

14 October 2016

The Hon Duncan Gay MLC
Minister for Roads, Maritime and Freight
GPO Box 5341
SYDNEY NSW 2001

Dear Minister

Elizabeth Bay Marina Redevelopment

The Elizabeth Bay Marina facility is in bad repair and there is strong community support for its revitalisation. Notwithstanding, preliminary proposed concept plans include unacceptable expansions to the marina that will impact on amenity and privatise the harbour.

The area of harbour in which the marina operates fronts Beare Park, which is surrounded by one of the most densely populated areas of the country and used by thousands of residents and visitors. Adjacent residents have no private open space and rely on Beare Park for their passive recreation needs. Beare Park was upgraded in 2008 giving access to the water and tidal beach, improving lighting and seating, reducing stormwater and pollution runoff, and recognising Aboriginal and European heritage; maintaining its tranquillity and beauty is essential to the wellbeing of surrounding communities.

There is a long history of concern about the privatisation of Elizabeth Bay Marina including the 2000 proposal for 16 new berths for boats up to 30 metres long, the 2010 proposal for 40 floating berths and 40 swing moorings, lease allocations without public tender and poor maintenance.

A number of constituents have contacted me concerned that the Roads and Maritime Services' preliminary concept plans would increase the number and size of berths and the height of the structure.

Elizabeth Bay Marina has historically been a low key facility in recognition of its densely populated residential location.

The proposal would extend berths further into the harbour and increase the number and size of berths. Currently one berth accommodates a boat of 15.7 metres, four berths accommodate boats of 12 metres and four berths accommodate boats of eight metres. The proposal would significantly increase the capacity with four berths accommodating boats of 20 metres, four accommodating boats of 15 metres and five accommodating boats of 12 metres.

The substantial increase in boat and yacht activity would create visual and noise pollution: public harbour views would be reduced, the peaceful enjoyment of the park would be eroded and light spill could impact homes. Water quality would worsen through sewage contamination and oil leaks from more and larger motors. The already constrained Beare Park would become choked with traffic and parking congestion, particularly on weekends as more people access the marina.

Some constituents have also raised concerns that the proposed ramp is located where people and dogs swim and play in the shallow water, and ask that this be relocated away from the steps in the seawall.

Ground Floor, 21 Oxford St Darlinghurst NSW 2010 T 02 9267 5999 F 02 9267 5955

E sydney@parliament.nsw.gov.au alexgreenwich.com.au

 facebook.com/alexgreenwich  twitter.com/alexgreenwich



While there is support for replacing the existing structure, which has deteriorated over many years, there is community concern that proposals would increase the height of the structure by up to 2.5 metres. The small neighbourhood nature of the current facility should be maintained regardless of the design concept chosen so that the structure does not impose on harbour outlooks from the park and adjacent streets including Ithaca Road.

Although the proposed concept plans do not indicate any loss of public access, one constituent reports that she was told when she viewed plans that the community would not be able to use the facility and access would only be available to swipe-card holders. I strongly oppose any loss of community access to the facility, decks, ramps and jetty and urge the government to ensure public harbour access is maintained.

Public material and the online feedback form on the proposal focus only on the three design concepts for the built structure, concealing parts of the proposal that would significantly expand the marina facility. There is no environmental assessment of the impacts of enlarging the marina for air, noise, light, heritage, views, water quality and environment, traffic and parking.

It is unclear whether Roads and Maritime Services worked with the City of Sydney, which manages Beare Park, local roads and parking. Any plans for the marina must integrate with the local area and be developed in collaboration with the City. It is also vital that marina plans do not preclude a future ferry stop at Elizabeth Bay if demand assessment and community consultation identifies the need for a service, given Elizabeth Bay was included in the government's May 2013 'Sydney's Ferry Future' strategy.

I understand the final proposal will be assessed in-house by Roads and Maritime through a Review of Environment Factors and may not include detailed environmental assessment reports. Given widespread community concern about overdevelopment of the harbour, I ask that Roads and Maritime Services reduce the size and number of berths and the height of the structure, or allow an independent, open and transparent assessment of the proposal through a development application to council or an Environmental Impact Statement to the Department of Planning and Environment.

Could you please reduce the scale of the proposal, maintain public access, ensure assessment of a final proposal is open and transparent, and inform me what action you will take?

Yours sincerely



Alex Greenwich
Member for Sydney

CC: RMS project team elizabethbay@rms.nsw.gov.au