

STRATHFIELD COUNCIL

MINUTES

Of the meeting of the STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 13 February 2025

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



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SLPP - Report No. 2
CONFIDENTIAL

(Number of Speakers: Nil)

The meeting of the Strathfield Local Planning Panel Meeting was held in the Town Hall (Supper Room), 65 Homebush Road, Strathfield on Thursday 13 February 2025.

The meeting commenced at 2.30pm and closed at 4.30pm.

The Public Meeting commenced at 4.05pm and closed at 4.10pm.

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

Site inspection time commenced: 2.30pm

Site inspection time concluded: 3pm

PRESENT

Marcia Doheny - Chair

Caroline Pidcock- Expert

David Milliken- Expert

Julie Erskine - Community Representative

ALSO PRESENT

Dylan Porter, Manager, Planning & Place

Apoorva Chikkerur, Executive Planner, Development Assessment

Mary Carboni, Business Support, Planning & Place

Rita Vella, Executive Strategic Planner

DECLARATIONS OF PECUNIARY INTEREST / CONFLICT OF INTEREST

Nil

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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 - 13 February 2025
REPORT: SLPP – Report No. 1
SUBJECT: 4-10 ALBERT ROAD, STRATHFIELD - LOT 1, DP:433232
DA NO. 2017.138.3

PROPOSAL

Pursuant to Section 4.55(2) of the Environmental Planning & Assessment Act 1979 and following detailed assessment of the proposed modifications to Development Consent No. 2017.138

1. The proposed modifications results in the change to the description of the approved development as follows:

i) —

~~Demolition of existing site structures and construction of a mixed-use development comprised of commercial space, mechanical parking installation entry, lobby and waste storage areas at ground floor level; car parking for ten (10) vehicles at Mezzanine Level and Level 1; office accommodation at Levels 2 and 3; twelve (12) x two (2) bedroom serviced apartments over Levels 4, 5 and 6; and car parking for ten (10) vehicles at Mezzanine Level and Level 1.~~

Demolition of existing site structures and construction of a mixed-use development comprised of retail space, lobby, loading bay and waste/storage areas at ground floor level; office accommodation at Levels 1-4; and twelve (12) x two (2) bedroom serviced apartments over Levels 6-8.

2. As part of this Section 4.55 (2) application, the following conditions are to be modified, added or deleted;

- Condition 1 – Mechanical Parking Installation – Deleted
- Condition 2 – Access to the mechanical parking installation – Deleted
- Condition 3 – Report on the mechanical parking installation – Deleted
- Condition 4 – Residential Waste – Amended
- Condition 5 – Commercial Waste - Amended
- Condition 8 – Plans Updated – Deleted
- Condition 10 – Car Parking – Deleted
- Condition 11 – Planter Box – Amended
- Condition 16 - DA Fees - Additional Development Application Fees - Amended
- Condition 20A – Communal Space Level 4 – Amended
- Condition 24 – Approved Plans and reference documentation – Amended
- Condition 26 – Building Height Maximum RL – Amended
- Condition 27 – Construction Hours – Amended
- Condition 52 – Section 7.11 Contribution Payment – Amended
- Condition 57 – Waste Management Plan – Amended
- Condition 58 – Waste Rooms – Separate for commercial and residential – Amended
- Condition 80 – Amenity of the neighbourhood – Added
- Condition 81 – Responsibility of Owners Corporation – Added

DETERMINATION

The Panel determined to approve the modifications sought pursuant to Section 4.55(2) of the *Environmental Planning & Assessment Act, 1979* (NSW) as follows:

Development Application No. 2017.138.3 for S4.55(2) Modification Application for removal of the mechanical parking system and replacement with ground floor waste/loading bay and upper-level office units, reduce floor RL's throughout and provision of requisite services at 4-10 Albert Road, Strathfield is **APPROVED**, subject to revised conditions of consent.

REASONS FOR THE DETERMINATION

The Panel adopts the reasons in the assessment report dated 20th of January 2025

FOR:

Marcia Doheny - Chair

Caroline Pidcock- Expert

David Milliken- Expert

Julie Erskine - Community Representative

AGAINST: Nil

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



ENDORSED by Marcia Doheny, Chair

The Chairperson closed the meeting at 4.30pm.