

STRATHFIELD COUNCIL

# MINUTES

Of the meeting of the

## STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

**Thursday 12 December 2024**

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



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(Number of Speakers: Applicant: 1)

The meeting of the Strathfield Local Planning Panel Meeting was held in the Town Hall (Supper Room), 65 Homebush Road, Strathfield on Thursday 12 December 2024.

The meeting commenced at 3pm and closed at 4.24pm.

The Public Meeting commenced at 4.01pm and closed at 4.12pm.

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

Site inspection time commenced: 3.15pm

Site inspection time concluded: 3.35pm

The Panel was also briefed by Council staff.

**PRESENT**

Jason Perica – Chair

Graham Brown - Expert

David Matthew Taylor - Expert

Rajendran Karthigeyan - Community Representative

**ALSO PRESENT**

George Andonoski, Planning & Operations Coordinator, Planning & Place

Bismark Opoku-Ware, Senior Planner, Planning & Place

Mary Carboni, Business Support, Planning & 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 - 12 December 2024  
REPORT: SLPP – Report No. 14  
SUBJECT: S8.2-DA2023.159 - 51 SOUTH STREET, STRATHFIELD  
DA NO. S8.2-DA2023.159

## PROPOSAL

Development consent is being sought under Division 8.2 of the Environmental Planning & Assessment Act, 1979 following refusal of a Development Application, for the demolition of existing structures and construction of a two-storey dwelling with basement, front fence and pavilion at the rear at 51 South Street STRATHFIELD (DA2023.159).

Having regard to the matters for consideration under Section 4.15 (1) of the provisions of the Environmental Planning and Assessment Act, 1979 and the provisions of the relevant SEPPs, LEP and DCE and following a detailed assessment, the proposed Review of Development Application DA2023.159 is recommended for APPROVAL by Council staff.

## DETERMINATION

The Panel determined pursuant to Division 8.2 of the Environmental Planning & Assessment Act, 1979 that the previous refusal for demolition of existing structures and construction of a two-storey dwelling with basement, front fence and pavilion at the rear be APPROVED subject to the conditions in the assessment report dated 4 December 2024, as amended below, to include the following two additional conditions:

### 78 – Use as a single dwelling

The approval is on the basis for use as a single dwelling only.

**Condition reason:** As the application was made for a single dwelling and not a dual occupancy, and to ensure this remains the case.

### 6a – Maximum height of side and rear fence

The proposed new side fencing, behind the front building line, and the rear fence shall be no higher than either the existing fencing or 2.4 metres above existing ground level at any point, whichever is higher. The front fence and returns to the front building line is approved as depicted on the plans.

**Condition reason:** To reasonably regulate the height of proposed side and rear fencing, having regard to the nature of the site and adjoining land.

FOR: Jason Perica, Graham Brown, David Matthew Taylor, Rajendran Karthigeyan

AGAINST: NIL

## REASONS FOR THE DETERMINATION

The Panel agrees with the reasons in the assessment report dated 4 December 2024 and is satisfied:

1. The development facilitates the orderly economic development of the land.
2. The proposed dwelling is acceptable and is considered suitable for the subject site.
3. There are no unreasonable environmental impacts.
4. The proposal was assessed against each of the mandatory relevant considerations of Section 4.15 of the EP&A Act 1979 in the assessment report and found to be acceptable.
5. Potential environmental impacts are appropriately managed and mitigated by conditions of consent, including as modified by the Panel.

6. The application is considered to be in the public interest.

ENDORSED by Jason Perica on behalf of the Panel:

\*\*\*\* End Minutes - Report No. 14\*\*\*\*