

Ben Eveleigh

From: system@affinitylive.com on behalf of Joyce Morgan <mightypen20@gmail.com>
Sent: Sunday, 17 May 2015 6:04 PM
To: Ben Eveleigh
Subject: Submission Details for Joyce Morgan (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Joyce Morgan
Email: mightypen20@gmail.com

Address:
18 Alexandra Rd

Glebe, NSW
2037

Content:

Sydney Superyacht Marina has applied to modify aspects of its development on Rozelle Bay. In particular it seeks to reduce noise restrictions, remove airlocks and increase outdoor space, including adding an outdoor deck. It also seeks to add an additional level to the carpark. This application should be rejected for the following reasons.

This development is just 250 metres from residences and Bicentennial Park. The developers already plan to operate licensed venues with live music on this site seven days a week until mid-night. This will adversely affect park users and residents. The approved outdoor space is already half the size of an Olympic swimming pool.

This development is an entertainment complex on public land zoned for maritime use.

The creation of this facility has happened by stealth. What was supposed to be a temporary marina for a few boats during the 2000 Olympics is now being promoted by the developers as the largest Superyacht facility in the southern hemisphere.

There has been inadequate community consultation at all stages of this \$30 million plus development. Placing an advertisement about the marina amid the sex ads in the Inner West Courier is inadequate notification that such a substantial development was planned.

Noise testing for the initial development was inadequate. This was conducted during the day. But sound travelling across water is far more noticeable at night. Further testing should be undertaken at night.

Sound from a previous licensed venue on this site, Liquidity, caused considerable disruption to residents in a wide area of Glebe and was the source of repeated complaints. Yet this venue operated with noise restrictions.

The development of this marina could impact the future use or existence of Glebe Island Bridge. The NSW Superyacht Industry Association has argued that the bridge should be demolished for the benefit of maritime and commercial interests.

Public benefit should be paramount. According to the Sydney Regional Environmental Plan: "The public good has precedence over the private good whenever or whatever change is proposed for Sydney Harbour or its foreshores." The changes proposed by Sydney Superyacht Development put commercial development ahead of the public good, in particular the public users of Bicentennial Park and foreshores.

The public is concerned at the scale of the boat storage facility erected last year on Rozelle Bay. This has impinged on the visual amenity of the area. Views across the bay from Glebe Point Road and Victoria Road have been obstructed. The size of this facility, together with the lack of community consultation over its construction, have increased concerns about the future development of this foreshore area.

Urban Growth has noted that the Bays Precinct represents possibly the highest potential transformation opportunity in the world: "The realisation of that potential will offer something for every Sydneysider". The transformation of Rozelle Bay should not be into a playground for the super-rich to the detriment of the public.

IP Address: 60-241-188-98.static.tpgi.com.au - 60.241.188.98
Submission: Online Submission from Joyce Morgan (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=117254

Submission for Job: #6242 MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina
https://majorprojects.affinitylive.com/?action=view_job&id=6242

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

Joyce Morgan

E : mightypen20@gmail.com

12

Ben Eveleigh

From: system@affinitylive.com on behalf of Mark Burgess <mbalucor@bigpond.net.au>
Sent: Sunday, 17 May 2015 8:16 PM
To: Ben Eveleigh
Subject: Submission Details for Mark Burgess (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Mark Burgess
Email: mbalucor@bigpond.net.au

Address:
27/501

Glebe, NSW
2037

Content:

A proposal has been made by the developer to expand their proposed commercial development opportunity at Rozelle Bay Super Yacht Marina foreshore. The changes suggest they are refocusing the space from mostly marine to an entertainment zone. The area is zoned Marine not entertainment.

The basis for the requested amendments to the DA are justified by the developer as improving their investment outcome due to the impacts of the changing commercial situation.

The development is on public land and the developers commercial concerns should not allow them to improve their position at the cost of the community.

The developers went through a consultative process and reached an agreed position with the community. Amending the site specific constraints should give rise to a further detailed assessment not a few words from the developers own consultants saying "it will be ok".

The residents went through a consultative process with the developers particularly in relation to noise control. The proposed amendment wish to remove the controls and expand the entertainment facility size.

The Bay is used by many small craft, kayaks, dragon boats, rowers and sailing Catamarans... The proposal to now expand the super yacht marina by around 70% will obviously impact their ability to use the bay.

The original proposal after consultation with the community included constraints on out door Dining areas. The developers now propose to dump this agreed constraint and expand all outdoor dining and rooftop areas for entertainment. They also wish to remove all agreed constraints on events and noise.

Minister, this is clearly a case of developers wishing to create maximum commercial return at the expense of the community on community land and waterways. It's quite plain to see and easy to understand their short term profit motives.

We have planning rules to protect the community from commercial interests. Public good is not being served in this instance and I would ask your department to review and restrain these private interests.

A full review of the major proposed changes by independent consultants is required to ensure transparency and protect the valuable foreshore precinct from unrestrained development.

Regards

Mark Burgess

IP Address: - 101.171.213.71

Submission: Online Submission from Mark Burgess (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=117256

Submission for Job: #6242 MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina

https://majorprojects.affinitylive.com/?action=view_job&id=6242

Site: #2144 Sydney Super Yacht Marina, Rozelle Bay

https://majorprojects.affinitylive.com/?action=view_site&id=2144

Mark Burgess

E : mbalucor@bigpond.net.au

13

Ben Eveleigh

From: system@affinitylive.com on behalf of Peter Candler <tpcompany@bigpond.com>
Sent: Monday, 18 May 2015 5:35 PM
To: Ben Eveleigh
Subject: Submission Details for Peter Candler (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Peter Candler
Email: tpcompany@bigpond.com

Address:
32\501 Glebe Point Road

Glebe, NSW
2037

Content:

Dear Sir/ Madam,

We are strongly against any further expansion of this project, we live directly opposite the site in question and have had grave concerns of the original project let alone this request for expansion.

Outdoor extra seating....more noise, increased births.....more noise, additional car parking....more noise.

When the tests were set up for noise control the results were well above the accepted limitations, to my knowledge the project was approved without properly addressing this issue. Clearly the developer is attempting to get all that he wants by way of stealth, not acceptable.

Peter & June Candler

IP Address: - 101.174.17.66

Submission: Online Submission from Peter Candler (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=117281

Submission for Job: #6242 MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina

https://majorprojects.affinitylive.com/?action=view_job&id=6242

Site: #2144 Sydney Super Yacht Marina, Rozelle Bay

https://majorprojects.affinitylive.com/?action=view_site&id=2144

Peter Candler

E : tpcompany@bigpond.com

14

Ben Eveleigh

From: system@affinitylive.com
Sent: Tuesday, 19 May 2015
To: Ben Eveleigh
Subject: Submission Details for

Confidentiality Requested: yes

Submitted by a Planner: no

Content:

The changes proposed in this 'modification application' involve a close to 80% expansion of the originally approved plan for the size of the marina and its noise controls. This is preposterous. That plan was finalized after extensive public consultation and scrutiny. This is essentially a new application, and it should be subjected to the same rigorous planning and consultation process for major developments in NSW. Not to do so sends out a disquieting message to the community about deals done behind closed doors.

This blatant example of intended 'developer creep' (SMH 16 May) directly violates the general principles of the Sydney Harbour Region Environmental Plan. It poses a serious environmental threat to the Blackwattle Bay parkland, to the foreshore regeneration area directly opposite the existing marina, and to the well-being of the local community.

IP Address: proxy-web-ext-2.syc
Submission: Online Submission
<https://majorprojects.affinitylive.com>

Submission for Job: #6242 MPC
<https://majorprojects.affinitylive.com>

Site: #2144 Sydney Super Yacht
<https://majorprojects.affinitylive.com>

ney Super Yacht Marina

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

Ben Eveleigh

From: system@affinitylive.com on behalf of Anthony Larkum <a.larkum@sydney.edu.au>
Sent: Tuesday, 19 May 2015 5:05 PM
To: Ben Eveleigh
Subject: Submission Details for Anthony Larkum of Glebe Society (object)
Attachments: A Larkum 2015 Objection.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Anthony Larkum
Organisation: Glebe Society (Member)
Email: a.larkum@sydney.edu.au

Address:
17 Alexandra Road

Glebe, NSW
2037

Content:
see pdf file

IP Address: cpe-58-173-56-5.nsw.bigpond.net.au - 58.173.56.5
Submission: Online Submission from Anthony Larkum of Glebe Society (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=117315

Submission for Job: #6242 MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina
https://majorprojects.affinitylive.com/?action=view_job&id=6242

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

Anthony Larkum

E : a.larkum@sydney.edu.au

Dear Sir,

I am replying to the letter sent to me:

Subject: Exhibition of section 75W modification application, Sydney Superyacht Marina, Rozelle Bay.

I want to raise objections to the proposed increase in land use especially to the proposal to run a restaurant on the site.

1. Objection to entertainment areas on the land base. Without further details, which are not explicit in the proposal it is difficult to understand just what is proposed. However, it looks as if this is a continuation of the previous proposals "**Super Yachts Marina – Land-Based Development Application**" from March 2011 (MP 09_0165).

In connection with that previous submission the Glebe Society was most concerned with the development of facilities on the land base of the Sydney Superyacht Marina, which would cause undue levels of musical sound to reach the communities living on the south side of Rozelle Bay. Previous experience with the Liquidity Restaurant in the 2000s gave indisputable evidence that sound levels in excess of those allowed were received on these communities on nights when music was played outdoors at the Liquidity restaurant.

Therefore it must be a strict requirement of any restaurant and entertainment area that music is contained indoors.

2. Objection to increase in number of boats. The present proposal is to increase the number of boats from 24 to 43. If one looks at the space that the marina is taking up today and almost double this, there does not seem nearly enough room for that increase in boats. Perhaps there is a plan to have pontoons offshore. Whatever the plan the increased number of large boat will impose a big cost on the environment. This should be factored in to any future costs imposed on the Sydney Superyacht Marina. It is known that the sediments in the middle of Rozelle Bay are heavily contaminated with heavy metals. The action of the super-yachts, much more than any other boating activity will stir up these sediments and lead

to continuing pollution of the Bay. Serious thought should be given to removing these polluted sediments just as was done on the Olympic site at Homebush Bay.

Ben Eveleigh

From: system@affinitylive.com on behalf of Judith Nguyen <Nguyenjm@bigpond.net.au>
Sent: Tuesday, 19 May 2015 9:59 PM
To: Ben Eveleigh
Subject: Submission Details for Judith Nguyen (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Judith Nguyen
Email: Nguyenjm@bigpond.net.au

Address:
Unit 19

Glebe, NSW
2037

Content:

I am writing to express my deep concern about the proposed modifications to the Sydney Superyacht Marina. When this development was originally proposed, I was one of the community members who expressed their concern about its size and potential impact on local residents and visitors and users of the bays (such as rowers, dragon boat racers and the Heritage fleet) - particularly in terms of safety and noise. Independent sound testing of outdoor live music from the existing marina foreshore was carried out: when found to exceed acceptable levels, the plans were modified. Now we learn that the Superyacht Marina wants to increase in size and scope, which will certainly impact on the quality of life and leisure and safety in this unique part of Sydney. Let us preserve the 'working harbour' character of Rozelle and Blackwattle Bays and not turn it into an 'entertainment precinct' for the rich and famous!

IP Address: cpe-124-184-3-118.ins10.clt.bigpond.net.au - 124.184.3.118

Submission: Online Submission from Judith Nguyen (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=117327

Submission for Job: #6242 MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina

https://majorprojects.affinitylive.com/?action=view_job&id=6242

Site: #2144 Sydney Super Yacht Marina, Rozelle Bay

https://majorprojects.affinitylive.com/?action=view_site&id=2144

Judith Nguyen

E : Nguyenjm@bigpond.net.au

Ben Eveleigh

From: system@affinitylive
Sent: Wednesday, 20 Ma
To: Ben Eveleigh
Subject: Submission Details
Attachments: Super_Yacht_Marina

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

See attached pdf.

IP Address: cpe-121-211-77-22 11.77.234
Submission: Online Submissi
<https://majorprojects.affinitylive.com/submissions/356>

Submission for Job: #6242 M
<https://majorprojects.affinitylive.com/submissions/356> Sydney Super Yacht Marina

Site: #2144 Sydney Super Yacht
<https://majorprojects.affinitylive.com/submissions/356>

MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina Submission

As a resident of Eglinton Rd in Glebe Point, I wish to voice my strong opposition to the proposed modifications to the Sydney Super Yacht Marina. The proposal seeks to nearly double its existing capacity and departs substantively from its previously-approved objectives and zoning. It will have a significant negative impact on an area of high community and heritage value.

- There are several aspects where this proposal will have significant increased noise impact on nearby residents and park users – increased outdoor hospitality/entertainment, increased superyacht traffic, removal of airlocks and other noise management measures. This ~~contravenes~~ measures that were implemented in the previous approval.
- While masquerading under the cloak of a yacht club, the project appears to be setting significant new and unapproved objectives in provision of hospitality and entertainment services – ~~this is a~~ significant departure from the planning objectives of this publicly-owned land, which is zoned as maritime use, not entertainment use.
- The number of superyacht berths will nearly double, creating further pressure in an waterfront that is already congested with current maritime and recreational use – the existing maritime industries, the new dry boat storage sheds, the existing superyacht installation, and recreational users including kayakers, dragonboats and small sailing boats.
- This substantive increase in services (both hospitality and ~~superyacht-mooring~~) is being done outside of the government's separate initiative to develop a masterplan for the Bays precinct including this area. Any proposal to expand the superyacht marina should be reviewed AFTER that masterplan is complete.
- The Glebe Island Bridge is a heritage structure that has potential to provide an important city link to new foreshore residential areas (pedestrian, bicycle and possibly light rail), as is being discussed under the Bays Precinct Master Plan. Further expansion of superyacht is not compatible with the retention of the bridge. The future of the bridge should be determined before any consideration of superyacht marina expansion.

18

Ben Eveleigh

From: system@affinitylive.com
Sent: Wednesday, 20 May 2010
To: Ben Eveleigh
Subject: Submission Details for
Attachments: Marina_Submission.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Content
see attached

IP Address: cpe-121-211-77-234.
Submission: Online Submission fr
<https://majorprojects.affinitylive.com>

Submission for Job: #6242 MP09_
<https://majorprojects.affinitylive.com>

Site: #2144 Sydney Super Yacht M
<https://majorprojects.affinitylive.com>

.234

Super Yacht Marina

Modification to Sydney Super Yacht Marina (MP09_0165 (MOD 1))

Submission

As an owner in Glebe Point since 1991 and recreational visitor since 1974, I am strongly opposed to the proposed modifications to the Sydney Super Yacht Marina. The proposal has significant implications for the future of the Bays area, and the Glebe Island Bridge.

The project proposes a significant increase in outdoor entertainment. This is a major departure from the public objectives for this area, which is zoned for maritime use under the Sydney Harbour Plan and Bays Master Plan. Previous experience with outdoor entertainment at the superyacht facility had a significant noise impact in the area, with noise amplifying across the water and affecting residents and park users.

The proposal is pre-empting the government's Bays Precinct Urban Renewal Plan, which seeks to establish new strategic objectives for the entire Bays area including Rozelle Bay, and across all levels of use including residential, recreational, and maritime. Any proposal to expand the superyacht marina must be examined in the context of the Bays Precinct Planning process.

Rozelle Bay is small and already congested with a mix of maritime and recreational water use – including the vast dry boat storage recently built adjacent to the superyacht marina. Near doubling of the superyacht marina will certainly conflict and preclude other uses. It will also have implications for the future of the Glebe Island Bridge. These impacts must be reviewed under the broader strategic initiative of the Bays Precinct Plan.

The superyacht marina began as a temporary installation in 2000, and further approvals were granted since. This proposal is more than a simple modification, since it seeks to nearly double capacity, and remove constraints placed by earlier approvals. The justification is based in financial viability and the impact of the Global Financial Crisis – this is not a sound basis for a proposal that has far-reaching implications for an area that the Government has identified a major opportunity to demonstrate world-class urban transformation that will benefit the residents of NSW.

19

Ben Eveleigh

From: system@affinitylive.com
Sent: Wednesday, 20 May 2016
To: Ben Eveleigh
Subject: Submission Details for [REDACTED]

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

My concerns relate to the following issues:

1. This area is zoned maritime use and not as an entertainment precinct. A hotel, function centre, restaurants and cafes seem to indicate an intent beyond a maritime usage.
2. The removal or reduction of noise constraints that were imposed by the Planning Assessment Commission, together with increased seating capacity, removes or reduces the possibility for noise management if changes go ahead. PLEASE GIVE THE RESIDENTS NEARBY THE OPPORTUNITY TO NEGOTIATE IF THERE ARE NOISE PROBLEMS. GIVE PEACE A CHANCE.
3. Protect the bay for the future. We want the bay to be a vibrant, working and enjoyable place. Enjoyable for all - visitors and residents - and we know that means compromise - and it means a long term view on how we can all enjoy the bay. What happens here doesn't just impact the residents of today - it has huge implications on how the plans for the bay over the next 20,30,40 years will be implemented. Don't give in on critical noise controls.

IP Address: cpe-124-187-140- [REDACTED] 7.140.39

Submission: Online Submission
<https://majorprojects.affinitylive.com/submit/64>

Submission for Job: #6242 M [REDACTED] Sydney Super Yacht Marina
<https://majorprojects.affinitylive.com/jobs/6242>

Site: #2144 Sydney Super Yacht Marina
<https://majorprojects.affinitylive.com/sites/2144>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

20

Ben Eveleigh

From: system@affinitylive.com on behalf of Marion Manton
<marionmanton@optusnet.com.au>
Sent: Wednesday, 20 May 2015 7:31 PM
To: Ben Eveleigh
Subject: Submission Details for Marion Manton of None (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Marion Manton
Organisation: None ()
Email: marionmanton@optusnet.com.au

Address:
501 Glebe Point Rd., Glebe, 2037

Glebe, NSW
2037

Content:

I object that this public land has been given to a private group to develop a huge business complex masquerading as a Super Yacht club. The real function is not to continue the promise of a "working harbour" but to install a shopping centre, including offices, food outlets, restaurants, combined with a gigantic Pub with outdoor seating balconies and terraces of more than 2000 sq. metres, and a car park for more than 300 cars. The Super Yachts, initially 12 in number are to be increased from the proposed 24 to 43, stealing water space from more diverse and deserving users, such as the Heritage fleet and passive rowers, kayakers and dragon boats, who depend on this still water area. The Super Yachts have such large entertainment areas, dining facilities and accommodation, built in on board, that the need for the so called Club is minimal. It is actually to serve the usual purpose of every large Pub in Sydney. I have an apartment directly opposite the oversized proposal. My balcony is a mere 36 sq.m and I have entertained 20 people there. I can't imagine the noise coming from more than 2000 sq.m. Sound travels across the water from the yachts and boat repair works already, sufficient to disturb the peace. The threat to our future peace is real. The foreshore walk on the Glebe side of Rozelle Bay is very popular and should continue around the entire bay with only genuine marine related work and activities, plus green spaces for public peaceful usage. All housing development will expect the same set-back from the water, without the noise generated by this unnecessary inappropriate outdoor Pub/Club.

IP Address: d27-99-116-39.mas802.nsw.optusnet.com.au - 27.99.116.39

Submission: Online Submission from Marion Manton of None (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=117366

Submission for Job: #6242 MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina
https://majorprojects.affinitylive.com/?action=view_job&id=6242

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

Marion Manton

E : marionmanton@optusnet.com.au

