

Plan of Management

For the operation of a
community rowing facility on
Iron Cove

Leichhardt Park Lilyfield.

COMMUNITY ROWING CLUB INC.

4 October 2023

Version B



Certification

This Plan of Management (PoM) has been prepared to address the requirements of the Environmental Planning and Assessment Act and its Regulations.

This PoM is prepared in good faith to accurately assist the management of the proposed development, and environmental effects and can be relied on.



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Documents Control

Rev	Description	DATE	AUTHOR	CHECKED
A	Prepare pro-forma for client review	31/08/2023	PSB	PSB
B	Finalise for DA lodgement	04/10/2023	LJ	PSB

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1. SUMMARY

This Plan of Management (PoM) provides directions and controls on the use and management of a community rowing club situated on the foreshore of Iron Cove within Leichhardt Park, near to the Maliyawul Street Entrance, to be operated by Community Rowing Club Inc.

These management measures are to be adhered to in the operation of the community rowing club to ensure compliance with the conditions of the Development Consent and health and amenity requirements for both the occupants and surrounding neighbourhood.

The community rowing facility will operate in accordance with the terms of this PoM as well as the conditions of development consent under DA No.TBC

A copy of this PoM is to be retained on Council's Development Application, Construction Certificate and Property File.

The premises will be covered by all relevant legislation, including:

NSW State Legislation

- Associations Incorporation Act 2009
- Charitable Fundraising Act 1991
- Fair Trading Act 1987
- Occupational Health and Safety Act 2000
- Smoke-free Environment Act 2000
- Food Act 2003
- Anti-Discrimination Act 1977

Commonwealth Legislation

- Corporations Act 2001
- Privacy Act 1988
- Trade Practices Act 1974
- Income Tax Assessment Act 1997
- A New Tax System Act 1999
- Fair Work Act 2009
- Sex Discrimination Act 1984
- Disability Discrimination Act 1992

Council will be provided with a copy of the modified PoM on approval of the DA.

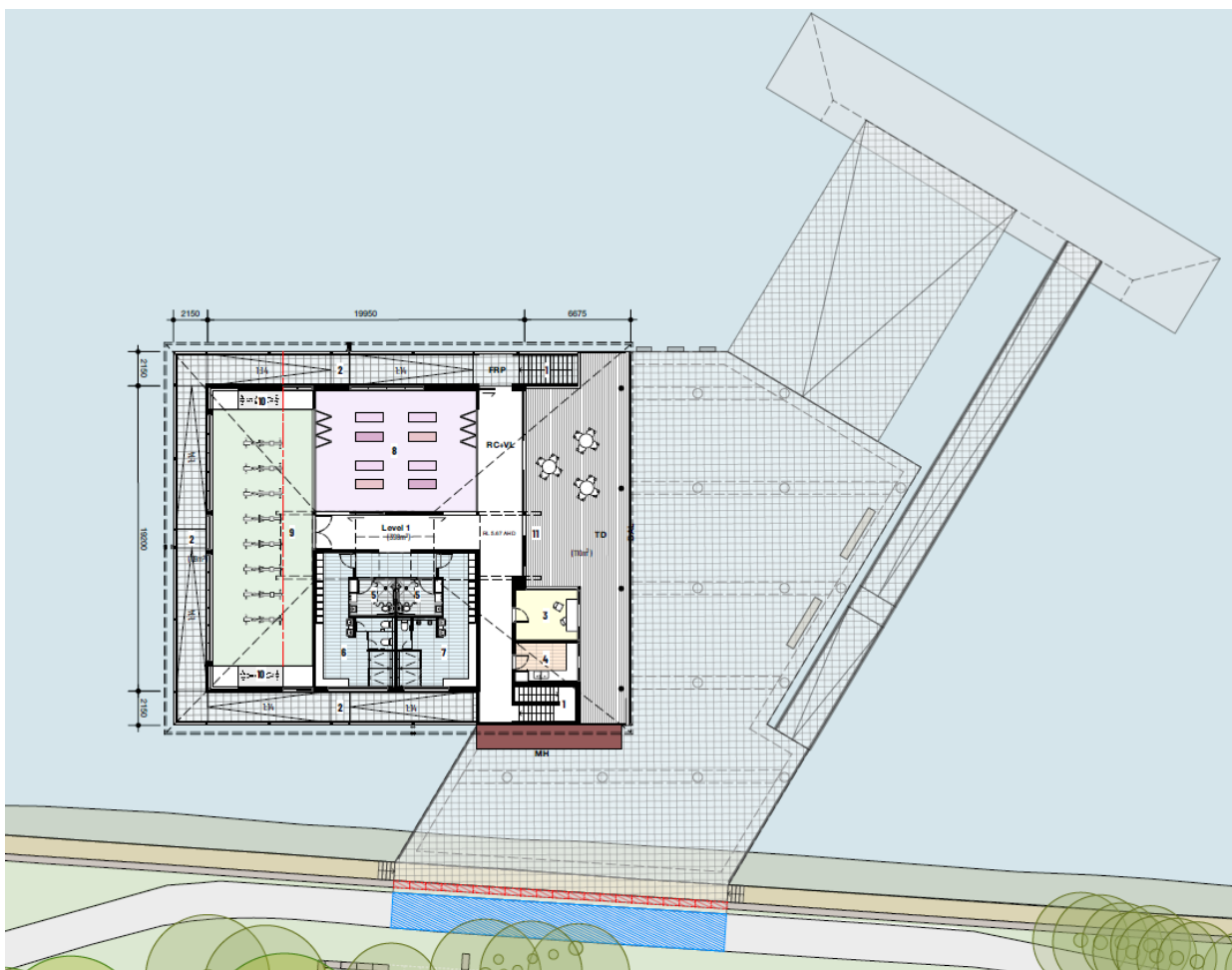


Figure 2: First floor boat shed plan, Hill Thalys

Membership categories: The Club shall offer diverse and inclusive membership categories to cater to various age groups and demographics. The Club will maintain a membership registration process with clear documentation and renewal procedures as set out in the Club Constitution. The maximum capacity of the club is 200 active members (rowing members).

The club is an association incorporated under the *Associations Incorporation Act 2009* (NSW) and is governed by a constitution which relevantly provides that its objects include to conduct, encourage, promote, advance and administer the Sport throughout the Local area with a particular emphasis on promoting opportunities and accessibility of the Sport for:

- (i) persons with disabilities; and
- (ii) persons identifying as indigenous, or of aboriginal or torres strait islander descent; and
- (iii) persons who are recognised as having 'refugee' status; and
- (iv) children and young people, with an emphasis on those who do not have sufficient opportunities to participate in the Sport at present; and
- (v) returned service men and women, veterans, and family members of those persons; and
- (vi) other members of the Local area who have an interest in supporting those persons mentioned above;

at all levels of the Sport.

The club is a "not for profit" association, in that its constitution prohibits the distribution of its

assets among its Members.

The club is governed by a Board of Directors, who are empowered by the Constitution to allocate portfolios or titles amongst the members of the Board. At present, those positions include:

- President;
- Patron;
- Treasurer;
- Secretary;
- Boatmaster (Boatman);
- Club Captain; and
- Head Coach.

However such positions vary from time to time on an operational basis, and may in future include roles such as vice-captain, vice-president.

The roles of each of the Directors is determined by the Board, and the board is empowered to appoint up to two additional directors and to delegate its functions where suitable.

Rowing is ultimately a team sport, where even individual single scullers compete on behalf of a club and a part of a broader community within their chosen club. This team-based focus is present in the structure of the club, which will be used to manage the Club's broader operations.

The Regular / Ordinary use of the boatshed is for training for the sport of rowing; however the design of the boatshed has consciously included the goal of increasing accessibility to Sydney Harbour for members of the public (whether or not members of the club). As far as club use is concerned, members would attend the shed for training sessions chiefly conducted in the mornings (between 5:00am – 9:00am on Weekdays and 6:00am to 11:00am on Weekends), but available for use during most daylight hours and in the early mornings.

Some evening events and training tasks will take place in the boatshed generally later than 12midnight.

Prior to the commencement of training sessions, volunteers (either coaches or crew / squad leaders) open and unlock the shed, manage the launching of small coaching boats, and assist to remove equipment from the shed and place it onto the staging. When crews are ready to commence training, the boats are carried down to the water and launched from the pontoon. Training on Iron cove is governed by the Marine safety rules and regulations set down by Transport for New South Wales (**TfNSW**), and relevant training guidelines and navigation maps published by Rowing NSW (**RNSW**) in consultation with TfNSW and the local affiliated rowing clubs. Such regulations include the use of navigation safety aids such as navigation lights, restricts the use of loudhailers prior to 7:00am, and requires vessels to comply with safety standards in the maintenance of equipment and availability of safety kits within coaching launches, together with the use of life jackets. All training sessions conducted on water from the club will comply with all relevant regulations and policies set by both TfNSW and RNSW, together with any safety standards set by the club in addition to these requirements.

Off-water training is facilitated through the use of the "Rowing Machine Room" on level one of the clubhouse, with such room enclosed through both the 'wraparound' access ramp and internal enclosures. Additional stretching sessions, club meetings and community use is provided through the inclusion of a multi-purpose space, which allows small community gatherings. Such space is predominantly for club use, but may be leased to community organisations for active use (such as yoga, pilates, aerobics, or circuit training) or passive use (such as meetings of organisations including Rotary, Scouts, or other community

groups).

It is anticipated that the shed would be open for on and off water training seven days per week, between 5:00am to 9:00am on Weekdays and 5:00am to 11:00am on Weekends, catering for up to 30-40 members during the week and 40 – 50 members during weekends. Off water training may also include afternoon or evening sessions between 3:00 – 7:00pm for up to 20 – 30 members. Such sessions would be seasonal, with the traditional rowing season commencing in about September and continuing until about April, and with a smaller winter series traditionally being held in July and August.

It is not anticipated that the multipurpose space would be utilised more than 2-3 times per week, at times suitable for its adaptive use. Such use would not exceed 80 – 100 persons but would be more likely to average 20 – 30 persons.

The boatshed further includes a small kiosk on the ground level. The kiosk is designed to provide basic food and drink to the public, with a focus on users of the nearby Blue Hippo Park and the Bay Run. An area of the staging area to be constructed provides additional public space including for patrons of the kiosk. The intended opening hours of the kiosk would be subject to the club's training times, but it is anticipated would (at most) include 6:00am to 3:00pm each day.

2.2 CONSISTENCY WITH PLAN OF MANAGEMENT +MASTERPLAN FOR LEICHHARDT PARK

The Leichhardt Park Plan of Management identifies the relevant land adjacent to the proposed boatshed as "General Community Use". The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public—

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)

The boatshed, being built beyond the mean high water mark, occupies space that is presently unable to be utilised by patrons of Leichhardt Park for any purpose, let alone the purposes set out above. However, the proposed use of both the boatshed and the publicly accessible staging are fully consistent with the facilitation of public recreation, and the provision of facilities for the physical, cultural, and social welfare and development of members of the public. The use of the multi-purpose community space will also provide facilities to assist in the intellectual welfare and development of individual members of the public.

The provision of a community rowing club facility is further consistent with the masterplan for Leichhardt Park, which provides for the creation of such a facility in the area indicated by the location of the proposed boat shed, and meeting the objective and performance target set by Council to Provide facilities which cater for a range of ages, abilities and interests, and to ensure that the park and its assets are accessible for all visitors.

Consistent with the Means of Achievement of these Objectives, the facility provides fully accessible facilities and accessible ingress and egress to Iron Cove for passive water recreation users, including rowing members. The facility is available for public use both through the fully accessible public access pontoon, and also through the provision of a multi-

purpose community space, which the club will ensure is available for use by the wider community, as well as through a kiosk (in a similar manner to the 'canteens' commonly seen in other sporting grounds). By locating the structure of the building beyond the mean high-water mark, and constructing the large staging area, the club enhances the use of this area of Leichhardt Park, by increasing the amount of public space available and providing additional facilities for public use.

2.3

The Board and Club Captain shall be familiar with and aware of his or her responsibilities under relevant legislation including health and safety legislation.. The Committee will manage the property in accordance with the club constitution as well as any and all legislation governing rowing clubs, and will make himself/herself available to members . The Club Captain shall be responsible for the management and keeping of all common areas clean and shall delegate such responsibility to those she/he see fit. The Committee will deal with complaints appropriately.

2.4 SIGNAGE

Signage, including for fire safety, shall be placed in the property as required by legislation and regulations including th *Environmental Planning and Assessment Regulation 2000* (NSW). Clearly marked signage will be placed to direct members and visitors indicating boat storage areas, caution zones, bathrooms, exits,

2.5 SAFETY AND SECURITY

The Club Captain will ensure legislative safety requirements are adhered to.

Any cases of serious misconduct will be dealt with by the Executive Committee who may require a visitor and/or a member to leave the premises. Examples of serious misconduct include, but are not limited to, drug or alcohol abuse, sexual, racial or religious harassment, theft or violence. Members are to advise the Club Captain and/or a Committee member if another member or visitor is performing illegal acts on the property.

2.6 FIRE SAFETY/CERTIFICATION

Fire safety will be maintained with legislation including the *Environmental Planning and Assessment Regulation 2000* (NSW).

2.7 OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS

The President, Club Captain, and Committee must be aware of their responsibilities under such legislation as the OHS Act 2000, OHS Regulation 2001, Regular OH&S meetings will be conducted on at least a monthly basis by the designated Safety Officer or the Boat Master who will - keep a log of of these inspections as well as a record of all maintenance conducted in relation to the building

3. MANAGEMENT PROCEDURES

Garbage Bins: Clearly marked garbage bins and recycling containers will be strategically placed throughout the club premises. There is an identified garbage waste storage area marked on the boat shed plan where the larger bins that these smaller bins will be emptied into in readiness for the council bins to be placed at the Council allocated site for collection. Garbage removal will take place on the allocated Council collection days and as specified by the relevant council officer.

The responsibility of the placement and collection of these bins will be managed by the Boat Captain and the Vice Captain.

Hazardous Waste: The club will store all hazardous materials such as petrol for motors in compliance with the relevant regulations for the storage of hazardous materials.

Waste Reduction: The club will promote waste reduction through recycling programs and encourage members to use reusable materials.

A waste store is provided see extract from DA plans below.

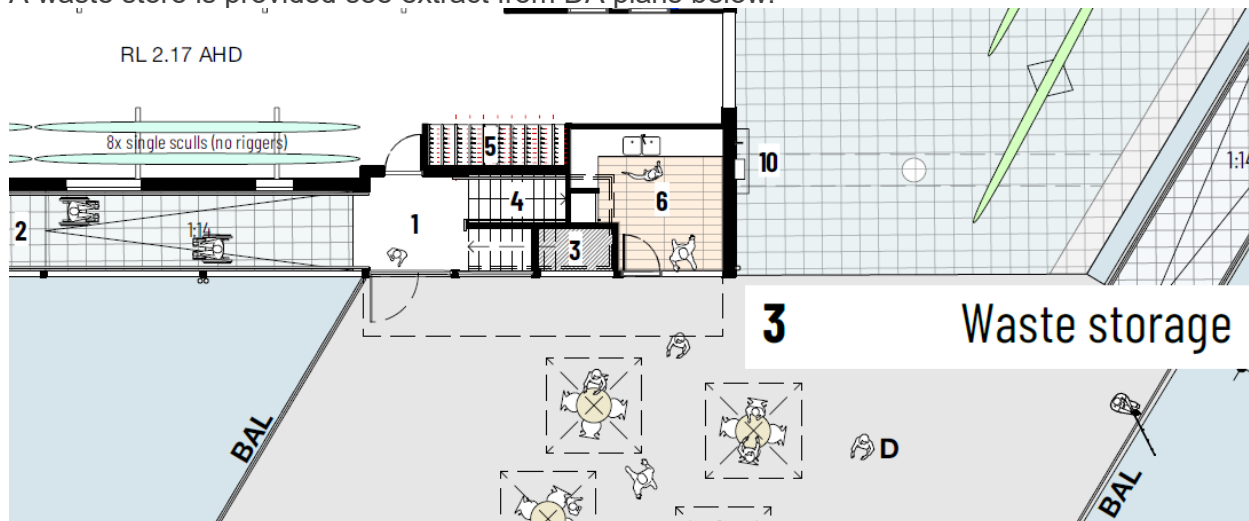


Figure 3: Waste Store, Hill Thalys

3.1 OPENING AND CLOSING

The opening and closing procedures of the clubhouse will be overseen by the volunteer coaches, crew and squad leaders. Only adult members of sufficient standing who are approved by the Board and properly inducted into the safety protocols of the shed will be given the ability to open and close access to the shed. All such members shall have a valid working with children check and comply with all relevant child safeguarding policies of RNSW and Rowing Australia, as set down by Sport Integrity Australia.

The opening and closing process will involve the internal lights within the shed being turned on, the boatshed doors opened, and the club's security system being deactivated. This is anticipated to occur shortly prior to the commencement of training sessions, up to 15 – 20 minutes prior to those sessions commencing. Closing will occur approximately 15 – 20 minutes after the completion of all training sessions. Members of the public utilising the multipurpose room are able to do so without accessing the boat storage and rowing machine rooms through the design of the floorplan.

The Club is used on a 24 hour basis (noting early morning starts) and is located in a public

park where there are no nearby noise sensitive land uses.

The rowing club are to be operated in accordance with the:

- NSW Environment Protection Authority's Noise Policy for Industry.
- Protection of Environmental Operation Act 1997.

3.2 RELATIONSHIP WITH PARK,

The size and configuration of the staging means there is no need for storage of boats or equipment, or cleaning of boats or equipment, within Leichhardt Park. All training and ordinary use of the boatshed is contained within the footprint of the boatshed and the staging, such that there is no impact on the current open space within the Park. The kiosk and staging further provide a destination for park users, and additional open space and access to Iron Cove through the accessible ramp and staging ramps.

Any request for use of park facilities for separate events, such as for an annual regatta (once per year) would be made in accordance with Council's existing policies for the use of its recreation facilities, and subject to a separate plan of management or plan as required by Council.

3.3 SITE MANAGEMENT

When operational the boat shed will be serviced by a waste contractor.

The Board will provide for appropriate security to the building either via a member's protocol and/or a security contractor.

3.4 EVENTS

It is not anticipated that the Club would hold more than one annual regatta each season, and arrangements for such regatta would be similar to those of established rowing facilities on the foreshore of Leichhardt Park. The date for any such proposed event would be set in consultation with Council, RNSW, TfNSW, local rowing clubs and other park users.

3.5 BOAT TRANSPORTATION AND REGATTAS

The Club Captain will ensure that all loading and unloading is to take place at the least busy time for other park users.

The loading and unloading of boats onto a Boat Transportation Trailer will require the temporary parking of the Boat Transportation Trailer at the northern end of Malenyawul Street. Such trailer shall be stored outside of the local area and will be brought into Malenyawul Street for the purposes of loading and unloading boats when being transported only.

Transport Team: The Club Captain shall assign a team responsible for co-ordinating the safe loading, transportation, and unloading of boats for regattas.

Equipment Check: Conduct thorough inspections of boats and trailer to ensure they are boat-worthy and roadworthy, while those boats are located within the boundaries of the boatshed and the staging.

When boats are carried from the staging through to the boat transportation trailer, the

Transport Team shall assign at least two volunteers to monitor the pedestrian traffic along the bay run path to the north of Maliyawul Street and will ensure that boats are only carried through the entrance of Leichhardt Park when other users of the bay run are not within the vicinity of this section of path. In all other areas, the club shall avoid use of the Bay Run path for transportation of boats to and from the Boat Transportation Trailer.

The Club will minimise the number of loading and unloading events by utilising other options where available, including rowing boats to and from regattas held in the local area. The Club expects that such loading and unloading events would not exceed an average of once per fortnight during the main Summer Season (from October to March), and on an 'as-needs' basis to transport boats for repair in the event of accident or damage.

Secure transportation: The Club Captain shall ensure appropriate equipment tie-downs and safety measures to secure boats during transport are used.

AMENDMENTS TO THIS PLAN

If, in circumstances where experience shows that it is reasonable or desirable to modify any provision of this plan for the better management of the Rowing Club, that modification shall be made to the plan and amendment provided to Council.

Referenced / Related Documents

End of PoM