

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 22 April 2021, 11.30am and 12.50pm
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSEC-112 – Strathfield - DA2020/256

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield

Mixed Use Development Application

Demolition of existing buildings, removal of six (6) trees and the construction of a part 11, part 13 storey mixed-use development comprising 172 dwellings, three (3) ground floor commercial spaces and four (4) basement levels comprising 235 car parking spaces, and ancillary and landscaping works.

PANEL MEMBERS

IN ATTENDANCE	Jan Murrell (Chair), Roberta Ryan, Philippa Frecklington, Michael Mason
APOLOGIES	Carl Scully
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Joseph Gilles, Kandace Lindeberg, Stephen Clements
OTHER	Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED include:

- Overview of application
- Design based issues, including:
 - Building presentation of the Western façade, adjoining Pilgrim Avenue
 - Further work required on articulation and the treatment of the building façade
 - Reduction and Treatment of the concrete wall on the Eastern façade and the interface with the future development of the service station site on the adjoining site
 - Massing of building and presentation to public domain
 - Floor Space Ratio
 - Cross ventilation and acoustic attenuation
 - Consideration of integrated air-conditioning to serve units
 - Further details of Landscape treatment for the project
- Provision of affordable housing given large scale of project
- Sydney Trains/ Rail Corp issues related to ownership of access between Pilgrim Ave and the site
- Traffic and parking - Council has requested the applicant provide an updated parking and traffic generation study
- The Panel requires a full set of amended plans to be referred to Council's Design Review Panel in mid May 2021 for comment
- The Panel notes without owner's consent in place, the Panel does not have the authority to determine this application. The applicant may wish to withdraw the application should owner's consent not forthcoming in near future issue.

Planning Panels Secretariat

SUBMISSIONS

- 48 submissions received and issues raised include:
 - Solar access and overshadowing
 - Privacy impacts
 - Increased congestion (vehicular and pedestrian) as a result of commercial component
 - View loss
 - Proximity of the development to the existing service station

FOLLOW UP

To ensure this matter is determined in a timely manner the Panel requests the Council write to the Applicant to obtain owner's consent for the strip of land that it relies on for access to the development. It appears this was not provided when the application was lodged and is a necessary requirement prior to the granting of development consent.

While it is understood there may be some historic issues about registration of ownership this could still be pursued. However, in the interim and in order not to delay determination, the current registered owner's consent needs to be provided as a matter of priority. Alternatively, the Applicant may wish to consider withdrawing the development application until such time as this fundamental issue is resolved.

BRIEFING DATE: 10th June 2021

- The Panel requests a further briefing with Council to discuss: an update on unresolved issues; the amended plans and Council's Design Review comments; and owner's consent for strip of land that provides access to the development site.
- Panel requests that Council actively engage with the applicant to resolve issues.