

Ms Linley Love
Georges River Council
24 Macmahon St
HURSTVILLE NSW 2220

By email: llove@georgesriver.nsw.gov.au

21 October 2024

Dear Ms Love

General Terms of Approval: St George Motor Boat Club Ltd - DA 2023/0487 – CNR-61693

I am writing in response to the Georges River Council (Council) referral of the above development application to the Environment Protection Authority (EPA) dated 12 March 2024. The development proposal (Proposal) includes demolition works, marina expansion, construction of a new carpark and alterations and additions to existing club facilities at the St George Motor Boat Club & Marina (Proponent).

The Proponent holds Environment Protection Licence (EPL) 11166 for the schedule-based activity of boat mooring and storage at 2 Wellington Street, Sans Souci (the Premises). The EPL would need to be varied should the proposal be approved.

The EPA has requested additional information in relation to the Proposal several times. Most recently, the Proponent has provided a response to the Request for Additional Information sent by the EPA on 13 September 2024. The Proponent provided the following documents:

- *EPA RFI Response 241003* from GYDE Consulting dated 3 October 2024.
- *Revision 3 Construction Noise & Vibration Management Plan | Proposed Additions & Alterations | St George Motor Boat Club* by Rodney Stevens Acoustics (ref. R23011R1), 3 October 2024.
- *Proposed New Slipway | St George Motor Boat Club* by International Marina Consultants (ref. 6225-05) dated 18 September 2024.

The EPA has reviewed the above documents and is satisfied that the Proponent has addressed each of the environmental matters raised by the EPA in relation to the Proposal. The EPA has included recommended conditions of approval in Attachment A to this letter for Council to consider in its assessment of the Proposal.

If you have any further questions about this issue, please contact Miranda James on 02 8275 1078 or at miranda.james@epa.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Newman', written over a horizontal line.

Greg Newman
Unit Head Regulatory Operations

Attachment: General Terms of Approval

General Terms of Approval - DA 2023/0487 – CNR-61693 St George Motor Boat Club Ltd**General**

1. The development must be undertaken in accordance with the *Protection of the Environment Operations (POEO) Act 1997* (POEO Act) and associated regulations as well as EPA Environment Protection Licence (EPL) (No. 11166).
2. Should the development be approved, the Proponent will be required to make a separate application to the EPA to vary the existing EPL. The EPL variation must include a commitment to undertake an options assessment for an improved slipway arrangement at the Premises in alignment with current best practice guidelines which must be completed by December 2027.
3. Except as expressly provided by these conditions, works and activities must be carried out in accordance with the Proposal contained in:
 - a. *Revision 3 Construction Noise & Vibration Management Plan | Proposed Additions & Alterations | St George Motor Boat Club* by Rodney Stevens Acoustics (ref. R23011R1) dated 3 October 2024.
 - b. *EIS STGMBC Marina DDA 2 Wellington St and Waterway_PAN-379562* by GYDE Consulting dated 22 September 2024.
 - c. *St George Motorboat Club Aquatic Ecology and Sediment Quality Assessment* by Advisian Worley Group (ref. 311015-00420) dated 17 July 2023; and
 - d. All other documents supplied to the EPA in relation to the development.

Air

4. All development works and activities must be undertaken in a manner which minimises or prevents the emission of dust and odour from the Premises.

Water

5. Except as may be expressly provided by a licence under the POEO Act in relation to the development, Section 120 of the POEO Act must be complied with in and in connection with the carrying out of the development.
6. Unless otherwise agreed in writing by the EPA, by 1 January 2027, the Proponent must submit a proposed design which incorporates vessel maintenance on a bunded hardstand (which does not slope to the water), with a water collection and management system.
7. Upgraded Vessel Maintenance Facility
Unless otherwise agreed in writing by the EPA, by 1 January 2028, the applicant must undertake any vessel maintenance on a bunded hardstand (which does not slope to the water), with a water collection and management system.

Noise

8. Construction Noise & Vibration Management Plan
Prior to the commencement of construction, an amended *Construction Noise & Vibration Management Plan* (CNVMP) must be submitted to the EPA. The amended CNVMP must include: a details and timeframes to implement all feasible and reasonable mitigation measures to manage construction noise, including respite periods where high impact activities such as piling and jack/rock hammering are proposed.

Note: The EPA may implement further EPL conditions on review of the CNVMP.

9. All development works and activities undertaken must adhere to the *CNVMP*, including the following requirements:
- a. All construction works must be completed within standard hours, as defined by the *Interim Construction Noise Guideline* (2009):

Monday to Friday 7am to 6pm
Saturday 8am to 1pm
No work on Sundays or Public Holidays.
 - b. Attended noise monitoring must be undertaken in the event of a complaint being received by the construction contractor.
 - c. Attended vibration monitoring must be undertaken in the event of a complaint being received by the construction contractor.
 - d. Effective mitigation strategies must be adopted to minimise noise and vibration impacts on surrounding sensitive receivers.