

STRATHFIELD COUNCIL

MINUTES

Of the meeting of the

STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 8 February 2024

Commencing at 10am 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 8 February 2024.

The Closed meeting commenced at 11.10am and closed at 12.40pm.

The Public Meeting commenced at 10.05am and closed at 11am.

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

Site inspection time commenced: 9:00am

Site inspection time concluded: 9:50am

PRESENT

Paul Vergotis – Chair

Susan Hobley - Expert

Susan Francis - Expert

David Starr - Community Representative

ALSO PRESENT

Dylan Porter, Manager, Planning & Development

Mary Carboni, Business Support, Landuse, Place and Development

The Chairperson opened the meeting at 11.10am

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 - 8 February 2024

REPORT: SLPP – Report No. 1

SUBJECT: DA2023.81 - 30-32 COURALLIE AVENUE, HOMEBUSH WEST
LOT 15,16; DP 11427

DA NO. DA2023.81

PROPOSAL

Development Application No. DA2023.81 for the demolition of existing structures, tree removal and construction of a four-storey building for residential accommodation comprising of 40 co-living rooms with basement carparking at 30 & 32 Courallie Avenue HOMEBUSH WEST.

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:

David Waghorn, Terence Zeng

DETERMINATION

1. The Panel determined to defer the determination of the development application to allow the applicant to submit detailed information and plans to satisfy the requirements of Clause 6.4(e) of the *Strathfield Local Environmental Plan 2012* how stormwater from the upstream property and the subject property can be discharged in the existing easement which burdens the subject property.
2. The applicant shall submit the necessary information and plans required by 1 above within 28 days.
3. Upon compliance with 2 above the development application with all necessary amendments in relation to stormwater disposal shall be submitted to the Panel as constituted on 8 February 2024 for 'electronic' determination.
4. The Panel notes that soil retention along the rear boundary may be necessary to accommodate ground level changes. These changes (if any) must be reflected in any amended architectural drawings.

FOR: Paul Vergotis, Susan Hoblely, Susan Francis, David Starr

AGAINST: Nil

REASONS FOR DETERMINATION

DA 2023.81 is 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.

**** End Minutes - Report No. 1****

TO: Strathfield Local Planning Panel Meeting - 8 February 2024

REPORT: SLPP – Report No. 2

SUBJECT: DA2023.19.2 - 40-42 LOFTUS CRESCENT, HOMEBUSH
CP/SP99263

DA NO. DA2023.19.2

PROPOSAL

Development Application No. DA2023.19.2 for S4.55(2) Modification Application to delete Condition 3 which relates to the proximity of the site to a rail corridor and to modify Condition 6 to enable the louvres to remain in a fixed position at 40-42 Loftus Crescent HOMEBUSH.

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:

Robert Bianco, Peter Brown

DETERMINATION

The Panel determined to approve the modifications sought pursuant to Section 4.55 of the *Environmental Planning and Assessment Act 1979* (NSW) and modify the development consent subject to the assessment report dated 11 January 2024.

FOR: Paul Vergotis, Susan Hopley, Susan Francis, David Starr

AGAINST: Nil

REASONS FOR DETERMINATION

The Panel adopts the reasons in the assessment report dated 11 January 2024.

**** End Minutes - Report No. 2****

TO: Strathfield Local Planning Panel Meeting - 8 February 2024
REPORT: SLPP – Report No. 3
SUBJECT: S8.2-DA2023.20 - 12 SOUTH STREET, STRATHFIELD -
LOT 81, DP 8778
DA NO. S8.2-DA2023.20

PROPOSAL

Development Application No. DA2023.20 for Section 8.2 application to review the previous determination to refuse the demolition of existing structures and construction of a new two storey dwelling with basement level at 12 South 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:

Vladimir Ivanov

DETERMINATION

The Panel determined pursuant to Section 8.4 of the *Environmental Planning and Assessment Act 1979* (NSW) to confirm the refusal of development application no. DA 2023.20 for the demolition of existing structures and section of a two storey dwelling at No. 12 South St, Strathfield.

FOR: Paul Vergotis, Susan Hoblely, Susan Francis, David Starr

AGAINST: Nil

REASONS FOR DETERMINATION

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

**** End Minutes - Report No. 3****



ENDORSED by Paul Vergotis

The Chairperson closed the meeting at 12.40pm