

STRATHFIELD COUNCIL

# MEETING MINUTES

Of the meeting of the

## STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

**Thursday 16 May 2024**

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



**TABLE OF CONTENTS**

Item	Page No.
<b>SLPP AGENDA ITEMS</b>	
SLPP - Report No. 8	
S8.2-DA2023.111 - 36 Bareena Street STRATHFIELD .....	4

The meeting of the Strathfield Local Planning Panel Meeting was held in the Town Hall (Supper Room), 65 Homebush Road, Strathfield on Thursday 16 May 2024.

The meeting commenced at 3.10pm and closed at 5pm.

The Public Meeting commenced at 4.05pm and closed at 4.35pm.

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

Site inspection time commenced: 3:10pm

Site inspection time concluded: 3:35pm

**PRESENT**

Marcia Doheny – Chair

Stephen Pearse - Expert

Jason Perica - Expert

Julie Erskine - Community Representative

**ALSO PRESENT**

Dylan Porter, Manager, Planning, Place & Development

Joseph Gillies, Senior Planner

Niro Stephen, Development Assessment Planner

Mary Carboni, Business Support, Landuse, Place and Development

The Chairperson opened the meeting at 4.05pm.

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 - 16 May 2024

**REPORT:** SLPP – Report No. 8

**SUBJECT:** S8.2-DA2023.111 – 36 BAREENA STREET STRATHFIELD

**DA NO.** S8.2-DA2023.111 – 36 Bareena Street STRATHFIELD

**PROPOSAL**

Application for a review, pursuant to Division 8.2 of the *Environmental Planning & Assessment Act, 1979* (NSW), of the determination by refusal of Development Application No. 2023/111 comprising the demolition of the existing dwelling house and associated structures, and construction of a two-storey dwelling house with basement and swimming pool at 36 Bareena Street, Strathfield.

The Panel carried out a site inspection of the property, had regard to the assessment report and all accompanying documentation and received a briefing from Council staff.

The following person addressed the Panel as at the Public Meeting: Steve Wu, who is the Applicant’s architect.

**DETERMINATION**

Pursuant to Section 8.2 of the *Environmental Planning & Assessment Act, 1979* (NSW), the Panel considered the applicant’s request by reviewing the determination to refuse the subject development application and determined to grant consent to the subject development application subject to the conditions in the assessment report dated 17 April 2024 and additional following:

**ADDED Condition 10 – General**

Air conditioning is not approved under this consent.

**ADDED Condition 11 – Before Issue of a Construction Certificate**

Prior to issue of a construction certificate, amended plans shall be submitted for the written approval of Council’s Manager, Planning & Place, to address the following:

- a) A revised driveway profile to meet the flood level requirements in the approved flood assessment report, being revision C, as listed in Condition 5 (crest of RL 25.6). This may involve minor amendments to the balcony of the guest bedroom above and shall not involve any increase in the footprint of the basement.
- b) Incorporation of two windows at the first floor of the northern elevation, one being for the walk-in robe and one being for the ensuite, which shall vertically match the alignment of the ground floor windows below and horizontally match the alignment of the first floor windows to the east.

**AMENDED Condition 28 (now Condition 30) - Tree removal & Replacement**

<b>Tree removal</b>			
Permission is granted for the removal of the following trees:			
Tree No.	Tree species	Number of trees	Location
T5	Callistemon viminalis (Weeping Bottlebrush)	1	Street tree located on Bareena Street

			frontage
T6	Callistemon viminalis (Weeping Bottlebrush)	1	Located within the property boundary at the front of the existing dwelling

No Permission is granted for the removal of any other trees on site. T4 Street Tree must be protected during the removal of T5. Roots larger than 40mm originating from removed tree (T5) must remain to ensure minimum root zone disturbances of T4. Project Arborist to be present for T5 removal.

### **General Tree Removal Requirements**

All tree removal must be carried out by a certified Tree Surgeon or Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 – Pruning of Amenity Trees and Amenity Tree Industry Code of Practice (Safework NSW, August 1998).

### **Tree Replacement**

Tree 5 permitted to be removed by this consent must be replaced with 1 x *Lophostemon Confertus* (Brush Box). This tree is to be planted in the vacant position between T2 -*Lophostemon Confertus* (Brush Box), and the existing *Oleander spp.* shrub on the nature strip of 36 Bareena Street Strathfield, in Ada Avenue, Strathfield.

The replacement tree must be in a minimum 100 litre container size. Trees are to conform to the NATSPEC guide and Guide for assessing the quality of and purchasing of landscape trees by Ross Clarke, 2003. Trees must be true to type, healthy and vigorous at time of delivery and planting, must be pest and disease free, free from injury and wounds and self-supporting; and must be maintained until maturity.

The tree to be planted with 3 stakes and 3 Hessian ties. Ties must be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

***Weekly watering and maintenance of the new street tree and three canopy trees to be planted on the site are to occur for a minimum of 12 months, to ensure longevity. Should the new street tree or canopy trees die within the 12-month period, a new street tree or canopy trees is to be planted, with the same conditions and maintenance period.***

Trees within lawn areas or street verges must have Tree Guard bark protectors installed around the base of trunks to protect from damage by trimmers and mowers.

Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner, fertilizer, and moisture retention additives must be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch must be placed within an area 0.5m from the base of the tree.

Details demonstrating compliance must be demonstrated to the Principal Certifier, prior to the issue of any Occupation Certificate.

FOR: Marcia Doheny, Stephen Pearse, Jason Perica, Julie Erskine  
AGAINST: NIL

**REASONS FOR THE DETERMINATION:**

The Panel adopts the reasons in the assessment report dated 17 April 2024.

The Panel notes that the applicant has addressed the previous reasons for refusal. Additional conditions have been imposed to address the maintenance and protection of trees, flooding and improved articulation of the northern façade.

There were no public submissions.

\*\*\*\* End Minutes - Report No. 8\*\*\*\*



ENDORSED by Marcia Doheny

The Chairperson closed the meeting at 5pm