Elizabeth Bay Marina upgrade
Have your say
February 2017

The NSW Government is upgrading the Elizabeth Bay Marina to improve its functionality, amenity and safety for water users and the local community.

Elizabeth Bay Marina is located at the end of Ithaca Road, Elizabeth Bay, next to Beare Park. The marina has existed for over 100 years and is a popular place for boaters, kayakers, residents and tourists visiting the area. Since the marina was rebuilt in 1984, the timber elements have deteriorated and parts of the marina are considered unsafe for water users and the local community.

In September and October last year, Roads and Maritime Services sought feedback from the community on three concept designs. The ‘Contemporary’ option was preferred by the majority of the community, and a number of comments on specific features of each design were provided.

The main concerns raised were:
• ‘blocky’ design
• height of the building
• location and design of the kayak ramp.

Roads and Maritime has incorporated the feedback into the revised design to ensure the proposed marina provides modern facilities and respects the character of the local area. A Review of Environmental Factors (REF) has been completed on the revised design and we are seeking community feedback on the REF until 31 March.

Key benefits
The marina upgrade would provide:
• improved marina facilities for the boating community
• more reliable operations aimed at preventing damage to boats and the marina due to flooding at high tides
• improved facilities, better 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 to the marina, including disabled access
• a boating destination berth to give boaters access to facilities and amenities, and to improve their Sydney Harbour boating experience.
Why is the marina being replaced?

- 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 is currently closed to the public. It is considered unsafe and does not comply with requirements of the Disability Discrimination Act 1992.
- The marina is prone to flooding in king tides.
- The current condition of the marina structures do not comply with the load requirements of the current Australian Standards.
- The smaller berths on the southern side of the marina have limited use during low tides due to the water depth.
- The adverse weather in June 2016 resulted in the loss of several moorings and damage to the workshop/office building. The deck and the kiosk were also flooded as a result of the king tide.
### Key features of the project

<table>
<thead>
<tr>
<th>Benefits</th>
<th>Key features of the project</th>
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<tbody>
<tr>
<td>Improved on-site facilities for the boating community</td>
<td>A modern multipurpose maritime facility to replace the current deteriorating structure</td>
</tr>
<tr>
<td>More reliable operations which will prevent damage to boats and structures due to flooding at high tides</td>
<td>The structure’s floor will be built 80 centimetres higher than the existing floor to avoid flooding during storm events and king tides</td>
</tr>
<tr>
<td>Improved facilities, security and safer water access for kayaks, paddleboards and other small vessels</td>
<td>Undercover storage of kayaks will improve security and help prevent weathering</td>
</tr>
<tr>
<td>Improved café facilities located at the end of the marina so boaters and visitors can enjoy views of the bay. Any café noise is away from residences</td>
<td>The café and seating area has been retained and placed at the end of the marina</td>
</tr>
<tr>
<td>Improved access for marina customers including people with disabilities</td>
<td>New accessible toilet facilities and ramp access that comply with the Discrimination Act 1992</td>
</tr>
<tr>
<td>Contributes towards making Sydney Harbour boating more accessible for more boaters</td>
<td>A boating destination marina for boaters to use facilities and amenities</td>
</tr>
<tr>
<td>More convenient facilities for marina users</td>
<td>New locker facilities for marina users</td>
</tr>
<tr>
<td>Better berthing facility and more reliable operation for marina users</td>
<td>Repositioned berths in deep water to reduce risk of boats being stranded in low tides</td>
</tr>
<tr>
<td>Improved environmentally sustainable design and development</td>
<td>Development features include solar panels, rainwater tanks, garden elements and reuse of timber where possible</td>
</tr>
<tr>
<td>More convenient waste management for marina users and improved management of pollution into the harbour</td>
<td>Providing a new sewerage pump out berth</td>
</tr>
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</table>

Elevated view of the proposed marina from the east
Indicative layout of the proposed Elizabeth Bay Marina
### What will change at the marina?

<table>
<thead>
<tr>
<th>Feature</th>
<th>Existing facility</th>
<th>Proposed new facility</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deck</strong></td>
<td>Timber deck and piles</td>
<td>New deck and piles</td>
</tr>
<tr>
<td><strong>Ramp</strong></td>
<td>Slipway and cradle currently not in use</td>
<td>New ramp access for kayaks and paddleboards</td>
</tr>
<tr>
<td><strong>Jetty</strong></td>
<td>Nine berths</td>
<td>13 berths</td>
</tr>
<tr>
<td><strong>Orientation of marina layout</strong></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><strong>Size of berths</strong></td>
<td>One berth at 15.7 metres, Four berths at 12 metres, Four berths at 8 metres</td>
<td>Four berths at 20 metres, Four berths at 15 metres, Five berths at 12 metres</td>
</tr>
<tr>
<td><strong>Additional berths</strong></td>
<td>Nine berths</td>
<td>Four additional regular berths, New pump-out berth, New destination berth</td>
</tr>
<tr>
<td><strong>Building features</strong></td>
<td>Office, workshop, kiosk, amenities</td>
<td>Office, maritime commercial space (e.g., boat brokerage, kayak and paddle board hire etc), café, amenities</td>
</tr>
<tr>
<td><strong>Building structure</strong></td>
<td>Weatherboard and timber frame</td>
<td>Timber and steel frame. Designs also include ecologically sustainable development features</td>
</tr>
<tr>
<td><strong>Height of marina</strong></td>
<td>Existing deck level is at 1.48 metres above sea level, The existing building height is three metres, Total existing building height is at 4.48 metres above sea level (including deck)</td>
<td>Marina deck would be raised up to 0.8 metres above existing level. The proposed building deck will be 2.28 metres above sea level, The proposed building height is 3.85 metres. This is 0.85 metres higher than the existing building, The height of the total structure including deck and building is 6.13 metres</td>
</tr>
<tr>
<td><strong>Kayaks</strong></td>
<td>Outdoor storage for up to 30 kayaks and paddleboards</td>
<td>Undercover Storage for at least 24 kayaks and 24 paddleboards</td>
</tr>
<tr>
<td><strong>Swing moorings</strong></td>
<td>51</td>
<td>51 moorings will remain, however, position of some moorings may be adjusted</td>
</tr>
</tbody>
</table>
How has the design changed as a result of community feedback?

In September and October last year, the community gave us their feedback about the proposed development. The changes to the preferred option (Contemporary) reflects the comments received.

<table>
<thead>
<tr>
<th>Main community feedback</th>
<th>Design change implemented</th>
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<tbody>
<tr>
<td><strong>Building height/roof</strong></td>
<td>The building height is designed to prevent flooding to crucial areas. We have made design changes to lessen the on-land impact of the structure, and have changed the cladding materials to reduce the visual impact. We have lowered the floor of the kayak storage area. This has assisted in keeping the roof low while allowing for the storage of larger paddle boards. The kayak floor is designed to be above 1 in 100-year flood events, and the pontoon and building is expected to provide additional protection from waves. The height of the proposed building will be 3.85 metres – an increase of 0.85 metres on the current structure.</td>
</tr>
<tr>
<td>Building too tall</td>
<td></td>
</tr>
<tr>
<td>Flat roof not attractive when viewed from above</td>
<td></td>
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<tr>
<td><strong>Building Design</strong></td>
<td>We have removed the front façade on the western building to allow a view into the kayak storage area. Windows have been added to the eastern building to allow for water views through the structure. We have widened the corridor between the two buildings to give a broader water view through the centre of the building. We have removed the front beams connecting the two buildings to further open the view from the land.</td>
</tr>
<tr>
<td>Too ‘blocky’</td>
<td></td>
</tr>
<tr>
<td>Not enough windows</td>
<td></td>
</tr>
<tr>
<td><strong>Kayak ramp</strong></td>
<td>Roads and Maritime has engaged with Paddle NSW for input into the design of the kayak facility. The kayak ramp has been redesigned to Paddle NSW recommendations and now incorporates both a ramp and floating launching pontoon. The kayak ramp will be angled away from the shore to avoid any conflict with the small ‘beach’ area to the left of the building that is used by the community for swimming.</td>
</tr>
<tr>
<td>Fixed ramp may impact on the beach access to the west of the facility</td>
<td></td>
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What is happening now?
Roads and Maritime has completed a Review of Environmental Factors (REF) on the refined design to identify and propose management strategies for any potential environmental impacts of the proposed design.

We invite the community to provide feedback on the proposed design and attend the information sessions for the project.

The REF is available at:
- City of Sydney Council
  Town Hall House
  Level 2, 456 Kent Street, Sydney
- Kings Cross Neighbourhood Centre
  50–52 Darlinghurst Road, Kings Cross
- Roads and Maritime office
  33 James Craig Road, Rozelle

How do I give feedback?
The community is invited to send feedback on the REF to Roads and Maritime during the information sessions, by phone, email, or via our website by 31 March 2017.

Community information sessions
Feedback forms will be available at the community information sessions and can be submitted to the project team.

Phone and email
You can call us on 1800 874 876 (during business hours) to provide feedback and ask questions, or email elizabethbay@rms.nsw.gov.au.

Online feedback
Please visit the project website [http://www.rms.nsw.gov.au/projects/sydney-inner/elizabeth-bay/](http://www.rms.nsw.gov.au/projects/sydney-inner/elizabeth-bay/) where you will find the REF online for you to read through at your convenience and then provide feedback through an online feedback form.

$37.5m investment in boating infrastructure across NSW

Community information sessions
Two information sessions are being held to provide an opportunity for the community to discuss the proposed concept design with the project team.

The sessions will be held at:
- Beare Park at the end of Ithaca Road, Elizabeth Bay on **Saturday 11 March** from **10am–1pm**
- Reginald Murphy Centre, 19 Greenknowe Ave, Elizabeth Bay on **Wednesday 15 March** from **6pm–9pm**

Artist impression of proposed marina and associated facilities
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**

A submissions report will be prepared following the display period that will provide a response to the comments received from the community and other stakeholders. This report will be available on the RMS website when finalised. Roads and Maritime will notify stakeholders of the decision to proceed and the next stages of the project.

**Contact**

If you have any questions, please contact our project team on 1800 874 876 or elizabethbay@rms.nsw.gov.au. For more in-depth information on the marina and the project, please visit www.rms.nsw.gov.au/projects/sydney-inner/elizabeth-bay/.

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.

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