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Cameron Sargent

From: Steve Proud <steve.proud@outlook.com>
Sent: Thursday, 4 June 2015 7:46 PM
To: Cameron Sargent
Cc: Ben Eveleigh; Rob Stokes at
Subject: MP09_0165 MOD 1

I understand there are proposed plans to develop areas around Blackwattle Bay - this raises serious concern. As an aspiring Australian National Team member and current International Dragonboat paddler and Outrigger Canoe Paddler I rely heavily on the facilities and waters of Blackwattle and Rozelle bay for training facilities.

The proposed plans will have a major effect on our training, preparations and facilities and have a major impact on safety due to the increased large boat traffic, increased traffic in the area and reduction in the facilities available.

Please advise how this proposal will benefit the developing International, national and regional sport of Dragon boating and Outrigging .

Kind Regards

Steve Proud

Copied to ...

Rob Stokes at office@stokes.minister.nsw.gov.au

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Cameron Sargent

From: Jonathan Stone <jonathanston@gmail.com>
Sent: Thursday, 4 June 2015 6:42 PM
To: Cameron Sargent
Cc: Ben Eveleigh; Margaret Stone
Subject: Super Yacht Marina Development - comment from a member of the public

Dear Sirs

I write to lodge a comment-from-the-public concerning the planned **Modification to Sydney Super Yacht Marina**

I write on behalf of my wife and myself; we live at Glebe Point (501 Glebe Point Rd).

We both appreciate that Blackwattle and Rozelle Bays are working bays. Power craft generate engine noise; the superyachts hoot as they manoeuvre; there is a 24/7 buzz of traffic from the ANZAC Bridge.

The one really objectionable noise that we experience is (at present) the occasional 'boom-boom' ferry, whose patrons enjoy really loud thumping music. It is dreadfully intrusive. Mercifully, there are few such craft - perhaps fewer in recent years - and those that do come cruise on. If this aspect of noise pollution has been managed down by NSW government planning - well done!

Our concern is that the outdoor entertainment components of the Super Yacht redevelopment proposal will establish a 'boom-boom ferry' which won't cruise on, but will be there every night; night after night.

Reasonable restrictions are essential to ensure a sustainable compromise of interests. We believe that there should be a ban on amplification of music in the outdoor areas.

Without this, long-term protest from and concern among residents is inevitable.

Yours sincerely

Jonathan Stone

Cameron Sargent

From: Scottmidd1 <scottmidd1@yahoo.com.au>
Sent: Thursday, 4 June 2015 5:44 PM
To: Cameron Sargent; Ben Eveleigh
Cc: office@stokes.minister.n
Subject: MP09_0165 MOD1

Dear Mr Sargent,

I write with concern regarding the above DA for the increased marina facilities for Blackwattle Bay.

I understand there is a request to increase marina births and reduce public access to the area and foreshore.

I am a resident of Darlinghurst and a regular dragonboat member and walker/cyclist and have enjoyed the existing though limited facilities of the bay.

There is already considerable large boat traffic on the bay but all groups seem to manage.

Whilst an increase in the small boat/paddling/dragonboat facilities would be desirable and are warranted with a high level of use and activity, it appears this development will reduce the public access and enjoyment of virtually our only safe bay.

There is already a very high level of marinas on Sydney harbour waterways and to reduce one of the very few small boat areas is not fair or reasonable. Blackwattle bay simply because of its enclosed area should be clear of all larger boats but we understand that would be unfair and we should share the space. So, to have the larger craft wanting to increase and take over more space is unfair and and reasonable.

Please reject the submission and setiously consider increasing the public and small craft/paddling/dragonboating access and facilities.

Thank you.

Scott Middleton

Oxford St, Darlinghurst 2010

Cameron Sargent

From: Susan Tattersall <statt@med.usyd.edu.au>
Sent: Thursday, 4 June 2015 5:37 PM
To: Cameron Sargent
Cc: Ben Eveleigh; office@stokes.minister.nsw.gov.au
Subject: Bays Precinct

Dear Sirs,

I write to voice my concerns about the planned massive expansion of private use of public land in Rozelle and Blackwattle Bays. I understand that the land is currently zoned for maritime use. I doubt that the building of many private dwellings is included in this zoning. Also the massive expansion of the Superyacht Marina (originally a temporary structure for the 2000 Olympics) and the construction of the dry boat storage will encroach on the area of water available for the ordinary citizens who use the bays for recreation, the rowers, canoeists and dragon boaters, to the advantage of a small number of the super rich. It will also make the use of the bay very unsafe for these ordinary citizens.

SUSAN TATTERSALL

Active member of Sydney University Women's Rowing Club for 18 years

Cameron Sargent

From: Melanie Cantwell <melanie@dbnsw.org.au>
Sent: Thursday, 4 June 2015 5:36 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: MP09_0165 MOD 1

Dear Cameron

DBNSW would like to lodge a submission against the development of the Super Yacht Marina in Rozelle Bay.

Currently there are 16 clubs who train from Bank St, Pyrmont and call Blackwattle Bay and Rozelle Bay home. In addition to the **16 clubs**, there are schools, corporates teams, the NSW State Representative Team and the Australian Team all train in this bay. The waterway is used **7 days a week**, weekends are the busiest times with up to 12 dragon boats out on the water at a time for training. Annually there would be over **1800 people** who dragon boat on Blackwattle Bay and Rozelle Bay's.

Safety is paramount to Dragon Boats NSW, and every year the clubs train up members to learn to steer the boats, the trainee sweeps must have a safe environment where they can practise their sweeping skills without fear of colliding with larger boat traffic.

There are very few waterways in Sydney which provide safe passage for non-motorised craft. The Bays are a perfect training ground for the dragon boat clubs as there is sufficient length in the bays for clubs to run drills from one end to the other (if more waterway was taken away this would limit the ability of the clubs to train). In addition having use of both ends of the Bays means if the weather is unpleasant at one end the clubs can still train in the alternate Bay area.

Rozelle and Blackwattle Bay has been home to the dragon boats for over 15 years. In addition to the dragon boats the Bay has been home to the Rowers, Outriggers and kayakers, it's the perfect bay for passive watercraft. With obesity levels high, passive water sports such as dragon boating provide opportunity for people to exercise in a non-contact sport, enjoying the environs of beautiful Sydney waterways. The NSW Sport and Recreation Campaign of 'more people, more active, more often' supports this case. Dragon Boating appeals to a wide demographic both men and women and aged 12 years above including all physical abilities. Dragon Boating caters to those wanting to get fit as well those who want to train hard and representative their State and Country. Members travel from all over Sydney to train with the clubs who call Rozelle and Blackwattle Bay's home.

Increasing the size of the Super Yacht Marina would have a major impact on the dragon boats and limit the use of the available waterway and would certainly influence the ability to grow the sport.

Changes to the water-based modifications will:

- The Increased the number of yacht berths from 24 to 43 will impact on the safety of dragon boat clubs training in the Bays.
- Add capacity now for 36 yacht tenders (from zero) claiming that this "will not cause unacceptable acoustic impacts". The justifications for these changes are based on financial viability and impact of GFC which is not relevant.

- Rozelle Bay is small and its capacity is already stretched for use by dragon boats, rowers, kayakers, catamarans and superyachts.
- The proposed development changes will mean fewer constraints on any further modifications proposed by the developer.
- This development needs to 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 the yacht club is shaping up to be.
- The developer now wants even more outdoor seating, more car parking, more berths and is seeking to repeal the noise controls imposed by the Planning Assessment Commission in 2012. This has a cumulative effect with major implications for amenity of area.

Changes to the buildings will:

- Increase carparks from 4 to 5 levels and the overall building height will increase another 2.2 m
- Create extensive outdoor seating, 1,891 sqm. Consent has been sought to use all decks and balconies for outdoor seating and part of the wharf-level forecourt.
- Add a rooftop area and likely seating.
- Remove a requirement that specifies outdoor decks are only to be used in association with adjoining or adjacent tenancy
- Reduce conditions re noise management i.e. the removal of airlocks and any need for specific consents re events and noise
- Impact on residents, park users, walkers on foreshores, picnickers, kayakers

General Principles:

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. Demand proper community consultation.

Melanie Cantwell
 Chief Operations Officer
 Dragon Boats NSW Inc
 Ph: (office) 02 9746 3870
 Mob: 0418 480 731
 Postal Add: PO Box 3162, Nth Strathfield NSW 2137
 Physical Add: 8/11-21 Underwood Rd, Homebush NSW 2140
 Email: melanie@dbnsw.org.au / coo@dbnsw.org.au
 Web: www.dbnsw.org.au



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Cameron Sargent

From: Bill & Reingard Porges <porgeswr@gmail.com>
Sent: Thursday, 4 June 2015 4:31 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: OBJECTION: Super Yacht Marina submission

Sir,

I am a resident of Glebe Point and express concern regarding the proposed changes to the Super Yacht Marina, Rozelle Bay.

My concerns are related to the changes/removal of existing **noise** constraints imposed by the Planning Assessment Commission in 2012.

Also I object to the additional car park level and a roof level with terrace in the Eastern building;

Also the removal of air locks/noise control in the Western building;

Also the proposed increases in entertainment/outdoor deck size, and hours of operation, is extreme and will potentially create noise conflicts between operators and residents.

This "Yacht Club" is really an entertainment facility, masquerading as a marina in a 'maritime' zoned area. It is NOT in the interests of the local and visiting community.

An indoor, sound proofed, 'Club Room', of modest size, with only a small outdoor deck on the Northern (roadway aspect), functioning within strictly limited hours of operation and noise limits, may be acceptable if community consultation at the planning stage is encouraged and regarded respectfully.

There should be NO outdoor decks on the Southern (water), Eastern & Western aspect, walls to be sound proofed, glass areas of this wall to be triple glazed for noise control.

Dr Reingard Porges

13/501 Glebe Point Rd. Glebe 2037

4.6.15

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E-mail Message

From: Bill & Reingard Porges [SMTP:porgeswr@gmail.com]
To: Stokes Office Email [EX:/O=MIN/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7665152DA020AB49ABE35242D2EB7AE9-0001278FAB08]
Cc:
Sent: 24/5/2015 at 12:24 PM
Received: 24/5/2015 at 12:24 PM
Subject: Superyacht Marina, Rozelle Bay: OBJECTION

Attachments: TEMPLATE Corro Action Sheet -FOR INFO ONLY.doc

Dear Minister Stokes,

We wish to register our strong OBJECTION to the proposal to changes currently being considered to increase the size and nature of the marina and dry boat storage, Rozelle Bay.

We are of the opinion there has been inadequate and ineffective community consultation on this proposal.

The area under consideration is public-owned and zoned for maritime use; the proposal will effectively result in the area also being used as an entertainment precinct. Our major concern with this is noise impact on residents; Previous experience (with "Liquidity" restaurant on this site) confirms this concern.

The proposed extensive outdoor seating, their use and noise management of outdoor decks, must receive more community consultation.

The justification for the proposed changes based on financial viability and impact of the GFC is not relevant to this use of Rozelle Bay.

Dr Reingard Porges

13/501 Glebe Point Rd

Glebe 2037

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Cameron Sargent

From: David Parnell <davidparnell04@yahoo.com.au>
Sent: Thursday, 4 June 2015 4:29 PM
To: Cameron Sargent
Subject: MP09_0165 MOD 1

Dear Mr Sargent,

I wish to express my concern that the Marina in Rozelle Bay is proposed to increase its capacity to allow more yachts.

I am very concerned that the Blackwattle Bay and Rozelle Bay area is rapidly turning into a boat carpark.

The area is highly valued for health and fitness activities, such as rowing and Dragon Boating, as it is one of the few bays with good access for this purpose and was once free from large power boats.

The increasing number of boats that are now moored for extended periods and those berthed at the marina, is encroaching on space for others to use.

Boats coming and going are making passive boating less safe, are a permanent physical obstruction and many are pumping raw sewage into the bay.

Your consideration and consultation with members of passive boating clubs in the planning process is paramount.

Regards

David Parnell
601/36 Refinery Drive
Pyrmont NSW
Member - Flying Dragons Dragon Boating Club

Cameron Sargent

From: Naomi Peel <NaomiP@admin.travelmanagers.com.au>
Sent: Thursday, 4 June 2015 4:22 PM
To: Cameron Sargent
Cc: Ben Eveleigh; 'office@stokes.minister.nsw.gov.au'
Subject: Super Yacht Marina Development - MP09_0165 MOD 1
Importance: High

Hello Cameron and Ben,

I am writing to you out of concern about the Super Yacht Marina Development. Please see below points of concern;

- The proposed development changes will mean fewer constraints on any further modifications proposed by the developer.
- This development needs to 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 the yacht club is shaping up to be.
- The developer now wants even more outdoor seating, more car parking, more berths and is seeking to repeal the noise controls imposed by the Planning Assessment Commission in 2012. This has a cumulative effect with major implications for amenity of area.
- Increase carparks from 4 to 5 levels and the overall building height will increase another 2.2 m
- Create extensive outdoor seating, 1,891 sqm. Consent has been sought to use all decks and balconies for outdoor seating and part of the wharf-level forecourt.
- Add a rooftop area and likely seating.
- Remove a requirement that specifies outdoor decks are only to be used in association with adjoining or adjacent tenancy
- Reduce conditions re noise management i.e. the removal of airlocks and any need for specific consents re events and noise
- Impact on residents, park users, walkers on foreshores, picnickers, kayakers
- Increase the number of yacht berths from 24 to 43
- Add capacity now for 36 yacht tenders (from zero) claiming that this "will not cause unacceptable acoustic impacts". The justifications for these changes are based on financial viability and impact of GFC which is not relevant.
- Rozelle Bay is small and its capacity is already stretched for use by dragon boats, rowers, kayakers, catamarans and superyachts.

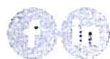
Sydney Harbour Regional Environmental Plan (Sydney Harbour Catchment) 2005 applies to marina proposals in Sydney Harbour. Under this, Sydney Harbour is recognised as a public resource, owned by the public, to be protected for the public good. The public good has precedence over the private good whenever 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. Build your concrete jungles elsewhere!

Kindest Regards

Naomi Peel
Operations

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 E: naomi.peel@travelmanagers.com.au
travelmanagers.com.au | join.travelmanagers.com.au
 Level 7, 59 Goulburn Street, Sydney NSW 2000



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Cameron Sargent

From: Richard White <rwhite999@hotmail.com>
Sent: Thursday, 4 June 2015 4:22 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: FW: Undeliverable: Rozelle Bay Proposal
Attachments: ATT00001; ATT00002.txt

Dear Sirs.

I live in Balmain East and walk most days at the Bicentennial Park at Annandale, commencing at The Crescent.

I am very concerned about the proposal by Sydney Superyacht Marina to build marina and drydock storage facilities, restaurants and outdoor licensed venues.

The current pleasing prospect from the Annandale shoreline will be spoiled by large buildings at the proposed sites.

Blackwattle Bay is already busy and will be overcrowded by vessels if the marinas are built and used.

There is already one marina and many boats moored adjacent.

Worst of all would be live music and other noise projected across the bay, whether by day or by night.

The discomfort to the public using the park will be too great to countenance this proposal.

I have enormous sympathy for the residents of Annandale who live opposite the proposal site.

The proposal should not be accepted on the grounds of its nuisance to a very large number of Sydneysiders.

Richard White

34 The Avenue Balmain East NSW 2041

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Cameron Sargent

From: Craig Summerfield <CSummerfield@komatsu.com.au>
Sent: Thursday, 4 June 2015 4:06 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: MP09_0165MOD1

Cameron,

This email is in response to the potential planning and development of the Rozelle bay (and Black Wattle Bay) precinct.

As a frequent user of this area (and leading out to White bay etc.) I am amazed at the potential implication of the super yachts and / or larger motor boats trying to grab more space.

Not only space, but the potential increased water activity may represent a heightened risk to other public users of this environment.

Whilst I am primarily a Dragon Boat user at Club, State and National level; I also partake in other on water activity such as frequent K1 Kayak paddling and the occasional outrigger activity.

One of the key reasons that myself (and many other paddlers) utilise the public water way is due to the safety that this area offers and the fact that we can keep out of the way of other commercial craft.

If larger vessels take over the area, I believe that this will only push us out into the harbour further and then this will significantly increase the risk amongst frequent commercial boats and the like.

We as dragon boaters and kayakers may be small compared to the super yachts but should we be entitled to a safe area for our activity as well!

We (NSW people) keep telling our other state counterparts that we have the best waterway for training and recreational use and its safe!

For one, I would like to continue to keep telling them and when they visit they can experience the area themselves.

Please, don't pull the plug on us smaller craft users!

Regards from a concerned water way user,

Craig 'Shine' Summerfield

Regards,

Craig Summerfield
'Shine'
National Customer Applications Manager - Construction
Komatsu Australia Pty Ltd

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