

PANEL MEMBERS: Stephen Clements, Deputy CEO/ General Manager Planning, Environment & Urban Services
Kandace Lindeberg, Executive Manager Landuse Planning and Development
George Andonoski, Specialist Planner

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES – 19 March 2021

Item 1 – 38 Rochester Street, Strathfield (DA 2020/217)

Resolution: That the Panel does not concur with the officer's report and recommendation and the application be **REFUSED** subject to the following reasons:

1. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it does not reflect the prevailing subdivision pattern of the area as per Clause 4.1(1)(a) of the Strathfield Local Environmental Plan 2012.
2. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as future development of the proposed new lot will result in unacceptable adverse impacts on the amenity of adjoining properties as per Section 2.1(e) of the Strathfield Consolidated Development Control Plan 2005.
3. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it fails to satisfy the minimum lot width control as per Section 3.1(2) of the Strathfield Consolidated Development Control Plan 2005.
4. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it fails to satisfy the minimum lot size control for battle-axe allotments as per Section 3.1(2) and Section 3.1(5) of the Strathfield Consolidated Development Control Plan 2005.
5. The Application is considered unacceptable under the provisions of S4.15(1)(e) of the Environmental Planning and Assessment Act 1979 as the proposed subdivision is not in the public interest. Approval of the proposed development will set an undesirable precedent for similar non-compliant subdivisions

FOR: S. Clements, K. Lindeberg, G. Andonoski

AGAINST: Nil

PANEL MEMBERS: Stephen Clements, Deputy CEO/ General Manager Planning, Environment & Urban Services
Kandace Lindeberg, Executive Manager Landuse Planning and Development
George Andonoski, Specialist Planner

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES – 19 March 2021

Item 2 – 11 Myee Avenue, Strathfield (DA 2020/221)

Resolution: That the Panel concurs with the officer's report and recommendation and the application be **APPROVED** subject to the following changes;

- Modify Condition 6 – Delete “.00” at the end of the contribution fee amount.
- Modify Condition 10 – Insert standard Condition CC8098 and specifically list the trees to be retained and protected, which also includes the standard clause for protection of street trees.
- Insert Condition CC8010 – Tree Bond
- Delete Condition 21 – WMP as the document is already conditioned as part of the approved documentation.
- Delete Condition 41(c) – No s73 Certificate is required and no subdivision is proposed.
- Delete Condition 43 – air conditioning is exempt from consent if 450mm from side boundary.
- Insert the standard and appropriate advisory notes

FOR: S. Clements, K. Lindeberg, G. Andonoski

AGAINST: Nil

PANEL MEMBERS: Stephen Clements, Deputy CEO/ General Manager Planning, Environment & Urban Services
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CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES – 19 March 2021

Item 3 – 60 Shortland Avenue, Strathfield

Resolution: That the Panel concurs with the officer's report and recommendation and the application be **APPROVED** subject to the following changes.

- Modify Condition 10 – Insert standard Condition CC8098 and specifically list the trees to be retained and protected, which also includes the standard clause for protection of street trees.
- Modify Condition 11 - specifically list the trees to be removed.
- Insert Condition CC8010 – Tree Bond
- Delete Condition 20 – WMP as the document is already conditioned as part of the approved documentation.
- Delete Condition 40(c) – No s73 Certificate is required and no subdivision is proposed.
- Delete Condition 43 – air conditioning is exempt from consent if 450mm from side boundary.
- Insert the standard and appropriate advisory notes

FOR: S. Clements, K. Lindeberg, G. Andonoski

AGAINST: Nil