

Major Project Application

*Lot 2 DP598769
School Road, Palmers Island*

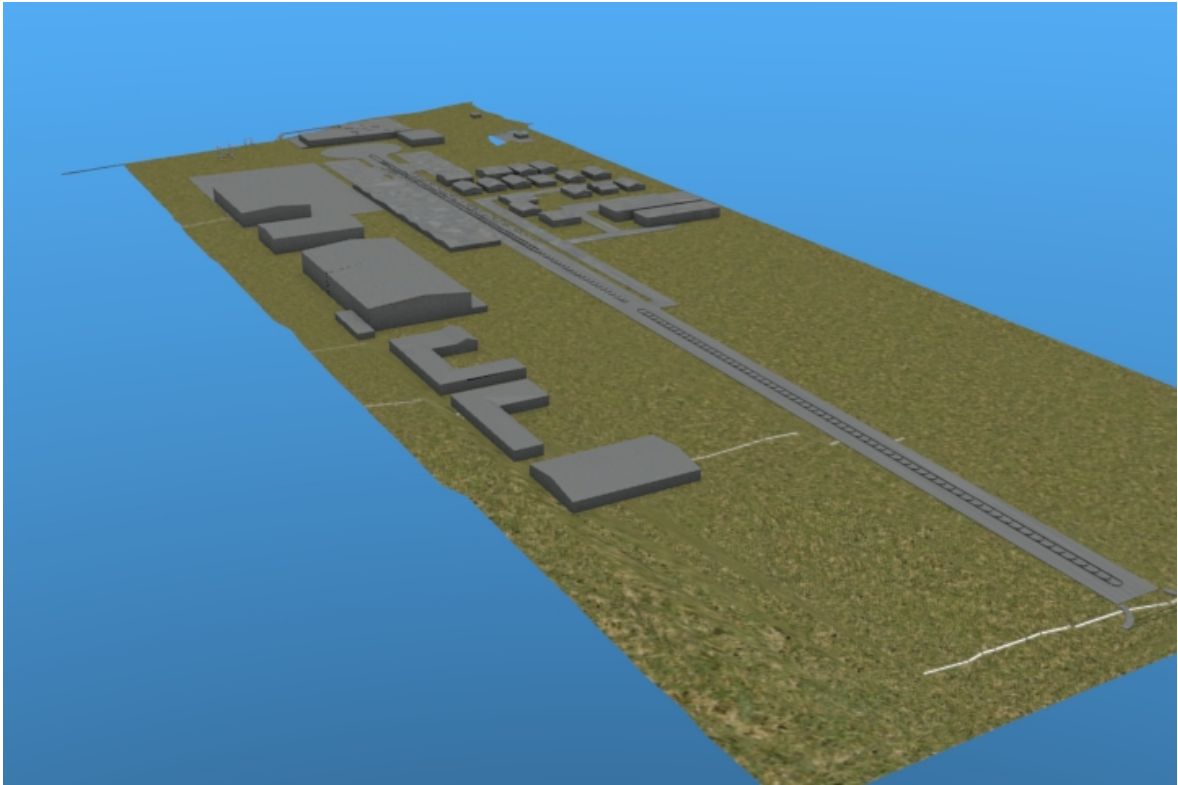


Palmers Island Marine Precinct

- Owner: Yamba Welding & Engineering Pty Ltd
- Applicant: Hopkins Consultants Pty Ltd
- Date: April 2011



Palmers Island Marine Precinct



3D model – Yamba Marine Precinct looking east towards Clarence River

Major project application



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Project application no. _____

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23–33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
Phone 1300 305 695.

2. Details of the proponent

Company/organisation/agency

Yamba Welding & Engineering Pty Ltd

ABN

82 003 526841

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Bill

Family name

Collingburn

Position

Managing Director

STREET ADDRESS

Unit/street no.

4

Street name

Angourie Road

Suburb or town

Yamba

State

NSW

Postcode

2464

POSTAL ADDRESS (or mark 'as above')

C/- Hopkins Consultants Pty Ltd, P O Box 1556

Suburb or town

Port Macquarie

State

NSW

Postcode

2444

Daytime telephone

02 6583 6722

Fax

Mobile

Email

geraldine@hopcon.com.au

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

School Road

Suburb, town or locality

Postcode

Palmers Island

2464

Local government area(s)

State electorate(s)

Clarence Valley

Clarence District

REAL PROPERTY DESCRIPTION

Lot 2 DP 598769, Parish of Taloumbi, County of Clarence, Locality of CLarence Valley

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached. ☐

MAP: A map of the site and locality should also be submitted with this application.

4. Major project description and other requirements

Provide a brief title for your project.

Palmers Island Marine Precinct - Boat manufacture and repair precinct

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☒ Yes ☐ No

Is the application related to part only of a project?

☐ Yes ☒ No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☐ Yes ☒ No

Is a project application being made concurrently for all or part of the project?

☐ Yes ☐ No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☐ Yes ☒ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$ 32 Million

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)	45
Operational jobs (full-time equivalent)	308

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☒ a consent under section 138 of the *Roads Act 1993*
- ☐ a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land
2/598769

Signature



Name

WILLIAM COLLINGBURN

Date

12 APRIL 2011

Land

Signature

Name

Date

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

- ☒ Yes
☐ No

Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Bill Collingburn
Yamba Welding & Engineering Pty Ltd

Date

12 APRIL 2011

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning and Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
 - b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
 - d) an application for development consent under Part 4 (or for the modification of a development consent), or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,
- but does not include:
- f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:


- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details Name of person making this disclosure William Collingburn		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) Major Project Application - School Road Palmers Island Marine Precinct		
Your interest in the planning application (circle relevant option below) You are the APPLICANT <input checked="" type="radio"/> YES / NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations made by person making this declaration or by other relevant persons • State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). • If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR • If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date  12 APRIL 2011 Name(s) WILLIAM COLLINGBURN				

Cont...

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation



Major Project Application 6542

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1. Introduction

Hopkins Consultants have been engaged by Yamba Welding and Engineering Pty Ltd (YWE) to prepare this Major Project Application and preliminary environment for Palmers Island Marine Precinct. Director General's Requirements are sought for Part 3A Major Development pursuant to Schedule 1 of SEPP (Major Development) 2005 Clause 11(h) "Development that has a capital investment value of more than \$30 million" for the purpose of (a) vessel of boat building.

Yamba Welding and Engineering Pty Ltd (YWE) has been an established business in Yamba for over 35 years. The company has a particular expertise in aluminium welding and fabrication. The business has a wide range of experience, with the main thrust of research and practical design innovation in aluminium boats and related products.

The business has been rapidly expanding with a corresponding financial turnover. YWE has received numerous enquiries to building vessels larger than 20 metres which is well beyond the current workshop and existing site capacity.

The concept for Palmers Island Marine Precinct will be anchored by the major boat building enterprise operated YWE. In 2006 the business procured 53 acres of deepwater frontage land at Palmers Island with the intention of building a significantly larger workshop, deep water launching facilities and ultimately develop a comprehensive marine precinct. The Marine Precinct site is identified as Lot 2 DP598769, School Road, Palmers Island (2463).

This report contains:

- Major Project Application Form;
- Description of the Subject Land;
- Detailed Description of the Project;
- Overview of how the site would be serviced;
- The Capital Investment Value of the Project;
- Identification of the neighbouring properties;
- Details regarding the potential environmental impacts associated with boat building and the site as a whole, eg. Air and odour emissions, waste (both solid and liquid/water), noise emissions etc. Also, whether the development would result in significant visual impacts, considering the size of the boat lifts; and
- Whether any hazardous operations would be undertaken, or hazardous substances be stored onsite.



2. Subject Land

The subject land is identified as Lot 2 DP598769, School Road, Palmers Island. The land is located approximately 7km west of Yamba and 6km east of the Pacific Highway.

The area of the subject land is 21.2 ha.

The site has approximately 290 metres of frontage to the Clarence River incorporating essential deepwater access of approximately 8 metres depth. The river frontage sits within the site boundary and provides direct access to navigable deep waters within the Clarence River.

The land is down river from the Harwood Bridge, alleviating the problem of large vessels having to navigate under the bridge.

Pursuant to the Maclean Local Environmental Plan 2001 the site is zoned 1(a) Rural Agricultural Protection.

The land was originally a sugar cane farm but that use has now ceased and the land lies fallow.

The subject land is flat. Levels across the site are provided within the survey plan provided at **Appendix A**.

The site is serviced by Council water mains as can be seen in **Figure 3** below.

The land is served by School Road and is trafficked by large semi-trailers, predominately during the sugar cane gravest season.

The majority of the subject land is mapped as Class 3 Acid Sulphate Soils on Council's mapping. Refer to **Figure 5** below.

The site is not mapped as bushfire prone land pursuant to Council's Bushfire Prone Land Mapping.

The following **Figures** of the subject land are provided within this report.

- **Figure 1:** Locality Map
- **Figure 2:** Deposited Plan
- **Figure 3:** Aerial Photograph with Water Services
- **Figure 4:** Maclean LEP 2001 Map Extract
- **Figure 5:** Clarence Valley Council Acid Sulphate Soils Mapping



Figure 1: Locality Map (Source: Google Maps)

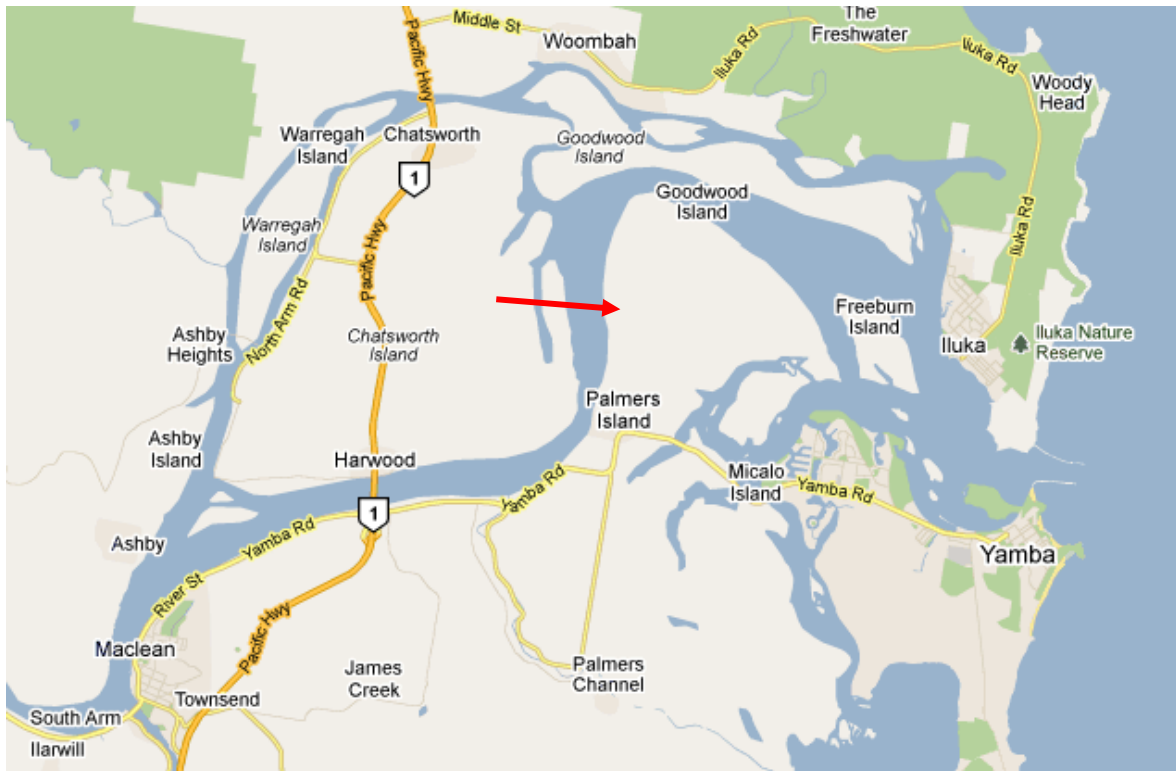


Figure 2: Deposited Plan 598769

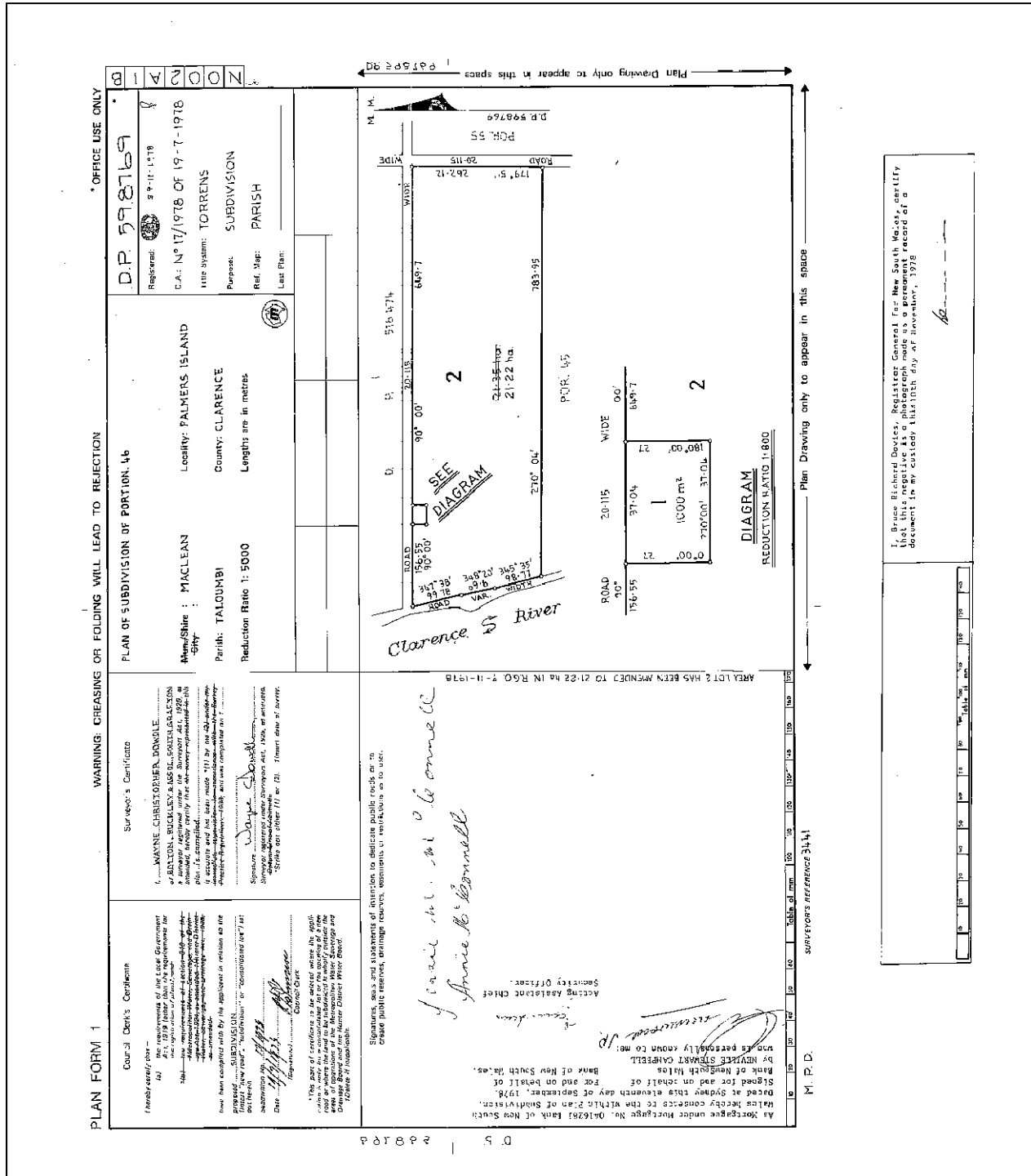




Figure 3: Aerial Photograph with Water Services (Source: Clarence Valley Council)

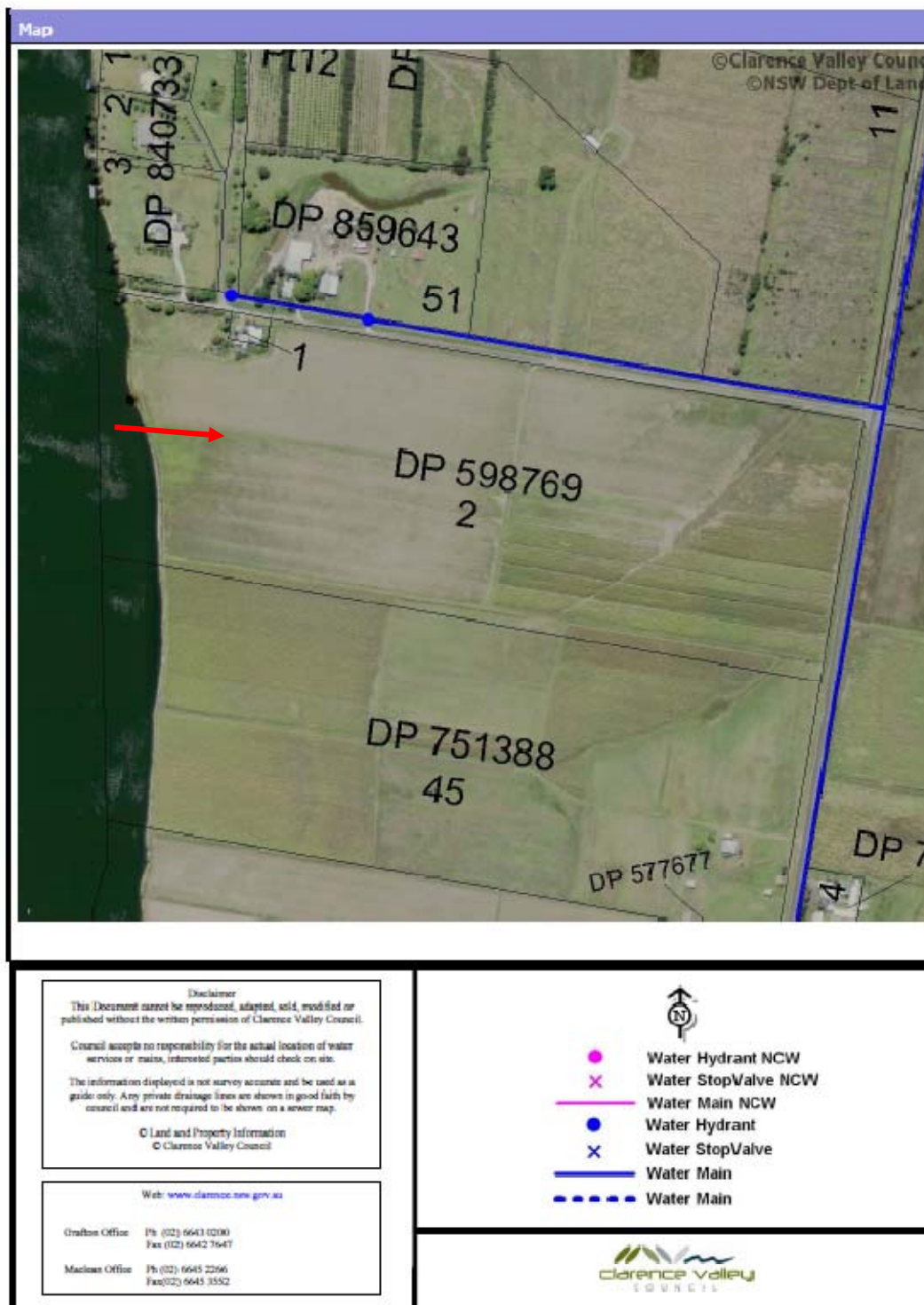
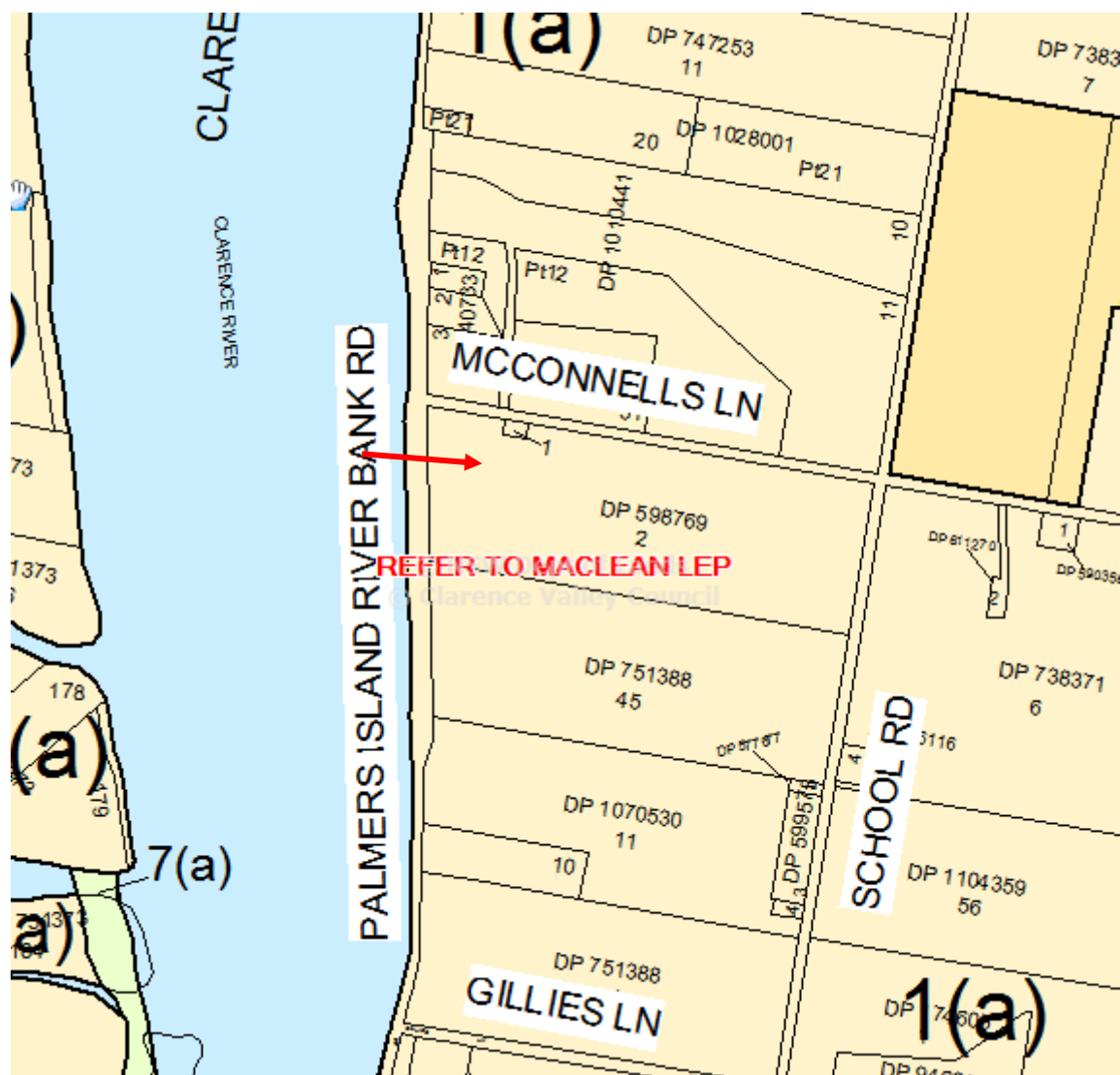




Figure 4: Maclean LEP 2001 Zoning Map Extract



1 (a) Rural Agricultural Protection





3. Proposal

The applicant seeks major project approval for a Major Marine Precinct (comprising four stages) on the subject site.

Plans of the proposed Marine Precinct are provided within **Appendix B**.

The project stages are detailed in **Table 1** below as well as in the enclosed plans.

Table 1: Stages of Proposed Marine Park Development

Stage	Development
1	<ul style="list-style-type: none">• YWE Aluminium Fabrication Shed including office and amenities• 300 Tonne Straddle Lift• 50 Tonne Straddle Lift• Boat ramp• Launching and Recovery Basin• Hard Stand Area• Wash Down Area• Paint Shed• Effluent disposal system• Stage 1 Access roads, infrastructure and services• Subdivision of a 1.66 ha allotment in the north west corner with dwelling entitlement
2	Separate Buildings and Infrastructure for each of the following uses: <ul style="list-style-type: none">• Sandblast Shed• Outboard fitter• Diesel fitter• Glazier• Trailer Fabrication• Fibreglass Boat Building• Fibreglass Fabrication• Fibreglass Repair
3	Road, Infrastructure and Services Augmentation: <ul style="list-style-type: none">• Stage 3 Access• Vessel Refit Bays



	Separate Building and Infrastructure for each of the following uses:
	<ul style="list-style-type: none"> • Scaffold Specialist • Boat Storage Sheds • Marine Surveyor • Shipwright • Navel Arch • Upholster • Tackle Shop • Sail Maker • Small Boat Agent • Air Conditioning • Electronic Specialist • Electrician • Sign Writing • Coating Supplier • Boat Charter • Marine Power (IE Cummins) • Chandlery
4	<ul style="list-style-type: none"> • Administration Building • Shops • Cafe • Deck • Recreational Parklands

The staged development would incorporate boat building, boat repairs and maintenance, boat storage and other boating ancillary businesses. The proposal also includes foreshore access and potential for passive recreational use by employees and persons attending the site (cafe, shops and parkland area).

The types of businesses YWE envisages will be attracted to the Marine Park and the associated employment are detailed in **Table 2**.



Table 2: Businesses within the proposed marine park and projected employment numbers

Business Type/Activity	Employer	Stage	Staff Numbers
Aluminium Boat Building (YWE)	Yamba Welding & Engineering	1	100
Painting	Yamba Welding & Engineering	1	8
Sandblasting	Yamba Welding & Engineering	2	6
Fibreglass Boat Building	Yamba Welding & Engineering	2	20
Fibreglass Fabrication	Yamba Welding & Engineering	2	10
Shipwright (Note:1)	Yamba Welding & Engineering	3	10
Sailmaker	Yamba Welding & Engineering	3	3
Marine Surveyor (Note: 1)	Yamba Welding & Engineering	3	3
Naval Architect (Note: 1)	Yamba Welding & Engineering	3	3
Chandlery (Note 1)	Yamba Welding & Engineering	3	6
Electronics (Note 1)	Yamba Welding & Engineering	3	4
Administration	Yamba Welding & Engineering	1	3
Sub-Total: Yamba Welding & Engineering Employees			176
Fibreglass Repair	On-site/Sub-Contractor	2	5
Small Trailer Boat Fabrication	On-site/Sub-Contractor	2	20
Trailer Fabrication	On-site/Sub-Contractor	2	10
Glaziers	On-site/Sub-Contractor	2	6
Rigging Shop	On-site/Sub-Contractor	3	3
Sign Writing	On-site/Sub-Contractor	3	2
TAFE – Metals, Woodwork, electrical	TAFE/Trades Training	3	15
Electrician	On-site/Sub-Contractor	3	5
Boat Charter	On-site business	3	4
Coating Supplier	On-site/Sub-Contractor	3	3
Fuel & Oil Supplier	On-site business	3	2
Upholsterer	On-site/Sub-Contractor	3	3
Outboard Motor Dealer	On-site business	3	4
Marine Power - Large	On-site business	3	4
Air Conditioning, Gensets etc	On-site business	3	4
Small Boat Agent	On Site business	3	2
Boat Storage	On-Site business	3	4
Tackle Shop	On-site business	3	6
Grounds staff / cleaning contractors	On-site subcontractor	3	6
Café	On-site business	4	8
Retail Stores	On site business	4	16
Sub-Total: Subcontractors/other businesses on site			132
TOTAL ONSITE EMPLOYMENT			308



The Clarence River is ideally placed for the boat building industry being one of the few ports of first entry for customs and immigration on the Eastern Seaboard. This removes obstacles for foreign vessels requiring maintenance and refits. There is deep water and easy navigation all the way from the mouth of the Clarence River to the subject land.

To facilitate the larger vessels for both construction and refit/refurbishment, YWE intends to purchase a 300 tonne travel lift. This travel lift would be made available to businesses in the Marine Precinct under a hire arrangement.

The precinct would be developed so as to accommodate the movement of the travel lift through the area with ease and minimal disruption to businesses and visitors alike. A smaller 50 tonne travel lift would be installed to manoeuvre the smaller vessels around the marine precinct for the painting, repairs, refit etc.

YWE have prepared a document outlining their research and work done to date with regard to the Palmers Island Marine Precinct. A copy of the document is provided as **Appendix C**.



4. Site Servicing

4.1 Water

The subject land is currently serviced by Council's water mains. The development would continue to be serviced by Council's water mains with any augmentation or upgrade of services to be undertaken as required.

Details of YWE current water usage are provided within **Appendix D**.

It is estimated that the water usage would be twenty fold what YWE use at present for the whole complex. This water would be supplemented by water tanks supplied from roof catchments. The water-fall wash down facilities are filtered and recycled.

4.2 Onsite Effluent Disposal

An onsite effluent disposal system capable of expansion to service the whole of the development would be installed as part of Stage 1. Refer to plans provided within **Appendix B**.

4.3 Access and traffic movements

The locality is primarily a rural agricultural precinct, trafficked by large semi-trailers, predominately during the sugar cane harvest season and located away from residential / built up areas.

The site is fronted by School Road, which is a sealed rural road. McConnells Lane is adjacent the north boundary of the site. It is proposed to use the School Road frontage for access.

It is envisaged some road works would be required to upgrade the access into the site. The details of which would be worked out as part of the application process.

At present there is an interstate transport company with a depot in Yamba which brings freight from Brisbane, Sydney etc. YWE envisages that all materials to be delivered to the subject land would be delivered to Yamba and then consolidated on the one or two semi trailers, leaving only the light 5 tonne trucks from Grafton / Lismore bringing courier parcels.

The estimated traffic movements to and from the site resulting from deliveries once the development is operational is expected to be:



2 x semi trailer deliveries per day
4 x local carries per day

4.4 Electricity & Telecommunications

The site is currently serviced by electricity. It is envisaged that any upgrades deemed necessary would be undertaken prior to the construction phase of the development.

YWE estimate approximately 2,000kw of electricity per day at stage 4.

This is based on the amount of power used by YWE currently (200kw per day) with 20 staff. Therefore 300 staff would be 3,000kw per day. But given the ratio of manufacturing to admin/professional staff would be less than YWE currently has then, conservatively an estimate of 2,000kw per day is being used.

A copy of the current electricity usage by YWE is provided within **Appendix E**.

5. Capital Investment Value of the Project

The estimate for the setup of the site is estimated at \$ 32.35 million.

The set up of the facility would boost the local building industry, contractors and service providers. These industries would benefit from the building of industrial units and all associated site infrastructure.

It is envisaged that the entire facility would employ approximately 300 people. The wages paid for this amount of employees would be approximately \$15,000,000 per annum. By applying the economic multiplier effect of 7, the benefit to the local community is \$105,000,000.

During construction phase it is estimated that approximately 45 – 50 equivalent full time jobs would be generated.

6. Neighbouring Properties

A plan showing the neighbouring properties is provided as **Figure 6**.

To the west of the subject land is the Clarence River.

To the south is one rural property of a similar area to the subject land. The property to the south is identified as Lot 45 DP751388. This property has previously been used as a sugar cane farm but that use has now ceased on the land.



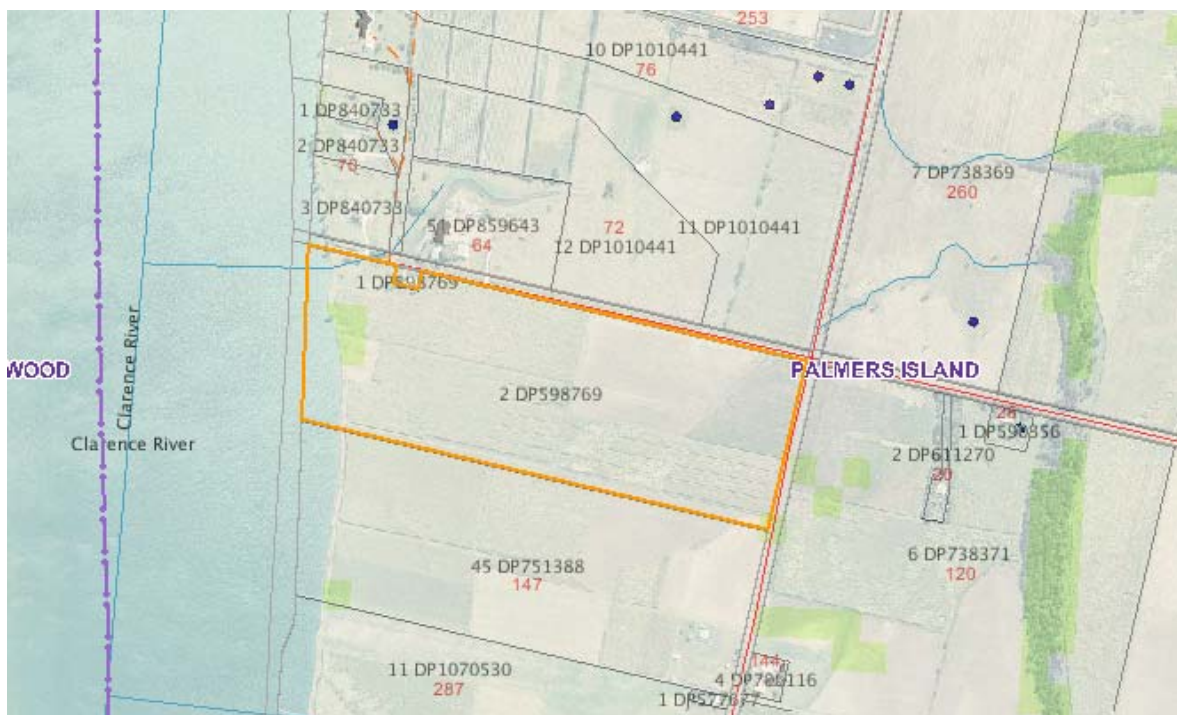
To the east of the subject land (on the opposite side of School Road) is another rural lot identified as Lot 6 DP738371, a 54.61 ha holding.

To the north east, fronting O'Keefes Lane is Lot 7 DP 78369, a 50.99 ha property.

To the north of the subject land on the opposite side of McConnells Lane are four small lot holdings, most of which are occupied by existing residences and a fertiliser supplies premises known as Davis Fertiliser on lot 51. . These lots are identified as follows:

- Lot 3 DP840733 – 1.771 ha
- Lot 51 DP859643 – 4.47 ha
- Lot 12 DP1010441 – 10 ha
- Lot 11 DP1010441 – 15.42 ha.

Figure 6: Neighbouring Properties (Source: NSW Department of Lands SIX Viewer)





7. Key Environmental Issues

An overview of the key environmental issues and potential impacts associated with the proposal is provided as **Table 3**.

Table 3: Key Environmental Issues

Issue	Unmitigated Risk Rating	Response
Air Quality	Medium	The proposed development has the potential to give rise to air quality issues if not appropriately mitigated. During construction proper dust management controls will be implemented. Air quality impacts during operation can be appropriately controlled through implementation of engineering and other solutions / controls to alleviate potential problems.
Odour Emissions	Medium	There is the potential for odour emissions during the operational phase of the development. These can mitigated through design solutions.
Waste (solid and liquid)	High	Waste products generated by the development have the potential to cause pollution problems if not disposed of in a proper manner. It is anticipated that a detailed waste management plan would need to be prepared for the development to ensure that waste disposal from the development does not impact on the environment.
Water	High	The risk of water pollution from the proposed development in possible. In this regard a detailed waste management plan and appropriate design solutions will be required to ensure fuel and other by products do not enter the Clarence River.



Issue	Unmitigated Risk Rating	Response
Noise Emissions	Medium	At present noise levels inside workshop are around 90db. Hearing protection is worn. 30 metres from the workshop, noise levels are less than 78db. It is anticipated that more detailed noise assessments will be required as part of the Major Project Application.
Visual	Medium	The development will be visible from the Clarence River and neighbouring properties. In this regard design and landscaping techniques will be implemented to soften and lessen the impact of the development on neighbouring properties and also people using the Clarence River.
Scale and Intensity	Medium	The subject land is within a rural area. The proposed Marine Precinct is not rural development and therefore the impact of the scale and intensity of the development is likely to impact on the area. Given the need to for the development in the local area, the huge economic and flow on benefits for the region and the appropriateness of the site for the development, the impacts of the development in terms of its scale and intensity in the immediate vicinity of the development are outweighed by the positive impacts of the development in the wider community and state.
Access, Transport and Traffic	Medium	The development will generate additional traffic movements to the site and upgrades at key intersections may be required to accommodate the development. The development will provide onsite car parking for employees and customers.
Public Domain	Low	The proposal includes opportunities for foreshore access and potential for passive recreational use of the site. The proposed works are not likely to have a negative impact on the public domain.



Issue	Unmitigated Risk Rating	Response
Heritage and Archaeology	Low	The proposed development site is not within the vicinity of a designated heritage item under Council's LEP 2001.
Flooding	High	The land is subject to flooding. It is anticipated that additional information and flood study will be required to accompany the major project application.
Flora and Fauna	Low	The site is a disused sugar cane farm. There is very little to no native flora on the site. The impact of the development on flora and fauna will be minimal.



8. Hazardous Operations or Hazardous Substances

No Hazardous Operations or Hazardous substances are proposed within the Palmers Island Marine precinct.

9. Planning Framework

9.1 Environmental Planning and Assessment Act 1979

Part 3A Division 4 of the Act provides that, with the exception of State Environmental Planning Policies (SEPPs), Environmental Planning Instruments (EPIs) do not apply in respect of an approved Project. However, as part of the consideration of a Project Application, the Minister may (but is not required to) take into account the provisions of any EPI that would not apply once approved because of s785R (e.g. local environmental plans). This Division also identifies other legislation and approvals that do not apply in respect of an approved Project, and those that must be applied consistently.

9.2 Environmental Planning and Assessment Regulation 2000

Part 1A of the EP&A Regulation contains provisions relevant to Part 3A Projects (or 'Major Projects'). It includes matters which must be considered as part of the environmental assessment of a Project Application, and outlines which application documents are to be made available to the public.

9.3 Environmental Planning Instruments

9.3.1 State Environmental Planning Policy No. 14 – Coastal Wetlands

Although the provisions of this SEPP will not be directly relevant, the project application will consider the potential impacts on SEPP 14 wetlands located within the Clarence River in proximity to the subject land.

9.3.2 State Environmental Planning Policy No. 71 – Coastal Protection

SEPP 71 aims to protect and preserve the coastal zone. The project application will have regard to the aims and matters for consideration of SEPP 71 as the site is located within the coastal zone.



9.3.3 State Environmental Planning Policy (Infrastructure) 2007

This SEPP is most likely to be relevant with regard to the application given the nature and size of the industry proposed as part of the project application.

10. Conclusion

As identified by this Preliminary Environmental Assessment and the identification of potential environmental risks, the key environmental issues that require further consideration in the Environmental Assessment Report are as follows:

- Waste Management and Disposal
- Water Quality
- Flooding

Other issues of importance considered to require further assessment include:

- Air quality
- Odour emissions
- Noise
- Visual
- Traffic and Access
- Noise and Vibration
- Scale and Intensity

It is considered that this Preliminary EAR provides sufficient assessment of the potential environmental impacts and issues associate with the development to allow the Director General to formulate Requirements for the preparation of the Environmental Assessment Report to support the Project Application.

Yours Faithfully

Geraldine Haigh
Senior Planner

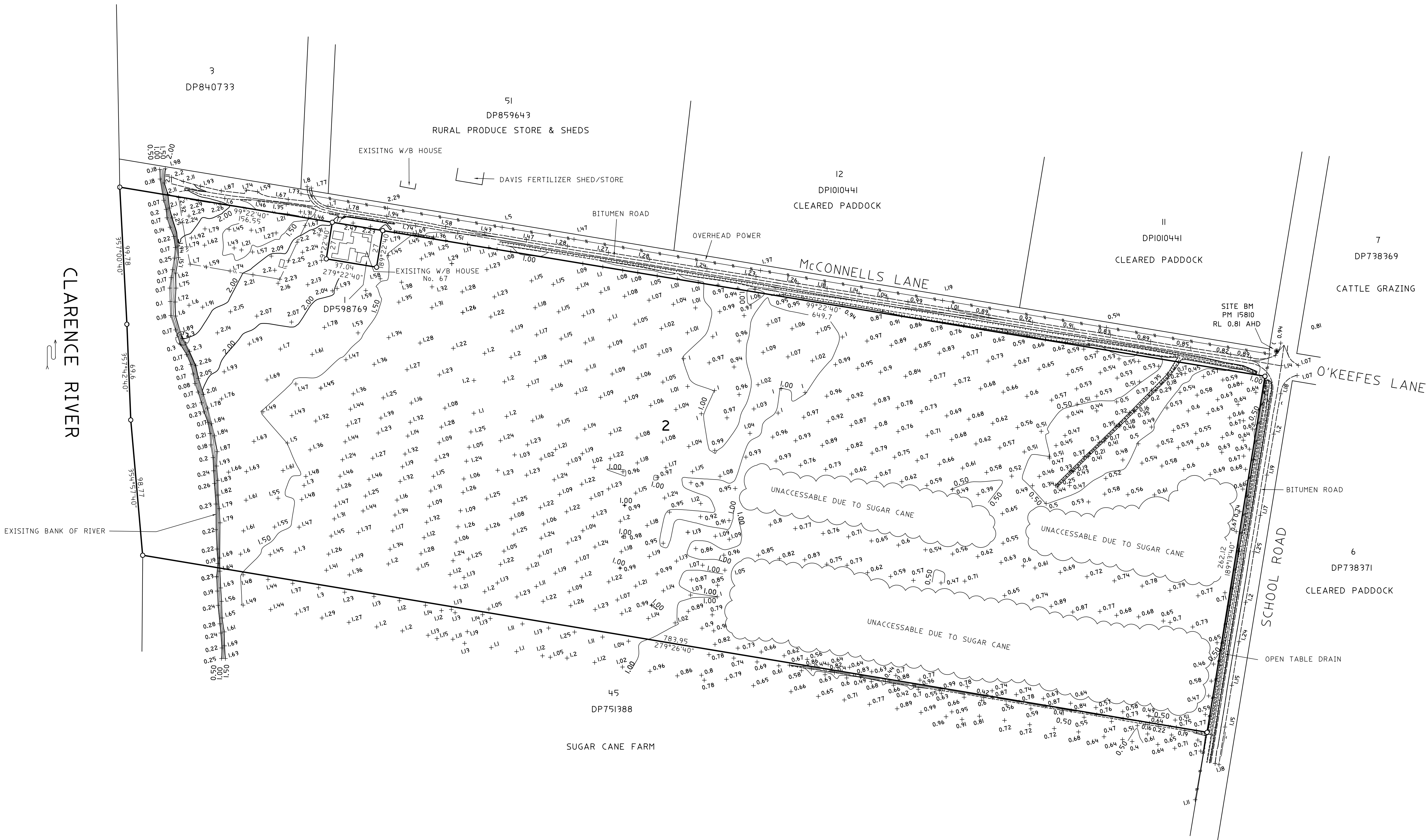
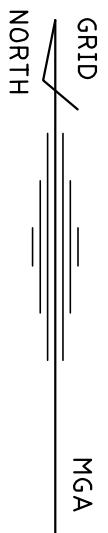


APPENDIX A

Detail Survey

NOTES:

- 1) CONTOURS SHOWN ARE APPROXIMATE ONLY DUE TO CANE CULTIVATION AND FARMING ACTIVITIES
- 2) LEVELS ARE CORRECT AT POSITION SHOWN
- 3) SITE CURRENTLY USED FOR SUGAR CANE CULTIVATION



General Notes

- 1) Levels are on an AHD datum, contours at 0.5m intervals
- 2) The boundaries shown hereon have been determined by plan dimensions only. This plan is not examined in the Department of Lands and boundaries may be subject to change with registration of future plans. Further investigation and registration of a plan of resurvey may be required for this site.
- 3) No search has been undertaken for easements or other encumbrances on title.
- 4) Underground services were not investigated at the time of survey. Prior to any demolition, excavation or construction, the relevant authority should be contacted to locate such services.
- 5) These note form an integral part of this plan.

Project Details

DETAIL SURVEY
of Lot 2
in DP598769

Locality: PALMERS ISLAND
LGA: CLARENCE VALLEY
Parish: TALOUMBI
County: CLARENCE
Scale: 1:1500@A1
Our ref: 08048
Date: 22/9/08

Client Details

BRIBRAD No.4 PTY LTD

STEVE BRAILSFORD
SURVEYING

Consulting Land &
Engineering Surveyors

Ph 02 66468251
Fax 02 66468291
Mob. 0412 618168
Email: brailsford@iprimus.com.au
P.O. Box 471
Yamba, 2464

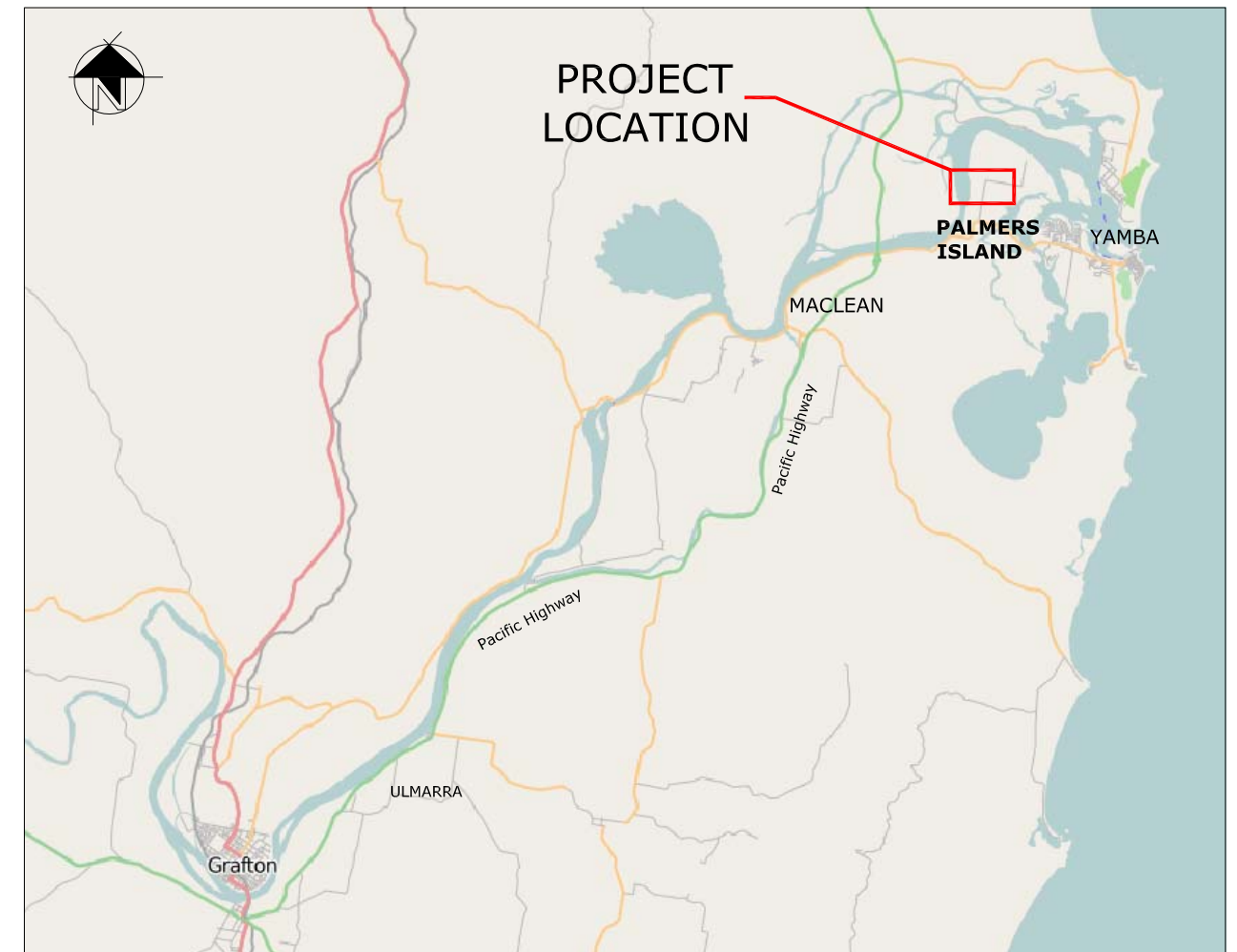


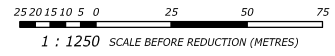
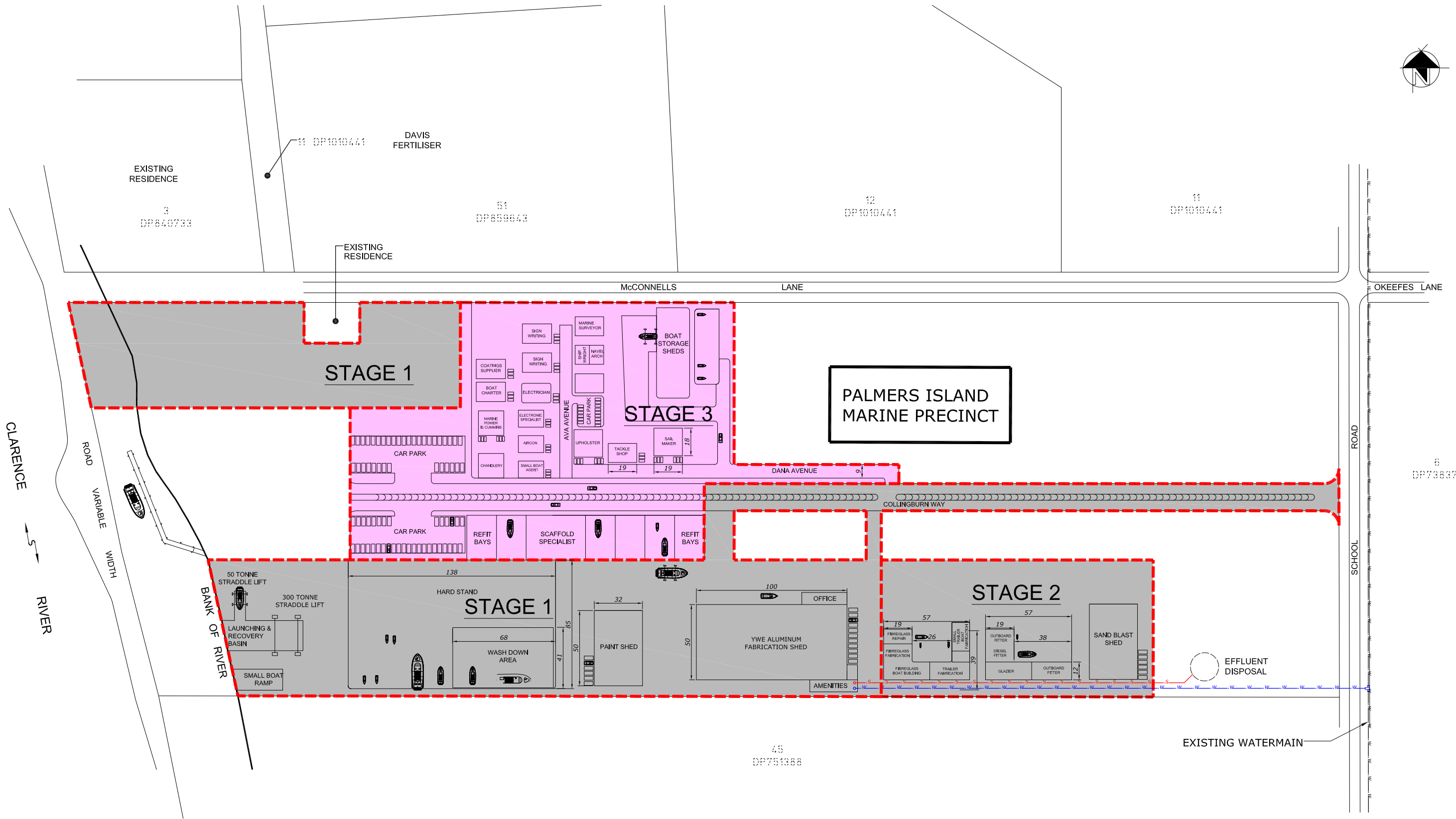


APPENDIX B

Development Plans

CONCEPT STAGING PLANS FOR THE PALMERS ISLAND MARINE PRECINCT





No.	DATE	REVISIONS	BY

Liability limited by a scheme approved under Professional Standards Legislation © Hopkins Consultants Pty Ltd

YAMBA WELDING & ENGINEERING
PALMERS ISLAND PROJECT
PALMERS ISLAND, CLARENCE RIVER



HOPKINS CONSULTANTS
PTY LTD
Suite 1 / 109 William Street • PO Box 1556 Port Macquarie NSW 2444 • ABN 27 055 060 878
Telephone: 02 6583 6722 • Facsimile: 02 6584 9009 • Email: mail@hopcon.com.au
DEVELOPMENT MANAGERS • SURVEYORS • ENGINEERS • PLANNERS

PALMERS ISLAND MARINE PRECINCT
CONCEPT - STAGE 3

LOT 2 OF DP 598769

DRAWING NUMBER/REFERENCE		REV.
6542-0001-05		
DESIGNER	ORIGIN OF LEVELS	DATE
SURVEYOR	HEIGHT	06/04/2011
DRAFTING	DATUM	SHEET SIZE
GH	SCALE	A1
APPROVED	1:1250 @ A1	SHEET NO.
MM		05
		TOTAL
		06



APPENDIX C

YWE Palmers Island Marine Precinct Forecast

*Alfred
Hewitt*

Yamba Welding & Engineering Pty Ltd

**Palmers Island Marine Precinct
Forecast**

September 2010

YAMBA WELDING & ENGINEERING PTY LTD

82 003 526 841

COMPANY PROFILE

COMPANY NAME: YAMBA WELDING &
ENGINEERING PTY LTD

LOCATION: 4 Angourie Road
YAMBA NSW 2464
AUSTRALIA

**POSTAL
ADDRESS:** PO Box 135
YAMBA NSW 2464
AUSTRALIA

TELEPHONE: +61 2 6646 2421

FACSIMILE: +61 2 6646 2523

EMAIL: info@ywe.com.au

WEBSITE: www.ywe.com.au

MANAGING DIRECTOR: Mr BILL COLLINGBURN

TYPE OF BUSINESS: Specialist Aluminium
Fabrication

MAJOR PRODUCTS:

1. Commercial vessels - Boats, Barges, V-hulls,
Cat / Tri-hulls, Fast Cat Ferries, Pilot / Patrol Boats
2. Fire Fighting Units
3. A wide range of fabrication - on request

QUALITY CERTIFICATION: AS/NZS ISO 9001:2008

MAJOR EXPORT MARKET: Asia / Pacific Region

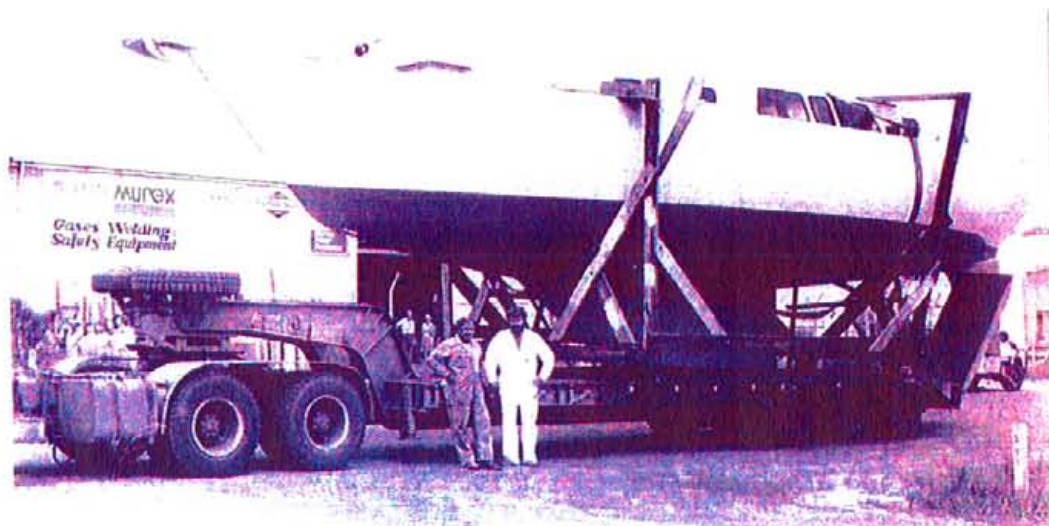
YAMBA WELDING & ENGINEERING PTY LTD

82 003 526 841

BACKGROUND

YAMBA WELDING & ENGINEERING PTY LTD is located in the Industrial Estate of Yamba – a town at the mouth of the Clarence River in northern New South Wales, Australia. The Clarence River is one of the largest rivers in Australia and is navigable for many miles; it has an active Port with expanding shipping facilities located at Goodwood Island Wharf.

- Yamba Welding & Engineering Pty Ltd has been operating in the area since June 1974, and was one of the first businesses to set up in the Yamba Industrial Estate when it was established in 1980.



YAMBA WELDING & ENGINEERING PTY LTD

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BACKGROUND (Cont)

- Yamba Welding & Engineering Pty Ltd has a wide range of expertise and employs a staff of skilled personnel. The company operates under a quality system based on the relevant requirements of AS/NZS ISO 9001:2008, as certified by Bureau Veritas and builds mainly for commercial operations & Government contracts - Australia wide and overseas.
- Yamba Welding & Engineering Pty Ltd has a particular expertise in aluminium welding & fabrication. The Company is noted for its practical and innovative design work, and the ability to utilise technology to meet user needs. The business has a wide range of experience, with the main thrust of research and practical design innovation in aluminium boats and related products.



YAMBA WELDING & ENGINEERING PTY LTD
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BACKGROUND (cont)



- In 2003 Yamba Welding acquired Queensland Ships, a company based in Clontarf, Queensland building a range of recreational and commercial vessels. Yamba Welding acquired the intellectual property for Pacific Sport Fish® and Ocean Cylinder® and has since been enhancing the design of these vessels.



YAMBA WELDING & ENGINEERING PTY LTD

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BACKGROUND (cont)

- The Company completed a major extension to its factory premises with the assistance of a regional partnerships grant and State and Regional Development grant during 2005. This commercial risk was undertaken due to pressure being brought by repeat customers to build larger vessels. The project was opened on 31 March 2006.



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BACKGROUND (cont)

- Since the extension was completed the turnover increased by 42.8% in that first financial year (2005-2006). The turnover for the next financial year (2006-2007) increased by 45.0% over the previous financial year.



- Yamba Welding has since seen the need to progress further and in 2006 procured 53 acres of land at Palmers Island with the intention of building a larger workshop for the Company and helping develop a marine precinct.

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BACKGROUND (cont)



YAMBA WELDING & ENGINEERING PTY LTD

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PRODUCTS AND SERVICES

YAMBA WELDING & ENGINEERING PTY LTD is principally noted for its specialist expertise in aluminium fabrication and innovative, practical design work.

PRODUCTS include:

PRO PUNT® A range of Heavy Duty Aluminium Barges

- ♦ Innovative hull design using a three pocket aluminium extrusion
- ♦ Boats are extremely manoeuvrable and noted for their strength, stability & load carrying capacity; coupled with economy of operation, minimum maintenance & durability
- ♦ Vessels are used for:
 - Professional Fishing / Oyster Farming
 - Tourist Transportation / Glass Bottom Boats
 - Pleasure Craft
 - Cattle Transport / Landing Barges
 - Fuel Tender
 - Commercial Diving Tender
 - Flood Rescue
 - Fire Fighting
 - Research & Environment Protection
 - Marine / Bridge Maintenance
- ♦ Australian authorities utilising these marine craft include –
MSB/Waterways/NSW Maritime, Department of Agriculture & Fisheries,
DMR/Roads & Traffic Authority, State Rail, State Pollution Control, NSW
Rural Fire Service, and State Emergency Service.

YAMBA WELDING & ENGINEERING PTY LTD

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PRODUCTS AND SERVICES (Cont)

PACIFIC SPORT FISH® The Definitive Recreational Fishing Boat

- Winner of Australian Plate Boat of the Year 2001
- Acknowledged as a leader in the Australian Plate Boat Industry
- Built to the relevant marine standards
- Design developed in conjunction with a team of international Naval Architects
- Built under a QA system based on the relevant requirements of AS/NZS ISO 9001:2008

OCEAN CYLINDER® A Unique Design offering the speed and performance of a traditional deep vee boat with additional buoyancy and stability

- Aluminium plate construction
- Performance hull
- Buoyancy tubes
- Additional buoyancy & stability achieved through innovative design
- Utilising the new NMSC approved buoyancy foam in the cylinders & under floor compartments to give Level Flotation; and full compliance for Survey
- The choice of police, defence, rescue authorities, marine research and commercial operators
- Favoured for remote area patrol work because of the strength of design and durable build quality
- The choice of recreational fishermen and families looking for this practical combination of performance and stability
- Noted for soft and comfortable riding and capability of maintaining high cruising speeds in rough conditions

YAMBA WELDING & ENGINEERING PTY LTD
82 003 526 841

PRODUCTS AND SERVICES (Cont)

- Built to the relevant marine standards
- Design developed in conjunction with a team of Australian & International Naval Architects
- Built under a QA system based on the relevant requirements of AS/NZS ISO 9001:2008

PILOT BOATS & PATROL BOATS

- Specialising in Aluminium Pilot Boats & Patrol Boats designed & built to suit Australian Conditions
- Working with Naval Architects to customise for clients requirements
- Adaptable to suit the needs of different countries, work areas and sea states

Fast Ferries

- Aluminium Construction
- Luxury or Passenger/Cargo or Inter Island
- Full International Classification - if required

Large Work Barges

- Aluminium
- Specialist Application
- Landing Barges / Dumb barges etc.

YAMBA WELDING & ENGINEERING PTY LTD
82 003 526 841

PRODUCTS AND SERVICES (Cont)

- General design ratified by Naval Architects / Engineers
- Built to Survey if required

Monohulls & Multi-hull Vessels

- ♦ Range of sizes
- ♦ Trawlers
- ♦ Tourism / Personnel Carriers
- ♦ Patrol Craft & Pilot Boats
- ♦ Fire Fighting

FORWARD PLANNING FOR MARINE PRECINCT

Yamba Welding & Engineering

Since the completion of the extension to the current workshop at 4 Angourie Road in 2006, Yamba Welding has received numerous enquiries to build vessels larger than 20 metres, which is beyond the current workshop capacity. Therefore, the Company requires a larger workshop to build these boats.

Yamba Welding is also looking to diversify its operations to include refit, refurbishment and repairs to Super Yachts and commercial vessels up to that same size.



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The Company has procured 53 acres (21.2 ha) of water front land at McConnells Lane and School Road, Palmers Island which is undeveloped, unimproved and un-serviced and is zoned 1(a) Rural (Agricultural Protection) under the Maclean LEP 2001. The site was originally a sugar cane farm but is now a barren field. It has a river frontage of approximately 290 metres and a water depth of approximately 8 metres. Over time the river frontage has eroded, resulting in a portion of the site being in the Clarence River.

The site is well located to the Pacific Highway (6km west) with the township of Yamba some 7km to the east and is down river from the Harwood Bridge alleviating the problem of large vessels having to navigate under the bridge.

The site is currently trafficked by large semi-trailers, predominantly during the sugar cane harvest season and is away from residential / built up areas. School Road is a sealed road.



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The Future Vision

Yamba Welding has a vision to build a larger workshop (100m x 50m) on the Palmers Island site to accommodate larger vessels. The Company would seek investors and developers to create a Marine Park to house other marine orientated organisations.

This would be a staged development incorporating boat building, boat repairs and maintenance, boat storage and other boating ancillary businesses which would take up approximately 99% of the site. The proposal also includes foreshore access and potential for passive recreational use – café, retail shops and a small residential component – one dwelling.

Attached is a detailed concept plan for the first stage of the Marine Precinct taking up approximately 65% of the site with 35% for future development.

Shrubs would be planted through the middle of the Park and a sealed road will be built down either side of the shrubs. There will be car parking facilities for easy access to the individual industrial units / offices and a main car parking area toward the foreshore.

Shrubs / trees will be planted as a buffer zone around the perimeter to alleviate noise and for aesthetic value.

The types of businesses the Company envisages will be attracted to the Park and employment created are as follows:

Business Type	Employment numbers
Aluminium Boat Building (YWE)	100
Painting	8
Sandblasting	6
Fibreglass Boat Building	20
Fibreglass Fabrication	10
Fibreglass Repair	5
Shipwright	10
Small Trailer Boat Fabrication	20

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Trailer Fabrication	10
Glaziers	6
Rigging Shop	3
Sign Writing	2
TAFE – Metals, woodwork, electrical, etc	15
Electrician	5
Boat Charter	4
Coating Supplier	3
Fuel and Oil Supplier	2
Upholsterer	3
Sail Maker	3
Marine Surveyor	3
Naval Architect	3
Outboard Motor Dealer	4
Marine Power – Large	4
Chandlery	6
Electronics	4
Air Conditioning, Gensets, etc	4
Small Boat Agent	2
Boat Storage	4
Tackle Shop	6
Grounds Staff / Cleaning Contractors	6
Administration	3
Café	8
Retail Shops	16
TOTAL EMPLOYMENT STAGE I	308

The Clarence River is ideally placed for the boat building industry being one of the few ports of first entry for customs and immigration on the Eastern Seaboard. This removes obstacles for foreign vessels requiring maintenance and refits. There is deep water and easy navigation all the way from the mouth of the Clarence River to our intended site.

To facilitate the larger vessels for both construction and refit/refurbishment, the company intends to purchase a 300 tonne travel lift. This travel lift would be made available to businesses in the Marine Precinct under a hire arrangement.

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The precinct would be developed so as to accommodate the movement of the travel lift throughout the area with ease and minimal disruption to businesses and visitors alike.



A smaller 50 tonne travel would be installed to manoeuvre the smaller vessels around the marine precinct for the painting, repairs, refit, etc.



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It is envisaged that the entire facility would employ approximately 300 people. The wages paid for this amount of employees would be approximately \$15,000,000 per annum. By applying the economic multiplier effect of 7, the benefit to the local community is \$105,000,000.

The set up of the facility would boost the local building industry, contractors and service providers. These industries would benefit from the building of industrial units and all infrastructures associated with the site. Estimate for this would be in excess of \$20m. The retention of local youth would increase as career opportunities are created by this project, instead of the area losing the youth to the big cities for employment. The building industry would have an ongoing demand for new housing created by employees moving into the area, as well as for the local youth who see the career opportunities available to them here in the Valley.

The dependency ratio would decrease as the development would attract and retain a constant workforce. The demand for housing would increase thereby creating more employment within the building and construction industry and having a flow-on effect in the retail area.

The economic benefit that crew and owners of vessels bring to the local tourism industry, such as restaurants and clubs would increase substantially. The victualling and fuelling of such vessels all adds to the economic benefit of the local community.

Yamba is close to the Airports of Ballina, 1-1/4hours, and Grafton, 50 minutes. It also has an airport to handle light aircraft and helicopters only 10 minutes drive from the proposed site. This local airport is in easy reach of Brisbane and the Gold Coast for light aircraft use for the well heeled who own Super Yachts.

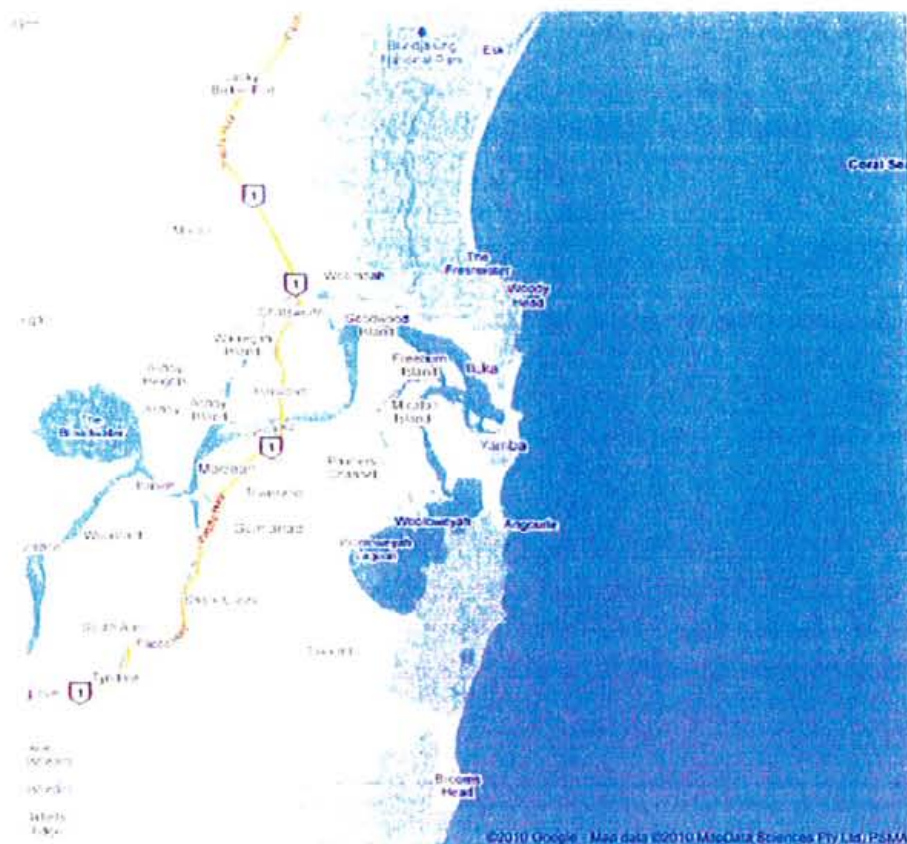
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CLARENCE RIVER

The Clarence River system is an extensive East Coast drainage with many tributaries of differing size. Apart from the Murray River, it is the largest river in mainland Australia south of the Tropic of Capricorn. Its basin is, together with the very similarly-sized Hawkesbury, Australia's largest Pacific watershed south of Bundaberg.

On its journey it passes through the towns of Grafton, Ulmarra, Cowper/Brushgrove, Maclean and Harwood. Its chief tributaries are the Mann River, Nymboida River, and Orara River. The river features many large river islands, including Woodford Island, Chatsworth Island and Harwood Island.



CLARENCE VALLEY

This proposal is aligned with the Clarence Marine Cluster Assessment (2009) prepared for the Clarence Valley Council by Strategic Design + Development – see the Clarence Valley Council web site for details www.clarence.nsw.gov.au.

Labour Market

The estimated number of employed persons in Clarence Valley was 19,430 in the December Quarter 2009, representing a marginal annual decrease of 0.5% from the level recorded in the December Quarter 2008.

The unemployment rate in Clarence Valley fell annually by 0.3% to 7.4% in the December Quarter 2009. The unemployment rate for New South Wales for the same period was 6.1%. The annual decrease in the number of employed persons in Clarence Valley contributed to a small decline of 0.8% in the size of the labour force in the December Quarter 2009.

Business Activity

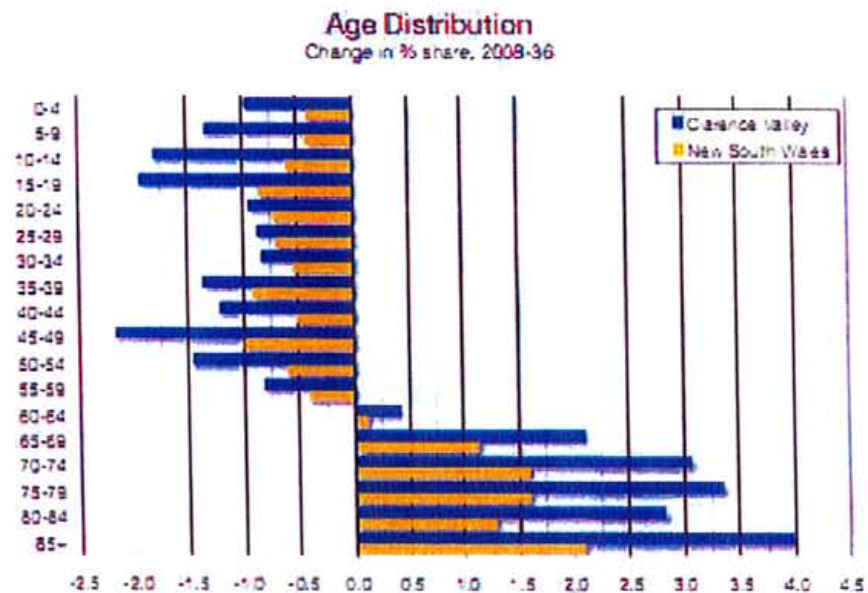
Of the 3,960 businesses operating in Clarence Valley in June 2007, the largest proportion were non-employing with 61.4%, followed by businesses with workforces of 0-4 (23.1%) and 5-19 (11.8%).

There were 3,813 small businesses (workforce smaller than 20) in Clarence Valley in June 2007, or 96.3% of the total. Medium-sized businesses (30-199 employees) accounted for 3.6%, whilst only 0.1% were large businesses (greater than 200 employees).

Population Age Distribution

Between 2008 and 2036, the average age of the population of Clarence Valley is expected to increase by 7.6 years to 49.2 years in 2036. By comparison, the average age for New South Wales was 37.6 years in 2008 rising by 3.7 years to 41.3 years in 2036, whilst the average age for the Northern Rivers is forecast to increase by 5.3 years to 46.0 years.

Between 2008 and 2036, there is expected to be a significant increase in the total population share of Clarence Valley in the 60-64 years, 65-69 years, 70-74 years, 75-79 years, 80-84 years and 85 years and over age groups.



Source: ABS 3235.0

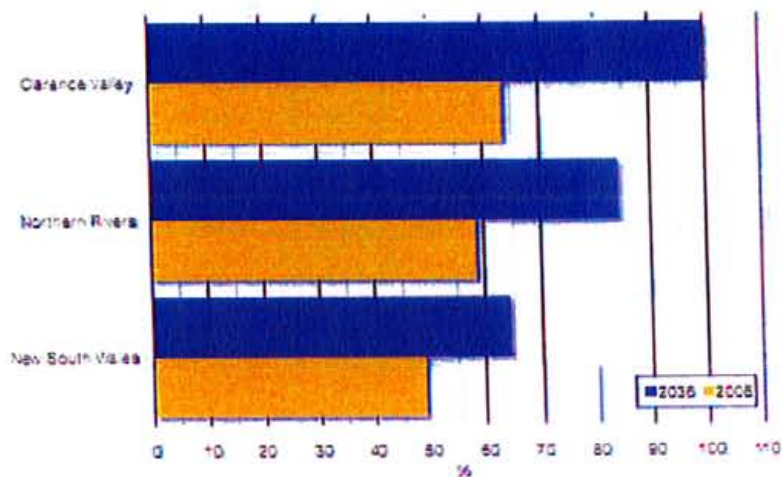
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Dependency Ratio

The dependency ratio is the ratio of the economically dependent proportion of the population to the productive part. The economically dependent proportion is recognised to be children who are too young to work and individuals that are too old, that is, generally, individuals under the age of 15 and over the age of 65. The productive part makes up the gap in between, or the labour force. This ratio is important because as it increases, there is increased strain on the productive part of the population to support the upbringing and pensions of the economically dependent.

The dependency ratio in Clarence Valley was 62.0% in 2008, which was higher than the averages for the Northern Rivers (58.2%) and New South Wales (48.9%). Between 2008 and 2036, the dependency ratio for Clarence Valley is forecast to increase substantially by 36.6 percentage points to 99.9%, which is greater than the expected increase for New South Wales (15.2 percentage points).

Dependency Ratio

Source: ABS 3235.0

Regional Benchmarking

The following table compares a number of key economic indicators between Clarence Valley and other local government areas in the Northern Rivers region.

	Comparative Indicators						
	Clarence Valley	Ballina	Byron	Kyogle	Lismore	Richmond Valley	Tweed
POPULATION							
Estimated Resident Population, 2009	52,054	42,432	32,126	9,924	45,645	22,934	98,993
Annual population increase, 2008-09	1.6	1.4	1.5	1.0	1.0	0.7	2.0
Average annual population increase, 2004-09 (%)	1.1	1.4	1.0	0.4	1.1	1.4	2.0
Projected population, 2036	58,422	56,200	44,300	8,800	49,200	25,200	131,900
Average annual population increase, 2009-36 (%)	0.4	1.0	1.2	-0.4	0.3	0.3	1.5
EMPLOYMENT							
Employed persons (estimated), Dec Qtr 2009	19,430	18,536	13,274	3,691	20,534	8,901	32,950
Employed persons, annual growth, yr to Dec Qtr 2009 (%)	-0.5	-1.2	-1.2	-0.2	-0.6	-1.2	-1.7
Unemployment rate, Dec Qtr 2009 (%)	7.4	4.9	8.3	7.7	6.3	6.8	6.3
Labour force, annual growth, yr to Dec Qtr 2009 (%)	-0.8	-0.9	-0.9	-0.8	-0.9	-0.8	-0.9
Participation rate, 2008 (%)	52.7	57.3	59.7	57.7	62.5	54.3	49.7
Dependency ratio, 2009 (%)	63.2	59.0	43.0	55.1	49.8	63.3	64.9

Source: Clarence Valley Council Economic Monitor June 2010.

1. www.clarence.nsw.gov.au

YAMBA WELDING & ENGINEERING PTY LTD
82 003 526 841

FORECAST TURNOVER

**NEW FABRICATION PER ANNUM – FOR YAMBA WELDING &
ENGINEERING PTY LTD**

TYPES OF BOATS	Construction and fit out of 6m to 35m Aluminium Vessels	
NUMBER OF BOATS	Construction and fit out of 6m – 9m range would be twenty (20). Construction and fit out of 9m – 25m range would be four (4). Construction and fit out of 25m – 35m range would be one (1).	
VALUE OF BOATS	6m – 9m range	\$ 2,230,000
	9m – 25m range	\$ 4,500,000
	25m – 35m range	\$15,000,000
NUMBER OF STAFF	100 YWE staff	
WAGES	\$5,000,000	
ECONOMIC MULTIPLIER EFFECT	\$35,000,000	

**REFIT, REFURBISHMENT AND PAINT PER ANNUM FOR YWE
AND SUB-CONTRACTORS**

TYPES OF BOATS	Super Yachts and commercial vessels up to 300 tonne 35m – 40m
NUMBER OF BOATS	Two (2).
VALUE OF BOATS	\$10,000,000
NUMBER OF STAFF	20 YWE staff and 40 sub-contractors (resident on site)
WAGES	\$1,000,000 YWE and \$2,000,000 sub- contractors
ECONOMIC MULTIPLIER EFFECT	\$21,000,000

**HAUL OUT AND PAINTING PER ANNUM FOR
SUB-CONTRACTORS**

TYPES OF BOATS	Super Yachts and commercial vessels up to 300 tonne 35m – 40m
NUMBER OF BOATS	Three (3)
VALUE OF BOATS	\$1,050,000
NUMBER OF STAFF	6 Sub-contractors (Resident on site)
WAGES	\$303,450
ECONOMIC MULTIPLIER EFFECT	\$2,124,150

CONCLUSION

Over the last five years Yamba Welding & Engineering has expanded rapidly. The Company has gained national and international clients, and multinational companies are seeking its products. It is imperative that Yamba Welding move to a waterfront site to service its clients.

The Company has successfully completed negotiations with an international design company to hold exclusive rights to construct their vessels in New South Wales, Queensland and Northern Territory. The design company has an international reputation and, if successful, Yamba Welding would be building these acclaimed vessels in Australia negating the need to build off-shore. We have been advised that we would need to build 10 to 20 of these vessels per year to meet the current market demand. Yamba Welding believes this design would complement the current stable of designs the Company owns and not conflict with anything currently on hand. The Clarence Valley economy would be greatly advantaged by a marine precinct. The dependency ratio would decrease as the development would attract and retain a constant workforce. The demand for housing would increase thereby creating more employment within the building and construction industry and having a flow-on effect in the retail area. The retention of local youth would increase as career opportunities are created by this project, instead of the area losing them to the big cities for employment.

The Company negotiated with Harwood Slipway some time ago however, this site simply is not suitable for Yamba Welding. The Company must have a new, modern and environmentally responsible facility not only to accommodate the Super Yacht building and repairs but also the construction of current and future designs the Company owns.



APPENDIX D

Current YWE Water Usage



clarence
VALLEY COUNCIL

Australian Business Number (ABN): 85 884 095 684
Locked Bag 23
GRAFTON NSW 2460
Office Hours: Please see over

Enquiries regarding
this notice
Phone
(02) 6643 0200
Fax
(02) 6642 7647

WATER CONSUMPTION NOTICE

ACCOUNT NO:

2127629

POSTING DATE	DUE DATE
04/01/2011	04/02/2011

DEDUCT PAYMENTS SINCE

17/12/2010

All arrears are due and payable immediately.
Failure to immediately pay any arrears
referred in this notice may result in legal
action without further notice.

Description of property

4 Angourie Road YAMBA NSW 2464
Lot 2 DP 260570

Please note that Pensioner Rebates
for the 2010/2011 financial year have
been applied where applicable.

Meter No.	Current Reading	Current Date	Previous Reading	Previous Date	Elapsed Days	Consumption	Adjustment
M5090	6014	16/11/2010	5913	17/08/2010	91	101	

Charge	Tariff Rate	Consumption	Charge Amount	Balance
Arrears				\$0.94
Water Usage Non Residential	\$1.38/kl	101.00	\$139.38	\$139.38
Sewer Usage - \$73.50 Minimum	\$2.10/kl	60.60	\$127.26	\$127.26

NOTE: Any Sewer or Liquid Trade Waste (LTW) Consumption shown above has had a
Sewer (SDAF) or LTW Distribution Apportionment Factor applied as suggested in the
Best Practice Guidelines Issued by the NSW State Government.
Interest is charged on overdue amounts at 9%.

63200

TOTAL
AMOUNT
DUE \$ \$267.58

Clarence Valley Council

CONSUMPTION AMOUNT

NAME: WJA Collingburn
LOCATION: 4 Angourie Road YAMBA NSW 2464
ACCOUNT NO: 2127629

TOTAL DUE

\$267.58

DUE DATE

04/02/2011



BILLER CODE: 46318
Ref: 2127629



BILLPAY CODE: 2096
Ref: 2127 629

POST billpay



*2096 2127629

PLEASE SEE REVERSE SIDE FOR METHODS OF PAYMENT

PLEASE TICK BOX IF RECEIPT IS REQUIRED ☐



Australian Business Number (ABN): 85 864 095 684
Locked Bag 23
GRAFTON NSW 2460
Office Hours: Please see over

Enquiries regarding
this notice
Phone
(02) 6643 0200
Fax

WATER CONSUMPTION NOTICE

ACCOUNT NO.

2127629

POSTING DATE	DUE DATE
01/10/2010	01/11/2010

DEDUCT PAYMENTS SINCE
24/09/2010

• FOR IMPORTANT
INFORMATION AND
PAYMENT METHODS
PLEASE SEE REVERSE.



WJA Collingburn
PO Box 135
YAMBA NSW 2464



018
1013068

Description of property
4 Angourie Road YAMBA NSW 2464
Lot 2 DP 260570

Please note that Pensioner Rebates
for the 2010/2011 financial year have
been applied where applicable.

Meter No.	Current Reading	Current Date	Previous Reading	Previous Date	Elapsed Days	Consumption	Adjustment
M5090	5913	17/08/2010	5810	18/05/2010	91	103	

Charge	Tariff Rate	Consumption	Charge Amount	Balance
Water Usage Non Residential	\$1.30/k	103.00	\$133.90	\$133.90
Sewer Usage - \$73.50 Minimum	\$1.93/k	61.80	\$119.27	\$119.27

NOTE: Any Sewer or Liquid Trade Waste (LTW) Consumption shown above has had a Sewer (SDAF) or LTW Distribution Apportionment Factor applied as suggested in the Best Practice Guidelines issued by the NSW State Government. Interest is charged on overdue amounts at 9%.

**TOTAL
AMOUNT
DUE** \$ **\$253.17**

Clarence Valley Council

CONSUMPTION AMOUNT

NAME: WJA Collingburn
LOCATION: 4 Angourie Road YAMBA NSW 2464
ACCOUNT NO: 2127629

TOTAL DUE

\$253.17



BILLER CODE: 46318
Ref: 2127629



BILLPAY CODE: 2096
Ref: 2127 629

POST billpay



*2096 2127629

DUE DATE

01/11/2010

PLEASE SEE REVERSE SIDE FOR METHODS OF PAYMENT

PLEASE TICK BOX IF RECEIPT IS REQUIRED ☐



APPENDIX E

Current YWE Electricity Usage

Energy in
action.®

Your electricity account.



YAMBA WELDING AND ENGINEERING PTY L
PO Box 135
YAMBA NSW 2464

018/14849

Being efficient
makes sense.
And saves dollars.



To see how your business
stacks up or for energy
efficiency tips visit
agl.com.au/EnergyChallenger

Your account summary

Account name	YAMBA WELDING AND ENGINEERING PTY L
Supply address	4 Angourie Road YAMBA NSW 2464
Supply period	15 Sep 2010 to 6 Dec 2010
Previous balance	\$7084.83
Payment received	\$7084.83cr
Balance brought forward	\$0.00
Usage and supply charges	\$4766.61
GST included in new charges \$433.33	
Total amount due	\$4766.61

Late payments will incur a fee of \$14.00 (incl. GST). If you are unable to pay, call 133 835.

Your account number	6347 5495
Total amount due	\$4766.61
Pay by	31 Dec 2010

Getting in touch

Call	133 835
Visit	agl.com.au
AGL Assist/Emergency Hot Water Appliance repair and replacement including solar.	131 766
AGL Energy Shops Appliance sales, advice and installation.	132 245

Faults and Emergencies

Call 132 080 to contact Country Energy
the distributor responsible for electricity
poles, wires and meters in your area.

60400

003292643861/019721

TAX INVOICE
Issued: 10 Dec 2010
AGL Sales Pty Limited ABN 88 090 538 337

Make one call to power them all.

When you're a business, one call to power them all is an easy way to be efficient.
And if you've got multiple sites, offices, shops or locations, it's even easier.
With one simple call to AGL, you could:

- receive the same great service at all your locations.
- ensure you're getting a great deal on all your energy.
- discover simple ways to make your business more energy efficient.

Don't delay. Start streamlining and call us today
on 133 835.



Please see reverse for payment options

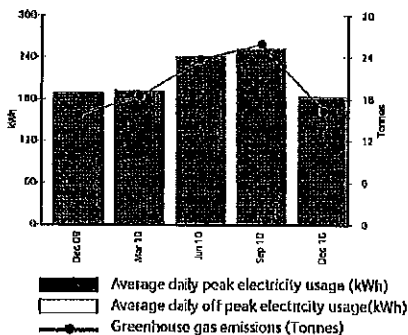
Your overall picture

Usage

Average usage per day
182.89kWh

Same time last year
n/a

Average cost per day
\$57.43



Greenhouse gas emissions

Total for this bill:

16.24 tonnes
from 15180kWh

For information on how to reduce your greenhouse gas emissions, visit www.climatechange.gov.au

Put your business to the test at www.agl.com.au/energychallenge

Your account in detail

Supply address

4 Angourie Road YAMBA NSW 2464

NMI

44072095659

Supply period

15 Sep 2010 to 6 Dec 2010

Plan

Advantage

Reading type					Actual read on 6 Dec 2010
Tariff description					General Supply - C
Meter no.	Days billed	Previous reading	Current reading	Usage kWh	
98958	83	138860	154040	15180	
Usage					Charge
Peak 15180 kWh @ \$0.2792					\$4238.26
Supply Charge					\$95.02
GST					\$433.33
Total usage and supply charges					\$4766.61

Your next meter read is due between 8 Mar 2011 and 14 Mar 2011. Please ensure easy access to your meter on these days.

Things you need to know

Trouble paying?

If you need help with your energy needs, just call 133 835. If you are having difficulty paying this bill, please call us to find out about payment options.

Moving? Take us with you

Just call us at least three business days before you move on 133 835 and we'll look after all your energy needs for you.

We speak your language

Interpreter Service 133 835

Arabic • Spanish • Italian • Greek • Croatian • Vietnamese • Chinese

هل تحتاج لترجم؟ اتصل على الرقم أعلاه
Necesita un intérprete? Llame al número indicado arriba.
Se vi serve un interprete, telefonate al qua sopra numero.
Αν χρειάζεστε διαμηνέα, τηλεφωνείτε στον αριθμό παραπάνω.
Trebate li pomoć tumača? Nazovite gore navedeni broj.
Nếu quý vị cần sự giúp đỡ, vui lòng gọi số trên đây.
如果您需要傳譯員的幫助，請致電以上號碼。

Stay informed

If you do not wish to receive marketing information about AGL products and services, please call 133 835.

Write to us

PO Box 14120 MCMC, Melbourne, Vic 8001, or Fax 1300 660 245

Your payment options

If you choose to pay using a credit card payment option, a 1% (GST Inclusive) payment processing fee may apply.



DIRECT DEBIT

Save time by having your account paid automatically on the pay by date. Apply online at agl.com.au or phone 133 835 for an application form.



CREDIT CARD

Visit agl.com.au/payments or phone 1300 657 386 to pay your bill by Visa or Mastercard. Ref: 6347 5495 9035 9765 96 Max \$4,000 per transaction.



MAIL

Send this portion with your cheque made payable to: AGL Sales Pty Limited GPO Box 2220, Sydney 2001



BPAY®

Bill Code: 33837
Ref: 6347 5495 9035 9765 96

BPAY® - Make this payment via internet or phone banking. BPAY View® - Receive, view and pay this bill using internet banking. BPAY View® Registration No - Please use your 8 digit account number located on the box to the right.



POST® BILLPAY

Billpay Code: 3201
Ref: 6347 5495 9035 9765 96

Pay in person at any Post Office, phone 13 18 16 or go to postbillpay.com.au

Your account number **6347 5495**

Total amount due **\$4766.61**

Pay by **31 Dec 2010**



*3201 634754959035976596

Energy in
action.®

Your electricity account.



YAMBA WELDING AND ENGINEERING PTY L
PO Box 135
YAMBA NSW 2464

018/15858

Stay warm.
Save energy.



For helpful energy
saving tips visit
agl.com.au

Your account summary

Account name	YAMBA WELDING AND ENGINEERING PTY L
Supply address	4 Angourie Road YAMBA NSW 2464
Supply period	11 Jun 2010 to 14 Sep 2010
Previous balance	\$6121.86
Payment received	\$6121.86cr
Balance brought forward	\$0.00
Usage and supply charges	\$7084.83
GST included in new charges \$644.08	
Total amount due	\$7084.83

Late payments will incur a fee of \$14.00 (incl. GST). If you are unable to pay, call 133 835.

Your account number 6347 5495

Total amount due \$7084.83

Pay by 14 Oct 2010

Getting in touch

Call 133 835

Visit agl.com.au

AGL Assist/Emergency Hot Water 131 766
Appliance repair and replacement including solar.

AGL Energy Shops 132 245
Appliance sales, advice and installation.

Faults and Emergencies

Call 132 080 to contact Country Energy
the distributor responsible for electricity
poles, wires and meters in your area.

60400

000102988772021552

TAX INVOICE
Issued: 23 Sep 2010
AGL Sales Pty Limited ABN 88 090 538 337

Find energy efficiency
tools at [www.agl.com.au/
business efficiency](http://www.agl.com.au/business efficiency)

Discover the tools and resources
available to help you reduce your
energy costs and improve your
business efficiency. Visit [www.agl.com.au/
business efficiency](http://www.agl.com.au/business efficiency) today.

For more information visit
www.agl.com.au/business efficiency



Please see reverse for payment options

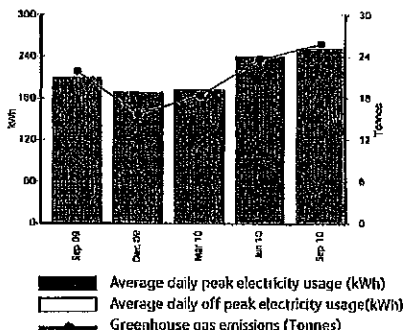
Your overall picture

Usage

Average usage per day
251.25kWh

Same time last year
n/a

Average cost per day
\$73.80



Greenhouse gas emissions

Total for this bill:
25.81 tonnes
from 24120kWh

For information on how to reduce your greenhouse gas emissions, visit www.climatechange.gov.au
Put your business to the test at www.agl.com.au/energychallenge

Things you need to know

Trouble paying?

If you need help with your energy needs, just call us.
If you are having difficulty paying this bill, please find out about payment options.

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Just call us at least three business days before you move, 133 835 and we'll look after all your energy needs for you.

We speak your language

Interpreter Service 133 835

Arabic • Spanish • Italian • Greek • Croatian • Vietnamese • Chinese

هل تحتاج لترجم؟ اتصل على الرقم أعلاه
¿Necesita un intérprete? Llame al número indicado arriba.
Se vi serve un interprete, telefonate al qua sopra numero.
Αν χρειάζεστε διαμηνέα, τηλεφωνείτε στον αριθμό παραπάνω.
Třebate li pomoč tumača? Nazovite gore navedeni broj.
Nếu quý vị cần sự giúp đỡ, vui lòng gọi số trên đây.
如果您需要傳譯員的幫助，請致電以上號碼。

Stay Informed

If you do not wish to receive marketing information about AGL products and services, please call 133 835.

Write to us

PO Box 14120 MCMC, Melbourne, Vic 8001, or Fax 1300 660 245

Your account in detail

Supply address

4 Angourie Road YAMBA NSW 2464

NMI

44072095659

Supply period

11 Jun 2010 to 14 Sep 2010

Plan

Advantage

Reading type	Actual read on 14 Sep 2010			
Tariff description	General Supply - C			
Meter no	Days billed	Previous reading	Current reading	Usage kWh
98958	96	114740	138860	24120

Usage	Charge
Old Rate Prorate 11 Jun 2010 to 30 Jul 2010 80 days	
Peak 12562 kWh @ \$0.2476	\$3110.85
Supply Charge	\$50.75
New Rate Prorate 31 Jul 2010 to 14 Sep 2010 46 days	
Peak 11558 kWh @ \$0.2792	\$3226.99
Supply Charge	\$52.86
GST	\$644.08
Total usage and supply charges	\$7084.83

Your next meter read is due between 9 Dec 2010 and 15 Dec 2010. Please ensure easy access to your meter on these days.

Page 2 of 2

Your payment options

If you choose to pay using a credit card payment option, a 1% (GST inclusive) payment processing fee may apply.



DIRECT DEBIT

Save time by having your account paid automatically on the pay by date.
Apply online at agl.com.au or phone 133 835 for an application form.



CREDIT CARD

Visit agl.com.au/payments or phone 1300 657 386 to pay your bill by Visa or Mastercard.
Ref: 6347 5495 9035 9765 96
Max \$4,000 per transaction.



MAIL

Send this portion with your cheque made payable to: AGL Sales Pty Limited
GPO Box 2220, Sydney 2001



BPAY®

Billers Code: 33837
Ref: 6347 5495 9035 9765 96

BPAY® - Make this payment via internet or phone banking. BPAY View® - Receive, view and pay this bill using internet banking.
BPAY View® Registration No - Please use your 8 digit account number located on the box to the right.



POST® BILLPAY

Billpay Code: 3201
Ref: 6347 5495 9035 9765 96

Pay in person at any Post Office, phone 13 18 16 or go to postbillpay.com.au

Your account number **6347 5495**

Total amount due **\$7084.83**

Pay by **14 Oct 2010**

POST billpay®



*3201 634754959035976596

+00000063475495>

+002662+

<9035976596>

<0000708483> +444+