

MARINA



To provide a Marina

Objective

Having regard to the contextual analysis undertaken, the proposal aims to take advantage of the Lake for the purposes of promoting tourism to the region. This site presents that opportunity, given limited environmental constraints and impacts (no dredging required, no significant impacts on sea grass or marina species and the like) together with the unique chance to combine it with a land based marina and tourism component.

Guidelines

- Stage 1 of the marina (divided into substages 1a and 1b) will consist of a maximum of 94 berths with part of the floating breakwater as required. Subsequent stages of up to 94 additional berths may proceed subject to a range of strict assessment triggers to be outlined in any Concept Plan or subsequent approval (see also Principle 19). Other land based marina functions will also occur without being limited to specific staging of the water-based marina.
- The proposed 188 berth marina being constructed in stages (up to 5 stages across the full marina with a 94 berth 'hold point' as defined in the Concept Approval) as conceptually identified in Figure 10a and being designed to meet AS 3962-2001 "Guidelines for Design of Marinas".
- The proposed Marina will provide for boats predominantly up to a maximum length of 20m, with the option to provide up to two berths for boats between 20-30m length generally in locations as shown in Figure 10b, and where no dredging is required and where the berth complies with AS 3962 for that vessel
- The proposed Marina will be connected to the shore based components in a manner than does not unreasonably restrict public access along the foreshore. Structures crossing the narrow fringing seagrass, to be constructed with open grating to limit shading impacts.
- The proposed Marina to be protected by an outer floating Breakwater
- The proposed Marina is to include a landward floating boardwalk parallel to the foreshore. That boardwalk and its connections to the foreshore, are to be publicly accessible.
- Marina arms to consist of floating pontoons.
- Provision being for casual public berthing (as part of each stage including temporary provision in Stage 1a) and provision made for occasional berthing of tourist boats on outside eastern edge of the breakwater. This berthing is in addition to the maximum 188 berths of the marina and can be under the care and control of the marina but to be made available for casual public berthing
- Vessel exclusion zone to south of southern breakwater to protect extensive sea grass areas, if required by authorities.
- Berths to be provided with water, power and lighting services.
- Marina to include required fire fighting equipment plus public fuel and sewage pump out within Stage 1a. Double skinned fuel storage tanks to be provided on land.
- Maximum draughts for the fuel facility are to be communicated with marina information and

signposted on the wharf.

- No dredging required with marina designed to existing water depths, with tubular steel piles used throughout construction to reduce seabed impact.
- Associated land based facilities including marina facilities and services and service infrastructure, as well as mixed use development and parking (refer other components of Concept Plan, including flood planning). At grade marina carpark forms part of concept approval, replacing the deleted vessel hardstand and repair/maintenance facilities.
- A water quality monitoring program is to be developed for the construction phase of the water and land based marina development.
- Construction Environmental Management Plans are to be prepared (water quality, erosion and sediment, noise, acid sulphate soil management and the like).
- Operational Environmental Management Plans are to be prepared, to also include operational management of the facility.

(Note: In the event of an inconsistency between this Principle and other site principles, this Principle 14 prevails).

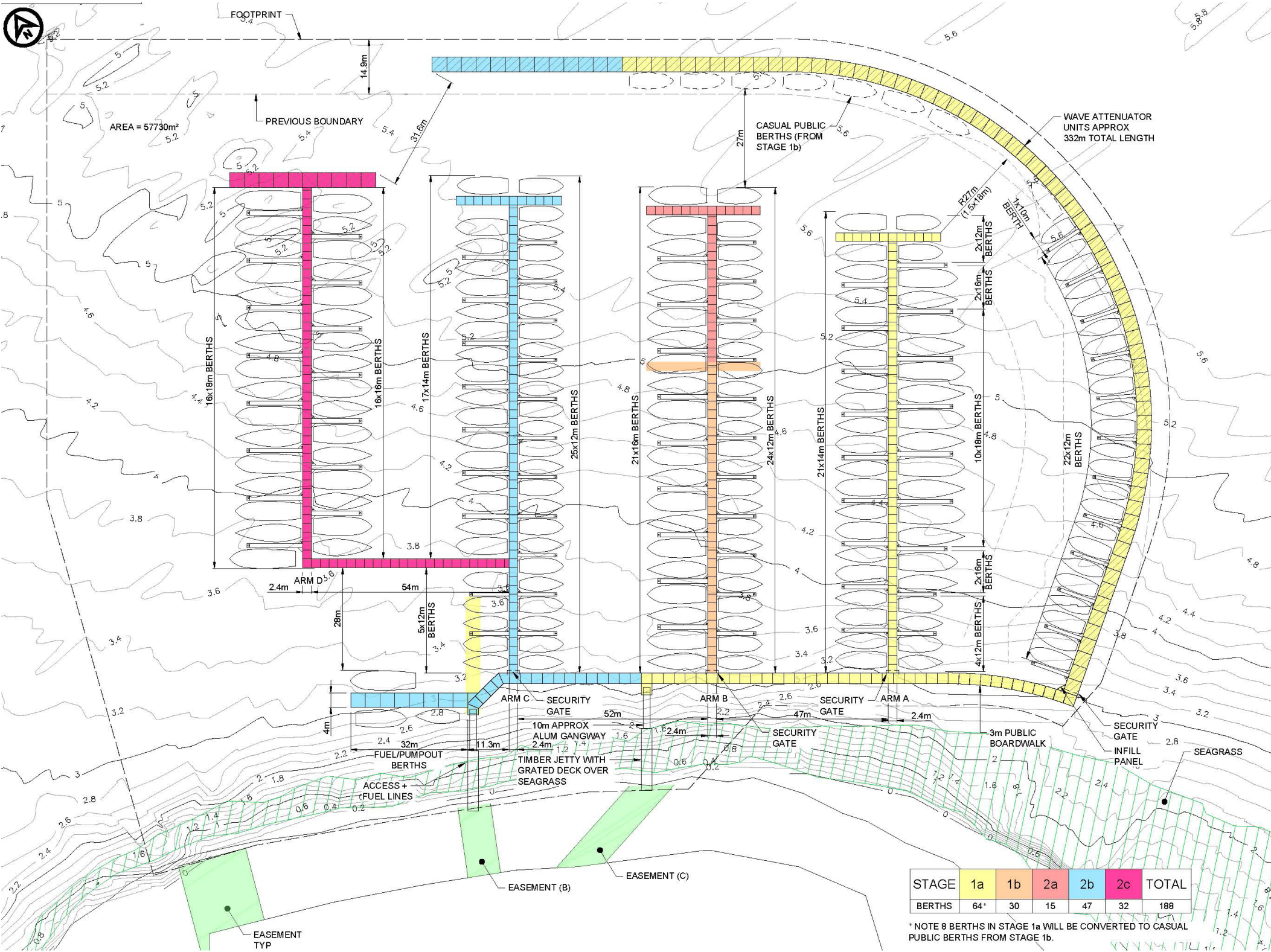


Figure 10a
Marina Concept Marina and Staging

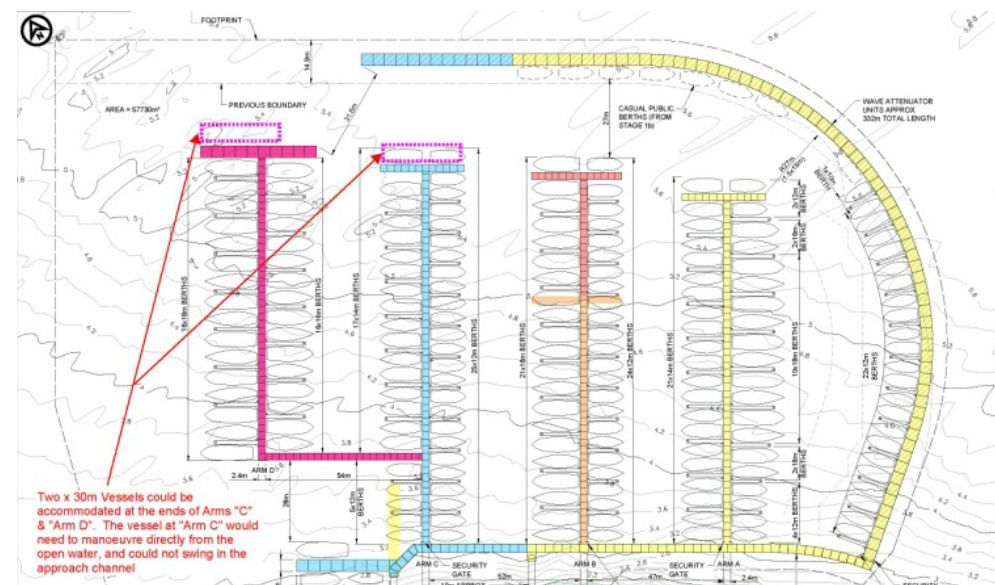
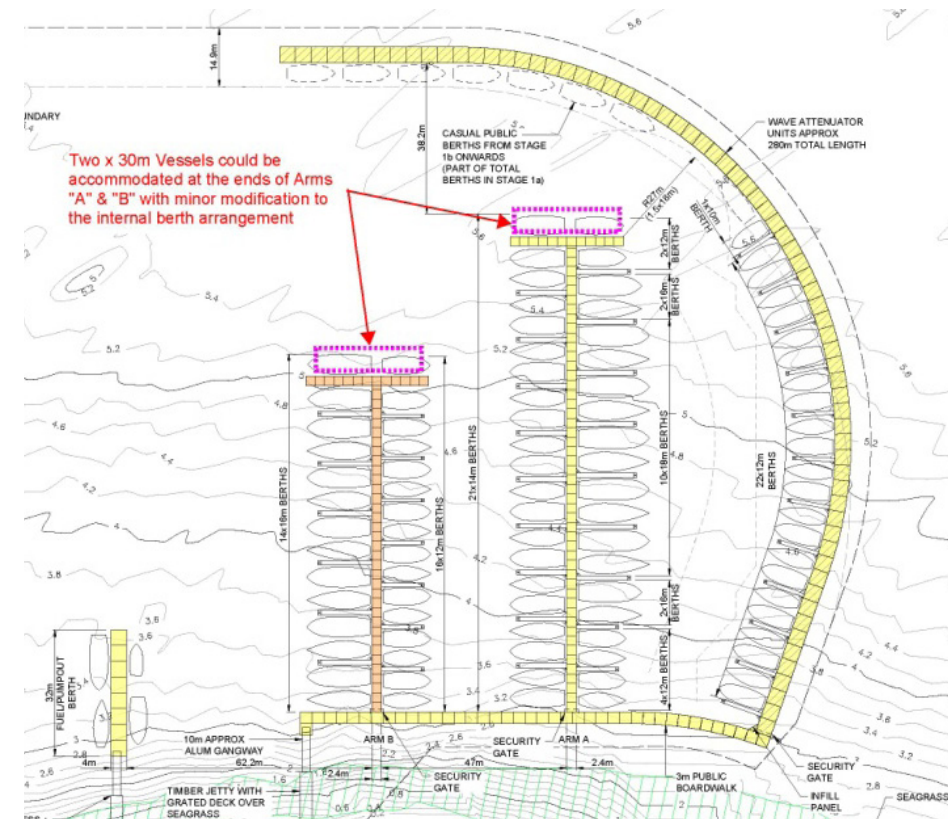
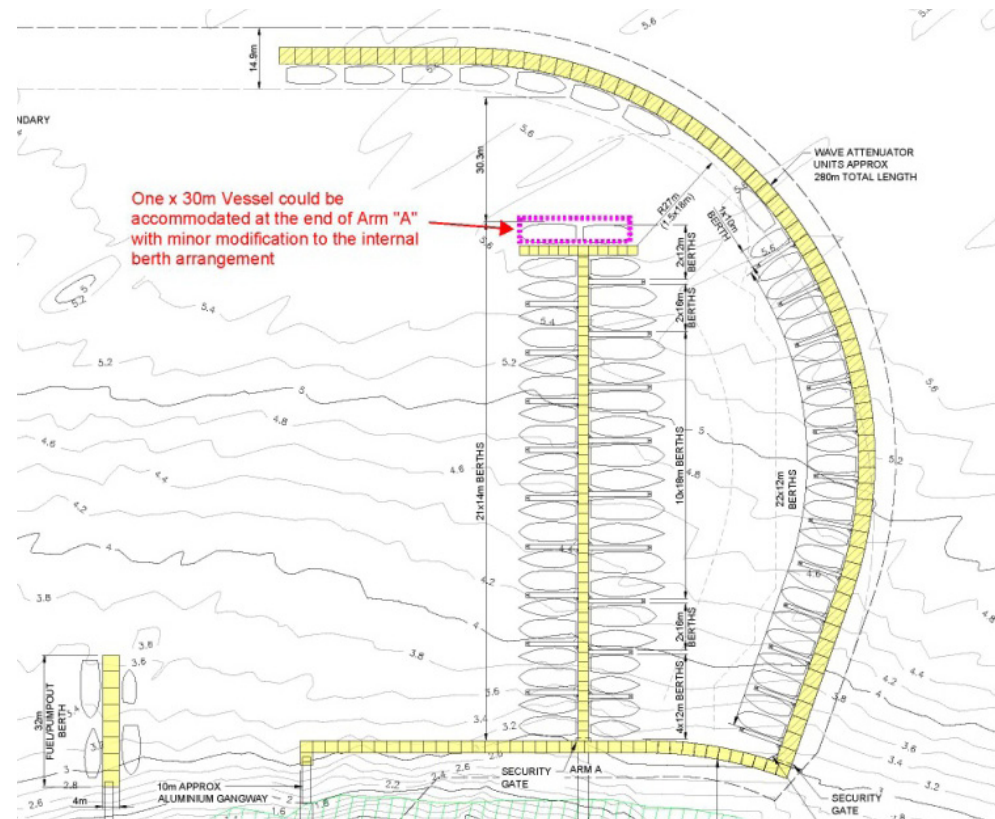


Figure 10b

Potential Berths for Vessels 20-30m length across marina staging