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**Section 75W Modification Application, Sydney Superyacht Marina
(MP09_0165MOD1)**

Previous responses to the original DA and PAC consideration/process

I raised an objection to the original DA (objection dated 4/3/2011) and also presented to the PAC in Nov 2012 outlining my concerns about the development as proposed at that time.

At that time I owned a unit in Glebe and recognised the likely impact of the proposed land based development associated with the superyacht marina. I have recently sold my unit but understand all too well how badly the approved development will impact on the substantial residential area of Glebe and the proposed changes will significantly magnify these impacts.

Original consideration and Glebe Community- need to recognise impact

On page 38 of its assessment report on the original DA the Department made the following statement, which showed an incorrect understanding of the relationship between the development at the subject site and its residential neighbours. .

"The department considers that the social impact of the proposal will be minimal and will not result in an unacceptable impact to the local community. The site is isolated from established residential areas of Glebe Point, north Annandale and south east Rozelle, being separated from these suburbs by the main arterial roads of Victoria Rd and the City West Link. As such the proposed land uses will not have direct impact on the existing character of the closest residential areas."

In considering the proposed modification the Department must acknowledge that the development of the subject site does impact on the large numbers of Glebe Point residents and the many citizens who visit the foreshore areas (parks and walkways) around Glebe. It can only find that the modification is totally unacceptable in terms of residential amenity on the community of Glebe Point and should not be approved. This is an overwhelming consideration and is sufficient to justify refusal of the modification application.

Reasons why the modification will impact so profoundly and negatively on the Glebe Point community

1. **Proximity of the site to Glebe Point residents-** the site of the proposal is only about 200 metres from Glebe Point and the many residents and visitors there.
2. **Noise transfer across water-** the noise impacts of the development will be more keenly felt as the noise of the development will travel across the water. There is nothing to break up and dampen the noise such as buildings etc.



3. **New design elements in modification exacerbate and encourage noise impacts** – The additional roof level and terrace, and use of outdoor seating will exacerbate the noise generating potential; of the development over that approved to date.

4. **Hours of operation exacerbate noise impact**-The approved hours of his development extend into the night every day of the week. There is no relief for Glebe residents in direct firing line of the development as approved and the proposed modification will increase the considerable impact. In particular night time noise will be considerable and comprehensively adversely impact the Glebe Point community

Operational conditions should not be considered as a means to attempt to mitigate these impacts. **These do not work; they are weak and can be changed or flouted at will.** The design of the building in the development is the very best way to deal with impacts such as noise and, as stated above, the amended design elements will significantly increase the adverse impacts of this development on the Glebe Point community. Glebe residents are well aware of how noise from a development such as this can impact following its experience with the Liquidity development on land just near the subject site.

5. **Parking and traffic impacts**- The increase in parking spaces by nearly 50% and the additional car park level cannot be justified in terms of traffic impact, safety and visual amenity and should not be approved.

6. **Entertainment Complex**-The proposed building is no more than an entertainment complex masquerading as a marine use. The proposed changes to its design reinforce its use as a predominantly entertainment facility. It squanders the waterfront location of the site.

7. **Bays precinct plans**- These plans are only now on exhibition. The proposed modification and intensification of the uses proposed at the site need to be considered in the light of planning proposals for the Bays precinct and the cumulative impact of the proposed expanded use should be carefully considered.

The proposed modification to the approved development should not be supported in any way. It is an overdevelopment of the site which will have intolerable impacts on the community of Glebe Point. A single community should not be expected to pay such a huge social cost through loss of amenity day and night as a consequence of this expanded and redesigned development.

18/5/2015.