



2011 Residents' Association Inc.

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Feedback - Elizabeth Bay Marina Upgrade

2011 Residents Association Inc. (2011RA) is concerned with the protection and enhancement of residential amenity for residents living in the suburbs of Kings Cross, Potts Point, Elizabeth Bay, Rushcutters Bay and Woolloomooloo, that is, the suburbs in the 2011 postcode area.

This proposed upgrade and extension of the marina is an elitist project designed for a select few with little regard for the local residents and general public who utilise this park on a regular basis. The key project justifications appear to fix a structure that has been allowed to become dilapidated and to give revenue to Government.

There was a petition signed by many local residents to have the marina designed as a berth for a ferry service to the area. That petition was unsuccessful, possibly for various marine and environmental considerations. The upgrade design eliminates the possibility of a ferry service to the area in the future.

There are approximately 20,000 residents in the 2011 postcode area. A large part of this facility upgrade will result in exclusive access to the jetty by 13 boat owners who lease the berths. They will also have access to facilities including an office, a workshop and maritime commercial space. The coffee shop and provisions for some 30 kayaks are meagre offerings by comparison.

Residents object to increase in number of berths from 9 to 13 but more importantly to the increased allowance in the size of boats that will be moored: 4 boats of 20 metres (previously zero), four berths at 15 metres (previously one at 15.7), and 4 berths at 12 metres (previously 8 metres). All this is in addition to 51 swing moorings.

It must be noted that the capacity of these larger boats, which can carry up to 12 people, will result in a massive demand for services, including personal transport to access the marina, taxis, delivery vehicles, and garbage trucks. All of those things will serve to increase noise in what is the very small and much used recreational area of Beare Park, with minimal positive impact for residents whose apartments border the park.

Further, the intensification in use of this small bay by increasing number and size of boats is seen to:

- Result in a significant loss of water views for surrounding apartments and those

using the park due to an overcrowding with boats; no blue expanse of water - just boats and Marina.

- The structure itself is substantially larger and more intrusive than the current building and the proposed design has little visual appeal or architectural merit. It dominates and blocks views of the shoreline. The proposed structure is 1.65 metres higher than old building. This will make a substantive difference in terms of shadowing and also make a major difference to the views of the harbour approaching the park. No more blue expanse.
- There will be increased traffic into the area by service vehicles. This area is already congested and the associated noise will be an ongoing issue for residents. What information has been provided on the increase in road traffic and demands for transport to and from this marina?
- Noise travels across water and Elizabeth Bay is like an amphitheatre. Noise, particularly at night, is augmented. Residents are concerned about additional noise created by more people being carried on larger boats.
- Damage to the sea bed, marine grasses and marine life due to larger boats. Also a likely increase in pollution from boats – use of engines to get out to main harbour and also more people, with a greater likelihood that litter will end up overboard.
- The coffee shop already exists and is quaint and appealing. The new design just provides a rather characterless setting with views out to sea blocked by large boats when moored.

In addition to the above objections we note that there is no after hours access for water taxis in the new development. Currently water taxis have access to the wharf 24/7 and are important for this area given the lack of other public transport available. It is important that this service be continued.

In all, this expensive project will require loss of parking (all 20 parking spaces) during its construction resulting in difficulties accessing Beare Park. At the end of it all there seems to be very little benefit to residents except perhaps for 30 of the 20,000 who own/use kayaks.

A new marina is needed but please keep the number and size of boats the same (that is, 9) and less than 15 metres in length. Consider a design that allows access for the public and not just for a few boat owners and their guests.

The harbour and its foreshores are for everyone.

Yours sincerely,

Helen Crossing
Convenor
2011 Residents Association