



Leasing of existing structures in Sydney Harbour



Planning &
Infrastructure

Frequently Asked Questions

June 2013

Amendments to the Sydney Regional Environmental Plan (Sydney Harbour Catchment)

WHAT CHANGES ARE PROPOSED TO THE SYDNEY REGIONAL ENVIRONMENTAL PLAN (REP)?

- The *Sydney Regional Environmental Plan (Sydney Harbour Catchment)* ('the REP') contains the planning controls and rules for the waterways which make up Sydney Harbour. This includes the rules which apply to the construction and ongoing use of water-based structures in the waterways that make up Sydney Harbour such as jetties, slipways and marinas.
- The Department of Planning and Infrastructure is publicly exhibiting proposed changes to the REP.
- The changes will ensure that the owners of water-based structures, which are already permitted and built under the current zoning, can enter a long-term lease.
- Currently, the leasing of structures which are permitted as a 'continuing use' is limited to five years, whereas all other lawful structures can be offered longer term leases (eg. 20 years).
- Structures that are permitted as a 'continuing use' are those which were constructed with the consent of the landowner (the NSW Government) and would require a development application under the current rules.
- These changes to the Sydney Harbour REP only apply to existing structures and will not permit additional water-based structures in Sydney Harbour.

WHO WILL THE CHANGES AFFECT?

- The changes only apply to people who have existing leased structures in Sydney Harbour waterways.
- Generally, these are small-scale structures such as steps, jetties and pontoons which obtained all necessary approvals at the time they were built and which are permitted within the current zoning.

WHY IS THE DEPARTMENT PROPOSING THESE CHANGES?

- Leases have been a feature of Sydney Harbour for over 50 years. Currently, harbour-side property owners are able to sign 20-year leases with the NSW Government for most categories of existing water-based structures in the harbour.

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- These amendments will enable property owners with structures that are permitted under the current zones (those which are 'continuing use') to also enter into long term leases. This will rectify an anomaly that arose out of previous amendments.
- The changes will restore consistency for all Sydney Harbour water-based structures.
- The changes will reduce red tape involved in the renewal of leases and will ensure consistent leasing timeframes apply to all water-based structures adjoining properties.
- Waterfront property owners, including commercial operators, will be given greater certainty and sufficient tenure so they can obtain finance to properly maintain facilities.

WHERE CAN I GET MORE INFORMATION AND COMMENT ON THE AMENDMENT?

- Comments can be made for four weeks until **Friday 12 July 2013**. The proposed changes are available at www.planning.nsw.gov.au/proposals
- Submissions can be lodged:
 - online www.planning.nsw.gov.au/proposals
 - by email to plan_comment@planning.nsw.gov.au
 - by mail to Manager, Coastal and Natural Resources Policy, NSW Department of Planning and Infrastructure, GPO Box 39, Sydney NSW 2001.
- If you have inquiries about the changes, you can ring 1300 305 695.