

GYDE

St George Motor Boat Club Marina

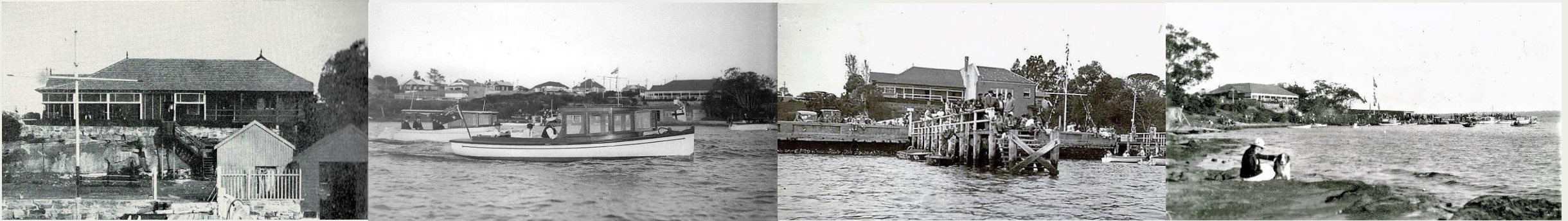
Designated Development

2 Wellington Street Sans Souci

Briefing to Sydney South Planning Panel

22 January 2024

Project objectives



- The St George Motorboat Club is a community-based organisation and facility which is a key piece of social and economic infrastructure which has been part of the San Souci community fabric since 1922.
- The Club has generations-long ties to the Sans Souci community and has been continually a centre for sporting, celebratory and community events, in addition to contributing to the local economy via its restaurant and café uses and being a key employer for the local community.
- The demand for the services provided by the Club is now greater than what the facility can deliver. This proposal responds to the need for additional services by expanding its current uses - no new uses are proposed.

Proposed works

Upgrades to existing Club facility

- new enclosed indoor area (lower ground level)
- upgrades to foyer and pedestrian access (lower ground level)
- new outdoor terrace area (ground level)
- new pedestrian access from carpark (first floor)
- new terrace and bar area (existing first floor roof area)
- 6 internally illuminated business identification signs

Car Park

- Reconstruction of existing at grade car park plus additional level of parking

Landscaping

- new landscaped areas/planter boxes at the reconstructed car park, foreshore, club entry and street frontages.
- retention of all mature trees on Plimsoll Street.
- removal of 1 tree stand comprising 4 Palms

Marina

- Maintenance of 6 existing berthing arms (A-F) for the approved mooring of 229 boats
- Expansion of the marina by 85 berths, via extensions to berthing arms A, B, C and D.



ST1
ECO OUTDOOR: BARRMAH
STONE CLADDING



TB1
KNOTWOOD: SYCAMORE
- ALUMINUM SCREENING
- PORTE-COCHERE FEATURE
CEILING



CR1
CONCRETE: BRUSHED FINISH
- CARPARKING WALLS AND
SELECTED COLUMNS



PT1
DULUX: WHISPER WHITE
- SELECTED COLUMNS AND WALLS



PT2
DULUX: WHISPER WHITE
- SELECTED COLUMNS
- OPERABLE ROOF FRAMING ON FIRST
FLOOR TERRACE



SC1
HOPISO: EXTERNAL VENETIAN BLINDS
- SCREENING ALONG GROUND FLOOR
TERRACE EXTENSION



EX1
EXISTING TILES TO BE REMAIN

EXTERNAL FINISHES

Context



Statutory Context

Designated Development

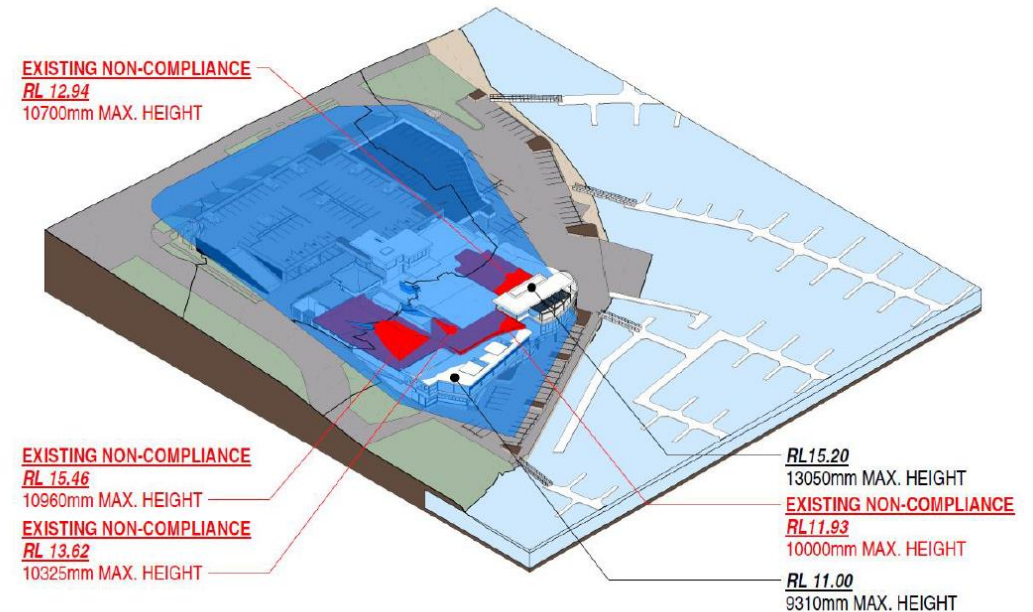
SEARs issued 28 November 2022

Permissibility

- Marina – permissible in W2 zone and crown lease extension
- Car Park – permissible in R2 zone
- Club facility expansion – application relies on existing use rights.

Clause 4.6 - height

- Exceedance of height control at rear of the site between 0.3m - 4.05m



Specialist reports and investigations

REPORT	CONSULTANT
Architectural Plans	Innovate Architects
Marina Site Plan & Section	International Marina Consultants
Clause 4.6	Gyde Consulting
Acoustic Report	Rodney Stephens Acoustics
Traffic and Parking Assessment	McLaren Traffic Engineering and Road Safety Consultants
Quantity Surveyors Report	Mitchell Brandtman Quantity Surveyors
Survey Land and Hydrographic	Boxall Surveyors
Landscape Plan	Site Design + Studios
Stormwater Plans	Hyten Engineering
Aboriginal Heritage Report	Dominic Steele Consulting Archaeology
Arboricultural Report	Sydney Landscape Consultants

REPORT	CONSULTANT
Air Quality and Odour Assessment	SLR
Access Report	Code Performance
BCA Report	DPC
Social Impact Assessment	Gyde Consulting
Geotechnical Report	Aargus
Waste Classification of Soils	Aargus
Acid Sulfate Soils Assessment	Aargus
Aquatic Ecology and Sediment Quality Report	Advisian
Coastal Risk Management Report	Advisian
Marine Navigation & Safety Report	International Marina Consultants
Construction Management Plan above MHW	Innovate Architects

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Construction Management Plan below MHW	International Marina Consultants
Construction Waste Management Plan above MHW	Innovate Architects
Crime Prevention Through Environmental Design Report	Gyde Consulting
Engagement Outcomes Report	Gyde Consulting
View Loss and Visual Impact Statement	Gyde Consulting
Design Excellence Statement	Innovate Architects
Operational Waste Management Plan	Elephants Foot
Emergency Fire Procedure	Critical Risks International Pty Ltd
Existing Environmental Management Plan	Golder Associates

Key matters for consideration

Traffic and Transport

- traffic generation conservatively estimates 46 vehicle trips in peak hour.
- SIDRA modelled indicates no adverse impact to the performance of the intersections.

Parking

- Council requirement (food and drink premises and marinas) is 31 car spaces. Registered clubs requires a parking demand assessment which indicates peak demand on Sundays at 56 spaces
- Proposal provides 53 additional spaces, Ten (10) bicycle spaces are proposed.

Biodiversity and Aquatic Ecology

- Aquatic Ecology and Sediment Quality Report found the site is largely unimpacted by biodiversity impacts.
- The study site is located in a Key Fish Habitat - site survey found the aquatic habitat adjacent to the marina consists of limited intertidal and subtidal artificial habitat on seawalls and pylons
- Mitigation measures have been proposed during construction and operation to limit any potential impacts to water quality, aquatic flora or fauna.

Acoustic

- The acoustic report identified 3 potential noise sources: patron voices; music; and vehicles in car park and 5 receivers in surrounding area
- The acoustic report found that the internal works would have unnoticeable noise impacts on nearby sensitive receivers during daytime hours.
- During the night-time hours it was predicted the proposal would result in a minor increase in audible noise. Proposed mitigation measures include:
 - 1.4 meter high solid balustrade or barrier along the boundary of the first-floor carpark
 - Adequate glazing, noise limiters and time limits on live and background music have all been proposed to manage venue noise

Visual impact / View Loss

- Visual Impact Assessment identified 21 public domain views and 11 private (neighbouring property)
- The level of visual interference is considered contextually appropriate and in keeping with the existing and continued use of the site

Waste management

- No changes to waste collection or loading facilities

Consultation and engagement

- **Community Consultation**

- Local Residents
- Metropolitan Local Aboriginal Land Council
- Aboriginal Knowledge Holders
- San Souci and Georges River community.

- **Pre-DA**

- meeting with Georges River Council 14 September 2022.
- written feedback provided 21 October 2022.

- **Agencies**

- NSW Department of Planning & Environment
- NSW Environmental Protection Authority
- NSW Department of Primary Industries - Fisheries
- NSW Department of Planning & Environment - Water Licencing Unit
- NSW Department of Planning & Environment – Crown Lands Unit
- Transport for NSW – Maritime
- Georges River Council

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