

26 May 2015

Mr Ben Usher
Acting Director
Key Site Assessments
Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Dear Mr Usher

PUBLIC EXHIBITION - S75W MODIFICATION APPLICATION FOR SYDNEY SUPERYACHT MARINA, ROZELLE BAY (MP 09_165 MOD 1)

I refer to the abovementioned application by Sydney Super Yacht Marina Pty Ltd exhibited by the Department of Planning and Environment (DP&E). UrbanGrowth NSW has reviewed the merits of the proposal with reference to the Statement of Environmental Effects (SEE).

In 2014, the State Government appointed UrbanGrowth NSW (UGNSW) as the lead agency to manage the Bays Precinct Urban Transformation Program (BPUTP) which includes the Super Yacht Marina Pty Ltd site at Rozelle Bay. UGNSW considered the site's strategic land-water based nature and proposed upscaling in the context of the NSW State Government's endorsed policy, strategy and delivery priorities for the Bays Precinct as detailed below.

It is evident that alignment with Government priorities is not being achieved. UGNSW therefore lodges opposition to the proposed development for the following reasons:

1. Incomplete Alignment with Government Priorities

UGNSW is working together with Department of Premier and Cabinet, Roads and Maritime Services (RMS), DP&E, Transport for NSW and five other partner agencies on BPUTP as per the signed Project Collaboration Agreement, 2014. It is important that the implications of this proposal are viewed with due regard to applicable Government ambitions that direct and influence outcomes in the Bays Precinct. These are summarised in:

- a. *NSW 2021 – A Plan to Make NSW Number One*
- b. *A Plan for Growing Sydney*
- c. *Draft Transforming City Living: the Bays Precinct – Discussion Paper* (on exhibition).
- d. *Long term Transport Master Plan*

- e. *Land Use and Economic Study of "Working Harbour" in and around the Bays Urban Transformation Area* (underway and under joint management from RMS, DPC, TfNSW (Maritime Management Centre) and The Port Authority of NSW)
- f. *Proposed Transport and Mobility Plan* (preparation commencing shortly)

The site, adjoining marinas, Rozelle and Johnson Bay form part of a key destination in the BPUTP with a future possible mix of uses of housing, employment, public realm and greater water usage being given focus. The usage should align with government priorities and consider opportunities for this area, to realise greater economic, cultural and social benefits for all.

2. Upscaling of Land- Water Use and Activity

Any increase in boat storage (wet and dry) needs to be considered holistically as part of the *Land Use and Economic Study of Working Harbour in around the Bays Urban Transformation Area*, the proposed *Transport and Mobility Plan* and the future detailed planning for the Bays Precinct which will commence in late 2015. This will then more accurately inform assessment of: safe navigation; compatibilities/conflicts of land-water use; potential congestion; an operational Old Glebe Island Bridge to improve connectivity; and any increase in passive and recreational water based activity. These results also need to be factored into the Superyacht Marina Vessel Traffic Management Plan and Government's future Bays Precinct Waterways Management.

UGNSW wishes to thank DP&E for the time extension for submission lodgement. UGNSW would appreciate the opportunity to discuss our submission. Please contact Therese Hoy on 93912967 to discuss the matter further.

Yours sincerely,



Paul Hourigan
Bays Precinct Project Leader