



PCU059684

20 May 2015

Mr Ben Lusher
Acting Director, Key Assessment Sites
NSW Planning and Environment
GPO Box 39
Sydney
NSW 2001



Dear Mr Lusher,

**Objections to Section 75W Modification Application,
Sydney Superyacht Marina, Rozelle Bay
Application no. MP 09 0165 MOD 1**

Notes: 1. please delete my personal information.
2. I have not made reportable political donations over the past two years.

Thank you for your letter of 17 April 2015.

I wish to lodge the following objections to the proposed massive modifications to the Superyacht Marina and associated Entertainment Complex in Rozelle Bay opposite Glebe:

1. The proponents modifications do not comply with the provisions of Section 75W applications.

From expert advice received by local residents it is apparent that Planning and Environment NSW are not legally able to approve the modification application. Full details of these grounds for objection will be provided by Jock Palmer and Associates Pty Ltd.

2. Affects of noise

In 1999, the World Health Organisation (WHO) guidelines for community noise were written by consultants from Stockholm University and the Karolinska Institute in Sweden. The WHO defines 'health' as: "A state of complete physical, mental and social well being and not merely the absence of disease or infirmity". This broad definition of health embraces the concept of well-being and, thereby, renders noise impacts as 'health' issues.

The WHO identified the following specific health effects for the general population that may result from community noise:

- interference with communication; annoyance responses;
- effects on sleep, and on the cardiovascular and psycho-physiological systems;
- effects on performance, productivity, and social behaviour; and noise-induced hearing impairment.

The effects of noise in homes, typically, are sleep disturbance, annoyance and speech interference.

To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from noise should not exceed 50 dB LAeq on balconies, terraces and in outdoor living areas.

At night, for bedrooms the critical effect is sleep disturbance and outside sound levels should not exceed 45 dB LAeq, so that people may sleep with bedroom windows open.

If the noise includes a large proportion of low-frequency components, still lower guideline values should be applied, and it will be essential for the Entertainment Complex to take note of the excessive base components of modern music.

Earlier independent monitoring in Glebe has shown that a single live band playing at the site of the Entertainment Complex produced sound levels of up to 62 dB with an average of 57.5 dB. Without adequate controls, and this is very important, the noise pollution in Glebe from the Superyacht Marina and Entertainment Complex could exceed WHO guidelines by a factor of 7 to 16 during the day and 20 to 70 at night.

The proposed modifications will massively expand the Superyacht Marina and Entertainment Complex with an associated significant increase in noise whilst at the same time removing previous conditions that were aimed at reducing the noise pollution. In order to prevent noise severely affecting the amenity in Glebe, it is essential that the following modifications be rejected:

- The proposals to remove airlocks to be installed to control noise pollution from the first floor of the western building, the removal of the requirement for noise testing and the placement of loud speakers facing over the water towards Glebe.
- The large balcony on level 2 of the eastern building
- The proposals for a blanket increase in outdoor seating
- The proposals to increase the number of marina berths, superyacht tenders and car parking spaces

Given the proposed massive increase in the size of the development and its significant affects on the amenity of our suburb, I request that Planning and Environment NSW reject the proponents' modification application in its entirety.

Yours sincerely,

