

**SYLVANIA WATERWAYS LIMITED**  
**CHAIRMAN'S REPORT ~ ANNUAL GENERAL MEETING 2022**

On behalf of the Board and the Sylvania Waters community, I would like to extend a warm and personal welcome to you all to the 2022 Annual General Meeting of Sylvania Waterways Limited.

In accordance with the *Corporations Act*, any member present in person or by proxy will be given the opportunity to speak for or against any resolution being put to the meeting and we will endeavour to ensure that every opportunity is given for Members to vote and ask questions.

thank you for attending and I note the presence of the Company's Auditors, Munro Spaul, and thank them for attending.

The Chairman's Report is next, however, since that has already been provided to all members as part of the AGM pack, I won't bore you by reading it all out. Briefly,

- Firstly, to our Board of Directors,
  - a. Our continuing directors are,
    - i. Mrs Julie Peters,
    - ii. Mr Grant Sumich,
    - iii. Mr Garry Lynton, and
    - iv. Mr Ben Holland.
  - b. Directors retiring by rotation and being eligible to offer themselves for reflection are Mr Kimon Giannopoulos and myself.
  - c. Retiring Directors,
    - i. Mr Nick Silvestro – On behalf of the Board and Members of Sylvania Waters Limited, I extend a sincere thank you for his hard-work, dedication, and efforts. Pleasingly, Nick has agreed to continue supporting the efforts of the Board in respect of waterfront compliance.
- Membership - We remain at close to 100% Membership across the 365 waterfront properties of Sylvania Waters.
- Legal Action – There are no current or pending actions.
- Dredging – The SSC dredging program was completed in 2020. Next survey is this year and the Sutherland Shire Council commenced re-surveying the seabed.
- Compliance with Regulations and Sutherland Shire Council (SSC) Local Environmental Plan (LEP) remain essential to maintaining the standards of our unique lifestyle and the preservation and enhancement of property values in Sylvania Waters.

As a Board, we continue to work with members to ensure all waterfront devices are installed and conform to the SSC DCP and LEP. As most of you are aware, failure to do so can result in significant fines being issued to the Company from Sutherland Shire Council, which would obviously be detrimental to all members.

We thank all Members that have supported the company in taking the necessary action to resolve non-compliant issues. The issues of concern to the Board and Members of recent times have been,

- a. Situations where waterfront devices are encroaching on the 1-meter zone – I am pleased to report that we have made significant progress on this and I thank all Members for their assistance and cooperation, and
- b. Remediation of waterfront devices – Now I appreciate that this may be regarded as inconvenient for Members, it is essential to mitigate the risk of injury and ensure Sylvania Waters continues to be an attractive place and safe place to live.

Please don't forget that at the Company's Extraordinary General Meeting held on 23 May 2018, whereby Members resolved overwhelmingly that The Company charge an annual license fee to non-licensed members where waterfront owners with waterfront devices, fail to obtain a waterfront license within 12 months of property settlement; and or, have their license cancelled due to non-remediation of non-compliant waterfront devices within 6 months of notification by the Company.

- Short-term Rentals – Please note that in accord with Sylvania Waterways Limited *Rules and Regulations*, short-term rentals are prohibited in Sylvania Waters.
- Building Applications & Alterations – Please remember that you must obtain approval from both Sylvania Waterways Limited and Sutherland Shire Council, before you commence any works on your property. For example, we have unique Regulations in Sylvania Waters. These include, the 9.144m set back from the water, which is designed to ensure neighbouring properties' views are not impeded and to protect seawalls, Compliance with this includes, not having anything along your boundary in this 9.144m area that is higher than 1.2m. That includes fences, trees, walls, shrubs or whatever else.
- Financials – The audited Annual Report was provided as part of AGM pack.
- Sea Walls - The past twelve months has seen continued activity with regard to new sea wall construction. As at the time of writing this report, there are a total of 65 waterfront properties with new sea walls (last year 44) with a further 35 at various stages of application or completion.

We appreciate the challenges faced by our members in complying with the Regulations, but please be assured that we will continue to do our utmost to assist our Members as much as possible with guidance on how to maintain their seawall and enjoy the benefits of being a Members of the Sylvania Waters community.

- Sylvania Waterways Web Site – Again, Members are encouraged to view the Company’s website [www.sylvaniawaters.com](http://www.sylvaniawaters.com) to access information relating to the Company’s policies and procedures in relation waterfront devices as well as other helpful and important information for the benefit of Members.
- Speeding Boats – Speeding boats remain a concern. The Company has 4-knot speed limit and no wash signs available, free to Members, to erect of their mooring poles or close to the water’s edge. Please let one of our directors know if you would like one.
- Wollondilly Place & Bellinger Place – Quotes are currently being sought to repair and stabilise the embankment adjacent to Wollondilly and Bellinger, which forms part of SWL land.
- I am happy to discuss any aspect of it during the question-and-answer segment at the end. If you have not received a copy of the Chairman’s report and would like one, please speak to any one of the Directors.

Thank you,



Dr Tony Noun  
Chairman, Sylvania Waters Limited