

Appendix C

Minutes of meeting with PANSW

Meeting minutes

Meeting name: Planning Application Meeting

Address of the Land: White Bay 6 (Lot 11 DP 1170710)

Port Authority of NSW Precinct: Glebe Island

Proponent: White Bay 6 Pty Ltd

Proposal Description:
Modification (5) to MP Approval
06_0037 – dry boat storage

Date: 21 May 2015

Estimated Capital Investment
Value: \$

Development Assessment Process: Section 75W Modification

Determining Authority: Minister for Planning

Attendees:

Brett McMullen (White Bay 6)

Goran Dimovski

Tim Crosland (White Bay 6)

Ryan Bennett

John Arnold (EMM)

Nick Garside

Peter Reed

Planning Facilitator & Meeting Chair: Ryan Bennett

Apologies: Robert Rybanic, Christa Sams, Richard Lorraine

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Items Discussed	Discussion	Phase PTL Pre-Construction Pre-Operation
Proposed Modification Summary	As provided in the pre-PAM documentation (EMM, 1 May 2015) <ul style="list-style-type: none"> • Increase the dry boat storage capacity from 50 to 130 vessels • Relocate and enlarge Building 2 plus modification of the existing southern gantry structure to accommodate a metal 	

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	<p>cantilevered shelter structure for outdoor boat storage on portable racks</p> <ul style="list-style-type: none"> • Associated increase in approved car parking from 42 to 56 • Reorientation of approved Building 1 from an east-west orientation to a north-south orientation 	
Property and site layout	<ul style="list-style-type: none"> • Full architectural plans are to be provided comprising site plan, floor plans and elevations • An overlay showing the approved site layout vs the proposed site layout is to be provided. Any additions to the approved site layout should be clearly noted. • Confirmation is required that the proposed caretakers residence in Building 1 will not be a Class 2 residential dwelling under the BCA. • Clarification is required of the proposed parking arrangement, with primary and alternative locations noted, taking into consideration the potential take-back area along the northern portion of the site 	<p>PTL</p> <p>PTL</p> <p>PTL</p> <p>PTL</p>
Development Assessment Process	<ul style="list-style-type: none"> • Based on the information provided, the development assessment process is likely to be a S75W Modification to Major Project Approval 06_0037, with Port Authority of NSW required to provide a permission to lodge. 	
Construction	<ul style="list-style-type: none"> • The documentation is to include an assessment of all works that will be undertaken under the modification proposal. • The documentation is to detail a construction programme for physical works including key milestones, construction methods and equipment and how the works will impact on internal site operations and external stakeholders / operators. • A staging report for the construction works is required to be submitted to Port Authority • Work as executed drawings in CAD format and certification documents to be issued to Port Authority upon completion of construction works 	<p>PTL</p> <p>PTL (preliminary) Pre-construction (detail)</p> <p>Pre-construction</p> <p>Pre-operation</p>
Asset Management	<ul style="list-style-type: none"> • A dilapidation/condition report is required (to be done in conjunction with Port Authority). • Verification of the loadings for buildings and plant/machinery in relation to the wharf structure is required 	<p>Pre-construction</p> <p>Pre-construction</p>

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	<ul style="list-style-type: none"> • Engineering certification of the proposed attachment of structures to the gantries is required • Responsibility for any repairs and on-going maintenance of the gantries is to be discussed and agreed with Port Authority 	PTL PTL
Environmental (noise, air, water quality, contamination, flora & fauna, etc)	<ul style="list-style-type: none"> • Assessment of construction and operational impacts is required and how the additional / modified works will be managed, in the context of the existing approval, to mitigate any impacts on the environment. • Reference should be made to Modification 4, including the Response to Submissions Report, to understand the nature of objections and issues raised previously with the proposed dry boat storage proposal and to deal proactively with those issues in the assessment documentation, as appropriate • A Construction Environmental Management Plan (CEMP) and site Operational Environmental Management Plan (OEMP) will be required (or revision of existing ones) at the relevant stages of the proposal (if development consent is obtained). • The inclusion of the internal dry boat storage should consider the following <u>potential</u> impacts at a minimum: noise from construction and operation of the storage facilities on neighbouring properties and uses; hours of operation; waste management and disposal (including volumes); stormwater; water quality and waste water; traffic; visual impacts; energy and water consumption and management. • The Glebe Island / White Bay Community Liaison Group will be advised of the proposal and there will be additional community consultation pre-lodgement (to be further discussed with the Proponent) • A completed Green Port Guidelines Checklist is to be submitted to Port Authority 	PTL PTL Pre-construction PTL PTL
Cruise Terminal Operations and Access / Egress	<ul style="list-style-type: none"> • A proposal for managing the access of White Bay 6 customers via the Robert Street gatehouse on cruise ship days needs to be discussed and agreed with Port Authority and is to be incorporated in the Operational Traffic Management Plan for the site <ul style="list-style-type: none"> – Related to the requirement to differentiate WB6 customers from people accessing the Cruise Terminal, the latter not being allowed to access via Robert Street as per the Cruise Terminal's approval 	PTL

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Marine Operations / Harbour Master	<ul style="list-style-type: none"> No one will be permitted to stay on boats moored overnight at WB6. The approved Marine Traffic Management Plan may need to be revised and approved. This will be communicated in the Harbour Master's approval for the proposal. 	Pre-operation
Traffic and Security	<ul style="list-style-type: none"> Noted that there were specific and additional traffic assessment requirements as part of Mod 4 and these should be reviewed as part of the traffic assessment for Mod 5 A construction traffic management plan will be required prior to the commencement of construction. This plan will have to take into consideration ship and non-ship days at the Cruise Terminal 	PTL Pre-construction
Safety & Risk	<ul style="list-style-type: none"> Consideration is required of the current location of the fire hydrants and the reach of these hydrants and hoses taking into consideration the proposed construction of the buildings, the additional moorings and the proposed parking (including the alternative parking arrangement required as noted above). Prior to construction, the approved Fire Safety Study will need to be revised to fully consider the proposed modified development, including the proposed location of hydrants, hose reels, extinguishers, etc. Re-approval of the FSS by the NSW Fire Brigade may be required. Port Authority will provide a permission to lodge this with the Fire Brigade. With respect to external boat storage racks, provide the credentials of the supplier and the load specifications of the racks (i.e. maximum safe working load, installation specifications and a process to ensure that the racks are not inadvertently overloaded). 	PTL PTL Pre-construction
Applicable legislation & other guideline requirements	<ul style="list-style-type: none"> Environmental Planning & Assessment Act, 1979 Protection of the Environment Operations Act 1997 Sydney Regional Environmental Plan No. 26 – City West Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Glebe Island / White Bay Master Plan 2000 	
Documentation to be provided to Port	<ul style="list-style-type: none"> Permission to Lodge Application Form http://www.sydneyports.com.au/_data/assets/pdf_file/0008/10997/SPC10222_Form_Y_- 	PTL

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Authority	<p>Permission to Lodge Editable.pdf</p> <ul style="list-style-type: none"> environmental assessment documentation and associated plans incorporating the requirements as detailed in these Minutes Green Port Guidelines checklist (available on Sydney Ports' website) 	<p>PTL</p> <p>PTL</p>
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Information not discussed at the meeting but required to be considered:

<ul style="list-style-type: none"> Confirmation that the proposed construction works will not impact upon any of the utilities/services to White Bay 5 site Proposal to attach structures to the existing gantries is to consider any heritage impacts to these structures that, although not heritage listed on the Port Authority S170 heritage register, were considered for their heritage value as part of the White Bay Cruise Terminal development An operational traffic management plan (or a revision of the existing one) will be required prior to operations associated with the proposed modification commencing. 	<p>Pre-construction</p> <p>PTL</p> <p>Pre-operation</p>
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Minutes prepared by: Ryan Bennett
 Issued To: All attendees & apologies
 Issue Date: 28 May 2015
 Issued By: email

NOTE: The above information and requirements may not be an exhaustive list of assessment or legislative requirements and is based on the preliminary information provided at the Planning Application Meeting. You are still required to consider and assess all environmental impacts, legislation and Sydney Ports' policies / guidelines applicable to your proposal.

