

Empire Bay Marina and Boatshed

Project Update - July/August 2021



Project facts

Crown Lands has taken over the care, control and management of the Empire Bay Marina following the cancellation of a private operator's licence due to significant and ongoing breaches.

We are committed to:

- Keeping the public safe by restricting access to the site due to structural defects.
- Undertaking a contamination investigation and remediating the site if required.
- Keeping the public informed about future plans for the site.



Contact

<mailto:maitland.crownlands@crowland.nsw.gov.au>

Project update

In July, Crown Lands contractors, Douglas Partners, completed a Detailed Site Investigation (DSI) for contamination.

The DSI has tested soil, sediment and groundwater at the marina and found elevated levels of heavy metals, antifouling agents and hydrocarbons. Asbestos and acid sulfate soils were also identified.

These higher than acceptable levels of contamination are from likely sources including fuel, oil, lead based paint, asbestos and antifouling chemicals.

The site investigation has recommended remediation of the marina site including the decommissioning and removal of its fuel tanks.

Further testing and analysis are also recommended to ascertain the extent of the contamination and the impacts on the environment.

The Department is liaising with the Environment Protection Authority (EPA) on the findings and further action will be taken to ensure the site is made safe to protect the health of the local community and the environment.

Crown Lands will complete the additional recommended assessments prior to making a final decision on the future of the site.

A future decision on the marina site will need to consider the significance of contamination, remediation requirements, building and environmental safety, and other factors like access, parking, planning and heritage requirements.

You can read the [Detailed Site Investigation Report](#).

Background

On 8 September 2020, Crown Lands revoked the Empire Bay Marina operator's licence due to significant and ongoing breaches of the licence conditions, and the licence holder's failure to rectify the issues.

Crown Lands has since taken control of the site.

A Crown Lands building assessment identified a range of significant defects and found that the marina structures are unsafe. The boatshed, jetties and walkways have been fenced off, with public access restricted.

Consultation

Further consultation will occur as the project progress. Updates will be provided periodically and published on the project website:

<https://www.industry.nsw.gov.au/lands/public/notifications/empire-bay-marina>