

COUNCIL MEETING AGENDA

Strathfield Municipal Council

Tuesday 2 October 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
CHIEF EXECUTIVE OFFICER

MINUTES

Council Meeting
4 September 2018

Minutes of the Council Meeting of Strathfield Municipal Council held on 4 September 2018, in the Council Chambers, 65 Homebush Road, Strathfield.

COMMENCING: 6.30pm

PRESENT: Councillor Matthew Blackmore
Councillor Maryanne Duggan
Councillor Nella Hall
Councillor Stephanie Kokkolis
Councillor Karen Pensabene
Councillor Gulian Vaccari

STAFF: Henry Wong, General Manager
Rita Vella, Acting Director Infrastructure, Development and Environment
Anthony Hewton, Director Corporate & Human Services
James Ng, Manager Administration
Kathie John, Acting Governance Coordinator

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

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

3. **APOLOGIES**

Apologies were tendered on behalf of Councillor Doueihy for non-attendance.

4. **OPEN FORUM**

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

Councillor Hall declared a non-pecuniary Conflict of Interest for *Item 6.1 Traffic Committee Meeting of 21 August 2018 - Albyn Road and Homebush Road - Intersection Upgrade* as she owns a property in the vicinity and she intends to remain in the meeting room and take part in discussion and voting on the matter.

6. **CONFIRMATION OF MINUTES**

186/18

RESOLVED: (Kokkolis / Blackmore)

That the minutes of the Ordinary Council Meeting held on 7 August 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.

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

Against the Motion: Nil

7. ACKNOWLEDGEMENTS

7.1 Award of Inner West Senior Volunteer of the Year and Volunteer of the Year for Inner West Region to Mr Peter Smith

187/18

RESOLVED: (Duggan / Kokkolis)

That Council sends Mr Peter Smith a fruit basket and an appropriate letter to congratulate him on his recent award and the work that he has done for the Strathfield community.

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

Against the Motion: Nil

8. DEFERRED/OUTSTANDING MATTERS AWAITING REPORT

Nil

9. PLANNING AND DEVELOPMENT MATTERS

Nil

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

10.1 Mayoral Minute No. 26/18 - Strathfield Spring Festival Event - Thank You

I MOVE:

1. That Council thank all staff and volunteers who worked on the 2018 Strathfield Spring Festival.
2. A report be provided to Council with statistics on attendance at the Festival.
3. A report be provided to Council on the total money raised for Rural Aid in the drought-relief appeal for NSW Farmers at the Festival and since the commencement of the appeal.

188/18

RESOLVED: (Vaccari)

THAT:

1. Council thank all staff and volunteers who worked on the 2018 Strathfield Spring Festival.
2. A report be provided to Council with statistics on attendance at the Festival.
3. A report be provided to Council on the total money raised for Rural Aid in the drought-relief appeal for NSW Farmers at the Festival and since the commencement of the appeal.

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

Against the Motion: Nil

10.2 Mayoral Minute No. 27/18 - Height and Roof Form of Dwellings in the R2-Low Density Residential Zone

I MOVE:

1. That an amendment be prepared to Part A – Dwelling Houses and Ancillary Structures of Strathfield Consolidated DCP 2005 to minimise the appearance of the bulk and scale of a dwelling and address issues related to roof form, including provisions related to:
 - Maximum floor to ceiling heights;
 - Maximum height requirements to the underside of the ceiling for parapet/flat roof dwellings;
 - Additional requirements for the design of roof forms to address the design of parapets/flat roofed buildings;
 - Clarification relating to the calculation of the overall height of a dwelling to ensure that the overall height is calculated from the existing ground level for the whole length of the block (for sloping sites)
2. That a report on the amendments be referred to an appropriate upcoming Councillor Workshop

189/18

RESOLVED: (Vaccari)

1. That an amendment be prepared to Part A – Dwelling Houses and Ancillary Structures of Strathfield Consolidated DCP 2005 to minimise the appearance of the bulk and scale of a dwelling and address issues related to roof form, including provisions related to:
 - Maximum floor to ceiling heights;
 - Maximum height requirements to the underside of the ceiling for parapet/flat roof dwellings;
 - Additional requirements for the design of roof forms to address the design of parapets/flat roofed buildings;
 - Clarification relating to the calculation of the overall height of a dwelling to ensure that the overall height is calculated from the existing ground level for the whole length of the block (for sloping sites)
2. That a report on the amendments be referred to an appropriate upcoming Councillor Workshop

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

Against the Motion: Nil

10.3 Mayoral Minute No. 28/18 - Future of Hudson Park (West)

I MOVE:

That as part of any future review of Hudson Park Golf Course, Council officers investigate

opportunities for a possible land swap of the western portion of Hudson Park (land situated on the western side of Centenary Drive, adjacent to the rail corridor) with a more centrally located parcel of land within the LGA that could in future be developed as open space.

190/18

RESOLVED: (Vaccari)

That as part of any future review of Hudson Park Golf Course, Council officers investigate opportunities for a possible land swap of the western portion of Hudson Park (land situated on the western side of Centenary Drive, adjacent to the rail corridor) with a more centrally located parcel of land within the LGA that could in future be developed as open space.

That a report be provided to a Planning workshop.

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

Against the Motion: Nil

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 Women's Shelter Working Group meeting held on 25 June 2018 and 30 July 2018

RECOMMENDATION

That the minutes of the Strathfield Women's Shelter Working Group meeting held on 25 June 2018 and 30 July 2018 be noted and the recommendations (if any) be adopted.

191/18

RESOLVED: (Kokkolis / Duggan)

That the minutes of the Strathfield Women's Shelter Working Group meeting held on 25 June 2018 and 30 July 2018 be noted.

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

Against the Motion: Nil

13.2 Report from Youth Engagement Advisory Committee Meeting held on 16 May 2018

RECOMMENDATION:

That the minutes of the Youth Engagement Advisory Committee meeting held on 16 May 2018 be noted and the recommendations (if any) be adopted.

192/18

RESOLVED: (Kokkolis / Vaccari)

That the minutes of the Youth Engagement Advisory Committee meeting held on 16 May 2018 be noted and the recommendations (if any) be adopted.

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

Against the Motion: Nil

13.3 Report from Traffic Committee Meeting held on 21 August 2018

RECOMMENDATION

That the minutes of the Traffic Committee Meeting held on 21 August 2018 be noted and the recommendations (if any) be adopted.

193/18

RESOLVED: (Duggan / Vaccari)

That:

1. The minutes of the Traffic Committee Meeting held on 21 August 2018 be noted and the recommendations (if any) be adopted.
2. The following be added to section 9.6 (page 13) of the minutes:

There is insufficient space between the double yellow lines on Fraser Street and parked cars. Also the view is obscured for cars turning left from Fraser Street into Kessell Ave.

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

Against the Motion: Nil

14. MOTIONS PURSUANT TO NOTICE

14.1 Maria Street, Strathfield South Improvements – Cr Blackmore

MOTION:

I MOVE:

That a report be provided to the October 2018 Ordinary Council Meeting in relation to the following upgrades.

- The continuation of footpaths between Chiswick Street, Strathfield South and Elliot Street, Belfield
- The widening of the pedestrian walkway and pedestrian safety improvements on the bridge over the Cooks River.
- The possibility of installing lighting at the Ford Park entrance on Maria Street, Strathfield South.

The report to include, but not limited to, budgetary impacts and consultation with the Cooks River Alliance.

194/18

RESOLVED: (Blackmore / Kokkolis)

That a report be provided to the October 2018 Ordinary Council Meeting in relation to the following upgrades.

- The continuation of footpaths between Chiswick Street, Strathfield South and Elliot Street, Belfield
- The widening of the pedestrian walkway and pedestrian safety improvements on the bridge over the Cooks River.
- The possibility of installing lighting at the Ford Park entrance on Maria Street, Strathfield South.

The report to include, but not limited to, budgetary impacts and consultation with the Cooks River Alliance.

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

Against the Motion: Nil

14.2 Improving Notification of Neighbours for Development Applications – Cr Blackmore

MOTION:

I MOVE:

That a report be prepared for the October 2018 Ordinary Council Meeting in relation to increasing the amount of neighbourhood notification required in our DCP for all Development Applications within Strathfield LGA.

The report to include, but not limited to, timeframe, budgetary implications and feasibility of notifying all property owners and residents within a radius of 100metres of all boundary fences.

195/18

RESOLVED: (Blackmore / Kokkolis)

That a report be prepared for the October 2018 Ordinary Council Meeting in relation to increasing the amount of neighbourhood notification required in our DCP for all Development Applications within Strathfield LGA.

The report to include, but not limited to, timeframe, budgetary implications and feasibility of notifying all property owners and residents within a radius of 100metres of all boundary fences.

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

Against the Motion: Nil

14.4 Community Education Mechanisms to Improve Awareness and Knowledge of NSW State Government's Development Plans

196/18

RESOLVED: (Duggan / Pensabene)

That a briefing paper be prepared for the October 2018 Planning workshop in relation to:

- a) providing more detailed information and community education mechanisms to improve awareness and knowledge of the NSW State Government's development plans for the area; including the Parramatta Road Corridor Urban Transformation Strategy, Homebush and Strathfield Planned Precincts, and the Low Rise Medium Density Code;
- b) information regarding the complying development process;
- c) the Strathfield Local Planning Panel process; and
- d) exempt development.

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

Against the Motion: Nil

14.3 Share the Dignity Christmas Campaign – Cr Duggan

MOTION:

I MOVE

That:

1. Council support the Share the Dignity "It's in the bag" Christmas Campaign by becoming a collection point for the donation of handbags with items useful for women in need.
2. Council conduct appropriate marketing of the campaign.
3. Council host a (Town Hall located) morning tea in November and invite attendees to bring handbags filled with appropriate products to donate to the campaign.

197/18

RESOLVED: (Duggan / Vaccari)

That:

1. Council support the Share the Dignity "It's in the bag" Christmas Campaign by becoming a collection point for the donation of handbags with items useful for women in need.
2. Council conduct appropriate marketing of the campaign.
3. Council host a (Town Hall located) morning tea in November and invite attendees to bring handbags filled with appropriate products to donate to the campaign with all Councillors invited to attend.
4. That Council consult with the local businesses in the Strathfield LGA to become collection points.

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

Against the Motion: Nil

15. GENERAL BUSINESS

GM1 Review of Council's Code of Conduct

RECOMMENDATION:

1. That Council adopt the draft Strathfield Code of Conduct, August 2018 and the Draft Procedures for the Administration of the Code of Conduct, August 2018.
2. That any previous version of the Strathfield Code of Conduct be revoked.

198/18

RESOLVED: (Kokkolis / Pensabene)

1. That Council adopt the draft Strathfield Code of Conduct, September 2018 and the Draft Procedures for the Administration of the Code of Conduct, September 2018.
2. That any previous version of the Strathfield Code of Conduct be revoked.

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

Against the Motion: Nil

GM2 Delivery Program Six Month Report - January to June 2018

RECOMMENDATION:

That the Delivery Program six-monthly progress report for January to June 2018 be noted.

199/18

RESOLVED: (Blackmore / Kokkolis)

That the Delivery Program Six-Monthly Progress Report for January to June 2018 be noted, with the following amendments to be made to the report:

1. Item 36 of the Capital Works Programs 2017-208 (Elliot Reserve Community Centre/Hub – page 25 of Progress Report) – status to be changed to: "This matter not to progress."
2. Addition of 55 car spaces at Strathfield Square (Connectivity theme – page 2 of Progress Report) – status to be changed to: "In progress."
3. Sharing of Design Panel with Canada Bay Council (Liveable Neighbourhoods theme – page 15 of Progress Report) – note to be added: "Information to be provided to a Councillors Workshop."

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

Against the Motion: Nil

GM3 Review of Delegations

RECOMMENDATION:

THAT Council, pursuant to the powers of delegation conferred upon Council by sections 377 and 381 of the *Local Government Act 1993* (NSW), and pursuant to every other power it hereunto enabling, hereby delegate to **Mr Henry T Wong**, the Chief Executive Officer (being the statutory general manager) of the Council (*and to the person acting in the position of Chief Executive Officer during any period of vacancy in the office or absence from duty of the Chief Executive Officer*), the power to exercise all the functions, powers, duties and authorities conferred or imposed upon the Council ("functions") pursuant to:

1. The *Local Government Act 1993* (NSW); and
2. The *Environmental Planning and Assessment Act 1979* (NSW); and
3. All other Acts, whatsoever under which Council has functions, powers, duties and authorities; and
4. All regulations, ordinances, by-laws, rules and the like made by or under any Act or other Act referred to in 1, 2 or 3 above,

Always subject to the limitations, restrictions and conditions specified in the following schedule, as well as those otherwise relevantly applicable as a matter of law, to which this delegation is at all times subject:

SCHEDULE

1. The matters expressly reserved to the Council in section 377 of the *Local Government Act 1993* (NSW).
2. The role of the Mayor as provided for in and determined under section 226 of the *Local Government Act 1993* (NSW).
3. Adoption of local environmental plans, development control plans and section 7.11 contribution plans pursuant to the *Environmental Planning and Assessment Act 1979* (NSW).

MOTION: (Blackmore / Duggan)

THAT Council, pursuant to the powers of delegation conferred upon Council by sections 377 and 381 of the *Local Government Act 1993* (NSW), and pursuant to every other power it hereunto enabling, hereby delegate to **Mr Henry T Wong**, the Chief Executive Officer (being the statutory general manager) of the Council (*and to the person acting in the position of Chief Executive Officer during any period of vacancy in the office or absence from duty of the Chief Executive Officer*), the power to exercise all the functions, powers, duties and authorities conferred or imposed upon the Council ("functions") pursuant to:

1. The *Local Government Act 1993* (NSW); and
2. The *Environmental Planning and Assessment Act 1979* (NSW); and
3. All other Acts, whatsoever under which Council has functions, powers, duties and authorities; and
4. All regulations, ordinances, by-laws, rules and the like made by or under any Act or other Act referred to in 1, 2 or 3 above,

Always subject to the limitations, restrictions and conditions specified in the following schedule, as well as those otherwise relevantly applicable as a matter of law, to which this delegation is at all times subject:

SCHEDULE

1. The matters expressly reserved to the Council in section 377 of the *Local Government Act 1993* (NSW).
2. The role of the Mayor as provided for in and determined under section 226 of the *Local Government Act 1993* (NSW).
3. Adoption of local environmental plans, development control plans and section 7.11 contribution plans pursuant to the *Environmental Planning and Assessment Act 1979*

For the Motion: Councillors Kokkolis and Vaccari

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

The Mayor declared the Motion Lost

FORESHADOWED MOTION: (Blackmore / Duggan)

THAT Council, pursuant to the powers of delegation conferred upon Council by sections 377 and 381 of the *Local Government Act 1993* (NSW), and pursuant to every other power it hereunto enabling, hereby delegate to **Mr Henry T Wong**, the Chief Executive Officer (being the statutory general manager) of the Council (*and to the person acting in the position of Chief Executive Officer during any period of vacancy in the office or absence from duty of the Chief Executive Officer*), the power to exercise all the functions, powers, duties and authorities conferred or imposed upon the Council ("functions") pursuant to:

1. The *Local Government Act 1993* (NSW); and
2. The *Environmental Planning and Assessment Act 1979* (NSW); and
3. All other Acts, whatsoever under which Council has functions, powers, duties and authorities; and
4. All regulations, ordinances, by-laws, rules and the like made by or under any Act or other Act referred to in 1, 2 or 3 above,

Always subject to the limitations, restrictions and conditions specified in the following schedule, as well as those otherwise relevantly applicable as a matter of law, to which this delegation is at all times subject:

SCHEDULE

1. The matters expressly reserved to the Council in section 377 of the *Local Government Act 1993* (NSW).
2. The role of the Mayor as provided for in and determined under section 226 of the *Local Government Act 1993* (NSW).
3. Adoption of local environmental plans, development control plans and section 7.11 contribution plans pursuant to the *Environmental Planning and Assessment Act 1979* (NSW).
4. That all major projects contained within the Community Strategic Plan be referred to the body politic before commencement and for ongoing review.

For the Motion: Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari
Against the Motion: Nil

200/18

RESOLVED: (Blackmore / Duggan)

THAT Council, pursuant to the powers of delegation conferred upon Council by sections 377 and 381 of the *Local Government Act 1993* (NSW), and pursuant to every other power it hereunto enabling, hereby delegate to **Mr Henry T Wong**, the Chief Executive Officer (being the statutory general manager) of the Council (*and to the person acting in the position of Chief Executive Officer during any period of vacancy in the office or absence from duty of the Chief Executive Officer*), the power to exercise all the functions, powers, duties and authorities conferred or imposed upon the Council ("functions") pursuant to:

1. The *Local Government Act 1993* (NSW); and
2. The *Environmental Planning and Assessment Act 1979* (NSW); and
3. All other Acts, whatsoever under which Council has functions, powers, duties and authorities; and
4. All regulations, ordinances, by-laws, rules and the like made by or under any Act or other Act referred to in 1, 2 or 3 above,

Always subject to the limitations, restrictions and conditions specified in the following schedule, as well as those otherwise relevantly applicable as a matter of law, to which this delegation is at all times subject:

SCHEDULE

1. The matters expressly reserved to the Council in section 377 of the *Local Government Act 1993* (NSW).
2. The role of the Mayor as provided for in and determined under section 226 of the *Local Government Act 1993* (NSW).
3. Adoption of local environmental plans, development control plans and section 7.11 contribution plans pursuant to the *Environmental Planning and Assessment Act 1979* (NSW).
4. That all major projects contained within the Community Strategic Plan be referred to the body politic before commencement and for ongoing review.

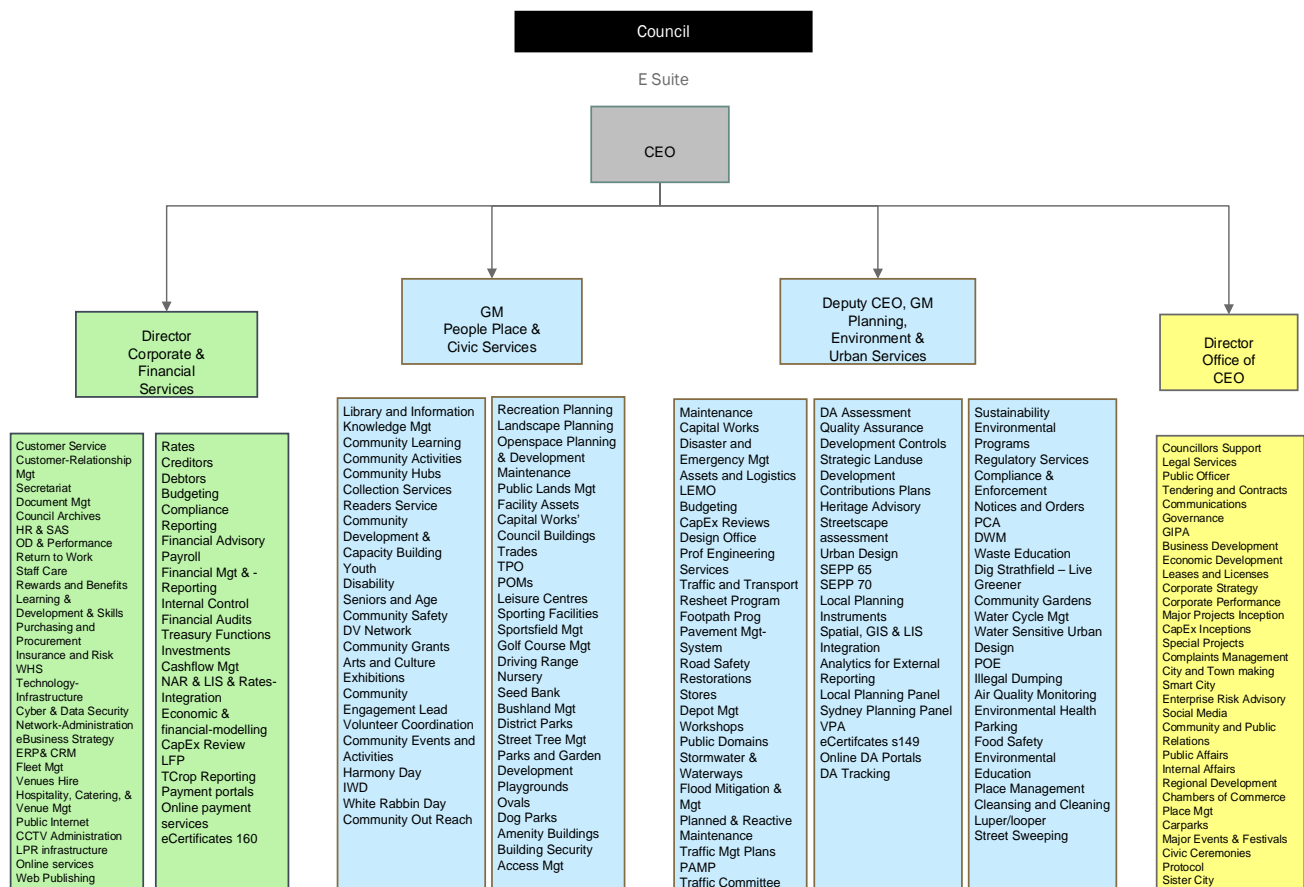
For the Motion: Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari
Against the Motion: Nil

GM4 Review of Organisational Structure

RECOMMENDATION:

That Council adopt

- 1 The following organisational structure:



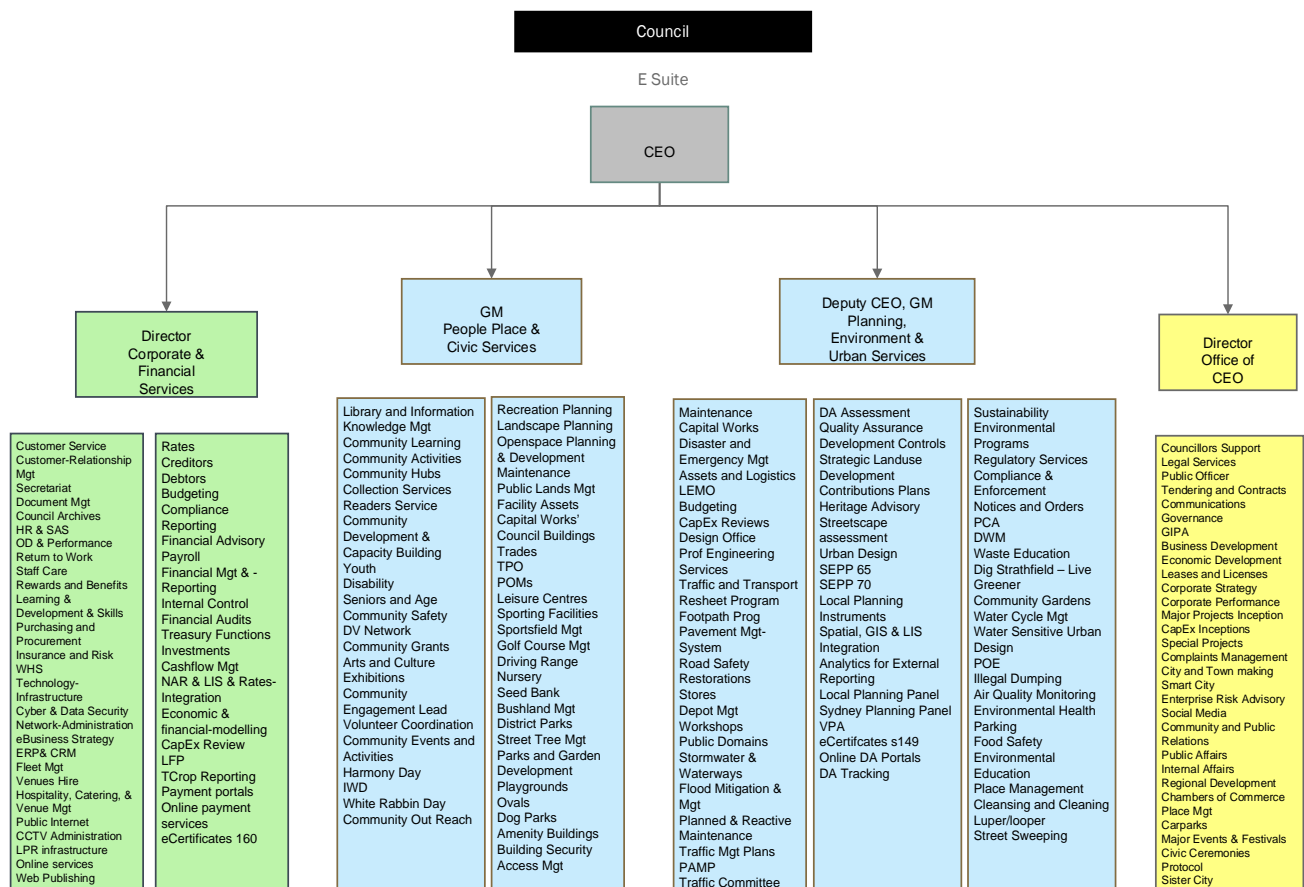
2 The following, in addition to the CEO, are statutory Senior Staff positions:

1. Deputy CEO/General Manager, Planning, Environment, & Urban Services,
General Manager, People, Place and Civic Service
201/18

RESOLVED: (Vaccari / Pensabene)

That Council adopt

1 The following organisational structure:



2 The following, in addition to the CEO, are statutory Senior Staff positions:

1. Deputy CEO/General Manager, Planning, Environment, & Urban Services,
2. General Manager, People, Place and Civic Service

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

Against the Motion: Nil

CS1 Current Status of Council Resolutions

RECOMMENDATION:

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

202/18

RESOLVED: (Kokkolis / Duggan)

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

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

Against the Motion: Nil

CS2 Community Access Committee

RECOMMENDATION:

That Council establish a Community Access Committee and adopt the draft Terms of Reference dated 20 August 2018.

203/18

RESOLVED: (Vaccari / Kokkolis)

That:

1. Council establish a Community Access Committee and adopt the draft Terms of Reference dated 20 August 2018.
2. That "The Mayor" be amended to "All Councillors" in clause 3.1 of the draft Terms of Reference.

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

Against the Motion: Nil

CS3 Investment Report as at 31 July 2018

RECOMMENDATION:

That the record of cash investments as at 31 July 2018 noted.

204/18

RESOLVED: (Blackmore / Hall)

That the record of cash investments as at 31 July 2018 noted.

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

Against the Motion: Nil

CS4 Community Grants and Community Events Grants

RECOMMENDATION:

That the recommendations for award of funding as contained in this report are approved by Council

205/18

RESOLVED: (Blackmore / Kokkolis)

That the General Manager be authorised to grant the following community grants and community events grants subject to a review of the governance framework for such grants:

1. As printed in the report to Council subject to the following changes:
 - a) Marie Bashir Public School P&C \$1,500 (upon receipt of acquittal of last years

- expenses)
- b) NSW SES Strathfield \$1,500
 - c) ACU \$0
 - d) St Merkorious Charity Association \$750
 - e) Catherine Sullivan Centre \$3,000
 - f) Strathfield West Senior Citizens Club \$1,500
 - g) Greater Sydney Cultural & Business Association \$3,000
 - h) NSW SES Strathfield Unit \$4,000
2. That all grants are awarded subject to recipients meeting Council's KPI's and a report be provided back to Council by the recipients.
3. In future years Councillors be provided with applicants' submissions by way of tabling as part of the Council Business Papers.

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

Against the Motion: Nil

ID1 Review of Strathfield's Industrial Lands (IN1 and IN2 Zoned Lands)

RECOMMENDATION:

That the report on the review of Strathfield's Industrial Lands (IN1 and IN2 Zoned Lands) be received and noted

206/18

RESOLVED: (Kokkolis / Blackmore)

- 1. That the report on the review of Strathfield's Industrial Lands (IN1 and IN2 Zoned Lands) be received and noted
- 2. The Dunlop Street/Water Street and Madeline Street (immediately adjacent to Cooke Park) be prioritised.

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

Against the Motion: Nil

ID2 Development of Strathfield Council's New Planning Framework

RECOMMENDATION:

- 1. That the Council notes the requirement to carry out a Local Environmental Plan Review and prepare a Local Strategic Planning Statement;
- 2. That the Council notes the requirement to prepare a Community Consultation Plan by 1 July 2019;
- 3. That a comprehensive Stakeholder Engagement Plan be prepared and reported to a future Council meeting to inform the preparation of Strathfield Council's new planning framework
- 4. That the Council notes the proposed survey and endorses that it be placed on Council's website and a link be emailed to those who have already registered an interest.

207/18

RESOLVED: (Kokkolis / Hall)

1. That the Council notes the requirement to carry out a Local Environmental Plan Review and prepare a Local Strategic Planning Statement;
2. That the Council notes the requirement to prepare a Community Consultation Plan by 1 July 2019;
3. That a comprehensive Stakeholder Engagement Plan be prepared and reported to a future Council meeting to inform the preparation of Strathfield Council's new planning framework
- 4 That the Council notes the proposed survey and provides feedback by 30 September 2018.

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

Against the Motion: Nil

ID3 Continued Membership With Cooks River Alliance

RECOMMENDATION

That Council endorse the continued membership with the Cooks River Alliance and acknowledge the achievements undertaken by the Alliance to date.

208/18

RESOLVED: (Kokkolis / Pensabene)

That Council endorse the continued membership with the Cooks River Alliance and acknowledge the achievements undertaken by the Alliance to date.

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

Against the Motion: Nil

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

17. CLOSED SESSION

Nil

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.27pm.

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 2 October 2018.

Chairman_____

General Manager_____

13.1 TRAFFIC COMMITTEE MEETING MINUTES 18 SEPTEMBER 2018

AUTHOR: Satwinder Saini, Principal Engineer - Traffic and Transport

APPROVER: Stephen Clements, Director Infrastructure, Development and Environment

RECOMMENDATION

That the minutes of the Traffic Committee Meeting held on 18 September 2018 be noted and the recommendations (if any) be adopted.

ATTACHMENTS

1. Traffic Committee Meeting of 18 September 2018

ATTACHMENT 1



MINUTES

Traffic Committee Meeting
18 September 2018



TRAFFIC COMMITTEE MEETING - 18 SEPTEMBER 2018

MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on 18 September 2018, in the Main Building Meeting Room, 65 Homebush Road, Strathfield.

COMMENCING: 11.00 am

PRESENT:	Clr Gulian Vaccari	Councillor
	Clr Nella Hall	Councillor
	Clr Karen Pensabene	Councillor
	Mr. Mark Carruthers	RMS
	Ms. Reema Falijoun	NSW Police
	Mr. Michael Dwinger	NSW Police

ALSO IN ATTENDANCE:

Mr Gordon Malesevic	Infrastructure Planning Manager SMC
Ms Satwinder Saini	Principal Engineer/Traffic Management
Ms Usha Arvind	Road Safety Officer

1. WELCOME AND INTRODUCTION**2. APOLOGIES**

Clr Stephanie Kokkolis	Councillor
Ms. Jacqui Thorburn	Representing Member for Strathfield

3. DECLARATIONS OF INTEREST**4. CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of the Traffic Committee Meeting held on 21 August 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 The Crescent and Rochester Street - Safety Issues

Council has received numerous concerns from the community regarding safety issues at the intersection of The Crescent and Rochester Street. Council Officers investigated the location to assess these concerns. The lollipop person appointed at Homebush Public School, along with some parents also attended at the time of the investigations to detail the issues faced by young children. The Crash History between the years 2012 and 2017 indicate 7 crashes at this location.

Year	Crash Type	Casualty
2014	Right Rear – one vehicle proceeding in lane and one waiting to turn right	Serious Injury
2015	Other adjacent – one car travelling north in Rochester Street and other car west in The Crescent	Other/Minor Injury
2016	Pedestrian nearside – one car proceeding in the lane while one pedestrian walked across the carriageway	Moderate Casualty
2016	Pedestrian nearside – one car proceeding in the lane while one pedestrian walked across the carriageway	Moderate Casualty
2017	U turn – one car performing U-turn while other was proceeding in the lane on The Crescent	Non-Casualty
2017	Off road to the left – involving two cars and a pedestrian	Uncategorised Injury
2017	Ped far side – One vehicle proceeding in the lane while pedestrian walked across the carriageway	Uncategorised Injury

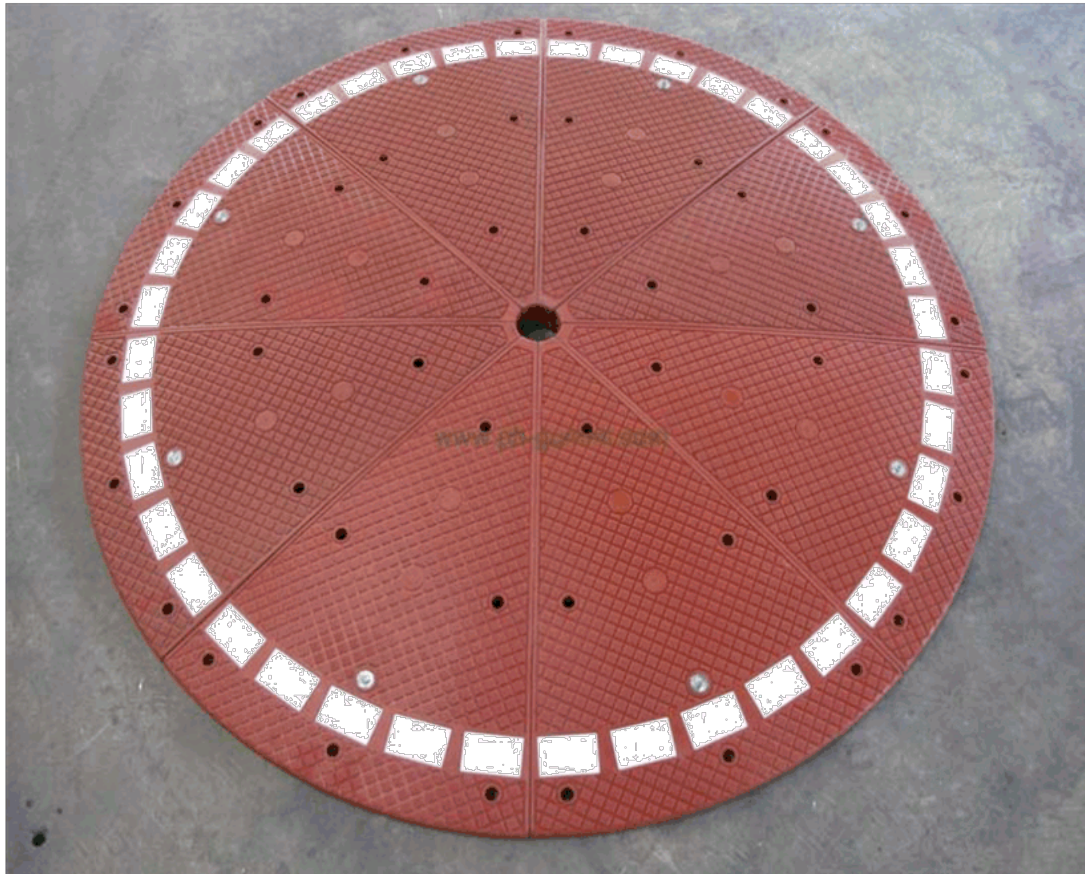
Council Officers assessed the scenario on 6 September 2018 during afternoon school hours and the following observations were made:

- Vehicles travelling in westbound direction on The Crescent failed to stop at the pedestrian crossing.
- Vehicles travelling in eastbound direction on The Crescent and wanting to make right hand turn onto Rochester Street were more likely to hit pedestrians and the oncoming vehicles travelling in westbound direction.
- Vehicles travelling in northbound direction on Rochester Street had to abruptly stop in the middle of the intersection to wait for the crossing pedestrians.
- Most vehicles failed to wait, even if people were crossing.
- Motorists exercised no patience and some were honking and speeding up to make the crossing before pedestrians started to cross.



From the above observations and summary of crashes, it is recommended that the option for constructing the roundabout at this intersection be investigated.

In the interim, for safety purposes, a rubber roundabout can be installed. The sample of the rubber roundabout is as shown in the image below:



The committee discussed the options and concluded that other options such as raising the pedestrian crossing or moving the pedestrian crossing be investigated and consulted on. RMS pointed out that a roundabout can lead to more conspicuous driver behavior and can worsen up the situation further.

RECOMMENDATION

1. That Council investigates a possible solution for traffic and pedestrian issues and consult on the same.
2. That the report be brought back to the Traffic Committee Meeting of November 2018.
3. That the opinion of RMS be sort on the matter.

(Voting on this item was unanimous)

**6.2 Homebush Road - Parking Issues**

Council Officers have received multiple requests from residents in regard to the lack of available parking spots in the surrounds of Strathfield Park especially during the weekends. Following the complaints and concerns from the residents, it is recommended to conduct consultation in regard to the Resident Parking Scheme and Parking Meters for the parking directly outside Strathfield park viz along Homebush Road and Chalmers Road.

RECOMMENDATION

1. That 7 days parking counts be undertaken to assess the parking problems at Chalmers Road, Augusta Street, Gelling Avenue, Cotswold Road, Highgate Street and Fairholm Street and the report be brought back to the Traffic Committee Meeting of November 2018.

(Voting on this item was unanimous)

6.3 Ismay Avenue - Safety across driveway

Council has received concerns from the residents at 1 Ismay Avenue with regards to lack of sight distance while exiting from the driveway. This is particularly dangerous when children on bikes or scooters fail to give way to the vehicles coming out of the driveway.

Noting the above circumstances, it is advisable to have a view of on-coming pedestrian traffic to avoid collision. A safety mirror will suffice the purpose under the existing conditions.

RECOMMENDATION

1. That a safety mirror be installed adjacent to 1 Ismay Avenue to allow the view of on-coming pedestrian traffic.

(Voting on this item was unanimous)

6.4 Margaret Street - Safety Issues

Council has received multiple concerns from the residents at Margaret Street with regards to parents making illegal U-turns on the street during pick-up and drop-off school timings. Margaret Street is a 9.5m wide street with parking on both sides of the street and a bend at the western end of the street. The U-turn movement causes safety concerns due to the narrow nature of this street. This situation also gives rise to the circumstances of queuing and unacceptable driver behaviour on the street along with double parking and picking up children while double parked. Residential driveways are also being used to make turns and blocking of the driveways is also occurring.

Due to the above circumstances, it is advisable to provide rumble bars on Margaret Street along its centre line to deter the vehicles from making illegitimate movements. Also, Council should mark the property driveways so that they are not blocked by the parents.



RECOMMENDATION

1. That approval be given for the community consultation on installation of rumble bars on Margaret Street.
2. That Council provide delineation across the driveways at Margaret Street between The Boulevard and Redmyre Road.
3. That Council writes to the Principal, Rangers and NSW Police to carry out extra patrolling in the area.

(Voting on this item was unanimous)

6.5 Strathfield Square - Traffic Management Plan

The Traffic Committee in its meeting of 17 April 2018 was presented with the options to mitigate congestion issues around Strathfield Square.

The following discussions were presented to the committee at the time:

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 behavioral 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.

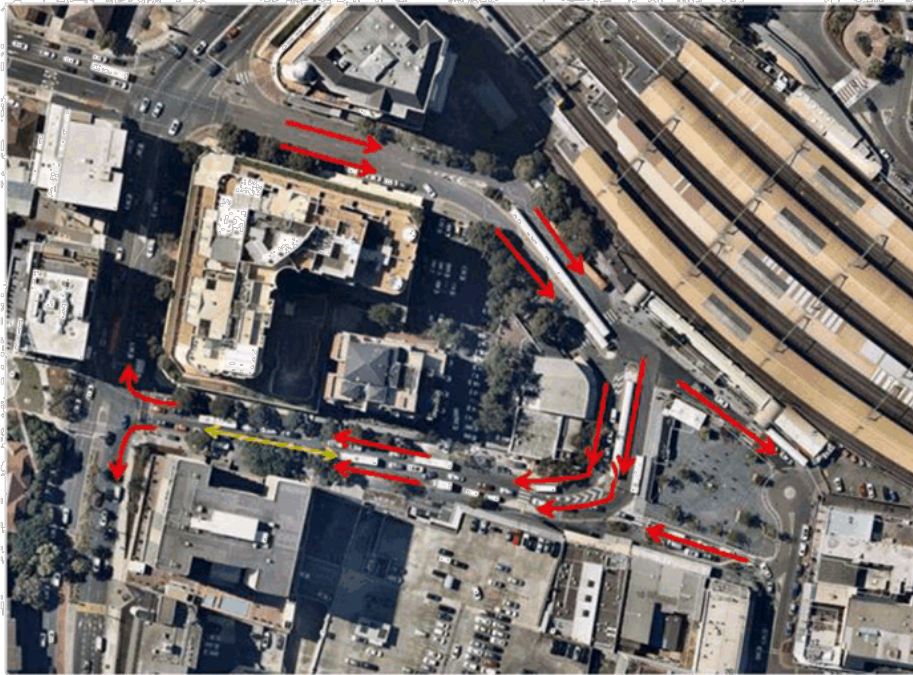


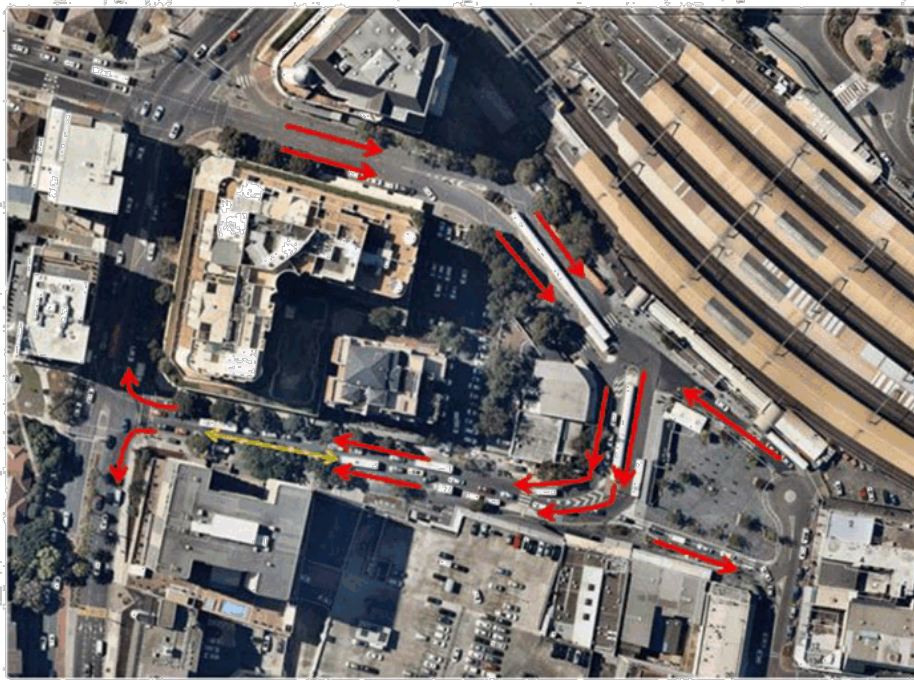
The current traffic arrangement involves one-way traffic flow to the south of Albert Road from Raw Square leading up to the train station. This traffic then channels into Churchill Avenue to get back onto Raw Square. There is also additional traffic from The Boulevard that exits onto Churchill Avenue 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 Boulevard and criss-cross traffic exiting from one car park to another, a bottleneck is created at Churchill Avenue resulting in severe vehicular congestion in addition to the pedestrians crossing the road at various locations 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 Boulevard. It can be noted that the segment of Strathfield Square in front of the train station is 5.5m to 5.8m in width, thereby 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 Churchill Avenue.

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





However, the committee had decided to get more detailed results to identify number of vehicles actually using the car park as rat-run to Plaza car park. Video survey was organised on 10 September 2018 and the results of survey are as follows:

Time Period			IN			Grand Total
			Lights	Heavies	Total	
7:00	to	7:15	3	0	3	3
7:15	to	7:30	2	0	2	2
7:30	to	7:45	4	0	4	4
7:45	to	8:00	5	0	5	5
8:00	to	8:15	3	1	4	4
8:15	to	8:30	10	2	12	12
8:30	to	8:45	10	0	10	10
8:45	to	9:00	10	1	11	11
9:00	to	9:15	7	0	7	7
9:15	to	9:30	9	1	10	10
9:30	to	9:45	9	0	9	9
9:45	to	10:00	5	1	6	6
AM Totals			77	6	83	83



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MINUTES

Time Period	IN			Grand Total
	Lights	Heavies	Total	
14:00 to 14:15	1	0	1	1
14:15 to 14:30	1	0	1	1
14:30 to 14:45	4	0	4	4
14:45 to 15:00	11	0	11	11
15:00 to 15:15	6	0	6	6
15:15 to 15:30	9	0	9	9
15:30 to 15:45	7	0	7	7
15:45 to 16:00	6	0	6	6
16:00 to 16:15	5	0	5	5
16:15 to 16:30	4	0	4	4
16:30 to 16:45	1	0	1	1
16:45 to 17:00	3	0	3	3
17:00 to 17:15	2	0	2	2
17:15 to 17:30	4	0	4	4
17:30 to 17:45	4	0	4	4
17:45 to 18:00	2	0	2	2
PM Totals	70	0	70	70

The results indicate that 83 vehicles do the rat run during morning peak and 70 vehicles around afternoon peak. The movements of these vehicles result in amplifying the queuing trends at Churchill Avenue. It is hence recommended to provide mechanical barriers in addition to changing the traffic flow along the square.

**RECOMMENDATION**

1. That the Traffic Committee consult on stronger signage on the Albert Road approach to the area.
2. That the candles be installed from the southern edge of the busway down to the middle of Churchill Avenue past the western end of the driveway entry to Plaza Car Park (to be consulted).
3. That the consultation include Taxi, Buses, Sydney Trains, Traffic Management Centre, RMS and the businesses.

(Voting on this item was unanimous)

6.6 Sydney Trains - Temporary Parking Occupancy

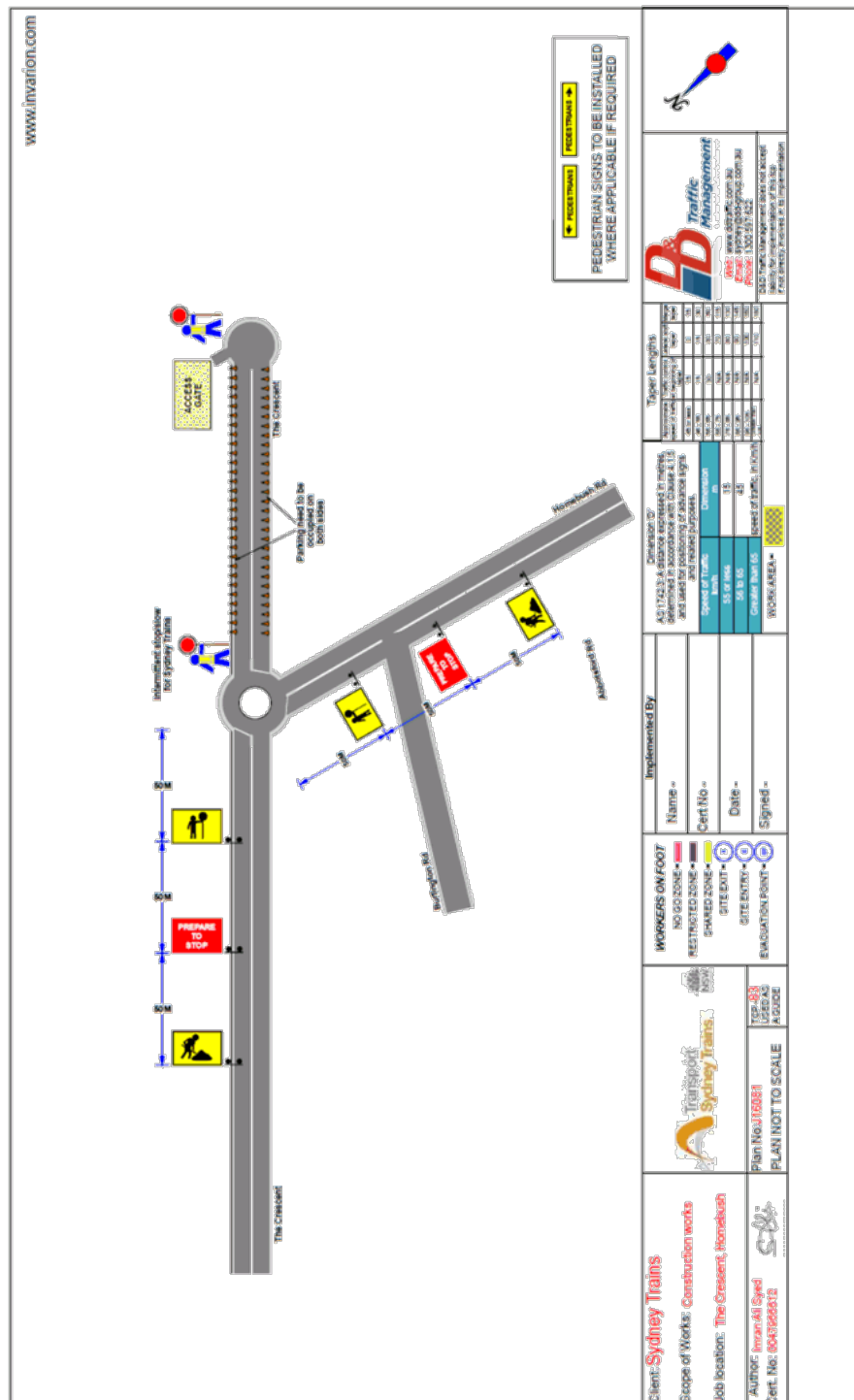
Sydney Trains have planned rail shutdown track maintenance work in November and December 2018. In order to access heavy machinery into the corridor around the rail gate, an exclusion zone has to be created to occupy 10 parking spots as per details and drawings below:

Loftus Crescent	– Friday 2 November – Monday 5 November 2018
The Crescent	– Thursday 20 December and 21 December 2018
The Crescent	– Saturday 20 December and 21 December 2018
The Crescent' & 'Loftus Crescent	– Tuesday 25 December - Continuous – to 31 December 2018



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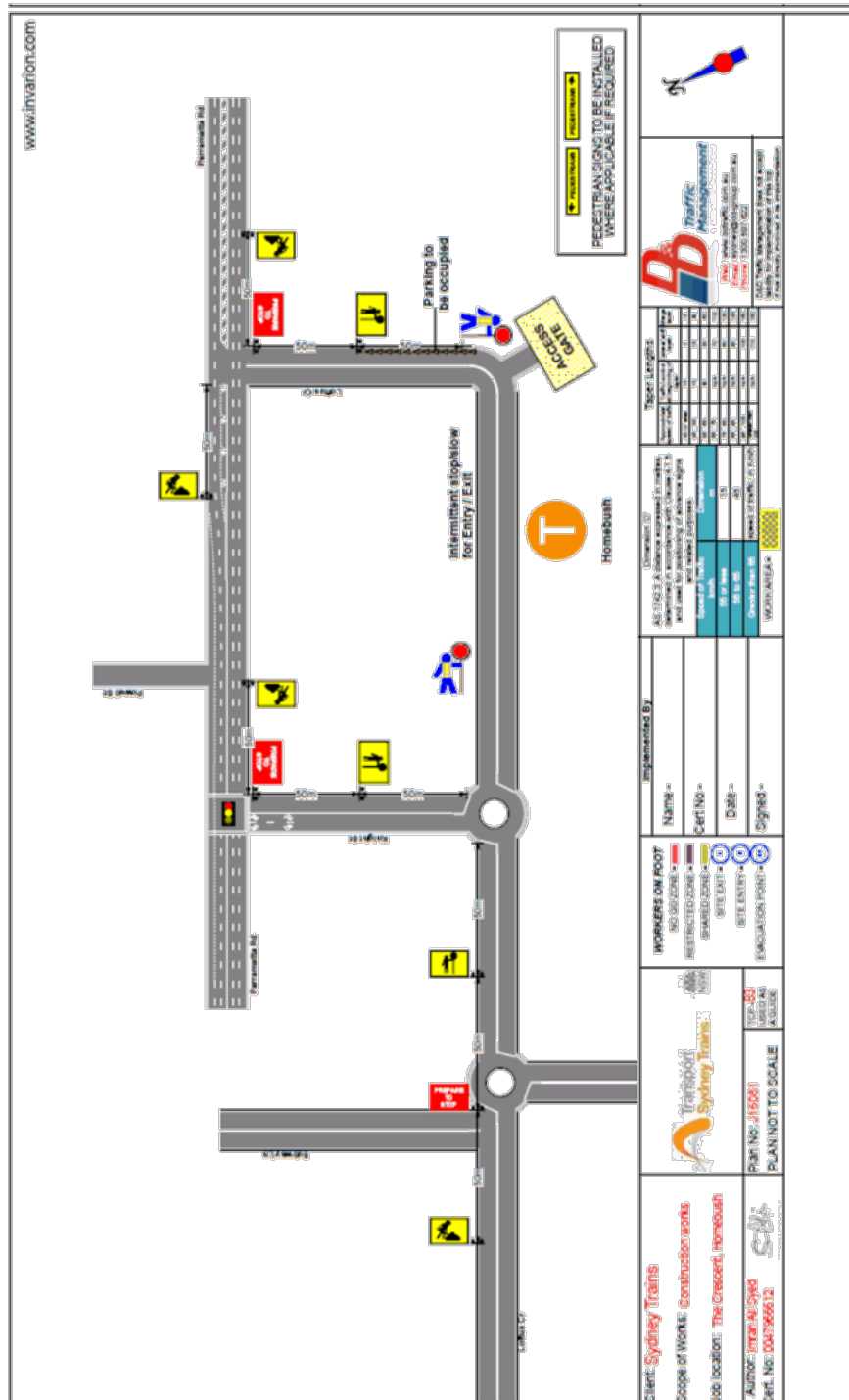
MINUTES

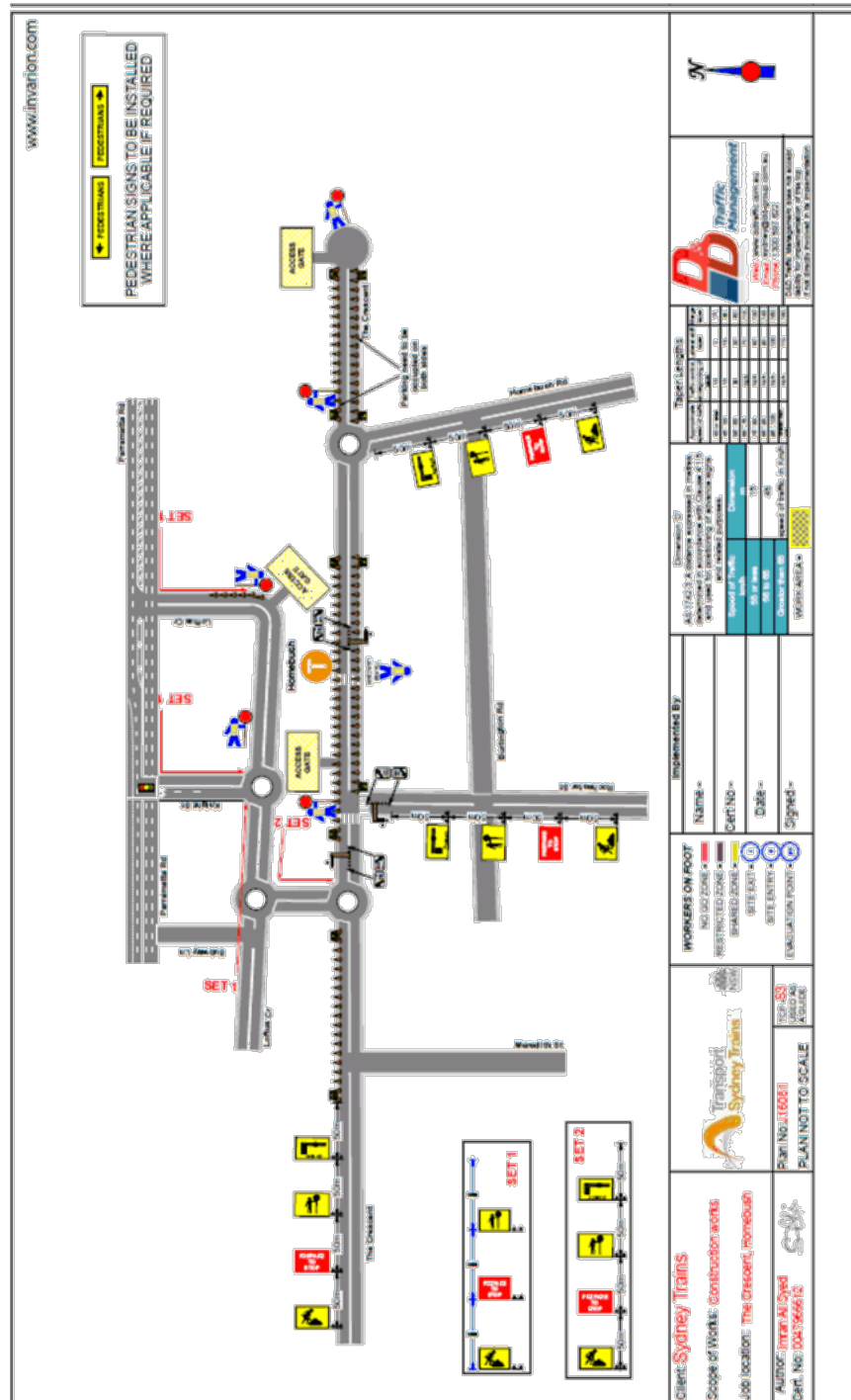





TRAFFIC COMMITTEE MEETING - 18 SEPTEMBER 2018

MINUTES





www.invarion.com



Client: Sydney Trains
Scope of Work: Construction works
Job location: The Crescent, Homebush

Author: Invarion Pty Ltd
CART No: 1007546602

Worriors on Foot:
 NO GO ZONE: ☒
 RESTRICTED ZONE: ☒
 SHARED ZONE: ☒
 SITE ENTRY: ☒
 EVACUATION POINT: ☒

Implemented By:
 Name: _____
 Cert No: _____
 Date: _____
 Signed: _____

Dimension 307
 ALL OTHERS: A vehicle approaching from the left, right or rear must yield to the vehicle in the lane and must not impede its progress.

Threat	Length	Width	Height	Weight	Speed	Direction	Frequency	Impact	Consequence
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Left	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Right	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Rear	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Front	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Left	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Right	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Rear	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Front	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Left	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Right	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Rear	100	High	Severe
Vehicle	4.5m	1.8m	1.5m	2000kg	50km/h	Front	100	High	Severe

WORK AREA: ☒

Plan No: 15081
PLAN NOT TO SCALE

PEDESTRIANS TO BE INSTALLED WHERE APPLICABLE IF REQUIRED

**RECOMMENDATION**

1. That Council note the maintenance works and provide approval for the parking occupancy for the Sydney Trains work during November and December 2018.
2. That the notification be carried out by the contractors engaged by Sydney Trains.
3. That the contractors acting on behalf of Sydney Trains be liable for any approvals whatsoever from Police or RMS.
4. That the contractor engaged be responsible to protect/repair and take care of all the Council assets associated with this closure.
5. That the Traffic Controllers be present at the site during all times.
6. That the contractor maintains public liability insurance.

(Voting on this item was unanimous)

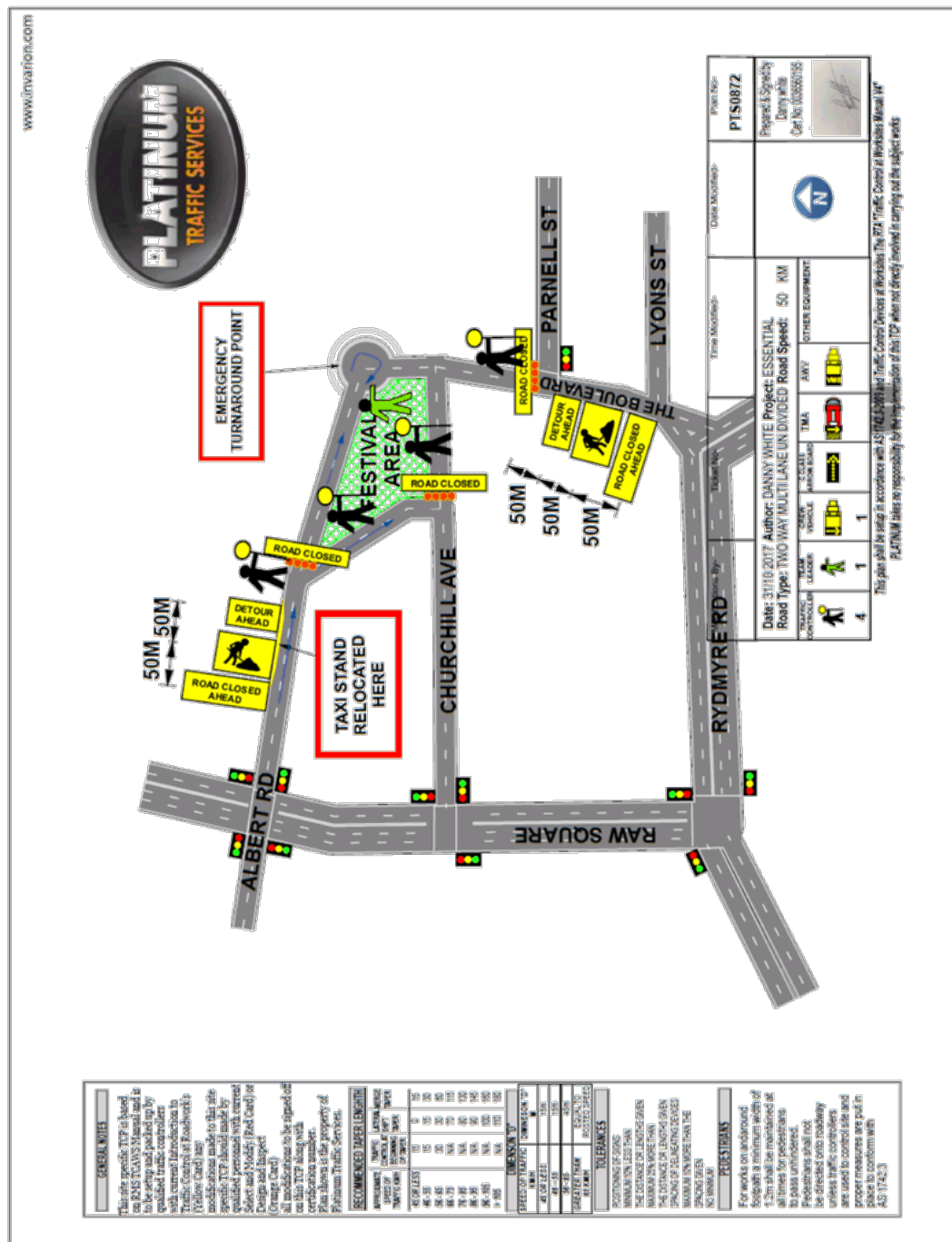
7. SPECIAL EVENTS**7.1 Jazz Food Festival - 27 October 2018**

Council's Communications and Events Team have proposed to conduct the Strathfield Food Festival on Saturday 27 October 2018 at Strathfield Square. The Unit has requested the road closures of the following streets to facilitate the management of the festival:

- The Boulevard, north of Parnell Street traffic lights;
- Strathfield Square, east of Albert Road;
- Churchill Avenue, west of The Boulevard;
- Strathfield Square between Albert Road and Churchill Avenue.

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

Council will implement the temporary closures to all traffic of the abovementioned roads from 5.00am to 11.00pm except at Strathfield Square between Albert Road and Churchill Avenue which will be kept open at 6.00pm in accordance with the Traffic Management Plan. Council's Communications and Events team will ensure that public notification of the proposed temporary road closures will be undertaken.



**RECOMMENDATION**

The concurrence of the Strathfield Traffic Committee be granted for the conduct of the Strathfield Food Festival on Saturday 27 October 2018, subject to the following conditions:

1. Notification of the proposed temporary road closures shall be undertaken by Council;
2. Concurrence of the NSW Police Service shall be obtained and the conditions imposed by the Police shall be strictly complied with;
3. All emergency authorities including NSW Fire Brigade and Ambulance Service shall be notified of the details of the event by Council. In addition, Council shall undertake measures to advise the public of the temporary road closures by advertising in the local newspapers, and carry out letterbox drops to residents and businesses in the affected area;
4. The RMS Traffic Management Centre being advised of the event;
5. Council shall notify the Canada Bay City Council and Burwood Council of the event;
6. Public Liability Insurance to a minimum of \$20,000,000 (twenty million dollars) shall be acquired by Council to cover any liability claims arising from the conduct of the Festival;
7. RMS accredited Traffic Controllers shall be engaged to regulate traffic movements in the affected streets, if necessary;
8. Access to emergency vehicles and residents shall not be restricted at any time;
9. Barricades shall be appropriately signposted and manned at all times and all traffic regulatory signs shall be in accordance with Australian Standards; and
10. All signs and barricades associated with the event shall be removed, soon after the completion of the event.

(Voting on this item was unanimous)

7.2 Paada Yatra - Walk to temple - 29 September 2018

Hindu Council of Australia wants to conduct a "Walk to Temple" event on 29 September 2018.

They have put forth this event to Police and RMS for permission for the first time in 2012. They have organised two walks since then.

There are three parts in this walk :

1. From Murugan Temple, Mays Hill to Shri Shirdi Sai Mandir, Strathfield.
2. From Murugan Temple, Mays Hill to Sri Venkateshwara Temple, Helensburgh.
3. From Shri Shirdi Sai Mandir, Strathfield to Sri Venkateshwara Temple, Helensburgh.

They will have 75-100 people walk to Helensburgh and more than 200 people walking up to Strathfield. The walk will be conducted on footpaths only. Volunteers will guide people to the right of the path and distribute food and water. People will walk in a line in small groups. Volunteers will have a first-aid certificate to help distressed/injured walkers. 80% of the group will comprise of regular walkers while 20% are new walkers. They are willing to conduct the event twice a year –



during Easter weekend and Labour Day long weekend.

The walk starts at 6.00am with a stopover at Strathfield by 9.30am to conduct worship and breakfast before continuing the walk. The next stop will be at Como Park for lunch followed by a walk up to Engadine by 6.00pm where walkers will be transferred into a bus and up to the entrance of Lawrence Hargrave Road.

Walkers will chant slogans along the way. There will be no disturbance to the Traffic, residents or businesses. All walkers will be in high visibility vests.

Event Route

217 Great Western Hwy Mays Hill NSW 2145, Australia on 29th September 2018

Phase 1 - Sri Murugan Temple to Sai Mandir

From back streets of Mays Hills
Church Street
Parramatta Road (up to Flemington)
Bridge Road, Homebush Bay
The Crescent, Homebush
Homebush Road, South Strathfield
Liverpool Road, South Strathfield

Phase 2 - Sai Mandir to Como Park

Liverpool Road, South Strathfield
Edward Street, South Strathfield
Dean Street, South Strathfield
Water Street, South Strathfield
Punchbowl Road, Belfield
King Georges Road, Wiley Park
Hillcrest Avenue, South Hurstville
Hillcrest Avenue, Oatley
Oatley Parade, Oatley
Cremona Road, Como (Como Park)

Phase 3

Cremona Road, Oatley
Novara Crescent, Oatley
Railway Crescent, Janali
Janali Avenue, Janali
East Parade, Sutherland
Loftus Avenue, Loftus
Wheatley Road, Engadine
Laurina Avenue, Engadine
Porter Road, Engadine
Princess Highway, Engadine
Princess Highway, Heathcote/Engadine Motel reaching at 5:30pm Catching a bus organized by Helensburgh Temple upto temple road And finish the walk into the temple.

**RECOMMENDATION**

The concurrence of Traffic Committee be granted to conduct the "Walk To Temple" event on Saturday 29 September 2018, subject to the following conditions:

1. Concurrence of the NSW Police Service shall be obtained and the conditions imposed by the Police shall be strictly complied with;
2. All emergency authorities including NSW Fire Brigade and Ambulance Service shall be notified of the details of the event by the organiser.
3. The RMS Traffic Management Centre being advised of the event;
4. Public Liability Insurance to a minimum of \$20,000,000 (twenty million dollars) shall be acquired by the organiser to cover any liability claims arising from the conduct of the event.
5. That the organizer provide TMP indicating the marshalling points across the crossing between the roads.

(Voting on this item was unanimous)

8. ROAD SAFETY

Nil

9. GENERAL BUSINESS**9.1 Kessell Avenue and Fraser Street - Intersection Safety**

Council has received concerns with regards to the intersection at Kessel Avenue and Fraser Street. A number of near misses were reported to Council. It has been observed that Fraser Street has a double barrier line near its intersection with Kessell Avenue. This leaves one lane width of 4.0m and cars are parked along the western and eastern kerb alignments of the street. This leaves only 2.0m for the cars to go past the parked vehicles. It is requirement that parked vehicles should be at least 3.0m away from the Double Barrier lines. It is therefore recommended to review the BB arrangements and install "No Stopping" signs at the intersection.

RECOMMENDATION

That the Council installs "No Stopping" signs at the intersection of Kessel Avenue and Fraser Street to comply with RMS guidelines.

(Voting on this item was unanimous)

9.2 Albyn Road - Multiple traffic and parking concerns

Council has received multiple concerns with regards to the traffic along Albyn Road between Homebush Road and Chalmers Road. Some of these concerns are speeding vehicles, rat running,



parking issues and lack of Local Traffic Only signs.

Clr Nella declared conflict of interest for this item.

RECOMMENDATION

That these concerns be investigated and brought back to the Traffic Committee Meeting of November 2018.

(Voting on this item was unanimous)

9.3 Wallis Avenue and High Street - Roundabout

Council has received concerns with regards to the new roundabout at the intersection of Wallis Avenue and High Street. There have been issues with the turning movements for the vehicles approaching the roundabout in the southbound direction of Wallis Avenue. While it works well to slow down the vehicles, residents want to know if it can be modified to reduce the speed moderately instead of a sudden and immediate slow down.

RECOMMENDATION

That no further action be taken.

(Voting on this item was unanimous)

9.4 Juno Parade and Hebe Street - Traffic Signals and Pedestrian Crossing

Council has received concerns with regards to the lack of appropriate traffic and pedestrian crossing facilities near the intersection of Juno Parade and Hebe Street, Greenacre.

RECOMMENDATION

That the Council writes to RMS to investigate the possibility of installing a pedestrian crossing and traffic signals at this intersection.

(Voting on this item was unanimous)

9.5 Wentworth Street – Parking Issues

Council had representations from the residents at Wentworth Street. Mr. Abdallah and Mr. Ali addressed the issues on the street. It has been observed that the workers at meat factory park on the street whole of the time. There have been issues with illicit dumping on the street as well and residents have to cope with speeding issues and noises at night time. They also handed in the petition signed by other residents on the street requesting resident parking scheme investigations.

RECOMMENDATION

1. That the Council undertake consultation on the introduction of a Resident Parking Scheme on the streets bounded by Wentworth Street, Hebe Street, Pomona Street, Sylvanus Street,



TRAFFIC COMMITTEE MEETING - 18 SEPTEMBER 2018

MINUTES

- Drone Street, Drew Street, Mathews Street and Webber Street.
2. That Council investigate lighting and tree trimming on the street.
 3. That the Council write to the police to ramp up patrols in the area and Council approach the meat factory.

(Voting on this item was unanimous)

9.5 RMS funded projects

RMS advised that a monthly update on the projects funded by RMS should be included on Traffic Committee Agenda.

RECOMMENDATION

1. That the standing item indicating the project status of RMS funded projects be introduced in Traffic Committee Agenda.

(Voting on this item was unanimous)

Meeting Closed: 1:09 pm

Next Meeting: 16 October 2018

**13.2 REPORT FROM STRATHFIELD WOMEN'S SHELTER WORKING GROUP
MEETING ON 23 AUGUST 2018**

AUTHOR: Yvonne Yun, Manager Community Services

APPROVER: Anthony Hewton, Director Corporate and Human Services

RECOMMENDATION

That the minutes of the Strathfield Women's Shelter Working Group meeting held on 23 August 2018 be noted and the recommendations (if any) be adopted. Please note the confidential Appendix A has been circulated separately to Councillors and senior Council staff.

ATTACHMENTS

1. Minutes from Strathfield Women's Shelter Working Group Meeting held on 23 August 2018

ATTACHMENT 1



MINUTES

**Strathfield Women's Shelter
Working Group Meeting**

23 August 2018



STRATHFIELD WOMEN'S SHELTER WORKING GROUP
23 August 2018

MINUTES

Minutes of the Strathfield Women's Shelter Working Group Meeting of Strathfield Municipal Council held on Monday 23 August 2018, in the Council Offices, 65 Homebush Road, Strathfield.

COMMENCING: 10.30am

PRESENT: Cr Maryanne Duggan
Feda Rifai – Muslim Women Association
Hiam Nahas – Muslim Women Association
Mary Haiek – Barnardos Australia
Hong Ong – NSW Police, Auburn PAC

STAFF: Yvonne Yun, Manager Community Services (Convenor)
Mary Rawlings, Manager Business and Economic Development
Alyssa Guttridge, Community Safety and Youth Officer (Minutes)

1. WELCOME AND INTRODUCTIONS

2. DECLARATION OF PECUNIARY OR CONFLICT OF INTEREST (NATURE OF INTEREST TO BE DISCLOSED)

Nil

3. APOLOGY FROM CEO DV NSW AND DISCUSSION ABOUT POTENTIAL MEETING

Due to a very busy schedule which is booked out far in advance, Moo Baulch from DV NSW was unable to attend this meeting.

The group agreed that Moo Baulch would be a valuable asset to have on this working group given her knowledge and expertise. As such, the group suggested that in the event that the project is progressed by Council, a meeting would be arranged with Moo Baulch.

The group discussed the possibility of an alternative representative from DV NSW attending the working group meetings.

Apologies were also received from Deputy Mayor Nella Hall and Councillor Karen Pensabene.

Recommendation:

1. That the apologies be received.

4. UPDATE OF STATISTICS FROM NSW POLICE

The working group requested the minutes provide updated statistics from Auburn LAC and other agencies who are supporting Strathfield families. See attached in confidential Appendix A.



STRATHFIELD WOMEN'S SHELTER WORKING GROUP
23 August 2018

MINUTES

Recommendation:

1. That the information in Appendix A be received and noted.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

At the time of the meeting the minutes from the past two Working Group meetings are to be endorsed at the September Ordinary Meeting of Strathfield Council.

Recommendation:

1. The following amendment is made to the previous minutes from 30 July 2018. In relation to item 4, a statement be added acknowledging the data listed are only police statistics and many more cases go unreported.

6. GENERAL BUSINESS

The Working Group discussed the outcomes of its meetings and the recommendation it wishes to make to Council. The Working Group agrees that it recommends to Council that any support from Council should be directed at supporting the provision of Transitional Housing for victims of Domestic Violence. A report is to be prepared for Council, which will incorporate further statistical evidence to illustrate the need locally.

In regard to the specific needs of women in the Strathfield LGA, it was noted that in a number of instances, victims from the Strathfield LGA were frequently less likely to move out of the area due to the educational needs of their children and the perception that the education standard being offered locally was of a better standard than elsewhere.

The Working Group wishes Council to explore options to deliver cost effective or cost neutral transitional housing options for victims of domestic violence, such provision to be limited to 'bricks and mortar' only. Council will not be involved in direct service provision. It was noted there are plenty of service providers who would be happy to manage direct contact.

The Working Group noted that many more instances of DV that go unreported.

If these minutes are endorsed by Council, the following steps will be undertaken:

1. Council staff will prepare a report to go to the Working Group, including a draft business case for the provision of transitional housing for victims of domestic violence.
2. The report to explore options to deliver cost effective or cost neutral transitional housing options for victims of DV.
3. Following input from the Working Group, a report to be prepared to go to Council.



STRATHFIELD WOMEN'S SHELTER WORKING GROUP
23 August 2018

MINUTES

7. DATE OF NEXT MEETING

To be advised.

8. CLOSE OF MEETING

Meeting closed at 11.55am.

DRAFT

14.1 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE
SUBJECT: BRESSINGTON PARK FAMILY PICNIC DAY

I MOVE:

That upon the completion and as an official opening of the new facilities at Bressington Park Homebush that a family picnic day be held.

That a briefing be prepared for the October Workshop for the possibility of, but not limited, to the following:

- * Local residents being invited via the council's e-news, council page in the Inner West Courier and all residents on the northern side of the railway being sent via letterbox drop an invitation to attend.
- * Community groups to run activities and a BBQ on the day.
- * Council staff providing the opportunity for local residents to plant a tree on the day.
- * Budgetary implications.

RECOMMENDATION

That upon the completion and as an official opening of the new facilities at Bressington Park Homebush that a family picnic day be held.

That a briefing be prepared for the October Workshop for the possibility of, but not limited to, the following:

- * Local residents being invited via the council's e-news, council page in the Inner West Courier and all residents on the northern side of the railway being sent via letterbox drop an invitation to attend.
- * Community groups to run activities and a BBQ on the day.
- * Council staff providing the opportunity for local residents to plant a tree on the day.
- * Budgetary implications.

ATTACHMENTS

There are no attachments for this report.

14.2 NOTICE OF MOTION SUBMITTED BY COUNCILLOR PENSABENE
SUBJECT: BATES STREET CENTRE

I MOVE:

To assist the ongoing financial sustainability of two well attended local seniors groups, that a new category of fees and charges be introduced following the relevant exhibition period and other due process. This being for the use of the Bates Street Community Centre as follows:

Bates Street Community Centre use by Strathfield West Senior Citizens

1. Fees and charges be levied at \$550.00 per year, inclusive of all utilities and cleaning costs and providing for the following room and community centre usage:
 - a. Wangal Room on Mondays from 9.00am to 1.00pm
 - b. Airey Room on Mondays from 10.am to 3.00pm
 - c. Reasonable access to the kitchen, storage, office area and centre facilities be provided at these times.

Bates Street Community Centre use by Tamil Seniors Citizens Association Inc.

1. Fees and charges be levied at \$550.00 per year, inclusive of all utilities and cleaning costs and providing for the following room and community centre usage:
 - a. The use of the Redmyre Room every Thursday from 10.00am to 2.00pm.
 - b. The use of the Airey Room every Thursday from 9.30am – 3.00 pm
 - c. Reasonable access to the kitchen, storage and centre facilities be provided at these times.

RECOMMENDATION

To assist the ongoing financial sustainability of two well attended local seniors groups, that a new category of fees and charges be introduced following the relevant exhibition period and other due process. This being for the use of the Bates Street Community Centre as follows:

Bates Street Community Centre use by Strathfield West Senior Citizens

1. Fees and charges be levied at \$550.00 per year, inclusive of all utilities and cleaning costs and providing for the following room and community centre usage:
 - a. Wangal Room on Mondays from 9.00am to 1.00pm
 - b. Airey Room on Mondays from 10.am to 3.00pm
 - c. Reasonable access to the kitchen, storage, office area and centre facilities be provided at these times.

Bates Street Community Centre use by Tamil Seniors Citizens Association Inc.

1. Fees and charges be levied at \$550.00 per year, inclusive of all utilities and cleaning costs and providing for the following room and community centre usage:
 - a. The use of the Redmyre Room every Thursday from 10.00am to 2.00pm.
 - b. The use of the Airey Room every Thursday from 9.30am – 3.00 pm
 - c. Reasonable access to the kitchen, storage and centre facilities be provided at these times.

ATTACHMENTS

There are no attachments for this report.

14.3 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN
SUBJECT: PLANNING PROPOSAL DETERMINATION – 11-17 COLUMBIA LANE
HOME BUSH

I MOVE:

That Council write to the Secretary of the Department of Planning & Environment, Ms Carolyn McNally and the Minister for Planning, Minister for Housing, and Special Minister of State, Mr Anthony Roberts indicating their disappointment at the Sydney Eastern City Planning Panel's determination dated 30 August 2018 in relation the Planning Proposal for 11-17 Columbia Lane, Homebush.

Council is of the opinion that the determination of the Sydney Eastern City Planning Panel is premature and has not taken into account the following in their determination of the Planning Proposal:

- a. Advice from Westconnex on the operation of the ventilation stack and its impact on development approved in accordance with the increased building heights of 80m
- b. Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation facility. This was a condition of consent as part of the approval of the WestConnex
- c. The strategic traffic study which is currently being prepared on behalf of Strathfield, Canada Bay and Burwood Councils by Bitzios which will provide an independent assessment of the existing and future traffic capacity along Parramatta Road and the cumulative impact of development along the Parramatta Road Corridor and the local road network
- d. The recent deterioration in traffic congestion related to the opening of the M4 on ramp
- e. The lack of commitment to the provision of the required infrastructure that was guaranteed to the community as part of the development of the Parramatta Road Corridor Urban Transformation Strategy prepared by Urban Growth. Council was assured that a Special Infrastructure Contribution (SIC) would be implemented that would help fund the delivery of the key pieces of State and Regional Infrastructure required to support the growing population. Council has not received any advice to date from DPE with respect to the SIC
- f. The DPE Planned Precinct background studies for the Homebush, Burwood and Canada Bay Planned Precinct. Strategic studies are currently being undertaken as part of the Planned Precinct process, and the precinct boundaries cross over with the Parramatta Road Precinct. Consideration of the Planning Proposals within the Planned Precinct and adjacent to the Precinct should take into account the work that is being currently prepared by DPE
- g. Failure to consider proposed uplift of development in adjoining Council areas which will place further strain on local services and infrastructure.

RECOMMENDATION

That Council write to the Secretary of the Department of Planning & Environment, Ms Carolyn McNally and the Minister for Planning, Minister for Housing, and Special Minister of State, Mr Anthony Roberts indicating their disappointment at the Sydney Eastern City Planning Panel's determination dated 30 August 2018 in relation the Planning Proposal for 11-17 Columbia

Planning Proposal Determination – 11-17 Columbia Lane Homebush (Cont'd)

Lane, Homebush.

Council is of the opinion that the determination of the Sydney Eastern City Planning Panel is premature and has not taken into account the following in their determination of the Planning Proposal:

- a. Advice from Westconnex on the operation of the ventilation stack and its impact on development approved in accordance with the increased building heights of 80m
- b. Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation facility. This was a condition of consent as part of the approval of the WestConnex
- c. The strategic traffic study which is currently being prepared on behalf of Strathfield, Canada Bay and Burwood Councils by Bitzios which will provide an independent assessment of the existing and future traffic capacity along Parramatta Road and the cumulative impact of development along the Parramatta Road Corridor and the local road network
- d. The recent deterioration in traffic congestion related to the opening of the M4 on ramp
- e. The lack of commitment to the provision of the required infrastructure that was guaranteed to the community as part of the development of the Parramatta Road Corridor Urban Transformation Strategy prepared by Urban Growth. Council was assured that a Special Infrastructure Contribution (SIC) would be implemented that would help fund the delivery of the key pieces of State and Regional Infrastructure required to support the growing population. Council has not received any advice to date from DPE with respect to the SIC
- f. The DPE Planned Precinct background studies for the Homebush, Burwood and Canada Bay Planned Precinct. Strategic studies are currently being undertaken as part of the Planned Precinct process, and the precinct boundaries cross over with the Parramatta Road Precinct. Consideration of the Planning Proposals within the Planned Precinct and adjacent to the Precinct should take into account the work that is being currently prepared by DPE
- g. Failure to consider proposed uplift of development in adjoining Council areas which will place further strain on local services and infrastructure

ATTACHMENTS

There are no attachments for this report.

14.4 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN
SUBJECT: PLANNING PROPOSAL DETERMINATION – 5 POWELL STREET & 17-35
PARRAMATTA RD HOMEBUSH

I MOVE:

That Council write to the Secretary of the Department of Planning & Environment, Ms Carolyn McNally and the Minister for Minister for Planning, Minister for Housing, and Special Minister of State, Mr Anthony Roberts indicating their disappointment at the Sydney Eastern City Planning Panel's determination dated 30 August 2018 in relation the Planning Proposal for No 5 Powell Street & 17-35 Parramatta Rd Homebush.

Council is of the opinion that the determination of the Sydney Eastern City Planning Panel is premature and has not taken into account the following in their determination of the Planning Proposal:

- a. Advice from Westconnex on the operation of the ventilation stack and its impact on development approved in accordance with the increased building heights of 80m;
- b. Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation facility. This was a condition of consent as part of the approval of the WestConnex
- c. The strategic traffic study which is currently being prepared on behalf of Strathfield, Canada Bay and Burwood Councils by Bitzios which will provide an independent assessment of the existing and future traffic capacity along Parramatta Road and the cumulative impact of development along the Parramatta Road Corridor and the local road network
- d. The recent deterioration in traffic congestion related to the opening of the M4 on ramp
- e. The lack of commitment to the provision of the required infrastructure that was guaranteed to the community as part of the development of the Parramatta Road Corridor Urban Transformation Strategy prepared by Urban Growth. Council was assured that a Special Infrastructure Contribution (SIC) would be implemented that would help fund the delivery of the key pieces of State and Regional Infrastructure required to support the growing population. Council has not received any advice to date from DPE with respect to the SIC
- f. The DPE Planned Precinct background studies for the Homebush, Burwood and Canada Bay Planned Precinct. Strategic studies are currently being undertaken as part of the Planned Precinct process, and the precinct boundaries cross over with the Parramatta Road Precinct. Consideration of the Planning Proposals within the Planned Precinct and adjacent to the Precinct should take into account the work that is being currently prepared by DPE
- g. Failure to consider proposed uplift of development in adjoining Council areas which will place further strain on local services and infrastructure

RECOMMENDATION

That Council write to the Secretary of the Department of Planning & Environment, Ms Carolyn McNally and the Minister for Minister for Planning, Minister for Housing, and Special Minister of State, Mr Anthony Roberts indicating their disappointment at the Sydney Eastern City Planning Panel's determination dated 30 August 2018 in relation the Planning Proposal for No 5 Powell

Planning Proposal Determination – 5 Powell Street & 17-35 Parramatta Rd Homebush (Cont'd)

Street & 17-35 Parramatta Rd Homebush.

Council is of the opinion that the determination of the Sydney Eastern City Planning Panel is premature and has not taken into account the following in their determination of the Planning Proposal:

- a. Advice from Westconnex on the operation of the ventilation stack and its impact on development approved in accordance with the increased building heights of 80m;
- b. Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation facility. This was a condition of consent as part of the approval of the WestConnex
- c. The strategic traffic study which is currently being prepared on behalf of Strathfield, Canada Bay and Burwood Councils by Bitzios which will provide an independent assessment of the existing and future traffic capacity along Parramatta Road and the cumulative impact of development along the Parramatta Road Corridor and the local road network
- d. The recent deterioration in traffic congestion related to the opening of the M4 on ramp
- e. The lack of commitment to the provision of the required infrastructure that was guaranteed to the community as part of the development of the Parramatta Road Corridor Urban Transformation Strategy prepared by Urban Growth. Council was assured that a Special Infrastructure Contribution (SIC) would be implemented that would help fund the delivery of the key pieces of State and Regional Infrastructure required to support the growing population. Council has not received any advice to date from DPE with respect to the SIC
- f. The DPE Planned Precinct background studies for the Homebush, Burwood and Canada Bay Planned Precinct. Strategic studies are currently being undertaken as part of the Planned Precinct process, and the precinct boundaries cross over with the Parramatta Road Precinct. Consideration of the Planning Proposals within the Planned Precinct and adjacent to the Precinct should take into account the work that is being currently prepared by DPE
- g. Failure to consider proposed uplift of development in adjoining Council areas which will place further strain on local services and infrastructure.

ATTACHMENTS

There are no attachments for this report.

14.5 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN
SUBJECT: LEGAL ADVICE - PLANNING PROPOSAL DETERMINATION – 11-17
COLUMBIA LANE HOMEBUSH, 5 POWELL STREET & 17-35 PARRAMATTA
RD HOMEBUSH

I MOVE:

That Council seek urgent independent legal advice with respect to the validity of the Sydney Eastern City Planning Panel's decision of 30 August 2018 in relation to the following Planning Proposal Determinations:

1. No 11- 17 Columbia Lane Homebush; and
2. Nos 5 Powell Street & 17-35 Parramatta Road, Homebush.

Council is of the opinion that the determination of the Sydney Eastern City Planning Panel for both these Planning Proposals has been made prematurely and does not take into account the following as part of the consideration of the Planning Proposals:

- a. Advice from Westconnex on the operation of the ventilation stack and its impact on development approved in accordance with the increased building heights of 80m;
- b. Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation facility. This was a condition of consent as part of the approval of the WestConnex
- c. The public interest in terms of the impact of the WestConnex Ventilation Facility on the air quality impact of any proposed future development
- d. The strategic traffic study which is currently being prepared on behalf of Strathfield, Canada Bay and Burwood Councils by Bitzios which will provide an independent assessment of the existing and future traffic capacity along Parramatta Road and the cumulative impact of development along the Parramatta Road Corridor and the local road network
- e. The recent deterioration in traffic congestion related to the opening of the M4 on ramp
- f. The lack of commitment to the provision of the required infrastructure that was guaranteed to the community as part of the development of the Parramatta Road Corridor Urban Transformation Strategy prepared by Urban Growth. Council was assured that a Special Infrastructure Contribution (SIC) would be implemented that would help fund the delivery of the key pieces of State and Regional Infrastructure required to support the growing population. Council has not received any advice to date from DPE with respect to the SIC
- g. The DPE Planned Precinct background studies for the Homebush, Burwood and Canada Bay Planned Precinct. Strategic studies are currently being undertaken as part of the Planned Precinct process, and the precinct boundaries cross over with the Parramatta Road Precinct. Consideration of the Planning Proposals within the Planned Precinct and adjacent to the Precinct should take into account the work that is being currently prepared by DPE
- h. Failure to consider proposed uplift of development in adjoining Council areas which will place further strain on local services and infrastructure

Legal Advice - Planning Proposal Determination – 11-17 Columbia Lane Homebush, 5 Powell Street & 17-35 Parramatta Rd Homebush (Cont'd)

Advice is also sought on the validity of the report prepared by the Executive Director, Regions to the Sydney Eastern City Planning Panel and the reliance of the information contained within this report for No 11 – 17 Columbia Lane, Homebush and dated 13 July 2018

RECOMMENDATION

That Council seek urgent independent legal advice with respect to the validity of the Sydney Eastern City Planning Panel's decision of 30 August 2018 in relation to the following Planning Proposal Determinations:

1. No 11- 17 Columbia Lane Homebush; and
2. Nos 5 Powell Street & 17-35 Parramatta Road, Homebush.

Council is of the opinion that the determination of the Sydney Eastern City Planning Panel for both these Planning Proposals has been made prematurely and does not take into account the following as part of the consideration of the Planning Proposals:

- a. Advice from Westconnex on the operation of the ventilation stack and its impact on development approved in accordance with the increased building heights of 80m;
- b. Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation facility. This was a condition of consent as part of the approval of the WestConnex
- c. The public interest in terms of the impact of the WestConnex Ventilation Facility on the air quality impact of any proposed future development
- d. The strategic traffic study which is currently being prepared on behalf of Strathfield, Canada Bay and Burwood Councils by Bitzios which will provide an independent assessment of the existing and future traffic capacity along Parramatta Road and the cumulative impact of development along the Parramatta Road Corridor and the local road network
- e. The recent deterioration in traffic congestion related to the opening of the M4 on ramp
- f. The lack of commitment to the provision of the required infrastructure that was guaranteed to the community as part of the development of the Parramatta Road Corridor Urban Transformation Strategy prepared by Urban Growth. Council was assured that a Special Infrastructure Contribution (SIC) would be implemented that would help fund the delivery of the key pieces of State and Regional Infrastructure required to support the growing population. Council has not received any advice to date from DPE with respect to the SIC
- g. The DPE Planned Precinct background studies for the Homebush, Burwood and Canada Bay Planned Precinct. Strategic studies are currently being undertaken as part of the Planned Precinct process, and the precinct boundaries cross over with the Parramatta Road Precinct. Consideration of the Planning Proposals within the Planned Precinct and adjacent to the Precinct should take into account the work that is being currently prepared by DPE
- h. Failure to consider proposed uplift of development in adjoining Council areas which will place further strain on local services and infrastructure

Advice is also sought on the validity of the report prepared by the Executive Director, Regions to the Sydney Eastern City Planning Panel and the reliance of the information contained within this

Legal Advice - Planning Proposal Determination – 11-17 Columbia Lane Homebush, 5 Powell Street & 17-35 Parramatta Rd Homebush (Cont'd)

report for No 11 – 17 Columbia Lane, Homebush and dated 13 July 2018

ATTACHMENTS

There are no attachments for this report.

14.6 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN
SUBJECT: COMPLAINT RESPONSE AND LEGAL ADVICE REPORTED TO COUNCIL

I MOVE:

That a progress report be provided to the November Council Meeting. This report should include the relevant legal advice together with the response received by NSW Planning in relation to the panel's decision of 30 August in respect of 11-17 Columbia Lane Homebush, 5 Powell Street & 17-35 Parramatta Rd Homebush.

RECOMMENDATION

That a progress report be provided to the November Council Meeting. This report should include the relevant legal advice together with the response received by NSW Planning in relation to the panel's decision of 30 August in respect of 11-17 Columbia Lane Homebush, 5 Powell Street & 17-35 Parramatta Rd Homebush.

ATTACHMENTS

There are no attachments for this report.

14.7 NOTICE OF MOTION SUBMITTED BY COUNCILLOR HALL

**SUBJECT: NEW FEES AND CHARGES CATEGORY PROPOSED FOR IRONBARK ROOM
STRATHFIELD LIBRARY**

I MOVE:

That a new category of fees and charges be introduced for the use of the Ironbark Room in the Strathfield Library on each Sunday for any three hour period for Community Groups and Not For Profit Associations made up of predominantly Strathfield LGA residents be levied at \$5,000 per year, inclusive of all cleaning costs.

That following the statutory exhibition period and other due process a new category of fees and charges be added as follows:

1. Strathfield Library Ironbark Room – 3 hour usage on Sundays by Community Groups made up of predominantly Strathfield LGA residents – Annual Fee of \$5000 a year or pro rata rate as applicable for shorter hires.

RECOMMENDATION

That a new category of fees and charges be introduced for the use of the Ironbark Room in the Strathfield Library on each Sunday for any three hour period for Community Groups and Not For Profit Associations made up of predominantly Strathfield LGA residents be levied at \$5,000 per year, inclusive of all cleaning costs.

That following the statutory exhibition period and other due process a new category of fees and charges be added as follows:

1. Strathfield Library Ironbark Room – 3 hour usage on Sundays by Community Groups made up of predominantly Strathfield LGA residents – Annual Fee of \$5000 a year or pro rata rate as applicable for shorter hires.

ATTACHMENTS

There are no attachments for this report.

GM1 ELECTION OF DEPUTY MAYOR

AUTHOR: James Ng, Manager Administration

APPROVER: Anthony Hewton, Director Corporate and Human Services

RECOMMENDATION

1. That Council conduct the election of the Deputy Mayor by open voting.
2. That Council elect the Deputy Mayor for the 2018-2019 term.
3. That the Returning Officer conduct the election in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005.

PURPOSE OF REPORT

To detail the procedures for the conduct of the election of the Deputy Mayor for the 2018-2019 term.

REPORT

Section 231 of the Local Government Act 1993 provides that:

- (a) The councillors may elect a person from among their number to be the Deputy Mayor.*
- (b) The person may be elected for the mayoral term or a shorter term.*
- (c) The Deputy Mayor may exercise any function of the Mayor at the request of the Mayor or if the Mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of Mayor.*
- (d) The councillors may elect a person from among their number to act as Deputy Mayor if the Deputy Mayor is prevented by illness, absence or otherwise from exercising a function under this section or if no Deputy Mayor has been elected.*

Councillor Nella Hall was elected as Deputy Mayor for the 2017-2018 term at the Extraordinary Council Meeting on 26 September 2017. Council may now elect a Deputy Mayor for the 2018-2019 term under section 231 of the Act.

The election must be conducted in accordance with Schedule 7 of the Local Government (General) Regulation 2005. A copy of Schedule 7 is attached to this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Schedule 7 of Local Government (General) Regulation 2005 - Election of Mayor by Councillors

ATTACHMENT 1

LOCAL GOVERNMENT (GENERAL) REGULATION 2005 - SCHEDULE 7**SCHEDULE 7 – Election of mayor by councillors**

(Clause 394)

Part 1 - Preliminary**1 Returning officer**

The general manager (or a person appointed by the general manager) is the returning officer.

2 Nomination

- (1) A councillor may be nominated without notice for election as mayor or deputy mayor.
- (2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- (3) The nomination is to be delivered or sent to the returning officer.
- (4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

3 Election

- (1) If only one councillor is nominated, that councillor is elected.
- (2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.
- (3) The election is to be held at the council meeting at which the council resolves on the method of voting.
- (4) In this clause:

"ballot" has its normal meaning of secret ballot.

"open voting" means voting by a show of hands or similar means.

Part 2 - Ordinary ballot or open voting**4 Application of Part**

This Part applies if the election proceeds by ordinary ballot or by open voting.

5 Marking of ballot-papers

- (1) If the election proceeds by ordinary ballot, the returning officer is to decide the manner in which votes are to be marked on the ballot-papers.
- (2) The formality of a ballot-paper under this Part must be determined in accordance with clause 345 (1) (b) and (c) and (6) of this Regulation as if it were a ballot-paper referred to in that clause.

- (3) An informal ballot-paper must be rejected at the count.

6 Count—2 candidates

- (1) If there are only 2 candidates, the candidate with the higher number of votes is elected.
- (2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

7 Count—3 or more candidates

- (1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.
- (2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.
- (3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.
- (4) A further vote is to be taken of the 2 remaining candidates.
- (5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.
- (6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

Part 3 - Preferential ballot

8 Application of Part

This Part applies if the election proceeds by preferential ballot.

9 Ballot-papers and voting

- (1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers "1", "2" and so on against the various names so as to indicate the order of their preference for all the candidates.
- (2) The formality of a ballot-paper under this Part is to be determined in accordance with clause 345 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

10 Count

- (1) If a candidate has an absolute majority of first preference votes, that candidate is elected.
- (2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot-papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.
- (3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voter's preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.

(4) In this clause,
"absolute majority" , in relation to votes, means a number that is more than one-half of the number of unexhausted formal ballot-papers.

11 Tied candidates

(1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal--the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.

(2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes--the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

Part 4 - General

12 Choosing by lot

To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and one is drawn at random by the returning officer and the candidate whose name is on the drawn slip is chosen.

13 Result

The result of the election (including the name of the candidate elected as mayor or deputy mayor) is:

- (a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and
- (b) to be delivered or sent to the Director-General and to the Secretary of the Local Government and Shires Association of New South Wales.

GM2 TABLING OF ANNUAL DISCLOSURE OF INTEREST RETURNS

AUTHOR: Melinda Aitkenhead, Manager Governance and Internal Affairs

APPROVER: Henry T Wong, General Manager

RECOMMENDATION

That Council receive and note the report concerning tabling of Annual Disclosure of Interest Returns.

PURPOSE OF REPORT

To provide for the tabling of Disclosure of Interest Returns lodged by Councillors and Designated Persons in accordance with section 450A(2) of the Local Government Act 1993.

REPORT

Section 450A(2) of the Local Government Act 1993 requires that Disclosure of Interest Returns lodged by Councillors and Designated Persons are to be tabled at the first Council meeting after the due date of 30 September 2018.

A 'designated person' is described in section 441 of the Act as:

- *the general manager;*
- *other senior staff of the council;*
- *a person (other than a member of the senior staff of the council) who is a member of staff of the council or a delegate of the council and who holds a position identified by the council as the position of a designated person because it involves the exercise of functions under this or any other Act (such as regulatory functions or contractual functions) that, in their exercise, could give rise to a conflict between the person's duty as a member of staff or delegate and the person's private interest; or*
- *a person (other than a member of the senior staff of the council) who is a member of a committee of the council identified by the council as a committee whose members are designated persons because the functions of the committee involve the exercise of the council's functions under this or any other Act (such as regulatory functions or contractual functions) that, in their exercise, could give rise to a conflict between the member's duty as a member of the committee and the member's private interest.*

Pursuant to the Act, the returns for the period ended 30 June 2018 are tabled for information. It is noted that all Councillors and Designated Persons lodged their completed return in the prescribed format by the due date of 30 September 2018.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report

GM3 STRATHFIELD SPRING FESTIVAL ATTENDANCE AND FARMERS APPEAL DONATIONS

AUTHOR: Naomi Searle, Acting Manager Communications and Events

APPROVER: Henry T Wong, General Manager

RECOMMENDATION

That the report on Strathfield Spring Festival attendance and Farmers Appeal Donations be received and noted.

PURPOSE OF REPORT

Council, at its meeting of 3 July 2018 resolved (Minute No. 188/18):

188/18

RESOLVED:

- 1. Council thank all staff and volunteers who worked on the 2018 Strathfield Spring Festival.*
- 2. A report be provided to Council with statistics on attendance at the Festival.*
- 3. A report be provided to Council on the total money raised for Rural Aid in the drought-relief appeal for NSW Farmers at the Festival and since the commencement of the appeal.*

This report has been prepared in response to the Resolution.

REPORT

Spring Festival

Approximately 15,000 people attended the Spring Festival on Saturday 1 September 2018.

Preliminary surveys indicate the majority of attendees were families with children under 12 years of age and adults 31-40 years old, from Homebush, Strathfield and Strathfield South.

Farmers Appeal

The final tally for the Farmers Appeal is: \$31,440.26

This includes the amount raised from Spring Festival: \$857.95

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.

GM4 COMMUNITY NEWSLETTER

AUTHOR: Naomi Searle, Acting Manager Communications and Events

APPROVER: Henry T Wong, General Manager

RECOMMENDATION

To create and print an A4 4-page newsletter every 2 months, distributed only to residents who subscribe.

PURPOSE OF REPORT

Council, at its meeting of 1 May 2018 resolved (Minute No. 96/18):

96/18

RESOLVED:

THAT:

- 1. Council investigate and report to a Council workshop in September 2018 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. 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.*

This report has been prepared in response to the Resolution.

REPORT

The core approach of the Communications and Events section is to move in the direction of a more digital communications strategy, for reasons listed below. As such, Council encourages residents to follow us on social media and sign up for the eNews.

Any printed material should only be sent to people who have nominated themselves to receive it and should not be seen as a standalone media outlet, but rather in conjunction with other news streams.

The Communications and Events team can commit to 1x 4 page A4 newsletter (A3 folded to A4) once every 2 months (6 per year). The Communications and Events Manager is responsible for selecting content which will be largely targeted towards seniors (identified demographic most likely to subscribe).

BACKGROUND

Council ceased publication of a printed newsletter in 2017 with the last edition sent to residents in February. The decision to cease publication was based on the following:

1. Council established the distribution of the eNews – a digital newsletter residents can subscribe to, which includes Council news, Developments, Council motions, Street

Community Newsletter (Cont'd)

sweeping timetables, Current Council works e.g., Footpath repairs etc., Council events, Community events, Positive achievement stories by Council, Community group news, Small business news and more.

2. Feedback from residents demonstrated they preferred a digital version to receiving a print version.
3. A digital newsletter is far more cost effective.
4. A digital newsletter provides timely updates to residents on a weekly basis, verses every 2 months.
5. A digital newsletter is in line with Council's sustainability policies.

As well as being sent directly to resident's inboxes, the eNews is uploaded to the website providing access to those who do not have email addresses. Computer access is available at Strathfield and High Street Libraries as well as Customer Service for those who do not have a computer. It should also be noted that Council runs technology classes for Seniors in need of computer literacy help.

Given the current and projected consumption of digital media by the general population it is unlikely that the demand for a printed newsletter will be high.

FINANCIAL IMPLICATIONS

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.

Note: Recommendation is to include that Council approves funding.

NB: this project cannot proceed until the money has been deposited in the Communications and Events budget

Costs:

- Printing and distribution to 100 residents = Approx. \$600 + GST per edition (\$600 x 6 = \$3,600 per year).
- Staff hours – 8 hours compilation and design, per edition.

ATTACHMENTS

There are no attachments for this report.

CS1 CURRENT STATUS OF COUNCIL RESOLUTIONS

AUTHOR: James Ng, Manager Administration

APPROVER: Anthony Hewton, Director Corporate and Human Services

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 Council resolutions.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Outstanding Resolutions

ATTACHMENT 1



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
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Meeting Date	Subject	Section
4/09/2018	Community Education Mechanisms to Improve Awareness and Knowledge of NSW State Government's Development Plans	General Item
196/18		
RESOLVED: (Duggan / Pensabene)		
That a briefing paper be prepared for the October 2018 Planning workshop in relation to:		
a) providing more detailed information and community education mechanisms to improve awareness and knowledge of the NSW State Government's development plans for the area; including the Parramatta Road Corridor Urban Transformation Strategy, Homebush and Strathfield Planned Precincts, and the Low Rise Medium Density Code;		
b) information regarding the complying development process;		
c) the Strathfield Local Planning Panel process; and		
d) exempt development.		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Briefing paper to be prepared for October Planning Workshop.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
4/09/2018	Community Grants and Community Events Grants	Corporate Services Reports
205/18		
RESOLVED: (Blackmore / Kokkolis)		
That the General Manager be authorised to grant the following community grants and community events grants subject to a review of the governance framework for such grants:		
<div>1. As printed in the report to Council subject to the following changes:</div> <div><div>a) Marie Bashir Public School P&C \$1,500 (upon receipt of acquittal of last years expenses)</div><div>b) NSW SES Strathfield \$1,500</div><div>c) ACU \$0</div><div>d) St Merkorious Charity Association \$750</div><div>e) Catherine Sullivan Centre \$3,000</div><div>f) Strathfield West Senior Citizens Club \$1,500</div><div>g) Greater Sydney Cultural & Business Association \$3,000</div><div>h) NSW SES Strathfield Unit \$4,000</div></div>		
<div>2. That all grants are awarded subject to recipients meeting Council's KPI's and a report be provided back to Council by the recipients.</div>		
<div>3. In future years Councillors be provided with applicants' submissions by way of tabling as part of the Council Business Papers.</div>		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
In progress.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
4/09/2018 195/18	Improving Notification of Neighbours for Development Applications	Motions Pursuant to Notice
RESOLVED: (Blackmore / Kokkolis) That a report be prepared for the October 2018 Ordinary Council Meeting in relation to increasing the amount of neighbourhood notification required in our DCP for all Development Applications within Strathfield LGA. The report to include, but not limited to, timeframe, budgetary implications and feasibility of notifying all property owners and residents within a radius of 100metres of all boundary fences. For the Motion: Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
Presentation provided to Planning Workshop on 11 September 2018. Report to be provided to November Council meeting.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
4/09/2018	Development of Strathfield Council's New Planning Framework	Infrastructure and Development Reports
207/18		
RESOLVED: (Kokkolis / Hall)		
1. That the Council notes the requirement to carry out a Local Environmental Plan Review and prepare a Local Strategic Planning Statement;		
2. That the Council notes the requirement to prepare a Community Consultation Plan by 1 July 2019;		
3. That a comprehensive Stakeholder Engagement Plan be prepared and reported to a future Council meeting to inform the preparation of Strathfield Council's new planning framework		
4 That the Council notes the proposed survey and provides feedback by 30 September 2018.		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Noted. Work will commence as part of LEP review on stakeholder engagement.		

**Outstanding Council Resolution Actions**

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Meeting Date	Subject	Section
4/09/2018 206/18	Review of Strathfield's Industrial Lands (IN1 and IN2 Zoned Lands)	Infrastructure and Development Reports
RESOLVED: (Kokkolis / Blackmore)		
1. That the report on the review of Strathfield's Industrial Lands (IN1 and IN2 Zoned Lands) be received and noted		
2. The Dunlop Street/Water Street and Madeline Street (immediately adjacent to Cooke Park) be prioritised.		
For the Motion: Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari		
Against the Motion: Nil		
Work will commence as part of LEP review.		

**Outstanding Council Resolution Actions**

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Meeting Date	Subject	Section
4/09/2018 203/18	Community Access Committee	Corporate Services Reports
RESOLVED: (Vaccari / Kokkolis)		
That:		
1. Council establish a Community Access Committee and adopt the draft Terms of Reference dated 20 August 2018.		
2. That "The Mayor" be amended to "All Councillors" in clause 3.1 of the draft Terms of Reference.		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
In progress.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
4/09/2018 197/18	Share the Dignity Christmas Campaign	Motions Pursuant to Notice
RESOLVED: (Duggan / Vaccari) That: <ol style="list-style-type: none"> 1. Council support the Share the Dignity "It's in the bag" Christmas Campaign by becoming a collection point for the donation of handbags with items useful for women in need. 2. Council conduct appropriate marketing of the campaign. 3. Council host a (Town Hall located) morning tea in November and invite attendees to bring handbags filled with appropriate products to donate to the campaign with all Councillors invited to attend. 4. That Council consult with the local businesses in the Strathfield LGA to become collection points. For the Motion: Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
In progress – planning has commenced.		



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Meeting Date	Subject	Section
4/09/2018 194/18	Maria Street, Strathfield South Improvements	Motions Pursuant to Notice
RESOLVED: (Blackmore / Kokkolis) That a report be provided to the October 2018 Ordinary Council Meeting in relation to the following upgrades. <ul style="list-style-type: none">• The continuation of footpaths between Chiswick Street, Strathfield South and Elliot Street, Belfield• The widening of the pedestrian walkway and pedestrian safety improvements on the bridge over the Cooks River.• The possibility of installing lighting at the Ford Park entrance on Maria Street, Strathfield South. The report to include, but not limited to, budgetary impacts and consultation with the Cooks River Alliance. For the Motion: Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
Report provided to October Council meeting.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
4/09/2018	Mayoral Minute No. 28/18 - Future of Hudson Park (West)	Mayoral Minute
190/18		
RESOLVED: (Vaccari)		
That as part of any future review of Hudson Park Golf Course, Council officers investigate opportunities for a possible land swap of the western portion of Hudson Park (land situated on the western side of Centenary Drive, adjacent to the rail corridor) with a more centrally located parcel of land within the LGA that could in future be developed as open space.		
That a report be provided to a Planning workshop.		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report to be provided to an upcoming Planning Workshop.		



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Meeting Date	Subject	Section
4/09/2018	Mayoral Minute No. 27/18 - Height and Roof Form of Dwellings in the R2-Low Density Residential Zone	Mayoral Minute
189/18		
RESOLVED: (Vaccari)		
1. That an amendment be prepared to Part A – Dwelling Houses and Ancillary Structures of Strathfield Consolidated DCP 2005 to minimise the appearance of the bulk and scale of a dwelling and address issues related to roof form, including provisions related to:		
▪ Maximum floor to ceiling heights;		
▪ Maximum height requirements to the underside of the ceiling for parapet/flat roof dwellings;		
▪ Additional requirements for the design of roof forms to address the design of parapets/flat roofed buildings;		
▪ Clarification relating to the calculation of the overall height of a dwelling to ensure that the overall height is calculated from the existing ground level for the whole length of the block (for sloping sites)		
2. That a report on the amendments be referred to an appropriate upcoming Councillor Workshop		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report to be provided to October Planning Workshop.		



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Meeting Date	Subject	Section
7/08/2018	Mayoral Minute No. 25/18 - Women's Shelter Working Group	Mayoral Minute
168/18	<p>RESOLVED: (Vaccari)</p> <ol style="list-style-type: none"> 1. That Council write to The Hon. Pru Goward MP, Minister for Family and Community Services, Minister for Social Housing, and Minister for the Prevention of Domestic Violence and Sexual Assault inquiring as to the level of funding which is available from the state government for women's shelters, and more generally what initiatives and support the state government has in place to reduce the rates of domestic violence in our community. 2. That Council play an increased role in advocating for increased funding for the sector. 3. That Council in association with its local businesses host an annual Mayoral local toy drive at Christmas open to residents, ratepayers and Council staff, the proceeds of which to be distributed to needy local residents, including those subject to domestic violence. 4. That Council create a directory of services available to the victims of domestic violence and have it available on Council's website. 5. That relevant organisations, including local schools, be invited to participate in Strathfield Council's White Ribbon Day events. 6. That Council contact the Hills Shire Council to obtain information about and then investigate that councils Transitional Housing Policy and the basis on which The Sanctuary-Hills Women's Shelter was established and the governance and financial models under which it operates. <p>For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>	
169/18	<p>RESOLVED: (Vaccari)</p> <p>That:</p> <p>That the following will be discussed at a Councillor Workshop:</p>	

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7. That the Strathfield Council Women's Shelter Working Group be abandoned with immediate effect in favour investigation of the above mentioned Transitional Housing Policy.

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

Against the Motion: Nil

In progress.



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Meeting Date	Subject	Section
7/08/2018	Reimbursement from State Government of Amalgamation Court Proceeding Costs	Motions Pursuant to Notice
175/18		
RESOLVED: (Pensabene / Duggan)		
That concerning proceedings commenced by Council in the Land and Environment Court of New South Wales against the Government of the State of New South Wales and the costs incurred in relation to the prosecution of that action, that Council report at the next workshop:		
<div>1. The current status of each proceeding commenced.</div> <div>2. Steps taken by way of demand or in respect of cost assessment or otherwise to recover the costs of those proceedings from the State.</div> <div>3. That Council's report be taken to the October Council Meeting.</div>		
For the purposes of the above motion, a reference to the proceedings is a reference to:		
Strathfield Municipal Council v Minister for Local Government [2016] NSWLEC 124 Strathfield Municipal Council v Minister for Local Government [2017] NSWCA 188		
For the Motion:	Councillors Blackmore, Duggan, Hall and Pensabene	
Against the Motion:	Councillors Doueihy, Kokkolis and Vaccari	
The Mayor declared the Motion Carried.		
Report to be provided to October Councillors Workshop.		



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Meeting Date	Subject	Section
7/08/2018 182/18	Renaming Parts of Belfield	Corporate Services Reports
RESOLVED: (Hall / Blackmore) That Council consult with residents who would be affected by the proposal to rename parts of Belfield to Strathfield South and then submit the proposal to the Geographical Names Board of New South Wales for consideration. For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
In progress – community consultation commenced on 12 September 2018.		



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Meeting Date	Subject	Section
7/08/2018 176/18	Residential Strata Waste services Report	Motions Pursuant to Notice
<p>RESOLVED: (Blackmore / Kokkolis)</p> <p>That Council prepare a report to the October ordinary council meeting investigating the current services provided to residential Strata properties within our LGA.</p> <p>The report to include but not limited to:</p> <ul style="list-style-type: none"> * Educational information, signage and other resources we could provide to residents, strata managers, body corporate and real estate agents in relation to available waste services including bin repairs, rules in relation to waste services and availability of council clean ups to owners and tenants. * Feasibility of auditing Residential Strata properties in relation to their waste services including but not limited to appropriate services and bin repair or replacement. * Potential programs that could be established in relation to Residential Strata Blocks reducing their waste. * The possibility of a welcome package to new residents to include waste calendar, available waste services, street sweeping calendars and councils relevant contacts. <p>The report to include budgetary implications, funding source and expected timeframe.</p> <p>That Council invite the chair of the owners corporation of each strata block to an appropriate Council forum.</p> <p>For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>		
Report to be provided to November Council meeting.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
7/08/2018 174/18	Increasing Access to Greenspace for Junior Sports	Motions Pursuant to Notice
<p>RESOLVED: (Blackmore / Doueihi)</p> <p>That:</p> <ol style="list-style-type: none"> 1. A report be provided to the September, 2018 council meeting on the feasibility of using the green space associated with the Dutton Centre for organised junior sporting groups to train on. The report include details of any other group currently using the outdoor facilities. 2. The report include how appropriate lighting could be made available considering mid winter use, and also if any area within the perimeter would be more suitable than any other area within the perimeter so as to minimise affectation on local residents. <p>For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis and Vaccari</p> <p>Against the Motion: Councillor Pensabene</p>		
In progress – consultation with residents being conducted.		

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Meeting Date	Subject	Section
7/08/2018 173/18	Offensive Noises	Motions Pursuant to Notice
RESOLVED: (Hall / Blackmore)		
That council prepare a report which includes a compliance policy for Council's management of offensive noise incidences including noise arising from Industrial, commercial, residential, animals or pet noises.		
For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari		
Against the Motion: Nil		
Report to be provided to October Council meeting.		

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Meeting Date	Subject	Section
7/08/2018 172/18	Park Exercise Equipment at Cosgrove Park	Motions Pursuant to Notice
RESOLVED: (Pensabene / Hall)		
That Council investigate and report on the cost of installing 'park exercise equipment' or other alternative improvements at Cosgrove Park.		
For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari		
Against the Motion: Nil		
Report to be provided to October Council meeting.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
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Meeting Date	Subject	Section
7/08/2018 162/18	Mayoral Minute No. 18/18 - Smoke Free Laws	Mayoral Minute
<p>RESOLVED: (Vaccari)</p> <p>That Council provide:</p> <ol style="list-style-type: none"> 1. A report to an upcoming workshop on the number of fines: <ol style="list-style-type: none"> a. Issued to people for smoking within four (4) metres of a pedestrian entrance/exit to any licensed premises or restaurant in the Strathfield local government area. b. Issued to people smoking in outdoor public places including within 10 metres of children's playgrounds, spectator areas at sports ground/recreation facilities, public transport stops and platforms and within four (4) metres of any entrance to any public building within Strathfield local government area. 2. A report to the October 2018 Council meeting including, but not limited to, the revenue raised, the number of fines issued, campaigns conducted to educate people about the legislation concerning where they can't smoke, and future plans for increased enforcement in Strathfield local government area. <p>For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>		
Report to be provided to October Council meeting.		



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Meeting Date	Subject	Section
7/08/2018 161/18	Mayoral Minute No. 17/18 - Graffiti Initiatives	Mayoral Minute
RESOLVED: (Vaccari) <ol style="list-style-type: none"> 1. That with immediate effect Strathfield Council move to a policy of addressing high risk, public facing graffiti prone areas with the application of an appropriate mural. 2. That using its extensive archives and resident knowledge base, Council ensures that all murals which are commissioned reflect the history and heritage of the immediate area. 3. That this initiative addresses not only problem Council property, but also property owned by other government organisations (for example, railways, schools etc.) and also private property. 4. That an appropriate protocol be developed so that the permission of non-Council land owners can be sought and gained. 5. That this initiative be funded at the next Budget Quarterly Review. <p>For the Motion: Councillors Blackmore, Doueihi, Kokkolis and Vaccari</p> <p>Against the Motion: Councillors Duggan, Hall and Pensabene</p> <p>The Mayor declared the Motion Carried.</p>		
In progress.		



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Meeting Date	Subject	Section
3/07/2018	Underwood Road/WestConnex Stack Emissions	Infrastructure and Development Reports
148/18	RESOLVED: (Duggan / Vaccari) <ol style="list-style-type: none"> 1. That Council notes and endorses the report. 2. Council conduct an assessment of the RMS's obligations under the original approval document and report back to the August Council meeting. In particular, assessment of plans and intentions around the following would be welcome: <ul style="list-style-type: none"> • Compliance monitoring and tracking • Solar access and overshadowing • Socio-economic – particularly any impact on property prices in the vicinity of the stack • Advice on building buffer zones • Community and Social Management Plan • Community cohesion plan • Community Information, consultation and involvement • Ambient Air Quality Goal Protocol • Air Quality notification and Reporting • Operational Environmental Management Plan • Operational noise and vibration plan 	

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- Operational noise and vibration compliance report
 - Emergency Response Plan
 - Independent Environmental Audit
 - The placement of an emission receptor to the west of the facility
 - The placement of above-ground level receptors
 - Impact of building height changes under the Parramatta Road Corridor Urban Transformation Strategy
 - Impact of potential rezoning in neighbouring streets.
3. Council invite the appropriate RMS staff to a governing body workshop in August to discuss any potential community impacts and also RMS obligations in relation to the facility, and
4. Council convene a forum in September for local residents and appropriate staff from Westconnex to discuss any concerns in relation to the facility
5. That Council consider an appropriate DCP along the lines of those considered by Lane Cove and Willoughby Councils at the time of the Lane Cove Tunnel

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

Against the Motion: Nil

Report to be provided to October Council meeting.



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
3/07/2018	Street Tree Audit	Infrastructure and Development Reports
146/18		
RESOLVED: (Vaccari / Pensabene)		
1. That Council note the Work Program for the Tree Planting.		
2. That the Council workshop be presented with a street tree management plan for each of the localities within the municipality and monitors the implementation of the plan (including financial implications).		
For the Motion:	Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report provided to Councillors Workshop on 31 July 2018.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
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Meeting Date	Subject	Section
3/07/2018 139/18	Pomeroy Street - Former Bowling Club Site	Motions Pursuant to Notice
RESOLVED: (Hall / Pensabene) That Council prepare a report on the feasibility of the construction of Community facilities at the Pomeroy St – Former Bowling Club site. The community facility must provide space for a separate Men’s shed, Women’s Shed and green outdoor space. For the Motion: Councillors Blackmore, Doueihy, Duggan, Hall, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
In progress.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
3/07/2018	Design Options/Plans to Progress a Streetscape Revitalisation of the Homebush Shopping Centre and its Immediate Surrounds	Motions Pursuant to Notice
136/18		
RESOLVED: (Doueihi / Hall)		
That:		
1. Council Staff prepare design options / plans to progress a streetscape revitalisation of all local centres and their immediate surrounds. The design options to include: <ul style="list-style-type: none">pavingstreet lightingbinsseatsoutdoor dining spacesopportunities for improved landscaping and tree plantingother amenitiesimproving traffic management and parking within the defined precinct.		
2. That the design options / plans prepared be presented to a future Councillors Policy, Planning and Urban Design committee for consideration prior to coming back to Council and being publically exhibited.		
3. That Council staff consult with local shopkeepers and residents in the preparation of the design options and plans produced.		
For the Motion:	Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report provided at August Councillors Workshop. Plans are being prepared.		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
5/06/2018 118/18	Removal of Redundant Optus Cables	Motions Pursuant to Notice
<p>RESOLVED: (Blackmore / Kokkolis)</p> <p>That:</p> <ol style="list-style-type: none"> 1. A report be provided to the August 2018 Ordinary Council meeting regarding the redundant Optus cables in the Strathfield LGA. 2. Council be updated with current legislation regarding timeframes for removal of the redundant cables due to the installation of the National Broadband Network. 3. Council write to Optus requesting immediate removal of all redundant cables across Strathfield LGA. 4. The report to include but not limited to the possible enforcement action Council can take if the redundant cables are not removed, financial, aesthetic and safety benefits for Council and residents, Possible future improved tree pruning due to the removal of the low hanging Optus cables. <p>For the Motion: Councillors Blackmore, Hall, Kokkolis and Vaccari</p> <p>Against the Motion: Nil</p>		
In progress – awaiting response from Optus.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
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Meeting Date	Subject	Section
5/06/2018 120/18	Plans of Management for Community Lands	Motions Pursuant to Notice
RESOLVED: (Hall / Vaccari) <ol style="list-style-type: none"> 1. Council provide a Report detailing a summary/analysis of the submissions received in relation to the Draft Community Lands Plan of Management received from the period ending 22 June 2017. 2. Council prepare a new Draft Plan of Management that includes each of the 17 parcels of community lands in accordance with Division 1 and Division 2 of the <i>Local Government Act 1993</i>. 3. Given that Elliott Reserve has statutory restrictions and Covenants placed on the land, that a separate Plan of Management be prepared in accordance with Division 2 of the <i>Local Government Act 1993</i>. <p>For the Motion: Councillors Blackmore, Hall, Kokkolis and Vaccari</p> <p>Against the Motion: Nil</p>		
In progress – first draft Plan of Management to be placed on public exhibition in November 2018.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
11:07:58 AM

Meeting Date	Subject	Section
1/05/2018	Implementing and Incentivising Good Urban Design Outcomes in Relation to Shopfront Signage and Shopfront Design	Motions Pursuant to Notice
93/18	<p>RESOLVED: (Doueihi / Pensabene)</p> <p>That a report be provided to the August 2018 Ordinary Council Meeting in relation to the feasibility of Strathfield Council:</p> <ol style="list-style-type: none"> 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. Progressively achieve the removal of shutters and 'rolladoor' 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. 5. That Council cooperate with Burwood Council's initiative. <p>Cr Matthew Blackmore left the meeting, the time being 7:41 PM.</p> <p>For the Motion: Councillors Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p> <p>Cr Matthew Blackmore returned to the meeting, the time being 7:42 PM.</p> <p>Report to be provided to October Council meeting.</p>	



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
11:07:58 AM

Meeting Date	Subject	Section
10/04/2018 69/18	Opening Up Sydney Water Vacant Land To Increase Green Space	Motions Pursuant to Notice
RESOLVED: (Blackmore / Vaccari)		
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>2. That the report include but not limited to the feasibility and budgetary implications to Council.</p>		
For the Motion: Councillors Blackmore, Doueïhi, Duggan, Hall, Pensabene and Vaccari		
Against the Motion: Nil		
In progress – awaiting response from Sydney Water.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
11:07:58 AM

Meeting Date	Subject	Section
6/03/2018 52/18	Parramatta Road Urban Design DCP	Infrastructure and Development Reports
<p>RESOLVED: (Kokkolis / Blackmore)</p> <ol style="list-style-type: none"> 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. <p>For the Motion: Councillors Blackmore, Doueih, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>		
Report to be provided to Planning Workshop on 16 October 2018.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
11:07:58 AM

Meeting Date	Subject	Section
6/03/2018 38/18	Introduction of a Intra-Commuter Service	Motions Pursuant to Notice
<p>RESOLVED: (Hall / Pensabene)</p> <ol style="list-style-type: none"> 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. <p>For the Motion: Councillors Blackmore, Doueihy, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>		
Report provided at Councillors Workshop on 26 June 2018. Further investigations are being carried out.		

**Outstanding Council Resolution Actions**

Printed: Thursday, 20 September 2018
11:07:58 AM

Meeting Date	Subject	Section
6/03/2018 51/18	Powells Creek Bike and Walking Track	Infrastructure and Development Reports
RESOLVED: (Vaccari / Hall)		
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.		
Report to be provided to October Councillors Workshop.		



Outstanding Council Resolution Actions

Printed: Thursday, 20 September 2018
11:07:58 AM

Meeting Date	Subject	Section
7/11/2017 176/17	Strathfield Leisure Centre Feedback	Motions Pursuant to Notice
<p>RESOLVED: (Blackmore / Kokkolis)</p> <p>That:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. <p>For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis and Pensabene</p> <p>Against the Motion: Nil</p>		
In progress – community feedback has been obtained. A report will be provided at an upcoming Councillors Workshop.		

CS2 DRAFT 2017/2018 FINANCIAL STATEMENTS FOR REFERRAL TO AUDIT

AUTHOR: Jenny Nascimento, Chief Financial Officer

APPROVER: Anthony Hewton, Director Corporate and Human Services

RECOMMENDATION

1. That Council note the following Statements in respect of Section 413(2)(c) of the Local Government Act 1993 as to its 2017/2018 Financial Statements:
 - a) Council's Draft Financial Statements for 2017/2018 have been drawn up in accordance with:
 - The Local Government Act 1993 (as amended) and the Regulations made there under;
 - The Australian Accounting Standards and Professional Pronouncements; and
 - The Local Government Code of Accounting Practice and Financial Reporting.
 - b) The Statements present fairly the Council's operating result and financial position for the year.
 - c) The Statements are in accordance with the Council's accounting and other records.
 - d) Council is not aware of any matter that would render this report false or misleading in any way.
2. That the Draft Financial Statements for 2017/2018 be referred to the Council's Auditors for audit.
3. That the Statements 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.
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.

PURPOSE OF REPORT

To authorise referral of the Draft 2017/2018 Financial Statements to audit.

The unaudited Annual Financial Statements for the 2017/2018 financial year have been completed and are ready for audit

REPORT

Section 413(1) of the Act requires that *"a council must prepare financial reports for the year, and must refer them for audit as soon as practicable"*. Section 416(1) of the Act requires a council's financial reports for a year to be prepared and audited within four months after the end of the year concerned.

Draft 2017/2018 Financial Statements for referral to Audit (Cont'd)

The unaudited Financial Statements for the year ended 30 June 2018 will be completed and ready for audit by the end of the meeting and a copy will be tabled for Councillors information.

Statements by Councillors and Management on Council's unaudited Financial Statements in the prescribed format must be signed to refer the Financial Statements to audit.

Clause 215(1) of the Local Government (General) Regulation 2005 (Regulation) determines the format of the Statements by Councillors and Management. The Statements must:

- a) be made by resolution of Council
- b) be signed by:
 - (i) the Mayor
 - (ii) at least one other member of the Council
 - (iii) the Responsible Accounting Officer
 - (iv) the General Manager.

Clause 215(2) of the Regulation also requires that the Statements must include:

- a) whether or not Council's annual financial reports have been drawn up in accordance with:
 - the Local Government Act, 1993 and the Regulation made there under
 - the Australian Accounting Standards and Professional Pronouncements
 - the Local Government Code of Accounting Practice and Financial Reporting
- b) whether or not those reports present fairly the Council's operating result and financial position for the year
- c) whether or not those reports are in accordance with the Council's accounting and other records
- d) whether or not Council is aware of any matter that would render this report false or misleading in any way.

Council's Financial Statements have been prepared in accordance with the requirements detailed in Clause 215(2) (a) to (c) of the Regulation, as outlined above. Council's Chief Financial Officer, as the Responsible Accounting Officer, considers that these Financial Statements fairly present Council's financial position.

The Financial Statements are prepared by Council staff and comply with Australian Accounting Standards and the Local Government Code of Accounting Practice and Financial Reporting. The Statements are required to be audited by an independent auditor, and lodged with the Office of Local Government on or before 31 October 2018.

The Financial Statements for the year ended 30 June 2018 will be presented to Council's Audit Committee in October 2018.

A copy of the audited Financial Statements for the year ended 30 June 2018 will be submitted for adoption at a Council Meeting to be nominated. Councillors will be provided with a briefing by Council's External Auditor's, Audit Office of New South Wales concerning the 2017/2018 Financial Statements and Auditors Report prior to the meeting.

Draft 2017/2018 Financial Statements for referral to Audit (Cont'd)

This report recommends that Council refer the unaudited Financial Statements for the financial year 2017/2018, for audit, by completing the attached Statements by Councillors and Management.

Draft 2017/2018 Financial Statements for referral to Audit (Cont'd)**FINANCIAL IMPLICATIONS**

The financial implications are detailed in the report.

ATTACHMENTS

1. The Draft Statements for Audit are separately circulated to Councillors

ATTACHMENT 1

Placeholder for Attachment 1

Corporate Services Reports Report No. 2

The Draft Statements for Audit are separately
circulated to Councillors

CS3 INVESTMENTS REPORT AS AT 31 AUGUST 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 August 2018 noted.

PURPOSE OF REPORT

To submit Council's record of cash investments as at 31 August 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	4/06/2018	2/10/2018	120	2.60%	1,000,000
AMP	A1	12/03/2018	10/09/2018	182	2.60%	2,000,000
Bank of Queensland	A2	5/03/2018	3/09/2018	182	2.60%	2,000,000
Bank of Queensland	A2	5/06/2018	2/11/2018	150	2.70%	2,000,000
Bank of Queensland	A2	27/08/2018	25/02/2019	182	2.75%	2,000,000
Bankwest	A1+	13/06/2018	11/09/2018	90	2.70%	2,000,000
Bankwest	A1+	13/06/2018	11/10/2018	120	2.70%	2,000,000
Bankwest	A1+	21/08/2018	20/05/2019	272	2.80%	2,000,000
Bendigo	A2	21/08/2018	18/02/2019	181	2.75%	2,000,000
Commonwealth Bank of Australia	A1+	31/08/2018	27/02/2019	180	2.70%	3,000,000
ME Bank	A2	29/05/2018	26/11/2018	181	2.77%	2,000,000
ME Bank	A2	25/07/2018	23/10/2018	90	2.75%	4,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	11/06/2018	10/12/2018	182	2.75%	1,000,000
People's Choice Credit Union	A2	12/06/2018	10/12/2018	181	2.85%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Westpac	A1+	28/08/2018	25/02/2019	181	2.65%	2,000,000
						45,000,000

Investments Report as at 31 August 2018 (Cont'd)

Investment Portfolio as at 31 August 2018

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A-1+	At Call	1.25%	1,827,869
CBA Business Online Saver	A-1+	At Call	1.30%	6,075,758
AMP	A-1	At Call	1.80%	2,052,399
TCorp IM Cash Fund	A-1+	At Call	2.47%	2,041,632
				11,997,659

Total Investments**2.55%****56,997,659**

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 August 2018
Externally Restricted Reserves	
Domestic Waste Management	3,631,114
Unexpended Grants	1,077,000
Section 94	24,687,205
Stormwater Management	1,150,366
Total Externally Restricted Reserves	30,545,685
Internally Restricted Reserves	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	7,880,483
Adshel	270,000
Technology	358,034
Carry Forwards	431,442
Future Major Expenditure	1,371,001
Parkscape Improvements	29,000
Risk Management	195,362
Election	58,510
Total Internally Restricted Reserves	13,008,605
Total Restricted Reserves	43,554,290
Unrestricted*	13,443,369
Total Investments	56,997,659

The Reserve Bank of Australia's official cash rate remains at 1.50% for the month of August 2018. Council's investment portfolio is returning an average of 2.55% as at 31 August 2018 which is 0.59% above the 90 day BBSW benchmark of 1.96 %.

Council has earned interest revenue totalling \$ 104,155.39 as at 31 August 2018, being 15.01% of the original projected budget.

Investments Report as at 31 August 2018 (Cont'd)**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.

FINANCIAL IMPLICATIONS

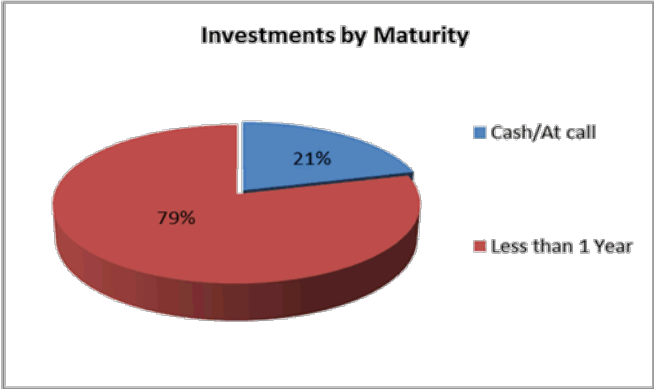
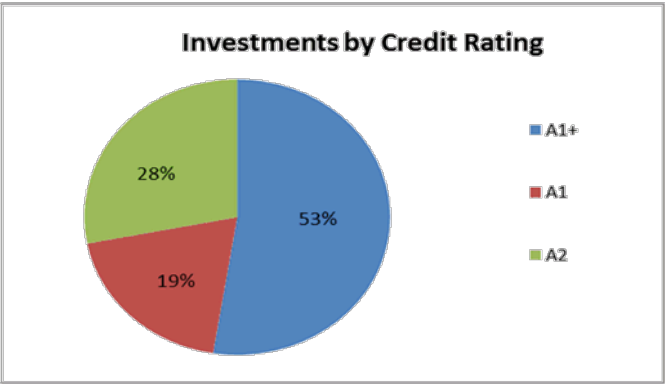
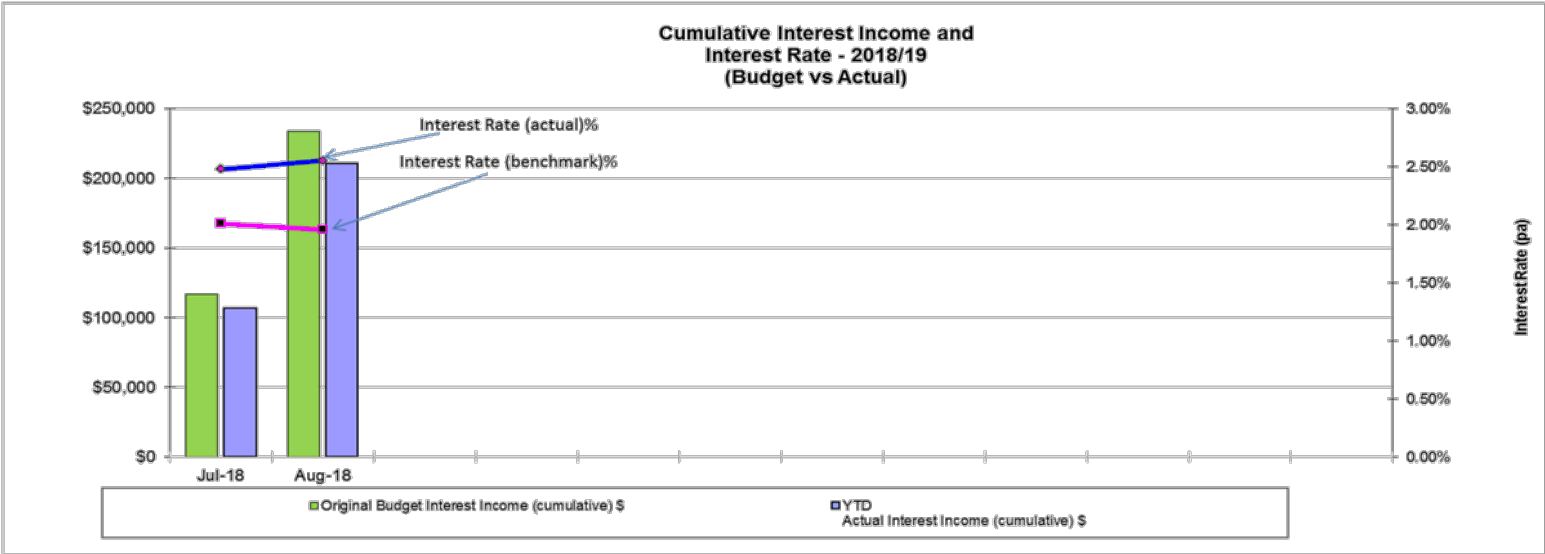
There are no financial implications

ATTACHMENTS

1. Investment Report Charts - August 2018

ATTACHMENT 1

INVESTMENT REPORT CHARTS - August 2018



**ID1 REVIEW OF STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL
PLAN PART P - HERITAGE**

AUTHOR: Kristy Welfare, Heritage Advisor

APPROVER: Rita Vella, Acting Director Infrastructure, Development & Environment

RECOMMENDATION

1. That an amendment be prepared to Part P – Heritage of Strathfield Consolidated Development Control Plan as outlined in the body of the report and associated attachments be placed on public exhibition in accordance with the requirements of the Act and Regulations.
2. That a further report be presented to Council at the conclusion of the exhibition period.

PURPOSE OF REPORT

The purpose of this report is to provide Council with an overview of the key amendments made to the *Strathfield Consolidated Development Control Plan Part P – Heritage* following a recent review, and to seek approval to place the amended Part P on public exhibition.

REPORT

Background

Council, at its meeting on 1 May 2018 resolved the following (Minute No 95/18):

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 the Strathfield local government area.*

A briefing was given to the Councillors on 12 June 2018 at the Planning Policy and Urban Design Workshop where it was recommended that as part of the focus on the protection of urban heritage fabric, Part P of the Strathfield Consolidated Development Control Plan be reviewed.

A review of Part P of the DCP has been undertaken with a view to providing additional guidance on existing controls and additional provisions are proposed to be included for works that currently have no specific controls with a view to providing more guidance for applicants seeking to carry out works on sites containing heritage items, located in the vicinity of items and within Heritage Conservation Areas.

Proposed Amendments to Part P – Heritage

Part P of the Strathfield Development Control Plan came into force in June 2017. Generally, the provisions and supporting principles of the current Part P are sound, providing guidance on many aspects of development for heritage items and properties within heritage conservation areas

Review of Strathfield Consolidated Development Control Plan Part P - Heritage (Cont'd)

The review of Part P has sought to identify areas that would benefit from further clarification and guidance for development of heritage affected properties and to provide additional information to owners and practitioners in designing proposals.

The changes proposed pertain to the provisions relating to demolition, subdivision, and alterations and additions (including basements) to heritage items and to sites located within heritage conservation areas.

These changes have been included as a response to matters that have arisen during the assessment of development applications pertaining to heritage-affected properties and seek to give greater clarity to property owners regarding the level of information required to support development of this nature within heritage sites and conservation areas.

Attachment 1 provides an overview of the proposed changes to Part P - Heritage.

The key changes proposed can be summarised as follows:

- Diagrams have been included in Part P 2.6 and Part P 4.4 to guide design development for alterations and additions.
- A new setback control has been added for first floor additions within heritage conservation areas to help guide the siting of new development (Part P 4.4(ii)). The setback required is proposed to be 9m from the front building line of the dwelling house.
- New provisions relating to basements and excavation have been included for development on heritage site, in the vicinity of items, and in Heritage Conservation Areas.
- Maps have been added to Part P 5.6 for each Heritage Conservation Area for added clarity;

General changes proposed include:

- Clarification of objectives and controls and use of more consistent terminology; and
- Renumbering of objectives and controls to reduce complexity of the existing sectional hierarchy.

The draft Part P, as amended is included as Attachment 2

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Part P review - Summary table of Proposed Amendments
2. Draft Part P - Heritage

ATTACHMENT 1

Summary Table of Amendments - Part P Review, September 2018

Section	Amendment
1.1 Executive summary	Clarification of application of section to heritage items (including potential or draft heritage items), properties in a Heritage Conservation Area, and development in the vicinity of a heritage item or conservation area
1.3 Development to which Part P of SDCP2005 applied	Update reference to 10.7 Certificate to reflect EP&A Act change
1.4 Structure	Correct section reference to 6 sections
1.5 Objectives	Reorder objectives to better reflect the priorities of Council
2 Development of heritage items	Expansion of explanatory paragraph
2.2 Setting	Addition of new control regarding basements on heritage sites.
2.4 Form	Clarification of introductory paragraph
2.4/2.5 Materials and colours	Relocation of control relating to wall treatment and painting colour schemes
2.6 Alterations and additions	Addition of objectives to this section Insertion of figure to emphasise desired reduced visibility for additions
2.7 Doors and Windows	New provision added to manage the insertion of skylights involving significant fabric
2.8.2 Car parking	Additional objective, strengthening existing controls, addition of control relating to basements, typographical corrections
2.10 Landscaping	Promotion of retention as a key objective, addition of landscaping for major alterations and additions
2.11 Outbuildings	Strengthening provision and separating second control into 2 distinct provisions
2.13 Demolition of heritage items	Expansion of introductory paragraph to provide greater guidance. Addition of requirement to submit a Demolition Report and replacement building design for demolition of heritage items
2.14 Subdivision	Addition of further commentary in the introductory paragraph regarding information requirements for subdivision.
2.15 Signage	Relocation of painting provision to 2.5
2.16 Adaptive reuse	Additional provisions addressing the need for supporting documentation for fire engineered solutions Additional provision addressing access to premises
3 Development in the vicinity of heritage items	Addition of general objectives at 3.1 and renumbering of remaining subsections
3.1 General	Addition of general objectives to help inform design development for these properties.
3.2 Setting	Addition of reference to the possible need for an arborist report for works in the vicinity of trees on heritage sites.
3.4 Siting	Addition of diagram to assist understanding of appropriate siting
3.6 Excavation	Addition of provision addressing requirements for excavation in the vicinity of heritage items
4 Conservation Areas	Cross reference hyperlinks with the HCA sections inserted in to the document for easy navigation
4.1 Setting	Addition of provisions specifically relating to street trees in conservation areas

4.4 Siting	Addition of a minimum 9m setback for first floor additions in a conservation area Diagram inserted to support written controls
4.7 Car Parking	Minor change in terminology (i) Addition of basement garage provision
4.9 Landscape elements and driveways	Strengthen controls relating to impact on street trees, particularly relating to driveways (i)
4.12 Demolition	Amended to reflect works to sites within a conservation area (presently refers to heritage items)
4.13 Subdivision	Additional commentary in into paragraph
5.2 Siting and garden areas	Further guidance provided regarding side setback provisions
5.5 Walls chimneys etc	Clarification on replacement of existing structurally unsound chimneys and reinstatement of original chimneys where there is evidence they have been removed.
5.7 Garages and Carports	Strengthening streetscape considerations for carports forward of the building line
5.8 Fences	Additional guidance on replacement fences being in keeping with the conservation area
5.9 SoS and additional controls	General formatting changes
5.9 – all subsections	Addition of HCA maps and updating titles of each HCA
5.9.1 – C1	Highlighting importance of street trees
5.9.7 Homebush Road HCA	Addition of controls (previously no additional controls)
5.9.8 Marion Street HCA	Additional emphasis included relating to consideration of street trees
5.9.11 C3 HCA	Guidance on like-for-like replacement of face brick and rough cast render included
6.4 setbacks	Correction of provision
6.7 Roof, Parapets etc	Insertion of provision to encourage recreation of lost elements
6.9.1 and 2	Add HCA plans. Minor rewording.
All Sections	General structure and formatting, Renumbering of objectives to A, B, C, etc and controls to i), ii), iii), etc.

ATTACHMENT 2



STRATHFIELD MUNICIPAL COUNCIL

PART P of
Strathfield Consolidated
Development Control Plan 2005
Heritage

Adopted by Council: 6 June 2017
Effective from: 20 June 2017

Amendment No 1 to Part P – Adopted by Council: <insert date>
Amendment No 1 to Part P – Effective from: <insert date>



Strathfield Consolidated Development Control Plan 2005

Part P: Heritage

1 Introduction

1.1 Executive summary

This section of the Development Control Plan establishes controls for development affecting places of heritage significance. **This includes development of heritage items (including draft heritage items), properties in a Heritage Conservation Area, and development in the vicinity of a heritage item or conservation area.**

Strathfield Local Government Area (LGA) has a large number of items of environmental heritage as well as heritage Conservation Areas. These are listed respectively under Part 1 and Part 2 of Schedule 5 of the Strathfield Local Environmental Plan 2012.

Examples of listed heritage items include weatherboard cottages, Federation houses, Victorian Italianate houses, Inter-war bungalows, Churches, Victorian houses, Spanish Mission houses, commercial buildings, parks and gardens, and educational establishments. It is important to note that in some instances the curtilage of the listed item including its garden surrounds is also listed as being of heritage significance.

These places contribute to the character of the local government area and help to make Strathfield an attractive place to live and work and help tell the story of the development of Strathfield. It is important to recognise and conserve this heritage.

Development that affects places of heritage significance, whether an individual heritage item and its curtilage, or a Conservation Area, needs to be carefully designed to minimise any negative impacts on heritage significance.

Negative impacts may occur due to actions such as removal of original fabric, loss of design features, loss of views, unsympathetic bulk and scale of new development and inappropriate selection of materials.

Council has a Heritage Inventory for each heritage item, which provides a description of the significance of each item and identifies features of significant value. Please contact Council's Planning Unit should you wish to find out more details.

Not all places of heritage significance may have been identified. These additional places may be identified in the future, through the development application process or by further review of heritage throughout Strathfield.

1.2 Relationship to SLEP 2012 and SCDP 2005

Part P of the DCP is to be read in conjunction with the SCDP 2005 and the Strathfield LEP 2012. Where there is any inconsistency with any part of the SCDP 2005 in respect of development affecting a heritage item and/or item within a Conservation Area, Part P prevails.

Comment [RV1]: Should we include potential items – not sure how we define a potential item – is this when an interim order has been issued

1.3 Development to which Part P of SCDP 2005 applies:

This section of the Development Control Plan applies to:

- development of heritage items;
- development in the vicinity of heritage items; and
- development in Conservation Areas.

Places can be affected by statutory listings as heritage items or in Conservation Areas under a Local Environmental Plan, a Regional Environmental Plan or on the State Heritage Register. One way of determining whether a property is affected by a heritage listing under a Local Environmental Plan or Regional Environmental Plan, whether as a heritage item or a Conservation Area or in the vicinity of a heritage item or a Conservation Area, is to obtain a Section 10.7 Certificate.

A small number of places in Strathfield LGA are identified as being of state heritage significance and are listed on the State Heritage Register. To determine whether a place is listed on the State Heritage Register, a Section 167 form can be lodged with the NSW Heritage Office (Department of Planning).

Council's planning unit is able to assist with preliminary advice on development affecting heritage items and Conservation Areas.

1.4 Structure

This DCP Part P is divided into six (6) sections as follows:

- **Section One: Introduction**
- **Section Two: Development of heritage items**
- **Section Three: Development in the vicinity of heritage items**
- **Section Four: Development in Conservation Areas**
- **Section Five: Additional Controls for Development within the Residential Conservation Areas**
- **Section Six: Additional Controls for Development within the Retail Conservation Areas**

1.5 Objectives of this DCP Part

- A. To retain evidence of historic themes of development evident in the Strathfield Local Government Area, through the proper care and maintenance of individual heritage items and heritage Conservation Areas.
- B. To protect those items and areas that are of value to the local community.
- C. To encourage development which complements existing heritage items and heritage Conservation Areas in a modern context.

- D. To ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item **and its setting**.
- E. To retain any significant horticultural or landscape features that assist in the interpretation of Strathfield's heritage.

1.6 Heritage management documents

Heritage management documents must accompany any development application where the carrying out of the proposed development may affect the heritage significance of a heritage item, Conservation Area, aboriginal object or place of heritage significance in accordance with Section 5.10 of Strathfield Local Environmental Plan 2012 (SLEP 2012).

Heritage management documents will generally be required to accompany all development applications on land which is either heritage listed under Schedule 5 of SLEP 2012, in the vicinity of listed heritage items, or of potential heritage significance (*refer note below*).

Under Section 5.10(5) of SLEP 2012, the consent authority may require a heritage management document, in respect of any development:

- a) on land on which a heritage item is located, or
- b) on land that is within a heritage Conservation Area, or
- c) on land that is within the vicinity of land referred to in paragraph a) or b),

The heritage management document is to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage Conservation Area concerned.

Under Section 5.10(6) of the SLEP 2012, the consent authority may require, after considering the heritage significance of a heritage items and the extent of change proposed to it, the submission of a Heritage Conservation Management Plan before granting consent under this clause.

Heritage Management Documents may comprise either:

- a) A **Heritage Impact Statement** which identifies heritage significance, assesses impact on that significance and measures to minimise that impact. In particular a Heritage Impact Statement will:
 - i) demonstrate that all possible means of mitigating any negative impact on the item have been addressed and that the proposed works will not significantly alter the heritage significance of an item or the character of the locality;
 - ii) be prepared by a qualified heritage consultant and in the case of Heritage Impact Statements, Council may accept statements from any other appropriately qualified or experienced person for minor development;
 - iii) assist Council in its assessment of the development but Council may decide not to adopt, or not to fully adopt, the particular recommendations of the documents submitted.
- b) a **Heritage Conservation Management Plan** must be in accordance with the relevant conservation policies and management mechanisms in the NSW Guidelines

and Policy; or

- c) any other document that provides guidelines for the ongoing management and conservation.

1.7 Council responsibilities

Council has certain responsibilities in respect of the Public Domain in relation to the protection of heritage items and their curtilage, land within the vicinity of heritage items, and land within Conservation Areas, as follows:

- 1) The pattern of grass verges, footpaths and street tree planting should be identified and maintained in any development proposal.
- 2) Where there are gaps in the street tree planting, new trees should be planted which match any existing types/species.

2 Development of Heritage Items

Heritage items have been identified as places that should be retained and conserved for future generations. The heritage significance of these places must be understood and respected when designing future development, **with a greater level of information, care and retention of heritage values required. The controls for heritage items recognise that the whole of the place - the building, the site and its features – may have heritage significance. The following objectives and controls are provided to retain heritage values while providing opportunities for change and adaptation of places of heritage significance.**

2.1 General objectives

- A. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a scale, mass, bulk, orientation, setback and character consistent with the heritage item.
- B. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape, and allows an ongoing application of its heritage significance.
- C. To retain or reinstate missing original details that contribute to the aesthetic quality and/or significance of a heritage item and to encourage the removal of inappropriate alterations and additions.
- D. To ensure that important elements of the form or fabric of a heritage item are not obscured or destroyed by alterations and additions.
- E. To ensure that materials and colours used on both the original heritage item and any alterations and additions are consistent with the significance of the heritage item.
- F. To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking.

2.2 Setting

Setting is the area around a heritage item that contributes to its heritage significance and may include the visual catchment of a heritage item. Topography, trees, gardens, fencing, and pavement can all contribute to the setting of a heritage item. Where a heritage item has importance as a landmark, it is particularly important that new development does not obscure its visual presence in the streetscape and/or townscape.

Objectives

- A. To provide an appropriate visual setting for heritage items, including landscaping, fencing and car parking; and
- B. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape and retains the significance of the item.

Controls

- (i) Original elements that contribute to the setting of a heritage item such as landscaping, fences and gates, driveways, seawalls etc. should not be removed and, traditional garden designs should be reinstated where possible.
- (ii) New structures on land on which a heritage item is located such as swimming pools and outbuildings should be located so that they do not adversely impact on the significance of the heritage item.
- (iii) The natural landform and character of the area within which a Heritage Item is located, should be maintained, avoiding any cut and fill to land when constructing new buildings and landscaping grounds.
- (iv) Excavation for basements on sites containing heritage items are discouraged. Basements will only be considered on sloping sites where minimal excavation is proposed. Applications that propose basement additions may be required to provide a Structural Report from a practicing structural engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building or adjoining properties. This report should be provided as part of the development application.

2.3 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development at places of heritage significance respects the scale of the existing buildings and or landscape elements that contribute to the significance of the place.

Objective

- A. To ensure that alterations and additions to a heritage item and new buildings on the site of a heritage item are of a scale consistent with the heritage item so as not to detract from the significance of the item.

Controls

- (i) Development on the site of a heritage item must not dominate the item or detract from its significance.

- (ii) Development shall not obstruct significant views to and from the item of significance.

2.4 Form

The form of a building is its overall shape and volume and the arrangement of its parts. The rooflines of buildings, and elements such as chimneys, parapet walls, verandahs etc. are often important elements of the form of a heritage item and contribute to its aesthetic significance.

Objectives

- A. To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions.
- B. To ensure that the form of a heritage item retains its importance in the streetscape and/or townscape.

Controls

- (i) Important elements of the form of a heritage item such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.
- (ii) Development of a heritage item must seek to reconstruct missing architectural detailing of a Heritage Item where possible, including gables, finial trims, front verandahs or bays.
- (iii) Verandahs on the front and sides of a heritage item should not be filled in.
- (iv) Additions and alterations to a heritage item should not detract from important aspects of the form of the heritage item.
- (v) The original shape of the roof of a Heritage Item should not be altered.

2.5 Materials and colours

The selection of materials and colours is very important to the aesthetic qualities of most built heritage items. Development that includes changing roof materials, re-skinning of brickwork, rendering or painting of face brickwork and inappropriate textured finishes can degrade the significance of a heritage item.

Additions and alterations to a heritage item should be consistent with the original materials of the heritage item. While it is not always necessary to match the materials of the original building, new materials should be carefully selected to ensure they are consistent with the original building.

Objectives

- A. To ensure that original materials that contribute to the significance of heritage items are not obscured.
- B. To ensure that colours of paintwork on heritage items are consistent with the significance of the heritage item.

- C. To ensure that materials on alterations and additions to heritage items are consistent with the materials of the heritage item.

Controls

- (i) The original wall treatment of a Heritage Item must be retained where possible. Unpainted brick or stone on a Heritage Item should not be painted or rendered.
- (ii) Original materials of heritage items should not be replaced with different materials or materials of different colour.
- (iii) Non-original materials of heritage items that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.
- (iv) Painting, rendering or bagging of original face brickwork and/or stonework is not permitted.
- (v) The texture of original rendered finishes should not be changed.
- (vi) Materials for additions and alterations to heritage items should be compatible with the original materials of the heritage item.
- (vii) Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.
- (viii) The use of fluorescent paint on heritage items is not permitted.
- (ix) The façade of a heritage item is not to be painted in a corporate colour scheme.
- (x) The use of modern finishes including stencilled concrete for driveways associated with heritage items is not permitted.
- (xi) The original roof cladding of a heritage item (slate, tiles or corrugated iron) should not be changed if it is in good repair.
- (xii) Sandblasting to remove paint from brick or stone should not be undertaken on a heritage item as it exposes it to weathering and may change its appearance.

2.6 Alterations and additions

Objectives

- A. To support the retention of heritage properties and maintain their heritage significance.
- B. To allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item
- C. To ensure that alterations or additions to heritage properties are sympathetic to the item and reflect the predominant scale, height, proportion, character and setbacks of the existing property, and surrounding development.

Controls

- (i) Alterations and additions must not adversely impact the significance of a heritage item.
- (ii) Any alterations and additions must be consistent with the scale, form, proportion,

details and materials of the heritage item.

- (iii) Alterations and additions to heritage items must be located so as to minimise their visibility and prominence from the street or adjoining streets, and the height must not be seen above the main ridgeline of the building. Refer to Figure 1.
- (iv) Ancillary buildings on the same site as a heritage item must be located so as to not obscure the significant elements of the item.

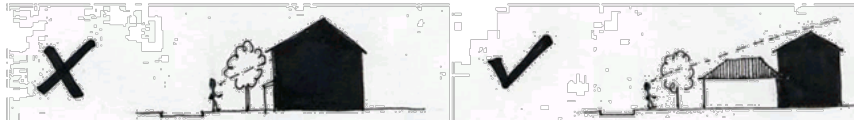


Figure 1: Two storey extension at the rear reduces visibility and prominence

2.7 Doors and windows

The spacing, proportions and detailing of doors and windows of heritage items usually contributes greatly to their aesthetic appeal. Altering windows and doors or adding new openings can dramatically affect the character of a building.

Objectives

- A. To retain original windows and doors that contribute to the aesthetic quality and/or significance of a heritage item.
- B. To reinstate lost details that contributed to the aesthetic qualities and/or significance of a heritage item.
- C. To retain the proportions of walls and openings that contribute to the aesthetic quality of a heritage item.

Controls

- (i) Original window and door openings in a heritage item should be retained. If the original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the item.
- (ii) Where original windows and doors in a heritage item have been removed and replacement of the new joinery is proposed, the form and detailing of the original windows and/or doors should be reconstructed.
- (iii) New dormer and roof windows of a house should preferably be located on rear roof slopes in preference to roof slopes visible from the street.
- (iv) New dormer windows visible from the street must be located to complement the design of the building with proportions and details which do not detract from the significance of the building.
- (v) Extensive areas of glazing visible from the Public Domain are not permitted unless this was a feature of the original design of the building.
- (vi) New skylights are not permitted in roof slopes visible from the Public Domain.

- (vii) New skylights that involve the removal of significant fabric (e.g. decorative plaster ceilings) are generally not supported.

2.8 Car parking

Garages and carports can have the greatest detrimental impact on the significance of heritage items. Garages and carports in front of the building line obscure views of the buildings and break the rhythm and pattern of the streetscape. The proportions of garage doors do not relate to the smaller and more vertical proportions of windows and doors that are usually found on heritage items.

Objectives

- A. To ensure that garages and carports are designed to minimise the visual impact on views of heritage items.
- B. To ensure that car parking does not compromise the structural integrity of heritage items.

Controls

- (i) Garages and carports must be located behind the front building line.
- (ii) Garages should not be incorporated into the front façade of a heritage item.
- (iii) Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.
- (iv) Excavation for basement garages on sites containing heritage items is discouraged. Basements will only be considered on sloping sites where minimal excavation is proposed. Applications that propose basement additions may be required to provide a Structural Report from a practicing structural engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building or adjoining properties. This report should be provided as part of the development application.
- (v) Refer to the Controls for Garages and Carports in the Residential section of this Development Control Plan for general provisions regarding garages and carports.

2.9 Fencing

Fencing, particularly fencing facing the street, is of particular importance in establishing the setting of a heritage item. Fencing should complement the style and scale of the house.

Objectives

- A. To conserve gates and fences that are contemporary with heritage items.
- B. To ensure that new fences and gates are in keeping with the character of the heritage item.
- C. To ensure that the significance of the heritage item is not diminished by inappropriate fencing.

Controls

- (i) Original fencing styles and materials on a heritage item should be repaired and retained where possible.
- (ii) New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.
- (iii) Unless evidence is provided to establish a greater height, solid fencing (i.e. brickwork/stone) forward of the building line should not be greater than 1m in height above the adjacent public footpath level.
- (iv) Unless evidence is provided to establish a greater height, fencing forward of the building line, constructed of material such as timber pickets, metal pickets or wrought metal panels or a combination of masonry and one of the above materials, should not be greater than 1.5m in height above the adjacent public footpath level.
- (v) Original face brick or sandstone fencing to a heritage item should not be painted.
- (vi) For front boundaries where there is no existing front fence or the existing fence is not contemporary with the Heritage Item, a new low fence should be constructed. Materials used for front fencing of Heritage Items should be similar to those of the building or those for which there is historical evidence.
- (vii) Refer to the Controls for Fencing in the Residential section of this Development Control Plan for general provisions regarding fencing.

2.10 Landscape elements including paving and driveways

Landscape elements are of great importance in contributing to the significance of heritage items. The design of front gardens usually provides a setting for the building and reinforces the significance of the heritage item.

Objectives

- A. To retain and protect heritage listed landscape elements.
- B. To retain important landscape elements that contribute to the significance of heritage items.
- C. To reinforce the significance of the heritage item through appropriate landscaping.

Controls

- (i) Original driveways and footpath crossings that relate to a heritage item should not be relocated.
- (ii) Double driveways and footpath crossings will generally not be permitted for houses listed as heritage items.
- (iii) Original or early garden layouts that contribute to the significance of the heritage item should not be altered.
- (iv) Established trees and shrubs that contribute to the significance of the heritage item should not be removed unless it can be established by an arborist that the health of the tree or shrub is such that it must be removed.

- (v) Proposals involving substantial works should consider landscaping the front setback in a manner appropriate to the age and style of the dwelling.

2.11 Outbuildings

Outbuildings such as garden sheds, outhouses, gazebos, pool pavilions can easily detract from the setting of heritage items. The location and setting of these must be carefully considered so that they have minimal impact on important views of heritage items.

Objective

- A. To minimise visual intrusion on views of heritage items due to outbuildings.

Controls

- 1) Outbuildings should be located in the rear yard of heritage items.
- 2) Outbuildings should be single storey and designed so that they have negligible if any impact on important views of heritage items.
- 3) Outbuildings must not be greater in height or bulk than the heritage item.

2.12 Modern technologies

"Modern technologies" is defined as an advancement of old technology or the introduction of new technology in modern life and includes fixtures such as solar electricity collectors, air vents, television aerials and satellite dishes. These are usually large elements and are often intrusive elements in a roofscape.

2.12.1 Objective

- A. To ensure that modern technologies do not impact on important views of heritage items

2.12.2 Controls

- (i) Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof planes facing the rear yard of heritage items and in a position to ensure they are not visible from the Public Domain.
- (ii) Modern technologies should not be higher than the main ridge line of a building that is or is part of a heritage item and shall be located so that they are not visible from the Public Domain.

2.13 Demolition

Demolition of heritage items is generally not supported by Council. However, should an applicant insist in pursuing such a request, the onus is on the applicant to demonstrate why the building is not reasonably capable of retention. Demolition of a heritage item is usually only considered where the structure is unsound. In its determination of any application to demolish a heritage item, Council will give consideration to the relevant Planning Principles established by the Land and Environment Court. The Planning Principles can be viewed on the Land and Environment Court's website (www.lawlink.nsw.gov.au/lec).

Objective

- A. To retain buildings that are of heritage significance or contribute to the significance of a heritage item.

Controls

- (i) Buildings that are listed as heritage items or contribute to the significance of a heritage item shall not be demolished.
- (ii) Applications for the demolition of a heritage item must be accompanied by a Demolition Report. The report is to provide details of the heritage significance of the heritage item and is to address the applicable matters within this Part of the DCP. Plans of the replacement development are to be submitted with any application for demolition.
Note: Submitting the documentation to seek approval to demolish a heritage item or contributory item does not imply that approval will be granted. Council may seek independent advice on aspects of any application for demolition.
- (iii) Partial demolition of heritage items may be possible subject to the merits of the proposal. Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.
- (iv) Outbuildings associated with heritage items can only be demolished where a Statement of Heritage Impact has established that the outbuilding does not contribute to the heritage significance of the place and the demolition does not impact on the significance of the heritage item.
- (v) Where demolition is allowed, a photographic record of the building must be prepared for the site and submitted to Council prior to the commencement of the demolition works.

2.14 Subdivision

The grounds and gardens associated with a building are often important in providing a setting to a heritage item. The grounds of a heritage item can also ensure that important views to or from a heritage item are available. Subdivision can result in the loss of the setting of a heritage item and should only be done if an adequate curtilage can be retained.

In certain cases, Council may require the proposed subdivision plan to show the proposed building envelopes for each proposed lot, in order to determine whether or not the proposed curtilage of the heritage item is appropriate, in order to maintain the significance of the item and to maintain any views to or from the heritage item. Council may impose restrictions upon the title of a proposed lot that is within the vicinity of a heritage site, to ensure that the development of the adjoining land does not adversely affect the cultural significance of a heritage site. This may include (but not necessarily be limited to) height limitations, building setbacks, access arrangements, building orientation, and presentation to the street.

Objectives

- A. To ensure that subdivision of heritage items does not result in a loss of appropriate curtilage for the heritage item.
- B. To ensure that subdivision of heritage items does not result in development that would obscure important views to or from the heritage item.

Controls

- (i) Subdivision of an allotment that includes a heritage item will not be approved unless it can be demonstrated in a Statement of Heritage Impact that an adequate curtilage of the heritage item is retained.
- (ii) Subdivision of land that includes a heritage item will not be allowed unless it can be established in a Statement of Heritage Impact that proposed or future development on the created allotments will not impact on important views to or from the heritage item.

2.15 Signage

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained.

Residential heritage items can be obscured by inappropriate signage. For most late nineteenth century and early twentieth century buildings house names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.

Objectives

- A. To allow for appropriate signage on heritage items, complementing the historic character of the building
- B. To ensure the original details of heritage items are not obscured by inappropriate signage.
- C. To conserve existing heritage signs which have cultural significance.

Controls

- (i) Signage on commercial buildings is to be confined to:
 - an under-awning sign of appropriate size;
 - a window sign in the ground floor shopfront of appropriate design; or
 - a first floor sign contained within a purpose designed panel on the building façade.
- (ii) The architectural details of a building are not to be obscured or damaged by commercial signage.
- (iii) Signage for the use of residential buildings for professional rooms or commercial purposes is to be designed to have minimal impact on the significance of the heritage item.
- (iv) Backlight signs and neon signs should only be allowed for under-awning signs on commercial buildings.
- (v) Advertising structures are not permitted.

2.16 Adaptive reuse

Whilst the continued original use of a heritage item is the best conservation outcome, this is not always possible. Adaptive reuse of buildings is a process that changes a place that is no longer suitable for its original purpose to a new purpose while retaining the significance of the item. This is desirable both for environmental sustainability and heritage conservation.

All buildings have "embodied energy"; the energy consumed by all the processes involved in producing materials, delivering them to site and constructing the building. New buildings have high energy costs.

Adaptive reuse of buildings is an important part of sustainable development. Reusing historic buildings also has long term benefits for the community. Adaptive reuse allows buildings that are valued by the community to be retained for future generations. Sometimes it is the only way a place can be conserved for the future.

In many cases, adaptive reuse will involve few if any changes to a building. Where changes are needed to a building of heritage significance, it is important to first understand why the place is significant. Changes should then ensure that significant aspects of the place are conserved and that new development respects the significance of the place.

Objectives

- A. To encourage sympathetic adaptive reuse of buildings which are no longer suitable for their original use, by encouraging heritage items to be used for purposes that are appropriate to their heritage significance.
- B. To ensure that adaptive reuse of heritage items respects the significance of the building and relates to the architectural qualities of the existing building.
- C. To retain original building structure and fabric, and legibility of the original building layout, form and setting, and to reinstate significant missing details.
- D. To ensure that the adverse impacts of adaptive reuse on heritage items are minimised.
- E. To ensure that changes to the building as a result of adaptive reuse can be interpreted in the future as belonging to its applicable historical period.

Controls

- i) Alterations and additions to a building as part of adaptive reuse must be designed by a suitably qualified heritage architect to respect the original architectural qualities of the building such as building form, façade articulation, fenestration pattern, parapet profile and detail, materials and colours.
- ii) Adaptive reuse of a heritage item is to involve minimal change to the significant fabric of the place.
- iii) Adaptive reuse of a heritage item must respect significant associations and meanings of the place.
- iv) Retention of only the façades of the building is discouraged.

- v) New work necessary in the adaptive reuse of a heritage item should be distinguishable from original work and designed by a suitably qualified heritage architect.
- vi) Fire engineered solutions should be sought to allow retention of original structural systems that would otherwise not meet "deemed to comply" provisions of the Building Code of Australia. **Proposals involving "alternative solutions" must be accompanied by a report from an appropriately qualified and experienced specialist confirming the proposal achieves the applicable performance requirements.**
- vii) **Access to heritage buildings must be provided in accordance with the requirements of the *Disability (Access to Premises - buildings) Standards 2010*. Accessibility solutions must be designed by a suitably qualified heritage architect and respond to the heritage significance of the site.**

3 Development in the Vicinity of Heritage Items

Development near a heritage item can have adverse impacts on the heritage item. This may be as a result of obstructing views to or from the heritage item, affecting trees or landscape elements that are part of the heritage item. It can also have an adverse impact by obscuring the landmark significance of a heritage item.

New development in the vicinity of a heritage item should take into consideration the importance of that item in the local streetscape or townscape.

In most cases, development in the vicinity of a heritage item will only affect properties that share a boundary with or are opposite a heritage item. In a few cases, development in the vicinity of a heritage item might have wider impacts. An example of this might be where important views of a landmark building such as a church spire might be lost by a new development.

3.1 General

- A. **To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.**
- B. **To ensure that development in the vicinity of a heritage item does not detrimentally impact upon the heritage significance of heritage items and their settings.**
- C. **To ensure that new development is compatible with the heritage values of nearby heritage items.**

3.2 Setting

Setting is the area around a heritage item that contributes to its heritage significance and may include the visual catchment of a heritage item. Topography, trees, gardens, fencing, and pavement can all contribute to the setting of a heritage item.

Where a heritage item has importance as a landmark, it is particularly important that new development in the vicinity of the heritage item does not obscure its visual presence in the streetscape and/or townscape.

Objectives

- A. To ensure the setting of heritage items is not compromised by development in the vicinity of the heritage item.
- B. To ensure that new development respects the contribution of heritage items to the streetscape and/or townscape.

Controls

- 1) Development in the vicinity of a heritage item should not be of such bulk or height that it visually dominates or overshadows the heritage item.
- 2) Views to or from a heritage item should not be obscured by new development.
- 3) Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.
- 4) Where trees are integral to the significance of a heritage item, development should not be allowed beneath the drip zone of the trees. **An arborist report may be required to establish the development will not impact upon trees on nearby heritage items.**

3.3 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. Buildings of inappropriate scale in the vicinity of a heritage item can detract from its contribution to the streetscape and/or townscape.

Objective

- A. To ensure that new development in the vicinity of a heritage item is of a scale that does not detract from the significance of the heritage item.

Controls

- (i) The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.
- (ii) New development that obscures important views of a heritage item is not permitted.

3.4 Siting

Siting relates to the position of the building on the site and includes the orientation of a building in relation to the street as well as the setbacks of the building from the boundaries. Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

Setbacks of buildings in the vicinity of heritage items can be of importance in ensuring the retention of important views to and from the heritage item. In some cases, it is also necessary to consider the potential impact of the building on important landscape elements associated with the heritage item.

Objectives

- A. To ensure new development in the vicinity of a heritage item is sited so that it does not obscure important views to or from the heritage item.
- B. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are significant or are associated with a heritage item

Controls

- (i) The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.
- (ii) The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.

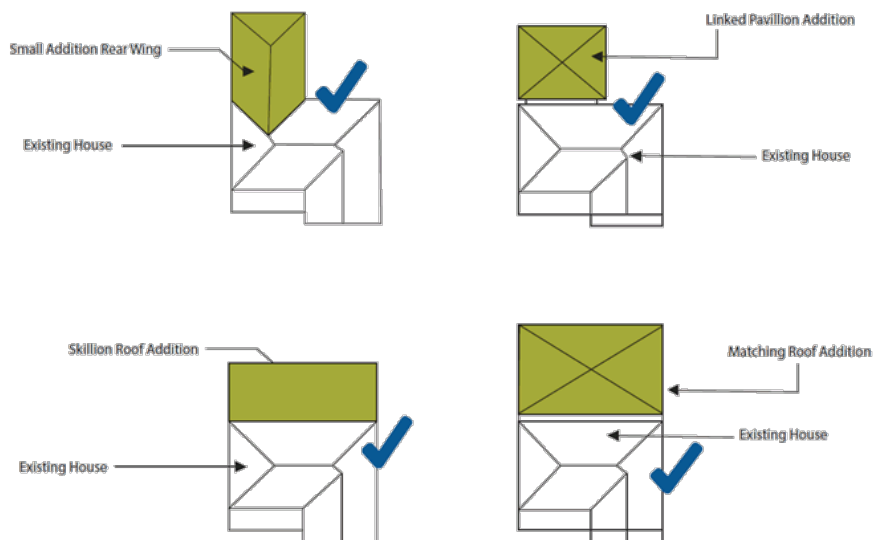


Figure 2: Examples of appropriate siting for additions to heritage items

3.5 Materials and colours

New development should take into consideration the dominant original materials of heritage items in the vicinity of the development. Materials should be selected so that attention is not drawn away from the heritage item to the new development.

Objective

- A. To ensure that new development in the vicinity of a heritage item does not detract from the significance of the heritage item.

Control

- (i) Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.

3.6 Excavation

Objective

- A. To ensure that new development does not put nearby heritage items at risk of damage.

Control

- (i) Excavation for basement garages on sites adjacent to heritage items is not appropriate. Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the structural integrity of the heritage item and will not detract from its setting.

4 Development in Conservation Areas

Strathfield Council has a number of Heritage Conservation Areas of local significance, which are listed under Part 2 of Schedule 5 of SLEP 2012. These are identified on the Heritage Maps accompanying SLEP 2012 and include fifteen (15) residential Conservation Areas and two (2) retail Conservation Areas as follows:

Residential Conservation Areas:

- Abbotsford Road Conservation Area (C2)
- Albert Road Central Conservation Area - Federation Queen Anne style group (C7)
- Albert Road Central Conservation Area - Federation Queen Anne style group (C7)
- Birriwa Avenue Conservation Area - Inter-war California bungalow style group (C1)
- Broughton Road Conservation Area - Federation houses group (C9)
- Churchill Avenue Conservation Area - Federation houses group (C10)
- Homebush Road Conservation Area (C11)
- Marion Street Conservation Area – Inter-war bungalow style group (C12)
- Meredith Street Conservation Area - Victorian Villa style group (C4)
- Merley Road Conservation Area (C13)
- Pair of Federation Queen Ann style houses (C3)
- Redmyre Road Conservation Area (C14)
- Vernon Street Conservation Area (C16)
- Welfare Street Conservation Area - Inter war bungalow style group (C6)
- Woodward Avenue Conservation Area (C17)

Retail Conservation Areas:

- The Boulevard Retail Conservation Area (C15)

- "Village of Homebush" Retail Conservation Area (C5)

4.1 Setting

Setting relates to the space and details around buildings in a Conservation Area that contribute to its heritage significance and may include the visual catchment of a Conservation Area. Street trees, gardens, fencing, and pavement can all contribute to the setting of a Conservation Area. The setback of buildings from the street and the space between buildings also contribute to the setting of a place.

Objectives

- To provide an appropriate visual setting for Heritage Conservation Areas, including landscaping, fencing and car parking.
- To maintain and enhance the existing character of the streetscape of a heritage Conservation Area.
- To ensure that new development respects the established patterns in the streetscape of a heritage Conservation Area, including setbacks, siting, landscaped settings, car parking and fencing.
- To protect street trees within Heritage Conservation Areas

Controls

- The side and front setbacks of new development in a Conservation Area should be typical of the spacing of existing buildings in the vicinity of the proposed development in that Conservation Area, such that the rhythm of buildings in the streetscape is retained.
- No new structures should be built forward of the established street building line.
- The established landscape character of the locality including the height of canopy and density of boundary landscape plantings should be retained in any new development.
- Driveways must be placed having regard to street trees that contribute to the character of Heritage Conservation Area. An arborist report may be required for any development in the vicinity of significant street trees.

4.2 Scale

Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development in Conservation Areas respects the scale of the existing buildings and/ or landscape elements that contribute to the significance of the Conservation Area.

Objectives

- To ensure that new development adjacent to or within a heritage Conservation Area is of a scale consistent with the existing development in the vicinity of the site that contributes to the character of the in the Heritage Conservation Area.
- To ensure that additions and alterations to a building within a Conservation Area are of a scale consistent with the contributory buildings in the Conservation Area.

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Controls

- (i) The scale of new development adjacent to or within a Conservation Area should relate to the scale of the adjacent or nearest contributory elements of the Conservation Area.
- (ii) Development of a larger scale is allowable only if it can be demonstrated that the new development will not adversely impact the identifiable character of the Conservation Area.

4.3 Form

The form of a building is its overall shape and volume and the arrangement of its parts. The rooflines of buildings, and elements such as chimneys, parapet walls, verandahs etc. can contribute greatly to the character of an area.

Objectives

- A. To ensure that new development in a Conservation Area relates positively to the dominant forms of existing contributory buildings in the Conservation Area.
- B. To ensure that buildings that contribute to the character of a Conservation Area retain their importance in the streetscape and/or townscape.

Controls

- (i) Important elements of the form of a contributory building in a Conservation Area such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.
- (ii) New development in a Conservation Area is to complement existing nearby buildings that contribute to the Conservation Area.
- (iii) Chimneys and roof features such as ventilation gables should not be removed from contributory buildings in a Conservation Area.
- (iv) Dormer windows should generally be confined to rear or side roof slopes to minimize visibility in the streetscape.
- (v) Additions and alterations to existing buildings that contribute to the character of a Conservation Area should not detract from the original form of the existing building as viewed from the Public Domain.
- (vi) The treatment of the street façade of new development in a Conservation Area should relate to existing nearby buildings that contribute to the Conservation Area.

4.4 Siting

Siting relates to the position of the building on the site and includes the orientation of a building in relation to the street as well as the setbacks of the building from the boundaries.

Most buildings in a Conservation Area are oriented to the street frontage. The regular orientation of buildings contributes to the pattern and rhythm of the streetscape.

Setbacks define the overall footprint of a building and the outer extremities of that building in relation to the front, side and rear boundaries.

In Conservation Areas, setbacks are of greater importance in establishing the continuity of the streetscape. Side setbacks are also of importance in providing separation between buildings and establishing a rhythm in the streetscape.

Objective

- A. To integrate new development in Conservation Areas with the identifiable character of the area.

Controls

- (i) The front setback of new development (including alterations and additions) in Conservation Areas should match that of adjacent contributory development. Where adjacent developments have different setbacks, new development should align with the greater setback.
- (ii) For Conservation Areas where first floor additions are appropriate, the front setback for first floor must be at least 9m from the front building line. A lesser setback may be considered where it can be established to the satisfaction of Council that the proposal would not detract from the streetscape of the conservation area. (Refer to Figure 3)
- (iii) Side setbacks of new development (including alterations and additions) in Conservation Areas should match the pattern of adjacent and/or nearby contributory development. This will often include a greater setback on one side of the development to provide vehicular access at the side of a property.
- (iv) The orientation of new development should follow the established pattern of development in the Conservation Area.
- (v) Where trees are important to a Conservation Area, new buildings should be sited away from the drip line of the trees.

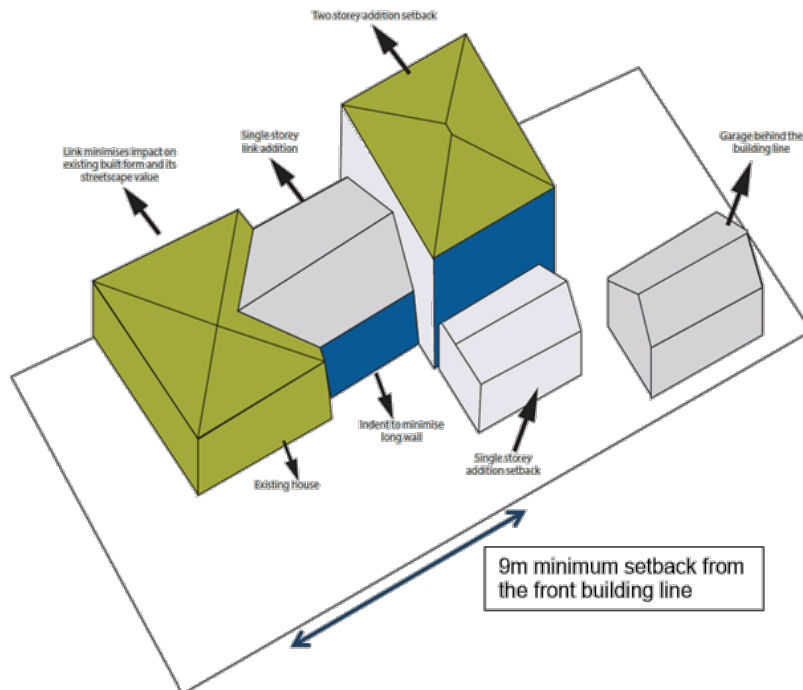


Figure 3: Siting diagram for additions.

4.5 Materials and colours

The quality of many of the Conservation Areas in Strathfield is reinforced by the use of a cohesive palette of materials and colours. Use of sympathetic materials and colours can help new development to reinforce the identifiable character of the area. Development that includes changing roof materials, re-skinning, rendering or painting of face brickwork can degrade the significance of a Conservation Area.

New development should take into consideration the dominant original materials of contributory development in the Conservation Area. Where there are contributory buildings of differing materials in close proximity to the proposed development, the building that reflects the dominant period of development in the Conservation Area should be given greater weight when selecting materials.

Objective

- A. To encourage the use of external materials on new development that is consistent with the existing contributory buildings in a Conservation Area.

Controls

- (i) Original materials of contributory buildings in Conservation Areas should not be replaced with different materials or with materials of different colours.
- (ii) Non-original materials of existing contributory buildings in Conservation Areas that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.
- (iii) Painting, rendering or bagging of face brickwork and sandstone is not permitted.
- (iv) The texture of original rendered finishes should not be changed.
- (v) Colour schemes for existing and new development in Conservation Areas should have a hue and tonal relationship with traditional colour schemes for the dominant style of development found in the Conservation Area
- (vi) The use of fluorescent paint on buildings in Conservation Areas is not permitted.

4.6 Doors and windows

The spacing, proportions and detailing of doors and windows of buildings in Conservation Areas usually contributes to the quality of the streetscape. Altering windows and doors or adding new openings can dramatically affect the character of a building and incrementally erode the character of a Conservation Area.

Objectives

- A. To retain original door and window details of contributory buildings in Conservation Areas.
- B. To ensure that new development in a Conservation Area has fenestration patterns and proportions consistent with contributory buildings in the Conservation Area.

Controls

- (i) Extensive areas of glazing are not permitted for doors and windows visible from the Public Domain on buildings within a Conservation Area.

- (ii) Original door and window joinery visible from the Public Domain on contributory buildings in a Conservation Area should be conserved.
- (iii) New door and window openings to contributory buildings in a Conservation Area that are visible from the Public Domain should be of proportions and details that relate to existing door and window openings.
- (iv) Roof structures (i.e. skylights) should be located on roof slopes where they will not be visible from the Public Domain.

4.7 Car parking

Garages and carports can have a detrimental impact on the aesthetic qualities of Conservation Areas. Garages and carports in front of the building line obscure views of the contributory buildings and break the rhythm and pattern of the streetscape. The proportions of garage doors do not relate to the smaller and more vertical proportions of windows and doors that are usually found on contributory buildings within Conservation Areas.

Objective

- A. To ensure that, where possible, garages and carports are designed to minimise the visual impact on the streetscape of Conservation Areas.

Controls

- (i) Garages and carports must be located as far behind the front building line as possible.
- (ii) Garages should not be incorporated into the front façade of a building in a Conservation Area.
- (iii) Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.
- (iv) Carports will only be allowed in front of the front building alignment where there is no possibility for side or rear access for car parking. Any such carports shall be limited to a single carport.
- (v) Excavation for basement garages on sites within Heritage Conservation Areas is discouraged. Applications that propose basement additions may be required to provide a Structural Report from a practicing structural engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building or adjoining properties. This report should be provided as part of the development application.
- (vi) Refer to the Controls for Garages and Carports in the Residential section of this Development Control Plan for general provisions regarding garages and carports.

4.8 Fencing

Fencing, particularly fencing facing the street is important in retaining the significance of Conservation Areas. Consistent and uniform fencing can contribute significantly to the

streetscape and character of a Conservation Area. Fencing should complement the style and scale of the house. Inappropriate fencing can detract from the streetscape by interrupting the pattern of development and by obscuring views.

Objectives

- A. To conserve original gates and fences within Conservation Areas.
- B. To ensure new fences and gates are consistent with the character of the Conservation Area and in particular with contributory housing in a Conservation Area.
- C. To ensure that the quality of the streetscape or townscape in a Conservation Area is not diminished by inappropriate fencing.

Controls

- (i) Fencing and gates that are constructed at the same time as the contributory building should not be demolished.
- (ii) New fencing and gates to contributory housing in a Conservation Area should be designed to complement the style of the house.
- (iii) New fencing and gates to infill development in a Conservation Area should be in keeping with the dominant character of the Conservation Area.
- (iv) Unless evidence is provided to establish a greater height, fencing constructed of solid material such as masonry forward of the building line should not be greater than 1m in height above the adjacent public footpath level. In all cases, the height of fencing should relate to the style of the house and width of the allotment.
- (v) Original face brick or sandstone fencing in a Conservation Area should not be painted.
- (vi) Refer to the Controls for Fencing in the Residential section of this Development Control Plan for general provisions regarding fencing (Note: this section prevails in the event of any inconsistency)

4.9 Landscape elements including paving and driveways

Landscape elements are important in reinforcing the significance of the Conservation Areas. The design of front gardens provides a setting for the house and reinforces the character of the place. In many Conservation Areas, street plantings are an integral part of the original design of the area.

Objectives

- A. To retain important landscape elements that contribute to the significance of Conservation Areas.
- B. To reinforce the qualities of the Conservation Area through appropriate landscaping

Controls

- (i) Street trees in Conservation Areas should not be removed to allow for new

development. New and relocated driveways should be located to accommodate existing street tree. An arborist report may be required for works in the vicinity of street trees.

- (ii) Existing driveways and footpath crossings that relate to original development in a Conservation Area should not be relocated.

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- (iii) Double driveways and footpath crossings will not be permitted in Conservation Areas.

4.10 Outbuildings

Outbuildings such as garden sheds, outhouses, gazebos, pool pavilions can easily detract from the quality of the streetscape. The location and setting of these must be carefully considered so that they have minimal impact on the streetscape.

Objective

- A. To minimise visual intrusion on the streetscape due to outbuildings.

Controls

- (i) Outbuildings should be located in the rear yard of properties within a Conservation Area.
- (ii) Outbuildings should be single storey and designed so that they have negligible if any impact on the streetscape.

4.11 Modern technologies

"Modern technologies" is defined as an advancement of old technology or the introduction of new technology in modern life and includes fixtures such as solar electricity collectors, air vents, television aerials and satellite dishes.

Objective

- A. To ensure that modern technologies do not impact on the streetscape and/or townscape in Conservation Areas

Controls

- (i) Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes facing the rear of a property in Conservation Areas.
- (ii) Modern technologies should not be higher than the main ridge line of a building and shall be located so that they are not visible from the Public Domain in a Conservation Area.

4.12 Demolition

Demolition of buildings within a Conservation Area can diminish the qualities of the Conservation Area. It is important that contributory buildings in the Conservation Area are retained.

Objective

- A. To retain the contributory buildings in a Conservation Area.

Controls

- (i) Contributory buildings within a Conservation Area must not be demolished.
- (ii) Partial demolition of contributory items within a Conservation Area may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the contribution of the item to the Conservation Area.
- (iii) Demolition of rear outbuildings in Conservation Areas may be acceptable. For places listed as heritage items, additional restrictions might apply.

4.13 Subdivision

The subdivision pattern of Conservation Areas is important in the existing streetscape and reflects the historic subdivision of large estates and land grants as the area developed over time. The regular sizes of blocks together with the regular setbacks of buildings helps to establish a rhythm to the streetscape.

Consolidation of allotments often results in larger buildings that have an undesirable impact on the pattern of the streetscape. Similarly, subdivision of allotments can result in development with inadequate setbacks and/or narrow allotments that break the pattern of the streetscape.

Objective

- A. To retain subdivision patterns that contribute to the rhythm of streetscapes in Conservation Areas.

Controls

- (i) Consolidation of allotments of an early subdivision within a Conservation Area is not permitted unless it can be demonstrated that the original pattern of development in that part of the Conservation Area will be maintained.
- (ii) Subdivision of allotments of an early subdivision within a Conservation Area will not be supported unless it can be demonstrated that the original pattern of development in that part of the Conservation Area will be maintained.
- (iii) New subdivision within a heritage Conservation Area should reinforce the original pattern of development within the Heritage Conservation Area.

4.14 Signage

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained. Residential streetscapes in Conservation Areas can be obscured by inappropriate signage. For late nineteenth century and early twentieth century buildings house names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.

Objectives

- A. To allow for appropriate signage on commercial buildings in Conservation Areas.
- B. To ensure the original details of buildings in Conservation Areas are not obscured by inappropriate signage.
- C. To ensure that signage does not have a detrimental impact on residential parts of Conservation Areas.

Controls

- (i) Signage on commercial buildings is to be confined to:
 - an under-awning sign of appropriate size;
 - a window sign in the ground floor shopfront of appropriate design; or
 - a first floor sign contained within a purpose designed panel on the building façade.
- (ii) The façade of any building in a Conservation Area is not to be painted in a corporate colour scheme.
- (iii) The architectural details of a building are not to be obscured or damaged by signage.
- (iv) Signage for the use of residential buildings for professional rooms or commercial purposes is to be designed to have minimal impact on the streetscape.
- (v) Backlight signs and neon signs should only be allowed within Conservation Areas where they are temporary and do not detract from the character of the Conservation Area.
- (vi) Advertising structures are not permitted.

5 Additional controls for development within the Residential Conservation Areas

Development within Strathfield's Residential Conservation Areas must satisfy the general objectives and controls below as well as the provisions contained within this DCP in respect of heritage items and/or land/buildings within the vicinity of heritage items, and development within Conservation Areas generally, as relevant.

5.1 General objectives

- To conserve the existing character and heritage significance of Strathfield's residential Conservation Areas.
- To facilitate sympathetic and appropriate alterations and additions, whilst minimising the impact on the heritage significance of the dwellings and streetscapes within residential Conservation Areas.
- To ensure that new development is sympathetic to the particular building and/or relevant Conservation Area in terms of siting, form, massing, articulation and detail

composition.

- To ensure that the proposed form of roof and details, the style, size, proportion and position of openings of windows and doors, the colours, textures, style, size and type of finish of materials to be used on the exterior of the building is compatible with similar features and materials used in the existing building on the site and within the relevant Conservation Area
- To retain any horticultural or landscape features within the relevant Conservation Area.
- To retain the subdivision pattern of the relevant Conservation Area.
- To promote an understanding of the importance of conserving the fabric of existing buildings and its context within the relevant Conservation Area.

5.2 Siting and Garden Area

- (i) The historical pattern of development of individual buildings on separate allotments of land separated by garden space, which characterise each of the Residential Conservation Areas, should be maintained.
- (ii) Front garden areas, lawns and associated pathways as traditional garden settings for houses should be maintained in any development proposal within a Residential Conservation Area.
- (iii) Views around and between buildings collectively forming a Residential Conservation Area are to be retained in any development proposal.
- (iv) Existing side boundary setbacks should be maintained. A lesser setback may be considered for additions where it can be demonstrated that the resulting development does not detract from the character of the Conservation Area.

5.3 Building Form

- (i) Any proposed development should retain the particular building character of each Residential Conservation Area as identified in the particular Statement of Significance for the Conservation Area.
- (ii) Extensions should be sited to the rear of a dwelling within a Conservation Area, and are to be consistent with and complement the existing dwelling. Alterations to the original main part of a building (other than a non-conforming building), including front and side facades, verandahs and roof forms, are discouraged.
- (iii) Where a building, other than a non-conforming building has undergone limited change, restoration/reinstatement and repair of the original front of the building is encouraged

5.4 Roof Forms

- (i) Roof extensions on buildings within a Residential Conservation Area are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.

- (ii) New buildings are to have roofs that reflect the size, mass, shape of original roofs in the vicinity, particularly of the adjoining roofs.
- (iii) Replacement roof materials are to match original materials or are to use approved alternative materials.
- (iv) Roof details such as finials, ridge capping, are to be maintained, repaired and reinstated where possible.

5.5 Walls, chimneys, doors and windows

- (i) The original shape and materials of the front and side walls of buildings within a Residential Conservation Area shall not be altered.
- (ii) Chimneys on buildings within a Residential Conservation Area should not be demolished, unless they are structurally unsound and only when accompanied by plans for immediate reconstruction in the original design. Reconstruction of original chimneys where there is evidence of previously removed chimneys is encouraged.
- (iii) Original doors and windows of dwellings within a Conservation Area, are to be kept, maintained and repaired when necessary.
- (iv) New doors and windows of dwellings within a Conservation Area are to reflect the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.

5.6 Verandahs

- (i) Existing original verandahs at the front of contributory dwellings within a Residential Conservation Area are to be kept and repaired or reinstated where possible.

5.7 Garages and Carports

- (i) New garages and carports are to be located at the back or at the side of the house.
- (ii) Carports, but not garages, forward of the building line may be permitted only in circumstances where access is not available to the rear and only where the design and materials are considered acceptable within the streetscape.
- (iii) Driveways consisting of wheel tracks with central grass/planting are preferred to fully paved driveway spaces.

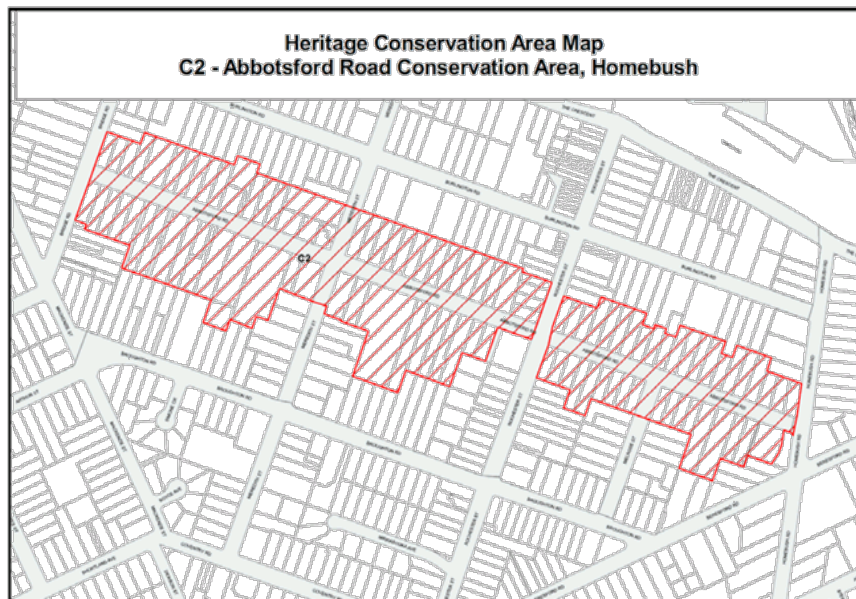
5.8 Fences & Gates

- (i) Original front fences and gates are to be kept and repaired where possible.
- (ii) Where replacement is necessary, replace side and rear fences with a timber paling fence of same height to the original, or a fence of unobtrusive lightweight materials such as timber or wire mesh with covering plants. Replacement fences must be in keeping with the character of the Conservation Area.

- (iii) Privacy walls higher than 1m of brick, timber or brush are not permitted on the street frontage.

5.9 Statement of Significance and additional controls for each Conservation Area

5.9.1 Abbotsford Road Conservation Area (C2)

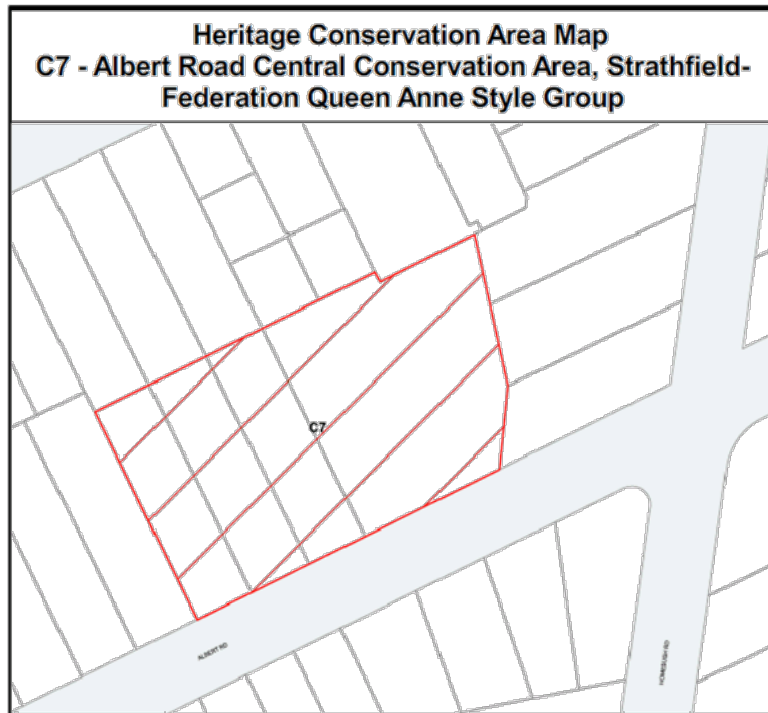


Statement of Significance

Abbotsford Road contains a consistently high quality streetscape with housing dating from the late nineteenth and early twentieth century. There is some modern infill but generally it is unobtrusive. The streetscape is tied together by mature street planting and well-maintained gardens. Abbotsford Road is of particular significance for its architectural and aesthetic qualities.

Additional Controls

- (i) The characteristic pattern of street tree planting comprising mature trees on the verges must be retained. **New development must be designed to avoid impacting on the health of the street trees.**
- (ii) Mature trees should be planted to match the existing type and species where there are gaps in the street tree planting.

5.9.2 Albert Road Central Conservation Area - Federation Queen Anne style group (C7)***Statement of Significance***

All built between 1899 and 1901, this group of houses are a cohesive group of Federation Queen Anne Style houses featuring terracotta tiled roofs with hipped and gabled roof forms, face brick walls trimmed with roughcast render, a variety of window types and verandahs with decorative timber work. As a group they are a distinctive and attractive part of the streetscape of Albert Road.

This group has historic importance as part of the development of this precinct following the decision of the Camden Congregational Church to subdivide their Strathfield property. As individual homes, these houses have a number of important historical connections. The Strathfield Education Centre is important for being built for William Arnott. The three houses from Numbers 71-75 Albert Road are the work of the prominent Strathfield builder John Lyon Gardiner.

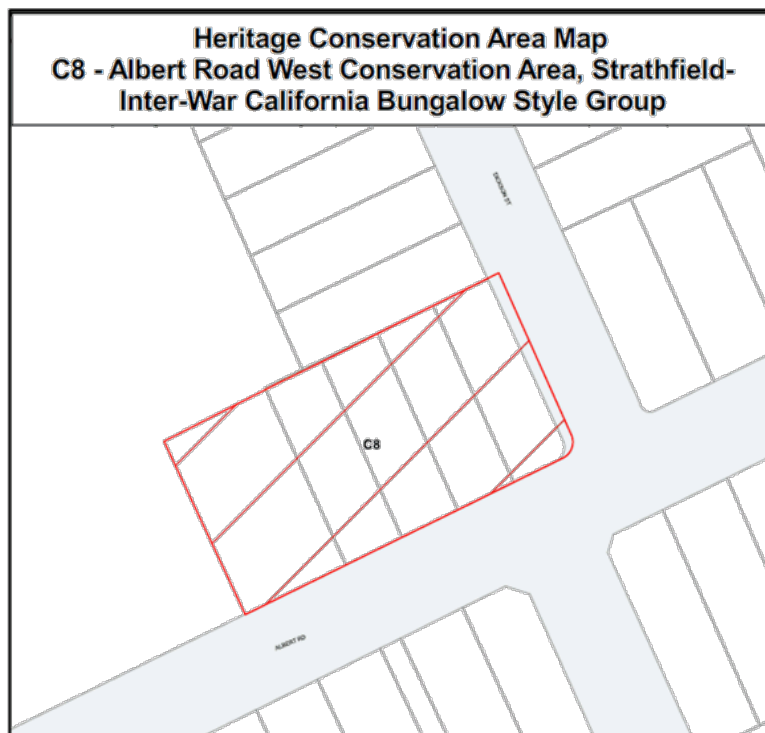
Additional Controls

- (i) Replacement roof materials are to match original materials of dwellings within this Conservation Area, these being unglazed terra cotta Marseilles tiles.
- (ii) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic face brickwork trimmed with

roughcast render should be retained and repaired or replaced where appropriate.

- (iii) Existing original verandahs with timber detailing which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where possible.

5.9.3 Albert Road West Conservation Area - Inter-war California bungalow style group (C8)



Statement of Significance

Built in a short period between 1920 and 1924, this group of houses are a cohesive group of Inter-War California Bungalows with a consistency of scale, form and materials. All the houses feature characteristics of the style including low-medium pitched roofs, most with broad gables facing the street, front verandahs with brick piers and timber posts, casement windows, and battened fibre and shingled cladding to the gables. As a group, the pattern of gables and verandahs of these houses makes an important contribution to the local streetscape.

Additional Controls

- (i) New buildings or alterations to existing buildings are to have roofs that reflect the low-

medium roof pitch of the neighbouring original roofs within this Conservation Area.

- (ii) Replacement roof and gable materials are to match original materials in the use of battened fibre and shingled cladding to the gables which are characteristic of dwellings within this Conservation Area.
- (iii) Existing original front verandahs with brick piers and timber posts which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where possible.

5.9.4 Birriwa Avenue Conservation Area - Inter-war California bungalow style group (C1)



Statement of Significance

Birriwa Avenue is an intact streetscape of Inter-War California Bungalows, terminated at the western end by an Inter-War corner shop. The cohesive nature of the streetscape is created in a large part by the regular pattern of gabled roofs and front verandahs along the street.

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The construction of a whole street by one builder has resulted in a similarity of scale, style and material through the streetscape. The plantings of Nerium oleander and the gentle curve in the avenue add to the quality of the streetscape.

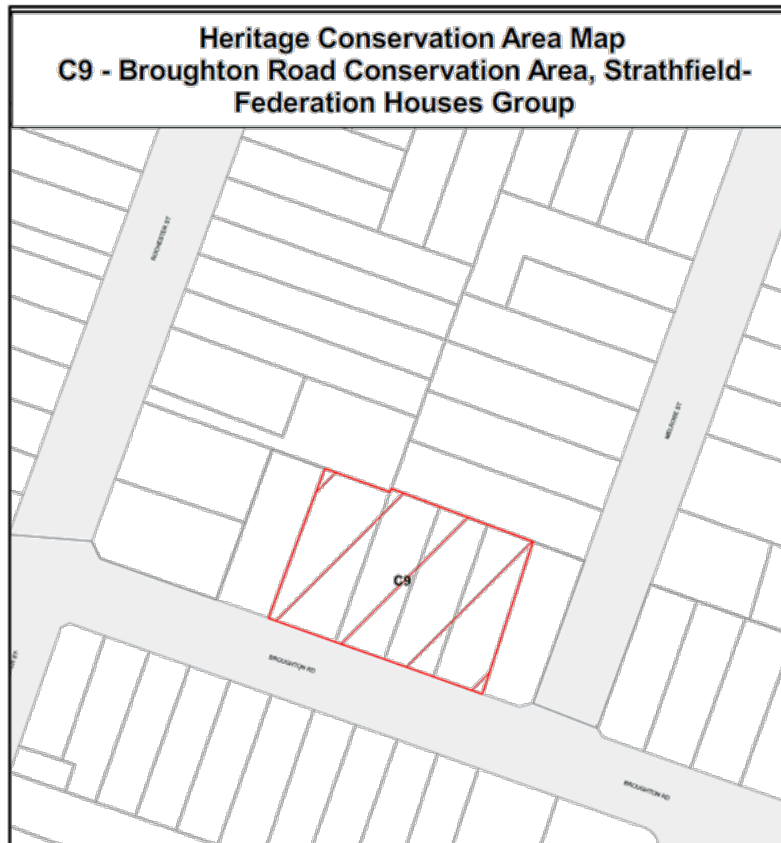
The houses of Birriwa Avenue are representative of the Inter-War California bungalow style through the use of gabled fronts to the street, imitation half timbering and imitation timber shingles to contrast with face brickwork, verandahs on brick piers and sets of timber casement windows. The corner shop is also a good representative example of a small Inter-War commercial building attached to a residence.

Additional Controls

- (i) The characteristic pattern of street tree planting comprising Nerium oleander on the verges, must be retained.
- (ii) New trees using advanced Nerium oleander should be planted where there are gaps in the street tree planting.
- (iii) The original Inter-War corner shop should be retained in any development proposal.
- (iv) Existing original front verandahs with brick piers and timber posts which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where possible.
- (v) The original shape and materials of the front and side walls on dwellings within this Conservation Area shall not be altered. Characteristic imitation half timbering and imitation timber shingles along with face brickwork should be retained, replaced or repaired where appropriate.

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5.9.5 Broughton Road Conservation Area - Federation houses group (C9)



Statement of Significance

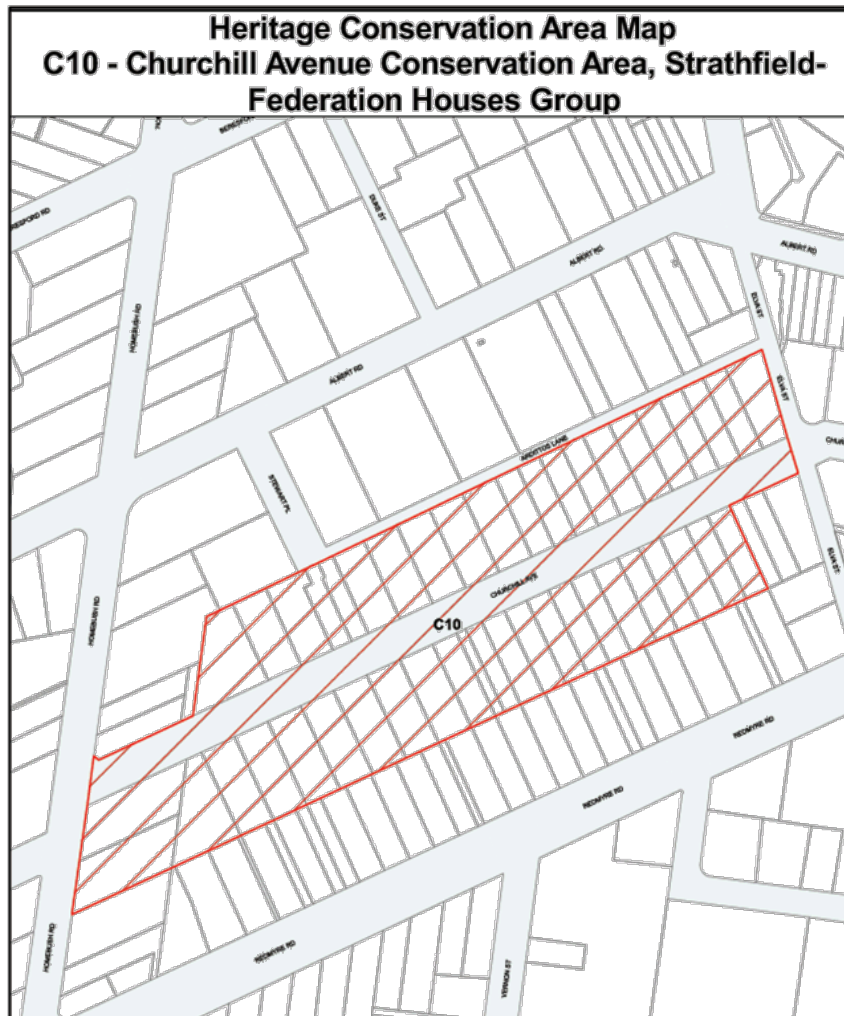
Built within a three-year period, this group of houses has a similarity of scale, form, details and materials. As examples of the Federation Queen Anne style, they have characteristic features including terracotta and slate roofing with hipped and gabled forms, face brickwork contrasting with imitation half timbering to the gables, verandahs supported on timber posts with timber detailing and casement windows. As a group, they are an important part of the Broughton Road streetscape.

Additional Controls

- (i) The predominant gable pattern which is characteristic of the Broughton Road Conservation Area should be retained or restored in any development.
- (ii) Existing original front verandahs with brick piers and timber posts which are characteristic of dwellings in this Conservation Area are to be kept and repaired or reinstated where possible.

- (iii) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic imitation half timbering and imitation timber shingles along with face brickwork should be retained, replaced or repaired where appropriate.

5.9.6 Churchill Avenue Conservation Area - Federation houses group (C10)



Statement of Significance

Churchill Avenue is of local significance for its high retention of form, scale, and architectural detail. Mature street planting and period style fences provide a unified streetscape. The

housing stock is comprised of Federation and bungalow styled residences. Elements that give the precinct its character include Marseilles tile and slate roofs, brick construction, single storey, timber detailing and well-maintained gardens.

Additional Controls

- (i) Replacement roof materials are to match original materials where possible on dwellings within this Conservation Area. Suitable roof materials are unglazed terra cotta Marseilles tiles or slate where applicable.
- (ii) The original shape and materials of the front and side walls shall not be altered. Characteristic brickwork should be retained, replaced or repaired where appropriate.

5.9.7 Homebush Road Conservation Area (C11)



Statement of Significance

Homebush Road precinct is of local significance for its architectural character and for its diverse high quality streetscape. Important streetscape elements include fencing, gardens and Brush Box street planting that combine to provide a sense of enclosure and continuity.

Additional Controls

- (i) Original brick and iron fencing should be retained and repaired. New fencing must respond to the prevailing design and materiality of the Conservation Area.
- (ii) The characteristic pattern of street tree planting comprising Brush Box on the verges of this Conservation Area is to be retained.
- (iii) The predominance of soft landscaping within the front setback is to be retained. Reinstatement of period gardens is encouraged.

5.9.8 Marion Street Conservation Area – Inter-war bungalow style group (C12)



Statement of Significance

Marion Street is of local significance as representing a cohesive group of housing from the 1930's and 1940's that retains representative form, scale and detail. The houses are predominantly single storey with tiled hip roofs, dark coloured brick, small front bays and verandahs, timber windows and low brick fences. Marion Street has Brush Box planting and well-kept gardens that add to the overall streetscape value.

Additional Controls

- (i) The characteristic pattern of street tree planting comprising Brush Box on the verges of this Conservation Area must be retained. **New development should be designed to avoid impacting on the health of the street trees.**
- (ii) New trees using mature Brush Box should be planted where there are gaps in the street tree planting.
- (iii) Roof extensions of dwellings within this Conservation Area are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials, with hipped roof forms and Marseilles tiles to be used where appropriate.
- (iv) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic dark coloured brick should be retained, replaced or repaired where appropriate.
- (v) Existing original small front verandahs and bays which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where necessary.
- (vi) Original low brick front fences which are characteristic of the Conservation Area are to be kept and repaired where possible.

5.9.9 Meredith Street Conservation Area - Victorian Villa style group (C4)

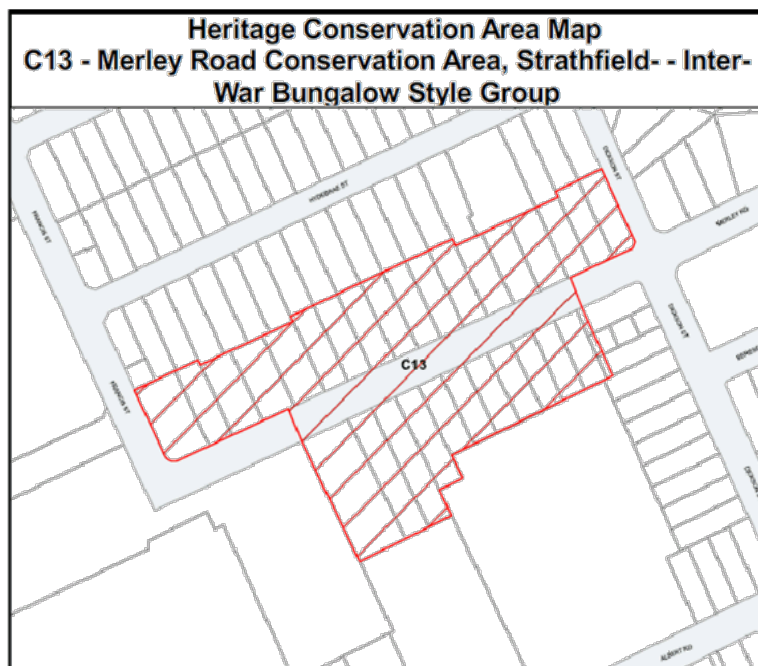


Statement of Significance

This late 19th Century Victorian Precinct is of local significance for retaining its form, scale and some detail and illustrates early housing on the 1878 Underwood Estate. These villas retain their asymmetrical facades with projecting bays, arch top windows and front verandahs. They are of single storey, constructed of rendered brick. The tiled roofs and the unsympathetic fences detract from the overall streetscape value. The retention of the eaves detailing (brackets and medallions) are important features.

Additional Controls

- (i) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic rendered brick should be retained, replaced or repaired where appropriate.
- (ii) Existing original verandahs and projecting bays which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where necessary.

5.9.10 Merley Road Conservation Area (C13)**Statement of Significance**

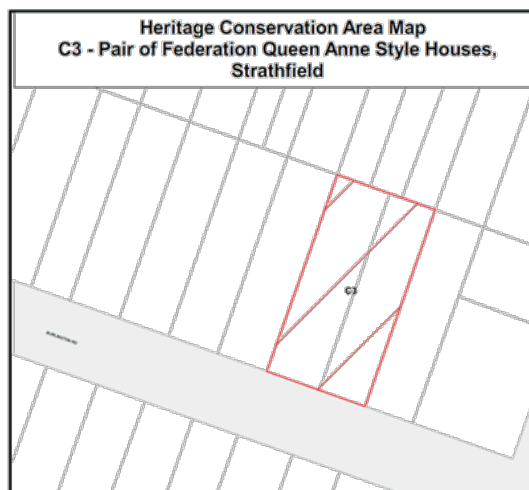
Merley Road, between Dickson Street and Francis Street, is an intact streetscape dominated by Inter-War California bungalow style houses. The few Federation period houses in the street blend well with the Inter-War houses due to the use of gables facing the street, front verandahs, terracotta tiled roofs and face brick walling contrasted with small areas of render and/or battened fibre and shingles.

Additional Controls

- (i) Gables should be restored, repaired or replaced to follow the consistent pattern throughout the Conservation Area.
- (ii) Replacement roof materials are to match original materials on dwellings within this Conservation Area, such as unglazed terra cotta Marseilles tiles.

- (iii) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Face brickwork with render should be repaired or replaced where appropriate.
- (iv) Existing original front verandahs are to be kept and repaired or reinstated where necessary.

5.9.11 Pair of Federation Queen Ann style houses (C3)



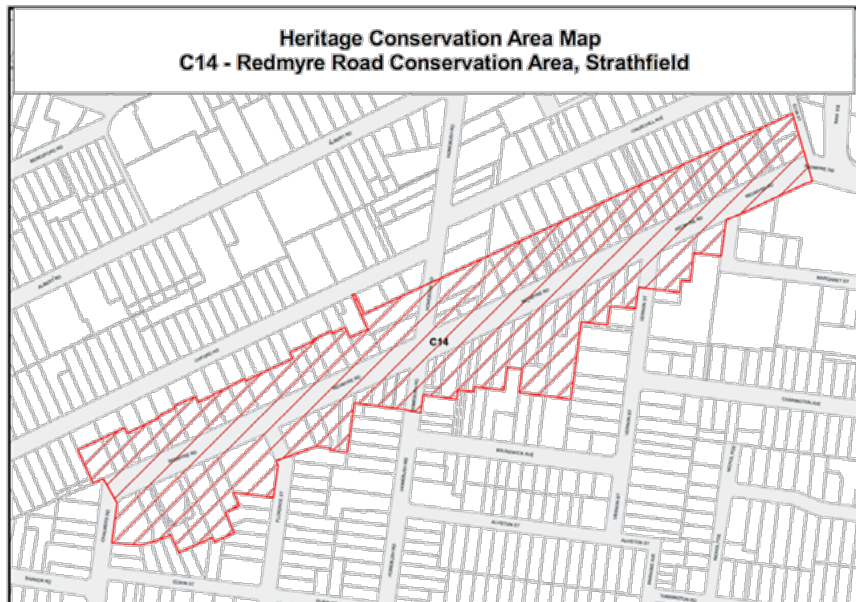
Statement of Significance

Talgai and Gowan Brae are a good example of a pair of Federation Queen Anne style houses. Characteristics of the style evident in Talgai and Gowan Brae include the hipped and gabled terracotta roof, detailed entry porch, face brickwork contrasted with roughcast render and grouped casement windows

Additional Controls

- (i) Replacement roof design and materials on each of the dwellings are to match original materials, including hipped and gabled terracotta roof types.
- (ii) The original shape and materials of the front and side walls of the two dwellings shall not be altered. Characteristic face brickwork contrasted with roughcast render should be retained on the two dwellings **or replaced like-for-like**.
- (iii) The existing detailed entry porches which are characteristic of this dwelling pair are to be kept and repaired or reinstated where necessary.

5.9.12 Redmyre Road Conservation Area (C14)

**Statement of Significance**

Redmyre Road is of significance for its historical and architectural qualities. This Conservation Area displays a full range of housing that is dominated by early twentieth century architecture. It features a unified streetscape with predominantly single storey, well-maintained houses. The housing types include Victorian Italianate, Late Victorian/Early Federation and Federation/bungalow. Also featured is the Council Chambers and former Town Clerk's house. The central planting of Jacarandas in a grassed median strip and side planting of Brush Box form an important landscape feature to the street.

Additional Controls

- (i) The characteristic pattern of grass verges, footpaths and street tree planting comprising Jacarandas within the grassed median strip, and Brush Box on the verges, must be retained.
- (ii) New trees using mature Jacarandas on the median strip and Brush Box on the verges, should be planted where there are gaps in the street tree planting.

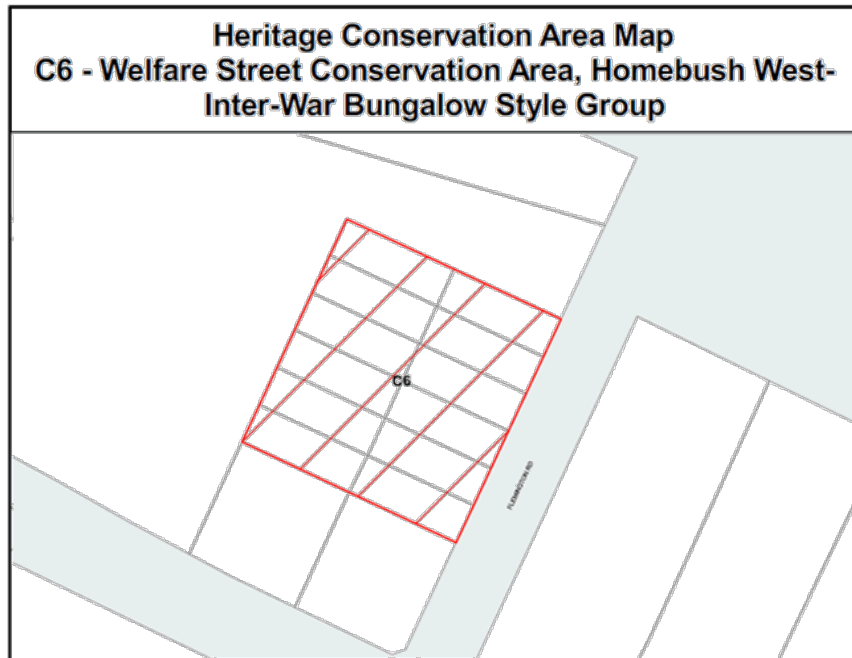
5.9.13 Vernon Street Conservation Area (C16)**Statement of Significance**

This Conservation Area contains many buildings from the late Nineteenth Century. It is of local significance as the villas retain their form and scale and they combine to provide an attractive streetscape. The villas are predominantly single storey with asymmetrical facades and projecting bays.

Additional Control

- (i) Existing original projecting bays characteristic of dwellings in this Conservation Area are to be kept and repaired where possible or reinstated.

5.9.14 Welfare Street Conservation Area - Inter war bungalow style group (C6)



Statement of Significance

Bounded by Welfare Street, Park, Flemington and Parramatta Roads this precinct is of local significance as it features a homogenous group of bungalow housing dating from c. 1920. The houses are single storey, brick with asymmetrical façades and have Marseilles tiled gables, terra cotta finials, square timber posts on brick supports, decorative timber brackets, timber sun hoods, brick verandahs and small front gardens. Throughout the Conservation Area there is a repetition of design and a high retention of detail, form and scale.

Additional Controls

- (i) New development should complement the asymmetrical facade designs that are characteristic of the Conservation Area.
- (ii) Replacement roof materials are to match original materials used within this Conservation Area, including Marseilles tiled gables.
- (iii) Original roof details on dwellings within this Conservation Area, such as terracotta finials, ridge capping, are to be maintained, repaired and reinstated where necessary.
- (iv) Existing original brick verandahs that characterise dwellings within the Conservation Area are to be kept and repaired or reinstated where necessary.

5.9.15 Woodward Avenue Conservation Area (C17)

**Statement of Significance**

This Conservation Area is a Victorian era precinct that is of local significance for its retention of form, scale and architectural detail from the late 19th century. Features of the Conservation Area include predominantly single storey, asymmetrical facades, projecting bays, slate roofs, rendered brick construction and front verandahs.

Additional Controls

- (i) Where appropriate, new development should complement the asymmetrical facade designs that are characteristic of the Conservation Area.
- (ii) Replacement roof materials are to match original materials such as slate, or are to employ approved alternative materials where possible.
- (iii) Rendered brick construction on dwellings within this Conservation Area should be retained and repaired where possible.
- (iv) Existing original front verandahs and projecting front bays that characterise dwellings within the Conservation Area are to be kept and repaired or reinstated where necessary.

6 Additional controls for development within Retail Conservation Areas

Development within Strathfield's Retail Conservation Areas must satisfy the general objectives and controls below as well as the provisions contained within this DCP in respect of heritage items and/or land/buildings within the vicinity of heritage items, and development within Conservation Areas generally, as relevant.

6.1 General objectives

- A. To ensure the retail Conservation Areas continue to provide a range of retail and commercial services with varied and interesting active frontages to the street.
- B. To encourage the retention of significant and contributory shopfronts and promote the reinstatement of original characteristics and shopfronts.
- C. To retain and enhance the prevailing character given by buildings built to street and side boundaries.
- D. To ensure the prevailing pattern of buildings built to the front boundary and massed to their existing height at the street frontage is continued.
- E. To ensure the rear of properties complement the existing streetscape.
- F. Retain/repair original awnings.
- G. To retain the prominence of the building form and character given by the roofs, parapets and architectural features of buildings within the retail Conservation Areas.

6.2 Land Use

- (i) Shopfronts within the Retail Conservation Areas should incorporate a range of uses to engage with and activate the street.

6.3 Building design

- (i) Buildings must be massed towards the street frontage.
- (ii) The height of the buildings at the street boundary must be determined by the prevailing height of adjacent and neighbouring contributory buildings.

6.4 Setbacks

- (i) Side setbacks are not required where new development matches an existing or concurrently proposed adjoining building.
- (ii) Setbacks to the street are only permitted where the established pattern is set back.

6.5 Rear elevations

- (i) 1) Rear elevations and structures are to be treated and maintained in a manner that complements the existing character of the Retail Conservation Areas.

6.6 Shop fronts and building facades

- (i) New shop fronts shall reflect original details and proportions characteristic of the retail shop fronts, including the siting of recessed entrance doors.
- (ii) Original facades and shop fronts should be conserved, reinstated and maintained where possible.

6.7 Roofs, parapets and architectural features

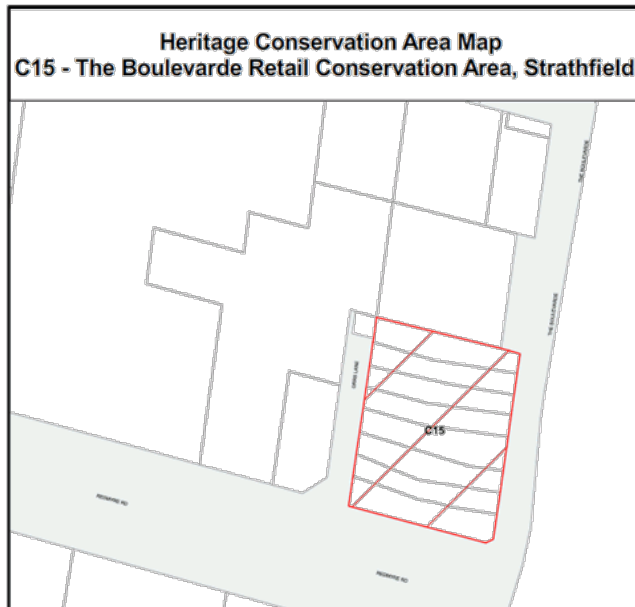
- (i) Original parapets should be preserved and maintained, with existing detailing, unpainted and free of hoarding signs.
- (ii) The profile of the front parapet wall should be maintained as a silhouette against the sky.
- (iii) Gable ends to the roof above eaves level should retain their existing details, where they are present. **Reinstatement of lost elements is encouraged.**
- (iv) Original chimneys should be retained, or reinstated where possible and the introduction of new roof fixtures (such as roof vents, aerials, solar collectors, mobile phone transmitters or satellite dishes) must not be located on the front façade of shop fronts within the Retail Conservation Area.
- (v) Continuous awnings should be provided where possible, at a unified height and fascia to each shop. The level of overhead awnings above the footpath should match the existing.
- (vi) Original upper level windows should be restored and maintained.
- (vii) The removal of first floor windows that have altered the profile of former openings is encouraged, with the original window to be restored.

6.8 Materials and finishes

- (i) Materials must be sympathetic to the original materials used within the relevant Retail Conservation Area.

6.9 Statement of Significance and specific additional controls for Retail Conservation Areas

6.9.1 The Boulevard Retail Conservation Area (C15)



Statement of Significance

These shops are part of a group of commercial buildings developed along The Boulevard in the late nineteenth century by the financier, land agent and architect Randolph Nott, capitalising on the importance of the nearby railway station in generating business. The shops remained in the possession of Nott until the 1920's.

This is a rare group of late nineteenth century shops in Strathfield. Numbers 25-31 and Number 33 are representative examples of early Federation commercial buildings and retain much of their original brick and sandstone detailing. Number 35-39 is a good example of a commercial building with Federation free classical detailing.

Additional objectives

- A. To reinforce the prevailing pattern of early Federation shop fronts which is characterised by simple, rectilinear building forms, full height at street frontage, and variation in roof parapet, chimney, roof eaves, details and other features.
- B. To preserve and reinstate original early Federation shopfront facades where possible.
- C. To encourage the reinstatement of original windows.
- D. To ensure buildings are sympathetic to characteristic materials, finishes and colours including using brick and sandstone.

Additional controls

- (i) A range of uses must be provided to engage with and activate the street and which reinforce the connection with Strathfield Railway Station.
- (ii) New shop fronts shall reflect original details and proportions characteristic of this group of early Federation shop fronts, including the siting of recessed entrance doors.
- (iii) Original Federation façades and shop fronts are to be conserved, reinstated and maintained where possible.
- (iv) Original materials used such as sandstone and brick, must be retained and preserved.

6.9.2 "Village of Homebush" Retail Conservation Area (C5)

Statement of significance

The "Village of Homebush" Retail Conservation Area has aesthetic value as a cohesive group of late Federation and Inter-War commercial buildings. There is a consistency of materials, scale and detailing through the group. The Conservation Area demonstrates the importance of Rochester Street in connecting Homebush and Strathfield residential areas with Homebush Railway Station and, prior to the closure of the level crossing over the railway line, with Parramatta Road.

The precinct has, since the nineteenth century, been the location of small commercial premises. The survival of an Inter-War garage as part of the group underlines the continued importance of this precinct in connecting the adjacent suburb with major transport routes. While the incorporation of first floor cantilevered balconies on Inter-War commercial buildings was not uncommon, surviving examples such as those on Number 1 Rochester Street and Numbers 5-7 Rochester Street are now rare.

Additional controls

- (i) Land uses within the Homebush Retail Conservation Area should comprise small-scale commercial premises which can engage with and activate the street and residential above (i.e. shop-top housing).
- (ii) Original Federation and Inter-War façades and shop fronts must be conserved, maintained and reinstated.
- (iii) First floor cantilevered balconies must be retained or reinstated as important functional and architectural elements of the front facade within the Homebush Retail Conservation Area where possible.

ID2 UNDERWOOD ROAD/WESTCONNEX STACK EMISSIONS

AUTHOR: Stephen Clements, Director Infrastructure, Development and Environment

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

That Council delegate authority to the General Manager to facilitate a meeting between the Department of Environment and Planning, Roads Maritime Services and Strathfield Council to develop tools and processes relating to development surrounding the Western Ventilation Facility.

PURPOSE OF REPORT

Council, at its meeting of 3 July 2018 resolved (Minute No. 148/18):

1/18

RESOLVED: (Duggan / Vaccari)

1. That Council notes and endorses the report.
2. Council conduct an assessment of the RMS's obligations under the original approval document and report back to the August Council meeting. In particular, assessment of plans and intentions around the following would be welcome:
 - Compliance monitoring and tracking
 - Solar access and overshadowing
 - Socio-economic – particularly any impact on property prices in the vicinity of the stack
 - Advice on building buffer zones
 - Community and Social Management Plan
 - Community cohesion plan
 - Community Information, consultation and involvement
 - Ambient Air Quality Goal Protocol
 - Air Quality notification and Reporting
 - Operational Environmental Management Plan
 - Operational noise and vibration plan
 - Operational noise and vibration compliance report
 - Emergency Response Plan
 - Independent Environmental Audit
 - The placement of an emission receptor to the west of the facility
 - The placement of above-ground level receptors

Underwood Road/WestConnex Stack Emissions (Cont'd)

- *Impact of building height changes under the Parramatta Road Corridor Urban Transformation Strategy*
 - *Impact of potential rezoning in neighbouring streets.*
3. *Council invite the appropriate RMS staff to a governing body workshop in August to discuss any potential community impacts and also RMS obligations in relation to the facility, and*
 4. *Council convene a forum in September for local residents and appropriate staff from Westconnex to discuss any concerns in relation to the facility*
 5. *That Council consider an appropriate DCP along the lines of those considered by Lane Cove and Willoughby Councils at the time of the Lane Cove Tunnel*

This report has been prepared in response to the Resolution.

REPORT

Strathfield Council engaged Northstar Air Quality Pty Ltd to provide a report addressing the request from the meeting. It should be noted that to ensure consistency, the author of the report also undertook work on behalf of Strathfield Council to provide a peer review of the West Connex EIS in 2015 prior to approval.

The original development approval was granted by NSW Minister for Planning in 11 February 2016 as state significant infrastructure. Five modifications have been approved since the original approval was granted.

The report identified each issue raised by Council resolution and summarised the matter in the Table 2 (attached).

Whilst the conditions are generally compliant by the proponent, there are a number of matters that need to be responded to also. The review identified that a number of issues are not covered, particularly the placement of above ground level receptors. This is taken to relate to the placement of air quality monitoring equipment at heights above ground level and/or the issue of air quality dispersion modelling within the EIS only considering impacts at ground level.

The report also identifies that the EIS did not provide information regarding advice on building buffer zones, the impact of building height changes under the Parramatta Road Corridor Urban Transformation Strategy and the impact of potential rezoning in neighbouring streets.

Given the issues of concern by Council it was strongly recommended that Strathfield Council enter into dialogue with the Proponent at the earliest opportunity, to ensure that the development surrounding the western ventilation facility is designed to deal with the issues of concern for Council.

FINANCIAL IMPLICATIONS

Proposed Expenditure: \$12,320.00

Funding has been provided in the current budget for this purpose as set out below:

Budget Item	Approved Budget	Expenditure to date
Natural Resources	30000	12320.00

ATTACHMENTS

1. Underwood Road WestConnex Stack Emissions - Table 2

ATTACHMENT 1

Table 2 provides a summary of the consultation, reporting and monitoring required by the project approval (associated with the issues reviewed only), and the status of those activities.

Table 2 SSI 6307 reporting requirements and status

Condition	Requirement	Status
A1	Take into account community expectations	Assumed to be performed via the Community Consultation requirement (see below)
A10	Staging Report	Assumed not required for operation
A14	Compliance Tracking Program	Available on WestConnex website
B3, B7	Tunnel Ventilation, Incident Response and Traffic Management Systems Integration Protocol	Being prepared
B6	Installation of ventilation outlet emission sampling points	Proponent is in consultation with EPA
B9	Air Quality Community Consultative Committee (AQCCC)	Established in February 2017, with three meetings held. Strathfield Council representatives included on AQCCC.
B48	Solar Access and Overshadowing Report	Submitted to DP&E on 11 February 2017. Consultation with affected receivers may not have been undertaken
B53	Consultation with Council	(Regarding new and replacement open space). Dealt with through the Urban Design and Land Use Plan, approved by DP&E in 2016
B56	Community and Social Management Plan	Approved by DP&E on 3 May 2017 – Council consulted
C1	Community Communication Strategy	Approved by DP&E on 18 April 2016
E8	Ambient air quality monitoring	Sites selected in consultation with the AQCCC, data being collected

ID3 OFFENSIVE NOISES

AUTHOR: Patrick Wong, Manager Environmental Services

APPROVER: Rita Vella, Acting Director Infrastructure, Development & Environment

RECOMMENDATION

To note and endorse the changes to the Compliance and Enforcement Policy, pertaining to Appendix 6 – Noise Complaint Quick Reference Guide.

PURPOSE OF REPORT

Council, at its meeting of 7 August 2018 resolved the following (Minute No. 173/18):

173/18

RESOLVED:

That Council prepare a report which includes a compliance policy for Council's management of offensive noise incidences including noise arising from Industrial, commercial, residential or pet noises.

This report has been prepared in response to the Resolution.

REPORT

Strathfield Council receives requests in relation to noise related concerns from residents regarding industrial noise, construction and neighbourhood noise arising from sources such as air conditioners, swimming pool pumps, amplified music, power tools and pets. These noises have the potential to interfere with daily activities of residents and cause undue annoyance and stress. The proficient management of these noises will protect the amenity and wellbeing of the community.

The inclusions to the noise complaint policy to streamline the investigations of noise complaints, has been produced as follows;

- Noise complaints to be investigated by Strathfield Council.
- Determine those responsible for investigating each type of complaint.
- Provide timeframes for investigation.
- Provide regulatory options for different noise sources.

The Compliance and Enforcement Policy in relation to section 9.9 Noise Complaints has been enhanced through the inclusion of an investigative process along with the identification of the appropriate regulatory agency in association with the following Acts and Regulations.

- Local Government Act 1993
- Protection of the Environment Operations (POEO) Act 1997
- Protection of the Environment Operations (Noise Control) Regulation 2017
- Companion Animals Act 1998

Further inclusion to the noise complaint policy for a systematic investigative process is included in the policy through the application of the appropriate agency authorised to regulate the noise, as related to;

Offensive Noises (Cont'd)

- Strathfield Council: Animal noise, commercial premises, private educational facilities and neighbourhood noise.
- The Environment Protection Authority (EPA): Major public infrastructure and industrial premises, public educational facilities.
- NSW Police: Out of office hours complaints.

The Noise Complaint Policy will provide Council with a process to identify the source and collect the evidence required, along with the recommended actions and to effectively manage resident noise complaints in a timely manner.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Noise Complaint - Quick Reference Guide

ATTACHMENT 1

NOISE COMPLAINT QUICK REFERENCE GUIDE

The objectives of this policy are to:

- Set out what noise complaints Strathfield Council will investigate
- Determine the staff who are responsible for investigating different types of complaints
- Provide time frames for investigation
- Provide regulatory options for different noise sources.

For noise complaints about noise from main roads & freeways, railway & bus transportation or noise made by state public authorities please contact :

NSW EPA

Phone: 131 555

Email: info@epa.nsw.gov.au

Website: www.epa.nsw.gov.au

ANIMAL NOISE						
Noise Source	Appropriate Agency	Council Team Responsible	What evidence is required to prove offence	Recommended Actions	Time frame for investigation	Other options for individual
Barking Dogs	Council	Rangers	Assess whether dogs are a 'nuisance' as defined in the <i>Companion Animals Act 1998</i> s. 32A or POEO Act – Offensive noise test (2.1.4)	1. Companion Animals Act s. 32A 2. POEO Noise Abatement Direction 3. POEO Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court
Other animal noise	Council	Rangers	Offensive noise test	1. POEO Noise Abatement Direction 2. POEO Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court
COMMERCIAL PREMISES						
Noise Source	Appropriate Agency	Council Team Responsible	What evidence is required to prove offence	Recommended Actions	Time frame for investigation	Other options for individual
Commercial premises – e.g. noise from deliveries, garbage collection, public address systems, air conditioners etc at shops or offices	Council	Environmental Health Officers	1. Noise Complaint Form and Diary 2. Offensive Noise Test	1. POEO Noise Abatement Direction 2. POEO Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court

CONSTRUCTION NOISE						
Noise Source	Appropriate Agency	Council Team Responsible	What evidence is required to prove offence	Recommended Actions	Time frame for investigation	Other options for individual
General residential/ commercial building construction	Council	1. Rangers	1. Verification not complying with DA consent 2. Noise Complaint Form and Diary 2. Offensive Noise Test	1. EPAA Compliance Order - Order 11, Part 1 2. POEO Noise Abatement Direction 3. POEO Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court
Major public infrastructure construction	EPA	N/A	N/A	Refer customer to NSW EPA: Ph: 131 555 info@epa.nsw.gov.au www.epa.nsw.gov.au	One working day	
Public road Construction	EPA	N/A	N/A	Refer customer to NSW EPA: Ph: 131 555 info@epa.nsw.gov.au www.epa.nsw.gov.au	One working day	
EDUCATIONAL FACILITIES						

Noise Source	Appropriate Agency	Council Team Responsible	What evidence is required to prove offence	Recommended Actions	Time frame for investigation	Other options for individual
Private childcare centres, schools, colleges and universities	Council	Environmental Health Officers Compliance Officers	1. Verification not complying with DA consent 2. Noise Complaint Form and Diary 2. Offensive Noise Test	1. POEO Noise Abatement Direction 2. Noise Control Notice 3. POEO Prevention Notice	One working day	
Public schools and TAFEs, council childcare centres and public universities	EPA	N/A	N/A	Refer customer to NSW EPA: Ph: 131 555 info@epa.nsw.gov.au www.epa.nsw.gov.au	One working day	
INDUSTRIAL PREMISES						
Noise Source	Appropriate Agency	Council Team Responsible	What evidence is required to prove offence	Recommended Actions	Time frame for investigation	Other options for individual
Industrial Premises that are not licenced with the EPA	Council	1. Environmental Health Officers 2. Compliance Officers	1. Verification not complying with DA consent 2. Noise Complaint Form and Diary 2. Offensive Noise Test	1. EPAA Compliance Order - Order 11, Part 1 2. POEO Noise Abatement Direction 3. POEO Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court

Industrial Premises that are licenced by the EPA	EPA	N/A	N/A	Refer customer to NSW EPA: Ph: 131 555 info@epa.nsw.gov.au www.epa.nsw.gov.au	One working day	
NEIGHBOURHOOD NOISE						
Noise Source	Appropriate Agency	Council Team Responsible	What evidence is required to prove offence	Recommended Actions	Time frame to begin investigation	Other options for individual
Air conditioners	Council (during office hours) Police – out of office hours	1. Rangers 2. Environmental Health Officers	1. Noise Complaint Form and Diary 2. Night time: audibility test 3. Day time: offensive noise test	1 Night time: Cl. 45 of the Noise Control Regulation – PIN for continuing offence. 2. Noise Control Notice for daytime or ongoing offences. 3. Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court
Amplified music, musical instruments Council (ARA)	Council (during office hours) Police – out of office hours	1. Rangers 2. Environmental Health Officers	1. Noise Complaint Form and Diary 2. Night time: audibility test 3. Day time: offensive noise test	1 Night time: Cl. 57 & 58 of the Noise Control Regulation 2. Noise Control Notice 3. Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court
Building intruder	Council (during	1. Rangers	1. Noise Complaint	1 Night time: Cl. 45 of	One working day	People may

alarms	<p>office hours)</p> <p>Council should liaise with NSW Police LAC.</p> <p>Police – out of office hours</p>	2. Environmental Health Officers	<p>Form and Diary</p> <p>2. Night time: audibility test</p> <p>3. Day time: offensive noise test</p>	<p>the Noise Control Regulation – PIN for continuing offence.</p> <p>2. Noise Control Notice for daytime or ongoing offences.</p> <p>3. Prevention Notice</p> <p>Council authorised officers have the power to turn off or disable alarms that have been sounding for longer than permitted time.</p>		seek a Noise Abatement Order from a local court
Electric power tools, powered garden equipment	<p>Council (during office hours)</p> <p>Police – out of office hours</p>	<p>1. Rangers</p> <p>2. Environmental Health Officers</p>	<p>1. Noise Complaint Form and Diary</p> <p>2. Night time: audibility test</p> <p>3. Day time: offensive noise test</p>	<p>1 Night time: Cl. 51 of the Noise Control Regulation – PIN for continuing offence.</p> <p>2. Noise Control Notice for daytime or ongoing offences.</p> <p>3. Prevention Notice</p>	One working day	People may seek a Noise Abatement Order from a local court
Heat pump water heaters	<p>Council (during office hours)</p> <p>Police – out of office hours</p>	<p>1. Rangers</p> <p>2. Environmental Health Officers</p>	<p>1. Noise Complaint Form and Diary</p> <p>2. Night time: audibility test</p> <p>3. Day time: offensive noise</p>	<p>1 Night time: Cl. 53 of the Noise Control Regulation – PIN for continuing offence.</p> <p>2. Noise Control Notice for daytime or ongoing offences.</p>	One working day	People may seek a Noise Abatement Order from a local court

			test	3. Prevention Notice		
Rain water pumps Swimming pool pumps Spa pumps	Council (during office hours) Police – out of office hours	1. Rangers 2. Environmental Health Officers	1. Noise Complaint Form and Diary 2. Night time: audibility test 3. Day time: offensive noise test	1 Night time: Cl. 52 of the Noise Control Regulation – PIN for continuing offence. 2. Noise Control Notice for daytime or ongoing offences. 3. Prevention Notice	One working day	People may seek a Noise Abatement Order from a local court

ID4 SMOKE FREE LAWS

AUTHOR: Cameron Ross, Environmental Projects Officer

APPROVER: Rita Vella, Acting Director Infrastructure, Development & Environment

RECOMMENDATION

That Council receive and endorse this report.

PURPOSE OF REPORT

Council, at its meeting of 7 August 2018 resolved (Minute No. 18/18);

Mayoral Minute No. 18/18 - Smoke Free Laws

That Council provide:

1. *A report to an upcoming workshop on the number of fines:*
 - A) *Issued to people for smoking within four (4) metres of a pedestrian entrance/exit to any licensed premises or restaurant in the Strathfield local government area.*
 - B) *Issued to people smoking in outdoor public places including within 10 metres of children's playgrounds, spectator areas at sports ground/recreation facilities, public transport stops and platforms and within four (4) metres of any entrance to any public building within Strathfield local government area.*
2. *A report to the October 2018 Council meeting including, but not limited to, the revenue raised, the number of fines issued, campaigns conducted to educate people about the legislation concerning where they can't smoke,*

This report has been prepared in response to the Resolution.

REPORT

The following is a summary of revenue raised, fines issued and campaigns conducted to educate people regarding the legislation around smoking areas.

Revenue Raised

- | | |
|---|---------|
| • Fail To Comply With Terms Of Notice Erected By Council | \$5,280 |
| • Fail To Comply With Terms Of Notice Erected At Public Place | \$3,960 |

Number Of Fines Issued

- | | |
|---|----|
| • Fail To Comply With Terms Of Notice Erected By Council | 48 |
| • Fail To Comply With Terms Of Notice Erected At Public Place | 36 |

Campaigns Conducted

Campaign 1

- | | |
|--|---------|
| • (Strathfield Square, Homebush & Homebush West) | 3 sites |
| • People Engaged | 309 |
| • Butt Bins Handed Out | 196 |

Campaign 2

Smoke Free Laws (Cont'd)

- | | |
|------------------------|--------|
| • (Strathfield Square) | 1 site |
| • People Engaged | 148 |
| • Butt Bins Handed Out | 121 |

Campaign 3

- Conducted local litter checks and butt litter checks throughout Strathfield Council town centres. Campaign 3 will focus on the findings of these butt litter checks including the placement of butt bins at hot spots, continued education and increased Ranger presence.

FINANCIAL IMPLICATIONS

Costs can be absorbed into Council's recurrent waste and recycling budget.

ATTACHMENTS

There are no attachments for this report.

ID5 EXERCISE EQUIPMENT AT COSGROVE PARK

AUTHOR: Peter Bowmer, Manager Service Delivery (Major Projects)

APPROVER: Rita Vella, Acting Director Infrastructure, Development & Environment

RECOMMENDATION

That Council:

1. Upgrade Cosgrove Reserve as a passive recreation area including new planting, paths, street furniture, pergola, and fence.
2. Allocate funding at the Quarterly Budget Review of \$200,000.

PURPOSE OF REPORT

Council, at its meeting of 7 August 2018 resolved (Minute No. 172/18):

**172/18
RESOLVED:**

That Council investigate and report on the cost of installing 'park exercise equipment' or other alternative improvements at Cosgrove Park.

This report has been prepared in response to the Resolution.

REPORT

Cosgrove Reserve is a small pocket park in the residential area adjoining Century Drive. The rear boundary consists of the noise wall for the road.

The original landscaping and theme of Cosgrove Reserve was a formal garden planted with native plants. There is a grassed area at the front of the Reserve. Over the years the Reserve has been subject to anti-social behaviour and vandalism.

Council is in the process of installing Exercise Equipment along the Cooks River Cycleway which also connects to where Cosgrove Reserve is located.

It is recommended that the following improvement be considered at Cosgrove Reserve.

- Replace Gravel Paths.
- New Planting of Shrubs and Trees.
- New Street Furniture
- Open up the Reserve to improve passive surveillance.
- Replace dilapidated Pergola.
- New Fence.
- Drainage Improvement.

The Reserve was originally a buffer for residents from the railway line until the construction of Centenary Drive which reduced the size of the Reserve to the size it is currently. The Reserve had major works undertaken in 2007 and many vital aspects were not taken into consideration including drainage.

Exercise Equipment At Cosgrove Park (Cont'd)

Exercise and Playground Equipment may also be an option and would cost approximately \$50,000, however it would be isolated as it is not directly on the cycle way route. It would be a diversion from Centenary Drive via Pemberton Street thus making it a perfect Reserve for passive recreation for the surrounding residents to enjoy with no active element. The rejuvenation may provide community ownership and assist in reducing vandalism.

FINANCIAL IMPLICATIONS

Estimated cost up upgrade not including exercise equipment would be \$250,000.

There is currently no funding for this project and \$200,000 would need to be allocated at the Quarterly Budget Review.

If equipment was to be added, \$250,000 would need to be allocated.

ATTACHMENTS

1. Cosgrove Park Map

ATTACHMENT 1





ID6 MARIA STREET STRATHFIELD SOUTH, IMPROVEMENTS

AUTHOR: Gordon Malesevic, Manager Infrastructure, Planning and Engineering Works

APPROVER: Rita Vella, Acting Director Infrastructure, Development & Environment

RECOMMENDATION

That Council receive and endorse this report.

PURPOSE OF REPORT

Council, at its meeting of 7 August 2018 resolved (Minute No. 194/18):

194/18

RESOLVED: *(Blackmore / Kokkolis)*

That a report be provided to the October 2018 Ordinary Council Meeting in relation to the following upgrades.

- *The continuation of footpaths between Chiswick Street, Strathfield South and Elliot Street, Belfield*
- *The widening of the pedestrian walkway and pedestrian safety improvements on the bridge over the Cooks River.*
- *The possibility of installing lighting at the Ford Park entrance on Maria Street, Strathfield South.*

The report to include, but not limited to, budgetary impacts and consultation with the Cooks River Alliance.

This report has been prepared in response to the Resolution.

REPORT

- *The continuation of footpaths between Chiswick Street and Elliot Street Belfield:*

These works have been inspected and are programmed to be completed by 30 October 2018.

- *The widening of the pedestrian walkway and pedestrian safety improvements on the bridge over Cooks River:*

The existing concrete bridge is 22 meters long, the roadway is overall 6.1m wide (3.05m wide trafficable lanes) and the pedestrian footpaths are 1.05m wide on both sides. It is proposed that a suitable design can be derived incorporating a cantilevered bolt on lightweight structural steel sections to the existing bridge with a perforated walkway and handrail to both sides to bring the walkway to 1.5 meters wide. The estimated cost is \$40,000.

In consultation with the Cooks River Alliance on this matter it is advised that regarding the footpath widening on both sides of the bridge, consideration be given to the following points:

- * Any vegetation removal should avoid disturbance to Turpentines, *Syncarpia glomulifera*. If juvenile *Syncarpia* are present, they should also be afforded protection if they are the same provenance.

Maria Street Strathfield South, Improvements (Cont'd)

- * Remnant Turpentine in Maria Reserve have a protected status (Cooks River Strategic Plan, 1997, "Missing Jigsaw Pieces, Bushplants of the Cooks River Valley". Benson, Odinea and Bear, 1999.)
 - * Any vegetation removal of endemic natives, could merit some offset planting to reduce net loss of canopy cover.
 - * Under the Strathfield South Subcatchment Management Plan, 2010, the Subcatchment Community - Vision, Goals and Ideas identified foreshore revegetation as important.
 - * Any new earthworks requires a technical site analysis report from Metropolitan Local Aboriginal Land Council as to Aboriginal significant sites. A Lightweight cantilever walkway may preclude such a need.
 - * If this reach of the channel is subject to flooding a lightweight walkway on the upstream side may be subject to damaging flows and debris. Design may need to consider such lateral forces.
 - * The channel is part of Sydney Water Corp's assets. They may require consultation in regard to new or modified infrastructure, especially if new bank footings are required.
 - * Sydney Water continues planning for bank naturalisation priorities. Their priorities may inform any decision on council expenditure for new infrastructure. That is, does Sydney Water intend bank naturalisation along this reach?
- *The possibility of installing lighting at the Ford Park Entrance on Maria Street , Strathfield South:*

It is proposed to attach extra lights to the existing two (2) timber street light poles on Maria Street and improve the lighting.

In consultation with the Cooks River Alliance on this it was advised that it is possible that the Riparian corridor (the zone of vegetation adjacent to the river) and the space above the river acts as a flightpath for micro bats. There is no evidence for this at hand but it is the belief that the habitat is adequate for this to be the case. Increased artificial lighting has detrimental effects on both nocturnal bats and roosting native birds and as such consideration of light spectrum, placement and on time, may be warranted.

The Executive Officer, Cooks River Alliance advised that it is a good initiative from Strathfield Council and fits well with the Alliance's actions to increasing active travel opportunities across the river and catchment. As stated above It should be noted that Maria Reserve has some significant tree species and any works would need to ensure that these are protected. Sydney Water have this section of the Cooks River under review for bank naturalisation as the canal has deteriorated and will need to be contacted to provide Council with a timeline for these works.

FINANCIAL IMPLICATIONS

The costs associated with this project are as follows:

Footpath	\$15,000
Lighting	\$4,500
Walkway Widening	\$40,000

TOTAL	\$59,500
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Funding has not been provided in the current budget for this project. Should Council approve the expenditure, the source of funding will need to be identified in the Budget.

ATTACHMENTS

1. Maria Street Strathfield South Improvements Maps

ATTACHMENT 1



Maria Street Bridge crosses the Cooks River and is located between Chiswick Street and Elliott Streets.



Maria Street Bridge – approx. 22m long, 6.1m wide road pavement and 1.05m wide walkways on either side



Maria Street Bridge – concrete structure supported mid span



Maria Street missing link footpaths to be constructed by end of October 2018



The addition of two (2) extra lights to the light poles on Maria Street to improve Ford Park entrance safety

**ID7 IMPLEMENTING AND INCENTIVISING GOOD URBAN DESIGN OUTCOMES IN
RELATION TO SHOPFRONT SIGNAGE AND SHOFRONT DESIGN**

AUTHOR: Sam Shaw, Environmental Projects Officer

APPROVER: Rita Vella, Acting Director Infrastructure, Development & Environment

RECOMMENDATION

1. That the report be received and noted
2. That Council allocate \$50,000 for the establishment of a pilot grants program for Shopfront Improvement and that this program be rolled out for Homebush and Homebush West Local Centres
3. That Council endorse that applications that meet the Eligibility Requirements as outlined in Attachment 1, for the types of works as outlined in Attachment 2 be considered for a one off grant, up to a maximum \$1,000 (matched dollar for dollar)

PURPOSE OF REPORT

This report is in response to a Council resolution with respect to implementing a program to provide local shop owners and businesses with a subsidy towards improving their shopfronts.

This in turn will result in overall improvements to the Centre, making it a pleasant experience for customers and shop owners

BACKGROUND

Council, at its meeting of 1 May 2018 resolved the following (Minute No. 93/18):

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. *Progressively achieve 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.*
5. *That Council cooperate with Burwood Council's initiative."*

This report has been prepared in response to the Resolution.

REPORT

Shopfronts play a key role in the overall appearance of commercial areas, with the quality and appearance of shopfronts directly linked with customer sensory pleasure.

There are numerous examples where Councils have implemented programs to increase the commercial success and value of public spaces by improving the visual appearance of commercial infrastructure such as shopfronts.

Implementing and Incentivising Good Urban Design Outcomes in Relation to Shopfront Signage and Shopfront Design (Cont'd)

Strathfield Council has resolved to explore the possibility of introducing a shopfront improvement program grant for Homebush and Homebush West.

In accordance with (1) of Council's resolution, it is proposed to introduce a grant program for Shopfront Improvements. The aim of the program is to fund minor works such as the repainting of external shopfronts, removing or upgrading signage etc. The works proposed to be covered by the program are considered to be minor upgrades and should be in most cases identified as exempt development and will not require Council approval. A full list of the types of works Council proposes to fund are included at Attachment 2.

It is proposed that the grant program for Shopfront Improvements be introduced that allows applicants who meet the eligibility criteria to apply for a maximum amount of \$1,000.

There would be approximately 50 businesses within Homebush and Homebush West that would meet the eligibility requirements which are outlined in Attachment 1. Businesses that potentially qualify for a shopfront improvement grant indicates approximately 50 businesses.

It is recommended that Council allocate \$50,000 towards the Shopfront Improvement Program.

In accordance with (2) of Council's resolution, Council officers undertook a phone survey with other Councils on the removal of shutters and roller door fixtures. The response from other Councils indicates that shopfront shutter removal is challenging, as most businesses are opposed to removal of shutters as they believe it decreases their security.

One council indicated that to remove shopfront shutters and replace them with adequate security infrastructure would cost upwards of \$13,000 per business. This significant cost rendered the project unaffordable and the subsequent solution was to apply vinyls to shutters, at a cost of \$40,000 for 15 businesses.

With respect to (5) of Council's resolution, Council officers contacted Burwood Council seeking an update on their initiative with respect to the Shopfront Improvement Program. None of the staff contacted at Burwood Council could confirm its existence of such a program.

FINANCIAL IMPLICATIONS

Funding to be allocated to establish a Shopfront Improvement Program.

ATTACHMENTS

1. Shopfront Improvement Program - Eligibility Requirements
2. Shopfront Improvement Program - Types Of Improvements To Be Considered
3. Shopfront Improvement Program - Program Outline

ATTACHMENT 1



Strathfield Council
Shopfront Improvement Program Grants

Appendix 1

ELIGIBILITY REQUIREMENTS

Street frontage
Within designated area
Small business
Shopfront at street level
Must trade directly to customers
Have public liability insurance
Not owned or managed by a government agency
Not part of a shopping complex
Not be a business who has an adverse impact on the environment, heritage or public health & safety

ATTACHMENT 2



Strathfield Council

Shopfront Improvement Program Grants

Appendix 2

TYPES OF IMPROVEMENT TO BE CONSIDERED

IMPROVEMENTS INCLUDED	NON APPLICABLE WORKS
Re-painting of external shopfront	Improvements already underway
Removal or upgrade of advertising signage if part of broader enhancement	Routine maintenance or cleaning
Addition of external materials or treatments (e.g. tiling)	Standalone advertising signage
Improving accessibility for all users	Public art/murals
Removal of roller doors/shutters	Fixed planter boxes or furniture
Addition of green plant elements (e.g. green walls)	Purchase of buildings or property extensions
Improvement of street frontage facilities (e.g. folding windows)	Business relocation
Improvement of awnings	Internal shop fittings
Removal of fixed outdoor dining furniture and replacement with non-fixed furniture	Non-first floor signage
External display lighting	Staffing or operational costs
Upgrade of lighting to LED	DA or other Statutory fees

ATTACHMENT 3



Strathfield Council

Shopfront Improvement Program Grants

Appendix 3

PROGRAM OUTLINE

Advertise program to relevant businesses and owners
Engage chamber of commerce in program
Carry out a briefing session for all relevant businesses and owners
Open the application period with deadline for submission
Review applications and inform successful businesses
Ensure planning controls are met and any relevant permits approved
Open 6 month works period
Inspect works at completion of the project
Reimburse funds according to grant approval

ID8 **RECLASSIFICATION OF NO. 1 LOFTUS CRESCENT, HOMEBUSH**
AUTHOR: **Rita Vella, Acting Director Infrastructure, Development & Environment**
APPROVER: **Henry T Wong, Chief Executive Officer**

RECOMMENDATION

1. That Council resolve to prepare a Planning Proposal to amend the provisions of Strathfield LEP 2012 to reclassify Council owned land at No 1 Loftus Crescent, Strathfield from community to operational land and that once the Planning Proposal is prepared it be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979
2. That a Public Hearing is held into the reclassification of No 1 Loftus Crescent, Homebush from community to operational as required under Section 29 of the Local Government Act 1993.
3. That following the exhibition and the public hearing, a report be presented back to Council.

PURPOSE OF REPORT

Council is seeking to reclassify Lot D, DP340860, known as No 1 Loftus Crescent, Homebush from community to operational land. The reclassification will allow Council to consider opportunities for the development of the land

CLASSIFICATION OF LAND

The preparation of a planning proposal is the first step in the New South Wales (NSW) Planning and Environment's (the Department) Gateway Process, the process for making or amending local environmental plans.

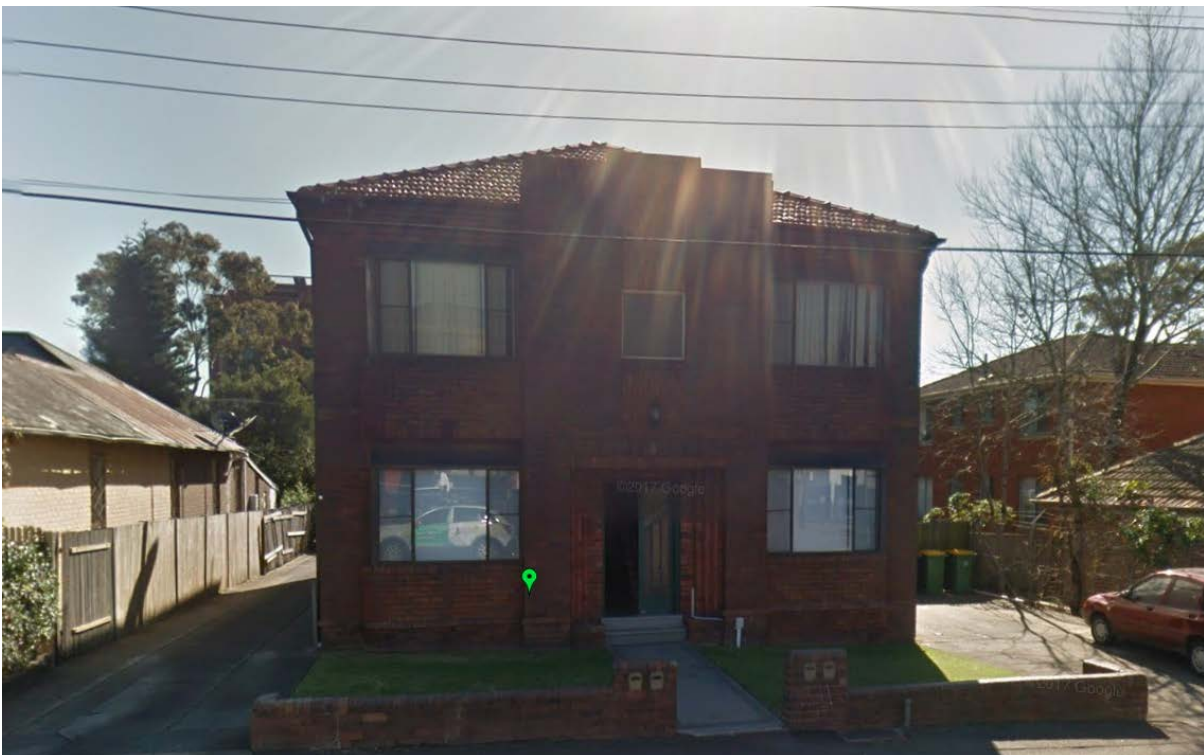
It is proposed to prepare a planning proposal to amend Strathfield Local Environmental Plan 2012 (LEP) to change the classification of Lot D, DP340860, known as No 1 Loftus Crescent from Community to Operational land.

The site is owned by Council and is currently classified as Community Land under the Local Government Act 1993 (LG Act). The intent of the planning proposal is to reclassify the land to Operational Land.

The LG Act requires all public land (any land vested in, or under the control of Council, except roads, Crown land or a common) to be classified as one of two categories: Community or Operational. Community Land is generally open to the public and includes parks, reserves and sports grounds. Operational Land is generally land held as a temporary asset or used by Council to carry out its functions (work depots and garages) or to provide car parking. Community land cannot be sold and cannot be leased or licensed for more than twenty-one (21) years. No such restrictions apply to Operational Land.

The reclassification of the land does not commit Council to the sale or development of the land. Nor does it remove the land from Council's ownership or prevent the current use of the Land from continuing. Such considerations will be subject to separate processes and decisions.

Reclassification of No. 1 Loftus Crescent, Homebush (Cont'd)



Reclassification of No. 1 Loftus Crescent, Homebush (Cont'd)

**BACKGROUND**

Strathfield Development Control Plan No 20 – Parramatta Road Corridor Area came into force on 9 February 2000 and identified No 1 Loftus Crescent, Homebush as a Public Square.

No 1 Loftus Crescent was identified as public open space in the Parramatta Road Corridor Masterplan. The subject property was identified pursuant to LEP 102 (gazetted in August 2003) as being zoned open space (referred to in Clause 18A of the Strathfield Planning Scheme Ordinance (SPSO)).

Upon gazettal of LEP 102, the owner of No 1 Loftus Crescent wrote to Council (letter dated 2 July 2003) requesting that Council acquire the subject property.

Council, in late 2006 compulsorily acquired No 1 Loftus Crescent, Homebush. The subject property was purchased using section 94 funds allocated towards the provision of open space.

At the time of the purchase, the land was zoned Proposed Open Space under the Strathfield Planning Scheme Ordinance. Land at No 29 and 30 Loftus Crescent, Homebush was also identified as future open space.

The Strathfield Planning Scheme Ordinance was reviewed in 2011 as part of the Standard LEP Instrument review. At this time, it was proposed that the site be rezoned consistent with the adjoining zoning, which is currently R4 – High Density Residential.

The rationale for the zoning change was to allow Council flexibility for future options for the site, as at the time of the preparation of the Strathfield LEP 2012 it was undecided if Council would continue with the proposal to utilise the site for open space.

THE SITE AND LOCALITY

The **Site** is legally known as Lot D, DP340860 known as No 1 Loftus Crescent, Homebush. The subject site is approximately 690m² and is a 1930's art deco style block of apartments with 4 units. A driveway is situated to the western side of the site.

The subject site is situated adjacent to Homebush Railway Station and is within a high density residential precinct. Adjoining the site are single dwellings houses, many of which appear to have been built in the 1930s/40s. The locality is an area in transition from low density to high density residential development

Reclassification of No. 1 Loftus Crescent, Homebush (Cont'd)

The subject site is within the Homebush Precinct of the Parramatta Road Corridor Urban Transformation Strategy which sets out the vision, land use and transport principles to accommodate additional dwellings and jobs over the next 30 years

CURRENT PLANNING CONTROLS

The subject site is currently zoned R4 – High Density Residential and is identified within Key Site No 86 (Nos 1, 3 & 5 Loftus Crescent) under Strathfield LEP 2012. Key Site No 86 has frontage to both Loftus Crescent and Station.

Under the Key Sites provision, the subject sites, if amalgamated as one development site permit a maximum height of 29m and a maximum floor space ratio (FSR) of 2.7:1. As an isolated site, the maximum height and FSR is 16m and 1.64:1 respectively under Strathfield LEP 2012.

The subject land is strategically located within the Parramatta Road Corridor, which links the CBD's of Parramatta and Sydney.

The Homebush Precinct is identified as a priority growth precinct within State-led strategic planning documents, targeted to deliver housing supply and employment opportunities within the transit oriented development Corridor.

The subject site is within the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) which was released in November 2016 and is given statutory weight under a Section 117 Ministerial Direction.

A maximum building height of **80m** and floor space ratio of **5:1** is recommended for the site under the *Parramatta Road Urban Transformation Strategy* (PRCUTS) 2016, which is given statutory weight under a Section 117 Ministerial Direction.

RECLASSIFICATION OF THE SUBJECT LAND FROM “COMMUNITY” TO “OPERATIONAL” LAND

The Department of Planning & Environment has issued a practice note (PN 16-001) which provides guidance on classifying and reclassifying public land through a local environmental plan (LEP).

A planning proposal to classify or reclassify public land will need to be prepared in accordance with the practice note and the additional matters specified in Attachment 1 to this practice note.

An assessment against the practice note and its attachment is as follows:

Matters for Consideration	Comment
The current and proposed classification of the Land.	The subject land is classified as community land.
Whether the land is a 'public reserve' (defined in the LG Act).	No
The strategic and site specific merits of the reclassification and evidence to support this.	<p>The reclassification will allow Council to review its options in relation to the future of the land.</p> <p>The request is to implement statutory changes that will change the classification of the land in line with the current R4 – High</p>

Reclassification of No. 1 Loftus Crescent, Homebush (Cont'd)

Matters for Consideration	Comment
	Density Residential zone and to allow Council flexibility for future options for the site.
Whether the planning proposal is the result of a strategic study or report.	The request for a Planning Proposal is not the result of a specific planning study.
Whether the planning proposal is consistent with council's community plan or other local strategic plan.	
<p>A summary of council's interests in the land, including:</p> <ul style="list-style-type: none"> • how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) • if council does not own the land, the land owner's consent; • the nature of any trusts, dedications etc. 	Refer to information above under
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	No interests to be changed
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	There is currently a 1930's art deco style block of apartments with 4 units. A driveway is situated to the western side of the site. In the short term, the proposed reclassification will not result in a change to the existing development on the site.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents).	Not applicable
Current use(s) of the land, and whether uses are authorised or unauthorised.	There is an existing residential flat building on the subject site.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	The four units in the current building are all currently leased on the private rental market.
Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	No agreements have been made, although Council has been approached by the developer who has acquired other property within the Key Site.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	No. The subject site is currently zoned R4 – High Density Residential and is identified within Key Site No 86 (Nos 1, 3 & 5 Loftus Crescent) under Strathfield LEP 2012. The proposed reclassification does not propose to change the current zoning on the site, nor any of the development standards currently applying to the site.

Reclassification of No. 1 Loftus Crescent, Homebush (Cont'd)

Matters for Consideration	Comment
How council may or will benefit financially, and how these funds will be used.	It is Council's intention to acquire an increased number of units for affordable housing/community housing in place of the current four units.
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	No comments lodged with Council to date. Comments will be sought during the formal exhibition of the planning proposal from relevant government agencies.

NEXT STEPS

If Council is supportive of the proposed reclassification then a Planning Proposal will need to be prepared and forwarded to **the delegate of the Greater Sydney Commission** for a Gateway Determination in accordance with the requirements of the Environmental Planning & Assessment Act.

Should Council receive a positive Gateway Determination to proceed with the Planning Proposal, the Gateway Determination will outline the specific actions Council will need to undertake, including public exhibition periods and public hearing. The Gateway Determination is likely to require the Planning Proposal to be publicly exhibited for a minimum of 28-days.

PUBLIC HEARING

As the land is to be reclassified from Community Land to Operational Land in accordance with Section 30 of the LG Act, a Public Hearing must be held in accordance with Section 29 of the LG Act and Schedule 1, Clause 4 of the EP&A Act. The Gateway Determination will also provide a requirement/s for the Public Hearing.

The Public Hearing must be undertaken by an independent 3rd party and the report on Public Hearing is to be provided to Council by the independent 3rd party, who chaired the Public Hearing.

CONCLUSION

Although the subject site was originally intended to be used as future open space, the current existing use of the land is a residential flat building.

In order to enable Council to consider future options for No 1 Loftus Crescent, the Site must be reclassified from 'community land' to 'operational land' in accordance with Section 30 of the LG Act, which requires an amendment to Strathfield LEP 2012.

The following steps now need to occur:

- Council resolves to prepare a Planning Proposal to reclassify No 1 Loftus Crescent, Homebush from community to operational land for forwarding to DEP for Gateway Determination
- Public Exhibition and Consultation with other Public Authorities (if required)
- Public Hearing and report prepared on public hearing by a 3rd party
- Council considers report on Public Exhibition and Public Hearing and resolves whether to continue or not continue with Planning Proposal

Reclassification of No. 1 Loftus Crescent, Homebush (Cont'd)**FINANCIAL IMPLICATONS**

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.

RECOMMENDATION

That Council receive and endorse this report.

PURPOSE OF REPORT

Council at its meeting of 7 August 2018 resolved (Minute No. 176/18):

176/18

RESOLVED:

That Council prepare a report to the October ordinary council meeting investigating the current services provided to residential Strata properties within our LGA. The report to include but not limited to:

- Educational information, signage and other resources we could provide to residents, strata managers, body corporate and real estate agents in relation to available waste services including bin repairs, rules in relation to waste services and availability of council clean ups to owners and tenants.*
- Feasibility of auditing Residential Strata properties in relation to their waste services including but not limited to appropriate services and bin repair or replacement.*
- Potential programs that could be established in relation to Residential Strata Blocks reducing their waste.*
- The possibility of a welcome package to new residents to include waste calendar, available waste services, street sweeping calendars and councils relevant contacts. The report to include budgetary implications, funding source and expected timeframe.*
- That Council invite the chair of the owners corporation of each strata block to an appropriate Council forum.*

This report has been prepared in response to the Resolution.

REPORT

The latest demographic data available to Council shows a shift in dominant ethnicities throughout the LGA and as such our target audience has changed in recent years. Strathfield Council is currently in the process of evaluating all of our waste educational/instructional resources and as such these resources may be modified as part of our continuous improvement strategy.

Councils existing educational material which targets residents, strata managers, body corporate and real estate agents, consists of the following:

- Signage
- Flyers
- Calendars
- E-resources
- Stickers
- Face to Face sorting exercises

Residential Strata Waste Services Report (Cont'd)

- Bin Assessment
- Additional Service Options

Council currently runs the following programs to educate residents who live in residential Strata properties:

- Implementation of 660L bins, clothing bins and e-waste bins in large residential Strata properties.
- Collection events such as E-waste collection day and Quarterly Clean-up.
- Participation in the RID squad with a focus on residential Strata properties.
- Engagement with Strata Managers to improve service provisions and target education.
- Implementation of The Compost Revolution which includes Bokashi (composting option for unit blocks).
- Review of the Part H of the DCP to ensure residential Strata properties can be effectively serviced.
- Responsible cafes – saving tens of thousands of takeaway coffee cups from landfill per year.
- Return and Earn Programs with individual unit blocks
- Garage Sale Trail

FINANCIAL IMPLICATIONS

All costs are budgeted for in Council's recurrent waste and recycling education budget.

ATTACHMENTS

1. Residential Strata Waste Services Clean Up Guidelines
2. Residential Strata Waste Services Waste and Recycling Multilingual

ATTACHMENT 1



Get rid of unwanted bulky items - book a FREE Council Clean Up

Call Council on 9748 9999 or visit www.strathfield.nsw.gov.au to book. Cleanup guidelines must be followed.

Maximum 2 Cubic Meters Per Clean Up

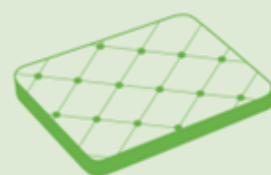


ACCEPTABLE ITEMS



Household Furniture

가정용 가구
家具
Đồ gia dụng



Mattresses (Maximum 2 mattresses per Clean Up)

가정용 가구
床垫
nệm



Tied Bundles or Bags of Green Waste

묶여 번들 또는 녹색 폐기물의 가방
绑捆或袋的绿色垃圾
Bó buộc hoặc túi chất thải màu xanh lá cây



Car Batteries

자동차 배터리
汽车电池
pin xe



Whitegoods

백색 가전
白色家电
Sản phẩm có màu trắng



Household Metals

가정용 금속
家用金属
kim loại hộ gia đình



Electronic Appliances

전자 제품
电子电器
thiết bị điện tử



Fence palings and pallets

울타리 palings 및 팔레트
篱笆栅栏和托盘
வலைய palings மற்றும் pallets
palings rào và pallet



NOT ACCEPTED ITEMS



Chemicals and Paint

화학 또는 페인트
化工或油漆
Hóa chất, sơn



Industrial and Commercial Waste

산업 및 상업 폐기물
工业和商业垃圾
Xử lý chất thải công nghiệp và thương mại



Car Tyres

자동차 타이어
汽车轮胎
Lốp xe



Construction and Building Materials

건축 또는 건축 자재
施工或建材
Xây dựng hoặc vật liệu xây dựng



Gas Bottles and Fire Extinguishers

가스 병, 소화기
煤气瓶和灭火器
Chai Gas và chữa cháy



Motor and Cooking Oils

모터 및 요리 오일
电机和食用油
Motor và Nấu ăn Dầu

부피가 큰 불용품을 처리하고자 할 때는 무료 지자체 수거 서비스를 예약하십시오

지자체 전화번호인 9748 9999로 연락하거나 www.strathfield.nsw.gov.au에서 예약하십시오. 처리 지침을 준수해야 합니다.

수거 당 허용 부피는 최대 2 세제곱미터입니다.

想处理废弃的大件物品 - 请预订市议会的免费清理服务

请联系市议会, 拨打9748 9999或登入www.strathfield.nsw.gov.au 预订清理服务。请遵从清理服务指引。

每次清理大件物品的总体积不能超过2立方米。

Hãy thải bỏ đồ vật cồng kềnh quý vị không cần đến nữa - đăng ký Dịch vụ Tổng Vệ sinh do Hội đồng Thành phố cung cấp MIỄN PHÍ.

Gọi điện thoại cho Hội đồng Thành phố qua số 9748 9999 hoặc truy cập www.strathfield.nsw.gov.au để đăng ký. Quý vị phải phải tuân theo những hướng dẫn Tổng Vệ sinh của Hội đồng.

Tối đa 2 mét khối cho một đợt Tổng Vệ sinh.





ATTACHMENT 2

RECYCLING



GARBAGE



					
✓ Plastic bottles and containers marked 1 to 7 قناني بلاستيكية وحاولات موشرا بأرقام 1 إلى 7	✓ Glass bottles and jars قوارير زجاجية مزججيات	✓ Aluminium and steel cans علب الألمنيوم و الفولاذ	✓ Newspapers and magazines صحف ومجلات	✓ Milk and juice cartons كراتين الحليب والعصائر	✓ Cardboard مقلفات كرتونية
Πλαστικά μπουκάλια και δοχεία μαρκαρισμένα 1 έως 7 Bottiglie in plastica e contenitori contrassegnati da 1 a 7 1-7까지 표기된 플라스틱 병 및 용기 Πλαστικές бутылки и контейнеры класса 1 – 7 标有1到7的塑料瓶子和容器	Γυάλινα μπουκάλια και βάζα Bottiglie e vasetti in vetro 유리병 및 용기 Стеклоные бутылки и банки 玻璃瓶子和罐子	Αλουμινένια και χαλύβδινα κουτιά Lattine in alluminio e acciaio 알루미늄 및 강철 캔 Αλουμινένια και μεταλλικές банки 铝罐和铁罐	Εφημερίδες και περιοδικά Giornali e riviste 신문 및 잡지 Газеты и журналы 报纸和杂志	Χαρτόκουτα γάλατος και χυμού Cartoni di latte e succhi 우유 및 과일 주스 용기 Коробки из-под молока и сока 牛奶和果汁盒	Χαρτόνι Cartone 마분지 Картон 硬纸板
Chai nhựa và hộp đựng bằng nhựa được đánh dấu từ 1 tới 7	Chai và bình thủy tinh	Lon nhôm và lon sắt	Báo và tạp chí	Hộp đựng sữa và nước trái cây	Giấy các-tông

				
✓ Plastic bags or bin liners أكياس بلاستيكية أو أكياس القمامة	✓ Food waste فضلات الطعام	✓ Nappies حفاضات	✓ Packing foam فوم التغليف	✓ Plate glass زجاج المسحور
Πλαστικές σακούλες και σκουπίδια σακούλες Buste in plastica o sacchetti per la spazzatura 플라스틱 봉지나 쓰레기봉투 봉지 Πλαστικές пакеты и мешки для мусора 塑料袋或垃圾袋	Φαγώσιμα απορρίμματα Resti alimentari 음식물 폐기물 Πιщевые отходы 食物残渣	Πάνας Pannolini 기저귀 Памперсы 尿布	Αφρώδες υλικό συσκευασίας Polistirolo 포장용 스티로폼 Пенопласт 包装泡沫	Πλατικό Cristallo 사기 접시류 Фарфоровая и стеклянная посуда 厚玻璃板
Bao nhựa hoặc bao lót thùng rác	Thức ăn thừa	Tã lót	Bọt biển gói hàng	Phiên thủy tinh



				
✗ Plastic bags or bin liners أكياس بلاستيكية أو أكياس القمامة	✗ Neon tubes or light globes أنابيب النيون أو مصابيح الإضاءة	✗ Plate glass زجاج المسحور	✗ Paint tins or solvents علب الطلاء أو المذيبات	✗ Medical waste and sharps (including syringes) نفايات طبية ولوازم حادة (بما في ذلك سرنجات)
Πλαστικές σακούλες και σκουπίδια σακούλες Buste in plastica o sacchetti per la spazzatura 플라스틱 봉지나 쓰레기봉투 봉지 Πλαστικές пакеты и мешки для мусора 塑料袋或垃圾袋	Λαμπτήρες νέον και λάμπες Tubi in neon o lampadine 네온 튜브나 전구 Неоновые трубки и лампочки накаливания 氖管或灯泡	Πλατικό Cristallo 사기 접시류 Фарфоровая и стеклянная посуда 厚玻璃板	Τενεκέδες από μπογιά και διαλύτες Lattine di vernice e solventi 페인트 용이나 용제 Банки из-под краски и растворителей 油漆罐或溶剂	Ιατρικά απορρίμματα και αιχμηρά αντικείμενα (συμπεριλαμβανομένων των συριγγών) Scarti medici e oggetti appuntiti (comprese le siringhe) 의료 쓰레기 및 주사바늘 (주사기 포함) Медицинские отходы и острые предметы (включая шприцы) 医疗废物及利器 (包括注射器)
Bao nhựa hoặc bao lót thùng rác	Bóng đèn neon hoặc bóng đèn tròn	Phiên thủy tinh	Thùng đựng sơn hoặc chất dung môi	Phế liệu y khoa và các vật bén nhọn (bao gồm ống chích)

					
✗ Building materials مواد البناء	✗ Soil/Rocks تراب / صخور	✗ Sharps (including syringes) أدوات حادة (بما في ذلك سرنجات)	✗ Car parts قطع غيار السيارات	✗ Paint tins or solvents علب الطلاء أو المذيبات	✗ Garden vegetation مخلفات الحدائق
Οικοδομικά υλικά Materiali di edilizia 건축 자재 Строительные материалы 建筑材料	Χώμα/Πέτρες Terra/Rocce 흙/돌 Земля/камни 土壤/石头	Αιχμηρά αντικείμενα (συμπεριλαμβανομένων των συριγγών) Oggetti appuntiti (comprese le siringhe) 주사바늘 (주사기 포함) Острые предметы (включая шприцы) 利器 (包括注射器)	Ανταλλακτικά αυτοκινήτων Pezzi di macchine 자동차 부품 Автомобильные части 汽车零件	Τενεκέδες από μπογιά και διαλύτες Lattine di vernice e solventi 페인트 용이나 용제 Банки из-под краски и растворителей 油漆罐或溶剂	Βλάστηση από τον κήπο Piante da giardino 정원용 쓰레기 Растительные садовые отходы 花园植物
Vật liệu xây dựng	Đất/Đá	Các vật bén nhọn (bao gồm ống chích)	Phụ tùng xe hơi	Thùng đựng sơn hoặc chất dung môi	Cây cối trong vườn

Want to get rid of bulky household items? Book a FREE Council Clean Up. For more information call Strathfield Council on 9748 9999 or visit www.strathfield.nsw.gov.au