



1. The Applicant shall implement all practicable measures to prevent or minimise harm to the biophysical or built environment during the operation of the development.

Terms of Approval

2. The Applicant shall carry out the development generally in accordance with the:
 - (a) DA submitted to Council by Applicant, dated 4 January 2000, as modified by the fax from David Crane to the Department, dated 26 June 2001;
 - (b) The plan submitted with the DA, signed and stamped by Greg Foster, District Manager, Land NSW, on 1 July 1999; and
 - (c) Conditions of this consent.
3. If there is any inconsistency between the above, or between these conditions and any previous conditions of consent for the marina, the conditions of this consent shall prevail to the extent of the inconsistency.
4. The Applicant shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) Any report, plan, or correspondence submitted in accordance with the conditions of this consent; or
 - (b) The implementation of any actions or proposals contained in these reports, plans, or correspondence.

COMPLIANCE

5. Throughout the life of the development, the Applicant shall secure, renew, maintain, and comply with all the relevant statutory approvals for the development.
6. The Applicant shall ensure that its employees, contractors, sub-contractors, and lessees are aware of, and comply with the conditions of this consent.
7. Before increasing the number of permanent berths at the marina to 29, the Applicant shall certify in writing to the Director-General that it has obtained all the necessary statutory approvals for the marina's operations, and complied with all the relevant conditions of this consent and/or any other statutory requirements for the development.

ENVIRONMENTAL MANAGEMENT PLAN

8. The Applicant shall prepare and implement an Environmental Management Plan for the operations of the marina. This plan must:
 - (a) Describe the marina operations;
 - (b) Identify all the relevant statutory requirements that apply to these operations;
 - (c) Set standards and/or performance measures for each of the relevant environmental issues;
 - (d) Describe what actions and measures will be implemented to mitigate the potential impacts of the marina's operations, and to ensure that these operations meet the relevant standards and/or performance measures.
 - (e) Describe what measures and procedures will be implemented to:
 - Register, report, and respond to complaints during operations; and
 - Ensure the operational health and safety of workers;
 - (f) Describe the role, responsibility, authority, and accountability of all key personnel involved in the proposed marina's operations; and
 - (g) Include a detailed:
 - Wastewater Management Plan;
 - Stormwater Management Plan;
 - Car Parking Management Plan
 - Solid Waste Management Plan;
 - Berthing Management Plan that clearly describes the management arrangements for the marina berths and fuel pontoon;



- Slipway Management Plan;
- Fuel Management Plan, including the management of spills;
- Noise Management Plan, which includes procedures for recording and responding to noise complaints; and
- Emergency Management Plan.

9. The Applicant shall not increase the number of permanent berths at the marina to 29 before the Director-General has approved the Environmental Management Plan for the proposed operations.

10. The Applicant shall make a copy of this Environmental Management Plan available to the public on request.

11. The Applicant shall review and update this Environmental Management Plan regularly, or as directed by the Director-General.

ANNUAL ENVIRONMENTAL AUDIT

12. Within 12 months of increasing the number of permanent berths at the marina to 29, and annually thereafter, unless the Director-General directs otherwise, the Applicant shall commission, and pay the full cost of, an independent environmental audit of the marina.

This audit must:

- (a) Be conducted by a suitably qualified, experienced, and independent person whose appointment has been endorsed by the Director-General before the audit starts;
- (b) Assess the environmental performance of the marina's operations, and its impacts on the surrounding environment;
- (c) Assess whether the marina is complying with the relevant standards, performance measures, and statutory requirements;
- (d) Review the adequacy of the marina's Environmental Management Plan; and, if necessary,
- (e) Recommend measures or actions to improve the environmental performance of the marina, and/or the marina's Environmental Management Plan.

13. Within 1 month of commissioning the audit, the Applicant shall submit a copy of the Independent Environmental Audit report to the Director-General.

SPECIFIC ENVIRONMENTAL CONDITIONS

Limits on Operations

14. The Applicant shall use the marina pontoons indicated in the attached plan to berth a maximum of 29 vessels.

Relinquish Swing Moorings

15. Before commissioning the new berths, the Applicant shall relinquish 9 swing moorings to the Waterways Authority, and provide the Director-General with written evidence confirming that these moorings have been relinquished.

**ADDENDUM TO “TRAFFIC AND PARKING IMPACT ASSESSMENT OF
PROPOSED ALTERATIONS TO DOLANS BAY MARINA, 72-74 PARTHENIA
STREET, DOLANS BAY”**

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1.0 INTRODUCTION

This has been prepared as an Addendum to our July 2008 report "*Traffic and Parking Assessment of Proposed Alterations to Dolans Bay Marina, 72-74 Parthenia Street, Dolans Bay*". It has been prepared in response to a request by NSW Planning for further information on "*additional impacts associated with service vehicle movements such as those related to fuel delivery*".

2.0 CURRENT SITE SERVICING

The marina currently has 29 marina berths and 22 swing moorings. It has workshop facilities, with a slipway. The marina provides fuelling facilities for boats.

Current servicing traffic movements are:

- * Garbage truck: once each week
- * Fuel: 300 litres each month, in one delivery

3.0 FUTURE SITE SERVICING

There will be no increase in marina staff with the proposal. The operation of the existing workshop will not change. As set out in Section 3.3 of the July 2008 report, the peak Summer weekend parking demand is projected to increase from 10 to 15 cars. With an additional 5 cars parking, there will be an extra 5 car movements to the site and 5 from the site on a peak Summer weekend day, for an additional 10 car movements per day.

There could be a small increase in demand for fuel from the marina. As a worst case, if the demand for fuel increased in proportion to the increase in boats berthed/moored at the marina, the demand will increase by 78%. Thus, on this basis, the monthly demand for fuel would increase from 300 litres to 535 litres.

The additional fuel delivery might be handled by the same tanker that services the marina at present, maintaining the once per month delivery pattern. A worst case scenario would be for one additional delivery per month, taking the total to two deliveries per month. In traffic generation and impact terms, this would be a very insignificant impact on the adjacent road network.

The existing weekly garbage pick-up would be adequate for the additional boats berthed/moored. The garbage from the additional boats used on a Summer weekend could be accommodated within the existing weekly garbage collection.

4.0 CONCLUSION

The impact of the additional boats berthed at Dolans Bay Marina, on service vehicle movements, has been assessed. The existing marina operation requires one garbage pick-up each week and a monthly delivery of 300 litres of fuel.

The weekly garbage collection frequency is not expected to change. With fuel deliveries, additional fuel could probably be delivered in the monthly service. An absolutely worst case would be for a second fuel delivery each month.

The impact on the adjacent road network of one additional tanker truck movement each month would be minimal and would not be noticed.