

DATE OF DETERMINATION	Thursday 16 March 2017
PANEL MEMBERS	Sue Francis (Acting Chair), John Roseth, Louise Camenzuli, Monica Wangman, Ted Cassidy
APOLOGIES	Maria Atkinson
DECLARATIONS OF INTEREST	Louise Camenzuli noted that her husband presently has proceedings on foot in regards to conditions of consent relating to their residence in Ashfield and that she does not believe that this will affect her impartiality in determining this application.

Public meeting held at Christies Conference Centre, 3 Spring Street Sydney, on Thursday 16 March 2017, opened at 12.30 pm and closed 12.40 pm

MATTER DETERMINED

2016SYE080 – Inner West – DA10/2016.86.01 at 160-162 Elizabeth Street Ashfield (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel accepts the council recommendations and conditions with minor changes.

The Panel considered the need for the upgrading of the facility to provide improved benefit to the public.

In relation to parking, the Panel notes that should RMS acquire land fronting Frederick Street for road widening that the council picnic area adjacent to the existing council car park will be converted to additional parking.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and with the following amendments:

- Deferred commencement condition 1 is to be converted to an operational condition.
- New condition – an operational condition is to be drafted requiring, prior to the issue of construction certificate, satisfaction by council after it has considered a report by an independent hydraulic engineer engaged by council.

PANEL MEMBERS



Sue Francis (Acting Chair)



John Roseth



Louise Camenzuli



Monica Wangman



Ted Cassidy

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE080 – Inner West – DA10.2016.86.01
2	PROPOSED DEVELOPMENT	Alterations and addition to existing Ashfield Aquatic Centre comprising demolition and construction of new pools and ancillary buildings in accordance with the attached list of works.
3	STREET ADDRESS	160-162 Elizabeth Street Ashfield
4	APPLICANT OWNER	Inner West Council (Ashfield)
5	TYPE OF REGIONAL DEVELOPMENT	Capital application >\$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy No. 33 – Hazardous and Offensive Development • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 64 – Advertising and Signage • Ashfield Local Environmental Plan • Draft environmental planning instruments: Nil • Development control plans: • Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 3 February 2017 • Written submissions during public exhibition: nil submissions • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – None
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing Meetings: 16 March 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	As per the council assessment report