

NSW DEPARTMENT OF PLANNING & ENVIRONMENT
GPO Box 39
SYDNEY NSW 2001

21st December 2017

Attention: Ingrid Berzins

Re: MP 08_0045 Mod 2 Application
LAKE MACQUARIE YACHT CLUB
9 Ada Street BELMONT NSW 2280

Dear Ingrid,

In response to your request to Prepare Response to Submissions, emailed on the 20th November 2017 we provide the following for your assessment;

LAKE MACQUARIE CITY COUNCIL

Submission dated 15th November 2017

1. **Acid Sulfate Soils:**

It is proposed that existing piles be retained in-situ where feasible and that all new piling be undertaken adjacent, to minimise disturbance to the lake bed. It is also proposed that screw piles be implemented for replacement support. Condition B4. Acid Sulfate Soil Management Plan, of the original project Approval requiring the preparation and implementation of an Acid Sulfate Soil Management Plan, will continue to apply to this proposed new stage of works.

2. **Climate Change Adaption:**

For further clarification. The purpose of Stage 2A is to permit maintenance of the existing structure and undertake minor modifications to the internal layout, to keep the building operational whilst funds are replenished to proceed forward with the Stage 3 rebuild.

The proposed works in stage 2A will not create any additional permanent floor area to the existing clubhouse nor will it provide significant capital improvements to the facility. The replacement Marquee and additional Shower/Toilet facilities proposed as part of this stage are demountable/portable structures which can be removed from site within 48 hours, in the event of lake inundation, minimising any capital loss of the investment.

It is the intent that the existing clubhouse floor level as recorded by de Witt Consulting as 1.17m AHD will remain for this proposed Stage 2A of the project.

The methodology proposed for addressing sea level rise for stage 2A of the works is as follows;

- An additional trigger clause be added to the Project Approval requiring that, in the event the existing Mean Average water level of the lake increases to 0.250 AHD averaged over 3 consecutive years from the Mean Average recorded for 2016 of 0.130, OR at the expiration of 25 years, whichever comes sooner, Stage 3 of the Works shall be implemented.
- The NSW Government Manly Hydraulics Laboratory Belmont Station number 211461 located on the northwest corner of the yacht club marina, be utilised as the basis for establishing the mean average lake level for the purpose of initiating the trigger for Stage 3. (Current data from this station has been provided as an Appendix B to this submission.)
- A Flood Warning and Evacuation Plan be prepared and implemented for the existing facility in accordance with Condition B7 of the original Project Approval.

3. Flooding:

It is acknowledged that the current floor level of the existing Clubhouse (1.17 AHD) is well below the requirements of Lake Macquarie City Council for a new commercial building (2.36 AHD). However, this is an existing building and the proposed Stage 2A is only interim, within a definable timeframe (refer to methodology proposed for sea level rise), that will neither increase the risks of flood inundation nor create greater liability from what currently exists.

In accordance with Council's policy it is agreed that all new electrical installations undertaken as part of the Stage 2A works will be located above 2.36 AHD.

Although Stage 2A proposes the replacement and or repair of a number of support piers, we do not consider that this stage is an "ideal opportunity" to raise the 70 year old building and all its associated infrastructure by 1.2 meters. It is the intent of Lake Macquarie Yacht Club to fully replace the clubhouse building in accordance with the original project approval once funds permit, and not to waste money unnecessarily on the existing aging structure.

4. Disabled Access:

An Accessible WC (AS 1428.1 compliant) has been included within the Club Entry Lobby as part of the proposed internal modifications to the existing clubhouse. All ground level areas to and within the existing building will be modified as required for full compliance with the Access Requirements of AS 1428.1. Additionally, a compliant lift has been proposed for access to the upper level Bridge Deck Room.

5. Noise:

Noise level monitoring and the preparation of a Noise Impact Assessment for the proposed Stage 2A modification is currently being undertaken at the Yacht Club by Spectrum Acoustics, a qualified acoustic engineer as requested.

It is currently anticipated that this report will be complete by the middle of January 2018, and subsequently forward to NSW Department of Planning & Environment as a response to this item.

6. Visual Impact:

Further information has been provided to demonstrate the appearance of the proposed demountable toilets.

Refer to Appendix A View Analysis, forming part of this submission.

The temporary works proposed as part of Stage 2A will remain on site for the duration of this stage. Refer to Item 2 of this response for proposed criteria that will determine the maximum time frame for redevelopment.

7. Social:

- a.) A time frame for the proposed stage 2A interim works has been clarified within Item 2 of this response.
- b.) A Noise Impact Assessment is currently being undertaken by Spectrum Acoustics, qualified acoustic engineers to address the impact of the portable structures and equipment on neighbouring properties. It is anticipated that this report will be complete by the middle of January 2018.
- c.) The smoking component of the outdoor gaming room is located on the carpark side of this enclosure, with ventilation louvres located well away from patrons in the marquee. Access into the dedicated smoking area will be controlled utilising auto doors and airlock. The room itself will be fitted with an Electrostatic Air Cleaner System that will filter and recycle the air within the space itself to minimise the escape of smoke beyond the dedicated area.

8. Community Land:

The Applicant has no objections to the inclusion of the requirements proposed by Lake Macquarie City Council for access and utilisation of Cullen Park.

9. Food:

The Applicant has no objections to the inclusion of the Conditions of Development Consent proposed by Lake Macquarie City Council for any Construction and Fit-out of Food Premises being undertaken as part of Stage 2A

10. Erosion and Sediment Control:

The Applicant has no objections to the inclusion of the Conditions of Development Consent proposed by Lake Macquarie City Council for Erosion and Sediment Controls measures to be undertaken for the construction phase of the works.

11. European Heritage:

The Applicant has no objections to the inclusion of the Conditions of Development Consent proposed by Lake Macquarie City Council for a Heritage Archival and Photographic record of the existing Clubhouse to be undertaken as part of this proposed Stage 2A.

ANONOMOUS LETTER

Submission dated 7th November 2017

The principal issue contained in this submission relates to increased Noise. This is being addressed within the Noise Impact Assessment being prepared by the Acoustic Engineer.

The concern that the proposed new Gaming Room will be glazed and facing back towards the residential areas is based on a misunderstanding of the plans. The enclosing of the existing BBQ pavilion to form the new gaming room, will be undertaken utilising a combination of solid acoustic walling and metal louvres. There is no glazing proposed for any component of this space. In addition, the new portable amenities blocks will fully shield the new louvred wall of this space from the carpark and residential areas.

As the responses for all other authorities including; EPA, DPI, OEH and Liquor & Gaming, had no objections to the application we see no need to address them as part of this submission.

It is hoped that this response now includes adequate information to allow the application to continue being processed for this minor modification to the original Consent.

If you have any questions or require further information, please contact our office.

Yours sincerely



Peter Shaddock
SHADDOCK ARCHITECTS
Nominated Architect Registration #5388

APPENDIX A

VISUAL ANNALYSIS STUDY

INTRODUCTION

The purpose of this study is to assess the visual impact of the proposed relocatable amenities buildings when viewed from the lake. To assist in providing a more realistic impression of the visual impact of these elements, the area has now been cleared of existing storage items and 2 similar sized amenity containers have been hired and placed in location.

The following photographs demonstrate the Visual Impact.



Image 1
Distant View of the Yacht Club from Ada Street
Proposed marquee and amenities in place.



Image 2
Distant View of the Yacht Club from Lake Macquarie
Proposed marquee and amenities in place.



Image 3
View of amenities from hardstand foreshore
Proposed marquee and amenities in place.



Image 4
View of amenities from Lake Macquarie
Proposed marquee and amenities in place.



Image 5
BEFORE – View from boat ramp.
Existing caged area with work bench, storage container & equipment.



Image 6
PROPOSED – View from boat ramp.
Proposed marquee and amenities in place.



Image 7
BEFORE – View from Lake Macquarie.
Existing Marquee in place.



Image 8
AFTER – View from Lake Macquarie.
Proposed Marquee and Amenities in place.

CONCLUSION

This visual study demonstrates that the proposed relocatable amenities, although visible from the eastern shoreline, will not breach the roof line of the existing clubhouse nor dominate or detract from any of the existing facades. The utilisation of shipping containers allows these amenities to sit comfortably as part of the nautical curtilage of a functioning yacht club, whilst the selected finish matches the white painted weatherboards of the original clubhouse.

At distances of approximately 100 metres to the north into Lake Macquarie, the forms of the proposed portable amenities blend well into the massing of the existing structures along the jetty front (refer Image 2). From the entry drive off Ada Street into the club carparking area, the proposed portable amenities are hardly visible (refer Image 1), while from anywhere west or south in Lake Macquarie they are concealed behind existing structures and are not visible at all.

In conclusion, we believe that the proposed introduction of 2 portable amenities building to this site as part of Stage 2A works will have negligible impact of the visual appearance of the existing yacht club when viewed from either the shoreline or from Lake Macquarie.

APPENDIX B

LAKE LEVEL RECORDING

ANNUAL MEAN AVERAGE

Station Name	Belmont (Live)	
Station Number	211461	
Longitude	151.6537	
Latitude	-33.0402	
Web	http://www.mhl.nsw.gov.au/Site-211461	
Google Maps	https://www.google.com.au/maps/place/@-33.040246,151.653704,14z/data=!3m1!4b1!4m2!3m1!1s0x0:0x0	
Datum	AHD	
Parameter	Level 1	
Year	Value[m]	State of value
1986	-0.01	100 (Leost Code)
1987	0.008	100 (Leost Code)
1988	0.056	100 (Leost Code)
1989	0.052	100 (Leost Code)
1990	0.076	100 (Leost Code)
1991	0.029	100 (Leost Code)
1992	0.039	100 (Leost Code)
1993	-0.018	100 (Leost Code)
1994	-0.006	100 (Leost Code)
1995	0.004	100 (Leost Code)
1996	0.029	100 (Leost Code)
1997	-0.006	100 (Leost Code)
1998	0.055	100 (Leost Code)
1999	0.05	100 (Leost Code)
2000	0.061	100 (Leost Code)
2001	0.116	100 (Leost Code)
2002	0.06	100 (Leost Code)
2003	0.047	100 (Leost Code)
2004	0.042	100 (Leost Code)
2005	0.057	100 (Leost Code)
2006	0.05	100 (Leost Code)
2007	0.067	100 (Leost Code)
2008	0.067	100 (Leost Code)
2009	0.07	100 (Leost Code)
2010	0.075	100 (Leost Code)
2011	0.123	55 (Fair)
2012	0.078	105 (Poor)
2013	0.105	105 (Poor)
2014	0.085	55 (Fair)
2015	0.089	55 (Fair)
2016	0.13	55 (Fair)
2017	0.117	150 (Un-coded)

Source; NSW Office of Environment and Heritage