

27 August 2013

OUR REF: 1114

The Director General
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

ATTENTION: Sally Munk

Dear Madam

RE: LAKE MACQUARIE YACHT CLUB - SECTION 75W APPLICATION TO AMEND MAJOR PROJECT APPROVAL 08_0045

1. INTRODUCTION

Following our meeting with you and Chris Ritchie on 15 August 2013, please find enclosed for your consideration an application made under Section 75W of the Environmental Planning and Assessment Act 1979, to modify the Part 3A project approval 08_0045 to redevelop Lake Macquarie Yacht Club. Specifically the approval was for the following:

- a) Redevelopment of the existing yacht club to make provision for a total of 167 berths;
- b) Replacement of the existing clubhouse with a new facility;
- c) Reconfiguration of the existing parking to accommodate a total of 169 car spaces, including formalisation of parking spaces at Cullen Park foreshore reserve and along the southern boundary of Ada Street;
- d) Associated landscaping.

Condition B13 of the approval made reference to car parking being "*provided and maintained according to Drawing A10, Revision C, Car Park Alterations Plan, dated 9 November 2010, contained in the Response to Submissions under Condition A1 and Drawing L01, Revision B, Car Park Landscape – Cullen Park Plan, dated 2 December 2008 contained in Appendix 9 of the EA under Condition A1.*" Both drawings are included at **Attachment 1**.

Drawing A10 Revision C shows a total of 151 car spaces, including 127 spaces located on the existing pontoon as well as 22 car spaces and 2 trailer spaces located on at Cullen Park foreshore reserve. 18 additional spaces (making a total of 169 spaces) were to be accommodated on the southern side of Ada Street.

Approved staging of construction was as set out in the Environmental Assessment (EA) prepared by de Witt Consulting dated 26 August 2010, in particular **Stage 1** included:

- The extension of the existing marina to accommodate 64 additional wet berths, which along the reconfiguring of existing berths and the surrender of 4 commercial swing moorings to 8 would result in a total of 148 wet berths;
- The reconfiguration of the existing car park;
- Public domain improvements to Cullen Park including provision of formalised parking areas and landscaping improvements;
- The provision of infrastructure and services associated with the proposed works.

Stage 2 included:

- Demolition of existing club house and erection of new club house;
- The provision of a foreshore pedestrian pathway linking Cullen Park to Andersons Point public reserve;
- The provision of infrastructure and services associated with the above works.

It should be noted that the proposed foreshore pedestrian pathway was deleted by condition A10 of the project approval.

2. CLUB REQUIREMENTS

The club have since reviewed the existing consent against their current requirements and are proposing to change the overall number of dry berths and car parking associated with the project as well as modify the proposed staging.

3. SUPPORTING DOCUMENTATION

The following documents are provided in support of the proposed modifications:

- Drawing A10, Revision C, Car Park Alterations Plan, dated 9 November 2010 and Drawing L01, Revision B, Car Park Landscape – Cullen Park Plan, dated 2 December 2008 – **Attachment 1**;
- Drawing A100 Revision C, Existing Site Plan prepared by EJE Architecture dated 23.08.2013 – **Attachment 2**;
- Drawing A101 Revision C, Proposed Stage 1 Site Plan prepared by EJE Architecture dated 23.08.2013 – **Attachment 3**;
- Drawing A102 Revision C, Proposed Stage 2 Site Plan prepared by EJE Architecture dated 23.08.2013 – **Attachment 4**;
- Drawing A103 Revision C, Proposed Stage 3 Site Plan prepared by EJE Architecture dated 23.08.2013 – **Attachment 5**;
- Drawing A104 Revision C Proposed Stage 4 Site Plan prepared by EJE Architecture dated 23.08.2013 – **Attachment 6**.

4. PROPOSED MODIFICATIONS

This application seeks to modify the project approval pursuant to the provisions of Section 75W of the Environmental Planning and Assessment Act, 1979 (the Act). The proposed modifications do not alter the environmental impact and are detailed in this submission. Specifically the following changes are proposed to the staging and construction of the project:

Stage 1

- Reduce the overall number of wet berths to be constructed at this stage from 148 (approved) to 112 whilst retaining 8 existing commercial swing moorings. The reduction would be achieved by deferring the construction of the central finger of the new marina to Stage 2;
- Provide 14 hardstand dry berths;
- Provide infrastructure and services associated with the proposed works;

- Reconfigure parking on the existing pontoon to accommodate 111 spaces (refer drawing at **Attachment 3**) based on the following parking requirements;

Project Component	Number of car spaces
Existing Club Building	50.2
New marina 112 wet berths @0.45 spaces per berth	50.4
New hardstand 14 dry berths @0.3 spaces per berth	4.2
8 swing moorings @0.45 spaces per mooring	3.6
8 short term wet berths	0
Total car spaces required	109
Total car spaces provided	111

Stage 2

- Increase the number of wet berths to be constructed at this stage from 112 to 140 whilst retaining 8 existing commercial swing moorings. The increase would be achieved by constructing the central finger of the new marina;
- Reduce the number of hardstand dry berths from 14 to 8;
- Provide infrastructure and services associated with the proposed works;
- Reconfigure parking on the existing pontoon to accommodate 120 spaces (refer drawing at **Attachment 4**) based on the following parking requirements;

Project Component	Number of car spaces
Existing Club Building	50.2
New marina 140 wet berths @0.45 spaces per berth	63
Reduce hardstand dry berths to 8 @0.3 spaces per berth	2.4
8 swing moorings @0.45 spaces per mooring	3.6
8 short term wet berths	0
Total car spaces required	119.2
Total car spaces provided	120

Stage 3

- Construct new club building;
- Carry out public domain improvements to Cullen Park including provision of formalised parking areas (24 spaces) and landscaping improvements;
- Carry out road works along Ada Street including provision of 18 additional car spaces bringing total number of car spaces provided to 162;
- Remove 8 swing moorings;
- Total number of car spaces required to be provided is as follows (refer drawing at **Attachment 5**):

Project Component	Number of car spaces
New Club Building	109
New marina 140 wet berths @0.45 spaces per berth	63
Reduce hardstand dry berths to 7 @0.3 spaces per berth	2.1
8 short term wet berths	0
Total car spaces required	174
Total car spaces provided	144 (162 including Ada Street)

It should be noted that Drawing A10 Revision C (existing approval) shows a total of 151 car spaces, including 127 spaces located on the existing pontoon as well as 22 car spaces and 2 trailer spaces located on at Cullen Park foreshore reserve. This resulted in an agreed parking deficiency (excluding Ada Street) of 31 spaces.

The overall net effect of the proposed change at the end of Stage 3 is a reduction of 12 berths (requiring $12 \times 0.45 = 5.4$ car parks) and 8 swing moorings (requiring $8 \times 0.45 = 3.6$ car parks) or 9 car spaces in total. The overall number of car spaces is proposed to be reduced by 7 from 169 to 162.

Stage 4

- Extend existing decked parking to include 127 car spaces;
- Increase number of hardstand dry berths from 7 to 19;
- Construct 8 additional swing moorings (refer drawing at **Attachment 6**).

Project Component	Number of car spaces
New Club Building	109
New marina 140 wet berths @0.45 spaces per berth	63
Increase hardstand dry berths from 7 to 19 @0.3 spaces per berth	5.7
8 swing moorings @0.45 spaces per mooring	3.6
8 short term wet berths	0
Total car spaces required	181
Total car spaces provided	151

5. ADDITIONAL MINOR CHANGES TO EXISTING PROJECT APPROVAL

Other than Condition A1, condition B13 car parking will also need to be modified to reflect the new parking and staging.

6. APPLICATION PROCEDURE

This proposal is prepared in support of the online Request to Modify a Major Project lodged via the Department of Planning and Infrastructure website. Details regarding the applicant, site and proposed modifications are provided in the online application form.

7. CONCLUSION

This Section 75W application seeks to change the proposed staging and redevelopment of Lake Macquarie Yacht Club as detailed above. The changes will allow an alternative way of proceeding with the development taking into account the changing requirements of the club. It is anticipated that the minor changes proposed will have minimal environmental impact on the surrounding locality. On this basis, it is respectfully requested that the Department of Planning and Infrastructure approve the modifications in the manner requested.

Should you require any further details please contact me.

Yours sincerely

de WITT CONSULTING

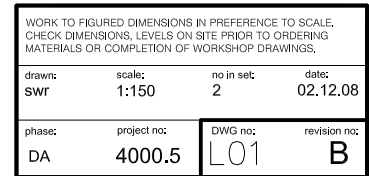


Andrew Biller
PRINCIPAL TOWN PLANNER

APPENDICES

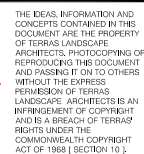
Attachment 1

**Approved Drawing A10, Revision C, Car Park Alterations Plan,
dated 9 November 2010 and Drawing L01, Revision B, Car Park
Landscape – Cullen Park Plan, dated 2 December 2008**



[illegible]

PROPOSED NEW PUBLIC FORESHORE CONCRETE FOOTPATH EXTENDS TO ANDERSON PLACE



PROJECT:
LAKE MACQUARIE YACHT CLUB
PROPOSED NEW CLUBHOUSE AND BERTHS
CLIENT:
LAKE MACQUARIE YACHT CLUB

DRAWING:
PROPOSED NEW FORESHORE FOOTPATH
CULLEN PARK - ANDERSON PLACE

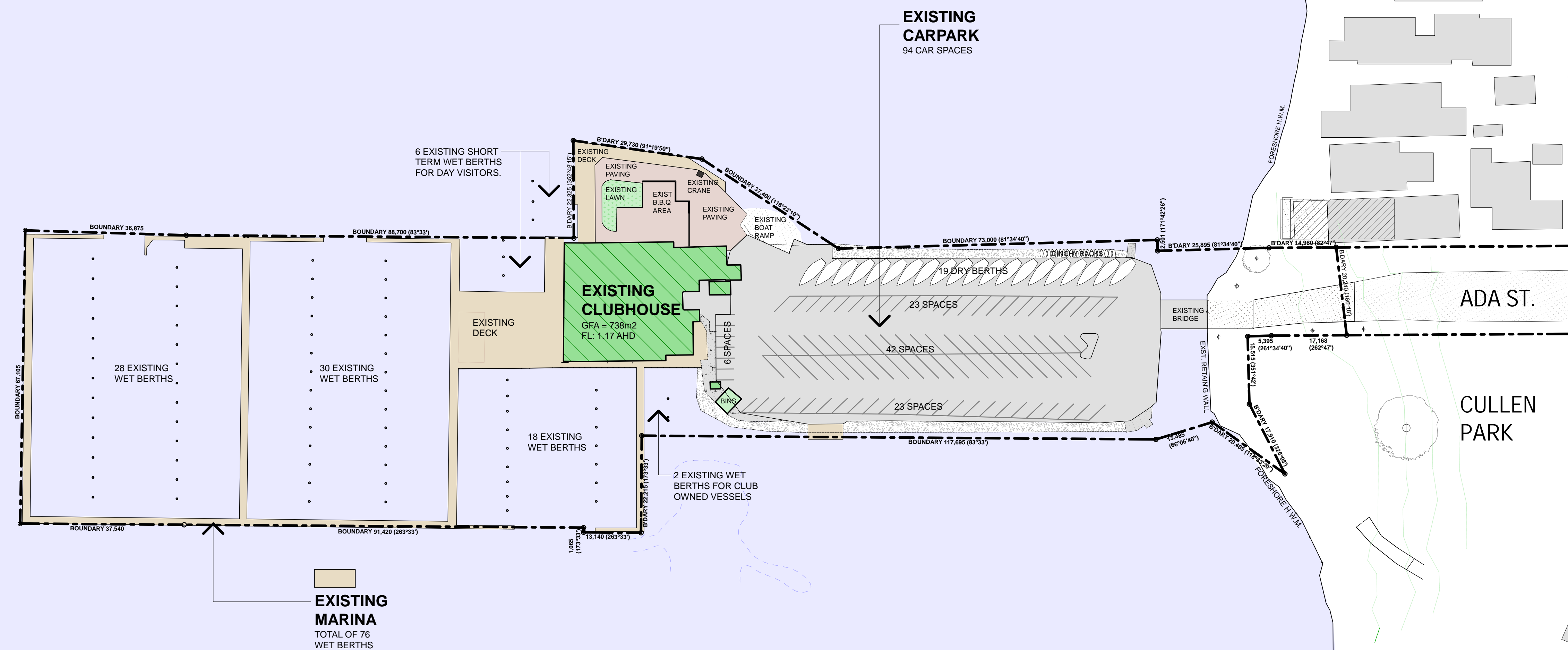


WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS, LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR COMPLETION OF WORKSHOP DRAWINGS,			
drawn: SWR	scale: 1:500	no in set: 2	date: 02.12.08
phase: DA	project no: 4000.5	DWG no: L02	revision no: A

Attachment 2

Existing Site Plan

LAKE MACQUARIE



EXISTING SITE PLAN

SCALE - 1:600 - A1 SHEET (1:1200 - A3 SHEET)

FACILITY SCHEDULE

ACCOMMODATION	EXISTING
MARINA WET BERTHS	76
SHORT TERM WET BERTHS	8
HARDSTAND DRY BERTHS	19
SWING MOORINGS	12
CAR PARKING SPACES	94
CLUB GROUND FLOOR (GFA)	658m ²
CLUB LEVEL 1 FLOOR (GFA)	80m ²
CLUB TOTAL (GFA)	738m ²

CAR PARKING GENERATION SCHEDULE

FACILITY TYPE	REQUIRED CAR PARKING RATE	REQUIRED QUANTITY	PROVIDED QUANTITY
76 MARINA WET BERTHS	0.45 / BERTH	34.2 CARS	
8 SHORT TERM WET BERTHS (NO CAR PARKING PROVISIONS REQUIRED)	n/a	0	
19 HARDSTAND DRY BERTHS	0.3 / BERTH	5.7 CARS	
12 SWING MOORINGS	0.45 / BERTH	5.4 CARS	
738m ² EXISTING CLUB GFA	1 / 15m ² + 1	50.2	
TOTAL CAR SPACES		95.5 = 96	94

NOTE:-
THE ABOVE SCHEDULE IS BASED UPON GENERATION RATES & DEFICIT NUMBERS ON THE APPROVED DA SUBMISSION.

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REV	DATE	COMMENTS
A	17-06-2013	ISSUE TO AMEND APPROVED DA STAGING
B	15-07-2013	RE-ISSUE TO INCLUDE CLIENT VARIATION
C	23-08-2013	RE-ISSUE TO INCLUDE CLIENT FURTHER VARIATIONS

DRN	CHKD	VRFD
PH	JS	
PH	JS	
PH	JS	Y

PROJECT: PROPOSED NEW CLUBHOUSE, MARINA EXTENSIONS, & CARPARK ALTERATIONS [AMENDED APPLICATION] SITE: ADA STREET, BELMONT, NSW

CLIENT: LAKE MACQUARIE YACHT CLUB DRAWING: EXISTING SITE PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN : PH DATE : JUNE '13 SCALES : 1:600 (A1)
1:1200 (A3)

PROJECT No : **4000** PHASE : **DA [A]** DRAWING No : **A100** REV : **C**



Attachment 3

Proposed Stage 1 Site Plan

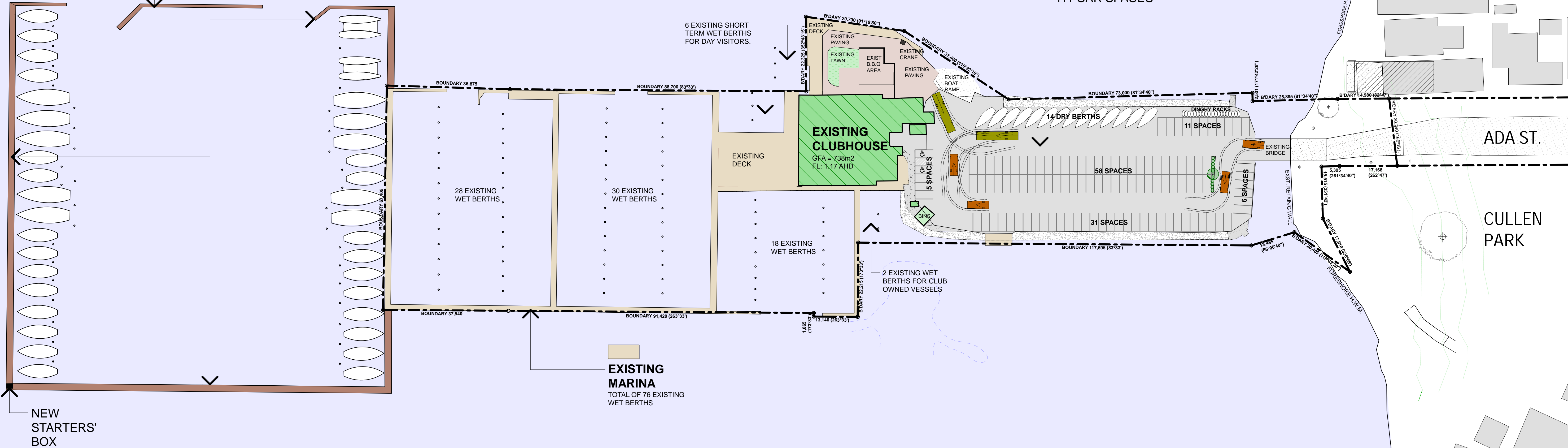
LAKE MACQUARIE

PROPOSED MARINA EXTENSIONS

36 NEW WET BERTHS

PROPOSED ALTERATIONS TO EXISTING CARPARK LAYOUT

14 DRY BERTHS & 111 CAR SPACES



STAGE 1 SITE PLAN

SCALE - 1:600 - A1 SHEET (1:1200 - A3 SHEET)

FACILITY SCHEDULE

ACCOMMODATION	EXISTING	PROPOSED ADDITIONAL	TOTAL AFTER COMPLETION
MARINA WET BERTHS	76	+ 36	112
SHORT TERM WET BERTHS	8	0	8
HARDSTAND DRY BERTHS	19	- 5	14
SWING MOORINGS	12	- 4	8
CAR PARKING SPACES	94	+ 17	111
CLUB GROUND FLOOR (GFA)	658m ²	0m ²	658m ²
CLUB LEVEL 1 FLOOR (GFA)	80m ²	0m ²	80m ²
CLUB TOTAL (GFA)	738m ²	0m ²	738m ²

CAR PARKING GENERATION SCHEDULE

FACILITY TYPE	REQUIRED CAR PARKING RATE	REQUIRED QUANTITY	PROVIDED QUANTITY
112 MARINA WET BERTHS	0.45 / BERTH	50.4 CARS	
8 SHORT TERM WET BERTHS (NO CAR PARKING PROVISIONS REQUIRED)	n/a	0	
14 HARDSTAND DRY BERTHS	0.3 / BERTH	4.2 CARS	
8 SWING MOORINGS	0.45 / BERTH	3.6 CARS	
738m ² EXISTING CLUB GFA	1 / 15m ² + 1	50.2	
TOTAL CAR SPACES		108.4 = 109	111

NOTE:-
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PH	JS	
PH	JS	
PH	JS	

PROJECT: PROPOSED NEW CLUBHOUSE, MARINA EXTENSIONS, & CARPARK ALTERATIONS [AMENDED APPLICATION]
SITE: ADA STREET, BELMONT, NSW
CLIENT: LAKE MACQUARIE YACHT CLUB
DRAWING: STAGE 1 SITE PLAN

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DATE: JUNE '13
SCALE: 1:600 (A1)
1:1200 (A3)

PROJECT No: 4000
PHASE: DA [A]
DRAWING No: A101
REV: C



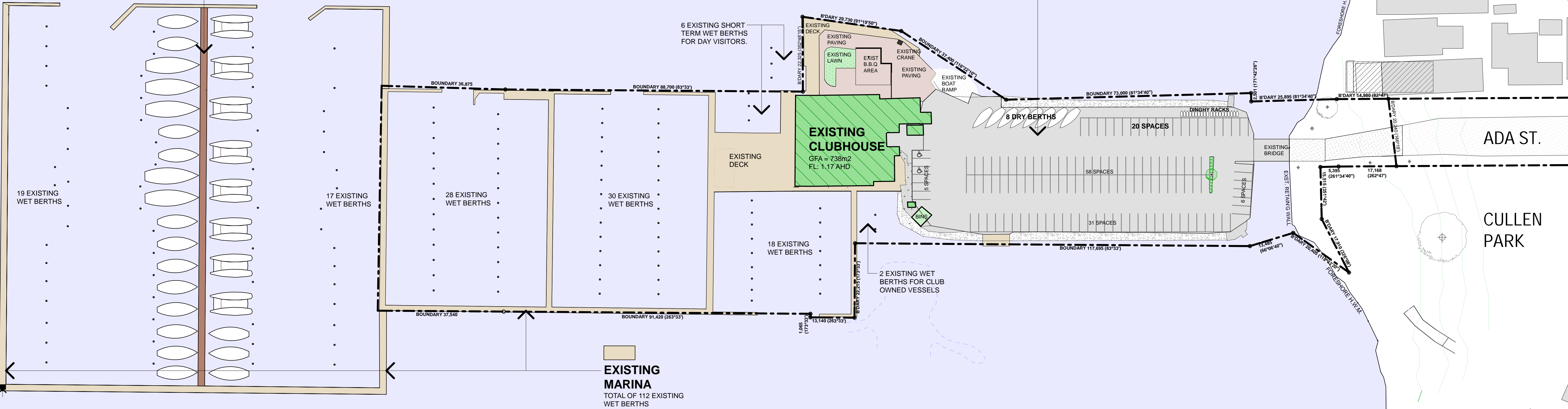
Attachment 4

Proposed Stage 2 Site Plan

LAKE MACQUARIE

PROPOSED MARINA ADDITIONS 28 NEW WET BERTHS

PROPOSED ALTERATIONS TO EXISTING CARPARK LAYOUT 8 DRY BERTHS & 120 CAR SPACES



STAGE 2 SITE PLAN

SCALE - 1:600 - A1 SHEET (1:1200 - A3 SHEET)

FACILITY SCHEDULE

ACCOMMODATION	EXISTING	PROPOSED ADDITIONAL	TOTAL AFTER COMPLETION
MARINA WET BERTHS	112	+ 28	140
SHORT TERM WET BERTHS	8	0	8
HARDSTAND DRY BERTHS	14	- 6	8
SWING MOORINGS	8	0	8
CAR PARKING SPACES	111	+ 9	120
CLUB GROUND FLOOR (GFA)	658m ²	0m ²	658m ²
CLUB LEVEL 1 FLOOR (GFA)	80m ²	0m ²	80m ²
CLUB TOTAL (GFA)	738m ²	0m ²	738m ²

CAR PARKING GENERATION SCHEDULE

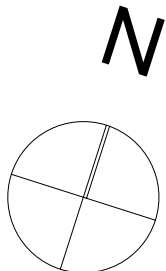
FACILITY TYPE	REQUIRED CAR PARKING RATE	REQUIRED QUANTITY	PROVIDED QUANTITY
140 MARINA WET BERTHS	0.45 / BERTH	63 CARS	
8 SHORT TERM WET BERTHS (NO CAR PARKING PROVISIONS REQUIRED)	n/a	0	
8 HARDSTAND DRY BERTHS	0.3 / BERTH	2.4 CARS	
8 SWING MOORINGS	0.45 / BERTH	3.6 CARS	
738m ² EXISTING CLUB GFA	1 / 15m ² + 1	50.2	
TOTAL CAR SPACES		119.2 = 120	120

NOTE:-
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PH	JS	
PH	JS	
PH	JS	

PROJECT: PROPOSED NEW CLUBHOUSE, MARINA EXTENSIONS, & CARPARK ALTERATIONS [AMENDED APPLICATION]
SITE: ADA STREET, BELMONT, NSW
CLIENT: LAKE MACQUARIE YACHT CLUB
DRAWING: STAGE 2 SITE PLAN

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DRAWN: PH
DATE: JUNE '13
SCALES: 1:600 (A1)
1:1200 (A3)

PROJECT No: 4000
PHASE: DA [A]
DRAWING No: A102
REV: C



Attachment 5

Proposed Stage 3 Site Plan

LAKE MACQUARIE

**PROPOSED
DEMOLITION OF
EXISTING
CLUBHOUSE**
(DASHED OUTLINE)

**PROPOSED
NEW CLUBHOUSE
CONSTRUCTION**
GFA = 1,722.1m²
FL: 1.98 AHD

**PROPOSED
ALTERATIONS
TO EXISTING
CARPARK LAYOUT**
7 DRY BERTHS &
119 CAR SPACES

**PROPOSED
CARPARK
ALTERATIONS**
NEW STORE & BIN
COMPOUND & 3 LESS
CAR SPACES.

**PROPOSED
FORESHORE
IMPROVEMENTS**
24 NEW CAR SPACES &
NEW PATHS &
LANDSCAPING.

**EXISTING
MARINA**
TOTAL OF 140 EXISTING
WET BERTHS

STAGE 3 SITE PLAN

SCALE - 1:600 - A1 SHEET (1:1200 - A3 SHEET)

FACILITY SCHEDULE

ACCOMMODATION	EXISTING	PROPOSED ADDITIONAL	TOTAL AFTER COMPLETION
MARINA WET BERTHS	140	0	140
SHORT TERM WET BERTHS	8	0	8
HARDSTAND DRY BERTHS	8	-1	7
SWING MOORINGS	8	-8	0
CAR PARKING SPACES	120	(-3 +2 +24) = +21	143
CLUB GROUND FLOOR (GFA)	658m ²	421.2m ²	1,079.2m ²
CLUB LEVEL 1 FLOOR (GFA)	80m ²	562.9m ²	642.9m ²
CLUB TOTAL (GFA)	738m ²	984.1m ²	1,722.1m ²

CAR PARKING GENERATION SCHEDULE

FACILITY TYPE	REQUIRED CAR PARKING RATE	REQUIRED QUANTITY	PROVIDED QUANTITY
140 MARINA WET BERTHS	0.45 / BERTH	63 CARS	
8 SHORT TERM WET BERTHS (NO CAR PARKING PROVISIONS REQUIRED)	n/a	0	
7 HARDSTAND DRY BERTHS	0.3 / BERTH	2.1 CARS	
0 SWING MOORINGS	0.45 / BERTH	0	
1,722.1m ² NEW CLUB GFA	1 / 25m ² + 40	68.9 + 40 = 108.9	
TOTAL CAR SPACES		174	143 + APPROVED DA DEFICIENCY OF 31 = 174

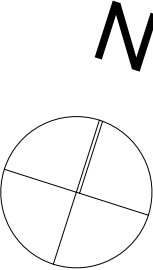
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PH	JS	

PROJECT: **PROPOSED NEW CLUBHOUSE,
MARINA EXTENSIONS, &
CARPARK ALTERATIONS
[AMENDED APPLICATION]** SITE: **ADA STREET,
BELMONT, NSW**
CLIENT: **LAKE MACQUARIE YACHT
CLUB** DRAWING: **STAGE 3 SITE PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK
DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF
MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN
DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN: **PH** DATE: **JUNE '13** SCALES: **1:600 (A1)
1:1200 (A3)**
PROJECT No: **4000** PHASE: **DA [A]** DRAWING No: **A103** REV: **C**

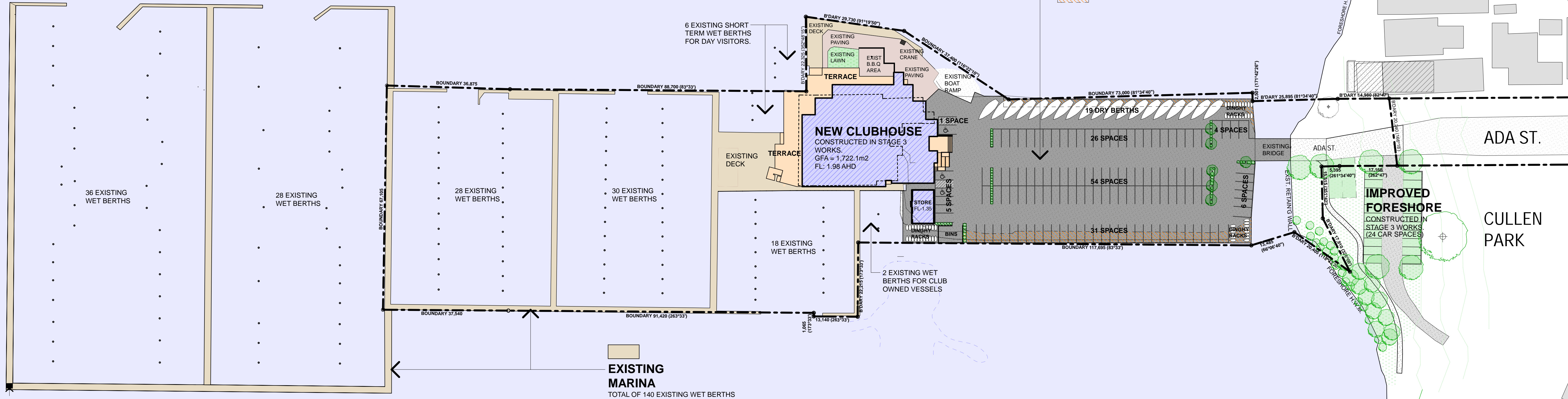


Attachment 6

Proposed Stage 4 Site Plan

LAKE MACQUARIE

**PROPOSED
NEW CARPARK**
(REFER TO DA APPROVED
'NORTHROP' CIVIL DRAWINGS)
19 DRY BERTHS &
127 CAR SPACES
(EXTENT OF CARPARK EXTENSIONS)



STAGE 4 SITE PLAN

SCALE - 1:600 - A1 SHEET (1:1200 - A3 SHEET)

FACILITY SCHEDULE

ACCOMMODATION	EXISTING	PROPOSED ADDITIONAL	TOTAL AFTER COMPLETION
MARINA WET BERTHS	140	0	140
SHORT TERM WET BERTHS	8	0	8
HARDSTAND DRY BERTHS	7	+ 12	19
SWING MOORINGS	0	+ 8	8
CAR PARKING SPACES	143	+ 8	151
CLUB GROUND FLOOR (GFA)	1,079.2m²	0m²	1,079.2m²
CLUB LEVEL 1 FLOOR (GFA)	642.9m²	0m²	642.9m²
CLUB TOTAL (GFA)	1,722.1m²	0m²	1,722.1m²

CAR PARKING GENERATION SCHEDULE

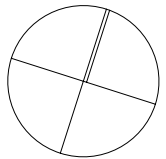
FACILITY TYPE	REQUIRED CAR PARKING RATE	REQUIRED QUANTITY	PROVIDED QUANTITY
140 MARINA WET BERTHS	0.45 / BERTH	63 CARS	
8 SHORT TERM WET BERTHS (NO CAR PARKING PROVISIONS REQUIRED)	n/a	0	
19 HARDSTAND DRY BERTHS	0.3 / BERTH	5.7 CARS	
8 SWING MOORINGS	0.45 / BERTH	3.6 CARS	
1,722.1m² NEW CLUB GFA	1 / 25m² + 40	68.9 + 40 = 108.9	
TOTAL CAR SPACES		181.2 = 182	151 + APPROVED DA DEFICIENCY OF 31 = 182

NOTE:-
THE ABOVE SCHEDULE IS BASED UPON GENERATION RATES & DEFICIT NUMBERS ON THE APPROVED DA SUBMISSION.

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REV	DATE	COMMENTS
A	17-06-2013	ISSUE TO AMEND APPROVED DA STAGING
B	15-07-2013	RE-ISSUE TO INCLUDE CLIENT VARIATION
C	23-08-2013	RE-ISSUE TO INCLUDE CLIENT FURTHER VARIATIONS

DRN	CHKD	VRFD
PH	JS	
PH	JS	
PH	JS	

PROJECT: **PROPOSED NEW CLUBHOUSE, MARINA EXTENSIONS, & CARPARK ALTERATIONS [AMENDED APPLICATION]**
SITE: **ADA STREET, BELMONT, NSW**
CLIENT: **LAKE MACQUARIE YACHT CLUB**
DRAWING: **STAGE 4 SITE PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

DRAWN: **PH** DATE: **JUNE '13** SCALES: **1:600 (A1) 1:1200 (A3)**

PROJECT No: **4000** PHASE: **DA [A]** DRAWING No: **A104** REV: **C**

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