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Our Ref: MA08240

Date: 21 March 2011

Attn: Cameron Sargent

Team Leader
Government Land & Social Projects
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Via: hand delivery

Dear Cameron

RE: Submission of Amended Plans – Commercial Marina Expansion, Jones Bay Wharf, Pyrmont (MP 09_0205)

Further to previous discussions, our letter dated 21 February 2011 and your letter dated 23 December 2010, please find attached amended plans of the lease area and berthing layout for the proposed commercial marina, east of Jones Bay Wharf.

Submissions received from the community and the NSW Heritage Branch noted concern about the coverage of the bay and impacts on views of the wharf building, Jones Bay on the eastern side of Jones Bay Wharf and the open water of Sydney Harbour beyond. In response, the proponent, Toga Developments No 27 Pty Ltd, has explored a number of different commercial berthing options and determined a revised layout resulting in a reduction in the number of berths east of the wharf from 52 to 43.

The amended layout is shown on drawing No 3671-01T titled Proposed Marina Layout at **Attachment A**. The change to berth numbers is detailed in Table 1 below.

Table 1 - Amended Berth Schedule

Berth Size	Previously Proposed	Amended Proposal	Change
12m	14	7	-7
15m	17	17	
18m	20	18	-2
20m	1	1	
22m	9	9	
23m	1	1	
28m	7	7	
33m	1	1	
44m	1	1	
45m	2	2	
Total	73	64	-9

The amended commercial marina would occupy 9,782m² which is 39.5% of the total 24,724m² of Jones Bay, east of the wharf. The revised lease area boundary is shown on drawing No 3671-SK2A titled Existing and Proposed Lease Areas at **Attachment B**.

At well less than 50% of the water area of Jones Bay, the amended proposal is a reasonable balance which will maintain an open water setting whilst catering to Sydney Harbour's demand for working commercial vessel berthage. It should also be noted that, on the basis that the existing lease area on the northern tip of Jones Bay Wharf will be relinquished, the total lease area related to this proposal represents a net reduction of the existing marina lease area by 359m².

In accordance with previous submissions in the Environmental Assessment, Response to Submissions and revised Visual Impact Assessment, this essential expansion of an existing commercial marina would maintain ongoing visual connection between Jones Bay, the open water beyond and the heritage listed wharf building. The described amendments to lease and layout will further enhance this. The berthing layout would maintain open water fairways between the floating finger pontoons providing improved sightlines of the wharf and open water, relative to the current berthing arrangements.

In the historic context of large ship and vessel berths adjacent to Jones Bay Wharf and on the northern tip of the wharf, there are significant net improvements to sightlines to and from the wharf and across the open water as a result of this proposal.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours sincerely
RPS

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

Tim Moore
General Manager

enc: Attachment A - Proposed Marina Layout

Attachment B – Existing and Proposed Lease Areas

A P P E N D I X A

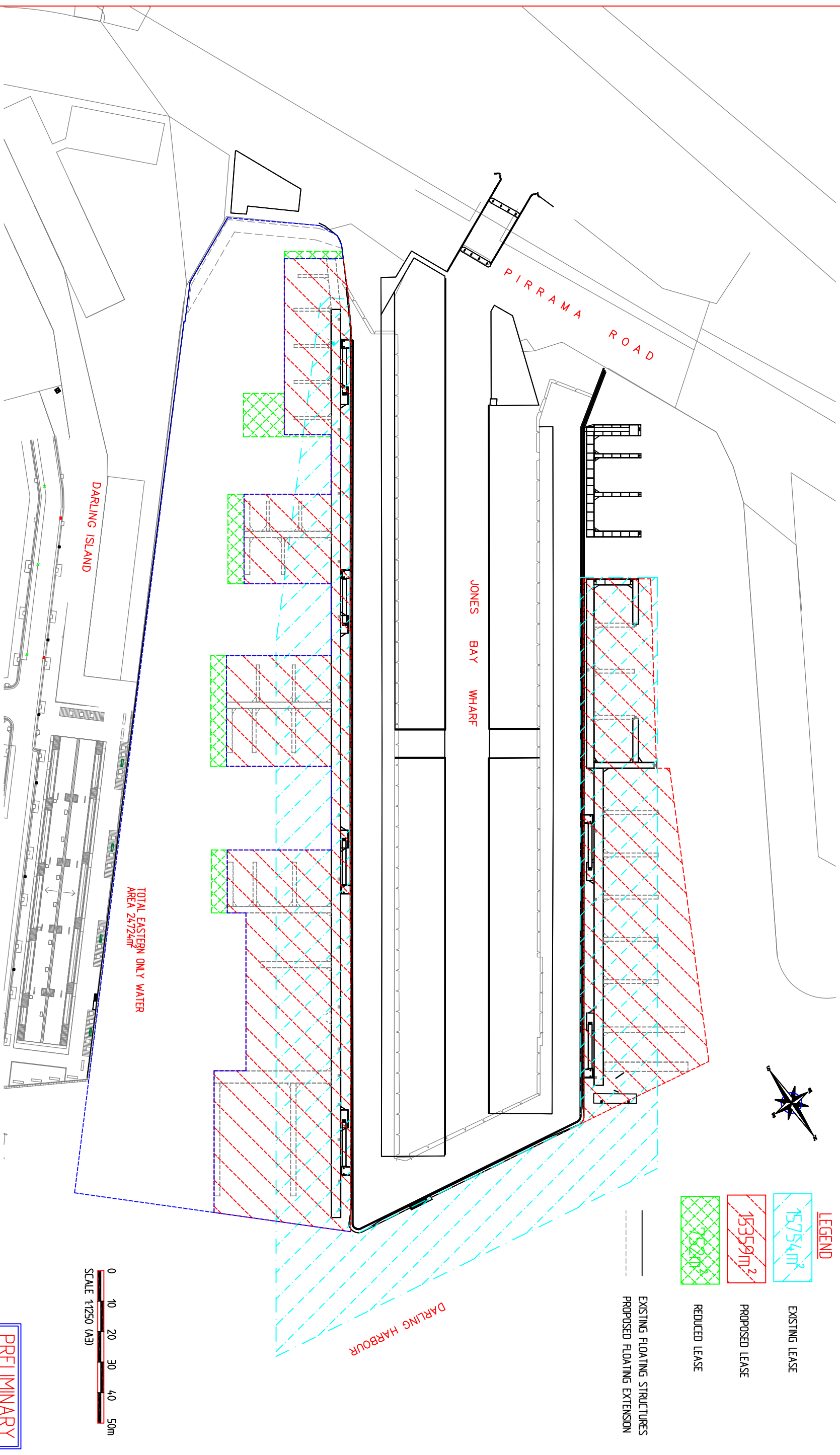
**Drawing 3671-01T
Proposed Marina Layout**

**Prepared by
International Marina Consultants**

A P P E N D I X B

**Drawing 3671-SK2A
Existing and Proposed Lease Areas**

**Prepared by
International Marina Consultants**



NOTES:

1. PROPOSED LEASE AREAS ARE BASED
O.N DRAWING NO. 3671-01 REVISION S.

International
Marina
Consultants

Consultants to the Marina Industry.

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Client:
TOGA GROUP

Project:

JONES BAY MARINA EXPANSION

Revision:

A 16/03/11 EASTERN LAYOUT & AREAS REVISED

Date:	1/03/2011
Drawing No.:	3671-SK2/A

Drawing No.:	3671-SK2/A
Scale:	1:1250 (A3)

Drawn By: W

Designed By:

Approved By:

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PRELIMINARY