

<b>DATE OF DEFERRAL</b>	11 November 2024
<b>DATE OF PANEL MEETING</b>	7 November 2024
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Alice Spizzo, Susan Budd, Brian McDonald and Matthew Owens
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Darcy Byrne declared a conflict of interest as he participated in Council's consideration of the proposal. He did not participate in the meeting.

Public meeting held by teleconference on 7 November 2024, opened at 2.32pm and closed at 4.23pm.

#### **MATTER DETERMINED**

PPSSEC-304 – Inner West – DA/2023/1125 – 66 & 68 Mary Street, Lilyfield – Integrated development for construction of a two-storey community facility including rowing boatshed, public boat launching pontoon, kiosk and ancillary spaces (as described in Schedule 1).

#### **REASONS FOR DEFERRAL**

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 3 April 2025. The matter was deferred to allow for the provision and assessment of the following information to enable the matter to be adequately considered.

- Minimise the scale of the proposal, eg. reducing the ceiling heights for first floor
- Colour of external finishes to minimise visual impact
- Determination of access pathway, including a detailed draft Public Domain Plan to identify the impacts. The draft Public Domain Plan is to show the swept paths of the trailer prepared by a traffic consultant. An Arborist report is to be prepared once the pathway is resolved.
- Draft Plan of Management to appropriately address, the hours of operation, confirm process for deliveries, and transportation of boats, and the manner of operations of the whole facility, including community uses.
- Retention of the sea wall, with the deck level at the top of the wall
- Resolve the kiosk permissibility
- Demonstration that the Fig Trees at the Mary Street entrance of Leichhardt Park can be viably retained.

The decision to defer the matter was unanimous.


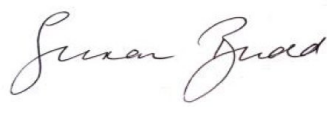



#### **ACTIONS**

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall provide the required information and upload all documentation to the Planning Portal by 3 February 2025.
2. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 20 March 2025.

3. When the updated assessment report is received, the Panel will schedule a final determination briefing, which will be held by videoconference (Teams).

If the outstanding information is not provided by 3 February 2025 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Carl Scully (Chair)	 Susan Budd
 Alice Spizzo	 Brian McDonald
 Matthew Owens	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-304 – Inner West – DA/2023/1125
2	PROPOSED DEVELOPMENT	Integrated development for construction of a two-storey community facility including rowing boatshed, public boat launching pontoon, kiosk and ancillary spaces
3	STREET ADDRESS	66-68 Mary Street, Lilyfield (Part Lot 120 DP 1279860)
4	APPLICANT/OWNER	Barbara Ramjan Crown Lands
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Crown Land Management Act, 2016</li> <li>Inner West Local Environmental Plan 2022</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Leichhardt Development Control Plan 2013</li> <li>Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 24 October 2024</li> <li>Written submissions during public exhibition: 135</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Mark Tietjen, Andrew Mainsbridge, Deanna Fekete, Colin May, James Johnson, Christopher James, James Johnson, Andrew Dick and Brian Kilbridge</li> <li>Council assessment officer – Annalise Ifield and Thomas Irons</li> <li>On behalf of the applicant – Barbara Ramjan, Brett Sperling, Mark Relf, Liam James</li> </ul> </li> <li>Total number of unique submissions received by way of objection: 16</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Preliminary Briefing: 6 February 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair)</li> <li><u>Council assessment staff</u>: Annalise Ifield, Martin Amy, Thomas Irons and Alexander Cave</li> <li><u>Applicant Representatives</u>: Barbara Ramjan, Philip Thalys, Brett Sperling, Liam James and Phillip Bull</li> <li><u>Department staff</u>: Carolyn Hunt and Lisa Ellis</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Briefing: 23 April 2024 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe and Philippa Scott</li> <li>○ <u>Council assessment staff</u>: Annalise Ifield, Martin Amy, and Alexander Cave</li> <li>○ <u>Department staff</u>: Carolyn Hunt</li> </ul> </li> <li>• Site inspection: 7 November 2024 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Brian McDonald and Matthew Owens</li> <li>○ <u>Council assessment staff</u>: Annalise Ifield, Martin Amy, Thomas Irons and Alexander Cave</li> </ul> </li> <li>• Final briefing to discuss Council's recommendation: 7 November 2024 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Brian McDonald and Matthew Owens</li> <li>○ <u>Council assessment staff</u>: Annalise Ifield, Martin Amy, Thomas Irons and Alexander Cave</li> <li>○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the Council Assessment Report