

26 June 2008



W08/107

Mr Michael Woodland  
Director, Metropolitan & Regional Projects South  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attn: Mr Andy Nixey



Dear Mr Woodland,

**Environmental Assessment Exhibition – Major Project 08\_0046  
D'Albora Marina, Western Side of Spit Road, The Spit, Mosman**

I refer to the Department's letter dated 8 March 2011 seeking NSW Maritime's comment on the Environmental Assessment (EA) for the above project.

NSW Maritime's interest in the project relates to the works proposed adjacent to and on land under the ownership of NSW Maritime. Also, as the agency responsible for safe navigation in the state, NSW Maritime has an interest in all navigation and recreational boating issues associated with the proposal.

Following review of the Environmental Assessment, NSW Maritime suggests the subsequent matters should be addressed:

**SEDIMENT CONTROLS**

1. Sediment controls, to ensure that no sediment, fines and like material can enter the waterway or drainage system, should be in place for the duration of the works. The applicant should carry out works generally in accordance with the Sedimentation and Erosion Control Plan (SECP) in respect to environmental management and safeguards. These controls should be maintained at design level throughout the duration of the works and should be inspected for this purpose at frequent and regular intervals. Any deficiencies should be immediately made good. Methods should be in accordance with the relevant specifications and standards.
2. The discharge of stormwater should be managed in accordance with the Water Cycle Management Study prepared by Martens consulting engineers.

### NAVIGATION

3. In order for the proposed development to have a satisfactory navigation impact, the proponent will need to relinquish six commercial moorings in Pearl Bay. Any consent for the proposal should include a condition reflecting this requirement.
4. There appears to be insufficient depth of water in berths 193 and 194 according to AS 3962 *Guidelines for design of marinas*. Also, Drawing DA01 rev Q shows a 12m power boat in berth 193, but GBA based their assessment on an 8m power boat in berth 193. While the depths do not fully comply with the code, the amount of dredging required is relatively insignificant.
5. There appears to be insufficient depth of water across the full width of the fairway inshore of Arm A for 8m power boats in accordance with AS 3962.
6. There does not appear to be wide enough fairway for 30m boats to enter Arm N inner and Arm D (between the walkway at the northern end of Arm D and vessel 179). The fairway appears to be approximately 38m wide compared with 45m required by AS 3962.
7. There appears to be insufficient fairway width at the entrance to Arm C inner and Arm B outer. The east-west arm at the southern end of Arm B seems to extend a little too far on drawing DA01 Rev Q. A fairway width of 16.5m is required by AS 3962 but it appears there is only 15m on DA01 Rev Q.
8. Berths 1 to 35 and berth 193 should be conditioned for 8m **power boats only** in any approval.

### LANDOWNER COMMENTS

9. The demolition of any structure should ensure that all structural elements are completely removed from NSW Maritime land. All piles and piers involved are to be completely withdrawn from the bed of the Bay and not cut off.
10. Drawing No. DA01 Rev Q shows a proposed lease line and the consent authority may want to clarify whether the proponent is seeking development consent for the lease (subdivision) or whether the proponent is proposing to separately seek development consent for that lease.
11. Assumptions regarding the timing of various stages, in so far as they relate to the environmental assessment, need to recognise that the timing of construction stages is a matter negotiated between the proponent and NSW Maritime. As such, the timing and sequence of construction stages may vary from the details articulated in the EA. Also, it does not appear that the staging plan by Corben Architects is attached to the EA as stated on page 23 of the EA. Please note that it is at NSW Maritime's discretion as landowner as to the timing of the final stages.

Thank you for consulting with NSW Maritime. Should further discussions on the proposal be required, please contact NSW Maritime's Assessments Officer, Mr Ian Tait on telephone 9563 8812 or email: [itait@maritime.nsw.gov.au](mailto:itait@maritime.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Allan Young', with a stylized flourish at the end.

Allan Young

**Manager Planning, Environment and Spatial Information  
Property, Planning and Infrastructure Division**