

The Minister for Planning and Environment
Department of Planning and Environment
23–33 Bridge Street
Sydney NSW 2000

Attn: Ms N. Chisholm

Dear Madam,

**RE: d'Albora Marinas – The Spit Marina – MP08_0046
Application to Modify Conditions of Consent**

With reference to the above application for proposed works we provide the following statement.

This application refers to the relocation of approved floating marina infrastructure that includes:

AKUNA BAY

Terrey Hills NSW 2084
Tel: (02) 9486 3000
Fax: (02) 9450 1129

CABARITA POINT

138 Cabarita Road
Cabarita NSW 2137
Tel: (02) 9743 6277
Fax: (02) 9743 6270

NELSON BAY

Teramby Road
Nelson Bay NSW 2315
Tel: (02) 4984 1333
Fax: (02) 4984 1390

PIER 35

263-329 Lorimer Street
Port Melbourne VIC 3207
Tel: (03) 9646 1200
Fax: (03) 9646 6957

RUSHCUTTERS BAY

1b New Beach Road
Rushcutters Bay NSW 2027
Tel: (02) 9328 7666
Fax: (02) 9327 1808

THE SPIT

Mosman NSW 2088
Tel: (02) 9960 7700
Fax: (02) 9960 4501

VICTORIA HARBOUR

13/55 Victoria Harbour Pde
Docklands VIC 3008
Tel: (03) 9602 4511
Fax: (03) 9642 3711

1. Relocation of the approved fuel dock to N Arm with reconfigured berthing.

The existing fuel dock is located on the raised N Arm timber wharf structure. The aged timber wharf is in need of substantial structural works and it is considered beneficial that the replacement of the timber wharf with new floating pontoons be constructed now.

The approved new fuel dock was to be located on the new D Arm as part of a later stage.

To provide a superior and safer fuelling facility in the immediate future we seek to modify the fuel dock location.

To accommodate the relocated fuel dock will require a reconfiguration of berthing arrangements on N Arm, we note that there is no change to the approved berthing numbers in making this minor change.

It is also perceived that the relocation of the fuel dock provides a safer navigation outcome.

2. Relocation of existing floating walkway connecting C Arm

The existing connecting walkway to C Arm requires travelling along B Arm a short distance before crossing to C Arm.

This proposal is to relocate the connecting walkway to provide a direct lineal access from N Arm to C Arm.

This modification provides a safer path of egress from C Arm as the need to transit B Arm is removed.

3. Floating berthing finger to end of D Arm

In relocating the fuel dock to N Arm the proposal includes for the replacement of a fuel dock pontoon with a floating berthing finger on D Arm.

We note that as part of RMS Maritime's assessment for the Permission to Lodge for this application, a condition that No Berthing be permitted on the outside of the proposed end floating berthing finger on D Arm.

This reconfiguration requires no change to the approved berthing numbers.

The proposal constitutes Minor Changes to the approved development with no further environmental impacts. The relocation of the fuel dock as noted is seen as being a benefit to the navigation of the waterway around the marina.

We attach copies of Corben Architects drawing DA01 rev R, being the approved stamped plan and Corben Architects drawing DA01 rev W, showing the proposed modifications.

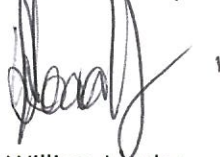
We note that Corben Architects have already provided a revised digital plan of the proposal to RMS in the correct geospatial referenced format.

We have already commenced works to the replacement of C Arm in April 2015 and it is hoped that works can continue with the proposed N Arm modifications to deliver a consolidated outcome by September 2015.

In consideration of this programme and with consent for the modifications required from NSW Planning and Environment, your attention to this application is crucial to achieving our delivery target.

Should any further information be required please contact me.

Yours sincerely



William Loader
Development Manager – d'Albora Marinas.