

3 August 2010

File No: W10/418

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

By email to Michael.Buckley@planning.nsw.gov.au

Dear Mr Cavallo

Request for Provision of Details of Key Issues and Assessment Requirements – Major Project Application MP10_0104 Public Domain Upgrade Works, The Rocks

I refer to the Department's letter of 19 July 2010 seeking NSW Maritime's requirements for the preparation of an Environmental Assessment (EA) for the above project.

NSW Maritime has no objection to Sydney Harbour Foreshore Authority seeking the Director-General's requirements for the preparation of an Environmental Assessment report under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

NSW Maritime's interest in the project relates to the works proposed adjacent to and above land under the ownership of NSW Maritime. NSW Maritime is the owner of the stratum (Pt. Lot 4 DP787934) lying below a horizontal plane (at First Fleet Park) at RL 2.25 (AHD) & is unlimited in depth.

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

1. NSW Maritime's proposal to replace the existing Harbour Masters and Commissioners steps area with a new long slender pontoon. Under NSW Maritime's Sydney Cove Maritime Infrastructure Options Plan, it is intended to replace the existing Harbour Masters and Commissioners steps area with a new long slender pontoon as shown on the attached drawing. This proposal will overcome the current position at both locations where passengers must risk boarding from narrow steep steps that are exposed to high winds and vessel wash.

2.

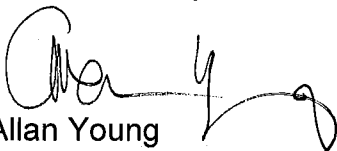
In doing so it will be necessary to remove the section of the existing promenade in front of the seawall in order to create safe berthing and not to conflict with usage at Circular Quay Wharf 6 and the Overseas Passenger Terminal. This will necessitate a redesign of the pedestrian promenade access at Circular Quay West, thereby reducing the area available to landscaping.

3. Real Property issues relation to the western promenade. While it is true the pavement area is SHFA property, at no point in the document does it acknowledge that this area is on top of NSW property and that NSW have plans to return this area to its original alignment as shown on the attached plan. The promenade is in fact a walkway on top of a NSW wharf. The wharf requires continuous maintenance and the substructure is beyond its useful economic life. The West Circular Quay proposal should therefore address this issue in regard to NSW Maritime plans for its land.

4. Sediment controls, to ensure that no sediment, fines and like material can enter the waterway or drainage system are to be in place for the duration of the works. These controls are to be identified at design stage and are to be inspected for this purpose at frequent and regular intervals throughout the duration of the works. Any deficiencies are to be immediately made good. Methods shall be in accordance with the relevant specifications and standards contained in the manual *Managing Urban Stormwater – Soils & Construction* issued by the NSW Department of Housing/Landcom in 2004 and any other relevant requirements.

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

Yours sincerely



Allan Young

A/General Manager

Property, Planning and Infrastructure

66/08/10

Preferred Option

There are a number of options for the future use of Circular Quay West. While tourist based vessel use could be consolidated in this precinct, the existing constraints associated with the use of the OPT and Circular Quay Wharf 6 indicate that these uses are potentially better serviced within the Circular Quay East precinct.

It would be possible to relocate tourist related services such as jet boat and charter vessel operations from the Harbour Masters and Commissioners Steps and restrict access to these steps to just water taxis and small craft.

Redevelopment of the Circular Quay West precinct for water based use could be carried out as follows:

Reduction of part of the old promenade to the existing seawall would take place and a new linear pontoon to replace the Commissioners and Harbour Masters Steps would be provided.

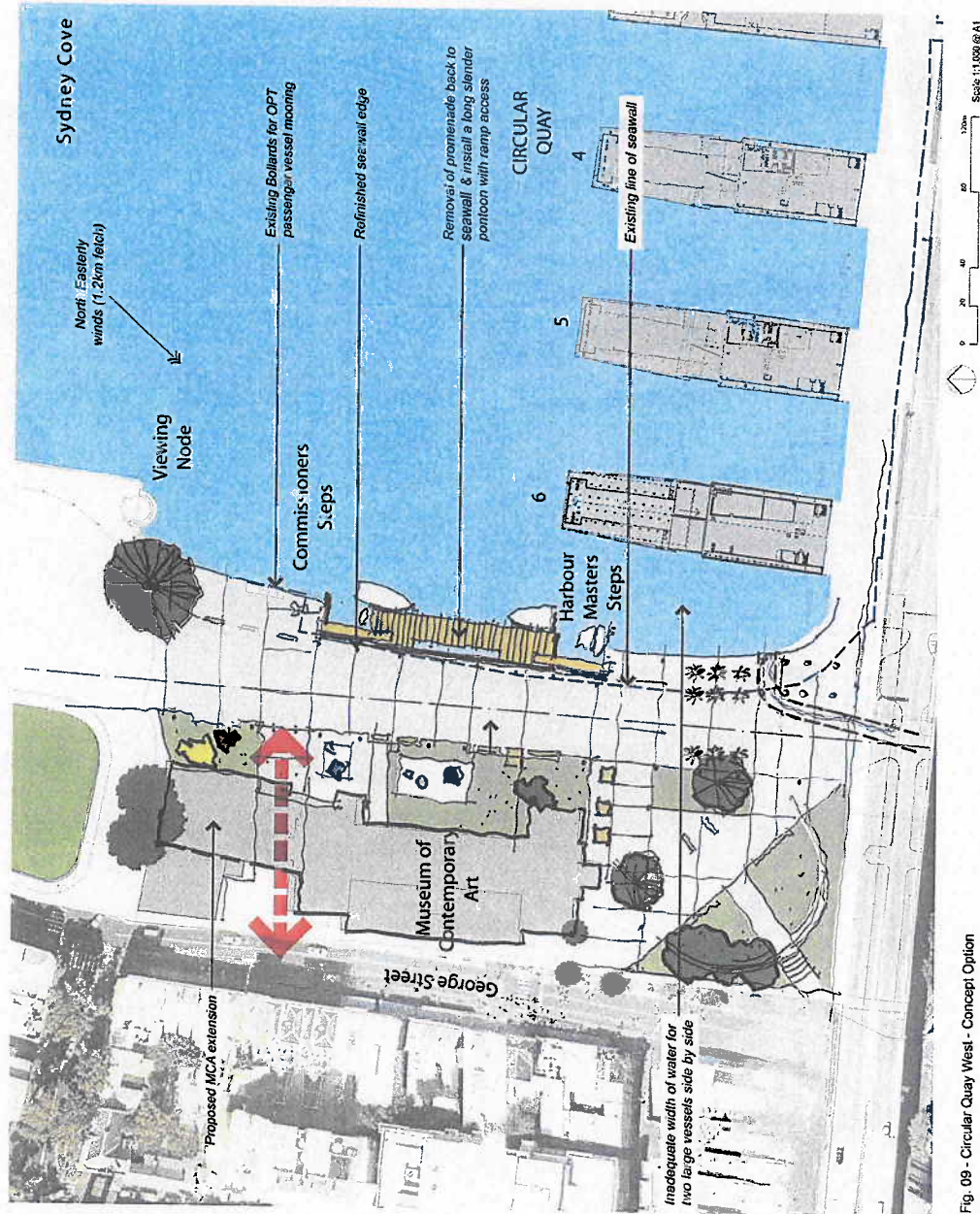
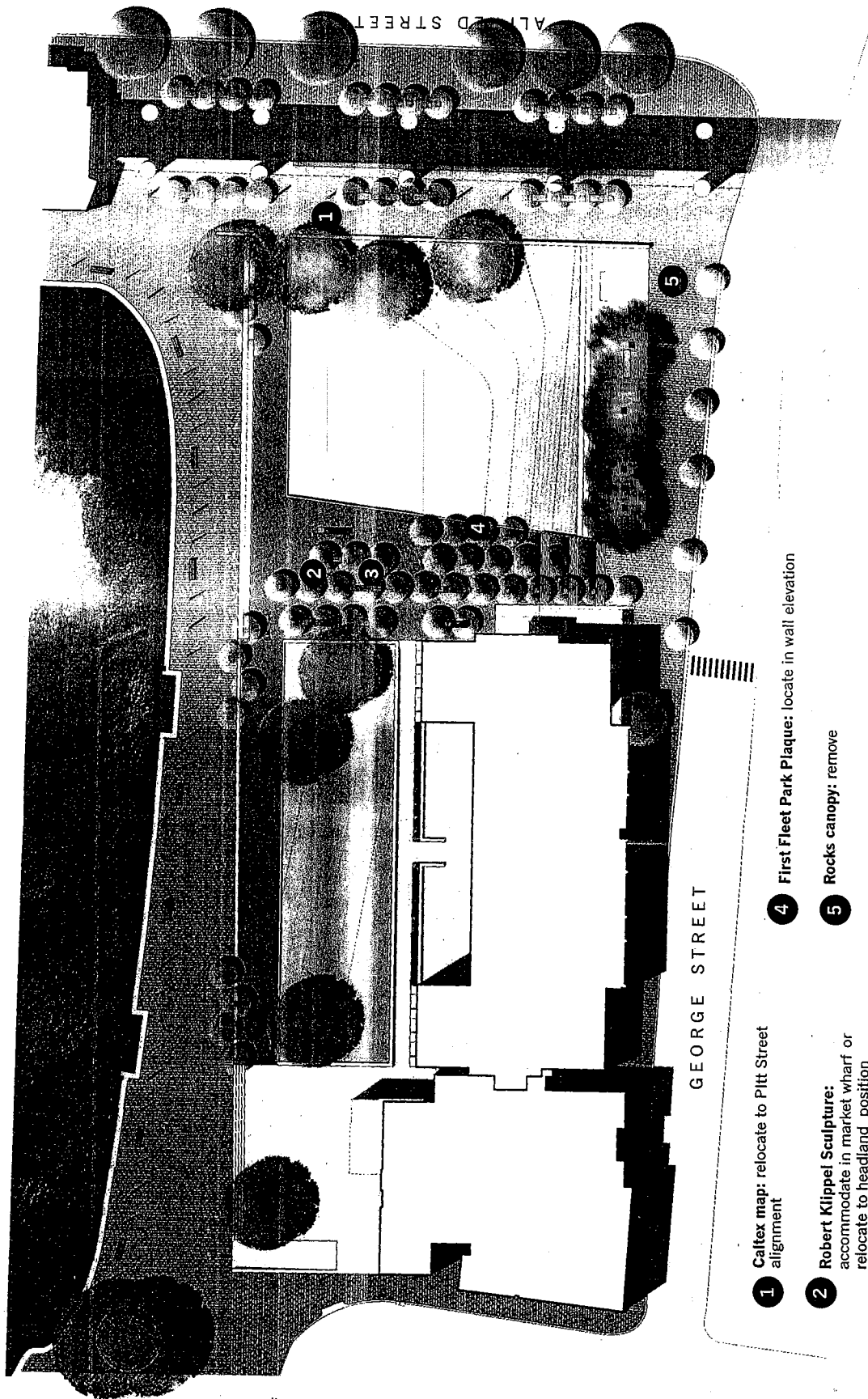


Fig. 09 - Circular Quay West - Concept Option

PRINCIPLES

1. Create a simplified and unified park space
2. Create clear and generous pedestrian links to the rocks, George St and Alfred Street
3. Create a square/ forecourt at the MCA
4. Retain and locate landmark trees to preserve views and to provide shade
5. Create generous provision of informal and formal seating
6. Create a unified and coherent ground plane
7. Provide well lit pedestrian paths at night
8. Create a layout that accommodates events and festivals
9. Provide opportunities for interpretation
10. Incorporate existing artifacts where appropriate



1 Caltex map: relocate to Pitt Street alignment

2 Robert Klippel Sculpture: accommodate in market wharf or relocate to headland position

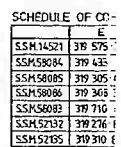
3 Governor Phillip Sculpture: relocate in the market wharf

4 First Fleet Park Plaque: locate in wall elevation

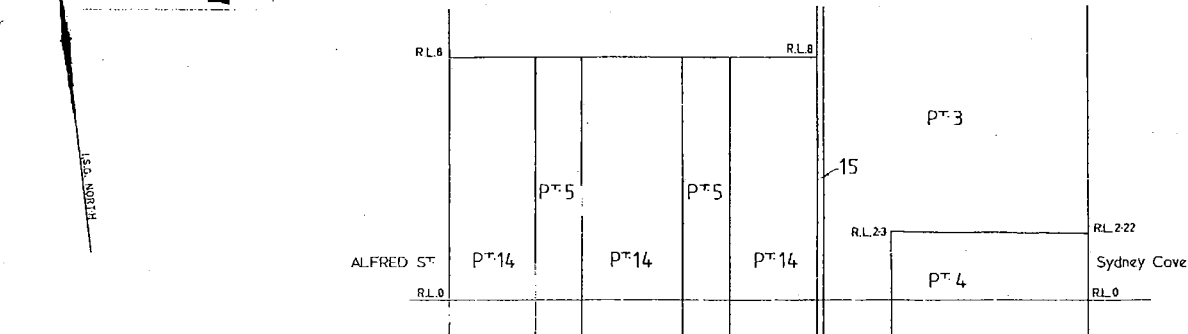
5 Rocks canopy: remove



1-3



D.P. 787934
2-3



SHEET 1 ADJOINS

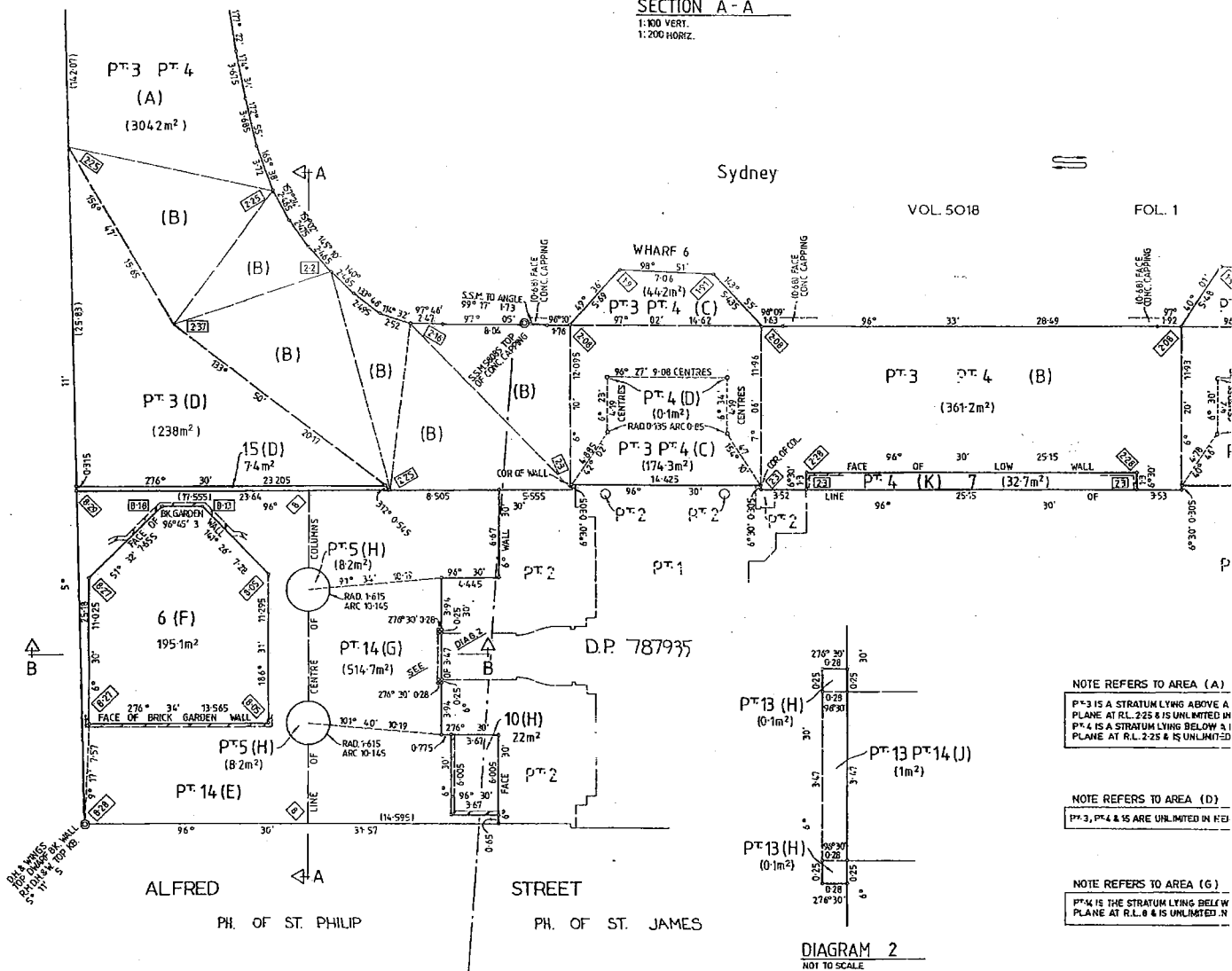
SECTION A - A

1:100 VERT.
1:200 HORIZ.

Sydney

VOL. 5018

FOL. 1



NOTE REFERS TO AREA (A)

P-3 IS A STRATUM LYING ABOVE A
PLANE AT R.L. 2.25 & IS UNLIMITED
P-4 IS A STRATUM LYING BELOW A
PLANE AT R.L. 2.25 & IS UNLIMITED

NOTE REFERS TO AREA (D)

PG. 3, PG. 4 & 15 ARE UNLIMITED IN FE

NOTE REFERS TO AREA (G)

PT. 4 IS THE STRATUM LYING BELOW
PLANE AT R.L. 0 & IS UNLIMITED N

NOTE REFERS TO AREA (K)

P. 4 IS THE STRATUM LYING BELOW. A INCLINED PLANE AS IDENTIFIED IN HEREON & IS UNLIMITED IN DEPTH. LOT 7 IS THE STRATUM LYING ABOVE. A INCLINED PLANE AS IDENTIFIED IN HEREON & IS LIMITED IN HEIGHT TO PLANE AT R.L. 16.77.

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 27th April, 1989

27th April, 1989

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DP 787934

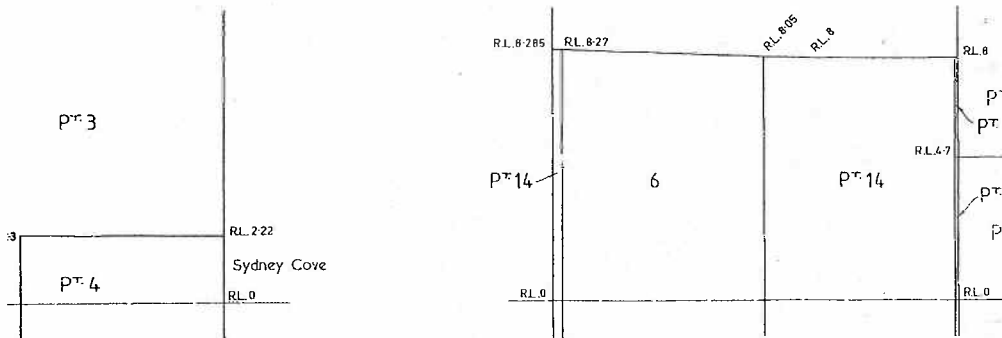
Registered 10-3-1989

This is sheet 2 of my plan in 3 sheets dated

Alan Doyle
Surveyor registered under Surveyors Act 1929

Home/Shire: SYDNEY
City: CIRCULAR QUAY
Locality: ST JAMES & ST PHILIP
Parish: CUMBERLAND
County: CUMBERLAND

Reduction Ratio 1:200
Lengths are in metres

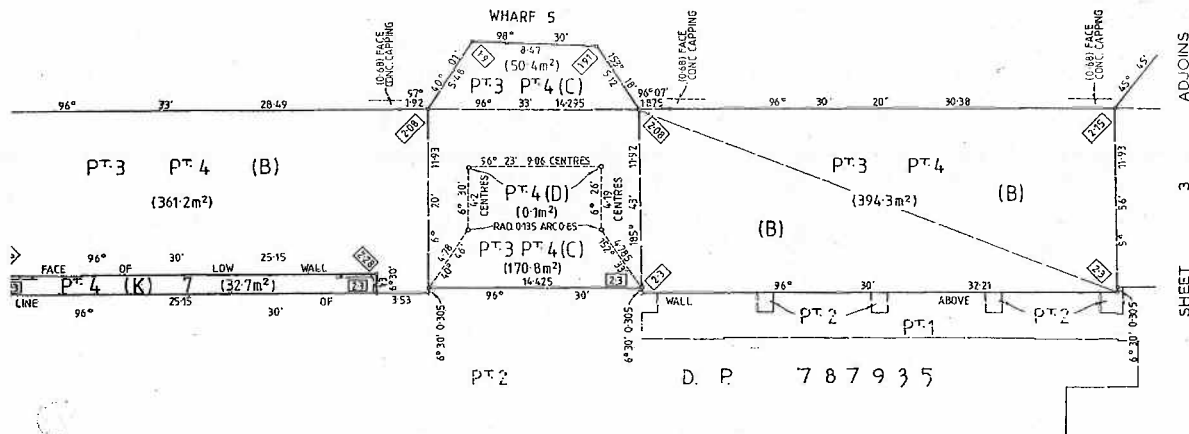


SECTION B-B
1:100 VERT.
1:200 HORIZ.

VOL. 5018

FOL. 1

Cove



SHEET 3

D. P. 787935

NOTE REFERS TO AREA (A)

P13 IS A STRATUM LYING ABOVE A HORIZONTAL PLANE AT RL. 225 & IS UNLIMITED IN HEIGHT.
P14 IS A STRATUM LYING BELOW A HORIZONTAL PLANE AT RL. 225 & IS UNLIMITED IN DEPTH.

NOTE REFERS TO AREA (D)

P13, P14 & 15 ARE UNLIMITED IN HEIGHT & DEPTH.

NOTE REFERS TO AREA (G)

P14 IS THE STRATUM LYING BELOW A HORIZONTAL PLANE AT RL. 8 & IS UNLIMITED IN DEPTH.

NOTE REFERS TO AREA (K)

P14 IS THE STRATUM LYING BELOW A REGULAR INCLINED PLANE AS IDENTIFIED IN THE PLAN HEREON & IS UNLIMITED IN DEPTH.
LOT 7 IS THE STRATUM LYING ABOVE A REGULAR INCLINED PLANE AS IDENTIFIED IN THE PLAN HEREON & IS LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT RL. 16.72.

NOTE REFERS TO AREA (B)

P13 IS THE STRATUM LYING ABOVE A REGULAR INCLINED PLANE AS IDENTIFIED IN THE PLAN HEREON & IS UNLIMITED IN HEIGHT.
P14 IS THE STRATUM LYING BELOW THIS REGULAR INCLINED PLANE & IS UNLIMITED IN DEPTH.

NOTE REFERS TO AREA (E)

P14 IS THE STRATUM LYING BELOW A REGULAR INCLINED PLANE AS IDENTIFIED IN THE PLAN HEREON & IS UNLIMITED IN DEPTH.

NOTE REFERS TO AREA (H)

P15, LOT 10 & P13 ARE THE STRATA LYING BELOW A HORIZONTAL PLANE AT RL. 8 & ARE UNLIMITED IN DEPTH.

ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS P.M. 2952 R.L. 2.935

NOTE REFERS TO AREA (C)

P13 IS THE STRATUM LYING BETWEEN A REGULAR INCLINED PLANE AS IDENTIFIED IN THE PLAN HEREON & A HORIZONTAL PLANE AT RL. 47.
P14 INCLUDES THE STRATA LYING ABOVE & BELOW P13 & IS EXCLUSIVE OF THAT LOT BUT IS OTHERWISE UNLIMITED IN HEIGHT & DEPTH.

NOTE REFERS TO AREA (F)

LOT 6 IS THE STRATUM LYING BELOW A REGULAR INCLINED PLANE AS IDENTIFIED IN THE PLAN HEREON & IS UNLIMITED IN DEPTH.

NOTE REFERS TO AREA (J)

P14 IS THE STRATUM LYING BELOW A HORIZONTAL PLANE AT RL. 47 & IS UNLIMITED IN DEPTH.
P18 IS THE STRATUM LYING BETWEEN HORIZONTAL PLANES AT RL. 47 & RL. 8

AGRAM 2
TO SCALE

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 27th April, 1969

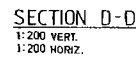


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SURVEYOR'S REFERENCE: 60909B/2

3-3



FOL. 1



PH. OF

ALL LI
HEIGHT
DRIE IN



27th April, 1999

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Ref:mtt:syd-Irelandj /Src:W

DP 787934

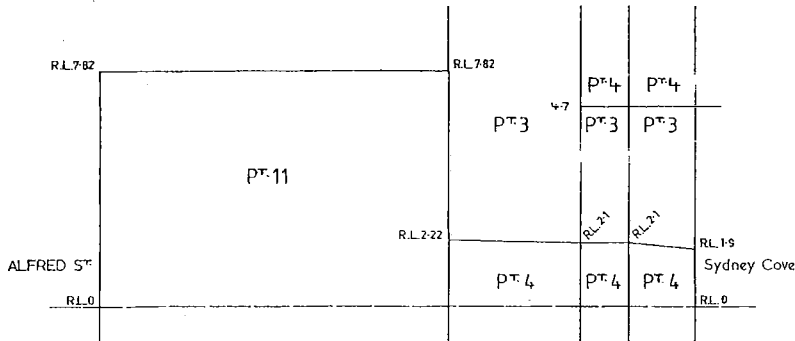
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Lengths are in metres



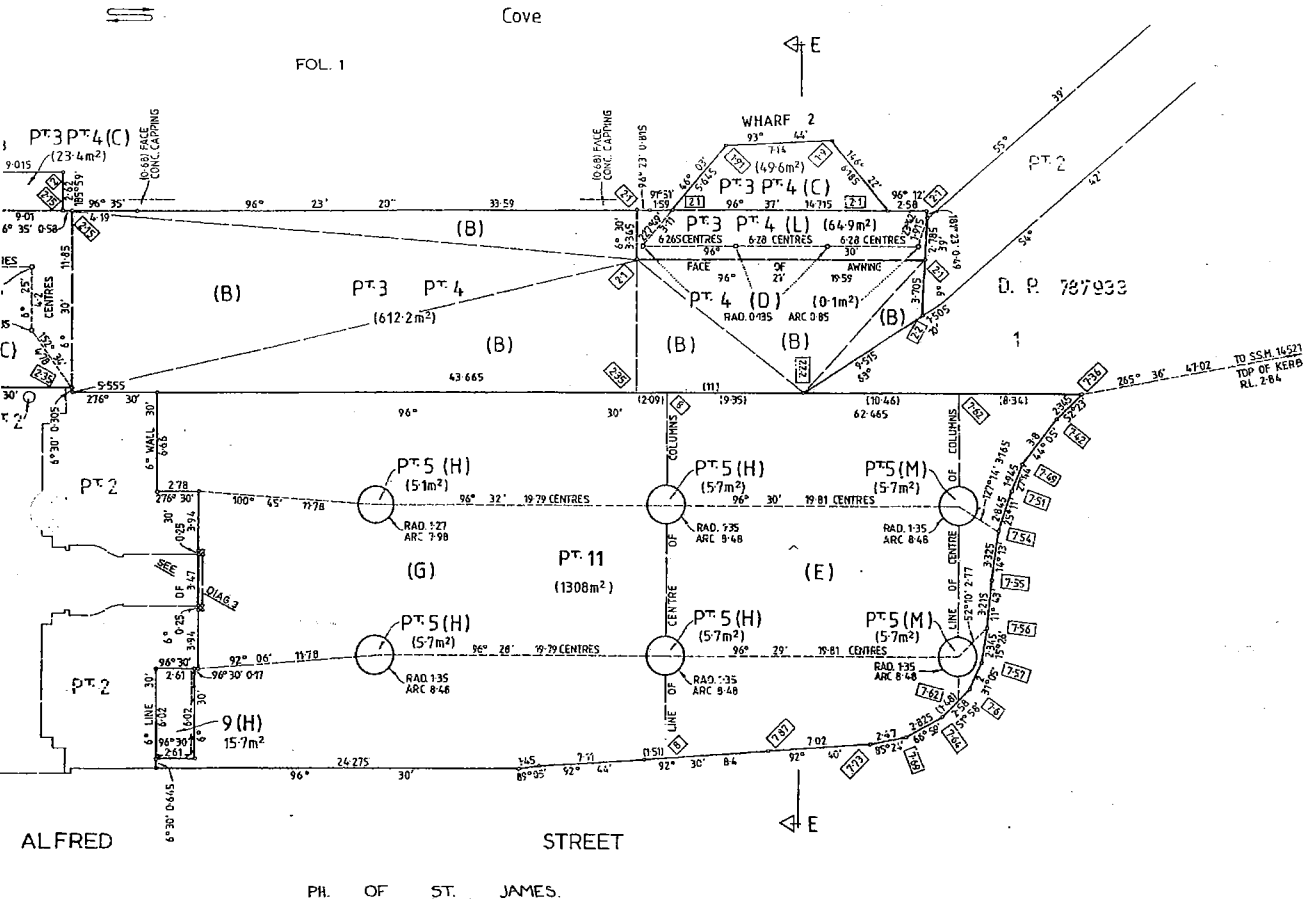
SECTION E-E

1:100 VERT.
1:200 HORIZ.

RL 2.15
Sydney Cove
RL 0

ALFRED ST

Sydney Cove



NOTE REFERS TO AREA (M)

P15 IS THE STRATUM LYING BELOW A HORIZONTAL PLANE AT RL 7.42 & IS UNLIMITED IN DEPTH.

ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS P.M. 2952 RL 2.935

SURVEYOR'S REFERENCE: 6090872

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

27th April, 1989

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