

Policy – Maritime Property – Property Development

1. Policy statement

Roads and Maritime Services will work with the private sector, other government agencies, or in its own right, to develop specifically identified Maritime Property in order to optimise social, environmental, economic and commercial outcomes, while balancing the needs of the broader community, other stakeholders and the NSW Government.

2. Scope and coverage

This Policy is applicable to the development of Roads and Maritime Services Maritime Property specifically under the management of the Major Property Development Section.

This policy does not remove any requirement for any party involved in developing Maritime Property to obtain any necessary approvals under the Environmental Planning and Assessment Act 1979 or any other legislation.

In some instances, Roads and Maritime Services may offer an Agreement For Lease which sets out conditions which are to be met prior to the granting of a lease.

Roads and Maritime Services may determine to depart from this Policy to the extent necessary to comply with its legal obligations.

3. Purpose and intended outcomes

The objectives of this Policy are to:

- ensure that the process for the development of Roads and Maritime Services Maritime Property under the management of the Major Property Development Section is consistent, transparent and impartial.
- encourage the ongoing development of waterfront properties for a broad range of maritime, commercial, residential, industrial, and community or such other purposes.
- promote and maintain access to and waterfront facilities for water recreation and sport including passive boating, paddling, sailing and rowing.
- encourage adequate provision for the retention of foreshore land to meet existing and future demand for working harbour uses.

- encourage public access along foreshore land used for maritime, residential, industrial or commercial development where such access does not interfere with the use of the land for those purposes; and
- deliver a market-referenced commercial return for reinvestment in the future development and maintenance of Maritime Property.

While the provisions of this policy will normally be applied to Roads and Maritime Services property development sites, it should be noted that any final property development opportunity will be on such terms and conditions as Roads and Maritime Services considers appropriate and are agreed between the parties.

Roads and Maritime Services will take a commercial approach to property development arrangements with external parties for the development of specifically identified Maritime Property.

Adherence to this policy will ensure that the development of Maritime Properties under the management of the Major Property Development Section, are soundly based and effectively conducted to meet Roads and Maritime Services, Government and community requirements.

Review date: May 2019.