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From: Joyce Morgan <jmorgan@smh.com.au>
To: Michael Buckley <michael.buckley@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 1/03/2011 2:25 pm
Subject: Online Submission from Joyce Morgan of none (object)

I believe the noise and scale of this development render it inappropriate for this site.

I note the noise assessment prepared on behalf of the developer Sydney Super Yacht Marina acknowledges the potential for noise disturbance in the evening and overnight for residents of Glebe Point, primarily as a result of amplified music (see page 23 of Benbow Environmental's assessment) This is unacceptable in a residential area.

This development appears to involve the creation of a mini-Cockle Bay in the what is currently a quiet residential area bordering waterfront parkland. The potential for constant nightly noise disturbance and the impact on land values make this unsuitable. I urge the rejection of this development.

Name: Joyce Morgan
Organisation: none

Address:
18 Alexandra Road, Glebe, NSW 2037

IP Address: finance.fairfax.com.au - 203.26.177.2

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: [REDACTED]
To: Michael Buckley <michael.buckley@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 1/03/2011 4:59 pm
Subject: Online Submission from [REDACTED] (object)

I have reviewed the assessment and note the following objections to the plan as it stands:

Noise:

1. the assessment report confirms that with live music of any sort they will exceed the noise limits standard by 3db(A) at R5. Whilst they say this is minor, it does exceed the standard. The developers highlighted that the standards were their rules applied for all assessments in relation to wind measurements and methodology. You can't have it both ways, either the rules apply or they don't, accordingly their noise assessment classifies as a fail and they cannot proceed without amendment. Sound gain is not linear but an algorithm and this quantum over the standard limit will significantly impact our home. 3 db(A) could in fact be a 50% increase in volume in what is already a region suffering from noise pollution.

2. no measurements were conducted at location R5 in the noise assessment and this is the nearest residential location to the proposed development. This is remiss and frankly somewhat disingenuous in approach. Until proper independent assessments that reflect actual conditions are undertaken we cannot accept proceeding with the development.

3. no constraints are indicated as to how they will monitor or control noise. The proposal for 9 live music venues and the increased crowd noise within 200 metres of a residential and parkland environment is not acceptable.

Change of purpose

1. the precinct is historically and currently marine/residential/parkland. The proposed development alters that to primarily entertainment/residential/parkland. The proposal lists 9 entertainment facilities including a tavern open to 2am each morning with potentially live music operations. No proper consultation with the residents and community has been undertaken to ascertain their desire or acceptance of a change of purpose for the precinct.

2. the development proposes a range of opening and closing hours including up to 2am for the licensed tavern. This is far too late for a residential area.

Current Facilities

a number of issues have arisen in recent weeks in relation to the current usage of the site including:

1. Unattended flood lights left on all night with the beam directed at residential properties
2. Luxury Motor Boats with sound systems booming music across the water at night while partying
3. Power saws and equipment operating at the marina on Saturday afternoon emitting significant noise pollution contravening existing operational approvals.

Its clear that with the current level of development it is already at times difficult for residents and park users to co-exist with the facilities. This major development if granted without amendments and controls will have a negative impact on the local environment.

This is a residential area, I don't oppose improvement and development in a controlled manner that reflects or enhances the area's current use. However, to protect existing residents, significant limits must be placed on the noise, type and scale of development to balance the needs of residents and park users. The developers are seeking to improve the site and ultimately to make profits. I don't want their profit to be at my expense.

Note: I do not wish my details provided to the project proponent or on the Government's website.

regards

[REDACTED]
Name: [REDACTED]

Address:
[REDACTED] 501 Glebe Point Rd Glebe

IP Address: [REDACTED]

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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



From: Jane Spring <janespring@optusnet.com.au>
To: Michael Buckley <michael.buckley@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 23/02/2011 7:06 pm
Subject: Online Submission from Jane Spring of Sydney university Women's Rowing Club (other)

We are very concerned about any further expansion of the on-water facilities of the super-yacht marina due to the impact of the boats and marina on navigation. The placing of te boats with extensive mooring lines and makrer buoys has a serious impact on our ability to row safely in Rozelle Bay.

We are also very concerned about shops etc that attract boats to the area - especially when we are rowing from 5-8am weekdays and 5-10am weekends. This is due to the traffic and wash impact on rowing.

Name: Jane Spring
Organisation: Sydney university Women's Rowing Club

Address:
22 Murray St

Russell Lea NSW 2046

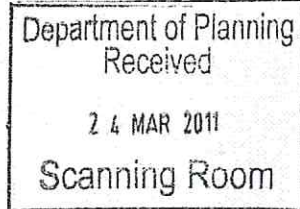
IP Address: c211-30-28-127.rivr2.nsw.optusnet.com.au - 211.30.28.127

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
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PCU020948



427 Glebe Pt Rd
Glebe NSW 2037
21 March 2011

came in late

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Michael Buckley
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2000

RE: Sydney Superyacht Marina project *MP09_0165*

Dear Michael

I write to request that in evaluating this project consideration be given to the problem to residents of the production of noise through both amplified music and through service of alcohol at up to 9 (as proposed) licensed venues.

A crowd of people sitting outside drinking will create a high level of noise.

I note that following a meeting with residents, the Directors of Sydney Superyacht Marina Pty Ltd made commitments with regard to outdoor bands. But my personal experience living across the road from two youth hostels is that at night a few people who have been drinking for a few hours can create a very significant and disruptive level of noise at night. If there are 9 licensed venues in operation the level of human noise will be great.

Amplified music will add to this noise. Highly amplified music within buildings with shut windows can still be easily heard, and people moving in and out for drinks and food will permit a higher level of outdoor noise.

Reference is made in the Directors' document to restrictions on live bands, but DJ's mixing pre-recorded music would be the most frequent source of music at licensed venues. This is not referred to at all but should be considered.

Other residents' documents have referred to noise travelling across the water of the bay, and the effect of prevailing wind, which I endorse.

The Directors propose that prior to submitting a Preferred Project Report to Department of Planning, music simulations from the Superyacht Marina site would be performed and noise would be monitored at the nearest residences across the Bay.

In testing the effect of noise levels, I would request that the effect of numerous people be added to the decibel 'load'.

Sincerely

Carole Herriman
herrwhit@acslink.net.au



PCU020348

425 Glebe Point Road
Glebe NSW 2037, NSW 2037
T 02 96929440

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4 March 2011

Michael Buckley

Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001



Dear Mr Buckley,

RE: Sydney Super Yacht Marina Rozelle Bay (MP 09_0165)

I write with great concern regarding the proposed developments on Rozelle Bay. This major project proposal came to attention at a very late stage, without the consultation one would expect, especially given the nature and scope of the proposals, and without consulting those most affected. It was only through the efforts of residents that a meeting with the proponents was held earlier this week.

At that meeting resident's concerns were aired, following which the Directors made a number of commitments to address them. Residents proposed and it was agreed (and that was the only point of agreement) that a simulation test should be conducted to monitor noise levels.

Noise is the primary issue of concern. Residents have already suffered from the noise generated by "Liquidity"; noise which had an appalling effect on the quality of life of residents living on and near the bay.

The businesses and activities in this current proposal would have an even more substantial impact and should not be approved. Combination of the proposed activities - whether a tavern, function centre, with open balconies and outdoor amplified music - would be equivalent to establishing an entertainment centre in a residential area, with the impacts magnified by their location on the edge of the water:

There should be no outdoor music, and restrictions must be placed on levels of noise generated in sound insulated activity areas.

The community is supportive of maritime related activities and of the site being used as a maritime precinct, in accordance with objectives of the master plan for the site. This proposal does not address those objectives and is totally unsuitable for the site.

I strongly object to the proposals and believe any approvals should ensure that the maritime character of the site is maintained, to reflect the intentions of the master plan of the bays.

Sincerely,

Robyn Kemmis