

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, 2 September 2022

Item 1: 51 Merley Road, Strathfield (DA 2022.15)

Resolution: That the panel concurs with the officers' report and conditions and recommends that the application be APPROVED subject to the conditions outlined in the report.

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

AGAINST: Nil

Item 2: 51 Oxford Street, Strathfield (DA 2022.69)

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

- Modify Condition 6 – Required design Changes
 - a. Rear Balcony – The rear balcony must be reduced in size to have a maximum width of 8m and a depth of 1.3m so that it lines up with the proposed louvre outlined above, with the remaining balcony/roof structure becoming non-trafficable.
 - b. Basement Storage Room and Plant Room – The basement storage room is to be reduced by 20sqm and is to have a maximum total area of 16.5sqm. The floor to ceiling height of both the reduced storage room and plant room is to be reduced to a maximum height of 2.1m to ensure they are not used for habitable purposes.

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

AGAINST: Nil



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Geoff Baker, General Counsel

CONFLICTS OF INTEREST: No conflicts declared

IDAP MINUTES Friday, 2 September 2022

Item 3: 79 Underwood Road, Homebush (DA 2022.70)

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

- Modify Condition 2 – Use of Development
 - a. The approved dwelling is not to be used for any other use without prior consent from Council and must only be used for the purpose of a dwelling house, except for exempt development when permitted by an environmental planning instrument. The development is not to be used for the purpose of a dual occupancy, co-living housing or boarding house, as defined by the standard instrument or Housing SEPP 2021. In this regard a covenant/restriction to use is to be registered against the title restricting the use of the main dwelling to a single occupancy dwelling. Such a covenant is to be registered on title prior to the issue of an occupation certificate, with Strathfield Council nominated as the only person entitled to modify or remove the restriction.
- Delete Condition 18 – Low Reflectivity Roof – both dwelling and secondary dwelling have concrete roof tiles proposed.
- Add New Condition 18 – Required Design Changes (CC8003)
 - a. Powder Room and Laundry – Powder Room 1 and Laundry Room 1, which are located at the rear of the garage are to be deleted with all proposed walls and plumbing removed from the plans. The area is to be fully open providing a large open foyer area opposite the stairs and garage (two separate laundries/powder rooms are not required for a single residential dwelling).

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

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, 2 September 2022

Item 4: 21 Cameron Street, Strathfield (DA 2022.98)

Resolution: That the panel concurs with the officers' report and conditions and recommends that the application be APPROVED subject to the conditions outlined in the report.

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

AGAINST: Nil