



URBAN  
PERSPECTIVES

Suite 23, Level 6, 58 Pitt St, GPO Box 4507 Sydney NSW 2001  
P • 02 8071 4590 F • 02 9252 4516 W • [urbanperspectives.com.au](http://urbanperspectives.com.au)  
ABN • 13 09509040224

15 July 2014

Department of Planning & Environment  
Attention Mr Cameron Sargent & Ms Sara Roach  
23-33 Bridge Street  
Sydney NSW 2000  
BY HAND

Dear Cameron and Sara,

**RE: SYDNEY SUPERYACHT MARINA, MARITIME COURT ROZELLE BAY  
MP09\_0165 (MOD2)**

On 22 January 2014 we submitted to the Department a modification under MP09\_0165 generally in relation to the western building on the site. Permission to Lodged (PTL) had not as yet been provided by the Roads and Maritime Services (RMS) – the landowners. The RMS has required a number of small amendments to the application, relating principally to the easements along the northern boundary of the western building and a proposed Ausgrid kiosk on the western boundary.

I attach amended Environmental Assessment for the modification and Plans as set out in the table below:

| Plan details              | Amendment to originally lodged plans   |
|---------------------------|--|
| 002 Rev 4 dated 3/4/14    | Showing MGA coordinates in NW corner DWG is also attached.                     |
| SK932 Rev C dated 9/4/14  | Replaces SK931C and includes measurements to northern boundary                 |
| SK942 Rev B dated 10/4/14 | Removes 13 car spaces and pontoons from the water                              |
| SK943 Rev B dated 9/4/14  | Establishes setback of 2050 for 1 <sup>st</sup> level from boundary            |
| SK944 Rev B dated 10/4/14 | Establishes setback of 2050 for roof level from boundary                       |
| SK945 Rev B dated 10/4/14 | Places 5520 and 4000 setback measurements on plan                              |
| SK946 Rev A dated 3/4/14  | Replaces DA13 Issue C showing only amendments to uses in the western building. |

For your assistance a summary of the amendments made to the environmental assessment is below:

- Inclusion of Modification reference on page 1 and new date
- In the executive summary and section 1.1, the addition of a further bullet point noting the removal of 13 car spaces at the rear of the western building.
- Section 2.1 makes a minor correction to indicate that the 4000mm setback to the roof capping from the waterfront is for the main part of the roof. As the western most portion is 1 metre higher than the eastern three quarters of the building, it will not quite maintain the 4000mm. That clarification is also made in section 2.7 and 4.1 first paragraph.
- Table 1 has minor amendments caused by the reduction in width of the first floor and roof by 50mm.
- The GFA of the ground floor has been further revised so that the marine area of use is now 430m<sup>2</sup>. This results in minor changes to Table 2 figures and calculations, and the figures set out in section 2.3.
- A revised Figure 2 is included which shows simply the revision of use areas in the western building. It reflects the use layout set out in drawing SK946 Rev A.
- Table 3 is amended with the proposed plan numbers for the conditions
- Section 2.6 5<sup>th</sup> bullet point refers to Mod 2 not Mod 1
- Section 2.6 6<sup>th</sup> bullet point. The % and area for marine and total m<sup>2</sup> in the table have altered in accordance with table 2.
- Section 3.2 is amended to reflect that permission to lodge has now been obtained.
- Please note that Appendix A and B have not changed.

Permission to Lodge was granted by the RMS on 10 July 2014. The stamped plans are the same plans as referenced above. The PTL requires another letter of consent under the terms of a deed between the RMS and Sydney Superyacht Marina. That letter is included on the CD, but please do not put that letter on the website.

4 CDs are attached including:

- This letter
- The amended environmental assessment
- Amended plans
- Permission to lodge with stamped plans

I trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact me.

Kind regards



Ros Read

(02) 8071 4588

0413 246867

[ros@urbanperspectives.com.au](mailto:ros@urbanperspectives.com.au)