

STRATHFIELD COUNCIL

# MINUTES

Of the meeting of the

## STRATHFIELD LOCAL PLANNING PANEL MEETING

Held on:

Thursday 10 April 2025

Commencing at 4pm 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 10 April 2025.

The Public Meeting commenced at 4:00pm and closed at 4:12pm.

The Panel Members conducted a site inspection as deemed necessary and had regard to the Planning Proposals, the Planning Proposals themselves including all accompanying documentation as well as an assessment report by Council staff.

#### PRESENT

- Jason Perica
- Trevor Bly
- Sandra Robinson
- William Calokerinos

#### ALSO PRESENT

- Dylan Porter, Manager, Planning & Development
- Joseph Gillies, Senior Planner
- Apoorva Chikkerur, Executive Planner
- Rita Vella, Executive Planner
- Braedon Pocock, Business Support

#### PROCEEDINGS

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 - 10 April 2025  
REPORT: SLPP – Report No. 3  
SUBJECT: 4 BARTON STREET STRATHFIELD SOUTH, 6 BARTON STREET STRATHFIELD SOUTH - LOT 8  
DP 2043 AND LOT 9 DP 2043  
DA NO. DA2024.130

Development Application No. 2024.130 for Demolition of the existing dwellings and the construction of a new multi dwelling housing development consisting of 3 attached dwellings and strata subdivision at 4-6 Barton Street STRATHFIELD SOUTH.

The Panel carried out a site inspection of the property and had regard to the assessment report and all accompanying documentation as well as a submission. The following person addressed the Panel at the Public Meeting: Ian Conry (applicant representative).

#### DETERMINATION

In consideration of the written request made by the applicant pursuant to Clause 4.6 of the Strathfield Local Environmental Plan 2012, regarding Clause 4.1A - Minimum lot size for Dual Occupancies within Strathfield Local Environmental Plan 2012, **the Panel is satisfied that the applicant's written request satisfies the requisite matters** within Clause 4.6(3) of the LEP.

That Development Application No. 2024.130 for Demolition of the existing dwellings and the construction of a new multi dwelling housing development consisting of 3 attached dwellings and strata subdivision at 4-6 Barton Street STRATHFIELD SOUTH be APPROVED, subject to the conditions recommended in the Council staff assessment report and subject to the following amendment:

- Condition 12 as recommended be deleted and replaced with the following **be amended to read** "The roof shall be a light colour to minimise heat gain. Details are to be included in the application for a **Construction Certificate**".

#### REASONS FOR DETERMINATION

The Panel generally agreed with the assessment of environmental impact within the assessment report. However, the Panel noted greater shadow impacts than acknowledged in the assessment report, although came to the same conclusion that such impacts was acceptable. The Panel placed no weight on the existence of a previous consent.

Apart from the non-compliance with the minimum lot size **development** standard the proposal complied with all other development standards, and in terms of building height was well below the maximum building height. The form and type of development proposed is generally consistent with what could reasonably be anticipated for the site.

Development Control Plan non-compliances, where they existed, were considered acceptable in the context of the controls and associated objectives, and having regard to Section 4.1 (3A) of the EPA Act 1979.

In terms of the submission and issues raised within it, the Panel agreed with the assessment and conclusions of the assessment report.

Environmental impacts are appropriately mitigated and managed by conditions of consent, including as amended by the Panel. In this regard the Panel did not consider the requirement for a ground level privacy screen for Block C to be warranted (Condition 12) and placed a new condition regarding the roof colour.

Agreed unanimously.

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

TO: Strathfield Local Planning Panel Meeting - 10 April 2025  
REPORT: SLPP – Report No. 4  
SUBJECT: PLANNING PROPOSAL

CONFIDENTIAL

TO: Strathfield Local Planning Panel Meeting - 10 April 2025  
REPORT: SLPP – Report No. 5  
SUBJECT: PLANNING PROPOSAL

CONFIDENTIAL

\*\*\*\* End Minutes \*\*\*\*