

STRATHFIELD COUNCIL

MINUTES

Of the meeting of the STRATHFIELD LOCAL PLANNING PANEL

Held on:

Thursday 14 August 2025

Commencing at 4 pm

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



TABLE OF CONTENTS

Item	Page No.
SLPP AGENDA ITEMS	
SLPP - Report No. 8	
DA2025.47 - 40 Abbotsford Road, Homebush	
Lot A in DP 951855	4

The meeting of the Strathfield Local Planning Panel Meeting was held at Town Hall (Supper Room), 65 Homebush Road, Strathfield on Thursday 14 August 2025.

The Public Meeting commenced at 4:00 pm and closed at 4:15 pm

The Panel Members conducted site inspections and have regard to the assessment report and all accompanying documentation as well as any submissions for the purpose of considering items included on the Agenda.

Site inspection time commenced: 1:40 pm

Site inspection time concluded: 2:15 pm

PRESENT

Scott Barwick – Chair

Linda Gosling - Expert

Peter Romey- Expert

Rajendran Karthigeyan - Community Representative

ALSO PRESENT

Rita Vella – Acting Manage Planning and Place

Apoorva Chikkerur – Executive Planner Development Assessment

Bismark Opoku-Ware – Senior Development Assessment Planner

Michael Alexander – Acting Manager Resilience, Compliance & Commercial

Yuan Zhang - Business Support Officer

The Chairperson opened the meeting at 4:00 pm

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 – 14 August 2023
REPORT: SLPP – Report No. 8
SUBJECT: DA2025.47 - 40 ABBOTSFORD ROAD, HOMEBUSH LOT A IN DP 951855
DA NO. DA2025.47

PROPOSAL

Development Application No. **DA2025.47** for demolition of a dwelling, garage & studio, carport and cabana, removal of 9 trees and construction of a two-storey attached dual occupancy development with inground swimming pool at rear of each proposed dwelling and front fence at 40 Abbotsford Road, 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:

- Scott Brandon-Smith

DETERMINATION

The Panel determined to refuse the development application DA2025.47 pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 subject to the reasons of refusal outlined in the assessment report for this application dated 14 August 2025.

FOR: Unanimous
AGAINST: None

REASONS FOR THE DETERMINATION:

The Panel is generally in agreement with the reasons for refusal outlined in the assessment report with the following amendments:

1. Amend refusal reason 2 (c) by deleting reference to Clause 1.2 (a) and the reason for refusal will now state:

The design of the proposed dual occupancy is not compatible with the established character and would result in an adverse impact on the heritage significance of the Abbotsford Road heritage conservation area and is therefore contrary to Clause 5.10 (4) of the Strathfield Local Environmental Plan 2012.

2. Amend refusal reason 3 (b) to delete the words “express the architectural vernacular predominant within”.
3. Delete Refusal Reason 3 (c) as the provisions for minimum landscaped area is provided under Section 167 (2) of the State Environmental Planning Policy (Housing) 2021.

4. Add Refusal reason 2 (f) to state:

The proposed development has not demonstrated the provision of tree canopy as required under the 167 (2) State Environmental Planning Policy (Housing) 2021.

5. Amend Refusal reason 4(a) to state:

Natural Environment: The proposed development has not provided sufficient tree canopy cover.

6. Amend refusal reason number 5(c) to state:

Insert 'demolished, along with' after unlawfully.

7. Add refusal reason number 5(e) to state:

The proposal includes inconsistencies between the Architectural plans, Flood report, and Arborist report. The BASIX commitment requirements are not consistently applied across the submitted architectural plans.

8. Add refusal reason number 6(f) to state:

There are insufficient details on the levels and fencing in the vicinity of the proposed pools to ensure adequate privacy is provided to the adjoining properties.

The Panel agreed unanimously to refuse the development application:

The Chairperson closed the meeting at 5:20pm



ENDORSED by Scott Barwick

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