

COUNCIL MEETING AGENDA

Strathfield Municipal Council

Tuesday 5 May 2020

6:30pm By Video Conference

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.	Apologies							
4.	Decla disclo	rations of Pecuniary or Conflict of Interest (Nature of interest to be sed)						
5.	Confi	rmation of Minutes						
	Ordina	ary Council Meeting 7 April 2020	5					
6.	Ackno	owledgements						
	Nil							
7.	Defer	red/outstanding matters awaiting report						
	Nil							
8.	Mayo	Mayoral Minute(s) in accordance with Council's Code of Meeting Practice						
	8.1	Mayoral Minute No 6/20 Moving Homebush War Memorial to a Closer Location to the Homebush - Strathfield RSL Memorial Wall	22					
	8.2	Mayoral Minute No 7/20 Aesthetically Built Amenities for use by the Public to Complement Other Recreational Uses in Public Parks and Civic Spaces within the Strathfield LGA						
9.	cillors' Questions to the Mayor (submitted in writing in accordance Council's Code of Meeting Practice)							
	Nil							
10.	Quest	tions With Notice						
11.	Reports from Committees							
	11.1	Report from Audit, Risk and Improvement Committee meeting on 9 April 2020	24					
	11.2	Report from Traffic Committee Meeting on 17 March 2020	31					
	11.3	Report from Traffic Committee Meeting on 21 April 2020	58					
12.	Motions Pursuant to Notice							
	12.1	Left Turn Expansion Arthur Street, Strathfield onto Centenary Drive, Homebush West - Councillor Matthew Blackmore	80					
	12.2	Traffic Calming Hunter Street, Strathfield - Councillor Matthew Blackmore.	81					
	12.3	Vintage Cars at Spring Fair - Councillor Matthew Blackmore	82					

	12.4	High Street Library - Councillor Nella Hall83
	12.5	Leisure Centre Project Funding - Councillor Karen Pensabene84
	12.6	Airey Park - Councillor Nella Hall85
	12.7	ANZAC Day - Last Post - Councillor Nella Hall86
13.	Gener	al Business
	Office	of the CEO Reports
	CEO1	Delivery Program - July to December 201987
	Corpo	rate Services Reports
	CS1	Current Status of Council Resolutions
	CS2	Investments Report as at 31 March 2020112
	CS3	Quarterly Budget Review as at 31 March 2020117
	Devel	opment Environment and Urban Services Reports
	DEU1	Planning Proposal - No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield134
	DEU2	Water Cycle Management and Energy Efficiency/Solar Power Initiatives189
	DEU3	Greywater Systems197
	People	e, Place and Civic Services Reports
	PPC1	COVID - 19 Responding Locally Report and Briefing200
14.		s of Urgency in Accordance with Clause 241 of the Local Government al Regulation, 2005
15.	Close	d Session

Nil

HENRY T WONG **CHIEF EXECUTIVE OFFICER**







Minutes of the Council Meeting of Strathfield Municipal Council held on 7 April 2020, in the Council Chambers, 65 Homebush Road, Strathfield.

COMMENCING: 6:30pm

PRESENT: Mayor Antoine Doueihi

Councillor Matthew Blackmore Councillor Maryanne Duggan

Councillor Nella Hall

Councillor Stephanie Kokkolis Councillor Karen Pensabene Councillor Gulian Vaccari

STAFF: Henry Wong, Chief Executive Officer

Anthony Hewton, GM, People Place and Civic Services

Stephen Clements, Deputy CEO, GM Planning, Environment & Urban

Services

Melinda Aitkenhead, Director - Corporate and Financial Services Jenny Nascimento, Executive Manager, Financial Service and Chief

Financial Officer

Cathy Jones, Executive Manager, Corporate Strategy and Performance

Cathryn Bush, Executive Manager Administration David McQuade, Senior Governance 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



64/20

RESOLVED: (Hall / Duggan)

That the minutes of the Ordinary Council Meeting meeting held on 3 March 2020, 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

7. ACKNOWLEDGEMENTS

7.1 Acknowledge and Thank Essential Workers and Frontline Council Staff

65/20

RESOLVED: (Pensabene)

That Council acknowledge our frontline council staff, particularly staff in Customer Service, staff organising and supporting Council's Neighbour 2 Neighbour program and our very resilient Connector bus drivers and to all our essential workers in the Strathfield LGA, on behalf of our Community, Thank you.

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

Vaccari

Against the Motion: Nil

7.2 St Paul's Church Pantry

66/20

RESOLVED: (Pensabene)

That Council acknowledge the fantastic work Father James, Rosemary and volunteers are doing at the St Paul's Church Pantry. Every Tuesday and Thursday the most vulnerable of our community call in to receive much needed food and supplies. I wish to thank Council Executive, Council staff, Local MP Jodi McKay and Pantry friends who have contributed to the Pantry to keep it well stocked. The list of poor and disadvantaged is growing each week and the Pantry will have an ongoing need. Thank you to everyone who have contributed and continue to do so.

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

Vaccari

Against the Motion: Nil



8.	DEFERRED/OUTSTANDING MATTERS AWAITING REPORT

Nil.

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

Nil.

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

Nil.

11. QUESTIONS WITH NOTICE

Nil.

12. REPORTS FROM COMMITTEES

Nil.

13. MOTIONS PURSUANT TO NOTICE

Nil.

14. GENERAL BUSINESS

CEO1 Strathfield Council Community Strategic Plan 2020-2021

RECOMMENDATION

That Council:

- 1. With the exception of Statutory and Domestic Waste Management charges and a reduction in some Events Fees for non-profit and community groups, all other Fees and Charges be frozen at 2019-20 levels
- 2. Adopt Strathfield Council's Community Strategic Plan 'Strathfield 2030', as amended by 1.
- 3. Make the rates and charges as follows for 2020-2021:
 - a. An Ordinary Rate (Residential) of 0.061013 cents in the dollar be made for the year



- 2020-2021 on the land value of all rateable land in the Local Government area categorised as Residential in accordance with S.516 of the Local Government Act 1993, with a Base Rate in accordance with section 548 of the Local Government Act, 1993 of \$401.20
- b. An Ordinary Rate (Business) of 0.226235 cents in the dollar be made for the year 2020-2021 on the land value of all rateable land categorised as Business in accordance with S.518 of the Local Government Act 1993, within the centre of population defined with the Strathfield Municipal areas, with a Base Rate in accordance with Section 548 of the Local Government Act, 1993 of \$401.20
- 4. In accordance with the provisions of S.566(3) of the Local Government Act 1993 adopt the maximum interest rate as advised by the Minister for Local Government for outstanding rates, domestic waste management services and annual charges, being 7.5% per annum in respect of accrual on a single basis.
- 5. In accordance with S.496 of the Local Government Act 1993 that an annual charge of \$760 per annum be made for the year 2020-2021 for each domestic waste management service rendered to all properties categorised residential or non-rateable residential for each once weekly 120 litre MGB (or equivalent) service, a 240 litre recycling bin and a 240 litre green waste bin (fortnightly);
- 6. In accordance with S.502 of the Local Government Act 1993, that an annual charge of \$760 per annum be made for the year 2020-2021, for each additional 120 litre domestic waste management service rendered to owner occupied single occupied occupancy residential dwellings (excluding green waste and recycling service).
- 7. In accordance with the Local Government (General) Regulation 2005 and the Local Government Act 1993, the following annual Stormwater Management Service Charge be made and levied on all developed rateable land categorised for rating purposes as follows:

Land categorised as Residential	\$25.00	For a single residential dwelling		
Residential strata lots	\$12.50	For each strata unit		
Residential flats, community title,	\$12.50	For each flat/unit		
tenants-in-common residential units				
Land categorised as Business	\$25.00	Plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres up to a maximum charge of \$200.00		
Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00		



MOTION: (Hall/ Duggan)

- That Council conduct a revision at an urgent Council Workshop of the Community Strategic Plan and Operational Plan in view of the impacts from COVID-19 for endorsement at the May Ordinary Council Meeting.
- 2. That notwithstanding the review the following recommendations be adopted:

Statutory and Domestic Waste Management charges and a reduction is some Events Fees for non-profit and community groups, all other Fees and Charges be frozen at 2019-20 levels.

- 3. Make the rates and charges as follows for 2020-2021:
 - a. An Ordinary Rate (Residential) of 0.061013 cents in the dollar be made for the year 2020-2021 on the land value of all rateable land in the Local Government area categorised as Residential in accordance with S.516 of the Local Government Act 1993, with a Base Rate in accordance with section 548 of the Local Government Act, 1993 of \$401.20
 - b. An Ordinary Rate (Business) of 0.226235 cents in the dollar be made for the year 2020-2021 on the land value of all rateable land categorised as Business in accordance with S.518 of the Local Government Act 1993, within the centre of population defined with the Strathfield Municipal areas, with a Base Rate in accordance with Section 548 of the Local Government Act, 1993 of \$401.20
- 4. In accordance with the provisions of S.566(3) of the Local Government Act 1993 adopt the maximum interest rate as advised by the Minister for Local Government for outstanding rates, domestic waste management services and annual charges, being 7.5% per annum in respect of accrual on a single basis.
- 5. In accordance with S.496 of the Local Government Act 1993 that an annual charge of \$760 per annum be made for the year 2020-2021 for each domestic waste management service rendered to all properties categorised residential or non-rateable residential for each once weekly 120 litre MGB (or equivalent) service, a 240 litre recycling bin and a 240 litre green waste bin (fortnightly);
- 6. In accordance with S.502 of the Local Government Act 1993, that an annual charge of \$760 per annum be made for the year 2020-2021, for each additional 120 litre domestic waste management service rendered to owner occupied single occupied occupancy residential dwellings (excluding green waste and recycling service).
- 7. In accordance with the Local Government (General) Regulation 2005 and the Local Government Act 1993, the following annual Stormwater Management Service Charge be made and levied on all developed rateable land categorised for rating purposes as follows:

Land categorised as Residential	\$25.00	For a single residential dwelling
Residential strata lots	\$12.50	For each strata unit



Residential flats, community title, tenants-in-common residential units	\$12.50	For each flat/unit
Land categorised as Business	\$25.00	Plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres up to a maximum charge of \$200.00
Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00

Note: During discussion on this motion, the CEO noted his intention to withdraw the report item CEO3 Compendium Report.

Note: Subsequently, the motion was withdrawn by Cr Hall.

Note: Councillor Vaccari foreshadowed motion was dealt with next.

FORESHADOWED MOTION: (Vaccari/ Duggan)

That Council:

- 1. With the exception of Statutory and Domestic Waste Management charges and a reduction in some Events Fees for non-profit and community groups, all other Fees and Charges be frozen at 2019-20 levels
- 2. Adopt Strathfield Council's Community Strategic Plan 'Strathfield 2030', as amended by 1.
- 3. Make the rates and charges as follows for 2020-2021:
 - a. An Ordinary Rate (Residential) of 0.061013 cents in the dollar be made for the year 2020-2021 on the land value of all rateable land in the Local Government area categorised as Residential in accordance with S.516 of the Local Government Act 1993, with a Base Rate in accordance with section 548 of the Local Government Act, 1993 of \$401.20
 - b. An Ordinary Rate (Business) of 0.226235 cents in the dollar be made for the year 2020-2021 on the land value of all rateable land categorised as Business in accordance with S.518 of the Local Government Act 1993, within the centre of population defined with the Strathfield Municipal areas, with a Base Rate in accordance with Section 548 of the Local Government Act, 1993 of \$401.20
- 4. In accordance with the provisions of S.566(3) of the Local Government Act 1993 adopt the maximum interest rate as advised by the Minister for Local Government for outstanding rates, domestic waste management services and annual charges, being 7.5% per annum in respect of accrual on a single basis.



- 5. In accordance with S.496 of the Local Government Act 1993 that an annual charge of \$760 per annum be made for the year 2020-2021 for each domestic waste management service rendered to all properties categorised residential or non-rateable residential for each once weekly 120 litre MGB (or equivalent) service, a 240 litre recycling bin and a 240 litre green waste bin (fortnightly);
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Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00		

Note: Councillor Blackmore left the meeting at 7:51pm.

AMMENDMENT: (Duggan)

That Council:

- With the exception of Statutory and Domestic Waste Management charges and a reduction in some Events Fees for non-profit and community groups, all other Fees and Charges be frozen at 2019-20 levels
- 2. Adopt Strathfield Council's Community Strategic Plan 'Strathfield 2030', as amended by 1.
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1993 of \$401.20

- b. An Ordinary Rate (Business) of 0.226235 cents in the dollar be made for the year 2020-2021 on the land value of all rateable land categorised as Business in accordance with S.518 of the Local Government Act 1993, within the centre of population defined with the Strathfield Municipal areas, with a Base Rate in accordance with Section 548 of the Local Government Act, 1993 of \$401.20
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Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00		

Note: The CEO agreed that the two typographical errors on pg25 and pg27 of the Agenda noted by Cr Duggan would be amended accordingly.

Note: The amendment was accepted by Cr Vaccari and became the **Motion**.



MOTION: (Vaccari/ Duggan)

That Council:

- With the exception of Statutory and Domestic Waste Management charges and a reduction in some Events Fees for non-profit and community groups, all other Fees and Charges be frozen at 2019-20 levels
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tenants-in-common residential units		
Land categorised as Business	\$25.00	Plus an additional \$25.00 for each 350 square





		metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres up to a maximum charge of \$200.00
Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00

67/20

RESOLVED: (Vaccari / Duggan)

That Council:

- With the exception of Statutory and Domestic Waste Management charges and a reduction in some Events Fees for non-profit and community groups, all other Fees and Charges be frozen at 2019-20 levels
- 2. Adopt Strathfield Council's Community Strategic Plan 'Strathfield 2030', as amended by 1.
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For the Motion: Councillors Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari.

Against the Motion: Nil.

CEO2 COVID-19 IMPACT ON COUNCIL OPERATIONS

RECOMMENDATION

That this report on COVID-19 impacts be received and noted.

MOTION: (Vaccari / Duggan)

That this report on COVID-19 impacts be received and noted.

AMENDMENT: (Duggan)

- 1. That this report on COVID-19 impacts be received and noted.
- 2. That Council prepare a COVID-19 Community and Economic Development Resilience Report for consideration in an April Councillor teleconference/workshop and for official adoption in the May Ordinary Council meeting.
- 3. That the Report include the following items:
- a) Direct action to support Strathfield community well-being eg donations of funds to charities



- b) Consultation with community and small business on the impact of COVID-19 and advice on their short term and longer term needs
- c) Support for Strathfield small-business during current business interruption and during economic recovery period
- d) Short term and long term financial management planning which avoids taking the Strathfield community into debt
- e) Continuity plan for on-line delivery of all council and committees meetings including the fortnightly Councillor Workshops
- f) Budget forecast and CV-19 budget impact briefing to be presented (monthly) at the Councillor workshops including a list of expenditure unable to be funded by Council due to a shortfall in cash flow. The first of which is to be held in 2 weeks from the date of the passing of this recommendation.
- 4. That Council not engage in any major infrastructure works for 20/21 & 21/22 which require council to borrow money.

Note: The amendment was not accepted by Cr Vaccari.

FORESHADOWED MOTION: (Duggan / Hall)

- 1. That this report on COVID-19 impacts be received and noted.
- 2. That Council prepare a COVID-19 Community and Economic Development Resilience Report for consideration in an April Councillor teleconference/workshop and for official adoption in the May Ordinary Council meeting.
- 3. That the Report include the following items:
 - a) Direct action to support Strathfield community well-being eg donations of funds to charities
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- 4. That Council not engage in any major infrastructure works for 20/21 & 21/22 which require council to borrow money.

MOTION: (Vaccari / Duggan)

That this report on COVID-19 impacts be received and noted.

For the Motion: Councillors Kokkolis and Vaccari

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

Note: The Motion was put and the Mayor declared the motion **Lost**.

Note: The Foreshadowed Motion became the Motion.

MOTION: (Duggan / Hall)

- 1. That this report on COVID-19 impacts be received and noted.
- 2. That Council prepare a COVID-19 Community and Economic Development Resilience Report for consideration in an April Councillor teleconference/workshop and for official adoption in the May Ordinary Council meeting.
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 - f) Budget forecast and CV-19 budget impact briefing to be presented (monthly) at the Councillor workshops including a list of expenditure unable to be funded by Council due to a shortfall in cash flow. The first of which is to be held in 2 weeks from the date of the passing of this recommendation.



4. That Council not engage in any major infrastructure works for 20/21 & 21/22 which require council to borrow money.

68/20

RESOLVED: (Duggan / Hall)

- 1. That this report on COVID-19 impacts be received and noted.
- 2. That Council prepare a COVID-19 Community and Economic Development Resilience Report for consideration in an April Councillor teleconference/workshop and for official adoption in the May Ordinary Council meeting.
- 3. That the Report include the following items:
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- 4. That Council not engage in any major infrastructure works for 20/21 & 21/22 which require council to borrow money.

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

Against the Motion: Nil

CEO3 COMPENDIUM REPORT

RECOMMENDATION

1. That Council authorises the Chief Executive Officer (CEO) to borrow up to \$6 million to address temporary revenue deficits.



2. That Council authorises the CEO to borrow up to \$10 million to accelerate capital works in the 2020-21 financial year.

Note: The CEO3 Compendium Report was withdrawn by the CEO.

CS1 Investments as at 29 february 2020

69/20

RESOLVED: (Vaccari / Pensabene)

That the record of cash investments as at 29 February 2020 noted.

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

Vaccari

Against the Motion: Nil

Note: Councillor Vaccari left the meeting at 8:22pm.

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

15.1 Audit, Risk and Improvement Committee – Councillor Duggan

MOVED:

1. That the April Audit, Risk and Improvement Committee introduce the following standing agenda item:

Council's response to COVID-19:

- · Community and staff health issues
- Business continuity planning and delivery financial management impacts and actions
- 2. That the Audit, Risk & Improvement Committee meeting minutes be included in future Ordinary Council Meeting Agenda items commencing on 5 May 2020

70/20

RESOLVED: (Mayor Cr Doueihi)

The Mayor ruled that the Motion moved by Councillor Duggan is a matter of great urgency under clause 9.3 (b) of Council's Code of Meeting Practice.

71/20

RESOLVED: (Duggan / Hall)





1.	 That the April Audit, Risk and Improvement Committee introd 	oduce the	following	standing	agenda
	item:				

Council's response to COVID-19:

- Community and staff health issues
- Business continuity planning and delivery financial management impacts and actions
- 2. That the Audit, Risk & Improvement Committee meeting minutes be included in future Ordinary Council Meeting Agenda items commencing on 5 May 2020

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

Against the Motion: Nil

1	6.	CL	OSFD	SESSI	ON

Nil.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:30pm.

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 5 May 2020.

Chairman	CEO	



8.1 MAYORAL MINUTE NO 6/20 MOVING HOMEBUSH WAR MEMORIAL TO A

CLOSER LOCATION TO THE HOMEBUSH - STRATHFIELD RSL MEMORIAL

WALL

AUTHOR: Antoine Doueihi, Mayor

I MOVE:

1. That Council move the Homebush War Memorial from its current location across Rochester Street to be in the Davey Square Memorial Reserve. This to be done to enable the Homebush War Memorial to be located in a sympathetic but closer location to the Homebush - Strathfield RSL Memorial Wall so that future ANZAC Day and Remembrance Day Ceremonies can more easily incorporate the use of both memorials.

2. As a matter of protocol, that Council consult with the RSL prior to actioning this Mayoral Minute and Councillors be advised of the response prior to any works proceeding.

Rationale

The Homebush War Memorial originally stood in front of the Homebush Council Chambers on Parramatta Road (Homebush Council was amalgamated with Strathfield Council in 1947). It was moved in 1978 to its present site to preserve it at the request of the Homebush-Strathfield RSL sub-branch. The Homebush Strathfield Memorial Wall was built with assistance of Federal Funding in 2015. Both memorials are separated by a roadway. I believe future commemorative ceremonies would be better served by placing the two memorials in closer proximity within Davey Square Memorial Square. It is my wish for both memorials to be incorporated equally into future commemorative events.

RECOMMENDATION

- 1. That Council move the Homebush War Memorial from its current location across Rochester Street to be in the Davey Square Memorial Reserve. This to be done to enable the Homebush War Memorial to be located in a sympathetic but closer location to the Homebush - Strathfield RSL Memorial Wall so that future ANZAC Day and Remembrance Day Ceremonies can more easily incorporate the use of both memorials.
- 2. As a matter of protocol, that Council consult with the RSL prior to actioning this Mayoral Minute and Councillors be advised of the response prior to any works proceeding.

ATTACHMENTS

There are no attachments for this report.

Item 8.1 Page 22



8.2 MAYORAL MINUTE NO 7/20 AESTHETICALLY BUILT AMENITIES FOR USE

BY THE PUBLIC TO COMPLEMENT OTHER RECREATIONAL USES IN PUBLIC PARKS AND CIVIC SPACES WITHIN THE STRATHFIELD LGA

AUTHOR: Antoine Doueihi, Mayor

I MOVE:

 That Council staff undertake a site assessment and feasibility analysis of the establishment of a café combined with a gymnasium / fitness facility within a suitably sized park or reserve within the Strathfield LGA for use by the local community.

2. The above to be presented at a future Councillor's workshop and include site options, cost plan, aesthetic requirements, the likely commercial returns to Council, public benefit analysis and the recommended engagement strategy to get feedback from the local community on the proposal.

Rationale

There are numerous examples across Sydney and Australia where aesthetically built amenities for use by the public complement other recreational uses within public parks and civic spaces. When sympathetically located and designed, such facilities can be used by a range of people of all ages in the local community. They can provide a place for local residents and visitors to meet, socialise and enjoy a meal or a coffee. They can also serve to promote an active and healthy lifestyle enhancing the quality of life in the local area. I believe such a concept will contribute to 'Community Life' within Strathfield.

RECOMMENDATION

- That Council staff undertake a site assessment and feasibility analysis of the establishment of a café combined with a gymnasium / fitness facility within a suitably sized park or reserve within the Strathfield LGA for use by the local community.
- 2. The above to be presented at a future Councillor's workshop and include site options, cost plan, aesthetic requirements, the likely commercial returns to Council, public benefit analysis and the recommended engagement strategy to get feedback from the local community on the proposal.

ATTACHMENTS

There are no attachments for this report.

Item 8.2 Page 23



11.1 REPORT FROM AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING ON

9 APRIL 2020

AUTHOR: David McQuade, Senior Governance Officer

APPROVER: Melinda Aitkenhead, Director Corporate & Financial Services

RECOMMENDATION

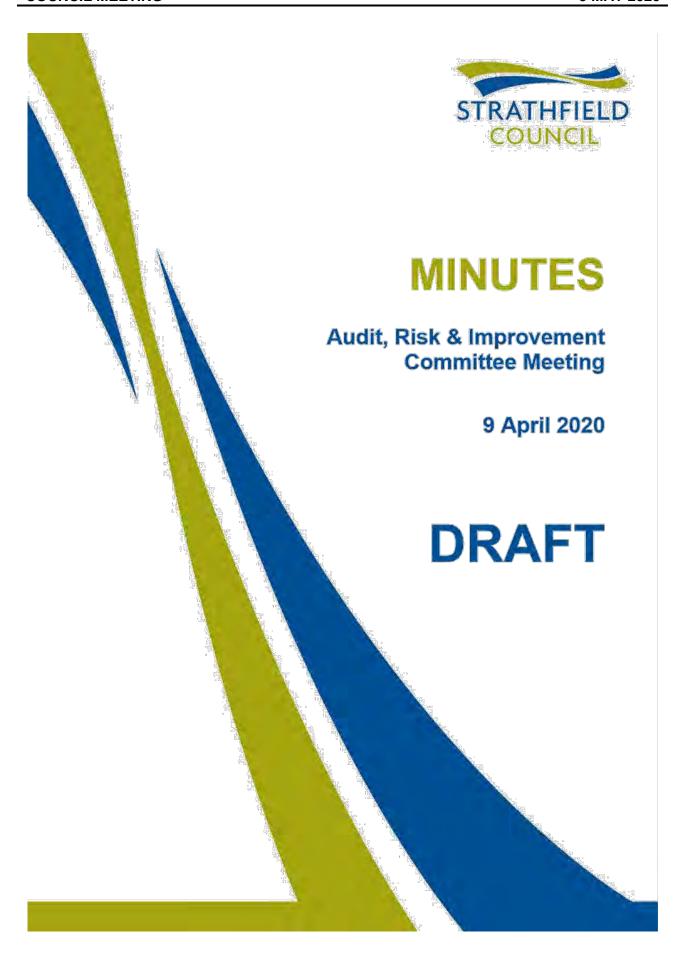
That the minutes of the Audit, Risk and Improvement Committee meeting held on 9 April 2020 be noted and the recommendations be adopted.

ATTACHMENTS

1. Audit, Risk and Improvement Committee - 9 April 2020

Item 11.1 Page 24

ATTACHMENT 1



Minutes of the Audit, Risk and Improvement Committee Meeting of Strathfield Municipal Council held on 9 April 2020, via a Remote Meeting.

COMMENCING: 10:04am

MEMBERS PRESENT: Brian Hrnjak, Independent Member (Chairperson)

Dennis Vaccher, Independent Member

Councillor Maryanne Duggan (joined at 10.57am)

Councillor Nella Hall

ATTENDEES PRESENT: Henry Wong, Chief Executive Officer

Anthony Hewton, GM, People Place & Civic Services

Melinda Aitkenhead, Director - Corporate and Financial Services Jenny Nascimento, Executive Manager, Financial Service and Chief

Financial Officer

Cathryn Bush, Executive Manager Administration David McQuade, Senior Governance Officer

INVITEES PRESENT: Reiky Jiang, Director, Audit Office NSW

Gian Surjadinata, Audit Office NSW Susan Leahy, Head of Internal Audit

1. APOLOGIES

Nil.

2. DECLARATIONS OF INTEREST

Nil.

3. CONFIRMATION OF MINUTES

RECOMMENDATION: (Vaccher / Hall)

That the minutes of the Audit, Risk and Improvement Committee Meeting meeting held on 11 December 2019, a copy of which has been furnished to each Committee member, 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

Note: Councillor Duggan was not present at the meeting for this item and did not part-take in discussion or the voting on this item.

Audit, Risk and Improvement Committee Meeting Minutes

Page 2

Suspension of Standing Orders

RECOMMENDATION: (Vaccher / Hall)

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

Item 4.5 - NSW Audit Office - Annual Engagement Plan 2020

Item 4.6 - NSW Audit Office - Report on Local Government 2019

Voting on this item was unanimous

Note: Councillor Duggan was not present at the meeting for this item and did not part-take in discussion or the voting on this item.

4. REPORTS

4.5 NSW Audit Office - Annual Engagement Plan 2020

RECOMMENDATION: (Vaccher / Hall)

That:

- 1. this report be received and noted, and
- further information, specifically breakdown of costs and anticipated outputs, be provided in relation to Item 7 Engagement Fees – New system implementation and Roads revaluation as outlined in the Audit Office NSW Annual Engagement Plan for year ending 30 June 2020.

Voting on this item was unanimous

Note: Henry Wong, Chief Executive Officer joined the meeting during the discussion of this item, the time being 10.17am.

Note: Councillor Duggan was not present at the meeting for this item and did not part-take in discussion or the voting on this item.

4.6 NSW Audit Office – Report on Local Government 2019

RECOMMENDATION: (Hall / Vaccher)

That the NSW Audit Office - Report on Local Government 2019 be received and noted.

Voting on this item was unanimous

Note: Councillor Duggan was not present at the meeting for this item and did not part-take in discussion or the voting on this item.

Note: Reiky Jiang, Director, Audit Office NSW and Gian Surjadinata, Audit Office NSW left the meeting, the time being 10:55am.

Audit, Risk and Improvement Committee Meeting Minutes

Page 3

Resumption of Standing Orders

RECOMMENDATION: (Hrnjak / Hall)

That Standing Orders be resumed.

Voting on this item was unanimous

Note: Councillor Duggan was not present at the meeting for this item and did not part-take in discussion or the voting on this item.

4.1 Audit Risk & Improvement Committee Summary Report - Quarter 1, 2020

RECOMMENDATION: (Vaccher / Hall)

That the Audit, Risk & Improvement Committee Summary 1st Quarter report be received and noted.

Voting on this item was unanimous

Councillor Duggan joined the meeting during the discussion of this item, the time being 10.57am.

4.2 Completed Internal Audit - Human Resources Recruitment and Departures

RECOMMENDATION: (Vaccher / Hall)

That;

- the Head of Internal Audit recommends that the recently completed Internal Audit Report on Human Resources - Recruitment and Departures be received and noted.
- key HR statistics in relation to overall staff turnover and reasons for staff leaving be presented to the next ARIC meeting.

Voting on this item was unanimous

4.3 Internal Audit Outstanding Actions Update and Validations of Past Internal Audit Recommendations

RECOMMENDATION: (Hall / Vaccher)

That the status of the Internal Audit recommendations be received and noted.

Voting on this item was unanimous

4.4 Internal Audit Status Report

RECOMMENDATION: (Vaccher / Hall)

Audit, Risk and Improvement Committee Meeting Minutes

Page 4

1. That the status of the 2020 Internal Audit plan be received and the relevance of the auditable areas be reviewed in light of Covid-19 and other disruptions to business.

Voting on this item was unanimous

5. GENERAL BUSINESS

5.1 Confidential Oral Briefing to the Committee by the CEO

RECOMMENDATION: (Hrnjak / Vaccher)

 That the oral briefing provided by the CEO on Covid-19 and Council's operational response be received and noted.

Voting on this item was unanimous

6. CLOSED SESSION

Nil.

Meeting Closed: 12:12pm

Next Meeting: Monday 15 June 2020

Audit, Risk and Improvement Committee Meeting Minutes

Page 5



11.2 **REPORT FROM TRAFFIC COMMITTEE MEETING ON 17 MARCH 2020**

AUTHOR: Gordon Malesevic, Executive Manager, Urban Services

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

RECOMMENDATION

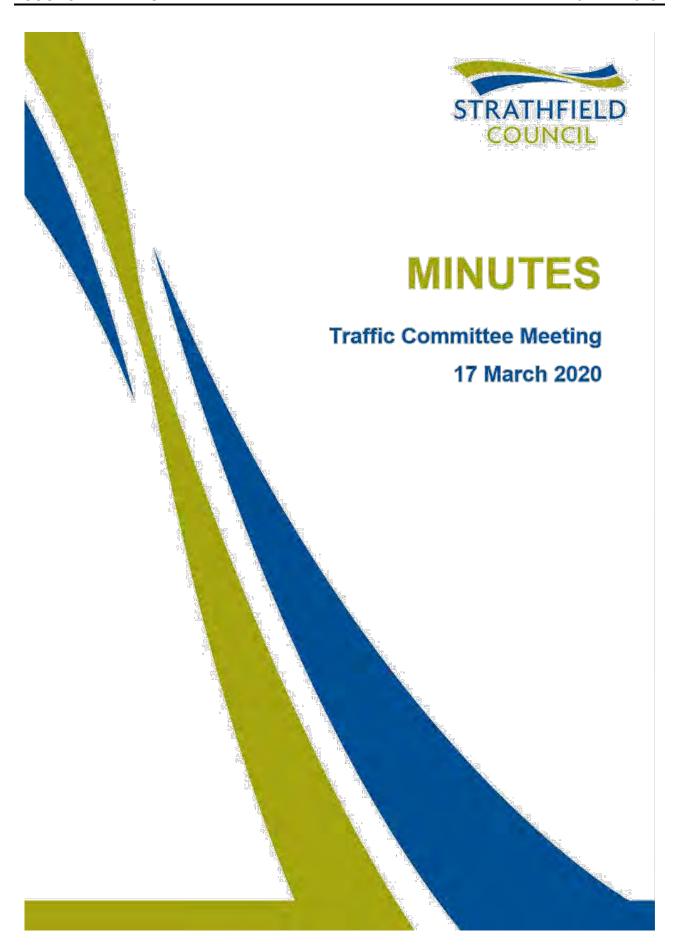
That the minutes of the Traffic Committee Meeting held on 17 March 2020 be noted and the recommendations be adopted.

ATTACHMENTS

1. Traffic Committee Minutes - 17 March 2020

Item 11.2 Page 31

ATTACHMENT 1





TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on 17 March 2020, in the Main Building Meeting Room, 65 Homebush Road, Strathfield.

COMMENCING:

11:00 am

PRESENT:

Antoine Doueihi Mayor
Gulian Vaccari Councillor
Karen Pensabene Councillor
Nella Hall Councillor

Maryanne Duggan Rep for Jodi McKay

Kristian Calgano TfNSW

ALSO IN ATTENDANCE:

Gordon Malesevic Executive Manager Urban Services

Fernando Rios Traffic Engineering Officer
Usha Arvind Road Safety Officer

1. WELCOME AND INTRODUCTION

APOLOGIES

Nicole Bartolo Police Traffic Offficer Qian Liu Manager Traffic

3. DECLARATIONS OF INTEREST

Antoine Doueihi Mayor (Item 6.14)

Family member resides on Wilson Street

Nella Hall Councillor (Item 6.6)

Resides on Homebush Road

4. CONFIRMATION OF MINUTES

Nella Hall Councillor

Seconded

Kristian Calgano TfNSW

RECOMMENDATION

That the minutes of the Traffic Committee Meeting meeting held on 18 February 2020, 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

DEFERRED/OUTSTANDING ITEMS

Nil

Traffic Committee Meeting Minutes

Page 2



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6. REPORTS

6.1 Albyn Road, Strathfield - RPS 10 Parking Survey Result

Pursuant to Traffic Committee Meeting dated 17 December 2019 and Ordinary Council Meeting dated 4 February 2019, a parking survey has been carried out along Albyn Road to obtain feedback from the community to see if if there is still a need for a Resident Parking Scheme (RPS) 10 in the street.

The existing Resident Parking Scheme generally alternates between the two sides of Albyn Road between Homebush Road and The Boulevarde, Strathfield. The plan below indicates the existing Resident Parking Scheme 10 along Albyn Road.



Figure - Plan view of the existing Resident Parking Scheme 10 in Albyn Road

The public consultation was carried out between 7 February and 6 March 2020. The result is tabulated below:

Traffic Committee Meeting Minutes

Page 3



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

Decision for:	Number	Percentage	Reasons
No change	11	18%	The current regime works well. Albyn Road is popular for car owners of this area and other area to leave their cars for the whole day and sometimes for weeks. There is a good balance of 2hr, 4hr and unlimited parking in the area. More dangerous for us to drive in and out of our driveways if all day parking is allowed.
Removal of RPS10	2	3%	too far from Strathfield CBD too confusing of existing alternate parking scheme
Installation of RPS10 on both sides	2	3%	Albyn Road was used as carpark by commuters
No response	47	76%	NIL
Total	62	100%	N/A

Given a low level of responses received and the majority responses supporting no change, it is recommended that Council take no further action on this matter.

RECOMMENDATION

That Council take no further action and advise residents of outcome .

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 4



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.2 Albyn Road at The Boulevarde, Strathfield - Intersection Improvement

Pursuant to Traffic Committee Meeting dated 18 February 2020 and Ordinary Council Meeting dated 3 March 2020, Council Officers have undertaken public consultation for the intersection improvement at Albyn Road and The Boulevarde.

The proposed changes are to ban right turn movements from Albyn Road onto The Boulevarde during 8.00am-9:30am and 2:30pm-4:00pm Monday to Friday, and upgrade the existing traffic island to conform to the current TfNSW and Australian Standards. On-street parking would not be altered. A plan that indicates the proposed changes is provided below.

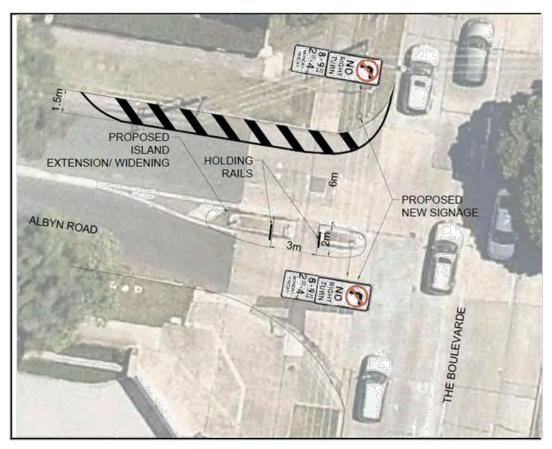


Figure - Proposed intersection improvement at Albyn Road and The Boulevarde

Traffic Committee Meeting Minutes

Page 5



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

The public consultation was carried out between 21 February and 13 March 2020 to gather opinions from all residents within the 100m radius of the site. The result is tabulated below:

	Number	Percentage
In favour	0	0%
Not in favour	0	0%
No response	26	100%
Total	26	100%

Whilst the public consultation received no responses, the consultation result does not suggest the community objects to the proposal. Given the extensive traffic queues generated during peak hours and the safety concerns raised in the past, it is recommended that the intersection improvement be implemented. A traffic management plan (TMP) on this proposal has been submitted for TfNSW approval.

RECOMMENDATION

 Council implement the proposed intersection improvement, subject to TfNSW approval of the TMP and advise residents of outcome.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 6



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.3 Drew Street, Greenacre - Formalising One-way Scheme

Pursuant to Traffic Committee Meeting dated 17 December 2019 and Ordinary Council Meeting dated 4 February 2019, community consultation has been carried out for the proposed implementation of a formalised one-way traffic scheme in Drew Street, Greenacre. The proposal intends to formalise the traffic flow in a clockwise one-way direction in Drew Street.



Figure – Plan view of Drew Street road section under assessment

The public consultation was carried out between 6 February and 6 March 2020. The result is tabulated below:

Decision Type:	Number	Percentage	Reason
In favour	0	0%	
Not în favour	1	4%	I feel the traffic of my side will double, with all the cars parked in front and sides of my house it would make it harder to drive out of my driveway. I feel the likely chance of accidents would increase.
No response	26	96%	
Total	27	100%	

Traffic Committee Meeting Minutes

Page 7



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

The consultation received only one response which objected to the proposal. A review of the reported crash history revealed that no crash had been recorded in Drew Street. This suggests that residents and visitors have been able to safely navigate on the road network. It is recommended that Council take no further action due to the low level of responses and objections received.

RECOMMENDATION

Deferred subject to further consultation with residents of Drew.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 8



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.4 Gelling Avenue, Strathfield - Request for Traffic Calming

Council received a request from residents to investigate alleged vehicles speeding along Gelling Avenue and propose a traffic calming device to address alleged speeding.

Traffic Unit have acquired the following traffic speeds and counts dated 4 September 2019.

Directions	Average Speed (7 days)
East Bound	34 km/h
West Bound	33.1 km/h
	V 20 20 4 8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Directions	Traffic Volume (7 days)
EB & WB	

Council is currently consulting to introduce traffic calming devices comprising of blister islands and line markings. The proposal would require the removal of some street parking. Consultation to 34 properties will close 17 March 2020.

A plan that indicates the possible change is provided below:



RECOMMENDATION

To present all community feedback in April 2020 Traffic Committee.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 9



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.5 Hampstead Road, Homebush West - Pedestrian Crossing

Pursuant to Traffic Committee Meeting dated 18 February 2020 and Ordinary Council Meeting dated 3 March 2020, Council Officers have undertaken further investigation on an alternative pedestrian refuge location on Hampstead Road, in the vicinity of Melville Reserve.

As part of the investigation a traffic count was conducted along Hampstead Road between Arthur Street and Tavistock Road on a typical school day of 3 March 2020 and the results are tabulated below. As the site is used predominantly by children, satisfying the reduced warrant supports the installation of a pedestrian crossing.

Period	P – the pedestrian flow per hour	V – the vehicle flow per hour	Reduced Warrant P≥30 and V≥200
3.00pm-4.00pm	56	306	Warranted
4.00pm-5.00pm	35	268	Warranted

The proposed design includes a raised pedestrian crossing and 2.5m kerb extensions on both sides of the road. To conform to the RMS technical directions, the design would result in a minimal loss of on-street parking of approx. 3.5 spaces. The raised pedestrian crossing is in line with an existing pedestrian desire line south of Tavistock Road which may generate additional induced pedestrian demand once constructed.

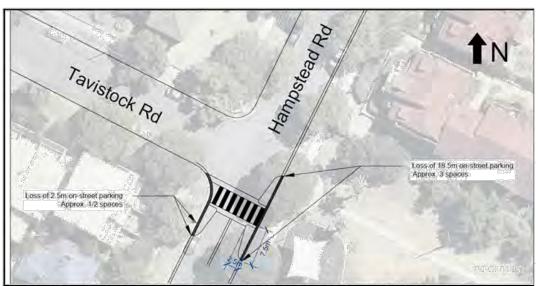


Figure - Proposed raised pedestrian crossing in Hampstead Road near Tavistock Road

RECOMMENDATION

Council Officers carry out public consultation and report the consultation outcomes back to the next available Traffic Committee meeting.

Council supply break down of pedestrian count to next Council Meeting.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 10



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.6 Homebush Road, Strathfield - Pedestrian Crossing

Council has been approached by the community requesting a pedestrian crossing to be provided on Homebush Road, in the vicinity of Strathfield Park, in place of the current pedestrian refuge.

Traffic counts were undertaken at this location from 2 March to 5 March 2020 during typical school days and the results are tabulated below. TfNSW, Austroads Guide Supplements set up a special warrant which allows the installation of a pedestrian crossing in certain circumstances. The assessment confirms that the site satisfies the special warrant.

Period	P – the pedestrian flow per hour	V – the vehicle flow per hour	Special Warrant PV≥45,000 and P≥30 and V≥500
8.10am-9.10am	45	1201	Warranted
3.00pm-4.00pm	42	1140	Warranted

The nearby Strathfield Park attracts a high level of children activities and regularly holds family friendly events. In such circumstances, the site is in need of special consideration to ensure the vulnerable road user safety. The provision of a pedestrian crossing is hence considered justified.



Figure - Potential pedestrian crossing location under assessment

RECOMMENDATION

Council proceed to investigate mid-block traffic lights on Homebush Road in the vicinity of Strathfield Park and present to TfNSW at next Traffic Committee.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 11



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.7 Laws Lane, Strathfield South - Parking Restrictions

Council has conducted a parking consultation in response to a request from local residents.

A proposal to install 1 hour parking signage along the southern kerb sections of Laws Lane, to allow on-street parking outside Council's waste collection hours. The proposed changes are indicated on the plan below.



Table of Consultation		
Responses Received	9	
Support	0	
Do Not Support	9	
Total Properties Consulted	32	

The main cause of objection is that Laws Lane is to narrow and does not allow clear movement for traffic. Objection to the proposal from responses is unanimous.

RECOMMENDATION

Further consultation with the community identifying the possible removal of sections of the existing no parking restrictions to allow unrestricted on-street parking.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 12



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.8 Myrna Road, Strathfield - Request for Speed Hump

Council has received a request to address alleged vehicular speeding along Myrna Road.

Traffic counts were undertaken in Myrna Road, between 12 February and 18 February 2020, to investigate the alleged speeding issue.

The traffic counts results and crash history are tabulated below:

Location	85 percentile speed (km/h)		Reported Five Year Crash History (2014 to 2018)
Myrna Road	Northbound	Southbound	Nil
	53.9 km/h	50.9 km/h	

As the 85 percentile speed recorded only marginally exceeds the speed limit of 50km/h and there is no reported crash history, the street is deemed not warranting traffic calming devices.

RECOMMENDATION

Council advise respondents that the matter will be referred to NSW Police Auburn local area command for possible enforcement.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 13



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.9 Redmyre Road at Vernon Street and Margaret Street, Strathfield - No Stopping during School Hours

Council has been approached by residents requesting the introduction of parking restrictions along the northern side of Redmyre Road, near the intersections with Vernon Street and Margaret Street, to improve traffic congestions during school hours.

It was reported and confirmed via on-site inspections that due to the heavy right turn traffic at Vernon Street and Margaret Street in the eastbound direction along Redmyre Road during school hours, the through traffic is often blocked which causes significant delays and queues.

To improve the traffic flow, it is proposed that some sections of the northern kerbside parking along Redmyre Road be removed during school hours. On-street parking at these locations are in high demand. The proposed minimal length of NO STOPPING restrictions during 8.00am-9.30am 2.30pm-4.00pm on school days would generally accommodate two vehicles to queue at the intersections to make right turn, whilst allowing the through traffic to overtake the queue. Plans that indicate the proposed changes are provided below.



Figure 1 - VERNON - Proposed parking changes at the intersection of Redmyre Road and Vernon Street

Traffic Committee Meeting Minutes

Page 14



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES



Figure 2 – MARGARET – Proposed parking changes at the intersection of Redmyre Road and Margaret Street

RECOMMENDATION

- Council Officers carry out community consultation for the proposed parking changes.
- The consultation outcome be reported back to the next available Traffic Committee meeting.
- Increase approach to 35m subject to public consultation.
- Council Officers review Kiss & Ride Parking.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 15



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.10 The Crescent, Homebush West - Loading Zone

Ordinary Council meeting dated 10 February 2020 moved a motion for Council Officers to investigate the possibility of installing a Loading Zone on The Crescent between Henley Road and Hampstead Road, Homebush West.

On-street parking along this section of The Crescent is at a premium and already restricted to ½P 7:30am-6.00pm seven days to encourage high parking turnovers. However, the parking occupancy regularly reaches its capacity. There is no dedicated on-street loading zone available in the vicinity of The Crescent, near the Homebush West commercial area. Making delivery of goods difficult.

Following on-site inspections, it was identified that a loading zone could be provided within the existing ½P parking zone along the southern side of The Crescent. It is proposed that 9m of "Loading Zone 7:30am-10:00am Monday to Friday" is installed, to cater for 6.0m service vehicle delivery demand during weekday morning peaks. The ½P restriction would still apply to this zone outside the proposed loading zone hours, consistent with the nearby parking restrictions. A plan that indicates the proposed changes is provided below.



Figure - Proposed parking changes on The Crescent, Homebush West

The public consultation was carried out between 24 February and 16 March 2020 to gather the opinions from 28 residents and business owners fronting The Crescent between Hampstead Road and Henley Road on the proposed parking changes. The result is tabulated below:

	Number	Percentage
In Favour	0	0%
Not In Favour	0	0%
No Response	28	100%
Total	28	100%

Whilst no response has been received, the public consultation result does not suggest that the community objects to a dedicated loading zone on The Crescent. It is recommended that Council implement the loading zone as proposed.

RECOMMENDATION

Defer item pending further consultation with Homebush West Chamber of Commerce.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 16



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.11 Torrington Road, Strathfield - 15 minutes parking

Council has received a third request from local resident Mr Sheriff Selim from number 6 Torrington Road, Strathfield to provide kerbside parking.

The Childcare Centre opened 15 June 2019 with the potential capacity of thirty five (35) children with six (6) staff. The centre accommodates five (5) staff and two (2) visitor parking spaces as their off-street parking and they requested a new drop-off and pick-up area as the on-street parking.

Current parking scheme: "4P 8.00am-6.00pm MON-FRI, 8.00am-1.00pm SAT does not provide a reasonable and safe drop-off and pick-up zone. Torrington Road is a local road with a 50km/h speed limit and 9.8 metre width under the Council's Area 10 with Residential Parking Scheme introduced by Council - December 2016.

It is requested to have "15min. Timed Parking, 7.00am-6.00pm – MON-FRI. Signage on Torrington Road in line with frontage of New Childcare Centre for drop-off and pick-up area. This zone consists of 22.0m segment.



Council is currently gathering consultation results from survey

RECOMMENDATION

Council to present the residents consultation results in April 2020 Traffic Committee.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 17



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.12 Wakeford Road at The Boulevarde, Strathfield - Statutory No Stopping Restrictions

Council has been approached by a resident requesting "NO STOPPING" signs and yellow linemarkings to be provided at the intersection of Wakeford Road and The Boulevarde, Strathfield.

Under NSW Road Rules 2014 Clause 170, at unsignalised intersections, statutory 10 metres of NO STOPPING applies from the nearest point of an intersecting road.



Figure – Example Measurement of distance at t-intersection without traffic lights (Source: NSW Road Rules 2014)

On site inspection revealed that Wakeford Road at The Boulevarde currently has no signposting. It was reported that vehicles were regularly parked too close to the intersection, compromising drivers' sight lines and vehicle manoeuvrability.

As this matter does not require Council to exercise its delegation, Council Officers have organised the "NO STOPPING" and yellow edge linemarkings to be installed on both sides of Wakeford Road at the intersection with The Boulevarde, as per the plan below.

Traffic Committee Meeting Minutes

Page 18



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES



Figure - Plan of 10m Statutory NO STOPPING and yellow edge linemarking in Wakeford Road

RECOMMENDATION

Council note the action taken.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 19



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.13 Work Zone Application - 49 The Boulevarde

Council has received an application for a Work Zone at 49 The Boulevarde.

The purpose of the Work Zone is to repair an existing wall along the northern side of Santa Sabina College located at the intersection of Margaret Street and The Boulevarde.

The requested Work Zone will also require the part closure of existing footpath at the intersection of Margaret Street and The Boulevarde. There will be approximately 34 metres of protective/ temporary fencing.

Proposed total duration of the Work Zone is from 10 April 2020 to 16 May 2020 (5 weeks).



Traffic Committee Meeting Minutes

Page 20



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES



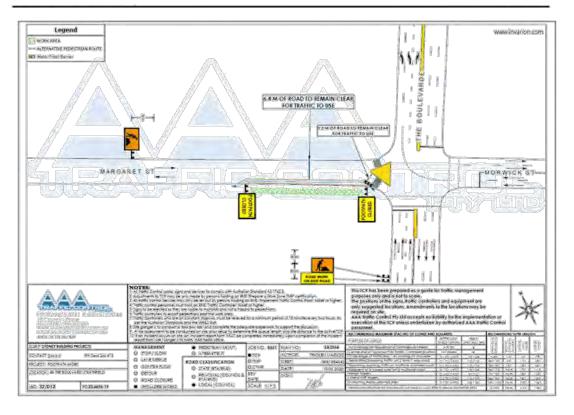
Traffic Committee Meeting Minutes

Page 21



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES



RECOMMENDATION

Work Zone to be approved.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 22



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

6.14 Work Zone Application - 4A Wilson Street, Strathfield

Council has received an application for a Work Zone at 4A Wilson Street, Strathfield.

This is an approved DA2018/00051171 requiring 20 metres of road frontage for 12 weeks.

Company name is Sitecorp Construction Pty Ltd.



RECOMMENDATION

Work Zone to be approved.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 23



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES

7. SPECIAL EVENTS

Nil

8. ROAD SAFETY

8.1 Road Safety Report

Safety Issue	Project Name and Description	Current Status
Occupant Restraint Safety Around Schools	Choose Right, Buckle Right School Zones	 Bookings for upcoming fitting day Ongoing education on age-appropriate seats Ongoing education around road rules School visit to Homebush West Public School Road Safety stall at HWPS Orientation evening Meeting with Santa Sabina for ongoing traffic issues Ranger request from Trinity Grammar Prep Traffic congestion during afternoon pick up at St Patrick's
Young Drivers	Driver distraction	Road User distraction campaigns
Drink Driving	Slow Down What's Your Plan B	 Too many lives lost in NSW — Slow Down campaign Community engagement
Driver Fatique	There is No Quick Fix	 Fatigue - 1 in 3 big killers
Speed Pedestrians	Slow Down in Strathfield School Crossing & Pedestrian Crossing	 Social media campaigns Social media campaigns & council fliers
Officer	Look Out Before You Step Out	Pedestrian education campaign
Other Activities	Mobile Phone Speed cameras	 Phase 2 campaign (Stringent penalties apply from March 1)
	Food Delivery Riders	 Follow up on customer complaint & liaise with delivery companies and enforcement agencies over road rules compliance
	Digital Driver Licence	Know the Rules
	Bus Week	 Awareness campaign
	Ride Safely 2 School Day	 Work with local schools to increase participation & raise awareness of safety issues
	Pedestrian counts	 Pedestrian refuge @ Hampstead Rd Homebush West
	The Connector Bus	 Working with local schools to increase student patronage & reduce congestion during drop off/pick up times

Traffic Committee Meeting Minutes

Page 24



TRAFFIC COMMITTEE MEETING - 17 MARCH 2020

MINUTES



RECOMMENDATION

That the report be noted

(Voting on this item was unanimous)

Meeting Closed: 12:40 pm

Next Meeting: 21 April 2020

Traffic Committee Meeting Minutes

Page 25



11.3 **REPORT FROM TRAFFIC COMMITTEE MEETING ON 21 APRIL 2020**

AUTHOR: Qian Liu, Manager Traffic

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

RECOMMENDATION

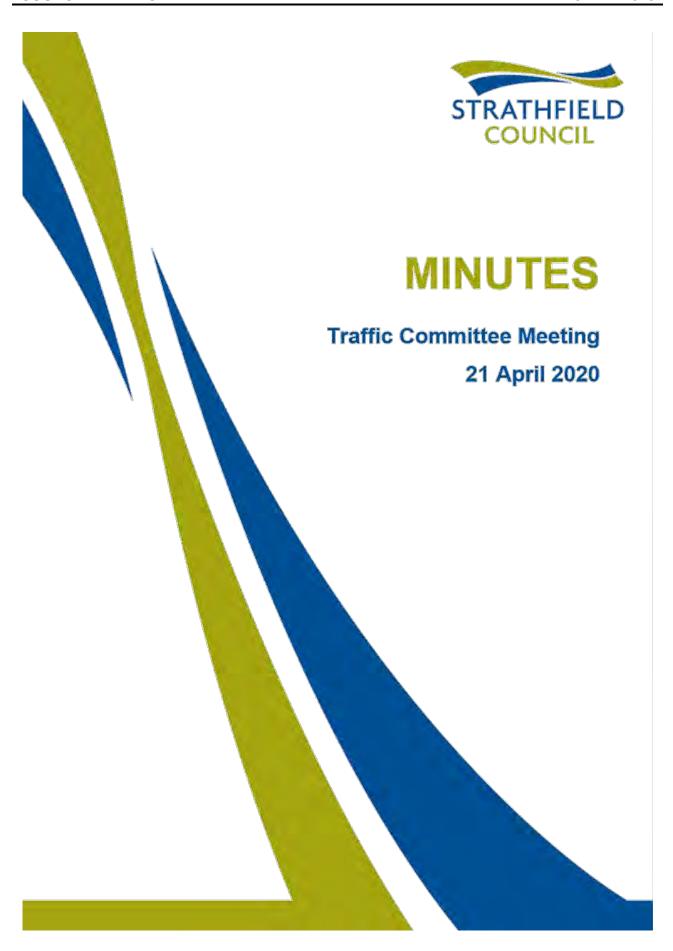
That the minutes of the Traffic Committee Meeting held on 21 April 2020 be noted and the recommendations be adopted.

ATTACHMENTS

Traffic Committee Minutes - 21 April 2020 1.

Item 11.3 Page 58

ATTACHMENT 1





TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on 21 April 2020, in the Council Chambers, 65 Homebush Road, Strathfield and via Webex online meeting platform.

COMMENCING: 11:00am

PRESENT: Antoine Doueihi Mayor

Karen Pensabene Councillor (via Webex) Nella Hall Councillor (via Webex)

Maryanne Duggan Rep for Jodi McKay (via Webex)

Kristian Calgano TfNSW (via Phone)

Asith Nagodavithane Transit Systems (via Webex)

ALSO IN ATTENDANCE:

Gordon Malesevic Executive Manager Urban Services

Qian Liu Manager Traffic

Fernando Rios Traffic Engineering Officer
Usha Arvind Road Safety Officer (via Webex)

VISITOR PRESENTING TO THE TRAFFIC COMMITTEE:

Richard Arkell Meriden 11.15am-11.30am (via Webex

Item 6.2)

1. WELCOME AND INTRODUCTION

2. APOLOGIES

Vicky Vitetzakis Police Traffic Officer

Gulian Vaccari Councillor

Stephen Clements Deputy CEO/GM Planning, Environment

& Urban Services

3. DECLARATIONS OF INTEREST

Nella Hall Councillor (Item 6.1)

4. CONFIRMATION OF MINUTES

Nella Hall Councillor

Seconded

Maryanne Duggan Rep for Jodi McKay

RECOMMENDATION

That the minutes of the Traffic Committee Meeting meeting held on 17 March 2020, 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

Nîl

Traffic Committee Meeting Minutes

Page 2



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6. REPORTS

6.1 Albyn Road at Homebush Road, Strathfield - Request for Pedestrian Refuges

Council has been approached to consider installing a pedestrian refuge islands on Albyn Road, near the roundabout on Homebush Road, Strathfield.

There are no crash history records at the location involving pedestrians for the 5 year period of 2014 to 2018. Vehicles are observed to slow down when approaching the roundabout.

The kerb-to-kerb width of Albyn Road is 8.8m. Swept paths of MRV vehicles (e.g. waste trucks) were overlaid at the intersection. With the introduction of extra refuge islands the trucks would not be able to pass.

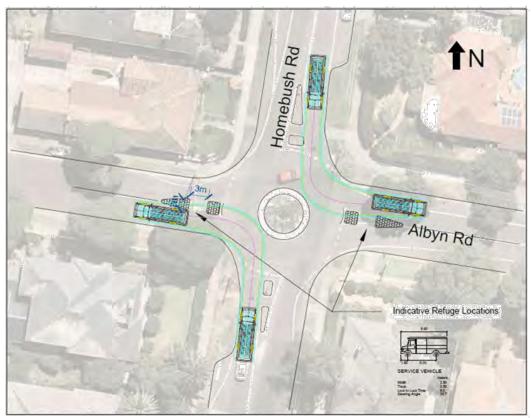


Figure - Feasibility Assessment with 8.8 Service Vehicle Swept Paths

Transit Systems (TSA) has several bus services using this roundabout, and agrees with the recommendation that the roundabout refuges would not be a safe option for pedestrians due to turning paths not working with a waste truck, or a 12.5m bus.

RECOMMENDATION

To not support the introduction of extra refuge islands and inform the resident(s) of the outcome and the reasons for the decision.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 3



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.2 Margaret Street, Strathfield - Request for Various Traffic Improvements

Meriden School has approached Council requesting various traffic changes to be implemented on Margaret Street, near the school frontage, Strathfield, to improve traffic and pedestrian safety.

The School firstly requested double barrier linemarkings (BB lines) to be provided along the entire length of Margaret Street. BB lines are currently provided on both approaches to the raised pedestrian crossing, however are observed to have faded and require maintenance. Concerns were raised regarding vehicles performing U-turns during school peak hours in the absence of BB linemarkings. The existing 30m BB lines on both approaches generally align with the existing No Stopping Zones and Bus Zone.





Figure - Margaret Street Aerial Photos

An on-site inspection revealed that the kerb-to-kerb width of Margaret Street is 9.6m. The Road Rules 2014 Division 8 Rule 208 requires a minimum 3m clearance to be maintained between parked vehicles and continuous dividing lines including BB lines. Given the road width of Margaret Street, the extension of BB lines would result in a substantial loss of on-street parking and is hence not supported.

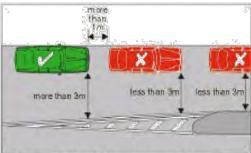


Figure – Example: parallel parking minimum distance from dividing lines (Source: Road Rules 2014 Division 8 Rule 208)

Traffic Committee Meeting Minutes

Page 4



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

The second request was for bollards to be installed at the blister island adjacent to the raised pedestrian crossing to guide pedestrian flow. Concerns were raised when pedestrians had been observed to step over the blister islands and walk diagonally across the crossing.

Measurements were undertaken at the raised pedestrian crossing which revealed that the opening between the blister islands and at the kerb ramps is 1.5m wide. This width does not align well with the existing crossing width of 4m. To regulate and improve the pedestrian flow, it is considered that the blister islands and kerb ramps require modifications to provide a similar opening as to the crossing width, as indicated in the figure below. Bollards are not supported due to trip hazards.

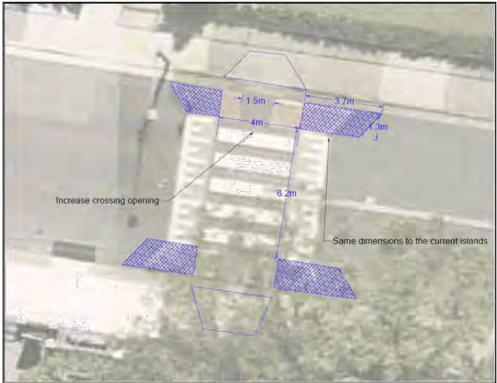


Figure - Proposed modifications to blister islands and kerb ramps on Margaret Street

Lastly, the School raised concerns over vehicles parked adjacent to the School Car Park driveway, affecting drivers sight lines when exiting the driveway. The School in particular raised concerns over the kerb section length being 4.9m which falls under the standard size of 5.4m for an on-street parking space stipulated by Australian Standards.

It is however considered that on-street parking is generally permitted adjacent to driveways in many local streets across the Sydney Metropolitan Areas and throughout Strathfield LGA. Council does not usually support the removal of on-street parking, unless there is a proven crash history and on-street parking regularly overhangs the driveway which physically impedes the vehicular access. It should also be noted that the 5.4m dimension requirement only applies when the on-street parking requires to be marked out. The kerb section in question still allows small vehicles to be parked which is needed in Margaret Street where on-street parking is at a premium. It is hence recommended that driveway lines be trialled at this location as a prevention treatment.

Traffic Committee Meeting Minutes

Page 5

Item 11.3 - Attachment 1



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

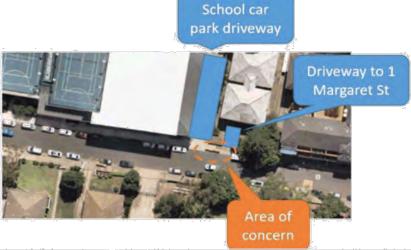






Figure - On-street parking adjacent to the School driveway

RECOMMENDATION

Request 1: BB line extension not supported however the refreshment of linemarkings to be undertaken.

Request 2: Bollards not supported whilst island modifications to be undertaken.

Request 3: Removing on-street parking space adjacent to the driveway not supported.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 6



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.3 The Crescent at Rochester Street, Homebush - Proposed Roundabout

Ordinary Council meeting dated 3 March 2020 resolved the following:

"That Council through the Traffic Committee investigate and conduct a survey of Homebush shop owners and residents for a roundabout at the intersection of The Crescent and Rochester Street."

The Crescent/Rochester Street intersection is a priority controlled T-intersection. Concerns were raised regarding frequent vehicular movement conflicts as well as vehicle-pedestrian movement conflicts which regularly generate extensive delays at this location. Previous investigations explored the option of raising the entire intersection to slow down traffic.

A preliminary design of a roundabout has been carried out in accordance with Austroads Guide to Road Design Part 4B, as per the plan below. The design proposes to install a mountable roundabout and upgrade the adjacent pedestrian crossings to raised crossings. The proposed crossings generally align with the existing locations to provide similar sight lines and clearance from the existing utilities and obstructions. The proposal will not result in any loss of on-street parking. Both raised crossings and the roundabout are anticipated to generate traffic calming effects. With the crossings located adjacent to the roundabout, delays to traffic flow may be experienced however would be similar to the current situation.

Two minor/moderate injuries were recorded at this location for the 5 year period of 2014 to 2018. Whilst no recent speed count data is available, with the existing school zones and traffic congestions during peak hours, vehicles are observed to generally travel at a low speed when approaching this intersection.

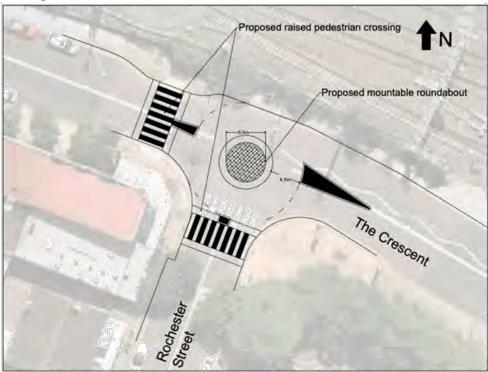


Figure - Preliminary design of a mountable roundabout and raised pedestrian crossings

Traffic Committee Meeting Minutes

Page 7



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

RECOMMENDATION

Council consult with Homebush shop owners regarding the proposal. The outcome of the consultation is to be reported back to the next Traffic Committee meeting. Council prepare a detailed design with swept paths for TfNSW approval.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 8



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.4 Hill Street at Hillcrest Avenue, Greenacre - Installation of Delineation

Representation has been received from the Local Member Jodi Mckay on behalf of a resident who requested a STOP sign or other traffic calming device to be provided at the intersection of Hill Street and Hillcrest Avenue, Greenacre.

Hill Street/Hillcrest Avenue intersection is a stop controlled t-intersection where a STOP sign and a holding line are already installed on Hillcrest Avenue. A review of the most recent five year crash data available revealed that no crash was recorded at this location. School Zones are implemented on all approaches of this intersection where the default speed limit is under 40km/hr during the school zone hours.

To improve the intersection safety, it is recommended that delineation be installed as per the plan below, to regulate traffic movements.

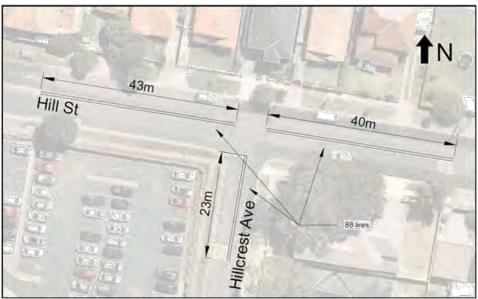


Figure - Proposed BB lines

RECOMMENDATION

BB lines to be installed at the intersection.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 9



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.5 Work Zone Application - 47-48 Loftus Crescent and 12-18 Bridge Road, Homebush

Council has received an application for a Work Zone at 47-48 Loftus Crescent and 12-18 Bridge Road, Homebush.

This is for an approved DA2017/59/03 (New Residential Flat Building) requesting 50 metres of road frontage for 12 months. Company name is Heights of Homebush, 3 Birnam Grove, Strathfield.

The intersection of Bridge Road and Loftus Crescent is a busy and highly congested location during peak times. To ensure safety, the requested Work Zone location is required to be located an extra 10m East from Bridge Road along Loftus Crescent. A No Stopping sign will be relocated adjacent to the Works Zone signage. The overall Works Zone length is hence to be reduced to 40 metres.



RECOMMENDATION

To approve a 40 metre Works Zone, to be located 10 metres east of the Intersection of Bridge Road and Loftus Crescent and advise the applicant.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 10



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.6 Juno Parade, Greenacre - Side Street Access Issue

At the Traffic Committee meeting dated 18 February 2020, the access difficulty from Juno Parade onto the side local streets between Punchbowl Road and Roberts Road and vice versa was discussed. It was recommended that TfNSW review this matter and report back to the next Traffic Committee meeting.

The following comments from TfNSW have since been received:

Site inspection was undertaken which has revealed some site distance issues with exiting onto Juno Parade. Some minor parking restrictions can be considered to assist. However, when Council's Traffic Manager was out on site she noticed an opportunity to give these residents an alternative exit that would solve their safety concerns. The Traffic Manager would like to discuss this at the Traffic Committee. There is potential to create an opening at the intersection of Wentworth Street and Bellfrog to allow vehicles to access Roberts Road alternatively (Red Line).



Figure - Sketch provided by TfNSW

Traffic Committee Meeting Minutes

Page 11



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

Based on the above advice, the option of an alternative exit requires consideration by the Traffic Committee. It should be noted that Wentworth Street is an approved B-double route which is currently accessed by a high volume of heavy vehicles.

RECOMMENDATION

Council consult with residents regarding a proposal with concept design to open Wentworth Road and allow left out only for passenger vehicles onto Wentworth Road – restricting trucks and large vehicles.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 12



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.7 Liverpool Road near Bede Street and Wallis Road, Strathfield South - Request for Keep Clear Markings

At the Traffic Committee meeting dated 18 February 2020, the request to introduce keep clear linemarking provision on Liverpool Road to assist the community exiting Bede Street onto Wallis Street was discussed. It was recommended that TfNSW review this matter and report back to the next Traffic Committee meeting.



The following comments from TfNSW have since been received:

Site was inspected during morning peak period for a total duration of 30 minutes, on numerous occasions there was more than 3 vehicles waiting to turn right into Wallis Avenue which would make the proposed treatment ineffective and have the potential to create issues on Liverpool Road. Given the alternative access available to motorists, Transport does not support the proposal.

RECOMMENDATION

The Traffic Committee note the comments received and take no further action.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 13



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.8 Water and Punchbowl Road, Strathfield South - Request for Right Turn Signal Phase

At the Traffic Committee meeting dated 18 February 2020, the request to introduce a right turn phase at the traffic signal was discussed. It was recommended that TfNSW review this matter and report back to the next Traffic Committee meeting.

The following comments from TfNSW have since been received:

The right turn from Burwood Road into Punchbowl Road falls under the responsibility of Canterbury-Bankstown Council. Council's Traffic Manager raised this matter with our representative for Canterbury-Bankstown Council. Refer the response provided regarding this matter (comments as follows):

- The intersection of Punchbowl Road, Water Street and Burwood Road, Belfield currently experiences congestion and delays during the peak periods on all traffic legs.
- The traffic signal operation consists of 4 phases which get shared upon all four legs with the State Road legs of Punchbowl Road being given more time than the Regional Road legs of Burwood Road and Water Street due the higher volumes of traffic which need to travel through this intersection.
- Introducing a right turn green arrow would increase delays to all the other legs of the
 intersection as the available 'green-time' needs to be shared for all traffic phases
 based on demand. This means that the new phase would have to take time from
 other movements resulting in longer queues on other approaches to the
 intersection.
- Due to the low crash history and the impact on the overall operating efficiency of the
 intersection, RMS cannot support the installation of a right turn green arrow at this
 time. RMS will continue to monitor the safety of this intersection and if the level of
 service drops we will reinvestigate your suggestion.
- Over the finalised five year period from 1 October 2013 to 30 September 2018, there has been one (1) reported crash involving the right turn movement from Burwood Road onto Punchbowl Road, one (1) reported crash involving the right turn movement from Water Street onto Punchbowl Road and two (2) reported crashes involving the right turn movement from Punchbowl Road onto Burwood Road. Provisional crash data obtained on 24 June 2019 shows one (1) relevant reported crash involving the right turn from Punchbowl Road onto Burwood Road at the subject signalised intersection and none on any of the other legs. Provisional crash data may be incomplete and is subject to change.

RECOMMENDATION

TfNSW undertake further investigation and report back to the next Traffic Committee meeting regarding manouvres from Water Street to Punchbowl Road.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 14

Item 11.3 - Attachment 1

Page 73



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.9 Torrington Road, Strathfield - Request for 15 Minutes Parking

At the Traffic Committee Meeting of March 2020 (item 6.11) it was recommended that a community consultation be carried out on the request to have "15 minute parking" with restricted times shown as 7-10am and 3-6pm MON-FRI.

Letters outlining the proposal were sent to 34 properties consulting them to comment in favour or object to traffic changes. The proposal will require the removal of current RPS10 (4P 8am-6pm MON-FRI, 8am-1pm SAT) of some street parking. The letters were sent out on 25 February 2020 and consultation closed 17 March 2020.

A sketch plan that indicates the proposed changes is provided below:



		Comments	
Properties Consulted		34	
Support in Favour	0	Support to traffic changes	
Opposed	5	Object to traffic changes Inconvenience to residents There is already parking on Woodward Avenue No need of extra parking Limited parking available	
Total	5	15% (response)	

The childcare centre raised a petition with 19 submissions from the parents in favour of the proposal.

Further consultation with childcare proprietor suggests that "P15 7:30am-10:30am and 3-6pm MON-FRI" restrictions are suitable.

RECOMMENDATION

Council consult the childcare proprietor in replicating the same proposed parking restrictions on Torrington Road be implemented on Woodward Avenue, in an effort to give back to the community kerb side parking. If agreed then consult residents and report back to the next Traffic Committee meeting.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 15



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

6.10 Gelling Avenue, Strathfield - Traffic Calming Consultation Results

At the Traffic Committee Meeting of March 2020 (item 6.7) it was recommended that a community consultation be carried out on the Traffic Calming Devices.

Letters outlining the proposal were sent to 34 properties consulting them to introduce Traffic Calming Devices comprising of blister islands and line markings. The proposal would require the removal of some street parking. The letters were sent out on 25 February 2020 and consultation closed 17 March 2020.

A sketch plan that indicates the proposed changes provided below:



		Comments	
Properties Consulted		34	
Support	0	Not support to traffic changes	
Opposed	23	Object to traffic changes Inconvenience to residents Loss of parking Increase noise and congestion Affect surrounding streets	
Total	23	68% (response)	

Consultation has shown no support and a majority rejects traffic changes.

RECOMMENDATION

No action to be undertaken.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 16



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

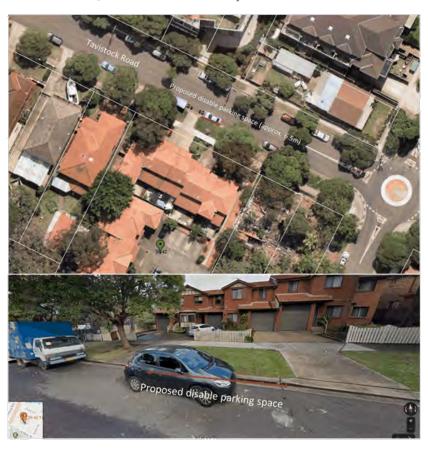
6.11 38-42 Tavistock Road, Homebush West - Request for Disable Parking

Council has been approached by a resident who requested a dedicated on-street disable parking space to be installed on Tavistock Road, near No. 38-42 Tavistock Road, Homebush West.

The assessment of the request confirmed that the following criteria are satisfied:

- · The applicant has a valid MPS card and a registered vehicle at the subject address.
- · The applicant does not have access to any off-street parking.
- The requested location is within an area with high parking demand, where finding on-street parking near the property can be challenging at times.

To provide access required by the applicant, it is recommended that a disable parking space be installed on Tavistock Road, between the two driveways at No. 38-42 Tavistock Road.



RECOMMENDATION

Approve the installation of a disable parking space on Tavistock Road, between the two driveways at No. 38-42 Tavistock Road.

(Voting on this item was unanimous)

Traffic Committee Meeting Minutes

Page 17



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES

7. SPECIAL EVENTS

Mil

8. ROAD SAFETY

8.1 Road Safety Report

Safety Project Name and Issue Description		Project Update		
Occupant Restraint	Choose Right, Buckle Right	 Fitting days temporarily suspended Alternative delivery formats being explored Ongoing education on age-appropriate seats 		
Safety Around Schools	School Zones	 Community education about school zone rules – speed, double parking, kiss & ride, illegal U turns COVID-19 Reminder - school zone rules still apply till end of term 		
Young Drivers	Driver distraction	 Road User distraction campaigns – mobile phone (Boosted social media posts) 		
	Slow Down			
Drink Driving	What's Your Plan B	 Too many lives lost in NSW – Slow Down campaign Community engagement through Flemington Liquor Accord 		
Driveway Safety	Take Care when reversing out of driveways	 Community awareness initiatives in response to increased children at home due to COVID 19 		
Speed Pedestrians	Slow Down in Strathfield School Crossing & Pedestrian Crossing	Awareness campaigns		
	Look Out Before You Step Out	 Ongoing pedestrian education campaign 		
Ollega	Automated pedestrian crossings around health precincts			
Other Activities	Road Rules Awareness Week	Road rules refresher		
	Double demerits	 Avoid non-essential travel Demerits still apply this Easter weekend 		
	Food Delivery Riders	 Liaise with delivery companies and enforcement agencies over ongoing road rules compliance particularly in busy shopping precincts 		
	Truck Safety	 Three simple tips to stay safe around trucks Lane filtering Increased trucks in local area 		
	Pedestrian Safety	 Look Out Before You Step Out Exercise caution & be mindful of oncoming traffic 		
	The Connector Bus	Working with local schools to increase student patronage & reduce congestion during drop off/pick up times		
	Safety Town	Interactive road safety learning for school aged children		

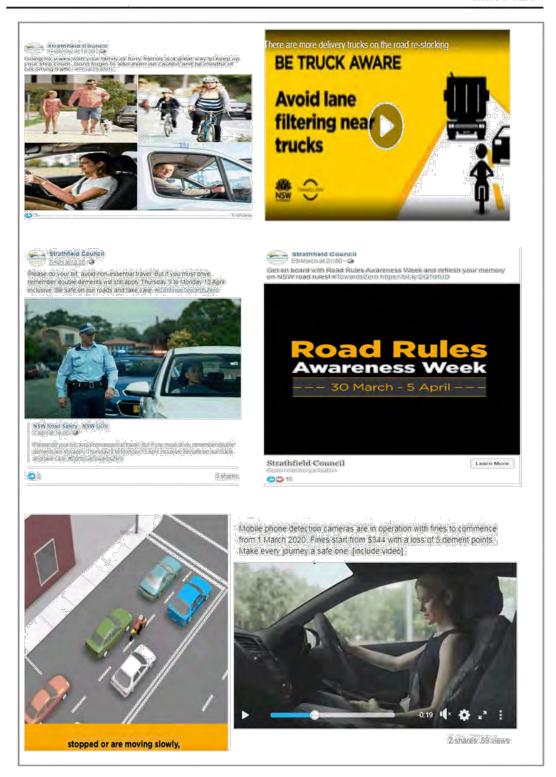
Traffic Committee Meeting Minutes

Page 18



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES



Traffic Committee Meeting Minutes

Page 19



TRAFFIC COMMITTEE MEETING - 21 APRIL 2020

MINUTES



RECOMMENDATION

That the report be noted.

(Voting on this item was unanimous)

Meeting Closed: 12:00pm

Next Meeting: 19 May 2020

Traffic Committee Meeting Minutes

Page 20



12.1 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE

SUBJECT: LEFT TURN EXPANSION ARTHUR STREET, STRATHFIELD ONTO

CENTENARY DRIVE, HOMEBUSH WEST

I MOVE:

That a report be prepared to the June Ordinary Council Meeting in consultation with the RMS to look at the possibility of council dedicating land to extend the Left hand turning bay from Arthur Street, Strathfield onto Centenary Drive, Homebush West.

RECOMMENDATION

That a report be prepared to the June Ordinary Council Meeting in consultation with the RMS to look at the possibility of council dedicating land to extend the Left hand turning bay from Arthur Street, Strathfield onto Centenary Drive, Homebush West.

ATTACHMENTS

There are no attachments for this report.

Item 12.1 Page 80



12.2 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE

SUBJECT: TRAFFIC CALMING HUNTER STREET, STRATHFIELD

I MOVE:

- 1. That an investigation and consultation be conducted to look at traffic calming along this Street (excluding speed humps).
- 2. That a report be prepared for the May Traffic Committee.

RECOMMENDATION

- 1. That an investigation and consultation be conducted to look at traffic calming along this Street (excluding speed humps).
- 2. That a report be prepared for the May Traffic Committee.

ATTACHMENTS

There are no attachments for this report.

Item 12.2 Page 81



12.3 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE

SUBJECT: VINTAGE CARS AT SPRING FAIR

I MOVE:

That a report be prepared for the May Ordinary Council Meeting in relation to the cost of having a vintage car exhibition at the Spring Fair this year.

RECOMMENDATION

That a report be prepared for the May Ordinary Council Meeting in relation to the cost of having a vintage car exhibition at the Spring Fair this year.

ATTACHMENTS

There are no attachments for this report.

Item 12.3 Page 82



12.4 NOTICE OF MOTION SUBMITTED BY COUNCILLOR HALL

SUBJECT: HIGH STREET LIBRARY

I MOVE:

That Council prepare a report for the July 2020 Council Meeting with regards to the future plans of the High Street Library.

That the report include the results of the following:

- 1. A resident survey which covers a radius of 500m that asks the residents a series of questions as to the usage of services at the library which include:
 - a) A photocopier available to the residents
 - b) A quiet study area
 - c) Internet and computers available for residents

RECOMMENDATION

That Council prepare a report for the July 2020 Council Meeting with regards to the future plans of the High Street Library.

That the report include the results of the following:

- 1. A resident survey which covers a radius of 500m that asks the residents a series of questions as to the usage of services at the library which include:
 - a) A photocopier available to the residents
 - b) A quiet study area
 - c) Internet and computers available for residents

ATTACHMENTS

There are no attachments for this report.

Item 12.4 Page 83



12.5 NOTICE OF MOTION SUBMITTED BY COUNCILLOR PENSABENE

SUBJECT: LEISURE CENTRE PROJECT FUNDING

I MOVE:

That Council strongly lobby Federal and State Government authorities for joint funding of the proposed Leisure Centre Project.

RECOMMENDATION

That Council strongly lobby Federal and State Government authorities for joint funding of the proposed Leisure Centre Project.

ATTACHMENTS

There are no attachments for this report.

Item 12.5 Page 84



12.6 NOTICE OF MOTION SUBMITTED BY COUNCILLOR HALL

SUBJECT: AIREY PARK

I MOVE:

- 1. That Council prepare a report for the July 2020 Council Meeting for the following and that the costs be included and the works completed in the 2020/21 financial budget year from section 7.11 contributions:
 - a) A walkway around the outside of the Alan Davidson Oval, and
 - b) Solar lighting that covers the walkway outside of the Alan Davidson Oval, and
 - c) That Council conduct an audit of lighting at Airey Park and install any extra solar lighting that is required e.g. Entrances to the park, gym equipment area.

RECOMMENDATION

- 1. That Council prepare a report for the July 2020 Council Meeting for the following and that the costs be included and the works completed in the 2020/21 financial budget year from section 7.11 contributions:
 - a) A walkway around the outside of the Alan Davidson Oval, and
 - b) Solar lighting that covers the walkway outside of the Alan Davidson Oval, and
 - c) That Council conduct an audit of lighting at Airey Park and install any extra solar lighting that is required e.g. entrances to the park, gym equipment area.

ATTACHMENTS

There are no attachments for this report.

Item 12.6 Page 85



12.7 NOTICE OF MOTION SUBMITTED BY COUNCILLOR HALL

SUBJECT: ANZAC DAY - LAST POST

I MOVE:

That Council continue a tradition of playing the Last Post at 6am in as many parks as possible to cover the entire Strathfield LGA on every Anzac Day.

RECOMMENDATION

That Council continue a tradition of playing the Last Post at 6am in as many parks as possible to cover the entire Strathfield LGA on every Anzac Day.

ATTACHMENTS

There are no attachments for this report.

Item 12.7 Page 86



CEO1 DELIVERY PROGRAM - JULY TO DECEMBER 2019

AUTHOR: Cathy Jones, Executive Manager, Corporate Strategy and Performance

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

That the Delivery Program six-monthly progress report for July to December 2019 be noted.

PURPOSE OF REPORT

To report to Council on the progress of the Council Delivery Program 2018-2022.

REPORT

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

The current Community Strategic Plan – Strathfield 2030 and the Delivery Program 2018-2022 was adopted in June 2018. These programs and plans reflect the goals and strategies set out in the Strathfield Community Strategic Plan 'Strathfield 2030' under the five principal activities of Connectivity, Community Wellbeing, Civic Pride and Place Management, Liveable Neighbourhoods and Responsible Leadership.

The Delivery Program 2018-2022 contained four year objectives against each of the five principal themes. The Operational Plan 2019-2020 conveyed yearly actions and key performance indicators to detail the actions for the financial year to progress the Delivery Program.

The attached report provides a progress report of actions against the Delivery Program and capital works for the period July to December 2019.

The report indicates that Council is on track to complete the majority of actions scheduled for the 2019-2020 financial year. Some actions are reported as 'Completed' meaning completed for this financial year, however the majority of actions are 'On-Track' and should be completed this financial year.

The Annual Report will be published in November 2020 will contain statutory reporting and achievement highlights of the 2019-2020 financial year.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.

Item CEO1 Page 87



CS1 CURRENT STATUS OF COUNCIL RESOLUTIONS

AUTHOR: David McQuade, Senior Governance Officer

APPROVER: Melinda Aitkenhead, Director Corporate & Financial Services

RECOMMENDATION

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

PURPOSE OF REPORT

To update the Council on the status of previous 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 88

ATTACHMENT 1



Outstanding Council Resolution Actions

Meeting Date	Subject	Section	
7/04/2020	COVID-19 IMPACT ON COUNCIL OPERATIONS	Office of the CEO Reports	

68/20

RESOLVED: (Duggan / Hali)

1. That this report on COVID-19 impacts be received and noted.

- 2. That Council prepare a COVID-19 Community and Economic Development Resilience Report for consideration in an April Councillor teleconference/workshop and for official adoption in the May Ordinary Council meeting.
- 3. That the Report include the following items:
 - a) Direct action to support Strathfield community well-being e.g. donations of funds to charities
 - b) Consultation with community and small business on the impact of COVID-19 and advice on their short term and longer term needs
 - c) Support for Strathfield small-business during current business interruption and during economic recovery period
 - d) Short term and long term financial management planning which avoids taking the Strathfield community into debt
 - e) Continuity plan for on-line delivery of all council and committees meetings including the fortnightly Councillor Workshops
 - f) Budget forecast and CV-19 budget impact briefing to be presented (monthly) at the Councillor workshops including a list of expenditure unable to be funded by Council due to a shortfall in cash flow. The first of which is to be held in 2 weeks from the date of the passing of this recommendation.
- 4. That Council not engage in any major infrastructure works for 20/21 & 21/22 which require council to borrow money.

InfoCouncil Page 1 of 22



Outstanding Council Resolution Actions

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

Against the Motion: Nil

Presentation provided at Councillor Workshop 27 April 2020 and report to be prepared for Council Meeting 5 May 2020.

InfoCouncil Page 2 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
3/03/2020	Improving Traffic Investigation	Motions Pursuant to Notice

53/20

RESOLVED: (Blackmore / Hall)

 That an investigation be conducted and presented to the June 2020 Traffic Committee meeting in relation to improving traffic flow in the Strathfield South area bounded by Liverpool Road, Homebush Road, Coronation Parade and Dean Street, Strathfield South.

That the investigation look at the traffic impact during operating times of any local educational institutions or other organisations which have peak traffic times.

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

Against the Motion: Nil

Investigation commenced. To report to the June 2020 Traffic Committee.

InfoCouncil Page 3 of 22



Outstanding Council Resolution Actions

Meeting Date Subject Section

3/03/2020 Cooke Park - Fence Between Playground and Madeline Street Motions Pursuant to Notice

Madeline Stree

46/20

RESOLVED: (Hall / Blackmore)

That Council investigate and report to the April 2020 Councillor Workshop the feasibility and cost of placing a fence or barrier between the playground area and Madeline Street at Cooke Park to improve the safety of children.

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

Against the Motion: Nil

In progress.

InfoCouncil Page 4 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
3/03/2020	Resident Information Communication and Protocol and Improvements	Office of the CEO Reports
56/20		
RESOLVED: (Black	more / Pensabene)	
copy end of finar	ncial year update to be letterboxed to every home in Stra	
*	a 3 of the original resolution (24/20) be included in the d ill financial report).	iscussion at the Councillor Workshop (as these explain that the update is only a
For the Motion:	Councillors Blackmore, Doueihi, Duggan, Hall, Kokko	olis, Pensabene and Vaccari
Against the Motion:	Nil	
To go to future Counci	llor Workshop	

InfoCouncil Page 5 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
3/03/2020	Cooke Park, Belfield - Improving Lighting	Motions Pursuant to Notice
54/20		

RESOLVED: (Blackmore / Hall)

1. That Council staff be congratulated on the recent improvements to Cooke Park, Belfield including the installation of solar lighting along the Chisholm Street side of the park.

2. That Council install more of the same solar lights around the walking track and within close vicinity of the synthetic field.

3. That consultation with residents be conducted if there is any consideration of installation of lighting adjacent to residents' homes,

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

Against the Motion: Nil

In progress.

InfoCouncil Page 6 of 22



Outstanding Council Resolution Actions

Meeting Date Subject Section

3/03/2020 Homebush Village Traffic Flow and Safety Motions Pursuant to Notice

44/20

RESOLVED: (Hall / Duggan)

That Council through the Traffic Committee investigate and conduct a survey of Homebush shop owners and residents for a roundabout at the intersection of The Crescent and Rochester Street.

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

Against the Motion: Councillors Blackmore, Kokkolis and Vaccari

The Mayor declared the Motion Carried.

To go to future Traffic Committee:

InfoCouncil Page 7 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section	
3/03/2020	Council Mobile Office	Motions Pursuant to Notice	

48/20

RESOLVED: (Duggan / Pensabene)

That Strathfield Council conduct a (weekend or evening) mobile office every quarter commencing in July 2020. The mobile office will provide residents
with an opportunity to meet with Councillors and key Council staff to discuss issues important to them, ask questions, and obtain information on Council
activities. Future dates and venues to be advertised on Council's media platform, with rates notices, and letterbox delivery in vicinity of the scheduled
mobile office.

2. That attendance and support of the community to be reviewed after one year.

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

Against the Motion: Councillors Blackmore, Kokkolis and Vaccari

The Mayor declared the Motion Carried.

On hold due to current COVID-19 restrictions relating to public gatherings.

InfoCouncil Page 8 of 22



Outstanding Council Resolution Actions

Meeting Date Subject	Section
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3/03/2020 Councillor Valedictory Motions Pursuant to Notice

47/20

RESOLVED: (Duggan / Pensabene)

That interested Councillors be given 5 minutes at the meeting on 7 July 2020 to discuss highlights of their term, and what the role has meant for them.

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

Against the Motion: Nil

Deferred until September 2021

InfoCouncil Page 9 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
3/03/2020	Council's Privacy Policy Review	Motions Pursuant to Notice

43/20

RESOLVED: (Blackmore / Hall)

1. That a Councillor Workshop be held in March 2020 for Councillors to review and be informed about all of Council's Privacy Policies, The Commonwealth Privacy Act and with the NSW PIPPA Act.

- 2. That a report be prepared for the May 2020 Council Meeting in relation to any changes that need to be made to ensure the correct policies and procedures are in place to ensure that no personal information of residents, Council staff or Council employees are obtained by deception by any third party.
- That Council become a Privacy Awareness Week 2020 supporter by registering and promoting privacy awareness week between 4 May 2020 and 10 May 2020 in Council's E-news.

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

Against the Motion: Nil

In progress.

InfoCouncil Page 10 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
3/03/2020	Senior Citizen Communication Plan	Motions Pursuant to Notice

49/20

RESOLVED: (Pensabene / Duggan)

That Strathfield Council develop a draft Senior Citizen Communication Strategy for the next available Councillor Workshop and this report be presented to the next Council Meeting.

The plan should be prepared with input from stakeholders and Councillors. The purpose of the plan is to ensure that residents who are not on the internet or who have mobility issues are still receiving information regarding Council events, activities, and important local information.

The final plan should be incorporated into an overall communication plan for Strathfield Council.

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

Against the Motion: Nil

In progress.

InfoCouncil Page 11 of 22



Outstanding Council Resolution Actions

Meeting Date Subject Section

3/03/2020 Citizenship Ceremony Motions Pursuant to Notice

50/20

RESOLVED: (Pensabene / Duggan)

That (apart from Australia Day), Citizenship Ceremonies are held in the early evening.

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

Against the Motion: Nil

Further discussions with stakeholders required

InfoCouncil Page 12 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section

3/03/2020 Strathfield Library Motions Pursuant to Notice

51/20

RESOLVED: (Pensabene / Duggan)

That Councillors be briefed at the next available Councillor Workshop on the details of:

- 1. The new services and programmes which will be provided in the upgraded Strathfield Library.
- 2. That Council prepare appropriate marketing material to inform library users and residents of new services and programs.
- 3. That Council ensure that the new facility name incorporates the words "Strathfield" and "Library" e.g. Strathfield Library and Learning Centre or similar.

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

Against the Motion: Nil

To go to May 2020 Councillor Workshop.

InfoCouncil Page 13 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
4/02/2020	Homebush West Parking Matters	Motions Pursuant to Notice

28/20

RESOLVED: (Blackmore / Pensabene)

1. That a report be prepared for the next Councillor Workshop in February 2020 in relation to the proposed changes to parking in the Homebush West Council Carpark. That Council put a minimum two-hour parking limit all day instead of the proposed one-hour parking.

- 2. That a report be prepared for the March 2020 Traffic Committee in relation to the possibility of putting a loading zone for one vehicle only on the western side of The Crescent between Henley Road and Hampstead Road, Homebush West.
- 3. That Council consult with business owners and the Flemington Chamber of Commerce in relation to options available to business owners in the Homebush West shopping precinct regarding the lack of parking available to them and their staff.

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

Against the Motion: Nil

Mr Datta addressed the meeting.

Traffic committee deferred this matter to discuss proposal with Chamber of Commerce.

InfoCouncil Page 14 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section

4/02/2020 Strathfield Annual Events Motions Pursuant to Notice

27/20

RESOLVED: (Blackmore / Hall)I

That a report be presented to the April 2020 Councillor Workshop on a draft plan for the Australia Day Event in 2021 inlouding:

a) A Citizenship Ceremony in the Town Hall

b) An Australian Day Celebration at Strathfiled Park which will include childrens activities taking into account the hot weather and food vendors

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

Against the Motion: Nil

To go to future Councillor Workshop.

InfoCouncil Page 15 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section

4/02/2020 Salvation Army - Annual Red Shield Appeal Motions Pursuant to Notice

26/20

RESOLVED: (Blackmore / Pensabene)

That Council be provided with a report on permanently annualising its financial and in kind support for the Salvation Army Annual Red Shield Appeal by:

- a) Continuing the practice of waiving all Bonds and Charges involved in the use of the Town Hall and Supper Room on the Sunday of the Annual Red Shield Door Knock.
- b) Strathfield Council continue the practice to provide a Strathfield Council Bus with a Driver on the Sunday of the Annual Red Shield Appeal Door Knock.
- c) Strathfield Council continue the practice (adjusting for CPI each year) to fund the cost of the sausage sizzle/bbq and provide appropriate Council staff to assist in the holding of the sausage sizzle in Strathfield Square to raise funds and awareness of the Annual Red Shield Appeal Door Knock on the following weekend.

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

Against the Motion: Nil

In progress.

InfoCouncil Page 16 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section
3/12/2019	International Day of People with a Disability 2019	Motions Pursuant to Notice

176/19

RESOLVED: (Duggan / Hall)

1. That Council acknowledge 'International Day of People with a Disability 2019' by becoming a member of The Australian Network on Disability.

2. That Council report back to the July 2020 Ordinary Council Meeting on achievements and initiatives in relation to inclusion of people with disability.

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

Against the Motion: Nil.

Report to go to July 2020 Council Meeting.

InfoCouncil Page 17 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section

3/09/2019 Management of Unsolicited Proposals
Received by Council Motions Pursuant to Notice

128/19

RESOLVED: (Duggan / Pensabene)

That Strathfield Council develop local guidelines to manage unsolicited proposals.

Further, I also move that the Guidelines are presented in draft form to a Council Planning Policy and Urban Design Working Party Committee meeting for comment and then referred to a subsequent Ordinary Council meeting for public endorsement prior to the end of 2019.

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

Against the Motion: Nil

To be scheduled in the future.

InfoCouncil Page 18 of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section	
3/07/2018	Underwood Road/WestConnex Stack Emissions	Infrastructure and Development Reports	

148/18

RESOLVED: (Duggan / Vaccari)

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

InfoCouncil Page 19 of 22



Outstanding Council Resolution Actions

· Operational noise and vibration compliance report

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

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

Against the Motion: Nil

In progress.

InfoCouncil Page 20 of 22



Outstanding Council Resolution Actions

Meeting Date Subject Section

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 21. of 22



Outstanding Council Resolution Actions

Meeting Date	Subject	Section	
3/10/2017	Draft Plan of Management for Community Lands	Motions Pursuant to Notice	
155/17			

RESOLVED: (Hall / Blackmore)

That:

- In accordance with the Local Government Act, 1993, Council provide any Report(s) prepared with regards to the Draft Community Lands Plan of Management, including providing a detailed summary/analysis of the submissions received from the period ending 22 June 2017.
- 2. In the event that such Report(s) are still pending, then these Report(s) as detailed above be prepared and presented to Council within 2 months.
- 3. A workshop be held prior to the December ordinary Council meeting to appraise Councillors on Councils Plans of Management for community land.
- 4. A presentation be made to Councillors, prior to the November Council Meeting, that includes but is not limited to detailing how the process complied with Section 36 (Preparation of draft plans of management for community land) and section 40A (Public hearing in relation to proposed plans of management) of the Local Government Act 1993.
- 5. That Council prepare a new Plan of Management, for each of the individual 17 parcels of Community Land listed in the recently exhibited "Draft Plan of Management for Community Lands". The Plan of Management has to be prepared in accordinace with Section 36, Section 40A and Section 44 of the Local Government Act 1993.

In progress.

InfoCouncil Page 22 of 22



CS2 **INVESTMENTS REPORT AS AT 31 MARCH 2020**

AUTHOR: Jenny Nascimento, Executive Manager, Financial Service and Chief Financial

Officer

Melinda Aitkenhead, Director Corporate & Financial Services APPROVER:

RECOMMENDATION

That the record of cash investments as at 31 March 2020 be noted.

PURPOSE OF REPORT

To submit Council's record of cash investments as at 31 March 2020 pursuant to Clause 212 of the Local Government (General) Regulation 2005.

REPORT Investment Portfolio as at 31 March 2020

Term Deposits	Rating	Investment Date	Maturity Date	Term (Days)	Interest Rate	Amount
AMP	A2	17/02/2020	17/08/2020	182	1.80%	2,000,000
AMP	A2	9/03/2020	7/09/2020	182	1.55%	2,000,000
AMP	A2	2/12/2019	1/06/2020	182	1.90%	2,000,000
Auswide	A2	24/02/2020	24/08/2020	182	1.65%	1,000,000
Auswide	A2	9/03/2020	8/06/2020	91	1.60%	2,000,000
Auswide	A2	3/03/2020	31/08/2020	181	1.65%	2,000,000
Bendigo	A2	26/11/2019	25/05/2020	181	1.50%	1,000,000
Macquarie Bank	A1	24/02/2020	26/06/2020	120	1.60%	2,000,000
Macquarie Bank	A1	27/11/2019	25/05/2020	180	1.60%	1,000,000
Macquarie Bank	A1	9/03/2020	8/06/2020	91	1.55%	2,000,000
Macquarie Bank	A1	27/02/2020	26/06/2020	120	1.60%	1,000,000
Macquarie Bank	A1	3/03/2020	1/06/2020	90	1.70%	2,000,000
ME Bank	A2	25/11/2019	25/05/2020	182	1.60%	2,000,000
ME Bank	A2	25/11/2019	25/05/2020	182	1.60%	2,000,000
National Bank	A1+	2/03/2020	30/06/2020	120	1.40%	5,000,000
National Bank	A1+	6/01/2020	6/04/2020	91	1.60%	2,000,000
National Bank	A1+	7/02/2020	4/05/2020	87	1.58%	2,000,000
Suncorp	A1	26/11/2019	25/05/2020	181	1.55%	2,000,000
	•	•	•			\$35.000.000

Item CS2 Page 112

Investments Report As At 31 March 2020 (Cont'd)

Investment Portfolio as at 31 March 2020

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A1+	At Call	0.00%	922,258
CBA Business Online Saver	A1+	At Call	0.25%	2,005,758
AMP	A2	At Call	0.75%	92,905
TCorp IM Cash Fund	A1+	At Call	0.83%	2,093,859
				5,114,781

Total Investments 1.90% 40,114,781

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

Investments Represented by	as at 31 March 2020
Externally Restricted Reserves	
Domestic Waste Management	2,614,581
Unexpended Grants	1,000,210
Section 94	12,729,559
Stormwater Management	411,930
Total Externally Restricted Reserves	16,756,280
Internally Restricted Reserves	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	8,773,295
Adshel	270,000
Technology	242,236
Carry Forwards	37,621
Future Major Expenditure	926,570
Parkscape Improvements	29,000
Risk Management	195,362
Election	228,510
Total Internally Restricted Reserves	13,117,367
Total Restricted Reserves	29,873,647
Unrestricted	10,241,134
Total Investments	40,114,781

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

Item CS2 Page 113

Investments Report As At 31 March 2020 (Cont'd)

With the Reserve Bank of Australia's official cash rate cut to 0.25% for the month of March 2020 Council's investment portfolio is returning an average of 1.90% as at 31 March 2020 which is 1.37% above the 90 day BBSW benchmark of 0.53%.

Council has earned interest revenue totaling \$560,898 as at 31 March 2020, being 51.15% 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.

FINANCIAL IMPLICATIONS

There are no financial implications.

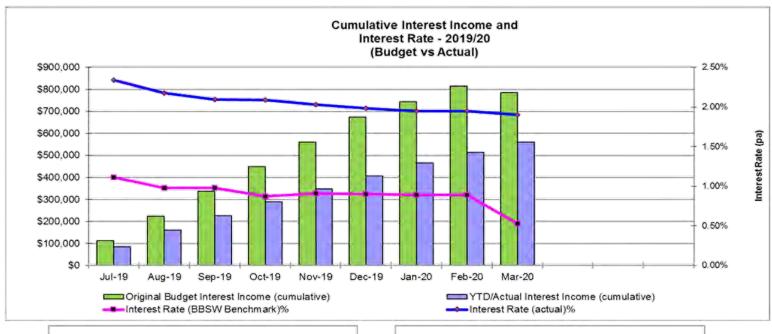
ATTACHMENTS

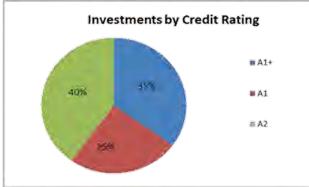
1. Investment Performance - March 2020

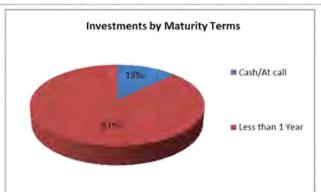
Item CS2 Page 114

ATTACHMENT 1

INVESTMENTS - Mar 2020









CS3 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2020

AUTHOR: Jenny Nascimento, Executive Manager, Financial Service and Chief Financial

Officer

APPROVER: Melinda Aitkenhead, Director Corporate & Financial Services

RECOMMENDATION

That the Budget Review Statement as at 31 March 2020 be received and adopted.

PURPOSE OF REPORT

To submit the Budget Review Statement as at 31 March 2020.

REPORT

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

The Quarterly Budget Review Statement components are:

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

BUDGET REVIEW STATEMENT AS AT 31 MARCH 2020

A detailed review of the actual income and expenditure to 31 March 2020 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 \$4.35 million to the bottom line due mainly to a decrease in expected capital section 7.11 revenue of \$4.0 million and also some proposed building maintenance operating and capital expenditures that are not fully funded from additional funding or forward reserves.

From a financial accrual accounting reporting perspective the profit and loss statement will show a small increase in Operating Result before Capital Income of \$0.6 million but a decrease in Net Operating Result by \$6.15 million predominantly due to a decrease in capital grant and section 7.11 contribution income that will not be realised this year.

Capital expenditure will increase by a net \$1.494 million to \$22.509 million. This net expenditure is mainly due to bringing forward two section 7.11 funded projects that being an open space/recreational asset, the additional Strathfield Park Synthetic field, and the completion of

Item CS3 Page 117

Quarterly Budget Review As At 31 March 2020 (Cont'd)

Melville Hall Community Amenities Building, netted off against the grant funded SGC projects totaling \$3.755 million which are being deferred to the on coming year.

All of key performance indicators are expected to meet or better the OLG set benchmarks.

The quarterly budget review statement for the quarter ended 31 March 2020 is set out in Attachment 1.

Summary

The Chief Financial Officer, as Council's Responsible Accounting Officer, believes that the Budget Review Statement as at 31 March 2020 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.

ATTACHMENTS

1. Quarterly Budget Review Statement

Item CS3 Page 118

ATTACHMENT 1

Strathfield Municipal Council

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Report by Responsible Accounting Officer

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

for the quarter ended 31/03/20 indicates that Council's projected financial position at 30/06/20 will be It is my opinion that the Quarterly Budget Review Statement for Strathfield Municipal Council satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:

Responsible Accounting Officer Jenny Nascimento

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Income & Expenses Budget Review Statement

Budget review for the quarter ended 31 March, 2020 Income & Expenses

income & Expenses	4								
	Original	Appr	Approved Changes	sa		Revised	Variations	Projected	Actual
(\$000.s)	Budget 2019/20	Carry	Other than	Sep	Dec	Budget	for this	Year End	ATA OTA
Income		100	an raw for		3		3	III	
Rates & Annual Charges	(29,875)	0				(29,875)	(466)	(30.341)	(30.640)
User Fees & Charges	(4,730)				(2)	(4.735)	96	(4 640)	(3.462)
Interest & Investment Revenue	(1,390)	Õq.			250	(1.140)	395	(745)	(507)
Other Revenue	(3,623)				14	(3.609)	(38)	(3,647)	(300)
Grants & Contribution - Operating	(2,555)			(82)	(82) (3,111)	(5,748)	(521)	(6,269)	(1.122)
Grants & Contributions - Capital	(11,178)			e.	kı !	(11,178)	6,755	(4,423)	(6,770)
Total Income from Continuing Operations	(53,351)			(82)	(2,852)	(56,286)	6,221	(20,065)	(44,768)
Expenses					08				
Employee Costs	18,774					18,774	26	18.805	16.036
Materials & Contracts	8,017			142	53	8,212	(55)	8,157	5.158
Depreciation, Amortisation & Impairment	6,487					6,487		6,487	4.913
Other Expenses	8,875					8,875	(47)	8,828	7,377
Loss on Disposal	20	ř			l.	20		20	
Total Expenses from Continuing Operations	42,172			142	53	42,367	(71)	42,296	33,484
Net Operating Result from Continuing Operations	(11,179)			09	(2,800)	(13,919)	6,150	(7,769)	(11,284)
Deduct Non-Cash Depreciation				!		ı	0.0		
Net Operating Result from All Operations	(11,179)			09	(2,800)	(13,919)	6,150	(7,769)	(11,284)
Net Operating Result before Capital Items	3			09	(2,800)	(2,741)	(605)	(3,346)	(4,514)
							34		

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31. March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

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

8	Note Program	Income	Expenditure	Details
~	CORPORATE SERVICE	41,644		Reduction in Leases & Licence income due to impact of COVID 19 restrictions.
. N	CORPORATE SERVICE	-38,000		Rebate received from National Carbon Bank of Australia.
က	CORPORATE SERVICE		-22,000	Reduction in printing & stationery expense.
4	STRATEGY & PERFORMANCE		-89,975	Strategy & Performance program budget reduced due to work not taking place in this financial year.
D	NATURAL RESOURCES/SUSTAINABILITY		16,500	Biodiversity program works.
9	NATURAL RESOURCES/SUSTAINABILITY		-49,360	Budget reversed due to program already completed in 2011,
_	BUILDING & FACILITIES	9 (17,000	69 Redmyre Rd House, Cleaning & Repair & Maintenance budgeted
0	BUILDING & FACILITIES		45,000	Maintenance work done at the 52 Hampstead Rd Early Learning Centre before new tenants.
0	BUILDING & FACILITIES		10,000	Urgent plumbing & maintenance works done at Airey park Oval.
=	10 LIBRARY & CULTURE	-71,528		Library Grant Subsidy received.
=	I LIBRARY & CULTURE	-56,212)	Library Grant received to purchase Library equipment.
12	2 PARKS & RESERVES	-20,000		Strathfield Community Garden works grant funding received.
~	13 PARKS & RESERVES	8,000		St Patricks College - Reduction in income due to impact of COVID 19 restrictions.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Income & Expenses Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

15 B	BUSHLAND & TREES	-84,059		Grant funding received for tree canopy project.
	BUSHI AND & TREES	-30,991	30,991	Grant funding received for Noxious Weed Control staffing resource.
16 G	GOLF DRIVING RANGE	220,000		Reduction in driving range income due to current lockdown situation and low patronage.
	DEVELOPMENT ASSESSMENT	-264,000	3	Increase in DA income budget due to increase in DA numbers.
18 □ =	URBAN SUPPORT & INFRASTRUCTURE		10,000	Budget reallocated for Parking meter maintenance works.
⊃ €	URBAN SUPPORT & INFRASTRUCTURE		20,000	Increase in plant insurance due to increase in fleet, plant & machinery purchase and increase in insurance premium rate.
	URBAN SUPPORT & INFRASTRUCTURE	-110,000		Increase in income due to increase in road closure permit applications.
= _	URBAN SUPPORT & INFRASTRUCTURE	200,000		Adjustment made to decline in Hoarding fees received.
52	CIVIL ENGINEERING	-50,000		Greater Sydney Commission Grants income to carry out investigation of potholes at Station St.
33	CIVIL ENGINEERING		-100,000	Reduction in actual cost due to the replacement of street lights with LED lights.
	CIVII ENGINEERING	-133,000	0	RMS Grant received for Road repair works at Cosgrove Road as part of TfNSW (Former RMS) 50/50 funding.
	CIVIL ENGINEERING	-45,000		RMS Grant received for Road repair works at Water St as part of TfNSW(Former RMS) 50/50 funding.
	CIVIL ENGINEERING	2,755,000		Greater Sydney Commission Grant work postponed to next Financial Year.
27 F	FOOTPATHS		-44,000	Reduce footpath maintenance budget. Budget not fully utilised.

This statement forms part of Council's Quarterity Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

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

ote	Note Program	Income	Income Expenditure	Details
8	28 DEPOT OPERATIONS		2,000	Budget re-allocated to purchase parking Meters.
6	29 DOMESTIC WASTE MANAGEMENT	-29,910	29,910	Homebush West Industrial Litter program grant fund program.
8	30 DOMESTIC WASTE MANAGEMENT	-160,000		Additional Domestic Waste Services income due to new Strata's.
Ξ.	31 GENERAL PURPOSE REVENUE	-306,000		Additional Rates Revenue due to new Strata's.
22	32 GENERAL PURPOSE REVENUE	395,000		Investment income budget reduced due to effect of reduction in interest rates by RBA of 1.5% over last 12 months.
32	GENERAL PURPOSE REVENUE	4,000,000		Budget adjustment made to Developer contribution due to reduction in development activities leading to reduction in developer contribution.
	NET TOTAL	6,220,944	-70,934	

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Capital Budget Review Statement

Budget review for the quarter ended 31 March, 2020 Capital Budget - Consolidated Programs

Capital Budget - Consolidated Programs	<u> </u>				j	٠			á	
	Original		Approved Changes	hanges		Revised	Variations	ions	Projected	Actual
(\$,000,8)	Budget 2019/20	Carry	Other than	Sep	Dec	Budget	for a	for this	Year End	E,
Capital Expenditure						07/21/07		3	result	Tigures
New Assets	Co						 		i d	
- Land & Buildings	8					8		09	140	
- Land Improvements		٥				0 0			0 0	
- Park Assets						0 0			000	
 Roads, Bridges, Footpaths 						0 0			000	
- Stormwater						0) C	
- Other	114					114			114	27.
Renewal Assets (Replacement)						-		9	<u> </u>	0/
- Plant & Equipment	2,493			84	1,155	3,732		256	3,988	1.854
- Land & Buildings	2,958				1.800	4.758	-6	248	7 007	3 026
 Land Improvements 						0	0,=)		0,26,0
 Park Assets 	2,000				23	2.023		1.400	3 423	3 076
 Roads, Bridges, Footpaths 	2,654			480	2,349	5,483	Ξ	(1,970)	3.513	4.404
- Stormwater	700					200		(200)	200	
- Other	3,950			174		4,124			4,124	
Total Capital Expenditure	14,949		1	738	5,328	21,015		1,494	22,509	14,236
Funding Source										
Rates & Other United Funding	(2,984)			(84)	(1,155)	(4,223)		(361)	(4,583)	(2.748)
Capital Grants & Contributions Reserves:					(3,111)	(3,111)	N	2,367	(744)	
- External Restrictions/Reserves	(11,765)			(384)	(1,062)	(13.211)	_ @	(3.700)	(16,911)	(11 604)
- Internal Restrictions/Reserves	(200)			(270)		(470)		200	(270)	116
Receipts from Sale of Assets								٠	0	
- Plant & Equipment								0	^_ (
- Land & Buildings								01	ři	
lotal Capital Funding	(14,949)			(738)	(5,328)	(21,015)	5	(1,494)	(22,509)	(14,236)
Net Capital Funding - Surplus/(Deficit)				0		0		0	0	
							I			

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Capital Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

		Source	A	Amount	Expe	Expenditure		Details
ш ш	CORPORATE SERVICE	General Revenue		-60,000	8	000'09		Purchase of Compactus - EZ Filing System.
: 0	BUILDING & FACILITIES	General	• •	-220,000		220,000	o(g(Budget allocated for urgent capital works required at Council Administration buildings.
: 0	BUILDING & FACILITIES	894		-590,000	90	290,000		Cooke Park amenities building work continued from 2018-19. Funded from S94.
-		S94		-1,376,065		1,376,065		Melville Hall building work continued from 2018-19. Funded from S94.
-	BUILDING & FACILITIES	General Revenue	ı	-26,500	2	26,500		Budget allocate for Fencing at Dutton Centre
00	BUILDING & FACILITIES	General		-5,857	57	5,857	- 1,	Budget allocated for Installation of locking device at Basketball court
_	LIBRARY & CULTURE	Grant)	-56,212	12	56,212		Library Grant to purchase Library equipment, Grant funded.
	LIBRARY & CULTURE	S94		-30,000	00	30,000		Budget allocated to finalise Main Library capital works. Funded from S94.
_	PARKS & RESERVES	Grant		-20,000	.00	20,000	<u>}</u> .	Strathfield Community Garden works. Grant funded.
10	PARKS & RESERVES	S94		-76,300	00	76,300	0	Bark Huts Cricket Practice Wicket works, Funded form \$94.
_	PARKS & RESERVES	Revenue		-8,200	8	8,200		Budget allocated for Inveresk Park Restoration works.
190	PARKS & RESERVES	894		-1,200,000		1,200,000		Budget allocated for Strathfield Park Synthetic field. Funded from S94.
60	PARKS & RESERVES	General Revenue		-10,960	09	10,960		Budget allocated for Ismay Park capital works.
	BUSHLAND & TREES	Grant		-84,059	29	84,059	4	Grant funded tree canopy project
	ROAD, BRIDGES & FOOTPATHS	894		-91,645	45	91,645		Budget was initially allocated from Road Works Budget to Bus Shelter (Disability Capital Works) project. This project is now postponed therefore budget reversed to Road Works.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Capital Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Note	Note Program	Funding	Funding Amount	Expenditure	Details
16	ROAD, BRIDGES & FOOTPATHS	894	-150,000	150,000	Budget was initially allocated from Road Works Budget to do Street Lighting LED replacement. Project postponed there budget reversed to Road Works.
11	CIVIL ENGINEERING	894	-450,000	450,000	Pocket Park Project - 9 Crane/2 Bridge Rd, Funded from S94.
0	CIVIL ENGINEERING	Grant	1,470,000	-1,470,000	Grant funding by Greater Sydney Commission postponed to next financial year for New Pedestrian/Cycleway Bridge Crossing Over Powells Creek Reserve.
6	CIVIL ENGINEERING	Grant	000'006	000 006-	Grant funding by Greater Sydney Commission postponed to next financial year for Parramatta Road Public Domain Capital Improvement.
20	CIVIL ENGINEERING	Grant	385,000	-385,000	Grant funding by Greater Sydney Commission postponed to next financial year for Bridge Rd Public Domain Capital Improvement.
21	CIVIL ENGINEERING	Grant	-50,000	20,000	Station Street pothole investigation, Part of the Greater Sydney Commission grant funded project.
22	CIVIL ENGINEERING	894	100,000	-100,000	Homebush Village Town Centre - Reversal of budget due to project not going ahead in this financial year. S94 funded.
23	CIVIL ENGINEERING	894	-200,000	200,000	Homebush West Village Town Centre completion works. Funded from S94.
24	CIVIL ENGINEERING	S94 ADSHEL RESERVE	91,645	-291,645	Budget was initially allocated from Road Works Budget to Bus Shelter (Disability Capital Works) project. This project is now postponed therefore budget reversed to Road Works.
52	CIVIL ENGINEERING	894	150,000	-150,000	Budget was initially allocated from Road Works Budget to do Street Lighting LED replacement. Project postponed there budget reversed to Road Works.
56	CIVIL ENGINEERING	Grant S94	-133,000	266,000	Road repair works at Cosgrove Road as part of TfNSW(Former RMS) 50% Grant Funding and 50% S94 funding.
27	CIVIL ENGINEERING	Grant	-45,000	000'06	Road repair works at Water Street as part of TfNSW(Former RMS) 50% Grant Funding
		894	-45,000))))	and 50% S94 funding.

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31. March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

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

Note Program 28 CIVIL ENGINEERING DOMESTIC WASTE 29 MANAGEMENT	Funding F Source General Revenue	Amount -29,000	Expenditure 29,000 200,000	Parking meter installation at mason & Bressington Park. Covered by excess parking meter revenue received. Budget allocated for replacement Bin purchase. Funded from Domestic Waste Management Levy.
STORMWATER	STORMWATER	500,000	000'009-	Budget reversed as Stormwater Drainage works postponed.

1,494,153

NET TOTAL

This statement forms part of Council's Quarterly Budger, Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Item CS3 - Attachment 1

Page 128

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 March, 2020 Cash & Investments - Consolidated Programs

Casil & Illvestifferits - Consolidated Programs	Irams			<		500	0	1		
	Reserve			Approved Changes	sague		Revised	Variations	Projected	Reserve
(\$000,s)	Opening Balance	Opening Budget Balance Movement	Opening Bal Adjustment	Other than	Sep	Dec	Budget	for this	Year End	OTY C
Externally Restricted (1)	1-Jul-19	2019-20					20107		unsau	balance
Domestic Waste Management	2,615	(298)					2.317	(40)	2277	2615
Unexpended Grants	1,000	e.			(30)	(17)	954	(2)	954	1,000
Section 94	18,309	1,433			(384)	(1.062)	18.296	(8,000)	10 296	12,730
Stormwater Management	412	(403)					0	200	203	412
Other Road Contribution										
(4) Funds that must be exactly considered	22,336	732	0	•	(414)	(1,079)	21,576	(7,540)	14,035	16,756
(1) ruins that must be spent for a spentic purpose					1					
Internally Restricted (2)									-	
Plant Replacement	1,130	873					2 003		2003	1 120
ELE	1,285	1,500					2,785		2,265	1 285
Deposits	8,773	b					8 773		2,73 8,773	0,203
Adshel	270				(270)		0	200	2000	970
Technology	358	(200)					158		158	072
Carryforwards	38						38	49	87	200
Future Major Expenditure	927	989					1.612	į. 2	1,612	200
Parkscape Improvements	29						20		200	200
Risk Management	195						195		195	105
Election	144						144		144	000
Total Internally Restricted	13.148	2.859	0		(026)	c	15 727	076	45.000	877
(2) Funds that Council has earmarked for a specific purpose	burpose				i	•	101621	î.	006,61) LL'SI
Unrestricted (i.e, available after the above F	F 9,400				(114)	(1,450)	7,836	(425)	7,411	10,241
Total Cash & Investments	44.884	3.591			(798)	(2 520)	AE 440	12 7461	007 200	
	A	0 0000			(200)	(4,010)	10.1	10177	2/455	4LL 117

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

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

Budget review for the quarter ended 31 March, 2020

Actuals	18/19 17/18		3,24 3,58
	19/20		3,74
Current Projection		The Council monitors the following Key Performance Indicators:	Unrestricted Current Ratio Current Assets less all External Restrictions Current Labilities less Specific Purpose Liabilities

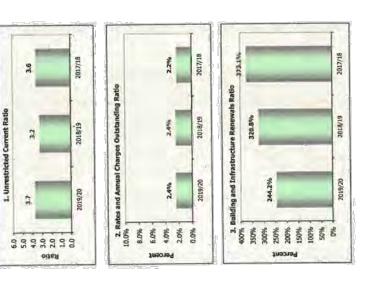
To assess the adequacy of unrestricted working capital and Council's ability to meet short term obligations as they fall due.

Rates and Annual Charges Outstanding Katio			
Rates, Annual & Extra Charges Outstanding	2.40%	2.40%	2.24%
Rates, Annual & Extra Charges Collectible		i'	

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



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



his statement forms part of Council's Guarderly Budget Review Statement (QARS) for the quarter ended 31 March 12020 and should be read in conjunction with the rolal ways report.

Page 130

Item CS3 - Attachment 1

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

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

Budget review for the quarter ended 31 March, 2020

Current Projection			Actuals	
18	19/20 18	18/19	17/18	
The Council monitors the following Key Berformsone Indicators				

5.20% 6.80% 0.05% 4. Operating Performance ratio Total Continuing Operating Revenue (excluding capital grants & contributions less operating expense)

Total Continuing Operating Revenue (exit contributions)

and an experience of several s			800
This ratio measures Council's achievement of containing operating expenditure within operating re	re within operating	revenue.	

5,20%

4. Operating Performance ratio

8% %9 2018/19

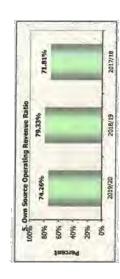
2019/20

0.05%

2%

466

71.81% 79.33% 74.26% Total continuing operating revenue (excluding all grants & 5. Own Source Operating Revenue Ratio contributions)
Total continuing operating revenue This ratio measures fiscal flixibility. It is the degree of reliance on external funding sources such as grants and contributions.



Item CS3 - Attachment 1

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Strathfield Municipal Council

Contracts Budget Review Statement

Part A - Contracts Listing - contracts entered into during the quarter which is greater than \$50,000 and not on Council's Preferred Supplier Lis **Duration Budgeted** (N/K) > > of Contract One-off One-off One-off One-off One-off One-off 104,946 88,000 117,065 Value 74,294 57,351 116,160 Contract Road works at Meredith Street, Homebush from Abbotsford Supply of material and labour including hire of plant to carry CCTV & Video Management, Facial Recognition System & out concrete slab & excavation works for Strathfield Park Professional fees for attendance of Strathfield Housing Reglazing of non compliant glass at 52 heamstead rd, Provide Solar Panels to Strathfield Library. Contract detail & purpose Behavioural Analysis ammenities building. Strategy meeting. Budget review for the quarter ended 31 March, 2020 **Homebush GEM Energy Australia Pty** Express Glass 24 Hour Rockpave Civil Pty Ltd NSW Kerbing Pty Ltd **EXACTIPRO Pty Ltd** Service Pty Limited Hillpda Consulting Contractor Ltd

Notes

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjunction with the total QBRS report

Item CS3 - Attachment 1

Page 132

^{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

Quarterly Budget Review Statement for the period 01/01/20 to 31/03/20

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

(\$,000\$)

- Actual Bu	352	935
	Consultancies	Legal Fees

This statement forms part of Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2020 and should be read in conjustion with the total QBRS report

Item CS3 - Attachment 1

Page 133



DEU1 PLANNING PROPOSAL - NO 2-6 PILGRIM AVENUE, 9 ALBERT ROAD AND

11-13 ALBERT ROAD, STRATHFIELD

AUTHOR: George Andonoski, Specialist Strategic Planner

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

Environment and Urban Services

RECOMMENDATION

1. That Council note the submission received during the exhibition period and that site specific DCP No.26 – 2-6 Pilgrim Avenue and 9-13 Albert Road, Strathfield becomes effective once the amendments to the LEP are made and a public notice appears in the local newspaper.

- 2. That Council write to the Department of Planning, Industry & Environment and request the planning proposal be forwarded to 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, Industry & 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.
- 4. That Council write to the Department of Planning, Industry & Environment seeking an extension to the Gateway Determination, which requires that the proposed LEP amendment be finalised by 6 May 2020 and advising of Council's resolution.
- 5. That the Department of Planning, Industry & Environment be notified in writing of Council's resolution.

PURPOSE OF REPORT

To report back to Council on the progress of the planning proposal, the results of the public exhibition to state authorities that was required to be carried out and the public exhibition and submissions to the draft DCP.

The report also seeks Councils endorsement of the Planning Proposal and submission to the Department of Planning, Industry & Environment requesting that the proposal be forwarded to the Parliamentary Counsel's Office (PCO) for an opinion to finalise the Local Environment Plan.

Finally, the adoption of the site specific DCP 26, which will come into force once the amendments to the LEP have been made.

REPORT

Background

Planning Proposal - No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield (Cont'd)

A report was presented to Council at its Ordinary Council Meeting on 6 November 2018, seeking the endorsement of the recommendations of the Strathfield Local Planning Panel, who had considered the post exhibition of this proposal on 4 October 2018. At this meeting Council resolved the following;

- 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.

Planning Proposal - No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield (Cont'd)

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.

A copy of the report presented to Council on 6 November 2018 has been included as Attachment 1 to this report.

Draft Site Specific DCP

In accordance with the recommendations above, the applicant prepared a draft site specific DCP that addressed the matters identified in 1(a) above. The draft DCP was reviewed and amended at the request of Council officers till it was considered that it had adequately addressed the matters identified by Council.

The draft DCP was then referred to the Design Review Panel on 18 September 2019. The Panel had concerns with their late involvement in this process and felt they should have been consulted at the beginning of the process. Their main concerns appeared to be with the Planning Proposal itself, the proposed FSR in relation to the heights and the bulk of the building form. However, this was not the intent or purpose of referring the draft DCP to the Design Review Panel. Their role was to assess the provisions within the draft DCP and whether or not they addressed the specific matters raised by Council. A copy of the minutes from the Design Review Panel has been included as Attachment 5 to this report.

The Panel did make some suggestions regarding the built form, streetscape and street edge. Where relevant, the recommendations of the Design Review Panel were incorporated in the draft DCP.

Once it was considered that the draft DCP satisfactorily addressed the recommendations from Council and the Design Review Panel, the draft DCP was placed on public exhibition for a minimum of 28 days (this was extended due to the Xmas/New Year period) from 3 December to 21 January 2020.

During the notification period, Council only received one submission. The submission related to the provision of the proposed 60 parking spaces and requested that the DCP was worded to ensure that these spaces were in addition to the parking demands generated by the development. The parking spaces were given to Council in perpetuity, maintained by the owner of the building, but controlled and regulated by Council.

Planning Proposal - No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield (Cont'd)

In relation to the submission, Council sought legal advice on the correct process to ensure Council's interest in the parking spaces was best achieved. The advice made reference to the most appropriate mechanism to request these spaces and provided suitable conditions of consent for any future development application.

The DCP has been amended to reiterate that the 60 parking spaces are additional to that generated by the development and the mechanism to be used to provide these spaces to Council. The final draft version of DCP 26 is Attachment 2 of this report.

In general, it is considered that the draft DCP as exhibited and subsequently amended following the exhibition period satisfactorily addresses the matters identified by Council in condition 1(a) and that Draft DCP No.26 – 2-6 Pilgrim Avenue and 9-13 Albert Road, Strathfield be adopted by Council. Once the amendments to the Local Environmental Plan are made, a public notice be placed in the Inner Wet Courier (or equivalent process) advising that the DCP is in force.

Traffic Study

Council resolution 1(b) required an independent traffic study be undertaken having regard to Council's Parramatta Road Traffic Strategy being prepared by Bitzios and also taking into account the accumulative impact of existing and approved developments in the Strathfield CBD and inclusive of this site.

This resolution by Council was based on a Council report advising that no submissions had been received from state agencies during the public notification of the Planning Proposal. In regards to this application, due to Council's workload, the Department of Planning assisted Council with this application and agreed to undertake the notification of state agencies. Since this report, Council was advised by the Department of Planning that they could not find any evidence that they had actually conducted the notification of state agencies. As a result, the notification of state agencies was undertaken by Council from 9 April to 3 May 2019, with one submission being received by RMS (now part of TfNSW). A copy of the submission has been included as Attachment 3 to this report.

As can be seen from the RMS submission, the concerns and additional work requested is similar to that requested by Council in resolution 1(b). At this stage, the precinct wide traffic study for the Parramatta Road Corridor Urban Strategy has come to a halt with TfNSW raising concerns with the assumptions and base modelling used by Council's consultants Bitzios. As a result, the analysis of this modelling is not available for public viewing and will need to be refined before it is accepted by TfNSW. This means that this study cannot be referred to or referenced in any additional traffic analysis work carried out by the proponent.

The applicant and their traffic consultants, McLaren Traffic Engineering have been consulting with TfNSW in preparing an addendum traffic report (Traffic Impact Analysis) to address the matters raised by RMS. The traffic consultants have been liaising with RMS/TfNSW since June 2019.

On March 23, 2020 Council received correspondence from TfNSW stating that they have no objection to Council processing the Planning Proposal. This approval is Attachment 4 of the report. They acknowledge that the addendum traffic study is still deficient in some of its analysis, but believes that considering the time this application has been in the system, these outstanding matters can be addressed at the DA stage.

Planning Proposal - No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield (Cont'd)

Based on the comments from TfNSW, it is considered that the matters raised by Council in relation to the additional traffic study have been adequately addressed at this stage and will be considered further by Council and TfNSW when considering a detailed assessment of the development application when lodged with Council

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

- Planning Proposal Council Report 6 November 2018
- 2. Draft DCP 26 2-6 Pilgrim Avenue and 9-13 Albert Road, Strathfield
- 3. RMS Submission to Public Consultation
- 4. TfNSW Letter giving Concurrence
- 5. Minutes from Design Review Panel on Draft DCP 26

ATTACHMENT 1

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

- NSW Department of Education and Communities
- · NSW Fire and Rescue
- Ambulance NSW
- NSW Police Force
- NSW State Emergency Service
- NSW Ministry of Health
- · Energy Australia; and
- Sydney Water

A detailed summary of the comments received and a response to the submissions is provided in Attachment 2.

A response was received from four Public Authorities being, TfNSW – Sydney Trains, TfNSW – Roads and Maritime Services, NSW Department of Education and Communities and Energy Australia. No objection was raised in these submissions.

TfNSW – RMS advised that the proposal would not have significant traffic impacts on the state road network, and provided general comments on connectivity, safety and accessibility for pedestrians and bicycle riders to the existing networks and public transport links.

Draft DCP for the Subject Site

The Planning Proposal was supported by a draft DCP in accordance with the requirements of the Gateway Determination. In this regard, the condition required that the proponent:

(I) Prepare a site specific DCP reflecting the distribution of height across the entire site. This must ensure that the site which adjoins the residential area should have the lowest, while the part which is closest to the station should have the highest.

A draft DCP has been submitted and is included as one of the attachments at **Attachment 1.** The draft DCP was exhibited as part of the Planning Proposal. Council considers that the draft DCP does not go far enough to address a number of issues such as building massing and active street frontages.

It is recommended that an amended DCP for the site be prepared that includes specific provisions including (but not limited to) 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 and/or future greening and planting, vehicular access and any other relevant issues. This is to be prepared at the proponent's cost and must be submitted to Council for consideration and review.

The SLPP has also recommended that proponent also identify as part of the preparation of the draft DCP the potential for a pedestrian access link to the railway station. This has been included in the recommendation to Council

Updated Traffic and Parking Assessment

As part of the Gateway Conditions, the applicant was required to provide an updated traffic and transport assessment to address the cumulative effect of traffic generation on the intersection at Raw Square and Everton Road.

An updated Traffic and Parking Assessment was prepared by McLaren Traffic Engineering and Road Safety Consultants (dated 6 February 2018).

The traffic assessment is based on the redevelopment of the two (2) sites, upon which a total of four buildings are proposed. The development of Site one (1) will include the amalgamation of a

Item ID3 Page 19



COUNCIL MEETING 6 NOVEMBER 2018

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

AUTHOR: Rita Vella, Principal Strategic Planner

APPROVER: Stephen Clements, Director Infrastructure, Development and Environment

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:

- 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
- 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:
 - 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
 - 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.
- That a further report on the Planning Proposal be submitted to Council following the public exhibition of the draft DCP.
- 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.
- 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

Item ID3 Page 1

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

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.

- 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.

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the Strathfield Local Planning Panel's (SLPP) recommendation on the Planning Proposal for Nos 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield (refer to Figure 1 below).

The SLPP considered the post exhibition report at its meeting on 4 October 2018. A copy of the report is included at Attachment 1.

The Planning Proposal seeks to amend Strathfield Local Environmental Plan (LEP) 2012 as follows:

- Amend the Height of Buildings Map (HOB) to increase the height of buildings from 35m to 54m as it applies to the site; and
- Amend the Floor Space Ratio Map (FSR) to increase the maximum floor space ratio from 3.5:1 to 5:1 as it applies to the site.

The Planning Proposal was placed on public exhibition from 1 May 2018 – 1 June 2018, in accordance with the provisions of the Act and Regulations.

During the exhibition, 20 submissions were received and the comments raised which specifically relate to the Planning Proposal are considered in this report. A total of 16 Community Submissions were received during the exhibition period. Of the 16 objections received, 9 were form letters which were identical in form and content. However, as per the requests of the objectors, these have been noted as individual submissions.

These submissions predominantly came from adjoining residents and included issues relating to overshadowing, excessive height, lack of affordable housing, traffic and parking, residential amenity and overcrowding/overdevelopment of the site.

The following is a summary of issues raised in the Community submissions:

- Reduced ventilation for existing residents in surrounding buildings
- · Overshadowing of Pilgrim Avenue and properties to south
- · Overdevelopment of the site
- Height increase considered excessive
- · Exacerbates overcrowding at Strathfield station
- · Lack of affordable housing and housing mix
- · Lack of direct sunlight and cross ventilation in proposed units
- Request to demonstrate compliance with Apartment Design Guidelines at Planning Proposal stage
- Excessive provision of car parking spaces
- Concerns over provision of ground floor commercial and retail floorspace and separation from the existing town centre
- Perceived negligible effect on employment in the local area
- The traffic study does not consider the cumulative impacts of traffic in the local area

Item ID3 Page 2

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Traffic study does not model 'worst case' scenario and assumes majority of residents will
utilise public transport

No changes have been recommended to the Planning Proposal as a result of the community submissions as the issues raised are anticipated to be considered in the future development application (DA) as part of the SEPP No.65 and Apartment Design Guide (ADG) compliance.

It was however considered appropriate to request the following prior to the finalisation of the Planning Proposal:

- An amended DCP for the site that includes specific provisions including (but not limited to) 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 and/or future greening and planting, vehicular access and any other relevant issues. This is to be prepared at the proponent's cost and must be submitted to Council for consideration and review
- The provision of a minimum of 5% of the total number of units being provided as affordable housing and the requirement for affordable housing being included as a provision in Strathfield LEP 2012

Also 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.

In addition, the SLPP resolved that the amended DCP for the site also include the potential for a pedestrian access link to the railway station and the residential character of Pilgrim Avenue.

The Panel also resolved 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.

Accordingly, the SLPP on 4 October 2018 resolved the following:

- a. That the Strathfield Local Planning Panel recommends to the Council that 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:
 - 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
 - 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 a minimum of 5% of the total number of units being provided as affordable housing and the requirement for affordable housing being included as a provision in Strathfield LEP 2012:

- b. That the Strathfield Local Planning Panel recommends to the Council 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.
- c. That the Strathfield Local Planning Panel recommends to Council to prepare an amendment to the Strathfield Comprehensive Development Control Plan 2005 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.

Item ID3 Page 3

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

- d. 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.
- e. That the Strathfield Local Planning Panel 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 and recommends to Council that all persons who made a submission to the Planning Proposal be advised of Council's decision.

It is recommended that Council endorses the SLPP recommendation.

REPORT

Background

This report is based on Revision 2 which was lodged in September 2017 and proposes a height of 54m and a FSR of 5:1, as recommended by the Sydney East Joint Regional Planning Panel in October 2016.

Table 1 below provides a summary of the planning proposal, and its revisions. The subject site has an existing height of 35m and FSR of 3.5:1 under Strathfield LEP 2012:

Table 1: Summary of Planning Proposal Revisions

	Date of Lodgement	Proposed Height	Proposed FSR
Planning Proposal (as originally lodged)	July 2015	70m	8.3:1
Planning Proposal – Revision 1	March 2016	60m	6.1:1
Planning Proposal – Revision 2	September 2017	54m	5:1

Table 2 below provides a chronological overview of the Planning Proposal. Further detail is provided in the report presented to the SLPP which is included at **Attachment 1**.

Table 2: Chronological Overview of the Planning Proposal

Date	Details
July 2015	Planning Proposal lodged with Strathfield Council. The Planning Proposal sought to amend Strathfield LEP 2012 as follows: Height – from 35m to 70m FSR – from 3.5:1 to 8.3:1 This is known as the original planning proposal. All other versions are referred to as Revisions.
March 2016	A revision to the Planning Proposal was submitted to Strathfield Council. Revision 1 sought to amend Strathfield LEP 2012 as follows: Height – from 35m to 60m FSR – from 3.5:1 to 6.1:1
6 June 2016	Revision 1 submitted to the Department of Planning & Environment (DPE) as a Pre-Gateway Review due to Council not indicating its

Item ID3 Page 4

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Date	Details		
	support within 90 days.		
21 June 2016	Report to Council on the original planning proposal.		
	The report to Council was based on the original Planning Proposal scheme of 8.3:1 FSR and 70 metres.		
	Council resolved the following (Minute No 187/16):		
	That Council not support the Planning Proposal for 2-6 Pilgrim Avenue & 11-13 Albert Road Strathfield relating to 8, 12 and 18 storey building heights and 6.1:1 FSR, proceeding to the Department of Planning & Environment's Gateway assessment process for the reasons outlined in this report.		
	2. That Council endorse amending the Planning Proposal with maximum building heights of 8, 11 and 14 storeys and 4.5:1 FSR consistent with David Lock & Associates' Urban Design Review.		
	3. That Council Officers explore the potential to value capture from the Planning Proposal prior to the matter being notified to the Department of Planning and Environment.		
	That the Department of Planning & Environment be notified accordingly.		
18 October 2016	The Sydney East Joint Regional Planning Panel (JRPP) considered that the proposal had merit and recommended it should proceed to Gateway Determination subject to the following: The proposal should extend over the whole street block including the adjoining service station; The permissible FSR over the whole street block should be 5:1; The maximum permissible height should be 54m; A development control plan should be prepared and exhibited with the draft LEP showing the proposed distribution of height. That part of the site which adjoins the residential area should have the lowest height, while the part which is closest to the station should have the highest; A new traffic study should be prepared which applies to the whole street block which takes into account any public commuter parking provided; and Given that the planning proposal does not include any changes in permissible use, land contamination and hydraulic studies may be left to the development assessment stage.		
July 2016	Formal comments were provided to the DPE outlining Council's position in relation to the Planning Proposal.		
20 July 2017	Council formally accepts the Relevant Planning Authority (RPA) role for the Planning Proposal.		
September 2017	Proponent submits an updated Planning Proposal (Revision 2) which seeks to amend Strathfield LEP 2012 as follows:		

Item ID3 Page 5

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Date	Details
	Height – from 35m to 54m
	FSR – from 3.5:1 to 5:1
	This is in accordance with the recommendation of the JRPP.
11 September 2017	DPE submits the Planning Proposal (Revision 2) for a Gateway Determination.
	This is the Planning Proposal that has been assessed as part of this report.
6 November 2017	Gateway Determination issued for the Planning Proposal (Revision 2).
	The Gateway Determination included a number of conditions which had to be addressed prior to exhibition of the Planning Proposal.
	The Gateway Determination requires Council to finalise the amending LEP by 6 November 2018.
31 August 2017	Council forwards the Planning Proposal for a Gateway Determination. Council raised a number of concerns.
February 2018	Amended Planning Proposal submitted to the Department of Planning & Environment satisfying the conditions of the Gateway Determination.
8 March 2018	DPE advises Council of compliance of the Planning Proposal with the Gateway conditions.
1 May – 1 June 2018	Public exhibition of the Planning Proposal.

THE SITE AND LOCALITY

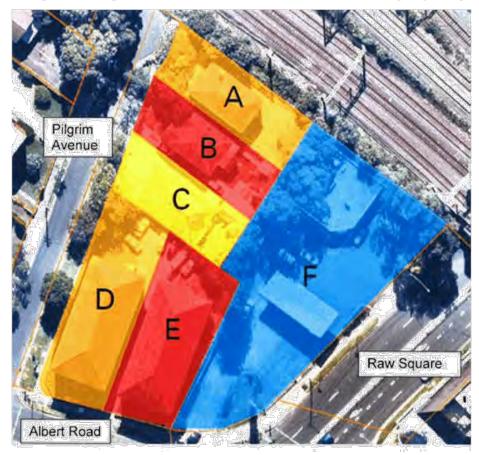
The site comprises six lots, is irregular in shape and has a total area of approximately 4,885sqm.

Three of the lots (Sites A-C) have a sole frontage to Pilgrim Avenue and contain detached single storey residential dwellings with separate driveway access. Two of the lots (Sites D and E) contain separate residential flat buildings with a central driveway access from Albert Road. A service station is located on the remaining lot (Site F) on the corner of Raw Square and Albert Road (Figure 1 below):

Item ID3 Page 6

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)



Reference	Street address	Legal description	Area
Site A (proponent owned)	2 Pilgrim Avenue	SP8785	500 m
Site B (proponent owned)	4 Pilgrim Avenue	Lott 9 DP 15917	472 m ²
Site C (proponent owned)	6 Pilgnm Avenue	Lot 8 DP15917	433 m-
Site C (proponent owned)	13 Albert Road	Lot A DP (00558	748 m
Site E (proponent owned)	I Albert Road	Lot 8 DP 100558	7/15 m ² :
Sile E	9 Albert Road	Loreto, 0. DP8074107.	2,017 m ²

Figure 1: Site Plan (Source: JBA)

The site is largely covered with concrete and asphalt with a low level of vegetation. Street trees are located along the Pilgrim Street verge adjacent to the north-wester side of the site. This land is not part of the site and is identified as being owned by Railcorp. The site does not contain any heritage items and is not located within a heritage conservation area. The closest heritage conservation area is located approximately 100m to the south-west of the site.

Figure 4 below provides an overview of the surrounding land uses. Further to the east of the Service Station is the Sandalwood Apartments residential tower (approximately 18 storeys high) and the Strathfield Railway Station approximately 200m from the site.

Item ID3 Page 7

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Strathfield Railway Station is a key interchange on the Sydney Trains rail network with a number of key rail services stopping at the station including the T1 North Shore, Northern and Western Line and the T2 Airport, Inner West and South Line provide frequent services from the station into wider Sydney.

Across Albert Road to the immediate south of the site is a mix of single and double storey detached residential dwellings, with a new residential tower development on the corner currently under construction, to be approximately 11 storeys.

The Regal Court mixed use development (approximately 18 storeys high) is located to the site's south-east and comprises a number of smaller ground level retail shops with residential above. Further to the south-east is the Strathfield Plaza shopping complex and a mix of commercial and residential buildings.

West of the site across Pilgrim Avenue are a number of older style 1970's residential flat buildings that vary between two to four storeys in height. The higher residential unit blocks generally front Elva Street, and overlook the rail corridor. Further to the west the height of the residential flat buildings along Elva Street increases to approximately 10 storeys.

The site overlooks the rail corridor to the north. Additional residential areas, within the Canada Bay LGA, are located to the north-east, and generally comprise single storey detached dwellings. A light industrial and warehouse precinct is located approximately 400m to the north-west of the site (Refer to Figures 3-5).

Item ID3 Page 8

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)



Figure 2: Subject site and surrounding land uses (Source: JBA)



Figure 3: View east along Pilgrim Avenue

Item ID3 Page 9

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)



Figure 4: View north along Pilgrim Avenue



Figure 5: View south along Pilgrim Avenue

OVERVIEW OF THE PLANNING PROPOSAL

Existing Planning controls

The Strathfield LEP 2012 applies to the subject site. The following provisions are relevant to the Planning Proposal, extracts of which are shown in Figures 6 to 8 below:

Land Zoning The site is zoned B4 Mixed Use under Strathfield LEP 2012. It is not

proposed to change the zoning of the land.

The current zoning is shown in Figure 6

Height The site has a current height limit of 35m applied under the Strathfield LEP,

as shown in Figure 7.

FSR The site has a maximum floor space ratio of 3.5:1 applied under the

Strathfield LEP, as shown in Figure 8.

Item ID3 Page 10

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

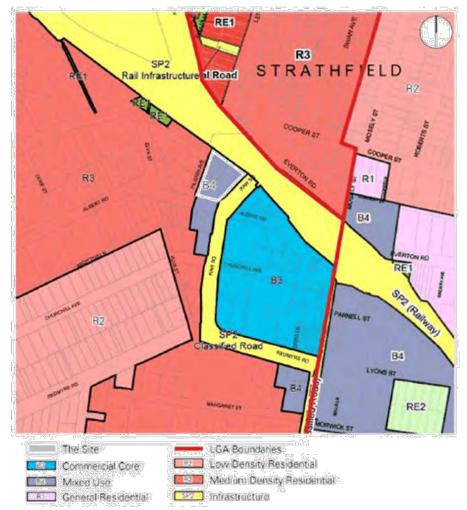


Figure 6: Strathfield LEP Zoning Map (Source: SLEP 2012)

Item ID3 Page 11

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

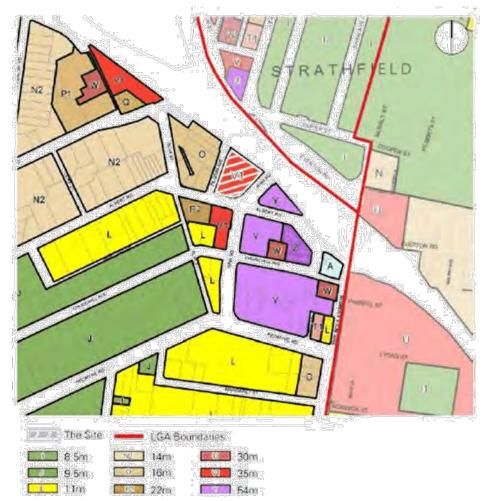


Figure 7: Strathfield LEP Building Height Map (Source: SLEP 2012)

Item ID3 Page 12

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

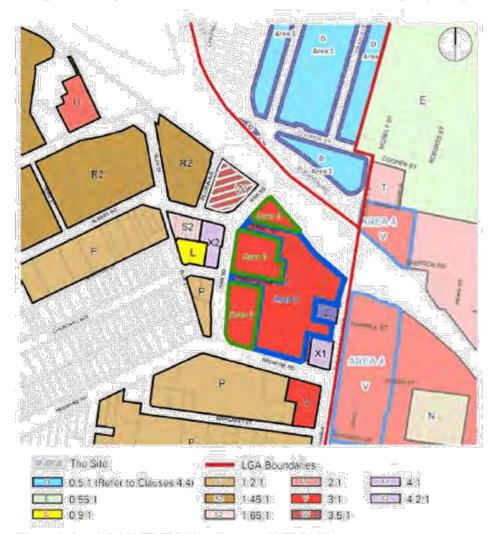


Figure 8: Strathfield LEP FSR Map (Source: SLEP 2012)

Adjoining sites to the east of the subject site have an existing height of 54m and a FSR of between 3:1 – 5:1 if the size of the lot exceeds 1,500sqm (Area 3 - Clause 4.4B of Strathfield LEP 2012).

Description of Current Planning Proposal

In summary, this planning proposal requests an amendment to Strathfield LEP 2012 as outlined in Table 3 below:

Item ID3 Page 13

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Table 3: Summary of current controls and controls in the Planning Proposal

Property	Current Controls in SLEP 2012	Planning Proposal
2-6 Pilgrim Avenue –	B4 – Mixed Use	B4 – Mixed Use
'Site 1'	35m (10storeys)	54m (15 storeys)
(1,405sqm)	3.5:1 (4,917.5sqm)	5:1 (7,025sqm)
11-13 Albert Road –	B4 – Mixed Use	B4 – Mixed Use
'Site 1'	35m (10storeys)	54m (15 storeys)
(1,463sqm)	3.5:1 (5,120.5sqm)	5:1 (7,315sqm)
9 Albert Road – 'Site 2' (2,017sqm)	B4 – Mixed Use 35m (10storeys) 3.5:1 (7,059.5sqm)	B4 – Mixed Use 54m (15 storeys) 5:1 (10,085sqm)

The ownership of five of the lots is with one owner with the adjacent lot (9 Albert Road) owned separately and listed in Table 4 below:

Table 4: Ownership of lots subject to Planning Proposal

Street Address	Owner
2 Pilgrim Avenue, Strathfield	Convertia Pty Ltd
4 Pilgrim Avenue, Strathfield	Convertia Pty Ltd
6 Pilgrim Avenue, Strathfield	Convertia Pty Ltd
9 Albert Road, Strathfield	Ver Custodian P/L
11 Albert Road, Strathfield	Convertia Pty Ltd
13 Albert Road, Strathfield	Convertia Pty Ltd

The proposed amendments to Strathfield LEP 2012 as identified in Table 4 above are shown in Figures 9 & 10 below:

Item ID3 Page 14

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

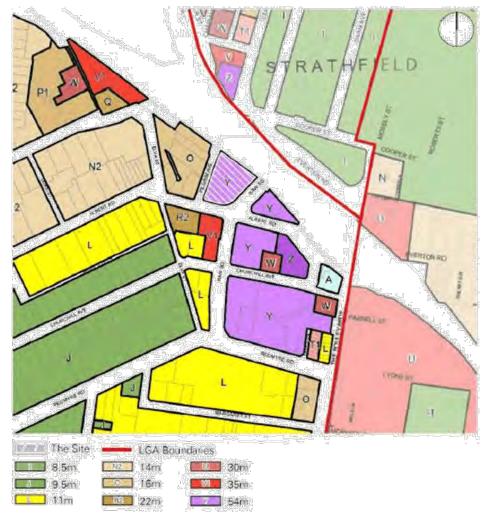


Figure 9: Planning Proposal Maximum Building Heights Map - Proposed

Item ID3 Page 15

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

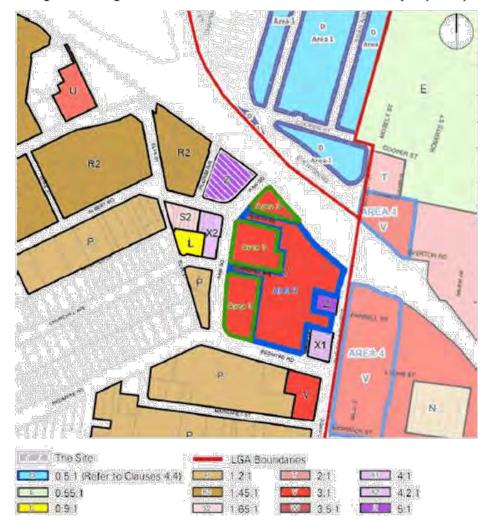


Figure 10: Planning Proposal Maximum Floor Space Ratio Map - Proposed

Item ID3 Page 16

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Assessment of the Planning Proposal

Strategic Planning Context

Consideration of the Planning Proposal request in relation to the *Greater Sydney Region Plan (A Metropolis of Three Cities)*, the *Eastern District Plan*, the State and Regional Statutory Framework and Section 9.1 Directions is provided in the report to the SLPP, which is included at Attachment 1.

Local Planning Context

Consideration of the Planning Proposal in relation to Council's local strategic plans is provided below:

Strathfield Community Strategic Plan 2030

The Community Strategic Plan is a primary document that represents the community's aspirations for the next twelve years. It is accompanied by an annual Operational Plan, three year Delivery Program and a Resourcing Strategy. The Plan identifies five key themes (called 'pillars') that underpin the future work. They include:

- 1. Connectivity
- 2. Community Wellbeing
- 3. Civic Pride and Place Management
- 4. Liveable Neighbourhoods
- 5. Responsible Leadership

The Planning Proposal is considered to satisfy a number of these themes.

PUBLIC EXHIBITION OF THE PLANNING PROPOSAL

The Planning Proposal was placed on public exhibition from 1 May 2018 – 1 June 2018, in accordance with the provisions of the Act and Regulations.

The notification for the public exhibition included the following:

- · Statutory notice in the Inner West Courier (1 May 2018)
- · Dedicated page on Council's website (under 'Planning Proposals')
- Update on Council's e-News
- Displays in Council's Customer Service Centre and libraries including the public exhibition information, the Planning Proposal and appendices, draft Strathfield Local Environmental Plan 2012 Maps, Gateway Determination, relevant Council reports and other legislative documents and information (e.g. Section 9.1 Directions compliance table, State Environmental Planning Policy compliance, Strathfield LEP 2012 written instrument and Maps)
- Just under 2,000 letters were sent to the affected and adjoining land owners and the key transport agencies
- Telephone and face to face contact with Strategic Planning and Council's Duty Planner

During the exhibition, 20 submissions were received and the comments raised which specifically relate to the Planning Proposal are considered in this report. Acknowledgement letters/emails were sent to all submitters following the end of the public exhibition/notification period.

For the purpose of reviewing and summarising the key issued raised the submissions received during the public exhibition are grouped in the following categories: Community submissions and Public Authority submissions. A summary table is provided below in **Table 5**:

Item ID3 Page 17

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Table 5: Submissions received on the subject Planning Proposal

Submission	Number Received
Community	16
Public Authority	4
Total	20

A summary of all submissions received during the public exhibition (1 May 2018 to 1 June 2018) is provided in **Attachment 2**. A copy of the submissions received have been distributed under separate cover.

Community Submissions

A total of 20 Community Submissions were received during the exhibition period (as detailed in Table 5 above). Of the 16 objections received, 9 were form letters which were identical in form and content. However, as per the requests of the objectors, these have been noted as individual submissions.

These submissions predominantly came from adjoining residents and included issues relating to overshadowing, excessive height, lack of affordable housing, traffic and parking, residential amenity and overcrowding/overdevelopment of the site. A detailed summary of the submissions received and a response to the submissions is provided in **Attachment 2**.

The following is a summary of issues raised in the Community submissions (note that an individual submission may raise more than one topic):

- · Reduced ventilation for existing residents in surrounding buildings
- · Overshadowing of Pilgrim Avenue and properties to south
- · Overdevelopment of the site
- Height increase considered excessive
- Exacerbates overcrowding at Strathfield station
- · Lack of affordable housing and housing mix
- · Lack of direct sunlight and cross ventilation in proposed units
- Request to demonstrate compliance with Apartment Design Guidelines at Planning Proposal stage
- Excessive provision of car parking spaces
- Concerns over provision of ground floor commercial and retail floorspace and separation from the existing town centre
- · Perceived negligible effect on employment in the local area
- · The traffic study does not consider the cumulative impacts of traffic in the local area
- Traffic study does not model 'worst case' scenario and assumes majority of residents will
 utilise public transport

No changes have been recommended to the Planning Proposal as a result of the community submissions as the issues raised are anticipated to be considered in the future development application (DA) as part of the SEPP No.65 and Apartment Design Guide (ADG) compliance.

Independent urban design advice was sought from *David Lock & Associates* (DLA) to conduct a peer review of the proposal and to advise on what was considered to be an appropriate FSR and height for the site as part of undertaking a preliminary assessment of the proposal.

Public Authority Submissions

The following public authorities were consulted and submissions received during the public exhibition of the Planning Proposal:

- Transport for NSW Sydney Trains
- Transport for NSW Roads and Maritime Services

Item ID3 Page 18

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

total of five (5) existing residential lots. The details of the site relevant to this traffic and parking impact assessment are summarised below:

Site 1 includes the following:

- 51 one-bedroom units;
- 117 two-bedroom units;
- 888m2 ground floor retail area:
- 5 levels of basement parking including 355 car parking spaces;
- Two-way driveway access to Pilgrim Avenue.

Site 2 includes the following:

- 113 two-bedroom units;
- 471m2 ground floor retail area;
- Two-way driveway access to Raw Square.

In addition to the above, a total of 30 parking spaces will be provided to the public for commuters.

It is considered 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. A recommendation has been included in this regard.

The SLPP also resolved in relation to traffic 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. This has been included in the recommendation.

Provision of Affordable Housing

As part of the Planning Proposal the proponent has not offered any public benefit. The Eastern city District Plan makes provision for the development of affordable housing. A recent approval by the Sydney Eastern City Planning Panel for a Planning Proposal at No 11- 17 Columbia Lane required that the proponent provide a minimum 5% affordable housing as part of the Planning Proposal.

Strathfield Council is not currently listed in State Environmental Planning Policy No 70 (SEPP 70) and there isn't currently a mechanism available within Strathfield LEP 2012 to "lock in" affordable housing as part of an amending LEP.

The proponent of the subject Planning Proposal has not negotiated to enter into a Voluntary Planning Agreement (VPA) with Council to provide any public benefit, however Council considers that the need for affordable housing as part of any development is important.

In seeking consistency with respect to the provision of affordable housing it is recommended that a minimum of 5% of the overall number of units be provided as affordable housing and that the proponent advise in writing of its intention to provide this as part of any future development application.

Based on the details provided with the Planning Proposal with respect to the total number of units, a 5% minimum would yield approximately 8 affordable housing units for Site 1 and 5 affordable housing units for Site 2.

Conclusion and Next Steps

Item ID3 Page 20

COUNCIL MEETING 6 NOVEMBER 2018

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 (Cont'd)

Council in relation to 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield has exhibited the Planning Proposal.

Council received 20 submissions from the community and public authorities in relation to the Planning Proposal. No changes have been recommended to the Planning Proposal as the issues raised in the community submissions were design and traffic related rather than to the Planning Proposal. These issues will be addressed in the assessment of any future development application

The public authorities did not raise any objections to the Planning Proposal and therefore, no changes are required to the Planning Proposal as a result.

It is recommended that prior to the submission of the Planning Proposal back to the Department of Planning to:

- 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; and
- 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

That the following be undertaken and submitted to Council for consideration and approval:

- 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.
- 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.

Once the required documentation has been submitted, a further report will be presented to Council seeking endorsement to exhibit the draft DCP.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

- Report to Strathfield Local Planning Panel 4 October 2018
- Submission Summary No 2-6 Pilgrim Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield

Item ID3 Page 21

ATTACHMENT 2



STRATHFIELD DEVELOPMENT CONTROL PLAN NO 26

2-6 Pilgrim Avenue and 9-13 Albert Road, Strathfield

Adopted by Council on 6 May 2020 In force from xxxxxx 20XX

STRATHFIELD COUNCIL

AMENDMENTS			
Amendment No.	Description	Adopted by Council	Date Effective

2 | Page

TABLE OF CONTENTS

T	ABLE	OF CONTENTS	3
1.0	11	NTRODUCTION	5
1	.1	Name of this Plan	5
1	.2	Commencement of Development Control Plan	5
1	.3	Land to which plan applies	5
1	.4	Local Environmental Plan applying to the land	6
1	.5	Purpose of this DCP	6
1	.6	Aims of the Development Control Plan	6
1	.7	Relationship to Other DCPs and Policies.	7
2.0	P	LANNING PRINCIPLES	7
2	.1	Density, bulk and scale	7
2	.2	Site access and circulation	8
2	.3	Parking	8
2	.4	Environmental Amenity	8
2	.5	Open space and landscape	8
2	.7	Safety and security.	8
2	.8	Site remediation.	8
2	.9	Building design and materials	8
2	.11	Site drainage and water management	9
3.0	D	EVELOPMENT CONTROLS	9
3	.1	Site Layout	9
3	.2	Built Form	9
	3.2.	1 Building Height	
	Obje	ectives	9
	Con	trols	9
	3.2.	2 Building Form and Materials	10
	Obje	ectives	10
	Con	trols	10
	3.2.	3 Setbacks	10
	Obje	ectives	10
	Con	trols	11
3	.3	Building Design and Adaptable Housing	12
	Obje	ectives	12

3 | Page

Con	ıtrols	12
3.4	Affordable Housing	12
Obj	ectives	12
Con	ntrols	12
3.5	Landscaping	13
Obj	ectives	13
Con	ntrols	13
3.6	Active Frontages	
0-	ectives	
Con	ntrols	13
3.7	Access and Linkages	
-	ectives	
Con	ntrols	
3.8	Parking	
	ectives	
Con	ntrols	
3.9	Noise	
	ectives	
Con	ntrols	15
3.10	Stormwater Management	
	ectives	
Con	ntrols	15

1.0 INTRODUCTION

1.1 Name of this Plan

This Development Control Plan shall be cited as "STRATHFIELD DEVELOPMENT CONTROL PLAN NO 26 2-6 Pilgrim Avenue and 9-13 Albert Road, Strathfield."

1.2 Commencement of Development Control Plan TBC

1.3 Land to which plan applies

This plan applies to the land in SP8785, Lots 8 and 9 DP15917, Lots A and B DP100558 and Lot 100 DP807807 known as 2, 4 and 6 Pilgrim Avenue and 9, 11 and 13 Albert Road, Strathfield.

Table 1 - Lots subject to this DCP

	fried to the second sec	
Street address	Legal description	Area
2 Pilgrim Avenue	SP8785	500 m2
4 Pilgrim Avenue	Lot 9 DP15917	472 m2
6 Pilgrim Avenue	Lot 8 DP15917	433 m2
13 Albert Road	Lot A DP100558	748 m2
11 Albert Road	Lot B DP100558	715 m2
9 Albert Road	Lot 100 DP807807	2,017 m2



5 | Page

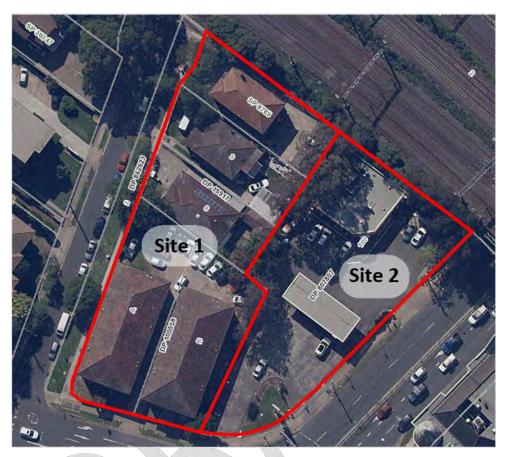


Figure 1: Land subject to this DCP

1.4 Local Environmental Plan applying to the land

The Strathfield Local Environmental Plan 2012 (SLEP 2012) applies to the land.

1.5 Purpose of this DCP

The primary purpose of this DCP is to provide detailed controls for development on the site to accompany the SLEP 2012.

1.6 Aims of the Development Control Plan

The aims of this plan are:

- To provide appropriate development control principles for the development of the site for residential purposes;
- b) To provide for a distribution of height across the site;
- To ensure that the future development of the land is compatible with similar adjacent development;
- d) To specify landscape elements and concepts to be incorporated into any redevelopment of this land;

6 | Page

- To ensure suitable provision is made for vehicular access across the site, including the provision of public car parking;
- To provide an acceptable acoustic environment for residents through appropriate design, layout and construction measures, which mitigate noise and vibration impacts from the nearby road and rail transport activities;
- To ensure that the site is adequately provided with water, sewerage and stormwater drainage services; and
- To ensure environmental, flooding and contamination matters are addressed at the Development Application stage.

1.7 Relationship to Other DCPs and Policies

This DCP should be read in conjunction with:

- i) Strathfield Local Environmental Plan 2012;
- ii) Strathfield Section 94 Direct Development Contributions Pan 2010-2030
- iii) Strathfield Section 94A Indirect Contributions Plan 2010

Development of the site is governed by SLEP 2012. This site specific DCP should be read in conjunction with the provisions and controls in Council's other relevant DCP's. This DCP adopts the following provisions of the Strathfield Consolidated Development Control Plan 2005.

- Part C Multiple Unit Housing
- Part F Bed and Breakfast Establishments
- Part H Waste Minimisation and Management.
- · Part I Provision of Off Street Parking
- Part J Advertising Signs and Structures
- Park K Development on Contaminated Land
- · Part L-Public Notification of Development Applications
- Part N Water Sensitive Urban Design
- Part P Heritage
- Part Q Urban Design Controls

If there is any inconsistency between controls in this DCP and Council's other DCP's the controls in this DCP shall prevail as they relate to the site.

2.0 PLANNING PRINCIPLES

Density, bulk and scale

- To ensure that maximising the site's development potential is balanced with environmental
 and aesthetic considerations and that the scale of development is appropriate to the site's
 context and its proximity to the Town Centre and railway station
- To promote redevelopment in the form of a mixed-use scheme comprising ground floor commercial uses with residential above
- To ensure that building envelopes (in terms of height, scale and set back) respect the desired character, topography and built form of the site and locality
- · To relate building forms to private open spaces across the site

7 | Page

- To allow adequate daylight, sunlight and ventilation to living areas and private open spaces of new development
- To provide a high level of amenity for future occupants

2.2 Site access and circulation

- To ensure the principle point of vehicular access to the site is from Pilgrim Avenue
- To provide easy, convenient and safe access to all future buildings
- To promote pedestrian access via the existing intersection across Raw Square to the Town Centre and Strathfield Railway Station

2.3 Parking

- To provide sufficient on-site parking to satisfy the demand likely to be generated by development
- To include car parking for public use
- To ensure that parking facilities are designed in accordance with relevant RMS guidelines and Australian Standards
- To enable the efficient use of car spaces and accessways, including safe manoeuvrability for vehicles between the parking areas and the street
- To encourage the integrated design of access and parking facilities to minimise visual and environmental impacts

2.4 Environmental Amenity

- To ensure future residential apartments achieve a high level of amenity for future occupants, with particular regard to the adjoining railway condor
- To protect the visual privacy and amenity of surrounding residents
- To ensure reasonable levels of solar access, privacy and security to adjoining properties and users

2.5 Open space and landscape

- To ensure that redevelopment of the site incorporates landscaping
- . To provide adequate communal space for the recreational needs of residents
- To provide planting along site's northern boundary to soften the interface between future development and the railway corridor

2.7 Safety and security

- To ensure a safe environment by promoting crime prevention through environmental design
- To ensure personal and property safety and surveillance for residents and visitors and enhance perceptions of community safety

2.8 Site remediation

- To ensure that the site is suitable for residential development
- · To accurately identify and remediate any contamination of the site

2.9 Building design and materials

- To ensure that future development on the support is designed to a high quality
- To provide design solutions which will assist in achieving residential development which is attractive, functional and convenient for residents

8 | Page

- To ensure a choice of housing is available on the site
- To encourage the use of materials that are compatible with the character of surrounding developments and the Town Centre style streetscape in terms of type, form and colour
- To encourage building materials and insulation which assist in thermal performance and maintain internal comfort levels

2.11 Site drainage and water management

- · To protect the physical environment and receiving waters of the catchment
- To encourage the installation of water saving appliances

3.0 DEVELOPMENT CONTROLS

The following controls will be used to assess development applications in relation to the site.

3.1 Site Layout

Development on the land is to comprise a podium component with taller elements above. Buildings are to present attractive active frontages to the street and be designed to respond to principles of SEPP65 and the Apartment Design Guide. Any development of either site is to take into consideration the likely future built form layout of the adjacent site to ensure that an appropriate consolidated design solution is achieved.

3.2 Built Form

3.2.1 Building Height

Building heights are expressed in storeys as illustrated in Figure 2. Maximum building heights within the site are to be read in conjunction with the maximum building heights shown on the SLEP 2012 Height of Buildings Map.

Objectives

- To ensure building heights visually reinforce the Strathfield Town Centre's role as a key focal
 point and transit connection to broader Sydney
- To ensure building heights contribute to the creation of a high density, urban neighbourhood character compatible with the sites location directly adjacent to the Strathfield Town Centre and Strathfield Railway Station
- To ensure building heights are varied across the site to create a visually interesting urban form and skyline, as illustrated in Figure 2

Controls

- 1. Building height is to be in accordance with SLEP 2012
- Building height is to be generally distributed in accordance with the heights/number of storeys illustrated in Figure 2
- Building height is to implement an appropriate transition of height away from the Railway Station
- 4. Building heights are to be higher nearest to the Railway Station and rail corridor
- The use of the rooftop for communal open space is encouraged., Any facilities and associated structures (including lift overruns, plant rooms and the like), including access to them, are to be in accordance with the Maximum Building Height in SLEP 2012.
- 6. The tallest building on the site is to be located nearest to the Strathfield Railway Station

9 | Page

3.2.2 Building Form and Materials

Objectives

- 1. To create a physical street edge that clearly defines Raw Square and Albert Road
- 2. To ensure the buildings achieve visual interest and respond to the local context
- 3. To ensure the buildings are designed to address and engage with the public domain
- 4. To ensure buildings are designed to address acoustic impacts from the rail corridor
- 5. To ensure articulation in the building form

Controls

- 1. Buildings are to address existing and proposed streets or shared spaces
- Buildings are to incorporate design measures to visually articulate and vary building facades, through façade modulation, including but not limited to:
 - a. recessed and / or projecting balconies
 - b. windows and other openings
 - c. sun control devices such as eaves, louvres and screens
 - d. privacy screens
 - e. blades or fins
- 3. Building facades are to be expressed within a cohesive overall design composition
- High quality communal open space is to be provided and designed to be usable and appealing to maximise activity and to provide amenity for residents
- Any building on the site is to be designed to have a podium component that is visually distinct from the upper level built form
- Building designs are to be designed to a high quality that positively contributes to the visual amenity of the area
- Designs will have regard to the principles of good residential flat building design as outlined in the Apartment Design Guide
- 8. Access to common areas should be direct and without unnecessary barriers. Obstructions which cause difficulties should be avoided. These include:
 - a. uneven and slippery surfaces
 - b. steep stairs and ramps
 - c. narrow doorways, corridors and paths
 - d. devices such as door handles that require two hands to open
- Colours used on the proposed finishes are to provide visual interest fronting the Town
 Centre and intersection of Raw Square and Albert Road. Where cement rendering or
 textured finishes are proposed to be used, the colours of the proposed finishes are to be
 provided by way of colour charts submitted with the development application

3.2.3 Setbacks

Objectives

- To ensure that buildings along Albert Road and Raw Square create a coherent street wall
 consistent with the Town Centre, with a 4-storey primary street wall height
- To ensure that buildings provide appropriate human scale
- 3. To reflect the existing built form of other development in the Town Centre
- 4. To achieve articulation in the building form

10 | Page

Controls

- 1. Setbacks are to be in accordance with Figure 2
- 2. The buildings are to create a coherent street wall of 4 storeys
- 3. Zero setbacks are to be provided to buildings facing Raw Square
- Zero setbacks are to be provided to the first four storeys of buildings facing Albert Road and Pilgrim Avenue
- 5. From the 5th storey and up, buildings facing Albert Road and Pilgrim Avenue are to be setback a minimum 1m

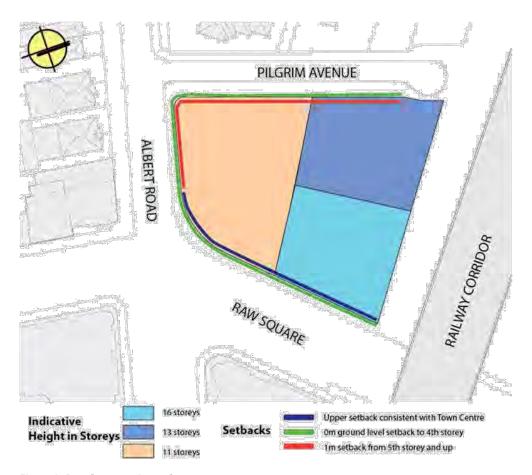


Figure 2: Development Controls

11 | Page

3.3 Building Design and Adaptable Housing

Objectives

- To ensure that a choice of housing is available throughout the Strathfield Municipality.
- To ensure that housing is accessible to older people and people with mobility disabilities.
- To encourage materials used in new developments to be compatible with adjoining developments and the streetscape in terms of type, form and colour.

Controls

- A minimum of 15% of the total number of dwellings within every multiple unit development must be designed in accordance with Australian Standard AS 4299

 Adaptable Housing (Class C) to ensure units are internally designed to allow occupation by older people and people with disabilities.
- For mixed use or residential flat developments, at least one main entry which is convenient and provides a barrier free access must be provided for access (complying with AS1428.1) to ground floor units.
- Access to common areas should be direct and without unnecessary barriers.
 Obstructions which cause difficulties should be avoided. These include:
 - uneven and slippery surfaces
 - steep stairs and ramps
 - narrow doorways, corridors and paths
 - devices such as door handles that require two lunds to open.
- Adequate and convenient seating and amenities for people with mobility disabilities is to be provided.
- 5. Adequate parking for people with mobility disabilities, and safe, easy and convenient access to the building shall be provided. Parking spaces for persons with disabilities which is provided within basements is to have wheelchair access to the residential units by either a ramp with a 1:14 gradient, a passenger lift complying with AS1735.12 1999 or a fixed stair lift complying with AS1735.7 1998.
- Design of the building must comply with the Building Code of Australia and Australian Standard AS1428 1 – 2001 Design for Access and Mobility.

3.4 Affordable lousing

Objectives

- 1. Provide diverse housing options for people at all lifecycles.
- 2. Provide affordable housing for key workers and very low to low income workers.

Controls

1 A minimum of 5% of the total number of units be provided as affordable housing in Council ownership (in perpetuity) at no cost to Council.

12 | Page

3.5 Landscaping

Objectives

 To ensure an area of open space for residents of future development on the site with high amenity, solar access and protection from acoustic impacts from the rail corridor

- To ensure an acoustic screen of natural vegetation is provided along the rail corridor boundary of the site to the north
- To ensure communal open space within the development is designed to incorporate landscaping

Controls

- Communal open space areas are to be designed to incorporate tree species that provide canopy coverage
- Landscaping is to be provided in accessible spaces for use by residents as common open space

3.6 Active Frontages

Objectives

- To encourage active ground floor uses comprising a mix of non-residential uses to enhance activity along main streets
- To encourage greater pedestrian activity along Raw Square in order to reinforce its role as a commercial corridor
- To ensure active frontages make a positive contribution to the public domain and streetscape

Controls

- The location of active land uses and frontages at ground level is to be in accordance with Figure 3.
- 2. Buildings with active frontages are to be built to the street alignment
- 3. Active frontages are to be designed to provide equitable access
- 4. Active frontages incorporate large areas of transparent glazing or other openings that enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity such as residential toyers, seating and dining areas for any food and drink premises
- Development provides fixed awnings that are integrated with the overall design of the building along areas that have active ground floor uses
- Commercial premises or shops are to be provided along the street frontages to Albert Road and Raw Square to support the adjacent Town Centre
- Frontage to Pilgrim Avenue is to address the residential character of the street through materiality and design

3.7 Access and Linkages

Objectives

- To encourage the use of public transport, walking and cycling and ensure streets achieve a balance between facilitating vehicle movement and promoting walking and cycling
- 2. To minimise vehicular access from Raw Square
- 3. To ensure clearly defined connections to the Strathfield Railway Station and Town Centre

13 | Page

Controls

- 1. Development within the site should be generally consistent with Figure 3 that includes:
 - a. Internal pedestrian access to on-site public car parking;
 - Direct access to the existing traffic light crossing on Raw Square to ensure safe, controlled access to the Strathfield Railway Station and Town Centre
- 2. Pedestrian access is to be provided to the site from Albert Road and Raw Square
- The number of vehicle entry points per block should be minimised and located to maximise safety and visual amenity within the public domain
- Adequate separation between vehicle entry points is to be provided to minimise impact on streetscape design and pedestrian amenity
- Provision for future vehicle access to the site is to be from Pilgrim Avenue only and is to be included in any future development
- Vehicular access is to be provided to the site from Pilgrim Avenue as shown in Figure 3. No vehicle access is permitted from Albert Road or Raw Square.

3.8 Parking

Objectives

- 1. To ensure adequate provisions of on-site public car parking for use by members of the public to access the railway station and Town Centre
- To ensure the off-street car parking provisions support the demand generated by the development

Controls

- Basement car parking is to be designed and provided in accordance with the applicable planning controls
- 2. Parking is to be provided in accordance with the relevant Council parking rates
- Additional public car parking is to be provided on-site, with a maximum of 60 car spaces allocated for public use as follows:
 - a. Pilgrim Avenue: 30 allocated public car spaces (Site 1)
 - b. Raw Square: 30 allocated public car spaces (Site 2)

The spaces are to be in addition to the parking requirement for the development, they are to be provided to the public at no cost to Council, with the owner/developer entering an agreement with Council, which will include the registration of a restriction on the use of the land pursuant to section 88E of the Conveyancing Act 1919 (NSW) and then entering into a licence agreement in Council's favour, who will manage and maintain the public parking spaces in perpetuity.

- 4. Vehicular access to development sites 1 and 2 is to be restricted to Pilgrim Avenue.
- Future development within the site is to designed to support an integrated basement that services both Site 1 and Site 2, with vehicular access from Pilgrim Avenue with relevant easements and rights of carriage-way over site 1 in favour of site 2.
- Pedestrian access to the public car parking to each of Site 1 and Site 2 is to be provided from the Albert Road frontage.

3.9 Noise

Objectives

 To ensure that development does not unreasonably impact on the amenity of the surrounding residential area and other sensitive land uses by way of noise or vibration

14 | Page

To ensure buildings are designed and orientated in such a way to ensure adequate internal acoustic privacy for occupants

Controls

- An acoustic assessment is to be submitted with development applications proposing residential development on the site and any noise mitigation measures that are recommended are to be implemented
- Any development of the site is to consider and address various matters raised within the Department of Planning's publication titled 'Development Near Rail Corridors and Busy Roads – Interim Guideline' or the applicable publication at the time of DA lodgement

3.10 Stormwater Management

Objectives

- To ensure that stormwater management is integrated within the layout and design of the development
- To ensure that stormwater management is appropriate to the site and the proposed development
- To ensure that stormwater management measures effectively treat and dispose of stormwater and protect future development from flooding

Controls

- Any future development of the site is to incorporate stormwater design measures that are designed in accordance with the stormwater management measures set out in SCDCP 2005
- Driveways providing access to the site are to be designed to achieve the necessary flood free planning level for the site

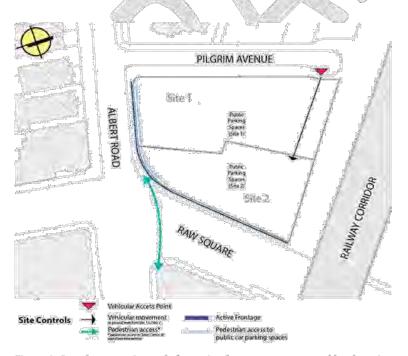


Figure 3: Development Controls for active frontages, access and landscaping

15 | Page

ATTACHMENT 3



15 May 2019

Our Reference: SYD19/00156/02

CD19/02994

Ms. Rita Vella Manager Strategic Planning Strathfield Council PO Box 120 STRATHFIELD NSW 2135

Attention: Laura Morabito

Dear Ms. Vella,

PLANNING PROPOSAL TO AMEND THE FLOOR TO SPACE RATIO AND HEIGHT DEVELOPMENT CONTROLS AT 2-6 PILGRIM AVENUE, 9 ALBERT ROAD AND 11-13 ALBERT ROAD, STRATHFIELD

Thank you for your letter dated 9 April 2019 inviting Roads and Maritime Services (Roads and Maritime) and Transport for NSW (TfNSW) to provide comment on the planning proposal for the land at 2-6 Pilgrim Ave, 9 Albert Rd & 11-13 Albert Rd, Strathfield. Roads and Maritime and TfNSW appreciate the opportunity to provide comment.

The planning proposal seeks the following amendments to the Strathfield LEP 2012 for the subject site which is zoned B4 Mixed Use:

- · Increase the maximum building height from 35m to 54m (an increase of 19m); and
- Increase the maximum floor space ratio (FSR) from 3.5:1 to 5:1 (an increase of 1.5:1)

The documents provided by Council have been reviewed. Combined Roads and Maritime and TfNSW comments on the proposal are provided in **Attachment A** overleaf.

Thank you for the opportunity to provide advice on the subject proposal. If you require clarification on the comment provided above, please contact Ken Ho, A/Senior Land Use Planner, by email via Development.Sydney@rms.nsw.gov.au.

Yours sincerely,

Cheramie Marsden

15 Wander

Senior Manager Strategic Land Use Sydney Planning, Sydney Division

Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 | PO BOX 973 Parramatta NSW 2150 |

www.rms.nsw.gov.au | 13 22 13

Attachment A

1. Cumulative growth and regional transport infrastructure

It is our understanding that the subject site is within the area originally identified by the Department of Planning and Environment (DPE) as the Burwood, Strathfield & Homebush Planned Precinct. DPE information indicates that studies will be undertaken to plan for the precinct, including a detailed transport and traffic study. It is expected that this study will identify the regional transport infrastructure upgrades (including roads, public transport and active transport) required to support the cumulative growth planned for Strathfield including road reservations for the regional network, timing of improvements, and a funding mechanism for regional infrastructure.

There is a concern that cumulative traffic impacts associated with additional growth (beyond existing planning controls) in advance of the precinct-wide studies may further exacerbate traffic congestion and safety issues, and may result in additional constraints in delivering broader mitigation measures within the corridor. It is preferred that site specific planning proposals are assessed in the context of the cumulative impacts of the future development uplift in Strathfield.

In the absence of the completion of the wider precinct studies, Roads and Maritime is not in a position to determine whether potential infrastructure treatments on surrounding roads, to support the broader growth in the Strathfield area, would impact the site. Council should be satisfied that the Planning Proposal will not conflict with the future delivery of infrastructure improvements required to support the broader growth in Strathfield.

Should the subject planning proposal proceed ahead of broader/cumulative impact studies and developer contribution plans being finalised, an addendum traffic study should be provided to support the subject Planning Proposal. Please see comments below for further consideration.

2. Strategic traffic study

In the absence of the broader precinct analysis, a strategic traffic study should be provided to consider the impacts of the proposal on the surrounding road network and key intersections in the context of broader growth. The assessment should consider the impacts of other known planning proposals and major development applications in the area. In this regard, the ultimate development year plus 10 years growth should be considered in the network analysis to understand (at a strategic level) the potential road corridor requirements fronting the site.

Roads and Maritime can assist the proponent by providing future traffic growth projections from its Strategic Traffic Forecasting Model (STFM) under a data access agreement. The proponent may need to review the underlying land use assumptions and make any adjustments if required. This will form the basis of the detailed modelling (i.e. SIDRA network).

3. Modelled intersections

A number of the key intersections on the surrounding road network are closely spaced, with traffic queues generally extending to adjoining intersections. The analysis should capture the impacts of any queuing from one intersection to another. Therefore, in addition to the intersections already modelled, the assessment should also include (but not be limited to) SIDRA network modelling of the following intersections for AM and PM network peaks:

- Parramatta Road/ Leicester Avenue
- II. Raw Square/ Churchill Avenue
- III. Raw Square/ Redmyre Road

4. Intersection pedestrian volumes

Higher pedestrian volumes at intersections, which could be supported by survey data, should be utilised in the AM and PM peak periods over and above standard volumes provided in the SIDRA modelling package. Furthermore, the model should include an allowance for adequate red arrow

pedestrian protection during peak periods to accurately reflect the traffic conditions and the operation of the signals.

The development will likely contribute to additional pedestrian volumes crossing the intersections at Raw Square to access the Strathfield interchange. An analysis of the pedestrian facilities, including queuing and waiting areas at traffic signals along Albert Road and Raw Square, should be included in any traffic impact assessment. Consideration should be given to upgrading the existing pedestrian infrastructure should an assessment indicate that additional capacity is required.

5. Signal cycle times

The modelled cycle times for identified intersections should be consistent with actual cycle times. Most of these signalised intersections are a part of a Sydney Coordinated Adaptive Traffic System (SCATS) sub system. The intersection modelling analysis should be revised accordingly.

Note: SCATS data on actual cycle times can be requested from Roads and Maritime. Costs associated to obtain this data will be borne by the Applicant.

6. Travel demand strategy

The planning proposal is located within close proximity to Strathfield railway station. Consideration should be given to appropriate maximum parking controls to be included in any DCP or LEP provisions for the site; encouraging the use of public and active transport. A car parking provision of almost 600 car parking spaces including 30 public commuter parking spaces may encourage private vehicle trips to and from the site as well as the leasing of car spaces to third parties. The provision of high parking rates is inconsistent with the objectives of achieving increased sustainable active and public transport use. In this regard, maximum car parking rates in line with State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development should be considered.

7. Site vehicular access

It is recognised that the planning proposal does not ensure land in different ownerships will be redeveloped at the same time, which could result in the separate development of the land fronting Pilgrim Avenue (owned by the proponent), and the land associated with the service station at 9 Albert Road (Site F). This would result in separate accesses across the sites, which is not the preferred development outcome from a road network and safety perspective.

Consideration should be given to the additional floor-space-ratio (FSR) being linked to a lot consolidation clause, requiring the lots including 'Site F' to be consolidated for the additional FSR to have effect as part of any redevelopment. This is to ensure that coordinated access arrangements are provided. Coordinated access arrangements could be set out in any site specific Development Control Plan, 'Deed of Agreement' and/or reciprocal right of ways for this future access arrangement.

8. Regional transport infrastructure - development contributions

An appropriate funding mechanism/ agreement should be in place to ensure that developer contributions are obtained on an equitable basis for the provision of state and regional transport infrastructure required to support development uplift and future growth in the Strathfield precinct.

ATTACHMENT 4



23 March 2020

TfNSW Reference: SYD19/00156

Mr Henry Wong CEO Strathfield Municipal Council PO Box 120 STRATHFIELD NSW 2135

Attn: Kandace Lindeberg

Dear Mr Wong

PLANNING PROPOSAL TO AMEND THE FLOOR TO SPACE RATIO AND HEIGHT DEVELOPMENT CONTROLS AT 2-6 PILGRIM AVENUE, 9-13 ALBERT ROAD, STRATHFIELD

Transport for NSW (TfNSW) advises that legislation to bring Roads and Maritime Services and TfNSW together as one organisation came into effect on 1 December 2019 so we can deliver more integrated transport services across modes and better outcomes to customers and communities across NSW. This letter represents the views of the new TfNSW organisation, however please note that Sydney Trains may provide further comments under separate correspondence and at the development application stage.

We appreciate the opportunity to provide comment on the amended traffic modelling and letter of advice for the above proposal that was submitted to TfNSW for review in accordance with the consultation requirements set out under Section 3.34 of the *Environmental Planning and Assessment Act 1979* and Gateway conditions. We note the information looks to address comments raised by TfNSW on the previous modelling submitted by the proponent. Our detailed response is provided at **TAB A**.

TfNSW notes that the Burwood, Strathfield and Homebush Precinct is no longer being pursued as a State-led project, but through collaborative planning between the State and councils, with subsequent rezonings generally being implemented by council. We understand that planning for long term growth and supporting infrastructure in Strathfield is being investigated as part of the Local Housing Strategy and supporting studies.

Whilst there are still some minor issues with the traffic modelling, in the interest of reducing further delays for the proponent, it is accepted that these issues can be resolved at the DA stage. On this basis TfNSW does not object to the planning proposal proceeding.

If you would like to discuss this submission further, please don't hesitate to contact Nav Prasad - Senior Land Use Planner on 02 8843 3321 or email: development.sydney@transport.nsw.gov.au

Yours sincerely.

Cheramie Marsden

- Marilla

Senior Manager Strategic Land Use, Planning & Programs

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124 P 131782 | W transport.nsw.gov.au | ABN 18 804 239 602

TAB A

TfNSW has reviewed the proposed amendment to the Strathfield Local Environmental Plan 2012 and notes that the amendment seeks to increase the:

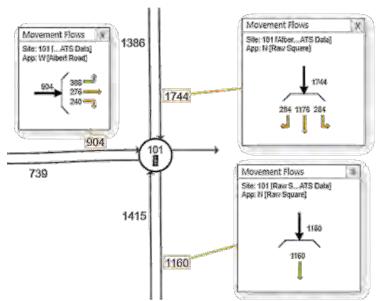
- 1. maximum building height from 35m to 54m (an increase on 19m); and
- 2. maximum floor space ratio (FSR) from 3.5:1 to 5:1 (an increase of 1.5:1).

TfNSW has reviewed the amended traffic modelling and the letter of advice provided by the proponents traffic consultant and provides the following comments for Council's consideration:

 The previous TfNSW comments regarding the traffic inflow and outflow in the road segments of the future models have still not been addressed.

The traffic inflow should balance with the traffic outflow for each mid-block section unless there is a specific reason for the volumes to change mid-block, such as a major car park, and needs to be documented/justified.

For example: Please refer to the below extract from the network 2029 Friday PM (Post Development). As can be seen, the sum of right turn and through movements at north approach is 1416 veh/h (240+1176) while it has dropped to 1160 veh/h at the other end of the same road segment.



To address this for future case models, one method would be preparing a network diagram which shows the additional trips on each road segment. These additional trips (sum of the background growth and development generation) need to be balanced as well, so that if a number of vehicles are added to one end of a road segment they also need to exist at the other end.

 An appropriate funding mechanism/ agreement should be in place prior to the finalisation of any amendment to the LEP for the precinct to ensure that developer contributions are obtained on an equitable basis for the provision of state and regional

Page 2 of 3

transport infrastructure required to support development uplift and future growth in the Strathfield precinct and LGA.

With the increase in mixed use type of developments on the western side of Raw Square in the vicinity of the site, there is likely to be a substantial increase in the number of pedestrians crossing the western leg of the Albert Road/Raw Square intersection, which currently does not have a pedestrian crossing installed. Council may wish to consider the funding mechanism to collect developer contributions towards an upgrade to the intersection to provide a pedestrian crossing.

3. Given the site's proximity to Strathfield Station, travel demand management measures should be implemented to promote the use of public and active transport and reduce reliance on private vehicle travel over the long term. Council may wish to give consideration to incorporating more restrictive maximum car parking controls within its DCP or LEP, in conjunction with car share and local area parking schemes and on-street parking restrictions.

Page 3 of 3

ATTACHMENT 5



Meeting Report and Recommendations

Meeting Date: 18 September 2019

Location: Halliday Room, City of Canada Bay Council

Panel members	Tony Caro (Chair)	
	Peter Hill	
	Conrad Johnston	
Council Staff	Stuart Ardlie – City Of Canada Bay Council	
	George Andonoski – Strathfield Council	
	Louise Gibson – Strathfield Council	
Apologies	Nil	
Declaration of interest	Nil	



Item and Meeting Minutes		
Item number 2		
DA number	Planning Proposal	
Property address	2-6 Pilgram Avenue, 9 Albert Road and 11-13 Albert Road, Strathfield	
Proposal		
Background	The site was inspected by the Panel on 19 September 2019	

Preface

This Panel acknowledges that the site has been subject to a prolonged planning process that originated from the lodgement of a Planning Proposal in 2015 and the subsequent resolutions of the Sydney East Joint Regional Planning Panel, Strathfield Local Planning Panel and Strathfield Council. The advice provided by the Panel is broad and limited to the reports that were provided on the day of the meeting and background provided by the applicant and their representatives at the meeting.

The Panel advises that ADG compliance cannot be established from the DCP document that was supplied to the Panel and on this basis the Panel is unable to provide its opinion. The advice that is provided by the Panel is focused on block planning principles, specifically the perimeter block pattern, and issues pertaining to the dual ownership of the site.

1. Site Amalgamation

- 1.1 Strathfield Council advised that the Planning Proposal originally consisted of Site 1 only, being No.2-6 Pilgrim Avenue and 11-13 Albert Road, with a site area of 2868sqm. At the Sydney East Joint Regional Planning Panel, the proponents were requested to amend their Planning Proposal to incorporate the adjoining Service Station (Site 2) at No.9 Albert Road, which has a site area of 2017sqm. The owners of Site 2 are not party to the Planning Proposal however, with the sites intended to be developed independently at this time.
- 1.2 The Panel considers that the development pathway of treating these two sites independently is not supported by the perimeter block layout in the DCP. The development on Site 1 would result in apartments which are orientated towards a service station, which may never developed, and an unresolved central courtyard area. The Panel recommends that the DCP should be amended to incorporate a separate option that allows each site to be developed independently.

2. Building layout

2.1 Although the Planning Proposal establishes a building height and FSR limit for this site, the DCP lacks detail and has not established key parameters for controlling the built form. In principle the perimeter block layout and concentration of the height toward the rail corridor is not supported by the Panel and gives rise to the following issues:



- The context is vexed by existing development of a density, bulk, form ad architectural character that is inconsistent with contemporary quality urban design practice. As such it should not be considered as relevant precedent for the subject development proponent.
- The unrelieved façade height and length is not suitable for perimeter block apartments.
 The Panel could not identify any comparable European or Australian cities that have apartment building types with this façade height and length.
- The density that is being proposed with the heights is very challenging and as a building street wall design is likely to be unable to comply with the ADG.
- The hard street edge will provide a poor urban design outcome and street address.
- The overall bulk and height have not been balanced providing a monolithic form that
 does not produce a diverse, fine-grained or human-scaled residential precinct.
- The layout concentrates the building height and floor space towards the rail corridor which will be a significant noise and vibration source. A large number of apartments will have their primary aspect being exposed to these impacts. The requirements of Section 4J of the ADG and the NSW Governments' Development near Rail Corridors and Busy Roads Interim Guidelines as called up by State Environmental Planning Policy (Infrastructure) 2007 are unlikely be satisfied by the proposed built form.
- The envelope does not support an ADG compliant development in key areas, for example; natural cross ventilation, solar access and building separation.
- The draft DCP suggests deep soil in the courtyard, and trees to provide acoustic screening for the courtyard. On a narrow site with an FSR of 5:1 there will be no space for deep soil and on a town centre site deep soil is not generally required. The Panel notes that trees do not provide an acoustic screen, rather an appropriate built form that protects units and open space from railway noise impacts must be provided.
- 2.2 The Panel recommends that a low podium design with tower apartment's setback from the street and rail corridor should be provided. A podium that is more solid should be provided adjoining the rail corridor (carparking use) and the building above setback from the northern boundary and streets. This design will provide a lower street wall and yield a better outcome with the shape of towers apartments moulded to provide an orientated in terms of outlook and solar access. At this density,an ensemble of carefully designed small footprint tower forms situated above a lower podium base (6-7 floors) would likely provide a better built form, residential amenity and urban design outcome.
- 2.3 The panel notes that this design approach would need to tested and then controlled through built form controls in the DCP.





DEU2 WATER CYCLE MANAGEMENT AND ENERGY EFFICIENCY/SOLAR POWER

INITIATIVES

AUTHOR: Sam Shaw, Environmental Projects Officer

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

Environment and Urban Services

RECOMMENDATION

That Council receive and note this Water Cycle Management & Energy Efficiency/Solar Power Initiatives Report.

PURPOSE OF REPORT

At the Council Meeting of the 4th February 2020 the following was resolved:

30/20 RESOLVED:

That a report be prepared for Council's April 2020 Ordinary Council Meeting on the water cycle management and energy efficiency/solar power initiatives in place across Council's parks, reserves, council buildings and community facilities including how Council currently addresses such matters and plans to into the future as part of an overall strategy.

REPORT

Recent environmental events (e.g. bushfire, drought, flooding and storms) have served as a reminder to all levels of government that greenhouse gas emissions must be reduced and water saved to minimise future environmental catastrophes. Council previously and currently has a number of proactive programs to improve its water and energy performance.

Council has a variety of water cycle management initiatives including stormwater treatment, rainwater harvesting at some parks and most council buildings, extended development controls (e.g. developments requiring rainwater tanks), community education programs (e.g. Watch & Learn – Water Wisdom) and internal signage to remind staff of water sensitive behaviour. Council works with the Cooks River Alliance catchment group and Sydney Water to continually improve water efficiency and reduce waterway pollution. State environmental planning policies such as BASIX help Council manage the built environment's impact on the water cycle.

Council has recently increased energy efficiency initiatives including major projects like the Main Library solar installation and LED lighting upgrades. Other projects include using hybrid vehicles to reduce fuel use and purchasing 'green' energy. BASIX helps Council ensure development aligns with standard energy efficiency requirements across Sydney. Council also seeks to encourage large developments to meet heightened energy efficiency requirements and look into site-specific renewable energy opportunities.

There are many opportunities for Council to decrease energy consumption, both internally and with community footprints. The Climate Change Mitigation and Adaptation Strategy would provide a

Item DEU2 Page 189

Water Cycle Management and Energy Efficiency/Solar Power Initiatives (Cont'd)

great starting point for Council to plan energy efficiency activities. This is because increasing energy efficiency is a key part of climate change mitigation. Additionally, review and amendment of the existing Energy Management Plan 2012 would highlight realistic opportunities to improve energy efficiency and solar power.

Water cycle management can be improved by reducing pollution of waterways through the stormwater system and decreasing council and community's water footprints. Council has various opportunities to reduce its water footprint, from direct infrastructure upgrades to community engagement. Review of Council's water efficiency plan to determine status of previous objectives and incorporate broader water savings and waterway health projects would help plan and deliver projects.

FINANCIAL IMPLICATIONS

Use of recurrent budget and funds to implement projects.

ATTACHMENTS

- 1. Water Cycle Management Initiatives
- 2. Energy Efficiency & Solar Power Initiatives

Item DEU2 Page 190

ATTACHMENT 1



COUNCIL MEETING FEBRUARY 2020 – GENERAL BUSINESS

30/20 < > WATER CYCLE MANAGEMENT AND ENERGY EFFICIENCY/SOLAR POWER INITIATIVES

Strathfield Council Water Cycle Management Initiatives Report

Appendix 1

CURRENT INITIATIVES

Table 1 - Direct Council Operations

Rainwater tanks at key council buildings provide water for toilets, irrigation and cleaning	Track and assess water usage at Council facilities	Dual flush toilets in Council facilities
Work collaboratively with the Cooks River Alliance to develop whole of catchment land use policy and programs	Water saving behaviour educational signage in some Council facilities	Water quality monitoring program for main waterways (e.g. Cooks River)

Table 2 - Council planning, regulations & services

Water tank requirements in Strathfield's development control plan (part A)	Water sensitive urban design requirements in Strathfield's development control plan (part N)	Waterway pollution incident response and investigation
Enforce sediment and erosion controls to prevent pollution		

Table 3 - Community Engagement

Waterway health education	Watch & Learn community	Industrial area litter projects to
activities at Council events such	education program - Water	improve stormwater quality
as the Spring Festival	Wisdom' segment for movies in	through business engagement
	the park events	



COUNCIL MEETING FEBRUARY 2020 – GENERAL BUSINESS

30/20 < > WATER CYCLE MANAGEMENT AND ENERGY EFFICIENCY/SOLAR POWER INITIATIVES

OPPORTUNITIES FOR IMPROVEMENT

Table 4 - Direct Council Operations

Work collaboratively with the relevant groups to develop whole of catchment land use policy and programs	Review and update the water efficiency/savings plan (current version dated 2012)	Build a central stormwater harvesting system for irrigation of sports fields where feasible (long term project)
Install BOM triggered automatic sports field watering systems	Investigate opportunities to re- plant sports field turf with more drought tolerant species	Install rainwater tanks at applicable Council buildings
Identify major water sinks in Council buildings using sub meters	Improve water efficiency of appliances including toilets, taps and showers	Work with Sydney Water to naturalise stormwater channels where possible
Retrofit greywater systems in Council facilities where feasible	Benchmark water consumption for strategic improvement	

Table 5 – Council planning, regulations & services (Strengthen water saving requirements and stormwater management for development in the development control plan 2022 & local environment plan review 2021)

Strengthen water sensitive urban design requirements in part N of the Strathfield development control plan	Drought tolerant, low water use plants should be used within landscaped areas	Water efficient fittings, appliances and wastewater reuse requirements should be incorporated in the development control plan
Apartments should be individually metered	Rainwater should be collected, stored and reused on site	Flood management systems are integrated into site design

Table 6 - Community Engagement

Run water savings and efficiency community workshops	Run afternative water source community workshops	Increase the number of water savings communications campaigns
Lobby the NSW State Government for increased BASIX water and energy targets		

ATTACHMENT 2



COUNCIL MEETING FEBRUARY 2020 – GENERAL BUSINESS

30/20 < > WATER CYCLE MANAGEMENT AND ENERGY EFFICIENCY/SOLAR POWER INITIATIVES

Strathfield Council Energy Efficiency/Solar Power Initiatives Report

Appendix 2

CURRENT INITIATIVES

Table 1 - Direct Council Operations

Installation of an 80kW solar system on Strathfield's Main Library	LED lighting in main council car parks	Purchase 20% 'green' energy for some Council facilities
LED lighting in main council facilities	Hybrid electric vehicles used in Council's fleet	

Table 2 - Council planning, regulations & services

Natural lighting and heating	Natural cooling and ventilation	BASIX requirements
controls in Strathfield's	controls in Strathfield's	
development control plan (part	development control plan (part	
A)	A)	
, ,	, , , , , , , , , , , , , , , , , , ,	

Table 3 - Community Engagement



COUNCIL MEETING FEBRUARY 2020 – GENERAL BUSINESS

30/20 < > WATER CYCLE MANAGEMENT AND ENERGY EFFICIENCY/SOLAR POWER INITIATIVES

OPPORTUNITIES FOR IMPROVEMENT

Table 4 - Direct Council Operations

Review and update the energy management plan (current version dated 2012)	Power purchase agreements to procure renewable energy for facilities without on-site renewable energy generation	Electrify gas appliances including heating and cooking systems, and electrification of vehicle fleet
Prepare a Climate Change Mitigation and Adaptation Strategy	Install rooftop solar PV on applicable buildings	Ensure all Council facilities have LED lighting and sensors where applicable
Retrofitting and optimising heating, ventilation and cooling systems (HVAC)	Use energy efficient appliances and heat pump hot water systems	Building fabric upgrades to reduce heating and coofing demands
Investigate microgrids and virtual power plants	Join the Cities Power Partnership	

Table 5 – Council planning, regulations & services (Minimum performance standards for new buildings and developments)

Develop emission reduction guidance for different building types (e.g. offices, schools, factories, etc.)	Offer reduced rates or streamlined development approval to low-emissions buildings and businesses	Promote the use of green building ratings tools (e.g. NABERS, Green Star Communities)
All lighting systems must be LED where possible	Solar installation required for all single unit dwellings	Promote the use of renewable energy storage in DCP 2022
Air conditioning and heating systems must be considered 'best practice'	Electric vehicle charging station required for multi-unit dwellings	Renewable energy commitments from large developments
Heat pump hot water systems used where possible		

Table 6 - Community Engagement

Further promote and fund the solar my school program	Provide access to funding and/or incentives for energy efficiency upgrades	Provide guidance to households and businesses on how to access renewable energy
Adequate natural ventilation minimises the need for mechanical ventilation	Run community and business workshops on energy saving practices	Support communities to create microgrids
Lobby the NSW State Government for increased BASIX water and energy targets	Community grant opportunities for innovative energy efficiency systems	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer
Well located, screened outdoor areas should be provided for clothes drying	Ensure availability and quality of walking and cycling infrastructure to reduce reliance on vehicles	



DEU3 GREYWATER SYSTEMS

AUTHOR: Sam Shaw, Environmental Projects Officer

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

Environment and Urban Services

RECOMMENDATION

That Council receive and note the report.

PURPOSE OF REPORT

At the Council Meeting of the 3 March 2020 the following was resolved:

38/20 RESOLVED:

That Council provide a report as to the different types of greywater systems, the costs and the EPA Guidelines to the May 2020 Ordinary Council Meeting.

REPORT

Greywater is re-usable wastewater from domestic sources such as washing machines, showers, baths and basins. Greywater Systems can be a great source of irrigation all year round, are relatively easy and safe to access and can be a good source of nutrients for many plants. With treatment, greywater can also be used to wash clothes or flush toilets. Greywater makes up approximately half of the average buildings wastewater, and greywater systems can contribute to developments meeting their BASIX Water requirements. Use of greywater is regulated by the NSW Government (Department of Health) because of the risk of infection it poses if managed poorly.

TYPES OF GREYWATER SYSTEMS

System	Description	Cost Indication ¹	NSW Government Guidelines
Manual Bucketing	Easiest and cheapest. Uses a bucket to collect water from the washing machine or shower for use in the garden.	\$5 - \$50	You don't need permission to do this, but don't store or keep the collected greywater for more than one day. This avoids the risk of spills and bad odours.
Diversion (gravity)	A gravity diversion device can be as simple as a hose diverting water from the washing machine to the garden or more comprehensive, incorporating a hand-activated valve, switch or tap and fitted to the outlet of the waste pipe of the plumbing fixture such as a laundry sink. Greywater is diverted directly to a sub-surface irrigation system in the	\$500 - \$3,000	Approval from the local Council to install and operate a diversion device is not required under Clause 75A of the Local Government (General) Regulation 2005, if the installation and operation meet certain conditions outlined on page two ² .

Item DEU3 Page 197

Greywater Systems (Cont'd)

	garden.		
Diversion (pump)	A pump diversion device incorporates a surge tank to cope with sudden influxes of greywater for distribution of the greywater directly to a sub-surface irrigation system in the garden. The surge tank does not operate as a storage tank.	\$2,000 - \$5,000	Approval from the local Council to install and operate a diversion device is not required under Clause 75A of the Local Government (General) Regulation 2005, if the installation and operation meet certain conditions outlined on page two ² .
Treatment	Greywater treatment systems (GTS) collect, store and treat greywater to a quality that allows it to be reused for toilet flushing, clothes washing, or subsurface irrigation in gardens. There are a number of NSW Health accredited GTS available on the market using a range of treatment technologies. Treated greywater should be almost colourless and it shouldn't have a bad odour, though it is not safe to drink.	\$4,000 - \$20,000	All greywater systems installed in NSW must be accredited by NSW Health. Accredited systems are listed on the NSW Health website. A GTS must be suitable for the desired reuse methods and daily wastewater loads. Some systems are accredited for internal reuse for toilet flushing and clothes washing, where others are only accredited for garden irrigation purposes.

¹ Indicative cost range for owners/developers who choose to install a greywater system.

- (a) it is carried out in accordance with the Plumbing Code of Australia, and
- (b) a sewage management facility is not installed on the premises concerned, and
- (c) the following performance standards are achieved —
- (i) the prevention of the spread of disease by micro-organisms,
- (ii) the prevention of the spread of foul odours,
- (iii) the prevention of contamination of water,
- (iv) the prevention of degradation of soil and vegetation,
- (v) the discouragement of insects and vermin,
- (vi) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,
- (vii) the minimisation of any adverse impacts on the amenity of the premises concerned and surrounding lands.

RECOMMENDATION

That Council receive and note the report.

REFERRAL FROM OTHER DEPARTMENT

Consulted with other sections of Council including Environmental Health and Drainage.

FINANCIAL IMPLICATIONS

Costs borne by individual owners or developers who choose to install a greywater system.

ATTACHMENTS

Item DEU3 Page 198

² Conditions for approval:

Greywater Systems (Cont'd)

There are no attachments for this report.

Item DEU3 Page 199



PPC1 COVID - 19 RESPONDING LOCALLY REPORT AND BRIEFING

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

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

That the report be received and noted.

PURPOSE OF REPORT

At its April 2020 Ordinary Council Meeting Council resolved:

68/20 RESOLVED

That Council prepare a COVID-19 Community and Economic Development Resilience Report for consideration in an April Councillor teleconference/workshop and for official adoption in the May Ordinary Council meeting.

The following report is submitted for Council's consideration.

REPORT

Background

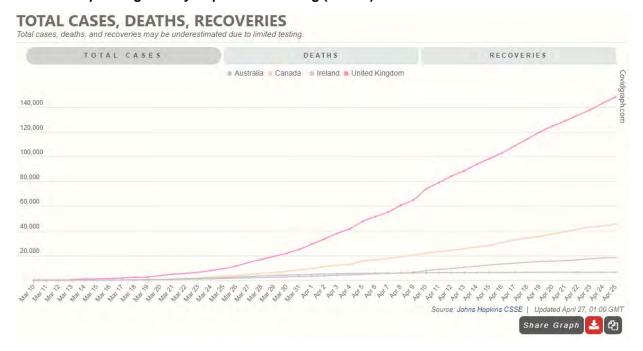
It is important to recognise COVID -19 is fundamentally a 'health crisis' the responsibility of the Federal and State Governments to take responsibility for to manage the response overall. Given this, Council gets direction from these two tiers of government in the role it needs to play.

At the time of writing, there were 14 confirmed cases of the COVID -19 in the Strathfield LGA, 6713 in NSW, 6713 in Australia and 2,965,363 cases world-wide.

As widely publicised in the media the rate of new infections has slowed. The Australian situation and has improved because of Public Health orders in each state on restricting gatherings and movement.

A "flattening of the curve" has started to occur". This trend needs to continue for the National Cabinet made up of State, Territory and Federal Ministers to consider easing restrictions.

COVID - 19 Responding Locally Report and Briefing (Cont'd)



Focus Areas

Council has focussed its efforts on four key focus areas in response to COVID -19 being:

- a) Good Financial Management
- b) Protecting Our Staff
- c) Protecting Our Local Community
- d) Supporting Our Local Economy

Financial Consideration

Council has adopted our Community Strategic Plan including our annual operating budget. As part of this fees and charges, and income projections were amended in, the final version adopted by Council in consideration of the COVID -19 situation.

Like all Local Government Authorities in Australia, Strathfield Council's key revenue source is guaranteed via rates in the long term. Cash flow is the issue to be managed should people have difficulty paying rates and the various fees, charges that apply. This situation will be actively monitored going forward (as is the case anyway).

There are options to address any revenue shortfalls. These will be addressed as part of future quarterly budget review process and Council has a hardship policy it can apply if needed in relation to payments to Council. That said, Councils budget is currently tracking as per the projections in our adopted CSP financial plan.

Strathfield Council is fortunate to have \$10.2 Million in unrestricted reserves at its disposal if it was required.

Whilst we have unrestricted reserves it will nevertheless be difficult to maintain our usual operations, continue to pay our current staffing compliment and continue to deliver major projects

COVID - 19 Responding Locally Report and Briefing (Cont'd)

in a period of COVID -19 restrictions all at the same time. The later (major projects) will be the most impacted.

In this regard, on 28th April, 2020 the Minister for Local Government announced a \$395 Million economic stimulus package for Local Government. Key Features of this are:

- Designed to safeguard Council jobs, boost infrastructure and service delivery and trigger economic recovery In our local communities
- \$112 Million Council job Retention Allowance of \$1500 per fortnight per employee for 3 months (the same as for Jobkeeper)
- Increases planned for the Emergency Services Levy paid by Councils will be not passed onto Councils this year (\$32.76 Million)
- Increasing and making it easier for Councils to access low interest infrastructure loans from Tcorp. The local government lending facility will be boosted by a further \$250 Million (to \$135 Billion)
- Offering to guarantee other loans for councils to help them get cheaper loans from banks and other private sector credit providers

Protective Service Users - Service Shutdowns

Non-essential services where there is a risk element of COVID - 19 transmission have been shut down including Council's Aged Day Care Service, Library Services and Book Locker Service, Community Services, Sports grounds and sports amenity buildings and Playgrounds. Parks are closed but members of the community can walk, exercise of ride through our parks and reserves as long as social distancing is maintained. Personal trainers can operate with a Council license as long as social distancing measures are in place.

Playing our part in Protecting our Community

In response to the NSW Public Health (COVID – 19 Restrictions on Gatherings and Movement) Order 2020 Council has been required to undertake a number of measures.

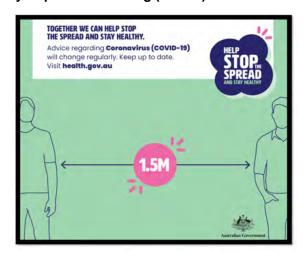
Council's Community "Connecter Bus" services have been reduced and cleansing regime of our buses implemented, Community bookings for Community facilities have been cancelled, Council's Customer Service Centre Hours have reduced (other protective measures implemented for staff and customers) and cyclical playground cleansing introduced.

Redeployed staff from closed services have become Honorary Rangers to 'encourage' and enforce where 'necessary' social distancing measures (the latter in cooperation with our regular compliance staff and the NSW Police).

Council's Communications area have ensured Federal and State Government messaging around COVID -19 are easily accessible through Council's website (a COVID -19 Page has been specifically developed), weekly $\mathsf{E}-\mathsf{NEWS}$ and other Council communications.

Signage to enforce social distancing and in the instance of closed services has been erected in parks, reserves, community facilities, Council's fleet vehicles and Offices and also in local shopping Centres. One example below:

COVID - 19 Responding Locally Report and Briefing (Cont'd)



Maintaining Essential Services

Council plays a vital role in providing "Essential Services" to allow our community to function, to ensure public safety, wellbeing and health is maintained. Examples of this are as follows:

- Waste Collection, Urban Services (Drains, Roads, Footpaths), Parks & Civic Space
 Maintenance, Environmental Health & Planning, Ranger and Enforcement Services + more
- Neighbour to Neighbour Program + responsive initiatives for e.g. elderly people / people in need with issues referred to Council
- Liaison and intraoperative cooperation with NSW Police Local Area Commands e.g. social distancing measures (most recently Strathfield Plaza but also at other public places, civic spaces, parks and reserves)

Maintaining a Public Face and Running the Business of Council

NSW Government restrictions on Gathering and Movement have meant the following measures have required to be implemented at Council:

- Teleconferencing software is being used regularly
- Federal and State Government advice is Microsoft Teams or Skype are preferred platforms for security reasons
- All Council meetings where social distancing cannot be maintained will utilise teleconferencing e.g. Council's Ordinary Meetings, The Executive, meetings with government departments, connecting workers at home with staff meetings at Council
- These arrangements will continue until Public Health Restrictions on Gathering and Movement are lifted as currently legislated by the NSW Government
- The Office of Local Government NSW provides communiques and directions to Councils on teleconferencing

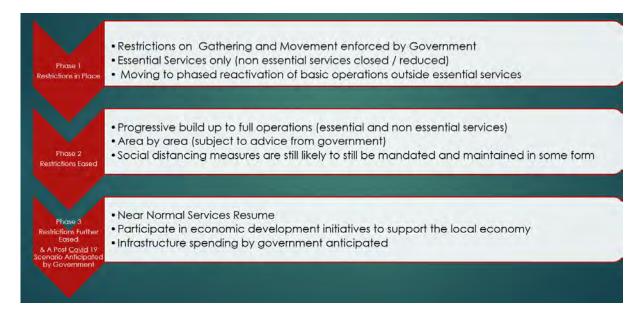
Where to from Here

Councils Executive and Senior Management team continue to monitor the situation going forward. It is an unprecedented situation, that the world finds itself in with a global health pandemic that is COVID -19. This filters down to the need for action locally.

COVID - 19 Responding Locally Report and Briefing (Cont'd)

The situation may arise that Council operations will ever return to being exactly the same as prior to COVID – 19 times. However, we will continue to implement measures in the best interests of the local community we serve and on the advice from the NSW and Federal Governments and National Cabinet.

Council is currently progressing through phase one of the responding to COVID -19:



Conclusion

The COVID - 19 World Pandemic has provided many challenges, which have required swift management and action by Council at a local level and in the interests of the people who live, work and play in the Strathfield Local Government Area. Council's response has been swift and multifaceted as evident in the initiatives outlines in this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.