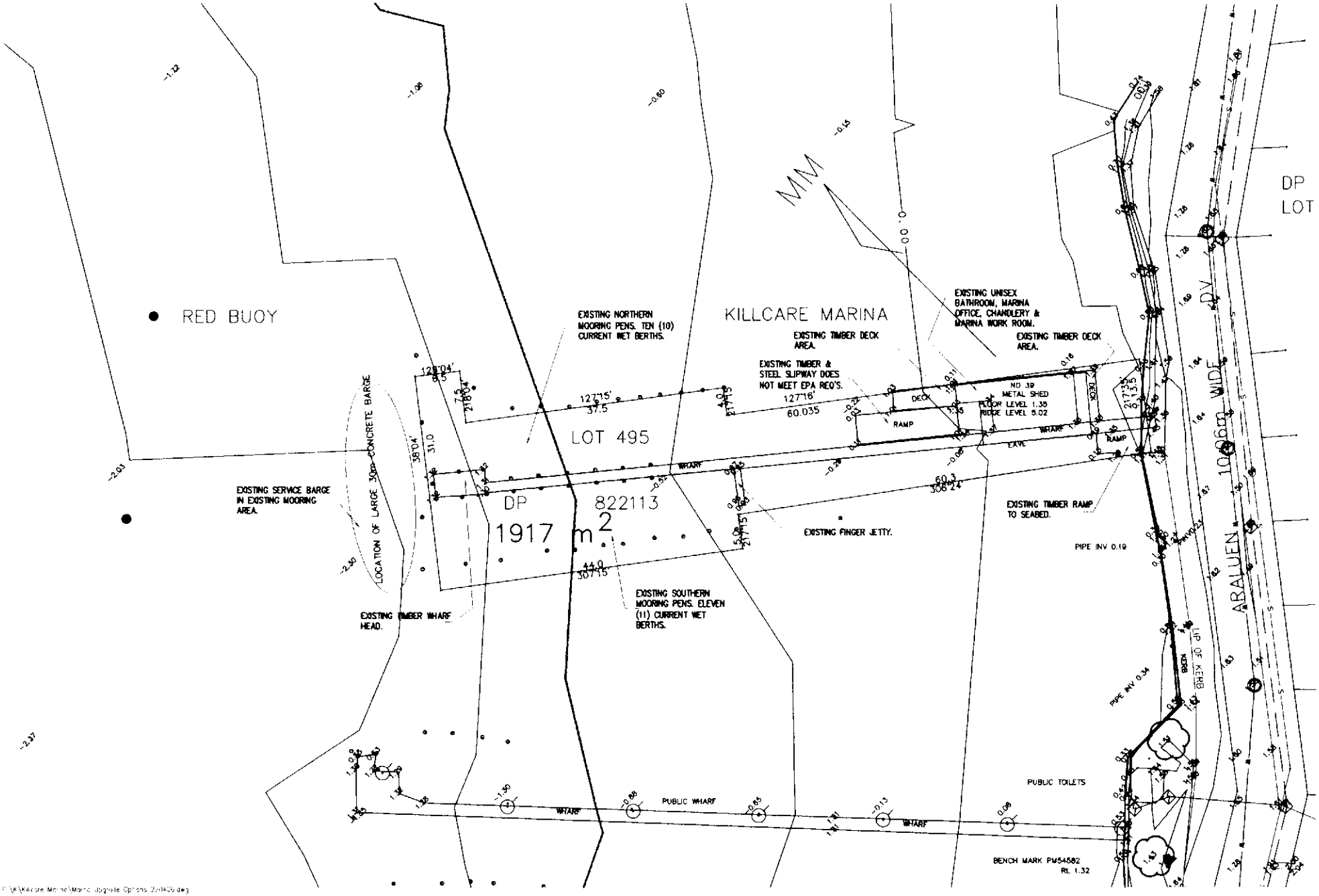

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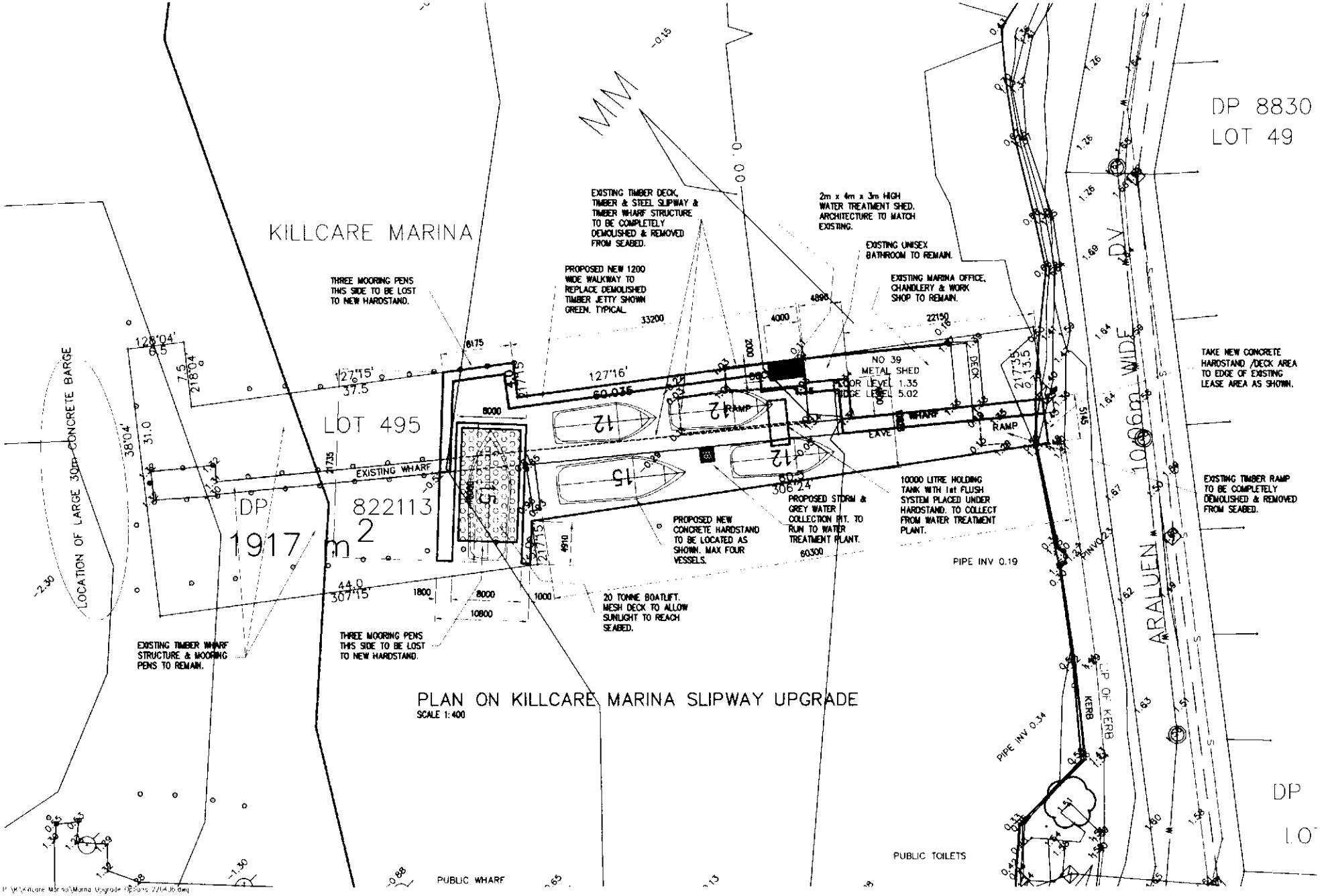
	SURVEY DRAWING TO A.H.D (+0.925 I.S.L.W.)	J.S.PARSONS STRUCTURAL CONSULTANTS P/L SUITE 36, LEVEL 2, 330 WATTLE STREET. ULTIMO N.S.W. 2007 PH. 041 602 8413 PH. 9282 9926 FAX. 9282 9927 COMMERCIAL, DOMESTIC & MARINE DESIGN, INVESTIGATION & PROJECT MANAGEMENT	PROPOSED MARINA UPGRADE, SLIPWAY REFURBISHMENT TO CONCRETE HARDSTAND. BOATLIFT. EPA REQ'S KILLCARE MARINA

DRAWING No. 10292
SHEET No. LoC.01



PLAN ON KILLCARE MARINA SLIPWAY UPGRADE
SCALE 1:400

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DECK & SLIPWAY REFURBISHMENT TO NEW EPA REQUIREMENTS.

JSP ▽ J.S.PARSONS STRUCTURAL CONSULTANTS P/L
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COMMERCIAL, DOMESTIC & MARINE DESIGN, INVESTIGATION & PROJECT MANAGEMENT

PROPOSED MARINA UPGRADE,
SLIPWAY REFURBISHMENT TO CONCRETE HARDSTAND. BOATLIFT. EPA REQ'S
KILLCARE MARINA

DRAWING No. 10292
SHEET No. LoC.02

1. SUMMARY

Top 8 Pty. Ltd. (the Applicant) is proposing to modify the existing Killcare Marina site at 39 Araluen Drive KILLCARE.

The proposal involves:

- The demolition and removal of the existing slipway, slipway winch and ancillary equipment and a section of the existing timber wharf.
- Dredging 6000m3 of material from Hardy's Bay.
- Construction of a concrete hardstand facility for the maintenance of up to 4 vessels.
- Small sheds for the purpose of containing hazardous goods and equipment.
- Collection of waste material from the repair area and a system for it's treatment.
- Facilities for the removal and collection of bilge water.
- Installation of adequately sized rainwater collection tanks.

The proposed development is consistent with the State and Local Government planning objectives to promote ecologically sustainable development. In addition, the proposal will reduce the visual, navigational, and aquatic environment impacts of the marina, and improve the general environmental performance of the marina without generating any adverse impacts.

2. THE EXISTING SITUATION

Killcare Marina has water-based commercial marina facilities at 39 Araluen Drive KILLCARE.

The facility comprises a slipway and associated workshop, toilets, two office's, a small shop, 23 fixed marina berths, 8 swing moorings and a concrete barge. Boats on permanent berths range in size from 16 foot to 45 foot, but average 30 foot, while boats on the swing moorings range between 16 foot and 50 foot, and average 26 foot.

The marina has successfully applied for the installation of a Marine Vessel Sewage Pumpout Facility in conjunction with Gosford City Council and this process is pending.

The marina is surrounded by open space zoned Recreation 6A and opposes residential and commercial development. The seabed is unzoned. Hardy's Bay is dominated by boats on swing moorings, but there are also several public jetties. However, the marina is the only major structure in the Bay.

The existing marina was constructed in 1965 and the buildings were replaced as a result of a fire in 1995. The marina site has been classified as historically significant as a public marina.

The current owner has implemented an Environmental Management System for it's operations as a result of it's involvement with an Industry Partnership Program (IPP) in conjunction with the Boating Industry Association (BIA). One of the major action items identified for the site in the IPP process was the prevention of contaminants into the waterway. The proposed development is designed to satisfy this program.

The existing slipway is generally in poor condition and requires major repairs. Whilst best management practices have been implemented (identified in the IPP), compliance with the Protection of the Environment Act is impossible with existing infrastructure.

3. THE PROPOSED DEVELOPMENT

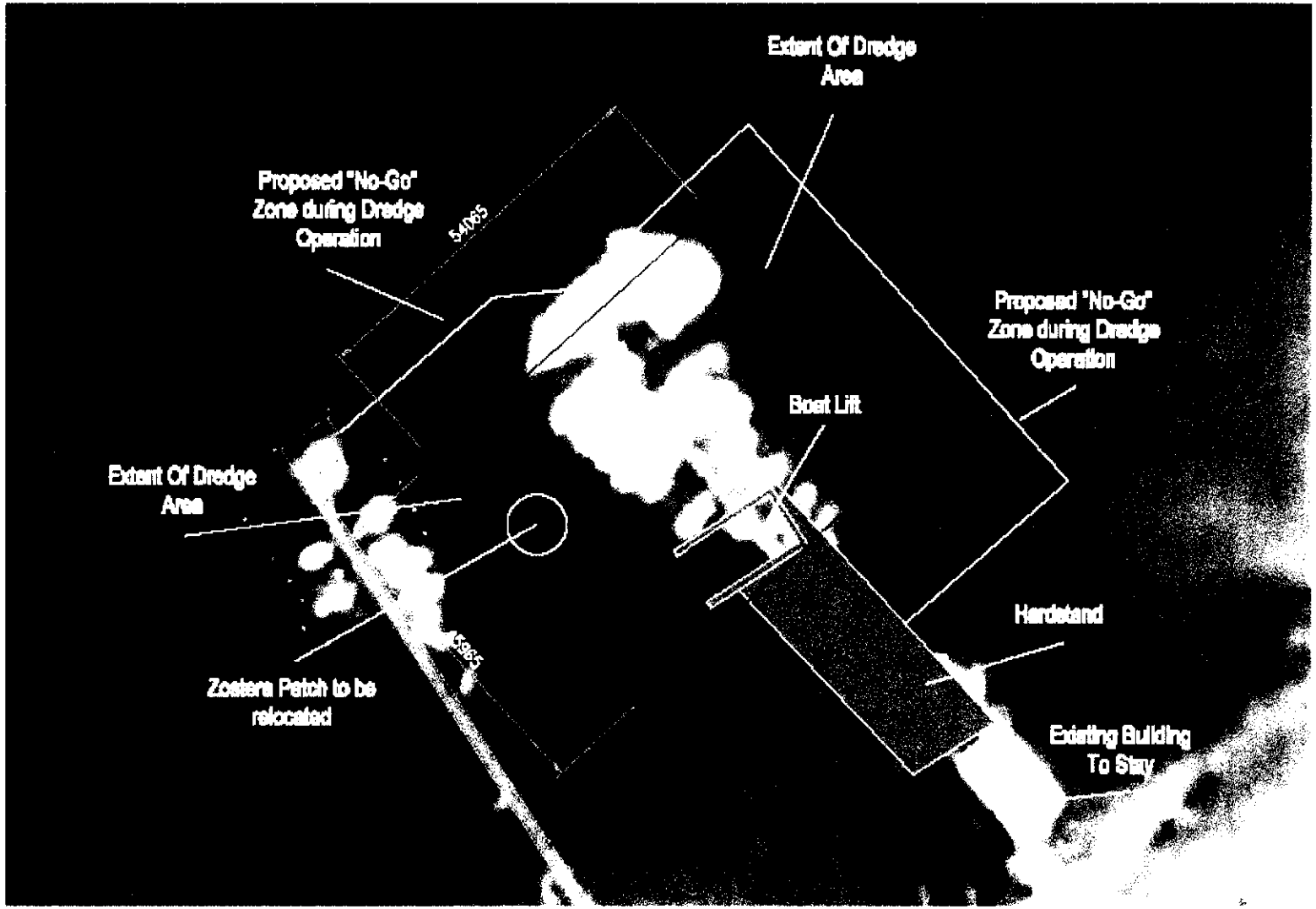
The proposed development involves:

- The demolition and removal of the existing slipway, slipway winch and ancillary equipment.
- Dredging of the existing leasehold area to allow for the mooring of vessels and the convenient use of these vessels.
- Construction of a concrete hardstand facility for the maintenance of up to 4 vessels.
- Small sheds for the purpose of containing hazardous goods and equipment.
- Collection of waste material from the repair area and a system for it's treatment.
- Installation of rainwater collection tanks.

Development Objectives

The proposed development has the following objectives:

- Construct suitable boating facilities for the accommodation of boats and their repair and maintenance.
- Ensure that proposed development has regard to adjoining land and water based uses, particularly in terms of residential or public recreation areas and that the proposed development does not adversely affect the amenity or character of those adjoining land or water areas.
- Prevent adverse environmental impact on the marine, and estuarine flora and fauna of Brisbane Water.
- Minimise the visual impact of the development when viewed from public roads and the waterway.
- Have regard for environmental influences and coastal/estuarine processes that are active within the locality of the proposed development as well as undertaking full assessment of the area and its effect on the proposed development as well as the effect of the development on the environment.
- Have regard to the proximity of recreational fishing areas, sandy beaches, seagrass saltmarsh and mangrove areas or public reserves.
- Have adequate regard for the effects of natural processes on the proposed development, (including: tidal fluctuations, wave actions and currents, and geotechnical forces associated with the stability of the shoreline and flooding).
- Ensure that the development can be serviced by shore based infrastructure, including connection to mains reticulated water, reticulated sewage disposal services and has adequate carparking.
- Construct facilities suitable for the removal and disposal of sewage and bilge water from vessels.
- Construct facilities so that run-off from hard-stand areas shall be treated so that litter, anti-fouling paint and other solid waste materials are not transported to the waterway.
- Construct facilities so that pollution generating activities and any associated wastes, including that from boat scrapings, grease and oil from hard stand areas, washing down facilities or workshops, are to be treated separately from stormwater collection systems.
- Provide necessary equipment and appropriate anti-pollution devices on the hardstand pavement.
- A waste management system that ensures that all wastes are collected and either removed off site or directed to the mains sewer system.
- Noise from facilities is to be kept to a minimum to preserve the amenity of the locality.
- Provide infrastructure so that operation of machinery does not effect the amenity of adjoining areas.
- Ensure that noise emission from vessel repair and maintenance operations will not interfere with neighbourhood amenity and must comply with statutory noise pollution limits.
- Spray painting, machine sanding, and like operations shall be conducted in an approved enclosure.


Extent Of Dredge Area
Proposed "No-Go" Zone during Dredge Operation
54065
Proposed "No-Go" Zone during Dredge Operation
Boat Lift
Extent Of Dredge Area
Handstand
Zostera Patch to be relocated
Existing Building To Stay