

COUNCIL MEETING AGENDA

Strathfield Municipal Council

Tuesday 4 December 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.





TABLE OF CONTENTS

Item		Page No.							
1.	Praye	r							
2.	Recognition of Traditional Custodians								
3.	Apolo	gies							
4.	Open	Forum							
5.	Declarations of Pecuniary or Conflict of Interest (Nature of interest to be disclosed)								
6.	Confir	mation of Minutes							
	Ordinary Council Meeting 6 November 2018								
7.	Acknowledgements								
	Nil								
8.	Deferr	red/outstanding matters awaiting report							
	Nil								
9.	Plann	ing and Development Matters							
	Nil								
10.	Mayor	ral Minute(s) in accordance with Council's Code of Meeting Practice							
	Nil								
11.	 Councillors' Questions to the Mayor (submitted in writing in accordance with Council's Code of Meeting Practice) 								
	Nil								
12.	Questions With Notice								
13.	Reports from Committees								
	13.1	Audit Committee Meeting Minutes - 8 October 201822							
	13.2	Report from Youth Engagement Advisory Committee Meeting on 14 November 2018							
	13.3	Report from Traffic Committee Meeting on 20 November 201834							
14.	Motions Pursuant to Notice								
	14.1 Electric Vehicles - Councillor Maryanne Duggan44								

	14.2	The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 3B Low Rise Medium Density Housing Code - Councillor Maryanne Duggan45							
	14.3	Household Clean Up - Councillor Nella Hall46							
15.	General Business								
	General Managers Reports								
	GM1	Draft Hardship Policy for Reduction of Fees for Seniors Organisations47							
Corporate Services Reports									
	CS1	Current Status of Council Resolutions49							
	CS2	Investments Report as at 31 October 201886							
	CS3	Quarterly Budget Review as at 30 September 201891							
	Infras	tructure and Development Reports							
	ID1	Report on Submissions - Amendment to Strathfield Consolidated Development Control Plan 2005 - Part P - Heritage105							
	ID2	Reclassification of No. 1 Loftus Crescent, Homebush162							
16.	Matters of Urgency in Accordance with Clause 241 of the Local Government General Regulation, 2005								
17.	Closed Session								
	Nil								

CHIEF EXECUTIVE OFFICER



MINUTES

Council Meeting
6 November 2018





Minutes of the Council Meeting of Strathfield Municipal Council held on 6 November 2018, in the Council Chambers, 65 Homebush Road, Strathfield.

COMMENCING: 6.30pm

PRESENT: Councillor Matthew Blackmore

Councillor Antoine Doueihi Councillor Maryanne Duggan

Councillor Nella Hall

Councillor Stephanie Kokkolis Councillor Karen Pensabene Councillor Gulian Vaccari

STAFF: Henry Wong, Chief Executive Officer

Anthony Hewton, General Manager People, Place and Civic Services Stephen Clements, Deputy CEO and General Manager Planning,

Environment and Urban Services

Jenny Nascimento, Chief Financial Officer

James Ng, Manager Administration

Kathie John, Acting Governance Coordinator David McQuade, Secretariat Administration Officer

1. OPENING: The Prayer was read.

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

3. APOLOGIES

Nil.

4. OPEN FORUM

Nil.

5. PECUNIARY INTEREST /CONFLICT OF INTEREST

Nil.

6. CONFIRMATION OF MINUTES

240/18

RESOLVED: (Doueihi / Duggan)

That the minutes of the Ordinary Council Meeting meeting held on 2 October 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, Doueihi, Duggan, Hall, Kokkolis, Pensabene and

Vaccari

Against the Motion: Nil





Suspension of Standing Orders

241/18

RESOLVED: (Doueihi / Kokkolis)

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

CS3 2017/18 Financial Statements

CS4 Investments Report as at 30 September 2018

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

Vaccari

Against the Motion: Nil

CS3 2017/18 Financial Statements

Ms Renee Meimaroglou of the Audit Office of NSW addressed the meeting to summarise the findings of the audit and summarise Council's financial performance.

242/18

RESOLVED: (Pensabene / Hall)

That the 2017/18 Financial Statements and Auditor's Report be noted.

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

Vaccari

Against the Motion: Nil

CS4 Investments Report as at 30 September 2018

243/18

RESOLVED: (Kokkolis / Doueihi)

That the record of cash investments as at 30 September 2018 noted.

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

Vaccari

Against the Motion: Nil

Resumption of Standing Orders

244/18

RESOLVED: (Kokkolis / Pensabene)

That Standing Orders be resumed.

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

Vaccari



Against the Motion: Nil

7. ACKNOWLEDGEMENTS

7.1 90TH BIRTHDAY - DR WALTER BERESFORD UTBER

RECOMMENDATION:

That Council congratulate Dr Walter Beresford Utber on his 90th birthday.

245/18

RESOLVED: (Hall / Pensabene)

That Council congratulate Dr Walter Beresford Utber on his 90th birthday and send flowers or a basket of fruit to his home.

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

Vaccari

Against the Motion: Nil

7.2 Passing of Dr Darrel Weinman

246/18

RESOLVED: (Hall / Pensabene)

That Council acknowledge the passing of Dr Darrel Weinman.

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

Vaccari

Against the Motion: Nil

7.3 Richard Gill

247/18

RESOLVED: (Hall / Pensabene)

That Council acknowledge the passing of Richard Gill.

For the Motion: Councillors Blackmore, Doueihi, 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. 32/18 Rates Third Instalment 2018/19

I MOVE:

- 1. That with the next Rates instalment (due February 2019) Council enclose a letter from the leadership team, appraising residents of some of the achievements during the current term of Council. Issues to be covered:
 - a) The opening up of 55 new parking spots in the Strathfield CBD, with an appropriate location map.
 - b) Renovation of 24 playgrounds, two synthetic fields at Strathfield Park and Mason Park, upgrade of outdoor fitness equipment at Drew Street, Greenacre, restoration of Wallis Reserve, and renovations to Bressington Park where the successful Christmas Carols were held recently.
 - c) Council's popular introduction of Australia's first cigarette smoke free CBD, as a way of educating residents, ratepayers and public transport users about the personal health and broader societal importance of this initiative.
 - d) Council's introduction of free permits for residents in current Resident Parking Schemes, and ongoing investigations into further Resident Parking Schemes for residents affected by commuter and other non-local curb side parking.
 - e) Introduction of the successful Return and Earn scheme at Strathfield CBD with the machine in the Council car park being one of the busiest in NSW, accepting 140,000 items per week on average.

248/18

RESOLVED: (Vaccari)

- 1. That with the next Rates instalment (due February 2019) Council enclose a letter from the leadership team, appraising residents of some of the achievements during the current term of Council. Issues to be covered:
 - a) The opening up of 55 new parking spots in the Strathfield CBD, with an appropriate location map.
 - b) Renovation of 24 playgrounds, two synthetic fields at Strathfield Park and Mason Park, upgrade of outdoor fitness equipment at Drew Street, Greenacre, restoration of Wallis Reserve, and renovations to Bressington Park where the successful Christmas Carols were held recently.
 - c) Council's popular introduction of Australia's first cigarette smoke free CBD, as a way of educating residents, ratepayers and public transport users about the personal health and broader societal importance of this initiative.
 - d) Council's introduction of free permits for residents in current Resident Parking Schemes, and ongoing investigations into further Resident Parking Schemes for residents affected by commuter and other non-local curb side parking.
 - e) Introduction of the successful Return and Earn scheme at Strathfield CBD with the machine in the Council car park being one of the busiest in NSW, accepting 140,000 items per week on average.
 - f) A statement of Council's favourable financial position.
 - g) Any other significant Council achievements between now and February 2019.

For the Motion: Councillors Blackmore, Doueihi, 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 Traffic Committee Meeting Minutes - 16 October 2018

249/18

RESOLVED: (Pensabene / Hall)

That the minutes of the Traffic Committee Meeting held on 16 October 2018 be noted and the recommendations be adopted subject to the amendment of the recommendation for item 9.5 Burlington Road and Rochester Street – Park Review:

That an audit be undertaken of parking restrictions in the vicinity of Rochester St and Burlington Rd, Homebush and once complete the findings be reported back to the Traffic Committee.

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

Vaccari

Against the Motion: Nil

14. MOTIONS PURSUANT TO NOTICE

14.1 Notice of Rescission - Bates Street Centre

250/18

RESOLVED: (Vaccari / Kokkolis)

WE MOVE:

That Council's decision of 2 October 2018 in respect of Notice of Motion 14.2 – Bates Street Centre, be and is hereby rescinded.

"219/18

RESOLVED: (Pensabene/Duggan)

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 until the Community Strategic Plan is next





reviewed, 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 10.00am 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 until the Community Strategic Plan is next reviewed, inclusive of all utilities and cleaning costs and providing for the following room and community centre usage:
 - a. The use of the Redmire Room every Thursday from 10.00am to 2.00pm.
 - b. The use of the Airey Room every Thursday from 9.30am 3.00pm
 - c. Reasonable access to the kitchen, storage and centre facilities be provided at these times.

The fees that have been levied to these groups since the introduction of the Community Strategic Plan be reviewed with a view of entering in to a long term payment plan with both senior citizens groups affected."

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

Against the Motion: Councillors Duggan and Pensabene

The Mayor declared the Motion carried.

ALTERNATE MOTION: (Vaccari / Kokkolis)

- 1. That Council undertake a review of Council's Hire of Community Facilities Policy, Community Facility Frequent Hire Policy and Pricing Principles in respect to reduced hire rates and recovery of Operating cost.
- 2. That the review take into account:
 - i. The categories/discount regime used to ensure consistency of charges
 - ii. The capacity for the Groups to pay including instances of Hardship
- 3. That the review is firstly by way of a workshop in the 2nd week of November and secondly a Report of the outcomes of the workshop at the December Ordinary Meeting.
- 4. The workshop to also discuss the waiving of outstanding invoices to the Strathfield West Senior Citizens Group and the Tamil Senior Citizens Association Incorporated.

251/18

RESOLVED: (Vaccari / Kokkolis)

- 1. That Council undertake a review of Council's Hire of Community Facilities Policy, Community Facility Frequent Hire Policy and Pricing Principles in respect to reduced hire rates and recovery of Operating cost.
- 2. That the review take into account:
 - i. The categories/discount regime used to ensure consistency of charges
 - ii. The capacity for the Groups to pay including instances of Hardship



MINUTES

- 3. That the review is firstly by way of a workshop in the 2nd week of November and secondly a Report of the outcomes of the workshop at the December Ordinary Meeting.
- 4. The workshop to also discuss the waiving of outstanding invoices to the Strathfield West Senior Citizens Group and the Tamil Senior Citizens Association Incorporated.

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

Against the Motion: Councillors Duggan and Pensabene

14.2 Reducing Shopping Trolley Pollution – Cr Blackmore

I MOVE:

That a report be provided to the February 2019 Council Meeting in relation to the illegal dumping of shopping trolleys across the Strathfield LGA.

The report to include but not limited to the cost to Council over the 2017-2018 financial period related to the collection of abandoned trolleys, the possible enforcement action and preventative measures that can be introduced to businesses using shopping trolleys.

252/18

RESOLVED: (Blackmore / Kokkolis)

That a report be provided to the February 2019 Council Meeting in relation to the illegal dumping of shopping trolleys across the Strathfield LGA.

The report to include but not limited to the cost to Council over the 2017-2018 financial period related to the collection of abandoned trolleys, the possible enforcement action and preventative measures that can be introduced to businesses using shopping trolleys.

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

Vaccari

Against the Motion: Nil

14.3 Meals on Wheels - Review and Adjustment of 2018/2019 Fees

I MOVE:

- 1. That Council requests Meals on Wheels to provide information for a briefing paper for the following which contains:
 - Information sought from and provided by the Meals on Wheels unit operating from the Strathfield Local Government Area:
 - Overview of its operations;
 - Hours and days of operation;
 - Meals on Wheels' space requirements
 - The process on how meals are made:
 - Number of meals made per week and month;
 - Its distribution area including a breakdown of number of clients and meals provided in each Local Government Area serviced by the Strathfield Meals on Wheels;
 - How many residents of the Strathfield LGA and other LGAs use the service and the frequency in which they use it (and a breakdown of nos by LGA);
 - o Details of any other welfare activities provided to residents of the Strathfield LGA



- (and other LGAs) and if so, the frequency and number;
- Details of its current finances including grants, other revenue, savings, overheads and expenses;
- Staffing numbers (broken down into paid and unpaid);
- 2017/18 financial statements
- Response from any Councils whose residents receive their service concerning their interest in entering a cost. Or accommodation sharing model for Meals on Wheels
- An indication on the costs to Council of hosting Meals on Wheels (Council can provide this)
- 2. The licence between Meals on Wheels and Council be reviewed
- 3. The NSW and Commonwealth Governments be advised of the outcome of these deliberations
- 4. A report on the outcomes be provided to a Councillor Workshop.

253/18

RESOLVED: (Duggan / Pensabene)

- 1. That Council requests Meals on Wheels to provide information for a briefing paper for the following which contains:
 - Information sought from and provided by the Meals on Wheels unit operating from the Strathfield Local Government Area:
 - Overview of its operations;
 - Hours and days of operation;
 - Meals on Wheels' space requirements
 - The process on how meals are made;
 - Number of meals made per week and month;
 - Its distribution area including a breakdown of number of clients and meals provided in each Local Government Area serviced by the Strathfield Meals on Wheels;
 - How many residents of the Strathfield LGA and other LGAs use the service and the frequency in which they use it (and a breakdown of nos by LGA);
 - Details of any other welfare activities provided to residents of the Strathfield LGA (and other LGAs) and if so, the frequency and number;
 - Details of its current finances including grants, other revenue, savings, overheads and expenses;
 - Staffing numbers (broken down into paid and unpaid);
 - o 2017/18 financial statements
 - Response from any Councils whose residents receive their service concerning their interest in entering a cost. Or accommodation sharing model for Meals on Wheels
 - An indication on the costs to Council of hosting Meals on Wheels (Council can provide this)
- 2. The licence between Meals on Wheels and Council be reviewed
- 3. The NSW and Commonwealth Governments be advised of the outcome of these deliberations
- 4. A report on the outcomes be provided to a Councillor Workshop.

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

Vaccari

Against the Motion: Nil



15. GENERAL BUSINESS

GM1 Period Summary Report - Code of Conduct

254/18

RESOLVED: (Blackmore / Hall)

- 1. That Council Receive and note this report.
- 2. That Council send a copy of the complaint statistics, reported below, to the Office of Local Government as per to the requirements of the Model Code Procedures.

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

Vaccari

Against the Motion: Nil

CS1 Current Status of Council Resolutions

255/18

RESOLVED: (Duggan / Kokkolis)

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

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

Vaccari

Against the Motion: Nil

CS2 Patron to Strathfield Symphony Orchestra

256/18

RESOLVED: (Vaccari / Kokkolis)

That Council endorse the Mayor accepting the role of Patron to Strathfield Symphony Orchestra.

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

Vaccari

Against the Motion: Nil

ID1 Lighting for Netball/Basketball Utilising Strathfield Park Facilities

RECOMMENDATION:

- 1. That Council upgrade multipurpose courts at Bark Huts and Strathfield Park with no lighting and with noise reduction fencing ad backboards.
- 2. Council build two new multipurpose courts with lighting at Mason Park.
- 3. Council allocates \$970,986.00 in funding from the appropriate Section 94 Budget.



257/18

RESOLVED: (Hall / Kokkolis)

That the Council upgrade of the multipurpose courts at Bark Huts and Strathfield Park be deferred to the 27 November 2018 Workshop.

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

Vaccari

Against the Motion: Nil

ID2 Increasing Access to Greenspace for Junior Sports

RECOMMENDATION:

- 1. That Council does not proceed with the construction of a Junior Synthetic Field at the Dutton Centre.
- 2. That Council consider a Junior Synthetic Field at Freshwater Park as an alternative and undertake consultation with residents and user groups.

258/18

RESOLVED: (Blackmore / Kokkolis)

- 1. That Council does not proceed with the construction of a Junior Synthetic Field at the Dutton Centre.
- 2. That the Council leadership team write to residents within a 500 metre radius appraising them of Council's decision.
- 3. That this decision also be disseminated in e-News and social media platforms.

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

Vaccari

Against the Motion: Nil

ID3 Planning Proposal - No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to Amend the Height of Buildings and FSR in Strathfield LEP 2012 - Post Exhibition Report

RECOMMENDATION:

- That Council endorse the recommendation of the Strathfield Local Planning Panel dated 4
 October 2018 with respect to the Planning Proposal to amend Strathfield LEP 2012 in relation
 to 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to:
 - i. Amend the Height of Buildings Map (HOB) to increase the height of buildings for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to 54m
 - ii. Amend the Floor Space Ratio Map (FSR) to increase the maximum floor space ratio for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to 5:1

Subject to the following information being provided to, and approved by Council:



- a) That a site specific Development Control Plan for Nos 2-6 Pilgrim Avenue, 9 Albert Road and Nos 11-13 Albert Road, Strathfield be prepared to reflect detailed urban design considerations for any future development of the site including the provision of public access, built form, boundary setbacks, deep soil areas, tree retention, vehicular access, the potential for a pedestrian access link to the railway station, the residential character of Pilgrim Avenue and any other relevant issues. The DCP is to be prepared at the proponent's cost and is to be exhibited prior to the finalisation of the Planning Proposal.
- b) That an independent traffic study be undertaken having regard to the Council's Parramatta Road Traffic Strategy being prepared by Bitzios and also taking into account the cumulative impact of existing approved developments and potential developments in the Strathfield CBD and inclusive of this site.
- 2. That once Council is satisfied that a and b in Point 1 has been addressed, Council request the Parliamentary Counsel's Office for an Opinion to finalise the Local Environmental Plan under Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 3. That Council write to the Department of Planning & Environment seeking that a provision be incorporated into Strathfield LEP 2012 requesting that a minimum of 5% of the total number of units be provided as affordable housing, consistent with the Eastern City District Plan.
- 4. That Council notes the submissions received during the public exhibition of the Planning Proposal for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield.
- 5. That as part of any future redevelopment of the subject sites, a minimum of 30 parking spaces be provided for use as public/commuter parking. The details of the provision of the public/commuter parking are to be negotiated with Council as part of any future Development Application for the redevelopment of Site 1 and/or Site 2.
- 6. That all persons who made a submission to the Planning Proposal be advised of Council's decision.
- 7. That the Department of Planning & Environment be notified in writing of Council's resolution.

Mr Craig Ben addressed the meeting on behalf of the applicant Ethos Urban for Convertia Pty Ltd.

MOTION: (Vaccari / Blackmore)

- That Council endorse the recommendation of the Strathfield Local Planning Panel dated 4
 October 2018 with respect to the Planning Proposal to amend Strathfield LEP 2012 in relation
 to 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to:
 - i. Amend the Height of Buildings Map (HOB) to increase the height of buildings for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to 54m
 - ii. Amend the Floor Space Ratio Map (FSR) to increase the maximum floor space ratio for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to 5:1

Subject to the following information being provided to, and approved by Council:

a) That a site specific Development Control Plan for Nos 2-6 Pilgrim Avenue, 9 Albert Road and Nos 11-13 Albert Road, Strathfield be prepared to reflect detailed urban design considerations for any future development of the site including the provision of public access, built form, boundary setbacks, deep soil areas, tree retention, vehicular access, the potential for a pedestrian access link to the railway station, the residential character of Pilgrim Avenue and any other relevant issues. The DCP is to be prepared at the proponent's cost and is to be exhibited prior to the finalisation of the Planning Proposal and is to include provisions relating to the following:



- i. A total of 60 spaces are to be provided as part of any redevelopment of Site 1 and Site 2 (30 spaces for Site 1 and 30 spaces for Site 2). The parking spaces are to be provided as public parking and wording is to be provided as to how these spaces will be provided to Council as part of any future Development Application; and
- ii. Provision of access to the car parking areas for both Site 1 and Site 2, if vehicular access is limited to Pilgrim Avenue; and
- iii. Detailed urban design considerations of any future development of the site including provision of public pedestrian access, built form, boundary setbacks, deep soil areas, tree retention and the provision of tree canopy, vehicular access, the residential character of Pilgrim Avenue and any other relevant issues.
- b) That an independent traffic study be undertaken having regard to the Council's Parramatta Road Traffic Strategy being prepared by Bitzios and also taking into account the cumulative impact of existing approved developments and potential developments in the Strathfield CBD and inclusive of this site.
- 2. That a further report on the Planning Proposal be submitted to Council following the public exhibition of the draft DCP.
- 3. That Council write to the Department of Planning & Environment seeking an extension to the Gateway Determination, which requires that the proposed LEP amendment be finalised by 6 November 2018 and advising of Council's resolution.
- 4. That once Council is satisfied that a and b in Point 1 has been addressed, Council request the Parliamentary Counsel's Office for an Opinion to finalise the Local Environmental Plan under Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 5. That Council write to the Department of Planning & Environment seeking that a provision be incorporated into Strathfield LEP 2012 requesting that a minimum of 5% of the total number of units be provided as affordable housing in Council ownership and consistent with the Eastern City District Plan.
- 6. That Council notes the submissions received during the public exhibition of the Planning Proposal for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield.
- 7. That the Department of Planning & Environment be notified in writing of Council's resolution.

259/18

RESOLVED: (Vaccari / Blackmore)

- 1. That Council endorse the recommendation of the Strathfield Local Planning Panel dated 4 October 2018 with respect to the Planning Proposal to amend Strathfield LEP 2012 in relation to 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to:
 - i. Amend the Height of Buildings Map (HOB) to increase the height of buildings for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to 54m
 - ii. Amend the Floor Space Ratio Map (FSR) to increase the maximum floor space ratio for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield to 5:1

Subject to the following information being provided to, and approved by Council:

a) That a site specific Development Control Plan for Nos 2-6 Pilgrim Avenue, 9 Albert Road and Nos 11-13 Albert Road, Strathfield be prepared to reflect detailed urban design considerations for any future development of the site including the provision of public access, built form, boundary setbacks, deep soil areas, tree retention, vehicular access, the potential for a pedestrian access link to the railway station, the residential character of Pilgrim Avenue and any other relevant issues. The DCP is to be prepared at the



proponent's cost and is to be exhibited prior to the finalisation of the Planning Proposal and is to include provisions relating to the following:

- i. A total of 60 spaces are to be provided as part of any redevelopment of Site 1 and Site 2 (30 spaces for Site 1 and 30 spaces for Site 2). The parking spaces are to be provided as public parking and wording is to be provided as to how these spaces will be provided to Council as part of any future Development Application; and
- ii. Provision of access to the car parking areas for both Site 1 and Site 2, if vehicular access is limited to Pilgrim Avenue; and
- iii. Detailed urban design considerations of any future development of the site including provision of public pedestrian access, built form, boundary setbacks, deep soil areas, tree retention and the provision of tree canopy, vehicular access, the residential character of Pilgrim Avenue and any other relevant issues.
- b) That an independent traffic study be undertaken having regard to the Council's Parramatta Road Traffic Strategy being prepared by Bitzios and also taking into account the cumulative impact of existing approved developments and potential developments in the Strathfield CBD and inclusive of this site.
- 2. That a further report on the Planning Proposal be submitted to Council following the public exhibition of the draft DCP.
- 3. That Council write to the Department of Planning & Environment seeking an extension to the Gateway Determination, which requires that the proposed LEP amendment be finalised by 6 November 2018 and advising of Council's resolution.
- 4. That once Council is satisfied that a and b in Point 1 has been addressed, Council request the Parliamentary Counsel's Office for an Opinion to finalise the Local Environmental Plan under Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 5. That Council write to the Department of Planning & Environment seeking that a provision be incorporated into Strathfield LEP 2012 requesting that a minimum of 5% of the total number of units be provided as affordable housing in Council ownership and consistent with the Eastern City District Plan.
- 6. That Council notes the submissions received during the public exhibition of the Planning Proposal for Nos.2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield.
- 7. That the Department of Planning & Environment be notified in writing of Council's resolution.

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

Against the Motion: Councillors Duggan and Pensabene

Councillor Hall left the meeting, the time being 8:23pm.

Councillor Hall returned to the meeting, the time being 8:26pm.

ID4 Replacement of Bus Shelters with Advertising Panels (Integrated Bus Shelters) Policy

RECOMMENDATION:

- 1. That the report be received and noted.
- 2. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus



Shelters) Policy as included in Attachment 1 be adopted.

3. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy be included in Council's Policy Register and utilised for the replacement of Integrated Bus Shelters.

260/18

RESOLVED: (Vaccari / Doueihi)

- 1. That the report be received and noted.
- 2. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy as included in Attachment 1 be adopted.
- 3. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy be included in Council's Policy Register and utilised for the replacement of Integrated Bus Shelters.
- 4. That there be no change to bus shelter design without Council (body politic) input.
- 5. That changeable electronic advertisement be allowed.
- 6. That the Policy specifically state that any contract with any provider will include a clause banning alcohol and gambling advertising.
- 7. That Council write to the provider requesting a safety audit be conducted on shelters located near intersections given the fact that the advertising has the possibility of obstructing view lines for drivers.
- 8. That the Policy include and incorporate shade provision and arm support for the frail.

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

Vaccari

Against the Motion: Nil

Cr Antoine Doueihi left the meeting, the time being 08:41 PM

Cr Antoine Doueihi returned to the meeting, the time being 08:43 PM

ID5 Amendment to Part L of Strathfield Consolidated DCP 2005 - Public Notification of Development Applications

RECOMMENDATION:

- That an amendment be prepared to Part L Public Notification of Development Applications 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.

261/18

RESOLVED: (Kokkolis / Blackmore)



- That an amendment be prepared to Part L- Public Notification of DA of Strathfield Consolidated DCP as outlined in the body of the report and associated attachments presented to OC meeting 051118, with the following changes:
 - i. That where the report mentions 100 metre radius for notification that this be changed to '100 metres or 7 properties either side of the subject properties and 14 properties across the road and 14 properties to the rear, whichever is the greater'
 - ii. That a new paragraph be introduced which addresses boarding house applications, and that the notification for these types of developments be set at 500m radius from the subject site.
- 2. That a further report be presented to Council at the conclusion of the exhibition period.

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

Vaccari

Against the Motion: Nil

ID6 Residential Strata Waste Services

RECOMMENDATION:

That Council receive and endorse this report.

MOTION: (Blackmore / Kokkolis)

That this matter be discussed at the February 2019 Councillor Workshop.

FORESHADOWED MOTION:

That Council receive and endorse this report.

262/18

RESOLVED: (Blackmore / Kokkolis)

That this matter be discussed at the February 2019 Councillor Workshop.

For the Motion: Councillors Blackmore, Doueihi, 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 9:03pm.

COUNCIL MEETING - 6 NOVEMBER 2018



MINUTES

0 0	Minutes were confirmed December 2018.	l at	the	meeting	of	the	Council	of	the	Municipality	of
Chairman			G	Seneral Ma	ana	iger_					



13.1 AUDIT COMMITTEE MEETING MINUTES - 8 OCTOBER 2018

AUTHOR: James Ng, Manager Administration

APPROVER: Mary Rawlings, Director, Office of CEO & Acting Director Corporate and

Financial Services

RECOMMENDATION

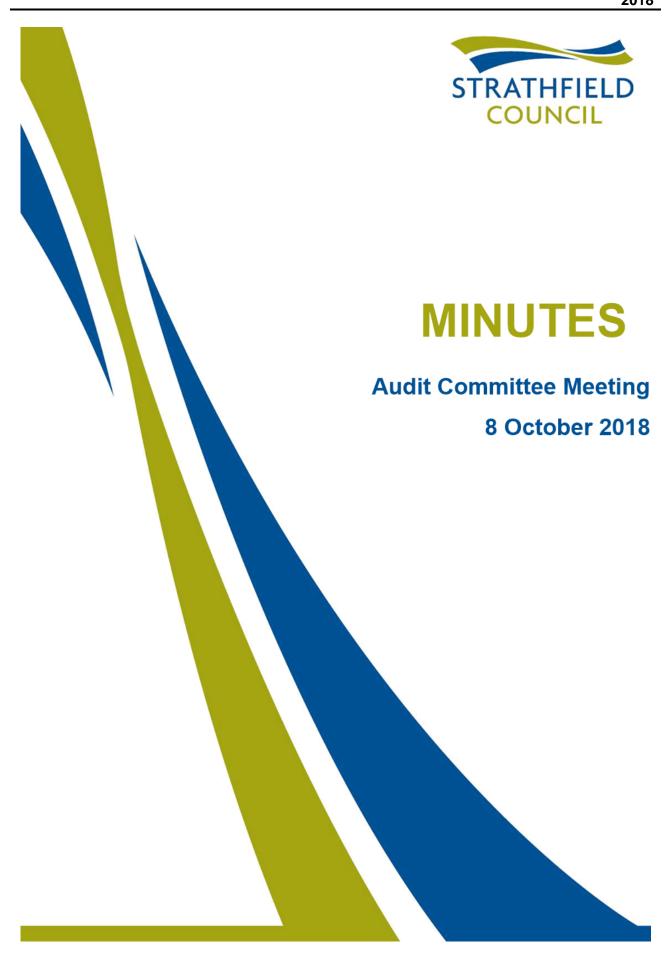
That the minutes of the Audit Committee meeting held on 8 October 2018 be noted and the recommendations (if any) be adopted.

ATTACHMENTS

1. Minutes Audit Committee Meeting 8 October 2018

Item 13.1 Page 22

ATTACHMENT 1





AUDIT COMMITTEE MEETING - 8 OCTOBER 2018

MINUTES

Minutes of the Audit Committee Meeting of Strathfield Municipal Council held on 8 October 2018, in the Council Offices, 65 Homebush Road, Strathfield.

COMMENCING: 11.12am

PRESENT: Brian Hrnjak – Independent Member (Chairperson)

Dennis Vaccher - Independent Member

Councillor Nella Hall

Councillor Karen Pensabene

STAFF: Anthony Hewton, Director Corporate and Human Services

Jenny Nascimento, Chief Financial Officer James Ng, Manager Administration

David McQuade, Secretariat Administration Officer

VISITORS: Brett Hanger, Hill Rogers

Renee Meimaroglou, Audit Office of NSW Susan Leahy, Head of Internal Audit

Steve Watson, iPlatinum

1. Declaration of Pecuniary or Conflict of Interest

Nil

2. Apologies

Apologies were received from Councillor Vaccari and Councillor Duggan.

3. Minutes

(Hrnjak/Vaccher)

The Minutes of the Audit Committee held on 22 May 2018 were taken as read and confirmed as a true and correct record of that meeting.

4. Reports

4.1 Strathfield Council Financial Statements year ended 30 June 2018

Ms Nascimento, Ms Meimaroglou (Audit Office of NSW) and Mr Hanger (Hill Rogers) spoke to the Financial Statements and addressed the Committee on queries regarding the Statements.

Mr Hanger tabled the Engagement Closing Report for the year ended 30 June 2018 and discussed the report with the Committee. A copy of the report is attached.

2



COUNCIL MEETING

AUDIT COMMITTEE MEETING - 8 OCTOBER 2018

MINUTES

RECOMMENDATION:

- That the Financial Statements and Engagement Closing Report for the year ended 30 June 2017 be received and noted.
- 2. That the Finance Department be congratulated for its 2017/2018 performance.

Ms Nascimento, Ms Meimaroglou and Mr Hanger left the meeting.

4.2 Review of Internal Audit Charter

RECOMMENDATION:

- 1. That the Review of Internal Audit Charter Report by Ms Leahy be noted.
- 2. The Council adopt the draft Internal Audit Charter attached to the report.
- 3. That Council rename the Audit Committee to Audit, Risk and Improvement Committee.
- 4. That a draft Annual Audit, Risk and Improvement Committee Agenda be provided to the Executive followed by the Committee at the next meeting for consideration.

4.3 Internal Audit Report

RECOMMENDATION:

- 1. That the Internal Audit Report by Ms Leahy be noted.
- 2. That the following areas be prioritised for internal auditing in the 2018/2019 period:
 - Complaints management
 - · Records management
 - · Human resources recruitment and departures
 - Development application processing
 - Accounts receivable (validation)
 - · Fraud and corruption
- That accounts receivable be the first area to be audited, as a follow up and validation of the audit conducted by InConsult in 2016, and that a report be provided to the next Audit Committee meeting.

5. General Business

5.1 Corporate Enterprise Systems Implementation Project

Mr Watson provided a presentation to the Committee on the current Civica project including an overview of the implementation plan.

RECOMMENDATION:

 That Council seek clarification from Civica regarding the disaster recovery/back up plan for the new corporate enterprise system and report back to the next Audit Committee meeting.

3



AUDIT COMMITTEE MEETING - 8 OCTOBER 2018

MINUTES

That Mr Watson continue to provide progress reports at future Audit Committee meetings.

5.2 Recruitment of Independent Community Member of Audit Committee

Mr Ng provided an update on the recruitment of an independent community member for the Committee. Mr Ng advised that Council has advertised twice for the position and no applications have been received from local residents. Cr Hall enquired whether Council has received an application from a local resident named Rose Megale.

RECOMMENDATION:

That Council check whether an application has been received from Rose Megale for the
position of independent community member of the Audit Committee and that the
Committee be advised at the next meeting.

5.3 Invitation to attend Audit Committee

RECOMMENDATION:

 That the Manager of Governance and Internal Affairs be invited to the next Audit Committee meeting to give a brief overview of her responsibilities.

6. Date of Next Meeting

Wednesday 12 December 2018 at 11am.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 12.55PM.



13.2 REPORT FROM YOUTH ENGAGEMENT ADVISORY COMMITTEE MEETING

ON 14 NOVEMBER 2018

AUTHOR: Yvonne Yun, Manager Community Services

APPROVER: Anthony Hewton, General Manager People, Place and Civic Services

RECOMMENDATION

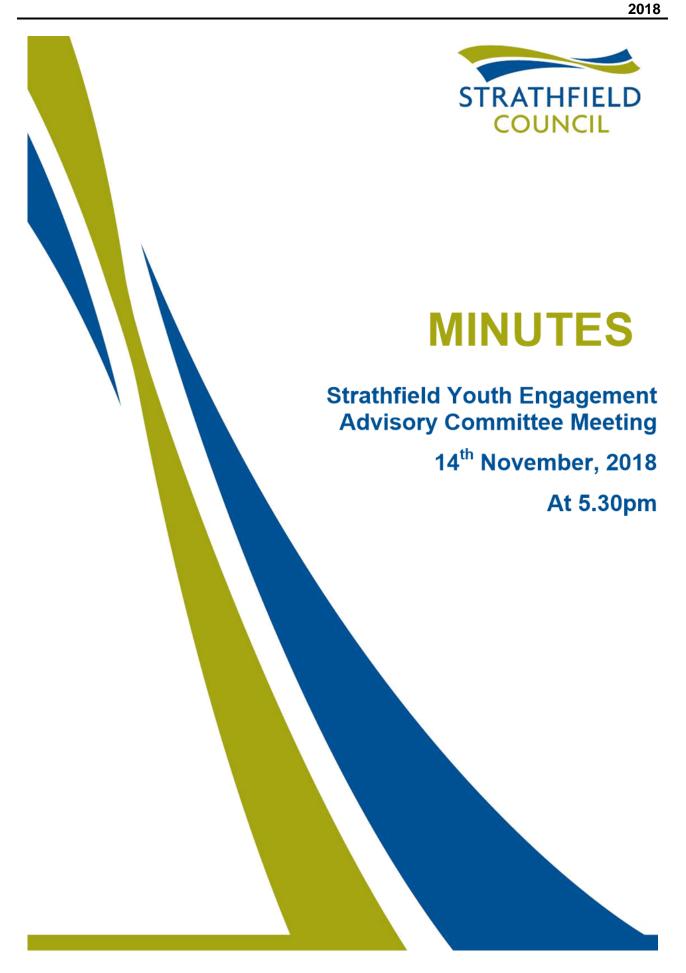
That the minutes of the Youth Engagement Advisory Committee meeting held on 14 November 2018 be noted and the recommendation be adopted.

ATTACHMENTS

1. Strathfield Youth Engagement Advisory Committee Meeting 14 November 2018 Minutes

Item 13.2 Page 28

ATTACHMENT 1





STRATHFIELD YOUTH ENGAGEMENT ADVISORY COMMITTEE MEETING DATE: 14th November, 2018

MINUTES

Minutes of the Strathfield Youth Engagement Advisory Committee Meeting of Strathfield Municipal Council held on Wednesday, 14th November, 2018 in the Council offices, 65 Homebush Road, Strathfield.

COMMENCING: 5.30pm

PRESENT: • Jenna Ross

Jeremy EllisJiayang WangJosie Seeto

· Lawrence De Pellegrin

Leon RettieNeeraj MirashiOliver NichollsRegina BaoThanvi Gunti

Thanvi GuntWafa WazirParis Koic

Anastacis PappasSukruthi Kamath

Jay ParkGina Lee

STAFF: • Yvonne Yun Manager, Community Services (Chair)

APOLOGIES: • CIr. Stephanie Kokkolis

• Cir. Karen Pensabene

· Nathan Williams - Youth Off the Streets

Zain Ousmand

Bassam Maaliki

• Shahi Uddin

Umar Khan

Anjni Verma

Ben Jorgensen

Shivanee Gopal

 Declaration of Pecuniary or Conflict of Interest (nature of interest to be disclosed)

There were no declarations of a pecuniary interest.

2



STRATHFIELD YOUTH ENGAGEMENT ADVISORY COMMITTEE MEETING DATE: 14th November, 2018

MINUTES

2. Briefing of new Code of Conduct

Brief discussion around the updated Code of Conduct which was emailed out to committee members on the 20th September 2018. Members who have not yet responded acknowledging that have read, understood and will act in accordance with this Code are reminded to do so. A copy of the new Code of Conduct is being sent to all Committee members for their response if not already held.

3. White Ribbon Day Update

A short overview was given about the political statements made by White Ribbon Australian regarding abortion and the flow on effects of these statements.

The group was informed that the video portion of the event has been cancelled and left over t-shirts from previous years will be worn. Council notes that the statistics quoted on the shirts has been updated, but given that White Ribbon Australia has now lost 3 major sponsors, the branding of this event may change.

4. Youth Week 2019 Planning

The group agreed that in order to get the best attendance the event would need to be held during the school term which limits the potential date for the event to $10^{th} - 13^{th}$ April 2018.

Current idea under consideration is movies in the park with food from a variety of different cultures. Potential for hospitality students from local high schools to cater the event at a cost.

Possible partnership opportunity with Youth Off the Streets.

Recommendation: A sub-committee is formed to organize Youth Week events for 2019 and the first meeting is held before Christmas.

3



STRATHFIELD YOUTH ENGAGEMENT ADVISORY COMMITTEE MEETING DATE: 14th November, 2018

MINUTES

5. General Business

2019 Strathfield Young Citizen of the Year Awards. The group was asked to consider potential nominations for this award and an invitation for those who would like to form the judging panel for this award will be sent out shortly.

Strathfield Youth Engagement Advisory Committee members will be provided with a Certificate of Service for their work on the Committee in 2018.

Meeting closed at 6.45pm



13.3 **REPORT FROM TRAFFIC COMMITTEE MEETING ON 20 NOVEMBER 2018**

AUTHOR: Satwinder Saini, Principal Engineer - Traffic and Transport

Stephen Clements, Deputy CEO and General Manager Planning, Environment and Urban Services APPROVER:

RECOMMENDATION

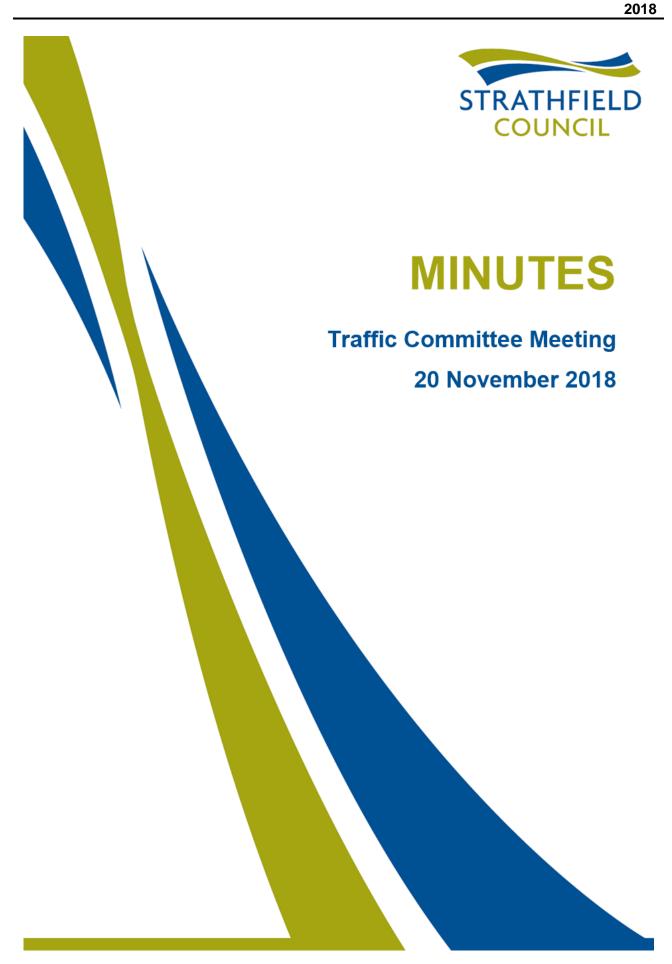
That the minutes of the Traffic Committee Meeting held on 20 November 2018 be noted and the recommendations be adopted.

ATTACHMENTS

Traffic Committee Minutes - 20 November 2018 1.

Item 13.3 Page 34

ATTACHMENT 1





MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on 20 November 2018, in the Main Building Meeting Room, 65 Homebush Road, Strathfield.

COMMENCING: 11.00 am

PRESENT: Clr Gulian Vaccari Chairperson and Mayor

CIr Nella Hall

Clr Maryanne Duggan

Mr. Kristian Calcagno

Ms. Jacqui Thorburn

Sgt. Rheema Faljoun

Mr. Rabih Bekdache

Councillor

RMS

Local MP

NSW Police

Transit Systems

ALSO IN ATTENDANCE:

Mr Gordon Malesevic Infrastructure Planning Manager SMC
Mr. Manbir Singh Principal Engineer/Traffic Management

Ms. Usha Arvind Road Safety Officer

- 1. WELCOME AND INTRODUCTION
- 2. APOLOGIES
- 3. DECLARATIONS OF INTEREST
- 4. CONFIRMATION OF MINUTES

RECOMMENDATION

That the minutes of the Traffic Committee Meeting meeting held on 16 October 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

Traffic Committee Meeting Minutes

Page 2



MINUTES

REPORTS

6.1 Enfield Car Park - Parking Restrictions

Council had resolved to install 2P parking restrictions between 8am to 6pm (Monday to Sunday) as per recommendations from the Traffic Committee Meeting of 18 July 2017. The decision was based on the vandalism of signs that took place at the car park leaving behind few signs reading 2P parking restrictions all the time. However there were no records for the existing signage installation at the car park.

Council has now received complaints from the Woolworths Group Limited that Council has installed these signs on the licensed area that was leased to the group and the lease runs until the year 2022. The investigations carried out by the Council's Officer revealed that Lot 1 and 2 of DP 84300 have been leased out to Woolworths Group. This includes half of the car park and the associated road reserve as indicated in the figure 1.1.

It is therefore appropriate to remove the 2P restrictions that have been implemented in Lot 1 and 2 of DP 84300 as the licensing agreement does not allow for the leased space to be controlled by Council.



Figure 1.1

RECOMMENDATION

Traffic Committee Meeting Minutes

Page 3



MINUTES

 That the 2P (8am-6pm, Monday –Sunday) restrictions imposed along the western side of the car park (highlighted in magenta) be removed while retaining the restrictions along the eastern side of the car park as the highlighted portion was leased to Woolworths Group.

(Voting on this item was unanimous)

6.2 Burlington Road – Disabled Parking Spot

Council has received concerns with regards to a non-standard Disabled Parking Space at Burlington Road in Homebush Village Shopping Precinct. The median island adjacent to the Disabled Parking space makes it difficult for the driver to access it.

The 25m of kerb space along the northern kerb alignment of Burlington Road to the west of Rochester Street has been dedicated to 5.5m Disabled Parking space and the remainder of it as "Loading Zone, 6am to 5pm (Monday to Friday) and 1P, 8am to 6pm (Saturday and Sunday)".

It is advisable to relocate the Disabled Parking Space towards the existing end of the Loading Zone. This will help the drivers in gaining easy access to the parking space.

RECOMMENDATION

That the Disabled Parking space be relocated to the immediate east of the public car park driveway access at Burlington Road while shifting Loading Zone to further east of the Disabled parking space.

(Voting on this item was unanimous)

6.3 Webber Street – Parking Restrictions

Council has received concerns from the resident at 3 Webber Street with regards to the cars blocking his driveway. The resident had requested for a Disabled Parking Space in front of his house. However, from the investigations at this street, it is evident that there are not enough parking opportunities on the street.

This resident has off-street parking but often has his driveway blocked by the parked cars. In light of above circumstances, it is advisable to trial the driveway lines between the driveways of 3 and 5A Webber Street.

RECOMMENDATION

That the driveway parking line be installed between the driveways for 3 and 5A Webber Street, Greenacre.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 4



TRAFFIC COMMITTEE MEETING - 20 NOVEMBER 2018

MINUTES

7. SPECIAL EVENTS

Nil

8. ROAD SAFETY

Nii

9. GENERAL BUSINESS

9.1 Strathfield Plaza Pedestrian Crossing – Lollipop Person

Council has received concerns with regards to the traffic congestion as the pedestrians crossing in front of the plaza do not allow vehicles to pass through. At times it also leads to driver frustration eventually resulting in a couple of vehicles going through the pedestrian crossing despite pedestrians crossing at the time.

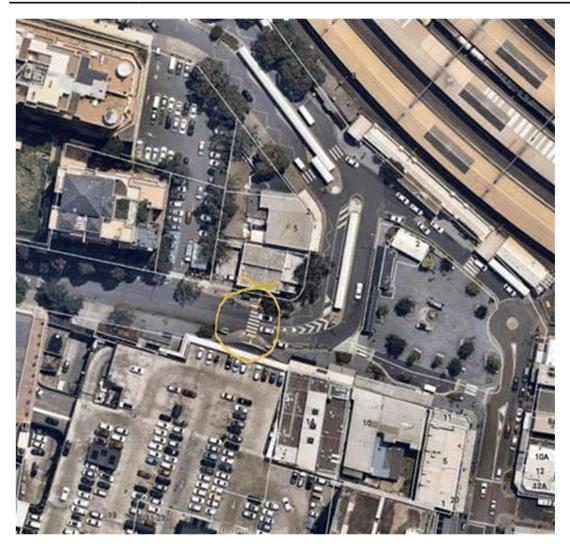
It is therefore advisable to investigate and discuss the possible solutions to curtail this behaviour.

Traffic Committee Meeting Minutes

Page 5



MINUTES



RECOMMENDATION

That the possible solution regarding addressing the delays to the traffic because of pedestrian vehicle conflicts, be discussed. RMS to investigate and report back to Traffic Committee.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 6



MINUTES

9.2 Roads and Maritime Funded Projects

The State Government provides regular funding under a number of programs for road safety, pedestrian and bike ride improvements. These funds are made available through either RMS or Transport for NSW.

Strathfield Council has been successful with two projects for the 2018/2019 financial year. The following table provides a summary of these projects.

RMS Project Number	Project Name	Program Approved	Approved 18/19 Funding Applicatio n	Type of Fundin g	Monthly Status
P.0033831	'Newton Road, Strathfield Separate through and parking lane, with painted line, mark barrier line, upgrade intersection from give-way to stop, install one lane roundabout	Australian Government Black Spot Program	\$132,500	100% Federal	Community Consultation in November
P.0034023	'Meredith Road, outside Homebush Railway Station Install intersection and/or pedestrian crossing improvements, move stop or giveway lines forward using kerb extensions, install road feature signs, upgrade intersection from give-way to stop, install pedestrian fencing on kerb	Safer System Pedestrian	\$82,000	100% State	Community Consultation in November

RECOMMENDATION

That the information be received.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 7



TRAFFIC COMMITTEE MEETING - 20 NOVEMBER 2018

MINUTES

9.3 Traffic Issues – Marie Bashir Public School

Traffic Committee had a representation from the member of school community of Marie Bashir Public School and spoke about the problems that occur only at pick up and drop off times. It was mentioned that school population will increase from 400 to 700 in the near future and that the Dickson Street zebra crossing needed to be looked at, especially as buses stop just close to it and the visibility of the vehicles and pedestrians in compromised. She also spoke about relocating the bus stop away from the crossing.

RECOMMENDATION

That study of whole area be carried out with a definite focus on opening up of one way through Mount Carmel Park and report be brought back to the Traffic Committee Meeting of February 2019.

(Voting on this item was unanimous)

Meeting Closed: 12:30 pm

Next Meeting: 18 December 2018

Traffic Committee Meeting Minutes

Page 8



14.1 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN

SUBJECT: ELECTRIC VEHICLES

I MOVE:

That Council develop a briefing paper for the April 2019 Ordinary Council Meeting on the use of electric vehicles. Information may include:

- Overview of electric vehicle functionality, environmental benefits, usage trends, charging technology and cost, charging stations and alternate energy sources
- NSW and Local Government policy and practice
- Option to increase usage in the Strathfield Local Government Area e.g. subsidised (or free) public charging stations, priority (or discount) parking or other incentive mechanisms

RECOMMENDATION

That Council develop a briefing paper for the April 2019 Ordinary Council Meeting on the use of electric vehicles. Information may include:

- Overview of electric vehicle functionality, environmental benefits, usage trends, charging technology and cost, charging stations and alternate energy sources
- NSW and Local Government policy and practice
- Option to increase usage in the Strathfield Local Government Area e.g. subsidised (or free) public charging stations, priority (or discount) parking or other incentive mechanisms

ATTACHMENTS

There are no attachments for this report.

Item 14.1 Page 44



14.2 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN

SUBJECT: THE STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND

COMPLYING DEVELOPMENT CODES) 2008 PART 3B LOW RISE MEDIUM

DENSITY HOUSING CODE

I MOVE:

That Council develop a briefing paper for the March Ordinary Council Meeting on the implementation plan for the Low-Rise Medium Density Code. Information may include:

- Potential impact on 1 July 2019 when the deferral granted to 50 Councils expires
- How the Code will be considered during the review of the Strathfield Local Environment Plan
- Details of the community engagement/consultation plan

RECOMMENDATION

That Council develop a briefing paper for the March Ordinary Council Meeting on the implementation plan for the Low-Rise Medium Density Code. Information may include:

- Potential impact on 1 July 2019 when the deferral granted to 50 Councils expires
- How the Code will be considered during the review of the Strathfield Local Environment Plan
- Details of the community engagement/consultation plan

ATTACHMENTS

There are no attachments for this report.

Item 14.2 Page 45



14.3 NOTICE OF MOTION SUBMITTED BY COUNCILLOR HALL

SUBJECT: HOUSEHOLD CLEAN UP

I MOVE:

That Council investigate the possibility of changing the Clean Up Collection day from a Friday to a Monday.

This is to allow residents time over the weekend rather than a weeknight.

RECOMMENDATION

That Council investigate the possibility of changing the Clean Up Collection day from a Friday to a Monday.

ATTACHMENTS

There are no attachments for this report.

Item 14.3 Page 46



GM1 DRAFT HARDSHIP POLICY FOR REDUCTION OF FEES FOR SENIORS

ORGANISATIONS

AUTHOR: James Ng, Manager Administration

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

That:

1. Council reduce hall hire charges by a cumulative additional 10% on the lowest applicable discounted hall hire rate for the use of Council facilities by incorporated organisations and/or clubs providing direct social services to seniors, where 75% of members are:

- a) Residents and/or ratepayers of the Strathfield Local Government Area (LGA); and
- b) Eligible for pensioner concessions i.e. holders of a Pensioner Concession Card (PCC), holders of a gold card embossed with 'TPI' (Totally Permanently Incapacitated), holders of a gold card embossed with 'EDA' (Extreme Disablement Adjustment) or war widow or widower or wholly dependent partner entitled to the DVA income support supplement.
- 2. Applicant organisations will be required to provide to Council:
 - a) Proposed schedule of hires for calendar year;
 - b) Proposed schedules of activities to be undertaken in Council facilities that provide demonstrated social, recreational, health or wellbeing outcomes; and
 - c) Evidence of members' ratepayer status and/or residency in Strathfield LGA; and evidence of members' eligibility for pensioner concession.
- 3. This draft policy be placed on public exhibition for at least 28 days.
- 4. A further report be presented to Council at the conclusion of the exhibition period.

PURPOSE OF REPORT

To provide a further reduction on the applicable fees for the use of Council facilities by eligible organisations.

REPORT

Council has received requests for a reduction in the fees applicable to the hire of the Strathfield Community Centre by the Strathfield West Senior Citizens Club Inc and Tamil Senior Citizens Association NSW Inc to assist with the limited financial capacity of these groups.

In determining a fee reduction for a particular group, it is important that fees are set fairly and equitably in consideration of the entire local community while ensuring that all services or facilities provided to the community are appropriately funded.

Council currently provides reduced fees to regular hirers up to a cumulative maximum of 85% of the hourly full fee rate based on the following criteria:

- a) The organisation provides a social or community benefit which aligns with Council's priorities in the Community Strategic Plan 40% reduction.
- b) The organisation is managed on a voluntary basis and has no external funding to support the delivery of the program 20% reduction.
- c) There is a local benefit to Strathfield LGA residents with more than 65% of members residing in the Strathfield LGA 25% reduction.

Item GM1 Page 47

Draft Policy for Reduction of Fees for Seniors Organisations (Cont'd)

Casual hirers are entitled to a 50% reduction.

A further 10% reduction on the lowest applicable discounted hall hire rate based on a common set of criteria will provide additional assistance to all groups on a fair and equitable basis while ensuring that the provision of facilities to users is appropriately funded.

ATTACHMENTS

There are no attachments for this report.

Item GM1 Page 48



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

Item CS1 Page 49

ATTACHMENT 1



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/11/2018	Replacement of Bus Shelters with Advertising Panels (Integrated Bus Shelters) Policy	Infrastructure and Development Reports

260/18

RESOLVED: (Vaccari / Doueihi)

- 1. That the report be received and noted.
- 2. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy as included in Attachment 1 be adopted.
- 3. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy be included in Council's Policy Register and utilised for the replacement of Integrated Bus Shelters.
- 4. That there be no change to bus shelter design without Council (body politic) input.
- 5. That changeable electronic advertisement be allowed.
- 6. That the Policy specifically state that any contract with any provider will include a clause banning alcohol and gambling advertising.
- 7. That Council write to the provider requesting a safety audit be conducted on shelters located near intersections given the fact that the advertising has the possibility of obstructing view lines for drivers.
- 8. That the Policy include and incorporate shade provision and arm support for the frail.

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

Against the Motion: Nil

Completed.

InfoCouncil Page 1 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

Meeting Date	Subject	Section
6/11/2018	Bates Street Centre	Motions Pursuant to Notice

251/18

RESOLVED: (Vaccari / Kokkolis)

1. That Council undertake a review of Council's Hire of Community Facilities Policy, Community Facility Frequent Hire Policy and Pricing Principles in respect to reduced hire rates and recovery of Operating cost.

- 2. That the review take into account:
 - i. The categories/discount regime used to ensure consistency of charges
 - ii. The capacity for the Groups to pay including instances of Hardship
- 3. That the review is firstly by way of a workshop in the 2nd week of November and secondly a Report of the outcomes of the workshop at the December Ordinary Meeting.
- 4. The workshop to also discuss the waiving of outstanding invoices to the Strathfield West Senior Citizens Group and the Tamil Senior Citizens Association Incorporated.

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

Against the Motion: Councillors Duggan and Pensabene

Review completed and discussed at Councillors Workshop on 13/11/18. Report to go to February 2019 Council Meeting.

InfoCouncil Page 2 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/11/2018	Meals on Wheels - Review and Adjustment of 2018/2019 Fees	Motions Pursuant to Notice

253/18

RESOLVED: (Duggan / Pensabene)

- 1. That Council requests Meals on Wheels to provide information for a briefing paper for the following which contains:
 - Information sought from and provided by the Meals on Wheels unit operating from the Strathfield Local Government Area:
 - Overview of its operations;
 - Hours and days of operation;
 - Meals on Wheels' space requirements
 - The process on how meals are made;
 - Number of meals made per week and month;
 - Its distribution area including a breakdown of number of clients and meals provided in each Local Government Area serviced by the Strathfield Meals on Wheels:
 - How many residents of the Strathfield LGA and other LGAs use the service and the frequency in which they use it (and a breakdown of nos by LGA);
 - Details of any other welfare activities provided to residents of the Strathfield LGA (and other LGAs) and if so, the frequency and number;
 - o Details of its current finances including grants, other revenue, savings, overheads and expenses;
 - Staffing numbers (broken down into paid and unpaid);
 - o 2017/18 financial statements
 - Response from any Councils whose residents receive their service concerning their interest in entering a cost. Or accommodation sharing model for Meals on Wheels
 - An indication on the costs to Council of hosting Meals on Wheels (Council can provide this)
- 2. The licence between Meals on Wheels and Council be reviewed.
- 3. The NSW and Commonwealth Governments be advised of the outcome of these deliberations.
- 4. A report on the outcomes be provided to a Councillor Workshop.

InfoCouncil Page 3 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

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

Against the Motion: Nil

In progress - Council has written to Meals on Wheels and is awaiting a response.

InfoCouncil Page 4 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date Subject Section

6/11/2018 Residential Strata Waste Services Infrastructure and Development

Reports

262/18

RESOLVED: (Blackmore / Kokkolis)

That this matter be discussed at the February 2019 Councillor Workshop.

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

Against the Motion: Nil

Report to go to December 2018 Councillors Workshop.

InfoCouncil Page 5 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/11/2018	Amendment to Part L of Strathfield Consolidated DCP 2005 - Public Notification of Development Applications	Infrastructure and Development Reports

261/18

RESOLVED: (Kokkolis / Blackmore)

1. That an amendment be prepared to Part L- Public Notification of DA of Strathfield Consolidated DCP as outlined in the body of the report and associated attachments presented to OC meeting 051118, with the following changes:

- i. That where the report mentions 100 metre radius for notification, that this be changed to '100 metres or 7 properties either side of the subject properties and 14 properties across the road and 14 properties to the rear, whichever is the greater'
- ii. That a new paragraph be introduced which addresses boarding house applications, and that the notification for these types of developments be set at 500m radius from the subject site.
- 2. That a further report be presented to Council at the conclusion of the exhibition period.

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

Against the Motion: Nil

Report to go to Council Meeting post exhibition in early 2019.

InfoCouncil Page 6 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/11/2018	Lighting for Netball/Basketball Utilising Strathfield Park Facilities	Infrastructure and Development Reports

257/18

RESOLVED: (Hall / Kokkolis)

That the Council upgrade of the multipurpose courts at Bark Huts and Strathfield Park be deferred to the 27 November 2018 Workshop.

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

Against the Motion: Nil

Going to December 2018 Councillors Workshop.

InfoCouncil Page 7 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/11/2018	Reducing Shopping Trolley Pollution	Motions Pursuant to Notice

252/18

RESOLVED: (Blackmore / Kokkolis)

That a report be provided to the February 2019 Council Meeting in relation to the illegal dumping of shopping trolleys across the Strathfield LGA.

The report to include but not limited to the cost to Council over the 2017-2018 financial period related to the collection of abandoned trolleys, the possible enforcement action and preventative measures that can be introduced to businesses using shopping trolleys.

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

Against the Motion: Nil

Report to go to December 2018 Councillors Workshop.

InfoCouncil Page 8 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

Meeting Date	Subject	Section
6/11/2018	Mayoral Minute No. 32/18 Rates Third	Mayoral Minute

248/18

RESOLVED: (Vaccari)

1. That with the next Rates instalment (due February 2019) Council enclose a letter from the leadership team, appraising residents of some of the achievements during the current term of Council. Issues to be covered:

- a) The opening up of 55 new parking spots in the Strathfield CBD, with an appropriate location map.
- b) Renovation of 24 playgrounds, two synthetic fields at Strathfield Park and Mason Park, upgrade of outdoor fitness equipment at Drew Street, Greenacre, restoration of Wallis Reserve, and renovations to Bressington Park where the successful Christmas Carols were held recently.
- c) Council's popular introduction of Australia's first cigarette smoke free CBD, as a way of educating residents, ratepayers and public transport users about the personal health and broader societal importance of this initiative.
- d) Council's introduction of free permits for residents in current Resident Parking Schemes, and ongoing investigations into further Resident Parking Schemes for residents affected by commuter and other non-local curb side parking.
- e) Introduction of the successful Return and Earn scheme at Strathfield CBD with the machine in the Council car park being one of the busiest in NSW, accepting 140,000 items per week on average.
- f) A statement of Council's favourable financial position.
- g) Any other significant Council achievements between now and February 2019.

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

Against the Motion: Nil

Information will be included in Rates Notice to be sent to rate payers in February 2019.

InfoCouncil Page 9 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
2/10/2018	New Fees and Charges Category Proposed for Ironbark Room Strathfield Library	Motions Pursuant to Notice

224/18

RESOLVED: (Hall / Pensabene)

That an upcoming workshop discuss 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, 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.

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

Against the Motion: Nil

Report to go to December 2018 Councillors Workshop.

InfoCouncil Page 10 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
2/10/2018	Underwood Road/WestConnex Stack Emissions	Infrastructure and Development Reports

232/18

RESOLVED: (Hall / Duggan)

That the General Manager 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.

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

Against the Motion: Nil

In progress.

InfoCouncil Page 11 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

Meeting Date	Subject	Section
2/10/2018	Mayoral Minute No.31/18 Strathfield Plaza	Mayoral Minute

212/18

RESOLVED: (Vaccari)

- 1. That Council obtains detailed Senior Counsel, Planning and Traffic Management advice on the aspects of any current valid Strathfield Plaza approval conditions which relate to onsite traffic and parking management issues.
- 2. That the advice specifically address (but not be limited to) Conditions 3 and 30 of an approval granted in December 1977 (see attachment).
- 3. That the advice address Council's rights with regards to the 469 parking spots which are located within Strathfield Plaza.
- 4. That the Traffic Management advice specifically address how implementing the following initiatives, amongst any others, might assist with managing traffic external to the Plaza:
 - a. Opening up a second entry point on Churchill Avenue and moving the entry barriers further into the Plaza property
 - b. Building a second entry/exit point off Redmyre Road (effectively by widening the current entry bridge)
 - c. The possibility of changing traffic management so that it is entry only from Redmyre Road and exit only onto Churchill Avenue
 - d. How the adjacent Council Car Park management can be adjusted.
- 5. That an extensive report be provided to the Planning Workshop in November 2018.

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

Against the Motion: Nil

Report to go to a future Councillors Workshop.

InfoCouncil Page 12 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

Meeting Date	Subject	Section
2/10/2018	Review of Strathfield Consolidated Development Control Plan Part P - Heritage	Infrastructure and Development Reports

231/18

RESOLVED: (Vaccari / Kokkolis)

- 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.
- 3. That the following amended wording be adopted:

2.8 Car Parking

- 1. Replace 2.2 (iv) (P 125) 2.8 (iv) (P 129) and 4.7 (v) (P 144) with the following:
 - (iv) Applications that propose basement additions are required to provide a Structural Report from a practicing structural and geotechnical engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building as part of the development application.
- 2. Insert at 2.2 (v), 2.8 (v) and 4.7 (v)
 - (v) The placement of the basement entrance should not detract from the street presentation of the item or the streetscape. Placement of basement entries towards the rear of the property and parallel to the side boundary is encouraged.
- 3. Renumber 2.8 (v) as 2.8 (vi)

3.6 Excavation

4. Replace 3.6 (i) with the following wording:

InfoCouncil Page 13 of 35



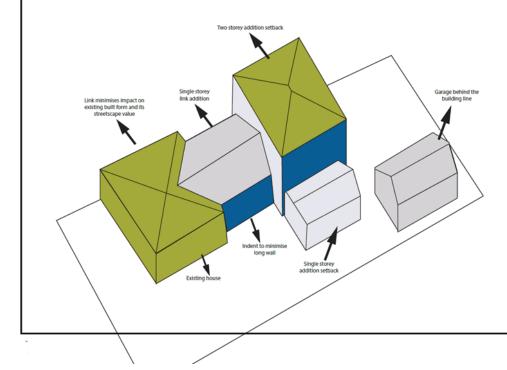
Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

(i) 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.

4.4 Siting

- 5. Replace 4.4 (ii) with the following wording:
 - (ii) For Conservation Areas where first floor additions are appropriate, first floor must be located behind the main roof form in a manner that does not detract from the streetscape character of the Conservation Area. (Refer to Figure 3).
- 6. Amend Figure 3 to read as follows:



Page 14 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

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

Against the Motion: Councillors Duggan and Pensabene

The Mayor declared the Motion Carried.

Report to be provided to December 2018 Council Meeting following close of public exhibition on 30/11/18.

InfoCouncil Page 15 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
2/10/2018	Mayoral Minute No.29/18 Re-establishing the Primary School Visit	Mayoral Minute

210/18

RESOLVED: (Vaccari)

1. That Council re-establish primary school visits to the Council Chambers.

- 2. That a mayoral letter be sent to all primary school principals in the Strathfield Local Government Area to inform them that the initiative has now been re-established.
- 3. That these visits will include time with the Mayor, Deputy Mayor, or available Councillor.

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

Against the Motion: Councillor Pensabene

The Mayor declared the Motion Carried.

In progress. Invitation letters have been sent to the schools. No responses have been received as yet.

InfoCouncil Page 16 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
2/10/2018	Mayoral Minute No.30/18 - Annual Prize for Year 12 Students for Schools in LGA	Mayoral Minute

211/18

RESOLVED: (Vaccari)

1. That from 2019, Council awards a \$250 prize fund to each school within the Local Government Area that has a high school campus.

- 2. That the prize fund be delivered to each school to enable it to be available for awarding at the time Year 12 students are graduating from the school.
- 3. That the prize be called the 'Strathfield Council Leadership Award' and be awarded to the outgoing Head Prefects and/or School Captains.
- 4. That it be at the discretion of each schools to whether to award the prize as a cash prize or alternative form.

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

Against the Motion: Nil

In progress.

InfoCouncil Page 17 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
2/10/2018	Report from Strathfield Women's Shelter Working Group meeting on 23 August 2018	Reports from Committees

214/18

RESOLVED: (Duggan / Pensabene)

That the minutes of the Strathfield Women's Shelter Working Group meeting held on 23 August 2018 be endorsed, recommendations adopted, and the steps outlined on page 3 be undertaken.

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

Against the Motion: Nil

On hold subject to determination of reclassification of 1 Loftus Crescent.

InfoCouncil Page 18 of 35



b.

Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

Meeting Date	e Subject	Section
2/10/2018	Legal Advice - Planning Proposal Determination – 11-17 Columbia Lane Homebush, 5 Powell Street & 17-35 Parramatta Rd Homebush	Motions Pursuant to Notice
223/18		
RESOLVED: (Duggan / Pensabene)		
That Council seek urgent independent external 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. 2.	No 11- 17 Columbia Lane Homebush; and Nos 5 Powell Street & 17-35 Parramatta Road, Homebush	n.
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 ventilati building heights of 80m;	on stack and its impact on development approved in accordance with the increased

c. The public interest in terms of the impact of the WestConnex Ventilation Facility on the air quality impact of any proposed future development

Advice from Westconnex on the building buffer zone and the preparation of development controls to ensure safe operation of the ventilation

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

facility. This was a condition of consent as part of the approval of the WestConnex

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

InfoCouncil Page 19 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

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

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

Against the Motion: Nil

In progress.

InfoCouncil Page 20 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
4/09/2018	Community Education Mechanisms to Improve Awareness and Knowledge of NSW State Government's Development Plans	General Item
106/19		

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

Report to go to a Planning Workshop.

InfoCouncil Page 21 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
4/09/2018	Development of Strathfield Council's New Planning Framework	Infrastructure and Development Reports
207/18		
RESOLVED: (Kokko	is / 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	That the Council notes the requirement to prepare a Community Consultation Plan by 1 July 2019;	
	a comprehensive Stakeholder Engagement Plan be prepared and reported to a future Council meeting to inform the preparation of Strathfield cil'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, Pensak	pene and Vaccari
Against the Motion:	Nil	
In progress.		

InfoCouncil Page 22 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

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 go to December 2018 Councillors Workshop.

InfoCouncil Page 23 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
4/09/2018	Community Access Committee	Corporate Services Reports

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

Letters of invitation sent to service providers and EOI forms now on website. To date no applications received.

InfoCouncil Page 24 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

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 go to December 2018 Councillors Workshop.

InfoCouncil Page 25 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

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:

- 1. The current status of each proceeding commenced.
- 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.
- 3. That Council's report be taken to the October Council Meeting.

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 Doueihi, Kokkolis and Vaccari

The Mayor declared the Motion Carried.

Report to go to future Councillors Workshop.

InfoCouncil Page 26 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
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7/08/2018 Renaming Parts of Belfield Corporate Services Reports

182/18

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. Letter with survey outcome and decision to proceed will be sent to residents. Proposal to Geographical Names Board to be drafted.

InfoCouncil Page 27 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
7/08/2018	Mayoral Minute No. 17/18 - Graffiti Initiatives	Mayoral Minute

161/18

RESOLVED: (Vaccari)

- 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.

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

Against the Motion: Councillors Duggan, Hall and Pensabene

The Mayor declared the Motion Carried.

In progress.

InfoCouncil Page 28 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

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

Tender being prepared.

InfoCouncil Page 29 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

3/07/2018 Pomeroy Street - Former Bowling Club Site Motions Pursuant to Notice

139/18

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, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari

Against the Motion: Nil

In progress.

InfoCouncil Page 30 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24 AM

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:
 - paving
 - · street lighting
 - bins
 - seats
 - outdoor dining spaces
 - · opportunities for improved landscaping and tree planting
 - · other amenities
 - improving traffic management and parking within the defined precinct
- 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

In progress - works to commence in February 2019.

InfoCouncil Page 31 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/03/2018	Parramatta Road Urban Design DCP	Infrastructure and Development Reports

52/18

RESOLVED: (Kokkolis / Blackmore)

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.

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

Against the Motion: Nil

Report to go to future Councillors Workshop.

InfoCouncil Page 32 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/03/2018	Introduction of an Intra-Commuter Service	Motions Pursuant to Notice

38/18

RESOLVED: (Hall / Pensabene)

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.

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

Against the Motion: Nil

Bus services to commence in January 2019.

InfoCouncil Page 33 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
6/03/2018	Powell's Creek Bike and Walking Track	Infrastructure and Development Reports
51/18		
RESOLVED: (Vac	cari / 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 go to December 2018 Councillors Workshop.		

InfoCouncil Page 34 of 35



Outstanding Council Resolution Actions

Printed: Thursday, 29 November 2018 9:12:24

Meeting Date	Subject	Section
7/11/2017	Strathfield Leisure Centre Feedback	Motions Pursuant to Notice

176/17

RESOLVED: (Blackmore / Kokkolis)

That:

- 1. Council seek feedback from the residents and ratepayers on their support for Council to construct a Leisure Centre in the Strathfield Council Area.
- 2. Residents are to be notified that Council is seeking feedback via the Council's weekly e-news and on Council's web site.
- 3. The deadline for Feedback is 30 June 2018.
- 4. The feedback is to seek answers to:
 - a) Do you support Council building a Leisure Centre in the Strathfield Council Area? YES/NO?
 - b) In which area of Strathfield LGA do you think the Leisure Centre should be built?
- 5. A Report on the Feedback received to be presented at the August 2018 Workshop Meeting.
- 6. The Report to include, but not limited to, the total number of responses, the number in support or against a Leisure Centre and the suggested locations.
- 7. A survey to include a description of usual facilities at an indoor sports centre/leisure centre and an option to choose which sports they would like there.

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

Against the Motion: Nil

In progress - community feedback has been obtained. A re[prt will be provided at an upcoming Councillors Workshop.

InfoCouncil Page 35 of 35



CS2 INVESTMENTS REPORT AS AT 31 OCTOBER 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 October 2018 noted.

PURPOSE OF REPORT

To submit Council's record of cash investments as at 31 October 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	10/09/2018	11/03/2019	182	2.80%	2,000,000
AMP	A1	2/10/2018	1/04/2019	181	2.75%	1,000,000
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
Bank of Queensland	A2	3/09/2018	4/03/2019	182	2.75%	2,000,000
Bankwest	A1+	11/09/2018	9/01/2019	120	2.65%	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
Commonwealth Bank of Australia	A1+	10/09/2018	11/03/2019	182	2.64%	2,000,000
ME Bank	A2	29/05/2018	26/11/2018	181	2.77%	2,000,000
ME Bank	A2	23/10/2018	21/01/2019	90	2.65%	3,000,000
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
National Bank	A1+	11/10/2018	9/01/2019	90	2.68%	2,000,000
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
						46,000,000

Item CS2 Page 86

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

Investment Portfolio as at 31 October 2018

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A-1+	At Call	1.25%	2,341,921
CBA Business Online Saver	A-1+	At Call	1.30%	2,575,758
AMP	A-1	At Call	1.80%	2,058,578
TCorp IM Cash Fund	A-1+	At Call	2.36%	2,049,425
				9,025,682

Total Investments 2.58% 55,025,682

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 October 2018
Externally Restricted Reserves	
Domestic Waste Management	3,631,114
Unexpended Grants	1,076,932
Section 94	23,846,635
Stormwater Management	1,037,525
Total Externally Restricted Reserves	29,592,206
Internally Restricted Reserves	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	7,880,483
Adshel	270,000
Technology	358,034
Carry Forwards	207,621
Future Major Expenditure	1,371,370
Parkscape Improvements	29,000
Risk Management	195,362
Election	58,510
Total Internally Restricted Reserves	12,785,153
Total Restricted Reserves	42,377,359
Unrestricted*	12,648,323
Total Investments	55,025,682

The Reserve Bank of Australia's official cash rate remains at 1.50% for the month of October 2018. Council's investment portfolio is returning an average of 2.58% as at 31 October 2018 which is 0.65% above the 90 day BBSW benchmark of 1.93%.

Council has earned interest revenue totalling \$447,467 as at 31 October 2018, being 31.88% of the original projected budget.

Certification – Responsible Accounting Officer

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

Item CS2 Page 87

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

FINANCIAL IMPLICATIONS

There are no financial implications.

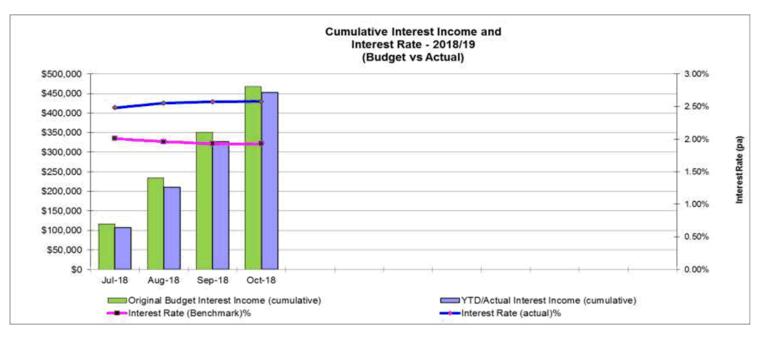
ATTACHMENTS

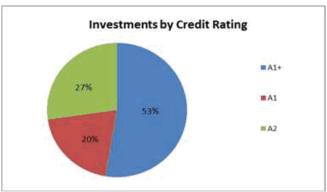
1. Investments Performance - October 2018

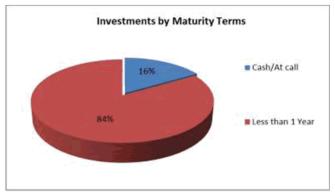
Item CS2 Page 88

ATTACHMENT 1

INVESTMENT REPORT CHARTS - OCTOBER 2018









CS3 QUARTERLY BUDGET REVIEW AS AT 30 SEPTEMBER 2018

AUTHOR: Jenny Nascimento, Chief Financial Officer

APPROVER: Anthony Hewton, Director Corporate and Human Services

RECOMMENDATION

That the Budget Review Statement as at 30 September 2018 be received and adopted.

PURPOSE OF REPORT

To submit the Budget Review Statement as at 30 September 2018.

REPORT

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

The Quarterly Budget Review Statement components are:

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

Budget Review Statement as at 30 September 2018

A detailed review of the actual income and expenditure to 30 September 2018 has been undertaken and compared with the adopted budget. Proposed budget variations are set out in the statement. On a cash basis the variation result is a deficit of \$473,750 to the bottom line as some proposed operating and capital expenditures are not fully funded from additional funding or carry forward reserves. From a financial accrual accounting reporting perspective the profit and loss statement will show a decline in Operating Result by \$29,000 to \$306,000 surplus. Capital expenditure will increase by \$9.055 million to \$25.492 million. This expenditure is mainly due to the rollover of prior year's incomplete works. All of key performance indicators are expected to meet or better the OLG set benchmarks.

The quarterly budget review statement for the quarter ended 30 September 2018 is set out in Attachment 1.

Summary

The Chief Financial Officer, as Council's Responsible Accounting Officer, believes that the Budget Review Statement as at 30 September 2018 indicates that the financial position of Council is satisfactory having regard to the original estimates of income and expenditure.

FINANCIAL IMPLICATIONS

The financial implications have been identified within the report.

Item CS3 Page 91

Quarterly Budget Review as at 30 September 2018 (Cont'd)

ATTACHMENTS

1. Quarterly Budget Review Statement

Item CS3 Page 92

ATTACHMENT 1

Strathfield Municipal Council

Quarterly Budget Review Statement

for the period 01/07/18 to 30/09/18

Report by Responsible Accounting Officer

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

It is my opinion that the Quarterly Budget Review Statement for Strathfield Municipal Council for the quarter ended 30/09/18 indicates that Council's projected financial position at 30/06/19 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

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ite: /4

Jenny Nascimento Responsible Accounting Officer

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Income & Expenses Budget Review Statement

Strathfield Municipal Council

Budget review for the quarter ended 30 September, 2018 Income & Expenses

Income & Expenses	,								
	Original	Appr	Approved Changes	es		Revised	Variations	Projected	Actual
(\$,000\$)	Budget 2018/19	Carry	Carry Other than wards by OBRS	Sep	Dec	Budget	for this	Year End	ΔΤΥ
Income							3	Mean	
Rates & Annual Charges	(27,859)					(27,859)		(27.859)	(28.311)
User Fees & Charges	(5,598)					(5.598)		(5.598)	(1013)
Interest & Investment Revenue	(1,446)					(1,446)		(1,446)	(338)
Other Revenue	(3,646)					(3,646)		(3,646)	(681)
Grants & Contribution - Operating	(2,166)					(2,166)	(469)	(2,636)	(544)
Grants & Contributions - Capital	(10,450)					(10,450)		(10,450)	(1,672)
Total Income from Continuing Operations	(51,165)				.	(51,165)	(469)	(51,634)	(32,560)
Expenses									
Employee Costs	18,841					18,841	(45)	18,796	4,709
Materials & Contracts	7,487					7,487	528	8,016	3,619
Depreciation, Amortisation & Impairment	6,287					6,287		6,287	524
Other Expenses	7,765					2,765	15	7,780	1,370
Total Format from Completion Completion	000								
lotal Expenses from Continuing Operations	40,380			•		40,380	498	40,878	10,222
Net Operating Result from Continuing Operations	(10,785)				$\left \cdot \right $	(10,785)	29	(10,756)	(22,337)
Deduct Non-Cash Depreciation						•			
Net Operating Result from All Operations	(10,785)					(10,785)	29	(10,756)	(22,337)
Net Operating Result before Capital Items	(335)	٠		•		(335)	29	(306)	(20,665)

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

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Strathfield Municipal Council

Income & Expenses Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

1 ORGANISATIONAL DEVELOPMENT Budget re-allocated to purchase Plando software and independent investigation services 2 COMMUNICATIONS 3,600 Investigation services 3 YOUTH SERVICES 16,500 Newsletter Printing - Council resolution No. 227/18 4 AGED & DISABLED 14,000 Community Access Plan to cover both the Disability Inclusion Act and the Oisability Inclusion Act and the ADMIN 5 COMMUNITY DEVELOPMENT & ADMIN 25,877	Vote	Note Program	Income	Expenditure	Details
COMMUNICATIONS 3,600 YOUTH SERVICES 16,500 AGED & DISABLED 14,000 COMMUNITY DEVELOPMENT & -25,877 25,877 ADMIN 21,000 CULTURAL SERVICES 5,000 CULTURAL SERVICES 5,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 5,000 CULTURAL SERVICES 54,000 COMMUNITY SAFETY -33,000 URBAN & SUPPORT SERVICES -10,250 ANCILLARY WORKS 54,000 ROADS -394,975	~	ORGANISATIONAL DEVELOPMENT		-30,000	Budget re-allocated to purchase Plando software and independent investigation services
YOUTH SERVICES 16,500 AGED & DISABLED 14,000 COMMUNITY DEVELOPMENT & -25,877 25,877 COMMUNITY DEVELOPMENT & -25,877 21,000 COLTURAL SERVICES 23,000 CULTURAL SERVICES -5,000 5,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 54,000 COMMUNITY SAFETY -33,000 URBAN & SUPPORT SERVICES -10,250 ANCILLARY WORKS 54,000 ROADS -394,975	7	COMMUNICATIONS		3,600	Newsletter Printing - Council resolution No. 227/18
AGED & DISABLED COMMUNITY DEVELOPMENT & -25,877 COMMUNITY DEVELOPMENT & 25,877 COMMUNITY DEVELOPMENT & 21,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 10,000 10,000 COMMUNITY SAFETY -33,000 10,250 ANCILLARY WORKS 54,000 ROADS -394,975	ო	YOUTH SERVICES		16,500	Street Art program to combat graffitti and Annual Year 12 prize. New program initiation as per mayoral minute 17/18.
COMMUNITY DEVELOPMENT & -25,877 25,877 ADMIN COMMUNITY DEVELOPMENT & 21,000 CULTURAL SERVICES -5,000 5,000 CULTURAL SERVICES 30,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 54,000 CULTURAL SERVICES 54,000 RBAN & SUPPORT SERVICES 10,250 ROADS -394,975 ROADS -25,877 25,877 25,877 26,877 26,877 26,877 26,877 26,877 26,877 26,877 26,877 26,000 27,000 27,000 28,000 28,000 28,000 28,000	4	AGED & DISABLED		14,000	Community Access Plan to cover both the Disability Inclusion Act and the Disability Discrimination Act.
CULTURAL SERVICES -5,000 5,000 CULTURAL SERVICES -5,000 5,000 CULTURAL SERVICES 30,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 10,000 COMMUNITY SAFETY -33,000 33,000 URBAN & SUPPORT SERVICES 10,250 ANCILLARY WORKS 54,000	22	COMMUNITY DEVELOPMENT & ADMIN	-25,877	25,877	Grant funded Sensory garden and conservation of War Memorial at Enfeild Town Hall.
CULTURAL SERVICES -5,000 5,000 CULTURAL SERVICES 30,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 CULTURAL SERVICES 10,000 COMMUNITY SAFETY -33,000 URBAN & SUPPORT SERVICES -10,250 ANCILLARY WORKS 54,000 ROADS -394,975	9	COMMUNITY DEVELOPMENT & ADMIN		21,000	Additional funding for community events and Street Library as per Resolution No. 112/18
CULTURAL SERVICES -5,000 5,000 CULTURAL SERVICES 30,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 COMMUNITY SAFETY -33,000 URBAN & SUPPORT SERVICES -10,250 ANCILLARY WORKS 54,000 ROADS -394,975	7	CULTURAL SERVICES		23,000	Spring Festival marquee hire and childrens entertainment.
CULTURAL SERVICES 30,000 CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 COMMUNITY SAFETY -33,000 33,000 URBAN & SUPPORT SERVICES -10,250 10,250 ANCILLARY WORKS 54,000 54,000 ROADS -394,975 54,000	00	CULTURAL SERVICES	-5,000	2,000	Grant funded project for local small business promotions.
CULTURAL SERVICES 45,000 CULTURAL SERVICES 10,000 COMMUNITY SAFETY -33,000 33,000 URBAN & SUPPORT SERVICES -10,250 10,250 ANCILLARY WORKS 54,000 ROADS -394,975	6	CULTURAL SERVICES		30,000	Additional Christmas tree at Homebush West, as requested by Council.
CULTURAL SERVICES 10,000 COMMUNITY SAFETY -33,000 33,000 URBAN & SUPPORT SERVICES -10,250 10,250 ANCILLARY WORKS 54,000 ROADS -394,975	0	CULTURAL SERVICES		45,000	New events - Homebush Village fair and Summer Live Music at Stathfield Square. Council Resolution 180/18
COMMUNITY SAFETY -33,000 33,000 URBAN & SUPPORT SERVICES -10,250 10,250 ANCILLARY WORKS 54,000 ROADS -394,975	=	CULTURAL SERVICES		10,000	Aussie farmers drought appeal as declared by Mayor.
URBAN & SUPPORT SERVICES -10,250 10,250 ANCILLARY WORKS 54,000 ROADS -394,975	2	COMMUNITY SAFETY	-33,000	33,000	Grant funded project for Lighting improvement in Mandemar Street for Crime Prevention program
ANCILLARY WORKS 54,000 ROADS -394,975	က	URBAN & SUPPORT SERVICES	-10,250	10,250	RMS Grant funded Road Safety program
ROADS -394,975	4	ANCILLARY WORKS		54,000	Funding for awning safety work. The owners are to reimburse the awning safety measure cost.
	2	ROADS	-394,975		Federal Government Funded Road To Recovery program grant. Increase budget from \$100,000 to \$494,975

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Strathfield Municipal Council

Income & Expenses Budget Review Statement Recommended changes to revised budget Budget Variations being recommended include the following material items:

This statement forms part of Council's Quarteriy Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report

Strathfield Municipal Council

Capital Budget Review Statement

Budget review for the quarter ended 30 September, 2018 Capital Budget - Consolidated Programs

	Original	App	Approved Changes			Revised	Variations	Projected	Actual
(\$,000\$)	Budget	Carry	Other than	Sep	Dec	Budget	for this	Year End	E,
	2018/19	Forwards	by QBRS	OBRS	QBRS	2018/19	Sep Ofr	Result	figures
Capital Expenditure									Saingi
New Assets									
- Plant & Equipment	25					25	40	0%	c
- Land & Buildings	1,327					1.327	,	1327	0 0
- Land Improvements						0			•
- Park Assets						C		0 0	
- Roads, Bridges, Footpaths						0		0 0	
- Stormwater						0		0 0	
- Other	134					134	45	179	17
Renewal Assets (Replacement)						0		0	:
- Plant & Equipment	3,662					3,662		3,662	894
- Land & Buildings	3,139					3,139	3,875	7,014	1.228
- Land Improvements						•	262	262	164
- Park Assets	1,250					1,250	3,180	4,430	1,667
- Roads, Bridges, Footpaths	4,563					4,563	1,637	6,200	499
- Stormwater	1,137					1,137		1,137	168
- Other	1,200					1,200	53	1,253	36
Total Capital Expenditure	16,437		•			16,437	9,055	26,492	4,672
Capital Funding									
Rates & Other Untied Funding	(3,736)					(3.736)		(3.785)	(1 141)
Capital Grants & Contributions						0		0	()
External Destrictions/Description	(100 00)					0			
- External resultations/reserves	(10,981)					(10,981)	(8,581)	(19,261)	(3,273)
Receipts from Sale of Assets	(1,720)					(1,720)	(425)	(2,145)	(257)
- Plant & Equipment									
- Land & Buildings								' '	
Total Capital Funding	(16,437)					(16,437)	(9,005)	(25,492)	(4,672)
Net Capital Funding - Surplus/(Deficit)		-				ľ	20]	

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

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Strathfield Municipal Council

Capital Budget Review Statement Recommended changes to revised budget Budget Variations being recommended include the following material items:

Details	Learning & Development for purchase of Plando Software	Completion of all works at 69 Redmyre Rd in 2018-19 financial year.	Purchase of LED Screen	Construction works at Bressington Car Park	Construction of the Melville Reserve Facility at Homebush West as per CSP	Embellishment of Bressington Park Oval as per CSP	Finalise work at Drew Street, Loftus Land/Parramatta Rd, Pilgrim Park, St Annes playground, Wentworth Reserve playground, Elliot Reserve and Chain of Ponds playground. Project from last financial year.	Work done at Strathfield Plaza. New Bubbler, drainage and restore steel pot holder	Installation of giant outdoor chess board at Strathfield Square funded from S94	Upgrade of Cosgrove Reserve as per Resolution No. 235/18.	Installation of 3 sets of exercise equipment along Cooks River cycleway between Ford Park and Freshwater Park as per Resolution No 149/18.	Wallis Reserve Garden restoration works.	Custom fencing behind soccer goal posts and other associated costs.	Supply and installation of Sandstone at Strathfield Park.	Finalise work from last financial year at Mason Park synthetic field	Installation of Cricket practice net at Freshwater Park, Cooke Park, Bressington Park and Bark hut Park. Resolution No. 48/18	
Expenditure	45,000	160,000	4,650	250,000	1,500,000	1,800,000	300,500	000'09	8,000	200,000	180,000	000'09	100,000	20,000	76,000	209,783	
		-160,000		-250,000	-1,500,000	-1,800,000	-300,900	-60,000	-8,000	-200,000	-180,000	-60,000	-100,000	-20,000	-76,000	-209,783	
Income	LOPMENT																
ogram	ORGANISATIONAL DEVELOPMENT	BUILDING FACILITIES	CULTURAL SERVICES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	PARKS & RESERVES	SPORTING GROUNDS	SPORTING GROUNDS	SPORTING GROUNDS	SPORTING GROUNDS	
Note Program	1 Q	2 BU	3 C	4 PA	5 PA	6 PA	7 PA	8 PA	9 PA	10 PA	11 PA	12 PA	13 SP	14 SP	15 SP	16 SP	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report

Quarterly Budget Review Statement

for the period 01/07/18 to 30/09/18

Capital Budget Review Statement Recommended changes to revised budget

Strathfield Municipal Council

Budget Variations being recommended include the following material items:

Note	Note Program Inco	Income	Expenditure	Details
17	SPORTING GROUNDS	-165,300	165,300	Installation of an equal access pathway around Airey Park Oval along with seating, BBQ, bin and bubbler.
18	18 ANCILLARY WORKS	-440,300	440,300	Improvement along Powell's Creek Reserve and Cycle & Pedestrian Bridge Over Powell's Creek
19	ANCILLARY WORKS	-299,880	299,880	Greater Sydney Commission Grant Funded project - Station St & Homebush Station Entrance, Parramatta Rd and Bridge Rd Public Domain Improvement
20	ANCILLARY WORKS	-264,800	264,800	Upgrade works at Council Depot and Administration Carpark
21	PUBLIC FACILITIES	-948,000	948,000	Begnell Field and Cooke Park amenities work funded from S94.
22	PUBLIC FACILITIES	-1,066,500	1,066,500	completion of Bressington Parks and Bark Hut amenities building works funded from S94.
23	ROADS	-394,975	394,975	Federal Government Funded Road To Recovery program. Incease budget from \$100,000 to \$494,975
24	ROADS	-501,356	501,356	50% of 2019-20 budget for road re-sheeting works to be brought forward as per Mayors request. Funded from S94
	TOTAL	-9,005,794	9,055,044	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Strathfield Municipal Council

Cash & Investments Budget Review Statement

Budget review for the quarter ended 30 September, 2018 Cash & Investments - Consolidated Programs

	Reserve	Original	Appro	Approved Changes	S		Revised	Variations	Projected	Reserve
(\$,000\$)	Opening	Budget	Carry	Other than	Sep	Dec	Budget	for this	Year End	TTD
	Balance	As At 30/06/19	Forwards		QBRS	QBRS	2018-19	Sep Ofr	Result	Balance
Externally Restricted (1)	1-Jul-18									
Domestic Waste Management	3,631	3,137					3.137		3.137	3 631
Unexpended Grants	1,077	1,077					1.077	0	1 077	1,027
Section 94	23,107	16,998					16,998	(7.446)	9.552	270.72
Stormwater Management	1,150	315					315		315	1286
Other Road Contribution									2	2021
Total Externally Restricted	28,965	21,527					21.527	(7.446)	14.081	33.066
(1) Funds that must be spent for a specific purpose	٠									
Internally Restricted (2)										
Plant Replacement	1,130	1,130					1.130		1 130	1 130
ELE	1,285	1,285					1.285		1 285	1 285
Deposits	7,880	7,880					7,880		7.880	7.880
Golf Course	0	0					0		0	
Adshel	270	270					270		270	270
Technology	358	358					358		358	358
Carryforwards	431	211					211		211	431
Future Major Expenditure	1,371	1,245					1,245	(425)	820	1.371
Parkscape Improvements	29	29					29		29	29
Risk Management	195	195					195		195	195
Election	69	59					59		69	65
Total Internally Restricted	13,009	12,663					12,663	(425)	12.238	13.009
(2) Funds that Council has earmarked for a specific purpose										
Unrestricted (ie. available after the above Restrictions)	11,580	9,443	•	٠		٠	9,443	(474)	8,970	9,645
Total Cash & Investments	53,554	43,633					43,633	(8,344)	35,289	55,720

This statement forms part of Council's Guarterfy Budget Review Statement (OBRS) for the quarter ended 3D September 2018 and should be read in conjuction with the total OBRS report

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Strathfield Municipal Council

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

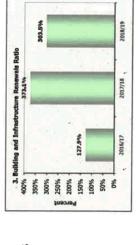
Budget review for the quarter ended 30 September, 2018

Current Projection	ction	Ă	Actuals
18/19		17/18	16/17
council monitors the following Key Performance Indicators:			
restricted Current Ratio nt Assets less all External Restrictions			

1. Unrestricted Current Ratio

2016/17

	3.62	Si Si	3.02%
	3.70	term obligation	2.24%
	3.23	to meet short	2.49%
The Council monitors the following Key Performance Indicators:	1. Unrestricted Current Ratio Current Assets less all External Restrictions Current Liabilities less Specific Purpose Liabilities	To assess the adequacy of unrestricted working capital and Council's ability to meet short term obligations as they fall due.	2. Rates and Annual Charges Outstanding Ratio Rates, Annual & Extra Charges Outstanding Rates, Annual & Extra Charges Collectible



2.5%

2. Rates 10.0% 8.0% 4.0% 2.0%

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

2017/18 2,2%

3. Building and Infrastructure Renewals Ratio				
Asset Renewals (Building and Infrastructure)	7400	7000		
Depreciation, Amortisation & Impairment	303,51% 3/3,08%	3/3.08%	127.85%	
To assess the rate at which these assets are being renewed relative to the rate at which they are deprecial	ate at which	they are depred	Sating	

Strathfield Municipal Council

Quarterly Budget Review Statement for the period 01/07/18 to 30/09/18

Contracts Budget Review Statement

Budget review for the quarter ended 30 September, 2018 Part A - Contracts Listing - contracts entered into during	ed 30 September, 2018 acts entered into during the quarter				
Contractor	Contract detail & purpose	Contract	Duration of Contract	Duration Budgeted Contract (Y/N)	Notes
National Masonry Pty Ltd	Masonary work at Cooke Park amenities building	56,170	One-off	>	
Gordon Fabrication Pty Ltd	Fabricate roof structure and frame for Bressinton Park amenities building	126,968	One-off	>	
AYM Steel Fabrication Pty Ltd	Supply, fabricate and erect structural steel at new Melville Hall Community Centre. Work done through quotations due to unsuitable tenders received in the tender process.	236,500	One-off	>	
Independent Locksmiths & Security PL	CCTV for survellance trailer for survellance of illegal dumping in problem areas	59,943	One-off	>	
Holding Redlich	Legal fees for legal advise and representation - Class 4. Holding Redlich is on Council's Legal Panel	51,487	One-off	>	
Peter Warren Automotive Pty Ltd - Liverpool	Replacement of 2 vehicles for Works Department. Based on 3 quotations.	68,831	One-off	>	
AAPT Limited	Monthly Fee for network services	180,605	12 Months	>	
NJLO Trading Pty Ltd	Supply and fit roof at Bressington Park Amenities building	130,286	One-off	>	
BIG frontier	Coaching and mentoring for Managers	68,530	Sep 2018 - Dec 2018	>	

Notes:

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report

^{1.} Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.

^{2.} Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.

Contracts for employment are not required to be included.

Strathfield Municipal Council

for the period 01/07/18 to 30/09/18 **Quarterly Budget Review Statement**

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

(\$,000\$)

Bugeted 550 Budget 122 92 Actual Consultancies Legal Fees This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 September 2018 and should be read in conjuction with the total QBRS report



ID1 REPORT ON SUBMISSIONS - AMENDMENT TO STRATHFIELD

CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 - PART P -

HERITAGE

AUTHOR: Kristy Wellfare, Heritage Advisor

APPROVER: Stephen Clements, Director Infrastructure, Development and Environment

RECOMMENDATION

1. That the amendments to Part P – Heritage of SCDCP 2005 be adopted, as exhibited.

- 2. That the amendments to Part P Heritage of Strathfield Consolidated DCP 2005 become effective from the date of the public notice appearing in the local newspaper.
- 3. That Council write to all owners of Heritage listed properties and properties in Heritage Conservation Areas advising them of the adoption of the amendments to Part P Heritage of SCDCP 2005.

PURPOSE OF REPORT

This report provides an overview of the public exhibition of the amendments to P – Heritage of the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

REPORT

This report provides an overview of the public exhibition of the amendments to P – Heritage of the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

Council, at its meeting on 2 October 2018 resolved to amend Part P – Heritage of Strathfield Consolidated DCP 2005 as follows:

- 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.
- That the following amended wording be adopted:

2.8 Car Parking

- 1. Replace 2.2 (iv) (P 125) 2.8 (iv) (P 129) and 4.7 (v) (P 144) with the following:
 - (iv) Applications that propose basement additions are required to provide a Structural Report from a practicing structural and geotechnical engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building as part of the development application.
- 2. Insert at 2.2 (v), 2.8 (v) and 4.7 (v)

Report on Submissions - Amendment to Strathfield Consolidated Development Control Plan 2005 - Part P - Heritage (Cont'd)

(v) The placement of the basement entrance should not detract from the street presentation of the item or the streetscape. Placement of basement entries towards the rear of the property and parallel to the side boundary is encouraged.

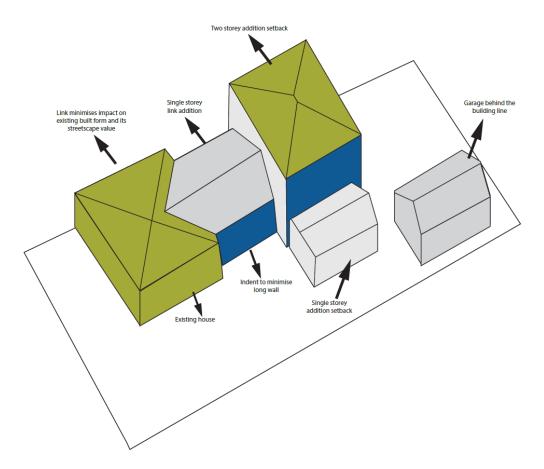
3. Renumber 2.8 (v) as 2.8 (vi)

3.6 Excavation

- 4. Replace 3.6 (i) with the following wording:
 - (i) 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.

4.4 Siting

- 5. Replace 4.4 (ii) with the following wording:
 - (ii) For Conservation Areas where first floor additions are appropriate, first floor must be located behind the main roof form in a manner that does not detract from the streetscape character of the Conservation Area. (Refer to Figure 3)
- 6. Amend Figure 3 to read as follows:



Report on Submissions - Amendment to Strathfield Consolidated Development Control Plan 2005 - Part P - Heritage (Cont'd)

Public Exhibition of Part P - Heritage

In accordance with Council's resolution dated 2 October 2018, the amendments to Part P - Heritage of the SCDCP 2005 were exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Regulation 2000 from **Tuesday 16 October 2018 – Friday 16 November 2018 (31 days).**

As part of the exhibition of the amendments to the DCP, the following were undertaken:

- Letter sent to all landowners of heritage items or sites located within a heritage conservation area in the Strathfield LGA notifying them of the exhibition of the amendments to the DCP;
- Notification of the exhibition in the Inner West Courier on 16 October 2018;
- Provision of the public exhibition documentation, including Council reports, minutes and copies
 of the proposed amendments in Council's Customer Service Centre, Strathfield Main Library,
 High Street Community Library and on Council's website; and
- Information on the exhibition of the proposed amendments on Council's website and in Council's eNews.

During the exhibition period, no submissions were received.

Council however received comment on the notification of Part P as part of separate correspondence regarding a specific heritage property. The concerns raised were on the basis that the owners were "unable to reasonably interpret" what the impact of the changes were likely to be on their property. They have identified that the document "is very long and not sufficiently clear as to the properties which are affected by the various provisions."

Council Officer's Comment

While the document is lengthy, it is broken up into sections that clearly state whether the provisions pertain to listed items, properties within the vicinity of a listed item, or properties within a heritage conservation area. It is noted that the general structure of this policy document has not been altered as part of this amendment.

Council provides the service of a Heritage Adviser who is available to answer any questions and provide assistance to owners of heritage listed properties, as well as properties within Heritage Conservation Areas. There is no record of the owners who raised the issues contacting Council to seek clarification in relation to the amendments to the DCP.

CONCLUSION

Following the exhibition it is recommended that the amendments to Part P - Heritage of Strathfield Consolidated DCP 2005 be adopted as exhibited.

Once adopted, the amendments will become effective from the date of public notice appearing in the local newspaper.

Council will write to all affected property owners advising them of the adoption of the amendments.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

Report on Submissions - Amendment to Strathfield Consolidated Development Control Plan 2005 - Part P - Heritage (Cont'd)

1. Draft Part P - Heritage

ATTACHMENT 1



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 SCDCP 2005

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

2

1.3 Development to which Part P of SCDCP 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.
- 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.

3

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 Heritage Impact Statement which identifies heritage significance, assesses a) 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

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:

- The pattern of grass verges, footpaths and street tree planting should be identified and maintained in any development proposal.
- 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.

5

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) 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) The placement of the basement entrance should not detract from the street presentation of the item of the streetscape. Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.

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.

6

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

- 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

To ensure that original materials that contribute to the significance of heritage items

7

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 orrendered.
- (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

8

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.
- Ancillary buildings on the same site as a heritage item must be located so as to not (iv) 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

- To retain original windows and doors that contribute to the aesthetic quality and/or A. 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

- 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.
- New dormer and roof windows of a house should preferably be located on rear roof (iii) 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) Applications that propose basement additions are required to provide a Structural Report from a practicing structural and geotechnical engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building as part of the development application.
- (v) The placement of the basement entrance should not detract from the street presentation of the item of the streetscape. Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.
- (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.

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.

10

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

- 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.
- To retain important landscape elements that contribute to the significance of heritage items.
- To reinforce the significance of the heritage item through appropriate landscaping.

Controls

 Original driveways and footpath crossings that relate to a heritage item should not be relocated.

11

- (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

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

Controls

- Outbuildings should be located in the rear yard of heritage items.
- Outbuildings should be single storey and designed so that they have negligible if any impact on important views of heritage items.
- 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.

Objective

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

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.

12

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

- 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

13

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.

14

(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.

15

- 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 form 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 heir settings.
- C. To ensure that new development is compatible with the heritage values of nearby heritage items.

16

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

- 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.
- 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.
- 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.

17

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.

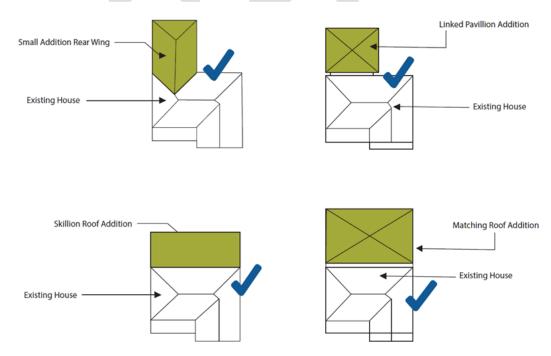


Figure 2: Examples of appropriate siting for additions to heritage items

18

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 beingreduced.

3.6 Excavation

Objective

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

Control

(i) 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:

- 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)

19

Retail Conservation Areas:

- The Boulevarde 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

- A. 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.
- C. 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.
- D. To protect street trees within Heritage Conservation Areas

Controls

- (i) 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.
- (ii) No new structures should be built forward of the established street building line.
- (iii) 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.
- (iv) 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

A. To ensure that new development adjacent to or within a Heritage Conservation Area

20

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.

B. 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.

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.

21

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 first floor must be located behind the main roof form in a manner that does not detract from the streetscape character 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.

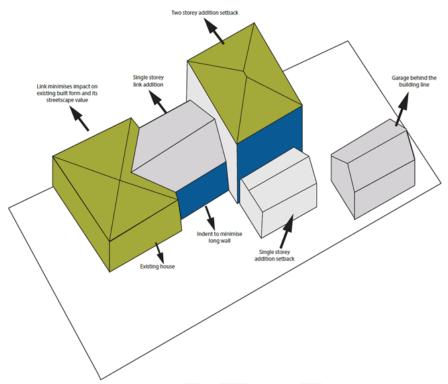


Figure 3: Siting diagram for additions.

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

23

- 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

- 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

- 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.

24

Controls

 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) 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. The placement of the basement entrance should not detract from the street presentation of the item of the streetscape.
- (vi) Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.
- (vii) 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

- 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.

25

- (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

- 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.
- (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.

26

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.

27

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.
- 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

28

- 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

- A. To conserve the existing character and heritage significance of Strathfield's residential Conservation Areas.
- B. 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.
- C. 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.
- D. 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
- E. To retain any horticultural or landscape features within the relevant Conservation Area.
- F. To retain the subdivision pattern of the relevant Conservation Area.
- G. To promote an understanding of the importance of conserving the fabric of existing buildings and its context within the relevant Conservation Area.

29

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

- 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

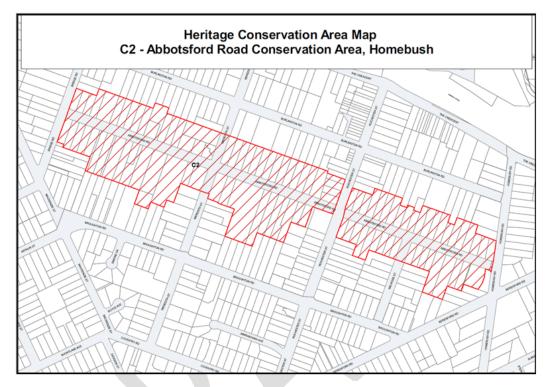
- (i) Original front fences and gates are to be kept and repaired where possible.
- (ii) Where replacement is necessary, replace side and rear fences with a timber paling fence of same height to the original, or a fence of unobtrusive lightweight materials such as timber or wire mesh with covering plants.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

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31

5.9 Statement of Significance and additional controls for each Conservation Area

5.9.1 Abbotsford Road Conservation Area (C2)



Statement of Significance

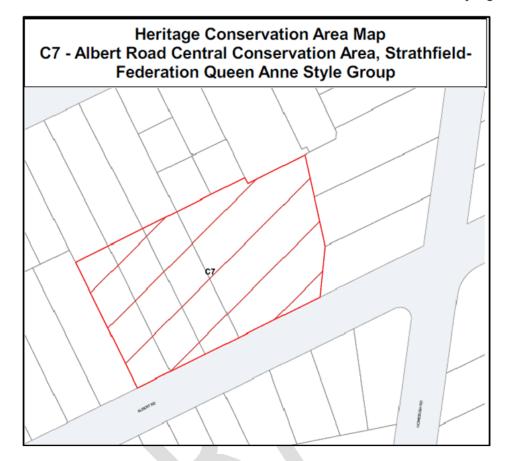
Abbotsford Road contains a consistently high quality streetscape with housing dating from the late nineteenth and early twentieth century. There is some modern infill but generally it is unobtrusive. The streetscape is tied together by mature street planting and well-maintained gardens. Abbotsford Road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

32

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.

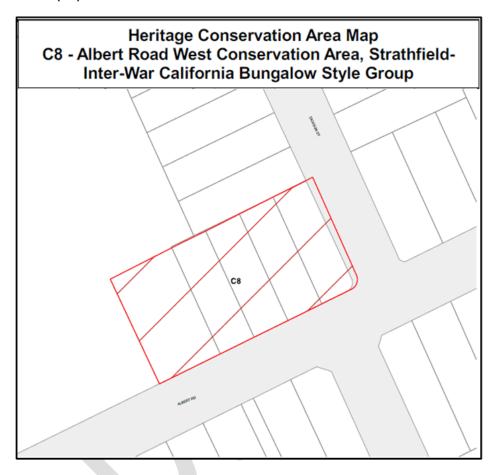
Additional Controls

- (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.

33

(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

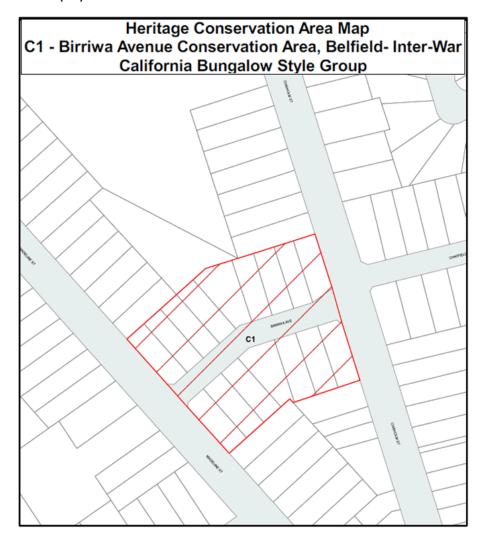
Built in a short period between 1920 and 1924, this group of houses are a cohesive group of Inter-War California Bungalows with a consistency of scale, form and materials. All the houses feature characteristics of the style including low-medium pitched roofs, most with broad gables facing the street, 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.

34

- (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. 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.

Item ID1 - Attachment 1 Page 144

35

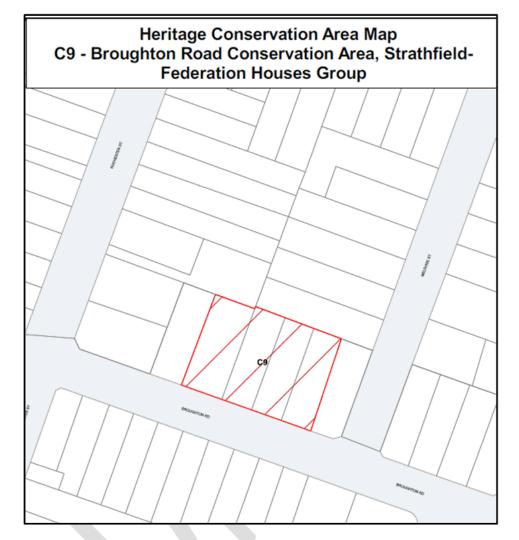
The houses of Birriwa Avenue are representative of the Inter-War California bungalow style through the use of gabled fronts to the street, imitation half timbering and imitation timber shingles to contrast with face brickwork, verandahs on brick piers and sets of timber casement windows. The corner shop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

Additional Controls

- 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.

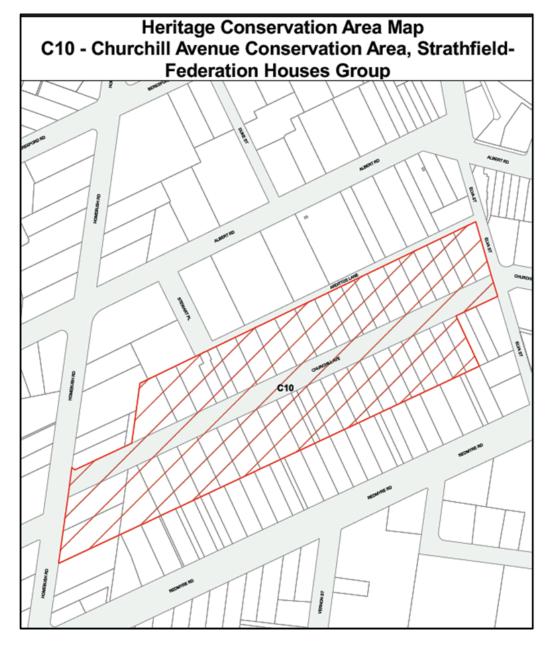
Additional Controls

- (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.

37

(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

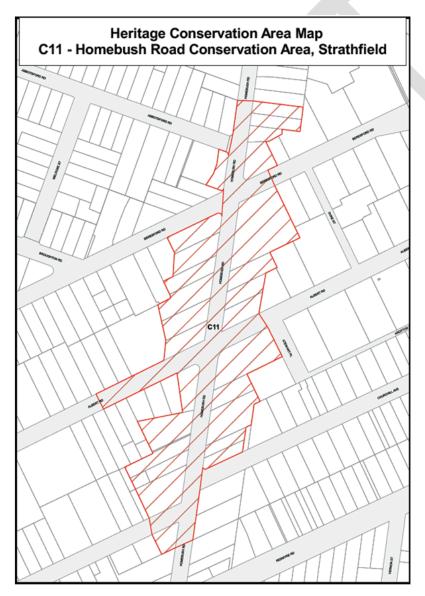
38

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)



Item ID1 - Attachment 1 Page 148

39

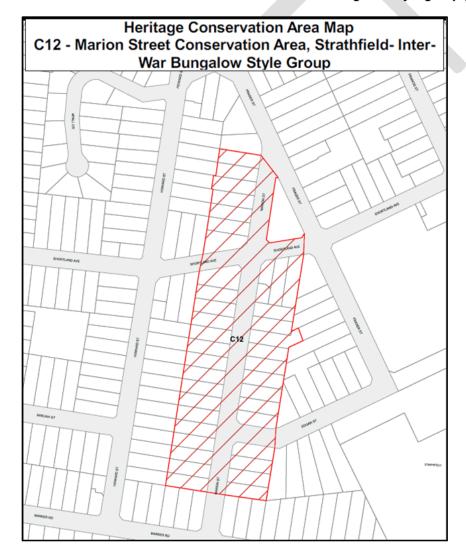
Statement of Significance

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 in encouraged.

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



Item ID1 - Attachment 1 Page 149

40

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.

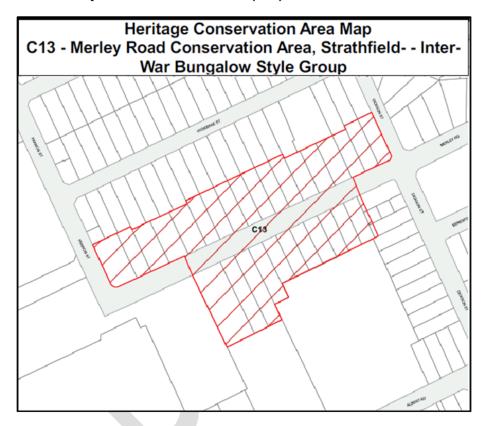
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Additional Controls

(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.

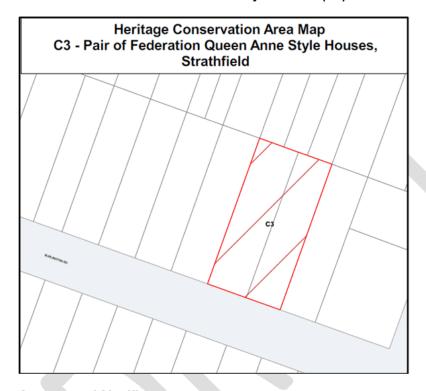
Additional Controls

- 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.

42

- (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

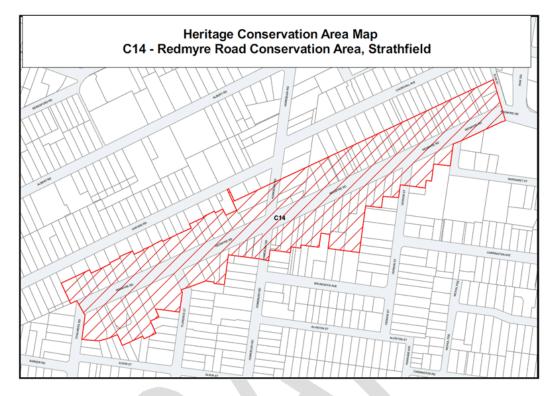
Talgai and Gowan Brae are a good example of a pair of Federation Queen Anne style houses. Characteristics of the style evident in Talgai and Gowan Brae include the hipped and gabled terracotta roof, detailed entry porch, face brickwork contrasted with roughcast render and grouped casement windows

Additional Controls

- 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.

43

5.9.12 Redmyre Road Conservation Area (C14)



Statement of Significance

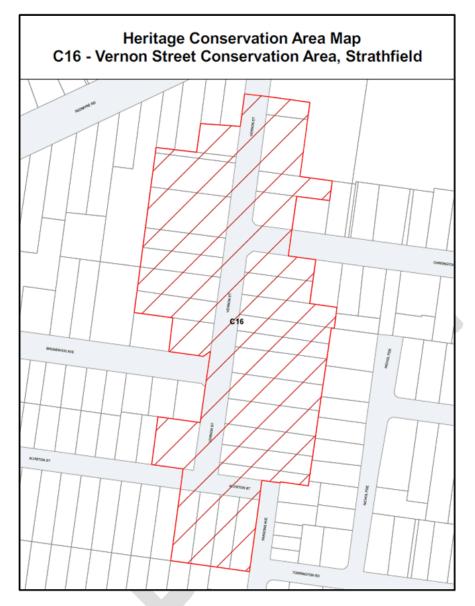
Redmyre Road is of significance for its historical and architectural qualities. This Conservation Area displays a full range of housing that is dominated by early twentieth century architecture. It features a unified streetscape with predominantly single storey, well-maintained houses. The housing types 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.

44

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.

45

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



Statement of Significance

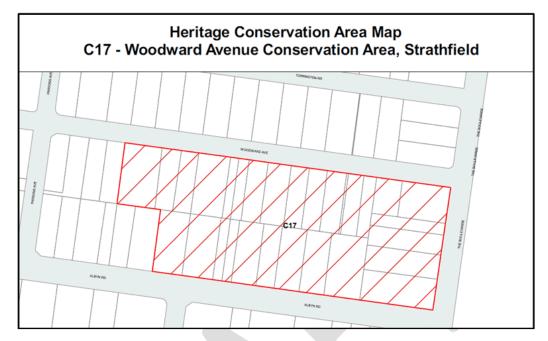
Bounded by Welfare Street, Park, Flemington and Parramatta Roads this precinct is of local significance as it features a homogenous group of bungalow housing dating from c. 1920. The houses are single storey, brick with asymmetrical façades and have Marseilles tiled gables, terra cotta finials, square 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.

46

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.

47

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.
- 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 ConservationAreas.

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

- 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.

48

6.5 Rear elevations

(i) 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

- 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.

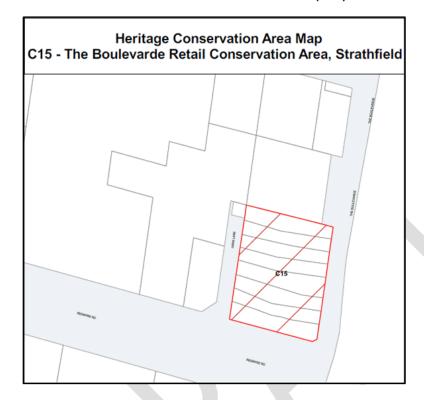
6.8 Materials and finishes

 Materials must be sympathetic to the original materials used within the relevant Retail Conservation Area.

49

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

6.9.1 The Boulevarde Retail Conservation Area (C15)



Statement of Significance

These shops are part of a group of commercial buildings developed along The Boulevarde 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.

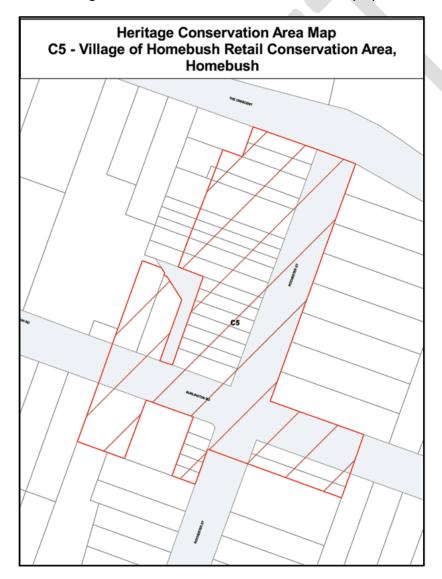
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Additional Controls

(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)



Item ID1 - Attachment 1 Page 160

51

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 RECLASSIFICATION OF NO. 1 LOFTUS CRESCENT, HOMEBUSH

AUTHOR: Stephen Clements, Deputy CEO and General Manager Planning,

Environment and Urban Services

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

 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 to provide additional affordable housing 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 in the event of the proposed redevelopment for transitional housing, affordable housing, not proceed, the Classification of land at 1 Loftus Crescent shall automatically revert to Community Land.
- 4. 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 and to provide additional affordable housing.

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.

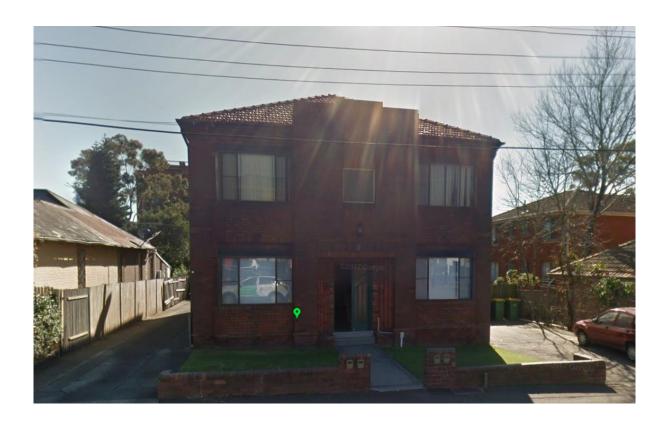
The site is owned by Council and is currently classified as Community Land under the Local Government Act 1993 (LG Act). The intent of the planning proposal is to reclassify the land to Operational Land.

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.

CURENT 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.	The reclassification will allow Council to review its options in relation to the future of the land.
	The request is to implement statutory changes that will change the classification of the land in line with the current R4 – High Density Residential zone and to allow Council

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

Matters for Consideration	Comment
	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.	
A summary of Council's interests in the land, including:	Refer to information above.
 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.	
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.
How Council may or will benefit financially, and	It is Council's intention to acquire an

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

Matters for Consideration	Comment
how these funds will be used.	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 specifics 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 of not continue with Planning Proposal

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

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.