

STRATHFIELD COUNCIL

# ELECTRONIC MEETING MINUTES

## Electronic meeting of the STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Wednesday 13 March 2024

(Via e-mail)



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The closed electronic meeting (via email) to determine DA2023.81 – 30 & 32 Courallie Avenue, Homebush was held on Wednesday 13 March 2024.

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**PRESENT**

Paul Vergotis – Chair  
Susan Hobley - Expert  
Susan Francis - Expert  
David Starr - Community Representative

**DECLARATIONS OF PECUNIARY INTEREST / CONFLICT OF INTEREST**

NIL

TO: Strathfield Local Planning Panel Meeting – 10 August 2023  
REPORT: SLPP – Report No. 1  
SUBJECT: DA2023.81 – 30 & 32 COURALLIE AVENUE, HOMEBUSH WEST  
LOT: 15, 16 DP: 11427  
DA NO. DA2023.81

## BACKGROUND

At the Strathfield Local Planning Panel (SLPP) Meeting of the 8 February 2024, The Panel resolved:

The application be DEFERRED for future determination pending the submission of detailed engineering drawings in relation to stormwater disposal within the existing easement burdening the site having regard to the provisions of Clause 6.4 (e) of the *Strathfield Local Environmental Plan 2012*. The detailed engineering drawings and any subsequent architectural/design changes for the development shall be submitted within 28 days.

Prior to the Meeting, the Panel had undertaken an inspection of the land and heard and considered oral representations by the applicant's town planner and architect at the Panel's meeting on 8 February 2024. During the site inspection and at the meeting it became apparent that insufficient detail was before the Panel to make a determination of the development application in relation to the disposal of stormwater from the upstream development in Marlborough Road which enjoys the benefit of a stormwater easement over the subject land.

Clause 6.4 of the *Strathfield Local Environmental Plan 2012* (SLEP) is expressed in the following terms:

### 6.4 Essential services

- (1) Development consent **must not be granted** for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—
- (a) the supply of water,
  - (b) the supply of electricity,
  - (c) the disposal and management of sewage,
  - (d) the disposal and recycling of waste,
  - (e) stormwater drainage or on-site conservation,
  - (f) suitable vehicular access.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause. (emphasis added)

As Clause 6.4 (1)(e) of the SLEP it is a jurisdictional threshold to the granting of development consent, the lack of sufficient detail to satisfy the Panel meant that it was not able to grant development consent to the proposed development. As the balance of the proposed development was considered suitable, but for stormwater drainage, rather than refuse the development application the Panel deferred its decision

making powers and gave the applicant the opportunity to address the lack of information about the disposal stormwater.

On 24th and 26th February 2024 the applicant submitted additional information on the NSW Planning Portal.

Accordingly, the Panel, by unanimous vote, is now satisfied that the proposed development meets the requirements of Clause 6.4 of the SLEP and as such conditional development consent can be granted to the development application as set out in Schedule A.

#### **DETERMINATION**

Pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979 (NSW)* conditional development consent is granted to DA2023.81 for development on the Land described Lots 15 & 16, DP 11427 (Nos 30 & 32) Courallie Ave, Homebush West for the purpose of 'demolition of existing structures, tree removal and construction of a four storey building for residential accommodation comprising forty (40) co-living rooms and basement carparking'.

The development consent is granted in accordance with the Condition numbers 1 to 75 (and advisory notes) set out on pages 5 to 31 inclusive in the report prepared by the Council's delegated officer entitled 'Addendum SLPP Report' dated 29 February 2024.

**FOR: Paul Vergotis, Susan Hobley, Susan Francis, David Starr**

**AGAINST: Nil**

#### **REASONS FOR THE DETERMINATION:**

- The additional information addressed the Panel's concerns in relation to the jurisdictional requirements pursuant to Clause 6.4 of the SLEP.
- The proposed development is an appropriate response to the aims and objectives of the zone;
- The impacts of the proposed development have been evaluated and will not have any adverse effects to the locality or upon the existing developments in Courallie Avenue;
- The granting of development consent to the proposed development is in the public interest in that it will improve the visual amenity of the streetscape and will promote the orderly and economic use and development of land.



ENDORSED by Paul Vergotis - Chair