

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

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES FRIDAY-18 June 2021

Item 1: 84 Beresford Road, Strathfield

(DA2020/244)

Resolution: That the Panel concurs with the officer's report and conditions and recommends that the application be APPROVED subject to the conditions as outlined in the report and as modified below;

Modify Condition 10 – Design Changes as follows;

- Delete the requirement for screen planning on side elevation as its location is inappropriate and will impact on access down the side of the dwelling which has a laundry opening onto this side access and the neighbours awning is on the boundary.
- Delete the requirement for any changes to the ground floor window W17 as the dividing fence will restrict direct overlooking into the adjoining property and impose a requirement that the first floor window W17 have a sill height of RL 21.85m (which is 1.4m above first floor level) so that direct overlooking into adjoining property is protected whilst still providing good solar access to the living areas of the dwelling.
- Window Privacy – Reduce the requirement for sill height from 1.6m to 1.4m, which is an adequate height to ensure no direct overlooking of adjoining properties.
- Privacy Screen – Delete this requirement as the dividing fence will provide privacy and direct overlooking as the alfresco area is less than 500mm above natural ground level, setback from the side boundary and faces east/north-east and provides good solar access to this area and the internal living areas of the dwelling.

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- Delete the requirement for the redesign of the secondary dwelling as adequate access to private open space is available from the living areas to an area between the pool and secondary dwelling.
- Delete Condition 13 – Schedule of External Finishes as a colour schedule (external finishes) was submitted and approved as part of the architectural set.

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

AGAINST: Nil

Item 2: 21-25 Roberts Road, Greenacre (DA 2021/40)

Resolution: That the Panel concurs with the officer's report and conditions and recommends that the application be APPROVED subject to the conditions as outlined in the report.

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

AGAINST: Nil



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Item 3: 4 Pomona Street, Greenacre (DA 2021/56)

Resolution: That the Panel concurs with the officer's report and conditions and recommends that the application be APPROVED subject to the conditions as outlined in the report.

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

AGAINST: Nil

Item 4: Land Adjacent to 19 Richmond Road (DA 2021/59)

Resolution: The Panel does not have delegation to determine this application as it involves Council's land and based on similar applications involving Council land the application will be referred to the SLPP to determine. The report and recommendations need to be reviewed and relate only to the application which is for advertising signage being considered.

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

AGAINST: Nil

Item 5: 14-26 Telopea Avenue, Homebush West (DA 2017/21/3)

Resolution: That the Panel concurs with the officer's report and conditions and recommends that the application be APPROVED subject to the conditions as outlined in the report.

FOR: S. Clements, K. Lindeberg, P. Wong

AGAINST: Nil

