

**MINUTES OF THE SYDNEY EAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT BALGOWAH RSL
ON TUESDAY 10 JUNE 2014 AT 1.00PM**

PRESENT:

David Furlong	Chair
Sue Francis	Panel Member
Julie Savet Ward	Panel Member
Paul Stein	Panel Member
David Stray	Panel Member

IN ATTENDANCE

Nayeem Islam	Manly Council – addressed the Panel
Stephen Clements	Manly Council

APOLOGY: NIL

1. The meeting commenced at 1.00pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 – 2014SYE020 – Manly – 183/2013 - Removal of forty-one (41) swing moorings (eighteen {18} swing moorings retained), demolition of existing twenty-five (25) vessel berth marina including four (4) fuel berths, construction of a new marina containing sixty-four (64) vessel berths, entry way, platform, above ground fuel tanks, relocation of existing public swing moorings and alterations and additions to the existing boatshed – Clontarf Marina – Sandy Bay Road, Clontarf

4. Public Submission -

Phil Young	Addressed the panel against the item
Roger Freney	Addressed the panel against the item
Carlo Bongarzoni	Addressed the panel against the item
Leona Clarke	Addressed the panel against the item
Tony Moody	Addressed the panel on behalf of the applicant
Michael Chapman	Addressed the panel on behalf of the applicant
Joshua Parsons	Addressed the panel on behalf of the applicant
Steven Jeffress	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 – 2014SYE020 – Manly – 183/2013 - Removal of forty-one (41) swing moorings (eighteen {18} swing moorings retained), demolition of existing twenty-five (25) vessel berth marina including four (4) fuel berths,

construction of a new marina containing sixty-four (64) vessel berths, entry way, platform, above ground fuel tanks, relocation of existing public swing moorings and alterations and additions to the existing boatshed – Clontarf Marina – Sandy Bay Road, Clontarf

1. The Panel resolves by a majority of 4 – 1 (For: Paul Stein, Sue Francis, Julie Savert Ward & David Furlong - Against David Stray) that it would approve the application subject to the preparation of appropriate conditions of development consent and requests that the Council prepare such conditions by 17 June. They should be referred to the applicant who shall comment by 24 June. As soon as possible after that date the Panel requests that the Council provide a supplementary report to the Secretariat outlining the conditions and any that remain contested for its determination by electronic means of communication.

Those conditions shall reflect all relevant statutory requirements and necessary standards and address the following specific issues;

- (a) The timing and methodology for fuel deliveries;
- (b) The removal of the existing fuel tanks and any associated remediation;
- (c) The limitation on the size, height and location of boat within the marina;
- (d) The use of the “kiosk” shall not extend to that of a “café” and shall not operate during the hours of 10pm – 7am;
- (e) The relocation of the refuelling facilities to the furthest possible place from the existing tidal swimming pool; and
- (f) Vessel maintenance hours shall be restricted to that currently occurring.

2. The majority of the Panel formed the view that:

- a) The proposal would not have an inappropriate or unsympathetic impact on Clontarf Bay and its surrounding foreshore
- b) The proposal will not alter its built form footprint in terms of the foreshore road and walkway and will not alienate any public land or access to the foreshore.
- c) The concentration of boats on the fixed moorings with the associated reduction in swing moorings will open the Bay in terms of both vistas and available water area.
- d) Based on the advice from the various experts in Council and the relevant State Agencies, the overall environmental outcome would be improved by the proposal.
- e) The Panel accepted that there will be a difference visually, between the proposal and the

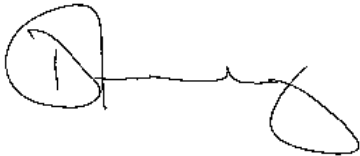
existing facility, but that the difference is not sufficient to refuse the development.

3. David Stray formed the view that:

- a) The proposal would have an inappropriate and unsympathetic impact on Clontarf Bay and its surrounding foreshore
- b) The increased Marina will adversely impact on the surrounding public domain, including the scenic walkway, park, beach and swimming pool.
- c) The inclusion of larger boats and the concentration of vessels on the fixed moorings instead of the swing moorings will negatively impact on the available views of the Bay and its character when viewed from the public domain.

The meeting concluded at 3.15pm

Endorsed by

A handwritten signature in black ink, appearing to read 'David Furlong', with a large, stylized initial 'D'.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
10 June 2014