

5 April 2016

Joint Regional Planning Panels
Regional Panels Secretariat
23-33 Bridge Street
Sydney NSW 2000

Dear Sir/Madam

**Proposed maritime precinct at Berrys Bay, Waverton - Panel Ref No 2015SYE096 DA
DA 260/15**

Roads and Maritime writes in support of the proposed maritime precinct to be developed on the NSW Government owned land at Berrys Bay, Waverton, by Berrys Bay Marina Company. The project is expected to be discussed when the Panel meets on Thursday 7 April 2015.

The proposed Berrys Bay Maritime Precinct is on the former BP and Woodleys sites which have historically been used as industrial sites, boat storage and boat repair services. The State Government has gone through a series of investigations to confirm the suitability of Berrys Bay as one the few remaining maritime precincts for Sydney Harbour.

In 2009 NSW Maritime commissioned a report on NSW Boat ownership and storage which details analysis of the boat storage demands and capacity to inform the planning discussion at all levels. The report indicated a strong demand for future boat storage both on and off water.

Roads and Maritime also carried out a site scoping study for Berrys Bay in 2012. The scoping study recommended that Berrys Bay is suitable for a commercial marina, with approximately 110 berths, associated facilities and dry boat storage for up to 90 vessels. This was based on typical land : water ratio from guidelines commissioned by the Marine Authority in 1997.

In addition, the proposed Berrys Bay maritime development is consistent with broader NSW Government Maritime Policy, specifically the Maritime Policy Agenda released in August 2013. Action 9 of the Agenda contains the Boat Storage Strategy which forecasted that the number of boats to be stored in and around Sydney Harbour is likely to increase by around 5,000 by 2021. The strategy also identified a current shortfall of storage of between 600-800 new commercial marina berths, 150-200 private marina berths and 1000-1200 dry berths, as well as increasing need for super yacht berths to meet the forecasted demand.

Roads and Maritime Services

Since the release of the Maritime Policy Agenda, there have been minimal improvements of less than 30 wet berths, less than 400 dry berths and no increase in super yacht berths. In the corresponding period we have seen an increase of approximately 2000 vessel registrations in NSW. From Roads and Maritime's records, most current marinas in Sydney Harbour have full capacity with marina owners proposing expansion.

The State Government commenced the process to seek expressions of interest for a development on the site in 2007 and Berrys Bay Marina Company was chosen as the preferred proponent through an extensive assessment process using predetermined criteria and weightings. The company was chosen based on their extensive experience with developing and operating marinas in Australia and their experience with working with community to achieve sustainable solutions.

After signing the Agreement for Lease in 2013, BBMC was proactive in fulfilling their community consultation obligations and has carried out extensive community consultation through the Community Reference Groups process and beyond.

The current DA proposal from Berrys Bay Marina Company has a reduced number of 84 berths for on water storage and 60 vessels in the dry boat storage. The proposal also includes significant increases in public park areas, amenities and heritage preservation.

Roads and Maritime Services and Government Property NSW are land owners of the site. In October 2014, both agencies issued land owners' permission to lodge the Development Application for assessment by the consent authority. Roads and Maritime also confirmed that the proposal does not impact on the safe operations of the bay. Twenty (20) commercial swing moorings will be relinquished when the proposed marina is in operation. There will be no impacts on the numbers of private swing moorings. However, some might need to be relocated within Berrys Bay.

The BBMC proposal will greatly assist in relieving the current and expected wet and dry boat storage shortage. It will also provide much needed facilities on land, create employment and greatly improve the amenity of the site for all of the people of NSW.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'G. Inberg', with a long horizontal line extending to the right.

Gary Inberg
Principal Manager - Property
Corporate Division
Roads and Maritime Services