





INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	MOD/2020/0395
Address	78-80 Dalhousie Street HABERFIELD NSW 2045
Proposal	Modification of approved works to Haberfield Library
Date of Lodgement	03 November 2020
Applicant	Inner West Council
Owner	Inner West Council
Number of Submissions	At the time of writing no submissions have been recieved
Value of works	\$3,964,050.00 \$6,884.60
Reason for determination at Planning Panel	Development for which the applicant or landowner is the Council
Main Issues	Nil
Recommendation	Approval with Conditions
Attachment A	Recommended modified conditions of consent
Attachment B	Plans of proposed development



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for the modification of the approved works to Haberfield Library at 78-80 Dalhousie Street, Haberfield.

The application was notified to surrounding properties and at the time of writing no submissions have been received.

In summary, the modifications generally comply with the aims and objectives of the *Ashfield Local Environmental Plan (ALEP) 2013*. The development generally complies with the provisions of the Comprehensive Inner West Development Control Plan (CIWDCP) 2016. It is considered that the proposal will not result in any significant impacts on the streetscape or amenity of adjoining properties.

The potential impacts on the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable.

2. Proposal

Approval is sought to undertake the following modifications to Development Consent No. 10.2019.124.1 which approved part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library:

- Demolition and replacement of the former School of Arts building stage;
- Demolition and replacement of the roof above the Graham Yarroll Room;
- Replacement of the flooring to the Michael Maher Room; and
- Removal of a high-level window on the western elevation.

3. Site Description

The subject site is located on the western side of Dalhousie Street, between Ramsay Street and Martin Street. The site consists of two (2) allotments with a total area of 1,393.55sqm. The site is legally described as Lots A and B in Deposited Plan 323166.

The site has a frontage to Dalhousie Street of 30.48 metres and supports the existing two (2) storey Haberfield Centre and Library. A single storey building is located at the rear of the site which is currently occupied by the Ashfield-Leichardt State Emergency Service (SES) Unit.

The site is adjoined by a carpark to the south, St. Joan of Arc Catholic Primary School to the north and single storey residential properties to the west. Mervyn Fletcher Hall (community centre) and St. Oswalds Anglican Church are located opposite the site.

The property is located within the Haberfield Heritage Conservation Area. St. Oswalds Anglican Church, opposite the site, is listed as a Heritage Item.

The site is at the periphery of the Haberfield centre, where properties zoned R2 low density residential abut those with a B2 Centre zoning on Ramsay Street.

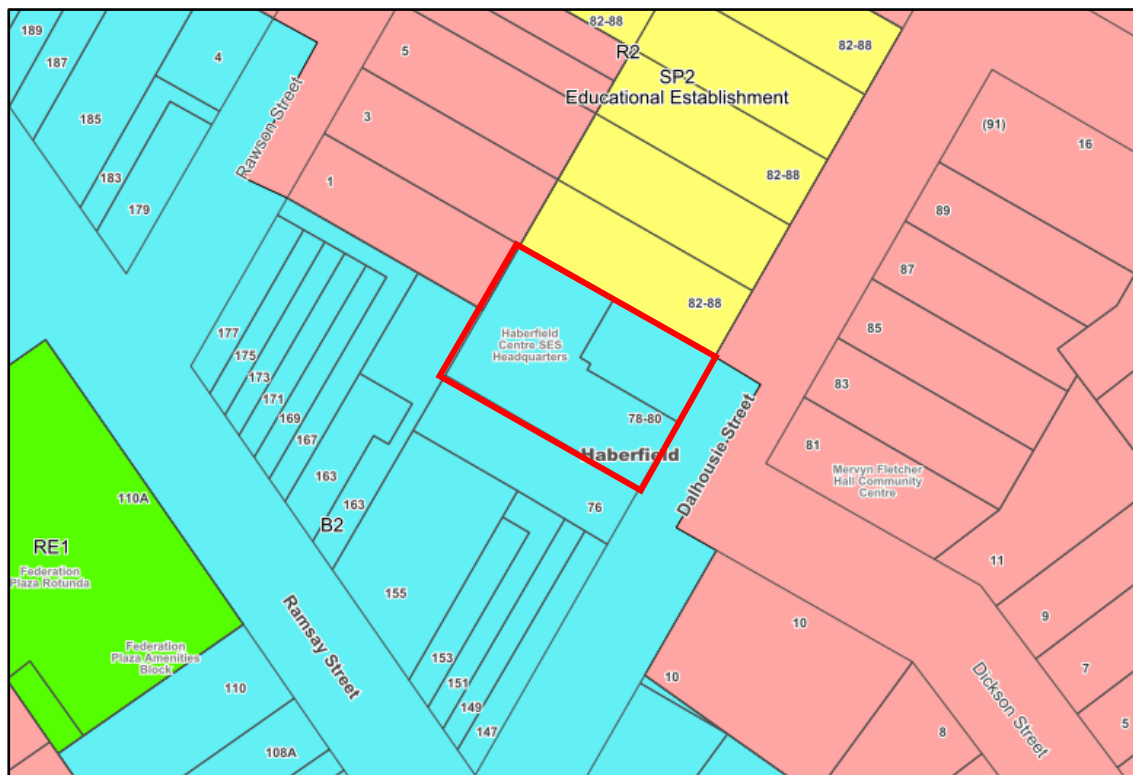


Image 1: Zoning Map

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site:

Subject Site

Application	Proposal	Decision & Date
10.2019.124.1	Deferred Commencement condition satisfied	30 March 2020
10.2019.124.1	Part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library	Approved (Deferred Commencement) 11 February 2020 by the Inner West Local Planning Panel
10.2001.457.1	New (Building Work) Air Conditioning - Mechanical ventilation - New air-conditioning unit to Haberfield Library.	Approved 14 March 2002
6.1988.152.1	Alterations to SES building	Approved 12 May 1988
6.1987.103.1	Hoarding	Approved 20 March 1987
6.1986.103.1	Alterations and additions to Library	Approved 27 June 1986
6.1982.32.1	Partitions for Local SES	Approved 11 February 1982
6.1981.457.1	Alterations to storeroom	Approved 9 November 1981

4(b) Application history

Not applicable

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.55 and 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *Ashfield Local Environmental Plan 2013*

The following provides further discussion of the relevant issues:

5(a)(i) *Ashfield Local Environment Plan 2013 (ALEP 2013)*

The modification application has been assessed against the following relevant clauses of the *Ashfield Local Environmental Plan 2013*:

- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 5.10 - Heritage Conservation
- Clause 6.5 - Development on land in Haberfield Heritage Conservation Area

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B2 – Local Centre under *ALEP 2013*. *ALEP 2013* defines the development as:

“information and education facility”

The approved land use is unchanged and remains permitted with consent within the zone. The proposed modification is consistent with the objectives of the B2 zone.

The following table provides an assessment of the application against the development standards:

Standard	Proposal	Complies
Height of Building Maximum permissible: 10m	9.050m (no change to the approved height)	Yes
Floor Space Ratio Maximum permissible: 1.0:1	0.68:1 (941.7sqm) (no change to the approved gross floor area)	Yes
Effect of Proposed Development on Heritage Significance	The proposed modifications and additions are acceptable in terms of heritage impacts.	Yes

<p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>Refer to discussion below.</p>	
<p>Heritage Assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>The applicant's Heritage Impact Assessment concludes there would be no adverse impact on the heritage conservation area as a result of the proposed modifications.</p> <p>The application was referred to Council's Heritage Advisor who raised no objection to the proposed modifications.</p>	<p>Yes</p>

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft IWLEP 2020 are not particularly relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of the Comprehensive Inner West Development Control Plan 2016.

IWCDP2016	Compliance
Section 2 – General Guidelines	
A – Miscellaneous	
2 - Good Design	Yes
4 - Solar Access and Overshadowing	Yes
5 - Landscaping	Yes
7 - Access and Mobility	Yes
8 - Parking	Yes
E2 – Haberfield Heritage Conservation Area	Yes

The proposed modifications involve internal demolition and replacement works and the removal of an existing high-level window only. As such, it is considered that the modifications will not alter compliance with any relevant parts of the Comprehensive Inner West Development Control Plan 2016.

5(e) Section 4.55(2) Assessment

Under Section 4.55 of the Environmental Planning and Assessment Act, 1979, the consent authority, when considering a request to modify a Determination, must:

- a) be satisfied that the development as modified is substantially the same development as the development for which consent was originally granted;
- b) consult with any relevant authority or approval body;
- c) notify the application in accordance with the regulations;
- d) consider any submissions made; and
- e) take into consideration the matters referred to in Section 4.15 as are of relevance to the development the subject of the application.

The development being modified is substantially the same development as the development for which consent was originally granted. No external authorities were required to be consulted. The application was notified in accordance with the regulations and Council's policy. The relevant matters under Section 4.15 have been addressed within this report.

The proposed modifications involve internal demolition and replacement works and the removal of an existing high-level window only. As such, it is considered that the modifications will not alter compliance with any relevant parts of the *Ashfield Local Environmental Plan 2013* or Comprehensive Inner West Development Control Plan 2016.

5(f) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the approved conditions, the proposal will have minimal impact in the locality.

5(g) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(h) Any submissions

The application was notified in accordance with Council's Notification Policy for 21 days. At the time of writing no submissions have been received for the application. Should any submissions be received prior to the date of the Panel meeting, Council staff shall advise the Panel accordingly.

5(i) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal officers:

Heritage – No objection raised to the proposed modifications.

Engineer – No objection raised to the proposed modifications.

7. Section 7.11 Contributions/7.12 Levy

The proposed modifications do not alter the Section 7.12 Levy required to be paid for the development.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Comprehensive Inner West Development Control Plan (DCP) 2016.

The development will not result in any significant impacts on the amenity of the adjoining properties or the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. MOD/2020/0395 for Modification of approved works to Haberfield Library at 78-80 Dalhousie Street HABERFIELD NSW 2045 subject to the modified conditions listed in Attachment A.

Attachment A – Recommended modified conditions of consent

Attachment A – Recommended modified conditions of consent

4. Documents related to the consent

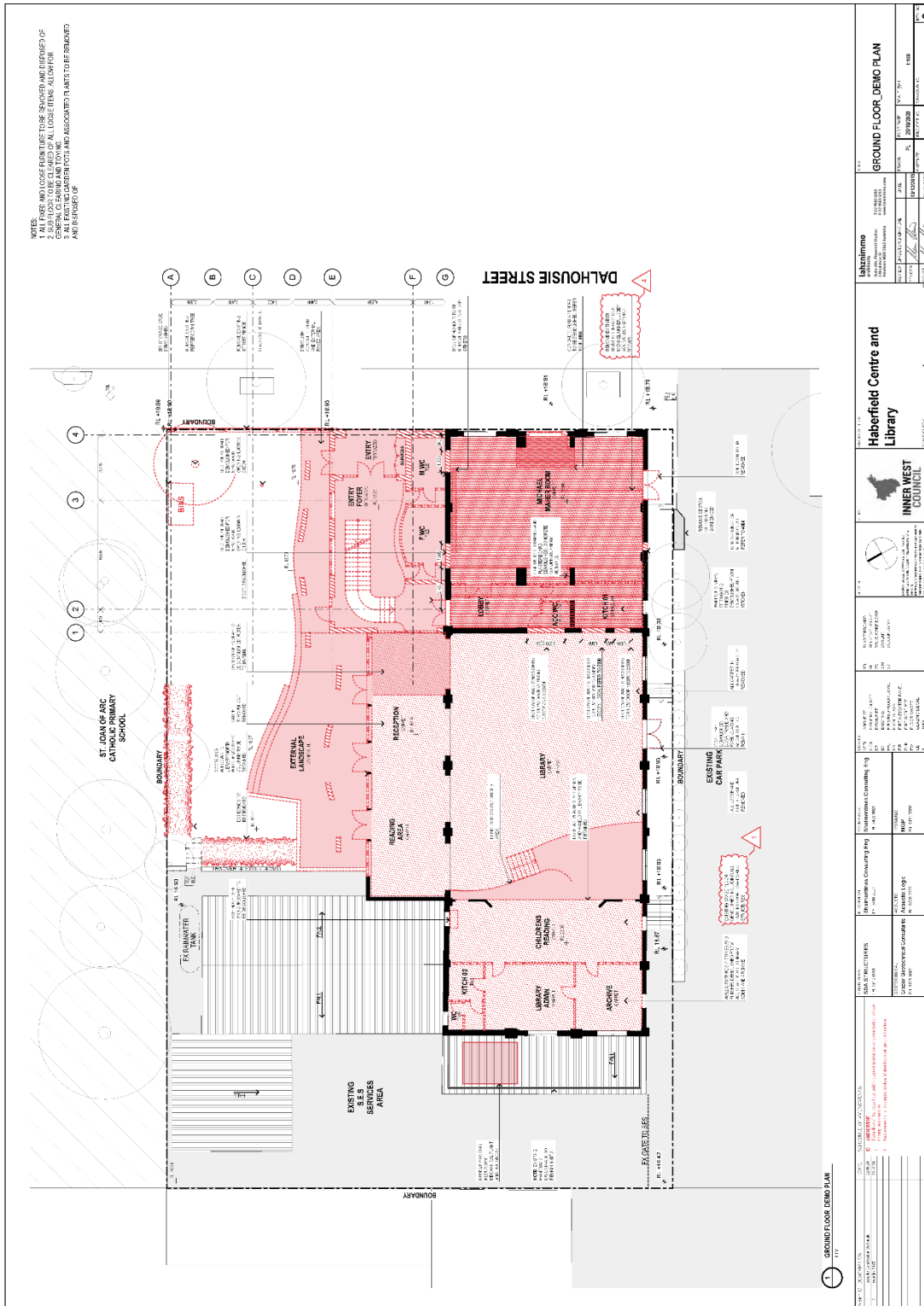
The development must be carried out in accordance with plans and documents listed below:

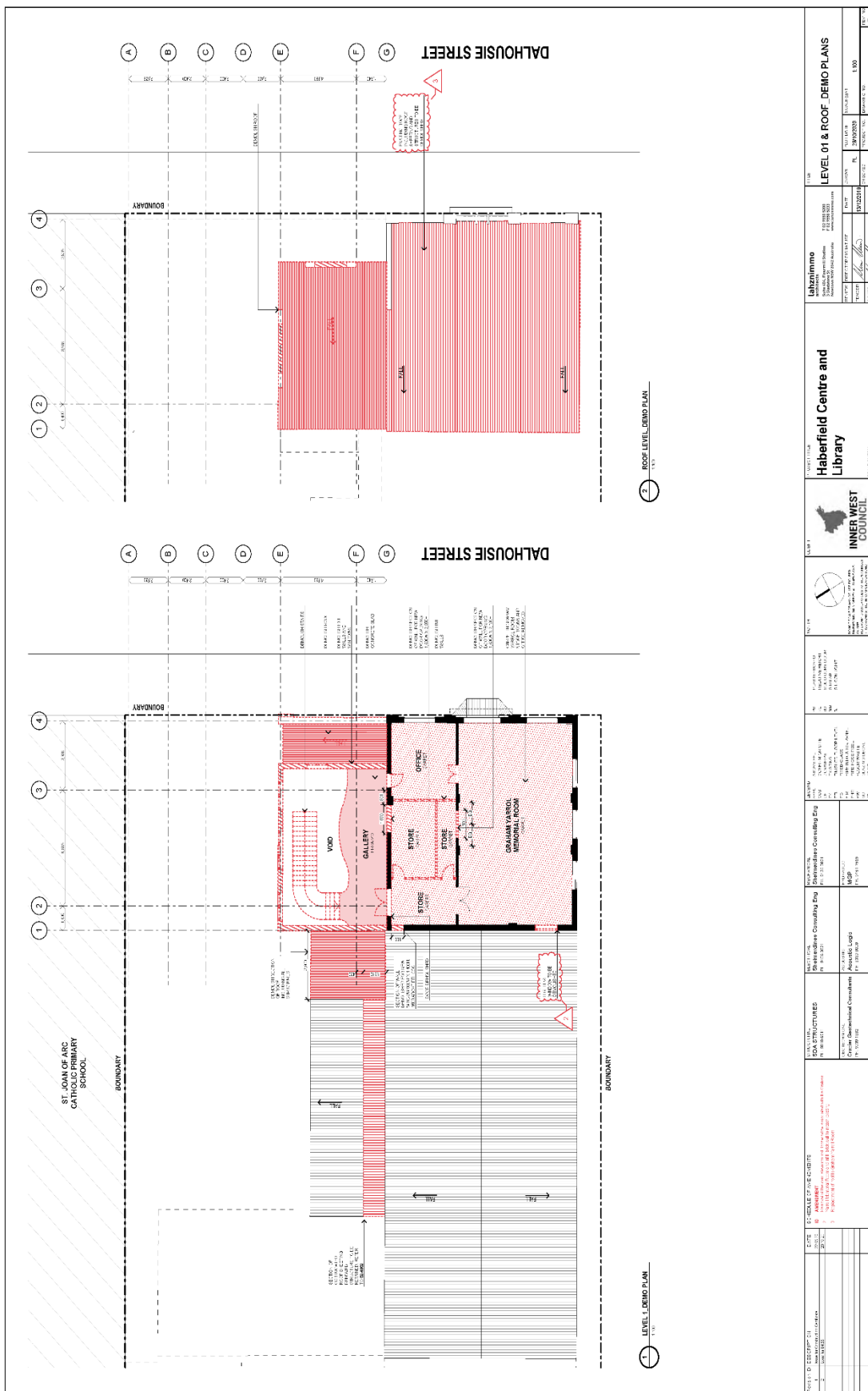
Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A-DA-01-1003 Rev 04	Material Schedule	09/08/2019	Lahznimmo Architects
A-DA-01-1100 Rev 01	Site Plan	09/08/2019	Lahznimmo Architects
A-DA-01-1202 Rev 04	Ground Floor Demo Plan	09/08/2019	Lahznimmo Architects
A-DA-01-1203 Rev 04	Level 01 & Roof Demo Plans	09/08/2019	Lahznimmo Architects
A-DA-01-1400 Rev 07	Ground Floor Plan	06/12/2019	Lahznimmo Architects
A-DA-01-1401 Rev 05	Level 01 & Roof Plan	09/08/2019	Lahznimmo Architects
A-DA-01-2000 Rev 05	Elevations	09/08/2019	Lahznimmo Architects
A-DA-01-2001 Rev 05	Elevations	09/08/2019	Lahznimmo Architects
A-DA-01-3000 Rev 05	Sections	09/08/2019	Lahznimmo Architects
A-DA-01-3001 Rev 05	Sections	09/08/2019	Lahznimmo Architects
1449AE	Draft Consolidation & Easement Plan	13/08/2019	Mitchell Land Surveyors Pty Ltd

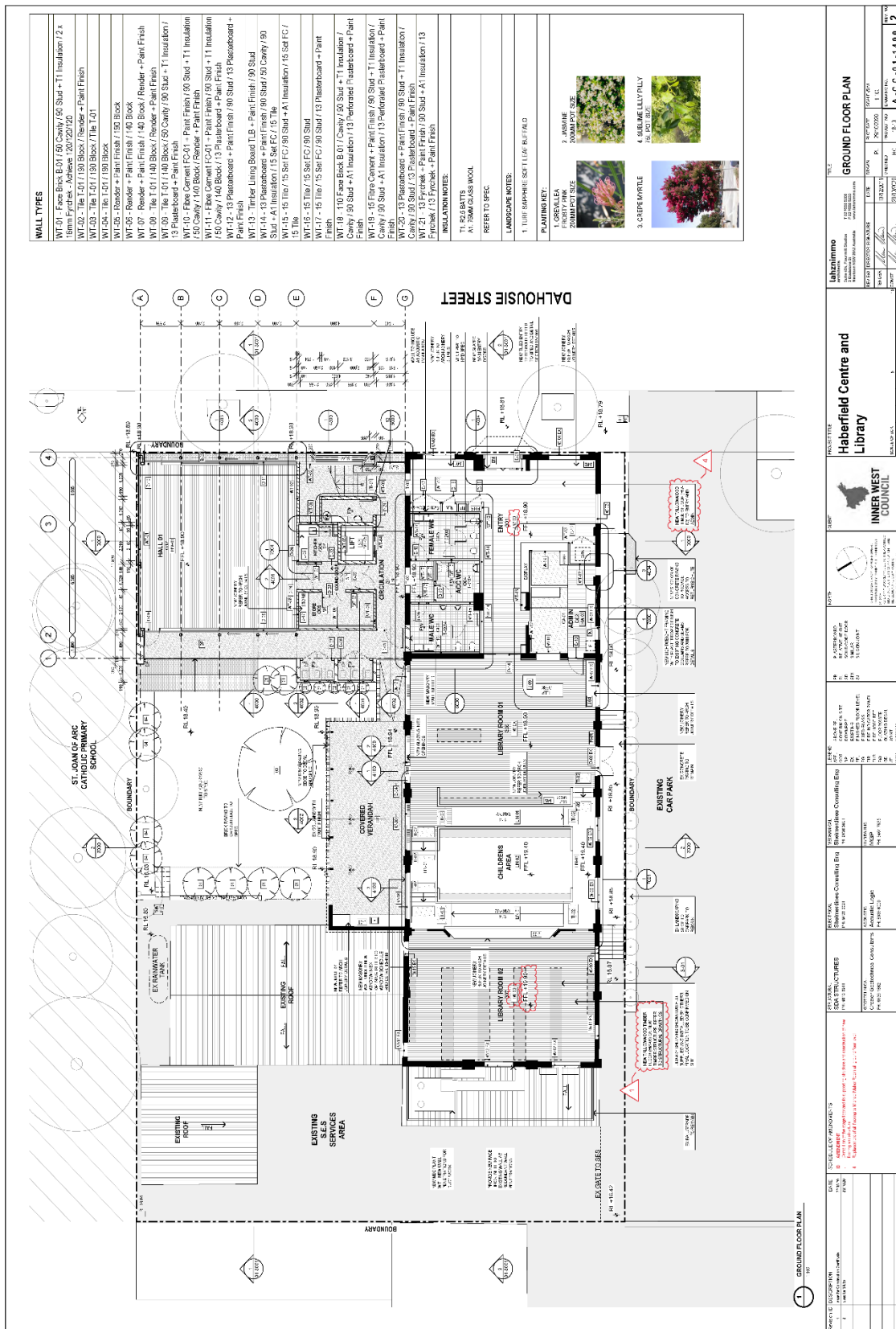
Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A-CC-01-1202 Rev 2	Ground Floor_Demo Plan	29/10/2020	Lahznimmo Architects
A-CC-01-1203 Rev 2	Level 01 & Roof_Demo Plans	29/10/2020	Lahznimmo Architects
A-CC-01-1400 Rev 2	Ground Floor Plan	29/10/2020	Lahznimmo Architects
A-CC-01-1401 Rev 2	Level 01 & Roof Plan	29/10/2020	Lahznimmo Architects
A-CC-01-2001 Rev 2	Elevations	29/10/2020	Lahznimmo Architects
A-CC-01-3001 Rev 2	Sections	29/10/2020	Lahznimmo Architects

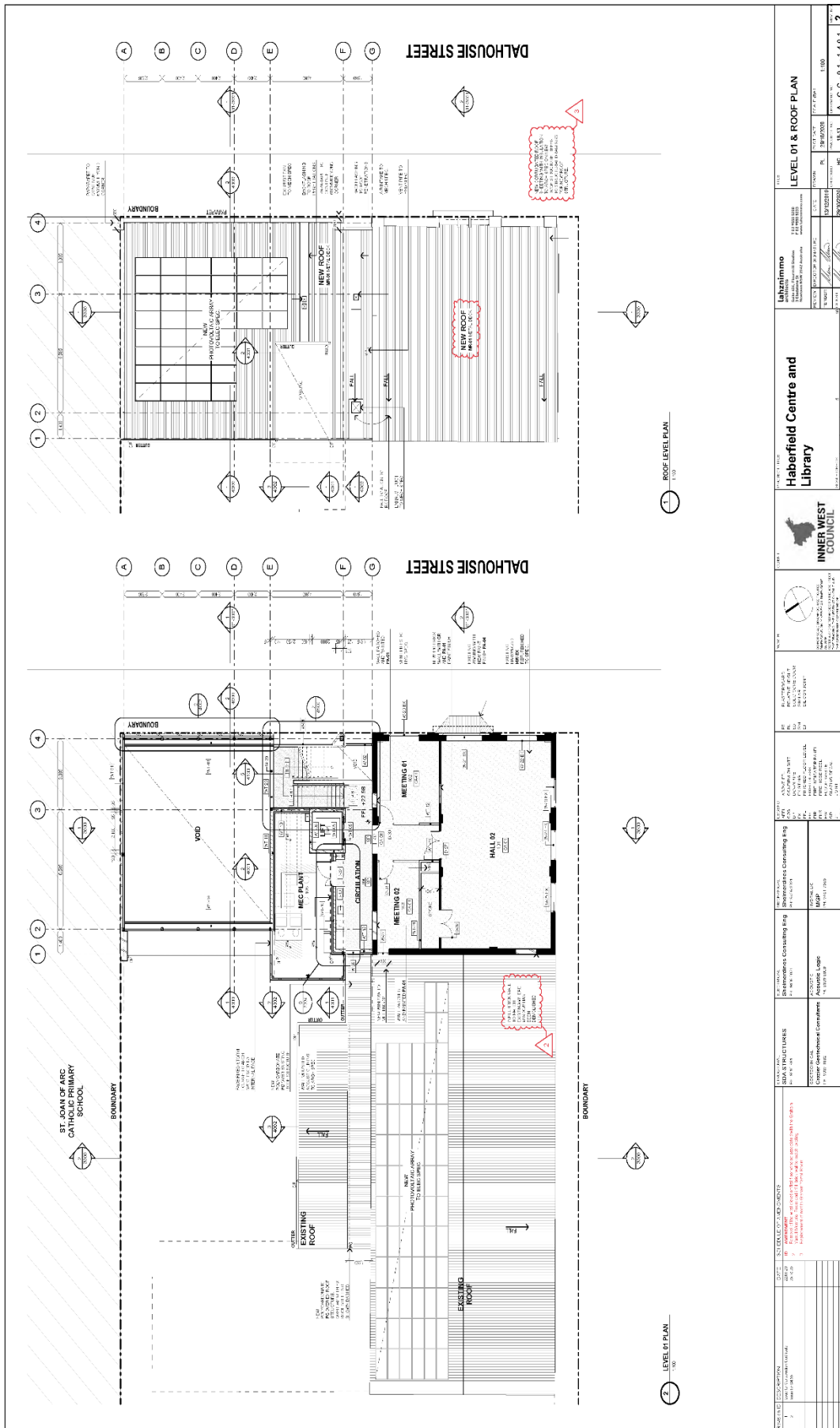
As amended by the conditions of consent.

Attachment B – Plans of proposed development

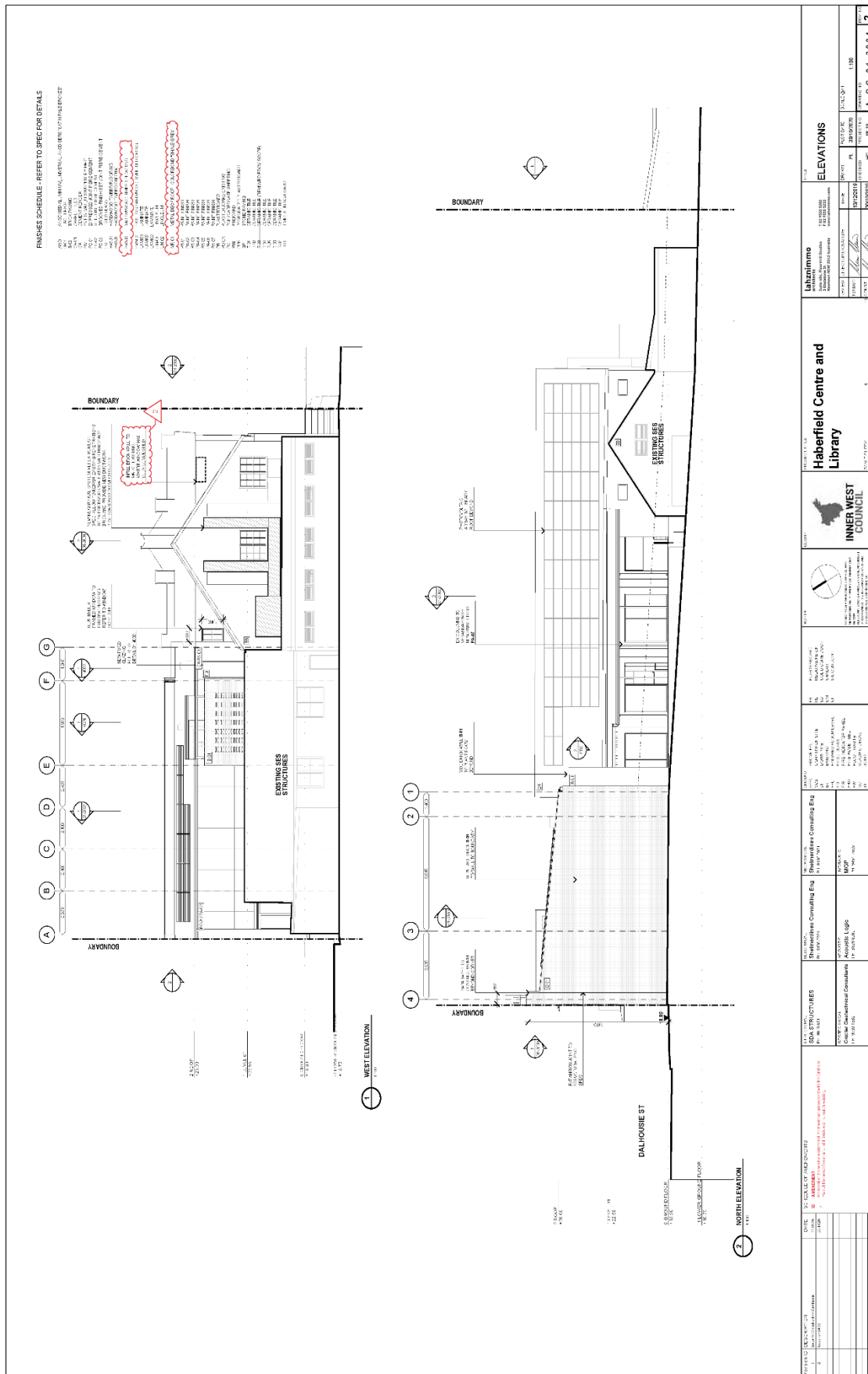








<p>DATE: 2024/06/19</p> <p>PROJECT: HCC - HABERFIELD CENTRE AND LIBRARY</p> <p>SCALE: 1:100</p> <p>PROJECT NO: 1000</p> <p>CLIENT: HCC</p> <p>PROJECT LOCATION: HCC, HCC</p>	<p>PROJECT TITLE: LEVEL 01 & ROOF PLAN</p> <p>DATE: 2024/06/19</p> <p>SCALE: 1:100</p> <p>PROJECT NO: 1000</p> <p>CLIENT: HCC</p> <p>PROJECT LOCATION: HCC, HCC</p>	<p>DATE: 2024/06/19</p> <p>PROJECT: HCC - HABERFIELD CENTRE AND LIBRARY</p> <p>SCALE: 1:100</p> <p>PROJECT NO: 1000</p> <p>CLIENT: HCC</p> <p>PROJECT LOCATION: HCC, HCC</p>	<p>DATE: 2024/06/19</p> <p>PROJECT: HCC - HABERFIELD CENTRE AND LIBRARY</p> <p>SCALE: 1:100</p> <p>PROJECT NO: 1000</p> <p>CLIENT: HCC</p> <p>PROJECT LOCATION: HCC, HCC</p>
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<p>Inner West Council</p> <p>Haberfield Centre and Library</p> <p>INNER WEST COUNCIL</p>		<p>ELEVATIONS</p> <p>DATE: 10/10/2011</p> <p>SCALE: 1:100</p> <p>PROJECT: HABERFIELD CENTRE AND LIBRARY</p> <p>CLIENT: INNER WEST COUNCIL</p> <p>DESIGNER: LALOR & PARTNERS</p> <p>ARCHITECT: LALOR & PARTNERS</p> <p>ENGINEER: LALOR & PARTNERS</p> <p>LANDSCAPE ARCHITECT: LALOR & PARTNERS</p> <p>INTERIOR DESIGNER: LALOR & PARTNERS</p> <p>CONTRACTOR: LALOR & PARTNERS</p> <p>STATUS: FOR INFORMATION</p>							
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