

Our Ref: 0107/09lt3

3 November 2009

The General Manager
Kogarah City Council
Locked Bag 8
KOGARAH NSW 2217

Attention: Mr Rod Logan

Dear Sir,

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

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 Council 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. Please see attached draft parking layout which will accommodate 35 spaces and will be setback 23m from the seawall boundary.

We also 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 Council to 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 Contact: Rita Vella
Direct Phone: 9330 9437
Our Reference:

13 November 2009

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

Dear Lindsay,

Proposed Major Project Application - St George Motor Boat Club Marina & Associated Facilities

Reference is made to your letter dated 3 November 2009 advising Council of your client's intention to lodge a Part 3A Major Project Application for additional berthing facilities and associated access and additional on-site parking with the Department of Planning

Council has reviewed the information provided in your correspondence and provides the following comments. It should be noted that the information provided to Council was limited and as such a full assessment of the proposal could not be undertaken.

However, the following issues need to be considered and addressed as part of the development of documentation related to the lodgement of the application:

- **Visual impact to neighbouring properties** – An assessment needs to be undertaken with respect to the visual impact from the proposed F arm to the adjoining properties fronting the foreshore.
- **Marine flora & fauna habitats** – An assessment of marine flora and fauna should be undertaken and is to include benthic communities and a seagrass assessment. This assessment needs to address any possible impacts which may occur due to the construction and operation of the proposed addition. It is assumed that this application will not involve dredging or deepening of the sea floor.
- **Noise & air quality** – The application should address the issue of noise and air quality and any impacts during construction and operation of the proposed additions.
- **Water resources** – It is considered that due to the development of additional berths and the associated traffic which will be generated from these additional facilities there will be some increase in the usage for potable water on the site. The proposal should consider the installation of additional



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Civic Centre,
2 Belgrave Street
Kogarah NSW 2217

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SERVICE CENTRE**
84 Railway Parade,
Kogarah NSW 2217

POSTAL ADDRESS
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Kogarah NSW 2217
DX 11118 Kogarah

TEL 02 9330 9400
FAX 02 9330 9560

WEB SITE
www.kogarah.nsw.gov.au

rainwater tanks for rainwater capture or stormwater reuse (from the existing hard surfaces) to be used for boat washing.

- **Liquid and Solid Waste Management** – The application should address whether improvements have or will be made to the current marina operation as part of this development with respect to :
 - sewerage pump out systems
 - waste disposal – ensure adequate bin storage and collection from additional boat usage
 - boat discharge
 - leaks
 - antifouling
 - exhaust emissions
 - oils
 - soaps
 - solvents
- **Parking & Traffic** – Any proposal to the Department should be accompanied by a detailed traffic and parking study, which addresses issues related to the additional traffic movements and parking generated from the proposed development.

It is unclear from the correspondence as to whether the additional parking will result in the construction of another level of parking above the existing graded parking. If this is the case, then details of this structure should be provided for Council's comment as there may be impacts with respect to the function of the lower level carpark as well as potential view loss issues to the neighbouring residential properties.

It should also be noted that Council has not undertaken any detailed assessment with respect to the suitability of the proposed carparking.

- **Construction management** – Any proposal is to comply with marine environment legislation, waste management and environmental assessment for construction of such facilities

In the preparation of any documentation to the Department of Planning, detailed reference is to be made to the planning policies outlined in the preliminary assessment document. Relevant plans and policies include Kogarah Council's Kogarah Bay Estuary Management plan, Foreshore Management Plan, Marine Assets Management Plan and the Lower Georges River Sustainability Initiative.

Should you wish to discuss the issues raised in this letter please do not hesitate to contact me on 9330 9437.

Yours faithfully



Rita Vella
Coordinator Strategic Planning



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