

12287  
21 May 2012

Mr Sam Haddad  
Director-General  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Mr Alan Bright

Dear Mr Haddad

**MODIFICATION TO MAJOR PROJECT MP 06\_0210  
DESIGN AMENDMENTS TO THE BOAT STORE BUILDINGS**

We refer to the abovementioned approved Project Application for the Sydney Boathouse (formally known as the Rozelle Bay Marine Centre) at Lots 29 and 30, James Craig Road, Rozelle.

On behalf of Rozelle Bay Pty Ltd, we write to request the Minister (or his delegate) modify the Project Approval MP06\_0210 under the Transitional Arrangements for Part 3A projects, which continue the application of Section 75W of the *Environmental Planning and Assessment Act 1979*. The modification relates to design changes to the Western Boat Store of the Sydney Boathouse and changes to the facade materials of both the Eastern and Western Boat Store buildings.

This modification application is supported by architectural drawings prepared by Micheal Fountain Architects Pty Ltd (**Attachment A**).

**1.0 BACKGROUND**

The Sydney Boathouse project was approved by the Minister for Planning under MP06\_0210 on 21 May 2007. The project sought consent for the construction of a 670 vessel dry boat storage facility, with an 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 the time period of approval from 3 years to 4 years. The project has commenced and Phase 1 works were completed in December 2010. On 16 September 2010 the Minister granted consent to a further section 75W modification (Mod 2) to allow for minor design variations and for additional staged construction of the approved project.

On 27 March 2012, consent was granted to a further section 75W modification (Mod 3) which included an additional construction phase, interim hardstand storage of up to 78 vessels, and interim car parking.

The final development of the site approved under MP06\_0210 and subsequent modifications is shown in **Figure 1**.

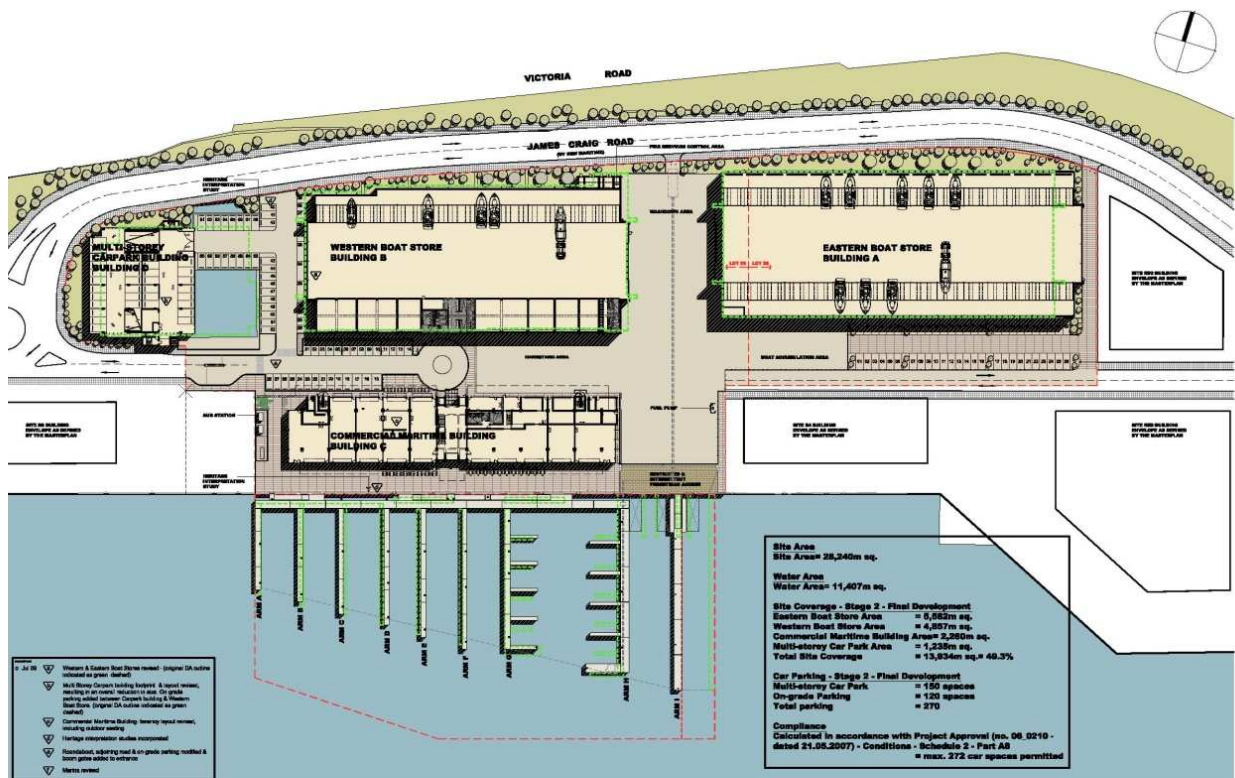


Figure 1 – Rozelle Bay Marine Centre approved under MP06\_0210 at Stage 2 completion

## 2.0 PROPOSED MODIFICATION

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 marine 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.

In addition, changes to the external materials and finishes of both the Western and Eastern Boat Store buildings are proposed.

Drawings prepared by Micheal Fountain Architects Pty Ltd are attached at **Attachment A**.

### ***Building Design Changes to Western Boat Store***

Minor changes are proposed to the design and form of the Western Boat Store as detailed above. The separation of the ancillary marine workshop and retail areas from the boat storage racking results in a stepping of the built form on the building's southern elevation, as illustrated in **Figure 2** below and on drawing B-210-DA included at **Attachment A**.

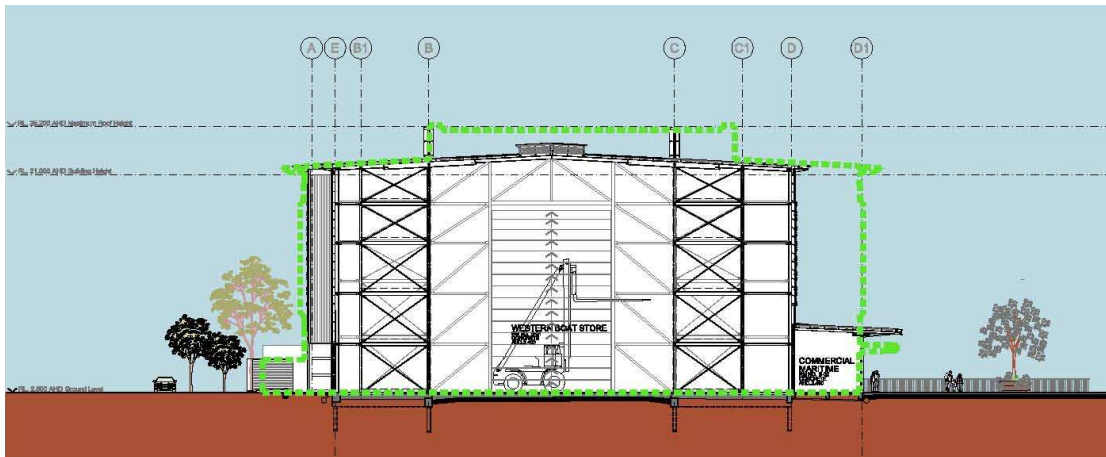


Figure 2 – Proposed Western Boat Store (green dashed line is extent of currently approved building)

The proposed amendment results in minor changes to the building footprint and introduces a stepped element due to the separation of the workshop area from the boat racking, which no longer extends out over the marine workshop and retail areas. As the Western Boat Store sits behind the commercial maritime building these changes are visually obscured when viewed from the water. The changes to the roof design to a low pitch roof also reduce the roof profile of the building.

As shown in **Figure 3** there are also minor changes to the western elevation with an extension of the floor area removing a stepping of the building at the north east corner, a minor change to the stepped form at the south east corner and minor realignment of the eastern facade.

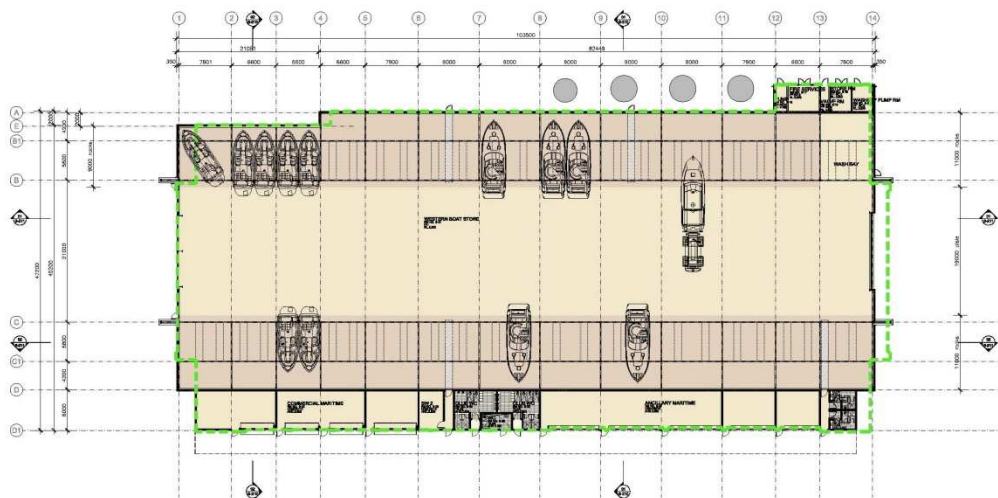


Figure 3 – Proposed floor plan of Western Boat Store (green dashed line is extent of currently approved building)

#### ***Building Materials Changes to Eastern and Western Boat Stores***

The changes to the external materials and finishes proposed to the Eastern and Western Boat Store buildings are detailed on drawings A-200 and A-201 (Issue G) and B-200 and B-201 (Issue G) at **Attachment A**. The key changes to the materials are:

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

- Change from Pre-cast off-form concrete (off-white) (Finish 3) to metal sheeting with Colorbond dark grey finish.
- Change to the colour of Finish 4 from Colorbond Ironstone to Colorbond Coolmax.
- Change of Finish 5 from perforated aluminium sheet metal screens to glass reinforced polyester wall sheet (grey).
- Change of Finish 7 from clear Polycarbonate sheet to glass reinforced polyester wall sheet (clear).

### 3.0 AMENDMENT TO CONSENT

It is proposed to modify Schedule 2 of the Conditions of Approval by amending the drawing references in Condition A2 (g) as detailed below. Words proposed to be inserted are shown in ***bold italics*** and words proposed to be deleted are shown in ~~**bold strike-through**~~.

<del>MP-200-DA</del>	<del>Site Combined Elevations</del>	<del>Issue F Jan 2007</del>
<del>A-200-DA</del>	<del>Eastern Boat Store – Elevations</del>	<del>Issue F Aug 2006</del>
<del>A-201-DA</del>	<del>Eastern Boat Store – Elevations</del>	<del>Issue F Aug 2006</del>
<del>B-100-DA</del>	<del>Western Boat Store – Floor Plans</del>	<del>Issue F Jan 2007</del>
<del>B-101-DA</del>	<del>Western Boat Store – Roof Plans</del>	<del>Issue F Jan 2007</del>
<del>B-200-DA</del>	<del>Western Boat Store – Elevations</del>	<del>Issue F Jan 2007</del>
<del>B-201-DA</del>	<del>Western Boat Store – Elevations</del>	<del>Issue F Jan 2007</del>
<del>B-210-DA</del>	<del>Western Boat Store – Sections</del>	<del>Issue F Jan 2007</del>
<del>B-211-DA</del>	<del>Western Boat Store – Sections</del>	<del>Issue F Jan 2007</del>

<b><i>MP-200-DA</i></b>	<b><i>Site Combined Elevations</i></b>	<b><i>Issue G March 2012</i></b>
<b><i>MP-012-DA</i></b>	<b><i>Site Plan Phase 3 of Stage 1</i></b>	<b><i>Issue Q March 2012</i></b>
<b><i>A-200-DA</i></b>	<b><i>Eastern Boat Store – Elevations</i></b>	<b><i>Issue G May 2012</i></b>
<b><i>A-201-DA</i></b>	<b><i>Eastern Boat Store – Elevations</i></b>	<b><i>Issue G May 2012</i></b>
<b><i>B-100-DA</i></b>	<b><i>Western Boat Store – Floor Plans</i></b>	<b><i>Issue G March 2012</i></b>
<b><i>B-101-DA</i></b>	<b><i>Western Boat Store – Roof Plans</i></b>	<b><i>Issue G March 2012</i></b>
<b><i>B-200-DA</i></b>	<b><i>Western Boat Store – Elevations</i></b>	<b><i>Issue G March 2012</i></b>
<b><i>B-201-DA</i></b>	<b><i>Western Boat Store – Elevations</i></b>	<b><i>Issue G March 2012</i></b>
<b><i>B-210-DA</i></b>	<b><i>Western Boat Store – Sections</i></b>	<b><i>Issue G March 2012</i></b>
<b><i>B-211-DA</i></b>	<b><i>Western Boat Store – Sections</i></b>	<b><i>Issue G March 2012</i></b>

### 4.0 ENVIRONMENTAL ASSESSMENT

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

The approved plans include the workshops and retail uses contained within the boat store area. The placing of boats in high bay racking above the workshops and retail presents a safety risk if a boat was to fall onto the ceiling of the workshops and retail spaces. There is also a potential for a fire from workshops and retail to impact of the boats stored in the racks above. The amended design therefore seeks to separate these two uses to minimise safety and fire risks.

The building design changes proposed are minor and will generally be imperceptible due to the size and form of the boat store building. The change to the building materials is also not visually significant. When viewed from the harbour the Western Boat Store sits behind the commercial maritime building and the lower levels are visually obscured. The stepping of the southern elevation of the Western Boat Store provides a single storey element and more urban scale to the internal road between the Western Boat Store and Commercial Maritime Building.

The proposed modifications results in minor changes to the building footprint and introduces a stepped element due to the separation of the workshop area from the boat racking, which no longer extends out over the marine workshop and retail areas. As shown in **Figure 3** above there are also minor changes to building footprint at the eastern end of the building. However, the building footprint remains generally in accordance with the Project Approval. The changes to the roof design to a low pitch roof also reduce the roof profile of the building.

In relation to the proposed material changes to the Eastern and Western Boat Store buildings, the precast concrete fin panels and aluminium screens were difficult to incorporate into the revised structural configuration. An architectural and structural engineering review was undertaken by the proponent to assess alternative options that use a lighter weight and more homogeneous materials and that would achieve a similar aesthetic finish and visual context. The change to the finishes and materials proposed are not visually significant and are appropriate to the function of the building and consistent with the working harbour character of the site and the bay. The material changes are proposed for both boat stores to ensure a consistent finish to both buildings.

The project as amended is substantially the same as approved with no changes to the proposed uses, the number of buildings approved, the total number of boats stored or total number of car parking spaces to be provided. The proposed amendments will have no environmental impacts beyond those considered and assessed on the approval of the original project nor do the proposed modifications change the projects compliance with the relevant strategic and statutory plans and policies.

Given the minor nature of the proposed amendments it is considered that no notification or consultation is required in respect of this modification.

## 5.0 CONCLUSION

The project as amended by this modification will be substantially the same as the approved project. The building design changes proposed to the Western Boat Store are minor and will generally be imperceptible due to the size and form of the boat store building. The changes to the materials and finishes of both the Eastern and Western Boat Store buildings are minor and are to ensure a consistent finish to both buildings.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [kosborne@jbaplanning.com.au](mailto:kosborne@jbaplanning.com.au).

Yours faithfully



Kirk Osborne  
*Principal Planner*