



## **PRESERVING OUR HERITAGE**

PO Box 85, Hunters Hill, NSW 2110  
[www.huntershilltrust.org.au](http://www.huntershilltrust.org.au)

24 August 2023

General Manager  
Hunters Hill Council  
22 Alexandra Street  
Hunters Hill NSW 2110

Via email: [customerservice@huntershill.nsw.gov.au](mailto:customerservice@huntershill.nsw.gov.au)  
Cc: All Councillors

Dear General Manager

### **Re: Submission to DA2023-0094 2C Margaret Street Woolwich – Woolwich Marina**

We are writing to object most strongly to the above Development Application that will expand the existing Woolwich Marina to cater for private interests at the expense of the public good.

This DA seeks to double the size of the current privately-owned marina, primarily to accommodate an additional 36 floating boat berths. Nearly a third of the berths will be for larger vessels ranging from 24m to 35m in length, many multi storied up to 9m in height, and affordable by only a select clientele. Whilst berthing such vessels may be commercially lucrative, the argument can hardly be proffered that this will somehow provide any public benefit, given the Marina remains a locked Private facility not accessible by the general public.

Sydney Harbour is not 'owned' and the public have rights over private use. This development will most certainly adversely impact the general public. From traffic generated by a single access steep road that ends at the Margaret Street Public Boat Launching Ramp, to the loss of scenic water views from adjoining recreational picnic grounds at Woolwich Parklands (Sydney Harbour Trust), the obstruction of vistas from the State Heritage listed Kelly's Bush Parkland to the World Heritage listed Cockatoo Island and views southward and westward to Spectacle and Snapper Islands

Our specific objections are as follows:

#### **1. Heritage Significance & Conservation**

The site is located in the vicinity of a number of Heritage Significant items, in particular State Heritage Kelly's Bush and World Heritage Cockatoo Island. It has been described as being of high natural, historical, cultural, social and aesthetic importance due to the point of confluence of the River with the Harbour and the substantial contribution it makes as a place of outstanding national and international phenomena in the location of Cockatoo, Snapper and Spectacle Islands.

The site is within the Parramatta River Harbour Landscape Conservation Area listed on the National Trust Register and within the Foreshores and Waterways Area of the **State Environmental Planning Policy (Biodiversity and Conservation) 2021** (BC SEPP). Under this Policy, the objectives for **Zone 7 Scenic Waters—Casual Use** - the relevant zone for the purposes of this DA - development can be allowed only if it will:

- *“Achieve a largely open and unobstructed waterway”*
- *“The scale and size of development [will] protect and improve the natural and cultural scenic quality of the surrounding area, particularly when viewed from waters in the zone and areas of public access”*
- *“Maintain and enhance views to and from waters in the zone.”*

The Zone objectives also state that development must be restricted *“for permanent boat storage in locations that are unsuitable due to the adverse visual impact of the development....”*

The Trust considers that, contrary to the statements by the applicant, who prefers to use the conditions under *Zone 5 Water Recreation*, the above provisions will not be met by this proposal.

In addition, Item 6.28 of the *Environmental Impact Statement - Development in Foreshores and Waterways Area, General*, states:

In deciding whether to grant development consent to development in the Foreshores and Waterways Area, the consent authority must consider the following:

- (a) whether the development is consistent with the following principle:
  - (i) Sydney Harbour is a public resource, owned by the public, to be protected for the public good,
  - (ii) the public good has precedence over the private good,
  - (iii) the protection of the natural assets of Sydney Harbour has precedence over all other interests
- (b) whether the development will promote the equitable use of the Foreshores and Waterways Area, including use by passive recreation craft.
- (c) whether the development will have an adverse impact on the Foreshores and Waterways Area, including on commercial and recreational uses of the Foreshores and Waterways Area.

The Trust considers that the above provisions will not be met by this proposal - as per the following:

## 2. Visual Impact

The visual impact of the planned new marina is unacceptable. Hunters Hill Council's own Development Control Plan states that development must: *'Protect landscape, character of visually sensitive areas'* and *'maintain the distinct, bush and water views from roads'*.

The far larger numbers and dimensions of the boats to be catered for will obliterate the open water and views from the public pathways in and around the Woolwich Parklands. Rather than a *"temporary and moderate visual impact to the heritage items during the construction phase"* the development will permanently impact the vistas of the historic connection of Kelly's Bush across the water to Cockatoo Island. The proponent admits that the proposal *'necessitates partial blocking views towards Cockatoo Island'* and that *'existing views of Kelly's Bush Park from the water will be partially inhibited by new berths'*.

The photomontages used by the Architects to demonstrate the view sight lines from Kelly's Bush Lookout are deceptive as the southward extension of future boat berths has been left out. Furthermore, Figure 10 showing the *'Conceptual render of proposed marina extension, viewed facing South from Kelly's Bush Park'* is misleading, as there will likely to be no view of the water behind the Marina when looking towards Cockatoo Island.

The suggestion that the development would only reach out as far as the current swing moorings is disingenuous as boats can point in many directions according to wind direction thus taking up much more room than is suggested on the plans.

The statement that the areas of public foreshore ie Clarkes Point including Woolwich Parklands, Cockatoo Island to the South and Woolwich Marina to the West will be largely unaffected by the proposals is patently untrue. The excuse that *"...large groups rarely gather in any of these spaces. They are primarily used by locals in a short-term manner (fishing, walking etc)"* is also completely inaccurate. All these areas are incredibly well used in particular on weekends and public holidays.

## 3. Safety

The Hunters Hill Sailing Club is a very active small boat 'learn to sail' club used extensively by families and junior sailors aged 9-18 years. Sailing courses, races, and competitions are all carried out on a regular basis with a course marked each weekend in waters directly in front of Clarkes Point.

The impact of the proposed expansion with a large hard structure permanently encroaching on the navigable waters in an already congested area of the harbour, is of serious concern. The reduced channel for the general public and ferries and the safety implications for sailors and other recreational boat users including kayaking of increased risk of incidents like capsizing, cannot be understated. An additional hazard due to narrowing of the waterway will be the manoeuvring of very large vessels around the Marina.

#### **4. Traffic & Parking**

The suggestion that only an additional 8 parking spots will be required is totally inadequate and fanciful with staffing for the Marina doubling to 16 and a doubling of floating berths to 71, a third of which are larger vessels potentially carrying professional boat crews and numerous guests.

The resultant lack of parking will place an unacceptable burden on local residents, with street parking only feasible on one side of Alfred Street and an awkward clifftop access via Edgecliffe Road. In addition marina users will potentially leave their cars parked in the vicinity for days or even weeks, restricting use for walkers, visitors and locals alike. The Alfred Street car park at Kelly's Bush Lookout will be severely compromised with spaces inevitably commandeered by marina users. Access to the Marina is via Margaret Street only, a steep narrow road, which has a blind spot for any vehicles turning into it from Alfred Street.

The Traffic report suggests an estimated 95 additional daily trips for area and an increase of 10 vehicles per hour at peak hours and weekends. This is an inadequate estimate of likely traffic movements and the suggestion that this is of 'low impact' in an already congested area is totally unacceptable.

#### **Conclusion**

In conclusion, the Trust is reflecting the community's concern that this unique part of Sydney Harbour must not be allowed to become a permanent parking station for over-sized boats obscuring the views and sight-lines to important heritage items of outstanding natural beauty. The alienation of this busy stretch of water is unacceptable to residents.

We look to Council to reject this Development Application and to continue to protect this special area.

Yours sincerely



Karyn Raisin  
**President**  
**The Hunters Hill Trust**  
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