

BUILDING & DEVELOPMENT COUNCIL

JULY 2012



DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: PROPOSED MODIFICATION TO THE WESTERN BOAT STORE, JAMES CRAIG ROAD, ROZELLE

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FILE REF:

DATE: 3 JULY 2012

WORD PROCESSING REF:

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Community Well-being, Accessibility, Place Where We Live & Work, Sustainable Development

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. Purpose of Report

To provide Council with a summary of the Sydney Ports request to modify the existing Western Boat Store project approval with a view to incorporating minor design changes.

2. Recommendations

That:

1. Council forward this report to the Department of Planning and Infrastructure as it's submission on the exhibition for "Modification 4 – to the Western Boat Store, James Craig Road, Rozelle, highlighting that:
 - a. That Council writes to the Minister for Planning, the Minister for Ports and the Premier noting that there should be no new developments or modifications within the Bays Precinct until the recommendations of the Bays Precinct Task Force are adopted by Cabinet and implemented.

3. Background

In May 2007 Sydney Ports received approval for the proposed Sydney Boat house to accommodate a 670 vessel dry boat storage facility with associated commercial building, marina and multi storey car park. A section 75W modification (Mod 1) was sought and approved on 31 March 2010 for the extension of time of the period of approval from 3 years to 4 years. On 16th September 2010 the Minister granted consent for a further 75W modification (MOD 2 to allow minor design variations. On 27 March 2012 consent was granted for a further 75 W modification (MOD 3) which included an additional construction phase, interim hardstand storage of up 78 vessels, and interim car parking.

4. Report

4.1 Proposed Modification 4

The modification proposes several design changes to the Western Boat Store including:

- A reduction in the width of the central aisle of the Boat Store;
- Separation of the ancillary marina workshop and retail areas from the boat storage racking;
- Change in the roof design between the upper blades from a saw tooth roof to a pitched roof;
- Changes to the external materials and finishes of both the Western and Eastern Boat Store buildings are proposed.

5. **Summary/Conclusions**

The proposed modifications result in minor changes to the building footprint and introduce a stepped element separating the workshop area from the boat racking store. As the Western Boat Store is located to the rear of the commercial maritime building these changes are visually obscured when viewed from the water. The proposed changes to the roof line to a low pitch roof will reduce the roof profile of building. Minor changes are proposed to the western elevation with an extension of the floor area removing stepping of the building at the north east corner and a minor change to the stepped form of the south east corner and minor realignment of the eastern façade. There are also proposed changes to the materials including:

- A reduction of the extent of the glazed façade at the western end of the northern elevation of the Western Boat Store and replacement with a glass reinforced polyester wall sheet.
- A reduction in the area of glazed facades on the eastern and western elevations of the Western Boat Store.

The proposed design changes to the Western Boat Store have been brought about by the structural and fire engineering design process that superseded the developed approval drawings.

The proposed modification will be substantially the same as the approved project. The building design changes to the Western Boat Store are minor and will have a minor impact due to the size and form of the building. The changes to the materials and finishes are also minor.

Attached for information:

- **JBA Report – Modification to Major Project MP 06_0210 Design Amendments to the Boat Store Buildings**