

PROPOSED DEVELOPMENT

Koolewong Marina

Gemstead Pty Ltd are proposing to construct a 50 berth marina at *The Boathouse at Koolewong*, off the end of the existing jetty.

The marina will be for mooring only and will not include refuelling or pump-out facilities.

Works to the existing carpark are also proposed.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4382

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The proposal is a Part 3A project and as such, a copy of the Preliminary Environmental Assessment and initial plans may be viewed on the Dept. of Planning website. The proposal is referred to as MP10/0209.

To review current plans and reports go to:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4382

Should you wish to make a written submission, please address all correspondence within 14 days to:

ADW Johnson
PO Box 3717
Tuggerah NSW 2250

by the 18 March 2011.

FOR FURTHER ENQUIRIES:
Phone: 02 4305 4300

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Koolewong and Point Clare - Tascott Progress Association Inc.
including West Gosford south of the Central Coast Highway
P O Box 193 Woy Woy NSW 2256
Email: kpctpa@bigpond.com.au
Web Site: www.kpctpa.com
Mobile: 0411 266 325

12th March, 2011
ADW Johnson
P O Box 3717
Tuggerah. NSW 2250

Dear Sir,

We would like to make a submission in relation to the proposal to construct a marina at the Boathouse
Koolewong. (Ref MP10/0209)

This Association supports the establishment of a marina at this location, however request modification to the
final proposal.

The original proposal (as specified in the Cardno Ecology impact report) was for a 30 berth marina extending in
a single line from the existing jetty. We consider this "boutique" style marina suitable for the area.

The revised 50 berth plan includes two 100 metre arms which consume a major section of Murphy's Bay.
We consider a marina of this size is too large for the area and will have undesirable environmental impact.
However if a major marina of this magnitude is approved, the essential facilities expected of such a complex
must be included.

These should include:-

- A public amenity area including showers and toilets for marina clientele
- A Pump out facility
- Fuel outlets

It also should be confirmed that if State and Local authorities approve a marina of this scale they will
maintain entry and distribution channels, by dredging if necessary, in the Brisbane Water Estuary system.

Yours faithfully

Gary Slack
Marine Committee.

Helen Orchard
Hon.Secretary.

To ADW Johnson,

I wish to express my concern about the lack of consultation and process of the proposed marina at Koolewong (MP 10/0209).

I am not against sensible development and believe some development is necessary for the economic and social good, but this has to be responsible. I believe many questions are unresolved and the community has not had long enough time to adequately consider and respond to the proposal. What stages of the processes is this at? I trust this proposal is at the early stages of development, as community, environmental and social assessments need to be fully assessed and discussed with the community. What is the process and timing of this? Will the elected local council be involved in any decisions?

Is this the only time the community can respond to this development? A flyer in the letterbox is not community consultation. Will the final plans, planning and environment reports be made publically available at local library or community centre, eg Woy Woy library? Not everyone has access or is confident with the use of the internet to access this information. A two week notice is too short to gain a full understanding of the proposal and the assessments conducted. For example, the 'Koolewong Marina Gosford Seagrass Habitat Matting' report (EL1011005) appears to map a different (smaller) outline (page 8) to the more current plan. Is this correct? It already appears that the project development is creeping past initial designs and assessments. The final plan needs to be assessed rather than preliminary designs. With this in mind, what guarantees are that the marina will not have pumping or re-fuelling? This site already has been subject to changes in use in contrary to original plans.

There are numerous environmental issues (climate change, sea level rises, biodiversity) which need careful consideration and assessment. For example, does this fit in with NSW coastal plans, Gosford City development plans etc? What are the processes involved in this development? What community consultation will be conducted and when will this happen?

This marina is going to be built on public land and should be in the public interest. What social / community assessments have been made on this proposal? Do we need another marina? What effect will this have on the local community? Is it in public interest? Has a social cost benefit analysis been undertaken that fully considers non-market values? What guarantees of public access have been given?

To re-iterate, I am not against sensible development in the community interest, but full consultation and questions of process and consultation need to be fully answered.