

## **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.