

8 December 2010

MA10/5828

Mr Daniel Cavallo
A/ Director, Government Land and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Ms Amy Ravitz-Williams

Dear Mr Cavallo,

**Environmental Assessment Exhibition – Major Project 09_0205
Expansion of Jones Bay Wharf Marina**

I refer to the Department's letter dated 5 November 2010 seeking NSW Maritime's comment on the Environmental Assessment (EA) for the above project.

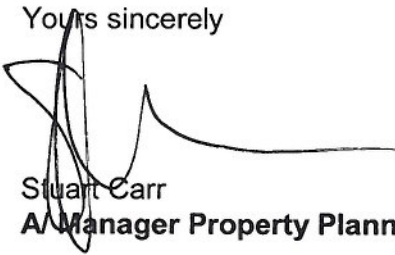
NSW Maritime's primary interest in this proposal is as owner of Sydney Harbour title, the land upon which the development is proposed. As you are aware, NSW Maritime granted landowners consent to the Project Application on 19 November 2009, pursuant to Clause 8F of the *Environmental Planning and Assessment Regulations 2000*. However, the documentation now provided as part of the EA contains a number of additional matters which have not been previously raised with NSW Maritime and should be clarified:

1. The proposed lease boundary shown in Attachment C extends beyond what is required to facilitate this development and will alienate the use of the waterway around Darling Island to the east. This plan should be excluded from any approval (if granted) and the applicant should be advised to discuss leasing arrangements directly with NSW Maritime.
2. Page 47 of the EA makes provision for crew to reside aboard vessels if accommodation is available. Please note that this is contrary to NSW Maritime practice and will not be permitted under any subsequent lease granted.
3. In respect to Appendix E of the EA, NSW Maritime has specifications with regard to the type and capacity of sewage pump out systems installed for marinas on Sydney Harbour (see attached). In order to achieve consistency with the leasing process it is suggested that, if granted, the approval be conditioned to meet these specifications or, alternatively, just be subject to NSW Maritime requirements.

4. The reference to 99 year lease over the water lots on page 1 is incorrect - the current lease over lot 3 DP 1050360 to Jones Bay Wharf Pty Limited is for a term of 20 years only (terminating 16 October 2026). The only 99 year leases are in respect of the strata plan on the wharf itself.
5. Part 2.4.2 of the EA contains a description of the disabled access proposed on either side of the wharf. It is unclear as to what is proposed – for instance, is the machinery mobile or permanently installed in situ on both sides?

Thank you for the opportunity to comment on this Project Application. Should further discussions on the proposal be required, please contact NSW Maritime Assessments Officer, Mr Ian Tait on telephone 9563 8812 or at itait@maritime.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Carr', with a long horizontal flourish extending to the right.

Stuart Carr
Area Manager Property Planning

NSW MARITIME PUMP OUT SPECIFICATIONS FOR MARINAS**A. System Capacity & Materials**

- a) Dimension of pipe & hose used in pump out system: 40mm I.D. (nom.) minimum dimensions
- b) Pipe materials to meet relevant Australian Standard(s); for example Class 9 PVC or Class 6 HDPE pressure pipe.
- c) Hose materials: Crush-proof, reinforced, flexible & UV resistant. See item b.
- d) Dimension of fittings on receiving point: 40mm I.D. (nom) Quick release Camlock (AS3542) minimum dimensions.
- e) Minimum (design) vacuum capacity: 30 litres/Min to an 8 metre head.
- f) All fittings to be made from grade 316 steel or marine quality brass.

B. Pump out facilities must receive regular, planned maintenance to ensure optimum operational status. Non-operational and/or breakdown periods exceeding one week are not acceptable.

C. Pump out installations must include a flow meter capable of generating a digital output signal.