

RECORD OF DECISION THE SYDNEY EAST REGION PLANNING PANEL

MEMBERS:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Sue Hoopmann	Panel Member
Brian McDonald	Panel Member

The Panel considered the change to the minutes of the meeting held on Wednesday 21 April 2010 via emails and this is a record of the process and decision.

ITEM 1 - ***2010SYE012 – Hunters Hill – DA 2009/1128 – Woolwich Marina, 2C Margaret Street, Woolwich***

The recommendation in the Council's planning assessment report for the original application was accepted by the Panel at its meeting on 21 April 2010 and would only come into effect subject to the application being considered by the Foreshores and Waterways Planning and Development Advisory Committee and if it has not raised any objection.

The matter was considered by the Foreshores and Waterways Planning and Development Advisory Committee on the 30 April 2010 see attached minutes.

The Panel Secretariat circulated the Committee's minutes, original minutes of panel meeting on 21 April 2010 approving the proposal and the Chair's comments below to panel members and requested confirmation of panel member's decision on the Chair's comments.

"Subsequent to the meeting on 21 April 2010, the Foreshores and Waterways Planning and Development Advisory Committee has met and generally endorsed the Panel's decision except for Condition 3, which requires the relocation of the pumping out facility. For that reason Condition 3 is deleted from the final decision"

Panel members confirmed their agreement to the comments via email between 4 May 2010 and 7 May 2010. All Panel members are in favour of the change.

Resolved

That development application No 2009-1128 for the demolition of part of the existing berth structure and mooring piles and the construction of a floating marina structure plus the provision of associated services at No.2C Margaret Street, Woolwich, be **approved**, subject to amended conditions in the minutes of the meeting of the 21 April 2010 and as amended by the post meeting decision:

"Subsequent to the meeting on 21 April 2010, the Foreshores and Waterways Planning and Development Advisory Committee has met and generally endorsed the Panel's decision except for Condition 3, which requires the relocation of the pumping out facility. For that reason Condition 3 is deleted from the final decision"

Endorsed by

David Furlong
as delegated by John Roseth Chair
Sydney East Region Planning Panel
17 May 2010

Foreshores and Waterways Planning and Development Advisory Committee

Application details

Lesley Anne Newton

Application for proposed redevelopment of Woolwich Marina at 2C Margaret Street,
WOOLWICH.

NSW Maritime file ref.: W92/1628/9

Committee consideration

1. This matter was considered by the Foreshores and Waterways Planning and Development Advisory Committee on Friday 30 April 2010.
2. The Committee bases the below mentioned comments on the applicant's Environmental Impact Statement and the assessment report of the Sydney East Joint Regional Planning Panel (JRPP) which indicates that the applicant's proposal is for the demolition of the existing marina that currently provides storage for 40 vessels (including 20 fixed berths and 20 swing moorings) to be replaced by a 32 berth floating marina structure with 10 swing moorings, bringing the total capacity to 42 vessels.
3. The Committee notes the application was approved by the JRPP on 21st April 2010 (minutes attached) subject to the outcome of this meeting. The JRPP also approved a revised configuration of the marina which includes:
 - Amending the design of the arm of the floating berth structure that is nearest to the public boat ramp at the end of Margaret Street. The intention here is to improve vessel access to and from the the public ramp. As a result of this amendment, 2 fixed berths will need to be deleted from the marina proposal; and
 - Relocating the proposed pumpout facility to the inner arm of the floating berth structure.
4. The Committee also notes the provisions of Clause 2 (2) (b) of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) as it relates to the public good.
5. The Committee considers the amended design of the arm nearest the public boat ramp, as recommended by the JRPP, to be an improvement as it will enhance access to the public boat ramp and will be consistent with the abovementioned Clause 2 (2) (b).
6. The Committee considers the proposed pumpout facility should remain in the position applied for because it will be more readily accessible and visible to the boating public.

Foreshores and Waterways Planning and Development Advisory Committee


7. The Committee recommends that the JRPP considers the abovementioned matters when reaching a final decision on this application.



Fran Rein
Chair
Representing NSW Maritime



Una Williamson
Representing Department of Planning



Kerry Smith
Representing Hunters Hill Council

MINUTES OF THE SYDNEY EAST PLANNING PANEL MEETING HELD AT HUNTER'S HILL COUNCIL ON WEDNESDAY, 21 APRIL 2010 AT 3:00 PM

PRESENT:

Dr John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Sue Hoopmann	Panel Member
Brian McDonald	Panel Member

IN ATTENDANCE

Steve Kourepis	Manager, Regulatory Control, Hunters Hill Council
Howard Bersten	Council's Maritime Specialist, Hunters Hill Council
Kerry Smith	Senior Town Planner, Hunters Hill Council

APOLOGY: NIL

The meeting commenced at 3.15pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest:

Susan Hoopmann declared a Non-pecuniary Interest as a Board Member on the Sydney Harbour Federation Trust, who is the owner of the neighbouring property and who have lodged an objection to the development application.

2. Business Items

ITEM 1 - 2010SYE012 – Hunters Hill – DA 2009/1128 – Woolwich Marina, 2C Margaret Street, Woolwich

3. Public Submission -

Mr. Tom Atkinson & Mr. Richard White, objectors, spoke against the proposal
Ms Lesley Anne Newton, applicant/owner and Ms Sophie Zivanovic, town planner spoke for the application

4. Business Item Recommendations

2010SYE012 – Hunters Hill – DA 2009/1128 – Woolwich Marina, 2C Margaret Street, Woolwich

- A. The Sydney East Joint Regional Planning Panel has resolved by a majority of 4 to 1 to accept the planning assessment report's recommendation to grant consent to the application subject to Berths Nos 7 and 8 being deleted and the following conditions of consent be imposed:

That development application No 2009-1128 for the demolition of part of the existing berth structure and mooring piles and the construction of a floating marina structure plus the provision of associated services at No.2C Margaret Street, Woolwich, be **approved**, subject to the following conditions:

1. The development consent No. 2009-1128 relates to the plans prepared by Worley Parsons drawing Nos.6557-01-001 Issue B dated 9 Dec 2009 & 6557-01-002 Issue E dated 7 Dec 2009, as received by Council on 11 December 2009, except where amended by conditions of this consent.
2. This application permits the construction of a floating Marina for the provisions of only 30 Berths. Berth Nos.7 and 8 shall be deleted from the development in order to provide for a safer navigation of waters for users of the Margaret Street public ramp. The walkway section between the northern arm and the southern end of the existing floating structure to be retained in the proposed development is to be relocated west. The plans are to be amended to reflect this change and to include a site plan to be fully dimensioned, sections and elevational details of the Marina and pontoon structure and to be submitted to Council.
3. The sewage pump out shall be relocated to the western side of the northern arm of the pontoon, adjoining bays 9 to 12, to minimise the risk of spillage and to reduce the visual impact of that part of the development. The plans are to be amended to reflect this change. The Plans reflecting this amendment are to be submitted to Council.
4. The sewage pump out system shall be connected to the nearby pumping station on Margaret Street in accordance with the requirements of Sydney Water. The applicant shall forward a copy of the approved development proposal to Sydney Water for approval with regard to the location of the proposed facility near the foreshore. A copy of this approval shall be submitted to Council.
5. Any piles not used for the moorings vessels shall have flat tops and all other piles shall have conical pile caps, to give better protection to the birds for their local resting places.
6. Only two (2) berths shall be provided for vessels of length greater than 16 metres and not more than 18 metres in length to be moored

in the wet berths located in water that is presently between 5 metres and 10 metres in depth.

7. No injury being caused to the amenity of the neighbourhood due to the emission of noise outside of normal business hours or otherwise.
 8. An authorised security code shall be provided for lessees of the moorings to access the new security gate.
 9. Before commencement of construction, the applicant shall satisfy all requirements of NSW Maritime.
 10. The work as to be modified in accordance with the conditions of this consent being carried out in accordance with the Construction Environmental Management Plan as prepared by Worley Parsons and incorporated in the Environmental Impact Statement.
 11. All existing piles that are subject to removal or replacement are to be completely removed from the bed of the Parramatta River.
 12. No dredging is approved by this consent.
 13. Work must be carried out in accordance with the requirements of the Building Code of Australia and with reference to NSW Maritime's Engineering Standards and Guidelines for Maritime Structures.
 14. Before the commencement of construction, appropriate detailed dimensioned working drawings fully and clearly describing all the proposed works and their components are to be submitted to and approved by the NSW Maritime.
 15. Compliance with General Terms of Agreement (GTA) issued by the Department of Industry and Investment received by Council dated 22 December 2009, the Department Office of Water received by Council dated 22 January 2010 and the Foreshores and Waterways Planning and Development Committee on 30 April 2010 as attached to this consent.
- B. The above resolution is to come into effect only where the Foreshores and Waterways Planning and Development Advisory Committee have considered the application and if it has not raised any objection.
- C. Should the above Committee advise that it has an objection, the Panel will consult by electronic communication and reach a decision on the basis of that advice.

For: John Roseth
David Furlong
Mary Lynne Taylor
Brian McDonald

Against: Sue Hoopmann

The meeting concluded at 5.30 pm

Endorsed by:

John Roseth
Chair, Sydney East Planning Panel
7 May 2010