

# COUNCIL MEETING AGENDA

Strathfield Municipal Council

**Tuesday 1 May 2018**

6.30PM  
Council Chambers  
65 Homebush Road, Strathfield

## **OPEN FORUM**

Open Forum is held during each Council Meeting to enable any person to address Council without notice on any matter NOT included in the Agenda of the meeting.

Speakers must give their name and address and are permitted five minutes to address council.

Members of the public are not permitted to make personal comments concerning Councillors, staff or other members of the public or engage in disorderly or offensive conduct at a meeting. Unacceptable conduct may result in rescinding speaking rights or expulsion from the meeting.

All comments made in Open Forum are recorded.

## **Recording of Council Meetings**

*Persons in the gallery are advised that under the Local Government Act, 1993 a person may NOT tape record the proceeding of a meeting of a council or committee without the authority of the council or committee. "Tape record" includes a video camera and an electronic device capable of recording speech.*

*Mobile phones must be turned off so as not to disrupt the meeting. Anyone, including Councillors, found using a mobile phone will be told to leave the meeting immediately and for the duration of the said meeting.*

*An audio recording of this meeting will be taken for minute taking purposes as authorised by the Local Government Act.*

*This meeting is live streamed on Council's website to allow the community to follow Council debates and decisions without the need to attend meetings in person. Members of the public attending or speaking at a meeting agree to have their image, voice and personal information (including name and address) recorded and publicly broadcast. Strathfield Council does not accept liability for any defamatory remarks or inappropriate comments that are made during the course of a meeting. Any part of the meeting that is held in closed session will not be streamed.*

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Nil

HENRY T WONG  
GENERAL MANAGER



# **MINUTES**

**Council Meeting**  
**10 April 2018**

Minutes of the Council Meeting of Strathfield Municipal Council held on 10 April 2018, in the Council Chambers, 65 Homebush Road, Strathfield.

**COMMENCING:** 6.30PM

**PRESENT:** Councillor Gulian Vaccari (Chairperson)  
Councillor Matthew Blackmore  
Councillor Antoine Doueihy  
Councillor Maryanne Duggan  
Councillor Nella Hall  
Councillor Karen Pensabene

**STAFF:** Henry Wong, General Manager  
Stephen Clements, Director Infrastructure, Development and Environment  
Anthony Hewton, Director Corporate and Human Services  
James Ng, Manager Administration  
Jenny Nascimento, Chief Financial Officer  
Cathy Jones, Principal Analyst, Corporate Strategy and Performance  
Melinda Aitkenhead, Manager Governance & Internal Affairs  
Kathie John, Governance Officer

1. **OPENING:** The Prayer was read.

2. **RECOGNITION OF TRADITIONAL CUSTODIANS:** The Recognition was read.

### 3. **APOLOGIES**

An apology was tendered on behalf of Councillor Kokkolis for non-attendance.

**57/18**

**RESOLVED:** (Doueihy / Blackmore)

That the apology tendered on behalf of Councillor Kokkolis for non-attendance be accepted and leave of absence granted.

For the Motion: Councillors Blackmore, Doueihy, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

### 4. **OPEN FORUM**

Mrs Sushma Kumar addressed the meeting requesting that a parking limit be put on Oxford Road, Strathfield. Mrs Kumar's husband also addressed the meeting regarding the matter.

**5. PECUNIARY INTEREST /CONFLICT OF INTEREST**

Councillor Vaccari declared a conflict of interest in Item 13.2 Report from Traffic Committee Meeting 20 March 2018 – Item 9.3 Oxford Road - Parking Restrictions and advised that he intends to vacate the meeting room and not take part in discussion or voting on the matter.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**6. CONFIRMATION OF MINUTES**

**58/18**

**RESOLVED:** (Pensabene / Doueihi)

That the minutes of the Ordinary Council Meeting held on 6 March 2018, a copy of which has been furnished to each Councillor, be taken as read and confirmed as a true and correct record of that meeting and that the Chairperson and General Manager be authorised to sign such minutes.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**7. ACKNOWLEDGEMENTS**

Councillor Vaccari attended the funeral of Elsie Miller, grandmother of former Mayor Scott Farlow.

Councillor Vaccari accepted a plaque on behalf of Council from Canterbury Football Association thanking Council for its support over the years.

**8. DEFERRED/OUTSTANDING MATTERS AWAITING REPORT**

Nil

**9. PLANNING AND DEVELOPMENT MATTERS**

Nil

**Suspension of Standing Orders**

**59/18**

**RESOLVED:** (Pensabene / Blackmore)

That Standing Orders be Suspended to allow consideration of the following matters:

- GM1 Strathfield Council Community Strategic Plan
- CS1 Community User Facilities Hire Agreement

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**GM1 Strathfield Council Community Strategic Plan**

**60/18**

**RESOLVED:** (Pensabene / Hall)

That:

1. pursuant to section 402 (1-7) of the Local Government Act 1993 (the Act), Strathfield Council place the draft Community Strategic Plan, 'Strathfield 2030' (the Plan), on exhibition in accordance with the requirements of the Act and note that the Plan was reviewed and developed following extensive and detailed community engagement since the September 2017 Council election;
2. pursuant to sections 403 (2) of the Act, place on exhibition, in accordance with the requirements of the Act, the draft Resourcing Strategy including the ten year Long Term Financial Plan and Asset Management Plans and three year Workforce Management Strategy, as required as part of its Community Strategic Plan 'Strathfield 2030';
3. pursuant to sections 404 (1-5) of the Act, place on exhibition, in accordance with the requirements of the Act, its Delivery Program that details the principal activities to be undertaken by Council to implement the strategies set out by the Community Strategic Plan 'Strathfield 2030';
4. pursuant to sections 405(1-6), 532, 610B-610F, 706(2) of the Local Government Act 1993 and clause 201(1) of the Local Government Regulation 2005, place on exhibition, in accordance with the requirements of the Act, its one year Operational Plan 2018-19, which details financial resourcing for the forward periods,
5. Council, place on exhibition, in accordance with the requirements of the Act, the Ordinary Rate to comprise a base rate and ad valorem rating structure for both Residential and Business categories of rates on all rateable land for 2018-2019, as set out in this Report; and note that an increase rates income by 2.3% in 2018-2019 in accordance with the permissible rate increase set by IPART.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

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**CS1 Community User Facilities Hire Agreement**

**RECOMMENDATION:**

That Council approve the introduction of a Community User Facilities Hire Agreement.

**AMENDMENT:** (Pensabene / Hall)

1. That Council approve the introduction of a Community User Facilities Hire Agreement.
2. That there be a community workshop with all existing and potential users so that a draft form can be presented and discussed.

**61/18**

**RESOLVED:** (Pensabene / Hall)

1. That Council approve the introduction of a Community User Facilities Hire Agreement.
2. That there be a community workshop with all existing and potential users so that a draft form can be presented and discussed.

For the Motion: Councillors Blackmore, Doueihi and Vaccari

Against the Motion: Councillors Duggan, Hall and Pensabene

The Motion when Put with voting being equal the Mayor exercised his casting vote For the Motion and declared it Carried.

**Resumption of Standing Orders**

**62/18**

**RESOLVED:** (Pensabene / Hall)

That Standing Orders be resumed.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**10. MAYORAL MINUTE(S) IN ACCORDANCE WITH COUNCIL'S CODE OF MEETING PRACTICE**

**10.1 Mayoral Minute No. 09/18 - ANZ Stadium**

**I MOVE THAT:**

- 1) Council write to the NSW Premier, Gladys Berejiklian and the Sports Minister, Stuart Ayers, indicating Council's support for the State Government's announcement that ANZ Stadium at Olympic Park, will now be refurbished and not demolished as previously proposed.
- 2) The correspondence includes a restatement of Council's position that any funds saved from not demolishing the stadium should be allocated to local infrastructure priorities within 10km

radius of the stadium.

**63/18**

**RESOLVED:** (Vaccari)

- 1) That Council write to the NSW Premier, Gladys Berejiklian and the Sports Minister, Stuart Ayers, indicating Council's support for the State Government's announcement that ANZ Stadium at Olympic Park, will now be refurbished and not demolished as previously proposed.
- 2) That the correspondence includes:
  - a) a restatement of Council's position that any funds saved from not demolishing the stadium should be allocated to local infrastructure priorities within 10km radius of the stadium.
  - b) that Council be appraised of the stadium financials when available.

For the Motion: Councillors Blackmore, Doueihi, Hall and Vaccari

Against the Motion: Councillors Duggan and Pensabene

The Mayor declared the Motion Carried.

**11. COUNCILLORS' QUESTIONS TO THE MAYOR (SUBMITTED IN WRITING IN ACCORDANCE WITH COUNCIL'S CODE OF MEETING PRACTICE)**

Nil

**12. QUESTIONS WITH NOTICE**

Nil

**13. REPORTS FROM COMMITTEES**

**13.1 Report from Strathfield Youth Engagement Advisory Committee Meeting 14 February 2018**

**64/18**

**RESOLVED:** (Hall / Pensabene)

That the minutes of the Strathfield Youth Engagement Committee meeting held on 14 February 2018 be noted and the recommendations (if any) be adopted.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

### **13.2 Report from Traffic Committee Meeting 20 March 2018**

**65/18**

**RESOLVED:** (Pensabene / Blackmore)

That the minutes of the Traffic Committee Meeting held on 20 March 2018 with the exception of Item 9.3 be noted and the recommendations (if any) be adopted.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

The Mayor, Councillor Vaccari having declared a Conflict of Interest in Item 9.3 vacated the Chair and left the Chamber at 8.10PM and took no part in discussion or voting on the matter.

The Deputy Mayor, Councillor Hall assumed the Chair.

**66/18**

**RESOLVED:** (Pensabene / Doueihi)

That the minutes of the Traffic Committee Meeting held on 20 March 2018 in relation to Item 9.3 Oxford Road - Parking Restrictions be noted and the recommendations (if any) be adopted.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall and Pensabene

Against the Motion: Nil

The Mayor, Councillor Vaccari returned to the meeting, the time being 8.11 PM

The Deputy Mayor, Councillor Hall vacated the Chair.

The Mayor, Councillor Vaccari assumed the Chair.

### **14. MOTIONS PURSUANT TO NOTICE**

#### **14.1 Reviewing Developer Contributions – Councillor Blackmore**

I MOVE:

1. That a review of Council's Section 94 plan be conducted at the next Councillor workshop.
2. That a report be provided at the Councillor workshop in relation to our current fees and uses for section 94 contributions.

**67/18**

**RESOLVED:** (Blackmore / Hall)

1. That a review of Council's Section 94 plan be conducted at the next Councillor workshop.
2. That a report be provided at the Councillor workshop in relation to our current fees and uses for section 94 contributions.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

#### **14.2 Identifying Leash Free Areas – Councillor Blackmore**

I MOVE:

1. That a report be provided to the June 2018 ordinary council meeting in relation to leash free dog areas.
2. That the report include but not limited to possible locations for 2 fenced leash free areas, feasibility and budgetary implications.

**68/18**

**RESOLVED:** (Blackmore / Duggan)

1. That a report be provided to the June 2018 ordinary council meeting in relation to leash free dog areas.
2. That the report include but not limited to possible locations for 2 fenced leash free areas, feasibility and budgetary implications.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

#### **14.3 Opening Up Sydney Water Vacant Land To Increase Green Space – Councillor Blackmore**

I MOVE:

1. That a report be provided to the July 2018 ordinary council meeting in relation to the feasibility of opening up for access to the community Sydney Water owned vacant land in Strathfield Council LGA.
  - i. That council write to Sydney Water about removing the fences to allow community access to the vacant land located in the middle of Fitzgerald Cres, Strathfield.
  - ii. That council investigate the possibility of building on Sydney Water Vacant Land where it is appropriate and/or possible Children's play equipment, adult exercise equipment, a walking path, native trees and landscaping.
  - iii. That council write to The Hon. Domenic Perrottet, Minister for Finance and Services in relation to our request for Sydney Water to open up these properties for community use.
2. That the report include but not limited to the feasibility and budgetary implications to Council.

**69/18**

**RESOLVED:** (Blackmore / Vaccari)

1. That a report be provided to the July 2018 ordinary council meeting in relation to the feasibility of opening up for access to the community Sydney Water owned vacant land in Strathfield Council LGA.
  - i. That council write to Sydney Water about removing the fences to allow



community access to the vacant land located in the middle of Fitzgerald Cres, Strathfield.

- ii. That council investigate the possibility of building on Sydney Water Vacant Land where it is appropriate and/or possible Children's play equipment, adult exercise equipment, a walking path, native trees and landscaping.
  - iii. That council write to The Hon. Domenic Perrottet, Minister for Finance and Services in relation to our request for Sydney Water to open up these properties for community use.
2. That the report include but not limited to the feasibility and budgetary implications to Council.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

#### **14.4 Improving Council's Customer Service – Councillor Blackmore**

I MOVE:

1. That a report be provided to the June 2018 Ordinary Council Meeting in relation to the implementation of a fully accountable reference number system for Council's customer service.
2. That the report include but not limited to; current procedures, any planned improvements, the feasibility of implementing a Customer Relationship Management System to track from resident enquiry to completion, other effective systems that are currently in use in other councils.

**70/18**

**RESOLVED:** (Blackmore / Duggan)

1. That a report be provided to the June 2018 Ordinary Council Meeting in relation to the implementation of a fully accountable reference number system for Council's customer service.
2. That the report include but not limited to; current procedures, any planned improvements, the feasibility of implementing a Customer Relationship Management System to track from resident enquiry to completion, other effective systems that are currently in use in other councils including the use of the Snap, Send, Solve app (or similar) to support resident enquiries.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

#### 14.5 Women's Community Shelter – Councillor Duggan

I MOVE THAT:

1. A report be prepared investigating the feasibility of the establishment of a Women's Community Shelter servicing the Strathfield LGA as an emergency safe haven (up to 3 months) for women who are homeless due to physical, emotional or sexual abuses, family breakdown, financial strife, domestic violence, mental health issues or lack of affordable housing or other factors.
2. Council convene a Women's Community Shelter Working Group committee consisting of two Council staff (one to be the convener), up to three Councillors and three to four community agency representatives (with appropriate experience and professional background relating to women's support services) to provide input into the feasibility report. This to include input into the steps/actions, funding sources required to operate a Women's Community Shelter successfully servicing the Strathfield LGA.
3. The Women's Community Shelter Working Group will have a sunset clause in its charter and only meet for the duration required for a feasibility report to be prepared. Council can consider further its ongoing status at this time.

**71/18**

**RESOLVED:** (Duggan / Pensabene)

1. That a report be prepared investigating the feasibility of the establishment of a Women's Community Shelter servicing the Strathfield LGA as an emergency safe haven (up to 3 months) for women who are homeless due to physical, emotional or sexual abuses, family breakdown, financial strife, domestic violence, mental health issues or lack of affordable housing or other factors.

For the Motion: Councillors Blackmore, Doueihy, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**72/18**

**RESOLVED:** (Duggan / Pensabene)

2. That Council convene a Women's Community Shelter Working Group committee consisting of two Council staff (one to be the convener), all interested Councillors and three to four community agency representatives (with appropriate experience and professional background relating to women's support services) to provide input into the feasibility report. This to include input into the steps/actions, funding sources required to operate a Women's Community Shelter successfully servicing the Strathfield LGA.

For the Motion: Councillors Doueihy, Duggan, Hall and Pensabene

Against the Motion: Councillors Blackmore and Vaccari

The Mayor declared the Motion Carried.

**73/18**

**RESOLVED:** (Duggan / Pensabene)

3. That the Women's Community Shelter Working Group will have a sunset clause in its charter and only meet for the duration required for a feasibility report to be prepared. Council can consider further its ongoing status at this time.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

## **15. GENERAL BUSINESS**

### **CS2 Current Status of Council Resolutions**

#### **RECOMMENDATION**

That the report on the current status of Council resolutions be noted.

**74/18**

**RESOLVED:** (Pensabene / Hall)

1. That the report on the current status of Council resolutions be noted.
2. Council receives a progress report at an upcoming workshop on 11.2 Draft Plan of Management for Community Lands (minute no. 155/17).

Cr Nella Hall left the meeting, the time being 08:01 PM.

Cr Nella Hall returned to the meeting, the time being 08:04 PM.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

### **CS3 Investment Report as at 28 February 2018**

**75/18**

**RESOLVED:** (Doueihi / Hall)

That the record of cash investments as at 28 February 2018 be noted.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**CS4 2018 National General Assembly of Local Government**

**RECOMMENDATION**

1. That Councillors determine any Notices of Motion for submission to the 2018 National General Assembly of Local Government.
2. That Council determine its representation at the 2018 National General Assembly of Local Government.
3. That Council determine the voting delegate for the 2018 National General Assembly of Local Government.

**AMENDMENT** (Blackmore/Vaccari)

1. That Councillors determine any Notices of Motion for submission to the 2018 National General Assembly of Local Government.
2. That Council only send two delegates to the 2018 National General Assembly of Local Government.
3. That Deputy Mayor Nella Hall be the voting delegate for the 2018 National General Assembly of Local Government.

For the Motion: Councillors Blackmore and Vaccari

Against the Motion: Councillors Doueihi, Duggan, Hall and Pensabene

The Mayor declared the Amendment Lost.

**76/18**

**RESOLVED:** (Blackmore / Pensabene)

1. That Councillors determine any Notices of Motion for submission to the 2018 National General Assembly of Local Government.
2. That Councillors Hall, Doueihi, Pensabene and Duggan represent council at the 2018 National General Assembly of Local Government.
3. That Deputy Mayor Nella Hall be the voting delegate for the 2018 National General Assembly of Local Government.

For the Motion: Councillors Doueihi, Duggan, Hall and Pensabene

Against the Motion: Councillors Vaccari and Blackmore

The Mayor declared the Motion Carried.

**ID1 Population Growth in the Strathfield Council LGA**

**RECOMMENDATION**

1. That the report be received and noted.
2. That a further report be presented to Council once the strategic studies have been prepared for the Burwood, Strathfield and Homebush Planned Precinct.

**AMENDMENT:** (Duggan / Hall)

1. That the report be received and noted.
2. That further information be provided on the potential impacts of increased population density as per item 2.
3. That Council compare current development proposals, development applications and other known changes in population with the forecast population, household and dwelling information provided by the Greater Sydney Commission.

**77/18**

**RESOLVED:** (Duggan / Hall)

1. That the report be received and noted.
2. That further information be provided on the potential impacts of increased population density as per item 2.
3. That Council compare current development proposals, development applications and other known changes in population with the forecast population, household and dwelling information provided by the Greater Sydney Commission.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**ID2 Improving Commercial Shopfronts**

**78/18**

**RESOLVED:** (Blackmore / Pensabene)

1. That the report be received and noted.
2. That an amendment be prepared to Part J – Erection and display of Advertising Signs and Structures of Strathfield Council DCP 2005 to amend the:
  - (i) Language provisions, including provisions for internal signage as outlined in the body of the report.
  - (ii) Requirements for Window Signs as outlined in the body of the report.
3. That the amendment outlined in 2 above be placed on public exhibition in accordance with the requirements of the Act and Regulations.
4. That the Standard Conditions be updated to include the following additional condition for all

signage applications:

- (i) All signage is to be displayed in the English language, with a direct or near direct translation into another language using smaller letters or characters. Where signage includes a translation into another language, this must not exceed more than 30% of the overall size of the English language text.
- 5. That a Fact Sheet be prepared similar to that included at Attachment 1 of the report and distributed to local businesses.
- 6. That a further report be presented to Council at the conclusion of the exhibition period.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

### **ID3 Increasing Tree Planting in Nature Strips**

**79/18**

**RESOLVED:** (Hall / Blackmore)

That Council allocate funding for increased tree planting in Nature Strips in conjunction with Council resolution Mayoral Minute 02/18 Street Tree Audit.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

### **ID4 Community Gardens for Homebush West Area**

Councillor Duggan having declared a Conflict of Interest in this matter vacated the meeting room at 8.49PM and took no part in discussion or voting on the matter.

**80/18**

**RESOLVED:** (Hall / Blackmore)

That the proposal for the establishment of Community Gardens be the subject of a future Councillors workshop.

For the Motion: Councillors Blackmore, Doueihi, Hall, Pensabene and Vaccari

Against the Motion: Nil

Cr Maryanne Duggan returned to the meeting, the time being 08:49 PM.

### **ID5 Improving Streetscapes Near Homebush Station**

**81/18**

**RESOLVED:** (Blackmore / Hall)

That Council implement the litter reduction strategy as detailed in this report regarding improving streetscapes near Homebush Station.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**ID6 Improving Recycling**

**82/18**

**RESOLVED:** (Blackmore / Duggan)

That Council conduct community consultation on Ford Park and the Hudson Park car park being used as drop off points for large cardboard boxes and soft recyclable plastic packaging.

For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Pensabene and Vaccari

Against the Motion: Nil

**16. MATTERS OF URGENCY IN ACCORDANCE WITH CLAUSE 241 OF THE LOCAL GOVERNMENT GENERAL REGULATION, 2005**

Nil

**17. CLOSED SESSION**

Nil

**THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.58PM.**

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 1 May 2018.

Chairman\_\_\_\_\_

General Manager\_\_\_\_\_

**13.1            TRAFFIC COMMITTEE MEETING MINUTES OF 17 APRIL 2018**

**AUTHOR:**        Satwinder Saini, Principal Engineer/Traffic Management

**APPROVER:**    Stephen Clements, Director Infrastructure Development and Environment

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**RECOMMENDATION**

*That the minutes of the Traffic Committee Meeting held on 17 April 2018 be noted and the recommendations (if any) be adopted.*

**ATTACHMENTS**

1. [!\[\]\(0f48f43ebd21f231a458c96216dbf4d1\_img.jpg\)](#) Traffic Committee Minutes of 17 April 2018





# MINUTES

**Traffic Committee Meeting**

**17 April 2018**



## TRAFFIC COMMITTEE MEETING - 17 APRIL 2018

## MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on 17 April 2018, in the Main Building Meeting Room, 65 Homebush Road, Strathfield.

**COMMENCING:** 11.18 AM

<b>PRESENT:</b>	Councilor Gulian Vaccari Councilor Nella Hall Mr. Matthew Blackmore Mr. Antoine Doueihy Mr. Maryanne Duggan Ms. Stephanie Kokkolis Ms. Jacqui Thorburn Mr. Kristian Calcagno	Chairperson and Mayor, SMC Deputy Mayor Councilor Councilor Councilor Councilor Representing Member for Strathfield Roads and Maritime Services
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**ALSO IN ATTENDANCE:**

Mr. Gordon Malesevic Ms. Satwinder Saini Ms. Dhivya Gnanavelu	Infrastructure Planning Manager SMC Principal Engineer/Traffic Management Traffic Investigations Officer
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**1. WELCOME AND INTRODUCTION****2. APOLOGIES**

Ms. Karen Pensabene Mr. Rabih Bekdache Sgt. Valerie Wagstaff	Councilor State Transit Authority NSW Police Service
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**3. DECLARATIONS OF INTEREST****4. CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of the Traffic Committee Meeting meeting held on 20 March 2018, a copy of which has been furnished to each Councillor, be taken as read and confirmed as a true and correct record of that meeting and that the Chairman and General Manager be authorised to sign such minutes.

*Voting on this item was unanimous*

**5. DEFERRED/OUTSTANDING ITEMS**

Nil

**6. REPORTS****6.1 Strathfield Square – Traffic Management Plan**

Council has received numerous concerns from the residents and the road users with regards to the traffic congestion in the surrounds of Strathfield Square. The congested areas include, but are not limited to the boundaries of Albert Road, The Boulevard, Strathfield Square, Churchill Avenue and Raw Square. The congestion also affects the behavioural pattern of the drivers leading them to



become anxious because of the longer wait times (because of queuing) and they are more likely to breach the road rules to get out of this congestion. Also due to proximity to the train station, there is an additional pedestrian and vehicular volume around peak hours.

The current traffic arrangement involves one-way traffic flow to the south of Albert Road from Raw Square leading up to the train station. This traffic then channels into the Churchill Avenue to get back onto Raw Square. There is an additional traffic from The Boulevarde that exits onto Churchill Avenue as well in order to reach Raw Square. Additionally, it has been observed that vehicles use Council's car park as a rat run to avoid Albert Road and get into the Plaza car park. As a result of cumulative traffic from Albert Road and the Boulevarde and criss-cross traffic exiting from one car park to another, bottleneck is created at Churchill Avenue resulting into severe vehicular congestion in addition to the pedestrians crossing the road all along and not at the designated crossing.

The following Traffic Management Plan suggests bifurcating the traffic into two channels, Strathfield Square and Churchill Avenue. The proposed plan only changes the traffic flow while retaining the existing traffic facilities, taxi ranks and drop-off and pick-up zones as is. There was an option to provide two way arrangements on Strathfield Square between Albert Road and The Boulevarde. It can be noted that the segment of Strathfield Square in front of the train station is 5.5m to 5.8m in width, there by restricting the ability to providing two-way traffic arrangements while retaining the existing taxi-stand.

The yellow line on the map indicates the flexible bollards that can be provided on Churchill Avenue to address the rat-running of traffic between the car-parks. This will also discourage the pedestrians from crossing all along the Churchill Avenue.

The following options are available for discussing the alternates to ease congestion.

*The advantages and disadvantages of various options proposed to ease congestion at Strathfield square were debated. Councilor Vaccari suggested to analyze the current traffic condition from the results of the traffic counts to be conducted for the feasibility of the proposed changes.*

## RECOMMENDATION

1. That this matter be deferred pending traffic counts at appropriate locations to be conducted and the results of the analysis be brought back to Traffic Committee.

*(Voting on this item was unanimous)*

## 6.2 Hedges Avenue/Morgan Place –Traffic Safety Measures

The Traffic Committee meeting of February 2018 recommended investigating the safety issues prevailing at the intersection of Hedges Avenue/ Morgan Pl/ Cave Road due to the poor visibility and line of sight to the approaching vehicles. Council officers investigated the location and identified that the existing line marking with the traffic calming device on Hedges Avenue at the intersection of Morgan Pl and Hedges Avenue is positioned in a way that impedes line of sight from the approaching vehicles. It is therefore appropriate to relocate the existing traffic facility 2.5m south to the existing location at Hedges Avenue.

Also, the approach sight distance to this intersection from Hedges Avenue is insufficient and it is providing stop control at this location will improve safety. This proposal aims to redesign the pedestrian refuge and line marking in compliance with Australian Standard AS 1742 and the relevant RMS supplement, Guide to Road Design Part 4A: Unsignalised and Signalised Intersection and RMS Delineation guidelines.

*Kristian Calcagno, RMS advised the committee that the crossing gap provided for the proposed pedestrian refuge needs to be 3m minimum irrespective of the volume of traffic and pedestrians. It was advised that detailed design plan of this pedestrian refuge will be provided to RMS for review.*





**RECOMMENDATION**

1. That the concept design plan of the approach leg of Hedges Avenue at the Intersection of Hedges Avenue/ Morgan Place be approved subject to the detailed design plan being submitted to RMS.
2. Consultation be carried out with the surrounding residents with the approved plan.

*(Voting on this item was unanimous)*

**6.3 Allenby Crescent – No Right Turn Restriction**

Council's rangers have identified the need to review the existing time restriction during school hours for 'No Right Turn' at Allenby Crescent. The current arrangement restricts vehicles from turning right into Allenby Crescent from Albert Road on school days between 8.30 AM to 9.30 AM and 2.30 PM to 3.30 PM. The time restriction adopted for the school zone on Albert Road is 8 AM to 9.30 AM and 2.30 PM to 4 PM on school days.

It is therefore appropriate to modify the time restriction for 'No Right Turn' on Allenby Crescent in line with the adopted school hours on Albert Road west of Heyde Avenue. No consultation has been done on this proposal.

**RECOMMENDATION**

1. That the time restriction for 'No Right Turn' on Allenby Crescent be changed to 8 AM to 9.30 AM and 2.30 PM to 4 PM.
2. That the TMP be provided to RMS.
3. That the notification be carried out to the community.

*(Voting on this item was unanimous)*

**6.4 Vernon Street – No Parking Restriction for St. Peter and Paul Russian Orthodox Church**

Council had received concerns from St. Peter and Paul Russian Orthodox Church regarding the parking arrangements on Vernon Street with regards to the parking availability for the Funeral and Marriage Vehicles. In February 2018 Traffic Committee meeting, it was recommended to consult with residents and Meriden School to provide the "No Parking 9AM – 2.30PM with Funeral and Marriage vehicles accepted".

Accordingly, consultation was carried out on 5 March 2018 to the residents of Vernon Street and Meriden School. A total of 40 residents were invited to provide their feedback on this proposal. In response to the consultation, Council has received one response opposing the No Parking restriction on Vernon Street and indicated *"The church has ample off street parking spaces and should be utilized rather than adding a new layer of restriction."*



*The area bounded by Redmyre to the north (Perhaps excluding Redmyre itself) and south past Carrington and certainly including all of Vernon and all streets east, west and south of Vernon should be de-restricted. There are no units and there is ample parking for residents, their guests and if need be commuters. The parking restrictions were imposed during the Olympics and serve no further utilitarian purpose other than to be a revenue raiser for Council. The permit parking fees charged to residents to parking in front of their own homes are outrageous"*

The Meriden school was consulted separately for their feedback and council had received their feedback in favour of this proposal and also expressed their preference to provide "10 minute parking - Clergy, Wedding and Funeral vehicles Excepted – 8AM – 4PM".

It can be noted that with the proposed No Parking Restrictions will still allow drop off and pick up facilities and is in line with NSW Road Rules 2014/ Rule 168.



## RECOMMENDATION

1. That the 24m "No Parking – Wedding or Funeral Vehicles Excepted - 8AM – 4PM" in the frontage of St. Peter and Paul Russian Orthodox Church be installed.

*(Voting on this item was unanimous)*

## 6.5 Barton Street – No Entry Sign

Council has received concerns from the residents of Barton Street regarding the vehicles exiting to the Liverpool Road from Barton Street. Barton Street is a local road with unrestricted parking on both sides. There is an existing half road closure that restricts vehicles from egressing onto Liverpool Road.

The "No Through Road" sign exists on the approach of Barton Street from Dean Street. Despite this vehicles have been observed to exit onto Liverpool Road. It can be noted that Bi-directional Hazard Markers are also located inappropriately at the garden bed misleading the traffic.

It is therefore proposed to provide "No Entry" sign on Barton Street for northbound traffic at the existing garden bed and the existing Bidirectional Hazard Markers be replaced with obstruction markers.



#### **RECOMMENDATION**

1. That the "No Entry" sign (R2-4) be installed at the existing garden bed on Barton Street for northbound traffic.
2. That the existing Bi-directional Hazard Markers be replaced with obstruction markers (D4-5) of size 1800 X 450mm.

*(Voting on this item was unanimous)*

#### **6.6 Homebush Car Park – Access Arrangement**

Council had received concerns on the safety issue involved with the access arrangement to Homebush Car Park between The Crescent and Burlington Road. The Council Car Park has currently two way access arrangement to and from Burlington Road and The Crescent with "No Right Turn" restrictions while exiting onto The Crescent.

Council Officers had investigated the location to review the existing access arrangement for the Car Park. The driveway access at Burlington Road is 5m wide which is narrow enough to accommodate two way vehicular flows with pedestrians. The driveway access onto The Crescent is 6m wide, but, the vehicles abruptly block the traffic on The Crescent to enter into the car park through the driveway access on The Crescent and create significant impact on the operation of the roundabout at The Crescent/Subway lane by increasing the queue length specifically during peak hours.



Hence it is appropriate to provide one way access arrangement with entry and exit only through Burlington Road and The Crescent respectively. It can be noted that the driveway access on The Crescent is shared by 29, The Crescent – Australian Premier College. However, there is an additional driveway access to the east of this driveway which can be used primarily by the vehicles accessing private property and will not be affected by the proposed one way access arrangement for the Car Park.

*Councillor Vaccari requested to review the existing height clearance for the trucks to pass through 29, The Crescent for the feasibility of this proposal and exploring various options to enable safer movement of traffic.*

**RECOMMENDATION**

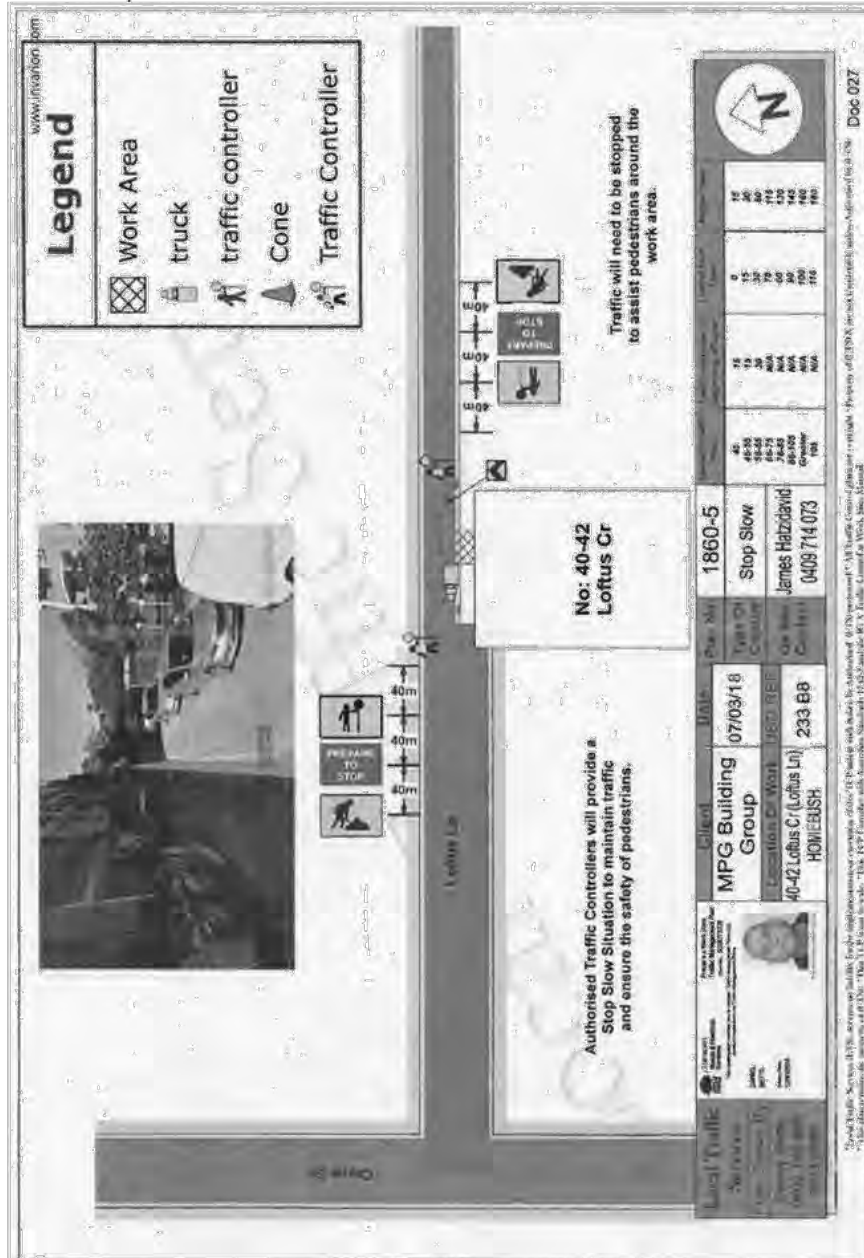
1. That this matter be deferred until pending information on the available headroom (height clearance) of the building at 29 The Crescent on the northern side of Homebush Car Park is received.

*(Voting on this item was unanimous)*

### 6.7 40-42 Loftus Crescent – Partial Road Closure

Council has received an application for a partial road closure of Loftus Lane at the rear side of 40-42 Loftus Crescent for the construction of stormwater culvert. The lane closure is proposed between 7AM to 4PM on 23 April and 24 April, 26 April and 27 April 2018. The Traffic Control Plan is attached as shown below. Authorised Traffic Controllers will provide a stop and slow situation to maintain traffic and ensure the safety of pedestrians as per the TCP attached.

*Councillor Vaccari insisted Council ensure that the site will be barricaded safely when it is opened for the public on 25 April 2018.*





**RECOMMENDATION**

1. That the partial road closure of Loftus Lane at the rear side of 40-42 Loftus Crescent between 7AM to 4PM on 23 April and 24 April, 26 April and 27 April 2018 be approved.
2. Notifications be carried out by the developer for the surrounding residents.

*(Voting on this item was unanimous)*

**6.8 4 Kessell Avenue – Works Zone**

Council has received an application requesting a 12m metre 'Works Zone' at 4 Kessell Avenue, Homebush West. The development application for (DA 2017/099) is for demolition of existing structures and construction of a new two storey dwelling and front fence. The total duration of construction activities for this development application is expected to be 6 months. It is stated that the 'Works Zone' will be required for the entire construction period of 6 months.

The construction site is located on the eastern side of Kessell Avenue between The Crescent and Fraser Street. The works zone is proposed along the western boundary of the construction site on Kessell Avenue which is 7.5m wide road with unrestricted kerbside parking on both sides. Council Officers have investigated the site and inferred that the provision of a 'Works Zone' at the location will not create any adverse impact on the surrounding area.



**RECOMMENDATION**

1. That the "Works Zone 7AM - 5PM - Mon- Fri, 8AM – 1PM - Sat (R)" sign be installed at the northern boundary of the site along the eastern kerb alignment of Kessell Avenue.
2. That the "Works Zone 7AM - 5PM - Mon- Fri, 8AM – 1PM - Sat (L)" sign be installed at a distance of 12m from the northern boundary of the site along the eastern kerb alignment of Kessell Avenue.

*(Voting on this item was unanimous)*

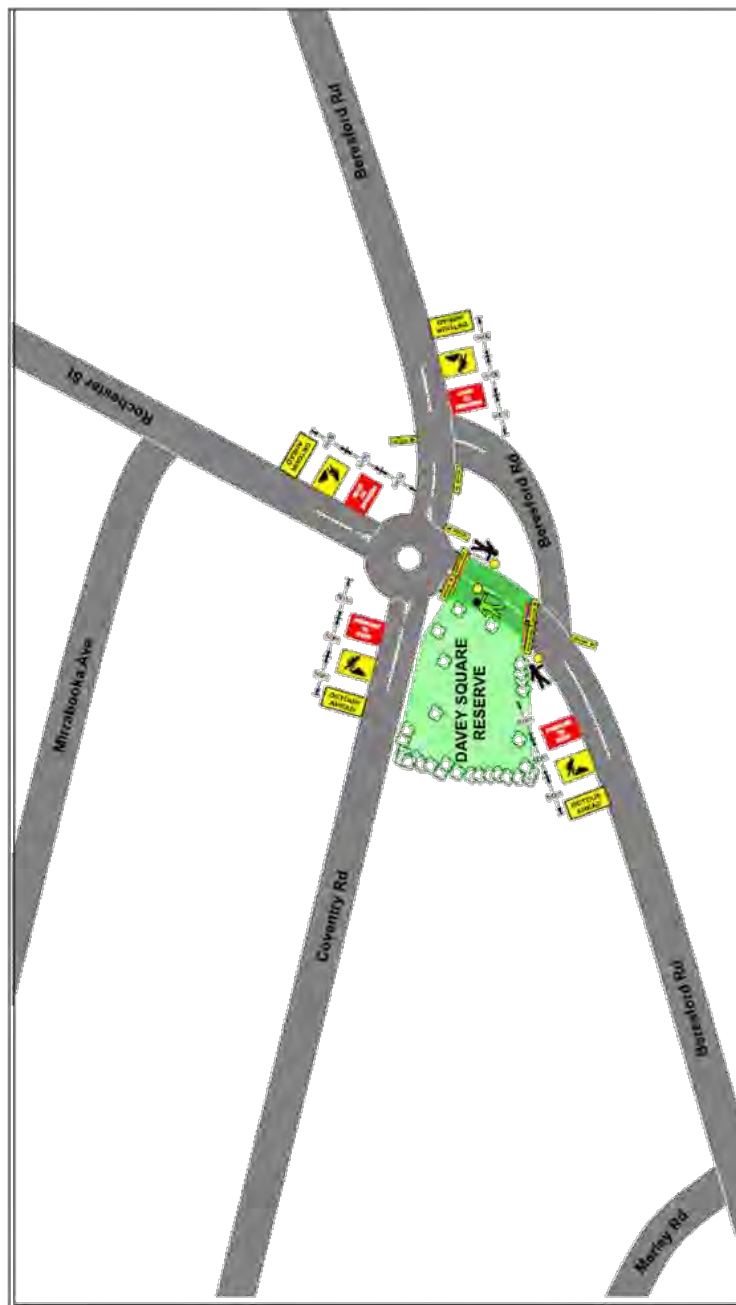
**7. SPECIAL EVENTS****7.1 Anzac Service 2018 – Road Closure**

The Strathfield Homebush RSL Sub Branch has requested the closure of the section of Beresford Street at the Davey Square Reserve for their ANZAC Service to be held Sunday 22 April 2018. The proposed road closures are shown in the following plan.

A group of approximately 50 ex-servicemen will hold their service in Beresford Street at the Davey Square Reserve.

The event is categorised as a Class 3 event, under the Roads and Maritime Services' (formerly the RTA) Guide to Traffic Management for Special Events (Version 3.4, August 2006) and will cause minimal impact on local streets and negligible impact on the non-event community.

A Traffic Management Plan (TMP) and Traffic Control Plan (TCP) are prepared for the closure. As this section of Rochester Street is a local road, approval from the Transport Management Centre (TMC) will not be required.

**NOTE:**

- Pedestrian shall not be directed onto roadway unless traffic controllers are used to control David square STRATHFIELD
- Please watch out for the vehicle entering from the driveway closer to the roundabout

Traffic Management Plan	TCP SC 001
Approved by	Velmurugu Jeyadevan
Prepare Work Zone Traffic Management Plan	Card no. 0031984053
Date of the Anzac Services	22/04/2018

**RECOMMENDATION**

1. That the closure of Rochester Street at Davey Square Reserve to facilitate the ANZAC Service on Sunday 22 April 2018 be approved from 9AM until the service closed.

(Voting on this item was unanimous)

**8. ROAD SAFETY**

Nil

**9. GENERAL BUSINESS****9.1 Water Street and Punchbowl Road – No Right Turn Restriction**

Council has received a consultation letter from RMS with regards to the Pinch Point Project at the intersection of Water Street and Punchbowl Road. The copy of letter and proposal is attached herewith.

Roads and Maritime Services (Roads and Maritime) is proposing to carry out improvement work at Punchbowl Road, Burwood Road and Water Street in Belfield to improve the traffic level of service and travel time reliability through the intersection. The work forms part of the Pinch Points 3 Program. The key components of the improvement include:

- A permanent right turn restriction from Water Street (southbound) onto Punchbowl Road (westbound). The recommended alternative route is via Coronation Parade (road number 668)
- Providing an exemption for buses to maintain existing service routes
- New signage associated with the right turn restriction and exemption, as well as removal of a directional sign to deter motorists from making the restricted movement
- Modified signal phasing.

The proposal will ease congestion at the intersection and improve the through flow of traffic on the Punchbowl Road corridor.

Under the State Environmental Planning Policy (Infrastructure) 2007, Roads and Maritime is required to consult with Strathfield Council under clause 13, 14 and 15 due to the potential impacts on council related infrastructure. These are itemised below:

- Permanent right turn restriction (with an exemption for buses) from Water Street onto Punchbowl Road.

It was determined this proposal may have more than a minor or inconsequential impact upon a council managed road (Water Street). A plan of the proposal on an aerial is attached to this letter (Attachment A). It would be appreciated if you could provide any comments about this proposal by 19<sup>th</sup> April 2018.





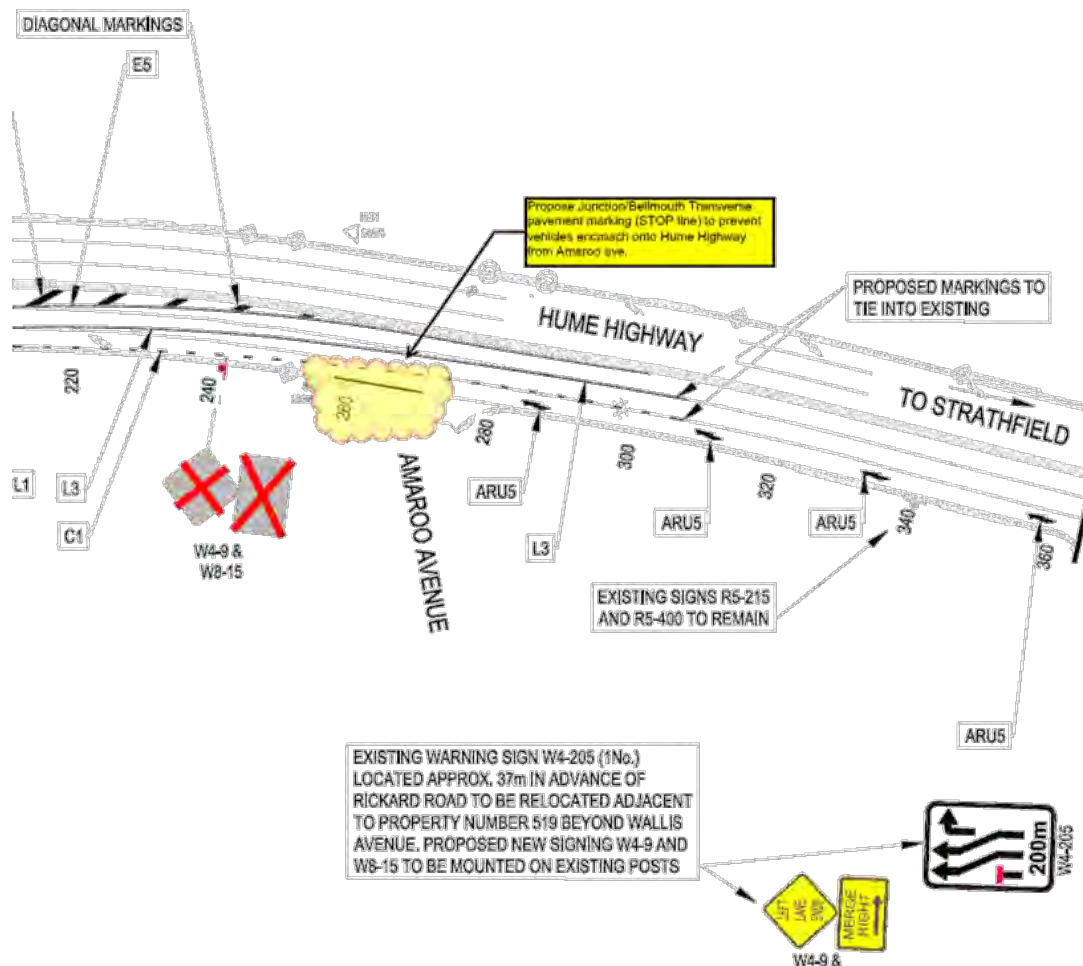
## RECOMMENDATION

1. That the Council writes to RMS advising them to base their results on the results of community consultation.

*(Voting on this item was unanimous)*

## 9.2 Amaroo Avenue – Stop Control

Council has received a consultation email with regards to their Hume Highway and Homebush Road Intersection improvement proposal. As a part of this program, RMS proposed the following, "The junction/bell mouth pavement markings is proposed at the junction of Amaroo Avenue and Hume Highway (clouded yellow) to prevent vehicles to encroach onto the Hume Highway from Amaroo Avenue and reduce the future incidents risks due to the lack any markings on Amaroo Avenue. The design for this proposal is attached herewith.



## RECOMMENDATION

1. That the Council writes back to RMS supporting the proposal

*(Voting on this item was unanimous)*



**9.3 Fitzgerald Crescent and Liverpool Road – Intersection Improvement**

The matter was discussed in the Traffic Committee Meeting of November 2017, where resident/s raised their concerns about safety issues at the intersection. RMS has given an update that 'Do not queue across intersection' signage will be installed at this intersection.

*Councillor Blackmore mentioned that it is required to replace the knocked down "No U-Turn" sign at the intersection of Fitzgerald Crescent and Liverpool Road on the approach of Liverpool Road. He also advised the committee that residents are not happy with "Do not Queue across Intersection" sign. Kristian Calcagno, RMS insisted that the "Keep-Clear Marking" will not be supported as it involves traffic safety.*

**RECOMMENDATION**

1. That the update received from RMS be noted.
2. Replace the "No U-Turn" sign at the intersection of Fitzgerald Crescent and Liverpool Road on the approach of Liverpool Road.
3. Council in consultation with RMS investigates further for appropriate way to improve right turning from Fitzgerald Crescent on to Liverpool Road.

*(Voting on this item was unanimous)*

**9.4 Kiss and Ride Zone – Llandilo Avenue**

Council has received concerns from Trinity Grammar School with regards to Kiss and Ride arrangements on Llandilo Avenue. Councils officer have started to investigate into this matter and appropriate options will be discussed with the school and be brought back to the Traffic Committee.

**RECOMMENDATION**

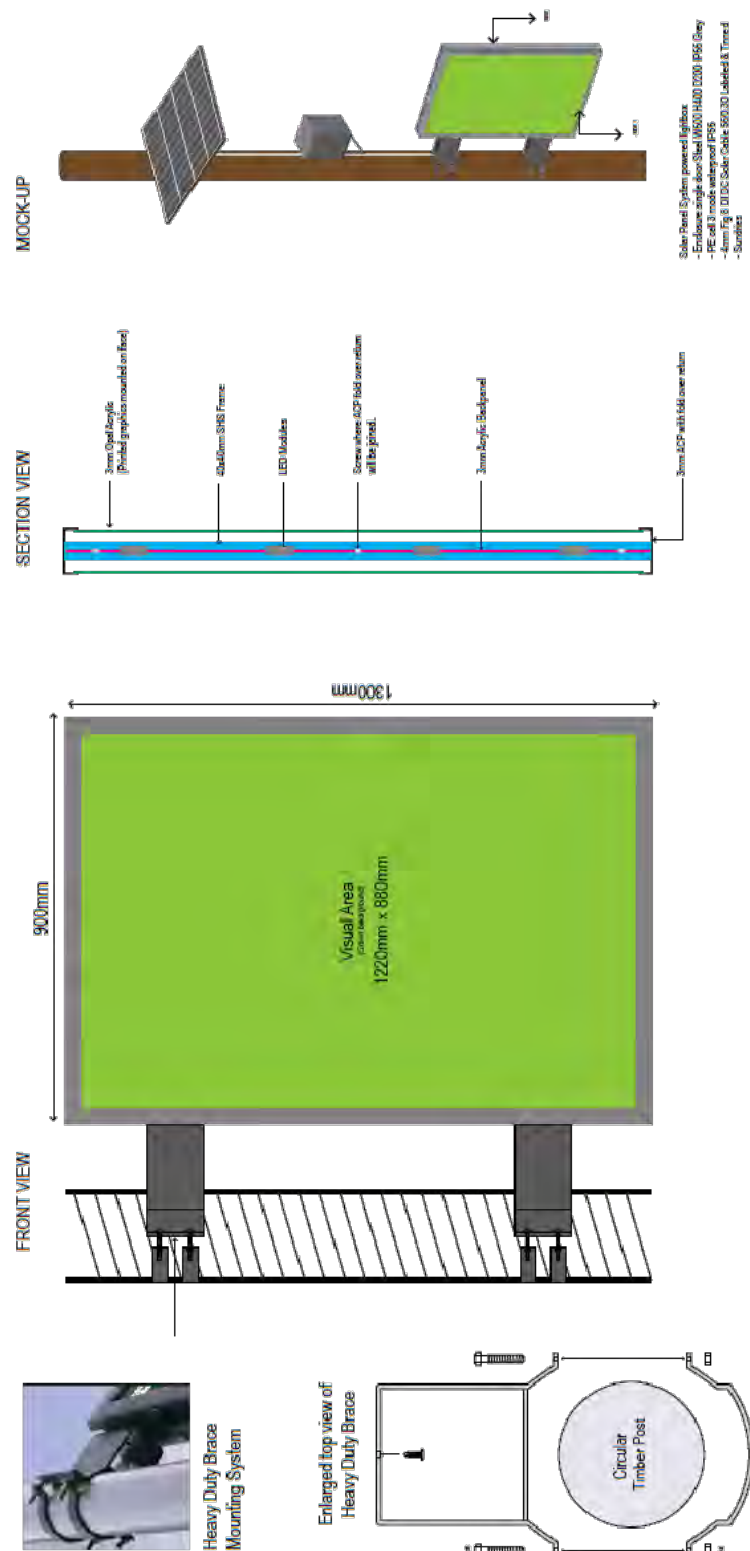
1. That the matter be investigated further and brought back to the Traffic Committee Meeting of May 2018.

*(Voting on this item was unanimous)*

**9.5 Weeroona Road - Strathfield Golf Club Illuminated Sign**

In November Traffic Committee meeting, it was recommended to reduce the illuminated Community Facility Sign for the Strathfield Golf Club proposed as 1800mm x 1240mm). Accordingly, the design of amended illuminated signs has been submitted to council for approval. The proposed sign plan is attached below. The view of approved community sign for the Strathfield Golf Club at the approach of Weeroona Road from Centenary Drive is also attached for the reference.





**RECOMMENDATION**

1. The proposed illuminated sign for Strathfield Golf Club be approved on the eastern kerb alignment of Weeroona Road opposite to Rookwood Cemetery as indicated below.

*(Voting on this item was unanimous)*

**9.6 Tavistock Road/Henley Road – Intersection Upgrade**

Council had received many concerns from the residents of Tavistock Road with regards to the safety issue at the intersection of Tavistock Road and Henley Road. Council officers will investigate the location to identify the shortfalls at this intersection.

**RECOMMENDATION**

1. That the intersection of Tavistock Road/Henley Road be investigated and Report be brought back to the future Traffic Committee Meeting.

*(Voting on this item was unanimous)*

**9.7 Intersection of Burlington Road / Rochester Street**

Council received representation from the resident of 32 Rochester Street, Mr. Iam Ross Mitchell to express his view on the upgrade of Intersection of Burlington Road and Rochester Street.

He stated that there was a complete debacle when construction was being done at this intersection. The shops were closed because of the dust and Occupational Health and Safety guidelines were not followed. No notification were undertaken and the resolution to do construction activities at this intersection were not found in any of the Council's resolution.

Council also upset people on main street by saying no to the roundabout at The Crescent and Rochester Street and also at the Burlington and Rochester. I believe roundabout will solve lot of problems. The shops and café has lost their business at this location. The median strip is wide and taking off some kerb and road on the side of locksmith. Whatever Council has done is not working. Traffic is also going to increase when units construction gets resolved. Council should look at purchasing New English College and more property to make car park, lease out top floors to collect revenue.

**RECOMMENDATION**

1. Council Officers investigate this matter for installing a mini roundabout at the intersection of Burlington Road and Rochester Street and a report be brought back to Traffic Committee of June 2018.

*(Voting on this item was unanimous)*



**9.8 Intersection of Arthur Street / Francis Street**

Councillor Duggan requested to review the positioning of existing traffic calming devices at the Intersection of Arthur Street and Francis Street due to insufficient manoeuvring spaces and conflicts between the right turning vehicles on Arthur Street from both approaches.

*Kristian Calcagno, RMS suggested to reposition the median island on Arthur Street at this intersection in order to increase intersection area.*

**RECOMMENDATION**

1. That this matter be investigated further for formalising the existing traffic calming devices at the intersection of Arthur Street and Francis Street to enable safer turning movement of traffic at this Intersection.

*(Voting on this item was unanimous)*

**9.9 Centenary Drive - Precinct**

Councillor Blackmore received request from the residents in the precinct of Centenary Drive between Liverpool Road and Weeroona Road to provide measures to control Compression brake noise by the heavy vehicle traffic.

**RECOMMENDATION**

1. That Council request RMS to investigate this matter further and advise the Committee on the results of investigation.

*(Voting on this item was unanimous)*

**9.10 Davidson Street – No Stopping Restriction**

Councillor Blackmore received request from the residents of Davidson Street on extending the No Stopping restriction along the western kerb alignment of Davidson Street, until the driveway of 27 Davidson Street as the vehicles parked blocking the line of sight of exiting vehicles.

Council Officers investigated the location and identified that it is appropriate to extend the No Stopping restriction south of driveway, 27 Davidson Street to improve safety.

**RECOMMENDATION**

1. That the existing No Stopping restriction be relocated next to the driveway of 27 Davidson Street towards south.

*(Voting on this item was unanimous)*

**9.11 Marlene Crescent – Pedestrian Safety**

Councillor Blackmore received request from the residents of Marlene Crescent for the provision of pedestrian crossing facility at the bend of Marlene Crescent due to the increased pedestrian volume accessing the park on the northern side.

**RECOMMENDATION**

1. That this matter be investigated further.

*(Voting on this item was unanimous)*

**9.12 Fitzgerald Crescent – No Stopping Restriction**

Councillor Blackmore received concerns from the residents at the bend of Fitzgerald Crescent on safety issues involved due to vehicles parked along the bend of Fitzgerald Crescent with driveway delineation marking around the bend.

Committee was advised that statutory line marking for No Stopping restriction around the bend can be implemented to improve traffic safety.

**RECOMMENDATION**

1. That the C3 No Stopping line marking be provided around the bend of Fitzgerald Crescent.

*(Voting on this item was unanimous)*

**9.13 High street – Driveway Marking**

Councillor Blackmore received concerns from the resident of 7 High Street due to vehicles parked across driveway. It was discussed to provide driveway line marking on northern side on of High Street between Cross street and Liverpool Road.

**RECOMMENDATION**

1. That the driveway line marking for High Street between Liverpool Road and Cross Street along the northern kerb alignment of High Street be provided.

*(Voting on this item was unanimous)*

**9.14 Albyn Road / The Boulevarde Intersection – Traffic Safety**

Councillor Nella Hall received concerns on the safety issue involved with the vehicles turning right on to The Boulevarde from Albyn Road especially during peak hours. It was also mentioned that vehicles are not able to turn left on The Boulevarde with more right turning traffic during peak hours. It was requested to provide No Right Turn restriction during peak hours to ensure traffic safety.

**RECOMMENDATION**

1. That this matter be investigated further for safer movement of traffic at the intersection of Albyn Road and The Boulevarde during peak hours.

*(Voting on this item was unanimous)*

**9.15 Bede Street – Traffic Issue**

Councillor Nella Hall received complaints from the residents of Bede Street due to difficulty in entering Liverpool Road and access Strathfield through Wallis Avenue. It was requested to provide Keep Clear marking on Liverpool road for the traffic exiting from Bede Street.

Kristian Calcagno, RMS insisted that RMS do not support Keep Clear Marking at this location as it involves unsafer manoeuvring of traffic to enter the dedicated right lane to Wallis Avenue on Liverpool Road.

**RECOMMENDATION**

1. RMS with the consultation of Council investigates various options for improving safety and accessibility of turning traffic from Bede Street on Liverpool Road.

*(Voting on this item was unanimous)*

**9.16 Burlington Road – Driveway Line Marking**

Council received representation from the resident of 83-85 Burlington Road for providing driveway line marking with "Motor Cycle Parking Only" marking.

Mr. Pathmanathan, residents of 83-85 Burlington Road requested the committee to provide driveway line marking with "Motor Cycle Parking Only" in order to restrict the vehicles to be parked at the short section of parking lane between the driveways of 83-85 Burlington Road and 87 Burlington Road.

**RECOMMENDATION**

1. Council will investigate the options to restrict the vehicles parking between the driveways of 83-85 Burlington Road and 87 Burlington Road.

*(Voting on this item was unanimous)*

**Meeting Closed: 1.35 PM**

**Next Meeting: 15 May 2018**

**14.1 NOTICE OF RESCISSION SUBMITTED BY COUNCILLORS PENSABENE, DUGGAN AND HALL**

**SUBJECT: COMMUNITY USER FACILITIES HIRE AGREEMENT**

MOVED:

That the Council's decision of 10 April 2018 in respect of General Business Item CS1 – Community User Facilities Hire Agreement be and is hereby rescinded.

"61/18

**RESOLVED:** *(Pensabene/Hall)*

- 1. That Council approve the introduction of a Community User Facilities Hire Agreement.*
- 2. That there be a community workshop with all existing and potential users so that a draft form can be presented and discussed."*

If the above Notice of Rescission is carried, it is proposed to move the following alternate Motion:

**THAT COUNCIL:**

- i. Collate feedback from current users of Council Community facilities as part of the exhibition of fees and charges in the CSP.
- ii. Following consideration of this feedback this matter be given consideration at the next Councillors Briefing workshop.

**RECOMMENDATION**

**That the Council's decision of 10 April 2018 in respect of General Business Item CS1 – Community User Facilities Hire Agreement be and is hereby rescinded.**

"61/18

**RESOLVED:** *(Pensabene/Hall)*

- 1. That Council approve the introduction of a Community User Facilities Hire Agreement.*
- 2. That there be a community workshop with all existing and potential users so that a draft form can be presented and discussed."*

If the above Notice of Rescission is carried, it is proposed to move the following alternate Motion:

**THAT COUNCIL:**

- i. Collate feedback from current users of Council Community facilities as part of the exhibition of fees and charges in the CSP.*
- ii. Following consideration of this feedback this matter be given consideration at the next Councillors Briefing workshop.*



**Community User Facilities Hire Agreement (Cont'd)**

**ATTACHMENTS**

There are no attachments for this report.

**14.2 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE**  
**SUBJECT: SOLAR PANELS FOR COUNCIL BUILDINGS**

I MOVE THAT:

1. A report be prepared for the September Council Meeting in relation to the feasibility of installing Solar Panels on all Strathfield Council Buildings.
2. The report include, but not limited to, feasibility, budgetary implications, potential budgetary savings and improvements to our Greenstar and Nabars ratings.
3. Council consult with NSW Office of Environment and Heritage (OEH) and Local Government Procurement (LGP) regarding potential Solar Power Purchase Agreements.

**RECOMMENDATION**

**THAT:**

1. *A report be prepared for the September Council Meeting in relation to the feasibility of installing Solar Panels on all Strathfield Council Buildings.*
2. *The report include, but not limited to, feasibility, budgetary implications, potential budgetary savings and improvements to our Greenstar and Nabars ratings.*
3. *Council consult with NSW Office of Environment and Heritage (OEH) and Local Government Procurement (LGP) regarding potential Solar Power Purchase Agreements.*

**ATTACHMENTS**

There are no attachments for this report.

**14.3 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE**  
**SUBJECT: COMMUTER PARKING AT TRAIN STATIONS**

I MOVE:

1. That a report be prepared for the October 2018 Ordinary Council Meeting in relation to the feasibility on increasing commuter car parking at train stations within the Strathfield LGA.
2. That the report to include but not limited to:
  - (i) Suitable locations for multilevel carpark/s, potential impacts to residents and business, future benefits to residents and business, financial implications.
  - (ii) Potential State Government or Transport NSW funding.
  - (iii) The possibility of partnering with the Transport Park & Ride Carpark program.

**RECOMMENDATION**

1. *That a report be prepared for the October 2018 Ordinary Council Meeting in relation to the feasibility on increasing commuter car parking at train stations within the Strathfield LGA.*
2. *That the report to include but not limited to:*
  - (i) *Suitable locations for multilevel carpark/s, potential impacts to residents and business, future benefits to residents and business, financial implications.*
  - (ii) *Potential State Government or Transport NSW funding.*
  - (iii) *The possibility of partnering with the Transport Park & Ride Carpark program.*

**ATTACHMENTS**

There are no attachments for this report.

**14.4 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DOUEIHI**  
**SUBJECT: IMPLEMENTING AND INCENTIVISING GOOD URBAN DESIGN OUTCOMES IN  
RELATION TO SHOPFRONT SIGNAGE AND SHOPFRONT DESIGN**

I MOVE:

That a report be provided to the August 2018 Ordinary Council Meeting in relation to the feasibility of Strathfield Council:

1. Assisting local shop owners and businesses by providing a subsidy towards the redesign costs of their shopfronts to improve their quality of design consistent with Council's planning controls and published design guidelines.
2. Banning and the removal of shutters and 'rolladour' fixtures on shopfronts in the Strathfield LGA as they do not contribute to good urban design outcomes in the local area.
3. That the subsidy which could be provided following an application and approval process would cover fifty (50) percent of total costs per shopfront (to a maximum of \$1000).
4. A suitable allocation of funds that could be referred to Council's annual budget for this purpose.

**RECOMMENDATION**

*That a report be provided to the August 2018 Ordinary Council Meeting in relation to the feasibility of Strathfield Council:*

- 1. Assisting local shop owners and businesses by providing a subsidy towards the redesign costs of their shopfronts to improve their quality of design consistent with Council's planning controls and published design guidelines.*
- 2. Banning and the removal of shutters and 'rolladour' fixtures on shopfronts in the Strathfield LGA as they do not contribute to good urban design outcomes in the local area.*
- 3. That the subsidy which could be provided following an application and approval process would cover fifty (50) percent of total costs per shopfront (to a maximum of \$1000).*
- 4. A suitable allocation of funds that could be referred to Council's annual budget for this purpose.*

**ATTACHMENTS**

There are no attachments for this report.

**14.5 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE**  
**SUBJECT: REDUCING INDUSTRIAL NOISE FOR RESIDENTS ADJACENT TO INDUSTRIAL AREAS**

I MOVE:

1. That Council prepare a report to the August Ordinary Council meeting in relation to the introduction of compulsory low decibel broad band smart alarms commonly known as "quackers" on all vehicles and plant machinery operating within the industrial areas of Strathfield LGA.
2. That the report include, but not limited to, how this can be introduced, possible compliance and benefits to residents adjacent to Industrial areas due to noise reduction because of the removal of the high pitch reverse beeper.

**RECOMMENDATION**

1. *That Council prepare a report to the August Ordinary Council meeting in relation to the introduction of compulsory low decibel broad band smart alarms commonly known as "quackers" on all vehicles and plant machinery operating within the industrial areas of Strathfield LGA.*
2. *That the report include, but not limited to, how this can be introduced, possible compliance and benefits to residents adjacent to Industrial areas due to noise reduction because of the removal of the high pitch reverse beeper.*

**ATTACHMENTS**

There are no attachments for this report.

**14.6 NOTICE OF MOTION SUBMITTED BY COUNCILLOR PENSABENE**  
**SUBJECT: FEASIBILITY OF COUNCIL INSTALLING ADULT EXERCISE TRAINING STATIONS IN AND ON RECREATIONAL AREAS IN STRATHFIELD**

I MOVE THAT:

1. A report be prepared investigating the feasibility of Council installing adult exercise training stations in and on recreational areas in Strathfield.
2. The report canvas suitable possible locations and budget implications.
3. Possible areas of interest to be investigated to include, but not be limited to, Ford Park and Freshwater Park.

**RECOMMENDATION**

***THAT:***

1. ***A report be prepared investigating the feasibility of Council installing adult exercise training stations in and on recreational areas in Strathfield.***
2. ***The report canvas suitable possible locations and budget implications.***
3. ***Possible areas of interest to be investigated to include, but not be limited to, Ford Park and Freshwater Park.***

**ATTACHMENTS**

There are no attachments for this report.

**14.7 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN**

**SUBJECT: PRESERVING REMAINING HERITAGE FABRIC OF STRATHFIELD COUNCIL'S RESIDENTIAL AREAS**

I MOVE THAT:

1. A report be prepared for a future Councillors Planning Policy and Urban Design Working Group Committee identifying the current conservation and heritage listed areas in the Strathfield local government area.
2. The report highlight any further options relating to development controls or strategies that Council could pursue which could identify and ensure preservation of areas of the Strathfield LGA which could be nominated for State and National Heritage Listing.
3. The report also include other options to safeguard and protect the urban and heritage fabric of our current R2 areas.

**RECOMMENDATION**

**THAT:**

1. *A report be prepared for a future Councillors Planning Policy and Urban Design Working Group Committee identifying the current conservation and heritage listed areas in the Strathfield local government area.*
2. *The report highlight any further options relating to development controls or strategies that Council could pursue which could identify and ensure preservation of areas of the Strathfield LGA which could be nominated for State and National Heritage Listing.*
3. *The report also include other options to safeguard and protect the urban and heritage fabric of our current R2 areas.*

**ATTACHMENTS**

There are no attachments for this report.

**14.8 NOTICE OF MOTION SUBMITTED BY COUNCILLOR HALL**  
**SUBJECT: STRATHFIELD COMMUNITY NEWSLETTER**

I MOVE:

1. That Council investigate and report by the August 2018 Ordinary Council Meeting on the cost of internally producing a Strathfield LGA Resident Newsletter 6 times per year to be distributed within the Strathfield LGA by a process of resident subscription.
2. That the Newsletter should be no more than 8 pages of A4 size and should include, but not limited to, the following topics:

Council news, Developments, Council motions, Street sweeping timetables, Current Council works eg, Footpath repairs etc, Council events, Community events, Positive achievement stories by Council, Community group news, Small business news and Schools news.

**RECOMMENDATION**

1. *That Council investigate and report by the August 2018 Ordinary Council Meeting on the cost of internally producing a Strathfield LGA Resident Newsletter 6 times per year to be distributed within the Strathfield LGA by a process of resident subscription.*
2. *That the Newsletter should be no more than 8 pages of A4 size and should include, but not limited to, the following topics:*

*Council news, Developments, Council motions, Street sweeping timetables, Current Council works eg, Footpath repairs etc, Council events, Community events, Positive achievement stories by Council, Community group news, Small business news and Schools news.*

**ATTACHMENTS**

There are no attachments for this report.



**GM1 DELIVERY PROGRAM AND OPERATIONAL PLAN SIX MONTHLY PROGRESS  
REPORT JULY TO DECEMBER 2017**

**AUTHOR:** Cathy Jones, Principal Analyst, Corporate Strategy and Performance

**APPROVER:** Henry T Wong, General Manager

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**RECOMMENDATION**

*That the Delivery Program six-monthly progress report for July to December 2017 be noted.*

**PURPOSE OF REPORT**

To report to Council the progress of the Council Delivery Program 2014-2018 and the Operational Plan 2017-2018.

**REPORT**

In accordance with the requirements of the NSW Office of Local Government's Integrated Planning and Reporting guidelines and Section 404 of the *Local Government Act 1993*, a progress report must be presented to Council on the principal activities in the Delivery Program every six months.

The Delivery Program 2014-2018 and Operational Plan commenced on 1 July 2017. These plans reflect the directions expressed by the community from extensive engagement and consultation in the development of the Strathfield Community Strategic Plan 'Strathfield 2025'. The attached report provides a progress report for the period July to December 2017.

The five principal activities set out in the Community Strategic Plan Strathfield 2025 include:

- Connectivity
- Community Wellbeing
- Prosperity and Opportunities
- Liveable Neighbourhoods
- Responsible Leadership

The Delivery Program contains four (4) year objectives against each of the five principal themes. The Operational Plan 2017-2018 conveys yearly actions and key performance indicators to detail what Council intends on doing and how to measure its progress.

The attached report indicates progress of actions and capital works for the 2017-2018 year. The report indicates that Council is well on track to complete the majority of its activities and works for the 2017-2018 financial year.

Council's Annual Report for 2017-2018 will be published in late November 2018.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**ATTACHMENTS**

1. [Download](#) Delivery Program and Operational Plan Progress Report - July to December 2017

Delivery Program and Operational Plan Six Monthly Progress Report July to December 2017 (Cont'd)

**ATTACHMENT 1**

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Connectivity	Work with State Government and relevant parties to improve and integrate transport	Respond to State Government and regional transport proposals impacting on the Strathfield Council area	Strathfield interchange is on the Light Rail network by 2025	On Track	Discussions have been held with stakeholders.	Infrastructure Planning
Connectivity	Promote use of public transport	Implement priority actions connecting with public transport from Council's Active Transport Plan.	Completion of active transport network to public hubs by 2019	On Track	Discussions have been held with stakeholders.	Infrastructure Planning
Connectivity	Improve major transport interchanges	Progress development of the Strathfield Town Centre Strategy	Masterplan finalised by 2021	Not commenced	Will be incorporated into the new Local Environmental Plan.	Planning & Development
Connectivity	Improve major transport interchanges	Lobby and respond to proposals concerning major transport interchanges in Strathfield LGA	Redevelopment of Strathfield Interchange by 2020	On Track	Discussions with transport agencies are ongoing. 30% progressed.	Planning & Development
Connectivity	Monitor and improve identified areas of traffic congestion	Undertake traffic study of Strathfield Council area and prioritise actions to address traffic congestion.	Completion of an Integrated Transport Plan by 2018	On Track	Various locations with bottlenecks have been identified. Discussions will be carried out with Traffic Committee and community consultation will be undertaken	Infrastructure Planning
Connectivity	Improve connectivity of local transport network	Implement upgrade of Cooks River Cycleway as prioritised in Council's Active Transport Plan	Completion of upgrade works	Not commenced	Project is yet to commence	Infrastructure Planning
Connectivity	Ensure management of parking and traffic controls	Identify areas that require technology based parking controls to achieve improvements and efficiencies in parking and traffic management	Promote the use of transport and traffic apps. Ongoing	On Track	Under review	Infrastructure Planning
Connectivity	Ensure management of parking and traffic controls	Undertake regular parking patrols and enforce compliance with traffic controls and parking schemes	Increase enforcement to modify user behavior in 2017	On Track	Compliance and enforcement has been implemented. Patrols are undertaken on a daily basis. Parking schedules, school weekly rosters and parking zones 1 and 2 have been reviewed.	Environmental Services

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Connectivity	Secure RMS and Federal Government grant funding for upgrade of traffic facilities	Apply for grant for upgrades of traffic facilities	Ongoing	On Track	Application has been made for blackspot funding. Currently awaiting approval.	Infrastructure Planning
Connectivity	Maintain and improve local transport facilities and infrastructure	Undertake audit program of all traffic signs, road markings and facilities. Develop and implement program of maintenance works.	Ongoing	On Track	Pedestrian zebra crossings have been upgraded, traffic lines updated and disabled parking updated.	Service Delivery
Connectivity	Maintain and improve local transport facilities and infrastructure	Undertake improvements to local roads and footpaths in accordance with adopted works program.	Increase allocation to achieve asset condition better than condition 3	On Track	All footpaths have been audited and all roads have been audited and condition 4 and 5's are being repaired	Service Delivery
Connectivity	Maintain and improve local transport facilities and infrastructure	Undertake improvements to bridges at Pomeroy Street, Allen Street and Cave Road.	Completion of works	On Track	All three bridges have been assessed by an external engineering firm. Allen Street and Cave Road bridges are deemed satisfactory. Pomeroy Street bridge is to be repaired and rebuilt. This bridge is a shared responsibility with Canada Bay Council.	Infrastructure Planning
Connectivity	Review and consider impact of local, state and regional strategies for growth on infrastructure and services	Respond to State Government strategies and plans regarding infrastructure and services to support growing population and housing density	Apply State initiated s94 levies on developments for regional infrastructural assets	Completed	Council has made submissions on all strategies. Discussions are ongoing.	Planning & Development
Connectivity	Review and consider impact of growth strategies on local infrastructure and services	Review s.94 strategy to align and prioritise implementation of new or embellished works with development.	Review completed by December 2017	On Track	Section 94 strategy under review	Planning & Development
Connectivity	Participate in regional alliances and partnerships to improve urban ecosystems	Participate in multi-council and regional partnerships to improve urban ecosystems across regional or catchment areas.	Complete Urban Design Handbook and Guidelines to deliver Quadruple Bottom Line	On Track	Participated in partnerships with the Cooks River Alliance, Parramatta River Catchment Group, Sydney Water and EPA.	Environmental Services



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Connectivity	Provide and promote computer literacy and access in the community	Provide support for and promote availability of public access internet services	Public access points at Strathfield and local centres by 2018	On Track	Wi-Fi is publicly available at Strathfield Square, Homebush Station and both libraries. The Library also provides public computer access. Computer Introduction sessions are run throughout the year.	Library & Information Services
Connectivity	Provide quality library and information services to Strathfield community	Provide Library and Information Services, including loans, reference services, target group collections, inter-library and digital resources.	Increase printed and e-Collections for 24x7 access	On Track	The Library service provided access to e-books and e-magazines.	Library & Information Services
Connectivity	Improve efficiency of library services	Review delivery of Strathfield's library and information services	Create a self-managed Reading Room and kiosk @ High Street	On Track	Report on usage of High Street Library to be delivered to Council in March 2018	Library & Information Services
Connectivity	Utilise a range of printed materials, publications and digital media to provide general Council information to broad community	Report regularly to the community on Council's activities and achievements utilising range of digital and print formats	Increase the availability of digital full text services to readers via personal devices	On Track	Community activities are promoted in local media, council website, social media and weekly Council eNews. Stories and advertisements sent to Inner West Courier on a regular basis.	General Manager Unit
Connectivity	Improve access & availability of Council and community information	Maintain and monitor Council website, and social media ensuring information is available and up-to-date	Ongoing	On Track	During the reporting period, there were 374,656 website page views. 79.1% were new users. 44.5% of the views were from a mobile device. Strathfield Council Facebook page currently has 1480 followers, Council Events page 1536, Library 271, Cooks River Fun Run 777, Twitter followers 368, Twitter Events 269 Instagram 260.	General Manager Unit
Connectivity	Improve access & availability of Council and community information	Review community noticeboards and public notifications to improve accessibility to Council information	Ongoing	On Track	Community noticeboards updated	General Manager Unit

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Community Wellbeing	Improved police services in Strathfield	Work in partnership with Police on community safety and crime prevention projects	Self-regulation through the existing Liquor Accord and public education	On Track	Liquor Accord meeting scheduled for February 2018.	Community Services
Community Wellbeing	Improve community safety and reduce crime in Strathfield	Implement CCTV programs in Homebush Town Centre and Homebush West Town Centre	Completed by 2017	Completed	CCTV has been installed in Homebush Town Centre and Homebush West Town Centre.	Infrastructure Planning
Community Wellbeing	Improve community safety and reduce crime in Strathfield	Implement actions prioritised in Council's Community Safety Strategy	Ongoing monitoring and refinement	On Track	The project to address rates of fraud in the Strathfield LGA is funded and will be completed in May 2018. The NSW Attorney General has agreed to the change of project. Scripting and research is on schedule.	Community Services
Community Wellbeing	Provide safe environments and minimise hazards	Develop and implement maintenance and inspection program for Council managed public infrastructure	Safety by Design inspection – completed audit by 2018	On Track	Parks facilities inspected in accordance with Australian Standards	Service Delivery
Community Wellbeing	Provide safe environments and minimise hazards	Develop and implement public health and pollution control program	Increase compliance action on polluters	On Track	Council participated in the latest 'Get the Site Right' compliance blitz in November which targeted poor erosion and sediment control at construction sites across Sydney. Results from November inspections showed an 11 per cent improvement in compliance rates from the previous May campaign. In Strathfield 87 sites were inspected.	Environmental Services
Community Wellbeing	Participate and support local emergency services	Participate in the Strathfield, Burwood and Canada Bay Council's Emergency Management Committee and implement actions as required.	Ongoing funding	On Track	Attended joint meetings and participate in multi-council emergency planning.	Service Delivery



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Community Wellbeing	Administer and enforce policy and regulations of keeping of companion animals	Develop and implement responsible animal management program	Public education and working with the RSPCA and Office of Local Government	On Track	Ongoing education of companion animals with RSPCA and Office of Local Government	Environmental Services
Community Wellbeing	Manage, monitor and upgrade open space, parks and facilities	Utilise capital funds or available grant funding to improve or replace community and parks infrastructure and facilities. Develop projects in line with community and recreational needs and asset management principles.	Number of works approved	On Track	Majority of parks have been either renovated and or completely rebuilt – Bark Huts, Cooke, Begnell and Bressington Parks to be completed.	Infrastructure Planning
Community Wellbeing	Manage, monitor and upgrade open space, parks and facilities	Construct stage 1 of Australian Korean Memorial Garden and Cultural Centre project	Stage 1 completed	Incomplete	Project on hold.	Infrastructure Planning; Service Delivery
Community Wellbeing	Manage, monitor and upgrade open space, parks and facilities	Construct Belfield Community Hub and Melville Reserve Community Hall	Construction completed	On Track	Working through designs and organising services for Melville Reserve. Belfield Community Hub on hold.	Service Delivery
Community Wellbeing	Manage, monitor and upgrade open space, parks and facilities	Upgrade amenities facilities in parks and sportsgrounds	Construction completed	On Track	Working through designs and organising services	Service Delivery
Community Wellbeing	Manage, monitor and upgrade open space, parks and facilities	Maintain and service all playgrounds to Australian Standard. Replace playgrounds in accordance with s.94 funding and plan.	Compliance rate with safety standards as verified by audit. Upgrades and maintenance completed to schedule and budget.	On Track	14 playgrounds completed and works continuing into 2018 on outstanding playgrounds.	Service Delivery
Community Wellbeing	Manage, monitor and upgrade open space, parks and facilities	Manage events approvals, community facilities bookings, sportsgrounds bookings and filming approvals.	Number of bookings taken per type of facility; filming approvals granted each year.	On Track	Approvals of use of Council facilities, events and filming actioned within timeframes.	Infrastructure Planning; General Manager Unit; Customer Services

Delivery Program – July to December 2017 – Progress Report

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## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Community Wellbeing	Work with stakeholders and community members to deliver local sport and recreational activities	Deliver sporting and recreation programs and events that promote health and social wellbeing for general community and specific target groups	Number of programs and activities provided	On Track	<p>Shift in emphasis of School Holiday programs achieved. Community Service programs are now biased towards physical activity.</p> <p>AFL Women's Program secured and to commence in May 2018. Continued support of Heart Foundation Walking groups. 2 groups walking once weekly. Boot Camp program continues in Edwards Park with regular participation of 15 participants. Weekly strength and balance program delivered weekly to average of 45 participants through Council's Aged Day Care Program.</p> <p>Go4Fun and Munch and Move both delivered in last term of 2017. Go4Fun at capacity of 15 families every week over ten weeks. Munch and Move delivered once in term. In partnership with ACU have delivered Future In Youth program to 50 students at South Strathfield High School over 8 weeks. Gentle Exercise delivered for 2 terms at space capacity of between 14-16 seniors.</p>	Community Services

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Community Wellbeing	Work with stakeholders and community members to deliver local sport and recreational activities	Administer community grants for community, cultural and recreation clubs and organisations	Number of grants awarded	On Track	Grants approved by Council have been issued to recipients. Recommendations for change to programs to allow for better equity and access for new and emerging groups have been compiled and will be presented in 2018. Conversation Café and Convo Club still well supported by partners and participants. Average attendance at Conversation Café is 17 participants weekly during school terms.	Community Services
Community Wellbeing	Manage facilities, parks and open spaces in an efficient manner	Review fee structures and manage the use of public spaces and facilities including casual and regular hires, licences and leases.	Fees reviewed by December 2017	On Track	Fees reviewed, draft budget prepared for 2018-2019 and hire and lease and licences reviewed as required.	General Manager's Unit
Community Wellbeing	Facilitate programs that support needs of Culturally and Linguistically Diverse (CALD) communities	Delivery of programs for CALD community that celebrate cultural diversity and support integrated settlement.	Increase public events and targeted education campaigns	On Track	Have completed a successful program in partnership with BreastScreen Australia, including an information session specifically for women of Korean origin.	Community Services



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Community Wellbeing	Support the needs of older residents, carers and people with a disability	Delivery of programs and events for seniors and people with disabilities which connect to broader community and provide access to health, social and information services	Continue to support seniors inclusive programs	On Track	Library holds computers for Seniors Programs in Chinese and Korean. Strattie Strikers program negotiated to resume in 2018 and expanded to allow for the preparation and service of a group social meal. Council is currently working with facilitators to introduce a weekly group bicycle ride option to this program. Aged Day Care Program run weekly up to 20 <sup>th</sup> December with approximately 45 attending each week. Chinese Ballroom Dancing has been introduced weekly to the Town Hall with weekly attendance of 30 -35 participants. Line Dancing continues weekly and averages 30-40 participants. International Day of Disability event delivered at Dutton Centre in December. Unfortunately, not well supported this year due to a clash with some other events. Planning for Seniors Festival under way. Technology for Seniors programs continue on a term basis with participation generally between 6 and 10 seniors weekly.	Community Services; Library & Information Services

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Community Wellbeing	Support the needs of children and youth and their families	Deliver programs, events and services that support children and their families including school holiday programs, Storytime and Baby Bounce, library services and resources etc	Working with Schools and supporting not-for-profit to increase access for families with school age children	On Track	The library delivers regular programs including Baby Bounce, and Storytime. Toddler Time for children aged 1yr-18 month was introduced in October 2017. Two successful school holiday programs delivered. Children's Week celebrated in local LGA with book packs being distributed to 11 local Primary Schools. Reading Buddies Program to support children's reading development have been run by volunteers over two terms. Average attendance is 15 children.	Community Services; Library & Information Services
Community Wellbeing	Support the needs of children and youth and their families	In consultation with the Youth Advisory Committee, develop and implement programs and events that meet needs of young people	Ongoing	On Track	Committee re-instated by new Council. First meeting scheduled for February 2018.	Community Services
Community Wellbeing	Provide information on community activities and organisations	Provide information and referral services for community organisations and target groups	Ongoing	On Track	Negotiated the introduction of One Door support services for Mental Health Carers and facilitated the introduction of a support groups for Parkinson's Australia.	Community Services
Community Wellbeing	Provide programs that build community resilience and capacity	Develop and deliver programs that educate community and build resilience such as road and drive safety programs	Continue to support Road Safety Education and Programs particularly around schools	On Track	RMS approved road safety programs delivered to the community in accordance with the approved program Walk Safe to School Day and Ride Safe to School day is being planned.	Community Services; Infrastructure Planning
Community Wellbeing	Develop and monitor plans addressing access and equity	Implement actions prioritised from community access audits and Community Access Plan	Include all abilities in all playground designs	On Track	Have consulted with responsible departments to highlight their KPIs under the Community Access Plan. A new access audit is planned for 2018.	Community Services



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Prosperity & Opportunities	Key demographic, housing, employment and industry data about Strathfield available to the public	Provide public access to demographic information on Strathfield Council area.	Support business in the development of business plans	Completed	Demographic information is available online. Council provides community, social and economic profiles. Information has been updated with Census 2016 updates.	General Manager's Unit
Prosperity & Opportunities	Support initiatives that improve employability for local residents	Encourage containment and employment of locals by businesses	Hold an annual local employment event	On Track	A business forum will be held in April/May 2018.	General Manager's Unit
Prosperity & Opportunities	Support initiatives that improve growth prospects for local businesses	Undertake comprehensive studies of local centres to develop site/location planning controls	Undertake a local inventory study to establish local comparative advantage by 2018	On Track	Local centre study to commence in May 2018.	Planning & Development
Prosperity & Opportunities	Engage with state and federal agencies and local/regional representatives to implement metropolitan and sub-regional plans	Respond to proposals from state and federal agencies concerning commercial and industrial development in Strathfield Council area.	Develop a smart transport logistics precinct for urban and non-urban freight by 2020	Not commenced	Industrial study to commence in June 2018.	Planning & Development
Prosperity & Opportunities	Ensure food premises are safe and healthy	Develop and implement Food Safety Surveillance Program and 'Scores on Doors' program	Increase compliance enforcement in 2017, then ongoing	On Track	122 routine inspections were carried out between July to Dec 2017. Following Council's inspections food businesses receive a hygiene and food safety rating based on points allocated under the Scores on Doors guidelines and issued with a Scores on Doors certificate. As a result of inspections carried out between July to Dec 2017 26% of businesses were rated as 5 star, 28% 4 star, 22% 3 star and 29% failed and received no certificate.	Environmental Services

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Prosperity & Opportunities	Ensure business premises meet regulatory standards	Develop and implement Business Compliance and Monitoring Program	Implement a stringent compliance stance on industrial developments by 2018	On Track	Desktop audit of Cosgrove Rd, Dunlop St and Madeline St industrial precinct has been completed and compliance action taken in relation to a number of non-compliant or unauthorised business.	Environmental Services
Prosperity & Opportunities	Improve appearance of retail centres	Implement upgrade of Homebush and Homebush West Town Centres	Completion of works	On Track	Designs are being prepared	Service Delivery
Prosperity & Opportunities	Improve appearance of retail centres	Provide festive decorations at Strathfield Council Chambers, retail precincts and selected residential streets during Christmas/New Year season	Ongoing	Completed	Christmas tree installed, decorations on street trees installed and some park trees also decorated for festive season	Service Delivery
Prosperity & Opportunities	Celebrate and acknowledge civic and community achievements	Undertake recognition and celebrate civic and community achievements through awards and celebratory activities	Ongoing	On Track	Citizen and Young Citizen of the year awards to be held in January 2018	General Manager Unit
Prosperity & Opportunities	Promote awareness of Strathfield area	Develop promotion and awareness of Strathfield program	e-News, events and working with schools	On Track	Strathfield's programs, events and services promoted via e-News and signage in Customer Service and Libraries.	General Manager Unit
Prosperity & Opportunities	Promote Strathfield food outlets	Coordinate and deliver Strathfield Food, Wine and Jazz Festival	Event held	Completed	The Food and Jazz Festival was held at Strathfield Square on 27 October 2017	General Manager Unit
Prosperity & Opportunities	Promote Strathfield food outlets	Monitor leases and promote alfresco dining in town centres	Develop a Public Domain Management Strategy by 2018	On Track	Alfresco dining program restarted in 2017 with all eligible businesses. Agreements have been revised and approvals are in place.	Corporate Services
Prosperity & Opportunities	Involve business and community stakeholders in events promotions	Provide financial or in-kind assistance for eligible community and cultural events	Ongoing	On Track	Initial approaches to some organisations to discuss possible options have been made.	Community Services



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Prosperity & Opportunities	Provide information to businesses wishing to set up or expand in Strathfield LGA.	Provide information service to prospective businesses.	Work closely with the NSW Business Chamber by 2018	On Track	Business Forum to be held in April/May 2018.	General Manager's Unit
Liveable Neighbourhoods	Ensure Council plans and controls meet statutory requirements and community values.	Review and strengthen Strathfield's building and development plans to improve the quality of development outcomes	Heritage and Design DCP implemented by December 2017	Completed	Heritage DCP is in place.	Planning & Development
Liveable Neighbourhoods	Ensure Council plans and controls meet statutory requirements and community values.	Prepare background studies and develop statutory documents for implementation of Parramatta Road Urban Transformation Strategy. Undertake design excellence process for the Homebush precinct.	Parramatta Road Urban Design Guidelines implemented by 2018	Completed	New DCP completed and implemented.	Planning & Development
Liveable Neighbourhoods	Heritage is valued, conserved and adapted	Review heritage planning provisions and manage programs to support owners of heritage properties	Heritage DCP implemented by December 2017	Completed	Heritage DCP is in place.	Planning & Development
Liveable Neighbourhoods	Consider needs of people living in medium to high density units	Review urban planning controls and strategies including s.94 plan to deliver quality development outcomes and facilities that support needs of people living in higher densities	Apply SEPP 65 to all RFB and multi-unit developments by December 2017	On Track	SEPP 65 Panels to commence in July 2018. Design Panel to commence in July 2018.	Planning & Development
Liveable Neighbourhoods	Consider needs of people living in medium to high density units	Implement program to build community capacity and resilience in the Centenary Park precinct	New multicultural program for ethnic Chinese started by 2018	On Track	The Playgroup has been re-introduced to this precinct and numbers are slowly improving. New additional programs for this precinct are being planned.	Community Services
Liveable Neighbourhoods	Effective assessment and determination processes	Deliver high quality and timely development assessment and participate on the Sydney Central Planning Panel	IHAP started by September 2017	Completed	New Panel will commence in March 2018.	Planning & Development

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Liveable Neighbourhoods	Effective assessment and determination processes	Implement Strathfield Independent Hearing and Assessment Panel	Implemented in 2017	Completed	Panel commenced in March 2017. Completed.	Planning & Development
Liveable Neighbourhoods	Effective assessment and determination processes	Establish Design Review Panel to provide independent expert advice on referred development applications	Implemented in 2017	On Track	To be commenced in July 2018	Planning & Development
Liveable Neighbourhoods	Provide access to quality information on development processes	Implement online lodgement and viewing of development applications and planning proposals	Gateway fully implemented by September 2017	On Track	Online lodgement and viewing of development applications and planning proposals to be implemented in January 2018	Planning & Development
Liveable Neighbourhoods	Ensure building and land uses comply with approved consents and permits	Investigate and take action on non-compliances of consents and permits	No. of complaints investigated; No. of sites inspected	On Track	The following actions were taken during the reporting period: 95 complaints were investigated and 82 sites were inspected.	Environmental Services
Liveable Neighbourhoods	Maintain tree canopy coverage and biodiversity in Strathfield	Review actions from Strathfield's Fauna Study and develop biodiversity management program to protect native species, habitats and population	Initiate "Dig Strathfield – Live Greener" sustainability programs by 2018	On Track	Program under review	Environmental Services
Liveable Neighbourhoods	Maintain tree canopy coverage and biodiversity in Strathfield	Review and implement Strathfield's Tree Management program	Develop a Significant Tree Policy by 2018	On Track	Program under review	Service Delivery
Liveable Neighbourhoods	Ensure that facilities, parks and open spaces are properly maintained	Develop and implement maintenance program for facilities, parks and open spaces	Increase sweeping frequency by 50% in 2017	On Track	Maintenance schedules for facilities, parks and open spaces delivered within timeframes.	Service Delivery
Liveable Neighbourhoods	Maintain clean and attractive streets and public spaces	Develop and implement maintenance program for streets and public spaces	Roll out action plan in 2017	On Track	Maintenance schedules for streets and public spaces were implemented within timeframes.	Service Delivery



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Liveable Neighbourhoods	Improve waste management around medium to high density units	Implement waste management program to address waste issues specific to multi-unit dwellings eg illegal dumping	At least 2 compliance monitoring visits annually	On Track	Clean up collections provided on regular basis (i.e. weekly) to prevent rubbish build up, clothing bins and e-waste bins installed at unit blocks as a pilot program, Waste DCP being updated to future proof service and regular contact with strata managers to problem solve waste issues.	Environmental Services
Liveable Neighbourhoods	Provide range of waste and recycling services	Provide general and green waste, recycling and on-call collection services to residential properties	In-house education and collection service by August 2017	On Track	All waste services are managed in-house. 99% compliance with same day weekly collection of general, green waste, recycling and on-call collection. 7338.07 tonnes of general, green waste, recycling and clean up collected. Average of 30% of all waste was diverted from landfill.	Environmental Services
Liveable Neighbourhoods	Maintain clean and effective stormwater drainage network	Undertake catchment analysis for Strathfield Council area.	All modeling completed by 2018	On Track	Modelling of Cooks River and Powells Creek commenced. Water quality measures are underway and ongoing.	Infrastructure Planning
Liveable Neighbourhoods	Maintain clean and effective stormwater drainage network	Undertake testing and monitoring of pollution and quality of local waterways	Establish a new water cycle team by 2018	On Track	103 water quality tests were carried out at 8 sites on four waterways (Powells Creek, Saleyards Creek, Cooks River and Coss Creek).	Environmental Services
Liveable Neighbourhoods	Promote and protect natural environment	Implement restoration and revegetation of natural areas and undertake noxious weeds control	Ongoing	On Track	100 site inspections were carried which included regulatory and non-regulatory, high risk sites, priority sites, high risk pathway and private property.	Environmental Services



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Liveable Neighbourhoods	Provide information and participate in events that promote environment	Deliver events that promote natural environment eg Clean Up Australia, National Tree Day	Ongoing	On Track	National Tree Day planted over 5000 plants. At the Strathfield Spring Festival, over 2000 people engaged with Council on waste and water management. Planning for Family Fun Ride in 2018 with sustainability challenges.	Environmental Services
Liveable Neighbourhoods	Educate and partner with community for protection and improvement of natural areas including waterways	Coordinate and deliver environmental programs that involve community education and participation eg Bushcare	Employ a dedicated volunteers coordinator in 2017	On Track	10 Bushcare sessions were run and over 200 volunteer hours were completed.	Environmental Services
Responsible Leadership	Undertake regular consultation and engagement with the community on matters which affect them	Undertake community consultation and engagement processes in Council decision making and the delivery of projects.	Annually	Completed	Community engagement for review of Community Strategic Plan (CSP) and preparation of new CSP in 2018 is in progress for completion in early 2018.	General Manager Unit
Responsible Leadership	Undertake regular consultation and engagement with the community on matters which affect them	Undertake Community Survey	Annually	Completed	Annual Performance Survey was completed and results notified to Councillors and Staff and reported in Annual Report.	General Manager Unit
Responsible Leadership	Community 'has a say' at Council meetings	Provide opportunities for community participation in council meetings	Ongoing	On Track	Open Forum is conducted with Council meetings to permit members of the public to directly address Council on issues of their choice. Opportunities provided to the public to address items on the meeting agenda.	General Manager Unit
Responsible Leadership	Proposals and decisions are notified and accessible to the community	Review communications strategies to improve public notification and input into Council events, projects and proposals	Introduce a new Notification DCP for developments and increase use of e-News in 2017	On Track	DCP implemented. E-News issues weekly and for special announcements. Subscriber numbers are continuing to increase.	General Manager Unit

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Responsible Leadership	Ensure Councillors receive training, information and support to effectively serve the Strathfield community	Provide timely and accurate information to Councillors and facilitate access to councillor training and development	Ongoing	On Track	Councillors are provided with regular information updates and briefings. Induction and training programs run for councillors elected in September 2017	General Manager Unit
Responsible Leadership	Provide opportunities for Councillors to interact with the community and raise awareness of Councillors roles	Encourage attendance by the Mayor and/or Councillors at community events and meetings.	Improve participation by 50% in 2017	On Track	Invitations are issued to events and meetings for the Mayor and Councillors. Councillors are encouraged to attend.	General Manager Unit
Responsible Leadership	Ensure Councillors are accountable for decisions	Maintain and provide access to registers of pecuniary interests, voting, conflict of interests and meeting attendance.	6 monthly review of returns and publish attendances in Annual Report	On Track	Statutory requirements met within timeframe. Attendance published in the Annual Report 2016-2017 that issued in November 2017.	General Manager Unit
Responsible Leadership	Respond to State Government initiatives affecting local government	Respond and implement State Government's Local Government Reform Program and review of the Local Government Act.	Ongoing	On Track	State Government withdrew its merger proposal in July 2017. Council has responded to government actions where required.	General Manager Office
Responsible Leadership	Maintain integrity of Council administration	Ensure Councillors and staff are aware of responsibilities and obligations. Review and implement Governance compliance program.	Code of Conduct Training Annually	On Track	Code of conduct training session was conducted on 28 September 2017. Two code of conduct sessions were scheduled for 28 March and 12 April 2018 to capture all new employees, as well as, for those who missed out the September 2017 session.	General Manager Unit



## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Responsible Leadership	Ensure Council has organisational capacity to deliver Community Strategic Plan	Review, monitor and implement the Workforce Management Plan and EEO Management Plan and implement actions on a priority basis.	Regular corporate training on EEO, WHS and Code of Conduct for all new within 6 months of commencement and existing staff every 2 years	On Track	An EEO training session was conducted on 19 September 2017. The next session has been scheduled to take place on 6 March 2018. Code of Conduct training delivered. Health & Safety Committee Awareness Training was conducted for all WHS Committee Reps on 22 August 2017. Fire Warden training session was conducted on 3 October 2017. 3. Manual Handling training sessions were conducted from 10 to 12 October 2017. First Aid Officers attended First Aid Training on 29 September 2017. WHS Contractor Management training session has been scheduled to take place on 12 April 2018. EEO, WHS and Code of Conduct information is also included in the Monthly Induction Sessions.	General Manager Unit
Responsible Leadership	Ensure Council maintains transparent and integrated planning and reporting framework that is legislatively compliant and facilitates effective decision making	Ensure that Council complies with legislative and policy requirements for the integrated planning and reporting system.	Functional and services reviews annually	On Track	Annual Report completed and published in November 2017 and notified within timeframe. Performance survey completed. Review and community engagement for the Community Strategic Plan is substantially commenced and on track for completion within statutory timeframe.	General Manager Unit
Responsible Leadership	Provide a safe & healthy work environment	Implement Work Health & Safety audit program of Council's workplaces.	WHS Committee and planned & conduct planned & unplanned workplace risk assessments 4 quarterly in 2017	On Track	The WHS Audit program is being prepared.	Corporate Services

## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Responsible Leadership	Provide a safe & healthy work environment	Effectively and efficiently manage and monitor the rehabilitation of injured workers	Towards achieving zero lost time workplace injuries by 2019	On Track	There were 9 lost time injuries. All workers were rehabilitated and returned to work.	Corporate Services
Responsible Leadership	Provide effective and efficient customer service	Provide best practice customer services in a timely and professional manner.	Customer service training for all staff by 2018	On Track	A customer service workshop was conducted on 12 July 2017. The next workshop is scheduled for 23 May 2018.	Corporate Services
Responsible Leadership	Maintain an effective and transparent customer complaint handling process	Review Council's complaint management processes. Manage complaints in accordance with policy requirements	Review Complaints Management Policy against best practice by 2018	On Track	Council's complaint management processes is under review	Corporate Services
Responsible Leadership	Ensure records management is effective and compliant to support service delivery	Maintain effective records and information management system in ECM including providing ongoing support and training.	Full compliance with the State Records Act	On Track	Training in ECM (Records systems) and ongoing support is provided to all new and existing staff.	Corporate Services
Responsible Leadership	Improve Council's efficiency utilising Information Technology	Implement upgrades of the security of Council's networks, improvements in efficiency of Council's administration and service delivery and assist and/or facilitate implementation of Council projects.	Full compliance with international standards for mitigating and preventing network and internet risk and data security	On Track	Setup the security monitoring system to improve the Disaster Recovery efficient responding time, increase the council information data replication and backup time in BCP plan, core network switches been replaced with more security encryption methods, online timesheet system completed to save staff working hour calculation, annual investment and upgrade anti-virus protection software, Monthly review and tracking application and email servers' healthy, Replaced over 60 desktops and laptops to keep hardware up to date with good performance	Information Technology
Responsible Leadership	Provide high quality, accurate and timely information on Council's finances	Provide regular budget, expenditures and investments reporting to Council. Meet all statutory reporting requirements.	Compliance with accounting and statutory reporting requirements	Completed	Monthly investment and quarterly budget review reporting requirements have been met.	Finance

Delivery Program – July to December 2017 – Progress Report

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## Six Monthly Delivery Program – Progress Report – July to December 2017

Themes	Delivery Program 2014-2018	Operational Plan 2017-2018	Performance Measures	Status	Progress July to December 2017	Responsibility
Responsible Leadership	Ensure long-term financial sustainability through effective short and long term financial management	Review asset management plans for all assets under council control including roads, footpaths, drainage, buildings and parks.	Maintain assets to meet the required ratios	On Track	Road condition audits were completed. Footpath condition audits are complete for extreme trips (>25mm). Footpath program is being prepared. Asset management plans are based on fit for purpose and delivering community assets at condition 3 rating or better.	Infrastructure Planning
Responsible Leadership	Ensure long-term financial sustainability through effective short and long term financial management	Monitor, review and update Council's resourcing strategies including the Long-Term Financial Plan.	Meet Treasury Corp Financial Sustainability Standards	On Track	Review and preparation of the Long Term Financial Plan is underway.	Finance



## Six Monthly Delivery Program – Progress Report – July to December 2017

## Capital Works Programs 2017-2018

No	Program	Proposal	Status July to December 2017
1	Mason Park	All Weather Playing surface and Carpark	Completed
2	Strathfield Park Upgrade Stage 2	All Weather Playing Surface	Completed
3	Bressington Park	Amenities and Embellishment	In progress - 30% complete.
4	Bark Huts Reserve	Amenities and Playground embellishment	Playground 100% complete. Amenities 5% complete
5	Begnell Field	Amenities Upgrade and Irrigation	Pending re: design.
6	Parramatta Road, Strathfield	Arnotts Reserve - New Park	Delayed
7	Pomeroy St, Allen St & Cave Rd	Bridges Renewal	Allen Street and Cave Road bridges have been inspected by an external consulting engineering firm and have been deemed fit for purpose. Pomeroy Street Bridge is pending. Discussions with part owner Canada Bay Council are continuing
8	Homebush & Flemington Shopping Precincts	CCTV infrastructure	Infrastructure implemented
9	Melville Reserve	Community Centre and Playground	In progress - 5% complete
10	Pemberton Street - Between Arthur St and Shortland Ave	Corridor and traffic facilities	Not proceeding
11	Knight St (Parramatta Rd - Loftus Cres)	Corridor Upgrade	Not proceeding
12	Loftus Crescent B/W Subway Lane & Bridge Rd	Corridor Upgrade	Not proceeding
13	Cooks River Cycleway - Barker Rd to Punchbowl Rd	Cycleway for active transport	A cycling study is proposed for the whole of the Strathfield LGA and the findings from the study will allocate works required to connect the LGA
14	Arthur and Pemberton Street Intersection	Cycleway Upgrade	Project at the intersection of Arthur and Pemberton has been completed and delivered to our community
15	Drew St	Eco and Rain Garden	Completed
16	Arnotts Site Stage 1 Works Precinct 3	Linear Park and Reserve	In the planning stage
17	Loftus Land/Parramatta Rd Urban Play space	Linear Park Upgrade	In the planning stage
18	Powell's Creek Redevelopment	Naturalise Channel	In the planning stage
19	Ford Park	New Playground	In the planning stage
20	Edwards Park	New Playground and embellishment	Completed

Delivery Program – July to December 2017 – Progress Report

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## Six Monthly Delivery Program – Progress Report – July to December 2017

No	Program	Proposal	Status July to December 2017
21	Hudson Oval	Open Space Upgrade	Completed
22	Australian Korean Memorial Garden & Cultural Centre	Open space development & embellishment	On Hold
23	Courallie Ave Homebush West	Open space Embellishment	In the planning stage
24	Henley Reserve	Park upgrade	Completed
25	Boden Reserve	Playground and Embellishment	Completed
26	Austin Park	Playground and park embellishment	Completed
27	Dean Reserve	Playground and Upgrade	Completed
28	Inveresk Reserve	Playground and Upgrade	Completed playground
29	Cooke Park	Reserve Embellishments	Completed playground
30	Drainage Upgrades	Stormwater Management Various	Ongoing cleaning out of gully pits that have leaves and debris trapped in the main chamber this allows water to flow into the pipe network and safely discharge to the dedicated waterway. Council is also replacing and repairing damaged and failed kerb inlets, grates and drains where required.
31	Homebush Village Upgrade Stage 1	Town Centre Renewal	Project on hold
32	Homebush West Village Upgrade Stage 1	Town Centre Renewal	Project on hold
33	Barker Rd Traffic Calming Measures	Traffic Facilities	Project on hold
34	Henley Road/Exeter Road-Roundabout	Traffic Facilities	Project has been completed and delivered to the community
35	Burlington Road/Meredith Street - Roundabout	Traffic Facilities and Upgrade	Project has been completed and delivered to our community
36	Elliot Reserve Community Centre/Hub	Traffic Facilities and Upgrade	On hold
37	Footpath Renewal programme - Various	Traffic Facilities and Upgrade	All footpaths in Strathfield LGA have been inspected and condition rated, Ongoing works are being carried out to repair, replace and or reconstruct those paths that are either category 4 or 5 condition.
38	Traffic Management/LATM	Traffic Facilities and Upgrade	Ongoing works are being investigated, designed and presented to the Traffic Committee to proceed. Community consultation for all
39	Airey Park	Upgrade of Amenities	Yet to start
<b>Additional projects 2017-2018 (funding from external sources)</b>			
40	Improve cycle and pedestrian connection along Powells Creek	Parramatta Rd Corridor Urban Transformation Urban Amenity	Project approved March 2018 – funding approved 100% from Greater Sydney Commission. Project forecast completion 2019 funding estimate \$578,880

Delivery Program – July to December 2017 – Progress Report

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## Six Monthly Delivery Program – Progress Report – July to December 2017

No	Program	Proposal	Status July to December 2017
	Reserve	Improvements Plan	
41	New pedestrian/cycleway bridge crossing over Powells Creek	Parramatta Rd Corridor Urban Transformation Urban Amenity Improvements Plan	Project approved March 2018 – funding approved 100% from Greater Sydney Commission. Project forecast completion 2019 funding estimate \$2,920,024
42	Station Street public domain improvements and entrance to Homebush Station	Parramatta Rd Corridor Urban Transformation Urban Amenity Improvements Plan	Project approved March 2018 – funding approved 100% from Greater Sydney Commission. Project forecast completion 2019 funding estimate \$312,000
43	Public Domain improvements to Parramatta road btw Underwood and George street	Parramatta Rd Corridor Urban Transformation Urban Amenity Improvements Plan	Project approved March 2018 – funding approved 100% from Greater Sydney Commission. Project forecast completion 2019 funding estimate \$1,113,000
44	Public domain improvements to Bridge Road from The Crescent to Parramatta Rd	Parramatta Rd Corridor Urban Transformation Urban Amenity Improvements Plan	Project approved March 2018 – funding approved 100% from Greater Sydney Commission. Project forecast completion 2019 funding estimate \$606,480

**CS1 FRIENDS OF STRATHFIELD LIBRARY**

**AUTHOR:** Renea McLachlan, Manager Library and Information Services

**APPROVER:** Anthony Hewton, Director Corporate and Human Services

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**RECOMMENDATION**

- 1. *That Council endorse the investigation of the community's interest in re-establishing the Friends of Strathfield Library (FOSL) group by holding an information session in May 2018.***
- 2. *That Council support the initial set up and re-establishment of the Friends of Strathfield Library group providing enough interest is generated from the information session.***

**PURPOSE OF REPORT**

Council, at its meeting on 6 March 2018, resolved (Minute No. 34/18):

*"THAT:*

- 1. A report be provided to Council at the May 2018 Ordinary Council Meeting on establishing a "Friends of Strathfield & High Street Library" group and that the report include the following:*
  - Background on the potential benefit to council and community*
  - An outline of what other councils do to support activities in this area*
  - Steps which would be required to support the establishment of such a group*
  - Ongoing resources required to support such a group e.g. promotional material, suitable meeting space, administration support and (reasonable) costs incurred*
- 2. The established group be involved in writing its charter."*

This report has been prepared in response to the Resolution and to provide information on aims, objectives, requirements, guidelines, limitations and support of the group.

**REPORT**

This report has been compiled based on information from a variety of sources including documentation from the previous Friends of Strathfield Library group, Friends of Libraries Australia organisation and other Friends of Libraries groups.

**Former FOSL**

Friends of Strathfield Library (FOSL) was formed in 1987 and ran for 27 years. The Friends of Strathfield Library group undertook voluntary tasks including newspaper clipping sorting, shelf tidy within the library and the organisation of the book sale. FOSL also participated in fundraising activities. Money raised from activities undertaken by FOSL was used to purchase items that supported library functions.

Due to low patronage and the inability to hold enough members to form a committee, FOSL was dissolved in May 2014. All FOSL funds were expended and council was notified of the decision.

**Friends of Strathfield Library (Cont'd)****Aim and Objective of FOSL**

The aims and objective of FOSL are:

- To promote an appreciation of Strathfield Library to the community.
- To serve as a link between the library and the community
- To provide support to the Library and its activities
- To stimulate public and private financial support for Strathfield Library.
- To raise funds for the specific purposes and activities of Strathfield Library.
- To support promotional events focusing on books and or libraries.

**Requirements for Re-establishing FOSL**

Requirements of re-establishing a Friends of Strathfield Library group are listed below.

**Executive Committee**

An Executing Committee is to be established that includes:

- President
- Vice President
- Secretary
- Treasurer
- Marketing Officer (optional)

Executive Committee positions to be nominated and voted on.

Executive Committee members must be financial members of FOSL.

No current serving Councillors of Strathfield Council shall hold executive or management committee positions on FOSL.

**Meetings**

Regular meetings to be held bi-monthly on the first Wednesday commencing at 6pm and to be held at Strathfield Main Library.

Seven members in good standing shall constitute a quorum at meetings. Minimum number of members must be present for a meeting to commence. No business to be discussed if minimum number of members is not meet.

**Membership**

Membership form must be completed and an annual membership fee paid to FOSL to become a member of FOSL. Only financial members may vote on FOSL matters. Fees are to be set by the Executive Committee.

**Finance – Income, fundraising and expenses**

FOSL executive committee is responsible for the collection of funds from membership and fundraising events and activities. Receipts must be issued and funds banked into a FOSL bank account. Financial records and auditing is the responsibility of the FOSL Executive committee. Expenses including insurance and Friend of Libraries Australia fees are the responsibility of FOSL.

**Promotion of FOSL & Events**

The production and editing of any newsletters, Facebook page or Blog would be the responsibility of the FOSL committee. Email contact, set up and management is the responsibility of the FOSL



**Friends of Strathfield Library (Cont'd)**

committee. If FOSL wish to have its own webpage, it is the responsibility of the Executive Committee to develop, implement, and maintain the webpage.

Promotional material, fee collection, event set up and catering is the responsibility of the FOSL committee. Activities and events organised by FOSL are the responsibility of the committee and should not interfere with the daily operations of the library including regular programs and special events. Activities and events should work within the library schedule and have the aim of attracting members of the community to the library.

**Volunteering in the library**

Any member of the community including FOSL members are required to comply with Councils Volunteer Policy. Volunteer work may not take the place of a paid employee of council.

Volunteers who work within the library will be limited in the tasks available and are subject to the needs of the Library service. E.g. shelving, book covering. Volunteers are not permitted to handle cash transaction in relation to Library System Management nor are they able to access Library member information.

**Library Operational Management - Library Policy, Procedures and Community Strategic Plan Are the Responsibility of Professional Library Staff Not the Responsibility of FOSL**

For clarity in roles and responsibilities it is important from the outset to make clear that operational management of the library service, policies and procedures including collection development are the responsibility of the Library Manager and the professional staff of the Library who are accountable through the Director of Corporate and Human Services and the General Manager.

It is also important to understand Council's Community Strategic Plan (CSP) sets out actions and accountabilities for which the Library Service has the responsibility to carry out on behalf of Council. Community consultation is undertaken to develop the CSP and the Library Manager is responsible for ensuring that targets are met.

The Library Manager or delegate will facilitate the Information Evening as well as any follow up meeting required in the initial set up of the group. The Library Manager or delegate will attend each meeting thereafter as a Library representative.

**Council Support**

Council will support FOSL by supplying a space for bi-monthly meetings.

Council will support the promotion of FOSL including newsletter, Facebook, blogs, webpage & e-mail by printing copies of newsletters, attaching links to the library webpage and sharing posts from FOSL Facebook page on the Library and Council Facebook page, adding a tab to the library webpage to include information about FOSL including contact details as advised by the committee.

Council will support FOSL by storing documents and financial records if required at Strathfield Main Library. Council will not be responsible for the collection, banking, record keeping or allocation of FOSL funds.

Council will support FOSL activities and events by printing promotional material in-house, displaying promotional material, providing space for events.

Council will support volunteer work in the library by providing volunteer application forms, performing the required checks and providing an induction session.

**Friends of Strathfield Library (Cont'd)****Information Evening**

An information evening will be organised by the Library Manager to inform the community of the requirements involved in re-establishing a FOSL group. The information evening is to be held at Strathfield Main Library. A minimum number of 20 interested members must be registered on the evening to proceed further.

**FINANCIAL IMPLICATIONS**

Funding of no more than \$500 for the initial reestablishment of Friends of Strathfield Library would be required from the library funds to seed the reestablishment of the group. Friends of Strathfield Library would be required to a self-funded group through membership and fundraising.

**ATTACHMENTS**

There are no attachments for this report.

**CS2 HIGH STREET LIBRARY AND COMMUNITY CENTRE FACILITY**

**AUTHORS:** Yvonne Yun, Manager Community Services

Renea McLachlan, Manager Library and Information Services

**APPROVER:** Anthony Hewton, Director Corporate and Human Services

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**RECOMMENDATION**

- 1. That Council receive and note the report.**
- 2. That a business case be prepared in relation to Council's High Street facility in relation to the model of operation proposed in this report and be referred back to a Councillors Briefing Workshop.**

**PURPOSE OF REPORT**

Council, at its meeting on 5 December 2017, resolved (Minute No. 220/17):

"That Council investigate and report by the end of term 1 of the 2018 school year on possible complimenting uses for the High Street Library Rooms for preschool playgroups, early education learning, and after school homework groups for k to year 6 and any other uses for children under 12 years."

This report has been prepared in response to the resolution.

**REPORT**

**Background to the Development of High Street Library**

Planning for the construction of community space in what was called the Edwards Park Multipurpose Community Centre was placed on Public Exhibition following Resolution 20/08 by Council. In his report to Council on 3<sup>rd</sup> June, 2008, the then Director Robert Bourke advised Council that "*Patronage of the Branch Library is low and consistently declining, due to building constraints, 'core' functions or facilities of a modern library e.g. meeting rooms, study areas, technology, separate male and female toilets not available to the community.*"

The plans called for the development of three buildings with the initial development, Block 1, to be set aside as a Community space rather than as it is currently, a dedicated Library. Resident responses to the exhibition of plans led to a revision of plans and by Council Resolution 90/08, the shared use of the space was endorsed as both a Library and Community Centre venue. Whilst the internal fitout was altered, the footprint and design elements of the building remained substantially unchanged.

Since being opened, it has been noted that the "industrial" style of design makes concurrent usage by both disciplines (Library Service and Community Centre) almost impossible. Practice has therefore become that the space functions for most of the time as a library and it is only when programs generate low noise levels that they have been run there during library hours. On a number of occasions librarians have had complaints from users about noise and distraction levels caused by children using the Library and for this reason, programmed usage has been curtailed.

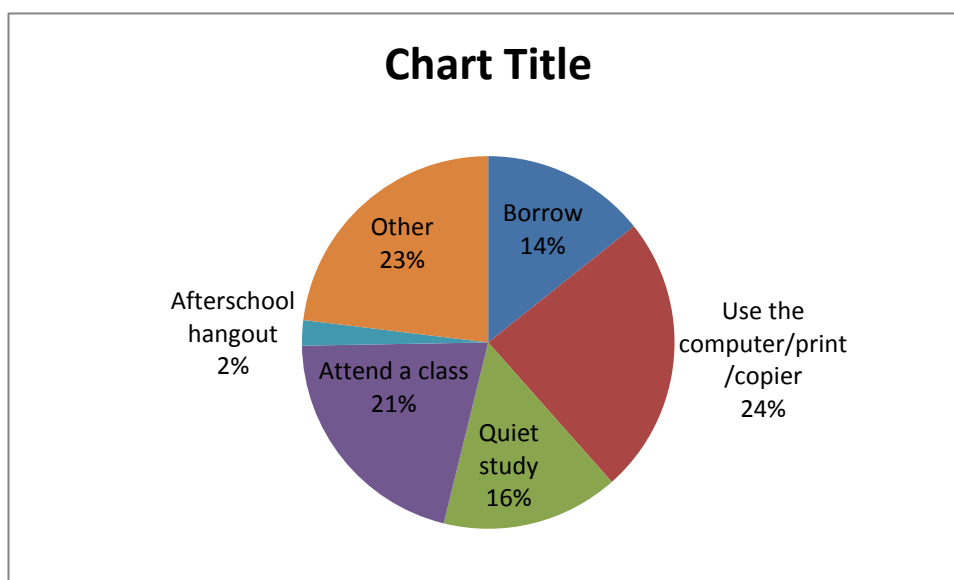
## High Street Library and Community Centre Facility (Cont'd)

### Opening hours and usage

The High Street branch is open 45.5 hours per week, averaging twenty six (26) loans per day and the Main Library is open 61.5 hours per week (total 107 hours). High Street makes up 42.5% of the overall service opening hours, yet accounts for less than 8% of core services as evident in the table that follows. A small survey was undertaken of visitors over a one week period. 91 surveys were completed. The results are shown below.

#### Reason for visiting the Library

The resulting data from the 91 completed surveys is shown below.



In the past, transport has been cited as a major cause for the lack of patronage at the High Street Library. The recent poll reflects that of the 91 patrons surveyed, access to the site was via:

Mode of transport	Total	Local area	Not local
Walking	34	29	5
Bus travel	3	2	1
Driving	54	30	24

Council's proposed future Community Bus Service will assist address this issue in the future.

Experience shows that community centres are most likely to succeed in attracting high levels of usage when as opposed to being just facilities for hire that they are actively programmed. Research indicates people do travel to indoor and outdoor venues in response to good programming even when such facilities are not close to them. Such programming could include programs such as English classes, gateway certificate courses related to TAFE qualifications, after school study groups and activities, playgroups for parents with young children, yoga, dance, exercise classes, arts classes such as pottery, ceramics, life drawing, support groups such as alcoholics anonymous, men's and women's support groups, a venue for parents with custody orders for supervised visits.

The venue has exhibited some success in hosting a variety of exhibitions over the past year and it is also proposed to seek arts funding to build on the current cultural program for new and emerging artists in the Strathfield area. This could also be expanded to offer cultural offerings such as a

**High Street Library and Community Centre Facility (Cont'd)**

spring time series of small low key outdoor concerts programmed in the adjacent park on a Sunday. Funding for an artist in residence program could also be considered and applied for.

To run such a diverse program requires good marketing and promotion and at least part time coordination from a staff member with the relevant programming experience and qualifications for such a role. Once a core program was established at the High Street facility this staff member could then also turn their attention to the programming of other Council facilities to maximize usage by members of the community.

The library usage is a valued function at the site for current users however its current operational model conflicts with the ability to run many of the programs mentioned above. Because of this, and the relatively low usage of this service it is proposed the traditional Library Service operational model be changed and be transitioned in the future to offering an automated borrowing locker (sufficient to cater to the current Library demand) through online borrowing.

Residents will be able to order books via Council's website online (from Council's online Library catalogue) for pick up from this site. Access will be provided to collect the books residents have requested through a swipe card. Access to PCs for public use would continue at the site for multiple use by user groups and members of the general public. This way of delivering the Library and Information Service would allow the High Street facility to be better utilized for the range of community activities mentioned above.

**Conclusion:**

The recommendations of this report call for a business case to be undertaken and brought back to a future Councillors Briefing Workshop around providing a new operational model to maximize the usage and benefit of the High Street Facility building to the local community for all aged groups and sectors of the community.

**FINANCIAL IMPLICATIONS**

A business case will need to consider the following financial implications. Current library staffing costs - \$174,687.76 per year (\$3,359.38 per week), Community Centre Coordinator costs, potential new income from hire and program fees and automated book collection / borrowing system capital cost (estimated at \$140,000) to be confirmed via a business case process. Any internal redesign costs also need to be considered

**ATTACHMENTS**

There are no attachments for this report.



**CS3                    CURRENT STATUS OF COUNCIL RESOLUTIONS**

**AUTHOR:**        James Ng, Corporate Services Manager

**APPROVER:**    Anthony Hewton, Director Corporate and Human Services

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**RECOMMENDATION**

*That the report on the current status of Council resolutions be noted.*

**PURPOSE OF REPORT**

To update Council on the status of previous Council resolutions.

**REPORT**

Attached is a summary of the outstanding and completed Council resolutions.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**ATTACHMENTS**

1. [↓](#) List of Outstanding and Completed Council Resolutions

# ATTACHMENT 1

OUTSTANDING COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
	10/04/18		COUNCIL MEETING 10.04.18	
1	10/04/18	10.1 Mayoral Minute No. 09/18 - ANZ Stadium	MINUTE NO. 63/18 1) That Council write to the NSW Premier, Gladys Berejiklian and the Sports Minister, Stuart Ayers, indicating Council's support for the State Government's announcement that ANZ Stadium at Olympic Park, will now be refurbished and not demolished as previously proposed. 2) That the correspondence includes: a) a restatement of Council's position that any funds saved from not demolishing the stadium should be allocated to local infrastructure priorities within 10km radius of the stadium. b) that Council be appraised of the stadium financials when available.	In progress.
2	10/04/18	14.2 Identifying Leash Free Areas – Councillor Blackmore	MINUTE NO. 68/18 1. That a report be provided to the June 2018 ordinary council meeting in relation to leash free dog areas. 2. That the report include but not limited to possible locations for 2 fenced leash free areas, feasibility and budgetary implications.	In progress.
3	10/04/18	14.3 Opening Up Sydney Water Vacant Land To Increase Green Space – Councillor Blackmore	MINUTE NO. 69/18 1. That a report be provided to the July 2018 ordinary council meeting in relation to the feasibility of opening up for access to the community Sydney Water owned vacant land in Strathfield Council LGA. i. That council write to Sydney Water about removing the fences to allow community access to the vacant land located in the middle of Fitzgerald Cres, Strathfield. ii. That council investigate the possibility of building on Sydney Water Vacant Land where it is appropriate and/or possible Children's play equipment, adult exercise equipment, a walking path, native trees and landscaping. iii. That council write to The Hon. Domenic Perrotti, Minister for Finance and Services in relation to our request for Sydney Water to open up these properties for community use. 2. That the report include but not limited to the feasibility and budgetary implications to Council.	In progress.
4	10/04/18	14.4 Improving Council's Customer Service – Councillor Blackmore	MINUTE NO. 70/18 1. That a report be provided to the June 2018 Ordinary Council Meeting in relation to the implementation of a fully accountable reference number system for Council's customer service. 2. That the report include but not limited to; current procedures, any planned improvements, the feasibility of implementing a Customer Relationship Management System to track from resident enquiry to completion, other effective systems that are currently in use in other councils including the use of the Snap, Send, Solve app (or similar) to support resident enquiries.	In progress.
5	10/04/18	14.5 Women's Community Shelter – Councillor Duggan	MINUTE NO. 71/18 1. That a report be prepared investigating the feasibility of the establishment of a Women's Community Shelter servicing the Strathfield LGA as an emergency safe haven (up to 3 months) for women who are homeless due to physical, emotional or sexual abuses, family breakdown, financial strife, domestic violence, mental health issues or lack of affordable housing or other factors.  MINUTE NO. 72/18 2. That Council convene a Women's Community Shelter Working Group committee consisting of two Council staff (one to be the convener), all interested Councillors and three to four community agency representatives (with appropriate experience and professional background relating to women's support services) to provide input into the feasibility report. This to include input into the steps/actions, funding sources required to operate a Women's Community Shelter successfully servicing the Strathfield LGA.  MINUTE NO. 73/18 3. That the Women's Community Shelter Working Group will have a sunset clause in its charter and only meet for the duration required for a feasibility report to be prepared. Council can consider further its ongoing status at this time.	In progress.
6	10/04/18	ID2 Improving Commercial Shopfronts	MINUTE NO. 78/18 1. That the report be received and noted. 2. That an amendment be prepared to Part J – Erection and display of Advertising Signs and Structures of Strathfield Council DCP 2005 to amend the: (i) Language provisions, including provisions for internal signage as outlined in the body of the report. (ii) Requirements for Window Signs as outlined in the body of the report. 3. That the amendment outlined in 2 above be placed on public exhibition in accordance with the requirements of the Act and Regulations. 4. That the Standard Conditions be updated to include the following additional condition for all signage applications: (i) All signage is to be displayed in the English language, with a direct or near direct translation into another language using smaller letters or characters. Where signage includes a translation into another language, this must not exceed more than 30% of the overall size of the English language text. 5. That a Fact Sheet be prepared similar to that included at Attachment 1 of the report and distributed to local businesses. 6. That a further report be presented to Council at the conclusion of the exhibition period.	In progress.
7	10/04/18	ID6 Improving Recycling	MINUTE NO. 82/18 That Council conduct community consultation on Ford Park and the Hudson Park car park being used as drop off points for large cardboard boxes and soft recyclable plastic packaging.	In progress.
	06/03/18		COUNCIL MEETING 6.03.18	
8	06/03/18	9.1 Mayoral Minute 04/18 - Quarterly Garden Award	MINUTE NO. 26/18 That Council: a. Reinstate its Strathfield Council Quarterly Garden Award commencing September 2018. b. The criteria, empaneling of judges and all associated logistics be delegated to the General Manager. c. That winners be presented with; i. A framed certificate ii. A \$100 voucher from an appropriate small business operating within the LGA iii. That a photo of the winning garden be displayed in Council's Customer Service area and eNews provided that the winner consents. d. That the presentation of the award be made at the following month's Ordinary Council meeting and that a standing item be introduced to the council agenda reflecting this.	In progress.



OUTSTANDING COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
9	06/03/18	9.4 Mayoral Minute 07/18 - Amendment to the Strathfield Council Subdivision Planning Controls	MINUTE NO. 29/18 1. That Council discuss at an upcoming workshop: (i). Council's subdivision code being amended to requiring the positive street frontage of any lots to be created by subdivision be at least 15.24m (ii). The amendment only affect property in R2 zones 2. Amendments be publically exhibited for 28 days. 3. A report be prepared for Council following public exhibition.	In progress. To go to Councillor Workshop
10	06/03/18	12.6 Protection of Residential Areas From the Impacts of Industrial Adjacent Land Use – Councillors Blackmore and Hall	MINUTE NO. 37/18 THAT: 1. Council prepares a report for the July 2018 Ordinary Council Meeting in relation to steps Council can take, such as land use review, to protect residential areas from adverse impacts of adjacent industrial land use. 2. The report to include but not limited to benefits to the community, appropriate zoning mix to minimise loss of employment land and the detailed process that needs to be followed.	In progress.
11	06/03/18	12.7 Introduction of a Intra-Commuter Service – Councillors Hall and Pensabene	MINUTE NO. 38/18 1. That a feasibility report be prepared on the introduction of a reliable, frequent, hail and ride Intra-commuter service that will encourage our residents to shift from single occupancy car journeys, and improve access for residents with limited mobility travelling to local centres, schools, and inter regional transport nodes. 2. That the report take into account the whole Strathfield LGA. 3. That the report also consider a service that complements the existing service by the ACU.	In progress.
12	06/03/18	ID6 Parramatta Road Urban Design DCP	MINUTE NO. 52/18 1. That Council prepare an amendment to the Strathfield Development Control Plan No 20 – Parramatta Road Corridor Area which includes the principles and key design outcomes as identified in the Urban Design Study prepared by consultants. 2. That the amendment to the Strathfield Development Control Plan No 20 – Parramatta Road Corridor Area be prepared for public exhibition.	In progress.
13	06/03/18	Urgent Business - Proposed Development at the Old Homebush Theatre and Adjacent Sites	MINUTE NO. 56/18 1) In consultation with the Governing Body Council write to the NSW Planning Minister and Sydney Eastern City Planning Panel and: a) Outline our concerns regarding the change of height and density currently being requested by property developers operating in the Parramatta Rd corridor. b) Note that the new heights being proposed set a precedent for the area. c) Request that current maximum height level and floor space ratio be maintained until such time as the full impact of this change in height and density in the Parramatta Rd corridor can be considered. d) Request that a whole of precinct plan be developed which would consider all the potential developments being proposed along the Homebush corridor of Parramatta road and the impact on: traffic congestion, solar access, Westconnex ventilation tower, local schools, public transport system, waste services, air pollution, water services etc. e) Advise there is significant concern regarding the current rate of development in this precinct and likely impact on our community. 2) Council promote and convene an urgent resident forum/Q&A in the Strathfield Town Hall to: a) enable residents to be fully informed of the property developments/high density currently being proposed in the Parramatta Rd, Homebush precinct. b) explain to residents the planning process and council involvement / versus NSW Government involvement via Planning Panels. c) facilitate a Q & A session for residents. d) capture resident feedback regarding over-development in our area. e) invite residents to further workshop the council's approach to overdevelopment in smaller working groups to be held at Strathfield Library.	In progress.
	06/02/18		<b>COUNCIL MEETING 6.02.18</b>	
14	06/02/18	9.1 Mayoral Minute No. 01/18 - Affordable Housing	MINUTE NO. 2/18 That Council's Development Control Plan be amended to include a compulsory percentage of 30% of Affordable Housing.	In progress.
15	06/02/18	9.2 Mayoral Minute No. 02/18 – Street Tree Audit	MINUTE NO. 3/18 That Council provides the following: a. Within the next 90 days do an audit of all its street trees b. This audit to include; i. Health and shape of existing trees with a view to replacing all unhealthy and severely misshapen trees ASAP, with minimum 100 litre size. ii. Existing canopy with a view to improving public safety and street lighting penetration as appropriate iii. Identification of all missing street trees with a view to replacing all missing trees with appropriate species of minimum 100 litre size. Definition of 'missing tree' to include 1. Each distinct parcel of land to have minimum 1 street tree (acknowledging some council verges such as in commercial areas may not be appropriate for street tree planting) 2. At least one tree planted every for every 20 lineal meters of verge iv. This initiative to include industrial areas, as appropriate v. That council allocates sufficient resources to ensure that newly planted trees survive, and that trees which 'go missing' are replaced. c. Once the audit is complete, that findings be instigated as a matter of priority, but certainly in time for the commencement of Spring 2018 d. That audit findings be reported back to council at the earliest possible opportunity.	In progress.
16	06/02/18	12.2 Street Libraries – Councillor Blackmore	MINUTE NO. 8/18 THAT: 1. Council provide a Report at the May Ordinary Council meeting regarding the establishment of a Street Libraries initiative in the Strathfield Council area. 2. The Report should include, but not limited to: a) The feasibility of Strathfield Men's Shed or any possible community organisations that could construct the Street Libraries. b) The feasibility of the books in the Street Libraries being stocked by the discarded books from Strathfield Library and resident donations. c) The financial implications for subsidising this program. d) The best design of the Street Libraries for durability and aesthetics. e) The potential number of street libraries and their locations.	In progress. Report to June Ordinary Council Meeting.



OUTSTANDING COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
17	06/02/18	12.6 Underwood Road / Westconnex Stack Emissions – Councillor Duggan	MINUTE NO. 12/18 THAT: 1. Council engage an appropriate, independent expert to carry out an assessment of the (unfiltered) ventilation facility/emission stack located in Underwood Road, Homebush. 2. Council and the independent expert to liaise with Inner West Council on the technical information it has or is developing on the impact of WestConnex ventilation stacks. 3. That a report be provided to Council within 3 months including any relevant information regarding the emission stack and specifically: • A statement regarding the safety to our community of unfiltered emissions • The nature of emissions • Any potential risks to residents or local area in particular school age children as there are several schools in the vicinity • Any potential risk to future residents who will be located in high density housing in the Homebush area as part of the area as part of the NSW Government's 'Planned Precinct' policy. • Air quality assessment criteria used by the NSW state government • The report should also consider the increase in the height of developments planned for the Homebush and Strathfield area (e.g. Columbia Lane development at 80 m) and whether this height change increases risk to local residents	In progress.
18	06/02/18	CS1 Confidential Senior Staff Matter	MINUTE NO. 24/18 1. That the Governing Body note and thank Mr Hewton's recommendation regarding the recruitment of a General Manager. 2. That following discussion it is recommended that the following process will be followed in relation to the recruitment of a GM: 1) The governing body endorses the process of recruitment as outlined in the Guidelines for Appointment and Oversight of General Managers. 2) That the governing body consisting of 5 Councillors, Deputy Mayor and Mayor comprise the selection panel for the General Manager position. 3) The governing body agrees that an external recruitment is engaged to conduct the selection exercise. 4) The governing body note the proposals submitted by Local Government Services Management Solutions and McArthur Best People. 5) The governing body request an additional recruitment company (with Local Government executive recruitment experience) is invited to submit a proposal to facilitate the recruitment process. 6) The governing body meet and agree on criteria for the selection of a recruitment company e.g. Value for money, relative experience, referees, expectations, panel communication, proposed methodology, professionalism, and anticipated timeline may all form part of the decision making process. 7) The selection panel plans a discussion with Local Government Services Management Solutions, McArthur Best People, and the additional recruitment company to establish who best meets the agreed selection criteria. This will also provide an opportunity for councillors to clarify the process and ask any questions regarding our expectations and how the selection process would be managed. 8) Councillors decide which company will conduct the selection process and the reasons will be documented together with the selection criteria used. 9) Successful company is notified. 10) The selection panel invites the successful Company in to further discuss the process, expectations and other recruitment related issues. 11) Recruitment exercises commences. 12) It is important for probity and transparency purposes that the selection panel is invited to all meetings conducted with the successful recruitment company.	In progress.
	05/12/17		COUNCIL MEETING 5.12.17	
19	05/12/17	9.6 Mayoral Minute No. 28/17 - Hudson Park Golf Course and Driving Range	MINUTE NO. 204/17 1. That staff prepare a report on the levels of usage and finances to do with maintaining and operating Hudson Park Golf Course and Driving Range (this in view of State Government's Greener Places Plan page 20 which requires Councils to examine opportunities for better and greater use of its open space). 2. That the report acknowledge that the built environment will not change and will be in keeping with park land and green open space.	In progress.
20	05/12/17	12.12 Small Business Forum	MINUTE NO. 221/17 1 That in February 2018 Council facilitate and hold information and discussion forums for small business owners to allow business owners an opportunity to share concerns, ideas for economic growth and revitalisation in each shopping precinct. 2 That Council report back to the governing body on issues raised.	In progress.
	07/11/17		COUNCIL MEETING 7.11.17	
21	07/11/17	12.7 Strathfield Leisure Centre Feedback	MINUTE NO. 176/17 THAT: 1. Council seek feedback from the residents and ratepayers on their support for Council to construct a Leisure Centre in the Strathfield Council Area. 2. Residents are to be notified that Council is seeking feedback via the Council's weekly e-news and on Council's web site. 3. The deadline for Feedback is 30 June 2018. 4. The feedback is to seek answers to: a) Do you support Council building a Leisure Centre in the Strathfield Council Area? YES/NO? b) In which area of Strathfield LGA do you think the Leisure Centre should be built? 5. A Report on the Feedback received to be presented at the August 2018 Workshop Meeting. 6. The Report to include, but not limited to, the total number of responses, the number in support or against a Leisure Centre and the suggested locations. 7. A survey to include a description of usual facilities at an indoor sports centre/leisure centre and an option to choose which sports they would like there.	In progress.

OUTSTANDING COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
	03/10/17		COUNCIL MEETING 3.10.17	
22	03/10/17	11.2 Draft Plan of Management for Community Lands	<p>MINUTE NO. 155/17</p> <p>That:</p> <p>1. In accordance with the Local Government Act, 1993, Council provide any Report(s) prepared with regards to the Draft Community Lands Plan of Management, including providing a detailed summary/analysis of the submissions received from the period ending 22 June 2017.</p> <p>2. In the event that such Report(s) are still pending, then these Report(s) as detailed above be prepared and presented to Council within 2 months.</p> <p>3. A workshop be held prior to the December ordinary Council meeting to appraise Councillors on Councils Plans of Management for community land.</p> <p>4. A presentation be made to Councillors, prior to the November Council Meeting, that includes but is not limited to detailing how the process complied with Section 36 (Preparation of draft plans of management for community land) and section 40A (Public hearing in relation to proposed plans of management) of the Local Government Act 1993.</p> <p>5. That Council prepare a new Plan of Management, for each of the individual 17 parcels of Community Land listed in the recently exhibited "Draft Plan of Management for Community Lands". The Plan of Management has to be prepared in accordance with Section 36, Section 40A and Section 44 of the Local Government Act 1993.</p>	In progress. To be discussed at Councillor Workshop.
	01/08/17		COUNCIL MEETING 1 AUGUST 2017	
23	01/08/17	11.1 Notice of Motion - CONFIDENTIAL - Strategic Asset Acquisition	<p>MINUTE NO. 136/17</p> <p>It is recommended that Council include in its forward budgets, to be funded from s94 funds seek, to acquire land that is contiguous or in close (less than 100m) proximity to council parks, with a view to converting the premises to community centres and that a report to council be prepared within 6 months.</p>	In progress.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
24	10/04/18	14.1 Reviewing Developer Contributions – Councillor Blackmore	MINUTE NO. 67/18 1. That a review of Council's Section 94 plan be conducted at the next Councillor workshop. 2. That a report be provided at the Councillor workshop in relation to our current fees and uses for section 94 contributions.	Report completed and submitted to Councillor Workshop 24/4/18.
25	10/04/18	ID1 Population Growth in the Strathfield Council LGA	MINUTE NO. 77/18 1. That the report be received and noted. 2. That further information be provided on the potential impacts of increased population density as per item 2. 3. That Council compare current development proposals, development applications and other known changes in population with the forecast population, household and dwelling information provided by the Greater Sydney Commission.	Completed. Submitted to Councillor Workshop 24/4/18.
26	10/04/18	ID4 Community Gardens for Homebush West Area	MINUTE NO. 80/18 That the proposal for the establishment of Community Gardens be the subject of a future Councillors workshop.	Completed. Submitted to Councillor Workshop 24/4/18.
27	10/04/18	ID3 Increasing Tree Planting in Nature Strips	MINUTE NO. 79/18 That Council allocate funding for increased tree planting in Nature Strips in conjunction with Council resolution Mayoral Minute 02/18 Street Tree Audit.	Completed. Funding allocated.
28	10/04/18	ID5 Improving Streetscapes Near Homebush Station	MINUTE NO. 81/18 That Council implement the litter reduction strategy as detailed in this report regarding improving streetscapes near Homebush Station.	Completed. Strategy being implemented.
29	10/04/18	CS2 Current Status of Council Resolutions	MINUTE NO. 74/18 1. That the report on the current status of Council resolutions be noted. 2. Council receives a progress report at an upcoming workshop on 11.2 Draft Plan of Management for Community Lands (minute no. 155/17).	Completed. To be discussed at Councillors Workshop 24/04/18 (see resolution no. 155/17.)
30	10/04/18	CS4 2018 National General Assembly of Local Government	MINUTE NO. 76/18 1. That Councillors determine any Notices of Motion for submission to the 2018 National General Assembly of Local Government. 2. That Councillors Hail, Doueihi, Pensabene and Duggan represent council at the 2018 National General Assembly of Local Government. 3. That Deputy Mayor Nella Hall be the voting delegate for the 2018 National General Assembly of Local Government.	Completed. Registration undertaken.
31	10/04/18	CS1 Community User Facilities Hire Agreement	MINUTE NO. 61/18 1. That Council approve the introduction of a Community User Facilities Hire Agreement. 2. That there be a community workshop with all existing and potential users so that a draft form can be presented and discussed.	Completed. Workshop held 19/04/18.
32	06/03/18	12.2 Improving Recycling – Councillor Blackmore	MINUTE NO. 33/18 That: 1. A report be provided to the April Ordinary Council meeting in relation to: a) Strathfield Council providing quarterly Drop Off Point/s for large cardboard boxes and soft recyclable plastic packaging. b) The feasibility placing the cardboard recycling and packaging drop off and EPA Chemical Clean Out Day on the waste calendar. 2. The report should include but not limited to suitable locations, benefits to the community, any rebates/grants council can receive and what discount on our recycling waste charges council will get if any due to the introduction of the return and earn scheme.	Completed.



COMPLETED COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
33	10/04/18	GM1 Strathfield Council Community Strategic Plan	<p>MINUTE NO. 60/18</p> <p>That:</p> <p>1. pursuant to section 402 (1-7) of the Local Government Act 1993 (the Act), Strathfield Council place the draft Community Strategic Plan, 'Strathfield 2030' (the Plan), on exhibition in accordance with the requirements of the Act and note that the Plan was reviewed and developed following extensive and detailed community engagement since the September 2017 Council election;</p> <p>2. pursuant to sections 403 (2) of the Act, place on exhibition, in accordance with the requirements of the Act, the draft Resourcing Strategy including the ten year Long Term Financial Plan and Asset Management Plans and three year Workforce Management Strategy, as required as part of its Community Strategic Plan 'Strathfield 2030';</p> <p>3. pursuant to sections 404 (1-5) of the Act, place on exhibition, in accordance with the requirements of the Act, its Delivery Program that details the principal activities to be undertaken by Council to implement the strategies set out by the Community Strategic Plan 'Strathfield 2030';</p> <p>4. pursuant to sections 405(1-6), 532, 610B-610F, 706(2) of the Local Government Act 1993 and clause 201(1) of the Local Government Regulation 2005, place on exhibition, in accordance with the requirements of the Act, its one year Operational Plan 2018-19, which details financial resourcing for the forward periods,</p> <p>5. Council, place on exhibition, in accordance with the requirements of the Act, the Ordinary Rate to comprise a base rate and ad valorem rating structure for both Residential and Business categories of rates on all rateable land for 2018-2019, as set out in this Report; and note that an increase rates income by 2.3% in 2018-2019 in accordance with the permissible rate increase set by IPART.</p>	Completed. Placed on public exhibition.
34	06/03/18	12.5 Improving Streetscapes Near Homebush Station – Councillor Blackmore	<p>MINUTE NO. 36/18</p> <p>That Council provide a report to the April 2018 Ordinary Council Meeting in relation to:</p> <p>a) The provision of additional regularly serviced rubbish and recycling bins along The Crescent and Loftus Crescent, Homebush within 100 metres of the Station entry &amp; exits.</p> <p>b) An increase in frequency of street cleaning services in Burlington Road, between Homebush Road and Meredith Street and Homebush Road between The Crescent and Abbotsford Road to weekly.</p> <p>c) Council providing educational information to residents about the potential fines for illegal dumping and the clean up services available to residents.</p> <p>d) Council's enforcement capability to Strata Corporations for breaches by residents within a strata block for breaches in front of their Strata block.</p> <p>e) Provision of temporary CCTV cameras.</p> <p>f) That educational Street Stalls be included in the report.</p>	Completed.
35	06/03/18	12.8 Community Gardens for Homebush West Area – Councillor Blackmore	<p>MINUTE NO. 39/18</p> <p>THAT:</p> <p>1. A report be provided to the June 2018 Ordinary Council Meeting on the establishment of two (2) Community Gardens in the Homebush West area in the Strathfield LGA.</p> <p>2. The report should include, but not limited to, cost of establishing the gardens, suitable locations and usage of the Elva Street community garden.</p>	Completed.
36	06/03/18	9.3 Mayoral Minute 06/18 – Clean Up Australia Day	<p>MINUTE NO. 28/18</p> <p>That Council:</p> <p>a. Thank and congratulate the community who volunteered and did a wonderful job on Clean Up Australia Day in Strathfield last Sunday and at Austin Park in particular.</p> <p>b. Give a vote of appreciation to the Hon. Scott Farlow MLC for supporting and encouraging our community in their clean up effort.</p> <p>c. Note that I will write and thank individual volunteers personally for their civic work on Clean Up Australia Day.</p> <p>d. That Council notes the work of staff in coordinating and running the event, including on the actual day of the event (Sunday 4th March).</p>	Completed.



COMPLETED COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
37	06/03/18	CS4 Code of Meeting Practice	MINUTE NO. 43/18 That the draft amendments to the Code of Meeting Practice be adopted.	Completed.
38	06/03/18	9.5 Mayoral Minute 08/18 – Street Waste and Access Issues in Courallie Avenue Precinct	MINUTE NO. 30/18 1. That Council re-establishes a collaborative working party to deal with litter, waste and access issues in the area bounded by Centenary Park, Parramatta Road, Flemington Markets and Arthur Street. 2. That members of the working party include but not be limited to: a. Representatives from Flemington Markets b. Residents from the Courallie Ave precinct c. Representatives from the Richmond Rd Industrial precinct d. Representatives from RMS e. All interested Councillors 3. That the Terms of Reference of the Working Party specifically include Council's desire for the east/west pedestrian tunnel to be kept open.	Completed.
39	06/03/18	ID2 Cricket Practice Nets	MINUTE NO. 48/18 1. That Council note this report and allocate funding from Section 94 for the installation of Cricket Practice Nets at Bressington Park, Cooke Park and Freshwater Park. 2. That Council also consider the installation of Cricket Practice Nets at Bark Huts Reserve. 3. That Council provide by way of public exhibition an opportunity for resident feedback on the installation of Cricket Practice Nets at Bark Huts Reserve.	Completed.
40	06/03/18	ID4 Tree Canopy Policy	MINUTE NO. 50/18 1. That the draft Tree Canopy Policy be adopted. 2. That Council seek once more an urgent meeting with Ausgrid to discuss its tree trimming policy.	Completed.
41	06/03/18	ID8 - ACU Green Travel Plan and ACUvMinister for Planning & Infrastructure and ANOR	MINUTE NO. 54/18 1. That Council receive and note the report. 2. That the RPS for the ACU Precinct be referred to a Councillor workshop.	Completed. Submitted to Councillor Workshop 24/4/18.
42	06/03/18	CS6 Shared Internal Audit Services	MINUTE NO. 45/18 That Council seek to enter into a shared internal audit services agreement with Ku-ring-gai, North Sydney, Mosman, Lane Cove, Hunters Hill, and any other interested Councils.	Completed.
43	06/03/18	ID5 Powells Creek Bike and Walking Track	MINUTE NO. 51/18 1. That the continuity for extending the Cycleway from Parramatta Road to Strathfield Station be further investigated. 2. That a further report be provided to a Councillor workshop.	Completed.
44	06/03/18	12.3 Friends of Strathfield & High Street Library Group – Councillor Duggan	MINUTE NO. 34/18 THAT: 1. A report be provided to Council at the May 2018 Ordinary Council Meeting on establishing a "Friends of Strathfield & High Street Library" group and that the report include the following: • Background on the potential benefit to council and community • An outline of what other councils do to support activities in this area • Steps which would be required to support the establishment of such a group • Ongoing resources required to support such a group e.g. promotional material, suitable meeting space, administration support and (reasonable) costs incurred 2. The established group be involved in writing its charter.	Completed. Report prepared for May meeting.
45	06/03/18	9.2 Mayoral Minute 05/18 – Free Mulch for Residents	MINUTE NO. 27/18 That Council provides the following: a. That Council provide two (2) appropriate pick up points for residents to access any excess tree mulch which Council produces from its activities. b. That this initiative be advertised on a regular basis in the Mayoral Column, eNews, and elsewhere as appropriate.	Completed. Report prepared for May meeting.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
46	06/03/18	12.4 Landscape Gardening – Councillor Hall	MINUTE NO. 35/18 That Council investigate and report on a rollout of potential landscape gardening for the beautification of the following LGA Precincts: • Water St (Bridge) South Strathfield • Dean St South Strathfield • Cave Road – Shopping Precinct • Industrial areas of Cosgrove Road and Madeline Street.	Completed. Report prepared for May meeting.
47	06/03/18	CS3 Quarterly Budget Review as at 31 December 2017	MINUTE NO. 42/18 1. That the Budget Review Statement as at 31 December 2017 be received and adopted. 2. That Council hold a Quarterly Budget Review Workshop each quarter before adoption of the report.	Completed.
48	06/03/18	CS1 HSC Art Exhibition 2018	MINUTE NO. 40/18 1. That Council note the success of the HSC Art Exhibition 2017, and thanks all staff who contributed to making the event a success. 2. That Council endorse continuation of the HSC Art Exhibition in 2018 to be held from 29 November- 4 December 2018. 3. That funds of \$15,000 be considered for allocation in the 2018/19 budget for this purpose.	Completed.
49	06/03/18	ID7 Draft Biosecurity Policy (Weeds)	MINUTE NO. 53/18 That the draft Biosecurity Policy (Weeds) be adopted.	Completed.
50	06/02/18	12.7 Planned Precincts – Councillor Duggan	MINUTE NO. 13/18 THAT: 1. A report be provided to Council by May Council meeting on exactly how many additional residents will be moving into our LGA under the NSW State Government's "Planned Precinct Policy" in the next 3, 5, 10 years to enable Council to understand the impact of the changes on its local government area and to plan and advocate for services and resources for the exponential increase in population in the area. 2. The report include specific details on the potential impact of this increased population density on: • Local schools • Public transport system • Increased traffic volume / pressure on existing road system / increase in air pollution • Existing residents and the undemocratic process of Planned Precincts including the rezoning of existing residential housing stock for high density & high rise development • Protected existing community identity and local heritage • Housing diversity – disappearance of single dwelling family homes • Water services • Electricity services • Internet service and internet speed • Drainage and guttering services • Council waste services • Greenspace • Traffic accidents • Sporting and recreational facilities • Access to Community facilities including libraries, meeting rooms, sports, and • Any other council service potentially impacted.	Completed.
51	06/02/18	12.9 Roundabout at Rochester Street and Burlington Road – Councillor Doueiri	MINUTE NO. 14/18 THAT: 1. The Traffic Committee investigate and report back to Council on the feasibility of a roundabout with plantings at the corner of Rochester Street and Burlington Road Homebush. 2. The report to incorporate any potential loss of parking.	Completed.

COMPLETED COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
52	06/02/18	12.1 Improving Commercial Shopfronts – Councillor Blackmore	MINUTE NO. 7/18 THAT: 1. A report be provided to the April Ordinary Council Meeting outlining: a) Council's guidelines in relation to foreign language translations on/in commercial premises including internal and external signage and any other translated text inside or outside of the commercial premises. And what impacts if any that a removal of/or reduction in the size of foreign translation would have. b) Council's guidelines for percentage of window coverage for advertising signage and how a reduction can positively impact safety, security and aesthetics. c) Shopfront cleanliness guidelines and what Council is doing to ensure compliance. d) Council guidelines in relation to temporary window posters/signage. And what impacts if any banning external temporary posters/signage would have.	Completed.
53	06/02/18	12.12 Urban Design Committee – Councillor Hall	MINUTE NO. 17/18 That the next planning policy working party meeting discuss formation and terms of reference of an urban design committee to design, consult, and oversee the design of the Strathfield LGA Precincts.	Completed.
54	06/02/18	12.3 Current Charges for use of Council Facilities – Councillor Pensabene	MINUTE NO. 9/18 THAT: 1. Council provide a report which outlines the current charges for use of Council facilities by the general public. 2. The report list each Council owned facility and the current charges, and should include: - Parks - Community Rooms - Libraries - Town Hall - All other Strathfield Council facilities which can be hired by the community 3. Council look to introduce a "reduced fee" scheme for community groups who are performing a service to our community and who may suffer financial hardship if commercial rates apply. As these groups are providing a community service, Council should look to encourage and support these activities by offering a reduced or pro bono rate that is equitable (e.g. nominal rent towards electricity or other Venue costs).	Completed.
55	06/02/18	12.4 Reclaiming Community Car Parking at Strathfield – Councillor Blackmore	MINUTE NO. 10/18 THAT: 1. Council be furnished with a detailed Report, at the May 2018 Council Meeting, on the history of the Community Car Park located at the site of Strathfield Plaza at 9 – 11 The Boulevard, Strathfield. The Report to include, but not limited to: a) The total number of car parking spaces to be provided to the community in the Car Park as per the Lease agreement. b) The total number of parking spaces Memo Corporation privately leases in the Car Park and the total annual income they receive from the leased car parking spaces. c) A copy of the original agreement for the provision of public car parking spaces. 2. Council write to the current NSW Transport Minister, the Hon Andrew Constance MP demanding when the car parking spaces in the Railway Car Park at Strathfield Station will be released to the community as announced by the then NSW Transport Minister, Gladys Berejiklian on the 20th May 2014 in the Media Release titled "1200 Staff parking spaces handed back to train customers at almost 100 stations"	Completed.

COMPLETED COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
56	06/02/18	12.5 Vertical Gardens – Councillor Pensabene	MINUTE NO. 11/18 THAT: 1. Council report on the cost structure and viability of installing vertical gardens as appropriate on walls which are regularly subject to graffiti. 2. In the spaces where vertical gardens are not appropriate e.g. tunnels, two solutions could be considered: a) artificial gardens to be installed b) a competition called by Council for artists in the area to produce a work of art in keeping with the heritage of Strathfield, but only in areas where there is no sunlight.	Completed. Report prepared for May meeting.
57	06/02/18	12.10 Council Tendering – Councillor Duggan	MINUTE NO. 15/18 THAT: 1. The General Manager organise an information session for councillors covering council procurement and tendering processes. 2. Councillors to be provided with: a) an overview of council procurement and tender processes b) a copy of all documentation on tenders and procurement with a value of > \$150,000 for the financial years 2015/2016, 2016/2017 & 2017/2018 (year to date) and any anticipated tenders or procurement for the balance of this financial year c) information on relevant delegation for procurement and tendering and any changes to delegations in the past 3 financial years.	Completed.
58	06/02/18	12.11 Toilet Facility at Chain of Ponds Reserve, Cave Road – Councillor Hall	MINUTE NO. 16/18 That Council investigate and report on the feasibility and demand for a public toilet facility in the Chain of Ponds Reserve, Cave Road vicinity, given its usage as a pit stop for cyclists and the burden that this places on local shops to provide toilet facilities.	Rescinded.
59	06/02/18	ID1 Street Sweepers	MINUTE NO. 20/18 THAT: 1. Council notes and endorses the issuing of the Street Sweeping Calendars and the alternative solutions to allow more effective cleansing of Strathfield Streets. 2. The calendar sent to residents in January 2018 be reproduced in the next Council page in the Inner West Courier with an appropriate notation.	Completed.
60	06/02/18	9.3 Mayoral Minute No. 03/18 – Residual Land	MINUTE NO. 4/18 THAT: a. Council to write to and seek meetings with; 1. The Hon Stuart Ayers MP Minister for WestConnex 2. Mr Ken Kanofski Chief Executive RMS 3. Mr Peter Gemell Executive Director (Motorways) RMS 4. Mr Peter Brecht, Chair, Sydney Motorway Corporation to discuss Council's concern that land notated as "Residual Land" on P45 and P46 on the document titled: WestConnex M4 East (Urban Design and Landscape Plan) Prepared by: HASSELL LTD <a href="https://www.westconnex.com.au/sites/default/files/Part%201%20-%20pg1-104%20M4E-HSL-00-100-PL-Design%20and%20Landscape%20Plan-D-05%5BLowRes%5D.pdf">https://www.westconnex.com.au/sites/default/files/Part%201%20-%20pg1-104%20M4E-HSL-00-100-PL-Design%20and%20Landscape%20Plan-D-05%5BLowRes%5D.pdf</a> should be returned to the community by way of open space. b. The Member for Strathfield, Member for Drummoyne and the Minister for Roads be cc'ed in the correspondence.	Completed.



## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
61	05/12/17	12.3 Increasing Tree Planting in Nature Strips	MINUTE NO. 213/17 1 That Council provide a Report to the April 2018 ordinary council meeting on the cost of identifying locations and planting of additional appropriate trees in Strathfield Council Areas. 2 That Council take into account the Ausgrid infrastructure in considering this initiative. 3 That in providing the report Council officers consider: a. TEC advice b. Hotspots c. Nature strips d. Parks e. Fence lines f. Other planting programs That Council also consider species, heights, the main purpose, whether the habitat requires beautification, screening, noise abatement, shade.	Completed.
62	05/12/17	9.11 Mayoral Minute No. 33/17 - Revised Strathfield Consolidated Development Control	MINUTE NO. 208/17 That council places: 1 Draft Part A of the Revised Strathfield Consolidated Development Control Plan – Dwelling Houses and Ancillary Structures, and 2 Draft new Part R - Subdivision Development Control Plan on public exhibition for 90 days in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning Regulation 2000 including in the e-News, Inner West Courier, Council website, direct mail, and other social media channels used by Council. And following their exhibition, a report to council be prepared on the submissions received for the Council's further consideration.	Completed.
63	05/12/17	ID4 Value Sharing Contributions Plan	MINUTE NO. 229/17 That the draft Value Sharing Policy as attached be exhibited for 90 days. That residents be informed by direct mail out of this draft policy.	Completed.
64	05/12/17	12.11 High Street Library	MINUTE NO. 220/17 That Council investigate and report by the end of term 1 of the 2018 school year on possible complimenting uses for the High Street Library Rooms for preschool playgroups, early education learning, and after school homework groups for k to year 6 and any other uses for children under 12 years.	Completed. Report prepared for May meeting.
65	05/12/17	12.7 Christmas Trees in Strathfield's LGA	MINUTE NO. 217/17 That: 1. Council be congratulated for the installation of the Christmas trees in Strathfield, Homebush and outside Council Chambers. The feedback from the Residents has been overwhelming in favour. 2. Council consider Christmas Trees for the Homebush West, Cave Road and South Strathfield precincts for 2018. Trees in these smaller areas don't have to be the same size; however, our residents will all feel included in our Christmas Spirit.	Completed.
66	05/12/17	12.5 Strathfield HSC Fashion Design Show and Awards	MINUTE NO. 215/17 That Council provide a Report on expanding the current HSC Art Exhibition to incorporate Design and Technology creations.	Completed.
67	05/12/17	12.15 Amendment to Code of Meeting Practice	MINUTE NO. 222/17 That: 1. Council prepare an amended Code of Meeting Practice which incorporates the Open Forum as part of the formal Council meeting. 2. That Council incorporate in to its standing meeting order an item called Questions with Notice. 3. Council give 28 days public notice of the draft amended code.	Completed.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
68	05/12/17	12.8 Eastern End of The Crescent	MINUTE NO. 218/17 That: 1. As soon as practicable Council investigate the eastern end of The Crescent for debris, rubbish and landscape gardening for the beautification and cleanliness of the area. 2. Council report back on the current timetable for the removing of rubbish and debris along the sidewalk of The Crescent, including the current timetable for gardening and mowing.	Completed.
69	05/12/17	9.5 Mayoral Minute No. 27/17 - Powell's Creek Bike and Walking Track	MINUTE NO. 203/17 That a report be prepared to inform Council what needs to be done to extend the Powell's Creek Bike and walking track to Strathfield Station, including potential compulsory land acquisitions and status of land contributed by Columbia Lane development (immediately to the west of the canal).	Completed.
70	05/12/17	5.1 100th Birthday - Mrs Elsa Rosa Winton	MINUTE NO. 196/17 That Council write to Mrs Elsa Rosa Winton to congratulate her on her 100th birthday and present her with a floral arrangement.	Completed.
71	05/12/17	9.1 Mayoral Minute No. 23/17 - Mayoral Column on Light Rail	MINUTE NO. 200/17 That as per Mayoral Column on Inner West Courier on Tuesday 31 October 2017 in relation to light rail, Council raise concerns with and call on the NSW State Government to revisit this announcement and also seek a meeting with the Transport Minister at the earliest opportunity to have this decision reviewed.	Completed.
72	05/12/17	9.2 Mayoral Minute No. 24/17 - Resident Parking Scheme Permit and Visitor Permit	MINUTE NO. 201/17 That Ismay Ave precinct RPS be extended from its current closing date of 31/12/17 to 31/12/19.	Completed.
73	05/12/17	9.3 Mayoral Minute No. 25/17 - Speed Limit at Emergency Incident Sites	MINUTE NO. 202/17 That Council write to the NSW Premier; the NSW State Minister for Roads, Maritime and Freight; Roads and Maritime Services; and the State Member for Strathfield to support changes to legislation to implement a speed limit of 40 kilometres per hour at emergency incident sites.	Completed.
74	05/12/17	9.9 Mayoral Minute No. 31/17 - ANZ Stadium at Olympic Park	MINUTE NO. 207/17 That: 1. Council write immediately to the NSW State Premier, Gladys Berejiklian and Sports Minister, Stuart Ayres asking the government to review its decision to demolish ANZ stadium at Homebush to demolish and rebuild. 2. The money saved be allocated in any proportion the government sees fit to; a) Local councils within a 10km radius of ANZ stadium to be spent exclusively on upgrading local sporting facilities b) Local public schools within a 10km radius of ANZ stadium so as to reduce the number of demountable classrooms within our public schools c) Further upgrading of the Concord Hospital d) Improvements to congested intersections on our road network e) That the correspondence be carbon copied to the mayors of Cumberland, Parramatta, Ryde, Canada Bay and Burwood Councils asking them to consider sending similar correspondence	Completed.
75	05/12/17	ID2 Fraser Street Lighting	MINUTE NO. 227/17 That: 1. Council request AUSGRID to prune back existing trees along Fraser Street to aid street light penetration. 2. Council facilitate the supply and installation of an additional two(2) street lights to existing timber power poles along Fraser Street.	Completed.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
76	05/12/17	9.8 Mayoral Minute No. 30/17 - EPA Amendment Bill 2017, Complying Development and Certifiers	MINUTE NO. 206/17 1. That a report be provided to the February 2018 Ordinary Council meeting on the implications of compliance changes (see Rationale below) to the complying development pathway within the EPA Amendment Bill 2017. Further that the report looks at how the amended Act addresses the role of appointment of certifiers within the development process. 2. That the report include relevant background information on issues relating to the certification industry, and in particular in relation to the Strathfield LGA. 3. That in preparing the report officers take note of the relevant motions discussed at the Local Government NSW Conference held in December 2017.	Completed.
77	05/12/17	12.9 Street Sweepers	MINUTE NO. 219/17 1 That Council review and report on the current street sweeping timetable for the Strathfield LGA and that Council report on a possible method for the distribution of the timetable to residents. (This will allow residents to move their motor vehicles and allow thorough and productive cleaning of the streets). 2 That Council also investigate alternate methods of street sweeping used by other Councils.	Completed.
78	05/12/17	9.7 Mayoral Minute No. 29/17 - Australian Citizenship Affirmation in 2018	MINUTE NO. 205/17 That Council include a short Australian Citizenship Affirmation Ceremony as part of its 2018 Australia Day Event.	Completed.
79	05/12/17	CS3 Council Recess	MINUTE NO. 224/17 1. That Council is in recess from the conclusion of the Traffic Committee Meeting of 19 December 2017 until Monday 8 January 2018. 2. The Mayor exercises delegated authority during this recess in accordance with the Local Government Act 1993 and current Strathfield Council Delegations of Authority, Mayors, Deputy Mayors, Committees and General Managers. Specifically the Mayor: "to exercise, in cases of necessity, the policy-making functions of the governing body of the council between meetings of the council" 1. The Mayor to consult with the Deputy Mayor before any decisions of necessity are made and if agreed advise all members of the governing body of any decisions of necessity intended during the recess period. 2. Any decisions that are not of necessity be deferred until the first ordinary council meeting on 6 February 2018.	Completed.
80	05/12/17	9.12 Mayoral Minute No. 34/17 - Invitation to be a CDSFA Patron	MINUTE NO. 209/17 That Council formally accept the Canterbury District Soccer Football Association's invitation and thank them for bestowing such an honor on the Mayor of Strathfield.	Completed.
81	07/11/17	12.15 Shared Internal Audit Services	MINUTE NO. 186/17 That Council investigate and prepare a report to Council and the Audit Committee by March 2018 into the synergies and cost savings available to Council on the sharing of the Internal Audit function via collaborative arrangements with other councils. Reference is made to The OLG internal audit guidelines September 2010 at 2.4.3. Currently Kuring-Gai, Mosman, Lane Cove, Hunters Hill and North Sydney councils have a sharing arrangement and note that all of these councils fought amalgamation.	Completed.
82	07/11/17	12.17 Pomeroy Street - Former Bowling Club Site	MINUTE NO. 188/17 1. That staff provide a report to the next Councillors Workshop on the history and use of the former bowling club site and associated Men's Shed building. 2. That staff provide a report on the repairs needed for the Men's Shed building.	Completed.
83	07/11/17	Strategy to Manage Hire Bicycles Left in the Strathfield LGA	MINUTE NO. 194/17 That a report be provided to Council on a strategy to manage hire bicycles left in the Strathfield LGA.	Completed.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
84	07/11/17	12.3 Cricket Practice Nets	MINUTE NO. 173/17 That Council conduct community consultation regarding the installation of Cricket Practice Nets (a set of two) at the following locations and then a report be provided to Council by April 2018: a) Bressington Park (at the north-western end adjacent to the Underwood Road and Centenary Drive roundabout) b) Cooke Park c) Freshwater Park	Completed.
85	07/11/17	12.1 Improvements to Strathfield Park	MINUTE NO. 172/17 That: 1. A report be provided to Council regarding the installation of: a) appropriate level of solar lighting around the paths in Strathfield Park; b) additional signage around the new Playground area at Strathfield Park directing users of the Park to the Amenities block; c) a Child Safety fence at Strathfield Park around the Infant Play Area at the western end of Strathfield Park; and d) appropriate consultation in regards to additional lighting be carried out with local residents; and e) additional seating around the playground area.	Completed.
86	07/11/17	12.13 Australian Catholic University (Strathfield) Green Travel Plan & Australian Catholic University Limited v Minister for Planning and Infrastructure and Anor [2014] NSWLEC 1238 (18 November 2014)	MINUTE NO. 184/17 That: 1. Council confirm that the Green Travel Plan & CTMP of December 2015 and November 2016 respectively have been prepared in consultation with Council; 2. Council confirm whether the Green Travel Plan & the Campus Travel and Monitoring Plan has been approved by the Secretary of the Department of Planning required by Clause A6(a) of the Judgement; 3. Council prepare a report on the framework council has adopted with regards to the monitoring, policing and compliance of the GTP and the CTMP (Clause A6(b)); 4. Council review the judgement of Australian Catholic University Limited v Minister for Planning and Infrastructure and Anor [2014] NSWLEC 1238 (18 November 2014) to ensure that the GTP and the CTMP are consistent with the Orders made by the Court; 5. Council investigate the accuracy and reliability of the GTP and CTMP to establish whether in accordance with paragraph 135 of the Judgement, the GTP and the CTMP requires updating and amending, for example. The GTP refers to the Active Travel Plan and the Draft Town Centre Masterplan as part of the Existing Policy Framework. The Active Travel Plan has not been adopted by council and the Town Centre Masterplan is still in its infancy and should therefore not form part of the GTP nor be considered as part of the framework for Mode Share Targets. 6. A copy of the monitoring and reporting framework and results be provided to council for the 2017 year for review by the ACU and the Consultant. 7. In accordance with CTMP 4.1 Mode Share and Modal Share Targets, Council together with the Traffic Committee investigates the introduction of restricted / timed parking in nearby streets in an effort to assist in the reduction in car driver mode share and the encouragement of alternatives modes in conjunction with the residents parking scheme.	Completed.
87	07/11/17	12.9 Share the Dignity	MINUTE NO. 178/17 That: 1. Council supports the Share the Dignity Christmas Campaign being conducted from 18 November to 2 December 2017 by becoming a collection point for local resident to drop new and used handbags with appropriate products. 2. Council undertakes appropriate community notification of our participation in the Share the Dignity Campaign and collection point information.	Completed.
88	07/11/17	12.4 Ausgrid Inappropriate Tree Pruning	MINUTE NO. 174/17 That Council write to Ausgrid to request for an update on its promised better pruning practice of street tree planted under wires.	Completed.



COMPLETED COUNCIL RESOLUTIONS				
	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
89	07/11/17	12.6 Catering for Council Meetings	MINUTE NO. 175/17 That: 1. Council purchase refreshments for meetings within the Strathfield LGA. 2. A review of catering for Council meetings be discussed at the next Councillors Workshop.	Completed.
90	07/11/17	12.16 Asset Management Internal Audit Report	MINUTE NO. 187/17 That Finding 4 (page 10), Recommendation No. 4.1 "Council should consider whether Asset management plans should be developed for other categories of council assets such as the golf course, sporting fields, open space, trees and other environmental assets" of the 'Internal Audit Report – Asset Management', currently at 'Medium' be re assessed to 'High'. The Risk identified: "asset management plans may not exist for all program areas which may lead to inefficient resources allocation for asset development and maintenance" and the Finding: "Asset Management Plans have not been developed for open space, sporting grounds, public trees and other environmental assets", sufficiently warrant the Priority to be increased from Medium to High.	Completed.
91	07/11/17	12.10 Office of the Mayor	MINUTE NO. 180/17 That Councillors be advised by the General Manager in writing when the Mayor is prevented by illness, absence or otherwise from exercising the function of Mayor.	Completed.
92	07/11/17	12.12 Confirmation of Advocacy Funding Beyond July 2018	MINUTE NO. 182/17 That Strathfield Council write to the Premier, Minister for Disability Services, Federal Member Craig Laundy and State Member Jodie McKay to continue to fund the advocacy funding to the NDIS scheme beyond July 2018.	Completed.
93	07/11/17	12.11 Support for Diwali Festival	MINUTE NO. 180/17 That: 1. Strathfield Council, in conjunction with the Hindu Council of Australia, support the annual event of Diwali through promoting the celebration as a local cultural event of significance via Council's communications. 2. Strathfield Council review its fees and charges for local community groups utilising local parks as part of the development of the new CSP.	Completed.
94	07/11/17	12.14 Priority Precinct and Draft District Plan Residents Information Forum	MINUTE NO. 185/17 That Council requests the Department of Planning and the Greater Sydney Commission and the Better Planning Network and the Total Environment Centre to hold a community information session in Strathfield in November on the proposed Priority Precinct and the Draft City East District Plan. That residents are informed by the Council's e-news, the Mayoral Column and by letterbox drop.	Completed.
95	03/10/17	8.8 Mayoral Minute 22/17 – Establishment of Park in Exeter Rd	MINUTE NO. 153/17 That a report be provided to the December 2017 Ordinary Council meeting on the progress made to date on the establishment of a park in Exeter Rd (between Hornsey and East-Bourne Road, Homebush West) in conjunction with the Department of Education for the use by the Homebush West Public School and the local community and the estimated timeframe for completing the proposed works.	Completed.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
96	03/10/17	CS2 2016/2017 Financial Statements	<p>MINUTE NO. 161/17</p> <p>1. That Council note the following Statement in respect of Section 413(2)(c) of the Local Government Act 1993 as to its 2016/2017 Financial Statements:</p> <p>a) Council's Financial Statements for 2016/2017 have been drawn up in accordance with:</p> <ul style="list-style-type: none"> <li>• The Local Government Act 1993 (as amended) and the Regulations made there under;</li> <li>• The Australian Accounting Standards and Professional Pronouncements; and</li> <li>• The Local Government Code of Accounting Practice and Financial Reporting.</li> </ul> <p>b) The Statements present fairly the Council's operating result and financial position for the year.</p> <p>c) The Statements are in accordance with the Council's accounting and other records.</p> <p>d) Council is not aware of any matter that would render this report false or misleading in any way.</p> <p>2. That the Financial Statements be referred to the Council's Auditors for audit.</p> <p>3. That the Statement by Councillors and Management for the General Purpose Financial Statements and Special Purpose Financial Statements be signed by the Mayor, Deputy Mayor, General Manager and the Responsible Accounting Officer.</p> <p>4. That Council delegates to the General Manager the authority to give public notice for the presentation of the auditor's report and financial statements as per section 418 of the Local Government Act 1993.</p>	Completed.
97	03/10/17	11.4 Notice of Rescission: ID1. Amendments to Strathfield Consolidated Development Control Plan 2005 (revised General Introduction, revised Part A – Dwelling Houses and Ancillary Structures and Part R – Subdivision)	<p>MINUTE NO. 157/17</p> <p>That:</p> <ol style="list-style-type: none"> <li>1. A councillor workshop be held so that the individual parts of this document can be further explored.</li> <li>2. The workshop consider the establishment of a planning committee.</li> </ol>	Completed.
98	03/10/17	11.5 Withdrawal of Elliot (SIC) Reserve DA2017/065	<p>MINUTE NO. 158/17</p> <p>That:</p> <ol style="list-style-type: none"> <li>1. Council notes the withdrawal of DA2017/065 Elliott (SIC) Reserve Punchbowl Rd Belfield.</li> <li>2. Council prepare a draft Plan of Management for Elliott Reserve within 3 months, in accordance to Section 36 of the Local Government Act, 1993 that identifies Elliott Reserve: <ul style="list-style-type: none"> <li>(a) as a natural area (Foreshore)</li> <li>(b) the objectives and performance targets of the plan with respect to the land,</li> <li>(c) the means by which the council proposes to achieve the plan's objectives and performance targets,</li> <li>(d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.</li> </ul> </li> </ol>	Completed.
99	03/10/17	8.3 Mayoral Minute 17/17 - Courallie Avenue Precinct	<p>MINUTE NO. 148/17</p> <p>That at the earliest possible opportunity, a residents meeting facilitated by Council be held for the Courallie Ave precinct so residents can be heard on the issues which affect their residential area.</p>	Completed.
100	03/10/17	8.4 Mayoral Minute 18/17 - Chisholm St/Madeline St, Belfield	<p>MINUTE NO. 149/17</p> <p>That at the earliest possible opportunity, a residents meeting facilitated by Council be held for the Chisholm Street / Madeline Street, Belfield precinct so residents can be heard on the issues which affect their residential area in particular the issue of the interface between the residential and adjacent industrial area, and also issues to do with dumping.</p>	Completed.
101	03/10/17	8.6 Mayoral Minute 20/17 - Sylvanus St, Drone St, Wentworth St, Drew St, Greenacre Precinct	<p>MINUTE NO. 151/17</p> <p>That at the earliest possible opportunity a residents meeting facilitated by Council be held for the Sylvanus St, Drone St, Wentworth St, Drew St, Greenacre precinct so residents can be heard on the issues which affect their residential area in particular the issue of illegal dumping.</p>	Completed.

## COMPLETED COUNCIL RESOLUTIONS

	MEETING DATE	SUBJECT	RESOLUTION	PROGRESS/OUTCOME
102	03/10/17	GM1 Local Government NSW Annual Conference 2017	MINUTE NO. 159/17 That: 1. All Councillors to attend the conference. The voting delegates will be the Mayor, Councillor Pensabene, Councillor Kokkolis and Councillor Duggan. Councillor Blackmore to attend as an alternate delegate. 2. Accommodation will not be made available to Councillors on this occasion.	Completed.
103	03/10/17	8.5 Mayoral Minute 19/17 - Strathfield Council's "City"	MINUTE NO. 150/17 That Council makes inquiries of the Minister for Local Government to see when Strathfield Council's "City" nomenclature will be officially incorporated into its title.	Completed.
104	03/10/17	8.1 Mayoral Minute 15/17 - Council Committees 2017/2018	MINUTE NO. 146/17 The matter be deferred until the scheduled planning session on 4 October 2017.	Completed.
105	03/10/17	8.7 Mayoral Minute 21/17 - Council's Meetings	MINUTE NO. 152/17 That Council's Ordinary Council and Extra-Ordinary Council meeting agenda format be changed include; 1. The following updated "Recognition of Traditional Custodians" "Let us begin by acknowledging the Wangal people, the Traditional Custodians of the land on which this meeting is being held. We pay respect to Elders past present and emerging" 2. A standing item where Councillors either by prior notification or from the floor can acknowledge important issues relating to our residents (awards, life milestones, deaths, etc)	Completed.
106	03/10/17	8.2 Mayoral Minute 16/17 - Traffic Committee Matters	MINUTE NO. 147/17 That the traffic committee investigate and report back to Council on the following matters as a matter of urgency; 1. Reinstating the "Kiss and Ride" area on the Boulevard, Strathfield adjacent to the round about 2. The feasibility of introducing Residents Parking Schemes in the following areas; a. Streets bounded by The Crescent, Homebush Rd, Broughton Rd / Beresford Rd, Meredith St at Homebush b. Courallie Ave, Mandemar Ave and Telopea Ave, Homebush West c. Liverpool Rd, High St and Homebush Rd 3. The traffic congestion in the Courallie Ave precinct, with the solution considered to include introduction of lay back parking where possible. 4. The problematic industrial area in the Dunlop St, cul de sac and its affectation on the residents of Dean Street.	Completed.
107	03/10/17	11.3 Securing Bressington Park	MINUTE NO. 156/17 That: 1. The Australian Korean Memorial Garden and Cultural Centre Steering Committee be disbanded. 2. Endorsement of the Staged Concept Masterplan for the Australian Korean Memorial Garden and Cultural Centre (Resolution 370/16 at the 6 December 2016 Strathfield Council Meeting) is immediately withdrawn. 3. All work involved that stemmed as a result of the Endorsement of the Staged Concept Masterplan for the Australian Korean Memorial Garden and Cultural Centre (Resolution 370/16) immediately cease.	Completed.
108	03/10/17	ID1 Submission - Planning Proposal - 11-17 Columbia Lane, Homebush	MINUTE NO. 165/17 1. That Council note the issues raised in this report regarding the Planning Proposal for 11-17 Columbia Lane, Homebush. 2. That Council endorse the attached submission on the Planning Proposal for 11-17 Columbia Lane, Homebush. 1. That Council advertises within the E-news and Council's website that submissions for the Columbia Lane development are still open up until 12 October 2017 and residents are encouraged to endorse Council's submission to the proposal.	Completed.
109	03/10/17	ID2 Report on Submissions - Additional Permitted Uses Planning Proposal - 101-109 Parramatta Road, Homebush	MINUTE NO. 166/17 1. That Council endorse the attached draft Additional Permitted Uses Planning Proposal - 101-109 Parramatta Road, Homebush. 2. That Council forward the draft Additional Permitted Uses Planning Proposal - 101-109 Parramatta Road, Homebush to Parliamentary Counsel's Office for gazettal.	Completed.

**CS4 INVESTMENT REPORT AS AT 31 MARCH 2018**

**AUTHOR:** Jenny Nascimento, Chief Financial Officer

**APPROVER:** Anthony Hewton, Director Corporate and Human Services

**RECOMMENDATION**

*That the record of cash investments as at 31 March 2018 be noted.*

**PURPOSE OF REPORT**

To submit Council's record of cash investments as at 31 March 2018 pursuant to Clause 212 of the Local Government (General) Regulation 2005.

**REPORT**

Term Deposits	Rating	Investment Date	Maturity Date	Term (Days)	Interest Rate	Amount
AMP	A1	04/01/18	04/06/18	151	2.40%	1,000,000
AMP	A1	12/03/18	10/09/18	182	2.60%	2,000,000
Bank of Queensland	A2	05/03/18	03/09/18	182	2.60%	2,000,000
Bank of Queensland	A2	29/01/18	30/04/18	91	2.40%	2,000,000
Commonwealth Bank of Australia	A1+	03/01/18	05/06/18	153	2.42%	2,000,000
Commonwealth Bank of Australia	A1+	27/03/18	25/07/18	120	2.58%	5,000,000
Commonwealth Bank of Australia	A1+	27/03/18	25/07/18	120	2.58%	5,000,000
Credit Union Australia	A2	12/12/17	13/06/18	183	2.60%	2,000,000
ME Bank	A2	30/01/18	30/04/18	90	2.50%	2,000,000
ME Bank	A2	13/12/17	12/06/18	181	2.60%	2,000,000
National Bank	A1+	22/01/18	23/04/18	91	2.45%	2,000,000
National Bank	A1+	05/03/18	04/06/18	91	2.50%	2,000,000
National Bank	A1+	05/03/18	04/06/18	91	2.50%	2,000,000
National Bank	A1+	05/03/18	04/06/18	91	2.50%	2,000,000
National Bank	A1+	05/03/18	04/06/18	91	2.50%	2,000,000
National Bank	A1+	12/03/18	11/06/18	91	2.56%	1,000,000
National Bank	A1+	19/03/18	18/06/18	91	2.55%	2,000,000
People's Choice Credit Union	A2	13/12/17	12/06/18	181	2.67%	2,000,000
Suncorp	A1	05/03/18	04/06/18	91	2.47%	2,000,000
Suncorp	A1	05/03/18	04/06/18	91	2.47%	2,000,000
Suncorp	A1	05/03/18	04/06/18	91	2.47%	2,000,000
Suncorp	A1	21/03/18	19/06/18	90	2.45%	2,000,000
						<b>48,000,000</b>



**Investment Report as at 31 March 2018 (Cont'd)**Investment Portfolio as at 31 March 2018

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A-1+	At Call	1.25%	1,113,537
CBA Business Online Saver	A-1+	At Call	1.30%	5,075,758
AMP	A-1+	At Call	1.80%	2,037,012
TCorp IM Cash Fund	A-1+	At Call	1.30%	2,023,188
				<b>10,249,495</b>

**Total Investments****2.43%****58,249,495**

In accordance with Council's investment policy the following limits apply in relation to the maximum proportion of the total investment portfolio which can be invested for each credit rating category.

Investments Represented by	as at 31 March 2018
<b>Externally Restricted Reserves</b>	
Domestic Waste Management	3,568,286
Unexpended Grants	1,629,610
Section 94	32,318,106
Stormwater Management	953,644
<b>Total Externally Restricted Reserves</b>	<b>38,469,646</b>
<b>Internally Restricted Reserves</b>	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	6,985,489
Adshel	270,000
Technology	358,034
Carry Forwards	509,859
Future Major Expenditure	3,016,186
Parkscape Improvements	29,000
Risk Management	195,362
Election	200,000
<b>Total Internally Restricted Reserves</b>	<b>13,978,703</b>
<b>Total Restricted Reserves</b>	<b>52,448,349</b>
Unrestricted	5,801,146
<b>Total Investments</b>	<b>58,249,495</b>

\* Unrestricted funds, whilst not subject to a restriction for a specific purpose, are fully committed via Council's adopted Operational Plan.

The Reserve Bank of Australia's official cash rate remains at 1.50% for the month of March 2018. Council's investment portfolio is returning an average of 2.43% as at 31 March 2018 which is 0.50% above the 90 day BBSW benchmark of 1.93%.

Council has earned interest revenue totalling \$ 1,000,447 as at 31 March 2018, being 94.65% of the projected budget.

**Certification – Responsible Accounting Officer**

The Chief Financial Officer hereby certifies that the investments listed above have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

**Investment Report as at 31 March 2018 (Cont'd)****FINANCIAL IMPLICATIONS**

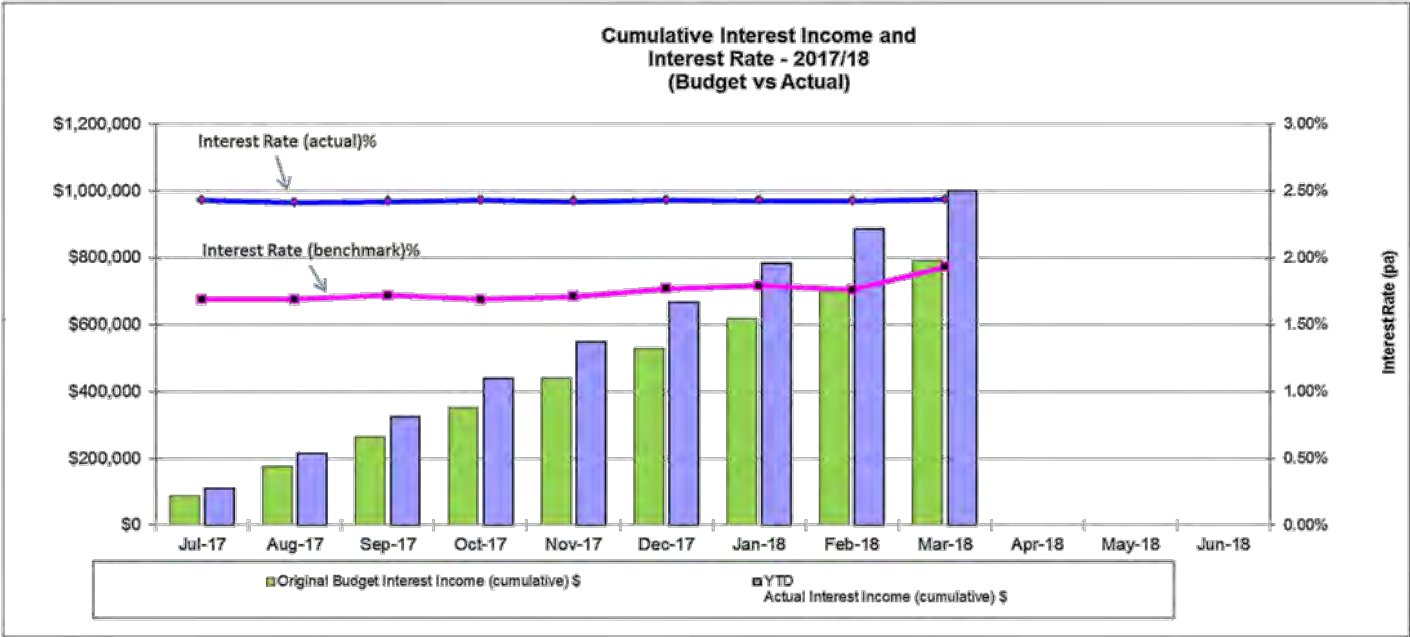
There are no financial implications.

**ATTACHMENTS**

1. [!\[\]\(4e333a6106fc298d0ae6dff272a736ef\_img.jpg\)](#) Investment Performance - March 2018

# ATTACHMENT 1

INVESTMENT REPORT CHARTS - MAR 2018





**CS5                      QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2018**

**AUTHOR:**        Jenny Nascimento, Chief Financial Officer

**APPROVER:**    Anthony Hewton, Director Corporate and Human Services

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**RECOMMENDATION**

***That the Budget Review Statement as at 31 March 2018 be received and adopted.***

**PURPOSE OF REPORT**

To submit the Budget Review Statement as at 31 March 2018.

**REPORT**

Clause 203 of the *Local Government (General) Regulation 2005* requires that the responsible accounting officer submit to the Council a Quarterly Budget Review Statement within two months of the close of each quarter.

The Quarterly Budget Review Statement components are:

- Responsible Accounting Officer's Statement
- Income and Expenses Budget Review Statement
- Capital Budget Review Statement
- Cash and Investments Budget Review Statement
- Key Performance Indicators Budget Review Statement
- Contracts Budget Review Statement
- Consultancy and Legal Expenses Budget Review Statement

**BUDGET REVIEW STATEMENT AS AT 31 MARCH 2018**

A detailed review of the actual income and expenditure to 31 March 2018 has been undertaken and compared with the adopted budget. Proposed budget variations are set out in the statement. On a cash basis the quarterly variation result is a surplus of \$0.930 million due to some proposed operating and capital expenditure savings resulting in a reduction to the original budget allocation. From a financial accrual accounting reporting perspective the profit and loss statement will show a quarterly increase in Operating Result by \$0.739 million taking the new projected annual forecast to a surplus of \$9.025 million and the Operating Result before Capital income projected to deliver a surplus of \$0.741 million. Net Capital expenditure for the quarter will decrease by \$5.241 million taking the projected full year forecast expenditure to \$26.655 million. All of the key performance indicators are expected to meet or better the OLG set benchmarks.

The quarterly budget review statement for the quarter ended 31 March 2018 is set out in Attachment 1.

**Summary**

The Chief Financial Officer, as Council's Responsible Accounting Officer, believes that the Budget Review Statement as at 31 March 2018 indicates that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure.

**Quarterly Budget Review as at 31 March 2018 (Cont'd)****FINANCIAL IMPLICATIONS**

The financial implications have been identified within the report.

**ATTACHMENTS**

1. [!\[\]\(4e333a6106fc298d0ae6dff272a736ef\_img.jpg\) Quarterly Budget Review Statement](#)

# ATTACHMENT 1

Strathfield Municipal Council


**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Report by Responsible Accounting Officer**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Strathfield Municipal Council for the quarter ended 31/03/18 indicates that Council's projected financial position at 30/06/18 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:



date:

26 / 4 / 2018

Jenny Nascimento  
Responsible Accounting Officer



Strathfield Municipal Council

**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Income & Expenses Budget Review Statement**

Budget review for the quarter ended 31 March, 2018

**Income & Expenses**

	Original	Approved Changes				Revised	Variations	Projected	Actual
(\$000's)	Budget 2017/18	Carry Forwards	Other than by QBRs	Sep QBRs	Dec QBRs	Budget	for this Mar Qtr	Year End Result	YTD
<b>Income</b>									
Rates & Annual Charges	(26,740)					(26,740)	(600)	(27,340)	(28,009)
User Fees & Charges	(5,821)					(5,821)	632	(5,189)	(2,751)
Interest & Investment Revenue	(1,123)				(400)	(1,523)		(1,523)	(1,101)
Other Revenue	(2,984)				(708)	(3,692)		(3,692)	(2,490)
Grants & Contribution - Operating	(2,902)				1,000	(1,902)	(78)	(1,980)	(1,529)
Grants & Contributions - Capital	(7,284)				(1,000)	(8,284)		(8,284)	(10,551)
<b>Total Income from Continuing Operations</b>	<b>(46,854)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,108)</b>	<b>(47,962)</b>	<b>(45)</b>	<b>(48,007)</b>	<b>(46,432)</b>
<b>Expenses</b>									
Employee Costs	16,397				(929)	15,468	(346)	15,122	14,002
Materials & Contracts	5,180	805			(749)	5,236	(341)	4,895	8,211
Depreciation, Amortisation & Impairment	4,924				1,000	5,924		5,924	4,443
Other Expenses	12,948				100	13,048	(7)	13,041	3,542
						-		-	
<b>Total Expenses from Continuing Operations</b>	<b>39,449</b>	<b>805</b>	<b>-</b>	<b>-</b>	<b>(578)</b>	<b>39,676</b>	<b>(694)</b>	<b>38,982</b>	<b>30,198</b>
<b>Net Operating Result from Continuing Operations</b>	<b>(7,405)</b>	<b>805</b>	<b>0</b>	<b>0</b>	<b>(1,686)</b>	<b>(8,286)</b>	<b>(739)</b>	<b>(9,025)</b>	<b>(16,234)</b>
Deduct Non-Cash Depreciation						-		-	
<b>Net Operating Result from All Operations</b>	<b>(7,405)</b>	<b>805</b>	<b>0</b>	<b>0</b>	<b>(1,686)</b>	<b>(8,286)</b>	<b>(739)</b>	<b>(9,025)</b>	<b>(16,234)</b>
<b>Net Operating Result before Capital Items</b>	<b>(121)</b>		<b>-</b>	<b>-</b>	<b>(686)</b>	<b>(2)</b>	<b>(739)</b>	<b>(741)</b>	<b>(5,683)</b>

Note: September Variation is funded from 2016-17 Grant Reserve rolled over

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBRs report

Strathfield Municipal Council

**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Income & Expenses Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Note	Program	Income	Expenditure	Details
1	CORPORATE SERVICES		55,000	Budget to cater for temporary staff in Records Department
2	CORPORATE SERVICES	-4,500		Reverse Vending Machine Licence Fees from Mar'18 - June'18
3	DEVELOPMENT CONTROL		-18,320	Reduction in Travel related budget allocation.
4	DEVELOPMENT CONTROL	-188,100		Increase in DA signs, rezoning, S149 certificate, subdivision and other DA related income.
5	COMMUNITY SAFETY	-27,500	27,500	Funding from NSW Justice for crime prevention program.
6	URBAN & SUPPORT SERVICES	10,000		Decrease in Park Signage income.
7	ROADS		-130,776	Decrease in Roads repair & maintenance budget. Work was done under capital works.
8	ANCILLARY WORKS	814,817	-677,149	Decrease in Carpark, Road Restoration and Footpath restoration and repair & maintenance budget in relation to Utility providers. Utility providers carry out their own restorations work.
9	Household Garbage Collection	-300,000		Increase in domestic waste revenue due to increase in units supply.
10	Street Cleaning	-50,000	50,000	EPA Grant Funded Litter Education Prog
11	General Purpose Revenue	-300,000		Supplementary rates income
<b>TOTAL</b>		<b>-45,283</b>	<b>-693,745</b>	

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended 31 December 2017 and should be read in conjunction with the total QBR report

## Strathfield Municipal Council

## Capital Budget Review Statement

Budget review for the quarter ended 31 March, 2018

## Capital Budget - Consolidated Programs

(\$000's)	Original Budget 2017/18	Approved Changes			Dec QBRS	Revised Budget 2017/18	Variations for this Mar Qtr	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRS	Sep QBRS					
<b>Capital Expenditure</b>									
New Assets									
- Plant & Equipment	236	27			144	407		407	1,663
- Land & Buildings						0		0	
- Land Improvements						0		0	
- Park Assets						0		0	
- Roads, Bridges, Footpaths						0		0	
- Stormwater	200					200	(200)	0	
- Other	431	33				464		464	47
Renewal Assets (Replacement)						0		0	
- Plant & Equipment	2,567					2,567		2,567	658
- Land & Buildings	1,535				1,174	2,709	(799)	1,910	1,276
- Land Improvements						-		-	28
- Park Assets	16,740	111			292	17,143	(2,923)	14,221	8,381
- Roads, Bridges, Footpaths	7,343				923	8,266	(1,180)	7,088	2,445
- Stormwater								-	38,889
- Other							(140)		
<b>Total Capital Expenditure</b>	<b>29,052</b>	<b>171</b>	<b>-</b>	<b>-</b>	<b>2,533</b>	<b>31,756</b>	<b>(5,241)</b>	<b>26,655</b>	<b>14,536</b>
<b>Capital Funding</b>									
Rates & Other Untied Funding	(3,247)				(294)	(3,541)	340	(3,341)	(3,143)
Capital Grants & Contributions	(1,000)				1,000	0		0	
Reserves:						0			
- External Restrictions/Reserves	(23,269)	(171)			(1,481)	(24,921)	5,176	(19,745)	(10,194)
- Internal Restrictions/Reserves	(1,536)				(1,758)	(3,294)	(275)	(3,569)	(738)
Receipts from Sale of Assets						-		-	
- Plant & Equipment						-		-	(461)
- Land & Buildings						-		-	
<b>Total Capital Funding</b>	<b>(29,052)</b>	<b>(171)</b>	<b>-</b>	<b>-</b>	<b>2,532,730</b>	<b>(31,756)</b>	<b>5,241</b>	<b>(26,655)</b>	<b>(14,536)</b>
<b>Net Capital Funding - Surplus/(Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note: September Variation is funded from 2016-17 Grant rollover

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBRS report

Strathfield Municipal Council

**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Capital Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Note	Program	Income	Expenditure	Details
1	BUILDING FACILITIES	-275,000	275,000	Refurbishment of staff amenities at the rear of admin building and 69 Redmyre Rd building. Funded from Future Major Expenditure reserve.
2	PUBLIC LIBRARIES		-140,000	Branch library project put on hold due to other project priorities.
3	PARKS & RESERVES	264,000	-264,000	S94 funded Elliot Reserve Multicultural Centre no longer going ahead at this time.
4	PARKS & RESERVES	810,000	-810,000	S94 funded Augustus Loftus Reserve completed. Funds no longer required.
5	PARKS & RESERVES	18,000	-18,000	S94 funded Drew Garden work completed. Budget savings reverse.
6	PARKS & RESERVES	2,023,682	-2,023,682	S94 funded Old Arnotts site embellishment work no longer required. Budget reversed.
7	PARKS & RESERVES	1,089,217	-1,089,217	S94 funded Courallie Ave embellishment work and Darowie/Kanoona reserve work not going ahead. Budget reverse.
8	PARKS & RESERVES	241,322	-241,322	S94 funded Powells Creek embellishment work not going ahead in 2017/18. Budget reversed.
9	PARKS & RESERVES	233,865	-233,865	S94 funded Melville playground and 29-30 Loftus Crescent park works completed. Budget savings reversed.
10	PARKS & RESERVES	128,660	-128,660	S94 funded Augustus Parks demolition works and Begnell Field works completed. Budget savings reversed.
11	PARKS & RESERVES	96,985	-96,985	S94 funded Korean Gardens work not going ahead. Budget reversed.
12	SPORTING GROUNDS	1,000,000	-1,000,000	Part of the Bark Hut project to lapse into new financial year. Budget not used in 2017-18 to be reversed.
13	SPORTING GROUNDS	-1,150,000	1,150,000	S94 funded Strathfield Park works was approved in 2016-17 financial year. Budget being reinstated.
14	SPORTING GROUNDS	-850,000	850,000	S94 funded Mason Park synthetic field works was approved in 2016-17 financial year. Budget being reinstated.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBRs report.



Strathfield Municipal Council

**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Capital Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

Note	Program	Income	Expenditure	Details
15	ROADS	177,873	-177,873	Various S94 funded road works has been completed. Budget savings reversed.
16	ROADS	284,400	-284,400	S94 funded Bridge Road widening, Redmyre Rd/Woodward Ave intersection upgrade and Vernon St crossing no longer going ahead in this financial year. Budget to be reversed.
17	ANCILLARY WORKS	1,689,300	-1,689,300	S94 funded Homebush Town Centre upgrade work on hold for further consultation. Project to be done in 2018-19 financial year. Budget reversed.
18	ANCILLARY WORKS	90,847	-90,847	Mason Park Carpark milled and resheeted. Work completed and budget savings reversed.
19	FOOTPATHS	-971,977	971,977	Footpath restoration work done at various location to improve condition rating. Funded from S94
20	URBAN STORMWATER DRAINAGE		-200,000	No drainage work done in 2017-18. Work scheduled for 2018-19. Budget reversed.
<b>TOTAL</b>		<b>4,901,174</b>	<b>-5,241,174</b>	

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31 march 2018 and should be read in conjunction with the total QBRs report

Strathfield Municipal Council

**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Cash & Investments Budget Review Statement**

Budget review for the quarter ended 31 March, 2018

**Cash & Investments - Consolidated Programs**

(\$000's)	Reserve Opening Balance	Original Budget 2017/2018 Adj	Original Budget 2017/18	Approved Changes				Revised Budget 2017-18	Variations for this Mar Qtr	Projected Year End Result	Reserve YTD Balance
				Carry Forwards	Other than	Sep QBRs	Dec QBRs				
<b>Externally Restricted <sup>(1)</sup></b>	<b>30-Jun-17</b>										
Domestic Waste Management	3,568	(1,192)	2,376					2,376		2,376	3,568
Unexpended Grants	1,630	100	1,730	(1,529)			(100)	101		101	1,630
Section 94	31,927	(12,356)	19,571				(1,481)	18,090	5,176	23,266	32,318
Stormwater Management	954	(66)	888					888		888	954
Other Road Contribution											
<b>Total Externally Restricted</b>	<b>38,079</b>	<b>(13,515)</b>	<b>24,564</b>	<b>(1,529)</b>	<b>-</b>	<b>-</b>	<b>(1,581)</b>	<b>21,465</b>	<b>5,176</b>	<b>26,631</b>	<b>38,470</b>
<sup>(1)</sup> Funds that must be spent for a specific purpose											
<b>Internally Restricted <sup>(2)</sup></b>											
Plant Replacement	1,130	(100)	1,030					1,030		1,030	1,130
ELE	1,285		1,285					1,285		1,285	1,285
Deposits	6,985		6,985					6,985		6,985	6,985
Golf Course	0		0					0		0	0
Adshel	270		270					270		270	270
Permanent Assets	0		0					0		0	0
Technology	358		358					358		358	358
Carryforwards	738		738					738		738	510
Future Major Expenditure	3,016	(334)	2,682				(1,758)	924	(275)	649	3,016
Parkscap Improvements	29		29					29		29	29
Risk Management	195		195					195		195	195
Election	200	(200)	-					-		-	200
<b>Total Internally Restricted</b>	<b>14,206</b>	<b>(634)</b>	<b>13,572</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,758)</b>	<b>11,814</b>	<b>(275)</b>	<b>11,539</b>	<b>13,979</b>
<sup>(2)</sup> Funds that Council has earmarked for a specific purpose											
<b>Unrestricted (ie. available after the above Restrictions)</b>	<b>6,003</b>		<b>6,003</b>	<b>553</b>	<b>-</b>	<b>-</b>	<b>2,492</b>	<b>9,048</b>	<b>1,079</b>	<b>10,127</b>	<b>5,801</b>
<b>Total Cash &amp; Investments</b>	<b>58,288</b>	<b>(14,148)</b>	<b>44,140</b>	<b>(975)</b>	<b>-</b>	<b>-</b>	<b>(847)</b>	<b>42,317</b>	<b>5,980</b>	<b>48,297</b>	<b>58,249</b>

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBRs report

Strathfield Municipal Council

**Quarterly Budget Review Statement**  
for the period 01/01/18 to 31/03/18

**Key Performance Indicators Budget Review Statement - Council specific KPI's**

Budget review for the quarter ended 31 March, 2018

	Current Projection		Actuals
	17/18	16/17	15/16

The Council monitors the following Key Performance Indicators:

**1. Unrestricted Current Ratio**

Current Assets less all External Restrictions	3.15	3.62	3.36
Current Liabilities less Specific Purpose Liabilities			

To assess the adequacy of unrestricted working capital and Council's ability to meet short term obligations as they fall due.

**2. Rates and Annual Charges Outstanding Ratio**

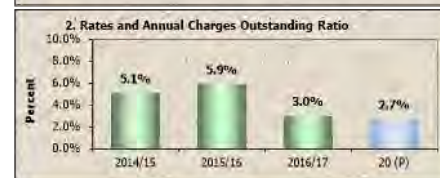
Rates, Annual & Extra Charges Outstanding	2.73%	3.02%	5.90%
Rates, Annual & Extra Charges Collectible			

Assesses the impact of uncollected rates and annual charges and the adequacy of recovery efforts.

**3. Building and Infrastructure Renewals Ratio**

Asset Renewals (Building and Infrastructure)	329.15%	127.85%	104.57%
Depreciation, Amortisation & Impairment			

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.



This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBR report

Strathfield Municipal Council

**Quarterly Budget Review Statement**

for the period 01/01/18 to 31/03/18

**Contracts Budget Review Statement**

Budget review for the quarter ended 31 March, 2018

**Part A - Contracts Listing** - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Duration of Contract	Budgeted (Y/N)
BIG Frontier	Review, assess and deliver - HR People & Culture Development Program	81,785	6 Months	Y
Enviropath Pty Ltd	Purchase of CMAR Hot Water Pressure Machine with Vacuum cleaning for Town Centres. Vendor is only supplier of Hot Water cleaning system	346,500	One-off	Y
National Masonry Pty Ltd	Masonry work at Bressington Amenities	57,079	One-off	Y
Pisa Concrete Polishing	Driveway & Footpath works at Mason Park, Underwood Road	66,770	One-off	Y
Studio Matrix Pty Ltd	Supply and creation/design of a new On Call Clean Booking Site - eWaste Database	60,610	One-off	Y

**Notes:**

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBRS report.

Strathfield Municipal Council

**Quarterly Budget Review Statement**

for the period 01/01/18 to 31/03/18

**Consultancy & Legal Expenses Budget Review Statement**

Consultancy &amp; Legal Expenses Overview

(\$000's)

	Actual	Budget	Budgeted
Consultancies	371	957	Y
Legal Fees	465	748	Y

This statement forms part of Council's Quarterly Budget Review Statement (QBR) for the quarter ended 31 March 2018 and should be read in conjunction with the total QBR report



**ID1 REPORT ON SUBMISSIONS - AMENDMENTS TO STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (REVISED GENERAL INTRODUCTION, REVISED PART A - DWELLING HOUSES AND ANCILLARY STRUCTURES - AMENDMENT NO 9**

**AUTHOR:** Rita Vella, Principal Strategic Planner

**APPROVER:** Stephen Clements, Director Infrastructure Development and Environment

**RECOMMENDATION**

1. *That the amendments to the General Introduction of SCDCP 2005 be adopted, as exhibited*
2. *That the amendment to Part A – Dwelling Houses and Ancillary Structures of SCDCP 2005 be adopted, as exhibited with the exception of the minor change to remove reference to Clause 5.9 of SLEP 2012, as outlined in the body of the report*
3. *That the adopted amendments to the General Introduction, Part A – Dwelling Houses and Ancillary Structures of SCDCP 2005 become effective from the date of public notice appearing in the local newspaper.*

**PURPOSE OF REPORT**

This report provides an overview of the public exhibition of the amendment to the General Introduction and Part A – Dwelling Houses and Ancillary Structures in the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

The amendment to Part R – Subdivision has been dealt with in a separate report to Council.

**REPORT**

Council, at its meeting on 3 October 2017 considered a report on the exhibition of amendments to SCDCP 2005, and specifically in relation to:

- General Introduction
- Part A – Dwelling Houses and Ancillary Structures
- Part R – Subdivision

The report provided an overview of the proposed amendments, which are summarised as follows:

Part – SCDCP 2005	Overview of Amendment
General Introduction	<p>This section has been simplified and refined to provide clear and concise information.</p> <p>It has also been updated in accordance with recent amendments to the SCDCP 2005, policies and legislation, in particular the SLEP 2012.</p>
Part A – Dwelling Houses and Ancillary Structures	<p>This section has been simplified and refined to provide clear and concise information, consistent with SLEP 2012.</p> <p>Additional objectives and controls have also been inserted to ensure new dwellings are designed and developed in a manner that complements the existing or desired future character of the area, particularly the enhancement of heritage and landscaped streetscapes.</p>
Part R - Subdivision	<p>Part R – Subdivision is a new section that provides development controls for subdivision.</p>

**Report on Submissions - Amendments to Strathfield Consolidated Development Control Plan 2005  
(Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures - Amendment No 9 (Cont'd))**

Part – SCDCP 2005	Overview of Amendment
	<p>This Part aims to ensure subdivision and amalgamation relates to site conditions and is compatible with the prevailing subdivision pattern, including the lot size, lot width, dimensions, shape and orientation.</p> <p>Part R – Subdivision introduces controls for the following:</p> <ul style="list-style-type: none"> <li>▪ Minimum lot size for the subdivision of land in accordance with the SLEP 2012;</li> <li>▪ General controls for subdivision;</li> <li>▪ Residential subdivision;</li> <li>▪ Industrial subdivision</li> <li>▪ Access way design;</li> <li>▪ Strata subdivision; and</li> <li>▪ Community title subdivision.</li> </ul>

A copy of the report presented to Council from 3 October 2017 is included at Attachment 1.

Subsequent to the consideration of the abovementioned report, Council at its meeting on 5 December 2017, resolved (Minute No 208/17) the following in respect to the amendments to SCDCP 2005:

*“That council places:*

- 1. Draft Part A of the Revised Strathfield Consolidated Development Control Plan - Dwelling Houses and Ancillary Structures, and*
- 2. Draft new Part R - Subdivision Development Control Plan”*

*on public exhibition for 90 days in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning Regulation 2000 including the e-News, Inner West Courier, Council Website, direct mail and other social media channels used by Council.*

*And following their exhibition, a report to council be prepared on the submissions received for the Council's further consideration.”*

### **Public Exhibition**

In accordance with Council's resolution dated 5 December 2017, the amendments to the SCDCP 2005 were exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Regulation 2000 from **Tuesday 19 December 2017 – Friday 30 March 2018 (101 days)**.

Specifically, in accordance with Council's resolution, the following was undertaken as part of the exhibition of the amendments to the SCDCP 2005:

- Letter sent to all residents and landowners in the Strathfield LGA notifying them of the exhibition of the amendments to the DCP;
- Notification of the exhibition in the Inner West Courier on 19 December 2017
- Provision of the public exhibition documentation, including Council reports, minutes and copies of the proposed amendments in Council's Customer Service Centre, Strathfield Main Library, High street Community Library and on Council's website; and

**Report on Submissions - Amendments to Strathfield Consolidated Development Control Plan 2005  
(Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures - Amendment  
No 9 (Cont'd))**

- Information on the exhibition of the proposed amendments on Council's website and in Council's eNews

During the exhibition period, one (1) submission was received. A copy of the submission is included in the Attachment 2.

Although the submission references Part R – Subdivision of the SCDCP, the content of the submission is related to open space augmentation and acquisition and the relevant contributions. Accordingly, it is considered that this submission relates to the draft Value Sharing Contributions Policy, which was on exhibition concurrently with the DCP amendments.

### **Recommended Changes – Post Exhibition**

Following the exhibition, a number of minor changes were made to **Part A - Dwelling Houses and Ancillary Structures** to remove reference to redundant clauses in the SLEP 2012.

In this regard, the following changes are proposed:

<b>Section – SCDCP 2005</b>	<b>Justification</b>	<b>Recommendation</b>
Section 5 – Landscaping – Reference to Clause 5.9 of SLEP 2012	<p>This Clause was deleted with the introduction of the State environmental Planning Policy – SEPP (Vegetation in Non-Rural Areas) 2017.</p> <p>It is considered that this is a minor amendment to ensure that the DCP aligns with relevant State Policies. In this regard, it is considered that re-exhibition is not required.</p>	Under Section 5 – Landscaping remove reference to Clause 5.9 (Preservation of trees or vegetation) and replace with SEPP (Vegetation in Non-Rural Areas) 2017

### **Conclusion**

Following the exhibition and consideration of submissions, it is recommended that the amendments to General Introduction and Part R – Subdivision be adopted, as exhibited. Copies of these sections of the DCP are included in Attachment 3 & 4.

With respect to Part A - Dwelling Houses and Ancillary Structures of SCDCP 2005, it is recommended that this be adopted as exhibited, with the exception of the minor change as identified above. A copy of this section is included in Attachment 5.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **ATTACHMENTS**

- [1.](#) Report to Council 3 October 2017
- [2.](#) Submission - DCP Amendment No 9
- [3.](#) SCDCP 2005 - General Introduction (Post Exhibition)
- [4.](#) SCDCP 2005 - Part A - Dwelling Houses and Ancillary Structures - Amended Post Exhibition

# ATTACHMENT 1



**ID3**                    **AMENDMENTS TO STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (REVISED GENERAL INTRODUCTION, REVISED PART A - DWELLING HOUSES AND ANCILLARY STRUCTURES AND PART R - SUBDIVISION)**

**AUTHOR:**        Joanne Chan, Strategic Planner

**APPROVERS:** Stephanie Lum, Principal Strategic Planner

                         Silvio Falato, Manager Planning and Development

                         Stephen Clements, Director Infrastructure Development and Environment

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#### **RECOMMENDATION**

##### ***That Council:***

1. *Endorse amendments to the Strathfield Consolidated Development Control Plan 2005 (revised General Introduction, revised Part A – Dwelling Houses and Ancillary Structures, and Part R – Subdivision) to be placed on public exhibition for a minimum of 28 days in accordance with the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.*
2. *Consider a further report to Council on the submissions received at the conclusion of the public exhibition period.*

#### **PURPOSE OF REPORT**

This report outlines proposed amendments to the following Parts of the *Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)*:

- General Introduction;
- Part A - Dwelling Houses and Ancillary Structures; and
- Part R - Subdivision.

It is recommended that the proposed amendments be endorsed for public exhibition.

#### **REPORT**

##### **Background**

The *SCDCP 2005* provides detailed planning and design controls to guide development within the Strathfield Local Government Area (LGA) and support the planning controls in the *Strathfield Local Environmental Plan 2012 (SLEP 2012)*.

The *SCDCP 2005* was adopted by Council on 4 April 2006 and came into effect on 3 May 2006. However, the *SCDCP 2005* has been subsequently amended and refined. This amendment proposes to modify the General Introduction and Part A - Dwelling Houses and Ancillary Structures; and add Part R - Subdivision.

A summary of each of the Parts and the proposed amendments is discussed below and copies of the draft Parts are attached.



## COUNCIL MEETING

3 OCTOBER 2017

Amendments to Strathfield Consolidated Development Control Plan 2005 (Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures and Part R - Subdivision) (Cont'd)

### Proposed Amendments

#### General Introduction

The General Introduction of *SCDCP 2005* endeavours to assist applicants to use *SCDCP 2005* and prepare Development Applications. The General Introduction has been simplified and refined to provide applicants with clear and concise information. It has also been updated in accordance with recent amendments to the *SCDCP 2005*, policies and legislation, in particular the *SLEP 2012*.

The main amendments to the General Introduction of *SCDCP 2005* are summarised below:

Proposed Amendments
Updated table of amendments and contents page.
Updated references to reflect current legislation.
Deleted irrelevant and/or unnecessary definitions due to contradiction or duplication with <i>SLEP 2012</i> .
Added 'Appendix 1: Weblinks' to provide further resources for applicants (Note: Appendix 1 has been relocated and updated from Part A - Dwelling Houses and Ancillary Structures).

#### Part A - Dwelling Houses and Ancillary Structures

Part A - Dwelling Houses and Ancillary Structures of *SCDCP 2005* provides development controls for the erection, and alterations and additions to dwelling houses and ancillary structures within the R2 Low Density Residential zone. This Part aims to preserve the existing local characteristics of Strathfield and ensure a high standard of residential amenity and urban design.

Part A of *SCDCP 2005* has been simplified and refined to provide applicants with clear and concise information that complements the *SLEP 2012*. Additional objectives and controls have also been inserted to ensure new dwellings are designed and developed in a manner that complements the existing or desired future character of the area, particularly the enhancement of heritage and landscaped streetscapes.

Council recently adopted Part Q – Urban Design Controls of *SCDCP 2005* which aims to achieve design excellence for all development except those in the R2 Low Density Residential zone. Accordingly, the amendments to Part A establishes design controls that encourage high quality urban design outcomes for dwelling houses and ancillary structures located within the Strathfield local government area (Refer to Section 2).

The main amendments to Part A of *SCDCP 2005* are summarised below:

Proposed Amendments
Simplified and refined objectives and controls to provide applicants with clear and concise information that complements the <i>SLEP 2012</i> .
Restructured and consolidated Sections to improve the structure of the Part and ensure clarity.
Inserted diagrams and photos to clarify objectives and controls.
<u>Section 1. Introduction</u>

## COUNCIL MEETING

3 OCTOBER 2017

## Amendments to Strathfield Consolidated Development Control Plan 2005 (Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures and Part R - Subdivision) (Cont'd)

<ul style="list-style-type: none"> <li>Simplified and refined to ensure clarity.</li> </ul>
<u>Section 2. Architectural Design and Streetscape Presentation</u> <ul style="list-style-type: none"> <li>New controls inserted in relation to façade design, roof forms and colours to achieve high quality urban design outcomes for dwelling houses and ancillary structures that are compatible with the streetscape.</li> </ul>
<u>Section 3. Heritage</u> <ul style="list-style-type: none"> <li>Reference provided to Part P - Heritage of SCDCP 2005.</li> </ul>
<u>Section 4. Building Envelope</u> <ul style="list-style-type: none"> <li>Updated the floor space ratio and building height controls in accordance with the SLEP 2012 and to ensure development is compatible with the surrounding streetscape.</li> </ul>
<u>Section 5. Landscaping</u> <ul style="list-style-type: none"> <li>Enhanced landscaping, tree protection and private open space controls to preserve the landscape character of Strathfield, particularly the streetscape.</li> <li>Revised fencing controls to ensure fencing complements the dwelling, is sympathetic to surrounding fences on adjoining properties and is compatible with the streetscape.</li> </ul>
<u>Section 6. Solar Access</u> <ul style="list-style-type: none"> <li>New controls inserted to ensure the protection of solar access on adjoining properties.</li> </ul>
<u>Section 7. Privacy</u> <ul style="list-style-type: none"> <li>New controls inserted to enhance visual and acoustic privacy for occupants of dwelling houses and ancillary structures, including the addition of a control preventing windows from directly facing a balcony or courtyard of an adjoining dwelling.</li> </ul>
<u>Section 8. Vehicle Access and Parking</u> <ul style="list-style-type: none"> <li>New controls inserted to ensure the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are safe, efficient and convenient.</li> <li>New controls inserted to improve the amenity of driveways, including minimising the number and area of driveways, and incorporating landscaping.</li> <li>A control inserted to minimise basement protrusions and their impact on the streetscape.</li> </ul>
<u>Section 9. Altering Natural Ground Level (Cut &amp; Fill)</u> <ul style="list-style-type: none"> <li>Simplified existing objectives and controls.</li> <li>Amended a control to ensure the protection of Council assets during excavation works.</li> </ul>
<u>Section 10. Water and Soil Management</u> <ul style="list-style-type: none"> <li>Updated references to policies to reflect the latest documents.</li> <li>New controls inserted requiring applicants seeking to develop on land affected by flood and/or acid sulphate soils to contact Council before designing their proposal to ensure these site constraints are adequately addressed.</li> </ul>
<u>Section 11. Access, Safety and Security</u> <ul style="list-style-type: none"> <li>New control inserted to ensure development incorporates Crime Prevention through Environmental Design (CPTED) principles.</li> <li>New control inserted requiring dwelling entrances to be easily identifiable to improve the interface of the dwelling with the streetscape.</li> </ul>
<u>Section 12. Ancillary Development</u> <ul style="list-style-type: none"> <li>New controls inserted for secondary dwellings to ensure they provide adequate amenity</li> </ul>

## COUNCIL MEETING

3 OCTOBER 2017

**Amendments to Strathfield Consolidated Development Control Plan 2005 (Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures and Part R - Subdivision) (Cont'd)**

<p>for the occupants and are compatible with the established character and streetscape of Strathfield.</p> <ul style="list-style-type: none"> <li>• New controls inserted regarding the location of satellite dishes to minimise their impact on the streetscape.</li> <li>• Amended an existing control for swimming pools to minimise their impact on adjoining properties, in particular acoustic and light spill impacts.</li> </ul>
<p><b>Section 13. – Ecologically Sustainable Development</b></p> <ul style="list-style-type: none"> <li>• New objective inserted to encourage the use of new technology to achieve ecologically sustainable developments.</li> </ul>
<p><b>Other Amendments</b></p> <ul style="list-style-type: none"> <li>• Deleted Section 15. Services and Utilities, Section 16. Section 94 Contributions, and Section 17. Contamination to prevent duplication within the <i>SCDCP 2005</i> and ensure information within the <i>SCDCP</i> is relevant to Development Applications.</li> <li>• Deleted Appendix 1: Development Controls Summary table to ensure applicants also consider the objectives within the <i>SCDCP</i>.</li> <li>• Relocated Appendix 2: Web Links to the General Introduction of the <i>SCDCP</i>.</li> </ul>

**Part R – Subdivision**

The *SCDCP 2005* does not currently have a part for the subdivision of land. Accordingly, Part R – Subdivision is proposed to provide development controls for subdivision. It aims to ensure subdivision and amalgamation relates to site conditions and is compatible with the prevailing subdivision pattern, including the lot size, lot width, dimensions, shape and orientation.

Part R – Subdivision includes the following controls:

- The minimum lot size for the subdivision of land in accordance with the *SLEP 2012*;
- General controls for subdivision;
- Residential subdivision;
- Industrial subdivision;
- Accessway design;
- Strata subdivision; and
- Community title subdivision.

**Public Exhibition**

If Council resolves to place the amendments to the *SCDCP 2005* (revised General Introduction, revised Part A – Dwelling Houses and Ancillary Structures, and Part R – Subdivision) on public exhibition, the exhibition will be undertaken in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* and comprise:

- A public exhibition period of 28 days;
- Notification in the local newspaper; and
- Exhibition of the amendments to the *SCDCP 2005* at Strathfield Main Library, High Street Community Library, Council's Customer Service Centre, on Council's website and Council's weekly e-News.

At the conclusion of the public exhibition, a report on the submissions will be presented to Council.

**REFERRAL FROM OTHER DEPARTMENT**

## COUNCIL MEETING

3 OCTOBER 2017

**Amendments to Strathfield Consolidated Development Control Plan 2005 (Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures and Part R - Subdivision) (Cont'd)**

The preparation of the amendments to the *SCDCP 2005* involved consultation with the Infrastructure and Development Department, including Planning and Development, Infrastructure Planning, and Environmental Services.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**ATTACHMENTS**

1. Amended General Introduction of SCDCP 2005 (Tracked changes)
2. Amended General Introduction of SCDCP 2005 (Non-tracked changes)
3. Amended Part A - Dwelling Houses and Ancillary Structures of SCDCP 2005 (Tracked changes)
4. Amended Part A - Dwelling Houses and Ancillary Structures of SCDCP 2005 (Non-tracked changes)
5. Draft Part R - Subdivision of SCDCP 2005

## **ATTACHMENT 2**



-----Original Message-----

From: Rodney Rimes

Sent: Tuesday, 6 February 2018 11:45 AM

To: HaveYourSay

Cc: Rodney Rimes

Subject: Draft new Part R of subdivision DCP - submission

Dear Mr Wong. I consider this proposal an invitation to developers to negotiate with Council for approval of what would otherwise be breaches of the Plan. For Council to seek payment for accepting and supporting proposals from developers for what are in effect breaches of the Plan is both unseemly and unconscionable. If the DCP is well considered and appropriate then that should be the end of discussion. Where does such a concept begin and end? Why should there be a beginning. Is there a crisis in open space provision? If the Plan is deficient then amend same. If contributions for open space augmentation and acquisition are too low for such a highly developed mature LGA area then seek changes to the law through the state government. Similarly if policy provision for Affordable Housing is deficient then so advise the State Government. Who decided on 30%. Why not 100% or 50%. If the departure from the DCP has merit then why not 0%. This proposed amendment has not been argued transparently and will leave the Council permanently compromised. It will encourage the Council to deflect proper consideration of the merits of a departure from the DCP and degrade its proper function as protector of the public interest and upholder of the highest planning principles.

Yours sincerely, Rod Rimes, resident.

Sent from my iPad

## **ATTACHMENT 3**



**STRATHFIELD MUNICIPAL COUNCIL**

**STRATHFIELD  
CONSOLIDATED DEVELOPMENT  
CONTROL PLAN 2005**

Adopted by Council [Insert Month/2017]

In force [Insert Month/2017]

## GENERAL INTRODUCTION TO STRATHFIELD CONSOLIDATED DCP 2005

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## **1.0 GENERAL INTRODUCTION TO CONSOLIDATED PLAN**

### **1.1 Name of this Plan**

This development control plan is called the *Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)*. It is also referred to in this Plan as the “*SCDCP 2005*” and “*Consolidated Plan*”.

### **1.2 Commencement of this Plan**

This DCP was adopted by Council on 4 April 2006 and came into effect on 3 May 2006. It has been subsequently amended as listed in the Table of Amendments in Section 1.6 (Amendments to this Plan).

### **1.3 Land to which this Plan Applies**

This Plan applies to all land within the Strathfield local government area except for the sites that are covered by the following site-specific development control plans:

- Parramatta Road Corridor Area  
(Refer to Site Specific DCP 20);
- Strathfield Town Centre  
(Refer to Site Specific DCP 13);
- 79 Courallie Avenue, Homebush West  
(Refer to Site Specific DCP 25); and
- Davidson St Greenacre [Part Lot 1 & 2 DP 711168]  
(Refer to Site Specific DCP 14).

### **1.4 Purpose of this Plan**

The purpose of this Plan is to:

- Guide future development within the Strathfield local government area (LGA);
- Support the controls within the *Strathfield Local Environmental Plan 2012*;
- Promote development that protects and enhances the natural and built environment;
- Encourage high quality development that contributes to the existing or desired future character of the area, particularly the enhancement of heritage and landscaped streetscapes;
- Protect and enhance the public domain to improve the liveability of the Strathfield LGA; and
- Ensure that development incorporates the principles of Ecologically Sustainable Development (ESD).



### 1.5 How to Use this Plan

Persons seeking to redevelop or alter sites within land the subject of this Plan will be expected to carefully consider the context of their proposal and identify the relevant applicable Parts of this Plan which are outlined in **Table 1** below.

**Table 1 – Description of SDCP 2005**

DCP Part	Summary of Applicability
General Introduction	Provides background information to the DCP and Development Application requirements that are applicable to all Applications.
Part A - Dwelling Houses and Ancillary Structures	Provides controls for the development of dwelling houses and ancillary structures within the R2 Low Density Residential zone.
Part B - Dual Occupancy Housing	Provides controls for the development of dual occupancies (attached and detached) within the R3 Medium Density Residential zone.
Part C - Multiple- Unit Housing	Provides controls for attached dwellings, multi dwelling housing, residential flat buildings, and shop top housing. <i>(Note: this Part is applicable for development commonly referred to as villas, town houses, row houses and terrace houses).</i>
Part D - Industrial Development	Provides controls for the development of land in the IN1 General Industrial and IN2 Light Industrial zones.
Part E - Child Care Centres	Provides controls for the development of child care centres.
Part F - Bed and Breakfast Establishments	Provides controls for the development of bed and breakfast accommodation.
Part G - Brothels	Provides controls for the development of sex services premises.
Part H - Waste Minimisation and Management	Provides controls for the minimisation and management of waste during the demolition, construction and ongoing use of the land and/or building.
Part I - Provision of Off-Street Parking Facilities	Provides requirements concerning the number, layout and design of off-street parking spaces in association with a proposed development.
Part J - Erection and Display of Advertising Signs and	Provides controls for the erection and display of advertising signs and structures.

DCP Part	Summary of Applicability
Structures	
Part K - Development on Contaminated Land	Provides controls for the development of contaminated land.
Part L - Public Notification of Development Applications	Provides the minimum notification requirements for Development Applications.
Part M - Educational Establishments	Provides controls for the development of educational establishments.
Part N - Water Sensitive Urban Design (WSUD)	Provides advice to applicants on how to incorporate Water Sensitive Urban Design (WSUD) within developments.
Part O - Tree Management	Provides controls for managing trees on private land and on Council land that may be affected by development.
Part P - Heritage	Provides controls for the development of heritage items, development in the vicinity of heritage items, and development in heritage conservation areas.
Part Q - Urban Design Controls	Provides urban design controls that encourage development of a high quality.  <i>(Note: applies to all development except those in the R2 Low Density Residential zone).</i>
Part R - Subdivision	Provides controls for the subdivision of land.

This Plan is a comprehensive guide for applicants to the minimum development and design standards required by Council for development within the Strathfield local government area. Each design element has two (2) components:

1. A set of objectives specified for each design element. The objectives represent the outcomes that Council wishes to achieve. Council will consider how well each of the relevant objectives has been addressed by a proposal when determining an application.
2. A set of development controls relating to each design element. The controls outline the methods of achieving the objectives. They are generally practical and often measurable development standards that provide clear guidelines for the applicant.

Council expects that applicants will comply with the development standards and planning controls outlined in this Plan and the *SLEP 2012*. Council may refuse consent to a development which does not comply with this Plan, or may modify the development by way of conditions so that it does comply.

However, where it can be demonstrated that a particular control is unnecessary or unreasonable in the circumstances of the case, or that the variation will result in a better design solution for the site and its surrounds and still satisfy the underlying objectives of each provision, Council may consider varying the controls. Applicants will need to provide written justification in their Statement of Environmental Effects to vary the development standard.

Furthermore, compliance with this Plan does not necessarily guarantee the application will be approved. All applications will be assessed and determined on their individual merits, taking into account these guidelines together with other matters including:

- Section 79C of the *Environmental Planning & Assessment Act 1979*,
- Relevant State Planning Policies,
- *Strathfield Local Environmental Plan 2012 (SLEP 2012)*; and
- Other Council Codes and Policies.

### 1.6 Amendments to this Plan

This Plan may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form. Before the proposed amendments are adopted, Council is required to consider any submissions made in response to the exhibition of the proposed amendments. Applicants using this Plan should check with Council as to whether they have the latest copy of the document, including any amendments.

A list of the amendments are outlined in Table 2 below.

**Table 2 – Amendments to the SCDCP 2005.**

AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
1	Complete revision of Part A – 'Dwelling Houses & Ancillary Structures'.  'General Introduction' – various minor amendments including: title page, 'Use of Objectives and Guidelines', 'Definitions', 'BASIX Requirements', 'Integrated Development' clause and 'Heritage and Conservation' section etc.	6 November 2007	3 December 2007
2	Addition of Part M 'Educational Establishments'.  'General Introduction' - various minor amendments including: 'Development To Which This Consolidated Plan Applies', educational establishment definition, and references to Part M.	13 November 2007	3 December 2007

AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
3	<p>'General Introduction' amendments to:</p> <ul style="list-style-type: none"> <li>Definitions of 'Gross Floor Area' &amp; 'Landscaped Area'</li> </ul> <p>'Part A DCP for Dwelling Houses &amp; Ancillary Structures' - various amendments including:</p> <ul style="list-style-type: none"> <li><b>4.0 Streetscape</b> second storey setback change;</li> <li><b>8.0 Floor Space Ratio</b> - FSR exclusion for basements &amp; small balconies;</li> <li><b>10.0 Landscaped Area</b> - minimum landscaped area table, delete reference to deep soil, simplify private open space controls;</li> <li><b>11.0 Setbacks</b> - change second storey setback requirement, new side setback controls, setback for carports;</li> <li><b>12.0 Vehicle Access &amp; Parking</b> - Garages/carports reference to setbacks;</li> <li><b>13.0 Basements</b> - minor changes to improve wording &amp; clarify controls for basement driveway entries;</li> <li><b>17.0 Water &amp; Soil Management</b> - OSD requirements;</li> <li><b>Diagrams</b> - minor amendments to setback references &amp; deep soil references.</li> </ul>	13 May 2008	29 May 2008



AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
4	<p>'General Introduction' amendments to:</p> <ul style="list-style-type: none"> <li>Definitions of 'Gross Floor Area', 'Basement', 'Landscaped Area' &amp; 'Building Envelope'</li> </ul> <p>'Part A DCP for Dwelling Houses &amp; Ancillary Structures' - various amendments including:</p> <ul style="list-style-type: none"> <li><b>(3.0) Redeveloping Existing Dwellings</b> - section deleted;</li> <li><b>3.0 Streetscape</b> - revise objectives and controls;</li> <li><b>4.0 Heritage &amp; Conservation</b> - addition of 'Heritage Impact Statement' clause;</li> <li><b>5.0 Architectural Design and Details</b> - amend 'Building Forms' section; delete Glazing Proportions, Colour of Strathfield's Palette, Bay Windows and Veranda Controls section;</li> <li><b>6.0 Ecological Sustainable Development</b> - amend content to reflect best practice sustainability provisions &amp; to simplify controls; Hot Water Heater Units minor rewording and provisions;</li> <li><b>7.0 Floor Space Ratio</b> - simplify controls and deletion of Diagrams 1 &amp; 2;</li> <li><b>8.0 Building Height</b> - simplify building height table; deletion of envelope controls and diagrams and simplify roof pitches;</li> <li><b>(9.0) Building Envelope</b> -section deleted;</li> <li><b>10.0 Setbacks</b> - simplify street setbacks &amp; side &amp; rear setback tables &amp; east/west controls; delete Projections into Setbacks Area Section;</li> <li><b>11.0 Vehicle Access &amp; Parking</b> - simplify objectives &amp; controls;</li> <li><b>12.0 Basements</b> - simplify objectives &amp; controls &amp; delete driveway diagram;</li> <li><b>13.0 Altering Natural Ground Level (Cut &amp; Fill)</b> - minor amendments;</li> <li><b>14.0 Privacy</b> - minor amendments;</li> </ul>	14 December 2010	17 January 2011

*General Introduction to Strathfield Consolidated DCP 2005*

Page 8

	<b>15.0 Access, Safety &amp; Security</b> - minor amendments; simplify controls & new provisions to reduce household energy consumption;		
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AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
	<ul style="list-style-type: none"> <li>• <b>16.0 Water &amp; Soil Management</b> - minor amendments;</li> <li>• <b>17.0 Services &amp; Utilities</b> - deletion of objectives, illustrations &amp; controls;</li> <li>• <b>19.0 Contamination</b> - revised objectives &amp; controls;</li> <li>• <b>20.0 Ancillary Structures</b> - minor amendments               <ul style="list-style-type: none"> <li>- Appendix 1 - revise Development Controls Summary Table</li> <li>- Delete Hypothetical development diagram &amp; Site Calculations Data Table.</li> </ul> </li> </ul>		
5	Addition of Part N 'Water Sensitive Urban Design'.  'General Introduction' - minor amendments including: 'Development To Which This Consolidated Plan Applies'	14 June 2011	7 July 2011
6	Addition of Part O 'Tree Management'.  'General Introduction' – minor amendments relating to insertion of Part O 'Tree Management'.	17 February 2015	10 March 2015
7	Comprehensive revision of Part H – 'Waste Management'. Renamed Part H – 'Waste Minimisation and Management Plan'  'General Introduction' – minor amendments relating to insertion of Part H 'Waste Minimisation and Management Plan'	21 July 2015	28 July 2015
8	Comprehensive revision of Part L – 'Public Notification Requirements for Development and Complying Applications'. Renamed Part L – 'Public Notification of Development Applications'.  Addition of Part P 'Heritage'.  Addition of Part Q 'Urban Design Controls'.	6 June 2017	20 June 2017

9	<p>'General Introduction' amendments, including:</p> <ul style="list-style-type: none"> <li>• Updated references to reflect current legislation;</li> <li>• Deleted irrelevant and/or unnecessary definitions; and</li> <li>• Updated table of amendments to include, Part L 'Public Notification of Development Applications', Part P 'Heritage', Part Q 'Urban Design Controls' and Part R 'Subdivision'.</li> </ul> <p>Part A 'Dwelling Houses and Ancillary Structures' amendments, including:</p> <ul style="list-style-type: none"> <li>• Simplified and refined objectives and controls;</li> <li>• Restructured and consolidated Sections;</li> <li>• Inserted diagrams and photos; and</li> <li>• Inserted new controls to establish measures to achieve high quality urban design outcomes.</li> </ul> <p>Addition of Part R 'Subdivision'.</p>		
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## 1.7 Relationship to other Environmental Planning Instruments, Development Control Plans, Codes, Policies etc

This Plan should be read in conjunction with the following Strathfield Council policies:

- *Strathfield Local Environmental Plan (2012);*
- *Stormwater Management Code (1994);*
- *Interim Flood Prone Land Policy (1999);*
- *Significant Tree Register (2013)*
- *Recommended Tree List (2007);*
- *Development Application Lodgement Guidelines (2017); and*
- *Policy for the Management of Development on Contaminated Land (2006);*

*Note: A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.*

### 1.7.1 Development Contributions

Some developments generate the need for development contributions where they result in any increase in the demand for community services and infrastructure. Development contributions fund community infrastructure to meet the demands of an increased population generated by new development whilst ensuring that the existing community is not burdened by these costs.

*General Introduction to Strathfield Consolidated DCP 2005*

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Applicants are to refer to the *Strathfield Direct Development Contributions Plan 2010-2030* (2016) and *Strathfield Indirect Development Contributions Plan* (2010) available on Council's website to determine the applicable contribution rates.



### 1.7.2 Planning Agreements

Applicants may wish to enter into a planning agreement with Council in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. Planning agreements are designed to provide a 'public benefit' to the community and can include infrastructure works, public amenities and services, community facilities, affordable housing and open space.

Applicants wishing to enter into a planning agreement should refer to the *Strathfield Planning Agreement Policy (2016)*.

### 1.8 Effect of any inconsistency with an Environmental Planning Instrument

- a. A provision of this Plan will have no effect to the extent that:
  - i it is the same or substantially the same as a provision in an environmental planning instrument (EPI) applying to the same land; or
  - ii it is inconsistent with a provision of an EPI applying to the same land, or its application prevents compliance with a provision of an EPI applying to the same land.

In these circumstances, the provision in the EPI will apply.

- b. Where this DCP uses terms that are defined in the *SLEP*, the definitions in the *SLEP* are adopted.

*Note: An EPI includes the SLEP 2012 and any State Environmental Planning Policy.*

### 1.9 Definitions

In addition to the definitions in the *SLEP*, this DCP adopts the following:

**"Landscaped Area"** means the portion of a site which is designed, developed and capable of being maintained and used as naturally planted gardens, and/or unenclosed pedestrian terraces or walkways; excluding garbage collection and handling spaces, vehicular driveways, parking, manoeuvring, loading, unloading, and ramp spaces and other appurtenant works; provided that if the Council deems such a space to be readily accessible and/or suitable in location, treatment and appearance for acceptance as landscaped open space, then areas on top of constructed decks, flat roofs, and/or terraces, swimming pools, stairs, gazebos, and areas under covered ways, **may be included** within this definition (*refers to Part B – Dual Occupancy Housing only*).

**"Multiple-Unit Housing"** means housing comprising more than one dwelling, such as villas, townhouses, other buildings containing 2 or more dwellings or other similar forms of housing (*refers to Part C – Multiple-Unit Housing only*).

**“Townhouse”** means a dwelling within a 2 storey building containing 2 or more dwellings, where each dwelling has, within its curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling (*refers to Part C - Multiple-Unit Housing only*).

**“Villa home”** means a dwelling within a 1 storey building containing 2 or more dwellings, where each dwelling has, within the curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling (*refers to Part C – Multiple-Unit Housing only*).

### **1.10 Development Applications**

Council's submission requirements for Development Applications, including details to be submitted, and the number and type of plans required are detailed in the Development Application Lodgment Guidelines and on the Development Application form. Council may request additional information in support of an application before it makes a decision. It is in both the applicants' and Council's interests that complete applications are submitted. In addition to considering the guidelines in this Plan, applicants are strongly advised to consult with Council's Planning Department prior to preparing a Development Application to discuss site specific issues and for guidance on the type of supporting information and documents required.

For applicable fees, refer to Council's 'Annual Fees & Charges'. The above guidelines and forms are available at Council's Customer Service Centre and website.

#### **1.10.1 BASIX**

The Building Sustainability Index (BASIX) is a web based planning tool established by the NSW Government to ensure new developments achieve water consumption and greenhouse gas emission targets. Applicants (for BASIX affected developments which include all residential dwelling types) are required to complete a BASIX assessment in relation to their proposal and lodge it with their Development Application with Council. The BASIX Certificate should confirm that the proposed development will meet the State Government's water consumption and greenhouse gas emission targets if it is carried out in accordance with commitments stated in the certificate that will become requirements of the development approval.

Further information on BASIX is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

## **APPENDIX 1: WEB LINKS**

### **Consultant Directories**

#### **Planning Consultants**

*Planning Institute of Australia*  
[www.planning.org.au/consultantdirectory](http://www.planning.org.au/consultantdirectory)

#### **Heritage Consultants**

*Office of Environment and Heritage*  
[www.environment.nsw.gov.au/heritageapp/HeritageConsultantsDirectory.aspx](http://www.environment.nsw.gov.au/heritageapp/HeritageConsultantsDirectory.aspx)

#### **Arborists**

*Arboriculture Australia*  
[www.arboriculture.org.au/listings.aspx](http://www.arboriculture.org.au/listings.aspx)

*Institute of Australian Consulting Arboriculturists*  
[www.iaca.org.au/home/index.php/find-a-arborist](http://www.iaca.org.au/home/index.php/find-a-arborist)

### **Ecologically Sustainable Development**

*Australian Energy Rating*  
[www.energyrating.gov.au/](http://www.energyrating.gov.au/)

*Smart Approved Watermark*  
[www.smartwatermark.org](http://www.smartwatermark.org)

*Your Home (Australia's Guide to Environmentally Sustainable Homes)*  
[www.yourhome.gov.au](http://www.yourhome.gov.au)

*Cities for Climate Protection (CCP) Australia*  
[www.environment.gov.au/archive/settlements/local/ccp/](http://www.environment.gov.au/archive/settlements/local/ccp/)

### **Water and Soil Management**

*Managing Urban Stormwater - Soils and Construction: Volume 1, 4<sup>th</sup> Edition, March 2004 published by Landcom*  
[www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf](http://www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf)

#### **Trees**

*Strathfield Recommended Tree List and Strathfield Significant Tree Register*  
[www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)

## **Dividing Fences**

NSW Dividing Fences Act (1991)

[www.austlii.edu.au/au/legis/nsw/consol\\_act/dfa1991137/](http://www.austlii.edu.au/au/legis/nsw/consol_act/dfa1991137/)

## ATTACHMENT 4





**PART A  
of  
STRATHFIELD  
CONSOLIDATED DEVELOPMENT  
CONTROL PLAN 2005**

**Dwelling Houses and  
Ancillary Structures**

Adopted by Council [Insert Month/2017]

In force [Insert Month/2017]

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## 1 INTRODUCTION

### 1.1 Purpose of Part A

This part provides controls for erecting, and undertaking alterations and additions to dwelling houses and ancillary structures within the R2 Low Density Residential zone.

#### Relationship to other Planning Instruments and DCPs

This Part of the DCP is to be read in conjunction with the other parts of the Strathfield Consolidated Development Control Plan 2005 (*SCDCP 2005*) and the Strathfield LEP 2012 (*SLEP 2012*).

## 2 ARCHITECTURAL DESIGN AND STREETSCAPE PRESENTATION

Streetscape is a broad term that encompasses everything that can be seen from a street. It is the spatial arrangement, quality and scale of both built form and landscape elements that determine the unique streetscape character of Strathfield.

Strathfield Municipality's streetscape has developed through a combination of quality building stock, landscaping of private gardens and extensive use of street trees in wide verges. Since the streetscape is about the interface between the private and public domain every new development will affect the character of an area. It is therefore vitally important that streetscape is considered carefully whenever a new dwelling or major alteration is planned.

The typical architectural features prevalent in Strathfield include pyramidal roof forms often coloured red, orange or greyish brown, period asymmetrical gables with steep pitched roofs; bay windows; and gables. Additionally, covenants on land titles have required that dwellings only be in brick and tile. However, in recent times lower pitched roofs and hips have been introduced as well as coloured brick (red, white, tan and speckled) and the rendering and painting of many new facades.



**Figure A.1 - Strathfield streets are framed by mature trees and grass verges.**



**Figure A.2 - Strathfield's streetscapes are typically characterised by footpaths with street trees and consistent fence lines.**

## 2.1 Objectives

- A. To ensure that development respects the predominant height, scale, character, type, form, colour, materials and architectural qualities of the existing dwelling house (in the case of alterations and additions) and surrounding neighbourhood especially any adjoining or nearby heritage item or heritage conservation area.
- B. To achieve quality architecture in new development through the appropriate composition and articulation of building elements.
- C. To ensure that the dominant building rhythm of the streetscape is reflected in the building design in terms of the spacing and proportion of the built elements.
- D. To ensure that new dwellings have facades, which define, address and enhance the public domain.
- E. To encourage contemporary architecture that is innovative, uses high quality detailing, and incorporates elements characteristic of Strathfield.
- F. To promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.
- G. To retain a feeling of openness and space between built elements by maintaining landscaped setbacks and preserve the appearance of dwellings set in the tree-lined streets and park-like environment.
- H. To reduce the use of highly reflective colours and materials that create visual prominence.
- I. To ensure fencing is sympathetic to the design of the dwelling and the street and enhances the character of both the individual house and street whilst maintaining casual surveillance of the neighbourhood.
- J. To protect and retain the amenity of adjoining properties.

## 2.2 Controls

### 2.2.1 Streetscape Presentation

- 1. New dwellings must be positioned and oriented on their site to address the street frontage with a clearly identifiable entry.
- 2. Consistently occurring positive building façade features within the existing streetscape should be incorporated into the proposed dwelling design such as roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors. Excessive parapets, irregular-shaped and irregular-spaced windows, excessive glazing to building facades and double-height vertical elements including columns are not permitted.



*Note: Historically, roofs in Strathfield were nearly always pitched (sloping): either pyramidal, or hipped and gabled. They had roofs of blue-grey/brown slate or Marseilles tile, coloured orange-red.*



**Figure A.3 - Traditional roof styles in Strathfield.**

*Note: Architectural elements such as bay windows, and gables are important design details and add visual interest, thereby enriching the architectural character of Strathfield.*

3. Streetscape elements that should be taken into account in the design of new and altered residential development include topography; width and location of carriageway; street tree planting and landscaping; allotment size/width; boundary fences; setbacks; building character and scale; bulk; setback and rhythm; and roof forms.
4. Where security grilles/screens, ventilation louvres and garage doors are proposed, they must be integrated into facade designs. Solid security shutters will not be permitted.

#### 2.2.2 Scale, Massing and Rhythm of Street



**Figure A.4 - Streetscape continuity, rhythm and spacing**

1. The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape. New buildings and alterations and additions should reflect the dominant building rhythm in the street as illustrated in **Figure A.4**.
2. Building height and mass must not result in loss of amenity to adjacent properties,

open space or the public domain.

### 2.2.3 Building Forms

1. The building form must be articulated to avoid large expanses of unbroken wall. Articulation can be provided by setbacks, verandahs, awnings, recesses, blade walls or projecting bays.
2. Where a dwelling is located on a street corner it shall be designed to address both street frontages as shown in **Figures A.5 and A.6**. Blank walls shall not be presented to either frontage and walls shall be articulated or staggered so as to avoid appearing unduly bulky or long.
3. An attic may be built in the roof space of either a two (2) storey dwelling or a single storey dwelling or garage provided access to the attic is via internal stairs.

*Note: Attics in the roof space may not be appropriate in heritage conservation areas or on heritage items.*



**Figure A.5 - Corner lot dwelling articulated to address the corner. Splay improves sight lines.**



**Figure A.6 - Corner articulation**

### 2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours

#### Roof Forms

1. The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape. Roof forms should complement, but not necessarily replicate the predominant form in the locality.
2. The proposed roof form shall minimise the appearance of bulk and scale of the building and be treated as an important architectural element in the street.

3. First floor additions must complement the architectural style of the ground floor and where possible permit the existing roof form, slope and ridge to be easily discerned.
4. Roof structures must be designed so that roof installations including solar energy panels, telecommunication facilities, hot water tanks or skylights are not visible from the public domain and are integrated into the design of the development.

**Materials**

5. Materials must be compatible with the existing dwelling house (in the case of alterations and additions) and compatible with adjoining dwelling houses and the streetscape in terms of type, form and colour.
6. Monotone face brick walls and terracotta tiles for roofs shall be used where they are existing in the immediate streetscape. Alternative materials may be considered as architecturally appropriate to the style of the dwelling and the locality in some circumstances.
7. Highly reflective materials are not acceptable for roof or wall cladding. New buildings and facades must not result in glare that causes discomfort or threaten the safety of pedestrians or motorists. A Reflectivity Report that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required by Council.

**Colours**

8. New development must incorporate colour schemes that have a hue and tonal relationship with the traditional colours or the predominant colours of the street.
9. The colours of garages, window frames, ventilation and downpipes and balustrading on main facades and elevations must be integrated harmoniously with the external design of the building.

**2.2.5 Two (2) Storey Porticoes**

1. Two (2) storey porticoes may be considered only where they are in scale with the proposed dwelling and compatible with the streetscape and any adjoining heritage items.
2. Two (2) storey porticoes are to be vertically articulated or broken to reduce their height as illustrated in **Figure A.7**.



**Figure A.7 - Vertically articulated two (2) storey portico provides visual prominence whilst minimising the bulk and scale of the dwelling.**

3. No porticoes or associated porches shall protrude more than 1m forward of the front building façade.
4. Porticoes are not to extend higher than the understorey of the eaves/guttering.

#### **2.2.6 Dormers**

1. Where compatible with the architectural design of a dwelling, dormers (whether gabled, hipped or eye-lid) need to be traditionally proportioned and rectilinear.
2. The form and location of dormer windows to existing buildings should not overwhelm or detract from the integrity of the original building, especially heritage items and dwellings in heritage conservation areas.

### 3 HERITAGE

Refer to Part P - Heritage of *SCDCP 2005* for objectives and controls in relation to development associated with a heritage item, within a heritage conservation area or within the vicinity of a heritage item under *SLEP 2012*.

*Note: Where there is any inconsistency with Part A – Dwelling Houses and Ancillary Structures, the provisions of Part P – Heritage of SCDCP 2005 prevail.*

## 4 BUILDING ENVELOPE

The building envelope is the three dimensional space within which development may take place. The building envelope is generated by maximum floor space ratio, maximum building height and minimum setback controls. These are defined under the *SLEP 2012* and *SCDCP 2005*. The building envelope includes articulation zones and room for blade walls, balconies, shading devices and the like.

An essential feature of Strathfield's visual appeal as a garden suburb has arisen from its traditional use of generous setbacks and modestly scaled dwellings on large lots. Whilst it is recognised that the current demand is for increasingly larger homes and ancillary facilities on the same sized lots, Council seeks to ensure that Strathfield's character is not eroded by "wall to wall" housing, diminished streetscapes and token gardens. To this end, Council has set building envelope and maximum height controls which will provide sufficient scope for ample dwellings to suit individual configurations and resident's needs.

### 4.1 Objectives

- A. To ensure that dwellings are compatible with the built form of the local area and that overall bulk and scale, size and height of dwellings relative to natural ground level responds to the adjoining dwellings, topography and desired future character.
- B. To minimise impact on the amenity of adjoining properties.
- C. To establish and maintain the desired setbacks from the street and define the street edge.
- D. To create a perception or reinforce a sense of openness in the locality.
- E. To maintain view corridors between dwellings.
- F. To assist in achieving passive surveillance whilst protecting visual privacy.
- G. To provide a transitional area between public and private space.

### 4.2 Controls

#### 4.2.1 Floor Space Ratio

- 1. The maximum floor space ratio (FSR) permitted on a site is indicated on the *SLEP 2012* Floor Space Ratio Map.
- 2. Development must be compatible with the lot size. Larger sites should not allow dwellings that are so large and bulky that they would create undesirable environmental impacts. Smaller sites must provide for adequate sized dwellings.

*Note: In accordance with SLEP 2012, "Floor space ratio" means the ratio of the gross floor area of all buildings within the site to the site area.*

*Note: In accordance with SLEP 2012, "Gross floor area" means the sum of the floor*  
Part A of Strathfield Consolidated DCP 2005

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area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) Habitable rooms in a basement or an attic, and
- (b) The area of a mezzanine, and
- (c) Any shop, auditorium, cinema, and the like, in a basement or attic,

But excludes:

- (d) Any area for common vertical circulation, such as lifts and stairs, and
- (e) Any basement:
  - (i) Storage, and
  - (ii) Vehicular access, loading areas, garbage and services, and
- (f) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) Car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) Any space used for the loading or unloading of goods (including access to it), and
- (i) Terraces and balconies with outer walls less than 1.4 metres high, and
- (j) Voids above a floor at the level of a storey or storey above.

*Note: In the case of dwelling houses, floor space ratio calculations should be inclusive of vertical circulation areas (stairs, lifts etc.), voids and outbuildings.*

#### **4.2.2 Building Height**

1. The maximum height of dwelling houses in accordance with the *SLEP 2012* Height of Buildings Map is 9.5 metres.
2. The maximum height of outbuildings, detached garages and carports is to be 3.5m to the highest point on the roof above natural ground level
3. Dwelling houses and any ancillary structures are to be no more than two (2) storeys high.
4. The building height should respond to the gradient of any given site and minimise the need for cut and fill.

*Note: In accordance with SLEP 2012, "Building height (or height of building)" means:*

- a) *In relation to the height of a building in metres – the vertical distance from ground level (existing) to the highest point of the building, or*

- b) In relation to the reduced level of a building – the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

#### 4.2.3 Setbacks

*Note: In accordance with SLEP 2012, “setback” is the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:*

- a) A building wall, or
- b) The outside face of any balcony, deck or the like, or
- c) The supporting posts of a carport or verandah roof,

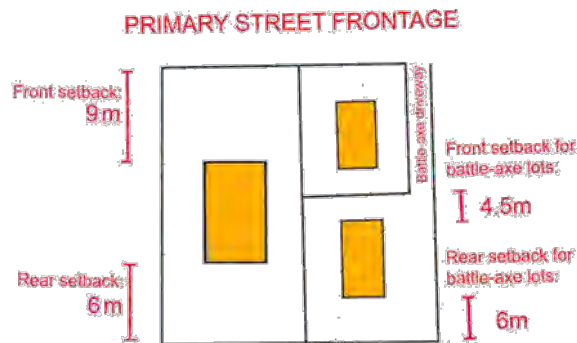
whichever distance is the shortest.

##### 4.2.3.1 Street Setbacks

- The street setbacks in **Table A.1** and illustrated in **Figure A.8** apply to new dwellings and extensions (where the building footprint is proposed to be altered) except where exempted below in Subclause 2:

	Minimum street setback required
<b>Primary street setback</b>	9m
Primary street frontage for battle-axe lots	4.5m
<b>Secondary street setbacks for dwellings on corner allotments:</b>	
<ul style="list-style-type: none"> <li>Where the main entrance to the dwelling is from the secondary frontage</li> </ul>	3m

**Table A.1 – Street setbacks**



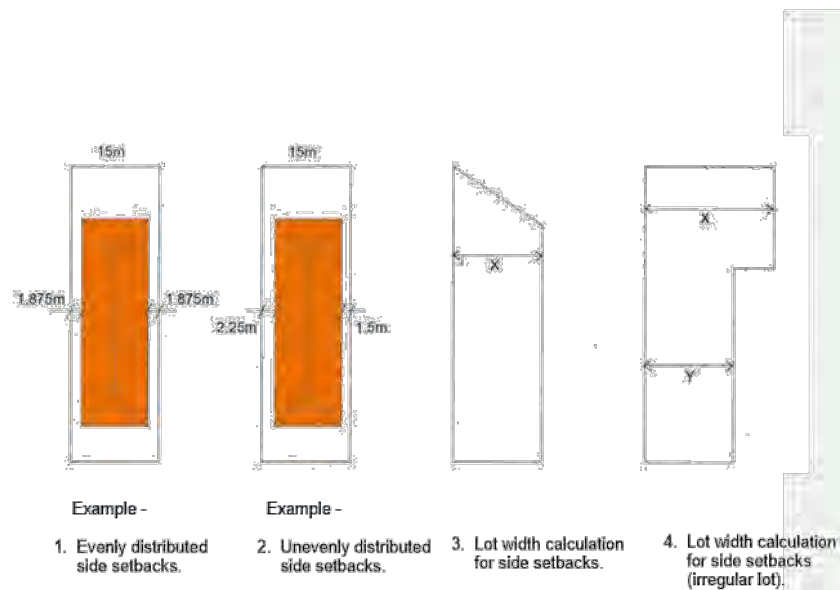
**Figure A.8 - Front and rear setbacks of battle-axe and detached dwelling houses.**

2. Despite Subclause 1 above, a primary street setback of less than 9m may be considered where:
  - a) The predominant front setback in the street is less than 9m;
  - b) The proposed setback is not less than the setback of the existing dwelling; or
  - c) The proposed setback would not conflict with the character of the existing streetscape.

#### 4.2.3.2 Side and Rear Setbacks

1. New dwellings and extensions (where the building footprint is proposed to be altered) are to have a combined side setback equivalent to 20% of the width of the block (measured at right angles for splayed frontages). The combined side setback may be unevenly distributed between both sides as long as a minimum side setback of 1.2m is provided on each side. Where an allotment is deemed to be undersized or irregular, a variation to the minimum setback may be considered (e.g. blocks less than 12m wide). Examples of side and rear setbacks are provided in **Figure A.9**.

*Note: For irregular shaped allotments where the frontage is wider or narrower than the rear, the side setback is to be 25% of the width of the block at each point.*



**Figure A.9 - Permissible side setback examples and requirements for dwelling houses.**

2. Dwellings are to have a minimum rear setback of 6m to provide adequate open space and deep soil areas for shading/screening trees.
3. Subject to meeting the minimum landscaped area (as per section 5 of this part of the DCP) in the rear of the site, ancillary facilities such as garages/outbuildings may be located within the rear setback area.
4. Garages and carports are to comply with the minimum setbacks in **Table A.2**.

Detached Garages and Carports	Minimum setback required
Minimum setback from side and rear boundaries for carports (open on three (3) sides)	Nil
Minimum setback from side and rear boundaries	0.5m
Where the side of the dwelling, garage or carport is proposed to face the secondary frontage	1.5m

**Table A.2 – Setbacks for garages and carports.**

#### 4.2.4 East-West Lots

1. For east-west oriented lots with the primary street frontage facing east, the minimum side setback should be on the north and the larger side setback should be on the south so that overshadowing is reduced.
2. The southern side setback should be utilised for the driveway/garage entry so that potential overshadowing of adjacent properties is reduced.

## 5 LANDSCAPING

Many existing trees within Strathfield are of immense heritage and ecological significance in terms of their cultural, historic, visual, botanic and scientific values. Trees are valuable resources that are essential and provide benefits to inhabitants of the urban environment.

Refer to State environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and to Clause 5.9 (Preservation of trees or vegetation) of SLEP 2012 and Part O (Tree Management) of SCDCP 2005 for additional requirements on the protection of trees.

### 5.1 Objectives

- A. To encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development, and to the streetscape.
- B. To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, structures, vehicle circulation and ancillary areas.
- C. To preserve existing landscape elements on site (such as existing trees) and encourage their integration into the design of proposals.
- D. To ensure adequate deep soil planting is retained on each allotment.
- E. To ensure developments make an equitable contribution to the landscape setting of the locality.
- F. To ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer.
- G. To encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna.
- H. To ensure that landscaped areas are designed to minimise water use.
- I. To provide functional private open spaces for active or passive use by residents.
- J. To provide private open areas with provision for clothes drying facilities screened from the street and lane or a public place.
- K. To ensure the protection of trees during construction.
- L. To ensure suitable fencing is provided to reduce acoustic impacts and enhance visual privacy between neighbouring residents whilst enabling front fences passive surveillance of the street.
- M. To maximise the amenity of existing and proposed developments, including solar access, privacy and open space.

Comment (RV1): Delete – this section has been repealed from SLEP 2012 and has been replaced with SEPP (Vegetation in Non-Rural Areas) 2017

## 5.2 Controls

### 5.2.1 Landscaped Area

1. The minimum landscaped area required on each lot is indicated in **Table A.3** below.

Area of site	Minimum Landscape Area
200 - 500m <sup>2</sup>	35%
501 - 600m <sup>2</sup>	38.5%
601 - 700m <sup>2</sup>	41.5%
701 - 799m <sup>2</sup>	43%
800 - 1300m <sup>2</sup>	45%

**Table A.3 – Minimum landscaped area requirements.**

*Note: In accordance with SLEP 2012, “Landscaped area” means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.*

*Building, structure and hard paved areas include dwelling and ancillary structures, vehicular driveways and manoeuvring areas, stairways, side setback areas between the boundary and house (paved or unpaved) that are 1.5 metres or less in width, unenclosed ground level pedestrian terraces or walkways, swimming pools, covered awnings, tennis courts (except natural grass courts), outbuildings, sheds, BBQs, gazebos, rainwater tanks and the like.*

2. At least 50% of the minimum landscaped area should be located behind the building line to the rear boundary.
3. At least 50% of the front yard should be maintained as deep soil soft landscaping.
4. The amount of hard surface area (in the form of concrete/brick/stone paving and bitumen) shall be minimised to reduce run-off and to maintain the prevailing early twentieth century garden character. Run off from hard surfaces is to be directed to permeable surfaces such as garden beds.
5. Planting areas shall include a mix of low-lying shrubs, medium-high shrubs and canopy trees in locations where they will soften the built form.
6. The design and quality of front gardens must respond to the character of the street and surrounding area and contribute to the garden character of Strathfield.
7. Where the landscape pattern in the prevailing streetscape and surrounding locality is desirable, this must be retained and reinforced, particularly in relation to heritage items and heritage conservation areas.
8. In relation to conservation and energy efficiency, plant species must be retained, selected and planted to:



- shade buildings in summer;
- reduce glare from hard surfaces;
- permit sunlight access into living rooms in cooler months;
- cool air currents channeled into the dwelling in summer; and
- act as windbreaks where desirable.

#### 5.2.2 Tree Protection

1. Applicants must engage an Australian Qualification Framework (AQF) Level 5 Arborist to prepare an Arboricultural Impact Assessment Report in accordance with *Australian Standards 4970: Protection of trees on development sites* to determine the feasibility of retaining existing site trees prior to the design of a development.
2. The Arboricultural Impact Assessment Report must include a site plan and at a minimum indicate the following for trees on the subject site, adjoining sites and nature strip:
  - Number of tree(s);
  - Location of tree(s);
  - Species of tree(s);
  - Whether the tree(s) is proposed to be retained or removed;
  - Stockpile(s);
  - Detailed scaffold plans accurately depicting setbacks from buildings and trees;
  - Detailed and complete map of all underground services; and
  - Where necessary, recommendations of detailed tree sensitive construction methods.
3. Development shall provide for the retention and protection of existing significant trees, especially near property boundaries and within the front setback, and natural features such as rock outcrops. The proposed removal of any significant tree will need to be considered based on the submission of an Arboricultural Impact Assessment Report. The significance of a tree must be checked at the pre-lodgement development application stage.
4. With the exception of trees that are first approved by Council for removal, new dwellings and alterations and additions to dwellings must be set back an appropriate distance from all trees in accordance with the Arboricultural Impact Assessment Report to ensure that tree branches and roots will not be affected by the works. Building works should be located outside of the canopy spread of existing trees, with suitable setbacks depending upon species and size. Hand excavation is mandatory in the immediate vicinity of trees especially within the dripline.
5. Where applicable, Council may request the applicant to engage a project Arborist. Council shall not issue an Occupational Certificate until Council is satisfied that relevant "hold points" have been reviewed and endorsed by the project Arborist to ensure tree protection measures have been implemented for trees to be retained onsite.
6. New developments should provide opportunities for planting new canopy trees within the front setback, except where the existing front setback already contains at least two (2) trees. These trees should achieve a minimum mature height of 10m.

7. At least one (1) canopy tree must be provided in the rear yard if not already provided.
8. Generally, the trunk of a proposed canopy tree must be planted a minimum of 4m from built structures, or a minimum of 3m from pier beam footings. New trees must have a minimum setback of 3m from all boundaries, unless a species with non-invasive root system is proposed.
9. Provided existing trees are not adversely affected, new trees planted on side boundaries adjacent to neighbouring dwellings and structures must have a minimum 0.6m deep root deflection barrier provided for a minimum of 1.5m either side of the tree centre.
10. The construction of driveways must not result in the removal, lopping or root damage to any street tree.
11. A minimum of 25% of canopy trees and other vegetation shall be locally sourced indigenous species.

*Note: A canopy tree is a tree which is expected to have a minimum mature height of 10m planted within a minimum 50 litre container (Refer to Appendix 1 of General Introduction of SCDGP 2005 for weblink to Council's recommended tree list).*

#### 5.2.3 Private Open Space

*Note: In accordance with SLEP 2012, "Private open space" means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.*

*Private open space does not include non-recreational structures such as garages, tool sheds, swimming pools, driveways, car spaces, drying areas and pathways.*

1. Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.
2. The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area. The principal private open space must include a deep soil area compliant with the minimum landscaped area.
3. For terraces and decks to be included in calculations of areas for private open space, they must be of a usable size (at least 10m<sup>2</sup>) with one length or width being at least 3 metres and be directly accessible from an internal living area of the dwelling. To be included in a calculation of private open space, decks cannot be located more than 500mm above natural ground level.
4. Areas within setbacks are not to be included as private open space unless they have a minimum width of 3m.
5. The primary private open space is to be located at the rear of the property.

#### 5.2.4 Fencing

*Note: Historically, fencing and gates were an extension of the architecture of the house.*

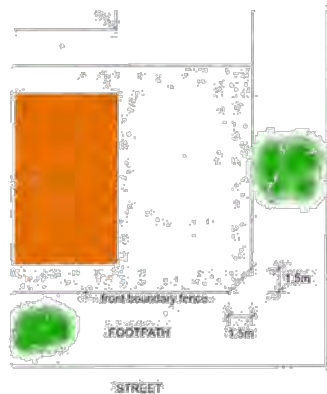
1. Front and side fencing including fencing facing the secondary street on a corner site must be designed to be sympathetic to the particular style of the dwelling and be compatible with the style and height of fencing on adjoining properties and the streetscape. A number of different styles of fencing appropriate to particular architectural styles are illustrated in **Figure A.10** and **Figure A.12** below.



**Figure A.10 - Front fence designs should complement the dwelling.**

2. Front fences must not be erected where the streetscape is characterised by an absence of front fences. In these instances, landscaping shall be used to create identifiable street address and privacy.
3. Fencing forward of the building line (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1.5m. In these cases, a solid fence shall not exceed a height of 0.7m above natural ground level and may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element. Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street and do not exceed a height of 1.5m. Where the predominant height of fencing in the street is higher, the solid fence component shall not exceed a height of 1m.
4. Solid fencing up to a maximum 1.8m in height may be permitted along a secondary street frontage, provided it only encloses private open space. The design of any section of solid fencing along a secondary street frontage shall be consistent and compatible with the style of fencing provided along the primary frontage.
5. Side and rear fences (including any retaining walls) are to be no taller than 1.8m, but may be capped with a maximum 300mm of open weave timber lattice privacy screen where the consent of the neighbouring property owner has agreed.
6. Side fences forward of the front building line shall be designed to taper down to the height of the front fence.
7. Front fences should be designed to be visually permeable and where applicable, the main infill panels should have an appropriate width and spacing to provide an open appearance and enable casual surveillance.

8. Front fences, particularly on busy roads, must be designed to provide adequate acoustic attenuation whilst ensuring an appropriate level of visibility and outlook, casual surveillance, privacy and security.
9. The following materials and finishes are not permitted to be used in any fence forward of the front building line (including the building line to a secondary street frontage on a corner site):
  - unrendered cement block;
  - galvanised or aluminium sheeting;
  - fibre-cement board;
  - brushwood; or
  - barbed wire.
10. Fencing on corner allotments shall incorporate a minimum 1.5m x 1.5m splay adjacent to the road intersection to maintain sight distances for pedestrians and motorists as illustrated in **Figure A.11**.



**Figure A.11 - Front boundary splay to corner block.**

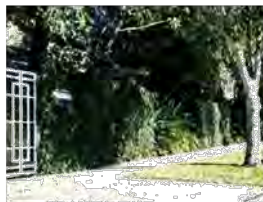
11. Solid fences adjoining vehicular access driveways (including driveways on adjoining properties) are to be provided with a minimum 1m x 1m splay to maintain sight distances for pedestrians and motorists.
12. The remaining areas created by providing a splay adjacent to a road intersection or driveway entrance must be landscaped with low-growing vegetation or suitable paving.
13. Council will not allow significant trees to be removed to facilitate a fence design.
14. Side and rear fences on a slope must be designed to allow stormwater to flow through or under the fence without the flow becoming unduly concentrated.

15. Dividing fences between private property and Council parks, reserves, open space, etc. must be constructed only of timber palings (lapped and capped) with a maximum height of 1.8m.
16. Gates or entries from private property onto Council parks, reserves, open space, etc. are permitted, subject to them being kept locked when not in use.
17. Gatehouses are not permitted unless they are compatible with the surrounding streetscape.

Permissible fences in Strathfield:



*Traditionally detailed picket fence on brick base course.*



*Tall fences fronting major roads can be transformed into green fences.*



*Rustic sandstone block and wrought metal fence.*



*Brick base and wrought wire fence allows views into the garden.*



*Iron palisade infill with hedge provides privacy but is not a solid screen.*



*Masonry pier and panel – low panels of face brickwork (or sandstone) between brick piers. A single pipe rail or panel of wrought metalwork runs horizontally between the brick piers.*

**Figure A.12 – Examples of fences prevalent in Strathfield.**

Unacceptable fences in  
Strathfield:



**Figure A.13 – Horizontal slat or batten fences without gaps are not permitted as they do not allow passive surveillance.**



## 6 SOLAR ACCESS

### 6.1 Objectives

- A. To ensure the design of new dwelling houses and alterations and additions maximises solar access to living areas and open space areas.
- B. To minimise overshadowing of adjoining properties.

### 6.2 Controls

#### 6.2.1 Sunlight access

1. In new dwellings, solar access to the windows of habitable rooms and to at least 50% of private open space must be provided or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).
2. In the case of alterations or additions to existing dwellings, solar access to the windows of habitable rooms and to the majority of private open space must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).

*Note: In accordance with the Building Code of Australia, a "habitable room" is:*  
*"a room used for normal domestic activities and*

- **includes** a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; *but,*
- **excludes** a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods."

3. 50% of the principal private open space of any adjoining premises should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).
4. Where the principal private open space of an adjoining development currently receives less than the required amount of solar access (on 21 June), the proposed development must not further reduce the amount of solar access.

## 7 PRIVACY

### 7.1 Objectives

- A. Development that is designed to provide reasonable privacy to adjacent properties.
- B. To maintain reasonable sharing of views from public places and living areas.
- C. To ensure that public views and vistas are protected, maintained and where possible, enhanced.
- D. To ensure that canopy trees take priority over views.
- E. To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses.

### 7.2 Controls

#### Visual Privacy

##### 7.2.1 Building Envelope and Dwelling Layout

- 1. Private open space, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking by locating living areas on the ground floor and orientating them towards the rear and front setback.
- 2. Provide adequate separation of buildings.
- 3. Ensure finished floor levels are not excessively elevated above natural ground level.
- 4. Appropriate evergreen screen plants and trees may assist in providing improved privacy to adjacent properties.

##### 7.2.2 Windows

- 1. Windows should not directly face the windows, balconies and courtyards of adjoining dwellings.
- 2. Where a transparent window is to be located within 9m of any window of a habitable room of an adjoining dwelling, the window must:
  - a) be offset from the edge of any windows in an adjoining dwelling by a distance of at least 0.5m; or
  - b) have a sill height of at least 1.7m above the finished floor level or have fixed, obscure glazing in any part of the window less than 1.7m above the floor level.

3. Where windows directly face a balcony or courtyard of an adjoining dwelling, the windows should:
  - a) be narrow; and/or
  - b) incorporate obscure glazing; and/or
  - c) have a sill height of at least 1.7m above the finished floor level.

#### **7.2.3 Elevated Decks, Verandahs and Balconies**

1. Elevated decks, verandahs and upper storey balconies are not permitted on side boundaries, except where facing the secondary frontage of a corner lot, and provided other setback controls can be achieved.
2. Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary.
3. Small upper floor rear balconies measuring no more than 1m in depth by 2m in length may be permitted where an applicant can demonstrate that the balcony would not unreasonably impact upon the privacy of adjoining premises (including buildings and outdoor spaces).
4. Second storey balconies extending for the full width of the front façade are not permitted.

#### **7.2.4 Acoustic Privacy**

1. The provisions of *State Environmental Planning Policy (Infrastructure) 2007* and *Development near Rail Corridors and Busy Roads Interim Guideline* must be taken into consideration when designing a development to minimise impacts of busy roads and railway corridors on dwelling houses.
2. Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas, recreation areas and the like. Conversely, entries, halls, storage rooms, bathrooms and laundries should be located in areas more affected by noise.
3. Suitable acoustic screen barriers or other noise mitigation measures such as double glazing, laminated glass, vibration-reducing footings or other materials, should be considered to minimise the effects of noise and/or vibrations where physical separation cannot be achieved.
4. Development applications for dwellings affected by high levels of external noise must be accompanied by an acoustic report demonstrating that habitable rooms of dwellings may achieve internal noise levels of no greater than 35 dBA.

## 8 VEHICLE ACCESS AND PARKING

Refer to Part I (Provision of Off-Street Parking Facilities) of *SCDCP 2005* for additional requirements.

### 8.1 Objectives

- A. To provide adequate and convenient on-site car parking.
- B. To ensure that the location and design of driveways, parking spaces and other areas used from the movement of motor vehicles are efficient, safe and convenient.
- C. To ensure garages, carports, basements and hard standing areas for cars do not visually dominate the street façade of the dwelling.
- D. To ensure that construction materials used for driveways respect the architectural qualities of the dwelling.
- E. To minimise the area of access driveways to minimise impermeable surfaces and maximise landscaped areas.
- F. To ensure basements have discreet entries, safe access and a high degree of natural cross-ventilation.
- G. To minimise excavation to reduce disturbance to natural ground level particularly adjacent to site boundaries.
- H. To ensure that any proposed basement minimises disturbance to natural drainage systems and that flooding, drainage or ventilation impacts would not be created for the site, or for adjoining or nearby properties.

### 8.2 Controls

#### 8.2.1 Driveway and Grades

- 1. Existing driveways must be used unless the applicant can demonstrate that:
  - (a) relocation would improve solar access to the property and/or adjoining properties;
  - (b) the amenity of any adjoining residences would not be unduly affected (with regard to sleeping areas);
  - (c) relocation would not impact on street trees, bus stops, bus zones, powerlines and other services, on street parking, heritage values or the streetscape; and
  - (d) relocation would not adversely impact the safety of motorists or pedestrians.
- 2. The width of driveways at the property boundary is to be 3m.
- 3. The edge of driveway crossings, including apron and layback shall be located a

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minimum of 1m clear of any existing stormwater pits or poles and 2m clear of the trunk of any trees within the road reserve.

4. Vehicle access points and parking areas must:
  - be easily accessible and recognisable to motorists;
  - not disrupt pedestrian flow and safety; and
  - be located to minimise traffic hazards and the potential for vehicles to queue on public roads.
5. A maximum of one (1) vehicular crossing to any public road will be permitted per property except for corner allotments where Council may consider one on each frontage in appropriate circumstances.
6. Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction (i.e. vehicle manoeuvring shall be fully maintained within the site).
7. Vehicular turning areas for garages shall comply with the relevant Australian Standard.
8. Where properties have access to a rear lane or secondary street frontage, parking and access shall be provided from the secondary street/lane.
9. Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.
10. A driveway should be set back a minimum of 0.5 metres from side boundaries to provide for landscaping between the driveway and side boundary.
11. Driveways within the property boundary should incorporate unit paving into the design.
12. Areas of concrete visible from a public road (including driveways and pedestrian ways) are to be kept to a minimum and coloured charcoal, grey or brown.
13. Kerb and footpath crossings as part of the public domain must only be finished in natural finished concrete and not customised finishes that match the property driveway. Coloured concrete is not permitted in the driveway crossing outside the property boundary.

#### **8.2.2 Garages, Carports and Car Spaces**

1. Two (2) car parking spaces are to be provided and maintained behind the front building line of all new dwellings (i.e. garage, carport or car space). For lots less than 15m wide consideration may be given to one (1) car space. Where alterations and additions to existing dwellings are proposed and two (2) spaces are available, these spaces must be maintained.
2. Garages are to be recessed behind the main front facade of the dwelling and/or designed so as not to dominate the appearance of the building or streetscape.

3. Garages should be no more than 150mm above natural ground level at their entry unless the slope of the site exceeds 1:8 (12.5%) in which case a suspended garage may be acceptable.
4. The minimum dimensions of parking spaces and garages shall comply with the relevant Australian Standards.
5. Garages are not to be converted or used for any purpose other than that for which they are approved, that is, garages must not be converted into rumpus rooms, living areas, bedrooms, offices, etc.

#### 8.2.3 Basements

1. The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level.
2. No excavation is permitted within the required minimum side setbacks. Furthermore, the location of basement walls may warrant increased setbacks to provide sufficient area for water proofing, drainage etc.
3. Where a basement is proposed, the maximum height of the basement above natural ground level is limited to 1m measured to the predominant finished floor level of the level above. Where the basement exceeds 1m, it will be considered a storey and included in the building height. Basement protrusion of more than 1m will generally not be accepted especially if it is considered to adversely impact the bulk and scale of the dwelling.
4. Minimum internal clearance of 2.2m in accordance with the *Building Code of Australia* requirements.
5. Driveways shall comply with the relevant *Australian Standards (AS2890.1: Parking Facilities, AS1248.1: Design for access and mobility)* and a maximum 1:4 gradient.
6. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
7. Driveway ramps are to be perpendicular to the property boundary at the street frontage.
8. Where site and building dimensions allow it, basements shall be designed to permit vehicles to enter and exit the basement in a forward direction.
9. Basements may not be permissible on flood affected sites. Applicants should check with Council and consider submitting a pre-lodgement application.
10. Provision of pump-out systems and stormwater prevention should be in accordance with Council's Stormwater Management Code.
11. Basements are not to be used for habitable purposes.



## 9 ALTERING NATURAL GROUND LEVEL (CUT & FILL)

The Strathfield LGA has a relatively flat topography so the need for cut and fill should be minimal.

Refer to Clause 6.2 (Earthworks) of the *SLEP 2012* for additional requirements.

### 9.1 Objectives

- A. To maintain existing ground levels and minimise cut and fill to reduce site disturbance.
- B. To ensure existing trees and shrubs are undisturbed, ground water tables are maintained and impacts on overland flow/drainage are minimised.

### 9.2 Controls

- 1. Fill is limited to a maximum of 1m above natural ground level.
- 2. For all excavation works that require the use of fill, only clean fill is to be used.
- 3. Cut and fill batters must be stabilised consistent with the soil properties.
- 4. Vegetation or structural measures are to be implemented as soon as the site is disturbed.
- 5. All areas of excavation shall be setback from property boundaries in accordance with the building setback controls. No excavation is permitted within the minimum required setbacks.
- 6. Where excavation work is proposed, the work must not affect or undermine the soil stability or structural stability of any buildings and Council assets on adjoining properties.
- 7. Applicants may be required to produce a dilapidation report for all buildings which adjoin proposed excavation areas, a copy of which will be made available to the relevant neighbour.
- 8. Avoid excessive fill that may create the potential for overlooking of adjoining properties.

## 10 WATER AND SOIL MANAGEMENT

### 10.1 Objectives

- A. To encourage the incorporation of Water Sensitive Urban Design (WSUD) and Botany Improvement Plan principles in the development.
- B. To ensure compliance with Council's Stormwater Management Code.
- C. To ensure compliance with the NSW State Government's Flood Prone Lands Policy.
- D. To ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction.
- E. To ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality.
- F. To ensure that new development in areas that may be affected by acid sulphate soils do not adversely impact the underlying ground conditions, soil acidity and water quality.
- G. To appropriately manage stormwater and overland flow to minimise damage to occupants and property.

### 10.2 Controls

#### 10.2.1 Stormwater Management and Flood Prone Areas

- 1. Applicants seeking to develop on lands identified as flood prone are advised to contact Council before designing their proposal.
- 2. Developments shall comply with Council's Stormwater Management Code. On site detention devices may be required to assist in the management of stormwater on site.
- 3. Flood affected properties must comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage).
- 4. Where a site is subject to flooding applicants should seek written advice from Council's Planning & Environment section in relation to minimum habitable floor height for the site.
- 5. In areas subject to major overland flow from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer.
- 6. Applicants must comply with Council's Stormwater Management Code with regard to drainage and stormwater detention matters. Full details and plans of the stormwater system are to be submitted for approval as part of the development application.

**10.2.2 Acid Sulfate Soils**

1. Development is to ensure that sites with the potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in Clause 6.1 (Acid Sulfate Soils) of *SLEP 2012* and the relevant standards and guidelines.
2. Applicants seeking to develop on lands subject to acid sulfate soils are advised to contact Council before designing their proposal.

**10.2.3 Soil Erosion and Sediment Control**

1. Appropriate soil erosion and sediment control measures during construction must be detailed in the development application and implemented prior to the commencement of work.
2. The following sediment control measures are recommended:
  - (a) Perimeter bank and channels;
  - (b) Turf filter strips;
  - (c) Sediment fences;
  - (d) Sediment traps; and
  - (e) Roof guttering.
3. Applicants may be required to provide plans showing stormwater quality treatment techniques to prevent sediments and polluted waters from discharging from the site during the construction phase. Such plans will show temporary measures designed in accordance with the *Managing Urban Stormwater (MUS): soils and construction vol.1* (commonly referred to as the Blue Book), published by Landcom <http://www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf>

Comment [RV2]: Included link to document on the website

## **11 ACCESS, SAFETY AND SECURITY**

### **11.1 Objectives**

- A. To encourage the incorporation of crime prevention principles in the design of the proposed developments.
- B. To increase the safety and perception of safety in public and semi-public spaces.
- C. To provide passive surveillance of the public domain to promote a safe pedestrian environment whilst maintaining the privacy of residents.
- D. To ensure the safety of pedestrians by separating pedestrian access from vehicular access.

### **11.2 Controls**

#### **11.2.1 Address and Entry Sightlines**

- 1. Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance.
- 2. Design landscaping around dwellings and ancillary structures so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas.
- 3. External lighting should enhance safe access and security around the dwelling and light spill must not adversely impact on adjoining properties. Lighting must be designed and located so that it minimises the opportunity for vandalism or damage, is appropriate for the street and minimises glare.
- 4. The incorporation of Crime Prevention through Environmental Design (CPTED) principles in the design of developments should not detract from the amenity of the streetscape.

#### **11.2.2 Pedestrian Entries**

- 1. Pedestrian entries and vehicular entries should be suitably separated to ensure the safety of pedestrians and residents.
- 2. Dwelling entrances should be easily identifiable with walkways and landscaping used to direct visitors to the main dwelling entrance.
- 3. House numbers are to be clearly visible from the street. As a minimum, one set of house numbers will be displayed on the front fence. House numbers should generally be no less than 100mm high.

## 12 ANCILLARY DEVELOPMENT

### 12.1 Objectives

- A. To ensure that ancillary development is compatible with the design of the principal dwelling, streetscape and adjoining dwellings in form, materials and colours,
- B. To limit the size, bulk and scale of ancillary structures and minimise their visibility from the public domain.
- C. To ensure that the provision of ancillary structures improves the amenity of residents whilst ensuring that the amenity of surrounding dwellings and neighbouring lots is maintained.
- D. To ensure that the provision of ancillary structures, such as air conditioning units, are considered at the design stage of a proposed development.

### 12.2 Controls

#### 12.2.1 Secondary Dwellings

- 1. The total floor area of a secondary dwelling must not exceed whichever of the following is the greater:
  - (a) 60m<sup>2</sup>; or
  - (b) 20% of the total floor area of the dwelling.
- 2. Secondary dwellings should have a minimum setback to a secondary frontage (where applicable) of 3m, side setback of 1.5m, a rear setback of 3m and a minimum street setback in accordance with Section 4 (Building Envelope) of this Part.
- 3. Secondary dwellings should be located at the rear of the primary dwelling.
- 4. Secondary dwellings must provide deep soil planting within the rear setback.
- 5. The design, materials, colours, bulk and scale, and location of a secondary dwelling must be compatible with the existing dwelling and established surrounding residential character.
- 6. Secondary dwellings are to comply with solar access, visual and acoustic privacy controls set out in this Part of the DCP.
- 7. A secondary dwelling must be accessed via the same street as the principal dwelling.
- 8. Blank walls facing the street will not be accepted.

9. The roof design must be compatible with the predominant roof forms prevalent in the surrounding residential neighbourhood.
10. A primary private open space is to be provided for the secondary dwelling and must be directly accessible to the internal living areas of the dwelling. It can be in the form of a balcony or at ground level and should be a minimum area of 12m<sup>2</sup> with a minimum dimension of 3m.

*Note: Private open space does not include: non-recreational structures such as garages, tool sheds and similar structures; swimming pools; driveways, turning areas, car parking spaces; clothes drying areas; and pathways.*

11. The primary private open space must be located to maximise solar access.
12. The private open space area must be appropriately landscaped and screened to ensure adequate privacy.
13. Secondary dwellings do not require additional parking or driveway access.
14. No garages or carports are to be attached to secondary dwellings.

#### **12.2.2 Outbuildings**

1. No outbuilding shall be constructed forward of the front building line of the dwelling.
2. The minimum side and rear setback for an outbuilding is 0.5m.
3. New garden sheds, studios, cabanas and the like are limited to a maximum gross floor area of 40m<sup>2</sup>.
4. Windows will not be permitted to face an adjoining property, unless the windows in the proposed outbuilding are:
  - (a) screened by boundary fencing; or
  - (b) have a sill height of at least 1.7m above the floor; or
  - (c) have fixed translucent (or otherwise treated) glazing in any part of the window less than 1.7m above the floor.
5. Under no circumstances is the roof area of an outbuilding to be accessible for any purpose or used as an entertaining or viewing area.
6. Outbuildings are not to be used for habitable purposes.
7. No kitchen facilities will be permitted in an outbuilding. A small fridge and a sink alone are not considered to constitute a kitchen.
8. Any external lighting of an outbuilding is to be positioned or shielded to prevent glare to adjoining premises.



**12.2.3 Retaining Walls**

1. Retaining walls are to be a maximum of 1.2m in height.
2. Council requires retaining walls in excess of 0.6m to be fully designed and documented by a qualified practising engineer.

**12.2.4 Air-conditioning**

1. Air-conditioning units should be located away from the habitable rooms of adjoining properties and/or screened by acoustic treatments.
2. Any building work associated with the installation of an air-conditioning unit must not reduce the structural integrity of any existing buildings.
3. Only residential grade air conditioners are to be installed and not commercial grade air conditioners.
4. Air-conditioning units must be installed to comply with the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Noise Control) Regulation 2008*.

**12.2.5 Satellite Dishes**

1. A maximum of one (1) satellite dish per property will be permitted.
2. Satellite dishes must be located behind the front building line of the dwelling; preferably ground mounted unless justified to be roof mounted by an appropriately qualified consultant in order to receive a signal and where it will not be visible from any street frontage.
3. Satellite dishes must be located below the fence-line on corner allotments.
4. A maximum height of 2.4m is permitted from natural ground level to the top of the satellite dish.
5. Satellite dishes must be set back at least 3m from the side or rear boundary.
6. Satellite dishes must be constructed of pre-finished steel in recessive colours which blend with the existing building and surroundings.

**12.2.6 Swimming Pools**

1. The minimum side and rear setback of a swimming pool from the outside edge of the pool concourse (and any paved/concreted area adjacent to the concourse) must be at least 1m wide and consist of a deep soil soft landscape area containing a continuous planting of screening shrubs.

2. Where a pool is more than 1m above ground, the space between the bond beam/concourse and the ground is to be suitably finished with decorative blocks or other approved material and landscaped to Council's satisfaction.
3. The pool filter and pump equipment is to be designed and located so as not to emit a noise level that exceeds 5dBA above the ambient background noise level measured at any property boundary. The pool equipment shall be located within an enclosed structure so as to not be readily visible.
4. Any lighting associated with a swimming pool should be positioned to prevent light spillage and minimise any nuisance to adjoining premises.
5. Swimming pool enclosures shall comply with the *Swimming Pools Act* and relevant Australian Standards as amended.

#### **12.2.7 Tennis Courts**

1. Tennis courts may only be used for residential uses associated with the dwelling.
2. The minimum setback from any boundary is 1m. However, where the tennis court adjoins a neighbouring habitable building, the required minimum setback is 3m.
3. Side boundaries shall be landscaped appropriately to ensure privacy to adjoining properties and prevent light spill and unnecessary glare. The outside edge of a tennis court must be separated from a property boundary by an area of land at least 1m wide of soft landscaping containing a continuous planting of screening shrubs.
4. No portion of the finished surface level of a tennis court shall be more than 0.75m above natural ground level adjacent to the court.
5. A tennis court is permitted to be enclosed to a maximum height of 3.6m with plastic-coated chain wire on a suitable galvanised iron pipe frame. The plastic coating must be black or dark green in colour.
6. Any lighting provided on a tennis court shall have a maximum intensity of 450 lux on the court surface with a spill of zero lux at horizontal distance of 2m from the court surface.
7. Tennis courts must comply with Council's Stormwater Management Code.

#### **12.2.8 Waste Bin Storage and Management**

Refer to Part H - Waste Minimisation and Management of *SCDCP 2005*.

## 13 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Australia's *National Strategy for Ecologically Sustainable Development* (1992) defines ecologically sustainable development (ESD) as:

*"Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased".*

In addition to the requirements under *State Environmental Planning Policy Building Sustainability Index (BASIX) 2004* (refer to Section 1.10 of the General Introduction to the *SCDCP 2005*) Council also has a number of objectives and controls that aim to encourage ecologically sustainable development.

### 13.1 Objectives

- A. To encourage passive and active strategies in the design of dwellings and ancillary structures that promotes the achievement of ecologically sustainable practices and BASIX requirements.
- B. To ensure dwellings are designed to allow sufficient natural ventilation and lighting whilst minimising heat gain during summer and maximising solar access during winter, thereby reducing the need for artificial cooling and heating.
- C. To minimise the over use of Sydney's limited high quality domestic water supply by ensuring new dwellings incorporate water storage tanks for use in toilet flushing, landscape irrigation and to encourage new dwellings, additions and alterations to incorporate water saving devices and water conservation strategies.
- D. To encourage the use of new technology that reduces energy consumption, minimises greenhouse emissions and results in cost savings.
- E. To encourage the re-use of building materials, thereby reducing waste to landfill, transportation costs, conserving raw materials and reducing energy expenditure. (Refer to Part H Waste Minimisation and Management of *SCDCP 2005*).

### 13.2 Controls

#### 13.2.1 Natural Lighting and Heating

- 1. Where possible, new dwellings should have living areas face north, sleeping areas face to the east or south, and utility areas to the west or south to maximise winter solar access.
- 2. Where it is proposed to plant trees to the north of the dwelling they must be deciduous to allow solar access during the winter.
- 3. Use materials that have a high thermal mass e.g. bricks to retain heat made

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available during the day.

### 13.2.2 Natural Cooling and Ventilation

1. Windows and walls on northern facades should be shaded by shading devices, eaves, louvres and trees as illustrated in **Figures A.14-A.16**. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling.
2. Windows should be positioned to capture breezes and allow for cross-ventilation.



**Figure A.14 - Filtered shading over outdoor areas enhance liveability.**



**Figure A.15 - Provide louvred sunshade devices to provide filtered sunlight particularly in winter.**



**Figure A.16 - Window shades can be used as a natural cooling strategy.**

### 13.2.3 Water Tanks

Where a water tank is not exempt development under *SEPP (Exempt & Complying Development Codes) 2008*, the following controls shall apply:

1. Above ground water tanks shall be located behind the dwelling. Where it is not possible to locate a water tank wholly behind the dwelling, it should be located behind the front building line and screened from view from the public domain with appropriate landscaping.
2. Where water tanks are visible, the tanks and any associated support structure and plumbing must be a colour that complements the dwelling.

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3. Above ground water tanks must be located at least 450mm from any property boundary.
4. Above ground water tanks must not exceed 3m in height above natural ground level including any stand for the tank.
5. Overflow from the water tank is to be piped directly to the approved stormwater drainage system except in cases where stormwater is required to be directed to on-site stormwater detention (OSD) storage (as per Council's Stormwater Management Code).
6. No part of the water tank or support stand may rest on a wall footing.
7. The installation of the tank must not involve the filling of more than 1m above the existing ground level.
8. The tank must not be located over or adjacent to a water main or sewer main or installed over any associated structure or fittings unless it is installed in accordance with any requirements of the public authority that has responsibility for the main.
9. The design of any water tank support structure is to be in accordance with the requirements of a qualified practicing structural engineer or to the maker's specifications.

#### **13.2.4 Hot Water Heater Units**

1. Hot water units shall be located behind the dwelling. Where it is not possible to locate the unit either internally or wholly behind the dwelling, it must be located behind the front building line and screened from view from the public domain with appropriate landscaping.
2. Hot water units including instantaneous gas systems are not to be located on balconies unless they are screened from public view.
3. Hot water units are to be placed within a short distance of the most frequent point of use.

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**ID2**                    **PLANNING PROPOSAL - NO 7 – 33 WATER STREET, STRATHFIELD (LOT 1, DP 603465; LOT 2, DP603465; LOT 3, DP 217450; LOT 22, DP 402062; LOT 23, DP 29213; AND LOT 24, DP 2921).**

**AUTHOR:**        Rita Vella, Principal Strategic Planner

**APPROVER:**    Stephen Clements, Director Infrastructure Development and Environment

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**RECOMMENDATION**

**1.    That Council endorse the recommendation of the Strathfield Local Planning Panel dated 5 April 2018 with respect to the Planning Proposal for No 7-23 and 25-33 (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921) Water Street, Strathfield South and the following be undertaken:**

- (a)    Council advise the Department of Planning and Environment that it will continue the role of the planning proposal authority in accordance with Section 3.32 of the Environmental Planning & Assessment Act.**
- (b)    That the Planning Proposal be submitted to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act.**
- (c)    That Council reiterate the recommendations of the Sydney Central Planning Panel and request that prior to community consultation, the Planning Proposal be updated to address the following:**
  - Any rezoning to residential use be for the whole IN1 precinct of which the site only forms a part**
  - That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to:**
    - (i)    Flooding**
    - (ii)   Contamination**
    - (iii)   Traffic and the Planning Proposal be amended accordingly**
  - That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct**
  - The augmented reports be available for exhibition.**
- (d)    That Council request that the following condition be included as part of any Gateway Determination and the proponent be given a specified timeframe in which to comply with all of the conditions:**

**Prior to community consultation, the Planning Proposal is to be updated and amended to:**

- i.    Reference and address all relevant priorities and actions in A Metropolis of Three Cities – the Greater Sydney Region Plan and provide justification as to any inconsistencies;**
- ii.   Reference and address all relevant priorities and actions outlined in the Eastern City District Plan;**
- iii.   Include a comprehensive Urban Design Analysis of the whole IN2 Precinct which provides building massing envelopes that appropriately transition to the existing R2 – Low Density Residential zone. Consideration also needs to**

Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)

*be given to the stepping of heights adjacent to the Cooks River Cycleway/Open Space link so as to minimise the impacts of overshadowing.*

*The report shall also address the identified need outlined by State and Local Planning Strategies to situate residential housing close to facilities and services including transport, schools, open space, retail and support services.*

- iv. Include a comprehensive flood study which addresses the flood affectation for the whole precinct and provides an effective design that addresses all of the critical issues that relate to flooding. The Flood Study should also demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005;*
  - v. Include a detailed Contamination Study in accordance with the draft Contaminated Land Planning Guidelines and the draft Section 117 Direction for the whole precinct that clearly demonstrates that the precinct can be remediated to be suitable for residential/open space purposes;*
  - vi. Include an updated electromagnetic radiation report, which addresses the impact of residential development for the whole Precinct, given the proximity to high voltage power lines and identifies appropriate mitigation measures;*
  - vii. Include a provision in the Planning Proposal for affordable housing to be incorporated in any development on the site equivalent not less than 10% in accordance with the Eastern City District Plan;*
  - viii. Address and justify the inconsistencies with the relevant Section 117 Directions.*
- (e) That should a Gateway Determination be issued, the proponent continue to negotiate with Council to formalise a letter of offer to enter into a Voluntary Planning Agreement (VPA), in accordance with Council's current VPA Policy.*
- (f) That should the proponent not comply with the recommended conditions of any Gateway Determination within the timeframe provided, that Council request that the Greater Sydney Commission, in accordance with Section 3.35(4) determine that the matter not proceed.*
- (g) That the applicant be advised of Council's resolution*

## PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the Strathfield Local Planning Panel's (SLPP) recommendation on the the Planning Proposal for No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921).

Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)



The SLPP considered the report at its meeting on 5 April 2018. A copy of the report is included at Attachment 1.

The Planning Proposal seeks the following amendment to Strathfield Local Environmental Plan 2012 (SLEP 2012) for the subject site:

- Amend the Land Zoning from IN1 – General Industrial to R4 – High Density Residential; and
- Increase the Maximum Height of Buildings from 12m to 28m; and
- Increase the Maximum Floor Space Ratio (FSR) from 1:1 to 1.85:1

Following on from a recommendation from the Sydney Central Planning Panel in April 2017, Council has requested that the Planning Proposal be amended to address the issues raised.

To date the applicant has not provided Council with the requested information. As a result, council has sought advice from the Department of Planning & Environment.

They have suggested two (2) options that are available to Council:

- *Council can continue in the role of RPA and submit the proposal in its current form for Gateway determination. A letter can be provided with this outlining Council's concerns and requested Gateway conditions in keeping with the Panel recommendation; or*
- *Council can advise that they do not choose to continue in the role of RPA. Should Council choose not to continue in the role of RPA, an alternate RPA will be appointed to progress the planning proposal to Gateway determination in keeping with the Panel determination.*

It is recommended that Council endorse the recommendation of the SLPP which:

- (i) Notifies the Department of Planning & Environment that Council will continue in the role of the consent authority; and

**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

- (ii) That the issues raised by the Sydney Central Planning Panel and Council be addressed and that the Planning Proposal be amended prior to exhibition.

## REPORT

### Background

Council, at its meeting on 19 July 2016, considered a report on a Planning Proposal submitted by Urbis Pty Ltd, on behalf of the landowners Westport Pty Ltd and RJ Green & Lloyd Pty Ltd, of No 7-23 and 25-33 Water Street, Strathfield South.

The Planning Proposal submitted to Council sought to amend Strathfield Local Environmental Plan 2012 (SLEP 2012) as follows:

- Amend the Land Zoning from IN1 – General Industrial to R4 – High Density Residential; and
- Increase the Maximum Height of Buildings from 12m to 28m; and
- Increase the Maximum Floor Space Ratio (FSR) from 1:1 to 1.85:1

The proposal will facilitate the redevelopment of the site for residential development comprising approximately 361-371 apartments across 5 buildings of 3-8 storeys and basement parking for up to 607 cars and landscaping.

The report concluded that the Planning Proposal failed to justify the proposed amendments and the flooding constraints and matters relating to the provision of a public benefit, in accordance with Council's Voluntary Planning Agreements Policy 2016 were not adequately addressed.

A copy of the report is included at Attachment 2.

As a result of this report, Council resolved the following (Minute No 221/16):

1. *That the Planning Proposal to rezone 7-33 Water Street, Strathfield South from IN1 General Industrial to R4 High Density Residential should not proceed to Gateway Determination for the following reasons:*
  - *Lack of a comprehensive Flood Study to support the zoning change;*
  - *Lack of detail and consultation with external agencies regarding the proposed Voluntary Planning Agreement;*
  - *The proposed maximum height of 28m and maximum Floor Space Ratio of 1.85:1 are excessive considering context of the site; and*
  - *Potential land use conflict between the proposed R4 High Density Residential zoning and neighbouring IN1 General Industrial zoning.*
2. *That the proponent be advised to amend the Planning Proposal in accordance with maximum height of 11m and maximum FSR up to 1.2:1 consistent with the established Strathfield Local Environmental Plan spatial hierarchy, subject to the submission of additional information to satisfy the flooding issues within the site and value capture matters.*

**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

3. *That the Department of Planning & Environment be notified accordingly.*

On 15 August 2016, Urbis Pty Ltd submitted on behalf of the landowners a request to the Department of Planning & Environment (DPE) for a pre-Gateway review of the Planning Proposal. The reason for the review was that Council had notified the proponent of its resolution to not support the proposed amendment.

Following its assessment, DPE prepared a report for consideration by the Sydney Central Planning Panel. The report makes the following comments on site specific merit:

*The Department notes a number of specific merit issues, including the height and scale relationship of the development with the low density residential scale and character of the area, and potential amenity impacts on new residents arising from adjoining industrial operations, flooding, contamination and electromagnetic radiation from nearby high voltage power lines*

In conclusion, the report states:

*The proposal has demonstrated strategic merit in its delivery of additional and diverse housing.....*

*It is recommended that, should the proposal proceed to Gateway, the planning proposal be expanded to include the whole of Water Street/Dunlop Street Precinct and include investigation of inconsistencies with the relevant Section 117 Directions (and subsequently released draft Central District Plan) in relation to:*

- *The loss of industrial land and the impact of rezoning the whole of the industrial precinct (versus the proposed partial precinct) on the future operations of the industrial/business precinct and nearby industrial areas, including the Enfield Intermodal Logistics Centre;*
- *Addressing flooding, contamination and electromagnetic radiation from nearby high voltage power lines, and opportunities for enhancing open space provision and connections with the adjacent Cooks River open space network; and*
- *Suitable zoning, scale and density in relation to visual and amenity impacts within the precinct site and on adjoining low density residential uses*

A copy of the report is included at Attachment 3.

The pre-Gateway Review Advice Report was considered by the Sydney Central Planning Panel (SCPP) on 5 April 2017. The Panel considered that precautionary principle contained in the Draft Central District plan relating to a concern for the loss of industrial and urban services land uses.

However, in the case of the subject Planning Proposal and taking into account the strategic planning work that had been undertaken by Council in respect of the residential needs and employment lands strategy, it was considered that the subject sites and surrounding precinct has strategic merit for rezoning to a residential purpose. This consideration was made on the following grounds:

- *The current IN1 land sits within and is accessed exclusively through low density residential housing and street network.*
- *The land the subject of the Planning Proposal accounts for only 0.7% of the employment land in the Municipality with the whole precinct accounting for 1.3% of local employment land*

**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

- *The location of the land adjacent to the Cooks River which Council has been improving with landscaping, cycleway improvements etc.*
- *The rezoning would allow for increased housing supply to assist housing affordability*

The majority of the SCPP agreed with the conclusion of DPE however considered that the subject sites should not be rezoned in isolation to the rest of the precinct *since the collocation of a residential zone adjacent to the IN1 zone would be undesirable, contrary to fundamental planning land use principles and also inconsistent since the proximity of residential land to the industrial uses is one of the reasons for the support of the Panel to rezone. In considering the whole precinct, it is necessary for deliberation of the suitability of the whole precinct for residential use having regard to the following studies:*

1. *Flooding*
2. *Contamination*
3. *Traffic*
4. *Noise and emissions*
5. *Economic impact on existing neighbouring employment lands including the Enfield Inter Modal Centre*
6. *Masterplan/urban design analysis*

Subsequently the SCPP on 5 April 2017 recommended that the Planning Proposal proceed to Gateway, subject to the following:

- *Any rezoning to residential use be for the whole IN1 precinct of which the site only forms a part*
- *That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to items 1-6 above and the Planning Proposal be amended accordingly*
- *That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct*
- *The augmented reports (b) be available for exhibition*

A copy of the SCPP Panel Advice Report dated 5 April 2017 is included at Attachment 4.

Following the decision of the SCPP, Council confirmed acceptance of the role of the RPA on 20 July 2017. DPE advised Council that the Planning Proposal should be submitted by 31 August 2017 for Gateway.

Ongoing discussions have been held with the applicant to ensure compliance with the SCPP's recommendations.

Due to the delay by the applicant in meeting the recommendation of the SCPP, the DPE on 3 October 2017 granted an additional four (4) week extension (to 31 October 2017) to submit the Planning Proposal for Gateway Determination.

On 14 December 2017, Council wrote to the applicant seeking an update on the progression of the Planning Proposal. A follow up email was sent on 23 February 2018 requesting a response. To date, Council has received no response from the applicant.



**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

In order to progress the Planning Proposal, Council has sought advice from DPE. In this regard, they have advised that there are two (2) options available to Council:

**Option 1:** *Council can continue in the role of RPA and submit the proposal in its current form for Gateway determination. A letter can be provided with this outlining Council's concerns and requested Gateway conditions in keeping with the Panel recommendation; or*

**Option 2:** *Council can advise that they do not choose to continue in the role of RPA. Should Council choose not to continue in the role of RPA, an alternate RPA will be appointed to progress the planning proposal to Gateway determination in keeping with the Panel determination.*

A report was presented to the Strathfield Local Planning Panel (SLPP) on 5 April 2018, where the following was resolved:

*The panel supports the recommendations with the amendments.*

**Description of the Site**

The Planning Proposal seeks to rezone the land and amend the maximum building height and floor space ratio (FSR) controls applicable to No 7-23 and 25-33 Water Street, Strathfield South (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921).

The site consists of two blocks, split by ownership. Site A is 25-33 Water Street and is owned by RJ Green & Lloyd and Site B is 7-23 Water Street and is owned by Westport Pty Ltd (Figure 1)

The site comprises six lots and has a total area of 18,952m<sup>2</sup> (1.9 ha). It is bounded by contiguous industrial land to the west, the Cooks River to the south, low density residential development to the north and residential flat buildings of up to 3 storey are also located to the north east of the site along Water street.

The site is not located within an identified urban renewal corridor, centre or major redevelopment precinct.

The site is currently used for a variety of industrial purposes, including household trades, distributions centres and vehicle repairs. The adjacent industrial areas are also used for a variety of industrial uses, including a concrete batching plant and warehouse and logistics centre. The nearby industrial area and the Enfield Intermodal Logistics Centre are separated from the subject site by the Cooks River (Figure 2).

The site is somewhat isolated from the majority of the industrial and employment lands. It is also constrained by limited access to major haulage transport routes.

The site is surrounded by the following:

- **North** – Immediately to the north of the site are ten allotments that contain 1-2 storey residential dwellings that are zoned R-2 - Low Density Residential.
- **West** – Immediately to the west of the site are several industrial properties that are currently used for low intensity industrial purposes. All of these properties are zoned IN1 – General Industrial and are accessed via Dunlop Street. Further to the west is Dean Reserve which includes a playground and picnic facilities.

Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)

- **South** – Sharing the southern boundary of the site is the Cooks River and the Cooks River Cycleway, which provides protected pedestrian and bicycle access from Rookwood Cemetery to Sydney Airport.
- **East** – East of the site, across Water Street, is a series of 1-2 storey residential dwellings, Ford Park and a 3-storey residential flat building.

Table 1 and Figure 3 below provides a summary of the current and proposed planning controls relating to 7-33 Water Street:

**Table 1: Comparison of Current and Proposed Planning**

	EXISTING	PROPOSED
Zoning	IN1 General Industrial	R4 High Density Residential
Height	12m	28m (135% increase)
FSR	1:1	1.85:1 (85% increase)



**Figure 1: Subject Site**



Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)



PICTURE 1 – PHOTO OF 25-33 WATER STREET



PICTURE 2 – PHOTO OF AUSTLAND TILES, 17-23 WATER STREET



 The Site

PICTURE 3 – PHOTO OF GHP AUSTRALIA AND HEMS GLOBAL, 7-15 WATER STREET



Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)



PICTURE 4 – PROPERTIES IMMEDIATELY NORTH OF THE SUBJECT SITE



PICTURE 5 – IMAGES OF PROPERTIES WEST OF THE SUBJECT SITE



PICTURE 6 – PANORAMA OF COOKS RIVER AND COOKS RIVER CYCLEWAY



Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)

PICTURE 7 – IMAGE OF PROPERTIES WEST OF THE SITE



**Figure 2: Site and Enfield Intermodal Logistics Centre.**  
Source Enfield ILC EIS and Strathfield LEP 2012.



Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)



Figure 3: Existing and Proposed Controls. Source: Planning Proposal

### Eastern City District Plan

The draft Central District Plan was released on 21 November 2016 and DPE, in its report to the SCPP assessed the proposal against the priorities of the draft Plan.

In the report, the officer concludes that the proposal is inconsistent with Productivity Action 5, which aims to protect and support employment and urban services land. The draft Plan states that a precautionary approach should be taken to the conversion of employment and urban services lands, unless there is an alternative strategy endorsed by the relevant planning authority.



**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

Further, the Greater Sydney Commission advised Council on 22 September 2017 that in relation to the merits of the proposal, the opinion of the GSC at officer level is that the Planning Proposal is not supported *particularly on the basis of the loss of employment land but most specifically because of the potential long term impact on the operation of the nearby intermodal terminal.*

The Eastern City District Plan was recently finalised and provides actions for Councils with respect to existing industrial and urban services land. Unlike the draft Plan, which advised that Councils take a “precautionary approach”, the finalised Eastern City District Plan provides a clearer direction with respect to the consideration of the rezoning of industrial and employment lands. Planning Priority E12, Objective 23 of the Eastern City District Plan requires that *industrial and urban services land is planned, retained and managed*

*A Metropolis of Three Cities* includes Affordable Rental Housing Targets for very low to low-income households in Greater Sydney. Affordable Rental Housing Targets that are generally in the range of 5-10 per cent of new residential floor space are subject to viability.

The Eastern City District Plan identifies that an Affordable Rental Housing Target of between 5%-10% be provided for development of new urban renewal areas.

It is recommended that should a Gateway Determination be issued, that prior to the exhibition the Planning Proposal be updated to include a provision for affordable housing to be incorporated in any development on the site equivalent not less than 10% in accordance with the Eastern City District Plan.

### **Strategic Review of Industrial Lands**

The Economic Land Use and Employment Strategy for the Strathfield LGA was prepared by SGS in June 2010 (Strathfield at the Crossroads of Sydney: An Economic Land Use and Employment Strategy: SGS 2010).

The Strategy focused on how new jobs could be encouraged through appropriate land use planning and identified tools to protect business and industrial areas. The study identified the need to modernise planning controls to reflect local circumstances and the changing nature of employment.

With respect to the subject site, this is part of the Water/Dunlop Street Precinct. This Precinct was identified as an area where alternate planning controls may be investigated. In this regard, the Strategy stated that *more work is required to investigate alternate uses for the Water Street/Dunlop Street Precinct* and that *there is a need for a precinct wide approach to ensure an equitable outcome for landowners.*

In addition to this Strategy, the GSC commissioned Hill PDA to undertake a Industrial Precinct Review (2015). This review identified the Water Street Precinct as being a mid-scale precinct of “good health”. The Review states that, while *Sydney’s traditional manufacturing operations have moved either offshore or to lower value locations in Western Sydney, there is a growing and evolving demand for industrial areas within inner city and middle ring suburbs of Sydney to serve the needs of the growing local population (ie panel beaters, council depots, vehicle repairs) and strategic centres (ie data centres, concrete batching plants and distribution centres).*

In view of the finalisation of the Eastern City District Plan and its Actions, it is recommended that prior to the consideration of any further Planning Proposals for industrial and urban services land, that Council prepare a comprehensive and updated Employment Lands Strategy for all industrial zoned lands within the Strathfield LGA to set a clear strategic direction for all industrial lands and to investigate alternative industrial opportunities including revitalisation of the areas.

**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

Should the proponent wish to progress the planning proposal for the rezoning of IN1 land, it is considered appropriate to request that the proponent be requested to undertake a strategic review of all Industrial (IN1 and IN2 zoned land) within the Strathfield LGA in accordance with Action 51 of the Eastern City District Plan.

**Outstanding Issues**

The proposal is inconsistent with a number of existing and proposed Section 117 Directions, including *Direction 4.3 Flood Prone Land* and the proposed Section 117 Direction for considering contamination when rezoning land.

**Contaminated Land**

The planning proposal included a Contamination Report, which is reliant on information that is more than two (2) years old and relates to a different proposal.

It is recommended that should a Gateway Determination be issued, a condition be included that prior to the exhibition of the Planning Proposal, a detailed Contamination Study in accordance with the draft Contaminated Land Planning Guidelines and the draft Section 117 Direction for the whole precinct that clearly demonstrates that the precinct can be remediated to be suitable for residential/open space purposes be prepared and included with the exhibition material.

**Flooding**

The proposal also contained a Flood Impact Assessment, which states that the site is subject to both local overland flows from the north and mainstream flooding from the Cooks River.

Council's Consultant Development Engineer has reviewed the Flood Impact Assessment Report prepared by WMA Water dated November 2015 and its supporting Concept Plan which indicates the proposed residential building footprints. The assessment has considered the Cooks River Flood Study and NSW Floodplain Development Manual 2005.

Council's Consultant Development Engineer concludes that *the subject site is unsafe and high risk and therefore the proposal for residential development cannot be supported*

The officer of the DPE, in their report to the SCPP also made the following comments in respect to the impact of flooding:

*The site is vulnerable to flash flooding (the modelled Probable Maximum Flood would peak 1.5 hours after the commencement of rain, but begin to inundate the ground at the site after just 25 minutes). Evacuation of the site is not considered practical and evacuation to higher floor levels is considered to be a safer course of action.*

*Should the proposal proceed to gateway, it is recommended that a comprehensive flood study...and consultation with the State Emergency Service be required.*

It is recommended that should a Gateway Determination be issued, a condition be included that prior to the exhibition of the Planning Proposal, a comprehensive flood study which addresses the flood affectation for the whole precinct and provides an effective design that addresses all of the critical issues that relate to flooding.

The Flood Study should also demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005

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### **Electromagnetic Radiation**

The planning proposal includes an electromagnetic radiation report, given the proximity to high voltage power lines. It concludes that:

- a. no habitable rooms should be located within 11 radial metres of the power lines;
- b. no unreasonable magnetic field will occur beyond 23 radial metres of the power lines; and
- c. mitigation measures need to be applied between 11 and 23 radial metres of the power lines to mitigate the otherwise unacceptable magnetic fields, which would affect general electronic and medical equipment.

The report does not provide discussion on appropriate mitigation measures. These should be included and should apply to the whole Precinct.

It is recommended that should a Gateway Determination be issued, a condition be included that requires an updated electromagnetic radiation report, which addresses the impact of residential development for the whole Precinct, given the proximity to high voltage power lines and identifies appropriate mitigation measures.

### **Context of R4 – High Density Residential with adjoining R2 – Low Density Residential**

The Planning Proposal was accompanied by an Urban Design Report prepared by GMU Urban Design & Architecture. A copy of the Urban Design Report is included at Attachment 3.

Based on the analysis of the area GMU provided the following concept design for the subject site, shown in Figure 4 below:

Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)



**Figure 4: Concept Design prepared by GMU**

The concept plan indicates how the built form massing could be distributed on the site in order to meet the principles for the development of the precinct

Council considers that the proposed height as indicated in the concept plan does not appropriately address the adjoining R2 – Low Density Residential zone

The physical impact on the surrounding area (i.e. height, bulk, building location & orientation) is a critical concern, specifically in relation to:

- Five (5) storey buildings to the Water Street frontage would be incompatible with the existing built form and character of the streetscape;
- Five (5) storey buildings (with minimal setback above three storey component) to the northern boundary will likely create opportunities for significant overlooking toward the existing houses fronting William Street;
- High rise buildings ranging five (5) to eight (8) storeys on the western part of the site maximise the potential land use conflicts with the existing industrial premises at Dunlop Street; and

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- The potential overshadowing impact on Cooks River Cycleway / Open Space link is excessive. This overshadowing impact would severely impact the visual amenity of the regional open space corridor area and potentially impact on the native vegetation.

In addition, the DPE officer's report notes that the *proposed height limit of 28m, allowing up to 8 storey development is considered to be a significant increase compared to the existing development, with potentially significant visual impacts upon the adjacent residential developments.*

A more comprehensive Urban Design Analysis of the whole IN2 precinct is to be prepared and should provide building massing envelopes that appropriately transition to the existing R2 – Low Density Residential zone.

Consideration also needs to be given to the stepping of heights adjacent to the Cooks River Cycleway/Open Space link so as to minimise the impacts of overshadowing.

### **Offer to Enter Into a Voluntary Planning Agreement**

The Proponent has offered to enter into a Voluntary Planning Agreement (VPA) based on the following:

- a) *Funding a portion of the implementation of Sydney Water's Cooks River Bank Naturalisation Project;*
- b) *Enhancement works to the Cooks River foreshore reserve and cycleway adjacent to the site;*
- c) *Relocation and replacement of the existing north bound and south bound Water Street bus stops; and*
- d) *Funding of a widened pedestrian / cycle path cantilevered off the existing Water Street bridge over the Cooks River.*

The Voluntary Planning Agreement offer includes elements that extend beyond Council's jurisdiction, and would therefore require further consultation/negotiation with relevant State agencies such as Sydney Water and Transport for NSW.

With respect to the works to the Cooks River, Council has already been collecting funding through Section 94 contributions to improve the amenity along the Cooks River foreshore reserve and cycleway. This Section 94 work program will be undertaken according to the Section 94 Direct Contributions Plan regardless of whether this rezoning proposal will proceed or not.

It is recommended that should a Gateway Determination be issued, the proponent continue to negotiate with Council to formalise a letter of offer to enter into a Voluntary Planning Agreement (VPA), in accordance with Council's current VPA Policy.

### **Conclusion**

The Planning Proposal for No 7-23 and 25-33 Water Street, Strathfield South was considered by the SCPP in April 2017, where it resolved that any rezoning from IN1 to a residential use must consider the whole precinct.

Prior to submitting the Planning Proposal to Greater Sydney Commission (GSC) for a Gateway Determination in accordance with section 3.34 of the Act, Council requested that the proponent address the recommendation of the SCPP, including expanding the Planning Proposal to address the whole IN1 precinct.

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**Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921). (Cont'd)**

To date, no response has been received from the proponent and as a result Council sought advice from DPE with respect to how to proceed.

A report was presented to the SLPP for consideration of a way forward with respect to the Planning Proposal. The SLPP upon consideration of the report recommended that Council seek to advise the DPE that it will continue the role of the planning proposal authority (RPA).

It also recommend that Council submit to the Greater Sydney Commission, the Planning Proposal, as submitted, accompanied with a letter that includes the issues raised in this report and that the GSC consider that these be included as conditions, which will require that proponent to address prior to the public exhibition of the planning proposal.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**ATTACHMENTS**

1. [↓](#) Copy of the Report presented to SLPP 5 April 2018
2. [↓](#) Report to Council 19 July 2016 - Planning Proposal
3. [↓](#) Pre-Gateway Review Advice Report (DPE)
4. [↓](#) Panel Advice Report



# ATTACHMENT 1

**TO:** Strathfield Local Planning Panel Meeting - 5 April 2018  
**REPORT:** SLPP – Report No. 1  
**SUBJECT:** PLANNING PROPOSAL - NO 7-23 AND 25-33, WATER STREET,  
 STRATHFIELD SOUTH  
 (LOT 1, DP 603465; LOT 2, DP603465; LOT 3, DP 217450; LOT 22, DP 402062;  
 LOT 23, DP 29213; AND LOT 24, DP 2921)

**DA NO.** N/A

**PURPOSE**

1. The purpose of this report is to provide Council with an update on the status of the Planning Proposal for No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921).



2. The Planning Proposal seeks the following amendment to Strathfield Local Environmental Plan 2012 (SLEP 2012) for the subject site:
  - Amend the Land Zoning from IN1 – General Industrial to R4 – High Density Residential; and
  - Increase the Maximum Height of Buildings from 12m to 28m; and
  - Increase the Maximum Floor Space Ratio (FSR) from 1:1 to 1.85:1
3. Following on from a recommendation from the Sydney Central Planning Panel in April 2017, Council has requested that the Planning Proposal be amended to address the issues raised.
4. To date the applicant has not provided Council with the requested information. As a result, council has sought advice from the Department of Planning & Environment.
5. They have suggested two (2) options that are available to Council:
  - Council can continue in the role of RPA and submit the proposal in its current form for Gateway determination. A letter can be provided with this outlining Council's concerns and requested Gateway conditions in keeping with the Panel recommendation; or

## STRATHFIELD LOCAL PLANNING PANEL MEETING

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- *Council can advise that they do not choose to continue in the role of RPA. Should Council choose not to continue in the role of RPA, an alternate RPA will be appointed to progress the planning proposal to Gateway determination in keeping with the Panel determination.*
6. This report recommends that Council continue in the role of the RPA and that should the DPE issue a Gateway Determination, that the issues raised by the Sydney Central Planning Panel and Council be addressed and that the Planning Proposal be amended prior to exhibition.

**BACKGROUND**

7. Council, at its meeting on 19 July 2016 considered a report on a Planning Proposal submitted by Urbis Pty Ltd, on behalf of the landowners Westport Pty Ltd and RJ Green & Lloyd Pty Ltd, of No 7-23 and 25-33 Water Street, Strathfield South.
8. The Planning Proposal submitted to Council sought to amend Strathfield Local Environmental Plan 2012 (SLEP 2012) as follows:
- Amend the Land Zoning from IN1 – General Industrial to R4 – high Density Residential; and
  - Increase the Maximum Height of Buildings from 12m to 28m; and
  - Increase the Maximum Floor Space Ratio (FSR) from 1:1 to 1.85:1
9. The proposal will facilitate the redevelopment of the site for residential development comprising approximately 361-371 apartments across 5 buildings of 3-8 storeys and basement parking for up to 607 cars and landscaping.
10. The report concluded that the Planning Proposal failed to justify the proposed amendments and the flooding constraints and matters relating to the provision of a public benefit, in accordance with Council's Voluntary Planning Agreements Policy 2016 were not adequately addressed.
11. A copy of the report is included at Attachment 1.
12. As a result of this report, Council resolved the following (Minute No 221/16):
1. *That the Planning Proposal to rezone 7-33 Water Street, Strathfield South from IN1 General Industrial to R4 High Density Residential should not proceed to Gateway Determination for the following reasons:*
    - *Lack of a comprehensive Flood Study to support the zoning change;*
    - *Lack of detail and consultation with external agencies regarding the proposed Voluntary Planning Agreement;*
    - *The proposed maximum height of 28m and maximum Floor Space Ratio of 1.85:1 are excessive considering context of the site; and*
    - *Potential land use conflict between the proposed R4 High Density Residential zoning and neighbouring IN1 General Industrial zoning.*
  2. *That the proponent be advised to amend the Planning Proposal in accordance with maximum height of 11m and maximum FSR up to 1.2:1 consistent with the established Strathfield Local Environmental Plan spatial hierarchy, subject to the submission of additional information to satisfy the flooding issues within the site and value capture matters.*
  3. *That the Department of Planning & Environment be notified accordingly.*

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13. On 15 August 2016, Urbis Pty Ltd submitted on behalf of the landowners a request to the Department of Planning & Environment (DPE) for a pre-Gateway review of the Planning Proposal. The reason for the review was that Council had notified the proponent of its resolution to not support the proposed amendment.

14. Following its assessment, DPE prepared a report for consideration by the Sydney Central Planning Panel. The report makes the following comments on site specific merit:

*The Department notes a number of specific merit issues, including the height and scale relationship of the development with the low density residential scale and character of the area, and potential amenity impacts on new residents arising from adjoining industrial operations, flooding, contamination and electromagnetic radiation from nearby high voltage power lines*

15. In conclusion, the report states:

*The proposal has demonstrated strategic merit in its delivery of additional and diverse housing.....*

*It is recommended that, should the proposal proceed to Gateway, the planning proposal be expanded to include the whole of Water Street/Dunlop Street Precinct and include investigation of inconsistencies with the relevant Section 117 Directions (and subsequently released draft Central District Plan) in relation to:*

- *The loss of industrial land and the impact of rezoning the whole of the industrial precinct (versus the proposed partial precinct) on the future operations of the industrial/business precinct and nearby industrial areas, including the Enfield Intermodal Logistics Centre;*
- *Addressing flooding, contamination and electromagnetic radiation from nearby high voltage power lines, and opportunities for enhancing open space provision and connections with the adjacent Cooks River open space network; and*
- *Suitable zoning, scale and density in relation to visual and amenity impacts within the precinct site and on adjoining low density residential uses*

16. A copy of the report is included at Attachment 2.

17. The pre-Gateway Review Advice Report was considered by the Sydney Central Planning Panel (SCPP) on 5 April 2017. The Panel considered that precautionary principle contained in the Draft Central District plan relating to a concern for the loss of industrial and urban services land uses.

18. However, in the case of the subject Planning Proposal and taking into account the strategic planning work that had been undertaken by Council in respect of the residential needs and employment lands strategy, it was considered that the subject sites and surrounding precinct has strategic merit for rezoning to a residential purpose. This consideration was made on the following grounds:

- *The current IN1 land sits within and is accessed exclusively through low density residential housing and street network.*
- *The land the subject of the Planning Proposal accounts for only 0.7% of the employment land in the Municipality with the whole precinct accounting for 1.3% of local employment land*
- *The location of the land adjacent to the Cooks River which Council has been improving with landscaping, cycleway improvements etc.*
- *The rezoning would allow for increased housing supply to assist housing affordability*

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19. The majority of the SCPP agreed with the conclusion of DPE however considered that the subject sites should not be rezoned in isolation to the rest of the precinct *since the collocation of a residential zone adjacent to the IN1 zone would be undesirable, contrary to fundamental planning land use principles and also inconsistent since the proximity of residential land to the industrial uses is one of the reasons for the support of the Panel to rezone. In considering the whole precinct, it is necessary for deliberation of the suitability of the whole precinct for residential use having regard to the following studies:*
  1. *Flooding*
  2. *Contamination*
  3. *Traffic*
  4. *Noise and emissions*
  5. *Economic impact on existing neighbouring employment lands including the Enfield Inter Modal Centre*
  6. *Masterplan/urban design analysis*
20. Subsequently the SCPP on 5 April 2017 recommended that the Planning Proposal proceed to Gateway, subject to the following:
  - *Any rezoning to residential use be for the whole IN1 precinct of which the site only forms a part*
  - *That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to items 1-6 above and the Planning Proposal be amended accordingly*
  - *That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct*
  - *The augmented reports (b) be available for exhibition*
21. A copy of the SCPP Panel Advice Report dated 5 April 2017 is included at Attachment 3.
22. Following the decision of the SCPP, Council confirmed acceptance of the role of the RPA on 20 July 2017. DPE advised Council that the Planning Proposal should be submitted by 31 August 2017 for Gateway.
23. Ongoing discussions have been held with the applicant to ensure compliance with the SCPP's recommendations.
24. Due to the delay by the applicant in meeting the recommendation of the SCPP, the DPE on 3 October 2017 granted an additional four (4) week extension (to 31 October 2017) to submit the Planning Proposal for Gateway Determination.
25. On 14 December 2017, Council wrote to the applicant seeking an update on the progression of the Planning Proposal. A follow up email was sent on 23 February 2018 requesting a response.
26. To date, Council has received no response from the applicant.
27. In order to progress the Planning Proposal, Council has sought advice from DPE. In this regard, they have advised that there are two (2) options available to Council:
 

**Option 1:** *Council can continue in the role of RPA and submit the proposal in its current form for Gateway determination. A letter can be provided with this outlining*

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*Council's concerns and requested Gateway conditions in keeping with the Panel recommendation; or*

**Option 2:** *Council can advise that they do not choose to continue in the role of RPA. Should Council choose not to continue in the role of RPA, an alternate RPA will be appointed to progress the planning proposal to Gateway determination in keeping with the Panel determination.*

28. It is recommended that Council continue in the role of the relevant planning authority (RPA) for the Planning Proposal, but includes with the submission of the Planning Proposal to the Greater Sydney Commission a letter outlining Council's concerns and requesting the information as included in the recommendation above.

### DESCRIPTION OF THE SITE

29. The Planning Proposal seeks to rezone the land and amend the maximum building height and floor space ratio (FSR) controls applicable to No 7-23 and 25-33 Water Street, Strathfield South (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921).
30. The site consists of two blocks, split by ownership. Site A is 25-33 Water Street and is owned by RJ Green & Lloyd and Site B is 7-23 Water Street and is owned by Westport Pty Ltd (Figure 1)
31. The site comprises six lots and has a total area of 18,952m<sup>2</sup> (1.9 ha). It is bounded by contiguous industrial land to the west, the Cooks River to the south, low density residential development to the north and residential flat buildings of up to 3 storey are also located to the north east of the site along Water street.
32. The site is not located within an identified urban renewal corridor, centre or major redevelopment precinct.
33. The site is currently used for a variety of industrial purposes, including household trades, distributions centres and vehicle repairs. The adjacent industrial areas are also used for a variety of industrial uses, including a concrete batching plant and warehouse and logistics centre. The nearby industrial area and the Enfield Intermodal Logistics Centre are separated from the subject site by the Cooks River (Figure 2).
34. The site is somewhat isolated from the majority of the industrial and employment lands. It is also constrained by limited access to major haulage transport routes.
35. The site is surrounded by the following:
- **North** – Immediately to the north of the site are ten allotments that contain 1-2 storey residential dwellings that are zoned R-2 - Low Density Residential.
  - **West** – Immediately to the west of the site are several industrial properties that are currently used for low intensity industrial purposes. All of these properties are zoned IN1 – General Industrial and are accessed via Dunlop Street. Further to the west is Dean Reserve which includes a playground and picnic facilities.
  - **South** – Sharing the southern boundary of the site is the Cooks River and the Cooks River Cycleway, which provides protected pedestrian and bicycle access from Rookwood Cemetery to Sydney Airport.



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- **East** – East of the site, across Water Street, is a series of 1-2 storey residential dwellings, Ford Park and a 3-storey residential flat building.

36. Table 1 and Figure 3 below provides a summary of the current and proposed planning controls relating to 7-33 Water Street:

**Table 1: Comparison of Current and Proposed Planning**

	EXISTING	PROPOSED
Zoning	IN1 General Industrial	R4 High Density Residential
Height	12m	28m (135% increase)
FSR	1:1	1.85:1 (85% increase)



**Figure 1: Subject Site**

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PICTURE 1 - PHOTO OF 25-33 WATER STREET



PICTURE 2 - PHOTO OF AUSTLAND TILES, 17-23 WATER STREET



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PICTURE 3 – PHOTO OF GHP AUSTRALIA AND HEMS GLOBAL, 7-15 WATER STREET



PICTURE 4 – PROPERTIES IMMEDIATELY NORTH OF THE SUBJECT SITE



PICTURE 5 – IMAGES OF PROPERTIES WEST OF THE SUBJECT SITE

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PICTURE 6 – PANORAMA OF COOKS RIVER AND COOKS RIVER CYCLEWAY



PICTURE 7 – IMAGE OF PROPERTIES WEST OF THE SITE



Figure 2: Site and Enfield Intermodal Logistics Centre.  
Source Enfield ILC EIS and Strathfield LEP 2012.



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Figure 3: Existing and Proposed Controls. Source: Planning Proposal

## EASTERN CITY DISTRICT PLAN

37. The draft Central District Plan was released on 21 November 2016 and DPE, in its report to the SCPP assessed the proposal against the priorities of the draft Plan.
38. In the report, the officer concludes that the proposal is inconsistent with Productivity Action 5, which aims to protect and support employment and urban services land. The draft Plan states that a precautionary approach should be taken to the conversion of employment and urban

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services lands, unless there is an alternative strategy endorsed by the relevant planning authority.

39. Further, the Greater Sydney Commission advised Council on 22 September 2017 that in relation to the merits of the proposal, the opinion of the GSC at officer level is that the Planning Proposal is not supported *particularly on the basis of the loss of employment land but most specifically because of the potential long term impact on the operation of the nearby intermodal terminal.*
40. Industrial and urban services land in the Eastern City District provides cost competitive and well located land for industries and services that support businesses in the Harbour CBD, other centres and Greater Sydney's two existing international trade gateways of Port Botany and Sydney Airport.
41. Urban services include activities such as motor vehicle services, printing, waste management, courier services and concrete batching plants. These activities serve local communities and businesses and require adequate access to industrial land across the District. Demand for this land will increase commensurate with population growth. Good local access to these services reduces the need to travel to other areas, minimising congestion on the transport system.
42. The Eastern City District Plan was recently finalised and provides actions for Councils with respect to existing industrial and urban services land. Unlike the draft Plan, which advised that Councils take a "precautionary approach", the finalised Eastern City District Plan provides a clearer direction with respect to the consideration of the rezoning of industrial and employment lands. Planning Priority E12, Objective 23 of the Eastern City District Plan requires that *industrial and urban services land is planned, retained and managed*
43. In this regard, the Eastern City District Plan states:

*All existing industrial and urban services land should be safeguarded from competing pressures, especially residential and mixed-use zones. This approach retains this land for economic activities required for Greater Sydney's operation, such as urban services. Specifically these industrial lands are required for economic and employment purposes. Therefore the number of jobs should not be the primary objective – rather a mix of economic outcomes that support the city and population. The management of these lands should accommodate evolving business practices and changes in needs for urban services from the surrounding community and businesses.*

*Where a retain and manage approach is being undertaken, councils are to conduct a strategic review of industrial land as part of updating local environmental plans. There will also be a need, from time to time, to review the list of appropriate activities within any precinct in consideration of evolving business practices and how they can be supported through permitted uses in local environmental plans. Any review should take into consideration findings of industrial, commercial and centre strategies for the local government area and/or the district.*



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44. The key actions related to this Planning Priority include:

Actions	Responsibility
51. Retain and manage industrial and urban services land, in line with the Principles for managing industrial and urban services land in the Eastern City District by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed use zones. In updating local environmental plans, councils are to conduct a strategic review of industrial land.	Bayside Council, Burwood Council, City of Canada Bay, Council of the City of Sydney, Inner West Council, Randwick City Council, Strathfield Council, Waverley Council, Woollahra Municipal Council, and other planning authorities
52. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.	Councils and other planning authorities

45. A *Metropolis of Three Cities* includes Affordable Rental Housing Targets for very low to low-income households in Greater Sydney. Affordable Rental Housing Targets that are generally in the range of 5-10 per cent of new residential floor space are subject to viability.

46. The Eastern City District Plan identifies that an Affordable Rental Housing Target of between 5%-10% be provided for development of new urban renewal areas.

47. It is recommended that should a Gateway Determination be issued, that prior to the exhibition the Planning Proposal be updated to include a provision for affordable housing to be incorporated in any development on the site equivalent not less than 10% in accordance with the Eastern City District Plan.

## STRATEGIC REVIEW OF INDUSTRIAL LANDS

48. The Economic Land Use and Employment Strategy for the Strathfield LGA was prepared by SGS in June 2010 (Strathfield at the Crossroads of Sydney: An Economic Land Use and Employment Strategy: SGS 2010).

49. The Strategy focused on how new jobs could be encouraged through appropriate land use planning and identified tools to protect business and industrial areas. The study identified the need to modernise planning controls to reflect local circumstances and the changing nature of employment.

50. With respect to the subject site, this is part of the Water/Dunlop Street Precinct. This Precinct was identified as an area where alternate planning controls may be investigated. In this regard, the Strategy stated that *more work is required to investigate alternate uses for the Water Street/Dunlop Street Precinct and that there is a need for a precinct wide approach to ensure an equitable outcome for landowners.*

51. In addition to this Strategy, the GSC commissioned Hill PDA to undertake a Industrial Precinct Review (2015). This review identified the Water Street Precinct as being a mid-scale precinct of "good health". The Review states that, while *Sydney's traditional manufacturing operations have moved either offshore or to lower value locations in Western Sydney, there is a growing and evolving demand for industrial areas within inner city and middle ring suburbs of Sydney to serve the needs of the growing local population (ie panel beaters, council depots, vehicle repairs) and strategic centres (ie data centres, concrete batching plants and distribution centres).*

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52. In view of the finalisation of the Eastern City District Plan and its Actions, it is recommended that prior to the consideration of any further Planning Proposals for industrial and urban services land, that Council prepare a comprehensive and updated Employment Lands Strategy for all industrial zoned lands within the Strathfield LGA to set a clear strategic direction for all industrial lands and to investigate alternative industrial opportunities including revitalisation of the areas.
53. Should the proponent wish to progress the planning proposal for the rezoning of IN1 land, it is considered appropriate to request that the proponent be requested to undertake a strategic review of all Industrial (IN1 and IN2 zoned land) within the Strathfield LGA in accordance with Action 51 of the Eastern City District Plan.

**OUTSTANDING ISSUES**

54. The proposal is inconsistent with a number of existing and proposed Section 117 Directions, including *Direction 4.3 Flood Prone Land* and the proposed Section 117 Direction for considering contamination when rezoning land.

**Contaminated Land**

55. The planning proposal included a Contamination Report, which is reliant on information that is more than two (2) years old and relates to a different proposal.
56. The draft Contaminated Land Planning Guidelines and the draft Section 117 Direction outlines a process for applicants where it is proposed to rezone land that is contaminated. The draft Section 117 Direction also requires that a planning proposal to rezone land must be accompanied by a preliminary site investigation or detailed site investigation when:
- land is significantly contaminated land within the meaning of the CLM Act
  - an activity listed in the SEPP (as reproduced in Table 1 in Appendix 1 of the draft Guidelines) is being carried out on the land and is potentially causing contamination
  - records show that a potentially contaminating activity has been carried out on the land
  - there are incomplete records about the use of the land and during the periods not covered by those records, it would have been lawful to carry out a potentially contaminating activity and
  - the proposed rezoning, or proposed change to planning controls, would allow the land to be used for residential, educational, recreational or child care purposes, or for the purposes of a hospital.
57. It is recommended that should a Gateway Determination be issued, a condition be included that prior to the exhibition of the Planning Proposal, a detailed Contamination Study in accordance with the draft Contaminated Land Planning Guidelines and the draft Section 117 Direction for the whole precinct that clearly demonstrates that the precinct can be remediated to be suitable for residential/open space purposes be prepared and included with the exhibition material.

**Flooding**

58. The proposal also contained a Flood Impact Assessment, which states that the site is subject to both local overland flows from the north and mainstream flooding from the Cooks River.
59. Council's Consultant Development Engineer has reviewed the Flood Impact Assessment Report

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prepared by WMA Water dated November 2015 and its supporting Concept Plan which indicates the proposed residential building footprints. The assessment has considered the Cooks River Flood Study and NSW Floodplain Development Manual 2005.

60. Council's Consultant Development Engineer has provided the following conclusion with respect to Flood Impact Assessment:

*....it can be concluded that the subject site is unsafe and high risk and therefore the proposal for residential development cannot be supported as the flood depth exceeds 2.8m along the western boundary of the site;*

*The proposal also fails to demonstrate how vehicles can enter and exit the subject site in a safe manner (i.e. the proposed locations of vehicular access are located within areas of high flood risk) and therefore cannot be supported. This also relates to issues of evacuation. There is insufficient time warning for people to evacuate to a place of refuge above the 100 year or PMF flood level. Again, this is contrary to the requirements set out in Section 117 Direction and NSW Floodplain Development Manual dated 2005.*

61. The officer of the DPE, in their report to the SCPP also made the following comments in respect to the impact of flooding:

*The site is vulnerable to flash flooding (the modelled Probable Maximum Flood would peak 1.5 hours after the commencement of rain, but begin to inundate the ground at the site after just 25 minutes). Evacuation of the site is not considered practical and evacuation to higher floor levels is considered to be a safer course of action.*

*Should the proposal proceed to gateway, it is recommended that a comprehensive flood study...and consultation with the State Emergency Service be required.*

62. It is recommended that should a Gateway Determination be issued, a condition be included that prior to the exhibition of the Planning Proposal, a comprehensive flood study which addresses the flood affectation for the whole precinct and provides an effective design that addresses all of the critical issues that relate to flooding.
63. The Flood Study should also demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005

### **Electromagnetic Radiation**

64. The planning proposal includes an electromagnetic radiation report, given the proximity to high voltage power lines. It concludes that:
- no habitable rooms should be located within 11 radial metres of the power lines;
  - no unreasonable magnetic field will occur beyond 23 radial metres of the power lines; and
  - mitigation measures need to be applied between 11 and 23 radial metres of the power lines to mitigate the otherwise unacceptable magnetic fields, which would affect general electronic and medical equipment.
65. The report does not provide discussion on appropriate mitigation measures. These should be included and should apply to the whole Precinct.
66. It is recommended that should a Gateway Determination be issued, a condition be included that requires an updated electromagnetic radiation report, which addresses the impact of residential development for the whole Precinct, given the proximity to high voltage power lines and identifies

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appropriate mitigation measures.

**Context of R4 – High Density Residential with adjoining R2 – Low Density Residential**

67. The Planning Proposal was accompanied by an Urban Design Report prepared by GMU Urban Design & Architecture. A copy of the Urban Design Report is included at Attachment 3.

68. Based on the analysis of the area GMU provided the following concept design for the subject site, shown in Figure 4 below:



**Figure 4: Concept Design prepared by GMU**

69. The concept plan indicates how the built form massing could be distributed on the site in order to meet the principles for the development of the precinct

70. Council considers that the proposed height as indicated in the concept plan does not appropriately address the adjoining R2 – Low Density Residential zone

71. The physical impact on the surrounding area (i.e. height, bulk, building location & orientation) is a critical concern, specifically in relation to:



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- Five (5) storey buildings to the Water Street frontage would be incompatible with the existing built form and character of the streetscape;
- Five (5) storey buildings (with minimal setback above three storey component) to the northern boundary will likely create opportunities for significant overlooking toward the existing houses fronting William Street;
- High rise buildings ranging five (5) to eight (8) storeys on the western part of the site maximise the potential land use conflicts with the existing industrial premises at Dunlop Street; and
- The potential overshadowing impact on Cooks River Cycleway / Open Space link is excessive. This overshadowing impact would severely impact the visual amenity of the regional open space corridor area and potentially impact on the native vegetation.

72. In addition, the DPE officer's report notes that the *proposed height limit of 28m, allowing up to 8 storey development is considered to be a significant increase compared to the existing development, with potentially significant visual impacts upon the adjacent residential developments.*

73. A more comprehensive Urban Design Analysis of the whole IN2 precinct is to be prepared and should provide building massing envelopes that appropriately transition to the existing R2 – Low Density Residential zone.

74. Consideration also needs to be given to the stepping of heights adjacent to the Cooks River Cycleway/Open Space link so as to minimise the impacts of overshadowing.

#### OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT

75. The Proponent has offered to enter into a Voluntary Planning Agreement (VPA) based on the following:

- a) *Funding a portion of the implementation of Sydney Water's Cooks River Bank Naturalisation Project;*
- b) *Enhancement works to the Cooks River foreshore reserve and cycleway adjacent to the site;*
- c) *Relocation and replacement of the existing north bound and south bound Water Street bus stops; and*
- d) *Funding of a widened pedestrian / cycle path cantilevered off the existing Water Street bridge over the Cooks River*

76. The Voluntary Planning Agreement offer includes elements that extend beyond Council's jurisdiction, and would therefore require further consultation/negotiation with relevant State agencies such as Sydney Water and Transport for NSW.

77. With respect to the works to the Cooks River, Council has already been collecting funding through Section 94 contributions to improve the amenity along the Cooks River foreshore reserve and cycleway. This Section 94 work program will be undertaken according to the Section 94 Direct Contributions Plan regardless of whether this rezoning proposal will proceed or not.

78. It is recommended that should a Gateway Determination be issued, the proponent continue to

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negotiate with Council to formalise a letter of offer to enter into a Voluntary Planning Agreement (VPA), in accordance with Council's current VPA Policy.

**CONCLUSION**

79. The Planning Proposal for No 7-23 and 25-33 Water Street, Strathfield South was considered by the SCPP in April 2017, where it resolved that any rezoning from IN1 to a residential use must consider the whole precinct.
80. Prior to submitting the Planning Proposal to Greater Sydney Commission (GSC) for a Gateway Determination in accordance with section 3.34 of the Act, Council requested that the proponent address the recommendation of the SCPP, including expanding the Planning Proposal to address the whole IN1 precinct.
81. To date, no response has been received from the proponent and as a result Council sought advice from DPE with respect to how to proceed.
82. In this regard, it is recommended that Council seek to advise the DPE that it will continue the role of the planning proposal authority (RPA) and that Council submit to the GSC, the Planning Proposal, accompanied with a letter that includes the issues raised in this report and request that they be considered as conditions that the proponent will have to deal with prior to the public exhibition of the planning proposal, should a Gateway Determination be given.

**RECOMMENDATION**

1. That the Strathfield Local Planning Panel recommend to Council that the following be undertaken with respect to the Planning Proposal for No 7-23 and 25-33 Water Street, Strathfield South:
  - (a) Council advise the Department of Planning and Environment that it will continue the role of the planning proposal authority in accordance with Section 3.32 of the Environmental Planning & Assessment Act.
  - (b) That the Planning Proposal be submitted to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act
  - (c) That Council reiterate the recommendations of the Sydney Central Planning Panel and request that prior to community consultation, the Planning Proposal be updated to address the following:
    - *Any rezoning to residential use be for the whole IN1 precinct of which the site only forms a part*
    - *That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to:*
      - (i) *Flooding*
      - (ii) *Contamination*
      - (iii) *Traffic*
      - (iv) *Noise and emissions*
      - (v) *Economic impact on existing neighbouring employment lands including the Enfield*



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*Inter Modal Centre*

(vi) *Masterplan/urban design analysis*

*and the Planning Proposal be amended accordingly*

- *That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct*
- *The augmented reports (b) be available for exhibition*

(d) That Council request that the following condition be included as part of any Gateway Determination and the proponent be given a specified timeframe in which to comply with all of the conditions:

Prior to community consultation, the Planning Proposal is to be updated and amended to:

- Reference and address all relevant priorities and actions in *A Metropolis of Three Cities – the Greater Sydney Region Plan* and provide justification as to any inconsistencies;
- Reference and address all relevant priorities and actions outlined in the Eastern City District Plan;
- In accordance with Action 51 of the Eastern City District Plan, undertake a strategic review of all Industrial (IN1 and IN2 zoned land) within the Strathfield LGA;
- Include a comprehensive Urban Design Analysis of the whole IN2 Precinct which provides building massing envelopes that appropriately transition to the existing R2 – Low Density Residential zone. Consideration also needs to be given to the stepping of heights adjacent to the Cooks River Cycleway/Open Space link so as to minimise the impacts of overshadowing.
- Include a comprehensive flood study which addresses the flood affectation for the whole precinct and provides an effective design that addresses all of the critical issues that relate to flooding. The Flood Study should also demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005;
- Include a detailed Contamination Study in accordance with the draft Contaminated Land Planning Guidelines and the draft Section 117 Direction for the whole precinct that clearly demonstrates that the precinct can be remediated to be suitable for residential/open space purposes;
- Include an updated electromagnetic radiation report, which addresses the impact of residential development for the whole Precinct, given the proximity to high voltage power lines and identifies appropriate mitigation measures;
- Include a provision in the Planning Proposal for affordable housing to be incorporated in any development on the site equivalent not less than 10% in accordance with the Eastern City District Plan.
- Address and justify the inconsistencies with the relevant Section 117 Directions

(e) That should a Gateway Determination be issued, the proponent continue to negotiate with

**STRATHFIELD LOCAL PLANNING PANEL MEETING****5 APRIL 2018**

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**Planning Proposal - No 7-23 and 25-33, Water Street, Strathfield South**  
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Council to formalise a letter of offer to enter into a Voluntary Planning Agreement (VPA), in accordance with Council's current VPA Policy.

- (f) That should the proponent not comply with the recommended conditions of any Gateway Determination within the timeframe provided, that Council request that the Greater Sydney Commission, in accordance with Section 3.35(4) determine that the matter not proceed.

2. That a report to Council be prepared to advise of the IHAP recommendations.

**ATTACHMENTS**

1. Council Officer's Report to Council - July 2016 - Planning Proposal 7-33 Water Street, Strathfield South
2. Pre-Gateway Review Advice Report - Prepared by DPE (April 2017) - Planning Proposal No 7-33 Water Street, Strathfield South
3. Panel Advice Report - 5 April 2017 - Planning Proposal 7-35 Water Street, Strathfield South

## **ATTACHMENT 2**



## COUNCIL MEETING 19 JULY 2016 – PLANNING AND DEVELOPMENT

ITEM 7. PLANNING PROPOSAL FOR 7-33 WATER STREET,  
STRATHFIELD SOUTH

*Report by Frankie Liang, Strategic Planner*

**RECOMMENDATION**

- 1. That the Planning Proposal to rezone 7-33 Water Street, Strathfield South from IN1 General Industrial to R4 High Density Residential should not proceed to Gateway Determination for the following reasons:**
  - ***Lack of a comprehensive Flood Study to support the zoning change;***
  - ***Lack of detail and consultation with external agencies regarding the proposed Voluntary Planning Agreement;***
  - ***The proposed maximum height of 28m and maximum Floor Space Ratio of 1.85:1 are excessive considering context of the site; and***
  - ***Potential land use conflict between the proposed R4 High Density Residential zoning and neighbouring IN1 General Industrial zoning.***
- 2. That the proponent be advised to amend the Planning Proposal in accordance with maximum height of 11m and maximum FSR up to 1.2:1 consistent with the established Strathfield Local Environmental Plan spatial hierarchy, subject to the submission of additional information to satisfy the flooding issues within the site and value capture matters.**
- 3. That the Department of Planning & Environment be notified accordingly.**

**PURPOSE OF REPORT**

1. To inform Council of the Planning Proposal lodged by Urbis Pty Ltd to amend the Strathfield Local Environmental Plan 2012 (LEP) as detailed below:
  - a. Alter the Land Zoning of the subject site from IN1 General Industrial to R4 High Density Residential.
  - b. Increase the maximum applicable height of buildings Development Standard from 12 metres to 28 metres.
  - c. Increase the maximum applicable floor space ratio (FSR) Development Standard from 1:1 to 1.85:1.
2. To inform Council of the outcomes of the initial assessment of the Planning Proposal and the recommendation not to support the Planning Proposal to be submitted to the Department of Planning and Environment for Gateway determination.

**REPORT**Proposal Overview

The table below provides a summary of the current and proposed planning controls relating to 7-33 Water Street:



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ITEM 7. PLANNING PROPOSAL FOR 7-33 WATER STREET,  
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	EXISTING	PROPOSED
Zoning	IN1 General Industrial	R4 High Density Residential
Height	12m	28m (135% increase)
FSR	1:1	1.85:1 (85% increase)
Permissibility	Residential Flat Buildings are prohibited	Residential Flat Buildings are permissible
No. of unit	N/A	361
Carparking	N/A	595

Table 1: Comparison of Current and Proposed Planning Controls

Background

There have been various attempts to rezone the Water Street properties by private proponents since the late 1990s.

In 1998 and 2003, two (2) rezoning applications seeking to rezone the site of 7-23 Water Street from Industrial to Residential were made, however, neither were successful due to the management of land contamination and impacts associated with increasing the maximum building height.

In December 2009, Council resolved to endorse the Planning Proposal (including supporting studies) to rezone 7-33 Water Street & 8-10 Dunlop Street from Industrial to Medium Density Residential and submitted to Department of Planning.

However, in February 2010, the Department determined not to support the Planning Proposal for the following reasons:

- "1. The proposal is premature given the imminent completion of Council's economic and employment land use study. This study will inform Council in relation to the future of employment land throughout the LGA and the importance of retaining Category 1 employment lands to meet Council's employment targets.*
- 2. In the event that the study shows that the rezoning of the subject land is appropriate, Council should consider extending the Planning Proposal to cover all of the industrially zoned land in the South Strathfield Water Street precinct to avoid future land use conflicts."*

Subsequently, Council reviewed the zonings across the local government area including the Water / Dunlop Street industrial precinct as part of the new draft Strathfield Local Environmental Plan 2012 process.

In July 2012, Council resolved to submit the final draft Strathfield LEP 2011 to the Department of Planning, including recommendation of an individual Planning Proposal for the Water Street / Dunlop Street precinct to be prepared by land owners.

Pre-lodgement Discussions

Prior to lodging the Planning Proposal, the Proponent met with Council Officers on 19 June 2015. On 3 July 2015, Council Officers wrote to the Proponent providing a record of the meeting and the following feedback:

1. Consistent with the previous rezoning/planning proposals for the subject site, the proposal should demonstrate how the flooding and contamination issues will be addressed to ensure that the subject site is suitable for residential development. The flood planning issues are the main

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site constraint and it is recommended that this matter be further investigated prior to Planning Proposal lodgement.

2. It is noted that the Department's Gateway Determination and the recommendation of the Economic Land Use and Employment Strategy indicate that a precinct-wide approach to land use planning is needed to ensure an equitable outcome for all landowners.
3. Consideration should also be given to surrounding low density residential areas, industrial land, and the centres hierarchy in determining the suitability of the proposed densities and heights for the subject site.
4. Council is generally on track to achieve its 20-year housing target of 8,300 dwellings as per the draft Inner West Subregional Strategy. The Strathfield LEP 2012, a 10-year LEP, allows for 75% of this housing target primarily concentrated in centres and secondary nodes such as the Strathfield Town Centre, Parramatta Road Precinct, Enfield, and Belfield local centres. The subject site is not located in any of these precincts.
5. Further meetings to discuss the progress of the proposal are recommended once the flooding and contamination issues have been addressed.

During the meeting on 19 June 2015, the proponent proposed the subject site with an R3 zoning which is generally consistent with Economic Land Use and Employment Strategy. To the surprise of Council Officers, the proponent subsequently emailed Council in August 2015 seeking Council's support on an R4 zoning, maximum height of 8 storeys, 2:1 FSR.

To clarify this matter, further correspondence dated 10 September 2015 was provided to the proponent reiterating:

1. Flood planning issues are the main constraints that have never been adequately addressed.
2. Council is unlikely to support an R4 High Density Residential zoning in this precinct.

Despite Council's indication of not supporting the proposed R4 High Density Residential zoning, the proponent formally lodged the Planning Proposal on 22 April 2016.

**The Site and Surrounding Land**

The subject site is known as 7-23 & 25-33 Water Street, forming Site A (25 – 33 Water Street) and Site B (7-23 Water Street). The legal description of the site is:

- Site A: Lots 23 and 24 in DP29213, Lot 22 in DP 402062,
- Site B: Lot 1 and 2 in DP 603465 and Lot 3 in DP 217450.

The total area is 18,952.7m<sup>2</sup> and is primarily occupied by industrial buildings. An electrical transmission tower and power lines are located adjacent to the southern boundary.

The site is situated approximately 13 kilometres west of the Sydney CBD on the northern bank of the Cook's River, between Liverpool Road and Punchbowl Road. Lots immediately to the north are detached dwellings. Two (2) three-storey residential flat buildings and Ford Park are located on eastern side of Water Street. Existing industrial lots fronting Dunlop Street neighbour the subject site to the west.

An aerial photograph of the subject site is below:





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ITEM 7. PLANNING PROPOSAL FOR 7-33 WATER STREET,  
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Figure 1: Locality Plan

Strategic Planning Context

The relevant planning provisions applicable to the subject site are under the provisions of SLEP 2012. These include land use zoning, building height and floor space ratio.

**Land Use Zoning**

The site is currently zoned *IN1 General Industrial* under Strathfield LEP 2012. The zone objectives of which are:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To minimise fragmentation of valuable industrial land, and provide large sites for integrated and large floorplate activities.



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All forms of residential accommodation (including residential flat buildings as proposed) are prohibited under the existing IN1 General Industrial zone. Please refer to Figure 2 for details of existing and surrounding land use zoning under the SLEP 2012.

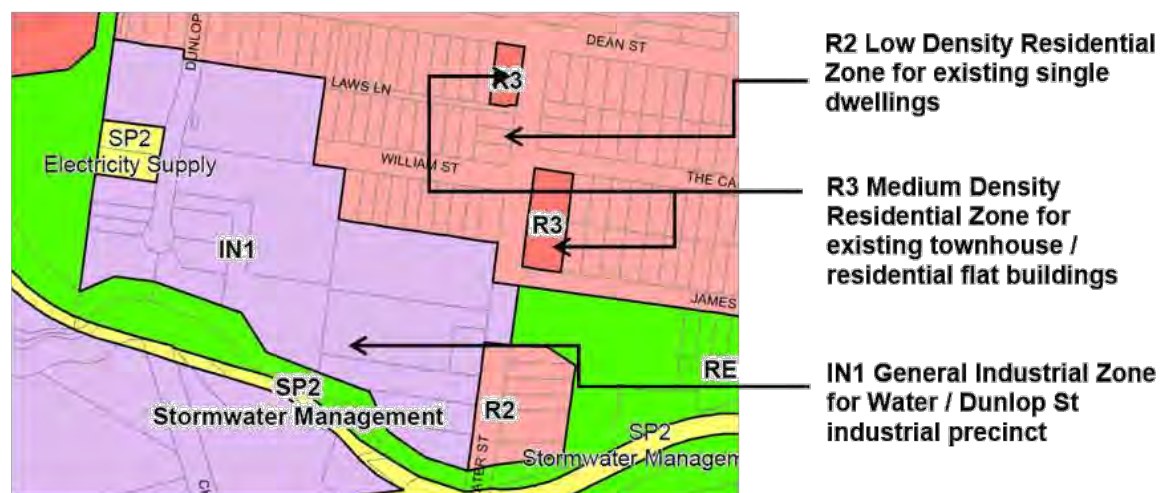


Figure 2: SLEP 2012 Zoning Map Extract

**Building Height**

The maximum building height for the site and surrounding as part of the Water Street / Dunlop Street industrial precinct is 12 metres. Refer to Figure 3.



Figure 3: SLEP 2012 Height Map Extract





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ITEM 7. PLANNING PROPOSAL FOR 7-33 WATER STREET,  
STRATHFIELD SOUTH**Floor Space Ratio**

The maximum floor space ratio for the subject site and the entire Water / Dunlop Street industrial precinct pursuant to Clause 4.4 is 1:1. Refer to Figure 4.

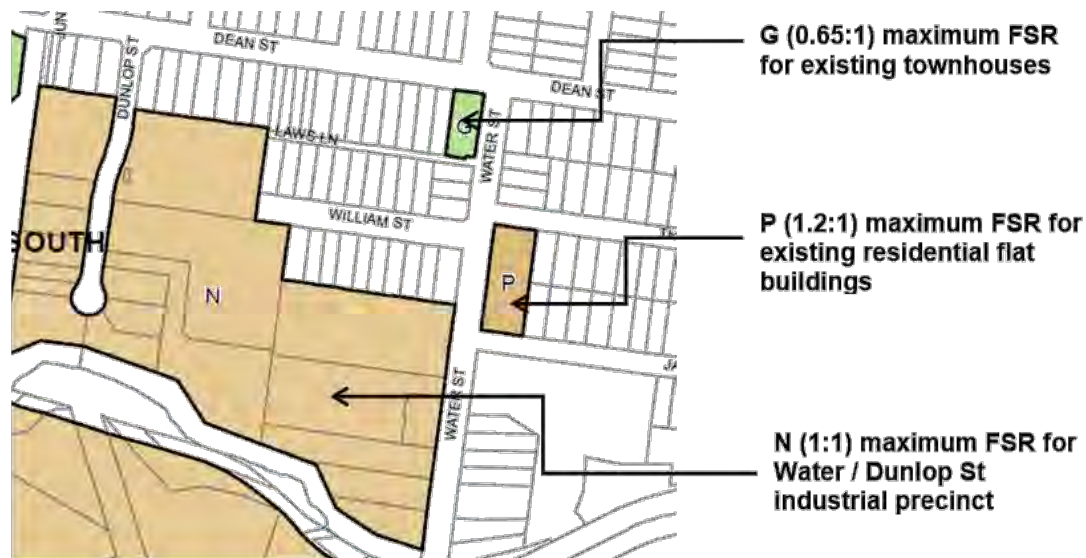


Figure 4: SLEP 2012 FSR Map Extract

Major Issues to Be Resolved***Flood Planning***

Flood planning is the major issue that has not been adequately addressed by the proponent. Council Officers repeatedly recommended that the flooding matters be further investigated before progressing on other aspects of the proposal. This is documented in Council Officer's two (2) previous correspondences in July and September 2015. Despite the advice of Council Officers, the proponent formally lodged the Planning Proposal without adequate consideration of the flooding constraints.

A letter prepared by WMA Water for the proponent provides recommendations on how the flood risk can be managed, however, no specific recommendations are provided as to whether the Planning Proposal should be supported on flooding grounds. Therefore, the proponent has not addressed the NSW Government's Section 117 Direction 4.3 Flood Prone Land in sufficient detail.

Council's Consultant Development Engineer has reviewed the Flood Impact Assessment Report prepared by WMA Water dated November 2015 and its supporting Concept Plan which indicates the proposed residential building footprints. The assessment has considered the Cooks River Flood Study and NSW Floodplain Development Manual 2005.

The following comments are provided with respect to Flood Impact Assessment:



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- The subject site is located adjacent to Cooks River and is severely affected by mainstream flooding during the Probable Maximum flood and flood depths exceed 2.8m on the western edge which is considered high risk;
- The proposal intensifies the development of land from industrial to residential and presents a possible danger to personal safety, risk to lives and potential for significant structural damage to buildings, is contrary to the requirements set out in the Section 117 Direction and NSW Floodplain Development Manual dated 2005, therefore cannot be supported on flooding grounds;
- The figure below provides direction of the Hydraulic Hazard Categories and the Velocity Depth.

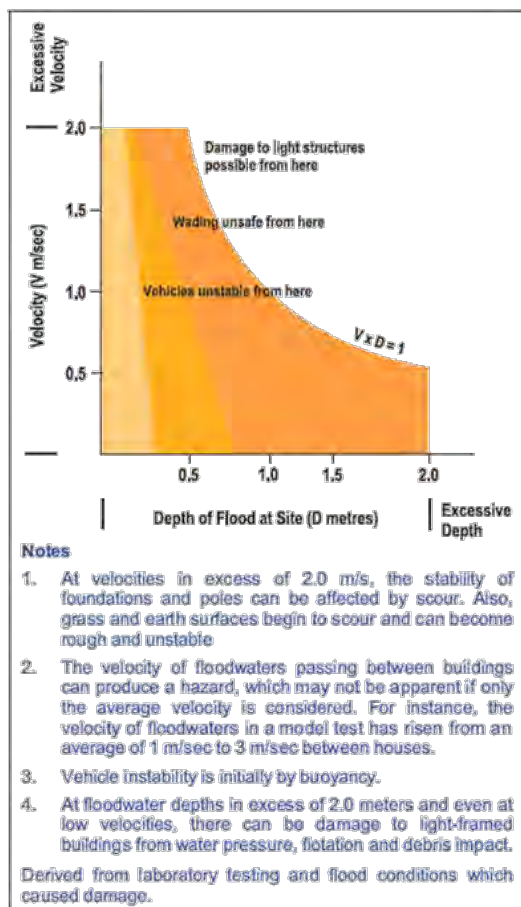


FIGURE L1 - Velocity &amp; Depth Relationships

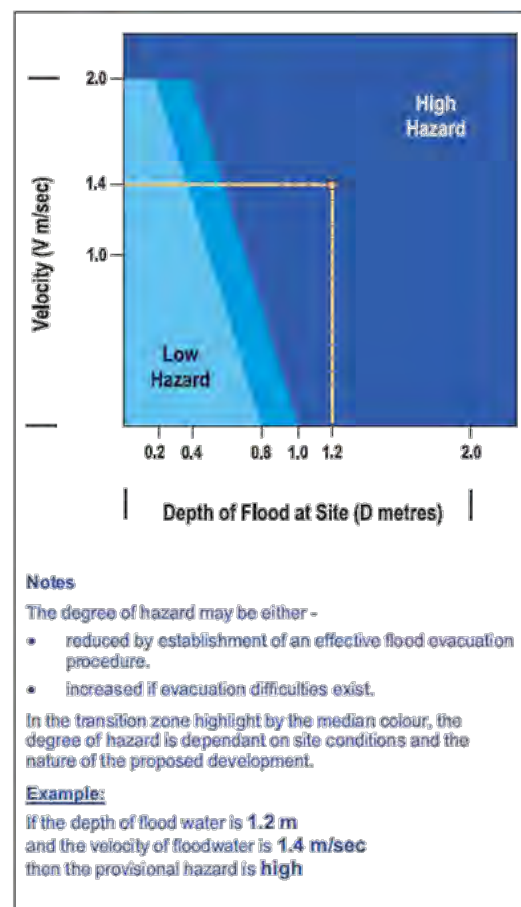


FIGURE L2 - Provisional Hydraulic Hazard Categories

## Relationship:

- Based on the above tables, it can be concluded that the subject site is unsafe and high risk and therefore the proposal for residential development cannot be supported as the flood depth exceeds 2.8m along the western boundary of the site;
- The proposal also fails to demonstrate how vehicles can enter and exit the subject site in a safe manner (i.e. the proposed locations of vehicular access are located within areas of high flood

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*risk) and therefore cannot be supported. This also relates to issues of evacuation. There is insufficient time warning for people to evacuate to a place of refuge above the 100 year or PMF flood level. Again, this is contrary to the requirements set out in Section 117 Direction and NSW Floodplain Development Manual dated 2005.*

In light of the above critical strategic planning issues that relate to the safety of future residents, it is recommended that the proponent should prepare a comprehensive flood study before proceeding further with other aspects of this Planning Proposal.

Taking into consideration the supporting Flood Study, the proponent will then need to revisit their proposal and provide an effective design that addresses all of the critical issues that relate to flooding. The Planning Proposal should then demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 prior to Gateway Determination.

***Value of Voluntary Planning Agreement***

The Proponent has offered to enter into a Voluntary Planning Agreement (VPA) based on the following:

- a) Funding a portion of the implementation of Sydney Water's Cooks River Bank Naturalisation Project;
- b) Enhancement works to the Cooks River foreshore reserve and cycleway adjacent to the site;
- c) Relocation and replacement of the existing north bound and south bound Water Street bus stops; and
- d) Funding of a widened pedestrian / cycle path cantilevered off the existing Water Street bridge over the Cooks River

The Voluntary Planning Agreement offer includes elements that extend beyond Council's jurisdiction, therefore would require further consultation with relevant State agencies such as Sydney Water and Transport for NSW.

Regarding works to the Cooks River, Council has already been collecting funding through Section 94 contributions to improve the amenity along the Cooks River foreshore reserve and cycleway. This Section 94 work program will be undertaken according to the Section 94 Direct Contributions Plan regardless of whether this rezoning proposal will proceed or not.

Whilst a widened pedestrian / cycle path off the existing Water Street bridge over Cooks River may be supported, it is not accepted by Council that the proposed works can support the proposed rezoning and population densities in infrastructure terms. Furthermore, any works over the Cooks River will need to be considered in consultation with Sydney Water.

Further negotiation details and justification should be provided to ascertain the possibility of such infrastructure provisions and to address value capture satisfactorily.

**Assessment of Planning Proposal**

The below table provides a summary of the justification provided in the Planning Proposal (PP) and Council Officers' comment in accordance with the NSW "A Guide to Preparing Planning Proposals":





## COUNCIL MEETING 19 JULY 2016 – PLANNING AND DEVELOPMENT

ITEM 7. PLANNING PROPOSAL FOR 7-33 WATER STREET,  
STRATHFIELD SOUTH

	Proponent's Justification	Council Officers' comment
<i>Strategic Merit Assessment</i>		
A Plan for Growing Sydney	Consistent – accelerate Urban Renewal and housing opportunities.	<i>Inconsistent – the site is not located within the identified strategic urban renewal corridors for high density residential.</i>
Local Strategy	Consistent – recommend high quality, medium density residential with improved open space link.	<i>Inconsistent – the proposed R4 High Density Residential zone is not consistent with Council's spatial planning hierarchy.</i>
SEPP 55 – Remediation of Land	Consistent – supported by the Site Audit Report by Ramboll Environ.	<i>Should the PP proceed to Gateway, a detailed contamination study is recommended that clearly demonstrates the site can be remediated to be suitable for the residential / open space purpose prior to exhibition.</i>
Direction 1.1 Business and Industrial Use	Consistent – the Strathfield South industrial precinct is diminishing as an industrial centre.	<i>Inconsistent, however it is accepted that the inconsistency is minor as supported by the Economic Impact Assessment by Hill PDA.</i>
Direction 3.1 Residential Zones	Consistent – it provides a variety of housing types and will improve residential amenity	<i>Inconsistent – the proposed R4 High Density Residential Zoning is in a location distant from established centres and frequent transport services.</i>
Direction 3.4 Integrating Land Use and Transport	Consistent – the subject site is in close proximity to both public transport and to the Cooks River Cycleway.	<i>Inconsistent – the subject site is not well serviced by existing public transport infrastructure.</i>  <i>There is only one bus line located within 10min walking radius which provides access to Burwood / Sydney Olympic Park at 15min peak or 30min non-peak frequency.</i>
Direction 4.1 Acid Sulfate Soils	N/A	<i>Inconsistent – the site is identified in the Strathfield LEP 2012 as containing "Class 4 Acid Sulfate Soils".</i>  <i>Should the PP proceed to Gateway, the proposal must demonstrate consistency with this direction prior to exhibition.</i>
Direction 4.3 Flood Prone Land	Consistent - A Flood Impact Assessment Report was prepared by WMA Water.	<i>Inconsistent – please refer to previous discussion regarding Flood Planning.</i>
<i>Site Specific Merit Assessment</i>		
Urban Design and Built Form	An Urban Design Report in support of the PP was prepared by GMU Urban Design & Architecture.	<i>The proposed height and FSR is contrary to the established height and FSR hierarchy set in the SLEP 2012;</i>  <i>The physical impact on the surrounding</i>





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STRATHFIELD SOUTH

	Proponent's Justification	Council Officers' comment
		<p>area (i.e. height, bulk, building location &amp; orientation) is a critical concern;</p> <p>Five (5) storey buildings to the Water Street frontage would be incompatible with the existing built form and character of the streetscape;</p> <p>Five (5) storey buildings (with minimal setback above three storey component) to the northern boundary will likely create opportunities for significant overlooking toward the existing houses fronting William Street;</p> <p>High rise buildings ranging five (5) to eight (8) storeys on the western part of the site maximise the potential land use conflicts with the existing industrial premises at Dunlop Street; and</p> <p>The potential overshadowing impact on Cooks River Cycleway / Open Space link is excessive. This overshadowing impact would severely impact the visual amenity of the regional open space corridor area and potentially impact on the native vegetation.</p>
Traffic & Parking	A Traffic Assessment Report prepared by GTA Consultants.	<p>It is considered that the proposed residential development would generate predominantly light vehicle movements and thus replace the relatively high proportion of heavy vehicle movements currently being generated by the industrial use of the site.</p> <p>As the surrounding properties are generally low and medium density residential uses, the removal of heavy vehicle movements to and from the site would enhance the residential amenity in the area.</p> <p>No objection was made to the PP on traffic grounds.</p>
Acoustics	<p>Acoustic Logic has undertaken a preliminary analysis of the potential impact of external sources of noise and vibration on the amenity of future residents. It is concluded that:</p> <p>a) The main source of noise from high traffic noise levels from Liverpool Road; and</p> <p>b) acoustic treatments will be</p>	<p>The preliminary acoustic report is general in nature and fails to consider the source of noise from adjoining industrial operations. No specific building design solutions were recommended in order to maintain natural ventilation to the apartments adjoining the industrial sites whilst addressing the noise impact.</p> <p>Should the Planning Proposal proceed to Gateway, a more specific acoustic report</p>



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STRATHFIELD SOUTH

	Proponent's Justification	Council Officers' comment
	possible and practical to the building façade to ensure that internal noise levels comply with significant noise emissions from the substation located immediately south of the proposed development.	<i>would need to be prepared to consider other relevant noise sources and demonstrate its compliance with NSW Industrial Noise Policy prior to exhibition.</i>

Recommended Alternative

It is accepted by Council Officers that the rezoning of the subject site from Industrial land use to Residential land use will increase the residential amenity of the precinct. The impact of potential loss of employment is justified by the supporting Economic Impact Assessment by Hill PDA as minor.

However, it is not supported by Council Officers that the proposed planning controls should be altered to such an excessive scale of height (28m) and density (1.85:1 FSR) in the context of a low-medium density residential neighbourhood.

Subject to the resolution of the flood planning and Voluntary Planning Agreement value capture matters, it is recommended an amended Planning Proposal be submitted to Council, at a more appropriate scale as below:

- Zoning: R3 Medium Density Residential
- Maximum Height: 11m
- Maximum FSR: 0.9:1 (or up to 1.2:1 subject to a supporting Voluntary Planning Agreement)

These proposed alternative planning controls are consistent with the SLEP 2012 strategic planning framework and other R3 Medium Density Residential zoned precincts adjacent to the Strathfield South Town Centre and Belfield Local Centre.

The bonus provisions of 1.2:1 FSR is consistent with the existing density of the three (3) storey Residential Flat Buildings at 8-16 Water Street, Strathfield South. This could be applied subject to provision of additional infrastructure which supports the increased density.

Conclusion

Council Officers have considered the proposal and supporting documentation and conclude that there is insufficient merit in the current proposal proceeding to the Gateway Determination by the Department of Planning & Environment.

Council Officers do recognise the site (being part of an isolated industrial lot) may provide an opportunity for possible rezoning, and there are some merits in applying a R3 Medium Density Residential zoning as outlined in the recommended alternative, subject to satisfactorily addressing the flooding and VPA / value capture matters.

The Planning Proposal fails to convincingly justify the proposed R4 High Density Residential zone, height and density to such an excessive scale. Furthermore, the flooding constraints and Voluntary Planning Agreement matters have not been adequately addressed. The subject site neighbours the existing IN1 General Industrial zoned lots in the Dunlop Street industrial precinct which could create significant land use conflicts.

**COUNCIL MEETING 19 JULY 2016 – PLANNING AND DEVELOPMENT****ITEM 7. PLANNING PROPOSAL FOR 7-33 WATER STREET,  
STRATHFIELD SOUTH**

Strategically the site is not located in the Parramatta Road / Bankstown to Sydenham Urban Renewal Corridor, or adjacent to Council's designated centres / nodes in the SLEP 2012 which are well serviced by existing infrastructure. Therefore, applying an R4 High Density Residential does not represent 'orderly planning' (Clause 5, EP&A Act 1979).

It is therefore recommended that the Planning Proposal should not proceed to Gateway Determination at its current format. Serious consideration should be given to preparing a Comprehensive Flood Study, negotiation on the Voluntary Planning Agreement and opportunities for value capture. On the basis of these documents, the proponent should then revisit the Planning Proposal in accordance with the recommended alternative planning controls provided in this report.

**REFERRAL FROM OTHER DEPARTMENT**

Various departments have been consulted with to provide comment on this Planning Proposal.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**Report approved by:**

Sophie Olsen	Silvio Falato
<b>A/Manager Planning &amp; Development</b>	<b>A/Director Infrastructure &amp; Development</b>

## **ATTACHMENT 3**




**PRE-GATEWAY REVIEW – Information Assessment and Recommendation Report**

<b>LGA:</b>	Strathfield	
<b>Amended LEP:</b>	Strathfield Local Environmental Plan 2012	
<b>Address:</b>	7-23 and 25-33 Water Street, South Strathfield  (Lot 1 DP 603465; Lot 2 DP 603465; Lot 3 DP 217450; Lot 22 DP 402062; Lot 23 DP 29213; and Lot 24 DP 2921).	
<b>Reason for review:</b>	<input checked="" type="checkbox"/> Council notified proponent it will not support proposed amendment	<input type="checkbox"/> Council failed to indicate support for proposal within 90 days
<b>Is a disclosure statement relating to reportable political donations under s147 of the Act required and provided?</b>	<input checked="" type="checkbox"/> Provided <input type="checkbox"/> N/A Comment: No donations or gifts to disclose	

**1. SUMMARY**

On 15 August 2016, Urbis Pty Ltd, on behalf of Westport Pty Ltd and RJ Green & Lloyd Pty Limited, submitted a request to the Department for a pre-Gateway review of the planning proposal relating to land at 7-23 and 25- 33 Water Street, South Strathfield (**Tab E**).

The planning proposal (**Tab F**) seeks to rezone the land and amend the maximum building height and floor space ratio (FSR) controls applicable to 7-23 and 25-33 Water Street, Strathfield South (Figure 1). The site consists of two blocks, split by ownership. Site A is 25-33 Water Street and is owned by RJ Green & Lloyd and Site B is 7-23 Water Street and owned by Westport Pty Ltd.



**Figure 1: Site. Source: Planning Proposal**



**Figure 2: Site and Enfield Intermodal Logistics Centre.**  
Source Enfield ILC EIS and Strathfield LEP 2012.

The site comprises six lots and has a total area of 18,952.7m<sup>2</sup> (1.9 ha). It is bounded by contiguous industrial land to the west, the Cooks River to the south, low density residential development of one to two storeys along Water Street to the east, low density residential development to the north and residential flat buildings of up to 3 storeys are also located to the north east of the site along Water Street. The site is not located within an identified urban renewal corridor, centre or major redevelopment project, but is located in close proximity to other industrial land and 2km from the Enfield Intermodal Logistics Centre to the south west.

The site is currently used for a variety of industrial purposes, including household trades, distribution centres and vehicle repairs. The adjacent industrial areas are also used for a variety of industrial uses, including a concrete batching plant and warehouse and logistics centre. The nearby industrial area and the Enfield Intermodal Logistics Centre are separated from the subject site by the Cooks River (Figure 2). The Intermodal will involve various light industrial and commercial uses and will provide a key connection to Port Botany.

The site is somewhat isolated from the bulk of Strathfield's industrial and employment lands and access to it is via residential streets. It is also constrained by limited access to major haulage transport routes (which are via the local road network), the low rise small lot fine grain character of the surrounding residential area, exposure to flash flooding, potential contamination from existing and former industrial uses, and presence of large electric tower and overhead power lines and large below ground high pressure oil pipeline adjacent to the site to the south.

The proposal seeks to amend the following controls under the *Strathfield Local Environmental Plan 2012* (Strathfield LEP 2012) for the site (Figure 3):

- rezone the site from zone IN1 General Industrial to R4 High Density Residential;
- amend the Height of Buildings Map from 12 metres to 28 metres; and
- amend the Floor Space Ratio Map from 1:1 to 1.85:1.





**Figure 3: Existing and Proposed Controls. Source: Planning Proposal**

The proposal will facilitate the redevelopment of the site for residential development comprising approximately 361- 371 apartments across 5 buildings of 3-8 storeys and basement parking for up to 607 cars and landscaping.

The Greater Sydney Commission were briefed on the proposal and raised concerns about the loss of industrial land and unsuitability for high density residential in this location.

In summary, it is considered that the proposal has strategic merit in its delivery of additional and diverse housing for Sydney, at a location that is relatively accessible for residential traffic but constrained for industrial traffic. This is consistent with the housing directions within A Plan for Growing Sydney, draft Central District Plan and Council's local strategy. The Department

considers that the proposal has sufficient strategic merit to warrant its consideration by the Sydney Central Planning Panel.

However, it is recommended that, should the proposal proceed to Gateway, the planning proposal be expanded to include the whole of the Water Street/Dunlop Street Precinct, consistent with Council's Economic Land Use and Employment Strategy (SGS 2010), which recommends that alternative uses for the whole of the precinct be investigated, including land 'pooling' to expand the open space corridor adjacent to the Cooks River, while allowing for comprehensive redevelopment of the current industrial land for R3 Medium Density Residential uses. The investigation should include further work to address inconsistencies with the relevant Section 117 Direction (and subsequently released draft District Plan) in relation to the loss of industrial land, the impact of rezoning the whole of the industrial precinct (versus the proposed partial precinct) on the future operations of the industrial/business precinct and nearby industrial areas including the Enfield Intermodal logistics centre, flooding, contamination, and electromagnetic radiation from nearby high voltage power lines, and visual and amenity issues associated with the increase in development controls in relation to the low density residential surrounds.

#### History of the Planning proposal

In 1998 and 2003, two rezoning applications seeking to rezone the site of 7-23 Water Street from Industrial to Residential were lodged with Council. The Planning proposal states that both were refused due to concerns with the management of land contamination and impacts associated with increasing the maximum building height.

In December 2009, Council resolved to endorse a planning proposal to rezone 7-33 Water Street & 8-10 Dunlop Street from Industrial to Medium Density Residential.

In February 2010, the Department determined not to support the proposal for the following reasons:

- 1. The proposal is premature given the imminent completion of Council's economic and employment land use study. This study will inform Council in relation to the future of employment land throughout the LGA and the importance of retaining Category 1 employment lands to meet Council's employment targets.*
- 2. In the event that the study shows that the rezoning of the subject land is appropriate, Council should consider extending the Planning Proposal to cover all of the industrially zoned land in the South Strathfield Water Street precinct to avoid future land use conflicts.*

Prior to lodging the current planning proposal, the proponent met with Council officers on 19 June 2015. During the meeting, an R3 Medium Density Residential zoning was discussed. However in August 2015 the applicant sought Council officer support on a proposal with a R4 High Density Residential zoning, maximum building height of 28 metres and a FSR of 2:1. Council officers indicated that it was unlikely to support the proposed R4 zoning. The proponent formally lodged the planning proposal with Council on 22 April 2016.

On 19 July 2016 Strathfield Council resolved not to support the proposal. On 8 August 2016, Urbis lodged the planning proposal with the Department for a Pre-Gateway review.

## **2. REQUIREMENTS UNDER SECTION 55 OF THE EP&A ACT**

### **2.1 Objectives and intended outcomes**

The objectives and intended outcomes of the planning proposal are to:

- deliver residential housing in response to the identified need outlined by State and Local planning strategies situated close to facilities and services;
- provide opportunities for improvement to the wider public domain including relocation and replacement of the existing Water Street bus stops adjacent to the site;
- provide a catalyst to further renewal of the Water Street/Dunlop Street Precinct;
- transform an underutilised industrial site into a vibrant residential development; and
- provide a range of dwelling types in close proximity to transport, schools, open space, retail and support services.

## 2.2 Explanation of provisions

The following amendments to the Strathfield LEP 2012 for the site have been requested:

- amend the Land Zoning Map, rezoning the site to R4 High Density Residential;
- amend the Building Height Map to 28 metres in height; and
- amend the Floor Space Ratio Map to apply a maximum FSR of 1.85:1.

No other amendments or site specific controls have been requested.

## 2.3 Mapping

The planning proposal contains sufficient mapping. The mapping clearly demonstrates existing and proposed controls for the site as well as the site in its context.

## 2.4 Community consultation (including agencies to be consulted)

The planning proposal does not propose consultation with other agencies or stakeholders. The views of adjoining industrial operators is of particular relevance as the change in zoning could compromise their future operations through land use conflict and lead to employment losses in the locality.

A community consultation and public exhibition period of 14 or 28 days has been suggested. Should the proposal proceed to gateway, a timeframe for exhibition will be determined by the Gateway.

## 3. VIEWS OF COUNCIL AND AGENCIES

### 3.1 Comments from Strathfield Council

On 19 July 2016, Council resolved not to support the planning proposal for the following reasons (Tab G):

- lack of a comprehensive Flood Study to support the zoning change;
- lack of detail and consultation with external agencies regarding the proposed Voluntary Planning Agreement;
- the proposed maximum height of 28m and maximum Floor Space Ratio of 1.85:1 are excessive considering the context of the site; and
- potential land use conflict between the proposed R4 High Density Residential zoning and neighbouring IN1 General Industrial zoning.

In addition, the Council resolved that the proponent be advised to amend the planning proposal to a maximum height of 12m and maximum FSR of up to 1.2:1, consistent with the established Strathfield LEP 2012 spatial hierarchy and to submit additional information to satisfy the flooding issues and voluntary contributions.

On 31 August 2016, the Department wrote to Council seeking additional comments. Council reiterated that it did not support the planning proposal for the same reasons outlined in its resolution to refuse the proposal (as outlined above) (Tab H).

#### 4. PROPOSAL ASSESSESSMENT

##### 4.1 Strategic merit assessment

###### 4.1.1 A Plan for Growing Sydney

In December 2014, the Department released *A Plan for Growing Sydney* (the Plan'), the long term strategic plan for metropolitan Sydney. Under the Plan, the site is located in the Central Subregion. No specific directions or goals apply to the site under the Central Subregion or the Plan. The site is not located in a strategic centre or urban renewal corridor, but is located in close proximity to other industrial land and the Enfield Intermodal Logistics Centre.

The proposal states it is consistent with the following three goals of the Plan:

- Goal 2 - A city of housing choices with homes that meet our needs and lifestyles:
  - the proposal will deliver appropriately located housing to meet Sydney's growth;
  - the proposal will accelerate urban renewal by converting existing underutilised light industrial land to medium density residential within a 35 minute commute to Sydney CBD; and
  - the proposal will deliver a variety of housing options that complement the detached houses that currently characterise the locality, and will include options for both first home buyers and older locals seeking to downsize from larger houses in the area; and
- Goal 3 – A great place to live with communities that are strong, healthy and connected:
  - the proposal will contribute to the revitalisation of the Strathfield South residential area; and
  - the proposal will contribute to enhancing and expanding the existing open space network in the immediate area by making improvements to the Cooks River bank, the Cooks River Cycleway and by improving access to these spaces from within the site; and
- Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources:
  - the proposed naturalisation of the Cooks River bank aligns with this priority. The asset will be enhanced to meet the goals of Sydney Water and Strathfield Council and will provide increased amenity for the local community.

The proposal is considered to be consistent with Goals 2 and 3 as the proposal will deliver additional housing stock and increase housing choice in an area that is in close proximity to established housing, services, jobs and local active and passive recreation areas, and which is somewhat isolated from the bulk of Strathfield's industrial and employment lands and access to it is via residential streets.

The proposal is inconsistent with *Goal 1- A competitive economy with world class services and transport*, as it will reduce the amount of employment land within the Strathfield local government area. It is considered that the impact the rezoning and loss of urban support services may have on the surrounding employment lands requires further assessment.

The proposal does not address the criteria contained in the 'Industrial Lands Strategic Assessment Checklist' (Action 1.9.2 of the Plan). This checklist is to guide any proposed rezoning of industrial lands in order to ensure evidence-based decisions and prevent encroachment on important industrial sites (further discussed at 4.1.3).



#### 4.1.2 State Environmental Planning Policies

The planning proposal is generally consistent with, or can comply at the development application stage, the relevant SEPPs outlined in the proposal.

##### *State Environmental Planning Policy No 55 – Remediation of Land*

A contamination audit (Tab I) has been provided, which is based on the results of a 2007 site audit report (SAR) and site audit statement (SAS) to support a previous rezoning proposal for several sites in the Water/Dunlop Street precinct, including 7-33 Water Street. The previous proposal was for fourteen two to nine storey residential developments.

The subject site is located on top of a backfilled quarry. The audit notes the 2007 SAR found data was lacking in relation to several aspects however, these were for the most part considered acceptable to manage during remediation or as contingencies after remediation.

The concept design proposes two basement levels within the known footprint of the filled quarry. An analysis of the depth of various basements in respect to the groundwater table has yet to be performed. The audit recommends that:

- a more accurate delineation of the filled quarry boundary and assessment of landfill gas conditions in proximity to this boundary would be required if this depth of basement were to be retained in the area; and
- to be consistent with the previous remediation action plan, the basement depths should be maintained above the level of groundwater table within the footprint of the fill quarry.

It is considered that should the proposal address the above and the recommendations outlined in the audit, the proposal could be considered consistent with the requirements of SEPP 55.

#### 4.1.3 Section 117 Directions

##### *Direction 1.1 Business and Industrial Zones*

The proposal is inconsistent with this Direction as it would reduce the on-going employment generating capacity of the site and reduce floor space currently zoned for industrial purposes.

The proponent has undertaken an Economic Impact Assessment (Tab J) of the planning proposal. This study discusses the implications of the loss of industrial land that would result from the proposal. The proposal states that it will result in an overall loss of only 0.7% of total employment lands supply in the Strathfield local government area and a loss of 71 jobs on the subject site (down from approximately 115 currently). The assessment has not considered whether there would be impacts from the change of use on the neighbouring and nearby industrial operations.

The Greater Sydney Commission's Industrial Precinct Review (Hill PDA, 2015), commissioned to inform District Planning, identified the Water Street precinct as being a mid-scale precinct of "good health". The Review states that, while Sydney's traditional manufacturing operations have moved either offshore or to lower value locations in Western Sydney, there is a growing and evolving demand for industrial areas within inner city and middle ring suburbs of Sydney to serve the needs of the growing local population (i.e. panel beaters, council depots, vehicle repairs and household trades) and strategic centres (i.e. data centres, archives, utilities, concrete batching plants and distribution centres). The study supported the diversification of industrial uses within the precinct.

Strathfield Council has prepared a residential study and economic study (discussed further in 4.1.5) which considered the Water/Dunlop Street industrial area, concluding that residential could be supported subject to further investigation of alternative uses for the precinct and that there is a need for a precinct wide approach to ensure an equitable outcome for landowners.

*Direction 3.1 Residential Zones*

The proposal is generally consistent with this Direction as it would deliver additional housing stock and increase housing choice in an area that is close to existing housing, services, jobs and local active and passive recreation areas.

*Direction 3.4 Integrating Land Use and Transport*

The proposal is generally consistent with this Direction as it would provide additional housing in close proximity to jobs and the site is well serviced by several bus routes.

*Direction 4.3 Flood Prone Land*

The proposal is considered to be inconsistent with this Direction as it has failed to address this direction in adequate detail. Whilst the applicant has included a Flood Impact Assessment (Tag K) and the assessment makes recommendations on how the flood risk can be generally managed, it does not address the proposal's ability to comply with the Floodplain Development Manual 2015, as outlined in the Direction. The issue of flooding is discussed further below (section 4.3.1).

*Direction 7.1 Implementation of the Metropolitan Plan*

The proposal is consistent with the goals and objectives relating to the delivery of additional and diverse housing for Sydney.

However, the proposal is considered to be inconsistent with the directions relating to employment land and the protection of business and industrial zoned land, including land that is currently providing urban support services. The proposal may also impact on the viability of other industrial uses in the immediate and surrounding areas.

It is relevant to note that a planning proposal may be inconsistent with this priority but still be acceptable if it achieves the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.

The proposal does not include an assessment against the Industrial Lands Strategic Assessment Checklist, as required in A Plan for Growing Sydney. The Department of Planning and Environment's assessment against the checklist is below.

*1. Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands?*

The proposal is inconsistent with State strategies relating to employment and industrial lands, including land that provides urban support services, as it will result in the reduction of well-located employment land and industrial floor space. The proposal is inconsistent in terms of the staging of Council's Strathfield Residential Land Use Study (November 2011) and Strathfield Economic Land Use and Employment Strategy (June 2010), as both studies recommend further investigation is needed before any development occurs. However, these studies identify the precinct as having potential for future urban development.

It is noted that Council's strategies support the rezoning of the site, in conjunction with the wider Water/Dunlop Street Industrial precinct for low and medium residential purposes, subject to further investigation relating to alternate uses for the site and adequate management of flooding and contamination issues. The local strategies should be carefully considered as part of the proposal as these provide finer grain evidence than the broader plans contained at State or district level.

*2. Is the site:*

- near or within direct access to key economic infrastructure?
- contributing to a significant industry cluster?

8.



The site is 1.2km to the Enfield Intermodal Logistics Centre (Figure 2). The site is 550m to Liverpool Road/ Hume Highway. The site does not have direct access to the Intermodal.

The site currently forms part of an IN1 General Industrial precinct. It is estimated that the subject site provides 115 jobs. The site is approximately 1.9ha and the precinct covers approximately 5.5ha.

*3. How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity?*

The site represents 0.7% of the employment lands within the local government area. The rezoning would not significantly impact upon the industrial land stocks within the region and the ability to meet future demand for industrial land activity.

*4. How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objective?*

As stated above, the site represents a small proportion of employment land available within the local government area. The proposed rezoning would not significantly impact upon the achievement of regional or local government area employment capacity targets and industrial objectives. However, the proposal may have implications for the continued future of the remainder of the Water/Dunlop Street industrial precinct. On this basis the application should consider the entire precinct.

*5. Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future?*

The proposal's main argument for rezoning is centred on the outcomes of Council's Strathfield Economic Land Use and Employment Strategy and Residential Land Use Study. These studies recommend a rezoning of a site, but concluded that further investigation into alternative uses of the site be carried out as well as further investigation to support the conversion of this land for residential purposes. The proposal does not include a discussion of how the site may be used for other industrial or business related purposes.

*6. Is the site critical to meeting the need for land for an alternative purpose?*

The site is not critical to meet any future residential targets or retail/commercial space goals.

#### 4.1.4 Draft Central District Plan

The Draft District Plans were released on 21 November 2016 and the proposal has been assessed against the priorities and actions of the draft Central District Plan.

The proposal is consistent with Liveability Action 3, which aims to increase housing supply and choices by requiring Strathfield Council to implement the following actions:

- monitor and support the delivery of Strathfield's five-year housing target of 3,650 dwellings;
- manage the competing demands for residential and enterprise lands; and
- investigate local opportunities to address demand and diversity in and around local centres and infill areas with a particular focus on transport corridors and other areas with high accessibility.

The proposal is inconsistent with Productivity Action 5, which aims to protect and support employment and urban services land. The draft plan states that a precautionary approach should be taken to the conversion of employment and urban service lands, unless there is a

clear direction in A Plan for Growing Sydney or an alternative strategy endorsed by the relevant planning authority. While the proposal is not consistent with the priorities for the Central Subregion in A Plan for Growing Sydney in relation to loss of employment land (as discussed above), Council's Economic Land Use and Employment Strategy (as further discussed in section 4.1.5) noted support for residential conversion subject to a review of alternative land uses and to a comprehensive approach to redevelopment across the precinct.

The draft plan further notes that employment and urban services zoned land supports activities that are central to Sydney's productivity, sustainability and liveability, and existing industrial, manufacturing, warehousing and distribution industries serve a vital role in supporting the employment network in the Central district.

#### 4.1.5 Local Strategy

Strathfield Council prepared a residential study (November 2011) and an economic study (June 2010) to support the comprehensive Strathfield LEP 2012. Both studies considered the Water/Dunlop Street industrial area should be further investigated for alternative land uses and suggested support for conversion for residential purposes subject to a comprehensive redevelopment approach for the entire precinct and the acceptable management of flooding and contamination issues. Should the planning proposal progress to the Gateway, this would provide an opportunity to undertake these further investigations.

#### Strathfield Residential Land Use Study (JBA November 2011)

Council's Residential Land Use Study identified the Water/Dunlop Street industrial precinct as forming part of the South Strathfield precinct, characterised by a high level of residential amenity and with a low scale residential nature that should be protected. The Water / Dunlop Street industrial area is somewhat isolated from the bulk of Strathfield's industrial and employment lands and access to it is via residential streets. Whilst the precinct is not within walking distance of a rail station, it is serviced by bus access to the station. The Water / Dunlop Streets industrial area was identified as having contamination and flooding issues. The study concluded that further investigation is needed to support the conversion of this land for residential purposes and that this support would be subject to acceptable management of flooding and contamination issues.

#### Strathfield Economic Land Use and Employment Strategy (SGS June 2010)

Council's Economic Land Use and Employment Strategy sought to improve the knowledge of Strathfield's economic base and investigate the issues facing the Strathfield LGA. The Strategy focused on how new jobs could be encouraged through appropriate land use planning and identified tools to protect business and industrial areas. The study identified the need to modernise planning controls to reflect local circumstances and the changing nature of employment. The Water/Dunlop Street precinct was identified as one such site for investigation (Action 6.1 - Consider alternative planning controls for Water Street/Dunlop Street).

The strategy states that "more work is required to investigate alternative uses for the Water Street/Dunlop Street Precinct" and that "there is a need for a precinct wide approach to ensure an equitable outcome for landowners". Alternatives should include land pooling and designation of flood affected land as parkland so as to expand the open space corridor along the Cooks River whilst allowing a comprehensive redevelopment of the precinct. It identified the surrounding residential areas as being negatively affected by the adjacent industrial activities and offered poor residential amenity. The strategy states that "a coordinated redevelopment of the precinct will result in high quality, medium density residential development and improved open space links along the Cooks River." The strategy suggested that it be investigated whether the State Government can contribute towards funding the open space link along the Cooks River.

### Department of Planning and Environment's views on strategic merit

The proposal has demonstrated sufficient strategic merit in line with a Plan for Growing Sydney (Goals 2 and 3) and the draft Central District Plan (Liveability Action 3) to warrant its consideration by the Sydney Central Planning Panel, as it would provide additional housing at a location that is relatively accessible for residential traffic but constrained for industrial traffic. It will also result in an overall loss of only 0.7% of total employment lands supply in the Strathfield local government area.

However, the proposal raises concerns in relation to the draft Central District Plan's productivity priority requiring a precautionary approach to the conversion of employment and urban services land. Council's strategic residential study (2011) and economic study (2010) supports residential redevelopment subject to reviewing alternative uses and to a comprehensive precinct-wide approach. The proposal has not sufficiently addressed the cumulative impact that the loss of this precinct would have on the adjacent and nearby industrial areas, including the Enfield Intermodal Logistic Centre. The proposal is currently considered to be inconsistent with Section 117 Direction 1.1 Business and Industrial Zones as it would result in the reduction of the on-going employment generating capacity of the site and a loss of 71 jobs (down from approximately 115 on the subject site currently). The proposal is currently considered to be inconsistent with Section 117 Direction 4.3 Flood Prone Land as the proposal does not adequately address the flooding issues that are present on site. However, given Council's specific investigations on the suitability of future redevelopment on a precinct wide basis, it is considered that should the proposal be recommended to proceed to the Gateway, these matters could be further investigated in an amended planning proposal that could address the broader Water/Dunlop Street industrial precinct, prior to community consultation.

### 4.2 Site-Specific merit assessment

#### 4.2.1 Existing use of land

The subject site is located at 7-23 and 25-33 Water Street (the site) and forms part of the Water/Dunlop street industrial precinct. At present the site has several industrial buildings which are currently used for low intensity industrial purposes. To the north of the site there are 1-2 storey residential dwellings that are zoned R2 Low Density Residential, to the west there are several industrial properties that are currently used for low intensity industrial purposes, to the east there are a series of 1-2 storey residential dwellings, Ford Park and a 3-storey residential flat building, and to the south there is an electrical transmission tower and power lines and the Cooks River, which includes a walk and cycle way.

The following development controls apply to the site:

Control	Explanation
Zoning	IN1 General Industrial
Building height	12 metres
Floor space ratio	1:1

#### 4.2.2 Proposed use of land

The planning proposal seeks to rezone the site and amend the maximum building height and floor space ratio. The proposal intends that the site is redeveloped for 5 residential flat buildings ranging in height from 4 to 8 storeys. This would provide approximately 361-371 apartments, and 579-607 basement car parking spaces. The final number of apartments and parking spaces would be determined by a future development application, should the proposal proceed.

The planning proposal seeks to amend the development controls for the site to the following:



Control	Explanation
Zoning	R4 High Density Residential
Building height	28 metres
Floor space ratio	1.85:1

As part of Council's resolution to refuse the proposal, the following controls for the site were identified:

Council Alternate Controls	Explanation
Zoning	R3 Medium Density Residential
Building height	11 metres
Floor space ratio	0.9:1 (1.2:1 subject to a supporting Voluntary Planning Agreement)

Council considered that the revised controls were consistent with the SLEP 2012 strategic planning framework and other R3 Medium Density Residential zoned precincts adjacent to the Strathfield South Town Centre and Belfield Local Centre.

### 4.3 Natural Environment

There are no known critical habitats, threatened species or ecological communities within the site which will be affected by the proposal. However, potential site contamination, arising from the previous and existing use of the site for industrial uses are issues that have not adequately been addressed or considered.

#### 4.3.1 Contamination and flooding

The proposal includes a Contamination Report, which is reliant on information that is more than two years old and is for a different proposal (Tab I). The proposal also contains a Flood Impact Assessment, which states that the site is subject to both local overland flows from the north and mainstream flooding from the Cooks River (Tab K). The site is vulnerable to flash flooding (the modelled Probable Maximum Flood would peak 1.5 hours after the commencement of rain, but begin to inundate the ground at the site after just 25 minutes). Evacuation of the site is not considered practical and evacuation to higher floor levels is considered to be a safer course of action.

Should the proposal proceed to gateway, it is recommended that a comprehensive flood study, an updated contamination report and consultation with the State Emergency Service be required.

### 4.4 Services and infrastructure

#### 4.4.1 Public Transport

The site has access to several bus routes that provide services to Strathfield Station, which link the site to Parramatta and Sydney CBD. The site is located in close proximity to the Cooks River cycleway.

#### 4.4.2 Traffic and car parking

The planning proposal was submitted with a transport impact assessment, which was undertaken by GTA Consultants. The report has been based off a development consisting of 361 residential apartments, with 579 car spaces. Should the proposal proceed to gateway, it is recommended that the transport impact assessment be updated to reflect the final proposal apartment and car parking spaces configuration.

#### 4.4.3 Infrastructure and Services

As the site has already been developed, the land is already serviced. Given the age of the existing development and the significant uplift proposed, consultation with utility providers would be required to ascertain capacity of existing infrastructure.

#### 4.5 Other relevant matters

##### 4.5.1 Visual Impact / Overshadowing

Shadow diagrams indicate the proposed controls would not have a significant impact on solar access to neighbouring properties. Any shadows generated by the redevelopment fall within the existing shadow footprints created by the current developments. The Council officer's report notes that they consider the potential overshadowing impact on Cooks River Cycleway/Open Space link is excessive.

The Department notes that the site is surrounding by low density residential and industrial uses. The proposed height limit of 28m, allowing up to 8 storey development, is considered to be a significant increase compared to the existing development, with potentially significant visual impacts upon the adjacent residential developments.

##### 4.5.2 Electromagnetic Radiation and Acoustic

The proposal includes an electromagnetic radiation report (Tab L), given the proximity to high voltage power lines. It concludes that a) no habitable rooms should be located within 11 radial metres of the power lines; b) no unreasonable magnetic field will occur beyond 23 radial metres of the power lines; and c) mitigation measures will need to be applied between 11 and 23 radial metres of the power lines to mitigate the otherwise unacceptable magnetic fields, which would affect general electronic and medical equipment.

The proposal also an acoustic assessment (Tab M), which found that, based on the location of the site and the surrounding roadways and land use activities, the project will be able to comply with the relevant noise level criteria using standard single glazing.

#### **Department of Planning and Environment's views on site specific merit**

The Department notes a number of specific merit issues, including the height and scale relationship of the development with the low density residential scale and character of the area, and potential amenity impacts on new residents arising from adjoining industrial operations, flooding, contamination, and electromagnetic radiation from nearby high voltage power lines.

### **5. BACKGROUND SUPPORTING INFORMATION**

#### **5.1 Adequacy of existing information**

The planning proposal is supported by the following documentation:

- Pre-Gateway Review Application Form, Urbis, August 2016.
- Cover Letter, Urbis, August 2015
- Planning Proposal, 7-33 Water Street, South Strathfield, Urbis, April 2016 (as refused by Council).
- Council's Planning Committee Meeting Agenda and Minutes, July 2016
- Council Notice, July 2016
- Urbis Correspondence with Mayor of Strathfield, July 2016
- Council's pre-lodgement correspondence, July 2015 and September 2015
- Architectural Drawings, Robertson + Marks Architects, January 2016
- Design Report, Robertson+ Marks Architects
- ADG Compliance Table, Urbis
- Urban Design Study, GMU Design, March 2016
- Transport Assessment, GTA Consultants, March 2016
- Flood Impact Assessment, WMA Water, November 2015



- Contamination Assessment, Ramboll Environ, March 2016
- Preliminary Arboriculture Assessment, Tree Consulting by Jo, December 2015
- Economic Assessment, Hill PDA
- Acoustic Assessment, Acoustic Logic, March 2016
- Electromagnetic Radiation Report, EMC Services, March 2016

Is the supporting information provided more than 2 years old?

Yes ☒ No ☐

If 'yes', explain/detail currency of information

- The Contamination Audit Report is based on a report undertaken in March 2007. An assessment of its validity is provided in section 4.1.2 of this report.

Is there evidence of agency involvement in the preparation of any supporting information or background studies?

Yes ☐ No ☒

### 5.2 Requirement for further information

No further information is required.

### CONCLUSION

The proposal has demonstrated strategic merit in its delivery of additional and diverse housing for Sydney at a location that is relatively accessible for residential traffic but constrained for industrial traffic. This is consistent with the housing directions within A Plan for Growing Sydney, draft Central District Plan and Council's local strategy. There is sufficient strategic merit for referral to the Sydney Central Planning Panel for independent review.

It is recommended that, should the proposal proceed to Gateway, the planning proposal be expanded to include the whole of the Water Street/Dunlop Street Precinct and include investigation of inconsistencies with the relevant Section 117 Directions (and subsequently released draft Central District Plan) in relation to:

- the loss of industrial land and the impact of rezoning the whole of the industrial precinct (versus the proposed partial precinct) on the future operations of the industrial/business precinct and nearby industrial areas including the Enfield Intermodal logistics centre;
- addressing flooding, contamination, and electromagnetic radiation from nearby high voltage power lines, and opportunities for enhancing open space provision and connections with the adjacent Cook River open space network; and
- suitable zoning, scale and density in relation to visual and amenity impacts within the precinct site and on adjoining low density residential uses.

Endorsed by:

  
**Karen Armstrong** 15/2/17  
Director, Sydney Region East

 16 February 2017  
**Stephen Murray**  
Executive Director, Regions

  
**Marcus Ray**  
Deputy Secretary  
Planning Services  
23/02/2017

## ATTACHMENT 4

use principles and also inconsistent since the proximity of residential to the industrial uses is one of the reasons for the support of the Panel to rezone. In considering the whole precinct, it is necessary for deliberation of the suitability of the whole precinct for residential use having regard to the following studies:






1. Flooding
2. Contamination
3. Traffic
4. Noise and emissions
5. Economic impact on existing neighbouring employment lands including the Enfield Inter Modal Centre
6. Masterplan/urban design analysis

Accordingly, the Panel agrees to forward the Planning Proposal to Gateway and recommends that:

- a) Any rezoning to residential use be for the whole IN-1 precinct of which the site only forms a part
- b) That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to items 1-6 above and the Planning Proposal be amended accordingly
- c) That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct
- d) The augmented reports (b) be available for exhibition.

John Roseth agreed with the majority recommendation that the proposal should proceed to Gateway determination. However, he dissented from the majority in respect of extending the planning proposal to the whole precinct on the ground that it was unreasonable to expect the proponent to prepare studies in relation to land it did not own or have options for and for which no-one was seeking a rezoning. If rezoning the of the whole precinct is desired, it should be a planning proposal by Council.

In John Roseth's view the planning proposal should proceed for the land in respect of which it was made. The information already provided with the proposal is adequate and should be included in the material exhibited.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	 Mike Ryan
 Vivienne Albin	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SCL018 – Strathfield - PGR_2016_STRAT_002_00 at 7-33 Water Street South Strathfield
2	LEP TO BE AMENDED	Strathfield Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to rezone the site to R4 Residential, amend the maximum height of buildings to 28m and amend the floor space ratio to 1.85:1.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Pre-Gateway review request documentation</li> <li>• Department Justification Assessment Report</li> </ul>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection &amp; Briefing meeting with Department of Planning and Environment (DPE): Wednesday 5 April 2017               <ul style="list-style-type: none"> <li>○ Panel Members in attendance: Maria Atkinson (Chair), John Roseth, Sue Francis, Mike Ryan, Vivienne Albin</li> <li>○ Department of Planning and Environment (DPE) in attendance: Ella Wilkinson, Martin Cooper, Douglas Cunningham</li> </ul> </li> <li>• Briefing meeting with Council &amp; Proponent: Wednesday 5 April 2017, 12.30 pm               <ul style="list-style-type: none"> <li>○ Panel Members in attendance: Maria Atkinson (Chair), John Roseth, Sue Francis, Mike Ryan, Vivienne Albin</li> <li>○ Department of Planning and Environment (DPE) in attendance: Ella Wilkinson, Martin Cooper, Douglas Cunningham</li> <li>○ Council representatives in attendance: Silvio Falato, Joanne Chan</li> <li>○ Representatives on behalf on the proponent: Ryan Macindoe, Ian Cady, Pierre Abrahamse, Michael Romano, Bob Cantley</li> </ul> </li> </ul>

**ID3                      VERTICAL GARDENS**

**AUTHOR:**        Peter Bowmer, Manager Service Delivery

**APPROVER:**    Stephen Clements, Director Infrastructure Development and Environment

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**RECOMMENDATION**

1.     *That Council note Vertical Gardens are not feasible in tunnel location.*
2.     *That Council engage with sectors of the community to produce Street Art in keeping with Strathfield Heritage.*

**PURPOSE OF REPORT**

Council, at its meeting on 6 February 2018, resolved (Minute No. 11/18):

*“THAT:*

1.     *Council report on the cost structure and viability of installing vertical gardens as appropriate on walls which are regularly subject to graffiti.*
2.     *In the spaces where vertical gardens are not appropriate e.g. tunnels, two solutions could be considered:*
  - a)     *artificial gardens to be installed*
  - b)     *a competition called by Council for artists in the area to produce a work of art in keeping with the heritage of Strathfield, but only in areas where there is no sunlight.”*

This report has been prepared in response to the above Resolution.

**REPORT**

The viability of Vertical Gardens is dependent on location and cost restrictions. The installation varies considerably depending on the quality of garden system, plants, environment, light exposure, sun and pollution. Further to this, maintenance costs and resourcing have a direct impact on Vertical Garden viability.

Cost varies from \$100 per square meter installed to \$650 per square metre installed depending on quality and location.

Location is also a significant consideration as there are limited suitable locations in the Local Government Area (LGA) for Vertical Gardens where light, access and vandalism would not impact on the success of these gardens.

Due to the high cost and risk of vertical gardens failing due to the environment of the locations, it is recommended that Council consider other options for improving these area such as graffiti management, special graffiti coating, street art, installation of garden beds and improved surveillance. Artificial Gardens also have a high rate of vandalism due to the material used as well as issue with maintaining their appearance in such hostile environments. Funding will be required for these activities.

**FINANCIAL IMPLICATIONS**

Proposed Expenditure: \$10,000 - Unfunded



**Vertical Gardens (Cont'd)****ATTACHMENTS**

There are no attachments for this report.

**ID4 LANDSCAPE GARDENING**

**AUTHOR:** Peter Bowmer, Manager Service Delivery

**APPROVER:** Stephen Clements, Director Infrastructure Development and Environment

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**RECOMMENDATION**

*That Council note the report in regard to Landscape Gardening within the indicated precincts of the Strathfield LGA.*

**PURPOSE OF REPORT**

Council, at its meeting of 6 March 2018, resolved (Minute No. 35/18):

*“That Council investigate and report on a rollout of potential landscape gardening for the beautification of the following LGA Precincts:*

- *Water St (Bridge) South Strathfield*
- *Dean St South Strathfield*
- *Cave Road – Shopping Precinct*
- *Industrial areas of Cosgrove Road and Madeline Street.*

This report has been prepared in response to the Resolution.

**REPORT**

Council Officers have reviewed the four areas raised and provide the following information:

**Water Street (Bridge), South Strathfield**

This is a problematic area due to soil contamination, industry and the overall environment.

It is proposed to improve landscaping on the approaches to the bridge on all four (4) sides including new fencing, planting and soil stabilisation, along with the area to the south of the canal between the residential areas where it is proposed to plant twenty (20) trees to improve the landscaping. The trees will be advanced specimens suitable for the area. Estimate cost of these works is \$60,000.

**Dean Street, South Strathfield**

Landscaping works have recently been undertaken in this area in the traffic calming devices and road islands. Further tree planting can also be undertaken to replace missing street trees, subject to funding.

**Landscape Gardening (Cont'd)****Cave Road, Shopping Precinct**

Cave Road is programmed for a new playground and upgrade with works commencing this financial year. Works include installation of a playground, soft fall, new street furniture, shade structure and landscaping. This work is funded from Section 94. Estimated cost of \$120,000.

**Industrial Areas of Cosgrove Road and Madeline Street**

Cosgrove Road is a challenging area to enhance and maintain due to the industrial activities along the road.

However, there is significant potential to improve tree planting along the road as there are sizeable gaps in the existing tree planting and there are areas that have never been planted with street trees.

There are restrictions with the type of businesses along the road, and there are also significant issues with overhead power lines and high pressure oil lines. These can be overcome with species selection and consultation with the service providers.

As well as street tree planting there is potential for a cluster planting of trees in a location (refer Attachment 1) subject to services and land ownership.

It is estimated that these works will cost between \$20,000 - \$40,000 depending on how many trees can be planted subject to services.

**FINANCIAL IMPLICATIONS**

Water Street (Bridge)	\$60,000
Dean Street	No Funding Required
Cave Road	\$120,000 Funded from Section 94
Cosgrove Road & Madeline Street	\$20,000 - \$40,000
<b>TOTAL</b>	<b>\$220,000</b>

Funding has not been provided in the current budget for this purpose with the exception of the Section 94 Funds for Cave Road. Should Council approve the expenditure, the source of funding will need to be identified in the budget.

**ATTACHMENTS**

1. [Landscape Gardening](#)

# ATTACHMENT 1

## Attachment 1

## Cluster Planting of Trees - Cosgrove Road &amp; Madeline Street





**ID5 FREE MULCH FOR RESIDENTS**

**AUTHOR:** Peter Bowmer, Manager Service Delivery

**APPROVER:** Stephen Clements, Director Infrastructure Development and Environment

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**RECOMMENDATION**

*That introduction of a Council Mulch Service be implemented for the Spring and Summer period to provide residents with a pick up and drop off service.*

**PURPOSE OF REPORT**

Council, at its meeting of 6 March 2018, resolved (Minute No. 27/18):

*“That Council provides the following:*

- a. That Council provide two (2) appropriate pick up points for residents to access any excess tree mulch which Council produces from its activities.*
- b. That this initiative be advertised on a regular basis in the Mayoral Column, eNews, and elsewhere as appropriate.”*

This report has been prepared in response to the Resolution.

**REPORT**

Due to logistic needs, loaders, amenities, staff, risk consideration of operating machinery and WHS as well as environmental consideration (accepting waste), it is recommended that this service be provided at Council’s Depot at Weeroona Road.

The Depot provides a controlled environment where all risks can be managed at minimal cost. The service would be based on a once a month event on a Saturday morning for four (4) hours or until all surplus mulch is taken.

There would be a minimum of one (1) cubic metre per resident, loaded by machine and it would be on a first in basis.

Additionally residents would be able to drop off one (1) trailer or ute load of green waste for chipping provided it meets the following criteria:

- No noxious or environment weed.
- Stacked in lengths no longer than one (1) metre.
- No branches thicker than 150mm in diameter.
- All branches stacked with cut end facing out.
- All vegetation is green and not dried out.

**Free Mulch For Residents (Cont'd)**

Council will stock pile excess mulch during these months at the Depot in a bin to ensure there is a reasonable quantity available for residents. The aim will be to maintain a forty (40) cubic metre stock pile subject to workload and weather conditions.

Council will need to allocate a budget of approximately \$6,000 per annum to run this service, covering staff costs and plant. As well, dependent on demand, an additional \$5,000 will be required to purchase additional mulch.

Weekend sporting activities and other uses of parks restrict locations for operating a second pick up and drop off site.

**FINANCIAL IMPLICATIONS**

Proposed Expenditure: Up to \$11,000 per annum

Funding has not been provided in the current budget for this purpose. Should Council approve the expenditure, the source of funding will need to be identified in the budget.

**ATTACHMENTS**

There are no attachments for this report.

**ID6 IDENTIFYING LEASH FREE AREAS**

**AUTHOR:** Peter Bowmer, Manager Service Delivery

**APPROVER:** Stephen Clements, Director Infrastructure Development and Environment

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**RECOMMENDATION**

- 1. That Council consult with the surrounding residents seeking feedback on the proposed options to construct a Leash Free Dog Area in Airey Park.***
- 2. That a further Report be prepared to Council to consider all submissions after the public consultation period.***

**PURPOSE OF REPORT**

Council, at its meeting of 10 April 2018, resolved (Minute No. 68/18):

- “1. That a report be provided to the June 2018 ordinary council meeting in relation to leash free dog areas.*
- 3. That the report include but not limited to possible locations for 2 fenced leash free areas, feasibility and budgetary implications.”*

This report has been prepared in response to the Resolution.

**REPORT**

Council currently has two leash free areas, one in the northern area of the Strathfield Local Government Area (LGA) at Allen Street, and one in the southern area of the LGA at Elliot Street.

Allen Street is fenced off and includes dog litter bins and water. Elliot Street is currently being fenced and has litter bins and water.

A Leash Free area must be fenced and not have other park infrastructure within the area to ensure safety to both the public and the dogs. Leash Free areas are also governed by Legislation.

Council is also developing a fenced area at Bressington Park which can be used as a Leash Free area as part of the Bressington Park development.

Options for further Lease Free areas in Strathfield include Airey Park which is already included in the Section 94 Plan. Airey Park services the central area of the LGA.

It is recommended that Council conduct community consultation with the surrounding residents seeking feedback on the two (2) options. It should be noted that Airey Park has potentially two sites where a Leash Free area can be constructed (refer Attachment 1). Funding is available in the Section 94 Plan.

**Identifying Leash Free Areas (Cont'd)****FINANCIAL IMPLICATIONS**

Proposed Expenditure: \$35,000 Funding from the Section 94 Plan.

**ATTACHMENTS**

1. [!\[\]\(7a8011739ec4e250e2f89a547d75fb0a\_img.jpg\)](#) Leash Free Areas Map

# ATTACHMENT 1



