

## **Re Application 09 0165 MOD 1**

Dear Sir/Madam,

I am an owner in a building (Pavilions) directly opposite from the marina and there are a few aspects of the application that I find concerning.

The application fundamentally seems to propose a larger building with more outdoor seating and more boat traffic with removal of previously approved noise controls.

Prior to granting approval for the proposed changes I would request that the Department undertake the following:

- Require updated noise testing and analysis for the proposed changes using the same company that was used for the approved application in order to ensure consistency and ensure that the report and data are included in the submission
- Require night time noise testing and analysis of the proposed 24 marina operations, in particular in relation to both yacht engine noise as well as yacht horn blowing which may be required to comply with maritime safety regulations (currently yachts sound their horn before departing the dock and that noise at 2am would be extremely disruptive to people's sleep)
- Require accurate "non wide angle" photos from Pavilions so that the Department can see clearly the visual impact of both the current western boathouse as well as the proposed additional floor in the eastern building and the proposed additional massive buildings that are not in the photos provided in the submission

### **Background**

It is well known that the previous use of the site (Liquidity) resulted in significant noise pollution and damage to Glebe Point so obviously residents, ourselves included, are very sensitive to any changes in the approved plans that could result in an increase in noise levels.

I note that Appendix K discusses noise but there is no data or review/report to support the opinion provided in the application. Given the amount of noise testing that was undertaken previously and which resulted in the approved plans, any changes to the approved plans should logically be supported by updated noise testing, ideally from the same company that was used previously in order to ensure consistency of the data and testing methodology.

The larger building, in particular the addition of another floor, will have a significant visual impact in the area. Appendix G provides a series of photos that make it appear as if the marina site is a long distance from any nearby land whereas that is clearly not the case. And further, no montage is provided showing the change when viewed from Pavilions which is the closest building to the marina. I have attached two very simple, unaltered photos taken with an iPhone from our balcony showing both the western boathouse and the view where the building with the proposed additional floor will be. As you can see, the western boathouse is a massive structure that has already detracted from the area and using it as a basis for comparison for other buildings is inappropriate.

I have tried to keep this submission short and if any further information is required, please feel free to contact me.



The Pavilions apartments in the foreground mean this is a regular photo of an approximately 200m distance.



Our glass balustrade visible at the bottom of the photo again highlights how close the marina is. The relative height of the boats to the NSW Maritime facility in the right side of the photo when compared with the relative height of the boats to the western boathouse shows how massive that structure is.