marina on the following grounds:

1. The community was not consulted appropriately. There was minimal consultation with the Glebe community. Two small advertisements were placed in the local press in May and June last year and the proposal was put on exhibition at Liquidity for people who visited there. Hence people have not had adequate time to refer to the documents. In Appendix N, the consultation Appendix, only 2 responses were received from Glebe, one of which was from a major importer of boats.
2. There are several issues re noise from music being played by live bands outside. One has to ask the question why is it necessary to have live music outside when there are entertainment spaces internally.
3. It is proposed to be multi-use of the site without clearly defined terms of reference
4. As there will be several different lessees, including a Tavern with a 2:00am closing Licence, it will be very difficult to control, noise of patrons, music and traffic.
5. I find it unacceptable and unnecessary to have live bands with amplification outside. The needs of customers can be totally catered for within internal spaces.
6. There is no guarantee that balconies will be closed off at night to prevent internal noise escaping across Rozelle Bay.
7. There are also issues re traffic congestion that will have impact on the local area with the construction of the Dry Boat Storage and the proposed Cruise Passenger Terminal.

Finally I don't think residents should have the responsibility of ringing up after the event to make complaints about noise issues

I wish to be kept informed of further outcomes.

Sincerely
Jan Wilson

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Jan Wilson
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