

Our Ref: 0107/09lt5

3 November 2009

Metropolitan Infrastructure  
Department of Environment & Climate Change  
PO Box 668  
PARRAMATTA NSW 2124

Attention: Ms Gillian Reffell

Dear Ms Reffell,

**RE: PROPOSED MAJOR PROJECT APPLICATION  
ST GEORGE MOTOR BOAT CLUB MARINA AND ASSOCIATED FACILITIES  
KOGARAH LOCAL GOVERNMENT AREA**

We have been retained by St George Motor Boat Club to assist in preparing the above application for the Marina located adjacent to No.2 Wellington Street, Sans Souci.

We wish to inform the Department of Environment & Climate Change of our client's intention to lodge a Part 3A Major Project Application with the NSW Department of Planning in the near future.

The existing marina was approved by the Minister for Planning in November 2001 and provided for 128 berths. As constructed, the marina provides for an additional 23 berths. Discussions have been held with the Department of Planning in relation to regularising the continued use of these additional berths. Furthermore, the club intends to seek approval for an additional marina arm to the south of the existing marina which will accommodate 40 berths.

The existing facility will also be altered by way of berthing sizes ranging from 8-18 metres, the effect of which will be to accommodate a total of 80 new berths and 231 berths for the marina as a whole. Access to the proposed new marina arm will be from a short walkway off the existing southern arm beyond the access gate. The additional arm will have no land connection.

To accommodate the additional parking demand, the existing lower level parking layout will be modified in addition to the provision of a new parking level above the lower southern car park which will accommodate 35 spaces and will be setback 23m from the seawall boundary.

We enclose a copy of the proposed marina layout and seek your comments in relation to the proposed development as a consultation requirement under the Director General's Requirements for the preparation of an Environmental Assessment.

It would be appreciated if you could you please provide any comments with respect to the proposed development by Monday 16 November 2009. We anticipate there will be an opportunity for further comment on the proposal following exhibition of the proposal once the application has been lodged with the Department.

Should you have any questions in relation to this matter please feel free to contact our office.

Yours faithfully,  
**Planning Ingenuity Pty Ltd**

A handwritten signature in black ink, appearing to read 'L. Fletcher'.

Lindsay Fletcher  
**DIRECTOR**

Our reference : DOC09/52761  
Contact : Richard Holz, 9995 6852

Mr Lindsay Fletcher  
Planning Ingenuity Pty Ltd  
PO Box 715  
MIRANDA NSW 1490

Dear Mr Fletcher,

**Major Project Application 09\_0035 Upgrade of the St George Motor Boat Club Marina, San Souci – Preparation of Environmental Assessment**

I refer to your correspondence dated 3 November 2009 (Ref: 0107/09lt5) regarding the preparation of the Environmental Assessment for the proposed marina expansion at St George Motor Boat Club at San Souci.

The Department of Environment, Climate Change and Water (DECCW) has previously advised of its key issues on the project to the Department of Planning on 5 February 2009. These key issues and assessment requirements are outlined later in this letter. It is noted that the proponent intends to apply for approval of additional berths to those previously stated in the project application.

DECCW has a licensing role for activities listed in Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act), responsibilities for the protection and care of aboriginal objects and places and the protection and care of native flora and fauna under the *National Parks and Wildlife Act 1974* (NPW Act) and responsibilities under the *Threatened Species Conservation Act 1997* (TSC Act).

DECCW notes that the St George Motor Boat Club currently holds an environment protection licence (No. 11166). Based upon the information provided to DECCW, that the premises will be used in part to moor more than 80 vessels at any time, it appears that the proponent will still be undertaking activities classified as "Marinas and Boat Repair Facilities" under Schedule 1 of the POEO Act. The proponent will require a variation to its existing environment protection licence to authorise scheduled development work and will need to make a separate application to the DECCW to obtain this variation. Any such licence will be issued in the name of the Environment Protection Authority (EPA).

The final environmental assessment (EA) for the proposal must provide sufficient information for DECCW to be able to fully assess the development in so far as impacts related to environment protection and conservation. Specifically the requirements of section 45 of the POEO Act must be addressed.



In summary, the DECCW's key information requirements for the proposal are:


1. sufficient information to allow DECCW to access the requirements of section 45 of the POEO Act;
2. a detailed description of the project, including maps and drawings detailing the site location and proposed layout;
3. a detailed assessment of water, air and waste management issues. The assessment should include but not be limited to details on the bulk fuel storage, vessel refuelling, fuel/sewage pump out berths and the protection measures to be adopted during the construction and operation of the facilities. The DECCW publication "Environmental Action for Marina, Boatsheds and Slipways" (2007) should be referenced as a guiding document.

Source: <http://www.environment.nsw.gov.au/sustainbus/marinas.htm>

4. The proponent should identify appropriate pollution controls to protect surface and ground water resources including sediment and erosion controls during construction and operation. Sediment and erosion controls should be developed and implemented in accordance with the EPA endorsed publication "Soils and Construction, Volume 1, 4<sup>th</sup> Edition," March 2004 by Landcom.
5. a detailed assessment of any impact of construction and operation on aquatic vegetation;
6. a detailed description of the piling techniques and the impact on the sea floor;
7. a detailed assessment of noise sources from the development, including both the construction and operation phases. The DECCW publication "Interim Construction Noise Guideline" (2009) should be referenced as the guiding document for assessment of construction noise. The DECCW publication "NSW Industrial Noise Policy" (2000) should be referenced as the guiding document for operational noise.
8. details of community consultation to be undertaken for the project, including the provision of a complaints handling procedure and a 24-hour telephone contact number;
9. the preparation and implementation of detailed Environmental Management Plans for the project; and
10. emergency response plans to be initiated in the event of an environmental incident during the construction and operation of the facilities.

If you have any queries regarding this matter please contact Richard Holz on 9995 6852.

Yours sincerely,

 30 / 11 / 2009

**JENNIFER SAGE**  
**Acting Unit Head, Metropolitan Infrastructure**  
**Environment Protection and Regulation**