

STRATHFIELD COUNCIL

MINUTES

Of the meeting of the

STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 12 October 2023

Commencing at 10:00am at Town Hall (Supper Room), 65
Homebush Road, Strathfield



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The meeting of the Strathfield Local Planning Panel Meeting was held at Strathfield Council Town Hall (Supper Room) on Thursday 12 October 2023.

The meeting commenced at 9:00am and closed at 1:30pm.

The Public Meeting commenced at 10:20am and closed at 11:05am.

The Panel Members conducted site inspections, had 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: 09:00am

Site inspection time concluded: 10:05am

PRESENT

Marcia Doheny – Chair

Jennifer Bautovich - Expert

Trevor Bly - Expert

Alexander Ashley-Carrington - Community Representative

ALSO PRESENT

Dylan Porter, Manager Planning and Development (Acting)

Joseph Gillies, Senior Planner

Gary Choice, Planner

Willem Van Wyk, **Senior Planner**

Jake Brown, Planner

Fiona Fong, Student Planner

Mai Ngo, Business Support Officer

Mary Carboni, Business Support Officer

The Chairperson opened the meeting at 10:20am.

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 - 12 October 2023
 REPORT: SLPP – Report No. 5
 SUBJECT: DA2023.33 - 95-97 THE BOULEVARDE STRATHFIELD
 DA NO. DA2023.33

PROPOSAL

Development Application No. 2023.33 for alterations and additions to the existing dwelling and for change of use to a childcare centre and associated site works at **95-97 The Boulevarde, STRATHFIELD.**

The Panel carried out a site inspection of the property and had regard to the assessment report and all accompanying documentation and submissions. The following people addressed the Panel at the Public Meeting:

Mira Carney, Jacqueline Highfield, Taarun Chadha, Eltin Miletic

DETERMINATION

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 the Panel determined the Development Application by granting development consent subject to the amended conditions in the assessment report for this application dated 27 September 2023:

Condition 4 – Use of Building as Residential Dwelling

The child care centre including lower ground floor must not be used for residential accommodation purposes.

Condition 13 – Required Design Changes

Shade structures and shade sails	The proposed shade structure must be a neutral colour that will not detract from the Heritage Conservation Area.
Internal Car Park Design	All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1
Stormwater	The underground stormwater detention, treatment and harvesting system is to be designed so that it is not inundated by the overland stormwaters. Details of the finished surface and weirs levels are to be submitted together with the levels of nearby overland stormwater flow path and the architectural plans at Construction Certificate stage.
The Boulevarde Acoustic Barrier and boundary fencing	The existing frontage fencing to The Boulevarde must be repaired or replaced prior to the installation of an acoustic barrier.

	<p>The fabric and features of the existing fence must be retained with any replacement fencing. Non-original materials of existing fencing that are being replaced shall be replaced with material that matches the original material as closely as possible.</p> <p>The proposed acoustic barrier must be installed behind the fence and sit flush with and not extend above the frontage fencing to maintain the visual amenity of the property and character of the neighbourhood.</p> <p>Appropriate landscaping including additional hedging must be provided and maintained to preserve the visual amenity of the property and character of the neighbourhood.</p> <p>Prior to the issue of the Construction Certificate a detailed design – including footing, materials and finishes and landscaping - elevations and streetscape analysis plans is to be submitted to Council’s Heritage Advisor and Director of Planning for approval.</p>
<p>Woodward Avenue Acoustic Barrier and boundary fencing</p>	<p>The existing frontage fencing to Woodward Avenue must be repaired or replaced prior to the installation of an acoustic barrier.</p> <p>The fabric and features of the existing fence must be retained with any replacement fencing. Non-original materials of existing fencing that are being replaced shall be replaced with material that matches the original material as closely as possible.</p> <p>The proposed acoustic barrier must be installed behind the fence and sit flush with the frontage fencing to maintain the visual amenity of the property and character of the neighbourhood.</p> <p>Prior to the issue of the Construction Certificate, elevations and streetscape analysis plans are to be submitted to Council’s Heritage Advisor for approval.</p> <p>Prior to the issue of the Construction Certificate a detailed design – including footing, materials and finishes and landscaping - elevations and streetscape analysis plans are to be submitted to Council’s Heritage Advisor and Director of Planning for approval.</p>
<p>Southern Boundary fence between 95-97 The Boulevard (Lot: A DA: 383091) & 99 The Boulevard (Lot 1: DP: 91449399)</p>	<p>Appropriate lapped and capped timber fencing must be installed along the southern boundary prior to the installation of the acoustic barrier.</p> <p>The fabric and features of the existing fence must be retained with any replacement fencing. Non-original materials of existing fencing that are being replaced shall be replaced with material that matches the original material as closely as possible.</p> <p>Appropriate landscaping including additional hedging must be provided and maintained to preserve the visual and acoustic amenity of the adjoining property at 99 The Boulevard.</p>

	<p>Prior to the issue of the Construction Certificate a detailed design – including footing, materials and finishes and landscaping - elevations and streetscape analysis plans are to be submitted to Council’s Heritage Advisor and Director of Planning for approval.</p>
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Condition 33 – Acoustic Requirements

Child care Centre

The submitted acoustic assessment report titled Acoustic Assessment Report prepared by NG Child & Associates (dated 20 March 2023) shall be revised to include an assessment of potential noise impacts to the approved alterations and additions at 99 The Boulevard STRATHFIELD (Development Consent DA 2021/158 dated 20 October 2022).

The report must demonstrate that the proposed acoustic treatment between the application site and 99 the Boulevard provides appropriate acoustic attenuation and that noise levels will not exceed the noise criteria in the Association of Australian Acoustical Consultant’s Guideline for Child Care Centre Acoustic Assessment. The report should include recommended noise attenuation measures and a Noise Management Plan indicating the hours and specifics of indoor / outdoor play and how noise impacts upon neighbors will be minimised.

Condition 70 - Acoustic Compliance

Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the Principal Certifier certifying that the construction has incorporated the recommendations in the revised DA Acoustic Report titled Acoustic Report submitted and approved by Council, titled Acoustic Assessment Report prepared by NG Child & Associates and dated 20 March 2023 (refer to Condition 33).

FOR: Marcia Doheny, Jennifer Bautovich, Trevor Blyy, Alexander Ashley-Carrington

AGAINST: NIL

REASONS FOR THE DETERMINATION:

The Panel adopts the reasons in the assessment officer’s report and has imposed the additional condition requiring detailed design for the three (3) fences and acoustic panelling to be approved by Council prior to the issue of the Construction Certificate (CC) to ensure a satisfactory outcome in terms of amenity, visual impact and heritage outcomes.

The Panel notes concerns expressed by residents in relation to traffic congestion in the locality. However, the detailed advice of Council’s Traffic officer has satisfied the Panel that the proposed development will not have an unacceptable traffic impact in the context of existing traffic congestion at peak times.

**** End Minutes - Report No. 5****

TO: Strathfield Local Planning Panel Meeting - 12 October 2023
REPORT: SLPP – Report No. 6
SUBJECT: DA2022.232 - 5 FLORENCE STREET, STRATHFIELD
DA NO. DA2022.232

PROPOSAL

Development Application No. **S8.2-DA2022.232** for Section 8.2 application to review previous determination to refuse the development for a two storey house with basement, pool, and front boundary fence at **5 FLORENCE STREET, STRATHFIELD**.

The Panel carried out a site inspection of the property and had regard to the assessment report and all accompanying documentation as well as any submissions. The following people addressed the Panel at the Public Meeting:

Mitchell Drake

DETERMINATION

The Panel determined that the application for a review pursuant to Section 8.2 of the Environmental Planning & Assessment Act, 1979 of the previous refusal as described in item no. 6 for the development for a two storey house with basement, pool, and front boundary fence be **APPROVED** subject to the conditions in the assessment report dated 21 March 2023.

FOR: Marcia Doheny, Jennifer Bautovich, Trevor Blyy, Alexander Ashley-Carrington
AGAINST: NIL

REASONS FOR THE DETERMINATION:

The Panel adopts the reasons in the assessment report dated 21 March 2023.

The Panel notes that the amended design results in an overall reduction in bulk and scale, less excavation and a reduction in overshadowing to the adjoining property. It is also noted that the proposed development complies with all applicable planning controls.

**** End Minutes - Report No. 6****

TO: Strathfield Local Planning Panel Meeting - 12 October 2023
REPORT: SLPP – Report No. 7
SUBJECT: PLANNING PROPOSAL - 330-332 PARRAMATTA ROAD, HOMEBUSH WEST
DA NO. PP2022.001

RECOMMENDATION

The Planning Proposal is not consistent with strategic visioning for the site under local and state strategic planning documents and does not align with the recommended maximum height of 17m, maximum FSR of 1.5:1 and zoning E3 Productivity Support for the site under PRCUTS.

The Proposal does not satisfy the requirements of Ministerial Direction 1.5 under section 9.1 of the EP&A Act 1979.

The Planning Proposal does not demonstrate site-specific and strategic merit when assessed against the criteria contained in the Department's LEP Making Guidelines 2023 document and is therefore considered not suitable to proceed to Gateway Determination.

DETERMINATION

While the Panel agrees with the recommendation, to ensure that all relevant information is considered before providing advice to Council, the Panel determined to defer item no. 7 from SLPP Agenda 12 October 2023 to a future meeting to allow for Council to provide supplementary strategic planning background.

FOR: Marcia Doheny, Jennifer Bautovich, Alexander Ashley-Carrington

AGAINST: Trevor Bly

**** End Minutes - Report No. 7****



ENDORSED by Marcia Doheny

The Chairperson closed the meeting at 1:30pm.