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## Cameron Sargent

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**From:** Ruth Thompson <rthompson2@me.com>  
**Sent:** Friday, 5 June 2015 10:47 AM  
**To:** Cameron Sargent  
**Cc:** Ben Eveleigh  
**Subject:** Objection to Marina development at Roselle Bay

I wish to add my voice to growing concerns about the over development of the publicly-owned foreshore at Roselle Bay and the reduction in access for the public. I am particularly concerned that the noise and high activity level will severely impact park users, foreshore walkers, rowers and others.

Regards

Ruth Thompson

## Cameron Sargent

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**From:** Barbara Lane <blaneoz@yahoo.com>  
**Sent:** Friday, 5 June 2015 11:34 AM  
**To:** Cameron Sargent  
**Cc:** Ben Eveleigh  
**Subject:** Rozelle Bay marina

Dear mr Cameron

I am writing as I am concerned about the development of a bigger marina at Rozelle Bay.

I am a resident who uses the walkways and a paddler who uses the bay. Please save some of this Bay for those of us who don't have multimillions to own superyacht's or other craft. Please consider the residents of this area and those of us who just want a place to enjoy watersports. It is already very difficult with the traffic on the bay As a resident I'd ask you to consider the needs of someone other than the businesses. Just walk around the bay and realise why we need to protect it. Thank you for your consideration. Kind regards Barbara Lane

**Cameron Sargent**

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**From:** Rona Bowrey <ronajbowrey@bigpond.com>  
**Sent:** Friday, 5 June 2015 1:36 PM  
**To:** Cameron Sargent  
**Cc:** Ben Eveleigh  
**Subject:** Super Yacht Marina Development Application

Dear Mr Cameron,

I am writing to express my deep concern regarding a number of aspects of the Super Yacht Marina Development Application in Blackwattle Bay Glebe.

Please note that as a long time resident, and the occupier of my residence at the time the previous premise (Liquidity) was in operation, I wish to point out that the noise levels from facilities in the bay, is one which requires careful monitoring. It is my understanding that the existing noise constraints as authorised by the 2012 Planning Assessment Committee are scheduled to be removed, and seek your explanation for such a decision. In my opinion this decision would greatly impact residents on the residential side of Blackwattle Bay, and having already established the level appropriate in 2012 it would seem a surprising overturn.

There is also the matter of the increase in Super Yacht capacity from 24 to 43. As the area of the bay where the yachts are presently moored is very narrow, this decision would leave other uses of the area without adequate safety - it would also seem a area of potential congestion for the proposed number of yachts themselves.

In summary the proposed changes are in unbalanced favour of the developer and do not factor in community needs. I therefore wish to lodge my objections as stated above.

Yours sincerely,

Rona Bowrey  
36/501 Glebe Point Road,  
Glebe NSW 2037

**Cameron Sargent**

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**From:** Plv <plv@bigpond.com>  
**Sent:** Friday, 5 June 2015 3:16 PM  
**To:** Cameron Sargent  
**Cc:** Ben Eveleigh  
**Subject:** MP 09\_0165 MOD 1 Lot 2 James Craig Rd Rozelle Bay/modifications

Cameron Sargent  
Dept of Planning  
NSW

Dear Mr Sargent

5 June 2015

Re: MP 09\_0165 MOD 1, lot 2 James Craig Road/Modifications  
Sydney Superyacht Marina P/L

The proposed modifications of the original Plans would further exacerbate the problems previously identified and not resolved to the satisfaction of the community.

I see **EXCESSIVE NOISE** as the most troubling issue regarding the proposed development across the bay from my home:

- . **INCREASE in OUTDOOR** seating must **NOT** be allowed
- . **EXCESSIVE NOISE** must **NOT** be able to be heard on the opposite shores of Rozelle Bay from **7AM - 10PM !**
- . **ADDITIONAL ROOF TERRACE** must **NOT** be allowed
- . **REMOVAL OF AIRLOCKS** must **NOT** be allowed

Here's an opportunity: May protection of the public good triumph ! .. instead of the Almighty \$

Sincerely,  
Paula

Paula Thomas

11/19 Stewart St  
Glebe. 2037

**Cameron Sargent**

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**From:** Anne Burgess <annieb@bigpond.net.au>  
**Sent:** Saturday, 6 June 2015 9:43 PM  
**To:** Cameron Sargent  
**Cc:** ben.eveleigh@bigpond.net.au; mbalucor@bigpond.net.au  
**Subject:** Rozelle Bay Marina  
**Attachments:** June 5 2015\_Rozelle Bay Superyacht Marina.doc

I am writing to you as I am concerned about changes which have been proposed to the Rozelle Bay development for a superyacht marina. Please see letter attached

**To Whom It May Concern**

I am writing to you as I am concerned about proposed design for the proposed Rozelle Bay superyacht marina.

Firstly, I am concerned about the requested changes to noise levels in this small bay. Tests have been conducted previously which show the noise levels to be in excess of reasonable levels for a residential area. Sound levels increase when carried across the water in this bay due to the small size and nature of the site. I believe that allowing noise which exceeds reasonable levels will destroy the amenity of the area for park users and residents on the waterfront opposite the marina.

In addition, as a local resident and an architect, I am horrified by the proposed visual appearance of the project as it now stands. The buildings in the current proposal fail to display any physical consideration of their appearance and respect for nature of the site, locality or neighbourhood. It appears oversized, of poor fit to the locality, frankly, the buildings look ugly. It would thoroughly spoil the aspect from Glebe and Annandale, which currently value and enjoy this much admired and much photographed view. The site is beautiful, and any building within that site should be developed with respect to both its location, its use, *and* its visual amenity. This waterway and area are also of historic significance. Ostensibly a venture such as this would have a responsibility to the local community and to add value to the quality of the area. I would want to see the buildings redesigned in a way which respects the topography of the site, the local architecture, and the sites aspect. These highly valued and much-loved views should not be obscured by buildings of poor quality design. As a local resident, I feel people are happy to share this lovely place, but this proposal should not be allowed to continue to its detriment.

This project should not be allowed to go ahead until these important issues are appropriately addressed. I request fair and sensible dealing on this issue and that in assessing this proposal you please consider the amenity and value of this proposal on the existing neighbourhood community and its future users and residents, and aim for a proposal which maintains, sustains and enhances the values of Rozelle Bay.

Regards,

Anne Burgess  
BA [Arch]. BArch [Hons 1]

Faculty of Architecture, Design and Planning  
University of Sydney

+61 414 402 328



Anne Burgess  
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Glebe NSW 2037  
m : 0414 402328  
[annieb@bigpond.net.au](mailto:annieb@bigpond.net.au)  
5<sup>th</sup> June, 2015

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Regards,

Anne Burgess  
BA [Arch]. BArch [Hons 1]

Faculty of Architecture, Design and Planning  
University of Sydney

**Cameron Sargent**

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**From:** Eugenia Raftos <eugeniaraftos@gmail.com>  
**Sent:** Friday, 5 June 2015 7:25 PM  
**To:** Cameron Sargent  
**Subject:** Development of Rozelle- Blackwattle Bay

I am a passionate dragon boater. I was diagnosed breast cancer in 2002 and I was recommended to take up dragon boating as it was considered a very good exercise for women who had lymphoedema post breast cancer. We set up a club and we have been a cohesive group of women and we look forward to the camaraderie of our breast cancer survivors as well as the improvement in fitness. It definitely has changed my life for the better. It is imperative that we be allowed to continue dragon boating in the Bay.

We object to not being consulted at all on this development and it seems that money talks and I believe that the public good has precedence over development to benefit a few.

Yours sincerely Eugenia Raftos member of Dragons Abreast Sydney



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## Cameron Sargent

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**From:** Angie Aston <offpaddling@gmail.com>  
**Sent:** Friday, 5 June 2015 6:14 PM  
**To:** Cameron Sargent  
**Cc:** Ben Eveleigh  
**Subject:** MP09\_0165 MOD 1

To whom it may concern

I am writing to express my concern at the proposed development changes and modifications under consideration in the above matter. This development should be seen in the context of the entire Bays Precinct proposal. The proposed modifications have implications for the future of Glebe Island Bridge, Rozelle Bay and pre-empt the overall master plan for the area.

Under both the Sydney Harbour Plan and Bays Master Plan this area is zoned for maritime use, not as an entertainment precinct which is what the yacht club is shaping up to be.

I note that the developer now wants more outdoor seating, more car parking, and more berths, and is seeking to repeal the noise controls imposed by the Planning Assessment Commission in 2012. We hope you recognise that this has a cumulative effect with major implications for amenity of area.

I note that the changes to the building include increasing carpark space by an extra level which will add to the overall building height. The current building is already a very large and imposing structure.

Allowing the wharf-level forecourt and decks/balconies to be used for outdoor seating may well contribute to a successful private venture, but isn't going to improve the public space or access. It will impact on the residents, the park users, the walkers, the picnicker and the kayakers, rowers who regularly enjoy access to the area.

Increasing the number of yacht berths from 24 to 43 will seriously interfere with the members of the public who enjoy the water at Blackwattle Bay and the hundreds of dragon boat paddlers, the rowers and the kayakers, as well as the boats coming out from the fishmarkets. Rozelle Bay is small and its capacity is already stretched.

Also, increasing the capacity for 36 yacht tenders (from zero) will cause unacceptable acoustic impacts on the residents who already worry about the current noise on the water.

I wish to point out that the 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. For this reason, I am requesting that more consultation is undertaken with the public before this development proposal is approved.

Thank you for your consideration of the above concerns.

Regards

Angela Aston

**Cameron Sargent**

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**From:** clare maguire <tambavav@hotmail.com>  
**Sent:** Friday, 5 June 2015 4:50 PM  
**To:** Cameron Sargent; office@stokes.minister.nsw.gov.au  
**Cc:** Ben Eveleigh  
**Subject:** Rozelle Bay, near Glebe & Annandale

Dear Sirs,

We wish to state the strongest objection to the proposed changes to construct a marina and dryboat storage near Anzac Bridge. This development proposes restaurants, outdoor licensed venues, and live bands, to be open all day and every night of the week.

This is publicly -owned waterfront land. It is zoned for maritime use.  
We strongly object to it being developed as an entertainment precinct.

We use the surrounding area, and the park opposite at Glebe Point on a daily basis, and deeply appreciate its tranquil areas in the midst of a busy city.

We object to any increased noise from entertainment venues.

Most especially, we object to those with super-yachts bringing a negative impact on our hard-won park, foreshores, the **residents**, and all those who want to use these amenities of park, waterfront and quiet rowing in their own neighbourhood.

Sincerely,

Clare Maguire and Frank Vavasour  
Trafalgar St, Annandale

**Cameron Sargent**

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**From:** ernie.tucker@bigpond.com  
**Sent:** Friday, 5 June 2015 4:24 PM  
**To:** cameron.sargent@planning.nsw.gov.au; office@stokes.minister.nsw.gov.au  
**Cc:** Ben Eveleigh  
**Subject:** Rozelle Bay Marina proposal

This Wednesday, I enjoyed the bay walk for the first time. It is an outstanding example of urban development. In contrast, the proposal to expand the marina that was built as a temporary measure for the 2000 OLYmpic games and to include entertainment venues and restaurants with outdoor seating and live band music is deplorable and I oppose it.

Allan Ernest Tucker  
 5 Rawson Ave  
 Queens Park NSW 2022