

Environment Effects Act 1978

SCOPING REQUIREMENTS

**Beaumaris Motor Yacht Squadron
Safe Harbour Project**

ENVIRONMENT EFFECTS STATEMENT

December 2010



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1 Introduction

1.1 Purpose of this Document

The Beaumaris Motor Yacht Squadron (BMYS) is located on a reclaimed area of seabed on the eastern shore of Port Philip Bay (halfway between Ricketts Point and Mentone Beach). BMYS propose to develop a safe harbour with 120 floating marina berths and redevelop the existing landside facilities, including an increase to the reclaimed area from 12,000 m² to approximately 15,740m² and construction of a breakwater wall that will enclose a further area of seabed.

In light of the potentially significant effects on the environment¹ associated with the Safe Harbour Project, on 13 November 2009 ²the Victorian Minister for Planning required Beaumaris Motor Yacht Squadron (BMYS) to prepare an Environment Effects Statement (EES) under the *Environment Effects Act 1978* (EE Act).

The published for 'Reasons for Decision' were:

- The proposal has the potential for environmental effects of regional or State significance.
- Further development of boating facilities at the proposed site that could adversely affect either the conservation of or scientific access to significant fossil bearing strata and deposits needs sufficient investigation to establish, in terms of project design and mitigation measures, how such adverse effects could be avoided or minimised.
- Further investigation is needed to establish whether marina facilities could be constructed and operated at the proposed site without adversely affecting either sediment transport along the coast or beneficial uses dependent on water quality, including Rickett's Point Marine Sanctuary, Beaumaris Aquaculture Fisheries Reserve and local marine habitats.
- In conjunction with the above issues, further investigation of design options with respect to landscape values, visual amenity, cultural heritage, cliff stability and traffic management is needed.
- An EES process would enable a sound assessment of uncertain but potentially significant adverse effects, including integrated consideration of both terrestrial and marine effects, and relevant design alternatives and mitigation measures.

The purpose of an EES is to investigate and assess the potential environmental effects of a project and ultimately inform the Minister's Assessment of the project, which in turn is considered by statutory decision-makers. The Department of Planning and Community Development (DPCD) manages EES processes under the EE Act.

¹ For the purpose of environmental effect assessment under the *Environment Effects Act 1978*, the meaning of 'environment' includes physical, biological, cultural, economic, social and health factors.

² The proponent did not initially commence the EES process (in order to re-assess project viability). Then it approached DPCD about commencing the EES process in mid 2010.

The first step in an EES process is the preparation of EES Scoping Requirements (i.e. this document), which set out the scope of the environmental matters to be investigated and documented in the EES.

The EES process has the following key steps:

- DPCD's preparation of EES Scoping Requirements, to be issued by the Minister;
- EES studies and preparation of the EES documents by the proponent;
- Review of the EES studies and draft EES by DPCD (in consultation with agencies) in terms of its adequacy for public exhibition;
- Authorisation to exhibit the EES under the Act;
- Exhibition of the EES for public comment;
- Appointment of an Inquiry by the Minister for Planning to conduct public hearings and review the EES and any public submissions; and
- Following receipt of the Inquiry's report, preparation of an Assessment of the project and its environmental effects by the Minister for Planning, which is provided to decision-makers for their consideration.

Further information on the EES process can be found at DPCD's website www.dpcd.vic.gov.au/planning/ees.

1.2 The Project

The BMYS was first established on the site in 1959 as a boat launching facility. Subsequent development of the BMYS has involved expansion of the facilities and site through reclamation, resulting in its current size of 12,000m². The proposed BMYS Safe Harbour Project proposes to increase the site by approximately an additional 3,060m² of reclaimed seabed (landfill) and 680m² of piled boardwalk.

The key features of the proposed BMYS redevelopment and safe harbour are:

- Construction of a surrounding rock wall breakwater to create an all weather safe harbour for the club.
- 120 floating marina berths.
- Land reclamation of approximately 3,060m² of the seabed adjacent to the existing site.
- Public waterfront boardwalk on the south west boundary including a kiosk.
- Three lane fully protected boat ramp.
- 78 berth 'dry stack' facility launching dock and 'lay by' berths.
- Sewage pump out facilities.
- Extension of the adjacent stormwater drain within the breakwater into deeper water.
- Rationalisation of car and trailer parking.
- New club house including a function facility.

1.3 Environmental Setting

The BMYS is located in Beaumaris Bay on the eastern shore of Port Phillip Bay, on a reclaimed area of seabed. It is accessed off Beach Road. The current site is under an existing 21 year crown land lease managed by DSE (until 2019) - renegotiation or a new lease would be required. The Appendix includes figures of the project's location and the proposed design and footprint.

The last reclamation occurred at this site in the 1990's. This reclaimed site is made up of fill and building rubble and largely topped with gravel and asphalt.

The coastal cliffs and foreshore extending north-east from the BMYS is an area of international geological and geomorphological significance in Port Phillip Bay. Sections of the coastal cliffs along the BMYS site expose the 'Red Bluff Sands' and the Black Rock Sandstone' and other elements of the Beaumaris monocline.

The fossil producing strata and nodule beds are mostly located at the base of the Beaumaris cliffs and are considered to be of very high scientific value, largely due to the diverse marine and terrestrial fossil assemblage in the beds. This is very unique and considered to be of international significance, particularly as it is a reference site for comparison for all other rock sequences of this age in Australia. Therefore, ensuring appropriate protection and scientific access to these significant geological features and values is important.

The Ricketts Point Marine Sanctuary is approximately 600 m south west of the BMYS. The Sanctuary contains a diversity of habitats which are similar to those further east in Beaumaris Bay. The Sanctuary includes an extensive intertidal and subtidal sandstone reef incorporating a variety of microhabitats.

Beaumaris Aquaculture Fisheries Reserve (BAFR) is approximately 400 meters offshore from the existing BMYS site. Mussel aquaculture has been undertaken in the existing 3 hectare lease since the 1980s. Mentone Beach is immediately east of the BMYS site along the Beaumaris Bay coastline.

There are other foreshore developments in the area such as the Beaumaris Sea Scouts, 700m to the south west and Mentone Life Saving Club, 1.3km to the east.

The site is within a Public Park and Recreation Zone in the Bayside Planning Scheme and has an Environmental Significance Overlay, Design and Development Overlay, Erosion Management Overlay and Vegetation Protection Overlay.

The foreshore is reserved Crown Land managed by the Bayside City Council and the seabed is unreserved Crown land managed by the Department of Sustainability and Environment (DSE).

2 Assessment and Approvals Process

2.1 The EES Process

The purpose of the EES is to investigate and assess the likely environmental effects of the project, in particular the key matters specified by the Minister (listed in section 3.5).

Minister's Specified Procedures and Requirements

In accordance with section 8B(5) of the EE Act, the Minister specified procedures and requirements for this EES process. These set out the core parameters for the EES to be undertaken by the proponent, which are broadly outlined below:

- Detail on the matters to be investigated and documented in the EES are set within Scoping Requirements prepared by DPCD and issued after public comment.
- DPCD convenes an inter-agency Technical Reference Group to advise DPCD and proponent during the EES.
- The proponent is responsible for applying quality assurance procedures to enable satisfactory EES studies to be prepared.
- The proponent is to prepare and implement an EES Consultation Plan for informing the public and consulting with stakeholders on the EES studies.
- The EES will be exhibited for a minimum period of 20 business days for public comment.
- An Inquiry will be appointed under the EE Act to consider the project's effects and public submissions.

DPCD manages the assessment (EES) and approvals process, while the proponent is responsible for preparing the EES, including undertaking the studies and engaging with stakeholders outside of the TRG.

Technical Reference Group

A Technical Reference Group (TRG) is convened by DPCD. The TRG comprises representatives of relevant government agencies, Museum Victoria, and Bayside and Kingston City Councils.

The specific role of the TRG will be to provide advice to the proponent and DPCD on the preparation of the EES, as appropriate, on:

- the scoping requirements for the EES;
- the design and adequacy of technical studies;
- the technical adequacy of the draft EES documentation; and
- the coordination of statutory processes.

EES Consultation Plan

The proponent is required to undertake the EES consultation with affected parties, the community and other stakeholder during the preparation of the EES.

A public information and EES consultation program is to be prepared and implemented by the proponent to ensure the public is familiar with the investigations and stakeholders are consulted on pertinent issues. The Plan is prepared in consultation with DPCD and the TRG and once it is completed to their satisfaction it is placed in the DPCD website.

2.2 Required Approvals

The environmental assessment will inform a range of decisions for approvals required for this project under Victorian legislation, including:

- planning permit under the *Planning and Environment Act 1987*;
- consent under the *Coastal Management Act 1995* (CM Act); and
- an approved Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006*.

The Minister's Assessment under the EE Act is issued to the statutory decision-makers to inform the approvals, but does not constitute a statutory approval in its own right. It is anticipated that the documentation for the planning permit, CM Act consent applications and CHMP would be prepared in conjunction with the EES and be placed on public exhibition together.

Further to the above approvals, the Minister(s) administering the *Land Act 1958* and *Crown Land (Reserves) Act 1978* will need to issue a new lease for the proposed development to occur. This will also be informed by the outcome of the EES process.

Coordination of EES and Approvals Process

Under recent improvements to the administrative arrangements for assessment and approvals of major projects in Victoria, DPCD is now responsible for coordinating the statutory assessment and approvals process across government within the framework of the EES process.

The following diagram shows the statutory assessment approvals pathway for this project.

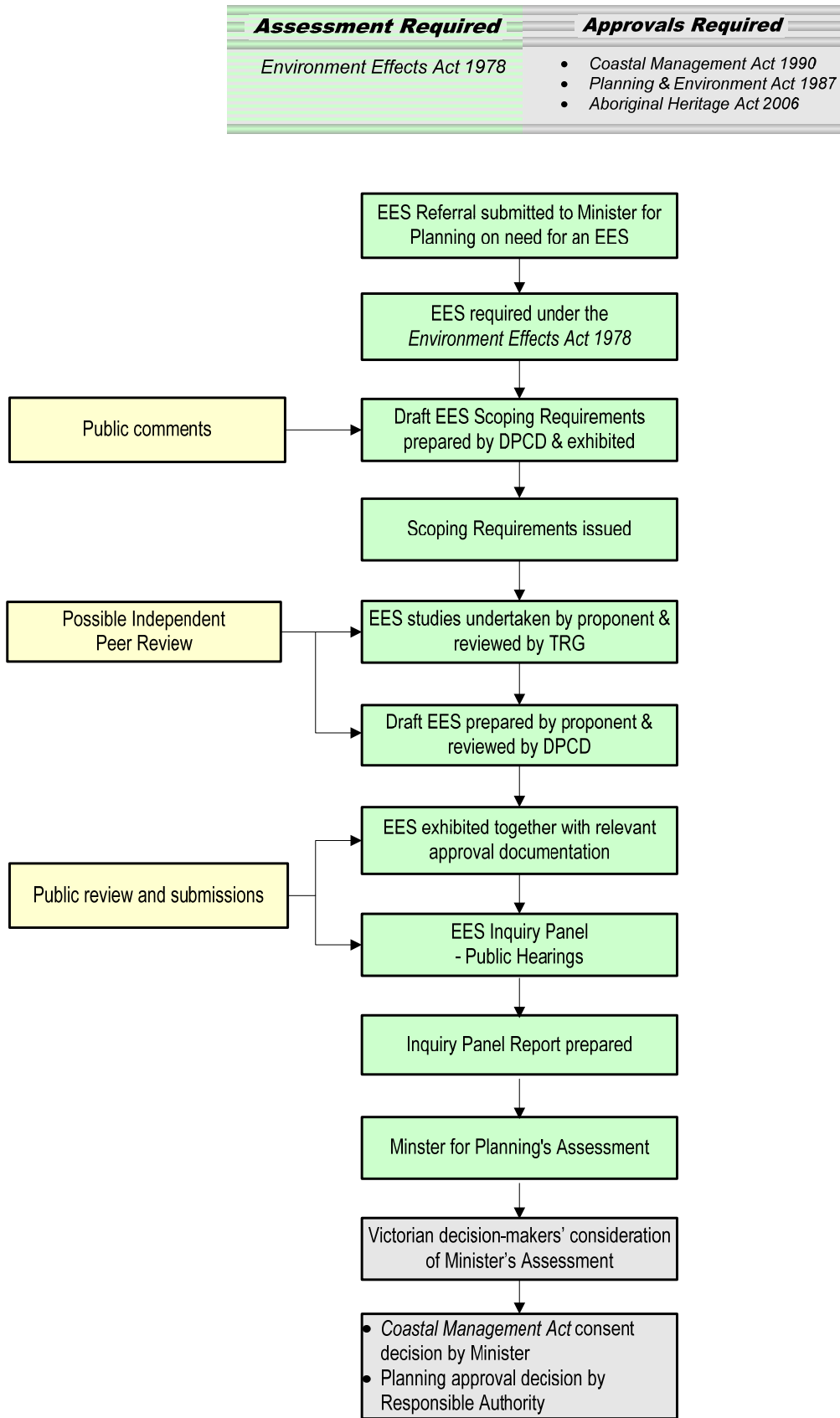


Figure 1. Statutory Assessment & Approvals Process

3 General Requirements for the EES

3.1 General Content of the EES

The main EES report should provide a clear, succinct and well-integrated analysis of the potential effects of the project and relevant alternatives, including proposed mitigation and management measures. The EES should consist of a main report supported by technical appendices containing relevant data, technical reports and other sources of the EES analysis.

The EES should enable interested stakeholders and decision-makers to understand the likely environmental effect of the proposed development and to make an informed response to relevant aspects of the project.

Overall, the main EES report should include:

- An executive summary of the potential environmental effects of the project;
- A description of the project's objectives and rationale, as well as its relationship to strategic policies and plans;
- A description of the entire project, including associated infrastructure requirements;
- A description of relevant alternatives capable of substantially meeting the project's objectives that may also offer environmental benefits;
- Where a preferred alternative is nominated, the basis for this choice;
- Outline of the primary approvals required for the project to proceed;
- Descriptions of the existing environment, particularly where this is relevant to the assessment of potential effects;
- Detailed predictions of potential effects of the project (and relevant alternatives) on environment, environmental assets and values, relative to the "no project" scenario. This analysis should cover the direct and indirect, combined, short and long term, beneficial and adverse effects and consequences, together with an estimation of the likelihood and degree of uncertainty associated with each prediction;
- Measures for avoiding, minimising, managing and monitoring effects, including a statement of commitment to implement these measures;
- Responses to issues raised during public and stakeholder EES consultation; and
- Evaluation of the implications of the project and relevant alternatives for the implementation of applicable legislation and policy, including the principles and objectives of ecologically sustainable development (ESD) and environmental protection.

A concise summary document (hard copy A4) needs to be prepared by the proponent for free distribution to interested parties. The EES summary document should include details of the EES exhibition and availability.

Close consultation with DPCD during the investigations and preparation of the EES will be necessary to minimise the need for revisions prior to the Minister for Planning authorising the EES for public exhibition.

More specific detail on the required scope and content of the EES is covered in the following sections.

3.2 Project Description

General

The EES should describe the following aspects of the project:

- The project's objectives and rationale, including an analysis of the ability of the existing facilities to accommodate the club's ongoing needs and the implications of the project not proceeding.
- The key physical components of the project;
- Land use and marine activities within the vicinity of the project site, supported by plans and maps where applicable;
- Expected project construction timetable and staging of the project;
- Necessary works directly associated with the project, i.e. infrastructure and services relocation.

In general the EES should describe the project in sufficient detail to allow an understanding of all stages and components, and assist in determining environmental effects associated with the project.

3.3 Relevant Alternatives

The EES should provide an assessment of feasible and relevant alternatives, in the first instance those capable of substantially meeting the objectives of the proponent's proposal for developing the facilities and the site for the needs of the BMYS, while minimising potentially significant effects.

It should provide an explanation of how potential alternative layout and design alternatives were identified and evaluated, the environmental effects of these alternatives and why the preferred alternative(s) was selected. This should also encompass any feasible design alternatives that minimise effects in relation to an integrated consideration of: landscape values, visual amenity, cultural heritage, cliff stability, traffic management, marine and coastal values, geological and scientific values, including the values of the fossil and nodule beds.

In addition to the "no project" scenario, the EES should also consider alternatives that achieve an improved facility by reconfiguring within the existing footprint (i.e. no additional reclamation).

The analysis of alternatives should take into account the draft evaluation objectives set out in these Scoping Requirements for the EES, or a refinement of these.

Assessment effort should be directed towards identifying alternatives that offer the potential to deliver acceptable environmental outcomes, in the context of Ecologically Sustainable Development (ESD) and relevant policy and legislation.

3.4 Existing Environment

The EES should incorporate a general discussion of the features of the environmental in the vicinity of the project and relevant alternative. The description of the existing environmental should be sufficiently detailed to provide a firm and reliable basis for the prediction of environmental effects, especially with respect to key environmental assets and values that may be affected.

The description of the existing environments should:

- Provide an overview of the regional environmental setting.
- Provide a detailed description and diagrams of local environments potentially affected by the proposal, including:
 - All areas and aspects of the environment that may be affected.
 - Details of any values and uses of the environment, and any notable features.
 - Assessment of each aspect of the environment's sensitivity to change or disturbance.
 - Good maps, plans, photographs, diagrams and other descriptive detail on the above.
- Combine published information with sufficient new field data to provide a firm and suitably reliable basis for impact prediction, especially with respect to key environmental issues identified.
- Clearly identify the sources and accuracy of the information.

3.5 Key Environmental Issues

In accordance with section 8B(5) of the *Environment Effects Act 1978*, the Minister specified that the EES is to give attention to the investigation of potential environmental effects of the proposed works and relevant alternatives, in particular with respect to:

- “The significance and scientific value, extent and condition of the fossil nodule beds; and potential effects of the project (direct effects associated with the construction and indirect or effects resulting from changes in the marine and coastal environment);
- Marine and coastal environment, including changes in hydrodynamics, coastal processes, water quality, and associated effects on nearby beneficial uses as a result of the construction and operation of the project; and
- Investigation of design alternatives with respect to landscape values, visual amenity, cultural heritage, cliff stability and traffic management, in the context of integrating these considerations with the investigation of the above mentioned matters (fossil nodule bed and marine and coastal environment).”

3.6 Identifying Legislation, Policies and Strategies

The EES will need to identify relevant legislation, policies and strategies, and assess their specific provisions, requirements or implications for the project and its effects.

This is likely to include:

- *Environment Protection Act 1970* (including the principles of environment protection) and relevant State Environment Protection Policies (SEPPs), in particular *Schedule F6 Waters of Port Phillip Bay*, and Waste Management Policies;
- *Coastal Management Act 1995*, and relevant aspects of the Victorian Coastal Strategy and Boating Coastal Action Plan;
- *National Parks Act 1975* and Regulations, as well as Ricketts Point Marine Sanctuary Management Plan;
- *Planning and Environment Act 1987*, and relevant provisions in the Bayside Planning Scheme and the State Planning Policy Framework;
- *Catchment and Land Protection Act 1994*;
- *Flora and Fauna Guarantee Act 1988*, including Victoria's Biodiversity Strategy and *Victoria's Native Vegetation Management – A Framework for Action*;
- *Heritage Act 1995*;
- *Aboriginal Heritage Act 2006*;
- *Crown Land (Reserves) Act 1978*;
- *Land Act 1958*;
- *Marine Act 1988*;
- *Port Services Act 1995*; and
- *Native Title Act 1993*.

The proponent will need to identify and address relevant policies, strategies, subordinate legislation and related management or planning processes that may be relevant to the assessment and approval of this project.

3.7 Evaluation Objectives

The EES should provide an integrated assessment of the project, in terms of the implications of likely effects and associated risks, with respect to:

- key requirements or objectives under statutory provisions, including policy;
- best practice techniques and technologies;
- objectives and principles of ESD and environmental protection.

This integrated assessment may be assisted by the formulation of performance criteria to address specific effects and/or risks. These criteria might usefully be linked to higher-order objectives for the integrated evaluation of project effects or outcomes. The following draft evaluation objectives include a potentially suitable framework,

which could be refined as the EES proceeds. They reflect relevant legislation and government policy (see above), as well as the key environmental issues identified to date.

The proposed *draft evaluation objectives* for guiding the assessing of potential effects of the project, in the context of the objectives and principles of ESD and environmental protection, are:

- To provide for the development of the BMYS facilities and the existing site in the context of the needs of the club, while minimising its environmental effects and achieving an outcome consistent with the principles of ESD and environmental protection.
- To avoid or minimise to the extent practicable any adverse effects on marine ecology, coastal processes, water quality and protected beneficial uses of Port Phillip Bay, including any impact on the Ricketts Point Marine Sanctuary.
- To avoid direct and indirect impacts on and protect the geologically and geomorphologically significant features at or near the site, including their internationally significant scientific values.
- To protect Aboriginal and non-Aboriginal cultural heritage.
- To avoid or minimise noise, visual, social and other adverse amenity effects on local residents and coastal users during the development and operation of the proposed safe harbour and redevelopment, to the extent practicable.
- To provide for the sustainable long-term management of the environment in the vicinity of the safe harbour project.

4 Assessment of Specific Environmental Effects

4.1 General Approach

The EES documentation should be prepared in the context of the principles of a systems approach and risk-based environmental assessment, as set out in the Ministerial Guidelines.³

The EES must assess potential environmental effects as a result of the construction and operation of safe harbour project. The assessment of environmental effects in the EES, at least in the case of significant risks, should include:

- Potential effects on individual environmental assets, in terms of magnitude, extent and duration of change in the values of each asset;
- Relationships between different effects;
- The likelihood of effective avoidance and mitigation of potential adverse effects;
- The likelihood of adverse effects and associated uncertainty of available predictions;
- Implications of likely effects for implementation of statutory provisions, including policy, as well as consistency with principles and objectives of ESD and environmental protection.

Potential effects of the relevant alternatives need to be systematically identified and assessed in the EES. The depth of investigation of alternatives should be proportionate to their potential for environmental effect as well as their ability to meet the aims of the project, in the context of the relevant evaluation objectives and performance criteria (Section 3.3).

The scope of field investigations and modelling to be conducted should be discussed with DPCD and the TRG. Ultimately it is the proponent's responsibility to ensure that adequate studies are undertaken and reported, particularly where there are specific information requirements to support statutory applications.

³ A *systems* approach involves the consideration of potentially affected environmental systems and interacting environmental elements and processes. This would enable potential interdependencies to be identified, helping to focus relevant investigations and identify opportunities to avoid, mitigate or manage adverse effects. An interdisciplinary approach should be adopted where appropriate.

A *risk-based* approach should be adopted in the assessment of environmental effects so that suitable, intensive, best practice methods can be applied to accurately assess those matters that involve relatively high levels of risk of significant adverse effects and guide the design of strategies to manage these risks. Simpler or less comprehensive methods of investigation may be applied to matters that can be shown to involve lower levels of risk.

Implementation of a risk-based approach means that a staged study design may be appropriate. The initial phase of investigation should characterise environmental assets that may be affected, potential threats arising from a project, and the potential environmental consequences. This phase should enable the design of any necessary further studies proportionate to the risk to analyse the consequences and likelihood of adverse effects.

Specific effects and aspects of investigation are set out below under relevant categories of potential effects. However, the proponent will need to address any other issues that may emerge and warrant assessment during the investigations and preparation of the EES.

4.2 Geology, Geomorphology and Fossil Bed

The EES needs to assess the potential effects from both the construction and operation of the proposed development on any geological or geomorphological significant sites and values, including potential effects on the fossil nodule bed and fossil producing strata, particularly in relation to its conservation and scientific values.

In this context, the EES needs to:

- Investigate and map the extent of the fossils, nodule bed, relevant geological strata, and geomorphology (on land and under-water) and their location relative to the existing site and the proposed elements of the project (e.g. sheet-piling, breakwater, areas of proposed reclamation), as well as documenting a paleontological and geological assessment of their significance.
- Assess the potential effects (i.e. direct and indirect, short and long-term) of the proposed development and any feasible and relevant alternative designs on the fossil nodule bed, relevant geological strata and geomorphology and their values including other identified formations, features and sites of significance.
- Assess the potential effects of the proposed development and any feasible alternative designs on any other features and sites of geological or geomorphological significance in proximity to the proposed facility.
- Identify the presence of acid sulphate soils and, if they exist, their implications for the development, the environmental effects of their excavation and disposal and the potential measures for their treatment and management.
- Identify the potential presence of contaminants within both the soils and any coastal sediments used for previous works (i.e. fill) and determine the measures required to comply with *State Environment Protection Policy (Prevention and Management of Contamination of Land) 2002*.

4.3 Biodiversity and Habitat

The EES needs to provide an assessment of any potential effects of project construction and operations on terrestrial and marine biodiversity, habitats and other conservation values, including any potential short-term, long-term and combined effects from construction and operation of the project. This should take into account potential changes to marine and coastal processes beyond the direct footprint of the project area (see section 4.4).

Specifically, the EES needs to:

- Assess any effects the project may have on ecological communities or individual species of particular conservation significance, including any species or communities listed under the *Flora and Fauna Guarantee Act 1988*.
- Assess the potential effects on any other indigenous flora, fauna, habitats and biodiversity values of the area, including in relation to diversity, structure and functions of any affected ecological communities, such as areas of seagrass habitat.
- Assess any potential effects on the Ricketts Point Marine Sanctuary, taking into account the *Ricketts Point Marine Sanctuary Management Plan* and *Victoria's System of Marine National Parks and Marine Sanctuaries Management Strategy 2003-2010*.
- Assess the potential direct and indirect effects of alternative designs on ecological communities and biodiversity values of the area, including in relation to increased boating activity, dust, light, run-off, noise, etc.
- Address any relevant requirements arising from Victoria's *Biodiversity Strategy* and *Victoria's Native Vegetation Management – A Framework for Action*.
- Specify any intended measures to minimise and mitigate disturbance to habitats and species, in particular those with higher sensitivity and/or conservation status.
- Assess the effectiveness of proposed avoidance, mitigation and management measures.

4.4 Hydrodynamics and Coastal Processes

The EES needs to assess the potential effects of the project on coastal processes, including hydrodynamics and sediment movement. In particular, the EES needs to:

- Assess the potential effects of the project on wave movement, currents and seawater circulation, including different layout/design alternatives for the marina/harbour.
- Assess the potential effects on coastal processes, in particular the impact of the proposed breakwaters and other proposed structures on sediment movement, including its potential implications for the local cliffs, Mentone Beach, Ricketts Point Marine Sanctuary, and other nearby coastal features.
- Assess the potential effects of the proposed reclamation and any related works and dredging for construction of the harbour, and any ongoing maintenance dredging, on coastal processes.

4.5 Water Quality and Water Management

The EES needs to assess the potential effects of the project on water quality (both freshwater and marine). This assessment should take account of construction activities as well as ongoing activities associated with the development.

The EES will need to address all relevant requirements related to water quality and protecting beneficial uses, in the context of the *State Environment Protection Policy (Waters of Victoria)*, *SEPP Schedule F6 (Waters of Port Phillip Bay)*, and other related policies and plans.

More specifically, the EES needs to:

- Assess the existing conditions of terrestrial drainage paths in and around the site, as well as existing marine hydrology and water quality conditions.
- Assess the potential short-term and long-term effects on marine water quality, including an assessment of water movement within and around the proposed harbour and how this movement effects water quality and other related environmental values of the marine environment.
- Assess any potential risks and proposed methods for managing risks associated with contaminated runoff (during construction and operation), wastewater (e.g. from boat maintenance activities, anti-fouling, refuelling etc.) and other potential spills and hazards.

The EES will need to detail the necessary short and long-term environmental monitoring and mitigation measures to minimise the impact of the construction and operation of the development on water quality (freshwater and marine).

4.6 Climate Implications

The EES needs to assess the implications of climatic conditions for the design and operation of the proposed development including in the context of a Coastal Hazard Vulnerability Assessment. Specifically, the EES should characterise the climate of the study area and, further:

- Assess the potential implications of extreme weather conditions such as storms and gales, especially where coinciding with high tides;
- Investigate any implications for the development arising from potential long-term climate change arising from the enhanced greenhouse effect, such as changes in wind and wave patterns, sea level rise, coastal flooding, short and long-term changes to the shoreline; and
- Draw upon information from DSE's Future Coast Program where appropriate.

4.7 Cultural Heritage

The potential effects of the project on any known and as yet unidentified Aboriginal sites and places of archaeological and/or cultural heritage significance needs to be assessed in the EES. The assessment should consider the knowledge, values and views of local Aboriginal communities (including traditional owners and relevant Registered Aboriginal Parties).

The EES needs to clearly document both the consultation and investigation undertaken with respect to Aboriginal cultural heritage, including the preparation of a CHMP, in

accordance with the *Aboriginal Heritage Act 2006* and relevant sub-ordinate legislation. This will include:

- Identifying particular sites of Aboriginal cultural significance and areas of sensitivity by drawing upon existing sources, field surveys and appropriate consultation.
- Assessing potential effects of the proposed development on significant sites.
- Proposing a process for identifying unknown sites during the earthworks for construction.
- Providing recommendations for measures to preserve, record, treat or remove/relocate relics.

The EES also needs to identify any native title interests and briefly outline the process by which these interests would be addressed.

The EES also needs to identify, assess and document any non-Aboriginal cultural heritage values within the study area. Specifically, the EES should:

- Provide an inventory of any post-contact heritage places of significance in the affected areas – some survey work may be required to ensure that the inventory is thorough.
- Assess the extent and significance of effects of the project on any non-Aboriginal cultural heritage sites and values, such as the coastal art trail, and outline any proposed management measures (such as site protection measures, site recording and documentation, and excavation procedures), and any requirements pursuant to either the planning scheme and/or the *Heritage Act 1995*.

4.8 Amenity and Socio-economic Effects

Landscape and Visual Amenity

The EES needs to include an assessment of the potential effects of the project on the landscape character of affected areas and on the visual amenity of residents in the vicinity.

The EES will need to:

- Describe the landscape character of the site and its surrounds, including both its significance and sensitivity to change, in the context of the character of the foreshore and adjoining marine areas, as well as the topography of the site and surrounds.
- Assess the potential changes to the landscape character, and associated visual effects of the project, including from lighting at night. The capacity of the surrounding landscape to ‘absorb’ the elements of the proposed facility should be assessed. Visual effects should be assessed from key vantage points in the vicinity of the facility including offshore, from roadsides, sites of topographical prominence, or with notable natural, scientific, cultural, recreational or aesthetic values..

- Assess the consistency of the proposed development with the *Victorian Coastal Strategy* and any relevant guidelines (e.g. *Siting and Design Guidelines for Structures on the Victorian Coast (1998)* and *Landscape Setting Types for the Victorian Coast (1998)* if applicable).
- Assess the effect of the lighting from the proposed facility on vessels' navigation in nearby waters and accessing the proposed facility at night.
- Specify any measures proposed to minimise and mitigate the visual effects of the facility, and integrate it into the surrounding landscape.

Traffic and Parking

The EES needs to describe the interface of the project with the local road network and assess any potential effects on traffic movement and safety due to construction and operation of the project. All road users and seasonal variations in traffic volumes should be taken into account in this assessment (including cars, pedestrians, cyclists, buses, etc.).

The assessment should include:

- Description of the existing road network and access to the site and a review of existing and potential additional traffic volumes, vehicle types and hours of road use for current and likely future conditions.
- Assessment of effects or risks from any changes to vehicle access to the site, including on road safety, local amenity and users, during construction and operation of the project.
- Assessment of the adequacy of proposed car parking within the proposed development to cater for the range of activities proposed.
- Proposed measures for managing traffic effects associated with the construction and operation of the project, in the context of the traffic volumes and flows on the surrounding roads.
- Any related proposed measures for road or intersection upgrades to accommodate additional traffic or site access requirements including for emergency services response, for construction and operation of the project and/or to improve road safety for road network users.

Noise

The EES needs to assess any likely effect of the project on background noise during the construction and operation of the proposed development, particularly in the context of *SEPP NI (Control of Noise from Commence, Industry and Trade)*, EPA Noise Control Guidelines (publication 1254) and if relevant *SEPP (Control of Noise from Public Premises)*. The EES should:

- Characterise existing ambient noise conditions at the site and at any potentially sensitive locations that would be susceptible to noise from the project.
- Identify and characterise noise emissions from relevant project components and activities, particularly related to the construction phase of the project.

- Identify and optimise noise mitigation measures for the proposed development and associated activities for project construction and operations phases.
- Demonstrate that the project can comply with noise limits and avoid impacts on the amenity of the nearby residents during its construction and operation.

Socio-Economic Effects

The EES should assess the potential social and economic effects of the project, particularly on nearby residents and the surrounding communities. It should include an assessment of:

- The potential for local residents and communities to be indirectly by the project;
- Potential impacts on places with particular cultural, recreational or community value to the local and regional community, particularly with regard to significant locations and vantage points;
- Local community attitudes towards the project; and
- Proposed measures to address potential social impacts.

The EES should also identify any likely social and economic effects of the project at a regional scale if relevant. In doing so, it should assess any potential implications of the project for tourism and recreation, in the context of existing and likely future tourist or recreation uses of the broader area, including the effects of the project on access to and use of land and water in the immediate vicinity of the site (e.g. coastal reserves, aquaculture reserves, boat ramps, walking tracks etc).

Both beneficial and adverse effects of the project on tourism and recreation should be addressed, specifically in relation to the harbour and associated facilities. In this context, the EES should clearly identify the broader community benefits that would be derived from the proposed development of this public area.

Dust

The EES needs to assess the potential effects of the construction and ongoing activities associated with the project on air quality within and around the site. This should include potential effects of airborne substances (including dust), as well as control and mitigation measures identified in order to avoid or minimise adverse impacts.

The EES should also address the relevant provisions and application of best practice measures from any relevant guidelines and legislation.

4.9 Land Use and Infrastructure

The EES needs to provide an assessment of any potential effects of the proposed development on adjoining land uses. In doing so, the EES should:

- Assess compatibility of the project with existing land use in the vicinity of the site, including with respect to public well-being, safety and recreation.
- Assess likely opportunities and constraints for use and/or development of this area that may result from the project.

- Identify any required infrastructure needs and/or services, and assess the impacts of the development on any local infrastructure.
- Assess any environmental effects of additional infrastructure that is likely to be required or accelerated by the proposed development (e.g. intersections).
- Assess compatibility of the project with provisions of the existing planning scheme provisions.
- Identify appropriate planning provisions that may be appropriate to address environmental effects of this project (taking account of EES study outcomes).

4.10 Environmental Management Framework

The EES needs to incorporate a framework for managing the environmental risks and impacts of the project, including:

- The framework of statutory approvals and consents that will give effect to environmental management plans and measures;
- Any Environmental Management System to be adopted (e.g. based on ISO 14001), such that organisational responsibilities and accountabilities are clearly identified;
- Proposed environmental indicators and objectives to guide environmental monitoring and management actions;
- An overview of environmental management plans for the construction and operational phases, and also decommissioning, where relevant;
- A summary of environmental management measures proposed in the EES to address specific issues, including key environmental commitments of the proponent to mitigate adverse effects and enhance environmental performance;
- The proposed program for evaluating environmental outcomes, reviewing and revising environmental management plans, as well as the auditing and reporting of performance;
- Arrangements for management of and access to baseline and monitoring data, to ensure the transparency and accountability of environmental management as well as to contribute to the improvement of environmental knowledge for this area.

4.11 EES Consultation and Communications

The proponent is to prepare and implement a plan for communicating and consulting with the public and stakeholder groups during the course of preparing the EES, as outlined in section 2.1. The plan describes the methods used for engaging with stakeholders during the assessment of effects and is publicly available via the DPCD website.

In addition to undertaking this consultation, the EES should:

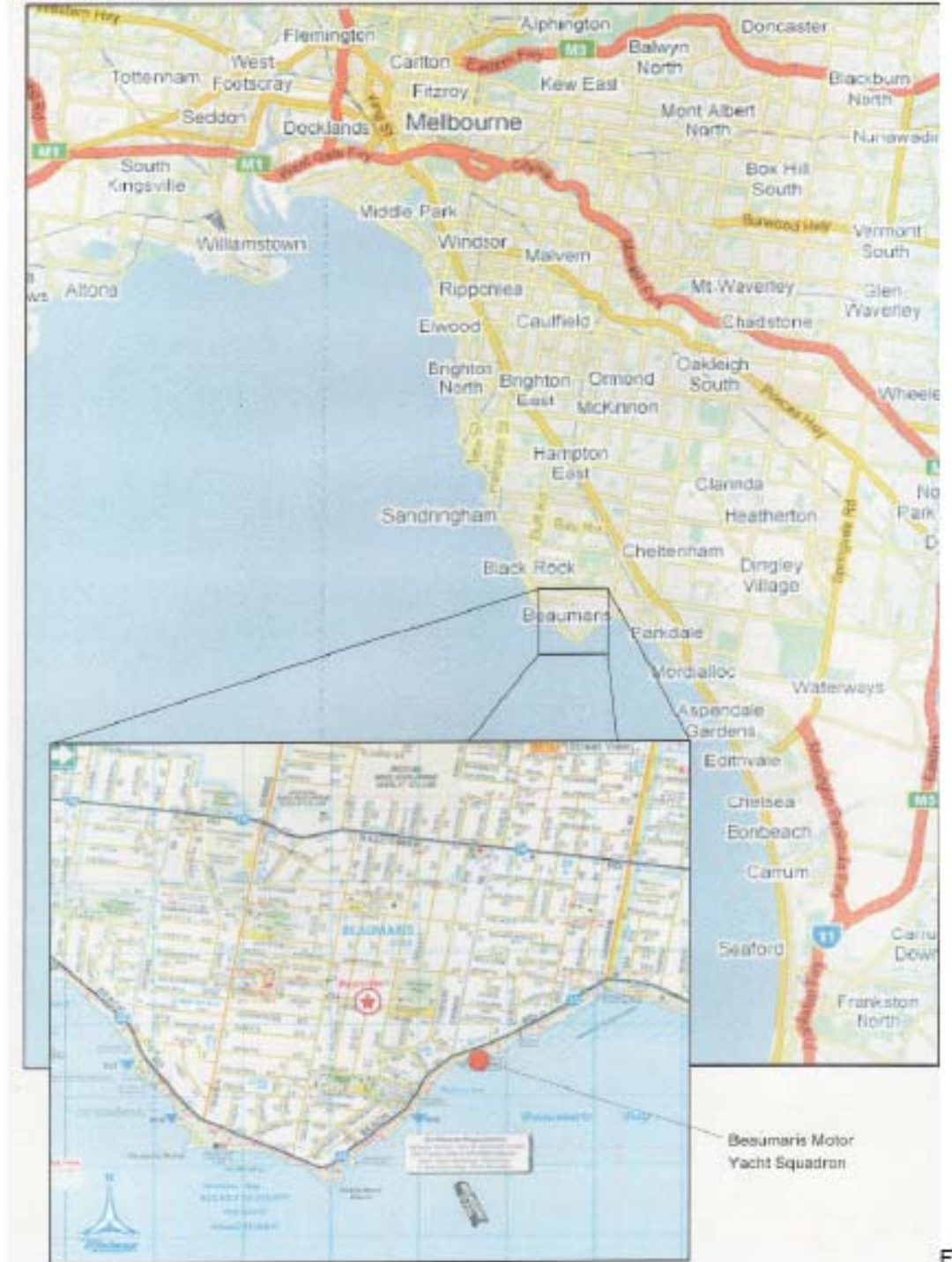
- Outline the outcomes of consultation undertaken during the EES process, the issues and suggestions of stakeholders or members of the public (by theme and source,

rather than individually) and the response made by the proponent in the context of either the EES studies or the refinement of the project; and

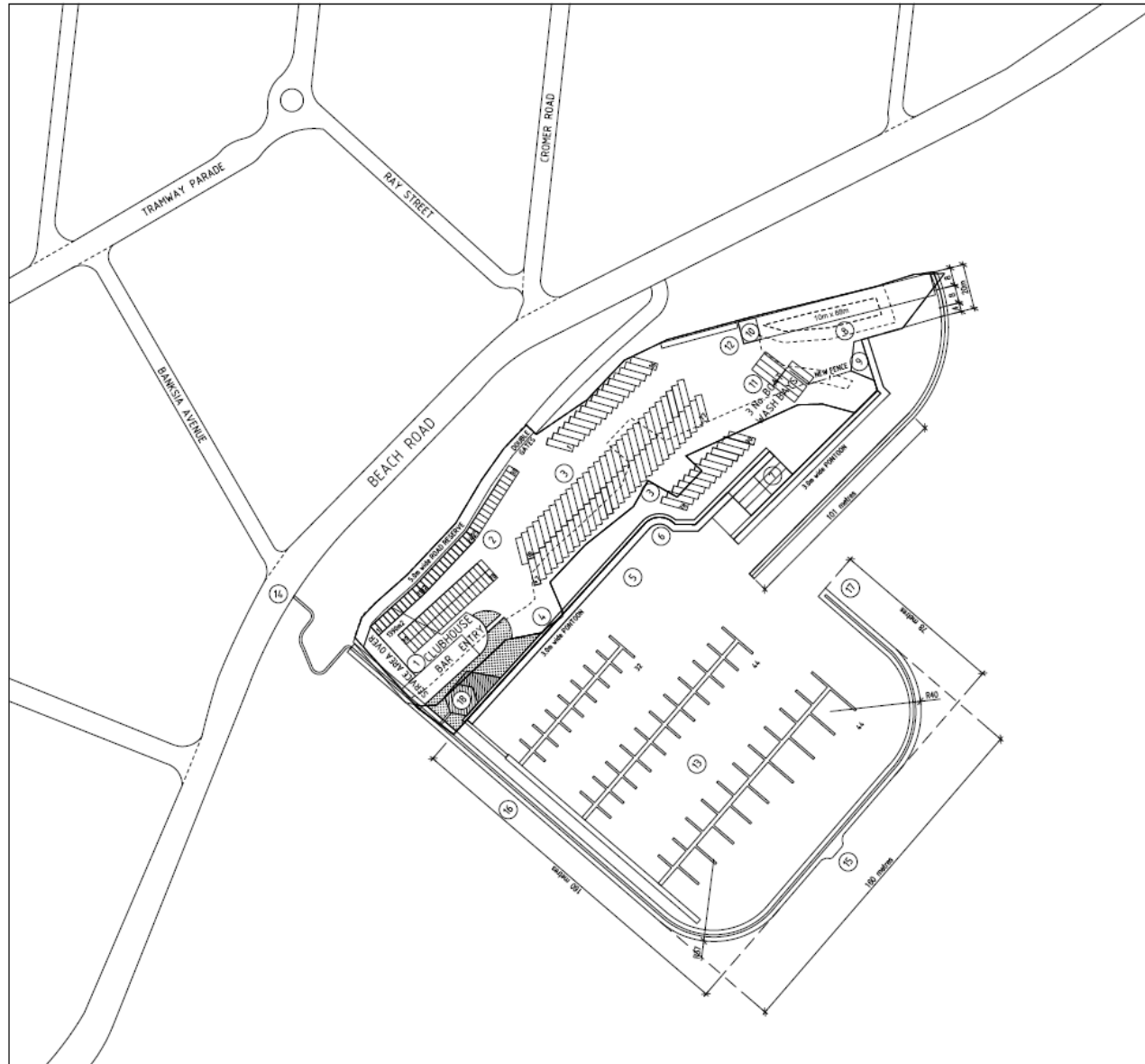
- Outline a program for community consultation and communications during construction and operation of the proposed development, including opportunities for local stakeholders to engage with the proponent and address or respond to potential issues when the project is undertaken.

Appendix - Project Location and Proposed Design

Site Location



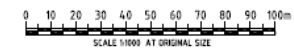
EES Scoping Requirements



- LEGEND:**
1. CLUB HOUSE
 2. CAR PARK - 78 No. SPACES
 3. CAR AND TRAILER PARK - 90 No. SPACES
 4. WATERFRONT BOARDWALK
 5. FUEL SUPPLY
 6. SEWERAGE PUMPOUT UNIT
 7. THREE LANE BOAT RAMP
 8. DRY STACK - 3 HIGH - 78 No. BOATS
 9. DRY STACK LAUNCH AREA
 10. DRY STACK OFFICE
 11. BOAT WASH/DUNDERIGGING AREA
 12. FISH CLEANING AREA
 13. MARINA - 120 No. BOATS
 14. PUBLIC ACCESS TRACK
 15. PUBLIC VIEWING AREA
 16. MW STORMWATER DRAIN EXTENSION
 17. NAVIGATION BEACONS
 18. KIOSK & ALFRESCO AREA

BMYS REVISION 5.0 = 4,186.78 m2

CURRENT TOTAL AREA = 14,516.27 m2



CONTRACTOR SHOULD NOT ALTER OR REMOVE THIS INFORMATION WITHOUT THE ARCHITECT'S PERMISSION	
DATE:	28 DECEMBER 2015

AMENDMENT	DATE	REV

AMENDMENT	DATE	REV

AMENDMENT	DATE	REV

ARCHITECTS DETAILS

rm+a
ARCHITECTS

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CLIENT:
BEAUMARIS MOTOR YACHT SQUADRON

PROJECT:
BMYS REDEVELOPMENT
AT - BEACH ROAD,
BEAUMARIS, VICTORIA

DRAWING TITLE: PROPOSED CONCEPT PLAN	
DATE: 1/1/2010	PROJECT NO: 2015
DRAWING NO: SK7	REV NO: -