

STRATHFIELD COUNCIL

MINUTES

Of the meeting of the

STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 28 March 2024

Commencing at 4pm at Town Hall (Supper Room), 65
Homebush Road, Strathfield



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The meeting of the Strathfield Local Planning Panel Meeting was held in the Town Hall (Supper Room), 65 Homebush Road, Strathfield on Thursday 28 March 2024.

The meeting commenced at 1:30pm and closed at 6:00pm.

The Public Meeting commenced at 4:00pm and closed at 4:51pm.

The Panel Members conducted site inspections for the purpose of considering items included on the Agenda.

Site inspection time commenced: 1:30pm

Site inspection time concluded: 3:00pm

PRESENT

Marcia Doheny – Chair

Trevor Bly - Expert

Linda Gosling - Expert

Jennifer Inglis – Community Representative

ALSO PRESENT

George Andonoski, Acting Manager, Planning & Place

Willem Van Wyk, Senior Planner

Jake Brown, Planner

Mai Ngo, Business Support, Landuse, Place and Development

Olivia Gao – Student Planner

The Chairperson opened the meeting at 4:00pm.

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 - 28 March 2024
REPORT: SLPP – Report No. 4
SUBJECT: DA2023/52 - 5 STRATHFIELD SQUARE, STRATHFIELD - LOT 1 DP 433421
DA NO. DA2023/52

PROPOSAL

Development Application No. DA2023/52 for demolition of existing structures and construction of a two storey building over basement level for use as a pub (licensed premises) and cafe at 5 Strathfield Square, Strathfield NSW 2135.

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: James Lidis, Ben Shaw and Chris Grinham.

DETERMINATION

The Panel determined to **APPROVE** the development application as described in item no. 4 pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 and grant consent subject to the conditions in the assessment report for this application dated 26 February 2024, except where amended and added to below:

AMENDED Condition 10 - Required Design Changes

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

Driveway Access and Splay.	Convex mirrors are to be provided in lieu of the standard splays on either side of the driveway in order to sight pedestrians. A Stop Sign and “Warning Give Way to Pedestrians” sign is to be clearly visible to egressing vehicles at the egress. An alarm and flashing light is to be activated prior to an egressing vehicle departing from the subject site in order to alert pedestrians of an egressing vehicle.
Terrace	No amplified sound equipment is to be used on the terrace. The doors to the terrace are only permitted to open to permit travel entry and exit of patrons. The doors are not to be intermittently open for an extended period of time, when patrons are not passing through.
Roller Door	The colours and finishes of the perforated roller door to the loading dock entry are to match the bronze metal finish (Brz01) of the proposed signage and window frames.

Cafe and Gaming Room *The wall between the gaming room and the cafe is to be a solid wall throughout.*

Plan of Management *The plan of Management is to be updated with inclusion of the cafe.*

ADDED Condition 35 - Materials and Finishes

All external materials, colours and finishes are to be in accordance with Materials Palette plan (DA1-9803 dated 13/12/23, Revision 05) subject to the following inclusions:

1. The front façade between the public realm and the cafe is to be transparent glazing.
2. The brick work must have the following treatment.
 - i. BB1 – vertical stack bond with alternating 25mm bond offset to RL 14.470
 - ii. BB2 – vertical stack bond to RL16.070
 - iii. BB3 – Horizontal stack bond to RL19.070
 - iv. BB4 – Vertical stack bond with 25mm vertical offset projecting course to every sixth vertical course to RL21.390

ADDED Condition 81 - Cafe Use

The area within the plans that has been annotated “cafe” must be used for that purpose.

FOR: Marcia Doheny, Trevor Bly, Linda Gosling

AGAINST: Jennifer Inglis

REASONS FOR DETERMINATION

The Panel adopts the reasons in the assessment report dated 26 February 2024 and is satisfied that the inclusion of the cafe has provided a clear buffer between the public realm and the pub’s gaming room. Overall, the design and uses are suitable for the location.

The community representative is unable to support the application due to their view that the pub and gaming room are not in the best interest of the community and that other uses could have been proposed for the area.

The Panel’s concern with the façade treatments and the need for the space allocated for a cafe in the application to be used for that purpose have been dealt with through the imposition of additional conditions of consent.

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

TO: Strathfield Local Planning Panel Meeting - 28 March 2024
REPORT: SLPP – Report No. 5
SUBJECT: DA2023/141 - 175A ALBERT ROAD, STRATHFIELD - LOT 22 DP 590192
DA NO. DA2023/141

PROPOSAL

Development Application No. DA2023/141 for alterations and additions to the existing two storey dwelling and a new swimming pool at rear at 175A Albert Road, 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: George Mourad and George Nehme.

DETERMINATION

The Panel determined to **APPROVE** the development application as described in item no. 5 pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 and grant consent subject to the conditions in the assessment report for this application dated 21st February 2024.

FOR: Marcia Doheny, Trevor Bly, Linda Gosling, Jennifer Inglis
AGAINST: NIL

REASONS FOR DETERMINATION

The Panel adopts the reasons and conditions in the assessment report and accepts that:

- The development facilitates the orderly economic development of the land.
- The proposed alterations and additions are of a good design quality and is considered suitable for the subject site.
- There are no unreasonable environmental impacts.
- The application is considered to be in the public interest.
- The proposal was assessed against each of the mandatory relevant considerations of Section 4.15 of the EP& Act in the assessment report, and found to be acceptable.

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

TO: Strathfield Local Planning Panel Meeting - 28 March 2024
REPORT: SLPP – Report No. 6
SUBJECT: S8.2-DA2023/51 - 40 PEMBERTON STREET, STRATHFIELD - LOT 189 DP 15259
DA NO. S8.2-DA2023/51

PROPOSAL

Application for a review, pursuant to Division 8.2 of the Environmental Planning & Assessment Act, 1979, of the determination by refusal of Development Application No. 2023/51 comprising the demolition of existing structures, tree removal and the construction of a two-storey dwelling over basement at 40 Pemberton Street, Strathfield ('subject development application').

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: Elie Sleiman.

DETERMINATION

Pursuant to Sections 8.3 and 8.4 of the EP&A Act, the Panel considered the applicant's request by reviewing the determination to refuse the subject development application and decided to confirm the original determination.

FOR: Marcia Doheny, Trevor Bly, Linda Gosling, Jennifer Inglis
AGAINST: NIL

REASONS FOR DETERMINATION

The Panel adopts the following reasons for its determination:

1. The assessment provided in the Council's Officer's Report is concurred with (other than the Gross Floor Area definition) and demonstrates the application is not appropriate for approval.
2. While the Panel finds the basement area cannot be properly considered Gross Floor Area, according to the LEP definition which excludes basement storage, it nevertheless agrees that the **basement storage is excessive and supports Council's approach of limiting excavated areas.**
3. The streetscape presentation of the proposal is not acceptable, particularly to Karuah Street, due to excessive bulk and lack of articulation.
4. The development is not suitable for the site and will result in unacceptable impacts.

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

TO: Strathfield Local Planning Panel Meeting - 28 March 2024
REPORT: SLPP – Report No. 7
SUBJECT: S8.2 - DA2023/36 - 83 NEWTON ROAD, STRATHFIELD - LOT 34 DP:12714
DA NO. S8.2 – DA2023/36

PROPOSAL

Application for a review, pursuant to Division 8.2 of the Environmental Planning & Assessment Act, 1979, of the determination by refusal of Development Application No 2023/36 comprising the demolition of the existing dwelling and the construction of a double storey dwelling with basement parking inground pool and front fence at 83 Newton Road, Strathfield (subject development application).

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: Brad Delapierre.

DETERMINATION

Pursuant to Sections 8.3 and 8.4 of the EP&A Act, the Panel considered the applicant's request by reviewing the determination to refuse the subject development application and decided to change the original determination and grant consent to the subject development application subject to the conditions in the assessment report dated 7 March 2024.

FOR: Marcia Doheny, Trevor Bly, Linda Gosling, Jennifer Inglis
AGAINST: NIL

REASONS FOR DETERMINATION

The Panel considers that given the application complies with the SLEP 2012 development standards and generally complies with the development controls of the Strathfield Consolidated DCP 2005 it will result in development that is of good quality design and suitable for the subject site and will not result in any unreasonable impacts on the amenity of surrounding properties.

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

Approved by Marcia Doheny

The Chairperson closed the meeting at 6:00pm.