

STRATHFIELD COUNCIL

# MINUTES

Of the meeting of the

## STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 10 August 2023

Commencing at 9:30am at Homebush West Community  
Centre (Melville Hall), Hampstead Road, Homebush  
West



**TABLE OF CONTENTS**

Item	Page No.
<b>SLPP AGENDA ITEMS</b>	
<b>SLPP - Report No. 4</b>	
DA2023.19 - 40-42 Loftus Crescent, Homebush	
Lot: 0 SP: 99263 .....	4

(Number of Speakers: Applicant: 1 Submitter: 2)

The meeting of the Strathfield Local Planning Panel Meeting was held at Homebush West Community Centre (Melville Hall), Hampstead Road, Homebush West on Thursday 10 August 2023.

The meeting commenced at 9:34am and closed at 11:05am.

The Public Meeting commenced at 9:34am and closed at 9:58am.

The Panel Members conducted site inspections and have regard to the assessment report and all accompanying documentation as well as any submissions for the purpose of considering items included on the Agenda.

Site inspection time commenced: 9:00am

Site inspection time concluded: 9:20am.

---

#### **PRESENT**

Marcia Doheny – Chair

Peter Brennan - Expert

Linda Gosling - Expert

Julie Erskine - Community Representative

#### **ALSO PRESENT**

Dylan Porter, Manager Planning and Development

Joseph Gillies, Senior Planner

Willem van Wyk, Planner

Mai Ngo, Business Support Officer

---

The Chairperson opened the meeting at 9:30am

1. Acknowledgement of Country: Strathfield Council acknowledges the traditional custodians: the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.
2. Apologies: There were no apologies received
3. Declarations of pecuniary interest / conflict of interest: NIL

TO: Strathfield Local Planning Panel Meeting - 10 August 2023  
REPORT: SLPP – Report No. 4  
SUBJECT: DA2023.19 - 40-42 LOFTUS CRESCENT, HOMEBUSH  
DA NO. DA2023.19

## PROPOSAL

Development Application No. DA2023.19 for **alterations and additions to existing residential flat building to install louvres to the existing breezeways at every level of Block A and to Level 4 of Block B** at 40-42 Loftus Crescent HOMEBUSH NSW 2140.

The Panel carried out a site inspection of the property and considered the assessment report and all accompanying documentation as well as any submissions. The following people addressed the Panel at the Public Meeting: Roberto Bianco, Peter Brown and Karl Tam.

## DETERMINATION:

The Panel, exercising the functions of Council as the consent authority pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* approves the variation to Clause 4.4 and Clause 4.4A of the *Strathfield Local Environment Plan 2012* (LEP), as it is satisfied that the applicant's request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that standard and the objectives for development within that zone.

The Panel determines to **APPROVE** the development application **DA2023.19 40-42 LOFTUS CRESCENT, HOMEBUSH** as described in item 4 pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to the conditions in the assessment report for this application dated 13 June 2023 and the following additional condition:

### Required Design Changes

The following changes are required to be made and shown on the Construction Certificate plans:

Louvres	The louvres are to be openable to allow ventilation, light and outlook. The louvres are to be a neutral recessive colour.
---------	--

FOR: Marcia Doheny, Peter Brennan, Linda Gosling, Julie Erskine  
This was a unanimous decision.

## REASONS FOR THE DETERMINATION:

The Panel adopts the reasons in the assessment report dated 13 June 2023.

- The Panel notes that this approval creates an exceedance of the floor space ratio control. The Panel is satisfied that the louvres will improve the amenity and safety of residents without adverse impacts on the streetscape or neighbouring properties.
- The Panel has imposed an additional condition requiring the louvres to be openable to allow for ventilation, light and outlook consistent with the Apartment Design Guidelines.

**PANEL COMMENTS:**

- The Panel recommends that Council consider some detailed controls in its development control plans for breezeways. In particular, provisions regarding weather protection, drainage, waterproofing, use of non-slip materials, and location of unit entrance doors.
- The Panel would also like to bring the design of breezeways to the attention of the Design Review Panel to avoid the likelihood of similar requests for enclosures of breezeways which then have impacts on the floor space calculation of buildings.



ENDORSED by Marcia Doheny

The Chairperson closed the meeting at 11:05am.

\*\*\*\* End Minutes - Report No. 4\*\*\*\*