

DA 183/2012

Conditions of Consent Review by Clontarf Marina – 19th June 2014

ANS01 – Delivery times for fuel – **No issue.**

ANS02 – Decommissioning of the fuel tanks – **Issue.**

- Expert report recommends decommissioning and filling with concrete. Effectively, we will be left with two large concrete footings within steel formwork.
- Reason for Issue, excessive noise and disruption to Manly to Spit Walk during removal. Will block Sandy Bay Road. Decommissioning in place meets Legislation requirements.
- **Recommend complete decontamination and decommissioning insitu to current and relevant legislation.**

ANS03 – Vessel heights – **No issue.**

ANS04 – Kiosk operation – **No issue.**

ANS05 – Placement of pumpout facility. **No issue.**

ANS06 – Vessel Maintenance Activities. **No issue.** Note that the existing slipway and hardstand are not part of DA183/2012.

ANS07 – Placement of swing moorings. **No issue.**

ANS08 – Change to parking. **No issue.**

ANS09 – Disability hoist socket placement. **No issue.**

ANS10 – Public address system and onboard entertainment. **No issue.**

ANS11 – Sewage Pump Out Facility. **No issue.**

ANS12 – Construction Hours. **No issue.**

ANS13 – Demolition control. **No issue.**

ANS14 – Chemicals and vessels. **Issue.**

- Hardstand/slipway needs to use chemicals. ANS16 infers the permissibility of this use.
- Hardstand/slipway is the only EPA Draft Marina & Slipway Best Practice compliant facility on Middle Harbour.
- Hardstand/slipway fully bunded, spill protection, water filtration system.
- Aware that vessels over water cannot use chemicals for cleaning or defouling.
- **Recommend condition amended to “Under no circumstances can chemicals be used to wash or defoul vessels berthed at the floating marina. All vessel maintenance works requiring the use of chemicals to be completed over the existing hardstand.”**

ANS15 – Management of marina – **No issue.**

ANS16 – Storage of chemicals – **No issue.**

ANS17 – Access steps either side of marina – **No issue.**

ANS18 – Mechanical ventilation details – **No issue.**

ANS19 – Construction noise – **No issue.**

ANS20 – Outdoor lighting controls – **No issue.**

ANS21 – Air Quality – **No issue.**

ANS22 – Asbestos Removal – **No issue.**

ANS23 – Dangerous goods storage – **No issue.**

ANS24 – Pollution incident – **No issue.**

ANS25 – Construction management plan – **No issue.**

ANS26 – Measures during construction – **No issue.**

ANS27 – Spill management measures. **No issue.**

ANS28 – Maximum hours of operation. **Issue.**

- No Issue with office hours of operation.
- Fishing trips can start before dawn and, during Twilight yacht racing, or Christmas and New Year's Eve events, vessels can return after dark."
- Vessel movements outside of daylight hours are infrequent and a sign can be installed asking marina "berth clients to keep noise to a minimum out of respect of neighbours", to help minimise any issue.
- **Recommend removing condition restricting marina vessel operation times as this condition is inappropriate and unreasonable. What we propose is a Sydney and Middle Harbour industry standard supported by the RMS.**

ANS29 – Little Penguin Induction – **No issue.**

ANS30 – Damage to wildlife reporting. **No issue.**

ANS31 – Construction Management plan – **No issue.**

ANS32 – General Terms of Approval by the Office of Water – **No issue**

ANS33 – DPI Fisheries – **No issue.**

ANS34 – No flood lighting – **No issue.**

ANS35 – Manoeuvring of Boats – **Issue.**

- **Recommend a change to the wording of this condition of consent to, "All vessels should adhere to RMS Safety on the Water Guidelines, which state clearly the distance off beaches, swimming areas and the like, see - http://www.maritime.nsw.gov.au/sbh/safety_on_the_water/safety_on.html#distance_off "**

ANS36 – Berthing of vessels at 15m. **No issue.**

ANS37 – Proposed fuel tank integration. **No issue.**

ANS38 – Opening of water. **No issue.**

General conditions relating to approval

1(1AP04) – Extent of building works. **No issue.**

Conditions to be satisfied before issuing a CC

2(2AP01) – Architectural drawings. **No issue.**

3(2BS01) – Kiosk fit out. **No issue.**

4(2CD01) – Trust Fund Deposit. **No issue.**

5(2CD05) – Engineering drawings. **No issue.**

6 (2DS08) – Waste water treatment system – **Issue.**

- This is already existing and in place on the hardstand for the slipway. It is compliant, sampled and audited by Sydney Water on a bi-monthly basis. There is no change to the existing waste water treatment system within this DA.

7(2FR01) – Fire Safety. **No issue.**

8(2FR02) – Fire audit. **No issue.**

9(2MS01) – Drawings for construction and excavation. **No issue.**

10(2WM02) – Waste Management Plan. **No issue.**

11(2WM03) – Waste rooms. **No issue.**

Conditions to be satisfied prior to any commencement

12(3CD01) – No works until CC issued. **No issue.**

13(3CD03) – Security fence. **No issue.**

Conditions to be complied with during demolition and building works

- 14(4AP02) – Stamped drawing on site. **No issue.**
- 15(4BS01) – Construction of kiosk. **No issue.**
- 16(4CD01) – Controls during works. **No issue.**
- 17(4CD02) – working hours. **No issue.**
- 18(4CD03) – Toilets. **No issue.**
- 19(4MS01) – PCA. **No issue.**
- 20(4MS04) – SCP. **No issue.**
- 21(4WM02) – Removal of contaminated solids. **No issue.**

Conditions to be satisfied prior to the issue of the OC

- 22(5BS01) – Environmental health inspection. **No issue.**
- 23(5BS02) – Trading commencement of. **No issue.**
- 24(5MS01) – Certification of mechanical exhaust system. **No issue.**
- 25(5US01) – Adjustment to public utility service. **No issue.**
- 26(5WM02) – trade waste removal license. **No issue.**

Ongoing conditions relating to the operation of the premises or development

- 27(6AP04) – Aircon structures. **No issue.**
- 28(6AQ01) – no air impurities. **No issue.**
- 29(6BS02) – ongoing operation. **No issue.**
- 30(6FP01) – Roadway and footpath use. **No issue.**
- 31(6MS02) – OC prior to occupation. **No issue.**
- 32(6NL01) – lighting glare footprint. **No issue.**
- 33(6NL03) – offensive noise. **No issue.**
- 34(6NL04) – Loud speakers. **No issue.**
- 35(6WM01) – impacts on neighbours. **No issue.**

36(6WM02) – waste collection times. **No issue.**

37(6WM03) – Waste bins. **No issue.**

38(6WM04) – Waste presentation. **No issue.**

39(6WM05) – Waste not to public bins. **No issue.**

40(6WM06) – Posting of waste signage. **No issue.**

41(6WM10) – No water pollution. **No issue.**