

PANEL MEMBERS: Kandace Lindeberg, Executive Manager Landuse Planning and Development
George Andonoski, Specialist Planner
Geoff Baker, General Counsel

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 3 June 2022

Item 1: 6 South Street, Strathfield

(DA 2022/72/1)

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 and subject to the following amendments;

Modify Condition 7 – Required Design Changes

Amendments	All changes shall be updated and shown on the Construction Certificate Plans
Basement	All references to the sub-floor are to be deleted from the basement plan, including reference to the building footprint above. The plan is to strictly show ONLY the works approved by this consent and limited to the bold basement outline on the approved plans.
Swimming Pool Levels	The swimming pool coping and adjoining deck are to be lowered to an RL of 33.90m (excludes the Alfresco area). The existing natural ground level is to be maintained around the perimeter of the pool area.
Swimming Pool Equipment	The swimming pool equipment (pump and filter) are to be located within a soundproof enclosure within the rear yard or within the basement of the dwelling.

Delete Condition 17 – Fire Safety Measures – not relevant to a residential dwelling.

FOR: K. Lindeberg, G. Andonoski, G. Baker

AGAINST: Nil

PANEL MEMBERS: Kandace Lindeberg, Executive Manager Landuse Planning and Development
George Andonoski, Specialist Planner
Geoff Baker, General Counsel

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 3 June 2022

Item 2: 25 Long Street, Strathfield

(DA 2022/24)

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 and subject to the following amendments;

- **Modify Condition 6 – Required Design Changes**
Secondary Dwelling – The proposed secondary dwelling is to be accessed from the main street frontage off Long Street, with no access permissible
- **Add Condition (After Condition 42 – under Prior to the Issue of Occupation Certificate section) – Drainage Easement**
A 2.5m wide drainage easement is to be created over the existing centreline of the boxed culvert drainage system that runs diagonally across the property and identified on the architectural plans. Such easement is to be created and dedicated to Council at no cost, with Strathfield Municipal Council being nominated as the authority benefiting from the easement and as the only authority empowered to vary or modify the terms of the easement.

FOR: K. Lindeberg, G. Andonoski, G. Baker

AGAINST: Nil

PANEL MEMBERS: Kandace Lindeberg, Executive Manager Landuse Planning and Development
George Andonoski, Specialist Planner
Geoff Baker, General Counsel

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 3 June 2022

Item 3: 2 Ismay Avenue, Homebush

(DA 2013/193/4)

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.

FOR: K. Lindeberg, G. Andonoski, G. Baker

AGAINST: Nil

Item 4: 46 Long Street, Strathfield

(DA 2022/29)

Resolution: That the panel does not concur with the officers report and conditions and recommends that the application be REFUSED as it is considered that the provision of basement is not suitable for the site and the application cannot be supported in its current format. In this regard, suitable conditions of refusal are to be prepared.

FOR: K. Lindeberg, G. Andonoski, G. Baker

AGAINST: Nil

