



OFFICE OF VERITY FIRTH MP

Member for Balmain

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Attn: Michael Buckley
Major Projects Assessment
NSW Department of Planning
GPO Box 39
Sydney NSW 2001
plan_comment@planning.nsw.gov.au

Thursday 24 February, 2010

Dear Mr Buckley,

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

I am writing on behalf of local residents to raise their concerns about the proposed Super Yacht Marina development on the Rozelle Bay foreshore.

It is important to note that local residents are not opposed to development of the foreshore per se. It is their firm and reasonable opinion that any development must respect existing uses and local residents. Moreover, it should enhance maritime facilities and increase public access to the foreshore.

Four major grounds for concern have been brought to my attention as local Member and I appreciate the opportunity to relay them in this submission.

Noise & hours of operation

It is my understanding that the current proposal would allow for outdoor amplified music to be played until 10.00pm, with licensed venues operating until after midnight most nights. Local residents do not believe that amplified music would be appropriate at any time.

Clearly, this sort of operation could cause significant amounts of noise and affect nearby receivers such as the residents of Glebe Point. As you would be aware, noise travels with remarkable efficiency across expanses of water and as such the 9 open restaurant balconies and other open spaces could well generate significant noise levels straight into Rozelle and Blackwattle Bays.

Any development must respect existing nearby residents and it is for that reason that I believe stricter limits should be placed on both hours of operation and the type of noise production permissible.

Proposed mixed uses

Under the current proposal, the commercial space will allow for a mix of entertainment, retail and commercial uses such as restaurants, licensed venues, cafes, office space and shops. Some commercial activities are necessary and certain types would probably even be welcome.

However, the current proposal lacks any controls over the limit in amount of space for any one use. Local residents are concerned that desirable uses such as ship chandlers and cafes could give way to an entertainment precinct dominated by noise-producing licensed venues.

I would appreciate your consideration of what controls could be placed on the proposed commercial space to ensure a reasonable mix of uses.

Traffic

Local residents are concerned about the impact of traffic at the intersection of James Craig Rd and City West Link, which is already under strain at times due to current uses. They also note that the yet to be built Dry Boat Storage facility and White Bay Cruise Passenger Terminal will cause additional stress.

Any development requires a proper traffic management plan which accounts for the increased traffic arising from these future developments.

Consultation

As local Member, I am particularly concerned by the apparent lack of consultation undertaken with the Glebe community in the formation of this proposal.

Glebe residents stand to be most affected by any development on Rozelle Bay as it is where the noise and visual impact will be greatest.

From speaking with local residents it does not seem that sufficient formal consultation was undertaken with Glebe residents either by the developer or the Department of Planning. I would appreciate your effort to reach out to the Glebe community so that their concerns can be adequately heard and addressed in the finalisation of this proposal.

Rozelle Bay is, and should continue to be, primarily a maritime precinct. Any development on the site must respect existing uses and local residents.

Thank you for your earnest consideration of this submission.

Yours sincerely,



Verity Firth MP
Member for Balmain