Elizabeth Bay Marina upgrade
Have your say
September 2016

The NSW Government is proposing to upgrade the Elizabeth Bay Marina to improve its functionality, amenity and safety for water users and the local community. The existing Marina structure is deteriorating and no longer meets current engineering and maritime safety standards and needs to be upgraded.

Elizabeth Bay Marina is located next to the end of Ithaca Road, near Beare Park, Elizabeth Bay. The Marina has existed for over 100 years and is a popular place for boaters, kayakers, residents and tourists visiting the area.

Over time the timber elements have deteriorated and Roads and Maritime is proposing to upgrade the marina to improve safety and amenity for water users and the local community.

Three concept designs have been developed for the upgrade of the marina and Roads and Maritime is seeking initial feedback from the community on these proposed designs. There is no proposed change to existing usage and the building footprint would remain largely the same with changes to the floor plan to maximise use of space.

Every effort has been made to ensure the proposed marina provides modern facilities while respecting the character of the local area.

Key benefits
The marina upgrade would provide:

• Improved on-marina facilities for the boating community
• More reliable operations with prevention of damage to boats/structure due to flooding at high tides
• Improved facilities, security and safer water access for kayaks, paddleboards and other small vessels
• Improved café facilities located at the end of the marina so users and visitors can enjoy views of the bay
• Improved access for everyone including people with disabilities
• A Boating Destination Marina for boaters to use facilities and amenities making their Sydney Harbour boating experience even more memorable.
**Key features**

Key features of the project proposal include:

- A modern multipurpose marina to replace the current dilapidated structure
- The marina floor to be built 80 centimetres higher than the existing floor to avoid flooding during storm events and king tides
- Under cover storage of kayaks to improve security and help prevent weathering
- The café and seating area retained and placed at the end of the marina so users and visitors can enjoy views of the bay
- Accessible toilet facilities and ramp access, making the Marina compliant with the *Disability Discrimination Act 1992*
- New locker facilities for marina users
- Repositioned berths in deep water to avoid boats being at risk in low tides
- A public destination berth for use by the wider maritime boating public
- Ecologically sustainable development features including solar panels, rainwater tanks, vertical garden and reuse of timber where possible
- Provision of a sewerage pump out berth.

**Why is Roads and Maritime proposing to upgrade the Marina?**

- Timber structures of the marina such as piles have deteriorated and need to be replaced
- The current walkway on the eastern side of the marina office and the kiosk is currently closed to the public as it is not deemed safe nor does it comply with the *Disability Discrimination Act 1992*
- The marina is prone to flooding in high tides because it was not initially built high enough
- The marina structures in their current condition do not comply with the load requirements of the current Australian Standards and some parts are structurally unsound
- The use of the smaller berths on the southern side of the marina is limited due to the water depth at low tides
- The most recent adverse weather in June 2016 saw the marina lose several moorings and two sides of the workshop/office building. The deck and the kiosk were also flooded as a result of the king tide.
What is happening now?

Roads and Maritime is committed to working with the community and stakeholders on this important project and we are seeking feedback from the community on the design of the proposed new marina.

We have developed three preliminary concept designs for the new structure which all have different visual amenity. We would like to hear your thoughts on each of the concepts presented to inform the design process.

Feedback will be considered as part of the development of the preferred design, which will be displayed for community comment by the end of this year.

What changes are proposed at the Marina?

<table>
<thead>
<tr>
<th>Feature</th>
<th>Existing marina</th>
<th>Proposed new marina</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timber deck and piles</td>
<td>Cradle currently not in use</td>
<td>New deck and piles</td>
</tr>
<tr>
<td>Ramp slipway and cradle</td>
<td>New ramp access for kayaks and paddleboards</td>
<td></td>
</tr>
<tr>
<td>Jetty</td>
<td>9 berths</td>
<td>13 berths</td>
</tr>
<tr>
<td>Orientation of marina layout</td>
<td>Jetty runs parallel to shoreline</td>
<td>Jetty turned 90 degrees, and extends out from marina to reach deeper water.</td>
</tr>
<tr>
<td>Size of berths</td>
<td>One berth at 15.7m</td>
<td>Four berths at 20m</td>
</tr>
<tr>
<td></td>
<td>Four berths at 12m</td>
<td>Four berths at 15m</td>
</tr>
<tr>
<td></td>
<td>Four berths at 8m</td>
<td>Five berths at 12m</td>
</tr>
<tr>
<td>Additional berths</td>
<td></td>
<td>New pump-out berth</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New destination berth</td>
</tr>
<tr>
<td>Building features</td>
<td>Office, workshop, kiosk, amenities</td>
<td>Office, maritime commercial space (e.g. boat brokerage, kayak hire etc.), café, amenities</td>
</tr>
<tr>
<td>Building structure</td>
<td>Weatherboard and timber</td>
<td>Refer to preliminary concept designs. Designs also include ecologically sustainable development features.</td>
</tr>
<tr>
<td>Height of marina</td>
<td>Marina deck will be raised 0.8m above the existing level. Building heights may be up to 2.5m higher (see concept designs).</td>
<td></td>
</tr>
<tr>
<td>Kayaks</td>
<td>Storage for up to 30 kayaks and paddleboards; outdoors.</td>
<td>Storage for at least 24 kayaks and 24 paddleboards; indoors.</td>
</tr>
<tr>
<td>Swing moorings</td>
<td>51</td>
<td>No change in number, however, position of some moorings may be adjusted.</td>
</tr>
</tbody>
</table>
How do I give feedback?

We have established several ways for you to comment on the preliminary concept designs by Sunday 16 October 2016.

Community information sessions

We are holding two conveniently located community information sessions where you will be able to see artist’s impressions of our proposed solutions, get more technical information, talk to the architect and then leave your feedback for us to consider in the final preferred design.

- **Saturday 8 October** between 10.30am and 2pm
- **Tuesday 11 October** between 5pm and 8pm

Both sessions will be held at the Rex Centre, Fitzroy Gardens, 58A MacLeay Street, Potts Point (entrance near Baroda Street).

During these times, you are free to drop in, look at artist’s impressions of the project, talk to Roads and Maritime staff, the architect and find out more in-depth information.

Online feedback

If you are unable to attend a community information session, you can also provide your feedback online. Please visit the project website [www.rms.nsw.gov.au/elizabethbay](http://www.rms.nsw.gov.au/elizabethbay) where you will find more information about the project, view the concept designs and provide feedback through an online feedback form.

Talk to us

You can call us on 1800 874 876 (during business hours) to provide feedback and ask any questions. We also encourage you to visit the website at [www.rms.nsw.gov.au/elizabethbay](http://www.rms.nsw.gov.au/elizabethbay) for further information.

Next steps

- Planning and investigations
- Develop preliminary concepts
- Display preliminary concepts
- Develop a preferred concept design
- Display Review of Environmental Factors
- Approval to proceed
- Detailed design
- Construction
- Marina operation

Contact

If you have any questions, please contact our project team on 1800 874 876 or email elizabethbay@rms.nsw.gov.au. For more in-depth information on the marina and the project, please visit [www.rms.nsw.gov.au/elizabethbay](http://www.rms.nsw.gov.au/elizabethbay).

This document contains important information about maritime projects in your area. If you require the services of an interpreter, please contact the Translating and Interpreting Service on 131 450 and ask them to call the project team on 1800 874 876. The interpreter will then assist you with translation.