

18 September 2020

HPS Reference: 2017051

The Panel Secretariat
Sydney North Regional Planning Panel
NSW Department of Industry, Planning & Environment
4 Parramatta Square
12 Darcy Street,
PARRAMATTA NSW 2150

Dear Madam,

PANEL REFERENCE: PPSSNH-30
DA NUMBER: 313.19
STREET ADDRESS: 62 WILLOUGHBY STREET, KIRIRIBILLI

We refer to the aforementioned development application and confirm that Hamptons Property Services Pty Ltd (Hamptons) acts on behalf of Pattons Slipway Pty Ltd.

We have reviewed the Council Assessment Report pertaining to this application and note the recommendation for refusal on the following grounds:

1. That the two storey boatshed and storage of boats on the hardstand would have a significant impact on public views and views from surrounding properties.
2. That the marina and scale of the proposed hardstand would result in an intensification of use with respect to the boat repairs carried out, therefore resulting in adverse amenity impacts.
3. That there is insufficient parking to support the proposed intensification of use.

Having regard to the above concerns raised, the Applicant has carefully considered these issues and, in response, provides amended plans for consideration by the Sydney North Planning Panel (SNPP) which respond to the matters raised.

The proposed amendments to the plans are as follows:

1. Reduction in the hardstand area on the south-western side of the marina, for a length of 12.1m and a depth of 5m to provide visual relief, having regard to the concerns raised by the Ensemble Theatre with regard to visual impact.
2. To reduce the proposed two-storey boatshed, to a single-storey form and increase the setback of the building. This would result in removing the ancillary office component that was attributable to the use of the first floor of the building. This would have a finished height at RL 5.6 and be below the



floor level of the adjacent viewing platform, thus ensuring that the view from this location across the waterway is protected.

3. Reduction in the service area, accessible from Willoughby Street and provision of a new metal fence on the northern, eastern and western side of the service area to preclude direct access to the roof of the boatshed.

The proposed amendments are demonstrated on the amended plans prepared by Weir & Phillips Architects and, should these be acceptable to the SNPP, would require amendment to Condition 1 of the Draft Conditions of Development Consent, as follows:

| Plan No. | Issue | Title | Drawn by | Received |
|----------|-------|---------------------------|--------------------------|-------------------------------------|
| DA01 | D-E | Site Plan + Analysis | Weir Phillips Architects | 29/07/2020 11/09/2020 |
| DA02 | D-E | Proposed Plan | Weir Phillips Architects | 29/07/2020 11/09/2020 |
| DA03 | B | Demolition Plan | Weir Phillips Architects | 3/10/2019 |
| DA04 | D-E | Proposed Boatshed Plans | Weir Phillips Architects | 29/07/2020 11/09/2020 |
| DA05 | D-E | Boatshed Elevations | Weir Phillips Architects | 29/07/2020 11/09/2020 |
| DA06 | B | Retaining, Deck and Doors | Weir Phillips Architects | 3/10/2019 |
| DA07 | D-E | Materials & Finishes | Weir Phillips Architects | 29/07/2020 11/09/2020 |

In addition, we note the Council's concerns in relation to the use of the hardstand below mean high water mark. The location of the crane is necessary to ensure adequate water depth for a vessel accessing the crane. Therefore, there is no ability to reduce the section of hardstand surrounding this area to enable a vessel to access the site.

Assuming the above position is acceptable to the SNPP, the Application has no objection to the Council's draft Condition I1, which states as follows:

I1. The hardstand to the waterside of the property's land boundary shall be kept clear for the loading and unloading of boats by the crane other than for the storage of one boat only adjacent to the marina in front of the existing building.

(Reason: To preserve amenity and views)

The Applicant also has no objection to condition I2, which states that:

I2. All repairs to boats on the hardstand shall be limited to the landside of the property's land boundary and shall be in accordance with the general terms of approval forming part



of this consent pursuant to Section 4.47 of the Environmental Planning and Assessment Act 1979, (as amended).

(Reason: To preserve amenity)

We support the Council's position that, subject to the amended plans being acceptable, the aforementioned conditions should address the concerns that have been raised in submissions in response to the application.

In relation to car parking, as the ancillary office space is deleted from the proposal and the driveway width has been modified to 7.2m to reduce the reduction in on-street car parking, the reduction in width being in response to earlier concerns raised by the Council's Traffic Engineer, the need for car parking on the site no longer arises.

We trust that the aforementioned amendments to the application will enable the SNPP to support this proposed development and continue the working harbour arrangements that are afforded to the site by virtue of the zoning of the land and waterway. Full agency support is evident, having regard to the General Terms of Approval that have been issued as part of the referral process.

We look forward to addressing the Panel on Wednesday 23rd September 2020.

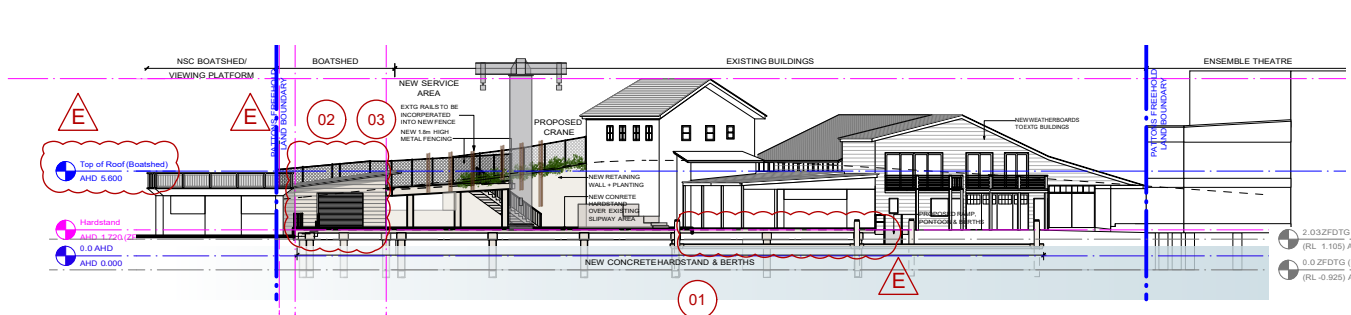
Should you have any further queries, please do not hesitate to contact the undersigned.

Yours sincerely,

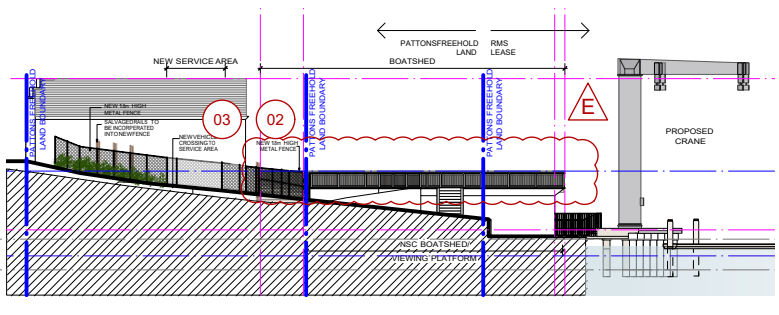


Kristy Hodgkinson
Director

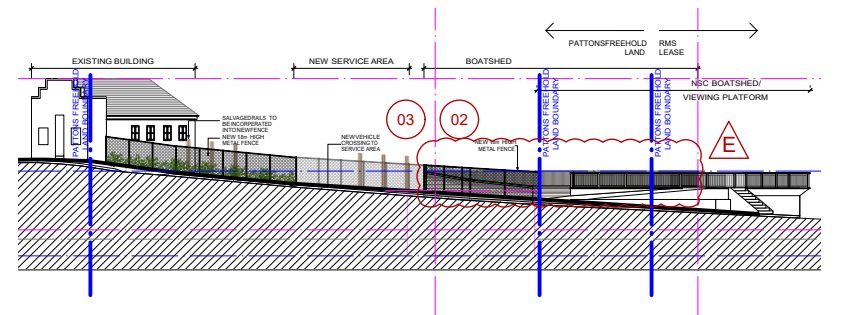




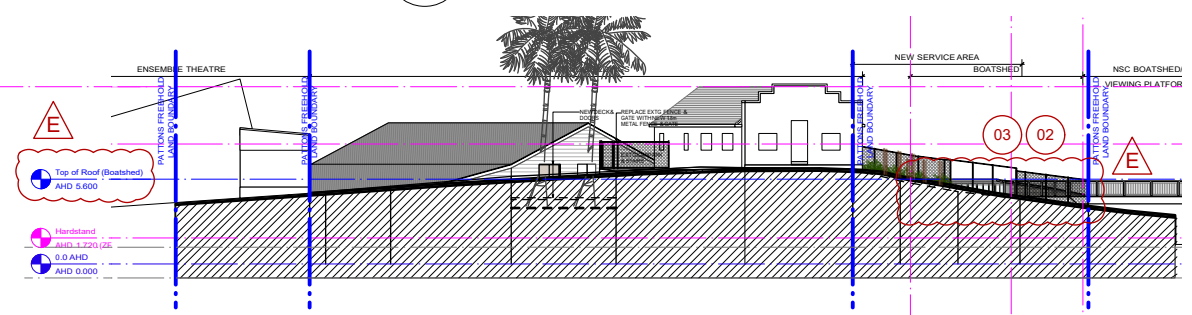
2 Proposed Waterfront (NorthEast) Elevation
Scale 1:500



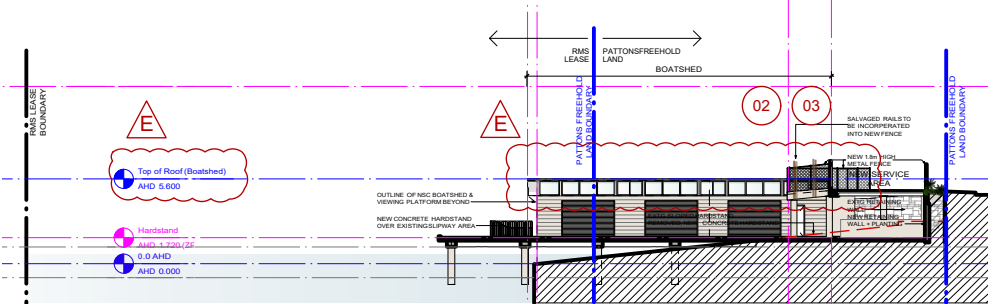
3 Proposed SouthEast Elevation
Scale 1:500



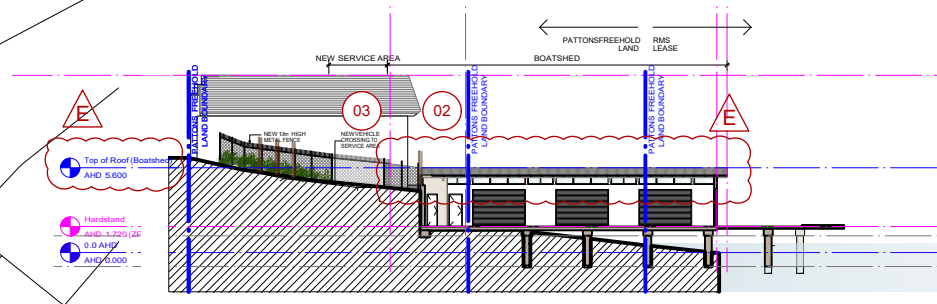
4 Proposed Willoughby Street (South) Elevation
Scale 1:500



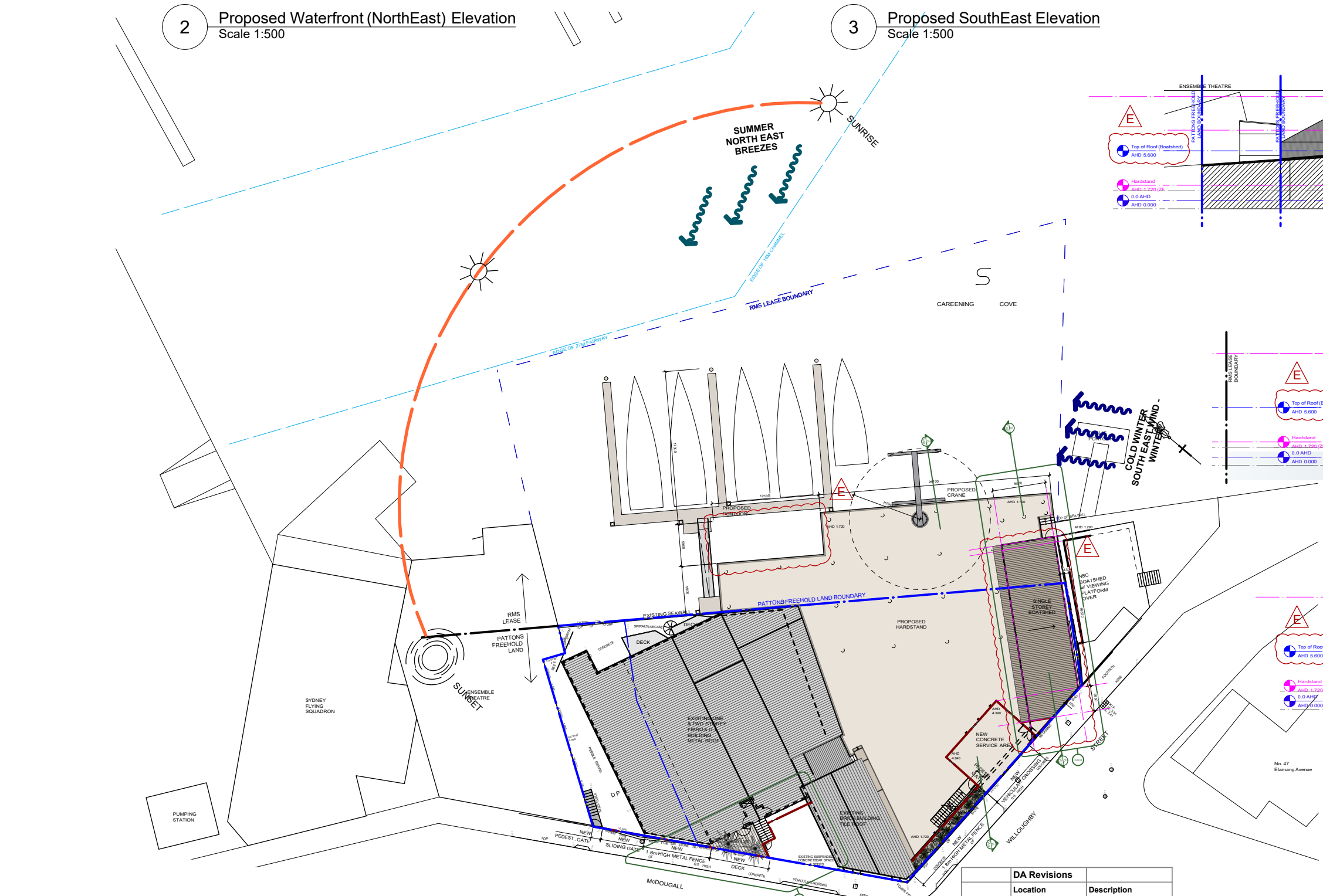
5 Proposed McDougall Street (SouthWest) Elevation
Scale 1:500



6 Proposed Section AA/ NorthWest Elevation
Scale 1:500



7 Proposed Section BB
Scale 1:500



1 Proposed Site Plan
Scale 1:500

LEGEND

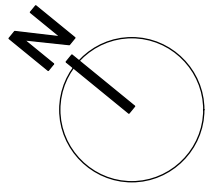
EXISTING

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| DA Revisions | | |
|--------------|-----------------------------|---|
| | Location | Description |
| 01 | HARDSTAND | Section of hardstand removed |
| 02 | BOATSHED | Boatshed reduced to single storey, gable roof deleted, skillion roof added |
| 03 | SERVICE AREA & STREET LEVEL | Service area reduced, 1.8m high metal fence extended to prevent roof access |

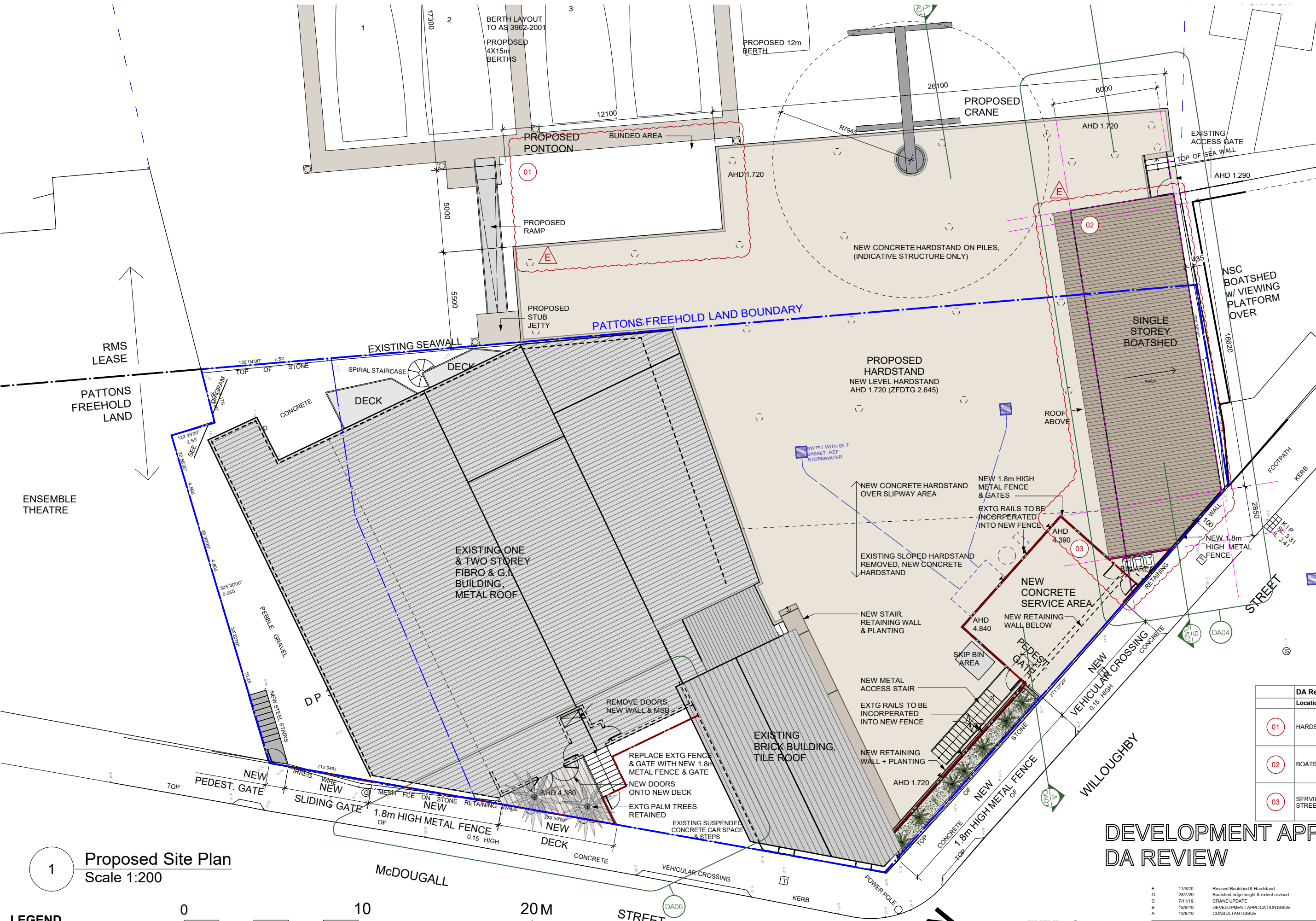


DEVELOPMENT APPLICATION DA REVIEW

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|---------|------------------------------------|--|-----------|------------------------------------|
| E | 11/9/20 | Revised Boatshed & Hardstand | PROJECT # | PSK |
| D | 28/7/20 | Boatshed ridge height & extent revised | CLIENT | Sydney Flying Squadron |
| C | 7/11/19 | CRANE UPDATE | DATE # | 27/5/19 |
| B | 18/9/19 | DEVELOPMENT APPLICATION ISSUE | SCALE | 1:500 @A3 |
| A | 13/8/19 | CONSULTANT ISSUE | DWG | Proposed Site Plan + Analysis Plan |
| ISSUE | DATE | REVISION | DRAWN | am |
| PROJECT | Pattons Slipway | | CHKD | rw |
| CLIENT | Sydney Flying Squadron | | REVISION | E |
| DWG | Proposed Site Plan + Analysis Plan | | PROJECT # | PSK |
| | | | DWG # | DA01 |

Weir Phillips Architects
NSW Registration Number 6385 Robert Weir

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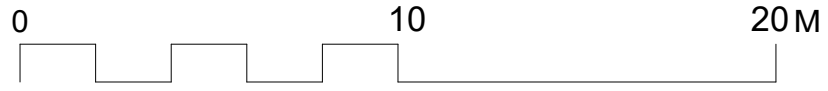
1 Proposed Site Plan
Scale 1:200

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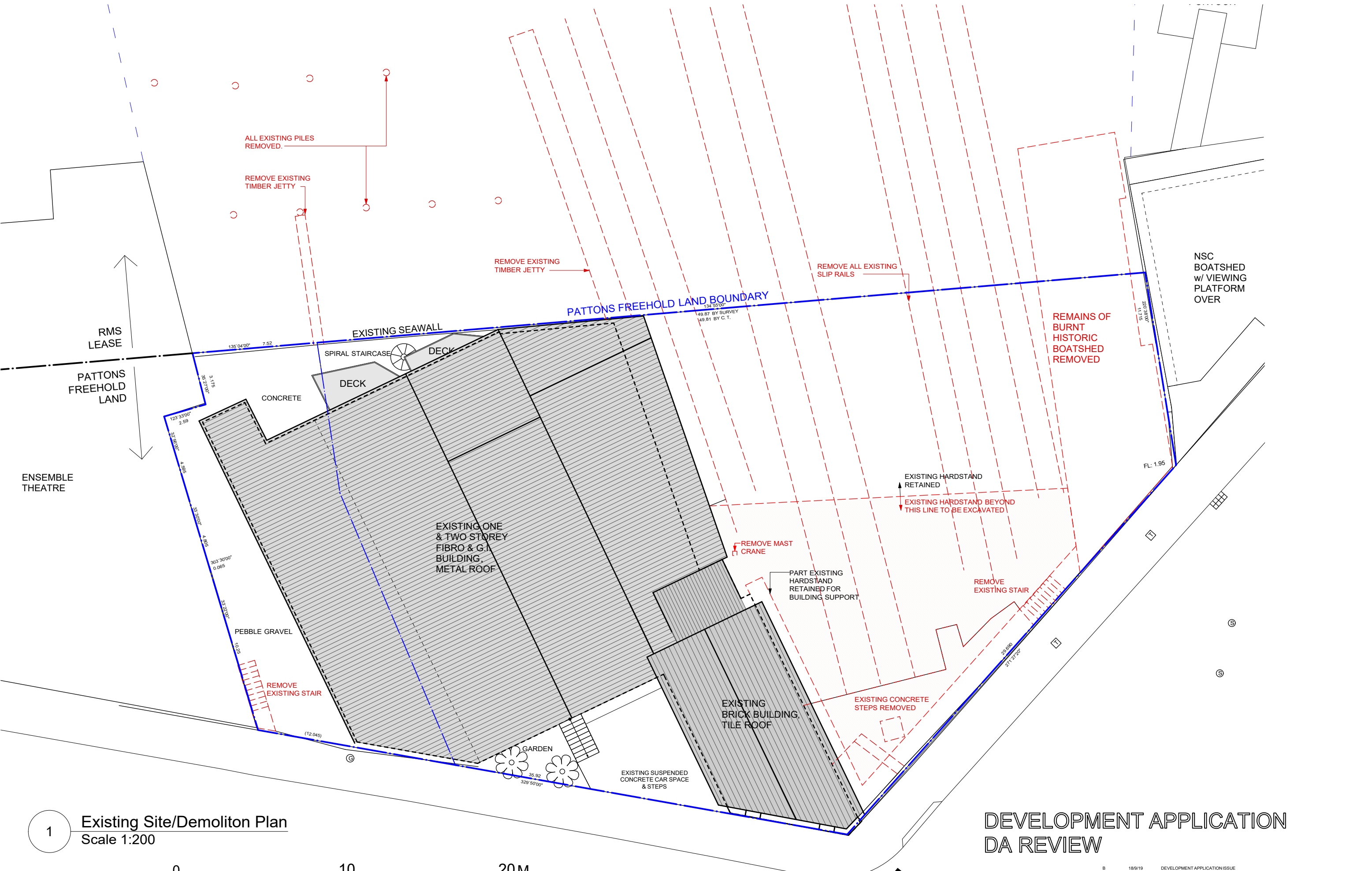
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| A | 13/8/19 | CONSULTANT ISSUE |

| | | | |
|---------|------------------------|-----------------|------------|
| ISSUE | DATE | REVISION | PROJECT # |
| PROJECT | | | PSK |
| CLIENT | Sydney Flying Squadron | DATE # 27/5/19 | DWG # DA02 |
| DWG | Proposed Plan | SCALE 1:200 @A3 | |
| | | DRAWN am | |
| | | CHKD RW | |
| | | REVISION | E |

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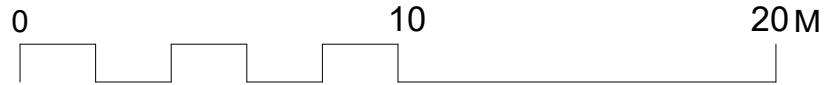
1 Existing Site/Demoliton Plan
Scale 1:200

LEGEND

EXISTING

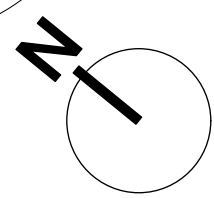
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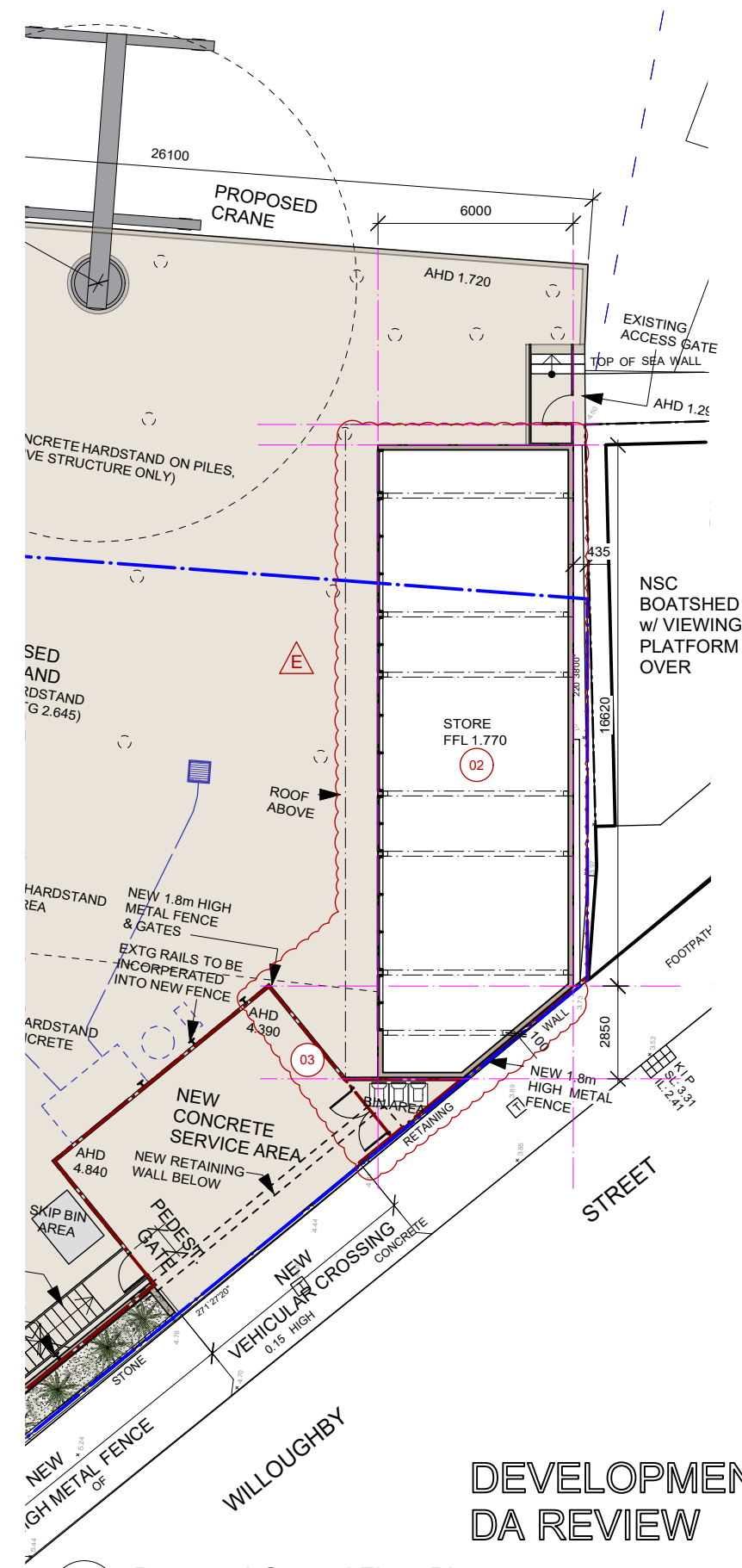
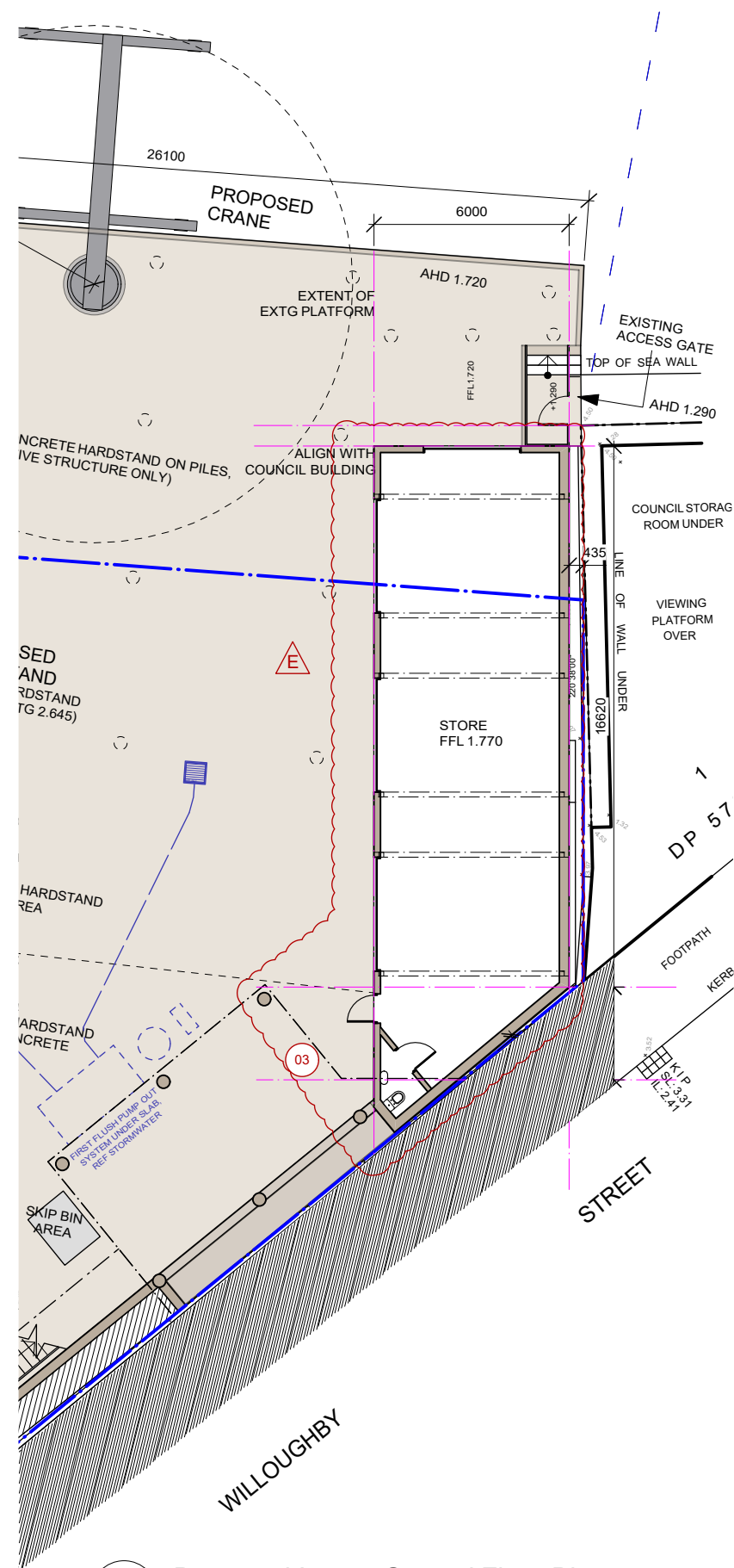
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


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| B | | 18/9/19 | | DEVELOPMENT APPLICATION ISSUE | |
| A | | 13/8/19 | | CONSULTANT ISSUE | |
| ISSUE | | DATE | | REVISION | |
| PROJECT | | Pattons Slipway | | | PROJECT # |
| CLIENT | | Sydney Flying Squadron | | | PSK |
| DWG | | Demoliton Plan | | | DWG # |
| | | DATE # | | 27/5/19 | |
| | | SCALE | | 1:200 @A3 | |
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| | | CHKD | | RW | |
| | | REVISION | | B | |
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DEVELOPMENT APPLICATION DA REVIEW

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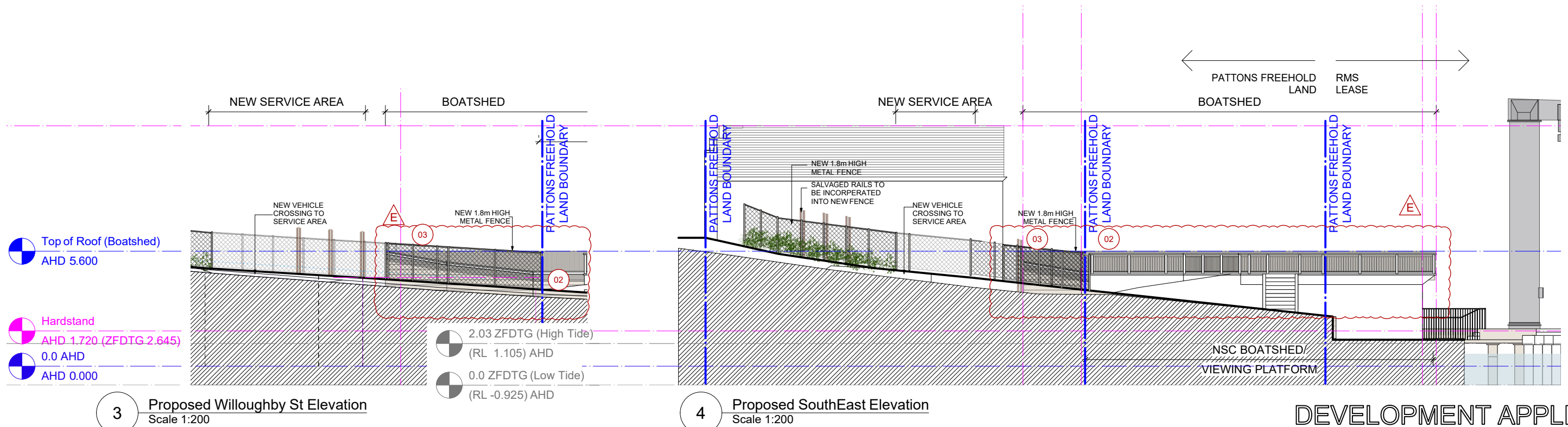
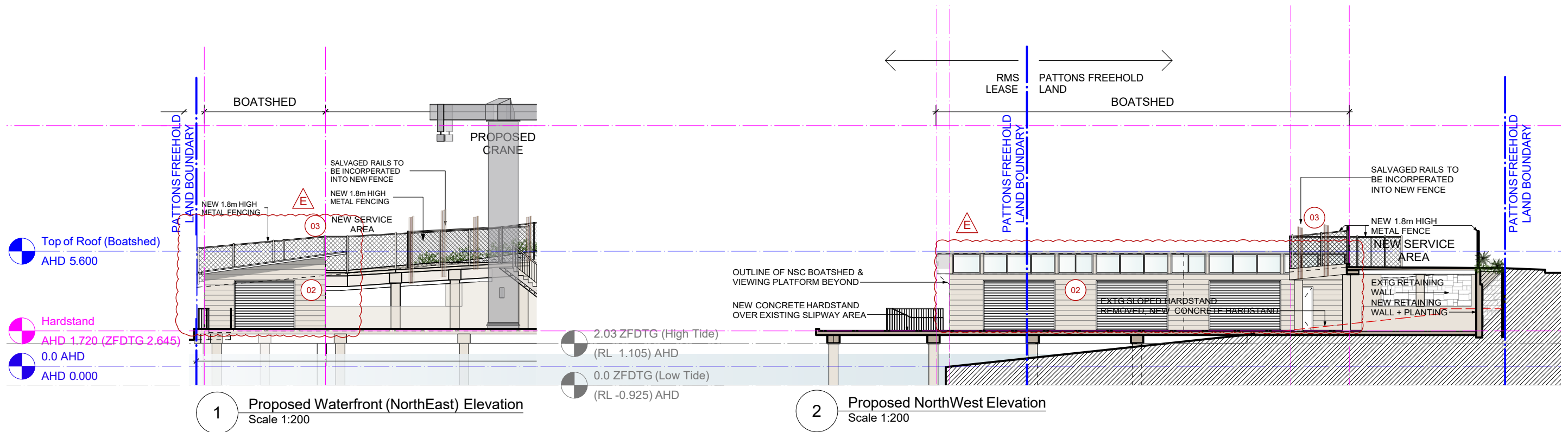
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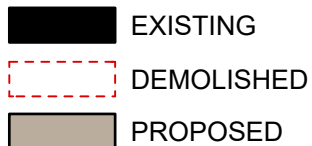
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| B | 18/9/19 | DEVELOPMENT APPLICATION ISSUE |
| A | 13/8/19 | CONSULTANT ISSUE |

| ISSUE | DATE | REVISION | PROJECT # |
|---------|---|---|--------------|
| PROJECT | Pattons Slipway | | PSK |
| CLIENT | Sydney Flying Squadron | DATE # 27/5/19 DWG # 1-200 @A3 | DA04 |
| DWG | Proposed Reinstated Boatshed Plans | DRAWN itm CHKD RW | REVISION E |

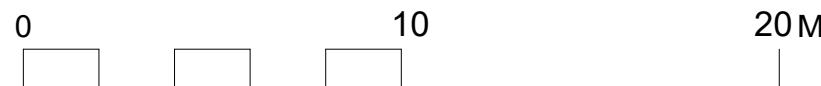
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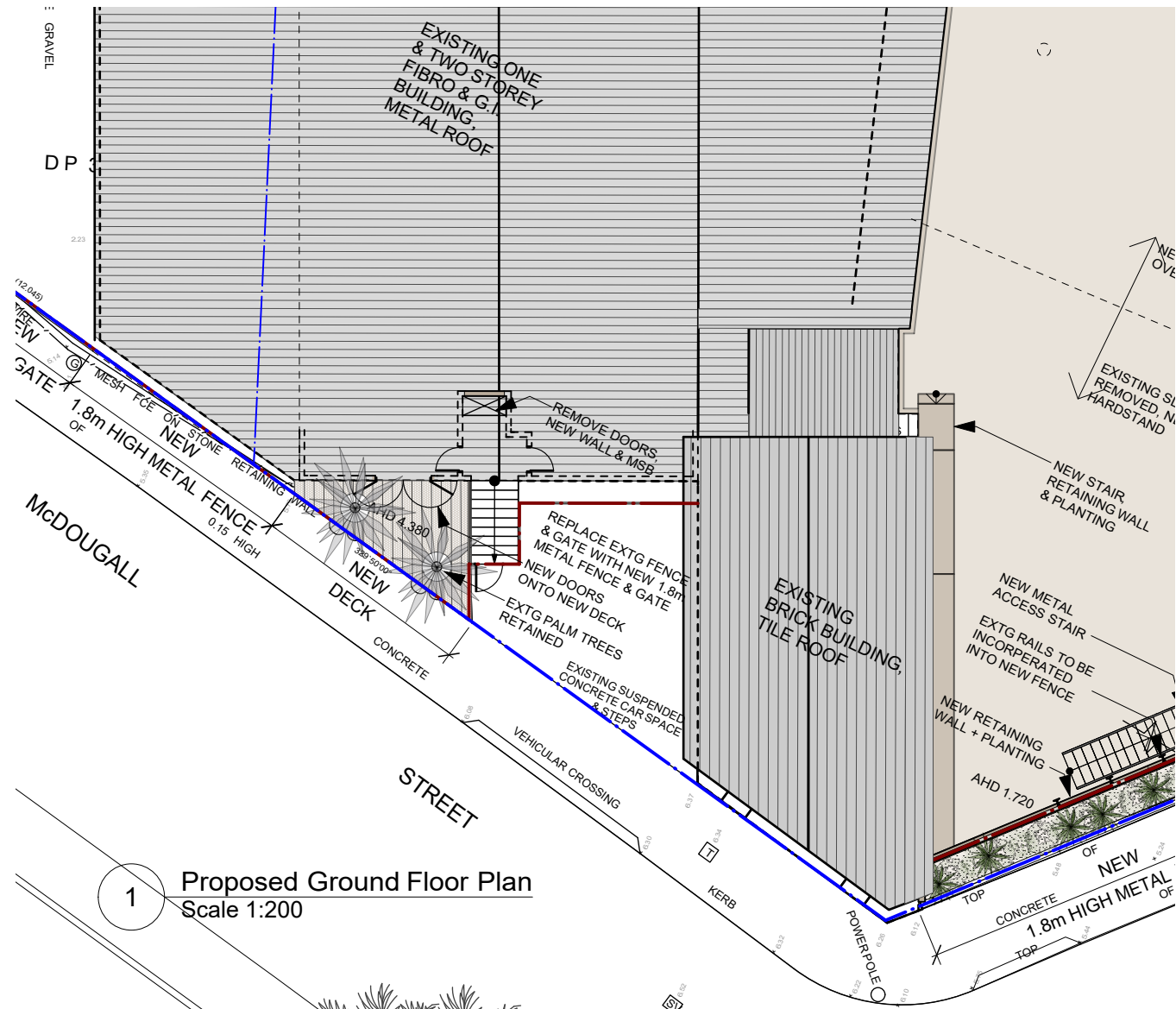
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DEVELOPMENT APPLICATION DA REVIEW

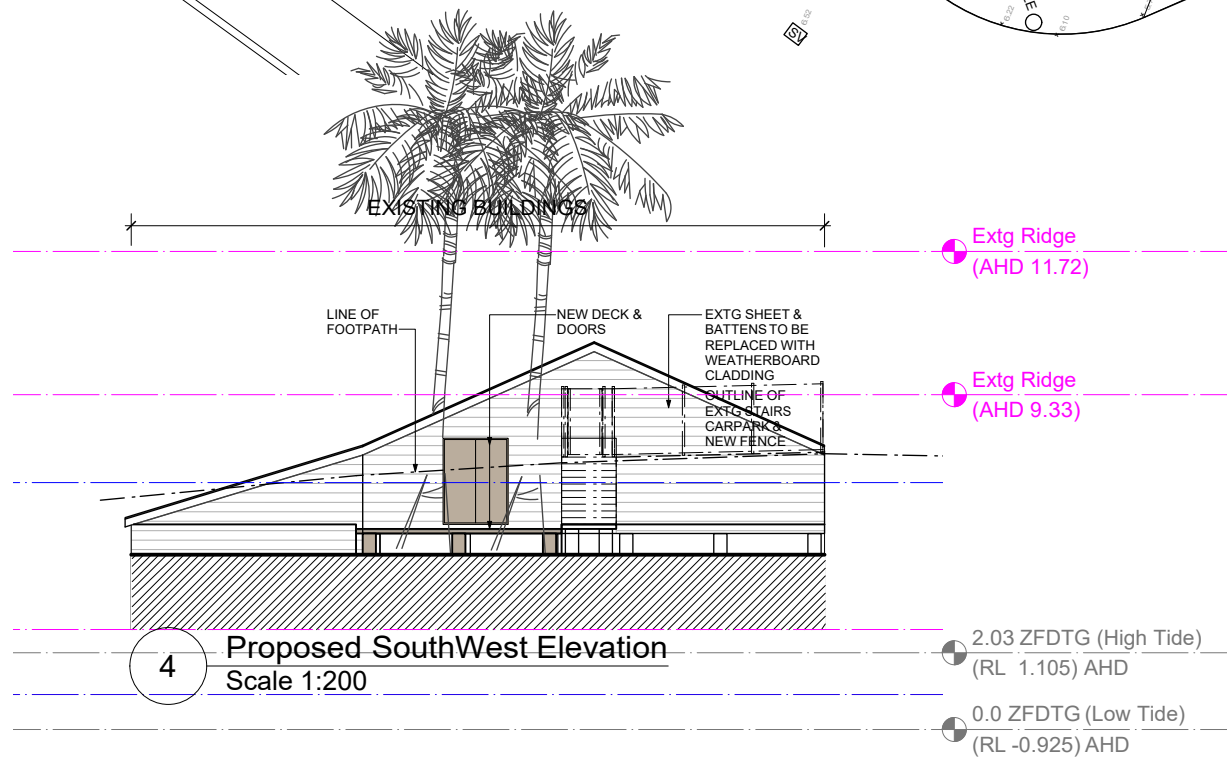
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| DATE | 13/8/19 | CONSULTANT ISSUE |
| ISSUE | DATE | REVISION |
| PROJECT | Pattons Slipway | |
| CLIENT | Sydney Flying Squadron | |
| DWG | Prop. Reinstated Boatshed Elevs | |
| DATE # | 27/5/19 | DWG # |
| SCALE | 1:200 @A3 | DA05 |
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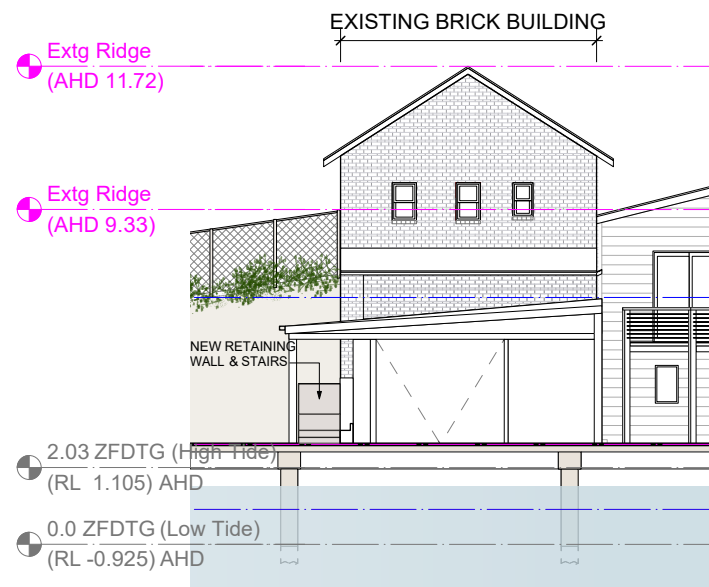
1 Proposed Ground Floor Plan
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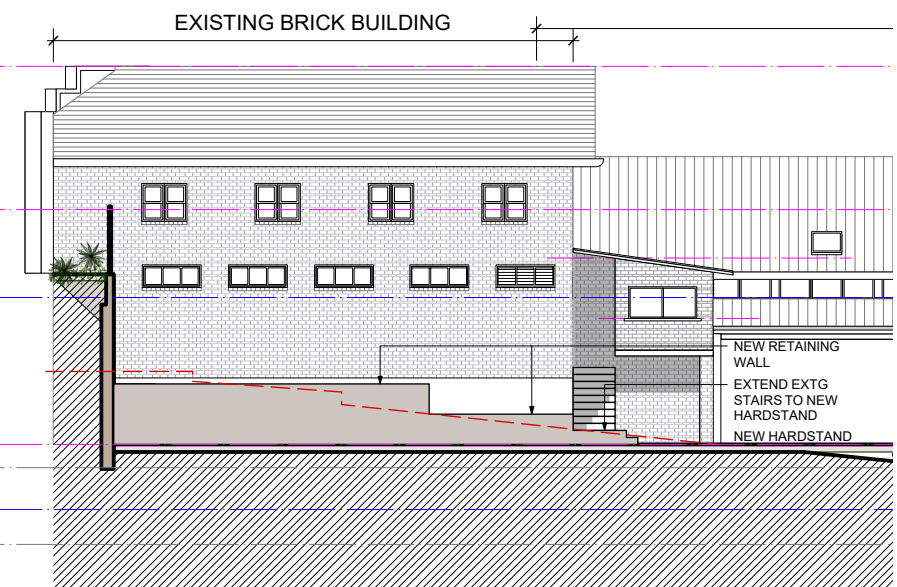
4 Proposed SouthWest Elevation
Scale 1:200

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

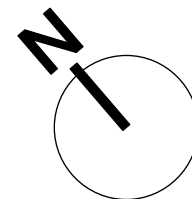


2 Proposed NorthEast Elevation
Scale 1:200



3 Proposed SouthEast Elevation
Scale 1:200

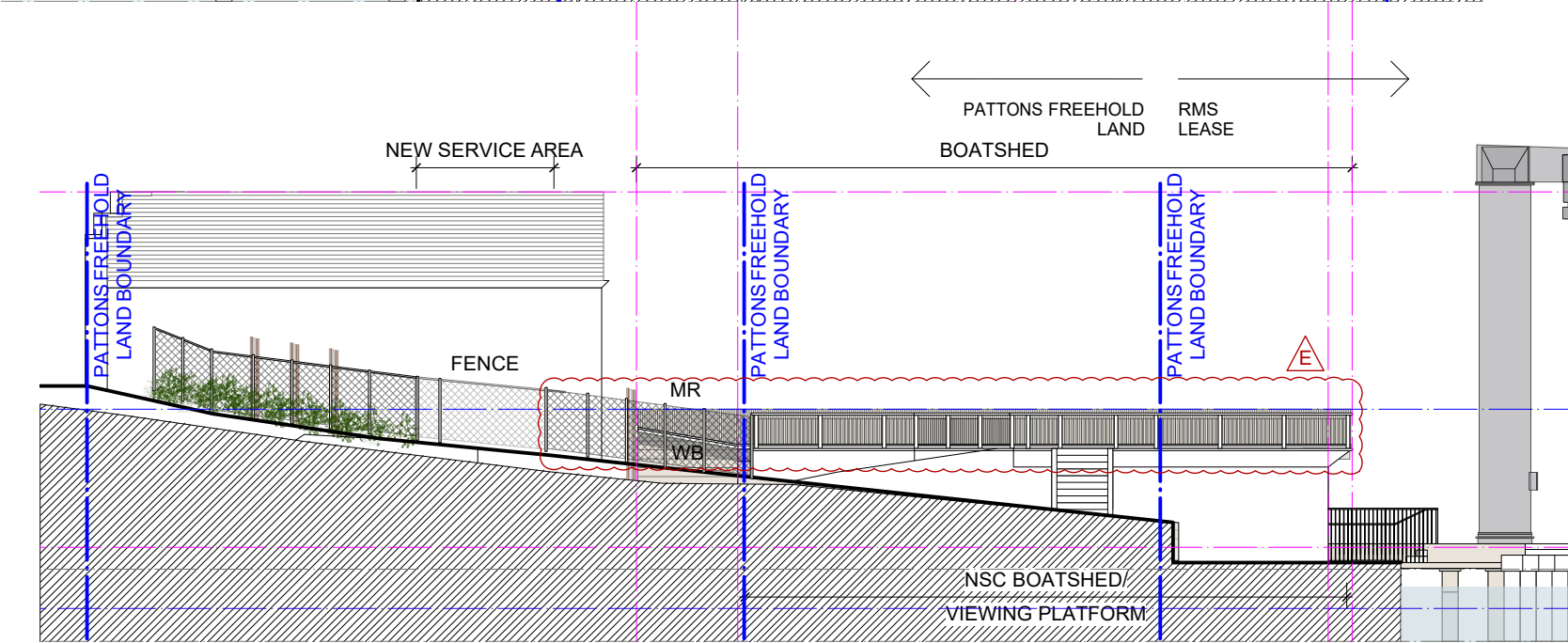
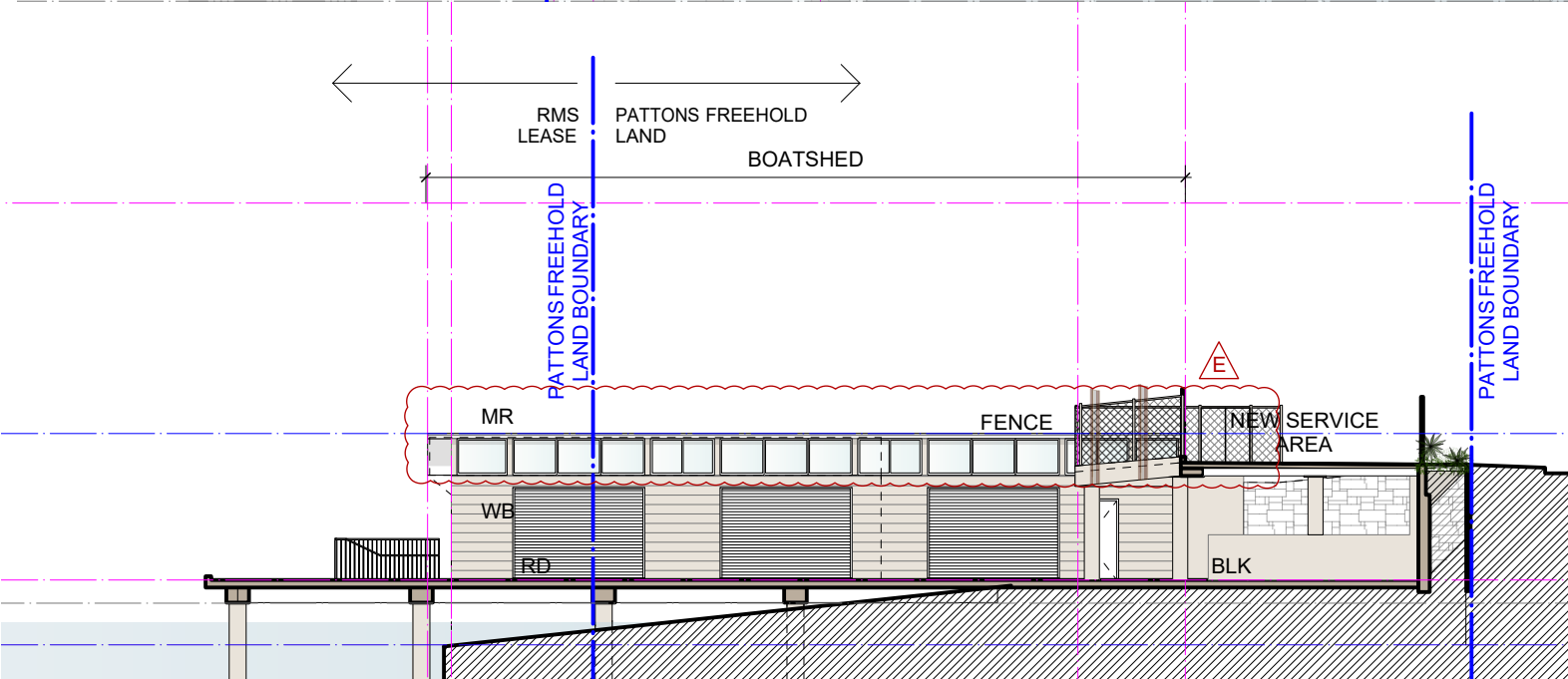
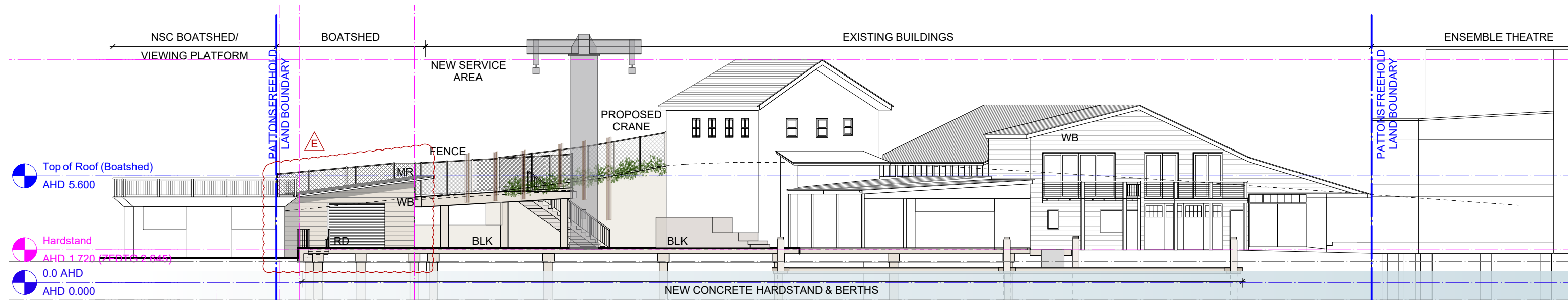
DEVELOPMENT APPLICATION DA REVIEW



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|---------|----------------------------------|-------------------------------|-----------|
| B | 18/9/19 | DEVELOPMENT APPLICATION ISSUE | PROJECT # |
| A | 13/8/19 | CONSULTANT ISSUE | PSK |
| ISSUE | DATE | REVISION | DWG # |
| PROJECT | Pattons Slipway | | DA06 |
| CLIENT | Sydney Flying Squadron | DATE # 27/5/19 | |
| DWG | Proposed Retaining, Deck & Doors | SCALE 1:200 @A3 | |
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| | | REVISION | B |

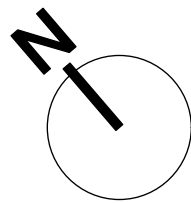
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FINISHES SCHEDULE

| Part of Building | Description | |
|------------------|--------------------------------|---|
| MR | Roof & rainwater goods | Metal Roof, Corrugated/ Colour: Colorbond Windspray |
| BLK | External Walls | Blockwork, Painted/ Colour: British Paints Costa Rica Blue or similar |
| WB | External Walls | Weatherboards, Painted/ Colour: British Paints Costa Rica Blue or similar |
| TIMB | Windows, Doors + Timber Trims | Timber, Painted/ Colour: British Paints Riverstar or similar |
| RD | Roller Door | Metal/ Colour: Colorbond Windspray |
| FENCE | Metal Fence & Gates, 1.8m High | Cyclone Fence, PVC coated/ Colour: Black |

DEVELOPMENT APPLICATION DA REVIEW



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NSW Registration Number 6385 Robert Weir

| | | |
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| ISSUE | DATE | REVISION |
| PROJECT | Pattons Slipway | PROJECT # PSK |
| CLIENT | Sydney Flying Squadron | DATE # 27/5/19 DWG # DA07 |
| DWG | Materials & Finishes | SCALE 1:200 @A3 |
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| | | CHKD RW |
| | | REVISION E |

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