

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 30 January 2025, 9.03am and 10.00am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-345 - Strathfield - DA2024.124 - 41-43 and 45-47 Punchbowl Road, Strathfield South - Demolition of existing structures and the construction of a nine (9) storey in-fill affordable housing mixed use development comprising ground level commercial premises and a 120 place childcare centre with 132 residential apartments, above three (3) levels of basement car parking at 41-47 Punchbowl Road, Strathfield South. Pursuant to Section 4.46 of the Environmental Planning & Assessment Act 1979, the proposed development is defined as Integrated Development and requires the consent of Water NSW under the Water Management Act 2000

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Susan Budd, Michael Ryan and Sue Francis
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Apoorva Chikkerur
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Location and site context provided, noting adjoining development with height variation
- Proposal noted as construction of a 9 storey in-fill affordable housing mixed use development (commercial, 120 place childcare centre, 132 residential apartments, 3 levels of basement car parking)
- Cl.4.6 variation requested for height of buildings, noting proposal exceeds affordable housing bonus provisions
- Non-compliances outlined, including:
 - unencumbered outdoor play area for the proposed childcare centre – area calculation to be confirmed and possible concurrence required
 - landscape and deep soil requirements
 - matters for consideration under the Childcare planning guideline
 - urban design issues

Planning Panels Secretariat

- poor waste management design
- lack of information on the architectural plans
- insufficient information (ie. detailed site investigation report)
- Additional information requested, noting applicant advising that the requested additional information is not being provided and
- Subject to legal appeal
- 4 Submissions received – public footpath area landscaping, car entry, childcare centre not required, over development/inconsistent, traffic congestion, insufficient car parking, inconsistent with local character, overlooking/privacy, solar access and impact on infrastructure

Referrals:

- External:
 - Water NSW – additional information requested, concurrence required
 - Transport for NSW – standard conditions proposed
- Internal:
 - Engineering, Traffic, Landscape - resolved
 - Health, Waste and Urban Design Officer – unresolved

Panel Comments:

- Substantial outstanding information to be resolved
- Confirmation of any road widening

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council