

**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, 1 October 2021

### **Item 1: 148 Homebush Rd, Strathfield**

**(DA 2021/207)**

**Resolution:** That the panel **DEFERS** the application subject to the following considerations:

- the front lot be reduced in depth to 30m, giving it a site area of approx. 575sqm and making the rear lot around 650sqm (excl. handle).
- Council's tree officer be requested to provide comments on the existing trees on site and to nominate those trees that may be removed for construction.
- The officer resubmits amended plans and tree comments accompanied by conditions of consent

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

**AGAINST: Nil**

### **Item 2: 130 Homebush Road, Strathfield**

**(DA 2021/168)**

**Resolution:** That the Panel concurs with the officers report and conclusions and recommends that the application be **REFUSED** as per the reasons outlined in the report

**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  
George Andonoski, Specialist Planner

**CONFLICTS OF INTEREST:** No conflicts declared

## IDAP MINUTES Friday, 1 October 2021

### Item 3: 13 Gregory Street, Strathfield

(DA 2021/98)

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

- Modify Condition 8 – Required Design Changes Driveway – The internal driveway is to be re-aligned so that it utilises the existing driveway across Council’s nature reserve to ensure retention of the existing street tree.
- Modify Condition 23 – Compliance with Arborist Report – In the table for trees to be protected TBC is to be replaced with Tree No. 1 – Crepe Myrtle
- Modify Condition 24 – Tree Removal and Replacement – Delete T1 from the table for trees approved to be removed as T1 is to be retained.
- Modify Condition 41 – Completion of Landscape Works to read;  
“The approved landscape works have identified that the side setback area between the dwelling and boundary, and the area around the pool and cabana (sunken area) be nominated as landscape area to ensure compliance with the minimum landscape requirements.....”
- Delete Condition 49 – Slip resistance as not applicable to residential dwelling.

**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  
George Andonoski, Specialist Planner

**CONFLICTS OF INTEREST:** No conflicts declared

## IDAP MINUTES Friday, 1 October 2021

### **Item 4: 11 Merley Road, Strathfield**

**(DA 2021/163)**

**Resolution:** That the Panel concurs with the officers report and conditions as amended and recommends that the application be **APPROVED** subject to the conditions as amended and outlined in the report, and amendments to be made to Conditions 22, 4 & 6 relating to tree bonds with the following changes;

- Modify Condition 22 – Tree Removal on Private Land and replace it with standard Condition CC8100 Tree removal and replacement, with the trees approved for removal to be specifically listed and details on replacement planting.
- Modify Condition 4- FEES TO BE PAID:
  - Delete Tree bond \$50,750
  - Delete Tree Bond \$40,600
  - Delete Tree Bond \$30,450
- Modify Condition 6 to reflect changes in Condition 4

**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  
George Andonoski, Specialist Planner

**CONFLICTS OF INTEREST:** No conflicts declared

## IDAP MINUTES Friday, 1 October 2021

### **Item 5: 38 Pemberton Street, Strathfield**

**(DA 2021/112)**

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

- Delete Condition 17 – Waste Management Plan – not required for residential dwelling.
- Modify Conditions 21 and Tree 13 is removed from being retained
- Modify Condition 22 so Tree 13 is added for it to be removed.

**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  
George Andonoski, Specialist Planner

**CONFLICTS OF INTEREST:** No conflicts declared

## IDAP MINUTES Friday, 1 October 2021

### **Item 6: 3 Wilson Street, Strathfield**

**(DA 2021/198)**

**Resolution:** That the Panel concurs with the officers report and conditions as amended and recommends that the application be approved subject to the conditions as amended and outlined in the report, subject to the following change;

The Development Consent is to become a Standard consent (not Deferred Commencement) with the deferred commencement requirement being moved to Condition 5 – Prior to the Issue of a Construction Certificate. The condition does not affect the design of the dwelling nor does it require any further approvals and is just a step to occur prior to CC.

After Condition 5 – Add Condition – Design Changes to add the following two requirements;

- Raise the basement floor level, so that at no point does the basement floor to ceiling height exceed 2.1m.
- Lower the RL of the pool area at its surrounds by 380mm, so that it better reflects the natural ground level in this locality.

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

**AGAINST: Nil**