

Cameron Sargent

From: Peter Thorogood <peterthorogood@gmail.com>
Sent: Friday, 5 June 2015 9:25 AM
To: Cameron Sargent; Ben Eveleigh
Subject: Objection to MP09_0165 Modification to Sydney Super Yacht Marina
Attachments: Marina - Objection to Modifications.pdf

Dear Sir

I wish to lodge the attached objection to part of this proposal because of the potential additional noise which will result from these modifications. I would also like to draw attention to the inadequacy of the community consultation about this proposal.

Sincerely

Peter Thorogood

10/18 Oxley Street, Glebe

Objection to
MP09 0165 Modification to Sydney Super Yacht Marina

I wish to lodge an objection to part of this proposal because of the potential additional noise which will result from these modifications. I would also like to draw attention to the inadequacy of the community consultation about this proposal.

Inadequacy of the Community Consultation

I live in the Bridgewater apartment block which is the second closest residential block to the proposed development, and I am Secretary of the Owners Corporation, but I received no notification of the proposed amendments.

When the original proposal was being considered, we were specifically promised by the developers and their sound consultants (Benbow Environmental) that we would be kept up advised of all developments. We provided street and email addresses for the purpose but we have never received any communication from the developers, their consultants, Leichhardt Council or NSW Planning and Environment.

I have been told that the proposal was advertised in the Inner West Courier. The Inner West Courier has not been delivered to this location for some years.

I understand that, because many residents had not been advised about the proposed modifications, the closing date for objections was extended. However the NSW Planning and Environment web site said that "a determination has been made on the project" during the period of the extension. I am aware that this has led a number of people to not submit their objections, believing that they were too late to be accepted.

Noise

In April 2011, the Benbow Environmental conducted sound level tests of a band playing at the proposed development site. A brief report on these tests is attached.

The measurements indicated that a noise level of about 50dB would be experienced at our apartment. This is the very top of the NSW EPA's acceptable noise level during the day and 5dB above the acceptable level at night. Other residences are closer than ours and would experience louder noise.

Noise – Additional Outdoor Seating

The modifications include 850 m² of additional outdoor seating. The sound level tests established that noise levels from the outdoor entertainment in the original proposal would be unacceptable. Adding a large additional outdoor entertainment area can only make matters worse.

Noise – Air Locks

In order to limit the noise from the indoor entertainment areas, the original proposal included air locks between the indoor areas and the balconies. This modification proposes to eliminate the air locks. This means that noise from the indoor entertainment areas will be much louder whenever the balcony doors are open.

Noise – Roof Area

The modifications include a 540 m² roof area. The proposal does not explain the purpose of this except that it is “for commercial maritime uses”. It is difficult to understand what “maritime uses” occur on the roof of a building. Is the real intention to use the area as a beer garden? Or possibly a future helipad?

If either of these uses is intended, they are obviously far too noisy for an area close to residences and parklands.

Noise – Hours of Operation

The original approval strictly limited the hours and days on which amplified music could be played in the outdoor areas. The modification does not appear to specifically mention this but does say that the outdoor areas would “function” from 7 am to 10 pm, 7 days a week.

If “functioning” includes playing amplified music or other noisy activities, it is clearly unacceptable for such extended times.

The proposed changes would directly adversely affect the quality of life and the right to quiet enjoyment of ourselves, our neighbours and those using the nearby parks and foreshore walks. I, therefore, urge that you do not permit the proposed changes to proceed.

Sincerely

Peter Thorogood

10/18 Oxley Street
Glebe, NSW, 2037

5 June 2015

ATTACHMENT

Report on Noise Level Test at Bridgewater

The consultants to the Superyacht Marina developers conducted noise level tests Saturday April 9, 2011.

Live bands played amplified music near the former Liquidity site and measurements were taken at various locations, including outside Bridgewater Units 9 and 10 and inside Unit 9. Peak sound levels there were between 49 and 51 dB.

The measurements were taken on Saturday afternoon, which is arguably the time with the most background noise, and with an easterly breeze (away from Bridgewater, towards the bands). Yet the music was clearly audible at a level which might be acceptable occasionally (e.g, New Years Eve) but would be unacceptable if prolonged or frequent.

The location of the bands was 450 metres from Bridgewater. The nearest point at which music might be played is 370 metres from Bridgewater. The effective level of noise diminishes at a rate of 6 dB for each doubling of the distance. This means that sound of a band playing at the nearest point, would be a little more than 1 dB louder. This would be perceived as about 30% louder than the test noise.

The developers' Noise Impact Assessment quotes the NSW EPA's acceptable noise levels as being 60 dB during the day, 50 dB in the evening and 45 dB at night. However, the figures quoted are for constant industrial noise such as traffic. The EPA criteria says that these figures have to be reduced by up to 10 dB if the noise is low frequency, impulsive, intermittent or of long duration.

That is, the measurements indicated a noise level of about 50dB would be experienced. This is the top of the acceptable noise level during the day and 5dB above the acceptable level at night.

Cameron Sargent

From: Claire Hendy <claire@proventus.com.au>
Sent: Friday, 5 June 2015 9:14 AM
To: Cameron Sargent
Cc: office@stokes.minister.nsw.gov.au; Ben Eveleigh
Subject: MP09_0165 MOD 1 Super Yacht Marina Rozelle Bay

Dear Sirs

As the Coordinator of Dragons Abreast Sydney, a Dragon Boat club of over 100 members, which trains on Blackwattle and Rozelle Bays three times per week, I would like to voice our concerns about this proposed development of the Super Yacht Marina in Rozelle Bay.

There is a lack of suitable sheltered and safe, and accessible, waterways in Sydney for Dragon boats to train on, and our club, and the many others who train at the same venue, will be severely hampered in the reduction of space in the bays that this development will cause. In addition the increased boat movements of the Super Yachts and attendant vessels pose a safety risk to the passive users of the waterway. (Dragon boats, Rowers, Kayakers etc)

Dragons Abreast Sydney is a club that was started in 2003 for breast cancer survivors to regain an active lifestyle in the company of people who have been through the same journey. We have helped many women regain their health, fitness, and zest for life over the years, and the Bays are a great central location for women from all over Sydney to come to.

Lack of Public Consultation

It appears there has been a lack of public consultation with the local users of the waterway and the surrounding residents, in this proposal, I would like to refer you to the below:

Sydney Harbour Regional Environmental Plan (Sydney Harbour Catchment) 2005 applies to marina proposals in Sydney Harbour. Under this, Sydney Harbour is recognised as a public resource, owned by the public, to be protected for the public good. The public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour or its foreshores.

The protection of the natural assets of Sydney Harbour has precedence over all other interests. Dragon boats and other passive users of the waterways do not damage the Harbour in any way.

We hope that there will be a review of this planned development that takes into account the interests of everyone who gets pleasure from the Harbour environment in this area.

Kind regards

Claire Hendy
Coordinator
Dragons Abreast Sydney
claire@proventus.com.au
0405018821 mob



This email has been checked for viruses by Avast antivirus software.
www.avast.com

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Cameron Sargent

From: Jane Harvey <jharvey1@vtown.com.au>
Sent: Friday, 5 June 2015 7:57 AM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: MP09_0165 MOD 1

Dear sirs,

There are many reasons this marina needs a lot more public debate before any changes are made. As a paddler it is a very scary experience when these boats move about at way over 4 knots. Early mornings and after dark especially in winter these boats travel way above the 4 knot limit happens in daylight as well. With more craft on the water this will eventually cause a disaster in this very small space.

Kind regards
Jane Harvey
Annandale

Cameron Sargent

From: greg dwyer <gregdwyer51@gmail.com>
Sent: Thursday, 4 June 2015 10:54 PM
To: Cameron Sargent
Subject: Sydney Superyacht Marina (SSM)

Dear Mr Sargeant

I strongly object to the changes proposed for the SSM.

The amendments are clearly directed to the use of the facility as an entertainment complex rather than for maritime use.

As both a local resident, boat owner, and a member of a sailing club, I strongly support the development of appropriate marine facilities for Sydney Harbour, in particular those which are for the maintenance of both commercial and recreational vessels. The proposal for restaurants, outdoor seating and licensed venues is inconsistent with marine use.

This is a backdoor method of seeking a usage of the site which is inconsistent with its primary purpose.

The land is publicly owned and this proposal threatens both to further alienate precious harbor foreshore property from the general community, and the clear intention to maximize entertainment will be detrimental to the amenity of residents living on Glebe Point, and members of the public using Bicentennial Park.

Yours sincerely

Greg Dwyer
28 Hereford Street
Glebe 2037

Cameron Sargent

From: Christopher Moran <christopher.moran@sydney.edu.au>
Sent: Thursday, 4 June 2015 10:40 PM
To: Cameron Sargent
Cc: Ben Eveleigh; office@stokes.minister.nsw.gov.au; Wendy Irik
Subject: MP09_0165MOD1

I am writing to express my serious concern about the proposal for a massive expansion of the current super yacht marina in Blackwattle/Rozelle Bay which will seriously impinge upon current public space and either endanger or exclude members of the public engaged in "passive recreation", namely dragon boating, rowing and other human powered boating activities, in these bays. My interest in this matter arises from the fact that I am a past President of Dragon Boats NSW, the peak body for this sport in NSW, and I am also the past president of the Sydney Tsunami Dragon Boat Club, one of the foundation clubs of Dragon Boats NSW, of which I am a life member. I was an active member of this club for about 25 years and I still maintain a passionate interest in my old club, even though I now live outside of Sydney.

I would also like to record the fact that prior to the Sydney Olympics in 2000, I attended a public meeting in Leichhardt Town Hall where the attendees were assured by the Waterways Authority that the super yacht marina being constructed in Blackwattle/Rozelle Bay prior to the Olympics was a temporary structure built solely for the purpose of mooring yachts for visitors to Sydney for the Olympics and that it would be removed immediately the Olympics were completed. That assurance proved completely worthless and the marina has remained. To greatly expand it would in my opinion be an even more serious breach of the public trust and would result in the alienation of an important public asset for a private purpose.

I strongly urge the Planning Department and Minister to reject this proposed expansion.

Yours sincerely

Chris Moran

Professor Emeritus Chris Moran
Faculty of Veterinary Science
University of Sydney
NSW 2006
Australia
Email: Christopher.Moran@sydney.edu.au
Phone: +61 407 765 896
25 Taine Court, Yamba NSW 2464

Cameron Sargent

From: Sharon Dodd-gilhooly <sdgilhooly@iprimus.com.au>
Sent: Thursday, 4 June 2015 8:59 PM
To: Cameron Sargent
Subject: MP09_0165 MOD 1

Good afternoon

I would like to express my concern over the proposed development at Rozelle Bay.

Both myself and 2 members of my family are weekly users of the bay as Dragon Boat paddlers and consider the development proposal put forward for the extension of the Marina with the maxi yachts to be excessive.

In addition the extensions outlined in the development proposal creates potential issues with noise and parking to the immediate and surrounding area.

The Bay is a small but effective water way for small craft that currently use it including canoeist, kayakers, stand up paddle boarders and a large group of Dragon Boat paddlers who share 8 boats between approximately 25 clubs throughout the week.

Please consider these points

Sincerely

Sharon Dodd-Gilhooly
32 Emmerick Street
Lilyfield 2040

Mb 0418260020

Sent from my iPad

Cameron Sargent

From: Ross Hyer <rlhyer@bigpond.com>
Sent: Thursday, 4 June 2015 8:23 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: MP09_0165MOD 1

Mr Cameron Sargent,
Dear Sir

I wish to express my objection to the proposed Super Yacht Marina at Rozelle Bay.

- As a regular user of the Rozelle Bay & Blackwattle Bay waterway, up to three (3) times per week as a dedicated Dragon Boat Racing participant and NSW State representative. This proposal would greatly increase the risk of on water accidents or near misses which no one would want. Of the hundreds of dragon boaters training each mornings and evenings. As you will realise there are very few enclosed waterways for these activities.
- As we know these waterways are zoned for maritime use and not entertainment purposes which the Super Yacht Marina will become.
- This proposal should be seen in the entire bays present proposal. The proposed modification has implication for the future of the Glebe Island Bridge, Rozelle Bay and pre-exempt the overall master plan for the area.
- The developer now would like to increase the out door seating area, more car parking, increased berths and wishing to repeal the noise controls imposed by the Planning Assessment Commission in 2012. Impacting the recently increased population in the area.

Regards
Ross Hyer

Cameron Sargent

From: Barbara Jarry <jarry@bigpond.net.au>
Sent: Thursday, 4 June 2015 8:04 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: Super Yacht Marina Development Application

Dear Sirs,

I totally oppose the changes to the development application of the Super Yacht Marina in Rozelle Bay. As I live opposite my main objection will be the noise level from the entertainment areas that will DEFINITELY come across the water to change the peaceful existence we enjoy and expect to continue to enjoy...a wonderful 'semi-industrial' part of the harbour NOT an entertainment area.

Yours sincerely,

Barbara Jarry
45/501 Glebe Point Road,
GLEBE

Sent from my iPad