



*Elevation of Dry Stack set against endemic Batemans Bay flora*

## The dry stack

The provision of a dry stack boat storage facility is an essential element of the marina redevelopment proposal, both in terms of providing increased affordable boat storage and ensuring the project remains viable.

Benefits of the Dry Stack include:

- significant environmental benefits by eliminating the need for anti-fouling agents required in maintaining boats in wet berths
- a reduction in the number of boats being towed on regional roads, particularly between Batemans Bay and Canberra.
- reduction in carbon emissions as a result of the above transportation benefit
- the potential for rain-water harvesting for marina operations
- the ability to contain and reuse all grey water runoff associated with the boat maintenance and storage.

The dry stack operations will ensure minimal noise results from activities within the facility.

JMA has carefully evaluated ways to reduce the visual bulk and scale of the dry stack storage structure and is proposing the following measures to minimise its visual prominence:

- varied and visually interesting treatments to the walls of the stack
- the use of semi transparent materials
- landscape screening using local native trees.

In developing plans for the dry stack the architects have drawn upon local heritage. The new facility will reflect aspects of the old timber mill buildings which once existed where the Spinnaker Units are now constructed.



*Historical Batemans Bay Shed - Perrys Mill 1903 facade patterning*



*Artist impression of Marina sub-precinct*

