

The following are excerpts of benefits that may be of interest to the Boating Industry and Boaters generally. They are from the EIS and are primarily from the Ethos Urban summary of the Social Impact Assessment as well as some of their comment against the SREP Objectives, and impact on public mooring holders and navigation.

I have also included the Ethos Urban comments (6.23) in relation to the Public Interest benefits of the proposal.

### **Excerpts from the EIS comments in relation to the Social Impact Assessment (SIA)**

#### **Socio-economic benefits of recreational boating**

The SIA notes that socio-economic benefits of interactions with nature and green space are well documented, with research identifying benefits including physical and mental health, well-being, productivity and community cohesion which is associated with 'blue space', a term that relates to the ocean, lakes, rivers and other water bodies. Benefits associated with water-based leisure activities such as boating, are considered to be social, cultural and economic:

- Social – including physical and mental health, and community cohesion benefits gained through the enjoyment of the water itself and participation in activities such as diving, swimming, recreational boating and fishing;
- Cultural – including connection to place through cultural heritage and cultural practices; and
- Economic – including opportunities in livelihood for business such as fishing, aquaculture and marine tourism and recreation.

#### **Public benefits**

In addition, it is considered that the development will also have a range of positive public benefits which include:

- the provision of public access to the foreshore of Sydney Harbour and to the waterway, for anyone, and in particular for all the community that does not have exclusive access to the foreshore, such as through private residential properties;
- the provision of modernised and the increased provision of on-water storage and boating facilities in a location where demand is high and supply is low;
- the provision of an increased level of equitable access due to the conversion of moorings to berths, which are more accessible for people with limited mobility;
- improvements to the waterfront for passive recreational boats such as kayaks;
- improvements to the navigation within the marina, which in turn will increase safety;
- the continued provision of an International Clean Marina and Fish Friendly Marina operation;
- the retention of established historical and aesthetic significance of surrounding heritage local and State Heritage items and acceptable impacts on key views;
- the provision of an increased diversity of views that will be a result of the increased maritime activity;
- the provision of some wave sheltering of the shorelines directly behind the proposed extension;
- the cessation of slipway activities which will greatly benefit the amenity of nearby residents, overall water quality and aquatic ecology;
- the provision of new wetted surfaces to promote new encrusting assemblages to colonise and provide a net increase in the hard substratum habitat; and
- indirect employment opportunities for skilled workers during the construction activities.

The expansion of the marina will address the undersupply of storage spaces and services and therefore may enhance accessibility to recreational boating and waterways. By having access to a greater number of berths, vessels currently located at moorings can relocate and accordingly, the safety of and mobility of those using the marina will be improved by not having to move to and from vessels.

**Excerpts from the EIS comments in relation to impact on public moorings and navigation (the public ones are referred to as private)**

There will be some impact on private and commercial mooring holders. To address this, the GBM team met with Roads and Maritime during the Permission to Lodge discussions, to determine how the mooring field adjacent to the marina could be relocated within the current boundaries, to maintain numbers, and minimise dislocation. It is noted that relocation of moorings is increasingly common around the State waterways as waterside development occurs.

Matters relating to the relocation of moorings are usually addressed following lodgement of the Development Application, as the project progresses into the assessment and determination phases as Roads and Maritime would usually rely on the submitted design drawings to guide their discussions. In this regard, GBM's navigation specialist is continuing to work with GBM and Roads and Maritime to explore solutions and ideas to resolve any relocation issues. Any relocation will be funded by GBM.

The (Navigation) report assesses the potential impacts of the construction and operational phases of the proposed development on commuter ferry routes, water-based traffic, existing users of the Parramatta River and private boat moorings that surround the site. The assessment is also supported by a set of Standard Operating Procedures that will be implemented to provide a comprehensive guide for skippers and guests to follow specifically in relation to safety and environmental matters in and around the marina.

**Excerpt regarding movement of boats:**

Whilst the proposed development will increase the number of berths in general, the cessation of the slipway activities will reduce the day to day movements by vessels utilising the slipway and the overall increase in vessel movements is expected to be 30%.

Given the low usage pattern evident, the report does not anticipate that the increase in the number of berths will be difficult to manage or cause substantial traffic issues in the river.

**Excerpt regarding sailing and rowing craft:**

An existing aquatic license course is located across the northern face of the Marina and facilitates rowing activities in the area. During the design development, amendments were made to ensure that there were no conflicts with the aquatic license course. Furthermore, given rowers tend to train in the early morning, this lessens the frequency of interaction with Marina traffic.

Furthermore, navigation on the river is governed by the Marine Safety Regulation 2016 and the International Regulations for Preventing Collisions at Sea. It is anticipated that as long as all vessels follow the Regulations, and the marina vessels and other users of the river proceed with caution in and around pinch points such as under the Bridge, no adverse impacts by a greater number of berths being provided should be generated.

**Excerpt regarding paddle craft:**

Paddle craft utilising the bay will be able to circumnavigate the marina, or with the addition of a gangway that will allow kayakers and other small passive craft, to navigate close to the shore near the marina, as an additional access option. This will also benefit any paddlers launching from the

adjacent beach attached to Howley Park East. Paddlers will be will also be able to pass under the gangway at all tides.

### **Excerpt from the EIS in relation to the development being in the Public Interest**

#### **Public Interest**

The proposed alterations and additions to the Gladesville Bridge Marina is in the public interest for a range of reasons outlined in this EIS. The project has a number of benefits, including:

- the upgrading of recreational facilities within Sydney Harbour, by providing an expanded and modern marina for the recreational boating community, and catering for the growing demand for larger berths within the region. Consistent with State Government policy;
- proposed relocation of the commercial moorings, resulting in a widened navigation channel;
- improving public facilities at the marina and reducing environmental impacts by improving the public domain through the cessation of slipway activities;
- the provision of an increased level of equitable access due to the conversion of moorings to berths, which are more accessible for people with limited mobility;
- improvements to the waterfront for passive recreational boats such as kayaks;
- the proposal provides an overall water quality improvement and the cessation of slipway activities is the biggest benefit for overall water quality and aquatic ecology of the locality and enhances local resident amenity; and
- the existing and expanded marina will continue to operate as an International Clean Marina, Boating Destination Berth and a Fish Friendly Marina