

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

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 9 July 2021

Item 1: 8 Howard Street, Strathfield (DA 2021/47)

Resolution: That the panel concurs with the officers report and conditions and recommends that the application be **APPROVED** subject to the conditions as outlined in the report, subject to the following changes;

Condition 11 – Design Changes being modified as follows;

- Change Floor Levels to Window 17 – Window 17 is to be changes to a highlight window with minimum sill height of 1.4m
- Change terrace/stepped landscape area to read Terrace/Stepped Landscape Area and Basement – The terrace/stepped landscaped area is to be deleted and the basement is to be reduced (manoeuvring area and rainwater tank)) so that the basement is line with the ground floor above, being along the lines of F1 to F3 and along line 3 to the external wall of the rainwater tank room.

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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George Andonoski, Specialist Planner

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 9 July 2021

Item 2: 5 Torrington Road, Strathfield

(DA 2021/77)

Resolution: That the panel concurs with the officers report and conditions and recommends that the application be **APPROVED** subject to the conditions as outlined in the report, subject to the following changes;

- Delete Condition 2 – Duration of Consent as this forms part of the Notice of Determination.
- Modify Condition 3 – The basement plan shall be modified so that it is limited to and contained within the footprint of the dwelling at ground level. The amended basement plan is to accommodate parking for two vehicles to be able to enter and exit in a forward direction and is to be submitted to Council for approval prior to the issue of any Construction Certificate. (Note: external patios, alfresco areas etc. are to be excluded from the dwelling footprint.
- Condition 9 – Delete the requirement to change basement plan as it is addressed in Condition 3 and there is no need to adjust the driveway grade.
- Delete Condition 10 - Schedule of External Finishes as its part of the approved plans and documentation
- Delete Condition 19 – WMP as its approved as part of approved documentation
- Delete Condition 21 – Fire Safety Measures not applicable to residential dwelling

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IDAP MINUTES Friday, 9 July 2021

- Modify Condition 28 – Add the Street Tree protection clause
- Delete Condition 51 - No Structures on Street – this is for HCA only.
- Delete Condition 52 – Lighting – not for residential dwellings
- Delete the additional text under the prescribed Conditions group heading
- Add Condition DD5003 – Approved RL's
- Add the Greywater Use Condition
- Insert the 3 standard advices

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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George Andonoski, Specialist Planner

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 9 July 2021

Item 3: 3 Wakeford Road, Strathfield

(DA 2021/56)

Resolution: That the Panel concurs with the officers report and conditions and recommends that the application be **APPROVED** subject to the conditions as outlined in the report subject to the following changes;

- Delete Condition 2 – Duration of Consent as this forms part of the Notice of Determination.
- Delete Condition 3 – This is covered by Condition 8 – Design Changes
- Modify Condition 8 – Basement Plan – change to require basement to delete the additional 2000mm turn bay area so that the basement aligns with the ground floor wall above. There is still ample turning area available within the basement due to the large size parking spaces.
- Delete Condition 9 - Schedule of External Finishes as its part of the approved plans and documentation
- Delete Condition 18 – WMP as its approved as part of approved documentation
- Delete Condition 20 – Fire Safety Measures not applicable to residential dwelling
- Modify Condition 26 – Add the Street Tree protection clause
- Delete Condition 46(e) – Section 73 Certificate not required for residential dwelling
- Delete Condition 50 - No Structures on Street – this is for HCA only.
- Delete Condition 51 – Lighting – not for residential dwellings
- Delete the additional text under the prescribed Conditions group heading

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CONFLICTS OF INTEREST: No conflicts declared

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- Add Condition DD5003 – Approved RL's
- Add the Greywater Use Condition
- Insert the 3 standard advices

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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George Andonoski, Specialist Planner

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 9 July 2021

Item 4: 58 Water Street, Belfield

(DA 2018.146.2)

Resolution: That the Panel recommends that the application be **DEFERRED** as it does not have the power to grant retrospective consent to physical/structural changes to a development that would be subject to a Construction Certificate. The applicant is withdraw the current application and submit a Building Information Certificate to get the works as constructed authorised.

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

AGAINST: Nil