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Landscape Assessment – Revision A , September 2023

Leichhardt Park Community Boat Shed

We acknowledge the Gadigal people and other Traditional Custodians of the lands on which we live and work. We pay respect to their Elders’ past and present and extend that respect to all First Nations peoples as knowledge holders with continuing connections to land, place, waters and community.

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Typical view of Iron Cove, showing Rodd Island in foreground and Leichhardt Park in background. Source: Wikipedia.

Section 1.

Project Description

Site Location

The site for the proposed Leichhardt Park Community Boat Shed is on the western foreshore of Leichhardt Park. The proposed building will sit on piles over the water in Iron Cove and will connect with the sandstone sea wall that bounds the edge of the park. The land adjacent to the proposed site is currently an open grassed area. Trees near the site were planted after 1978, as shown in the associated Heritage Report by Hill Thalís.

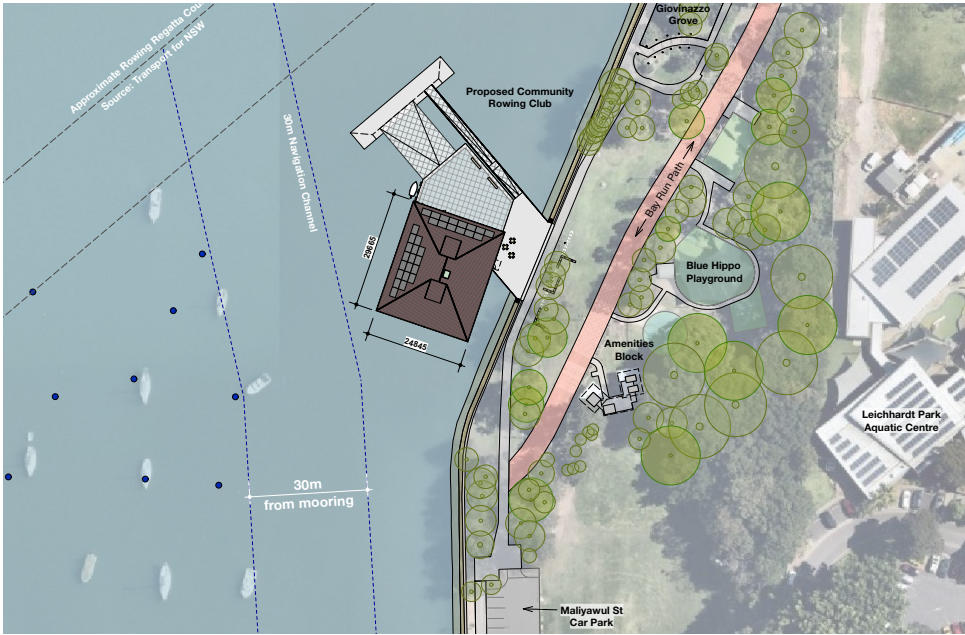
The proposed site is located approximately 100m to the north of the Maliyawul Street carpark and approximately 15m to the west of the Bay Run path which continues in a north easterly direction through the park.

The proposed site is located within a recreational setting in proximity to a series of facilities built since 2003 including a playground, exercise equipment and public toilets beside the Bay Run path. Major community facilities including Leichhardt Park Aquatic Centre and Leichhardt Oval are located to the east.

Iron Cove is a large bay bound by Henley Marine Drive and the residential suburbs of Drummoyne, Russell Lea, Rodd Point and Dobroyd Point to the north. Parklands predominantly line the foreshore to the south including Leichhardt Park, Callan Park and King George Park.



Context Plan of Iron Cove showing proposed site location. Source: Hill Thalís



Site Plan of Leichhardt Park showing proposed development location. Source: Hill Thalís

Section 1.

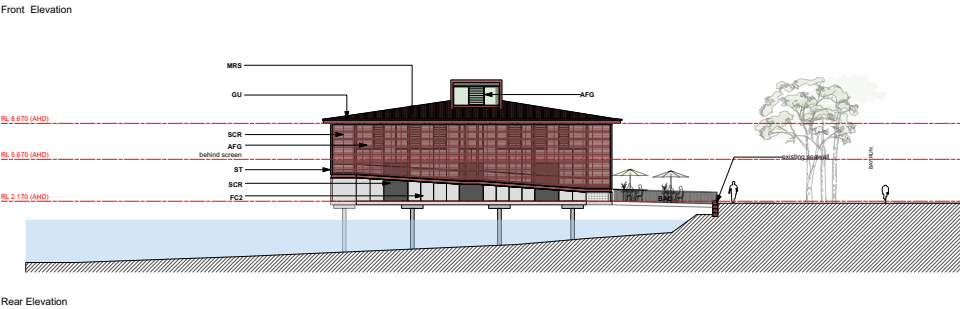
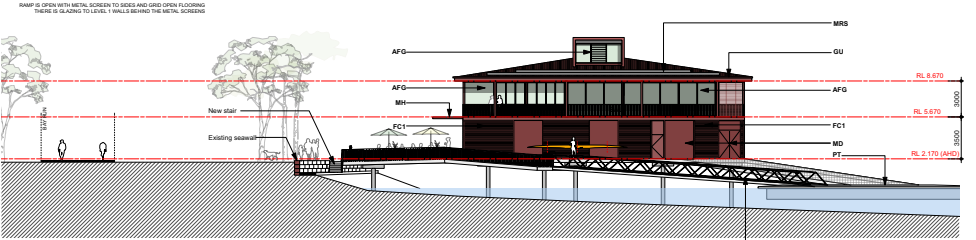
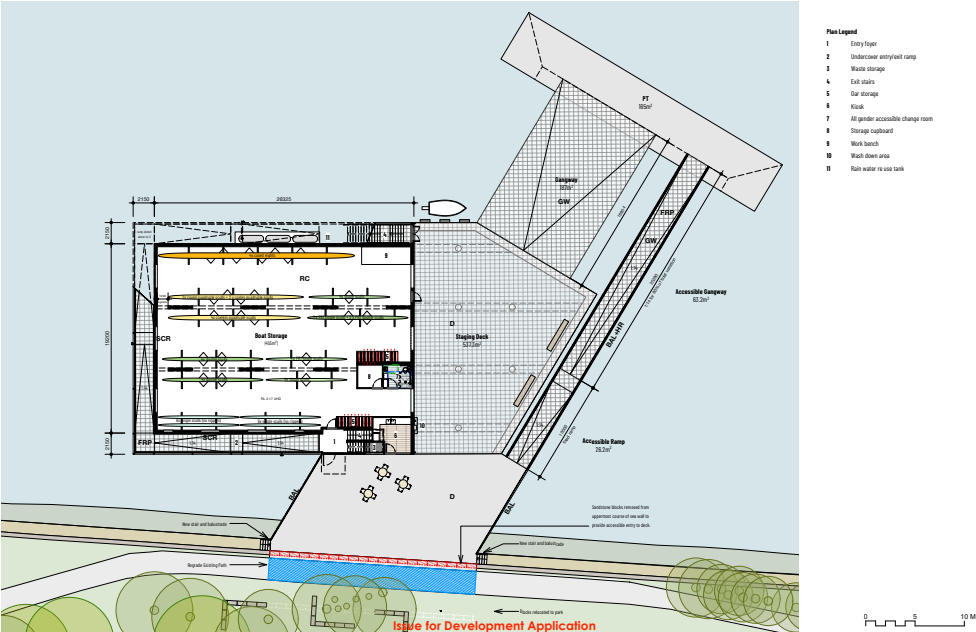
Project Description

Project Description

The proposed development will sit on piles over the water in Iron Cove approximately 4 metres away from the sandstone sea wall that bounds the edge of the park. The building is oriented on a north-east axis, approximately parallel to the foreshore and establishing a line of sight towards Rodd Island. The structure will connect to the sea wall via an open deck and accessible pontoon to enable both public access to the water and safe entry and exit into Iron Cove for rowers and recreational users.

The proposed structure is rectangular in form and two-storeys in height, typical of the established boatshed typology. The main building has dimensions of approximately 26.3m in length and 19.2m in width. The ground floor will accommodate boat storage for the Community Boat Shed, an accessible toilet/changeroom and a small volunteer run kiosk that will be open to the public. The first floor of the structure will house accessible changeroom facilities, a multipurpose room for community use, an accessible training room for rowing club members and an open deck addressing Iron Cove and Rodd Island. Access to the upper floor of the building will be provided by an accessible ramp that will cantilever from the main building structure, wrapping the façade in an open, light weight, permeable mesh to provide views in and out of the building towards the water.

The building will be clad in durable materials with a deeper colour palette of heritage reds and neutral grey tones. This palette has been selected for its resonance with the surrounding context of boat sheds, leisure structures, and heritage pavilions. A deeper colour palette has been chosen to reduce reflectivity and allow the building to recede into its landscaped setting when viewed from Leichhardt Park and Iron Cove.



Section 2.

Landscape Character

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The foreshore of Leichhardt Park is situated within Landscape Character Type 12. The area includes distinctive bays of the Parramatta River including Leichhardt Bay, Rodd Point, Half Moon Bay, part of Canada Bay and Five Dock Bay. The following extracts from the DCP describe the intended character of this area:

Landscape Character Type 12 Statement of Character and Intent

"The character of these areas ranges from a flat to a sloping terrain. There are open spaces and some residential areas along the foreshore. The open space is predominantly grassed with a few trees. The shoreline is mainly built up, often with a seawall, but pockets of natural shoreline do occur. Residential development forms the backdrop to these areas."

The intent for development within this area is to provide for appropriate recreational and similar uses of the foreshore, to rehabilitate or improve degraded foreshores and to protect valuable natural shorelines."

Performance Criteria

Any development within this landscape is to satisfy the following criteria:

- It enhances the recreational focus of the foreshore,
- It is sited so that natural features are protected and views of these natural features maintained,
- Pockets of natural shoreline are retained,
- Landscaping is incorporated into the proposal.



View from Lilyfield Pedestrian Bridge towards Leichhardt Park. Source: Hill Thalís



Typical view of Iron Cove, showing Rodd Island in foreground and Leichhardt Park in background. Source: Wikipedia.

Section 3.

Site Analysis

Views from Iron Cove

The heavily vegetated mass of Leichhardt Park is visible from many vantage points in Iron Cove and is peripherally viewed along the Bay Run foreshore path, where gaps in vegetation afford views across the water. When viewed from the south along the foreshore of Haberfield, Leichhardt Park appears a most prominent green backdrop to a large group of boat moorings.



View from Haberfield Rowers Club carpark towards Leichhardt Park. Source: Hill Thalís

When viewed from Rodd Point, the foreshore of Leichhardt Park appears as a collection of open grassed areas and dense clusters of casuarina trees. The Maliyawul St carpark and recreational vessels can also be viewed to the south. Prominent tree canopies along the ridgeline of the park frame the background, within which several built elements appear in the field of view. These include the distinctive roof of the Leichhardt Aquatic Centre, Leichhardt Oval lighting towers and the Giovinazzo Grove Arbour.



View from Rodd Point towards Leichhardt Park. Source: Hill Thalís

Views from Leichhardt Park

Views towards Iron Cove are framed by dense clusters of casuarina trees along the foreshore and recreational facilities to the east. Public amenities constructed since 2003 along the park foreshore include, the Leichhardt Park Skate Park, Public Toilets, Blue Hippo Playground and Exercise Station.



Site Photos of proposed located viewed from the north and south along the Bay Run. Source: Hill Thalís



Public Toilets to the east of site. Source: Hill Thalís



Skate park to the south of site. Source: Inner West Council

Section 3.

Site Analysis

Nearby Foreshore Development

Several Rowing and Aquatic Recreation Clubs are located either within or in close proximity to Leichhardt Park. They include Leichhardt Rowing Club, Haberfield Rowers Club and Dobroyd Aquatic Club.

These buildings provide precedents for approaches to foreshore development as they are examples of structures embedded in the complex landscape of natural and man-made elements within Iron Cove.

Each building has a consistent two storey height and are typically set on a perpendicular axis to the shoreline.

All are substantial structures in their own right, within the larger scale of the bay they form localised points of interest and registration.

They are consistently framed by a landscape setting of trees with residential and public buildings visible further afield.



Leichhardt Rowing Club viewed from Glover St and Bay Run. Source: Hill Thalix



Haberfield Boat Shed viewed from Rodd Point. Hill Thalix.



Leichhardt Rowing Club viewed from Drummoyne Pool.



Haberfield Boat Shed viewed from Rodd Point. Hill Thalix.



Haberfield Rowing Club viewed from Henley Marine Drive and Bay Run. Source: Google Street View and Hill Thalix.



Haberfield Rowing Club viewed from Henley Marine Drive and Bay Run. Source: Google Street View and Hill Thalix.



Dobroyd Aquatic Club viewed from Rodd Point and Iron Cove. Source: Hill Thalix



Dobroyd Aquatic Club viewed from Rodd Point and Iron Cove. Source: Hill Thalix

Section 3.

Site Analysis

Modifications to Foreshore Sea Wall

The unusual stepped and sloped sandstone sea wall appears to have been built around World War 2 and much later than many other sea walls around the harbour. There are several instances along the foreshore of Leichhardt Park where minor modifications have been made to the existing sea wall infrastructure.

Minor modifications have typically been made to enable access to the harbour and the lower sea wall which is exposed at low tide.

Where blocks have been removed, stairs, gangways, or jetty structures have been installed to provide direct connection to the park. Leichhardt Rowing Club, pictured aside, obstructs public access along the lower sea.



Leichhardt Rowing Club obstructs the path of travel along the lower sea wall. Source: Hill Thalys.



Leichhardt Rowing Club Staging Deck. Source: Hill Thalys.



Gangway to public pontoon, adjacent to Maliyawul St.



Intervention in sea wall at Leichhardt Park, north of proposed site.



Historic timber jetty, adjacent to Maliyawul St carpark.



Metal framed stair adjacent to Maliyawul St carpark.

Section 4.

Response to Landscape Character

Views from Leichhardt Park

Views towards Iron Cove are framed by dense clusters of casuarina trees along the foreshore and recreational amenities to the east. The following visual montages demonstrate the degree of change created by the proposed development.



Existing view of entrance to Leichhardt Park showing bay run path to the east. Source: Hill Thalys



View of proposed Community Boat Shed. The axial view from the path towards Rodd Island is retained. Source: Hill Thalys

Section 4.

Response to Landscape Character

Views from Leichhardt Park

Views towards Iron Cove are framed by dense clusters of casuarina trees along the foreshore and recreational amenities to the east. The following visual montages demonstrate the degree of change created by the proposed development.



Existing view of site travelling in a southerly direction along the Bay Run. Source: Hill Thalys



Proposed view of site travelling in a southerly direction along the Bay Run. Source: Hill Thalys

Section 4.

Response to Landscape Character

Views from Iron Cove

Leichhardt Park is visible from many vantage points around Iron Cove and is peripherally viewed along the Bay Run foreshore path, where gaps in vegetation afford some views across the water. The following visual montages demonstrate the degree of change created by the proposed development.



Existing view of Leichhardt Park from Rodd Point Park. Source: Hill Thalís



Proposed view of Leichhardt Park from Rodd Point Park. Source: Hill Thalís

Section 4.

Response to Landscape Character

Views from Iron Cove

Leichhardt Park is visible from many vantage points around Iron Cove and is peripherally viewed along the Bay Run foreshore path, where gaps in vegetation afford some views across the water. The following visual montages demonstrate the degree of change created by the proposed development.



Existing view of Leichhardt Park from Haberfield Rowers Club Kiosk. Source: Hill Thalís



Proposed view of Leichhardt Park from Haberfield Rowers Club Kiosk. Source: Hill Thalís

Section 4.

Response to Landscape Character

Assessment of Integration with Landscape Character – Type 12

The proposed Leichhardt Park Community Boat Shed supports the objectives of the desired landscape character outlined within the Sydney Harbour Foreshores and Waterways Area DCP (2005).

The proposed development will be an inclusive, fully accessible facility, allowing for people of all abilities to enjoy the physical and atmospheric advantages of rowing and access to harbour water. The proposed use of the building is consistent with the long established history of structures built for the purposes of water recreation within the landscape setting of Iron Cove.

The building has been sited to integrate with the landscape setting of Leichhardt Park, which is presently defined along the foreshore by dense groves of newly planted trees and open grassed areas. To maintain key views and vistas from public paths and rest areas within the park, the building has been positioned in relation to an adjacent grove of casuarina trees and will be offset 4 metres from the shoreline. In this way, the structure will maintain views across Iron Cove towards Rodd Point, Rodd Island and The Iron Cove Bridge.

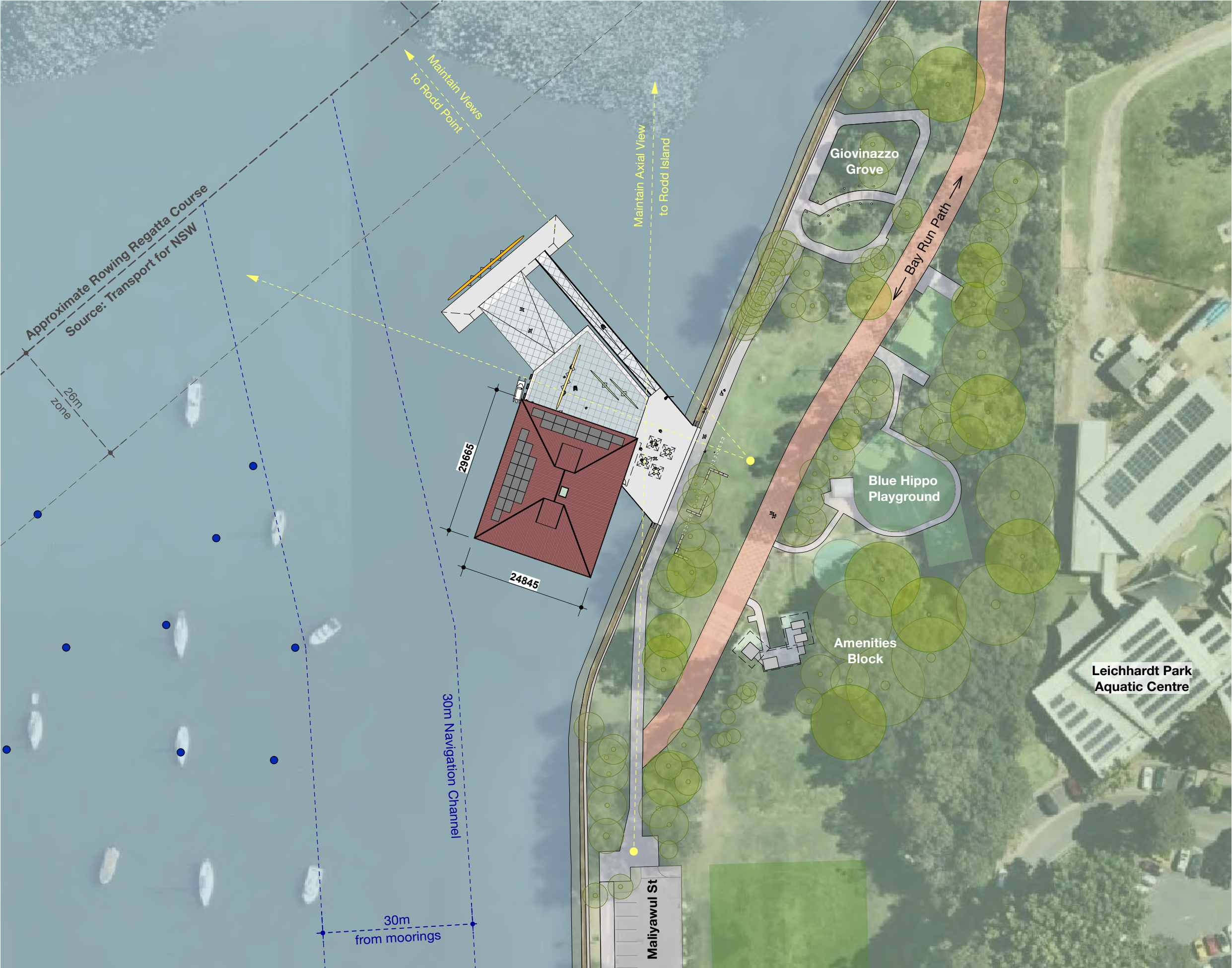
The proposed development is sited on a section of the foreshore that has been substantially modified through reclamation and thus will not impact on any natural shoreline and remnant native vegetation.

Proposed modifications to the existing sea wall are consistent with examples of interventions to the north and south of the proposed site. These interventions improve access to Iron Cove and the water at times of low tide. To mitigate impacts to the existing sea wall, only the minimum number of blocks necessary to provide adequate access to the public deck and pontoon will be removed. Sandstone blocks that are

relocated will be retained on site and repurposed for informal public seating in the grassed area adjacent to the building to further integrate the building into its setting.

The design of the building seeks to reduce perceived bulk and scale and harmonise through the application of permeable materials and filigree elements that offer alternating views to the water through the building. The built form maintains a two-storey scale consistent with nearby rowing clubs such as Haberfield and Leichhardt Rowing Clubs. The application of colour has been selected for its resonance with the surrounding context of boat sheds and leisure structures along the foreshore of Iron Cove, and heritage pavilions on Rodd Island. A deeper colour palette has been chosen to reduce reflectivity and allow the building to recede into its landscaped setting when viewed from Leichhardt Park and Iron Cove.

In this way, the proposed Community Boat Shed will provide a high-quality public amenity that complements the scenic character of both Leichhardt Park and broader landscape setting of Iron Cove.



Legend

— Rowing Course

-•- Existing Moorings & Navigation Channel



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