



12 April 2022

Ref: RC/21-095

The General Manager
Strathfield Council
65 Homebush Road
Strathfield NSW 2135

Attention: Ms Louise Gibson

email: council@strathfield.nsw.gov.au

Dear Louise,

**Re: DA 2021/327
21 Parramatta Road
Lot 3 in DP 1219481
Proposal: Construction of 17 additional storeys above an approved 8 storey
mixed-use building comprised of 151 residential apartments.**

I am responding to your letter of 16 March.

Thank you for the opportunity to meet with you the week before last to go through the various issues. It was a constructive discussion.

The Applicant's response to the issues you have raised is provided in the letter (and in the revised plans and reports referenced therein) prepared by Squillace which has been uploaded to the NSW Planning Portal. Once you have had an opportunity to review the Applicant's response to the issues raised we can discuss and hopefully agree on further action.

When you go to the NSW Planning Portal, you will find a folder containing all of the Applicant's response material which comprises: -

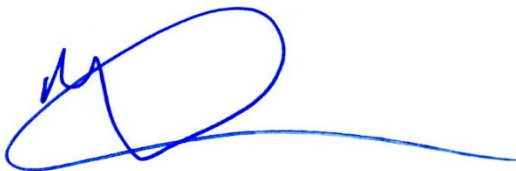
- the letter from Squillace which deals with each item in your letter;
- a supporting set of plans in the file identified as "OMA217 Council Response – SQA Supporting Documents". (Please note: these plans comprise basement plans, a ground floor plan showing possible changes to the lobby and to communal open space to make it more useable, plans for Level 8, Levels 9-21 and 22-24 showing various changes as described in the Squillace letter, a series of comparison plans comparing the Squillace scheme and the SJB scheme, a setback plan, massing comparisons, a ceiling height diagram and façade comparisons;
- an updated Operational Waste Management Plan prepared by Elephants Foot;

- a letter from GWTS in relation to wind conditions and balustrade heights; and
- an updated Assessment of Parking and Traffic Impacts prepared by Stanbury Traffic Planning.

One of the design responses to the comments made in relation to the building form and appearance has resulted in the addition of an “architectural roof feature” at the building’s south eastern corner which you will see on Drawings DA-850 to 856. To the extent that the corner roof feature exceeds the 80m limit in the LEP (which is only to a very minor degree in any event), reliance can be placed on Clause 5.6 of the LEP.

I trust that the response assists you with your assessment of the DA. If any further information is required, please let me know

Yours faithfully
BBC Consulting Planners



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Director
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