



INNER WEST LOCAL PLANNING PANEL
BRIEFING

14 September 2023

BRIEFING MINUTES

MINUTES of the **BRIEFING** of the **INNER WEST LOCAL PLANNING PANEL MEETING**
held by Zoom on Thursday 14 September 2023.

Present: The Hon David Lloyd KC; Ms Mary-Lynne Taylor; Mr John McInerney
and Ms Kath Roach.

Staff Present: Daniel East, Acting Senior Manager Strategic Planning; Jennifer
Gavin, Team Leader Specialist Planning; Nigel Riley, Senior
Strategic Planner and Thy Huynh, Business Administration Officer.

Briefing commenced 10:05am and finished at 11:20am

BRIEFING OF THE PANEL

Agenda Item 1	Residential Heritage draft Planning Proposal
Description	Council-led Planning Proposal to introduce new heritage conservation areas (HCAs), extend existing HCAs, remove properties from existing HCAs, delist existing heritage items and revised existing heritage items.

The following matters summarise discussion during the Residential Heritage Briefing:

1. General:

- The studies represent sufficient evidence to justify the proposals.
- Some proposals are necessary to correct/address existing listings.

2. Preliminary engagement:

- The Panel requested some more explanation of objections to the proposals.
- Officers provided some examples of submissions received.
- Given the early engagement has taken place, and while it is acknowledged this goes beyond the statutory process, it was recommended that:
 - the Council Report include an Engagement Report that provides a detailed summary of submissions including an Officer response and how the submissions may inform the proposals and /or statutory consultation.
 - Wording in the draft Planning Proposal (page 36) be updated:
Existing - *'There were no issues raised in the engagement necessitating changes to the PP'*.
Proposed – *No comments received during early engagement preclude the PP proceeding to Council. However, the matters raised will continue to inform the proposals as the project progresses, including at Council endorsement, post-Gateway and during Statutory consultation.*

3. Council Report:

- The Council Report and subsequent communications aim to overcome two key misconceptions:
 - Heritage protections reduce property values - evidence shows properties in a Conservation Area can add value, while stand-alone Heritage Items can reduce property values. There is evidence to suggest that buying into a conservation area is beneficial and sought after as it provides a level of certainty that the character of the area will be retained.
 - Impacts of Heritage Conservation Areas on development opportunities – while heritage is likely to change the development pathway it does not preclude opportunities. While some information was provided in the preliminary engagement letters, this topic could be expanded in the Council Report and consideration given to further information provided during statutory consultation.

Agenda Item 2	Heritage Pubs draft Planning Proposal
Description	Council-led Planning Proposal to list 26 pubs across Inner West local government area as items of local heritage significance.

The following key matters summarise discussion during the Heritage Pubs Briefing:

1. Pub interiors:

- Clarification was sought on the majority of pub listings, including interiors.
- Officers noted that the Heritage Inventory Sheet detail recommendations that outline the opportunity arises, such as through the development assessment process, that interiors to be further investigated.
- This approach was supported however in some instances this opportunity may be lost. For example, the Town Hall Hotel Development application (DA/2022/0802) was approved in October 2022 and while it returns the building to its original pub use but the opportunity to verify original fabric may have been lost.

2. Potential State Listings

- Clarification was sought on whether State Listings were considered, such as the Cat and Fiddle.
- Officers noted, the draft Planning Proposal relies on the GML study as evidence which has identified recommendations for local listing only.

3. GML Study (May 2023)

- Recommendation 3 notes two pubs are not proposed for listing, however no further detail is provided.
- Officers noted the May 2023 study was intended to only contain information relevant to the draft Planning Proposal. While two other pubs were investigated, they did not progress to potential listing. It appears, this recommendation was retained incorrectly and should be removed from the Study.
- The Panel supported removal of the recommendation.

4. Development Control Plan

- The Panel supports the preparation and exhibition of DCP amendments at the same time as draft Planning Proposal.
- Amendments should continue to support the Leichhardt DCP policy of the reinstating post supported verandahs and balconies.



The Hon David Lloyd KC
Chairperson
14 September 2023