DA 25/2018
Jenner Street WYNYARD

Proposal:  Removal of Slipway & Demolition of 2 Sheds
Discretionary Matter:  Special Provision - Demolition (9.4)

REPRESENTATIONS CLOSE ON:
Friday 6 April 2018

Please Note:  
All documents contained herewith are for public viewing only and must not be removed from the Council offices.

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<td>Wynyard Yacht Club Letter to Waratah-Wynyard Council dated 6.03.18</td>
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PLANNING PERMIT APPLICATION
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51, LAND USE PLANNING & APPROVALS ACT 1993

1. Development Address ........................................... JENNINGS STREET WYNYARD

2. Full Name of Applicant(s) ........................................ WYNYARD YACHT CLUB INC

3. Postal Address of Applicants(s) ........................................... PO BOX 173 WYNYARD

Would you like this address recorded for all Council correspondence  Yes  No

Email Address .................................................. secretaruwynd@cyndi.org

Telephone – Day .................................................. Mobile ................................0459 108 316

WHERE THE APPLICANT IS NOT THE OWNER
In accordance with Section 52 of the Land Use Planning and Approvals Act 1993 if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

4. Name of Property Owner (see authorisation below)

   Full Name ................................................................. The Crown
   Address ................................................................. C/- 134 Macquarie St, Hobart

   Telephone – Home .................................................. Work/Business ................................

Applicant’s Notification to Owner

I ................................................................. Full Name of Applicant(s) ........................................... CHRISTOPHER SYMONDS (SECRETARY)

of ................................................................. PO BOX 173 WYNYARD, TAS 7325

Applicant’s Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

I/We understand that in accordance with Section 52(2) of the Land Use Planning and Approvals Act 1993 a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant’s Signature(s) ..................................................

JESS WALKER
TEAM LEADER, CROWN LAND SERVICES
5. Proposed Development (Fully describe intended use of land or premises)

All infrastructure is to be removed from land, including 2 small sheds, wind inside, railway iron, concrete slab cradle that holds boat upright.

6. Supporting Information if necessary to explain special features of the proposal.
(Attach separate sheet if required)

Infrastructure vandalized as per incident report attached

To include –

(a) Two Copies (+ electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

☐ i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
☐ ii. a full description of the proposed use or development;
☐ iii. a full description of the manner in which the use or development will operate;
☐ iv. a site analysis and site plan at an acceptable scale;
☐ v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
☐ vi. a plan of the proposed landscaping;
☐ vii. car parking facilities and capacity;
☐ viii. area of clearing of trees and bushland;
☐ ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

(b) A FULL COPY OF YOUR TITLE SHALL ALSO ACCOMPANY THE APPLICATION.

Title Certificate ☐  Title Plan ☐  Schedule of Easements ☐

(c) RELEVANT ENGINEERING APPROVALS

Access ☐  Stormwater ☐

7. Present use of site and/or buildings – full description

Slipway that has not been used since 2013

8. Car Parking NIL  Floor Area 8 m²  Site Area 360 m²

Existing on site .................. Existing .................. m²  ..................m²

Total no. proposed .................. Proposed .................. m²  ..................m²

Total .................. m²

Planning Permit Application Form – Updated 3/07/2017 – RECFIND File 014.10
Questions 9 to 12 relate to Commercial and Industrial Uses and Developments only

9. What days and hours of operation are proposed?
   - Monday to Friday: From \( \ldots \) a.m. to \( \ldots \) p.m.
   - Saturday: From \( \ldots \) a.m. to \( \ldots \) p.m.
   - Sunday: From \( \ldots \) a.m. to \( \ldots \) p.m.

10. Number of Employees?
    - Existing: \( \text{NA} \)
    - Proposed: \( \ldots \)

11. Vehicles visiting or delivering to or from the site?
    - Type | No. | Trips per day
    - \( \text{NA} \) |

12. What type of machinery is to be installed or used?
    - Type | No. |
    - \( \text{Track / Excavator (Stone Groups Earth moving Pty Ltd) 1 days work} \)

DECLARATION BY APPLICANT (mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/we hereby acknowledge that Section 20(a) of the Local Government Act 1993 provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the Council.

Signature(s) \( \ldots \)

Date \( \text{28/2/2018} \)
OFFICE USE ONLY

14. Application Taken on ................................................. 9/3/18 ................................................. By .................................................

15. Application given o.k. to process ................................................. ................................................. Yes ................................................. By .................................................

16. Use Class ................................................. Commercial/Residential

17. Zoning of Property ................................................. Open Space, Environmental Management

18. Proposal ................................................. Renewal of Existing Permit for Shed

19. Permit Type ................................................. Discretionary ................................................. Advertisement Date .................................................

20. Discretion ................................................. Special Provision for Condition .................................................

20. Notice on Property by ................................................. at ................................................. am/pm .................................................

On ................................................. (see declaration attached)

21. Immediate Adjoining Property Owner(s) Notified on .................................................

22. Gas Pipeline ................................................. No ................................................. Checked By .................................................

23. Heritage Listed ................................................. No ................................................. Checked By .................................................

24. Assessment Committee for Dam Construction ................................................. No ................................................. Checked By .................................................

25. Prime Agricultural Land ................................................. No ................................................. Checked By .................................................

26. Land Hazard ................................................. Low ................................................. Medium ................................................. Medium-Active ................................................. High ................................................. Checked By .................................................

27. Landslip A ................................................. Landslip B ................................................. Landslip Susceptibility ................................................. Checked By .................................................

28. Clock Started ................................................. 9/3/18 ................................................. Day .................................................

Clock Stopped ................................................. Day .................................................

Clock Restarted ................................................. Day .................................................

29. 42 Days run out on: ................................................. 23/4/18 ................................................. Checked By .................................................

30. Extension of Time Until .................................................

31. Application - Approved/Refused .................................................

32. Decision Date .................................................

33. Applicant(s) Notified .................................................

34. Representor(s) Notified .................................................
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

No.: DA 25/2018
LOCATION: Jenner Street WYNYARD
APPLICANT: Wynyard Yacht Club Inc
ZONING: Open Space, Environmental Management
USE CLASS: Pleasure Boat Facility
PROPOSAL: Removal of Slipway & Demolition of 2 Sheds
DISCRETIONARY MATTER: Special Provision - Demolition (9.4)

The application and associated plans and documents will be available for inspection during normal office hours for a period of 14 days from the date of this notice at the Council Office, Saunders Street, Wynyard or can be viewed on the Council website www.warwyn.tas.gov.au.

Any person who wishes to make representations in accordance with the Land Use Planning and Approvals Act 1993, must do so during the 14 day period.

Representations in writing will be received by the General Manager, P.O. Box 168, Wynyard, 7325, email council@warwyn.tas.gov.au by Friday 6 April 2018.

Dated Wednesday 21 March 2018.

Shane Crawford
GENERAL MANAGER
Mr Chris Symonds  
VMR Unit Commander  
Wynyard Yacht Club Inc.  
PO Box 173  
WYNYARD TAS 7325

Email to: secretary@wynyard.org

Dear Mr Symonds,

LODGERMENT OF PLANNING APPLICATION  
REMOVAL OF SLIPWAY INFRASTRUCTURE  
CROWN LAND ADJACENT TO 2 JENNER STREET, WYNYARD

This letter, issued pursuant to section 52(1B) of the Land Use Planning and Approvals Act 1993, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

The Department has undertaken a preliminary assessment of the proposed works and has identified a number of matters that may require further consideration, including:

1) Management of marine subaqueous/intertidal acid sulfate soils which are highly likely to be present, and may be disturbed by the removal of the slipway tracks.

2) The mobilisation of potential contaminants in the sediments; it is recommended that a plan is prepared to minimise the disturbance of sediments in the intertidal and marine areas (this may include measures such as undertaking the works at slack / low tide, using silt fences if a visible sediment plume develops etc.).

3) There is a potential for any concrete, soils and other materials (e.g. slipway tracks) to be controlled wastes from contamination typically associated with slipway activities (see EPA Information Bulletin 105 (http://epa.tas.gov.au/Documents/IB105_Classification_and_Management_of_Contaminated_Soil_2012.pdf).


This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the Crown Lands Act 1976 have been granted. If planning approval is given for the proposed development, the Wynyard Yacht Club will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.
If you need more information regarding the above, please contact the officer at the head of this correspondence.

Yours sincerely,

Jesse Walker
Team Leader (Unit Manager, Policy & Projects)
Crown Land Services

2 March 2018
6th March 2018

Shane Crawford.
General Manager
Waratah Wynyard Council
PO Box 168
Wynyard
Tas 7325

Re Jenner Street Slipway.

Dear Shane,

The Slipway site will be cleared of all infrastructure as soon as approval has being granted by Crown Land and contractors availability.

As a result of conditions imposed on the project to ensure that no chemicals are disturbed during the cleanup the following will take place.

- The Wynyard Yacht Club has engaged a qualified disposal contractor Shane Groves Earthmovings PTY Ltd to complete the works.
- Removal of the railway iron and sleepers will occur at low tide as not to create sediments to travel with tidal flows.
- The Slipway has had no use by boat owners since April 2013
- The slipway had limited use in the preceding 10 years with on average four boats using the slipway per year.
- The concrete slabs above high tide will be removed by contractors.
- The winch’s inside the two sheds are to be gisfted to the NW Historical Machinery group.

Regards

Chris Symonds
Secretary
Wynyard Yacht Club Inc
0459 108 066
Incident Report Template

Note that the club or association that you are officiating with may have their own incident reporting forms and processes.

Name and role of person completing this form:
Chris Symonds

Signature of person completing this form: 17 10 2019

Date: 17 10 2017

Incident

Date and time of incident: Friday 20th October

Name/s of person/s involved in the incident and their clubs/associations:

Unknown members of the public

Description of incident:

Friday 13th it was reported by a membr of the public to Commodore Neal Rodwell that the site at the slipway had being a target of vandalism. The steel cradle that holds the boats was released from its parked position and rolled down its tracks 30 meters into the river. Snnificant damage has occurred to the two sheds situated at the site.
Witnesses (include contact details):
No witnesses to the incident

**Reporting of the incident to club/association**

<table>
<thead>
<tr>
<th>Incident Reported to:</th>
<th>Date:</th>
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<tbody>
<tr>
<td>WYC management, Wynyard Police and Local council</td>
<td>17&lt;sup&gt;th&lt;/sup&gt; Oct Police and WWC.</td>
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<tr>
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<td>15&lt;sup&gt;th&lt;/sup&gt; Oct Management of WYC</td>
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How (this form, in person, email, phone):
Email

**Follow Up Action**

**Description of actions to be taken:**

Quotes being obtained to clear site totally of sheds, rails and cradle.
# DOCUMENT TRANSMITTAL

**REPORT:** Wynyard Yacht Club – Boat Maintenance Slip – Inglis River, Wynyard

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<th>Issue</th>
<th>Reason</th>
<th>Revision</th>
<th>Date</th>
<th>Prepared By</th>
<th>Approved By</th>
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## Distribution of Report

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<tr>
<td>Wynyard Yacht Club</td>
<td>C Symonds</td>
<td>Mob: 0459 108 066</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Secretary: Wynyard Yacht Club</td>
<td>e: <a href="mailto:symondsx6@bigpond.com">symondsx6@bigpond.com</a></td>
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<tr>
<td></td>
<td>PO Box 173</td>
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1. INTRODUCTION

AJL Consulting Engineers have been engaged by Chris Symonds from the Wynyard Yacht Club, to carry out an engineering assessment for the Inglis River Boat Maintenance Slip. The purpose of the report is to identify the existing structure condition and to review the overall operational standards and upgrade requirements to assist the Wynyard Yacht Club planning and budgeting for future capital works and maintenance program.

We are informed that boat the maintenance slip was relocated from Camp Creek in the 1960’s to its current position in the Inglis River. During the 1960’s the boat maintenance slip was operated using a timber constructed cradle and manually operated hand winch.

The boat maintenance slip was rebuilt in the 1970’s by local boat owners, the winch shed is the only remaining structure of the original slip. At this stage an electrical winch was installed and a steel framed cradle was fabricated.

In the 1990’s the steel framed cradle was refurbished and a new wire rope installed. The rebuild consisted of: Replacement of diagonal braces, fully sand blasted and painted using a two pack paint system and re-bushing of the trolley / cradle wheels.
2. OBJECTIVE OF THIS REPORT

The overall objective of this report is to:

- Form a professional engineering opinion on the structural condition of the existing slip.
- Limited review of current safety & environment requirements for operating & maintaining a boat maintenance slip.
- Provide report on upgrade requirements.

This report will form a part of a feasibility study prepared by the Wynyard Yacht Club to evaluate the future viability of the boat maintenance slip.
3. ENGINEERING ASSESSMENT

3.1 Existing Structural Conditions

General

The existing boat maintenance slip is constructed from the following elements:

1. **Track**: 2 x steel railway irons on timber sleepers, founded on the natural river bed, nominally 8° slope.
2. **Boat Maintenance Area**: Non bunded concrete slab located at the top end of the track above the nominal high tide level, nominally 6° slope.
3. **Boat Cradle / Trolley**: Steel framed trolley on 6 x brass bushed steel wheels.
4. **Winch House**: Concrete floor, 3 x insitu concrete walls, 1 x timber framed wall, colorbond roof.
5. **Winch**: Bolted to floor slab, single phase electric winch, manual foot brake, no working load limit, brand or manufactures specifications could be located on the winch.

Wynyard Yacht Club have no design or certification documents for the boat maintenance slip.

This report on condition contains the following definitions and their descriptions are as follows:

- **GOOD** – No signs of wear of tear and able to perform the function for which it was installed.
- **FAIR** – Showing signs of wear or decay but still serviceable and functioning adequately.
- **POOR** – Subject to hard and long term wear or decay with repair and/or replacement generally necessary.
- **MINOR** – Least or small in amount or extent.
- **MODERATE** – Average or medium in amount or extent.
- **MAJOR** – Greater than others in amount or extent.

We have carried out a visual inspection of the exposed elements of the boat maintenance slip and note the following observations:

1. **Track**
   
   1.1. The timber sleepers show moderate signs of splitting and decay. The sleepers are founding on the natural river bed and appear to be relatively stable with minor signs of settlement.
   
   1.2. The timber sleeper spacing’s are irregular.
   
   1.3. The steel rails below the nominal half tide level appear to be in fair condition.
   
   1.4. The steel rails between the nominal half tide level & nominal high tide level appear to be in poor condition.
   
   1.5. The rails above the nominal high tide level (within the maintenance slab) appear to be in fair condition.
   
   1.6. The rail spikes appear to be in poor condition.
   
   1.7. Track alignment has not been assessed.

2. **Boat Maintenance Slab**

   2.1. The concrete boat maintenance slab appears to be in good condition and shows no signs of major settlement or cracking in the structure.

   2.2. As stated above the tracks located within the maintenance slab appear to be in fair condition.
3. **Boat Cradle / Trolley**
   3.1. The steel framed trolley is in poor condition with major corrosion to the lower chassis.
   3.2. Corrosion protection no longer exists on the steelwork.
   3.3. The brass bushed steel wheel appear to be in poor condition.
   3.4. The trolley does not freely travel along the track, this may be due to track misalignment or wheel bearing condition.

4. **Winch House**
   4.1. The concrete floor and walls appear to be in good structural condition and show no signs of movement or cracking.
   4.2. The timber framed, treated pine cladding boards are generally in fair condition.
   4.3. The colorbond roof appear to be in poor condition.

5. **Winch**
   The winch is in poor working condition due to the following items:
   5.1. The start-up motor does not function correctly.
   5.2. Difficult to disengage and engage the drive gear.
   5.3. Sections of the wire rope are in poor condition with broken wire strands.
   5.4. Refer section 3.2 for environmental and safety review.

6. **Surrounding Area**
   6.1. The area around the Boat Maintenance Slab and Winch House appears to be in fair condition showing minor sign of erosion from stormwater runoff.

---

3.2 Existing Environmental and Safety Review

**Boat Maintenance Area**

The boat maintenance area does not meet current environmental standards due to the following items:

1. The maintenance area does not have a bunded work area that is capable of catching and storing solid and liquid waste in the event of a spill. This is a mandatory requirement as stated in clause 3.4 of Environmental Guidelines for Boat Repair and Maintenance by Department of Environment, Parks, Heritage and the Arts Environment Division (DOEPHAED), which is the relevant guideline in Tasmania.

**Winch**

The boat winch does not meet current safety standards due to the following items:

1. No labelling of manufactures Working Load Limit and specifications in accordance with AS1418 Cranes, hoists and winches.
2. Inadequate pinch point guarding in place as stated in AS4024.1601-2006 Safety of machinery – Design of controls, interlocks and guarding.
Winch House

It is our opinion that the winch house does not meet current safety standards because there is no clear view for the operator to see the trolley / boat cradle during operation. There are no structural certification documents on the winch house and the concrete footing that supports the winch.

Boat Maintenance Slip Facilities

The site does not meet current safety standards due to the following items:

1. There are no means to stop unauthorised personnel from entering the site (barriers or signage as required in Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.

2. There are no provisions for the personnel to work at a heights (fixed or temporary work platforms). Portable ladders should not be used as a work platforms and should only be used as a means of access onto the boat. Ladders must be secured to the trolley and / or boat and have an Australian Standard WLL of 120kg in accordance with clause 7.1 managing the Risk of Falls at Work by Workplace Standards Department of Justice.

3. There are currently no site management and record keeping for the overall operations of the slip as specified in clause 3.4 Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.
4. UPGRADE REQUIREMENTS

4.1 Upgrade Work

Due to the above non-conformance items, it is our professional opinion that the existing boat maintenance slip requires an upgrade to comply with current Australian Standards.

We have identified the following items to be upgraded, including but not limited to:

- Provide bunded slab to the boat maintenance area 1m minimum above high tide mark in accordance with clause 3.4 Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.
- Provide grated catchment sump with 2mm diameter mesh removable basket at bottom end of bunded area in accordance with clause 3.4 Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.
- Provide a waste water storage / settling tank. Waste water to be removed off site by authorised collection service or filtered and discharged to approved sewer connection or recirculated system in accordance with clause 3.4 Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.
- Provide new load rated guarded winch, cable and load rated shackles in accordance with AS1418 - Cranes, hoists and winches.
- Install new rails and sleepers below maintenance slab.
- Provide new engineered boat cradle / trolley.
- Provide work platforms or provisions for temporary scaffold construction for work required above 1m off ground level in accordance with Managing the Risk of Falls at Work by Workplace Standards Department of Justice.
- Provide barricaded work area and all required signage in accordance with clause 3.4 Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.
- Provide fire extinguishers to TasFire requirements.
- Engage a suitably qualified environmental engineering consultant to prepare an Environmental Management Plan for the site, which includes but not limited to:
  - Site Plan
  - Description and procedures of the approved works that can be undertaken at the facility, including facility rules and environmental management.
  - Copy of Material Safety Data Sheets for all chemicals used or stored on site.
  - An Emergency Response Plan.
  - A Waste Management Plan
  - Copy of all approvals & certificates granted for the facilities including but not limited to: Council Approvals, Crown Land Lease Agreements, Environmental Management, Trade Waste Agreements, Structural Certificates and manufactures specifications, maintenance guides and all insurance details etc.
  - Prepare a slip register containing details of each boat slipped, including but on limited to:
    - Owner’s details: Name, address & contact details.
    - Maintenance contactors details: Name, address & contact details.
    - Boat details: Name, Numbers, Length, Gross Weight, Recent voyage history.
    - Record of maintenance to be carried out.
- Provide a secure, bunded, covered chemical storage area in accordance with clause 3.4 Environmental Guidelines for Boat Repair and Maintenance by DOEPHAED.
5. REPORT LIMITATIONS

The above assessment is a preliminary analysis of the condition of the boat maintenance slip and general requirements for upgrading to current Australian Standards. Further design and investigation would be required to complete engineering design, documentation and certification ready to submit for regulatory approvals and calling of tenders / construction.
6. SUMMARY

It is our opinion that the Inglis River boat maintenance slip is in an aged state and is in poor condition. It no longer meets current environmental or safe working standards as stated above in figure 3.2.

We advise the slip facility be rebuilt to comply with current Australian Standards & regulatory authority standards or decommissioned and site re-habilitated in accordance with current best practice and regulatory authority standards / requirements.
7. REFERENCES

Following references were used:

- AS1418 Cranes, hoists and winches.
- Managing the Risk of Falls at Work by Workplace Standards Department of Justice.
- Environmental Guidelines for Boat Repair and Maintenance by Department of Environment, Parks, Heritage and the Arts Environmental Division.
- AS1657 Fixed Platforms, walkways, stairways and ladders.
8. APPENDIX

Following are several photographs of the Inglis River boat maintenance slip taken on 13th of May 2014 to record the structures condition at the time of inspection.

Fig 8.1 – Slip track entering Inglis River

Fig 8.2 – Boat on slip positioned over maintenance area
Fig 8.3 - Winch

Fig 8.4 – Boat Cradle / Trolley
Fig 8.5 - Boat Cradle / Trolley

Fig 8.6 - Boat Cradle / Trolley
Fig 8.7 – Winch House