

STRATHFIELD COUNCIL

MINUTES

Of the meeting of the

STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 10 October 2024

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



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CONFIDENTIAL

(Number of Speakers: Applicant: 0 Submitter: 0)

The meeting of the Strathfield Local Planning Panel Meeting was held in the Town Hall (Supper Room), 65 Homebush Road, Strathfield on Thursday 10 October 2024.

The meeting commenced at 1.30pm and closed at 4.40pm.

The Public Meeting commenced at 4pm and closed at 4.05pm.

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: 2.20pm

PRESENT

Scott Barwick – Chair

Caroline Pidcock - Expert

Sandra Robinson - Expert

Akhil Verma - Community Representative

ALSO PRESENT

Dylan Porter, Manager, Planning and Place

Apoorva Chikkerur, Executive Planner, Development Assessment

Rita Vella, Executive Planner, Strategic Planning

Mary Carboni, Business Support, Planning and Place

The Chairperson opened the meeting at 4pm

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 October 2024
REPORT: SLPP – Report No. 6
SUBJECT: DA2024.59 - 13-14 THE CRESCENT, STRATHFIELD - LOT A AND B DPI6209
DA NO. DA2024.59

PROPOSAL

In consideration of the written request made by the applicant pursuant to Clause 4.6 of the Strathfield Local Environmental Plan 2012, the consent authority is not satisfied that the non-compliance with the development standard contained in Clause 4.3 – Height and Clause 4.4 Floor Space Ratio of the SLEP 2012 is well founded or that there are sufficient environmental planning grounds to justify contravening the development standards.

That Development Application No. DA2024.59 for demolition of existing structures and construction of a six (6) storey co-living housing development comprising of 93 double rooms and basement parking at 13 and 14 The Crescent, Homebush be **REFUSED** for the reasons outlined in the attached development assessment report and as amended by the determination reasons of the Panel.

DETERMINATION

The Panel visited the site and has determined pursuant to Section 8.4 of the *Environmental Planning and Assessment Act 1979* (NSW) to refuse the development application no. DA2024.59 for the demolition of existing structures and construction of a six (6) storey co-living housing development comprising of 93 double rooms and basement parking, subject to the following amendments to recommended reasons of refusal:

- a. Deletion of Refusal Reason 1 (b) as BASIX does not apply to co-living housing.
- b. Insert a new refusal reason 1 (b); The applicant has not demonstrated the ability for the project to satisfy the requirements of Section J of the National Construction Code.
- c. Additional Refusal Reasons 1 (d)
 - o Refusal Reason 1 (d) (i) - The proposed development is inconsistent with the following Principles of Policy under Chapter 1 Section 3 of SEPP Housing:
 - c) ensuring new housing development provides residents with a reasonable level of amenity,
 - f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,
 - h) mitigating the loss of existing affordable rental housing.
 - o Refusal Reason 1 (d) (ii) - The proposed development fails to comply with Section 69 (2) (f) of SEPP Housing as the design of the development includes numerous non-compliances with development standards and controls which makes it incompatible with the desirable elements of the character of the local area.

FOR: ALL
AGAINST: NIL

REASONS FOR THE DETERMINATION

The Panel adopts the reasons in the assessment report dated 19 September 2024 for the following reasons:

1. The Panel generally concurs with the conclusions in the Assessment Report.
2. The Panel is not satisfied with the Clause 4.6 variation request to vary the FSR and height of buildings development standards.
3. The Panel has concerns that the development will result in poor acoustic, solar access and ventilation amenity, particularly the internalised rooms relying upon the central void.
4. The Panel modified the reasons for refusal to refer to Sections rather than Clauses under the relevant State and Environmental Planning Policies.
5. The Panel also recommends that Council prepare an amended Statement of Facts and Contentions to reflect the reasons for refusal of the application.

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

ENDORSED BY SCOTT BARWICK, CHAIR



**** End Minutes – SLPP 10 October 2024****