

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 23 April 2024, 9.07am and 9.41am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-304 – Inner West – DA/2023/1125 – 66 & 68 Mary Street, Lilyfield – Integrated development for construction of a two-storey para-rowing boatshed, boat launching pontoon, kiosk and ancillary spaces.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe and Philippa Scott
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Darcy Byrne

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Annalise Ifield, Alex Cabe, Martin Amy
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Outline of proposal, noting that the majority is within the waterway and remaining part in Leichhardt Park, and being a 2-storey community facility, boat shed, boat launching pontoon, kiosk and ancillary Spaces
- Operational details include:
 - Up to 200 members training
 - First floor multipurpose space, including 2-3 times a week finishing after midnight
 - Kiosk – open to the public
 - 24 hour operation
- Crown development
- Masterplan adopted in 2020 – identifying location for a potential rowing club
- Heritage items – sea wall and Leichhardt Park (Leichhardt Ovals and Aquatic Centre)
- Site and sea bed identified as acid sulphate soils and likely contaminated (past industrial use and reclaimed foreshore land)
- Community information sessions held by applicant
- Site visit and public exhibition – 68 submissions (10 objections and 58 in support)
- Internal Referrals

- Engineering – traffic management, access and car and trailer parking, foreshore flood risk management
- Park Management – pedestrian and cyclists safety on the Bay Run
- Building Certification and Environmental Health – management of acid sulphate soils and contamination
- Environmental Health – hours of operation and kiosk operation
- Heritage – heritage interpretation
- Urban Ecology – potential habitat for the endangered White's Seahorse
- Waste Management and Property and Assets - supported
- External Referrals –
 - Concurrence required from DPI (Fisheries) – further information requested regarding net loss of key fish habitat
 - DPE Water – to be confirmed
 - Water NSW – exemption provided
- Siting and Location
 - Pedestrian and cyclist safety
 - Adjacent to common event space
 - Alienation of public use of waterfront
- Traffic and Parking –
 - Revised Traffic Impact Assessment required – consideration of all proposed uses and survey timing
 - No direct access for boat loading/unloading
 - No legal boat trailer parking in proximity to the site
 - All boats will be carried by hand across the bay run
 - Non-paying members wishing to utilise the new water access would also need to commute watercrafts
 - Future proposal to close the car park which would extend the distance to carry watercraft
- Impact on Leichhardt Park and Bay Run
 - Compromises pedestrian and cyclists safety on the Bay Run – pinch point identified
 - Conflict with other park operations and events
 - Alienates the public use of the foreshore
 - Reduces amenity within Leichhardt Park with the loss of uninterrupted water views
- Visual impact
 - Proposal is “atypical” of the scale and size of this locality
 - Single storey built form and small overall footprint to be recommended
- Additional information
 - Fisheries Management
 - Contamination
 - Acid Sulphate Soils
 - Kiosk permissibility – not ancillary as a retail premises
 - Foreshore flooding risk management – maintain sea wall height
 - Heritage interpretation
 - Essential services – sewer, electricity, water
 - Urban Ecology - additional habitat for white's seahorse – pier details
 - Plan of Management – staffing, deliveries, servicing, operations, security and safety
 - General documentation matters

Panel Comments

- Background to incorporation of potential rowing club into masterplan requested
- Visual impact to be considered
- Kiosk permissibility
- Acoustics information required
- Detailed RFI to be sent, with meeting with application/Council prior to response recommended

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- Provision of bike parking – to be considered in traffic assessment
- Sea wall – consideration of planting rather than sea walls
- Further briefing required – mid August

TENTATIVE DETERMINATION DATE SCHEDULED FOR: September/ October 2024

Planning Panels Secretariat

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