



Mr Daniel Cavallo
A/Director, Government Lands and Social Projects
Department of Planning
P O Box 39
SYDNEY NSW 2000

Ref No: EXEC11/433

Via email: michael.buckley@planning.nsw.gov.au

Dear Mr Cavallo

RE: Redevelopment of Sydney Super Yacht Marina, Rozelle Bay – MP09_1065

I refer to your correspondence of 27 January 2011 advising NSW Maritime of the above mentioned Part 3A project currently being considered by the Department of Planning.

NSW Maritime, as the landowner, has continuously liaised with the proponents throughout the process and are generally in support of the proposal. The development will facilitate and attract the necessary and expected services to the marina, elevating both the development and precinct in general to a standard that is comparable to marinas both interstate and overseas.

For the development to be commercially viable yet retain its maritime character there is a need to provide for some ancillary uses such as food, retail and licensed facilities. These ancillary uses complement the marine uses as well as providing the basis for a vibrant destination and contributing positively to the local community.

NSW Maritime having considered the proposal provide the following comments and requests:

- The traffic circulation pattern shown on plans endorsed as part of any future consent should be made consistent with that shown in figure 2.1 on page 33 of the Environmental Assessment. This amendment is considered necessary to reduce the potential for queuing impacts outside the boundary of the property as a result of persons waiting to enter and/or exit the multi deck car park.
- That loading and unloading of vehicles associated with the ancillary operations and uses, with the exception of fuel tankers and vehicles delivering goods to berthed vessels, be restricted to the rear of all buildings.

Out of hours deliveries using the foreshore promenade should be minimised and managed through the adoption of a suitable Operational Management plan to reduce the potential acoustic impact on residents on the opposite side of Rozelle Bay.

- The plans should be amended to reflect the maximum size of the pennant crane to be 5.1m from existing ground level with a maximum hoisting capacity of 5,000 kilograms. Alternatively a condition of consent may be imposed.

It is understood that the use of the crane will be restricted to the movement of small craft from large berthed super yachts to adjoining hardstand areas for storage.

NSW Maritime is aware of concerns raised by a local resident group with respect to the potential for noise amenity impacts arising from outdoor live and amplified music, combined with the proposed 2.00am closure time.

It is considered that subject to the adoption of a suitable project specific noise limit and the adoption of the recommendations contained within the Noise Impact Assessment under Appendix L of the Environmental Assessment would adequately address these concerns.

In particular the preparation of a suitable Noise Management Sub Plan, the plan will provide for some internal flexibility for the operation of the site whilst also providing a compliance resource should complaints be received in relation to noise emanating from the site.

This letter should **not** be construed as NSW Maritime Landowner Consent. Information about the Permission to Lodge process is available on our website at www.maritime.nsw.gov.au

If you require any further information regarding this matter please contact Ken Bywater on 9563 8696 or via email ken.bywater@maritime.nsw.gov.au

Yours sincerely



4/3/11

Bruce Green
Executive Director
Maritime Property Strategic Development