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Cameron Sargent

From: Lorna Harrison <lorna@landarchitects.com>
Sent: Friday, 5 June 2015 4:12 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: ROSELLE BAY SYDNEY SUPER YACHT MARINA

Dear Sirs,

If proposed changes to the Sydney Super Yacht Marina are approved, park users, residents, foreshore walkers rowers and others will all suffer from the impact.

Over the last 10 years the body of water able to be used by rowers and dragon boats has progressively shrunk..significantly when the 'temporary' marina for the 2000 Olympics was put in place.

This project will compromise even more, the narrow body of water left that rowers are able to use. A great example of 'developer creep'

I oppose the development because the government has not yet finalised an overall planning strategy for four bays, including Rozelle Bay.

To quote Jamie Parker, "The issue is a lack of integration of developments and this does not sit in an overall strategy which is what's needed."

This is publicly owned waterfront land - zoned for maritime use - not an entertainment precinct or function centre.

Views to the water from surrounding areas are being blocked by massive blocks of built forms... from an urban design point of view, there is great value in being able to see the water and not have it all blocked off from view.

Yours sincerely,

Lorna Harrison

LORNA HARRISON PtyLtd
Landscape Architects

68 Beattie Street
BALMAIN
NSW 2041
T +61 2 9555 1147
M 0403 350 023
E lorna@landarchitects.com

Cameron Sargent

From: alison findlay <alafindlay@googlemail.com>
Sent: Tuesday, 9 June 2015 2:06 PM
To: Cameron Sargent; Ben Eveleigh; office@stockes.minster.nsw.gov.au
Subject: Rozelle bay- proposed expansion of marina and dryboat storage

As a local resident I am writing to express my concern at the proposed expansion of the approved marina and dryboat storage facility to be constructed across from Glebe Point, adjacent to Anzac bridge.

I appreciate that approval for the development has already been granted. However I feel that the proposed changes (expansion) now being sought by the developer would not be in keeping with the area and would further detract from an area that Sydney city council had pledged to make more amenable for use by the public (given that it is zoned for maritime, and not entertainment, use).

Please do not hesitate to contact me should you require further information.

Kind regards

Dr Alison Findlay
(local Annandale resident)

Cameron Sargent

From: Ian Pickles <ian.pickles@icloud.com>
Sent: Tuesday, 9 June 2015 12:04 PM
To: Ben Eveleigh; Cameron Sargent
Cc: Kathy Pickles
Subject: Objection to Proposed Modifications to the Sydney Superyatch Marina [MP 09 0165 (Mod 1)]

This is an objection to the proposed modifications to the Sydney Superyatch Marina, which is classic example of 'developer creep' - get an approval then incrementally intensify the development by seeking modifications to the approved development.

We are long time residents of Glebe Point (since 1972) and almost daily users of the walkway and park around Glebe Point opposite the approved marina.

We object to the modifications on the following grounds :

- the increase in the number of superyatch berths from 24 to 43 is excessive and cannot be accommodated in this relatively small 'working harbour' bay without significant and unacceptable visual, noise, road traffic impact, and waterway traffic impact from additional boat manoeuvring and danger to other existing users of the bay such as rowers.
- * approval to these modifications to a Part 3A approved development will pre-empt and jeopardise the Bay Precinct Masterplan planning process, and any such modifications should not be determined prior to the outcome of the Bays Precinct Masterplan, as aspects of the modifications if approved might well conflict with the Bays Precinct
- * traffic impact - increased traffic on James Craig Drive and the intersection with Westlink, as a result of the proposed increased parking from 219 to 237 spaces, the increased superyatch berths and the increased entertainment activities; traffic study does not take account of service vehicles and taxis;
- * any increase in entertainment activities, bands, outdoor seating and activities etc, which exacerbates noise levels from approved activities and the potential for wind enhancement of noise will adversely impact enjoyment of the walkway and park opposite, and unacceptably disturb the enjoyment of nearby dwellings. We still remember unacceptable noise levels from Liquidity;
- * no additional uses or activities should be approved which do not directly relate to the marina. this is not an 'entertainment precinct'.

Your advice concerning the meeting to consider and determine this application would be appreciated.

Ian and Kathy Pickles
64 Toxteth Road
Glebe NSW 2037

Cameron Sargent

From: TT <tina.tran28@gmail.com>
Sent: Tuesday, 9 June 2015 3:18 PM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: MP09_0165 MOD 1

Submission to save our bays for public use

I would like to for property community consultation for the Marina development. The Development has huge ramifications:

- 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

Changes to the water-based modifications will:

- 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.

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.

Cameron Sargent

From: [REDACTED]
Sent: Tuesday, 9 June 2015 2:32 PM
To: Cameron Sargent
Subject: Fw: ROZELLE BAY DEVELOPMENT - IN CONFIDENCE

Dear Cameron

Please find attached a copy of the email I attempted to send to you last Friday.
Unfortunately I did not include your full email address.

Kind regards
[REDACTED]

From: [REDACTED]
Sent: Friday, 5 June 2015 6:06 PM
To: cameron.sargeant@planning
Cc: ben.eveleigh@planning.nsw.gov.au
Subject: ROZELLE BAY DEVELOPMENT - IN CONFIDENCE

Dear Cameron

I would like to indicate my concerns related to the proposed changes in the development for the Sydney Superyacht Marina.

1. My main concern is the issue of noise emanating from the proposed development. I live opposite this area and historically noise has demonstrated a great capacity to disturb the peace and tranquility of the parks and residences in Glebe. It has never ceased to amaze me how noise can travel so effectively across significant distances of water. I am aware that the proposal includes curfews for noise after 10pm. However, I think that at any time of the day residents are entitled to an environment free of intrusive loud music and any cacophony of amplified sound. In particular, I include those residents on night duty and trying to sleep, those who work or study at home, and those elderly, sick or young residents who I believe are entitled to peace and quiet.
2. My understanding is that this land is zoned for maritime use, not as an entertainment precinct. Therefore I have concerns about a planning process where the issue of noise related to entertainment, needs to be even considered by residents living in the vicinity of the development.
3. Finally, there appears to be a lack of adequate consultation by the NSW Department of Planning with the residents who will be affected by the changes in the Sydney Superyacht Marina development.

I do not wish this email to be published as part of the submissions, however I look forward to your response.

Kind regards
[REDACTED]

Cameron Sargent

From: Robyn Quigley <robynquigley@tpg.com.au>
Sent: Tuesday, 9 June 2015 8:13 PM
To: Cameron Sargent
Subject: Sydney SuperYacht Development - Rozelle Bay

Dear Sir

I am writing to advise how vehemently I oppose the approval granted to reconfigure and extend the existing marina facilities in Rozelle Bay: the increase to 43 of the total number of berths for 'super yachts', berthing for the associated tenders together with additional parking; outdoor licensed premises with approval for live bands operating 7 night a week. These changes will result in more noise, more traffic, both vehicular and marine, and buildings of greater height than currently exist.

My objections are based not only in safety concerns for long established users and residents of the Rozelle Bay, but also for the loss of the heritage 'look and feel' of the area.

Rowers, paddlers and kayakers are long-term, frequent users of Rozelle Bay, both during the day and evenings. The Bay must be one of the few areas left in Sydney harbour that provides a safe area for non-motorised water sport – it has no 'through traffic' and, until the construction of the marina, relatively few boat movements in and out of the Bay. I walk the foreshore daily and have noticed a significant increase in the occasions in which the dragon boat rowers and scullers have had to avoid yachts coming in/ out of the marina area or had to stop until wakes from boats subsided before continuing. A significant increase in boat traffic, of the kind proposed, will only exacerbate the problem; an additional 20 superyachts and their tenders will adversely affect the safety and enjoyment of many people who have used the Bay for years.

Residents who live on the opposite shore have a right to expect that in a narrow bay such a Rozelle Bay, approval would not be given for a development that will significantly increase the noise pollution in the area. Please note that I do not live in the area immediately adjacent to Rozelle Bay so my objection is not based on self interest.

The proposed development is not only aesthetically objectionable, I submit it will ruin the visual heritage of the area. I do not routinely object to all development, however in this instance it angers me to see development proposals that will virtually eradicate the visual history of an area. The existing development has so altered the skyline that, if extended, no sight will be had of trees that border the roads or the roofscape that can be still be seen in the evenings; instead there will be the straight line horizon created by the wall of building proposed in the development. Rozelle Bay will begin to look so much like so any other areas of Sydney Harbour – designed for things, not for the use and enjoyment of people – both visitors and local residents.

I rarely get as angry as I have over this development – it is bad design, will visually pollute a heritage area and result in convenience amenity to a few while adversely affecting the many who currently live in or regularly visit the area.

I would urge you to re-consider the entire project.

Please note that I originally sent this email to Ben Eveleigh but received an automatic response advising that Mr Eveleigh was on leave.

Your sincerely

Robyn Quigley

2 /1 Wigram Lane
Glebe NSW 2037

Cameron Sargent

From: sam <salvidge@gmail.com>
Sent: Wednesday, 10 June 2015 8:31 AM
To: Cameron Sargent
Cc: Ben Eveleigh
Subject: Rozelle Bay Marina

Dear Planning Department and Minister,

I write to ask you to reconsider the planned changes to Rozelle Bay that will allow a new marina to be built. I believe this will greatly impact on the local residents of Glebe, Annandale and Rozelle, and the thousands of others who regularly use the park for exercise and recreation. This waterfront land is zoned for maritime use, not as an entertainment precinct.

I hope you take the community's opposition to these changes seriously and cancel these plans.

Regards,

Sam Salvidge
13 Forsyth St
GLEBE NSW 2037

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E-mail Message

From: Liz Simpson-Booker [SMTP:lizsimpsonbooker@bigpond.com]
To: Stokes Office Email [EX:/O=MIN/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7665152DA020AB49ABE35242D2EB7AE9-0001278FAB08]
Cc:
Sent: 19/5/2015 at 11:26 AM
Received: 19/5/2015 at 11:26 AM
Subject: Sydney Super Yacht Marina, Rozelle Bay MP09_0165 (MOD 1) Modification to Sydney Super Yacht Marina

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

Dear Minister

This proposal pre-empts the strategic plans for the Bays Precinct being developed by UrbanGrowth and thus its timing is inappropriate. Further, under the Sydney Harbour Plan and Bays Master Plan this area is zoned for maritime use, not as an entertainment precinct. The proposal, with extra outdoor seating, extra car parking, extra berths and less noise controls, will have major implications for amenity of the area.

The impact will be felt by hundreds of residents, by park users, by foreshore walkers, picnickers, kayakers, dragon-boaters and rowers. The subject area on the northern side of Rozelle Bay is just over 200 m from the Glebe foreshore; noise travels remarkably well, and unimpeded, over water.

The proponents have not demonstrated their credentials as "good neighbours"; nor has the community forgotten the noise imposts foisted upon us by the old Liquidity Restaurant which operated from the same location. The modifications proposed will exacerbate these problems.

The proponents have shown themselves to be insensitive to the issue of public foreshore access which is a cornerstone of the UrbanGrowth plans for a foreshore promenade from White Bay to Pyrmont. An increase in the size of the marina will lead necessarily to more boat movements in the bays and a maritime push-back against the stated aim of re-using the heritage-listed Glebe Island Bridge as a pedestrian, cycle and light rail conduit to help relieve Sydney's congestion difficulties.

The proposal appears to provide little justification for the increase in building and car park levels and no corresponding increase in public benefit or amenity. The silken text of the modification proposal makes light of precisely those issues which the community was so concerned about previously. The photo montages provided are grossly misleading.

I urge that any further development of this site should be deferred and only proceeded with following full consultation and integration with UrbanGrowth proposals for the Bays Precinct.

Sincerely
Liz Simpson-Booker
30/501 Glebe Point Road
Glebe NSW 2037

976

E-mail Message

From: Liz Simpson-Booker [SMTP:lzsimpsonbooker@bigpond.com]
To: Stokes Office Email [EX:/O=MIN/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7665152DA020AB49ABE35242D2EB7AE9-0001278FAB08]
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I urge that any further development of this site should be deferred and only proceeded with following full consultation and integration with UrbanGrowth proposals for the Bays Precinct.

Sincerely
Liz Simpson-Booker
30/501 Glebe Point Road
Glebe NSW 2037

98

E-mail Message

From: jeanette.newberry [SMTP:jeanette.newberry@hotmail.com]
To: Stokes Office Email [EX:/O=MIN/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7665152DA020AB49ABE35242D2EB7AE9-0001278FAB08]
Cc:
Sent: 27/5/2015 at 9:21 AM
Received: 27/5/2015 at 9:21 AM
Subject: FW: ROZELLE BAY PLAN

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

Hi, I just added a few things.

From: jeanette.newberry@hotmail.com
To: office@stokes.minister.nsw.gov.au
Subject: ROZELLE BAY PLAN
Date: Tue, 26 May 2015 18:04:59 +1030

Hello Mr Stokes,

I was saddened to see that they were thinking of building another mini Darling Harbour at Rozelle Bay.

I'm not sure nightclubs and lots of noise is the way to go as Glebe is such a peaceful sanctuary in the middle of the city and we don't want to lose that.

I have another suggestion:

| |
|-----------------------------------|
| ABORIGINAL CULTURAL CENTRE |
| SCULPTURE GARDEN AND WALKING PATH |
| PARKS AND NATIVE GARDEN |
| BOAT MUSEUM |
| CAFES |
| MOSAICS ALONG FORESHORE |

ABORIGINAL (Similar to Colac Botanic Garden)

I think other suggestions should be considered and the local people decide.

Kind Regards
Jeanette newberry

Cameron Sargent

From: Chris Speedy <chrisspeedy@hotmail.com>
Sent: Wednesday, 10 June 2015 1:49 PM
To: Cameron Sargent
Subject: Rozelle Bay not the place for Venue noise !!

Hi Cameron

Walking around end of Glebe Point Rd last night I found a notice about the proposed development of the Marina side of Rozelle Bay.

I really like loud Rock Bands and Venues ! BUT that part of town may not be the place for them.

If your proposal can isolate the music / crowd noise inside the venues so exterior noise is eliminated - go right ahead and I hope the new venues are a success.

But if the venues or visiting cruise boats create significant music / crowd noise that pollutes one of the last quiet places in the area - people like me are going to react against it strongly.

That is the one part of town I can walk around in the evening and its relatively quiet. Its really nice. Any noise that escapes from the marina side will carry straight across the bay and ruin the whole place.

What assurances do we have that venue and crowd noise will be contained inside the new buildings ?

What building features, such as sound proofing and double glassing / doors are being installed in buildings ?

What fines will be imposed on venue operators if the noise standards are broken ?

Please let me know your answers to these questions.

Regards: Chris Speedy

Pyrmont

M: 0431 415 473