

COUNCIL MEETING AGENDA

Strathfield Municipal Council

Tuesday 5 February 2019

6:30pm
Council Chambers
65 Homebush Road, Strathfield

OPEN FORUM

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

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

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

All comments made in Open Forum are recorded.

Recording of Council Meetings

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

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

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

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

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Nil

HENRY T WONG
CHIEF EXECUTIVE OFFICER

MINUTES

Council Meeting
4 December 2018

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

COMMENCING: 6:31pm

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

STAFF: Henry Wong, Chief Executive Officer
Anthony Hewton, General Manager People, Place and Civic Services
Jenny Nascimento, Chief Financial Officer
James Ng, Manager Administration
David McQuade, Secretariat Administration Officer

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

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

3. **APOLOGIES**

Apologies were tendered on behalf of Councillors Doueihi and Hall.

4. **OPEN FORUM**

Ms Marland addressed the Meeting and presented a list of concerns and complaints for Council's consideration.

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

Nil.

6. **CONFIRMATION OF MINUTES**

263/18

RESOLVED: (Blackmore / Pensabene)

That the Minutes of the Ordinary Council Meeting held on 6 November 2018, a copy of which has been furnished to each Councillor, be taken as read and confirmed as a true and correct record of that meeting and that the Chairman and Chief Executive Officer be authorised to sign such Minutes.

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

Against the Motion: Nil

7. **ACKNOWLEDGEMENTS**

Nil.

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

Nil.

9. PLANNING AND DEVELOPMENT MATTERS

Nil.

Suspension of Standing Orders

264/18

RESOLVED: (Blackmore / Kokkolis)

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

CS2 Investments Report as at 31 October 2018

CS3 Quarterly Budget Review as at 30 September 2018

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

Against the Motion: Nil

CS2 Investments Report as at 31 October 2018

265/18

RESOLVED: (Pensabene / Kokkolis)

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

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

Against the Motion: Nil

CS3 Quarterly Budget Review as at 30 September 2018

266/18

RESOLVED: (Duggan / Kokkolis)

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

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

Against the Motion: Nil

Resumption of Standing Orders

267/18

RESOLVED: (Pensabene / Kokkolis)

That Standing Orders be resumed.

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

Against the Motion: Nil

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

10.1 Mayoral Minute No. 34/18 Public Library Funding

268/18

RESOLVED: Vaccari

1. That Council endorses the NSW Public Libraries Association and Local Government NSW library funding advocacy initiative, *Renew Our Libraries*.
2. That Council note and send a Mayoral congratulatory letter regarding the announcement by the NSW Government on 24 August 2018 of its intention to provide a \$60m funding package for NSW public libraries for the quadrennial period 2019-20 to 2022-23.
3. Further, that Council separately write to the Hon. Don Harwin, Minister for the Arts and the Hon. Walt Secord, Shadow Minister for the Arts, calling for bi-partisan support for the provision of ongoing and indexed increases in state funding for NSW public libraries, supported by a sustainable future funding model.
4. That Council support the ongoing *Renew Our Libraries* initiative to secure the pledged funding, clarify the funding components and liaise with the government regarding the funding model.
5. That Council support *Renew Our Libraries* to work with the Government to develop a sustainable future funding model with a view to guaranteeing an appropriate level of ongoing and indexed state funding.
6. That Council takes a leading role in activating the campaign locally.
7. That Council endorses the distribution of the NSW Public Libraries Association and Local Government NSW library funding advocacy initiative information in Council libraries, as well as involvement in any actions arising from the initiative.
8. That Council formally advises the NSW Public Libraries Association and Local Government NSW that Council has endorsed the library funding advocacy initiative.
9. Letter of congratulations be sent to LGNSW.

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

Against the Motion: Nil

10.2 Mayoral Minute No. 35/18 Zonta Club Year 10 Citizenship Award

269/18

RESOLVED: (Vaccari)

1. That Council provides non-monetary sponsorship to the Zonta Club of Sydney West Inc. for the 2018-19 Year 10 Citizenship Award to a student in the Strathfield local government area.
2. That Council nominates a Council representative to present the award at the Citizenship Award Presentation Dinner on 28 May 2019.
3. That Council includes a specific program in its operational plan for 2019/20 for contributing

money to organisations for causes of this nature.

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

Against the Motion: Nil

10.3 Mayoral Minute No. 36/18 Christmas Mayoral Local Toy Drive

270/18

RESOLVED: (Vaccari)

1. That Council resolution 168/18 Women's Shelter Working Group of the 7 August 2018 Council Meeting be amended from:

'3. That Council in association with its local businesses host an annual Mayoral local toy drive at Christmas open to residents, ratepayers and Council staff, the proceeds of which to be distributed to needy local residents, including those subject to domestic violence.'

To:

That Council in association with its local businesses host an annual Mayoral local toy drive at Christmas open to contributions from residents, ratepayers and Council staff, the proceeds of which will be directed through established charitable organisations to those in need at Christmas.

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

Against the Motion: Nil

10.4 Mayoral Minute No. 37/18 Recycled Materials in Local Roads

271/18

RESOLVED: (Vaccari)

That Council contact The Hon Melinda Pavey, Minister for Roads, Maritime and Freight, The Hon Michael McCormack, Minister for Infrastructure, Transport and Regional Development, The Hon Gabrielle Upton, Minister for the Environment and The Hon Melissa Price, Minister for the Environment to establish mandated minimum percentages of recycled materials including, glass, rubber and plastics to be used in all asphalt pavement layers for local roads.

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

Against the Motion: Nil

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

Nil.

12. QUESTIONS WITH NOTICE

Nil.

13. REPORTS FROM COMMITTEES

13.1 Audit Committee Meeting Minutes - 8 October 2018

272/18

RESOLVED: (Duggan / Kokkolis)

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

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

Against the Motion: Nil

13.2 Report from Youth Engagement Advisory Committee meeting on 14 November 2018

273/18

RESOLVED: (Kokkolis / Vaccari)

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

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

Against the Motion: Nil

13.3 Report from Traffic Committee meeting on 20 November 2018

274/18

RESOLVED: (Kokkolis / Blackmore)

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

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

Against the Motion: Nil

14. MOTIONS PURSUANT TO NOTICE

14.1 Electric Vehicles – Cr Duggan

275/18

RESOLVED: (Duggan / Pensabene)

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

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

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

Against the Motion: Nil

14.2 The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 3B Low Rise Medium Density Housing Code – Cr Duggan

276/18

RESOLVED: (Duggan / Pensabene)

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

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

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

Against the Motion: Nil

14.3 Household Clean Up – Cr Hall

I MOVE:

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

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

277/18

RESOLVED: (Vaccari)

That the matter be deferred until the next Council Meeting.

15. GENERAL BUSINESS

GM1 Draft Hardship Policy for Reduction of Fees for Seniors Organisations

RECOMMENDATION:

That:

1. Council reduce hall hire charges by a cumulative additional 10% on the lowest applicable discounted hall hire rate for the use of Council facilities by incorporated organisations and/or clubs providing direct social services to seniors, where 75% of members are:
 - a) Residents and/or ratepayers of the Strathfield Local Government Area (LGA); and
 - b) Eligible for pensioner concessions i.e. holders of a Pensioner Concession Card (PCC), holders of a gold card embossed with 'TPI' (Totally Permanently Incapacitated), holders of a gold card embossed with 'EDA' (Extreme Disablement Adjustment) or war widow or widower or wholly dependent partner entitled to the DVA income support supplement.

2. Applicant organisations will be required to provide to Council:
 - a) Proposed schedule of hires for calendar year;
 - b) Proposed schedules of activities to be undertaken in Council facilities that provide demonstrated social, recreational, health or wellbeing outcomes; and
 - c) Evidence of members' ratepayer status and/or residency in Strathfield LGA; and evidence of members' eligibility for pensioner concession.
3. This draft policy be placed on public exhibition for at least 28 days.
4. A further report be presented to Council at the conclusion of the exhibition period.

278/18

RESOLVED: (Kokkolis / Pensabene)

1. Council reduce hall hire charges by a cumulative additional 10% on the lowest applicable discounted hall hire rate for the use of Council facilities by incorporated organisations and/or clubs providing direct social services to seniors, where 75% of members are:
 - a) Residents and/or ratepayers of the Strathfield Local Government Area (LGA); and
 - b) Eligible for pensioner concessions i.e. holders of a Pensioner Concession Card (PCC), holders of a gold card embossed with 'TPI' (Totally Permanently Incapacitated), holders of a gold card embossed with 'EDA' (Extreme Disablement Adjustment) or war widow or widower or wholly dependent partner entitled to the DVA income support supplement.
2. Applicant organisations will be required to provide to Council:
 - a) Proposed schedule of hires for calendar year;
 - b) Proposed schedules of activities to be undertaken in Council facilities that provide demonstrated social, recreational, health or wellbeing outcomes; and
 - c) Evidence of regular attendees' status and/or residency in Strathfield LGA; and evidence of members' eligibility for pensioner concessions.
3. This draft policy be placed on public exhibition for at least 28 days.
4. A further report be presented to Council at the conclusion of the exhibition period.

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

Against the Motion: Councillor Vaccari

CS1 Current Status of Council Resolutions

279/18

RESOLVED: (Kokkolis / Pensabene)

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

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

Against the Motion: Nil

ID1 Report on Submissions - Amendment to Strathfield Consolidated Development Control Plan 2005 - Part P - Heritage

280/18

RESOLVED: (Duggan / Kokkolis)

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

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

Against the Motion: Nil

ID2 Reclassification of No. 1 Loftus Crescent, Homebush

RECOMMENDATION:

That:

1. That Council resolve to prepare a Planning Proposal to amend the provisions of Strathfield LEP 2012 to reclassify Council owned land at No 1 Loftus Crescent, Strathfield from community to operational land to provide additional affordable housing and that once the Planning Proposal is prepared it be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
2. That a Public Hearing is held into the reclassification of No 1 Loftus Crescent, Homebush from community to operational as required under Section 29 of the Local Government Act 1993.
3. That in the event of the proposed redevelopment for transitional housing, affordable housing, not proceed, the Classification of land at 1 Loftus Crescent shall automatically revert to Community Land.
4. That following the exhibition and the public hearing, a report be presented back to Council.

MOTION: (Vaccari / Duggan)

That:

1. That Council resolve to prepare a Planning Proposal to amend the provisions of Strathfield LEP 2012 to reclassify Council owned land at No 1 Loftus Crescent, Strathfield from community to operational land to provide additional affordable housing and that once the Planning Proposal is prepared it be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
2. That a Public Hearing is held into the reclassification of No 1 Loftus Crescent, Homebush from community to operational as required under Section 29 of the Local Government Act 1993.
3. That in the event of the proposed redevelopment for transitional housing, affordable housing, not proceed, the Classification of land at 1 Loftus Crescent shall automatically revert to Community Land.
4. That following the exhibition and the public hearing, a report be presented back to Council.

For the Motion: Councillors Kokkolis and Vaccari

Against the Motion: Councillors Blackmore, Duggan and Pensabene

The Mayor declared the Motion Lost.

FORESHADOWED MOTION: (Duggan / Pensabene)

1. No further action to change this land from community land to operational land occur.
2. Council report back to the March 2019 Meeting with a plan for a pocket park at 1 Loftus Crescent. With a completion date within the current term of Council. The report should include any contractual or any other obligations to current tenants of the site.

For the Motion: Councillors Duggan and Pensabene

Against the Motion: Councillors Blackmore, Kokkolis and Vaccari

The Mayor declared the Foreshadowed Motion Lost.

FURTHER FORESHADOWED MOTION: (Blackmore / Kokkolis)

1. That Council resolve to prepare a Planning Proposal to amend the provisions of Strathfield LEP 2012 to reclassify Council owned land at No 1 Loftus Crescent, Strathfield from community to operational land to provide additional affordable housing and that once the Planning Proposal is prepared it be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
2. That a Public Hearing is held into the reclassification of No 1 Loftus Crescent, Homebush from community to operational as required under Section 29 of the Local Government Act 1993.
3. That in the event of the proposed redevelopment for transitional housing, affordable housing, not proceed, the Classification of land at 1 Loftus Crescent shall automatically revert to Community Land.
4. That following the exhibition and the public hearing, a report be presented back to Council.
5. That any future proposals consider the dedication of a pocket park to Strathfield Council.

281/18

RESOLVED: (Blackmore / Kokkolis)

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

not proceed, the Classification of land at 1 Loftus Crescent shall automatically revert to Community Land.

4. That following the exhibition and the public hearing, a report be presented back to Council.

5. That any future proposals consider the dedication of a pocket park to Strathfield Council.

For the Motion: Councillors Blackmore, Kokkolis and Vaccari

Against the Motion: Councillors Duggan and Pensabene

The Mayor declared the Further Foreshadowed Motion Carried.

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

17. CLOSED SESSION

Nil

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:07pm.

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 5 February 2019.

Chairman_____

General Manager_____

7.1 99TH BIRTHDAY - MR CYRIL CLYMO

AUTHOR: James Ng, Manager Administration

APPROVER: Mary Rawlings, Director Office of the CEO

RECOMMENDATION

That Council write to Mr Cyril Clymo to congratulate him on his 99th birthday.

PURPOSE OF REPORT

To inform Council of an application for a congratulatory letter regarding the 99th birthday of Strathfield resident Mr Cyril Clymo.

REPORT

Council has received an application to issue a congratulatory letter to Mr Cyril Clymo to celebrate his 99th birthday.

Mr Clymo is a Strathfield resident and a returned World War II veteran. He celebrated his 99th birthday on 20 December 2018.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report

13.1 REPORT FROM TRAFFIC COMMITTEE MEETING ON 18 DECEMBER 2018

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

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

RECOMMENDATION

That the minutes of the Traffic Committee meeting held on 18 December 2018 be noted and the recommendations be adopted.

ATTACHMENTS

1. Traffic Committee Minutes - 18 December 2018

ATTACHMENT 1



MINUTES

Traffic Committee Meeting
18 December 2018



TRAFFIC COMMITTEE MEETING - 18 DECEMBER 2018

MINUTES

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

COMMENCING: 11.00am

PRESENT:	Clr Gulian Vaccari	Chairperson and Mayor
	Clr Nella Hall	Councillor
	Clr Stephanie Kokkodis	Councillor
	Clr Antoine Doueihy	Councillor
	Mr. Kristian Calcagno	RMS
	Sgt. Reema Faljoun	NSW Police
	Mr. Rabih Bekdache	Transit Systems

ALSO IN ATTENDANCE:

Mr Gordon Malesevic	Infrastructure Planning Manager SMC
Mr. Kamahl Zarshenas	A/Manager Traffic SMC
Ms. Usha Arvind	Road Safety Officer SMC

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

RECOMMENDATION

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

Voting on this item was unanimous

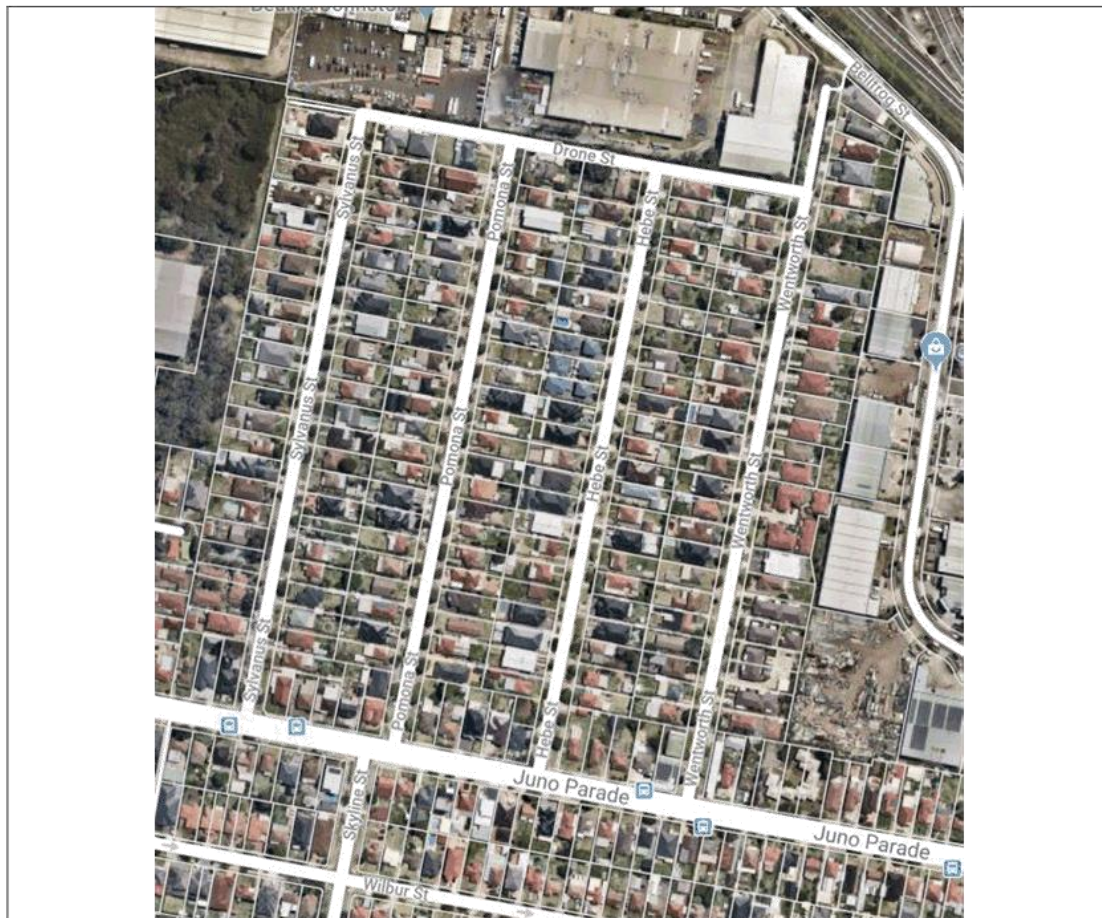
5. **DEFERRED/OUTSTANDING ITEMS**

Nil

6. REPORTS

6.1 Wentworth Street - Resident Parking Scheme

Council in its meeting of October 2018 resolved the following recommendation from the Traffic Committee Meeting of September 2018. That the Council undertake consultation on the introduction of a Resident Parking Scheme on the streets bounded by Wentworth Street, Hebe Street, Pomona Street, Sylvanus Street, Drone Street, Drew Street, Mathews Street and Webber Street.



As a part of this resolution, consultation letters were rolled out in October 2018. Council received 30 direct responses from the residents and two petitions, one with 37 signatories and other with 314 signatories (against the RPS).

Out of all the responses there were only 3 residents who supported this proposal.



RECOMMENDATION

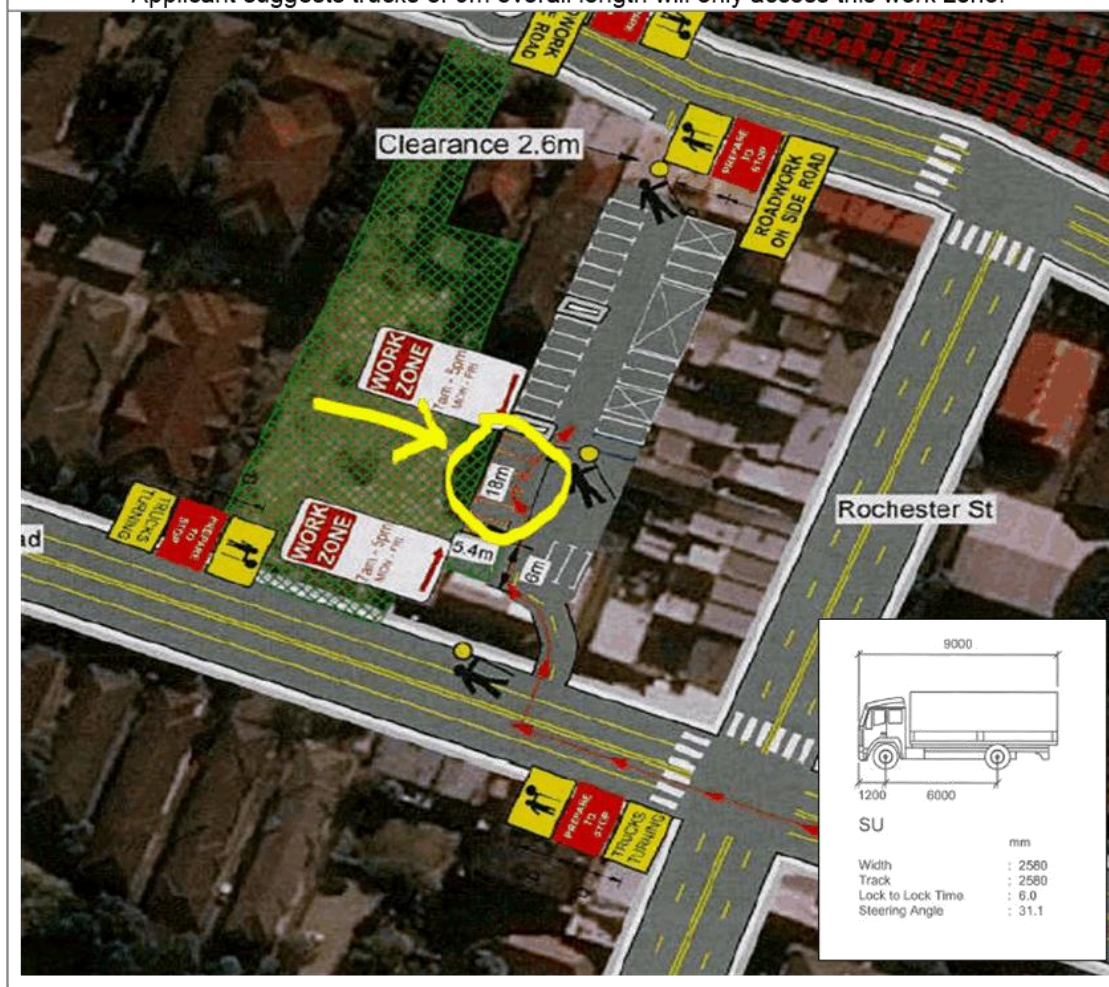
1. Do not proceed with RPS.
2. Consultation letters should be rolled out in January proposing "2P Timed Parking" from the top end Cul-De-Sac to extend approximately 300m southward.
3. As there is a sign north of Cul-De-Sac reading: "This Area Is Being Monitored for Illegal Dumping", it will be a matter of compliance to be enforced.

(Voting on this item was unanimous)

6.2 Work Zone Application - Burlington Road Council Car Park

An application to Council has been made by Elmaaz Constructions of 246 Moorefields Road, Roselands on 17 November 2018 requesting a Work Zone that occupies six (6) public car parking spaces in the Homebush Council Car Park which is accessed off Burlington Road. This will be for a period of twelve (12) months to assist with the building and putting together of the adjoining multi storey complex.

Extract from the applicants Traffic control plan identifying car spaces requested.
Applicant suggests trucks of 9m overall length will only access this work zone.



RECOMMENDATION

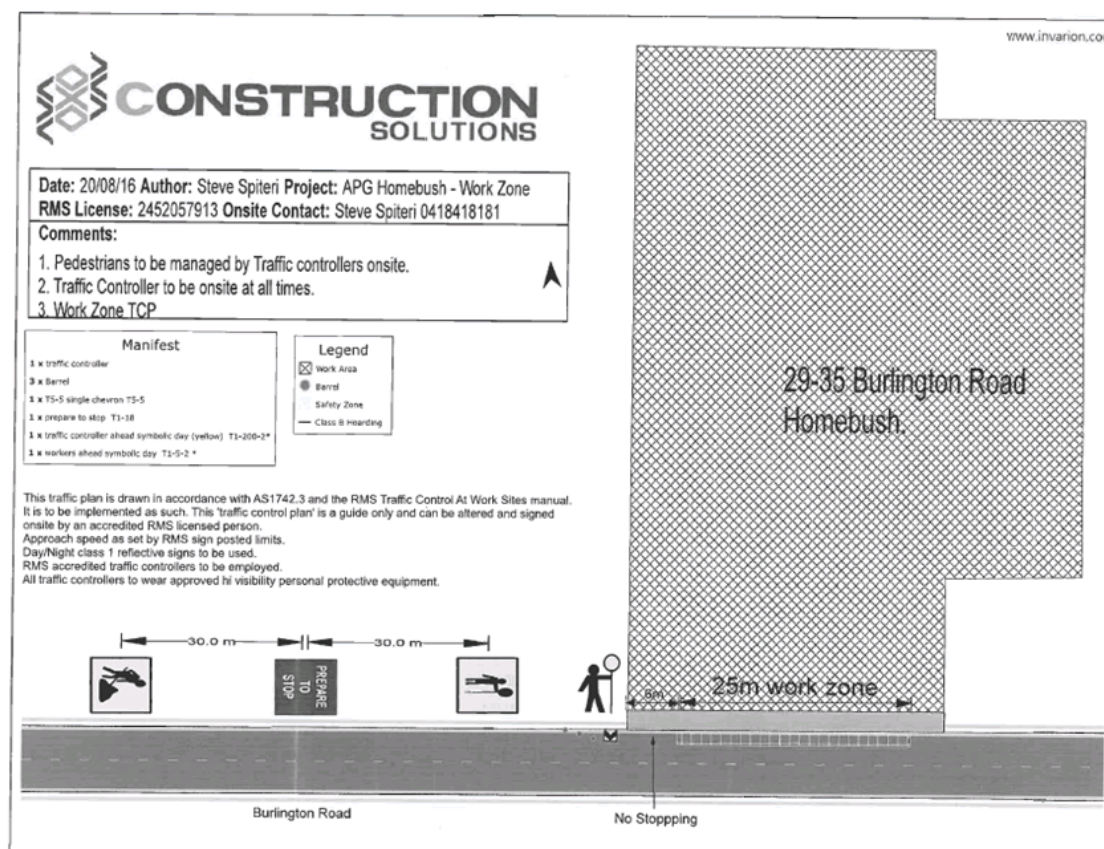
The application not be approved.

(Voting on this item was unanimous)

6.3 Work Zone Application - Burlington Road, 29 - 35 Burlington Road

An application has been made for a 25m long work zone to last for duration of 12 months to assist the builder/developer building the adjoining development.

The Work Zone was previously submitted in 2016 and approved in 2017 and subsequently expired 15 May 2018. The Builder has resubmitted the application.



**RECOMMENDATION**

The Work Zone be approved as submitted pursuant to the completion and payment of all monies as per fees and charges applicable for this type of activity.

(Voting on this item was unanimous)

6.4 Homebush West Public School - Pedestrian Crossing

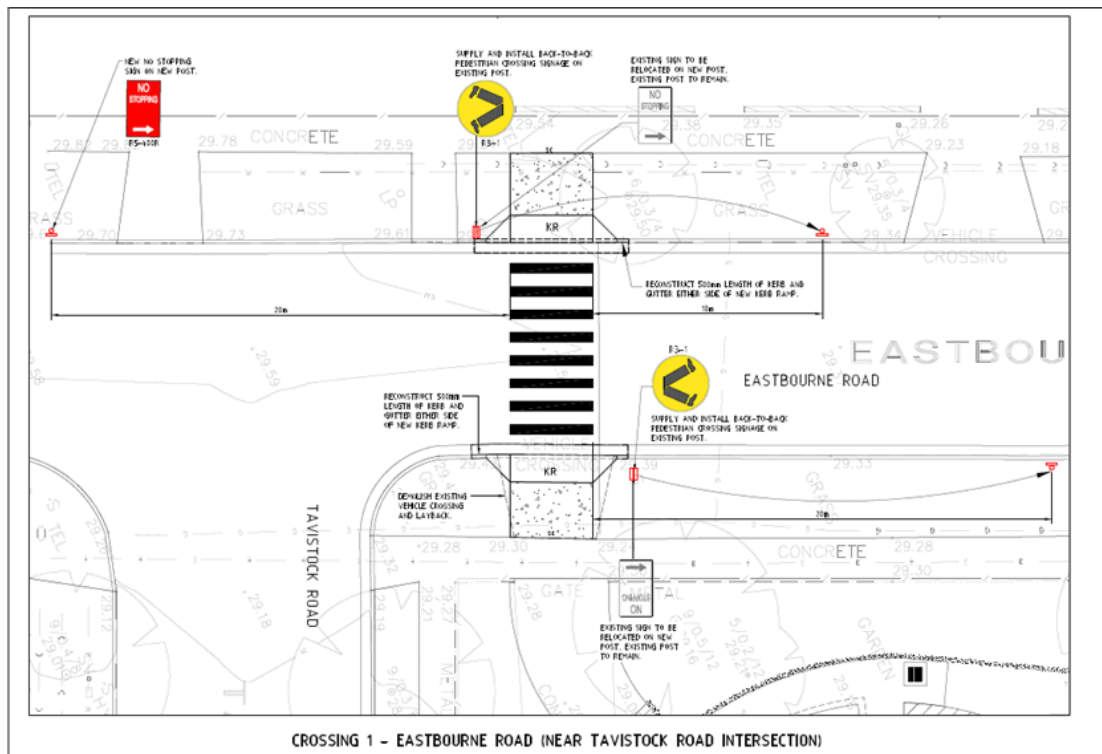
Council has received a request from Homebush West Public School to assess their plans for a new pedestrian crossing as per Notice of Determination to DA : 2016/093.

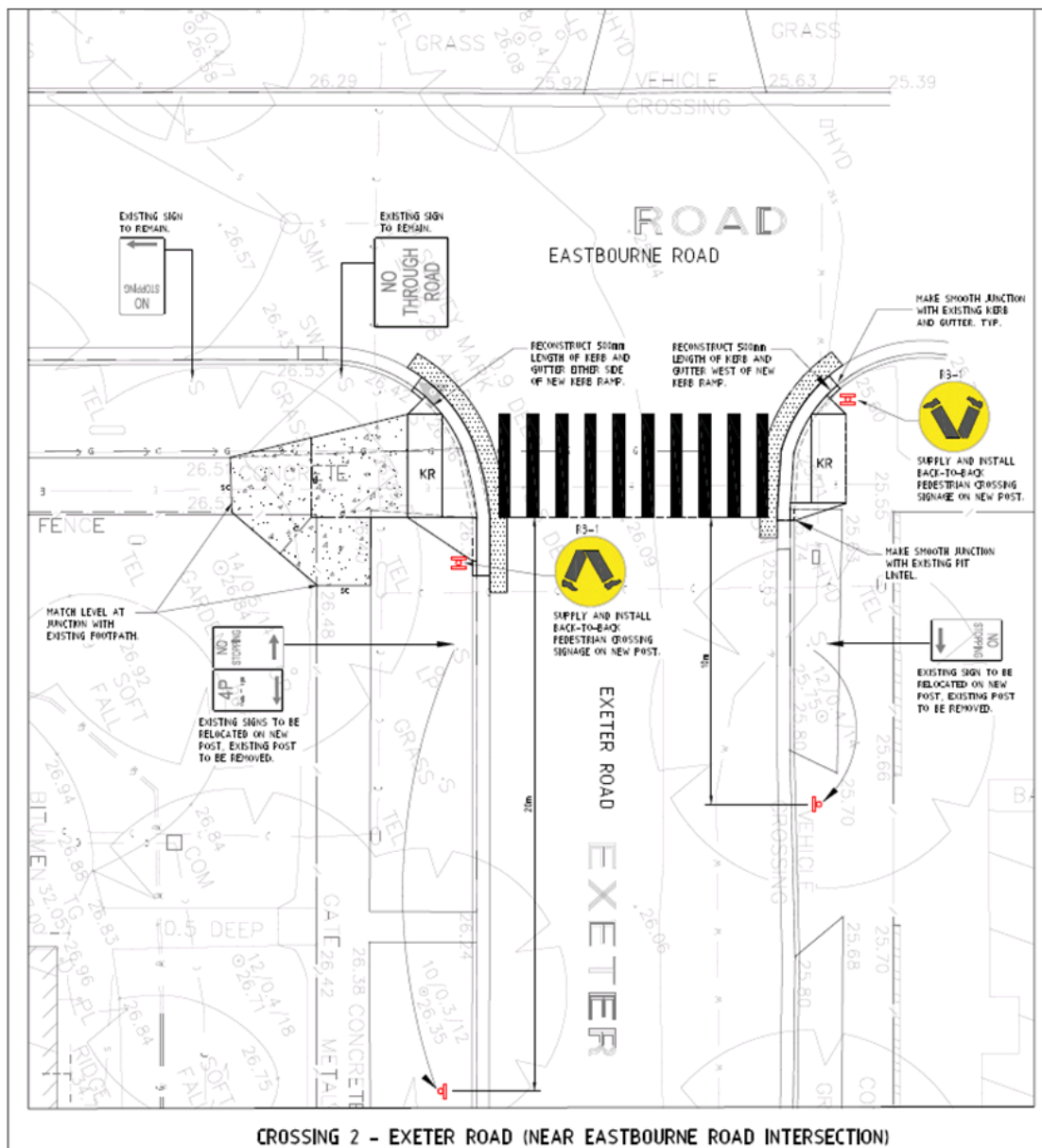
It states that:

Pedestrian crossings are to be provided upon Eastbourne Road adjacent to the intersection of Eastbourne Road and Tavistock Road and upon Exeter Road adjacent to the intersection of Exeter Road and Eastbourne Road. Such crossings are to be line marked and signposted in accordance with AS1742.10 – Manual of uniform traffic control devices prior to Completion.



Submitted DA Plans for consideration:





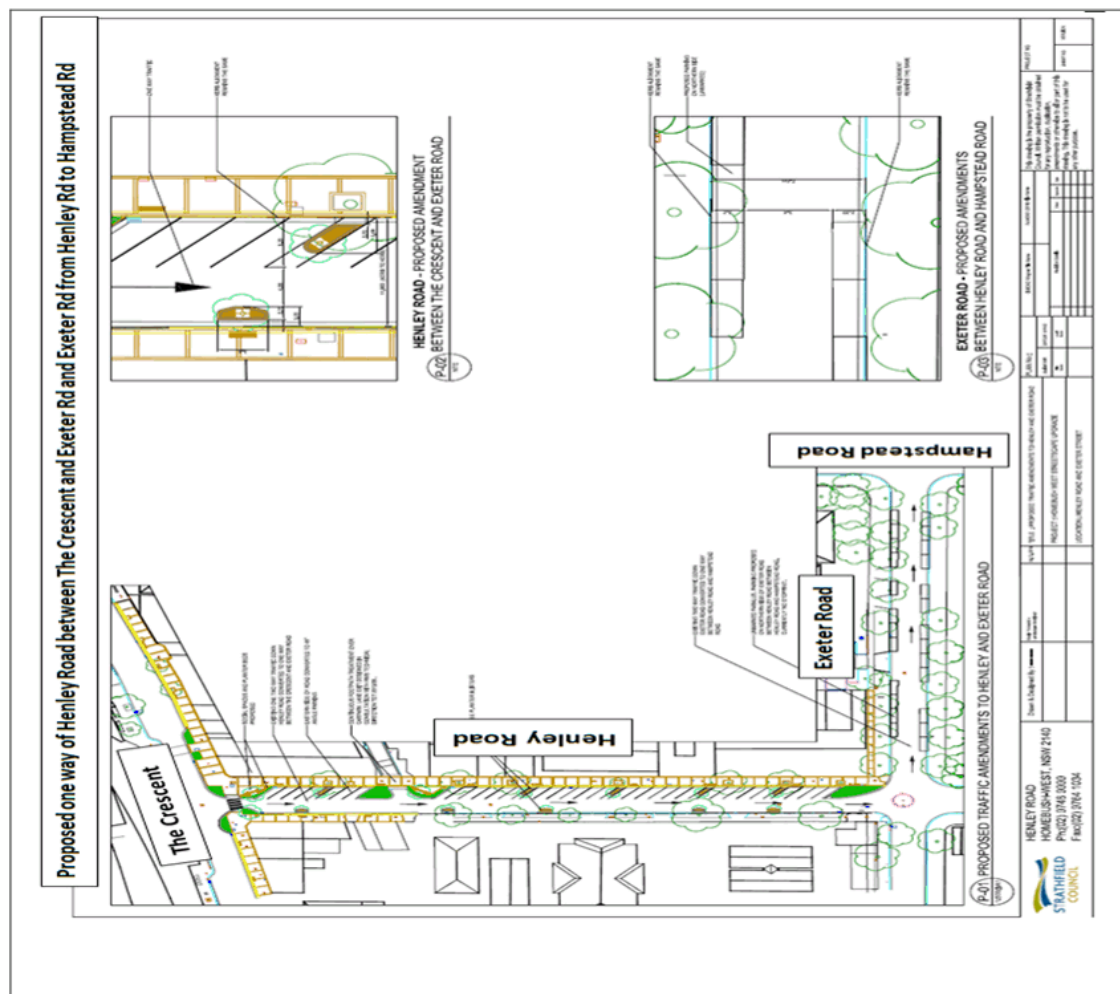
RECOMMENDATION

1. The Council Traffic Team request the applicants assessment as per the RMS guidelines and warrants for pedestrian crossings to be provided. Community Consultation must be carried out and if the majority of the community agree, then approve the application as presented.
2. Matter be reconsidered by Traffic Committee before it be approved.

(Voting on this item was unanimous)

6.5 Henley Road Homebush West - Proposed One Way Traffic Flow

Strathfield Council is proposing to create a one way section of Henley Road from The Crescent to Exeter Rd which is currently two way and speed limited to 50km/hr. the proposed upgrading works of the town centre will enable extra on street parking to be provided to community.

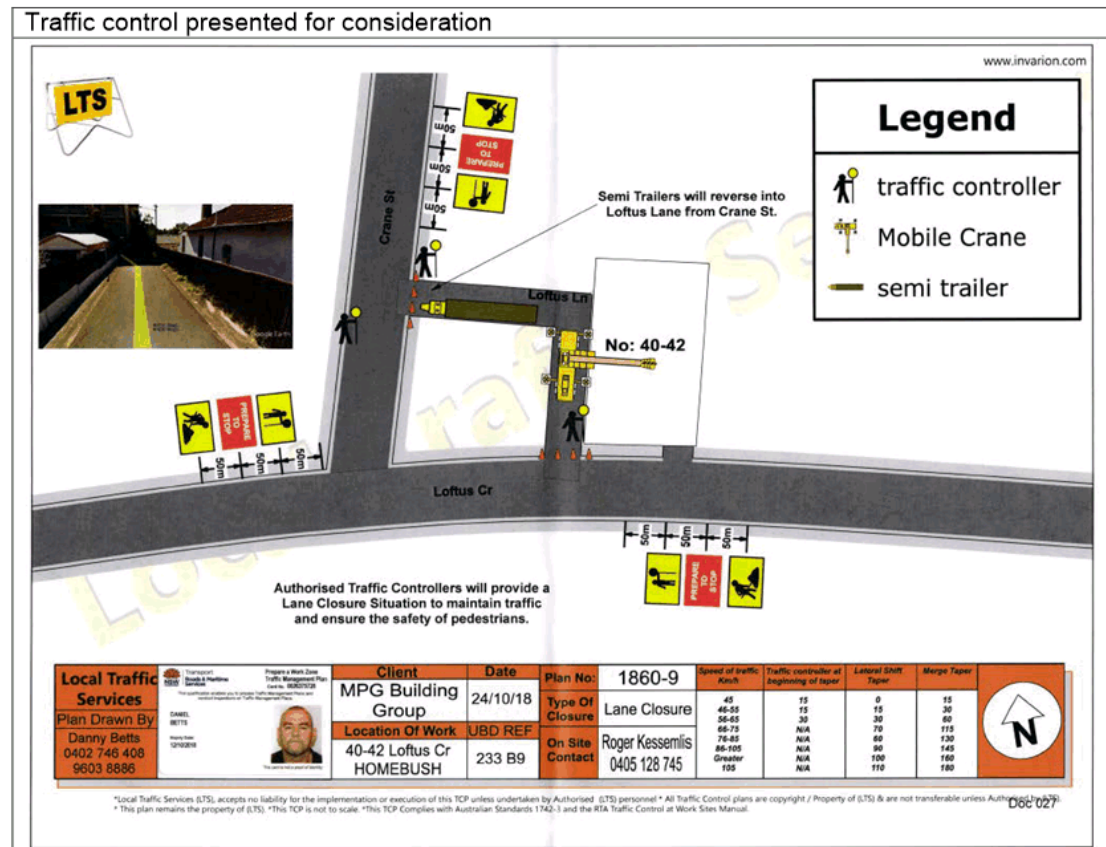
**RECOMMENDATION**

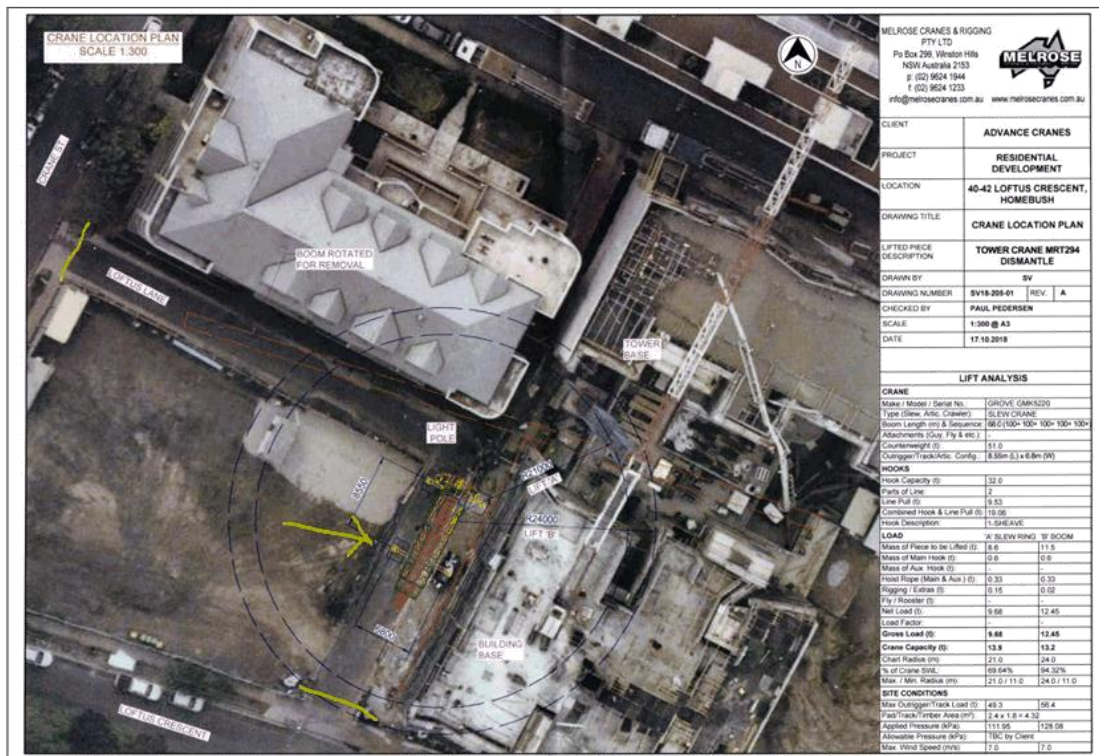
1. Project approved in principle pending majority support by way of community consultation. Consultation to extend from Richmond Road in the west, Kessell Avenue in the east, The Crescent in the north and Arthur Street in the south.
2. Consult with Transit Systems, Transdev Bus Operator and CDC for their opinion on Bus route needs.

(Voting on this item was unanimous)

6.6 Road Closure Loftus Lane - Crane Disassemble 22 January 2019.

An application has been made requesting permission to completely close off Loftus Lane from Loftus Crescent to Crane Street for the purpose of disassembling a tower crane located upon the property at 40-42 Loftus Crescent.



**RECOMMENDATION**

1. Approval be granted in principle for the one day road closure pending formal NSW Police approval being granted and provided to Council as there is no access to the properties in this lane.
2. All fees and charges are also to be paid before road closure.

(Voting on this item was unanimous)

6.7 Australian Catholic University - Proposed Median Island -Barker Road

Council has been approached by the Australian Catholic University (ACU) requesting the median island on Barker Road near Wilson Street not be reconstructed in its original position as it will conflict with the DA approved redevelopment works. In particular the driveway location would put the students, public and community in danger when crossing the road.

ACU request a more suitable location of the island to be further east towards the main entrance of the University as being a safer and more suitable location for students, public and community.

Diagram of the median refuge island that was removed to facilitate the safe ingress and egress of excavation trucks from the ACU site during excavation and construction.



PROPOSED TRAFFIC ISLAND GENERAL ARRANGEMENT PLAN

ACU MOUNT SAINT MARY STRATEGIC CAMPUS
25A BARKER ROAD, MOUNT SAINT MARY
NEW ENTRY-UPGRADE

ACU
AUSTRALIAN CATHOLIC UNIVERSITY

M+G Consulting
10/11-13/15 BARKER ROAD, MOUNT SAINT MARY
NEW ENTRY-UPGRADE

3723 541099

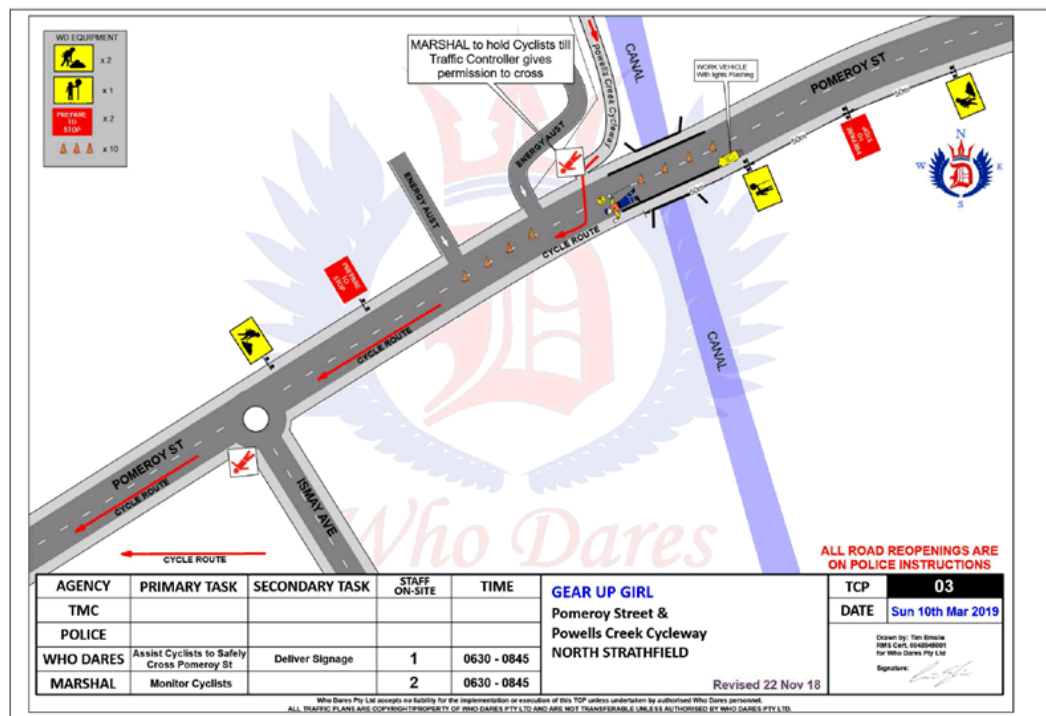
1. The Council Traffic Team request the applicants assessment as per the RMS guidelines and warrants for pedestrian crossings to be provided. Community Consultation must be carried out and if the majority of the community agree, then approve the application as presented.
2. The full cost of the median Island and associated ancillary be borne by the ACU.
3. Traffic Committee review matter before final implementation.

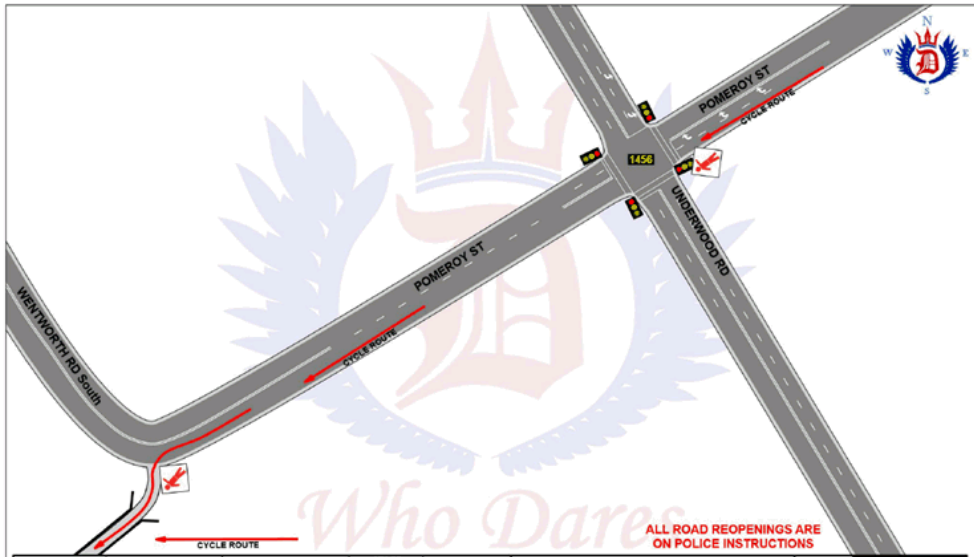
(Voting on this item was unanimous)

7. SPECIAL EVENTS

7.1 Heart Foundation Annual Gear Up Girl Bicycle Ride - 10 March 2019.

An application has been received by Council from Bicycle NSW for the annual "Heart Foundation Gear up Girl" on street bicycle ride from Bicentennial Park Sydney Olympic Park to Don Lucas Reserve Cronulla on **Sunday 10 March 2019** which is forecast to attract a maximum 1,500 patrons.





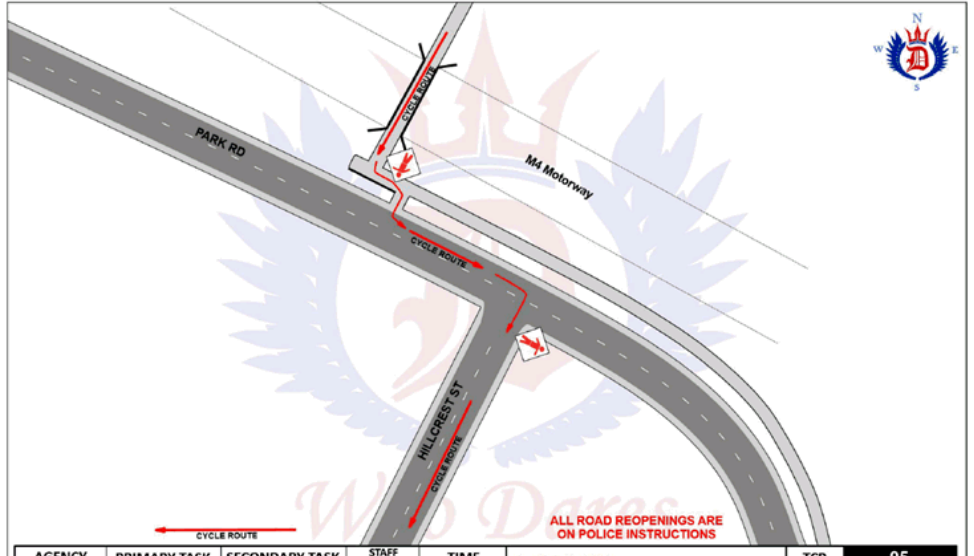
Who Dares

ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL	TCP	04
TMC					Pomeroy Street & Underwood Road	DATE	Sun 10th Mar 2019
POLICE					HOME BUSH		
WHO DARES							
MARSHAL	Monitor Cyclists		2	0645 - 0845			

Revised 22 Nov 18

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Who Dares

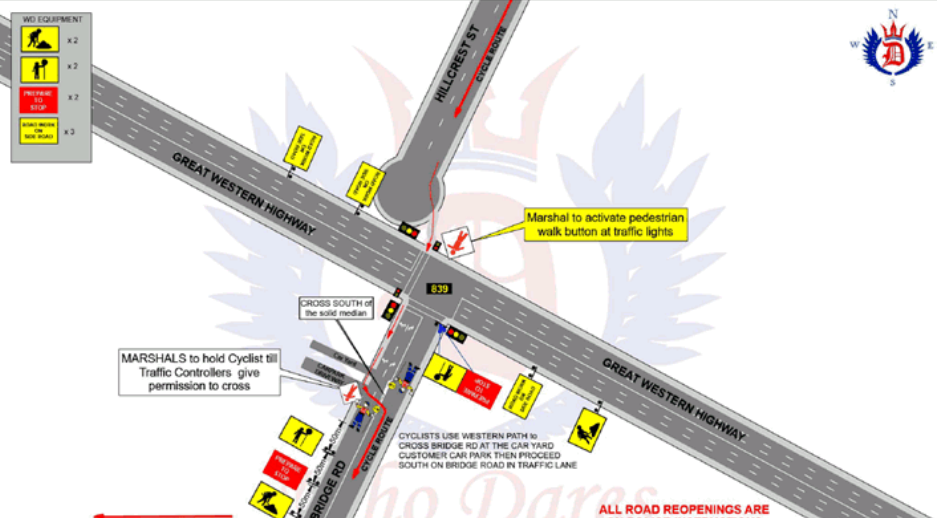
ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS


AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL	TCP	05
TMC					Park Road & Hillcrest Street	DATE	Sun 10th Mar 2019
POLICE					HOME BUSH		
WHO DARES							
MARSHAL	Monitor Cyclists		2	0645 - 0845			

Revised 22 Nov 18

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AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME
TMC				
POLICE				
WHO DARES	Assist Cyclists to Safely Cross Bridge St	Deliver Signage	2	0630 - 0845
MARSHAL	Monitor Cyclists		2	0645 - 0845

GEAR UP GIRL
Great Western Highway & Bridge Road
HOMEBUSH

Revised 22 Nov 18


TCP


06

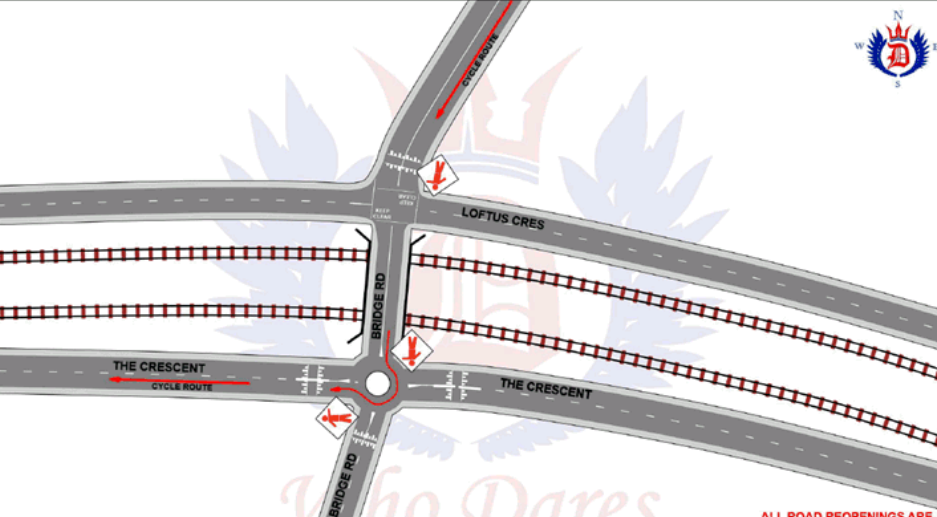
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DATE **Sun 10th Mar 2019**

Drawn by: Tim Brindle
RPS Civil Engineering
for Who Dares Pty Ltd

Signature: 







AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME
TMC				
POLICE				
WHO DARES				
MARSHAL	Monitor Cyclists		3	0645 - 0845

GEAR UP GIRL
The Crescent & Bridge Road
HOMEBUSH

Revised 22 Nov 18


TCP

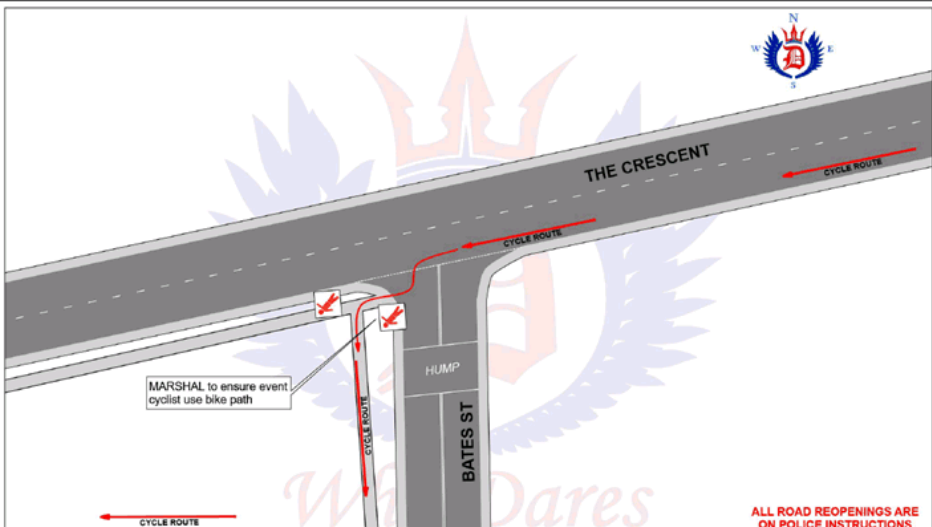
07


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DATE **Sun 10th Mar 2019**

Drawn by: Tim Brindle
RPS Civil Engineering
for Who Dares Pty Ltd

Signature: 





THE CRESCENT


BATES ST

HUMP

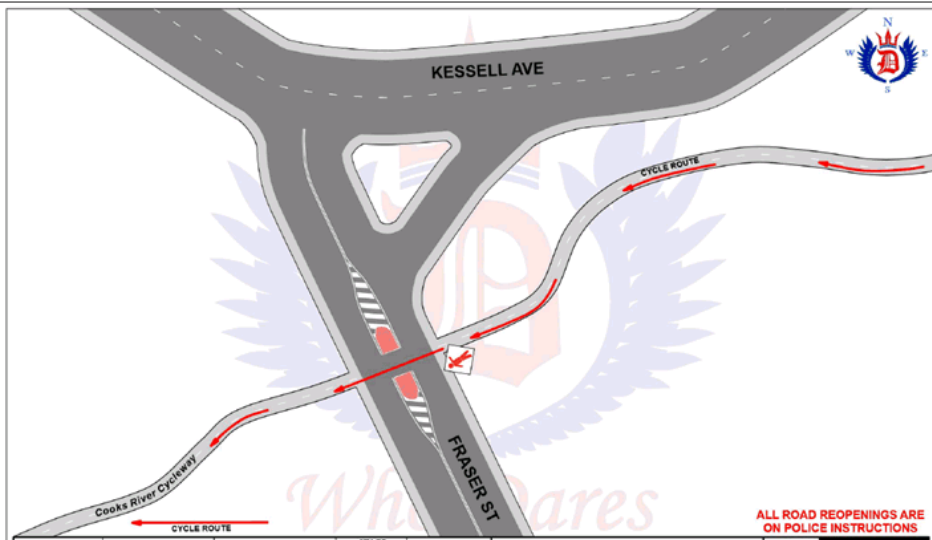
MARSHAL to ensure event cyclist use bike path


CYCLE ROUTE

ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL The Crescent & Bates Street HOMEBUSH		TCP	08
TMC							DATE	Sun 10th Mar 2019
POLICE							<small>Drawn by: Ian Briscoe RHS CAT, 044966001 for Who Dares Pty Ltd</small> Signature: 	
WHO DARES							Revised 22 Nov 18	
MARSHAL	Monitor Cyclists		2	0645 - 0845				

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KESSELL AVE

FRASER ST

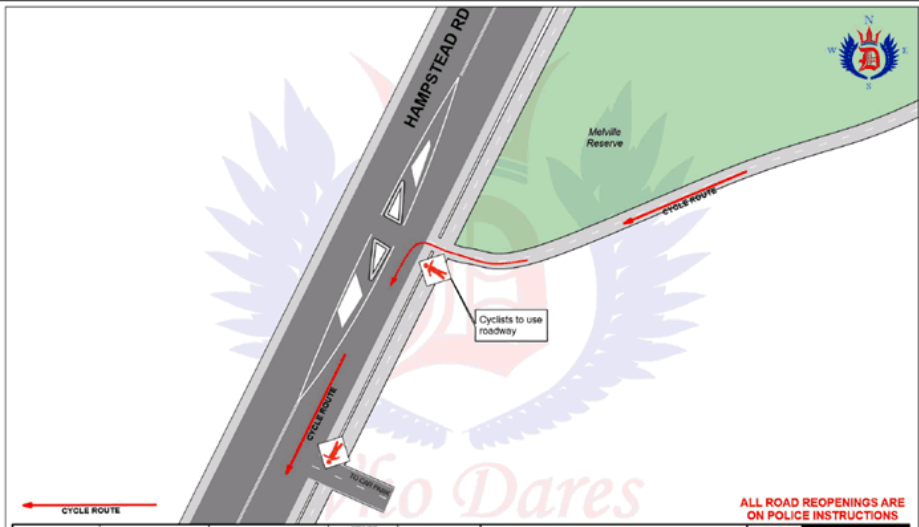
Cooks River Cycleway

CYCLE ROUTE

ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS


AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL Fraser Street & Cooks River Cycleway HOMEBUSH		TCP	09
TMC							DATE	Sun 10th Mar 2019
POLICE							<small>Drawn by: Ian Briscoe RHS CAT, 044966001 for Who Dares Pty Ltd</small> Signature: 	
WHO DARES							Revised 22 Nov 18	
MARSHAL	Monitor Cyclists		1	0645 - 0845				

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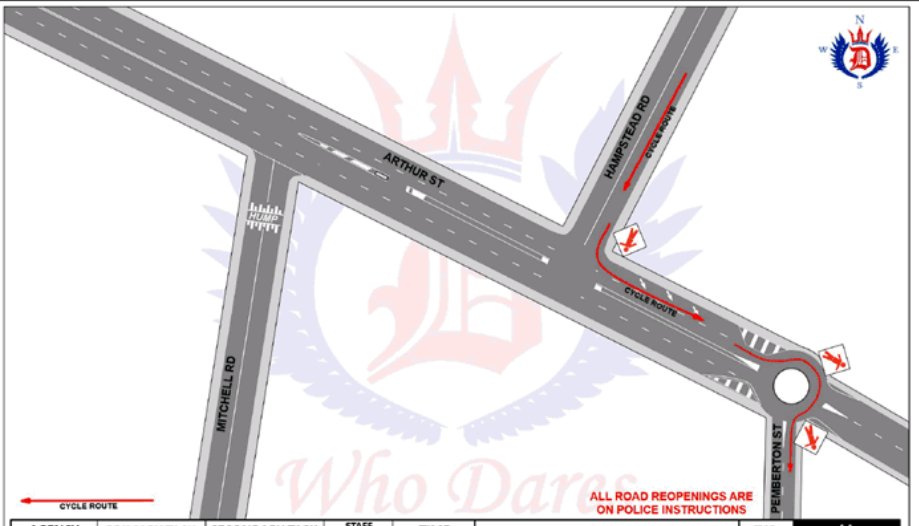


Who Dares

ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS


AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL	TCP
TMC					Hampstead Road & Cooks River Cycleway	10
POLICE					HOME BUSH WEST	DATE Sun 10th Mar 2019
WHO DARES					Revised 22 Nov 18	Drawn by: Tim Borealis Mark Cook, Roadworks for Who Dares Pty Ltd
MARSHAL	Monitor Cyclists		2	0645 - 0850		Signature: 

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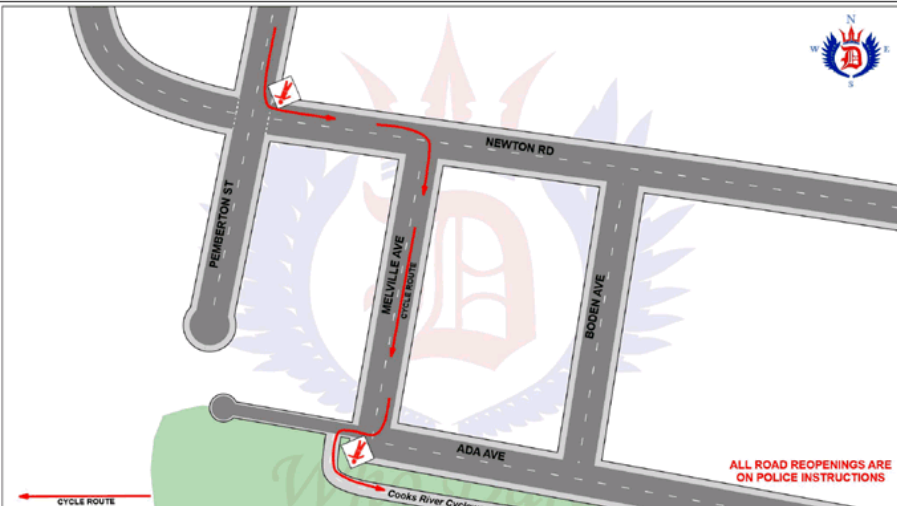


Who Dares


ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL	TCP
TMC					Arthur Street & Hampstead Road	11
POLICE					HOME BUSH WEST	DATE Sun 10th Mar 2019
WHO DARES					Revised 22 Nov 18	Drawn by: Tim Borealis Mark Cook, Roadworks for Who Dares Pty Ltd
MARSHAL	Monitor Cyclists		3	0645 - 0850		Signature: 

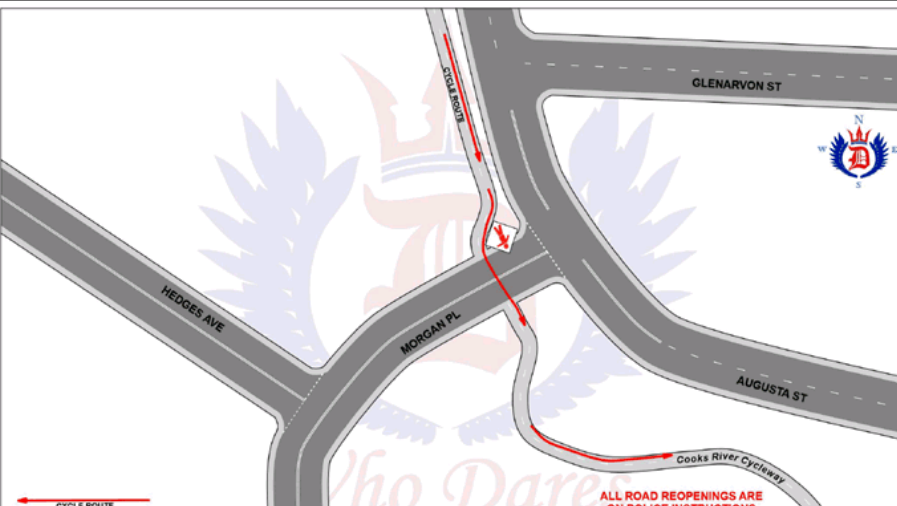
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ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL	TCP
TMC					Pemberton Street, Newton Road & Melville Avenue STRATHFIELD	12
POLICE						DATE Sun 10th Mar 2019
WHO DARES						Drawn by: Tim Bessie RPS Corp. (underwritten) for Who Dares Pty Ltd
MARSHAL	Monitor Cyclists		2	0645 - 0900	Revised 22 Nov 18	Signature: 

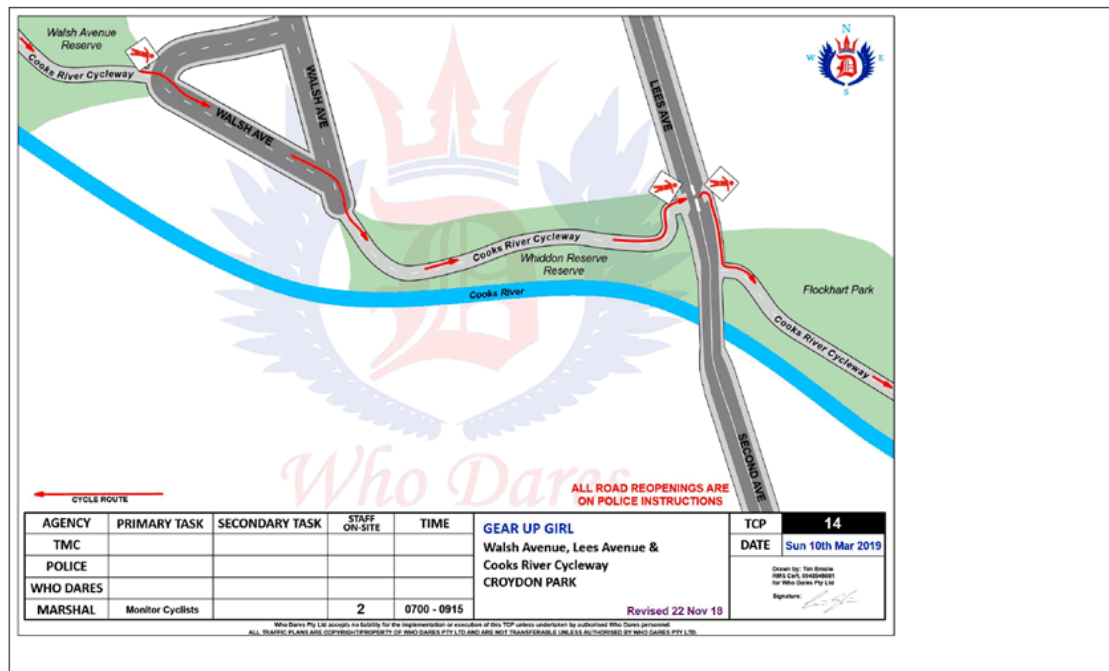
Who Dares Pty Ltd accepts no liability for the implementation or execution of this TCP unless undertaken by authorised Who Dares personnel.
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ALL ROAD REOPENINGS ARE ON POLICE INSTRUCTIONS

AGENCY	PRIMARY TASK	SECONDARY TASK	STAFF ON-SITE	TIME	GEAR UP GIRL	TCP
TMC					Morgan Place & Cooks River Cycleway STRATHFIELD	13
POLICE						DATE Sun 10th Mar 2019
WHO DARES						Drawn by: Tim Bessie RPS Corp. (underwritten) for Who Dares Pty Ltd
MARSHAL	Monitor Cyclists		1	0645 - 0900	Revised 22 Nov 18	Signature: 

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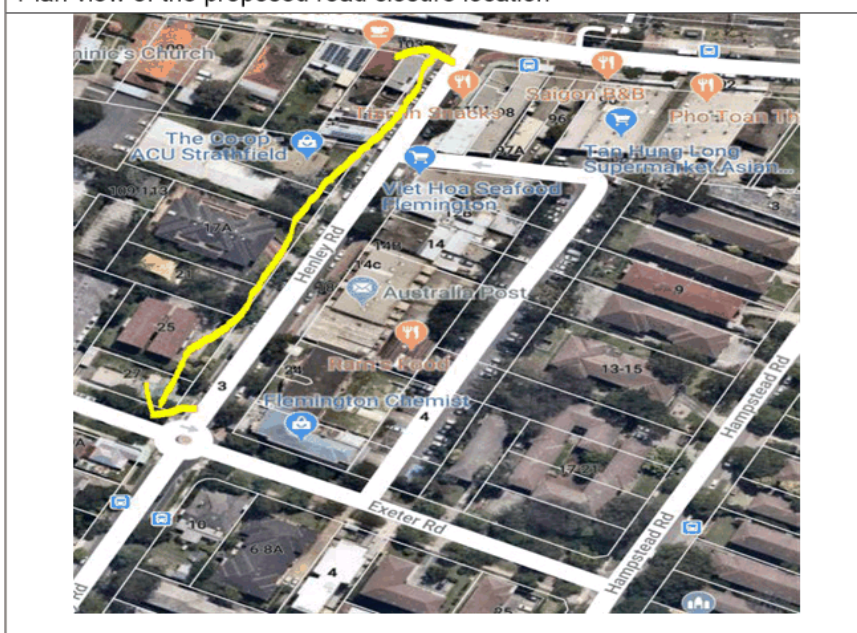
1. The event be supported and that approval in principal be granted for the event pursuant to approvals being received from NSW Police, Roads and Maritime Services, approved traffic controllers be engaged and insurances be taken out.

Voting on this item was unanimous

7.2 Flemington Chamber of Commerce & Strathfield Community Support the Closure of Henley Road for Chinese New Year Celebrations.

An application has been made to Council regarding the closure of Henley Road Homebush West from The Crescent to Exeter Road to celebrate Chinese New Year on Sunday 3 February 2019.

Plan view of the proposed road closure location



A detailed Traffic and Pedestrian Control Plan is requested from the applicant and the plan should be approved by NSW Police, RMS etc prior to approval being granted.

The functioning of the large Council Car Space must be designed to allow for circulation and safe ingress and egress of vehicles and ensure the businesses are not affected adversely.

The applicant is to letter box drop the community advising of the event and alternate traffic arrangements two (2) weeks prior to the event.

With the large volumes of patrons expected – Ambulance service are to be advised and ensure pick up and access points are planned and implemented to ensure community safety. The required public liability insurances policies to be enacted to cover the Community

Voting on this item was unanimous

**8. ROAD SAFETY**

Nil

9. GENERAL BUSINESS**9.1 Proposed Traffic Committee Meeting Dates 2019.****TRAFFIC COMMITTEE MEETINGS 2019**

11.00am – 12.30pm (3rd Tuesday of the Month)

19 February 2019	11.00am – 12.30pm	Main Building Meeting Room
19 March 2019	11.00am – 12.30pm	Main Building Meeting Room
16 April 2019	11.00am – 12.30pm	Main Building Meeting Room
21 May 2019	11.00am – 12.30pm	Main Building Meeting Room
18 June 2019	11.00am – 12.30pm	Main Building Meeting Room
16 July 2019	11.00am – 12.30pm	Main Building Meeting Room
20 August 2019	11.00am – 12.30pm	Main Building Meeting Room
17 September 2019	11.00am – 12.30pm	Main Building Meeting Room
15 October 2019	11.00am – 12.30pm	Main Building Meeting Room
19 November 2019	11.00am – 12.30pm	Main Building Meeting Room
17 December 2019	11.00am – 12.30pm	Main Building Meeting Room

RECOMMENDATION

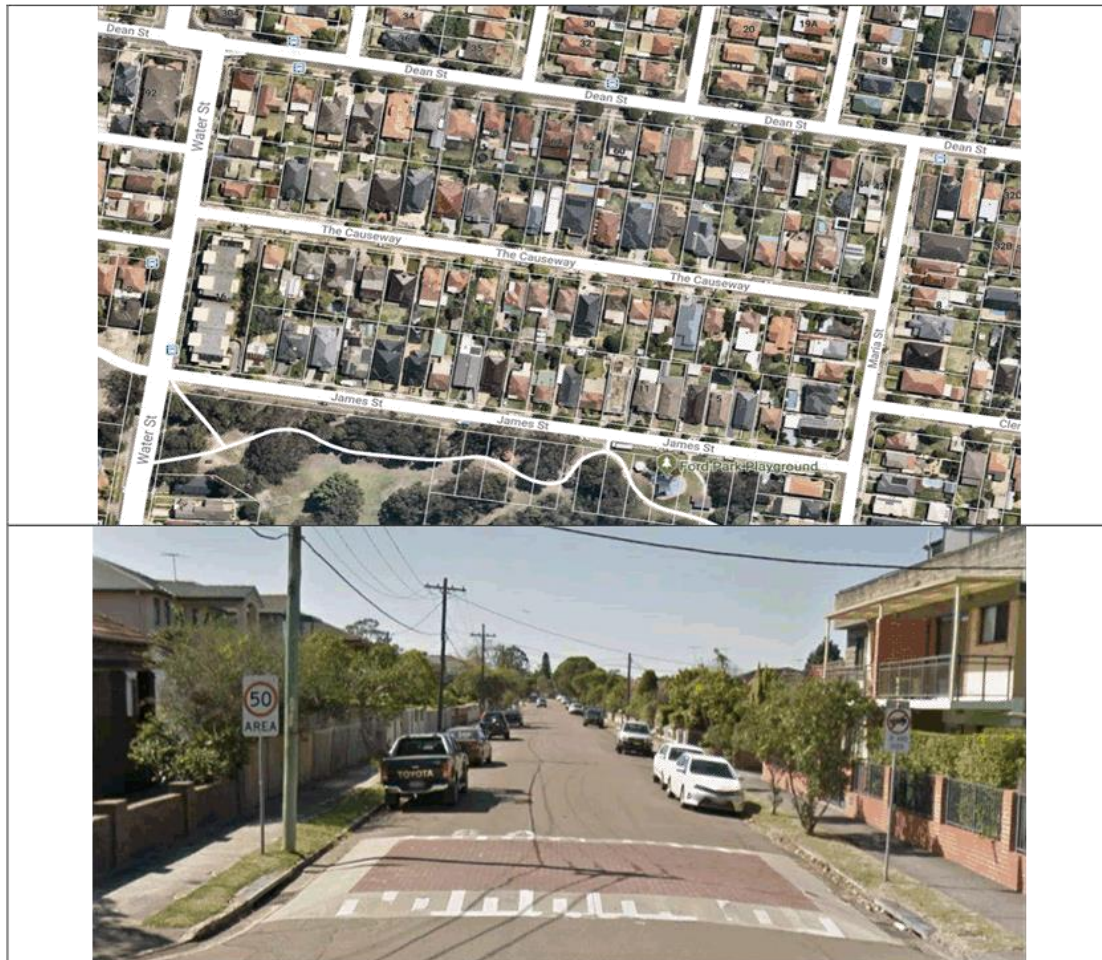
The dates were noted.

(Voting on this item was unanimous)

9.2 The Causeway - Used By Heavy Vehicles as a Short Cut

It has been brought to Councils attention that large trucks both articulated and otherwise are entering The Causeway and using it as a short cut or otherwise known as a "rat run".

The Causeway is signposted as a 50km/h road with a 3t load limit.

**RECOMMENDATION**

Council officers ensure the sign postings are clear and legible and request the Council enforcement officers to patrol the area at periodic times of the day to enforce vehicular and traffic compliance.

(Voting on this item was unanimous)

9.3 Heyde Avenue - Blind Spots Due to Vehicles Permitted to Park on Kerbside.

Concerns have been raised by the community that making the left turn into Heyde Avenue from Oxford Street is unsafe with cars parked far too close to Oxford Road. At times tradesmen with their vans and utility vehicles park there and because they are taller and wider they exacerbate the visibility problem for other vehicles.



**RECOMMENDATION**

1. Council Traffic Team assess the kerbside parking, visibility and risk assess the site with regards to vehicle movements, proximity to Schools and if appropriate make the required changes.
2. "No Stopping" signs to be installed for one vehicle length extended on either side of Heyde Avenue.
3. Line marking to delineate kerb for more guidance.

(Voting on this item was unanimous)

9.4 Centenary Drive - Kerbside Advertising Vans/Signs/Posters.

Concerns are being raised by Community with the ever increasing use of the kerbside parking along Centenary Drive as a method of advertising by way of posters, banners, parked vans etc.

**RECOMMENDATION**

1. Council write to RMS and seek support in the removal of advertising posters, banners and sign posting the parking area(s) as "restricted for NSW Transport Rail personnel only".
2. This area should be restricted to TfNSW personnel only.

(Voting on this item was unanimous)

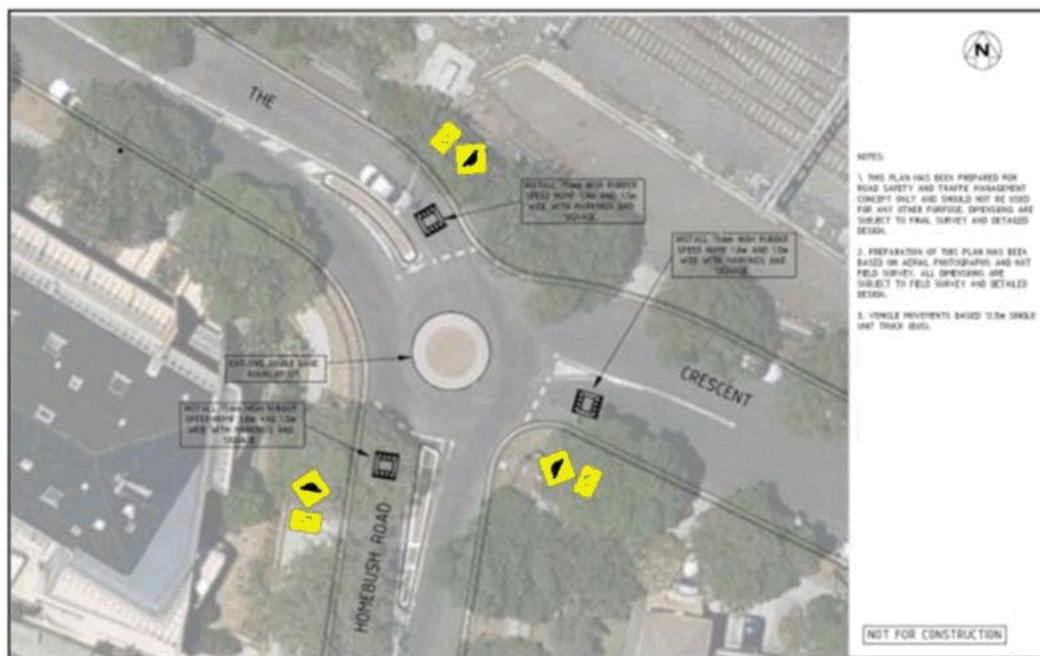
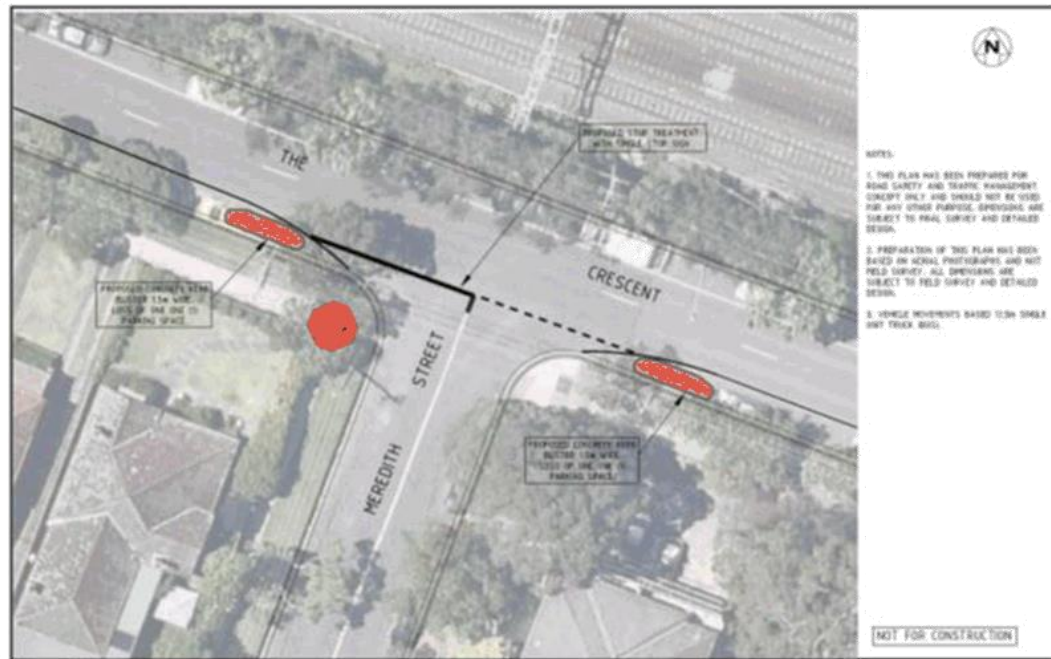


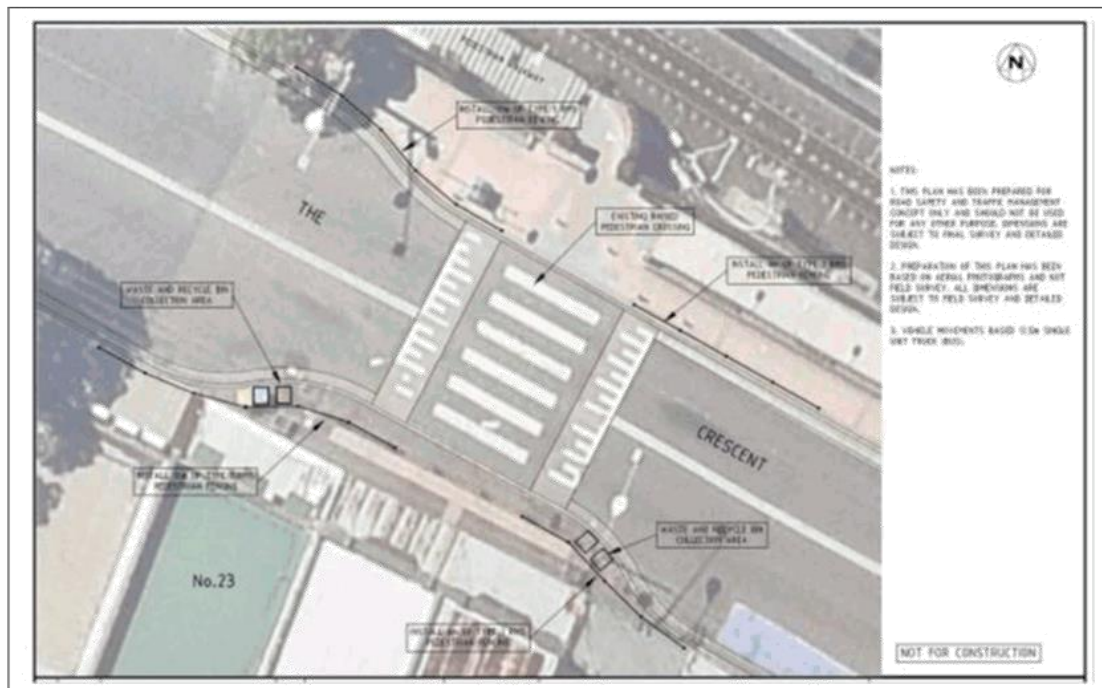
9.5 Roads and Maritime Funded Projects

The State Government provides regular funding under a number of programs for road safety, pedestrian and bike ride improvements. These funds are made available through either RMS or Transport for NSW. Strathfield Council has been successful with two projects for the 2018/2019 financial year. The following table provides a summary of these projects.

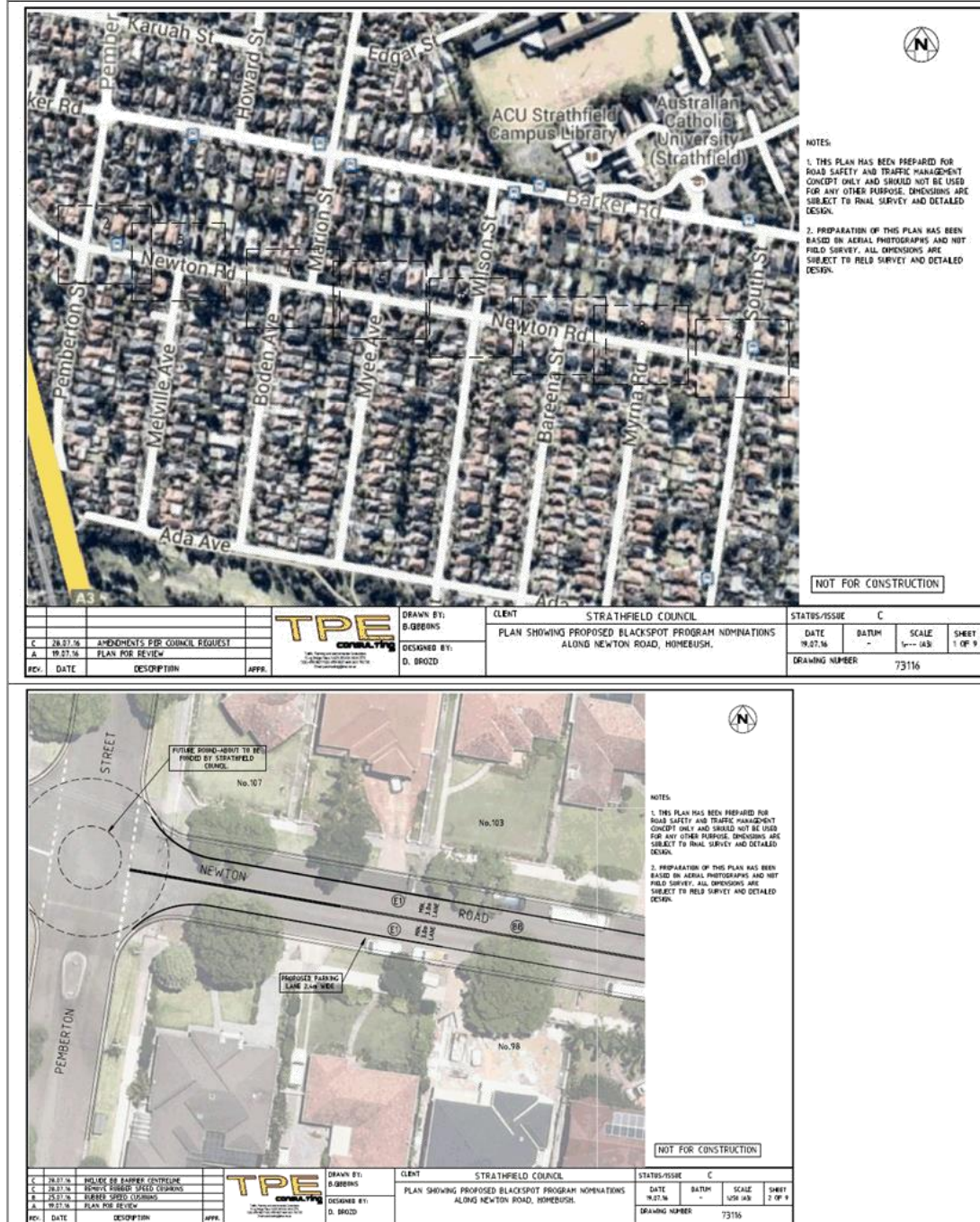
RMS Project Number	Project Name	Program Approved	Approved 18/19 Funding Application	Type of Funding	Monthly Status
P.0033831	'Newton Road, Strathfield Separate through and parking lane, with painted line, mark barrier line, upgrade intersection from give-way to stop, install one lane roundabout	'Australian Government Black Spot Program	\$132500	100% Federal	Community Consultation in November
P.0034023	'Meredith Road, outside Homebush Railway Station Install intersection and/or pedestrian crossing improvements, move stop or give-way lines forward using kerb extensions, install road feature signs, upgrade intersection from give-way to stop, install pedestrian fencing on kerb	'Safer System Pedestrian	\$82000	100% State	Community Consultation in November

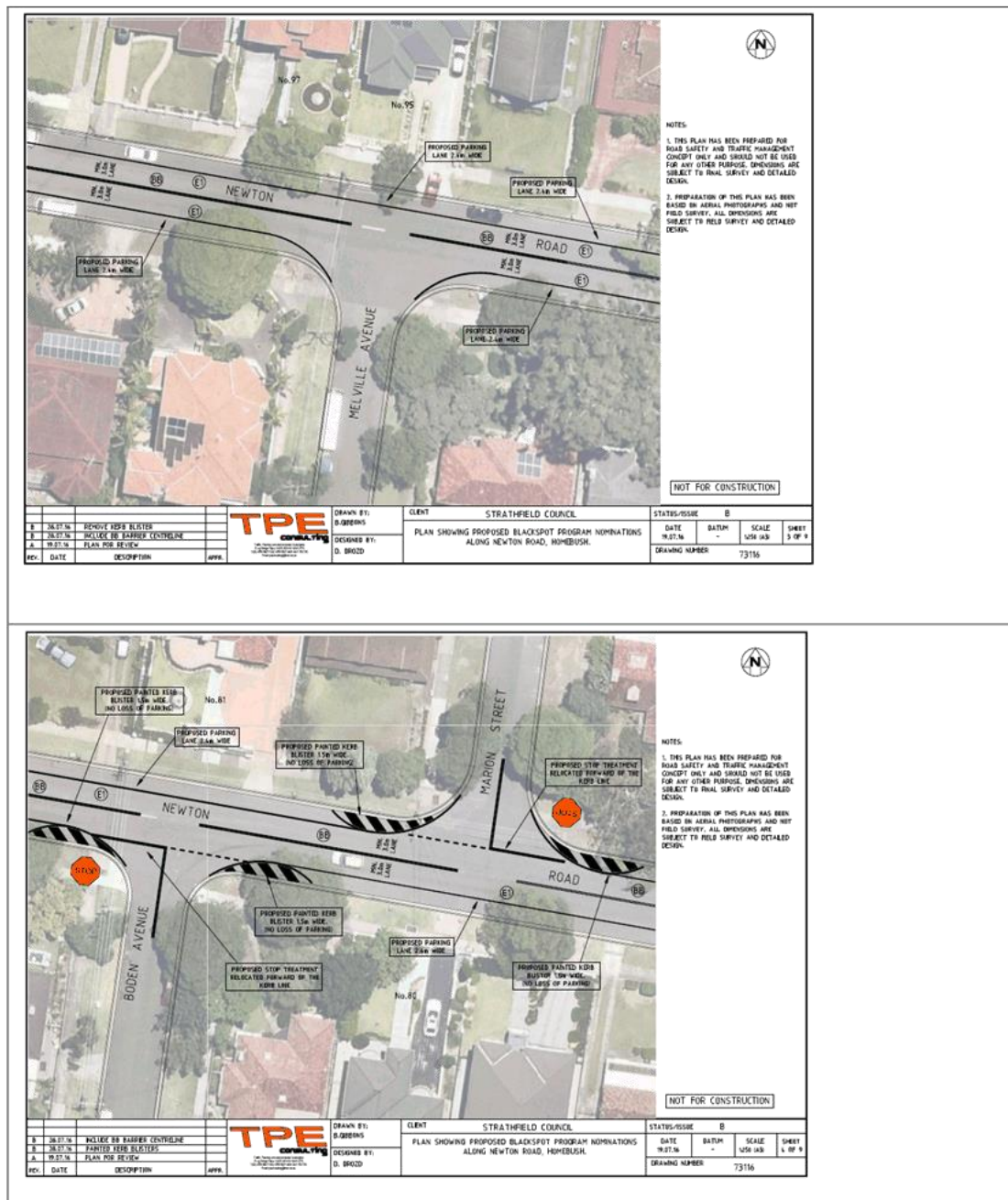
Meredith Road Diagrams

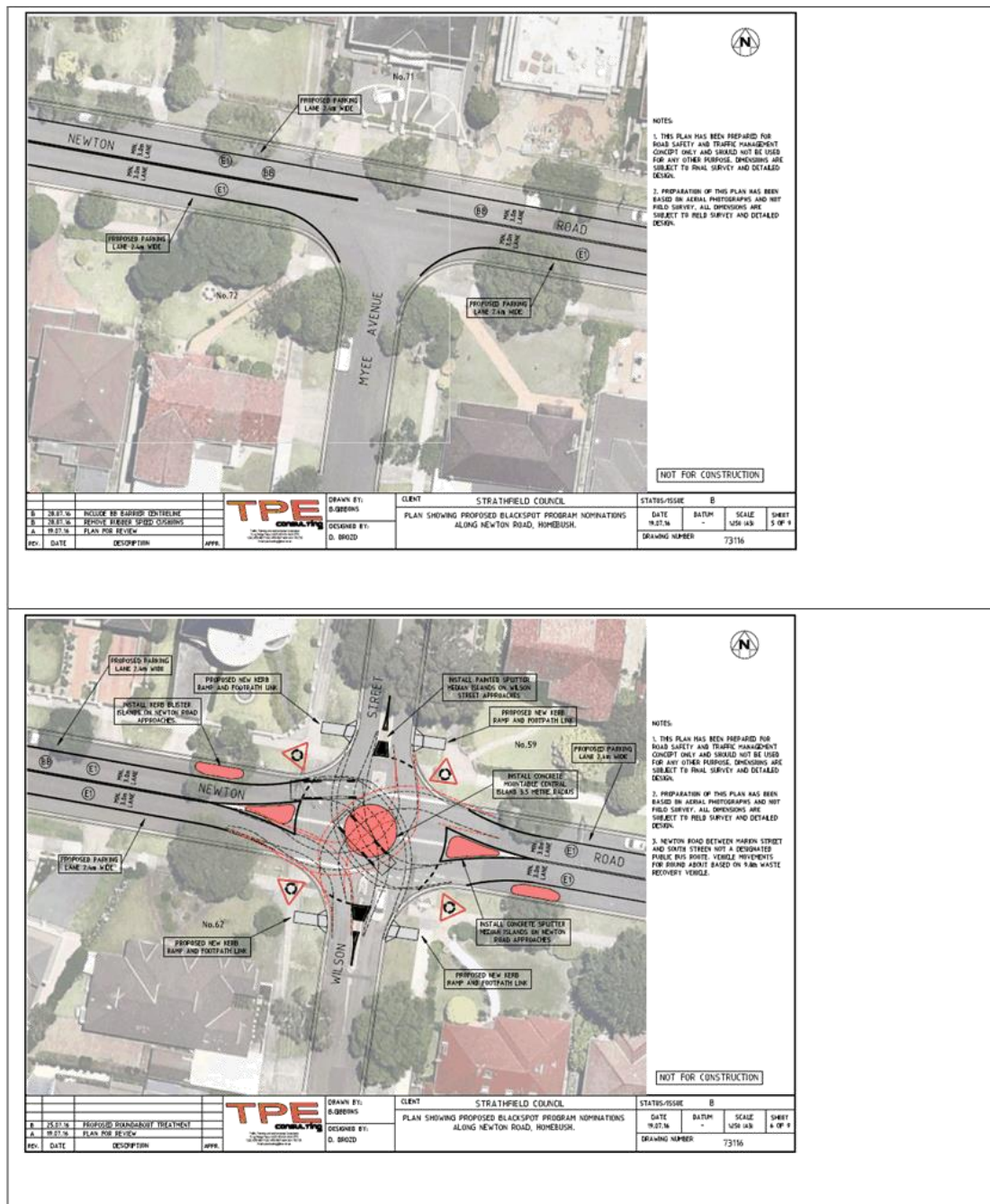




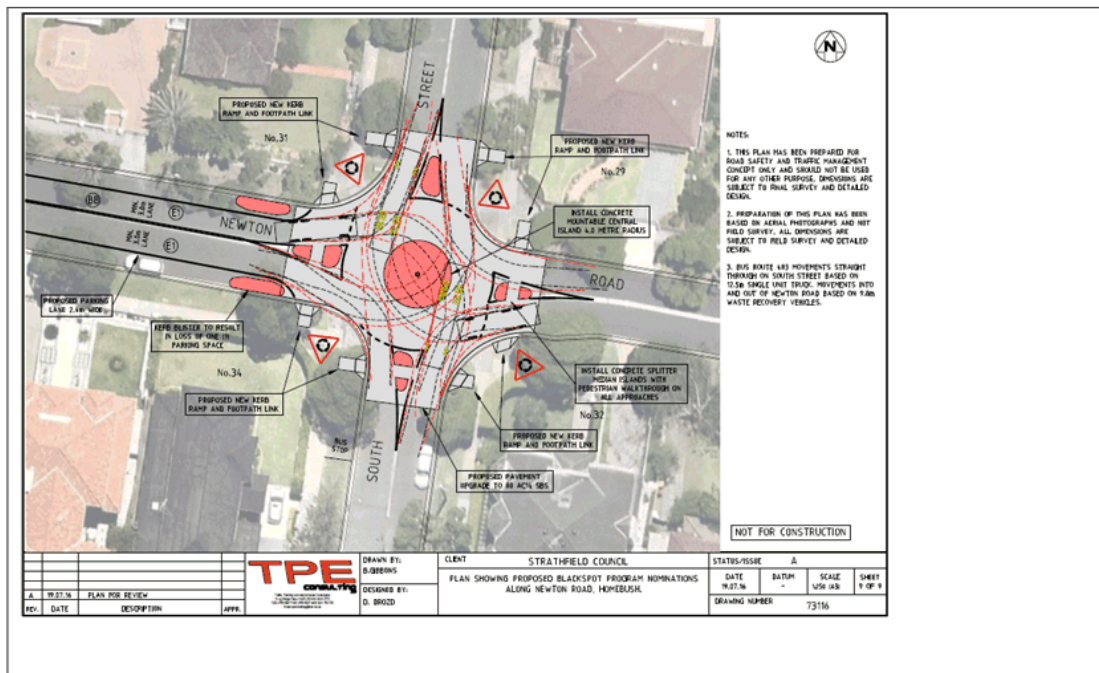
Newtown Road proposed traffic elements diagrams







		<p>NOTES:</p> <p>1. THIS PLAN HAS BEEN PREPARED FOR ROAD SAFETY AND TRAFFIC MANAGEMENT CONCEPT ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND DETAILED DESIGN.</p> <p>2. PREPARATION OF THIS PLAN HAS BEEN BASED ON AERIAL PHOTOGRAPHS AND NOT FIELD SURVEY. ALL DIMENSIONS ARE SUBJECT TO FIELD SURVEY AND DETAILED DESIGN.</p> <p>NOT FOR CONSTRUCTION</p>																							
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REV:	DATE	DESCRIPTION	APP:	DRAWING NUMBER: 73116																					

**RECOMMENDATION**

That the information be received and noted.

(Voting on this item was unanimous)

Meeting Closed: 12.45pm

Next Meeting: 19 February 2019 at 11.00am

**13.2 REPORT FROM TRAFFIC COMMITTEE MEETING ON 18 DECEMBER 2018 -
LATE ITEM**

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

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

RECOMMENDATION

That the Late Item of the minutes of the Traffic Committee meeting held on 18 December 2018 be noted and the recommendation be adopted.

ATTACHMENTS

1. Traffic Committee Meeting 18 December 2018 - Late Item

ATTACHMENT 1

**0.0 SRI KARPHAGA VINAYAKER TEMPLE****AUTHOR:** Kamal Zarshenas, Acting Manager Traffic**APPROVER:** Stephen Clements, Deputy CEO and General Manager Planning,
Environment and Urban Services**7. SPECIAL EVENTS**

Council had received a request for road closure for a special event from Sri Karphaga Vinayaker Temple. The temple has its inauguration ceremony from 23 to 27 January. As part of the inauguration, on the last day (27 January) members and friends of the temple community will walk in a clockwise direction around the temple between 9:30am to 10:30am on Sunday 27 January 2019.

It is noted that the day of procession falls on a long weekend where there will be fewer people in Flemington Station than a typical Sunday.

Traffic Control Plans for the one-off Special Event have been prepared as follows:

- Signage advising for the special event in advance.
- Traffic controllers to manage the procession by the temporary closure of the nearby roads.
- A separate traffic control has been prepared for the roundabout of Hornsey Road with The Crescent. The roundabout will be open for westbound traffic on The Crescent to undertake a U-turn.
- All tenants within the procession area should receive a letter drop two weeks in advance.

This item was scheduled to be presented to previous the Traffic Committee meetings pending receipt of Police approval.

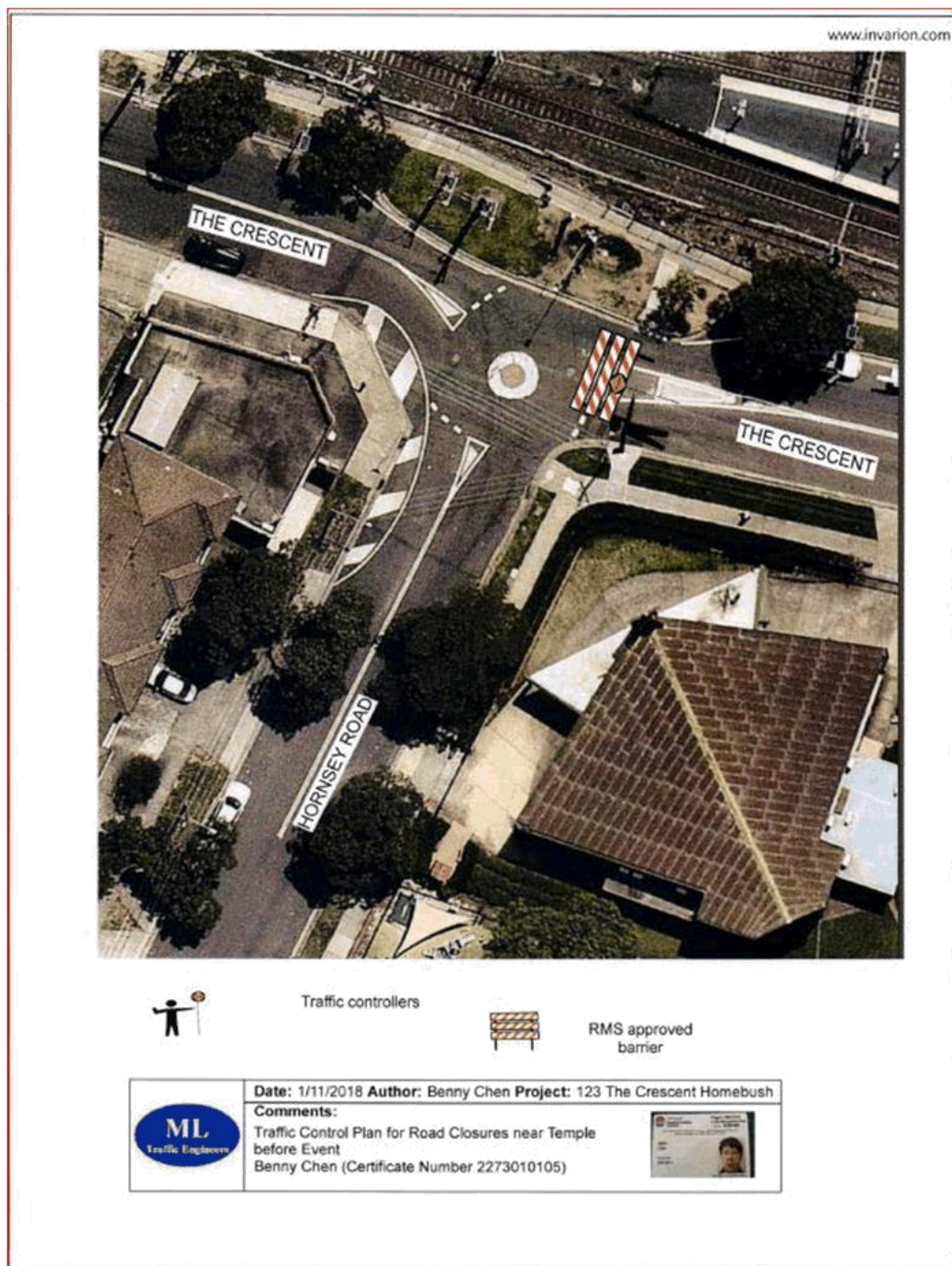
The approval was given on 11 January 2019 on the telephone. Council is yet to receive the draft copy.

The following figures illustrate the traffic control measurements as explained in the above:

TRAFFIC COMMITTEE MEETING

18 DECEMBER
2018

SRI KARPAGA VINAYAKER TEMPLE (Cont'd)



TRAFFIC COMMITTEE MEETING

18 DECEMBER
2018

SRI KARPAGA VINAYAKER TEMPLE (Cont'd)



TRAFFIC COMMITTEE MEETING

18 DECEMBER
2018

SRI KARPAGA VINAYAKER TEMPLE (Cont'd)

**RECOMMENDATION**

That approval be given to the road closure between 8:30am to 11:30 am on Sunday 27 January 2019 for this special event.

**13.3 AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING MINUTES - 12
DECEMBER 2018**

AUTHOR: James Ng, Executive Manager, Administration

APPROVER: Mary Rawlings, Director Office of the CEO

RECOMMENDATION

That the minutes of the Audit, Risk and Improvement Committee meeting held on 12 December 2018 be noted and the recommendations be adopted.

ATTACHMENTS

1. Audit, Risk and Improvement Committee Minutes 12 December 2018

ATTACHMENT 1



MINUTES

**Audit, Risk and
Improvement Committee
Meeting**

12 December 2018

AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING –
12 DECEMBER 2018**MINUTES**

Minutes of the Audit, Risk and Improvement Committee Meeting of Strathfield Municipal Council held on 12 December 2018, in the Council Offices, 65 Homebush Road, Strathfield.

COMMENCING: 11am

PRESENT: Brian Hrnjak – Independent Member (Chairperson)
Dennis Vaccher – Independent Member
Councillor Vaccari

STAFF: Henry Wong, Chief Executive Officer
Anthony Hewton, General Manager People, Place and Civic Services
Jenny Nascimento, Executive Manager Financial Service and Chief Financial Officer
James Ng, Executive Manager Administration
David McQuade, Senior Governance Officer

VISITORS: Susan Leahy, Head of Internal Audit

1. Declaration of Pecuniary or Conflict of Interest

Nil.

2. Apologies

Apology was received from Councillor Duggan and Councillor Hall.

3. Minutes

(Hrnjak/Vaccher)

The Minutes of the Audit Committee held on 8 October 2018 were taken as read and confirmed as a true and correct record of that meeting.

4. Reports

4.1 Internal Audit of Accounts Receivable Validation Review

RECOMMENDATION:

1. That the Accounts Receivable Validation Review report by Ms Leahy be held over until the next Audit, Risk and Improvement Committee meeting and that management provide a response to Ms Leahy prior to the next meeting.
2. That Outstanding Debtors be included on the agenda of future Senior Management Team Meetings as a standing item.
3. That a progress report on debt recovery be provided at an Audit, Risk and Improvement Committee meeting in June 2019.

AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING –
12 DECEMBER 2018**MINUTES**

Councillor Vaccari left the meeting at 12:04pm.

4.2 Internal Audit Service

RECOMMENDATION:

1. That the report on the overview of the Internal Audit Service be received and noted.
2. That the draft Annual Audit, Risk and Improvement Agenda be noted with Major Projects above \$2 million to be included in the agenda.

4.3 Internal Audit Plan 2019

RECOMMENDATION:

1. That the Internal Audit Plan for 2019 be noted.
2. That Council provide Ms Leahy with a list of the audit areas in order of priority before the next Audit, Risk and Improvement Committee meeting.

5. General Business

Nil.

6. Date of Next Meeting

Wednesday 20 February 2019 at 11am.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 12:57pm.

**13.4 REPORT FROM 2019 YOUTH WEEK WORKING GROUP MEETING ON 5
DECEMBER 2018**

AUTHOR: Yvonne Yun, Manager Community Services

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

RECOMMENDATION

That the minutes of the 2019 Youth Week Working Group Meeting held on 5 December 2018 be noted and the recommendations be adopted.

ATTACHMENTS

1. Youth Week Working Group Minutes - 5 December 2018

ATTACHMENT 1



MINUTES

2019 Youth Week Working Group Meeting

This Working Group reports to the Strathfield Youth
Engagement Advisory Committee

5 December, 2018

At 5:00pm

2019 YOUTH WEEK WORKING GROUP
5 December 2018**MINUTES**

Minutes of the Youth Week Working Group Meeting of Strathfield Municipal Council held on Wednesday, 5 December 2018, in the Council offices, 65 Homebush Road, Strathfield.

COMMENCING: 5:00pm

PRESENT:

- Jodi McKay, Member for Strathfield – left the meeting after 15 minutes
- Nathan Williams - Youth Off the Streets
- Leon Rettie
- Anastacia Pappas
- Paris Koic
- Anjni Verma
- Oliver Nicholls
- Zain Ousmand
- Jay Park
- Neeraj Mirashi
- Shahi Uddin
- Sukruthi Kamath
- Thanvi Gunti
- Dharshini Sathyanarayanan

STAFF:

- Alyssa Guttridge, Community Safety and Youth Officer
- Yvonne Yun, Executive Manager, Community – Left the meeting after 15 minutes

Matters discussed:

1. **Welcome and Introductions**

2. **Apologies**

- Regina Bao
- Wafa Wazir
- Bassam Maaliki

3. **The Hon Jodi McKay requested leave to address the meeting briefly.**

- Jodi McKay addressed the group and acknowledged their efforts at the White Ribbon Day event this year.
- Jodi encouraged the group to keep in mind while planning their Youth Week event what matters to youth in this area and what changes can be made on all three levels of government. Jodi expressed her interests in the groups ideas on what are issues of concern for local youth and how she can help address these.

2019 YOUTH WEEK WORKING GROUP
5 December 2018**MINUTES****4. Address by Yvonne Yun, Executive Manager, Community**

- Yvonne congratulated the group on behalf of Council on their great efforts on a successful White Ribbon Day event this year and also encouraged the group to come up with ways in which we could continue to promote domestic violence awareness throughout the year.
- Yvonne also mentioned future projects Council would like the Strathfield Youth Engagement Advisory Committee to be involved in such as the development of a Youth Strategy and possible partnership project with the Muslim Women Association.

5. Youth Engagement Activity

- The group took turns summing up in one word how they thought the White Ribbon Day event went:
 - Empowering
 - Social
 - Eventful
 - Unity
 - Rewarding
 - Making change
 - Emotional

6. Review of White Ribbon Day

- The group thought the following things went well:
 - Domestic violence awareness was achieved
 - The size of the crowd of people who stopped to listen at the official opening
 - Great team work and cooperation
 - New experience of approaching people in the street
- The group then discussed ways in which they thought the event could be improved:
 - A school representative to speak at a another schools assembly as a way of engaging with students who would not normally be interested
 - Everyone to say the pledge, not just men
 - Competition and advertisement of prizes could have been better organised with more time
 - Bigger stage and performances by local schools
 - Bigger school presence at the event
- Actions:
 - Thank you letters to speakers and stallholders – Alyssa
 - Letter to be signed by a Committee member on behalf of the Committee (nominated Thanvi or Anjni)

2019 YOUTH WEEK WORKING GROUP
5 December 2018**MINUTES**

-
7. **Workshop ideas for Youth Week event**
 - Gala/ interschool sports competition
 - Movie night
 - Amazing race – interschool event
 - Target age group will be 14 – 18 year olds
 - Action: Nathan and Alyssa to touch base with schools to gauge availability of schools to participate during school time 10/11/12 April 2019
 8. **Date of next meeting**
 - 9th January 2019, 11am – 1pm
This meeting will review nominees for Strathfield Young Citizen of the Year and make recommendations to CEO for award
 9. **Close of meeting 6.15pm.**

14.1 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE
SUBJECT: CODE OF MEETING PRACTICE

I MOVE:

That a report be prepared for the March 2019 Ordinary Council Meeting updating the Code of Meeting Practice to extend the permissible timeframe to rescind a Notice of Motion in relation to a development or rezoning matter from 12pm the following day to 3 business days.

RECOMMENDATION

That a report be prepared for the March 2019 Ordinary Council Meeting updating the Code of Meeting Practice to extend the permissible timeframe to rescind a Notice of Motion in relation to a development or rezoning matter from 12pm the following day to 3 business days.

ATTACHMENTS

There are no attachments for this report.

14.2 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE
SUBJECT: IMPROVING OUR COMMUNITY SPACE AUDIT

I MOVE:

That Council conduct an audit on all community spaces and a report be presented to the April 2019 Ordinary Council Meeting including but not limited to:

- The current permissible usage of all community spaces
- The current days permissible at each location
- Any changes that can be made to existing Development Applications to satisfy demand from local community groups, local family birthdays/functions, local charities and any other local demand that Council staff advise

RECOMMENDATION

That Council conduct an audit on all community spaces and a report be presented to the April 2019 Ordinary Council Meeting including but not limited to:

- The current permissible usage of all community spaces
- The current days permissible at each location
- Any changes that can be made to existing Development Applications to satisfy demand from local community groups, local family birthdays/functions, local charities and any other local demand that Council staff advise

ATTACHMENTS

There are no attachments for this report.

14.3 NOTICE OF MOTION SUBMITTED BY COUNCILLOR BLACKMORE
SUBJECT: POCKET PARK PROJECT

I MOVE:

That Council prepare a report for the May 2019 Ordinary Council Meeting on the possibility of building a number of pocket parks in areas across the Strathfield Local Government Area. The report is to address suitable locations with possible timeframes and consider the following locations for possible additional greenspace:

- Council's current land ownerships within or adjacent to areas zoned for high density
- Locations where a road can be closed and converted with no impact to residents' driveway access

RECOMMENDATION

That Council prepare a report for the May 2019 Ordinary Council Meeting on the possibility of building a number of pocket parks in areas across the Strathfield Local Government Area. The report is to address suitable locations and possible timeframes and consider the following locations for possible additional greenspace:

- Council's current land ownerships within or adjacent to areas zoned for high density
- Locations where a road can be closed and converted with no impact to residents' driveway access

ATTACHMENTS

There are no attachments for this report.

14.4 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN
SUBJECT: SHERGOLD AND WEIR REPORT ON THE AUSTRALIAN CONSTRUCTION INDUSTRY

I MOVE:

That Council provide an analysis of Shergold and Weir's (2018) report: Building Confidence – Improving the effectiveness of compliance and enforcement systems for the building and construction industry across Australia (The Report).

The Report was presented to the Building Ministers' Forum in April 2018. The report outlines serious compliance and regulatory failures in the commercial building and construction Industry. It is essential that the Council is fully informed of the report findings so that it can actively engage in future discussions and actions with a view to represent and protect current and future residents from the impact of poor-quality construction work.

It is recommended that the Council analysis provide an urgent assessment in relation to the following:

1. Key findings of the report
2. Problems outlined in the report related to private certification, poor quality construction, use of non-compliant building materials, fire safety risks, weak oversight, regulatory issues and more
3. Details of the 24 recommendations made to improve the building and construction industry. Implications for future high-rise development in the Strathfield Local Government Area
4. Action Council can take to work to ensure that current and future residents are protected from the potential impact of poor-quality construction work.

RECOMMENDATION

That Council provide an analysis of Shergold and Weir's (2018) report: Building Confidence – Improving the effectiveness of compliance and enforcement systems for the building and construction industry across Australia (The Report).

ATTACHMENTS

There are no attachments for this report.

14.5 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DUGGAN
SUBJECT: COMMUNITY SHELTERS

I MOVE:

That Council provide a report to the March 2019 Council Meeting on the possibility of commencing a Women's Community Shelter (WCS) in the Strathfield Local Government Area.

WCS works with communities to establish short term emergency accommodation for women and their children who are homeless or leaving domestic violence. Councils who are currently using this model include Northern Beaches, Hornsby, Ku-ring-gai, The Hills Shire, Mid Coast, Penrith, Bayside, Cumberland, Blacktown and Camden. It is recommended that the Council report include the following:

1. Detailed information from Councils who are currently using, or planning to use the model
2. Planning information e.g. set up methods used (including time and cost), resourcing to operationalise, project leads, and what is involved
3. Details and analysis of the 'tri-partite' funding model used by Councils
4. A road map for how Strathfield LGA could set up a similar service

RECOMMENDATION

That Council provide a report to the March 2019 Council Meeting on the possibility of commencing a Women's Community Shelter (WCS) in the Strathfield Local Government Area.

ATTACHMENTS

There are no attachments for this report.

14.6 NOTICE OF MOTION SUBMITTED BY COUNCILLORS HALL AND VACCARI
SUBJECT: TRANSITION OF HUDSON PARK GOLFERS

WE MOVE:

1. That following the closure of the Hudson Park Golf Course for the development of a new district park, Council offers 12 non-transferable promotional vouchers with 12-month validity to Strathfield residents who have been frequent golfers at Hudson Park, to redeem for reduced golf course greens fee to play on nearby Strathfield Golf Course
2. That Council work with Strathfield Golf Club to implement a partnership system of contra discount to assist and support the transitioning of Hudson Park golfers

RECOMMENDATION

1. That following the closure of the Hudson Park Golf Course for the development of a new district park, Council offers 12 non-transferable promotional vouchers with 12-month validity to Strathfield residents who have been frequent golfers at Hudson Park, to redeem for reduced golf course greens fee to play on nearby Strathfield Golf Course
2. That Council work with Strathfield Golf Club to implement a partnership system of contra discount to assist and support the transitioning of Hudson Park golfers

ATTACHMENTS

There are no attachments for this report.

GM1 LOCAL GOVERNMENT ELECTIONS 2020

AUTHOR: Melinda Aitkenhead, Manager Governance and Internal Affairs

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

That Council resolves:

- A. Pursuant to section 296(2) and (3) of the NSW Local Government Act 1993 endorse an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council.
- B. Council adopt, pursuant to section 296(2) and (3) of the NSW Local Government Act 1993, as applied and modified by section 18 of the NSW Local Government Act 1993, that a council poll arrangement be entered into by contract for the Electoral Commissioner to administer all council polls of the Council.
- C. Council adopt, pursuant to section 296(2) and (3) of the NSW Local Government Act 1993, as applied and modified by section 18 of the NSW Local Government Act 1993, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.
- D. Council delegates authority to the Chief Executive Officer to enter into negotiations with the Electoral Commissioner and to enter into a contract for the provision of administering elections of the Council.

PURPOSE OF REPORT

To seek Council endorsement for the process to conduct the 2020 Local Government Election in accordance with section 296 of the *Local Government Act 1993* (the 'Act'), options to be considered include entering an arrangement with the NSW Electoral Commission or administering the Election internally or appointing an agent to administer the Election on Council's behalf.

REPORT

Under Section 296 of the Act, Councils have until 18 months prior to an ordinary election to resolve that an arrangement be entered into with the NSW Electoral Commission (the 'NSWEC') or to administer the Election internally or to appoint an agent to administer the Election on-behalf of Council. This means for the 2020 Local Government Election Council a resolution needs to be made by 11 March 2019.

Council will utilise the Local Government (General) Regulation 2005, section 296 of the Act and the NSW Premier and Cabinet – Division (now known as Office) of Local Government's Circular to Councils – 13-41 - Model Resolutions to Engage the New South Wales Electoral Commissioner to conduct the 2016 Council elections to inform its obligations in regard to the 2020 Local Government Election and will apply additional statutory or regulatory guidance as it becomes available for the conducting of the 2020 Local Government Election.

An assessment of the risks on the three options available has been conducted and as a result the preferred option for the 2020 election is to engage the NSWEC.

There are three options available to Council in relation to the 2020 election:

Local Government Elections 2020 (Cont'd)**Option One – Engaging NSWEC**

Engaging the NSWEC to run the 2020 Local Government Election. Council is currently waiting on a cost estimate of running the 2020 Local Government Election. NSWEC conducted the Elections in 2017 at a cost of \$191,134. The NSWEC has the necessary capacity and experience to conduct a Local Government Election, has conducted the election process previously and can be engaged without having to run a competitive tender process (section 55 (3) of the Act).

In previous Elections the NSWEC has made it clear that should Council resolve not to contract the NSWEC to administer the Election, then no services or advice would be made available by them, beyond those required by legislation. This is due to the fact that the Commissioner will take full responsibility for the conduct of the Election if the NSWEC administers the Election, however the Commissioner is not prepared to take partial responsibility should Council administer the Election itself.

It should be noted that in 2012, 91.6% of councils chose to engage the services of the NSWEC, despite having the option to outsource their elections to a third party. Should Council wish to select this option, the NSWEC must be advised by 11 March 2019 and a Standard Contract must be entered into by 11 June 2019.

Option Two – Conducting elections in-house

According to the report Parliament of NSW Joint Standing Committee on Electoral Matters Report 4/55 March 2014 – *Inquiry into the 2012 Local Government Elections* during the 2012 Local Government Elections (the 'Report') of the 152 councils only 16 chose to either conduct their own elections in-house or use an external third party.

Further, recommendation 3 of the *Report* states that any Councils administering their election in-house must *"prepare a report for the Division (Office) of Local Government in which it demonstrates its capacity to conduct a successful election."* The report also states that in 2012 *"only two Councils resolved to administer their own election wholly in-house"* and of those two only one was able to proceed successfully.

It is not felt that staff have the necessary capacity to conduct an election and therefore this is seen as a high risk option and is not recommended.

Option Three – Seeking Alternative Election Providers

Council would need to prepare and run a competitive tender process to seek an external election provider. The *Report* also highlights that *"there appears to be only one main alternative to the Electoral Commission on the market – the Australian Election Company – and it is conceivable there is a limited to how many elections the Australian Election Company can conduct viably."*

Councils who chose not to work with the NSWEC need to provide evidence to the Department of Premier and Cabinet that they are capable of conducting an election or have secured contracts with another electoral service provider, at least 15 months prior to the election.

CONCLUSION:

For the reasons outlined below Option One – Engaging NSWEC is being recommended:

- The NSWEC has demonstrated experience in running NSW Local Government Elections, conducting them at arm's length from Council staff, elected officials and candidates, providing a high level of integrity, independence and transparency.
- Council staff and resources would not be diverted from day to day activities over a protracted period.

Local Government Elections 2020 (Cont'd)

- The conduct of elections is the core business of the NSWEC.
- Existing software for above the line voting used by the Electoral Commission would not be available to Council and a new software package would have to be sourced.
- The NSWEC would be responsible for all risk management issues related to the conducting of the election.

TIMING

Under Section 296 of the Act Councils must decide up to 18 months prior to an ordinary election to either enter into a contract with NSWEC to conduct all of their elections, referenda and polls or to make alternate arrangements as outlined in this report. If Council resolves to enter into a contract with NSWEC the arrangement must be finalised 15 months prior to an ordinary election or by 11 June 2019.

FINANCIAL IMPLICATIONS

The 2017 Local Government Election as run by the NSWEC cost Strathfield Council \$191,134. Council is awaiting advice from the NSWEC of the estimated cost of running the 2020 Local Government Election.

Funding will be allocated and available within Council's operational budget to cover the costs of engaging the NSWEC in the 2019/2020 and 2020/2021 budgets.

ATTACHMENTS

There are no attachments for this report.

GM2 DRAFT HARDSHIP POLICY FOR REDUCTION OF FEES FOR SENIORS ORGANISATIONS

AUTHOR: James Ng, Manager Administration

APPROVER: Henry T Wong, Chief Executive Officer

RECOMMENDATION

That Council adopt the draft Hardship Policy for reduction of fees for seniors organisations, as exhibited.

PURPOSE OF REPORT

To report to Council the outcome of the public exhibition of the draft Hardship Policy for the reduction of fees for seniors organisations.

REPORT

On 4 December 2018, Council resolved as follows (Minute No. 278/18):

That:

1. *Council reduce hall hire charges by a cumulative additional 10% on the lowest applicable discounted hall hire rate for the use of Council facilities by incorporated organisations and/or clubs providing direct social services to seniors, where 75% of members are:*
 - a) *Residents and/or ratepayers of the Strathfield Local Government Area (LGA); and*
 - b) *Eligible for pensioner concessions i.e. holders of a Pensioner Concession Card (PCC), holders of a gold card embossed with 'TPI' (Totally Permanently Incapacitated), holders of a gold card embossed with 'EDA' (Extreme Disablement Adjustment) or war widow or widower or wholly dependent partner entitled to the DVA income support supplement.*
2. *Applicant organisations will be required to provide to Council:*
 - a) *Proposed schedule of hires for calendar year;*
 - b) *Proposed schedules of activities to be undertaken in Council facilities that provide demonstrated social, recreational, health or wellbeing outcomes; and*
 - c) *Evidence of members' ratepayer status and/or residency in Strathfield LGA; and evidence of members' eligibility for pensioner concession.*
3. *This draft policy be placed on public exhibition for at least 28 days.*
4. *A further report be presented to Council at the conclusion of the exhibition period.*

The draft policy was placed on public exhibition from 7 December 2018 until 16 January 2019 as follows:

- Displayed on Council's website
- Displayed at Council's Customer Service Centre, Strathfield Library, and High Street Community Library
- Notified in the Inner West Courier on 11 December 2018

No submissions were received during the public exhibition period.

It is recommended that Council adopt the draft policy.

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

ATTACHMENTS

There are no attachments for this report

CS1 CURRENT STATUS OF COUNCIL RESOLUTIONS

AUTHOR: James Ng, Manager Administration

APPROVER: Mary Rawlings, Director Office of the CEO

RECOMMENDATION

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

PURPOSE OF REPORT

To update Council on the status of previous Council resolutions.

REPORT

Attached is a summary of the outstanding Council resolutions.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Outstanding Council Resolutions

ATTACHMENT 1



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM

Meeting Date	Subject	Section
4/12/2018 281/18	Reclassification of No. 1 Loftus Crescent, Homebush	Infrastructure and Development Reports
<p>RESOLVED: (Blackmore / Kokkolis)</p> <ol style="list-style-type: none"> 1. That Council resolve to prepare a Planning Proposal to amend the provisions of Strathfield LEP 2012 to reclassify Council owned land at No 1 Loftus Crescent, Strathfield from community to operational land to provide additional affordable housing and that once the Planning Proposal is prepared it be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979. 2. That a Public Hearing is held into the reclassification of No 1 Loftus Crescent, Homebush from community to operational as required under Section 29 of the Local Government Act 1993. 3. That in the event of the proposed redevelopment for transitional housing, affordable housing, not proceed, the Classification of land at 1 Loftus Crescent shall automatically revert to Community Land. 4. That following the exhibition and the public hearing, a report be presented back to Council. 5. That any future proposals consider the dedication of a pocket park to Strathfield Council. <p>For the Motion: Councillors Blackmore, Kokkolis and Vaccari Against the Motion: Councillors Duggan and Pensabene</p> <p>The Mayor declared the Further Foreshadowed Motion Carried.</p>		
Draft Planning proposal to be prepared by end of February 2019		



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM

Meeting Date	Subject	Section
4/12/2018 275/18	Electric Vehicles	Motions Pursuant to Notice
RESOLVED: (Duggan / Pensabene) That Council develop a briefing paper for the April 2019 Ordinary Council Meeting on the use of electric vehicles. Information may include: <ul style="list-style-type: none">• Overview of electric vehicle functionality, environmental benefits, usage trends, charging technology and cost, charging stations and alternate energy sources• NSW and Local Government policy and practice• Option to increase usage in the Strathfield Local Government Area e.g. subsidised (or free) public charging stations, priority (or discount) parking or other incentive mechanisms For the Motion: Councillors Blackmore, Duggan, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
Report to go to April 2019 Council Meeting		



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM

Meeting Date	Subject	Section
4/12/2018	Mayoral Minute No. 35/18 Zonta Club Year 10 Citizenship Award	Mayoral Minute
269/18	RESOLVED: (Vaccari)	
	1. That Council provides non-monetary sponsorship to the Zonta Club of Sydney West Inc. for the 2018-19 Year 10 Citizenship Award to a student in the Strathfield local government area.	
	2. That Council nominates a Council representative to present the award at the Citizenship Award Presentation Dinner on 28 May 2019.	
	3. That Council includes a specific program in its operational plan for 2019/20 for contributing money to organisations for causes of this nature.	
	For the Motion: Councillors Blackmore, Duggan, Kokkolis, Pensabene and Vaccari	
	Against the Motion: Nil	
Ongoing		



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM

Meeting Date	Subject	Section
4/12/2018	Draft Policy for Reduction of Fees for Seniors Organisations	General Managers Reports
278/18		
RESOLVED: (Kokkolis / Pensabene)		
<div>1. Council reduce hall hire charges by a cumulative additional 10% on the lowest applicable discounted hall hire rate for the use of Council facilities by incorporated organisations and/or clubs providing direct social services to seniors, where 75% of members are:<div>a) Residents and/or ratepayers of the Strathfield Local Government Area (LGA); and</div><div>b) Eligible for pensioner concessions i.e. holders of a Pensioner Concession Card (PCC), holders of a gold card embossed with 'TPI' (Totally Permanently Incapacitated), holders of a gold card embossed with 'EDA' (Extreme Disablement Adjustment) or war widow or widower or wholly dependent partner entitled to the DVA income support supplement.</div></div>		
<div>2. Applicant organisations will be required to provide to Council:<div>a) Proposed schedule of hires for calendar year;</div><div>b) Proposed schedules of activities to be undertaken in Council facilities that provide demonstrated social, recreational, health or wellbeing outcomes; and</div><div>c) Evidence of regular attendees' status and/or residency in Strathfield LGA; and evidence of members' eligibility for pensioner concessions.</div></div>		
3. This draft policy be placed on public exhibition for at least 28 days.		
4. A further report be presented to Council at the conclusion of the exhibition period.		
For the Motion:	Councillors Blackmore, Duggan, Kokkolis and Pensabene	
Against the Motion:	Councillor Vaccari	
Public exhibition closed on Thursday 16 January 2019. Report to go to February 2019 Council Meeting		



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM


Meeting Date	Subject	Section
4/12/2018	The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 3B Low Rise Medium Density Housing Code	Motions Pursuant to Notice
276/18		
RESOLVED: (Duggan / Pensabene)		
That Council develop a briefing paper for the July Ordinary Council Meeting on the implementation plan for the Low-Rise Medium Density Code. Information may include:		
<ul style="list-style-type: none">• The impact on 1 July 2019 when the deferral granted to 50 Councils expires• How the Code will be considered during the review of the Strathfield Local Environment Plan• Details of the community engagement/consultation plan		
For the Motion:	Councillors Blackmore, Duggan, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report to go to July 2019 Council Meeting		



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM

Meeting Date	Subject	Section
4/12/2018	Mayoral Minute No. 34/18 Public Library Funding	Mayoral Minute
268/18	<p>RESOLVED: Vaccari</p> <ol style="list-style-type: none"> 1. That Council endorses the NSW Public Libraries Association and Local Government NSW library funding advocacy initiative, <i>Renew Our Libraries</i>. 2. That Council note and send a Mayoral congratulatory letter regarding the announcement by the NSW Government on 24 August 2018 of its intention to provide a \$60m funding package for NSW public libraries for the quadrennial period 2019-20 to 2022-23. 3. Further, that Council separately write to the Hon. Don Harwin, Minister for the Arts and the Hon. Walt Secord, Shadow Minister for the Arts, calling for bi-partisan support for the provision of ongoing and indexed increases in state funding for NSW public libraries, supported by a sustainable future funding model. 4. That Council support the ongoing <i>Renew Our Libraries</i> initiative to secure the pledged funding, clarify the funding components and liaise with the government regarding the funding model. 5. That Council support <i>Renew Our Libraries</i> to work with the Government to develop a sustainable future funding model with a view to guaranteeing an appropriate level of ongoing and indexed state funding. 6. That Council takes a leading role in activating the campaign locally. 7. That Council endorses the distribution of the NSW Public Libraries Association and Local Government NSW library funding advocacy initiative information in Council libraries, as well as involvement in any actions arising from the initiative. 8. That Council formally advises the NSW Public Libraries Association and Local Government NSW that Council has endorsed the library funding advocacy initiative. 9. Letter of congratulations be sent to LGNSW. <p>For the Motion: Councillors Blackmore, Duggan, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>	

	Outstanding Council Resolution Actions	Printed: Thursday, 24 January 2019 1:00:45 PM
Ongoing		



Outstanding Council Resolution Actions

Printed: Thursday, 24 January 2019 1:00:45 PM

Meeting Date	Subject	Section
6/11/2018	Replacement of Bus Shelters with Advertising Panels (Integrated Bus Shelters) Policy	Infrastructure and Development Reports
260/18		
RESOLVED: (Vaccari / Doueihy)		
<div>1. That the report be received and noted.</div> <div>2. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy as included in Attachment 1 be adopted.</div> <div>3. That the Replacement of Bus Shelters with Integrated Advertising Panels (Integrated Bus Shelters) Policy be included in Council's Policy Register and utilised for the replacement of Integrated Bus Shelters.</div> <div>4. That there be no change to bus shelter design without Council (body politic) input.</div> <div>5. That changeable electronic advertisement be allowed.</div> <div>6. That the Policy specifically state that any contract with any provider will include a clause banning alcohol and gambling advertising.</div> <div>7. That Council write to the provider requesting a safety audit be conducted on shelters located near intersections given the fact that the advertising has the possibility of obstructing view lines for drivers.</div> <div>8. That the Policy include and incorporate shade provision and arm support for the frail.</div>		
For the Motion:	Councillors Blackmore, Doueihy, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Feedback to be presented to Councillors in January or February 2019		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
6/11/2018	Meals on Wheels - Review and Adjustment of 2018/2019 Fees	Motions Pursuant to Notice
253/18	<p>RESOLVED: (Duggan / Pensabene)</p> <ol style="list-style-type: none"> That Council requests Meals on Wheels to provide information for a briefing paper for the following which contains: <ul style="list-style-type: none"> Information sought from and provided by the Meals on Wheels unit operating from the Strathfield Local Government Area: <ul style="list-style-type: none"> Overview of its operations; Hours and days of operation; Meals on Wheels' space requirements The process on how meals are made; Number of meals made per week and month; Its distribution area including a breakdown of number of clients and meals provided in each Local Government Area serviced by the Strathfield Meals on Wheels; How many residents of the Strathfield LGA and other LGAs use the service and the frequency in which they use it (and a breakdown of nos by LGA); Details of any other welfare activities provided to residents of the Strathfield LGA (and other LGAs) and if so, the frequency and number; Details of its current finances including grants, other revenue, savings, overheads and expenses; Staffing numbers (broken down into paid and unpaid); 2017/18 financial statements Response from any Councils whose residents receive their service concerning their interest in entering a cost. Or accommodation sharing model for Meals on Wheels An indication on the costs to Council of hosting Meals on Wheels (Council can provide this) The licence between Meals on Wheels and Council be reviewed The NSW and Commonwealth Governments be advised of the outcome of these deliberations A report on the outcomes be provided to a Councillor Workshop. 	

**Outstanding Council Resolution Actions**

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

Against the Motion: Nil

Awaiting response from Meals on Wheels



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
6/11/2018	Amendment to Part L of Strathfield Consolidated DCP 2005 - Public Notification of Development Applications	Infrastructure and Development Reports
26/1/18		
RESOLVED: (Kokkolis / Blackmore)		
1. That an amendment be prepared to Part L- Public Notification of DA of Strathfield Consolidated DCP as outlined in the body of the report and associated attachments presented to OC meeting 051118 , with the following changes:		
i. That where the report mentions 100 metre radius for notification that this be changed to ‘100 metres or 7 properties either side of the subject properties and 14 properties across the road and 14 properties to the rear, whichever is the greater’		
ii. That a new paragraph be introduced which addresses boarding house applications, and that the notification for these types of developments be set at 500m radius from the subject site.		
2. That a further report be presented to Council at the conclusion of the exhibition period.		
For the Motion:	Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report to go to February 2019 Council Meeting		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
6/11/2018 252/18	Reducing Shopping Trolley Pollution	Motions Pursuant to Notice
RESOLVED: (Blackmore / Kokkolis) That a report be provided to the February 2019 Council Meeting in relation to the illegal dumping of shopping trolleys across the Strathfield LGA. The report to include but not limited to the cost to Council over the 2017-2018 financial period related to the collection of abandoned trolleys, the possible enforcement action and preventative measures that can be introduced to businesses using shopping trolleys. For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari Against the Motion: Nil		
Report to be submitted to future Council Meeting. Will not be presented at February 2019 Council Meeting		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
2/10/2018	Report from Strathfield Women's Shelter Working Group meeting on 23 August 2018	Reports from Committees
214/18		
RESOLVED: (Duggan / Pensabene)		
That the minutes of the Strathfield Women's Shelter Working Group meeting held on 23 August 2018 be endorsed, recommendations adopted, and the steps outlined on page 3 be undertaken.		
For the Motion:	Councillors Blackmore, Doueihy, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Ongoing		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
2/10/2018	Mayoral Minute No.29/18 Re-establishing the Primary School Visit	Mayoral Minute
210/18		
RESOLVED: (Vaccari)		
<div>1. That Council re-establish primary school visits to the Council Chambers.</div> <div>2. That a mayoral letter be sent to all primary school principals in the Strathfield Local Government Area to inform them that the initiative has now been re-established.</div> <div>3. That these visits will include time with the Mayor, Deputy Mayor, or available Councillor.</div>		
For the Motion:	Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis and Vaccari	
Against the Motion:	Councillor Pensabene	
The Mayor declared the Motion Carried.		
No response received from schools		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
2/10/2018	Mayoral Minute No.30/18 - Annual Prize for Year 12 Students for Schools in LGA	Mayoral Minute
211/18	<p>RESOLVED: (Vaccari)</p> <ol style="list-style-type: none"> 1. That from 2019, Council awards a \$250 prize fund to each school within the Local Government Area that has a high school campus. 2. That the prize fund be delivered to each school to enable it to be available for awarding at the time Year 12 students are graduating from the school. 3. That the prize be called the '<i>Strathfield Council Leadership Award</i>' and be awarded to the outgoing Head Prefects and/or School Captains. 4. That it be at the discretion of each schools to whether to award the prize as a cash prize or alternative form. <p>For the Motion: Councillors Blackmore, Doueihy, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>	
Ongoing		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
2/10/2018 212/18	Mayoral Minute No.31/18 Strathfield Plaza	Mayoral Minute
<p>RESOLVED: (Vaccari)</p> <ol style="list-style-type: none"> 1. That Council obtains detailed Senior Counsel, Planning and Traffic Management advice on the aspects of any current valid Strathfield Plaza approval conditions which relate to onsite traffic and parking management issues. 2. That the advice specifically address (but not be limited to) Conditions 3 and 30 of an approval granted in December 1977 (see attachment). 3. That the advice address Council's rights with regards to the 469 parking spots which are located within Strathfield Plaza. 4. That the Traffic Management advice specifically address how implementing the following initiatives, amongst any others, might assist with managing traffic external to the Plaza: <ol style="list-style-type: none"> a. Opening up a second entry point on Churchill Avenue and moving the entry barriers further into the Plaza property b. Building a second entry/exit point off Redmyre Road (effectively by widening the current entry bridge) c. The possibility of changing traffic management so that it is entry only from Redmyre Road and exit only onto Churchill Avenue d. How the adjacent Council Car Park management can be adjusted. 5. That an extensive report be provided to the Planning Workshop in November 2018. <p>For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari</p> <p>Against the Motion: Nil</p>		
Response due February 2019		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
2/10/2018	Underwood Road/WestConnex Stack Emissions	Infrastructure and Development Reports
232/18		
RESOLVED: (Hall / Duggan)		
That the General Manager facilitate a meeting between the Department of Environment and Planning, Roads Maritime Services and Strathfield Council to develop tools and processes relating to development surrounding the Western Ventilation Facility.		
For the Motion:	Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Feedback to be presented to Councillors in February 2019		



Outstanding Council Resolution Actions

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



Outstanding Council Resolution Actions

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



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
4/09/2018	Mayoral Minute No. 27/18 - Height and Roof Form of Dwellings in the R2-Low Density Residential Zone	Mayoral Minute
189/18		
RESOLVED: (Vaccari)		
1. That an amendment be prepared to Part A – Dwelling Houses and Ancillary Structures of Strathfield Consolidated DCP 2005 to minimise the appearance of the bulk and scale of a dwelling and address issues related to roof form, including provisions related to:		
<ul style="list-style-type: none">▪ Maximum floor to ceiling heights;▪ Maximum height requirements to the underside of the ceiling for parapet/flat roof dwellings;▪ Additional requirements for the design of roof forms to address the design of parapets/flat roofed buildings;▪ Clarification relating to the calculation of the overall height of a dwelling to ensure that the overall height is calculated from the existing ground level for the whole length of the block (for sloping sites)		
2. That a report on the amendments be referred to an appropriate upcoming Councillor Workshop		
For the Motion:	Councillors Blackmore, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Report to go to February 2019 Council Meeting		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
7/08/2018 161/18	Mayoral Minute No. 17/18 - Graffiti Initiatives	Mayoral Minute
<p>RESOLVED: (Vaccari)</p> <ol style="list-style-type: none"> 1. That with immediate effect Strathfield Council move to a policy of addressing high risk, public facing graffiti prone areas with the application of an appropriate mural. 2. That using its extensive archives and resident knowledge base, Council ensures that all murals which are commissioned reflect the history and heritage of the immediate area. 3. That this initiative addresses not only problem Council property, but also property owned by other government organisations (for example, railways, schools etc.) and also private property. 4. That an appropriate protocol be developed so that the permission of non-Council land owners can be sought and gained. 5. That this initiative be funded at the next Budget Quarterly Review. <p>For the Motion: Councillors Blackmore, Doueihi, Kokkolis and Vaccari Against the Motion: Councillors Duggan, Hall and Pensabene</p> <p>The Mayor declared the Motion Carried.</p>		
Draft Strategy and Action Plan to be presented by end of January 2019		



Outstanding Council Resolution Actions

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



Outstanding Council Resolution Actions

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

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

Against the Motion: Nil

To be discussed at Council Workshop on 02/02/19



Outstanding Council Resolution Actions

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



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
6/03/2018	Parramatta Road Urban Design DCP	Infrastructure and Development Reports
52/18		
RESOLVED: (Kokkolis / Blackmore)		
<div>1. That Council prepare an amendment to the Strathfield Development Control Plan No 20 – Parramatta Road Corridor Area which includes the principles and key design outcomes as identified in the Urban Design Study prepared by consultants.</div> <div>2. That the amendment to the Strathfield Development Control Plan No 20 – Parramatta Road Corridor Area be prepared for public exhibition.</div>		
For the Motion:	Councillors Blackmore, Doueihy, Duggan, Hall, Kokkolis, Pensabene and Vaccari	
Against the Motion:	Nil	
Amended DCP to be placed on exhibition		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
6/03/2018 38/18	Introduction of an Intra-Commuter Service	Motions Pursuant to Notice
RESOLVED: (Hall / Pensabene)		
1. That a feasibility report be prepared on the introduction of a reliable, frequent, hail and ride Intra-commuter service that will encourage our residents to shift from single occupancy car journeys, and improve access for residents with limited mobility travelling to local centres, schools, and inter regional transport nodes.		
2. That the report take into account the whole Strathfield LGA.		
3. That the report also consider a service that complements the existing service by the ACU.		
For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis, Pensabene and Vaccari		
Against the Motion: Nil		
Services to commence February 2019		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
6/03/2018	Powells Creek Bike and Walking Track	Infrastructure and Development Reports
51/18		
RESOLVED: (Vaccari / Hall)		
1. That the continuity for extending the Cycleway from Parramatta Road to Strathfield Station be further investigated.		
2. That a further report be provided to a Councillor workshop.		
Report to go to February 2019 Council Meeting		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
7/11/2017 176/17	Strathfield Leisure Centre Feedback	Motions Pursuant to Notice
RESOLVED: (Blackmore / Kokkolis)		
That:		
<ol style="list-style-type: none"> 1. Council seek feedback from the residents and ratepayers on their support for Council to construct a Leisure Centre in the Strathfield Council Area. 2. Residents are to be notified that Council is seeking feedback via the Council's weekly e-news and on Council's web site. 3. The deadline for Feedback is 30 June 2018. 4. The feedback is to seek answers to: <ol style="list-style-type: none"> a) Do you support Council building a Leisure Centre in the Strathfield Council Area? YES/NO? b) In which area of Strathfield LGA do you think the Leisure Centre should be built? 5. A Report on the Feedback received to be presented at the August 2018 Workshop Meeting. 6. The Report to include, but not limited to, the total number of responses, the number in support or against a Leisure Centre and the suggested locations. 7. A survey to include a description of usual facilities at an indoor sports centre/leisure centre and an option to choose which sports they would like there. 		
For the Motion: Councillors Blackmore, Doueihi, Duggan, Hall, Kokkolis and Pensabene		
Against the Motion: Nil		
Ongoing		



Outstanding Council Resolution Actions

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Meeting Date	Subject	Section
3/10/2017	Draft Plan of Management for Community Lands	Motions Pursuant to Notice
155/17		
RESOLVED: (Hall / Blackmore)		
That:		
<div><div>1.</div><div>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.</div></div> <div><div>2.</div><div>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.</div></div> <div><div>3.</div><div>A workshop be held prior to the December ordinary Council meeting to appraise Councillors on Councils Plans of Management for community land.</div></div> <div><div>4.</div><div>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.</div></div> <div><div>5.</div><div>That Council prepare a new Plan of Management, for each of the individual 17 parcels of Community Land listed in the recently exhibited "Draft Plan of Management for Community Lands". The Plan of Management has to be prepared in accordance with Section 36, Section 40A and Section 44 of the Local Government Act 1993.</div></div>		
Ongoing		

CS2 INVESTMENTS REPORT AS AT 30 NOVEMBER 2018 AND 31 DECEMBER 2018

AUTHOR: Jenny Nascimento, Chief Financial Officer

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

RECOMMENDATION

That the Record of Cash Investments as at 30 November 2018 and 31 December 2018 be received.

PURPOSE OF REPORT

To submit Council's Record of Cash Investments as at 30 November 2018 and 31 December 2018 pursuant to Clause 212 of the Local Government (General) Regulation 2005.

REPORT

Investment Portfolio as at 30 November 2018

Term Deposits	Rating	Investment Date	Maturity Date	Term (Days)	Interest Rate	Amount
AMP	A1	10/09/2018	11/03/2019	182	2.80%	2,000,000
AMP	A1	2/10/2018	1/04/2019	181	2.75%	1,000,000
Auswide	A2	2/11/2018	1/05/2019	180	2.75%	2,000,000
Bank of Queensland	A2	27/08/2018	25/02/2019	182	2.75%	2,000,000
Bank of Queensland	A2	3/09/2018	4/03/2019	182	2.75%	2,000,000
Bankwest	A1+	11/09/2018	9/01/2019	120	2.65%	2,000,000
Bankwest	A1+	21/08/2018	20/05/2019	272	2.80%	2,000,000
Bendigo	A2	21/08/2018	18/02/2019	181	2.75%	2,000,000
Commonwealth Bank of Australia	A1+	31/08/2018	27/02/2019	180	2.70%	3,000,000
Commonwealth Bank of Australia	A1+	10/09/2018	11/03/2019	182	2.64%	2,000,000
ME Bank	A2	26/11/2018	25/02/2019	91	2.65%	2,000,000
ME Bank	A2	23/10/2018	21/01/2019	90	2.65%	3,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	4/06/2018	3/12/2018	182	2.65%	2,000,000
National Bank	A1+	11/06/2018	10/12/2018	182	2.75%	1,000,000
National Bank	A1+	11/10/2018	9/01/2019	90	2.68%	2,000,000
People's Choice Credit Union	A2	12/06/2018	10/12/2018	181	2.85%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Westpac	A1+	28/08/2018	25/02/2019	181	2.65%	2,000,000

Investments Report as at 30 November 2018 and 31 December 2018 (Cont'd)

46,000,000

Investment Portfolio as at 30 November 2018

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A-1+	At Call	1.25%	2,526,481
CBA Business Online Saver	A-1+	At Call	1.30%	2,575,758
AMP	A-1	At Call	1.80%	2,061,725
TCorp IM Cash Fund	A-1+	At Call	2.26%	2,052,547
				9,216,511

Total Investments**2.57%****55,216,511**

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 30 November 2018
Externally Restricted Reserves	
Domestic Waste Management	3,631,114
Unexpended Grants	1,076,932
Section 94	23,844,073
Stormwater Management	1,037,525
Total Externally Restricted Reserves	29,589,644
Internally Restricted Reserves	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	7,880,483
Adshel	270,000
Technology	358,034
Carry Forwards	207,621
Future Major Expenditure	1,371,370
Parkscape Improvements	29,000
Risk Management	195,362
Election	58,510
Total Internally Restricted Reserves	12,785,153
Total Restricted Reserves	42,374,797
Unrestricted*	12,841,714
Total Investments	55,216,511

Investments Report as at 30 November 2018 and 31 December 2018 (Cont'd)

Investment Portfolio as at 31 December 2018

Term Deposits	Rating	Investment Date	Maturity Date	Term (Days)	Interest Rate	Amount
AMP	A1	10/09/2018	11/03/2019	182	2.80%	2,000,000
AMP	A1	2/10/2018	1/04/2019	181	2.75%	1,000,000
Auswide	A2	2/11/2018	1/05/2019	180	2.75%	2,000,000
Auswide	A2	10/12/2018	11/06/2019	183	2.85%	3,000,000
Bank of Queensland	A2	27/08/2018	25/02/2019	182	2.75%	2,000,000
Bank of Queensland	A2	3/09/2018	4/03/2019	182	2.75%	2,000,000
Bankwest	A1+	11/09/2018	9/01/2019	120	2.65%	2,000,000
Bankwest	A1+	21/08/2018	20/05/2019	272	2.80%	2,000,000
Bendigo	A2	21/08/2018	18/02/2019	181	2.75%	2,000,000
Commonwealth Bank of Australia	A1+	31/08/2018	27/02/2019	180	2.70%	3,000,000
Commonwealth Bank of Australia	A1+	10/09/2018	11/03/2019	182	2.64%	2,000,000
ME Bank	A2	26/11/2018	25/02/2019	91	2.65%	2,000,000
ME Bank	A2	23/10/2018	21/01/2019	90	2.65%	3,000,000
National Bank	A1+	3/12/2018	3/06/2019	182	2.73%	2,000,000
National Bank	A1+	3/12/2018	3/06/2019	182	2.73%	2,000,000
National Bank	A1+	3/12/2018	3/06/2019	182	2.73%	2,000,000
National Bank	A1+	3/12/2018	3/06/2019	182	2.73%	2,000,000
National Bank	A1+	11/10/2018	9/01/2019	90	2.68%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Suncorp	A1	31/08/2018	27/02/2019	180	2.70%	2,000,000
Westpac	A1+	28/08/2018	25/02/2019	181	2.65%	2,000,000
						46,000,000

Investment Portfolio as at 31 December 2018

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A-1+	At Call	1.25%	1,806,100
CBA Business Online Saver	A-1+	At Call	1.30%	1,575,758
AMP	A-1	At Call	1.80%	2,064,775
TCorp IM Cash Fund	A-1+	At Call	2.26%	2,055,717
				7,502,351

Total Investments**2.58%****53,502,351**

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 Report as at 30 November 2018 and 31 December 2018 (Cont'd)

Investments Represented by	as at 31 December 2018
Externally Restricted Reserves	
Domestic Waste Management	3,631,114
Unexpended Grants	1,076,932
Section 94	23,409,369
Stormwater Management	1,005,852
Total Externally Restricted Reserves	29,123,267
Internally Restricted Reserves	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	7,880,483
Adshel	270,000
Technology	358,034
Carry Forwards	206,796
Future Major Expenditure	1,371,370
Parkscape Improvements	29,000
Risk Management	195,362
Election	58,510
Total Internally Restricted Reserves	12,784,328
Total Restricted Reserves	41,907,595
Unrestricted*	11,594,756
Total Investments	53,502,351

The Reserve Bank of Australia's official cash rate remains at 1.50% for the month of December 2018. Council's investment portfolio is returning an average of 2.60% as at 31 December 2018 which is 0.58% above the 90 day BBSW benchmark of 2.02 %.

Council has earned interest revenue totalling \$678,024 as at 31 December 2018, being 48.30 % 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

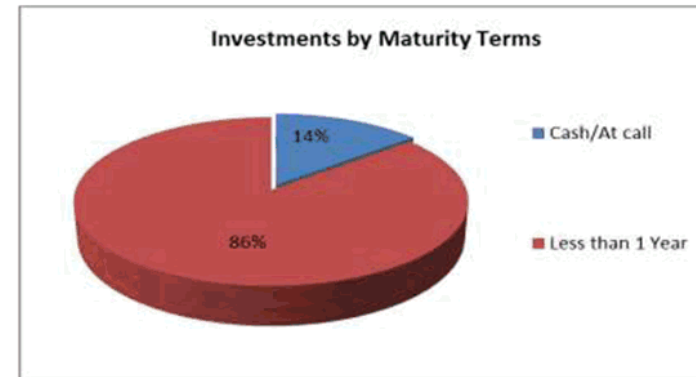
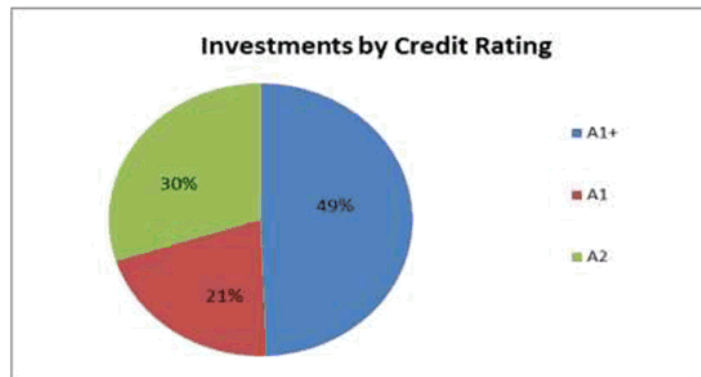
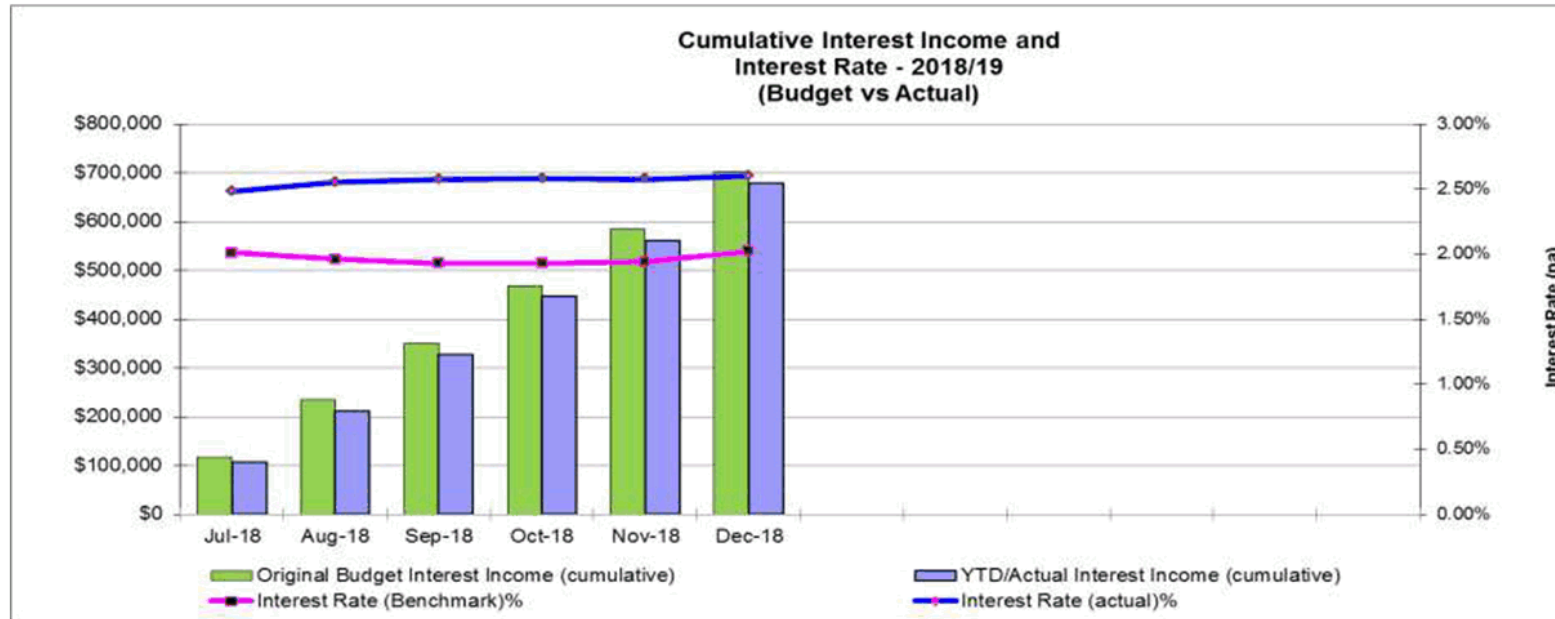
There are no financial implications.

ATTACHMENTS

- Investments Performance - 30 November 2018 and 31 December 2018

ATTACHMENT 1

INVESTMENT REPORT CHARTS - Dec 2018



CS3 QUARTERLY BUDGET REVIEW AS AT 31 DECEMBER 2018

AUTHOR: Jenny Nascimento, Chief Financial Officer

APPROVER: Melinda Aitkenhead, Manager Governance and Internal Affairs

RECOMMENDATION

That the Budget Review Statement as at 31 December 2018 be received.

PURPOSE OF REPORT

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

REPORT

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

The Quarterly Budget Review Statement components are:

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

Budget Review Statement as at 31 December 2018

A detailed review of the actual income and expenditure to 31 December 2018 has been undertaken and compared with the adopted budget. Proposed budget variations are set out in the statement. On a cash basis the variation result is a deficit of \$75,300 to the bottom line as some proposed operating and capital expenditures are not fully funded from additional funding or carry forward reserves. From a financial accrual accounting reporting perspective, the Profit and Loss Statement will show a decline in Operating Result by \$80,000 reducing the forecast surplus to \$226,000. Capital expenditure will increase by \$5.133 million to \$30.625 million. This expenditure is mainly due to the bringing forward of the stage 2 of the CES project, the purchase of the community buses and two new synthetic fields as voted by Council. 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 December 2018 is set out in Attachment 1.

Summary

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

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

The financial implications have been identified within the report.

ATTACHMENTS

1. Quarterly Budget Review Statement

ATTACHMENT 1

Strathfield Municipal Council

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

Report by Responsible Accounting Officer

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

It is my opinion that the Quarterly Budget Review Statement for Strathfield Municipal Council for the quarter ended 31/12/18 indicates that Council's projected financial position at 30/06/19 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____

date:

22/1/2019

Jenny Nascimento
Responsible Accounting Officer

Strathfield Municipal Council

Income & Expenses Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

Budget review for the quarter ended 31 December, 2018

Income & Expenses

	Original		Approved Changes		Revised Budget	Variations for this Dec Qtr	Projected Year End Result	Actual YTD
	Budget 2018/19	Sep QBRs	Carry Forwards	Other than by QBRs				
(\$000's)								
Income								
Rates & Annual Charges	(27,859)				(27,859)		(27,859)	(28,710)
User Fees & Charges	(5,598)				(5,598)		(5,598)	(2,106)
Interest & Investment Revenue	(1,446)				(1,446)		(1,446)	(679)
Other Revenue	(3,646)				(3,646)		(3,646)	(1,528)
Grants & Contribution - Operating	(2,166)	(469)			(2,636)	(30)	(2,666)	(931)
Grants & Contributions - Capital	(10,450)				(10,450)		(10,450)	(5,069)
Total Income from Continuing Operations	(51,165)	-	-	(469)	(51,634)	(30)	(51,664)	(39,023)
Expenses								
Employee Costs	18,841			(45)	18,796	14	18,810	9,822
Materials & Contracts	7,487			528	8,016	106	8,121	5,608
Depreciation, Amortisation & Impairment	6,287				6,287		6,287	3,143
Other Expenses	7,765			15	7,780	(10)	7,770	1,523
Total Expenses from Continuing Operations	40,380	-	-	498	40,878	110	40,988	20,097
Net Operating Result from Continuing Operations	(10,785)	-	-	29	(10,756)	80	(10,676)	(18,926)
Deduct Non-Cash Depreciation					-		-	
Net Operating Result from All Operations	(10,785)	-	-	29	(10,756)	80	(10,676)	(18,926)
Net Operating Result before Capital Items	(335)	-	-	29	(306)	80	(226)	(13,857)

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

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

Strathfield Municipal Council

Income & Expenses Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Note	Program	Income	Expenditure	Details
1	STRATEGY & STRATEGIC PROJECT	-30,000	30,000	Grant funding to prepare plan of management (POM) for crown land reserve.
2	BUILDING FACILITIES		25,300	Additional security for key locations within Strathfield LGA between 21 Dec 2018 to 14 January 2019.
3	COMMUNITY DEVELOPMENT & ADMIN		50,000	Smart cities contractor & materials to develop a Smart Cities Strategy.
4	CULTURAL SERVICES		4,650	Hire of LED screen for Spring Festival.
	TOTAL	-30,000	109,950	

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

Strathfield Municipal Council

Capital Budget Review Statement

Budget review for the quarter ended 31 December, 2018

Capital Budget - Consolidated Programs

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

(\$'000's)	Original Budget 2018/19	Approved Changes		Revised Budget 2018/19	Variations for this Dec Qtr	Projected Year End Result	Actual YTD figures
		Carry Forwards	Other than by QBRs				
Capital Expenditure							
New Assets							
- Plant & Equipment	25		5	30	(5)	25	0
- Land & Buildings	1,327			1,327		1,327	0
- Land Improvements				0		0	
- Park Assets				0		0	
- Roads, Bridges, Footpaths				0		0	
- Stormwater				0		0	
- Other	134		45	179		179	40
Renewal Assets (Replacement)							
- Plant & Equipment	3,662			3,662		5,471	1,519
- Land & Buildings	3,139		3,875	7,014	1,809	7,014	2,572
- Land Improvements			262	262		262	311
- Park Assets	1,250		3,180	4,430	2,898	7,327	2,491
- Roads, Bridges, Footpaths	4,563		1,637	6,200	431	6,631	1,442
- Stormwater	1,137			1,137		1,137	267
- Other	1,200		53	1,253		1,253	38
Total Capital Expenditure	16,437	-	9,055	25,492	5,133	30,625	8,680
Capital Funding							
Rates & Other Untied Funding							
Capital Grants & Contributions	(3,736)			(3,736)		(3,781)	(1,599)
Reserves:						0	
- External Restrictions/Reserves			(8,581)				
- Internal Restrictions/Reserves	(10,981)		(425)	(19,561)	(3,329)	(22,890)	(6,512)
Receipts from Sale of Assets	(1,720)			(2,145)	(1,809)	(3,954)	(569)
- Plant & Equipment				-		-	
- Land & Buildings				-		-	
Total Capital Funding	(16,437)	-	(9,005)	(25,442)	(5,137)	(30,625)	(8,680)
Net Capital Funding - Surplus/(Deficit)	-	-	50	50	(5)	-	-

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

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

Strathfield Municipal Council

Capital Budget Review Statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Note	Program	Income	Expenditure	Details
1	INFORMATION TECHNOLOGY	-700,000	700,000	Budget allocation for Civica Project. Funded from internal reserves.
2	INFORMATION TECHNOLOGY	-237,600	237,600	iPlatenium Civica project. Funded from internal reserves.
3	CULTURAL SERVICES		-4,650	Budget re-allocated for hire of LED screen for Spring festival.
4	SPORTING GROUNDS	-1,347,400	1,347,400	Construction of Cooke Park synthetic field funded from S94. Council resolution No. 163/18
5	SPORTING GROUNDS	-1,550,400	1,550,400	Construction of a 2nd synthetic field at Strathfield Park funded from S94. Council resolution No. 163/18
6	ANCILLARY WORKS	-871,000	871,000	Purchase of 4 buses for Community Bus Services. Funded from internal reserves.
7	PARKS & RESERVES	-431,000	431,000	AUSGRID LED streetlighting replacement program funded from S94.
	TOTAL	-5,137,400	5,132,750	

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

Strathfield Municipal Council

Cash & Investments Budget Review Statement

Budget review for the quarter ended 31 December, 2018
Cash & Investments - Consolidated Programs

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

(\$000's)	Reserve Opening Balance 1-Jul-18	Original Budget As At 30/06/19	Approved Changes			Revised Budget 2018-19	Variations for this Dec Qtr	Projected Year End Result	Reserve YTD Balance
			Carry Forwards	Other than by QBRs	Sep QBRs				
Externally Restricted ⁽¹⁾									
Domestic Waste Management	3,631	3,137				3,137		3,137	3,631
Unexpended Grants	1,077	1,077			-	1,077		1,077	1,077
Section 94	23,107	16,998			(7,446)	9,552	(3,329)	6,224	23,410
Stormwater Management	1,150	315				315		315	1,006
Other Road Contribution									
Total Externally Restricted	28,965	21,527	-	-	(7,446)	14,081	(3,329)	10,753	29,124
(1) Funds that must be spent for a specific purpose									
Internally Restricted ⁽²⁾									
Plant Replacement	1,130	1,130				1,130		1,130	1,130
ELE	1,285	1,285				1,285		1,285	1,285
Deposits	7,880	7,880				7,880	(1,809)	6,072	7,880
Golf Course	0	0				0		0	0
Adshel	270	270				270		270	270
Technology	358	358				358		358	358
Carryforwards	431	211				211		211	207
Future Major Expenditure	1,371	1,245			(425)	820		820	1,371
Parkscap Improvements	29	29				29		29	29
Risk Management	195	195				195		195	195
Election	59	59				59		59	59
Total Internally Restricted	13,009	12,663	-	-	(425)	12,238	(1,809)	10,429	12,784
(2) Funds that Council has earmarked for a specific purpose									
Unrestricted (i.e. available after the above Restrictions)	11,580	9,443	-	-	(474)	8,970	(75)	9,368	11,594
Total Cash & Investments	53,554	43,633	-	-	(7,870)	35,763	(5,213)	30,550	53,502

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

Strathfield Municipal Council

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

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

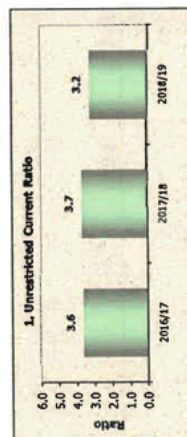
Budget review for the quarter ended 31 December, 2018

	Current Projection	Actuals
	18/19	17/18

The Council monitors the following Key Performance Indicators:

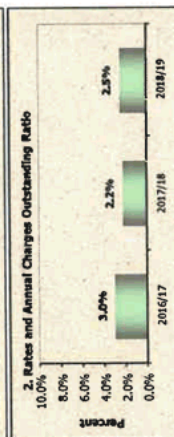
1. Unrestricted Current Ratio		
Current Assets less all External Restrictions	3.23	3.70
Current Liabilities less Specific Purpose Liabilities		3.62

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



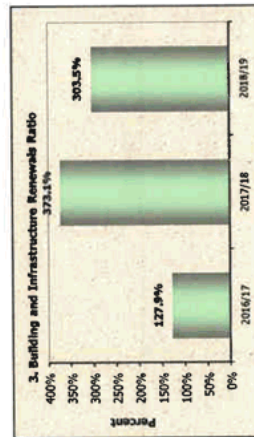
2. Rates and Annual Charges Outstanding Ratio		
Rates, Annual & Extra Charges Outstanding	2.49%	2.24%
Rates, Annual & Extra Charges Collectible		3.02%

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



3. Building and Infrastructure Renewals Ratio		
Asset Renewals (Building and Infrastructure)	303.51%	373.08%
Depreciation, Amortisation & Impairment		127.85%

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



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

Strathfield Municipal Council

Contracts Budget Review Statement

Budget review for the quarter ended 31 December, 2018

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

Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

Contractor	Contract detail & purpose	Contract Value	Duration of Contract	Budgeted (Y/N)	Notes
Surface Tiles Pty Ltd	Tiling and waterproofing works to Bressington Park amenities building	93,500	One-off	Y	
Gordon Fabrication Pty Ltd	Fabricate roof structure and frame for Bark Huts amenities building	100,284	One-off	Y	
PISA Concrete Polishing Pty Ltd	Form and pour reinforced concrete columns and mezzanine floor for Melville Hall	89,100	One-off	Y	
University of NSW	Developing Strathfield Council Smart Cities strategies	77,000	ends 31 Mar 2019	Y	
NJLO Trading Pty Ltd	Supply and fit colorbond roofing to Bark Hut Amenities building	86,843	One-off	Y	
Suez	Disposal of contaminated waste form Madeline St park and Bressington Park	104,582	One-off	Y	
Holding Redlich	Legal fees for legal advise and representation - Aussie Skip Class 4. Holding Redlich is on Council's Legal Panel	63,749	One-off	Y	

Notes:

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

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

Strathfield Municipal Council
Quarterly Budget Review Statement
for the period 01/10/18 to 31/12/18

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

(\$000's)

	Actual	Budget	Budgeted
Consultancies	221	490	Y
Legal Fees	162	550	Y

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

**ID1 REPORT ON SUBMISSIONS - AMENDMENT TO STRATHFIELD
CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 - PART L - PUBLIC
NOTIFICATION**

AUTHOR: George Andonoski, Specialist Strategic Planner

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

RECOMMENDATION

1. That the amendments to Part L – Public Notifications of Development Applications of SCDCP 2005 be adopted, as exhibited
2. That the amendments to Part L – Public Notifications of Development Applications of SCDCP 2005 become effective from the date of the public notice appearing in the local newspaper

PURPOSE OF REPORT

This report provides an overview of the public exhibition of the amendments to Part L – Public Notifications of Development Applications of the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

REPORT

This report provides an overview of the public exhibition of the amendments to Part L – Public Notifications of Development Applications of the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

Council, at its meeting of 6 November 2018 considered a report on the amendments to Part L of the Strathfield Consolidated DCP 2005 – Public Notifications of Development Applications and resolved as follows;

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

Public Exhibition of Part L – Notification of Development Applications

In accordance with Council's resolution dated 6 November 2018, the amendments to Part L – Notification of Development Applications of the SCDCP 2005 were exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Regulations 2000.

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

- Notification of the exhibition in the Inner West Courier on 20 November 2018;

- Provision of the public documentation, including the Council minutes and copies of the Draft DCP amendments in Council's Customer Service Centre, Strathfield Main Library, the High Street Community Library and on Council's website; and
- Information on the exhibition of the proposed amendments on Council's website and in Council's eNews.

During the exhibition period, no submissions were received.

CONCLUSION

Following the exhibition, it is recommended that the amendments to Part L – Notification of Development Applications of Strathfield Consolidated DCP 2005 be adopted as exhibited.

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

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Draft Part L - Public Notification SCDCP 2005

ATTACHMENT 1



STRATHFIELD MUNICIPAL COUNCIL

**PART L of
Strathfield Consolidated
Development Control Plan 2005**

***Public Notification of
Development Applications***

Adopted by Council [Insert Month/2019]

In force [Insert Month/2019]

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1 Introduction

1.1 Purpose

Public participation is an integral part of the development process. The purpose of Part L of the Strathfield Consolidated Development Control Plan (SCDCP 2005) ("DCP Part") is to set out the minimum notification requirements for applications and to ensure that public participation in the development process is facilitated in an orderly and transparent manner.

1.2 Notification Minimums

This DCP Part sets out the minimum notification requirements for development proposals. Notification areas and times may be increased (not reduced) at the discretion of the authorised Council officer, considering the nature and likely impact of the proposal.

1.3 Application of this DCP Part

This DCP Part applies to:

- development applications including tree removal applications;
- modification of consent applications; and
- review of determination applications.

But excludes development applications that fall into one or more of the following categories:

- Designated Development;
- State Significant Development;
- Integrated Development;
- Building and business identification signage that are considered to have minimal impact on the amenity of the locality and/or traffic safety; and
- Development applications involving minor changes or external works that are considered to have no measureable effect upon adjoining properties.

Note:

- i. Designated, State Significant and Integrated development have their own requirements for advertising under the *Environmental Planning and Assessment Act 1979* ("the Act") and the *Environmental Planning and Assessment Act Regulation 2000* ("the regulations").

1.4 Objectives

The objectives of this DCP Part are:

- To advise adjoining and nearby land owners/occupiers of proposals lodged with Council.
- To provide the opportunity for public comment on applications, and for participation in the decision making process.
- To establish criteria where notification may, or may not, be required and those persons who will be notified;
- To outline the procedures for notifying owners and/or occupiers of land affected by an application;
- To ensure all stakeholders are aware of the notification process;
- To establish a communication process in relation to the assessment of development applications;
- Ensure there is consistency in the notification of similar applications.

2 Advertising and Notification of Applications

2.1 Persons to be Notified

Notice of an application will be provided to the following:

- All persons who, according to Council's property records, own or occupy land adjoining the application site;
- Any persons who, in the opinion of the Council officer, own or occupy neighbouring land that may be detrimentally affected by the likely impacts of the proposal including, but not limited to loss of views, loss of heritage significance, loss of privacy, overshadowing, hours of operation, noise generation, visual bulk, traffic and parking impacts, and inconsistency with the streetscape;
- Any persons who, in the opinion of the Council Officer, may be adversely affected by works to a heritage item, works in the vicinity of a heritage item, or works in a Conservation Area;
- Where the notified property comprises a strata titled building, the Owners Corporation, owners of strata units (where a mailing address is known to Council), and non-owner occupiers within the building will be notified;
- Any person or group of persons whom Council believes may have an interest in the determination of the application;
- Any public authorities, which Council believes, may have an interest in the determination of the application;

- For notification relating to premises on the border of a Local Government Area, Council will send letters to the adjoining Council except those premises fronting Coronation Parade, Roberts Road and Powells Creek.

Note: For applications likely to generate major public interest or have major impacts on the local government area, in part or as a whole, Council may also:

- Notify residents via a letterbox drop to an area deemed appropriate by a relevant Council Officer; and or
- Arrange a public meeting, presentation or forum.

2.2 The Methods Used to Notify Applications

Development applications requiring notification will be notified in the following forms:

- Letters to adjoining and neighbouring land owners/occupiers (written notice);
- A site notice placed on the subject site (site notice);
- Notice published in a local newspaper (e.g. Inner West Courier) for 'advertised development' (published notice);
- Information on Strathfield Council's website; and
- Notice published in Strathfield Council's eNews.

Note: Advertised development is defined under Clause 2.3 of Part L of SCDCP 2005.

2.3 Advertisement of Certain Applications

a) The consent authority, before determining any application to carry out development for the purpose of:

- a hospital/medical centre;
- a boarding house;
- a place of public worship;
- child care centre
- a sex services premises; and
- a restricted premises

shall give notice of the receipt of the application in a newspaper (published notice) circulating in the locality in which the development the subject of the application is proposed to be carried out.

b) A published notice referred to (a) shall:

- set out particulars sufficient to identify the land to which the application

relates in accordance with Clause 2.4 of this DCP Part; and

- be advertised and notified for a period of twenty one (21) calendar days from the date of the publication (excluding public holidays).
- c) After expiry of the exhibition period, the consent authority shall consider the application having regard to any written submissions received.

2.4 Notification Content

The notice must contain the following information:

- The address of the land on which the development is proposed to be carried out;
- A description and address of the site to which the application relates;
- A brief description of the proposal that outlines the nature of the development including the number of storeys, number of residential units and/or commercial floor space, and the number of on-site parking spaces where applicable;
- The application reference number;
- The name of the applicant;
- Where and when the application can be inspected;
- The invitation of affected persons to make a written submission;
- The period during which the application can be inspected and submissions may be made;

Note: The written notice will be accompanied by an A4 size notification plan including a site plan and elevations of the proposed development, prepared by the applicant.

2.5 Minimum Notification Area

The notification area is expressed as a minimum and may be increased (not reduced) at the discretion of the assessing officer, considering the nature and the likely impact of the proposal.

For development that is notified, all properties within a 100m radius (measured from the centre of the site of the development application) or seven (7) properties either side of the subject properties and fourteen (14) properties across the road and fourteen (14) properties across the rear, whichever is the greater, are to be notified.

For development applications proposing the construction of, or use a building for a new Boarding House development, all properties within a minimum 500m radius, measured from the centre of the site of the development application are to be notified.

Where a site is partially affected by the 100m or 500m radius, the site shall be considered to be within the radius area and is to be notified of the development application.

The diagram below (Figure 1) shows the land to be notified and represents the minimum notification area for all development applications to which this DCP Part applies.



Figure 1 Minimum notification area

2.6 Advertising and Notification Requirements

There are two (2) categories of public exhibition procedures for the purpose of this DCP Part, based on the anticipated impacts of the proposed development on its environment.

The two (2) categories of public exhibition procedures are:

- Category A – 14 days notification
- Category B – 21 days notification

Category A	Category B
Relates to all development types to which this DCP Part relates excluding development to which Category B relates.	Relates to the following development types: <ul style="list-style-type: none"> - New residential flat buildings and additions greater than 3 storeys - New boarding house - New tourist and visitor accommodation - New hotel or motel accommodation - New bulky goods premises

- New restricted premises
- New sex services premises
- New place of public worship
- New seniors housing
- New hospital/medical centre
- New educational establishment
- New child care centre
- Mixed-use development: new and additions greater than three (3) storeys
- Commercial development: new and additions greater than three (3) storeys
- Other major non-residential development
- Major industrial development

Note: the notification period may be altered at the discretion of the Council officer following consideration of the nature and likely impact of the proposal or the circumstances of the case.

2.7 Notification Periods

The notification period for all notified development commences one day after the date of the written notice.

Development that is notified only for fourteen (14) days is not advertised.

The notification period for all 'advertised development' commences from the day of publication of the first notice in the newspaper.

2.8 Extension of Advertising and Notification Periods

The period for advertising and notification of applications to which this DCP Part applies may be extended in the following instances:

- During traditional holiday periods (e.g. December and January); and
- Where the consent authority or its officers consider the form of development to warrant an extended consultation period.

Note: As a guide, any application received and notified in the period from first week December to 24 December and during the first and second weeks of January will be subject to a twenty-eight day notification period.

3 Advertising and Notification – Submissions

3.1 Submissions Period

Unless otherwise stated, the submission period for each application is in line with the notification period (except where an extended notification period is given) commencing one day after the day of the notification letter.

The newspaper advertisement and notice will refer to the development application and accompanying material as being on exhibition for a stated number of days at Council's Customer Service Centre, with the closing date for submissions being at the end of the stated period. If the period finishes on a weekend, the period is to be extended to the immediately following Monday.

The period may be increased, if the consent authority considers that a longer period should be given in the circumstances.

3.2 Making a Submission

Any person is entitled to make a submission which may object or support an application within the notification period, whether or not a notification letter has been forwarded to the person.

Submissions must be made in writing and delivered to the Council either personally, by post, or electronic mail.

All submissions received within the notification period will be considered in the officer's assessment of the application. Council is not bound to adopt or support a submission when making its determination. The officer's assessment will involve consideration of the merits of all relevant matters having regard to section 79C of the Act.

Submissions should include the following characteristics:

- The reasons for objection or support;
- Submissions must be in writing, be addressed to the General Manager, clearly indicate the name(s), address and contact details of the person(s) making the submission, quote the development application number, and clearly state the address of the property;
- Other documents (such as surveys, plans or photographs) may be included in support of a submission;

- Correspondents may suggest ways in which a proposal might be changed to address their concerns;
- If persons who lodge submissions wish their personal information to remain anonymous, a clear request must be including asking Council not to make such information available for public inspection;

Note: Only one (1) submission will be counted per dwelling. In the case of strata title buildings, this means one submission per unit.

3.3 Notice to Persons Lodging Submissions

In the event that an application is to be determined at a Council meeting, the consent authority is to notify person(s) who have lodged a written submission, prior to the relevant meeting.

3.4 Petitions

Where petitions are received in respect of an application, the principal petitioner or where not nominated the first petitioner will be acknowledged for the purpose of future contact. Only the principal petitioner will be advised of timings regarding the determination of an application.

Contact details including name, address, telephone number and email are to be provided for the principal petitioner.

3.5 Disclosure of Submissions

Submissions are not confidential. Submissions may be accessed by the public through an application to access Council's records under The Government Information (Public Access) Act 2009.

3.6 Acknowledgment of Submissions

All submissions received during the assessment period are to be acknowledged as soon as practicable.

Council's policy is to notify all submitters prior to a Council, Strathfield Independent Hearing and Assessment Panel (SIHAP) Meeting or other public meeting; and following determination of the application.

3.7 Anonymous Submissions

Anonymous submissions will not be considered.

4 Amendments, Modifications and Reviews

4.1 Amended Applications

Where an application is amended prior to its determination, the application shall be readvertised or notified when the amended application is considered likely to result in additional environmental impacts. In this instance, Council will re-notify:

- Those persons who lodged a written submission to the original application;
- The originally notified area;
- Any additional persons who own/occupy neighbouring land that may, in the opinion of Council's officer, be adversely affected by the amended proposal.

Amended applications that are considered to result in a lesser impact on the environment are not required to be readvertised or renotified.

When an application is withdrawn and a subsequent application made, the new application will be readvertised or notified in accordance with the provisions of this DCP Part, as if the previous application had not been made. Submissions received in relation to the superseded application will not carry over to the new application.

4.2 Section 96 Applications

An applicant may amend a development consent under Section 96 of the Act. Section 96 provides for various types of applications to modify a consent, those being:

- Section 96(1) applications involving correction of minor errors and misdescriptions;
- Section 96(1A) applications involving minimal environmental impacts;
- Section 96(1AA) applications received in relation to consents granted by the Land and Environment Court; and
- Section 96(2) applications involving other modifications.

Section 96(1) applications will not be advertised or notified.

Section 96(1A) applications will be advertised and notified for a maximum of 14 days in the same manner as the original application with all previous submitters notified unless:

- The modification application does not alter the external appearance of the originally approved development.
- Council is satisfied that the proposed development (as modified) is of minimal environmental impact and will not detrimentally affect the enjoyment of adjoining or neighbouring land.

Section 96(1AA) applications will be advertised and notified in accordance with the provisions of this DCP Part.

Section 96(2) applications will be advertised and notified for a maximum of 14 days in the same manner as the original application. Also, all previous submitters will be notified of the Section 96(2) application.

4.3 Section 82A Reviews

Pursuant to Section 82A of the Act, an applicant may request the Council to review a determination of an application within 6 months of the determination date.

Applications for a Section 82A review of determination will be readvertised and renotified in the same manner as the original application even if the development application is amended and is considered to have a lesser impact on the surrounding area than the original development application.

Those persons who lodged a written submission to the original application will also be notified of a Section 82A review application.

5 Other Provisions

5.1 NSW Land and Environment Court Appeals

Where an application is subject to an appeal in the Land and Environment Court (the Court), Council will notify:

- Those persons who lodged a written submission to the original application; and
- Any other person(s) who own/occupy adjoining or neighbouring land who may, in the opinion of Council, may be adversely affected by the proposed development.

In the event the Court makes a determination on an application, Council will send notice of the determination to each person(s) who lodged a written submission in respect of the application.

5.2 Cost of Advertising and Notification

The fees and charges associated with the advertising and notification of applications is available on Council's website (<http://www.strathfield.nsw.gov.au/council-documents/fees-and-charges/>)

6 Schedule of Amendments

Schedule of Amendments	Description	Date
1	Rectify an administrative error regarding Section 2.2.	July 2017
2	Clarification and definition of minimum notification area Section 2.5	[insert date]

**ID2 AMENDMENT TO PART A OF STRATHFIELD CONSOLIDATED DCP 2005 -
DWELLING HOUSES AND ANCILLARY STRUCTURES**

AUTHOR: George Andonoski, Specialist Strategic Planner

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

RECOMMENDATION

1. That the amendment prepared (Attachment 1) to Part A – Dwelling Houses and Ancillary Structures of Strathfield Consolidated Development Control Plan as outlined in the body of the report and detailed in Attachment 1, be placed on public exhibition in accordance with the requirements of the Environmental Planning & Assessment Act 1970 and EPA Regulations 2000
2. That a further report on the submissions be presented to Council at the conclusion of the exhibition period

PURPOSE OF REPORT

The purpose of this report is to provide Council with an overview of the proposed amendments to Part A – Dwelling Houses and Ancillary Structures of the Strathfield Consolidated Development Control Plan 2005 and to seek Council's approval to place the amendment to the DCP on public exhibition.

The proposed amendment has been prepared in response to Mayoral Minute 27/18 which was resolved by Council on 4 September 2018.

REPORT

Background

At the Council Meeting of 4 September 2018, Mayoral Minute No.27/18 – Height and Roof Form of Dwelling in the R2-Low Density Residential Zone was resolved as follows;

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

length of the block (for sloping sites).

2. *That a report on the amendments be referred to an appropriate upcoming Councillor Workshop.*

In accordance with the above minute, a presentation was made to the Councillor Workshop on Tuesday 11 December 2018.

As part of this presentation, it was proposed to add to the following controls to the DCP:

- Restrict the maximum floor to ceiling height to 3.0m for all dwellings
- Restrict the maximum height to the underside of the ceiling for all dwellings to 7.2m
- Restrict the overall height for parapet/flat roof dwellings to 8.2m
- Restrict the maximum height of parapets to 1.2m above the ceiling level
- Restrict the maximum height that the basement can protrude above the existing ground level to 1.0m
- Prohibit attics in flat roofed developments
- Prohibit rooftop terraces in dwelling houses, dual occupancies and secondary dwelling
- For flat roofed development or where the wall height exceeds 7.2m, the side setback be increased to 25% (combined) width of the site, with a minimum side setback of 1.5m
- Clarify the definition of overall height, which is to be measured as the vertical distance from the highest point of the building to the ground level, which is defined as the existing level of the site at any point, below that point

In general, the objectives within the DCP are adequate in terms of minimising the appearance of the bulk and scale of the dwelling when viewed from the street, but definitive development controls are required to help achieve these objectives.

A copy of the presentation was provided to all Councillors with an invitation to make comments by 20 January 2019.

Comments were received from Councillor Vaccari (Mayor) and Councillor Blackmore (Deputy Mayor). These comments are provided at Attachment 1.

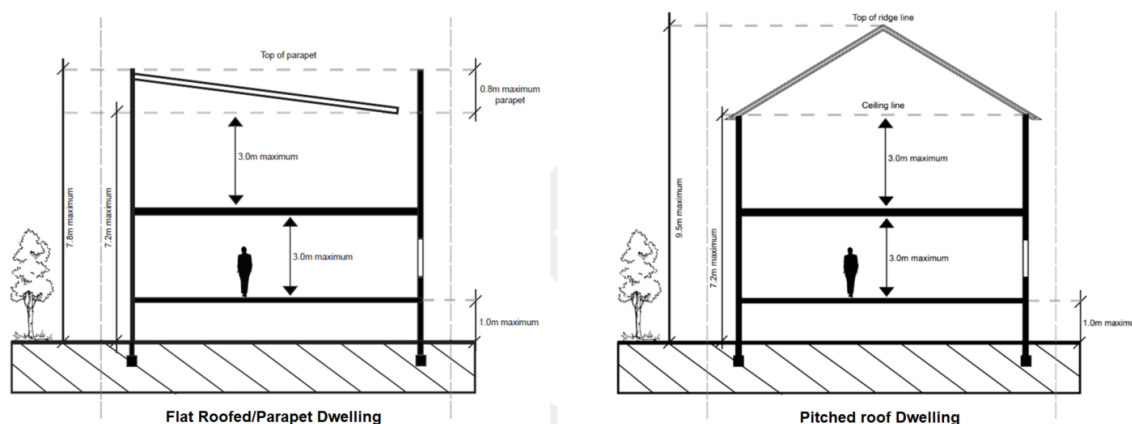
Response to Comments by Council Officers

From the comments received it is clear that Councillors are of the opinion that the overall controls are quite generous and that any new developments should be able to comply with these controls.

Of the changes proposed in the presentation, it is clear that Councillors believe that there should not be a provision for an increased side setback where the wall height of 7.2m is exceeded and that this figure should be complied with. However, it may be worthwhile further clarifying the objectives and intentions of this provision.

It is agreed that architects should be able to work within these parameters and ensure that the height controls and objectives are satisfied.

The main objective of this provision was to accommodate the impact from the additional wall height permitted for the parapet on flat roofed buildings. That is, where a pitched roof building can have a wall height of 7.2m to the underside of the ceiling, a flat roofed building can have a similar height to the underside of the ceiling and then an additional parapet wall height of up to 800mm, but with a maximum restriction of 7.8m total wall height to the top of the parapet (Refer to diagram below).



This can result in a dwelling having an additional 600mm wall height, yet having the same setback requirement of a pitched roof dwelling, resulting in the potential to negatively impact on the solar access of an adjoining property and the character of the streetscape due to bulk and scale as the buildings will appear closer together.

It is suggested that should Councillors agree that additional side setback controls should be incorporated for flat roofed dwellings to accommodate the additional wall height of the parapet above 7.2m (to 7.8m), then it is recommended that the following provision be inserted under section **4.2.3.2 Side and Rear Setbacks**;

2. *For flat roofed dwellings and extensions (where the building footprint is proposed to be altered) and which have a wall height to the top of parapet greater than 7.2m the combined side setback is to be equivalent to 25% of the width of the block (measured at right angles for splayed frontages) or 3m, whichever is greater. The combined side setback may be unevenly distributed between both sides as long as a minimum side setback of 1.5m is provided on each side.*

This provides an increased setback from the existing combined side setback which is equivalent to 20% of the width of the block to 25% for flat roofed dwellings.

Should Councillors consider it appropriate to include this provision in the draft DCP amendment the recommendation will need to be amended to reflect this.

PROPOSED AMENDMENTS TO PART A OF SCDP

In accordance with the presentation to the Councillor workshop on 11 December 2018 and the feedback received, it is proposed the following changes be incorporated into Part A – Dwelling Houses and Ancillary Structures of SCDP 2005;

Section 2.2.3 - Building Forms;

4. *Attics are prohibited in flat roofed developments.*
5. *Rooftop terraces are prohibited in dwelling houses, secondary dwellings and ancillary developments.*

Section 2.2.4 Architectural Detailing including Roof Forms, Materials and Colours Roof Forms;

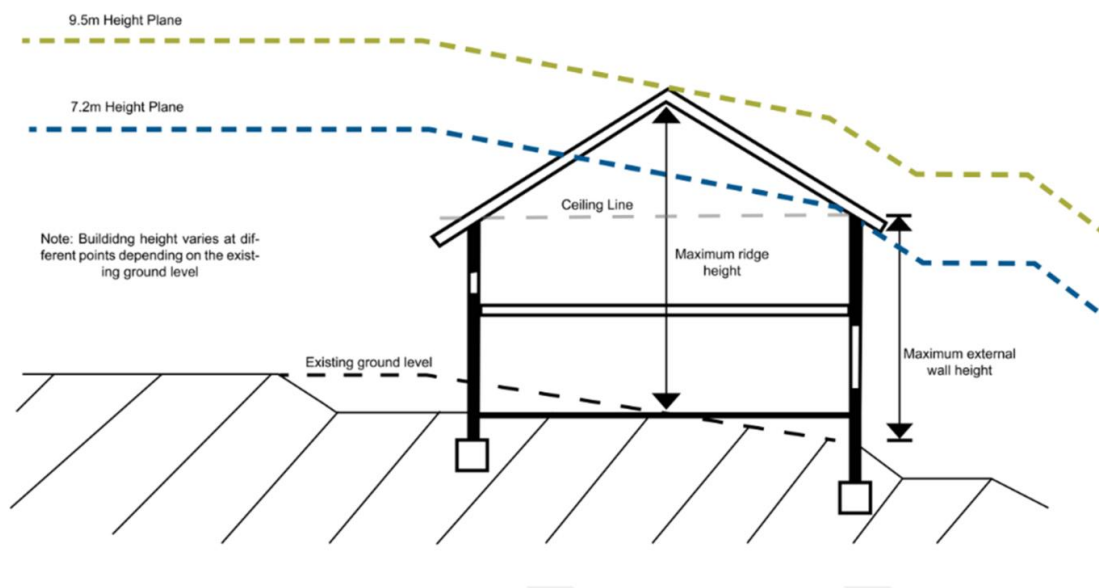
3. For flat roofed dwellings, the height of the parapet is to be kept to the minimum height required to ensure adequate screening of the proposed flat or low pitch skillion roof.

Section 4.2.2 Building Height

2. The maximum height to the top of parapet for flat roofed dwelling houses is to be 7.8 metres.
3. The maximum height of the parapet wall for flat roofed dwelling houses is to be 0.8 metres above the uppermost ceiling level.
4. The maximum height of the external wall from the existing ground level to the underside of the uppermost ceiling level is to be 7.2 metres.
5. The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.

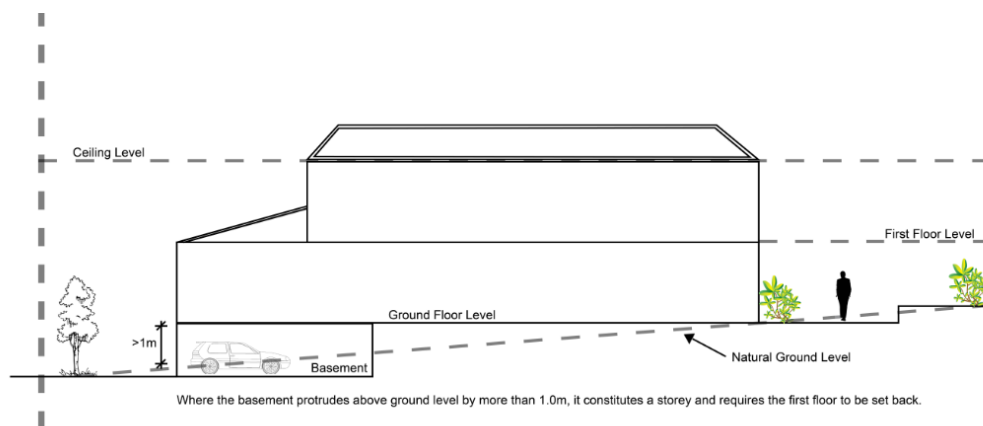
Additional wording added to the note at the end of Section 4.2.2 Building Height, clarifying the interpretation and measurement of this control;

The height is measured to the existing ground level directly below the point of measurement, so where the existing ground level slopes, so will the height limit plane. The height limit plane is not a horizontal line and will follow the topography of the site. Where there is a significant slope on the site, the building may have to be stepped to stay within the height limits and must not present as three residential levels at any point.



Section 8.2.3 Basements

3. Where a basement is proposed, the maximum height of the basement above natural ground level measured to the floor level of the storey immediately above is to be less than 1 metre. Where the basement exceeds 1 metre and does not comply with the SLEP 2012 definition of a basement, it will be considered as a storey and the gross floor areas excluded within a basement do not apply and will be included in the floor space ratio. Basement protrusion of more than 1 metre will generally not be accepted especially if it is considered to adversely impact the bulk and scale of the dwelling and may require the setback of the upper level.



The above changes have been incorporated into the draft amendment to Part A of SCDCP 2005, which is included as Attachment 2 to this report. The changes have also been highlighted in the document for ease of reference.

CONCLUSION

If Council resolves to place the amendments to Part A of the SCDCP 2005 as outlined in the body of the report on public exhibition, the exhibition will be undertaken in accordance with the *Environmental Planning & Assessment Act 1979* and *Environmental Planning & Assessment Regulations 2000* and comprise:

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

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

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Comments Received from Councillors
2. Draft Part A - Dwelling Houses and Ancillary Structures SCDCP 2005

ATTACHMENT 1

Councillor Comments and Response by Council's Officers**Mayor Vaccari - Email**

"My intention in putting up that MM was that regardless of anything certain things were non negotiable

1. *Height to upper level internal ceiling, maximum 7.2 metres above natural ground level, AT ANY POINT OF MEASUREMENT. This includes the maximum 1 metre protrusion out of the ground for a basement.*
2. *With a pitched roof, top of ridge line AT ANY ONE POINT no more than 9.5m above ground level, so on sloping blocks this may mean that there may need to be steps in the roof, or at some points the roof line will be below 9.5m. The 9.5m height limit is extremely generous so there is lots of room here for a good architect to do his/her work.*
3. *With a flat roof, the whole idea of the MM was to reduce the visual impact on the streetscape. So if its 7.2m to the inside of the upper level ceiling, I think that then allowing a 1.2m parapet above the roof line defeats this concept. We end up with a square box on the street scape 8.6-8.8 metres high. If the roof top is not going to be used as open space (which I feel it should not, being an R2 zone with a backyard accessible), the parapet should be minimal- like 300mm (just enough to not make the roof visible from the street). That way we end up with a box on the street scape of say 7.8m. As far as sloping sites, again there should be no allowances for this- at no point should the internal ceiling space of the upper floor be more than 7.2m above natural ground level. Again this may mean that, in some areas the 3m room height is not achieved, or the basement needs to be smaller or further into the ground, or there will need to be steps in the roof. A good architect can work with this.*
4. *I am not in favour of roof top open space in R2 zones*
5. *I am not in favour of increased side setbacks to compensate for taller buildings in R2 zones.*

The numerics in our DCP are very generous. This is appropriate as the building stock in Strathfield has always been very ambitious and the blocks generally larger than Sydney average. The up side of this here is that it gives a good architect lots of variables to work with so that my above points should be achievable."

Deputy Mayor, Councillor Blackmore - Email

....I definitely support prohibiting attics and rooftop terraces.

My comment about overall height one point says limiting height to 7.2m overall then it makes comment if it exceeds 7.2m the setback should be increased.

If overall height is measured from the highest point to the ground if it's a flat roof could this mean on a block that slopes from front to back that the back will exceed 7.2m overall height (I'm talking about from the dirt on the ground) as it appears in the diagram?

I would think we would want to avoid this as it could appear almost 3 storeys at the lowest point of ground? And if this is the case I would think that a much larger setback would be better and that setback should be from the higher part of the home not overall setback?

In relation to basements are our basements at least restricted to the footprint of the home or can it be built basically boundary to boundary? How does this impact on planting of larger deep rooted trees?

I would appreciate your feedback."

The following comments were provided in relation to the concerns raised by Councillor Blackmore;

The intention of the DCP is to restrict the external wall height to the underside of the ceiling to 7.2m. However, for flat roof buildings the overall wall height can be up to 8.2m to the top of the parapet. In this instance the changes are proposing to increase the side setback to 25% of the site width, with a minimum side setback of 1.5m.

Similarly, it also acknowledges that for pitched roof dwellings, there may be occasions where either due to the topography of the site or retention of existing ground floor, that there may be instances where the overall wall height to the ceiling may exceed 7.2m. If this is considered an acceptable design solution when assessing the application, then the proposed changes are recommending that the side setbacks be increased in this instance to compensate for the increased wall height.

The measurement of height is a definition in the LEP. It is measured to the existing ground level directly below the point of measurement, so if the existing ground level slopes, so will the height limit plane. The height limit plane is not a horizontal line and will follow the topography of the site, so where there is a significant slope on the site, the building will generally have to be stepped to stay within the height limits and will not be three residential levels at any point.

Whilst the issue of basements was not addressed in this review, I have checked the current DCP and can confirm that under Section 8.2.3 Basements, basements are limited to and contained within the footprint of the dwelling at ground level, which will ensure that the basement is setback from all site boundaries. In addition to this, there are controls within the DCP about minimum landscaping and minimum percentage of landscaping that must be soft landscaping for deep soil planting.

ATTACHMENT 2



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

**Dwelling Houses and
Ancillary Structures**

Adopted by Council: [month/2019]

In force: ##### 2019

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1 INTRODUCTION

1.1 Purpose of Part A

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

Relationship to other Planning Instruments and DCPs

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

2 ARCHITECTURAL DESIGN AND STREETSCAPE PRESENTATION

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

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

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



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

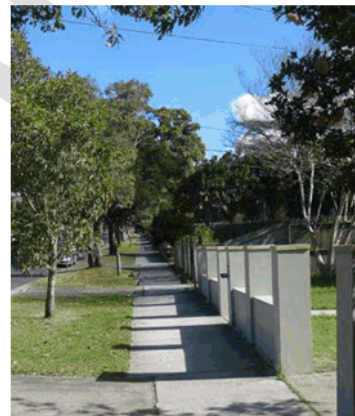


Figure A.2 - Strathfield's streetscapes are typically characterised by footpaths with street trees and consistent fence lines.

2.1 Objectives

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

2.2 Controls

2.2.1 Streetscape Presentation

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

pg. 4

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



Figure A.3 - Traditional roof styles in Strathfield.

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

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

2.2.2 Scale, Massing and Rhythm of Street



Figure A.4 - Streetscape continuity, rhythm and spacing

1. The overall scale, massing, bulk and layout of the proposed building must complement the existing streetscape. New buildings and alterations and additions should reflect the dominant building rhythm in the street as illustrated in **Figure A.4**.

2. Building height and mass must not result in loss of amenity to adjacent properties, open space or the public domain.

2.2.3 Building Forms

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

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

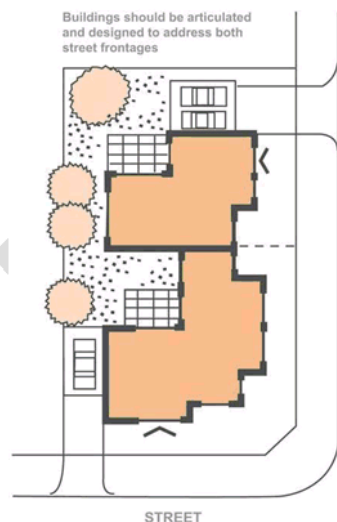


Figure A.5 - Corner lot dwelling articulated to address the corner. Splay improves sight lines.



Figure A.6 - Corner articulation

2.2.4 Architectural Detailing, including Roof Forms, Materials and Colours

Roof Forms

1. The proposed roof design must be similar in pitch, materials and colour to roofs in the immediate streetscape. Roof forms should complement, but not necessarily replicate the predominant form in the locality.
2. The proposed roof form shall minimise the appearance of bulk and scale of the building and be treated as an important architectural element in the street. First floor additions must complement the architectural style of the ground floor and where possible permit the existing roof form, slope and ridge to be easily discerned.
3. For flat roofed dwellings, the height of the parapet is to be kept to the minimum height required to ensure adequate screening of the proposed flat or low pitch skillion roof.
4. Roof structures must be designed so that roof installations including solar energy panels, telecommunication facilities, hot water tanks or skylights are not visible from the public domain and are integrated into the design of the development.

Materials

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

Colours

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

2.2.5 Two (2) Storey Porticoes

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



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

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

2.2.6 Dormers

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

3 HERITAGE

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

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

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4 BUILDING ENVELOPE

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

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

4.1 Objectives

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

4.2 Controls

4.2.1 Floor Space Ratio

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

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

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Note: In accordance with SLEP 2012, "Gross floor area" means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

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

But excludes:

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

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

4.2.2 Building Height

1. The maximum height of dwelling houses in accordance with the SLEP 2012 Height of Buildings Map is 9.5 metres.
2. The maximum height to the top of parapet for flat roofed dwelling houses is to be 7.8 metres.
3. The maximum height of the parapet wall for flat roofed dwelling houses is to be 0.8 metres above the uppermost ceiling level.
4. The maximum height of the external wall from the existing ground level to the underside of the uppermost ceiling level is to be 7.2 metres.
5. The maximum internal floor to ceiling height is to be 3.0 metres for any residential level.

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6. The maximum height of outbuildings, detached garages and carports is to be 3.5m to the highest point on the roof above natural ground level
7. Dwelling houses and any ancillary structures are to be no more than two (2) storeys high.
8. The building height should respond to the gradient of any given site and minimise the need for cut and fill.

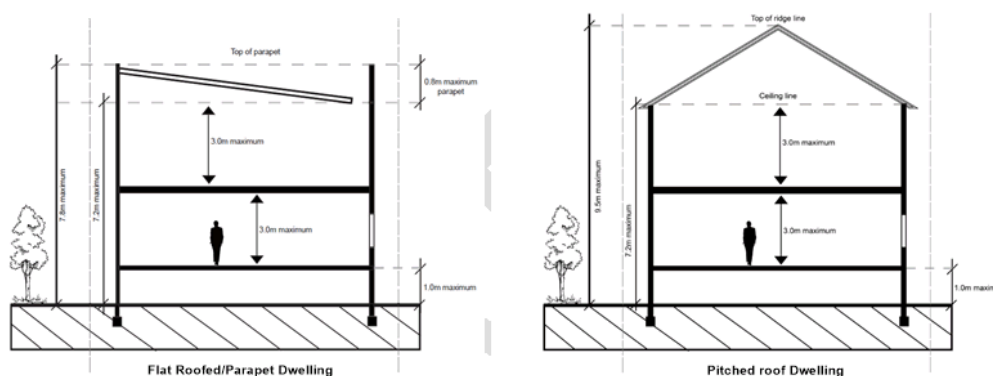


Figure A.8 – maximum height controls for detached dwelling houses.

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

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

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

The height is measured to the existing ground level directly below the point of measurement, so where the existing ground level slopes, so will the height limit plane. The height limit plane is not a horizontal line and will follow the topography of the site. Where there is a significant slope on the site, the building may have to be stepped to stay within the height limits and must not present as three residential levels at any point.

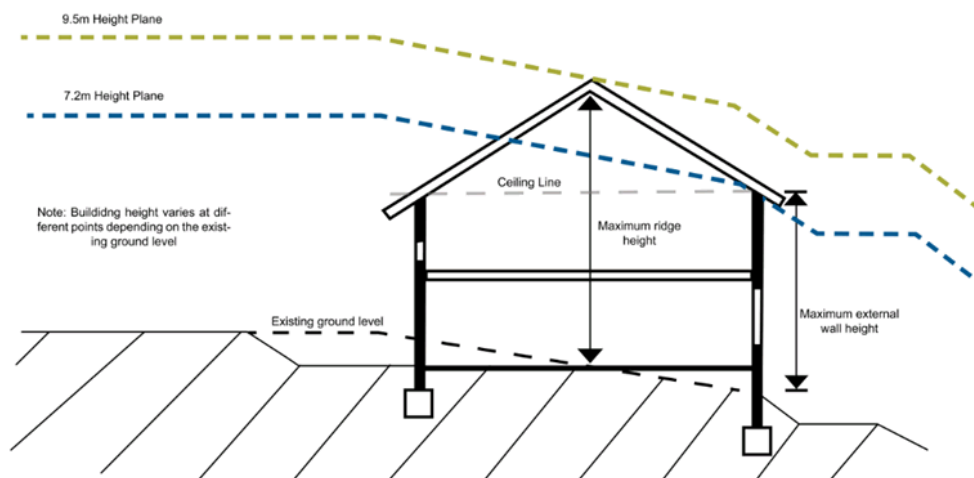


Figure A.9 – Measurement of height on sloping sites for dwelling houses.

4.2.3 Setbacks

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

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

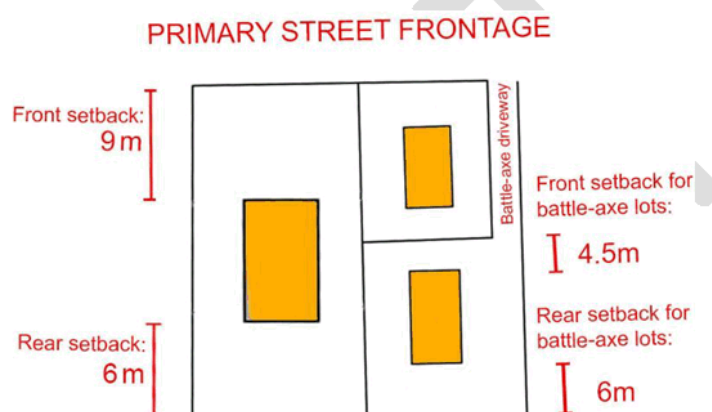
whichever distance is the shortest.

4.2.3.1 Street Setbacks

1. The street setbacks in **Table A.1** and illustrated in **Figure A.10** apply to new dwellings and extensions (where the building footprint is proposed to be altered) except where exempted below in Subclause 2:

	Minimum street setback required
Primary street setback	9m
Primary street frontage for battle-axe lots	4.5m

Secondary street setbacks for dwellings on corner allotments:	
<ul style="list-style-type: none"> Where the main entrance to the dwelling is from the secondary frontage 	3m

Table A.1 – Street setbacks**Figure A.10 - Front and rear setbacks of battle-axe and detached dwelling houses.**

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

4.2.3.2 Side and Rear Setbacks

1. New dwellings and extensions (where the building footprint is proposed to be altered) are to have a combined side setback equivalent to 20% of the width of the block (measured at right angles for splayed frontages). The combined side setback may be unevenly distributed between both sides as long as a minimum side setback of 1.2m is provided on each side.

Where an allotment is deemed to be undersized or irregular, a variation to the minimum setback may be considered (e.g. blocks less than 12m wide). Examples of side and rear setbacks are provided in **Figure A.11**.

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

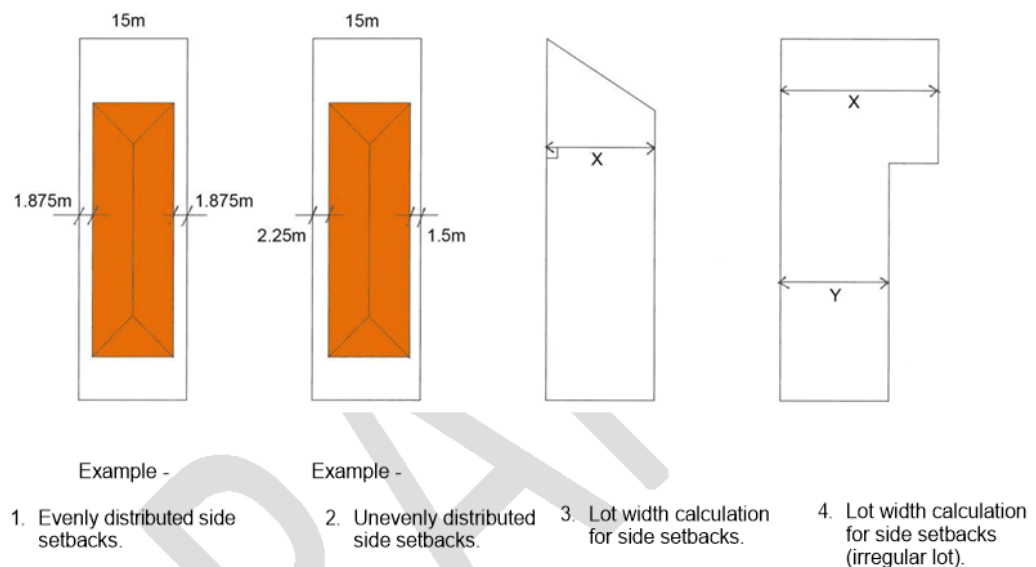


Figure A.11 - Permissible side setback examples and requirements for dwelling houses.

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

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

Table A.2 – Setbacks for garages and carports.

4.2.4 East-West Lots

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

5 LANDSCAPING

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

Refer to State environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Part O (Tree Management) of *SCDCP 2005* for additional requirements on the protection of trees.

5.1 Objectives

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

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5.2 Controls

5.2.1 Landscaped Area

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

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

Table A.3 – Minimum landscaped area requirements.

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

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

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

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

5.2.2 Tree Protection

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

6. New developments should provide opportunities for planting new canopy trees within the front setback, except where the existing front setback already contains at least two (2) trees. These trees should achieve a minimum mature height of 10m.
7. At least one (1) canopy tree must be provided in the rear yard if not already provided.
8. Generally, the trunk of a proposed canopy tree must be planted a minimum of 4m from built structures, or a minimum of 3m from pier beam footings. New trees must have a minimum setback of 3m from all boundaries, unless a species with non-invasive root system is proposed.
9. Provided existing trees are not adversely affected, new trees planted on side boundaries adjacent to neighbouring dwellings and structures must have a minimum 0.6m deep root deflection barrier provided for a minimum of 1.5m either side of the tree centre.
10. The construction of driveways must not result in the removal, lopping or root damage to any street tree.
11. A minimum of 25% of canopy trees and other vegetation shall be locally sourced indigenous species.

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

5.2.3 Private Open Space

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

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

1. Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling.
2. The principal private open space area should be generally level and may be in the form of a deck, patio, terrace or paved area. The principal private open space must include a deep soil area compliant with the minimum landscaped area.
3. For terraces and decks to be included in calculations of areas for private open space, they must be of a usable size (at least 10m²) with one length or width being at least 3 metres and be directly accessible from an internal living area of the dwelling. To be included in a calculation of private open space, decks cannot be located more than 500mm above natural ground level.
4. Areas within setbacks are not to be included as private open space unless they have a minimum width of 3m.

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5. The primary private open space is to be located at the rear of the property.

5.2.4 Fencing

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

1. Front and side fencing including fencing facing the secondary street on a corner site must be designed to be sympathetic to the particular style of the dwelling and be compatible with the style and height of fencing on adjoining properties and the streetscape. A number of different styles of fencing appropriate to particular architectural styles are illustrated in **Figure A.12** and **Figure A.14** below.



Figure A.12 - Front fence designs should complement the dwelling.

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

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7. Front fences should be designed to be visually permeable and where applicable, the main infill panels should have an appropriate width and spacing to provide an open appearance and enable casual surveillance.
8. Front fences, particularly on busy roads, must be designed to provide adequate acoustic attenuation whilst ensuring an appropriate level of visibility and outlook, casual surveillance, privacy and security.
9. The following materials and finishes are not permitted to be used in any fence forward of the front building line (including the building line to a secondary street frontage on a corner site):
 - unrendered cement block;
 - galvanised or aluminium sheeting;
 - fibre-cement board;
 - brushwood; or
 - barbed wire.
10. Fencing on corner allotments shall incorporate a minimum 1.5m x 1.5m splay adjacent to the road intersection to maintain sight distances for pedestrians and motorists as illustrated in **Figure A.13**.

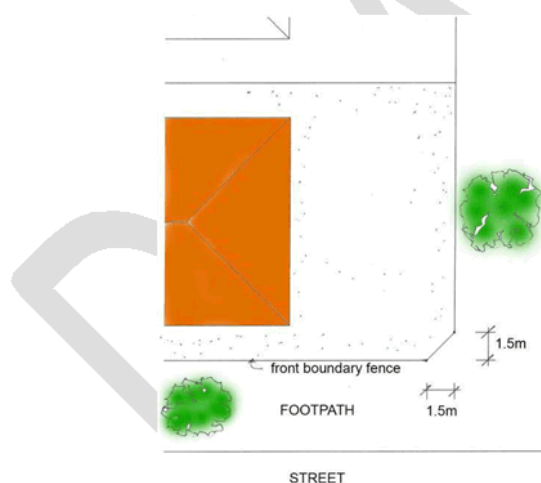


Figure A.13 - Front boundary splay to corner block.

11. Solid fences adjoining vehicular access driveways (including driveways on adjoining properties) are to be provided with a minimum 1m x 1m splay to maintain sight distances for pedestrians and motorists.
12. The remaining areas created by providing a splay adjacent to a road intersection or driveway entrance must be landscaped with low-growing vegetation or suitable paving.

13. Council will not allow significant trees to be removed to facilitate a fence design.
14. Side and rear fences on a slope must be designed to allow stormwater to flow through or under the fence without the flow becoming unduly concentrated.
15. Dividing fences between private property and Council parks, reserves, open space, etc. must be constructed only of timber palings (lapped and capped) with a maximum height of 1.8m.
16. Gates or entries from private property onto Council parks, reserves, open space, etc. are permitted, subject to them being kept locked when not in use.
17. Gatehouses are not permitted unless they are compatible with the surrounding streetscape.

Permissible fences in Strathfield:

 <p><i>Traditionally detailed picket fence on brick base course.</i></p>	 <p><i>Tall fences fronting major roads can be transformed into green fences.</i></p>	 <p><i>Rustic sandstone block and wrought metal fence.</i></p>
 <p><i>Brick base and wrought wire fence allows views into the garden.</i></p>	 <p><i>Iron palisade infill with hedge provides privacy but is not a solid screen.</i></p>	 <p><i>Masonry pier and panel – low panels of face brickwork (or sandstone) between brick piers. A single pipe rail or panel of wrought metalwork runs horizontally between the brick piers.</i></p>

Figure A.14 – Examples of fences prevalent in Strathfield.

Unacceptable fences in Strathfield:

Figure A.15 – Horizontal slat or batten fences without gaps are not permitted as they do not allow passive surveillance.

6 SOLAR ACCESS

6.1 Objectives

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

6.2 Controls

6.2.1 Sunlight access

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

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

- **includes** a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but,
 - **excludes** a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods."
3. 50% of the principal private open space of any adjoining premises should receive solar access for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 21).
 4. Where the principal private open space of an adjoining development currently receives less than the required amount of solar access (on 21 June), the proposed development must not further reduce the amount of solar access.

7 PRIVACY

7.1 Objectives

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

7.2 Controls

Visual Privacy

7.2.1 Building Envelope and Dwelling Layout

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

7.2.2 Windows

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

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

7.2.3 Elevated Decks, Verandahs and Balconies

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

7.2.4 Acoustic Privacy

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

8 VEHICLE ACCESS AND PARKING

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

8.1 Objectives

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

8.2 Controls

8.2.1 Driveway and Grades

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

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2. The width of driveways at the property boundary is to be 3m.
3. The edge of driveway crossings, including apron and layback shall be located a minimum of 1m clear of any existing stormwater pits or poles and 2m clear of the trunk of any trees within the road reserve.
4. Vehicle access points and parking areas must:
 - be easily accessible and recognisable to motorists;
 - not disrupt pedestrian flow and safety; and
 - be located to minimise traffic hazards and the potential for vehicles to queue on public roads.
5. A maximum of one (1) vehicular crossing to any public road will be permitted per property except for corner allotments where Council may consider one on each frontage in appropriate circumstances.
6. Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction (i.e. vehicle manoeuvring shall be fully maintained within the site).
7. Vehicular turning areas for garages shall comply with the relevant Australian Standard.
8. Where properties have access to a rear lane or secondary street frontage, parking and access shall be provided from the secondary street/lane.
9. Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.
10. A driveway should be set back a minimum of 0.5 metres from side boundaries to provide for landscaping between the driveway and side boundary.
11. Driveways within the property boundary should incorporate unit paving into the design.
12. Areas of concrete visible from a public road (including driveways and pedestrian ways) are to be kept to a minimum and coloured charcoal, grey or brown.
13. Kerb and footpath crossings as part of the public domain must only be finished in natural finished concrete and not customised finishes that match the property driveway. Coloured concrete is not permitted in the driveway crossing outside the property boundary.

8.2.2 Garages, Carports and Car Spaces

1. Two (2) car parking spaces are to be provided and maintained behind the front building line of all new dwellings (i.e. garage, carport or car space). For lots less than 15m wide consideration may be given to one (1) car space. Where alterations

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and additions to existing dwellings are proposed and two (2) spaces are available, these spaces must be maintained.

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

8.2.3 Basements

1. The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level.
2. No excavation is permitted within the required minimum side setbacks. Furthermore, the location of basement walls may warrant increased setbacks to provide sufficient area for water proofing, drainage etc.
3. Where a basement is proposed, the maximum height of the basement above natural ground level measured to the floor level of the storey immediately above is to be less than 1 metre. Where the basement protrudes above ground level by more than 1 metre, it does not comply with the SLEP 2012 definition of a basement, it will be considered as a storey and the gross floor areas excluded within a basement under SLEP 2012 do not apply and will be included in the floor space ratio. Basement protrusion of more than 1 metre will generally not be accepted especially if it is considered to adversely impact the bulk and scale of the dwelling and may require the setback of the upper level.

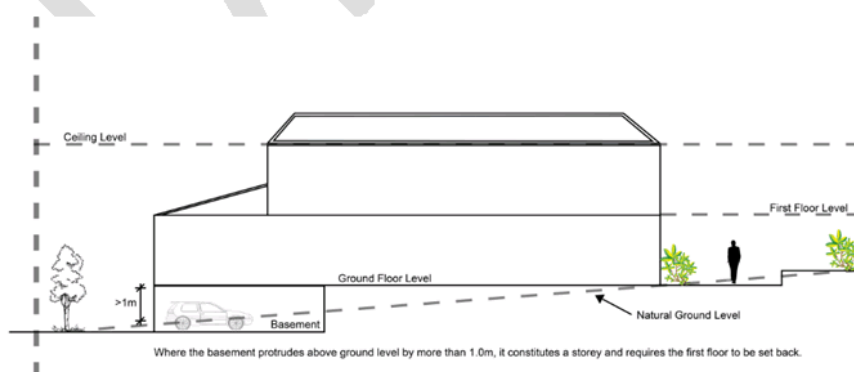


Figure A.16 – Basement level to be counted as a storey.

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4. Minimum internal clearance of 2.2m in accordance with the *Building Code of Australia* requirements.
5. Driveways shall comply with the relevant *Australian Standards (AS2890.1: Parking Facilities, AS1248.1: Design for access and mobility)* and a maximum 1:4 gradient.
6. Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
7. Driveway ramps are to be perpendicular to the property boundary at the street frontage.
8. Where site and building dimensions allow it, basements shall be designed to permit vehicles to enter and exit the basement in a forward direction.
9. Basements may not be permissible on flood affected sites. Applicants should check with Council and consider submitting a pre-lodgement application.
10. Provision of pump-out systems and stormwater prevention should be in accordance with Council's Stormwater Management Code.
11. Basements are not to be used for habitable purposes.

9 ALTERING NATURAL GROUND LEVEL (CUT & FILL)

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

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

9.1 Objectives

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

9.2 Controls

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

10 WATER AND SOIL MANAGEMENT

10.1 Objectives

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

10.2 Controls

10.2.1 Stormwater Management and Flood Prone Areas

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

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10.2.2 Acid Sulfate Soils

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

10.2.3 Soil Erosion and Sediment Control

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

11 ACCESS, SAFETY AND SECURITY

11.1 Objectives

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

11.2 Controls

11.2.1 Address and Entry Sightlines

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

11.2.2 Pedestrian Entries

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

12 ANCILLARY DEVELOPMENT

12.1 Objectives

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

12.2 Controls

12.2.1 Secondary Dwellings

- 1. The total floor area of a secondary dwelling must not exceed whichever of the following is the greater:
 - (a) 60m²; or
 - (b) 20% of the total floor area of the dwelling.
- 2. Secondary dwellings should have a minimum setback to a secondary frontage (where applicable) of 3m, side setback of 1.5m, a rear setback of 3m and a minimum street setback in accordance with Section 4 (Building Envelope) of this Part.
- 3. Secondary dwellings should be located at the rear of the primary dwelling.
- 4. Secondary dwellings must provide deep soil planting within the rear setback.
- 5. The design, materials, colours, bulk and scale, and location of a secondary dwelling must be compatible with the existing dwelling and established surrounding residential character.
- 6. Secondary dwellings are to comply with solar access, visual and acoustic privacy controls set out in this Part of the DCP.
- 7. A secondary dwelling must be accessed via the same street as the principal dwelling.
- 8. Blank walls facing the street will not be accepted.

9. The roof design must be compatible with the predominant roof forms prevalent in the surrounding residential neighbourhood.
10. A primary private open space is to be provided for the secondary dwelling and must be directly accessible to the internal living areas of the dwelling. It can be in the form of a balcony or at ground level and should be a minimum area of 12m² with a minimum dimension of 3m.

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

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

12.2.2 Outbuildings

1. No outbuilding shall be constructed forward of the front building line of the dwelling.
2. The minimum side and rear setback for an outbuilding is 0.5m.
3. New garden sheds, studios, cabanas and the like are limited to a maximum gross floor area of 40m².
4. Windows will not be permitted to face an adjoining property, unless the windows in the proposed outbuilding are:
 - (a) screened by boundary fencing; or
 - (b) have a sill height of at least 1.7m above the floor; or
 - (c) have fixed translucent (or otherwise treated) glazing in any part of the window less than 1.7m above the floor.
5. Under no circumstances is the roof area of an outbuilding to be accessible for any purpose or used as an entertaining or viewing area.
6. Outbuildings are not to be used for habitable purposes.
7. No kitchen facilities will be permitted in an outbuilding. A small fridge and a sink alone are not considered to constitute a kitchen.
8. Any external lighting of an outbuilding is to be positioned or shielded to prevent glare to adjoining premises.

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12.2.3 Retaining Walls

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

12.2.4 Air-conditioning

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

12.2.5 Satellite Dishes

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

12.2.6 Swimming Pools

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

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

12.2.7 Tennis Courts

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

12.2.8 Waste Bin Storage and Management

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

13 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

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

13.1 Objectives

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

13.2 Controls

13.2.1 Natural Lighting and Heating

- 1. Where possible, new dwellings should have living areas face north, sleeping areas face to the east or south, and utility areas to the west or south to maximise winter solar access.
- 2. Where it is proposed to plant trees to the north of the dwelling they must be deciduous to allow solar access during the winter.

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3. Use materials that have a high thermal mass e.g. bricks to retain heat made available during the day.

13.2.2 Natural Cooling and Ventilation

1. Windows and walls on northern facades should be shaded by shading devices, eaves, louvres and trees as illustrated in **Figures A.17-A.19**. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling.
2. Windows should be positioned to capture breezes and allow for cross-ventilation.



Figure A.17 - Filtered shading over outdoor areas enhance liveability.



Figure A.18 - Provide louvred sunshade devices to provide filtered sunlight particularly in winter.

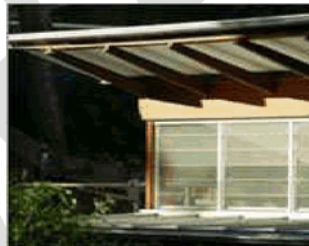


Figure A.19 - Window shades can be used as a natural cooling strategy.

13.2.3 Water Tanks

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

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

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

13.2.4 Hot Water Heater Units

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

14 Schedule of Amendments

Schedule of Amendments	Description	Date
1	Introduction of additional height controls for flat roofed dwellings	February 2019

DRAFT

ID3 POWELLS CREEK BIKE AND WALKING TRACK

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

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

RECOMMENDATION

That Council receive the Strathfield Cycleway Concept Plan and approve the implementation of the Cycleway.

PURPOSE OF REPORT

The continuity and extending of the Cycleway from Parramatta Road to Strathfield Station was investigated and a detailed report provided (report was provided by parking; traffic; civil design; wayfinding; ptc. which is an external company) and discussed at the November 2018 Workshop.

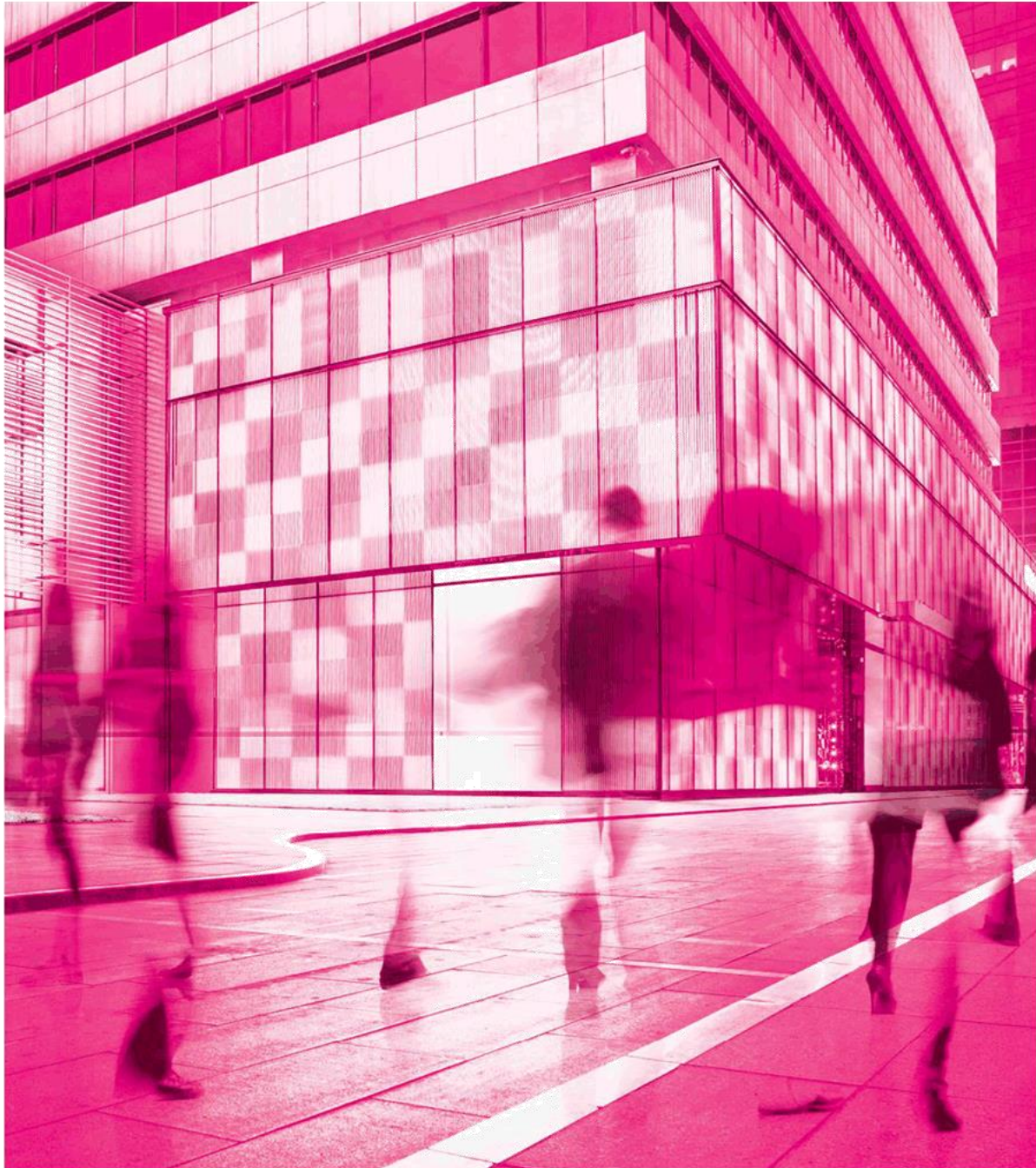
FINANCIAL IMPLICATIONS

Proposed Expenditure: \$97,000.

ATTACHMENTS

1. Strathfield Cycleway Concept Plan

ATTACHMENT 1



report;

Strathfield Cycleway Concept Plan

For Strathfield Council
23 November 2018

parking;
traffic;
civil design;
wayfinding;
ptc.



Document Control

Strathfield Cycleway Concept Plan, Report

Issue	Date	Issue Details	Author	Reviewed	For the attention of
1	19/11/2018	Draft	EY	AU	Manbir Singh
2	23/11/2018	Final	EY	AU	Gordon Malesevic
3					

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ptc.

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1. Introduction

ptc. has been engaged by Strathfield Council to prepare a cycleway concept plan between the existing shared path in Allen Street, Homebush (east Ismay Avenue) and Strathfield Station.

This report presents a desktop study, informed by a site visit of the locality, of two potential cycle routes. A pros-cons analysis is presented comparing the two routes in terms of safety, coherence, directness, attractiveness, and comfort. A review of the existing bicycle infrastructure has been performed and opportunities for improvements identified.

An overview of the proposed cycleway start (Allen Street) and end (Strathfield Station) locations and study area is presented in Figure 1.

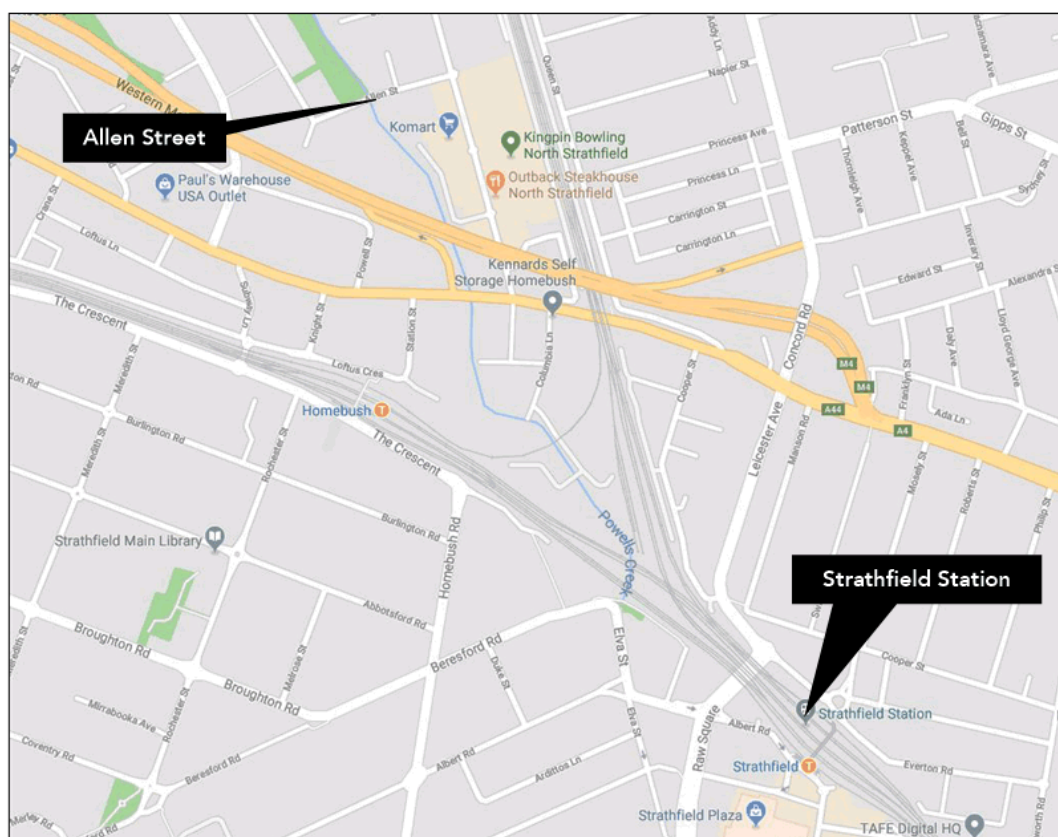


Figure 1: Study area

2. Existing Cycleway Infrastructure

As indicated in the Strathfield Council bicycle plan (see Figure 2), existing cycling infrastructure between the proposed start and end locations is limited. There is some cycling infrastructure connecting North Strathfield Station to Homebush Station along Pomeroy Street, Bridge Road, and The Crescent, however, this presents an indirect route between the two stations. Furthermore, beyond this, there is currently no cycling connection to Strathfield Station.

Therefore, there is merit in expanding cycling infrastructure between the proposed locations to provide increased connectivity in this area, expanding the cycling network, and encouraging active travel.

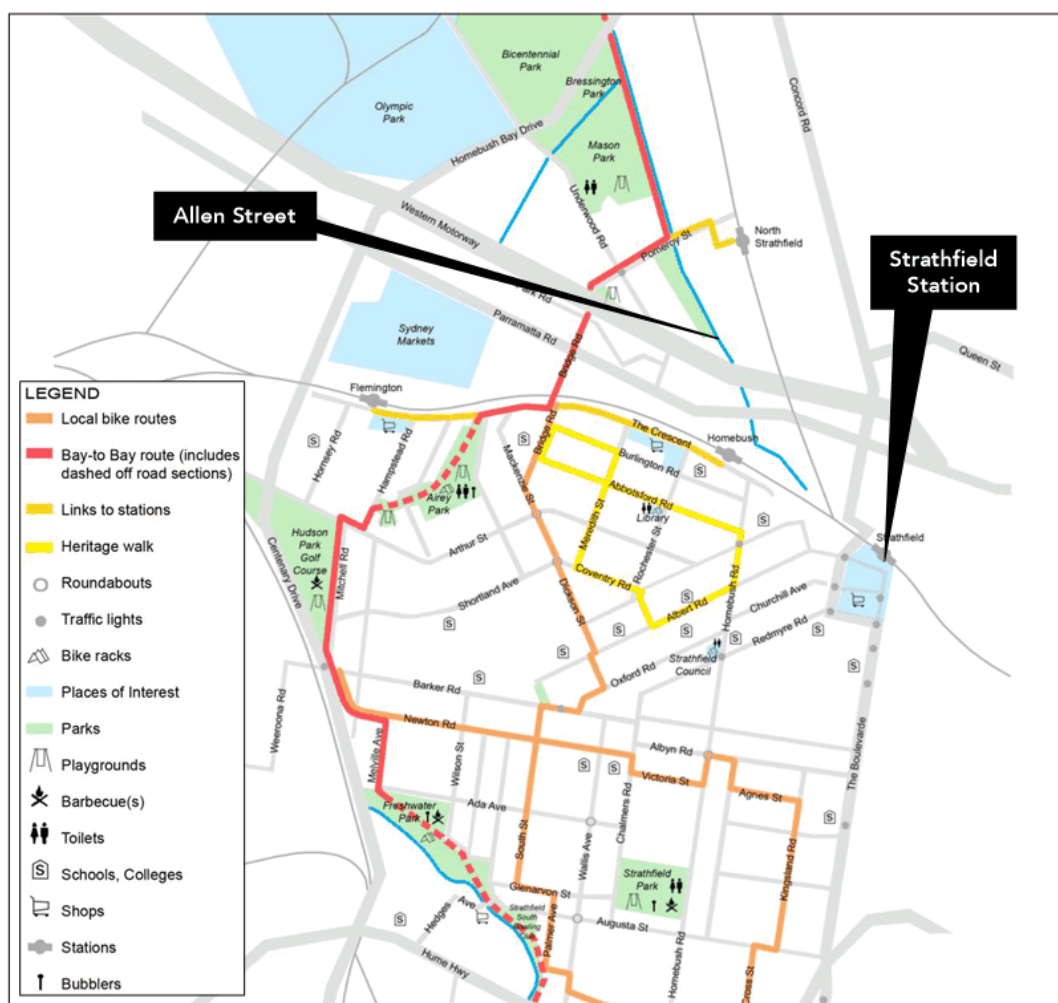


Figure 2: Strathfield Council Bicycle Plan map extract (source: Strathfield Council)

3. Crash data

A review of TfNSW crash and casualty statistics indicates a high level of crashes over the 5-year period between 2013-2017 in the local area. An overview of the crash locations is presented in Figure 3.

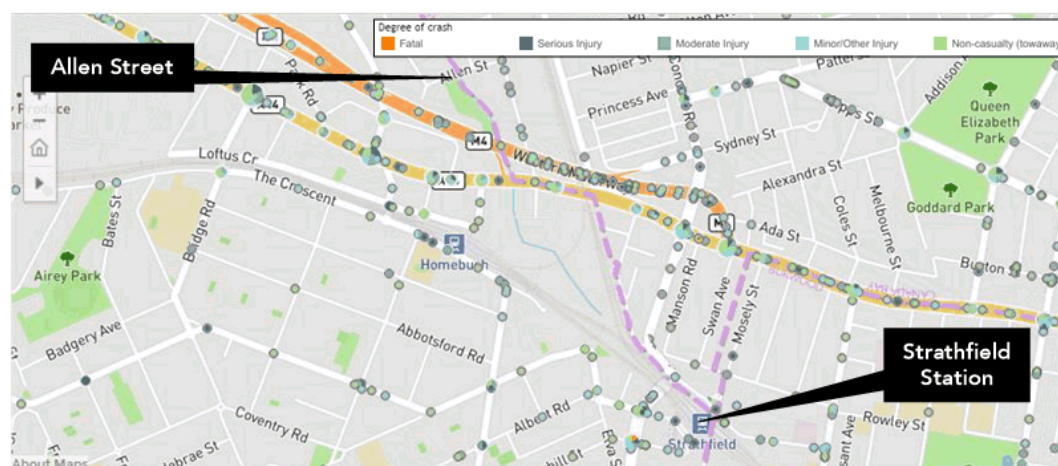


Figure 3: Crashes map (source: TfNSW)

As indicated in the crash data, a substantial number of crashes have been recorded in the locality. The majority of these crashes resulted in injury levels ranging from non-casualty (towaway) to moderate injury. A notable number of crashes resulting in severe injury have also been noted. A few crashes involving a fatality have been observed in the data (in Raw Square and Parramatta Road). What is also notable is that the overwhelming majority of crashes have been recorded at intersections. This is expected due to the incidence of opposing movements and associated risk. Therefore, where possible busier intersections are avoided, and/or cycle routes are proposed to be shared with signalised pedestrian movements and along lines visible to vehicular and pedestrian traffic.

Greater crashes have also been observed on busier roads, relating to greater volumes of traffic and thereby greater incidence of conflict. As such, in consideration of the cycleway route options, on-road paths have been avoided where practical due to the inherent risk. The provision of dedicated bicycle lanes is preferable, however, the narrowness of existing road widths and volumes of traffic on roads such as Parramatta Road are a major factor and determine the feasibility of providing dedicated bicycle lanes.

Existing widths of pedestrian footpaths present an amenable option for conversion into shared paths and are encouraged where on-road routes present an inherently less safe or comfortable option.

4. Proposed Cycleway Route Options

To link Allen Street and Strathfield Station, two cycleway options are presented in this report. These routes have been determined following a site visit of the locality and assessment of the existing cycling infrastructure and opportunities for expansion. These routes are presented in Figure 4. Full diagrams are provided in Attachment 1.



Figure 4: Cycleway Route Options

Attachment 2 presents photos taken along the proposed routes and recommended treatment measures to facilitate travel via cycling. Each photo pertains to a numbered view location in Attachment 1.

As per Austroads' *Cycling Aspects of Austroads Guides*, off-road shared paths should be a minimum 2.5m-3.0m in width, and on-road bicycle lanes should be 1.2m-2.5m in width. Where a contraflow bicycle lane is proposed, green surfacing is recommended to highlight the arrangement, particularly near areas of high conflict.

5. Pros-Cons Analysis

To provide an assessment of the two possible routes, a pros and cons analysis is presented Table 1. Five key principles of bicycle network provision as outlined in the NSW Bicycle Guidelines are used to compare the two routes. A summary of the principles is provided below.

Coherence

This element relates to the logicalness of the proposed route. Popular destinations (e.g. schools, retail, parks, employment) should be linked with local residential streets via regional and local routes. Continuity and clarity of the network is important and it should be clear where the destinations are. This may be achieved through the use of existing connections and desire routes, accompanied by wayfinding (signage and linemarking) to reinforce the route.

Directness

A route should present a direct option between the intended start and end points as the major users, particularly for this project, would be commuters who have a desire to reduce their travel time. Routes which present deviations may result in users searching for alternate paths which may present lower safety standards or lack the appropriate infrastructure. Crossing of large intersections and steep grades should be avoided where practical.

Safety

Safety is the number one priority when considering a cycleway route, enhancing the safety for riders, pedestrian, and motorists. Where possible, the safest option is chosen for the routes and if areas require improvement such as midblock crossings, appropriate mitigation measures proposed.

Attractiveness

Routes should be fitted into the surrounding environment to increase the enjoyment for users and the greater community. Well-placed signposting, appropriate linemarking and inclusion of well-lit pathways and open views are encouraged. An attractive route builds community support and increase participation.

Comfort

The proposed route should be easy to use for all types of riders, ranging from recreational to commuters. Separation may be required where there are high speeds or volumes of other traffic (both motor and/or pedestrians). Intersection treatment should be considered as well as safe and comfortable crossings of all roads.

Table 1: Pros and Cons Analysis of Cycleway Routes

Element	Route 1	Route 2
Coherence	+ Aligns with Powell's Creek Masterplan route + Also provides a connection to Homebush Station (both sides)	+ Minimal change of direction + Traverses the low-speed, pedestrianised environment of George Street - Limited connection to local streets and other bicycle routes

Element	Route 1	Route 2
	<ul style="list-style-type: none"> + Traverses through the activated retail precinct around Strathfield Station + Accessibility from many local streets - Requires more signage - Greater transition between various treatments (off-road, on-road, bicycle lane) 	
Directness	<ul style="list-style-type: none"> + Minimal crossing of major roads + Less vehicular congestion along this route - Presents more turns 	<ul style="list-style-type: none"> + Minimal number of turns + Greater speed as a greater proportion in on-road - Greater crossing of major roads - Route relies on adjoining LGA
Safety	<ul style="list-style-type: none"> + Less traffic + Greater off-road provision + Well-traversed route with high visibility - Loop through south of Strathfield Station experiences high vehicular and pedestrian activity 	<ul style="list-style-type: none"> + Route is very open and presents high visibility - Substantial on-road proportion - High volume of traffic along Leicester Avenue
Attractiveness	<ul style="list-style-type: none"> + Utilises a number of existing pedestrian links + Integration with Powell's Creek + Linkage to both Strathfield and Homebush Stations + Route captures Homebush Public School 	<ul style="list-style-type: none"> + Passes through retail precinct of George Street in North Strathfield - Pedestrian footpaths along Parramatta Road and Cooper Street require upgrade - Route does not traverse through any schools
Comfort	<ul style="list-style-type: none"> + Route is generally flat with minimal changes in grade + A few shaded sections + Route traverses through multiple low speed environments 	<ul style="list-style-type: none"> + Reduced utilisation of off-road shared paths, and hence less interaction with opposing pedestrian movements which can create delay

Element	Route 1	Route 2
	<ul style="list-style-type: none"> - Requires relatively more footpath widening and repair to maintain acceptable level of comfort 	<ul style="list-style-type: none"> - Proportions of the route are steep (Parramatta Road, Leicester Avenue, Cooper Street) - Limited shaded sections
Agency Consultation	<p>This route is solely within the Strathfield LGA, hence will require less coordination between agencies.</p> <p>Underwood Road, Beresford Road, and portions of Elva Street and Albert Road are Regional Roads and may require communication with RMS.</p>	<p>A notable proportion of this route lies within the City of Canada Bay LGA; hence this route will require coordination and support with the adjacent Council.</p> <p>Moreover, as this route utilises a substantial portion of the State Roads, Parramatta Road (albeit off-road), and Leicester Avenue, communication with RMS as to proposed modifications may be required.</p>

6. Preferred Route

Based on the pros and cons analysis, option 1 emerges as the preferred option as it is solely located within the Strathfield LGA, presents greater amenity with a lower on-street proportion, and also links Homebush Station, amongst other identified positives.

This section provides an overview of the route, replicated in Figure 5. See Attachment 1 for the full maps and Attachment 2 for the full set of accompanying photos.

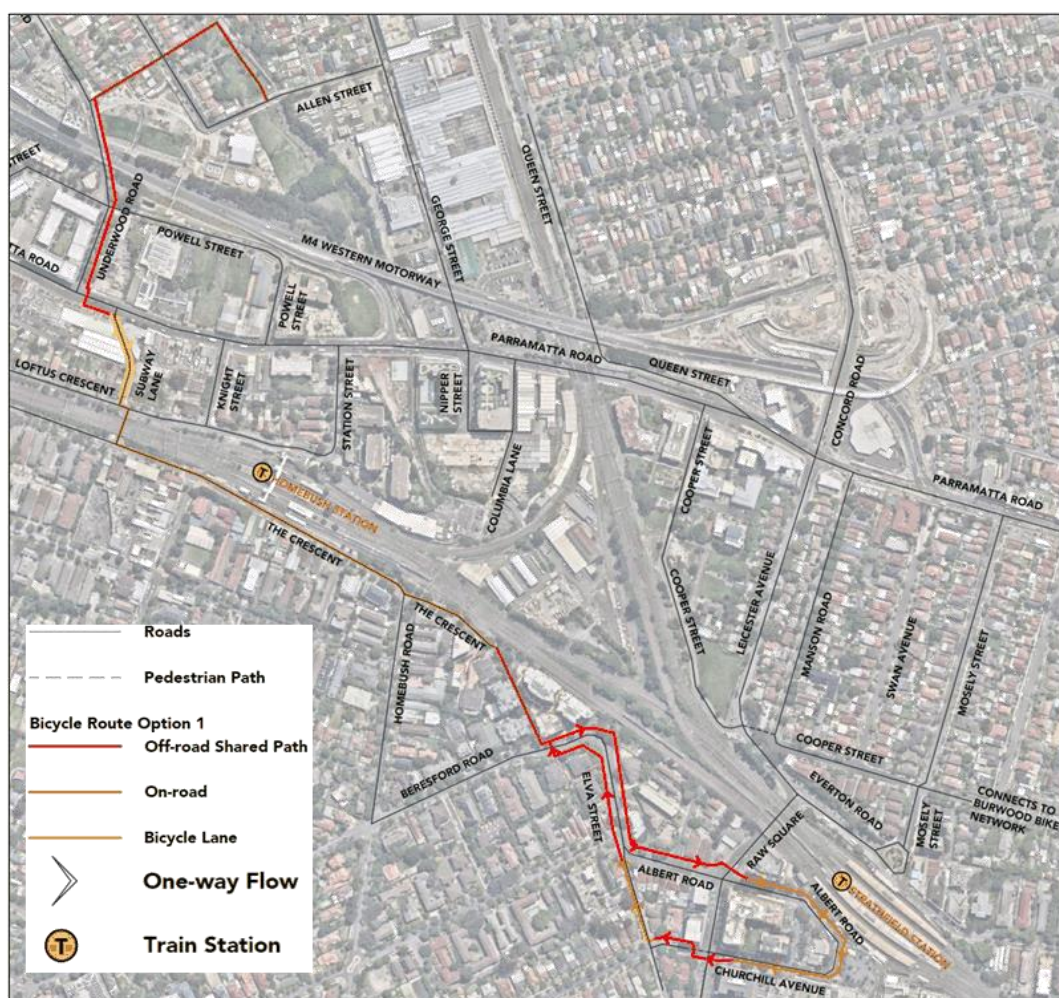


Figure 5: Preferred Cycleway Route Option

The following section provides a street-by-street overview of the proposed route.

6.1 Powell's Creek

The path begins at the entrance to the Powell's Creek Corridor on Allen Street (Figure 6). Directional signage is proposed and path widening to support a shared path (2.5m-3.0m wide for two-way flow) through the corridor. This utilises the existing link to connect to Ismay Avenue before continuing into Underwood Road.

A refuge island is proposed along Ismay Avenue to connect the proposed path originating from Powell's Creek to the existing pedestrian path between Ismay Avenue and Underwood Road. The design of this refuge island is to be determined in due course at the detailed design stage. Note that this will also result in the reduction of a few adjacent parking spaces.

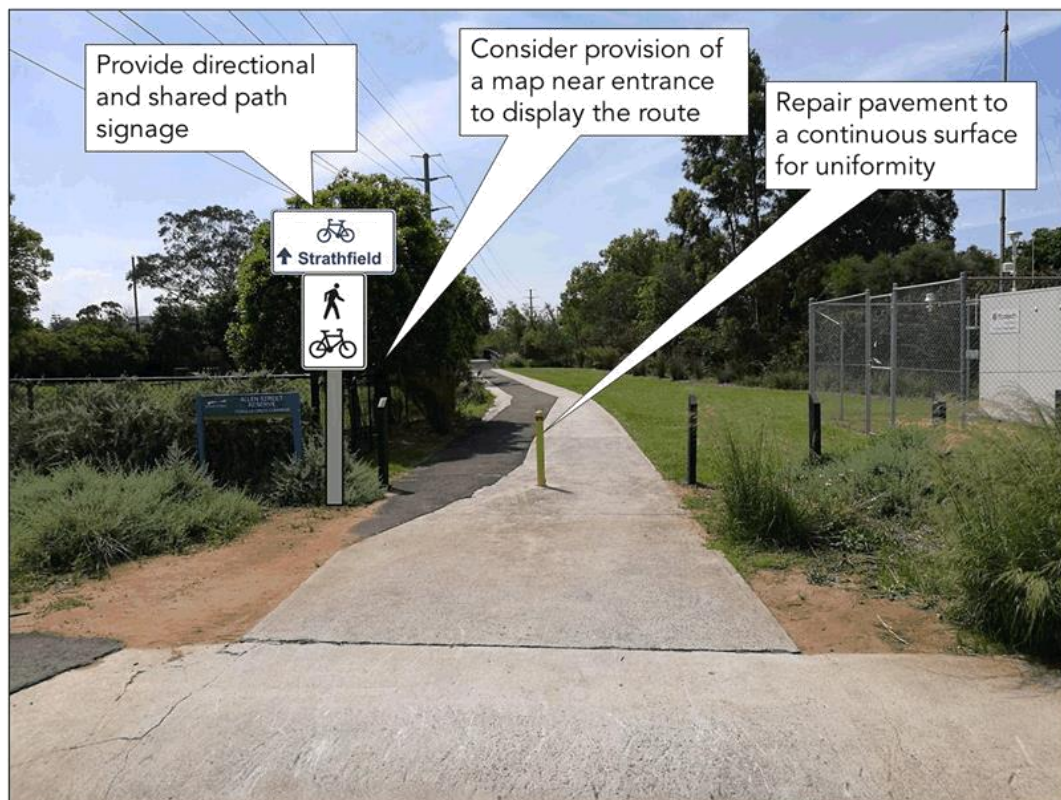


Figure 6: Entrance to Powell's Creek Corridor

6.2 Underwood Road

The route then progresses along Underwood Road along the existing pedestrian path (Figure 7). Pavement marking is proposed to reinforce the shared pedestrian / cycle path and encourage shared use of the infrastructure.

Similarly, widening is proposed at certain points to achieve a 2.5m-3.0m width where practical. Where there are trip/slip hazards such as tree roots, appropriate treatment measures are identified and proposed such as the provision of porous rubber to cover the roots.

This route then connects to Parramatta Road.



Figure 7: Underwood Road (looking southwards)

6.3 Parramatta Road

The proportion of the route along Parramatta Road (Figure 8) is minimised as much as possible. Locating the path on-road is not feasible due to the volumes of traffic on the road and the existing narrowness of the lanes.

Hence cyclists will be directed along the footpath which is sufficiently wide to accommodate a shared path.

Connection to Subway Lane is then proposed to transition further south.

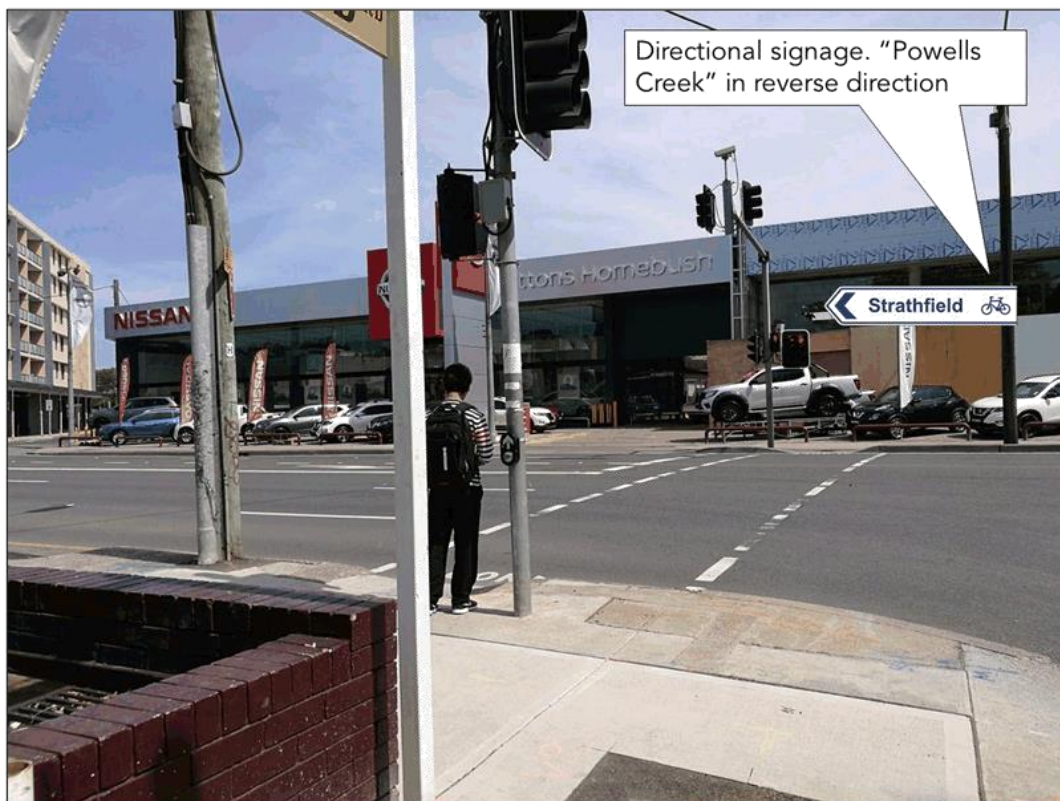


Figure 8: Parramatta Road (looking southwards)

6.4 Subway Lane

The choice of this street is due to the existing one-way (southbound) vehicular control in place which provides opportunity to accommodate bicycle lanes (Figure 9). Note that this does result in the removal of a 4-5 parking spaces. Where the bicycle path is in the opposite direction to vehicular flow, it is recommended to highlight this by painting the lane green for visibility as recommended in *Cycling Aspects of Austroads Guides*. The guide also recommends the coloured treatment used sparingly at sensitive locations to maintain effectiveness. Directional arrows are also recommended.

The proposed route links to and traverses the Loftus Crescent and The Crescent roundabouts



Figure 9: Subway Lane (looking southwards)

6.5 Loftus Crescent

The bicycle lanes transition to/from an on-road treatment near the Loftus Crescent roundabout (Figure 10). The existing narrowness of pedestrian routes, poor sight distance, and pedestrian fencing result in the continuation of an off-road path being unfeasible. Directional signage should be provided to direct cyclists to Homebush Station or continue to Strathfield Station.

Beyond the roundabout, the route continues along The Crescent.



Figure 10: Loftus Crescent (looking southwards)

6.6 The Crescent

The proposed route continues as an on-road path, supported by road markings (Figure 11). The existing pedestrian paths are too narrow to accommodate off-road paths, compounded by the location of various power poles, and signage. Moreover, during school peak hours, there is also substantial pedestrian movement primarily composed of young school children, hence a desire to separate the cyclist movements from the pedestrian movements.

The low speed environment of this area also supports the on-road path. Also, cyclists will be able to filter if safe to do so due to ample width between parked vehicles and queuing vehicles during school peak hour.



Figure 11: The Crescent (looking eastwards)

6.7 The Crescent to Beresford Road Pedestrian Link

At the end of The Crescent, the route transitions into the existing pedestrian link between the apartment buildings (Figure 12). This is an ideal location for transformation into a cycling route due to separation from vehicular traffic and existing lighting.

However, it should be noted that the existing condition of the footpath along this section is quite poor with varying settlement between adjacent panels, resulting in significant trip hazards. These should be repaired as part of any cycle route construction.

Reflective tape at posts is also recommended to minimise the risk of collisions.



Figure 12: The Crescent to Beresford Road Pedestrian Link (looking southwards)

6.8 Beresford Road, Elva Street, Albert Road

At the connection to Beresford Road, the proposed cycle route transitions from a combined two-way path to separated one-way routes (Figure 13). This is due to the direction of arrival of the return route.

The direction towards Strathfield Station will be presented first in this report, followed by the return path. Both paths are off-road, with pavement marking to support the shared use. Footpath widening should be undertaken where practical due to the moderate volume of pedestrians.

The route follows the street, continuing along Elva Street and Albert Road before approaching the signalised intersection at Raw Square and Albert Road.



Figure 13: Beresford Road (looking eastwards)

6.9 Albert Road 1

At the signalised intersection, cyclists should be directed to cross with the pedestrians (Figure 14). A separate lantern with bicycle symbol is recommended to reinforce the shared use and presence of simultaneous pedestrian and cycling traffic.

After crossing, cyclists should be directed onto the road as the route transitions into an on-road route. This is due to high volumes of pedestrians along the footpaths in the proximity to Strathfield Station.

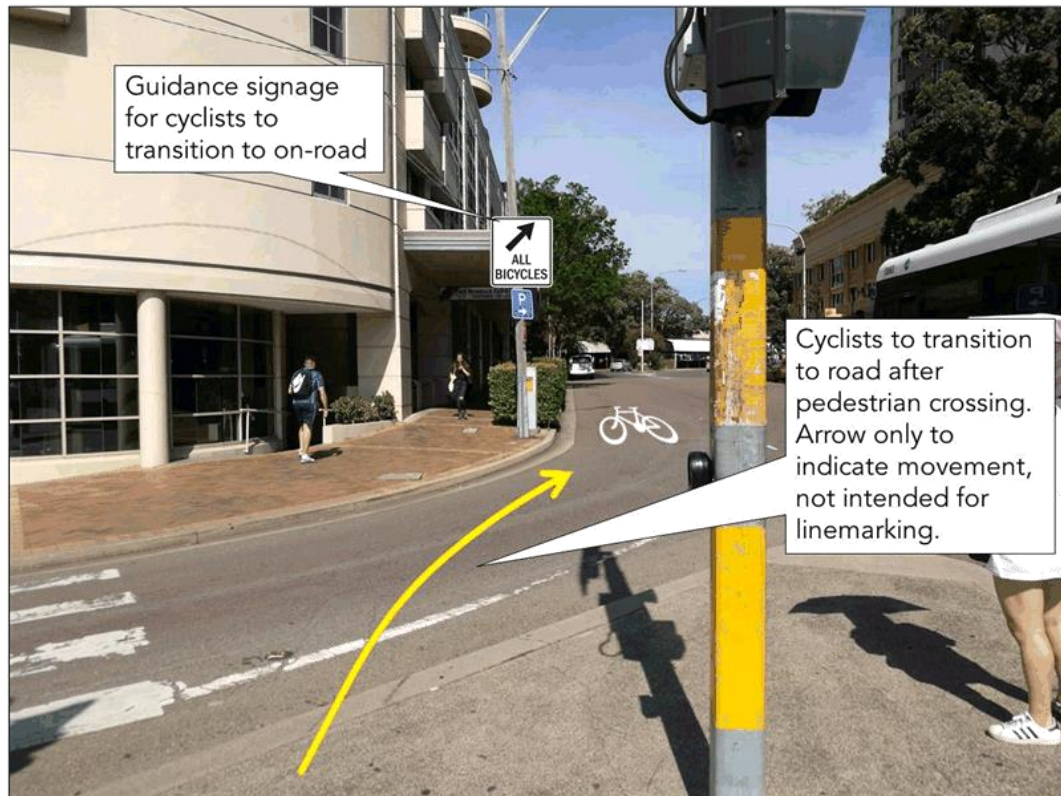


Figure 14: Albert Road (looking eastwards)

6.10 Strathfield Station

The proposed route concludes at Strathfield Station where bicycle parking facilities are provided in the form of bicycle rails (Figure 15). Site observations noted high utilisation of these rails as well as chaining of bicycles on various poles in the area. This indicates a demand for bicycle parking. It is recommended to provide additional bicycle parking facilities in conjunction with cycle route upgrades to support the uptake in cycling.

Parking infrastructure would ideally be undercover and in visible locations to encourage use.



Figure 15: Strathfield Station cycle parking

6.11 Albert Road 2

The return route begins at Strathfield Station and progresses back towards Allen Street, however, along a different route to the proposed arrival route to the Station. This is primarily due to the existing one-way vehicular flow in the area and high volumes of pedestrians.

The proposed cycle route extends around Albert Road into Churchill Avenue along the perimeter of the trafficable area (Figure 16).



Figure 16: Albert Road (looking northwards)

6.12 Churchill Avenue 1

Towards the end of Churchill Avenue, the on-road path transitions back to an off-road path to facilitate the crossing at Raw Square (Figure 17). This is due to the existing left-turn at this location making the retention of cycle route along the road being unfeasible.

The transition should be conducted towards the end of Churchill Avenue to avoid the pedestrian and vehicular congestion that is currently experienced at the car park entry near this location.

At the end of Churchill Avenue, cyclists will be similarly directed to cross using the pedestrian crossing (bicycle lantern to be installed) and progress along Churchill Avenue.



Figure 17: Churchill Avenue (looking westwards)

6.13 Churchill Avenue 2

The path continues as an off-road path, with footpath widening wherever appropriate (Figure 18).

Directional signage should be provided to direct cyclists north up Elva Street where the path transitions to an on-road path before transitioning back to an off-road path.



Figure 18: Churchill Avenue (looking westwards)

6.14 Elva Street

It is noted that the intersection of Albert Road and Elva Street currently lacks a GIVE WAY control (Figure 19). Vehicles travelling westbound along Albert Road, past Elva Street, pictured below, typically at speed. Therefore, a GIVE WAY sign and accompanying linemarking is recommended at this location to reduce the incidence of conflicts.

Consideration has been given to running a bicycle lane to the east of the existing pedestrian fencing rather than widening the footpath to the west of the fencing. However, the position of the lane would be sensitive to larger vehicles which require a greater width to perform their turning manoeuvres, such as the route 408 bus which performs the aforementioned turn at this location.



Figure 19: Elva Avenue (looking northwards)

6.15 Beresford Road

Continuing along Elva Road, the route connects to Beresford Road arriving at the earlier pedestrian link (see Section 6.8). Due to the route, cyclists arrive at the link, on the opposite side of the road, hence a need to cross.

A refuge island may not be suitable at this location due to the nearby bus stops and the width of road required to maintain traffic flow whilst buses are stopped. If warranted, a refuge island might be accommodated with minor relocation of the bus stop and potential kerb realignment. However, the need to consult with TfNSW and the presence of stormwater infrastructure in the vicinity make this a challenging option.

Therefore, it is recommended to extend the footpath and provide drop kerbs to enable cyclists to cross the road (Figure 20). Alternatively, separate investigation into the provision of a zebra or wombat crossing at this location might be considered, subject to meeting the RMS warrant.

Beyond this point, the return path follows the exact route as stated earlier with the same on-road and off-road treatments.

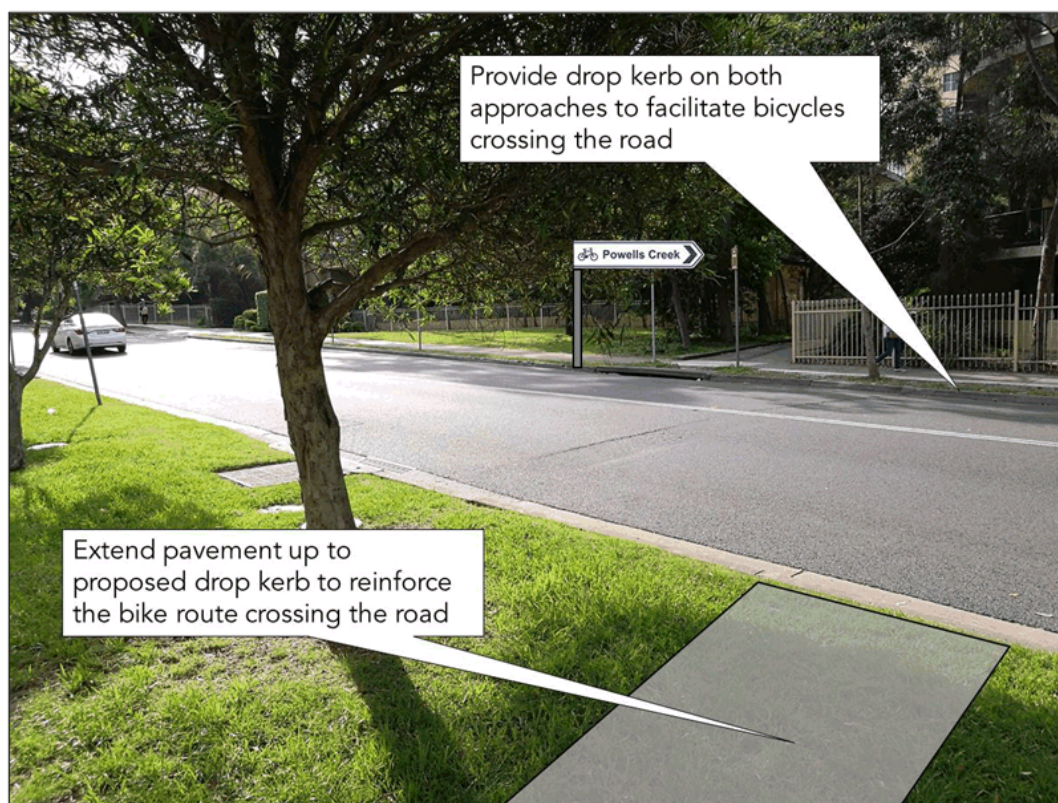


Figure 20: Beresford Road (looking northwards)

7. Limitations of the Report

7.1 Detailed Design

This report has been prepared as a concept plan and is intended to provide guidance only for design and to inform future decision making. Detailed design will be required in due course, with reference to the appropriate Australian Standards, Austroads Guides, and RMS documentation.

7.2 Utility Relocation

Surveys of utilities is not within the scope of this report. During detailed design, and prior to construction, a survey/ dial-before-you-dig should be undertaken to determine if and what extent of relocation may be required of utilities to accommodate any cycling infrastructure.

7.3 Parking Impact

Implementation of various cycling infrastructure, e.g. refuge island, bicycle lanes, is anticipated to result in a reduction in on-street parking. Occupancy surveys in due course are recommended to ensure that proposed cycling infrastructure installations do not significantly impact the existing parking amenity and availability.

7.4 Costing

Costing is outside the scope of this report. During the detailed design stage, costing should be undertaken by a quantity surveyor to determine the financial feasibility of the proposed route upgrade.

7.5 Night Time Lighting

The site visit undertaken by **ptc.** has been conducted during the day time. To support the use of the cycle route at night, appropriate lighting may be required. An assessment should be conducted in due course to ensure the appropriate infrastructure is provided.

8. Conclusion

ptc. has been engaged by Strathfield Council to prepare a cycleway concept plan between the existing shared path in Allen Street, Homebush (east of Ismay Avenue) and Strathfield Station.

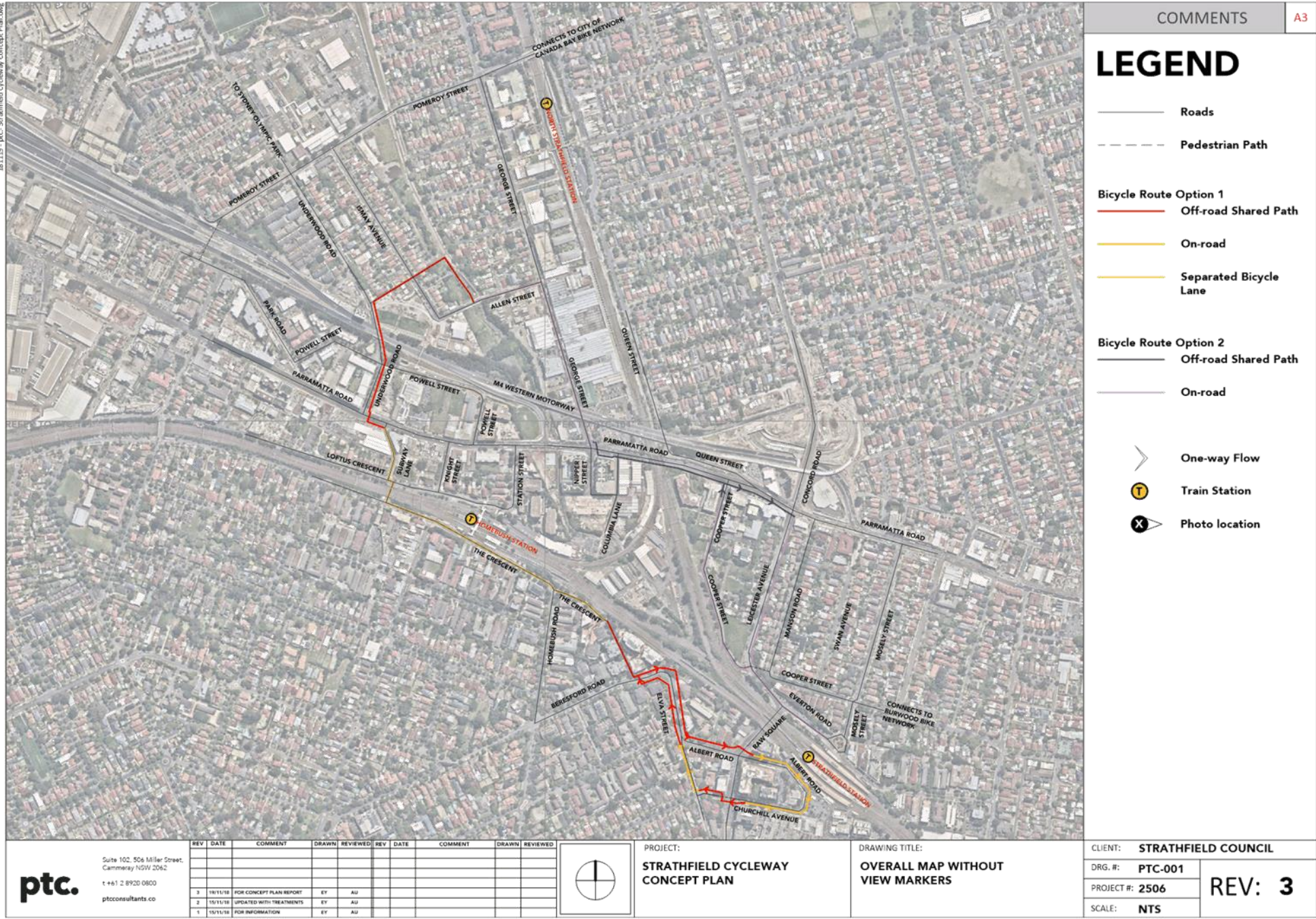
Analysis of two potential cycle routes has been undertaken, consisting of a review of site conditions, existing infrastructure, and opportunities for development. A pros/cons analysis has been performed, comparing the two routes in terms of safety, coherence, directness, attractiveness, and comfort.

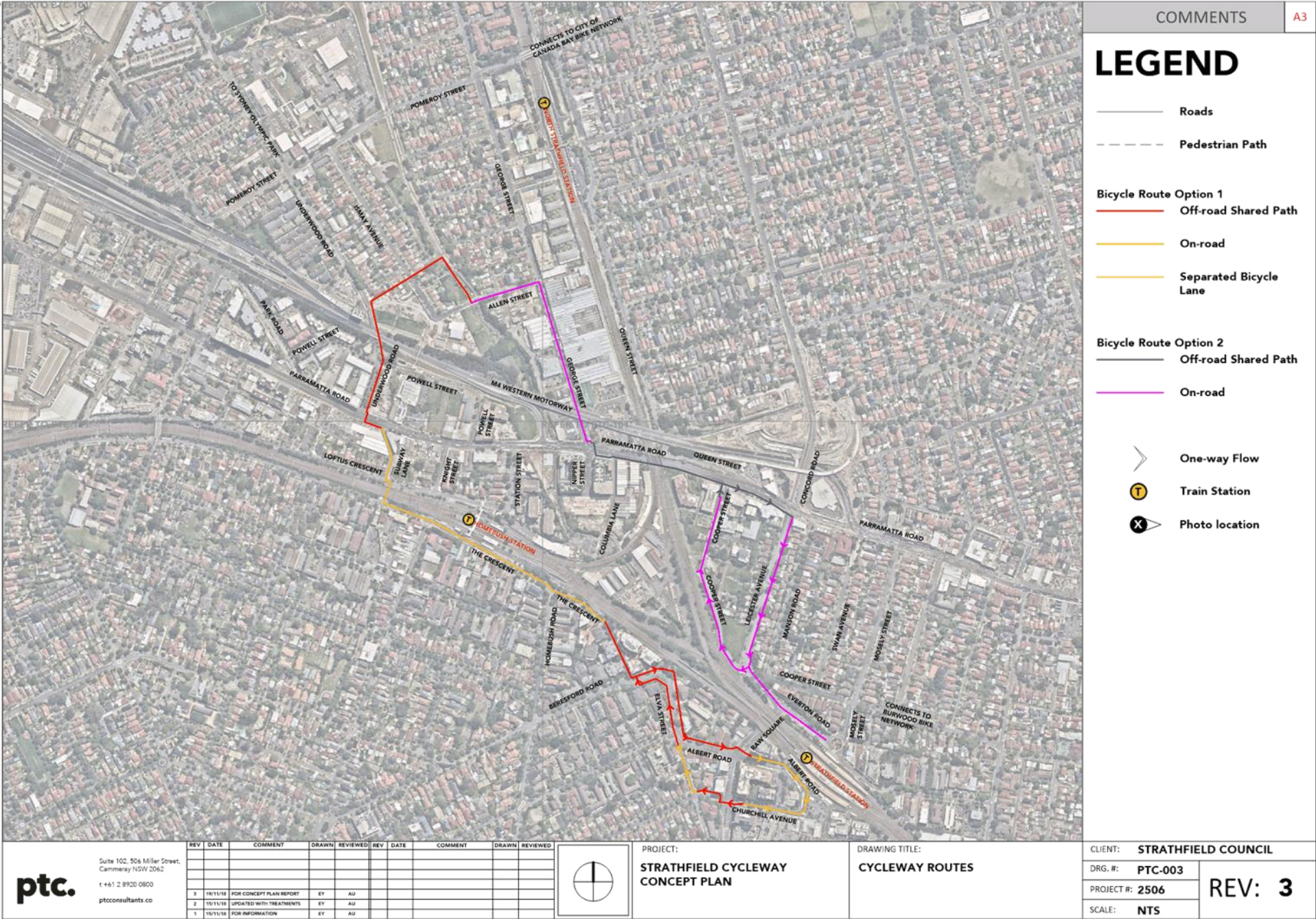
The preferred route, which extends from the existing Powell's Creek corridor towards Homebush Station, and then to Strathfield Station before returning, presents a more attractive route which also lies solely within the Strathfield LGA. Details as to concept infrastructure upgrades and site photos are presented within this report and are intended to inform future detailed design should this route be progressed.

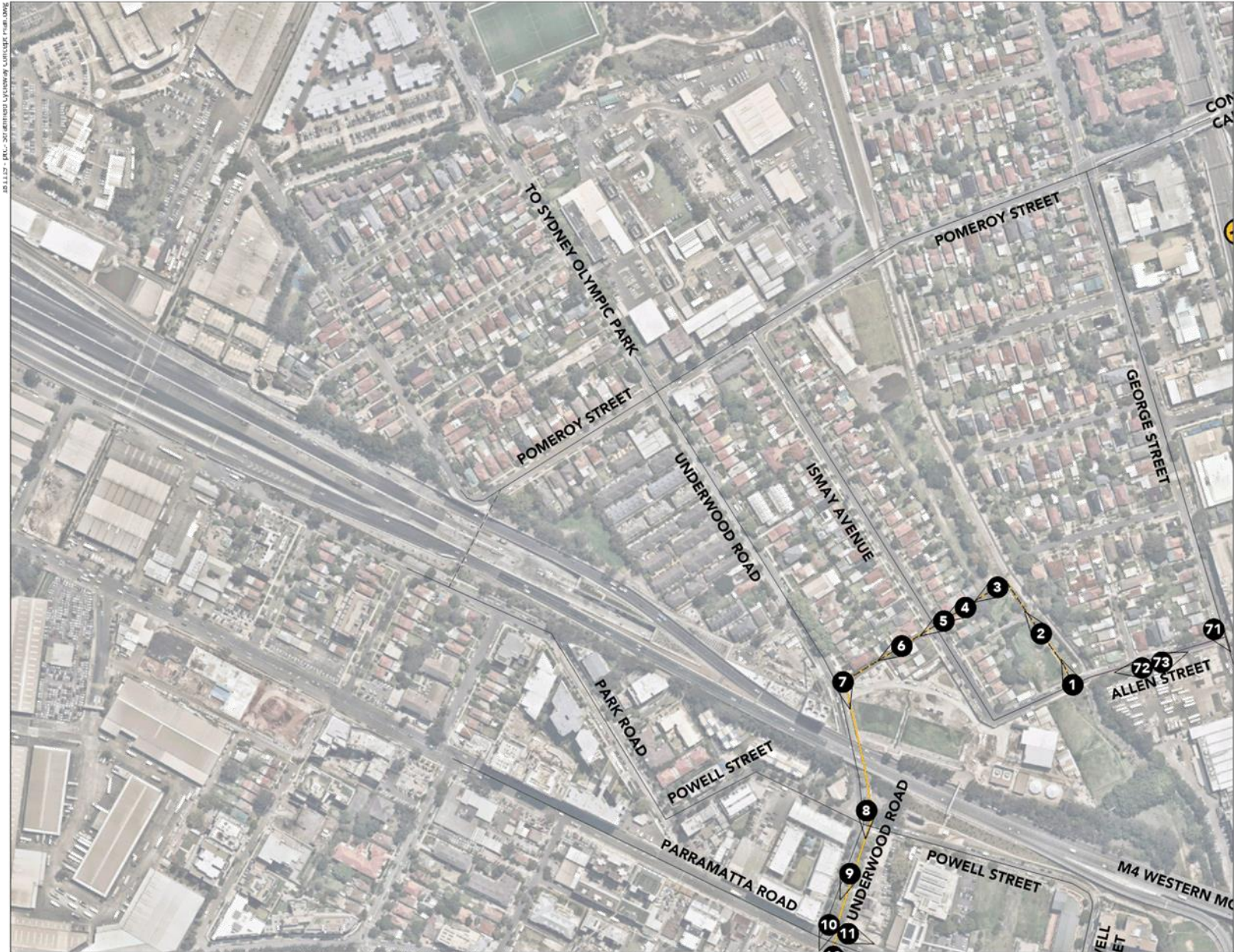
ptc.

Attachment 1 Map









COMMENTS

A3

LEGEND

Roads

Pedestrian Path

Bicycle Route Option 1

Off-road Shared Path

On-road

Separated Bicycle Lane

Bicycle Route Option 2

Off-road Shared Path

On-road

One-way Flow

Train Station

Photo location

ptc.

Suite 102, 506 Miller Street,
Cammeray NSW 2062

t +61 2 8920 0600

ptcconsultants.co

REV	DATE	COMMENT	DRAWN	REVIEWED	REV	DATE	COMMENT	DRAWN	REVIEWED
3	18/11/18	FOR CONCEPT PLAN REPORT	EY	AU					
2	15/11/18	UPDATED WITH TREATMENTS	EY	AU					
1	15/11/18	FOR INFORMATION	EY	AU					

PROJECT:
STRATHFIELD CYCLEWAY
CONCEPT PLAN

DRAWING TITLE:
MAP 1/4

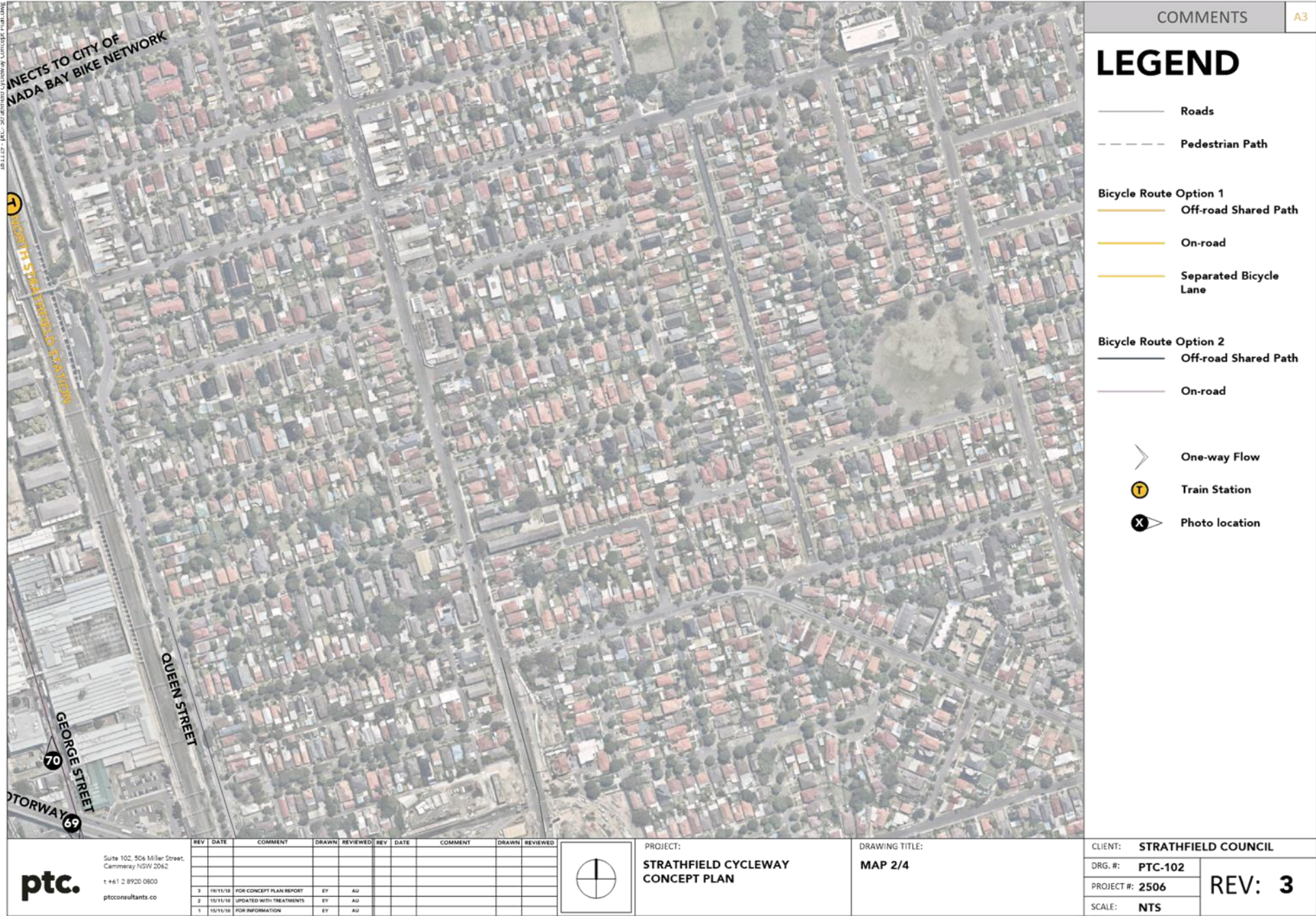
CLIENT: STRATHFIELD COUNCIL

DRG. #: PTC-101

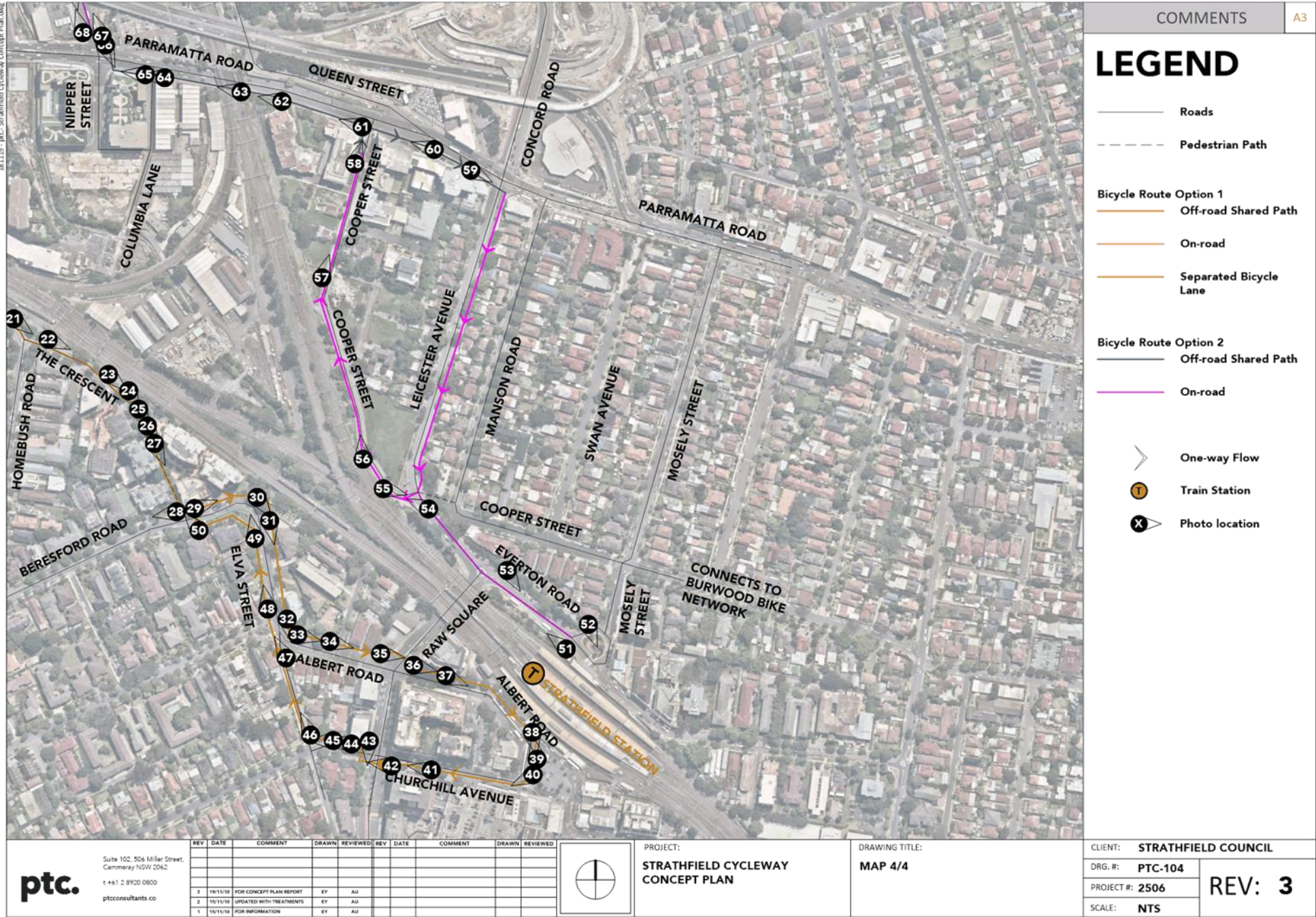
PROJECT #: 2506

SCALE: NTS

REV: 3



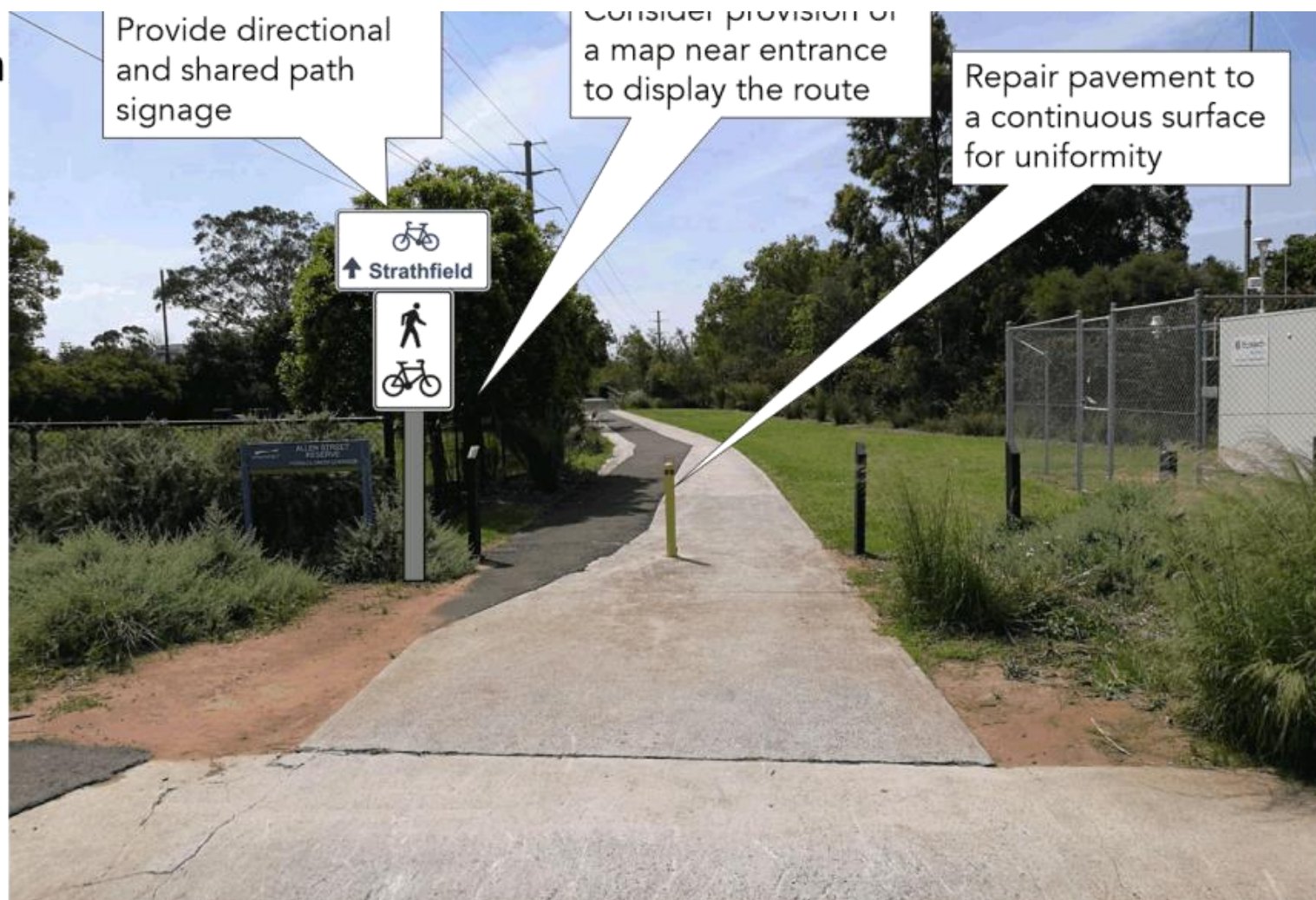




ptc.

Attachment 2 Photos

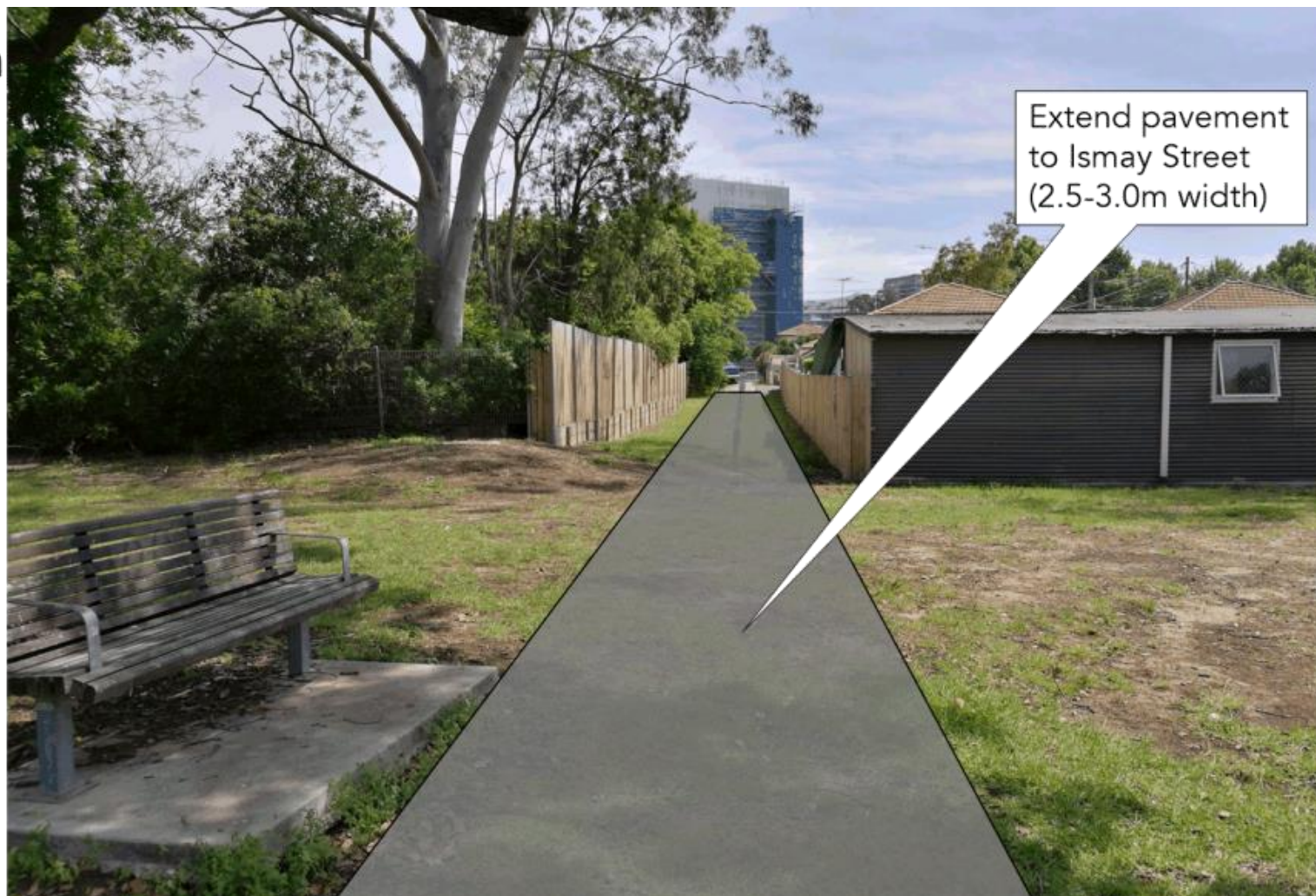
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location



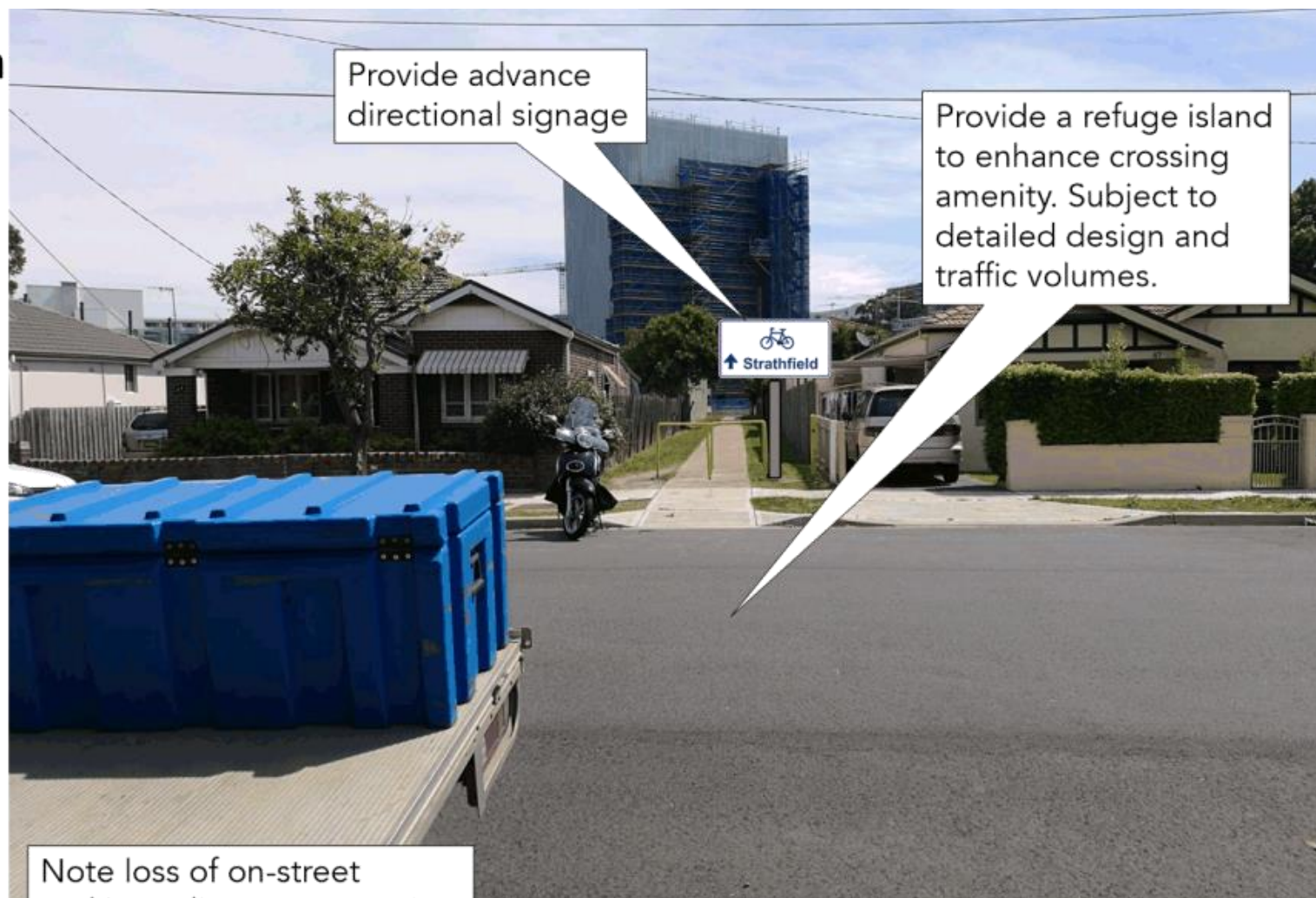
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location



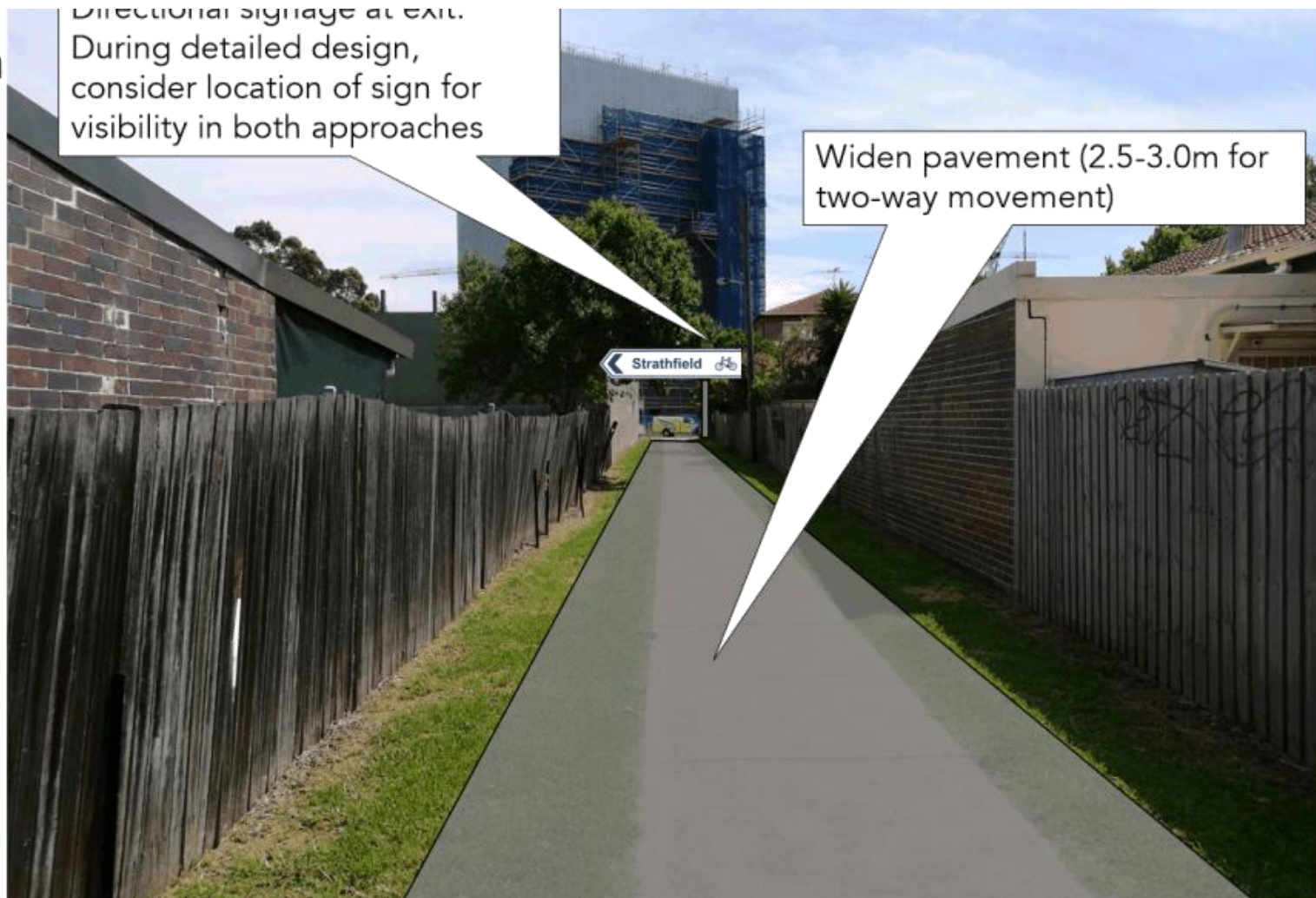
Location



Location

Directional signage at exit.
During detailed design,
consider location of sign for
visibility in both approaches

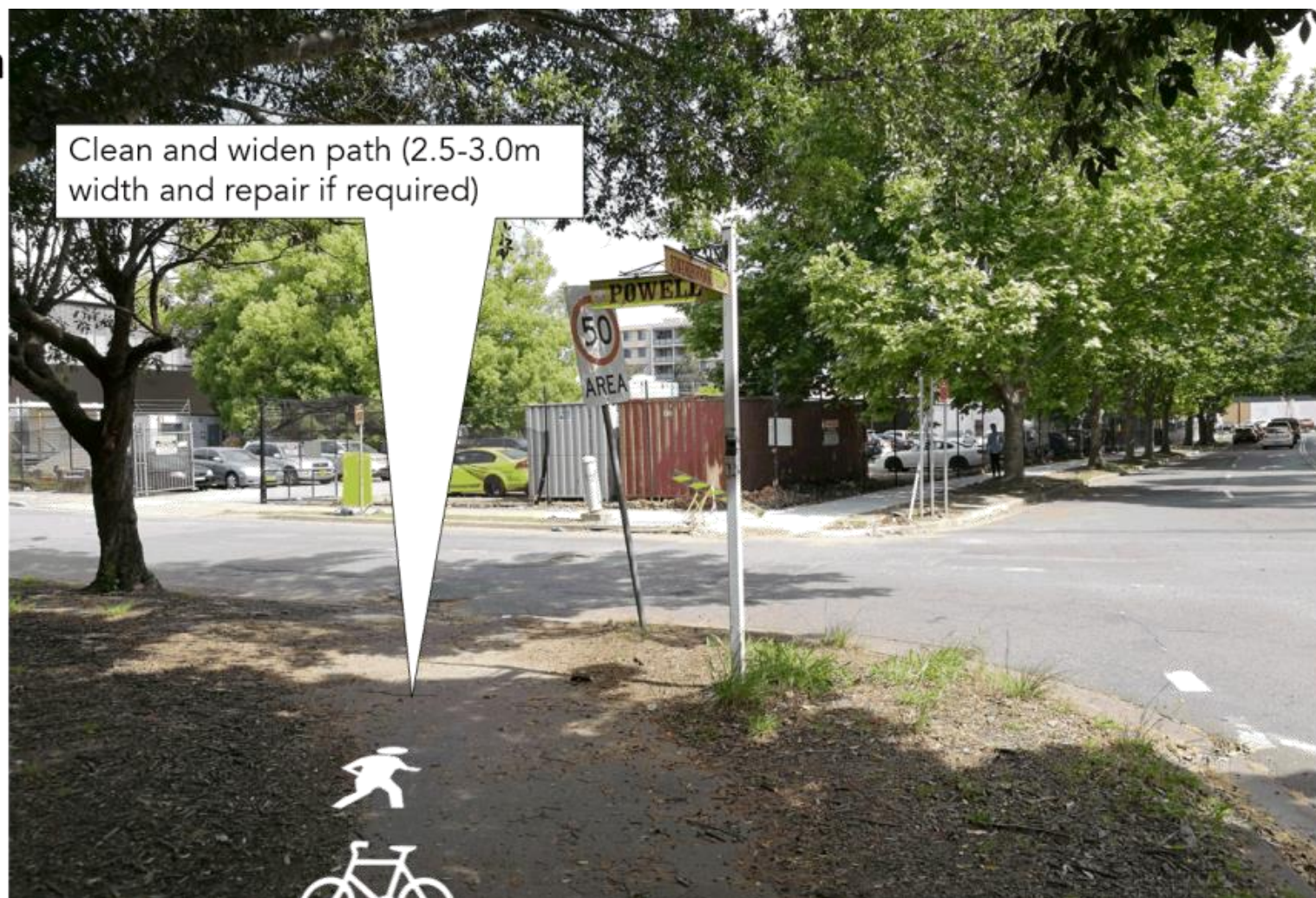
Widen pavement (2.5-3.0m for
two-way movement)



location



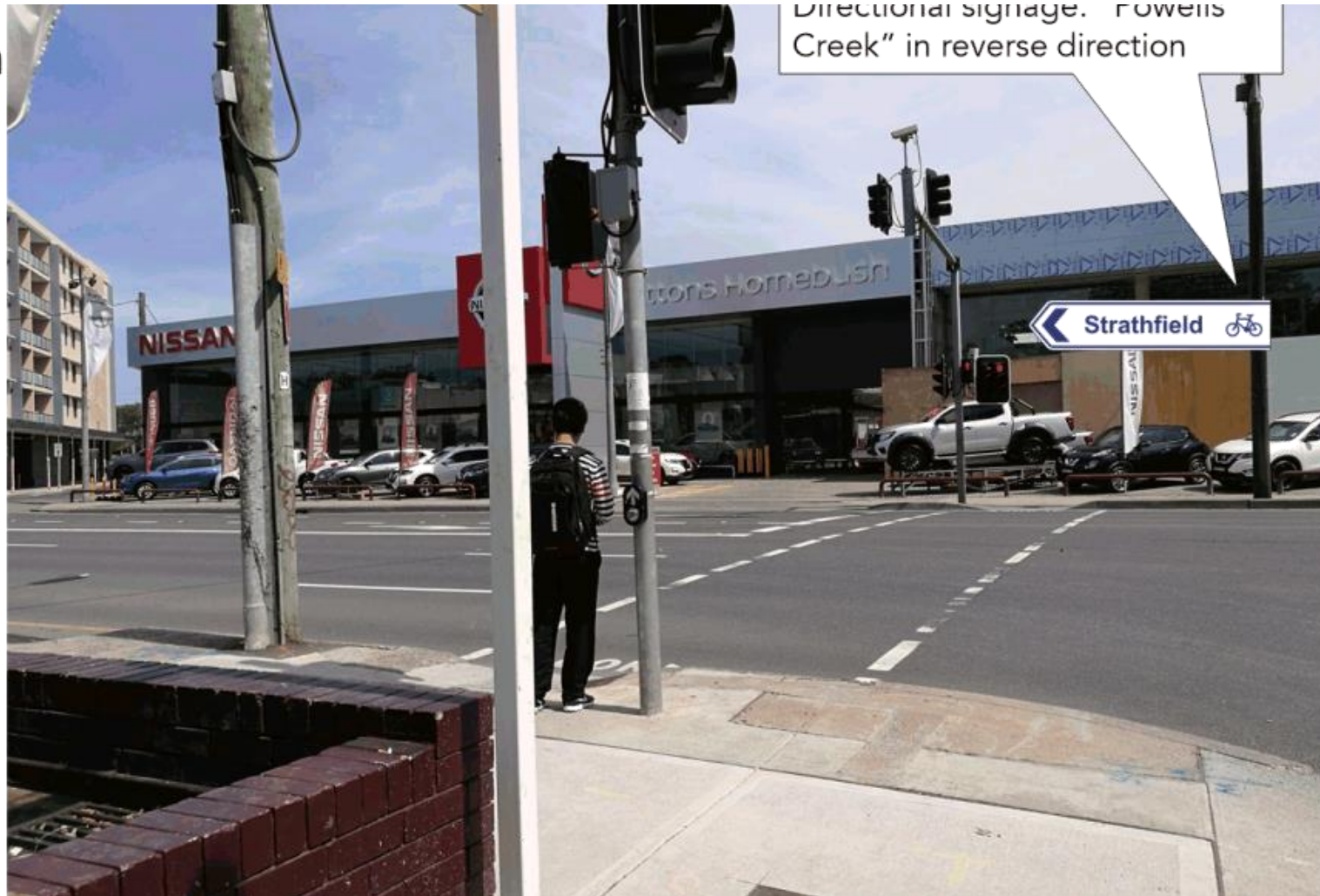
location



location



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Location
1



Location 2

Indicative. Pavement marking should be generally located away from trafficable areas by vehicles to minimise wear



Location 3



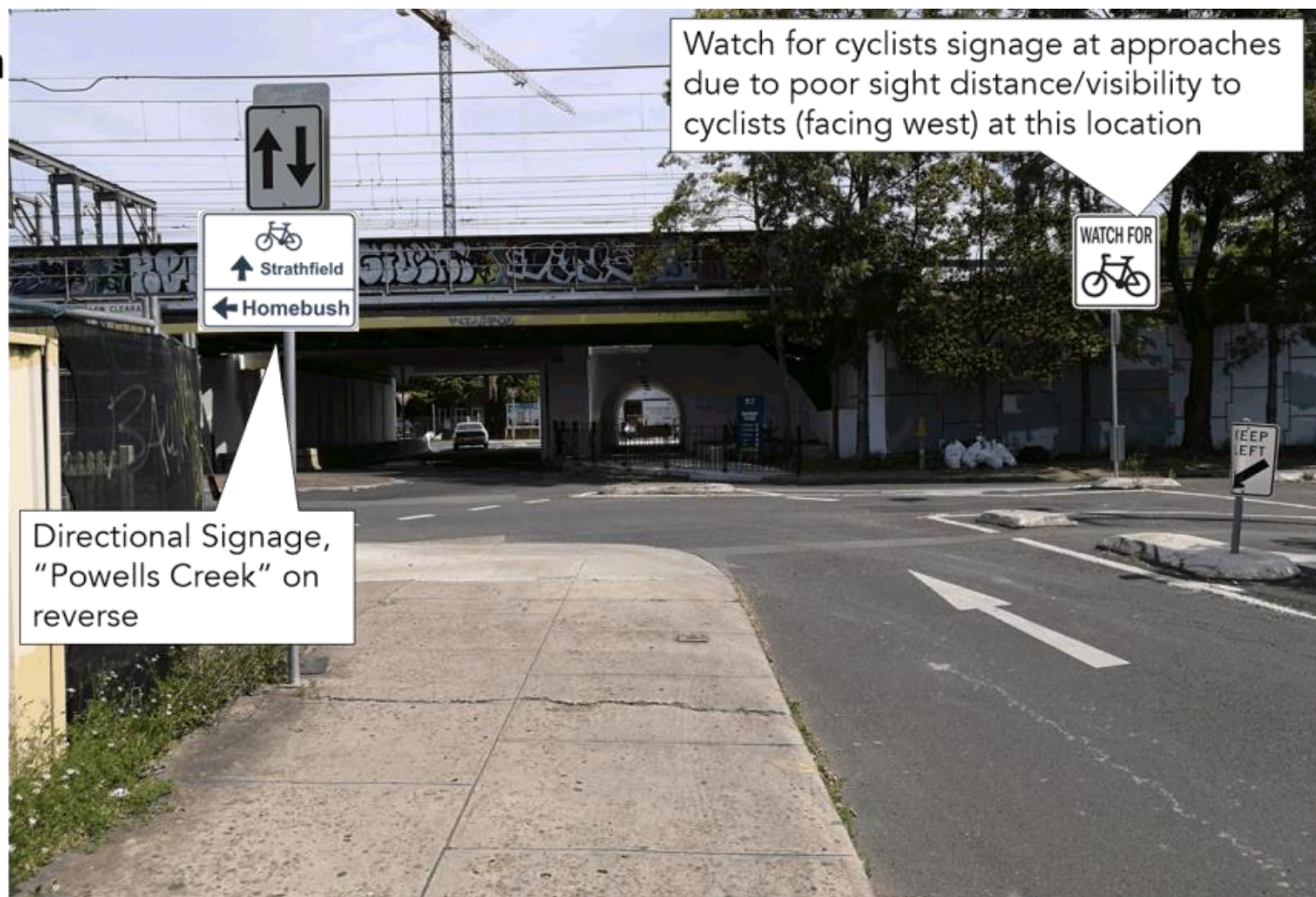
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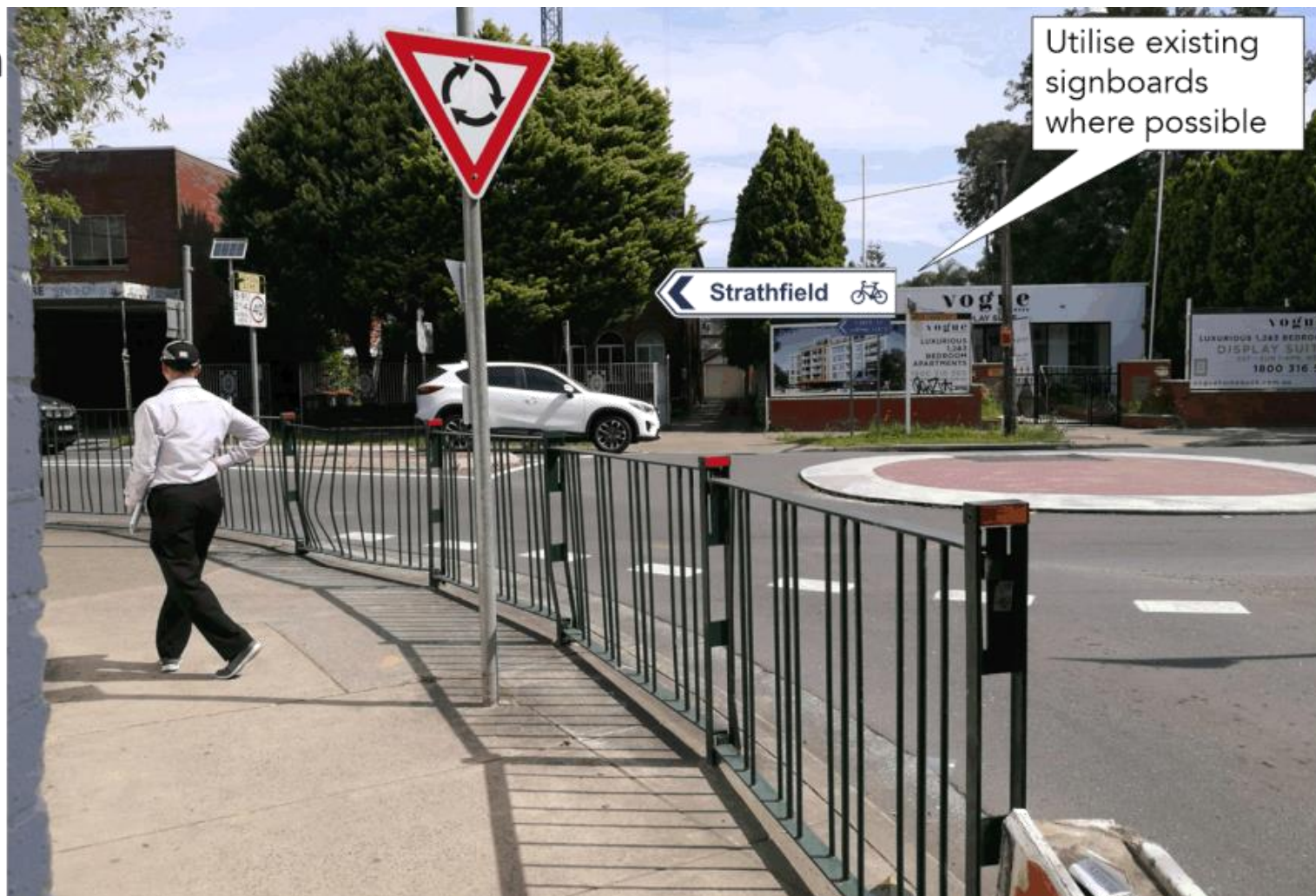
Location 5



location
6



location
7



location
8



location
9



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Location
0



location
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location
2



location
3



location
4



1100
ocation
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location
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Location
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location
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Location
9

Consider resurfacing entire footpath to avoid differential settlement between the old footpath and extension



Return cycle path is on other side of street

location
0



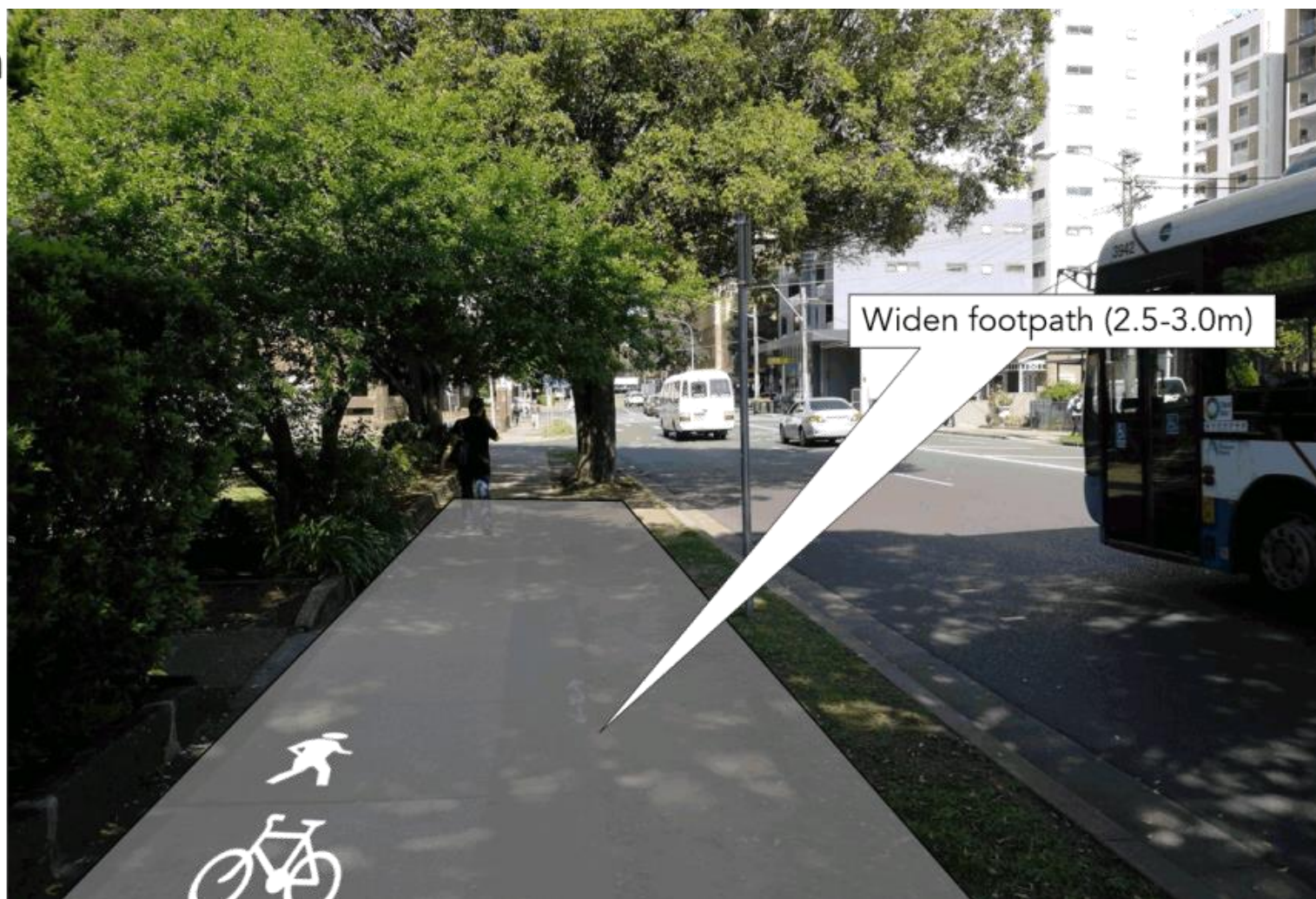
Location
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Location 2



Location
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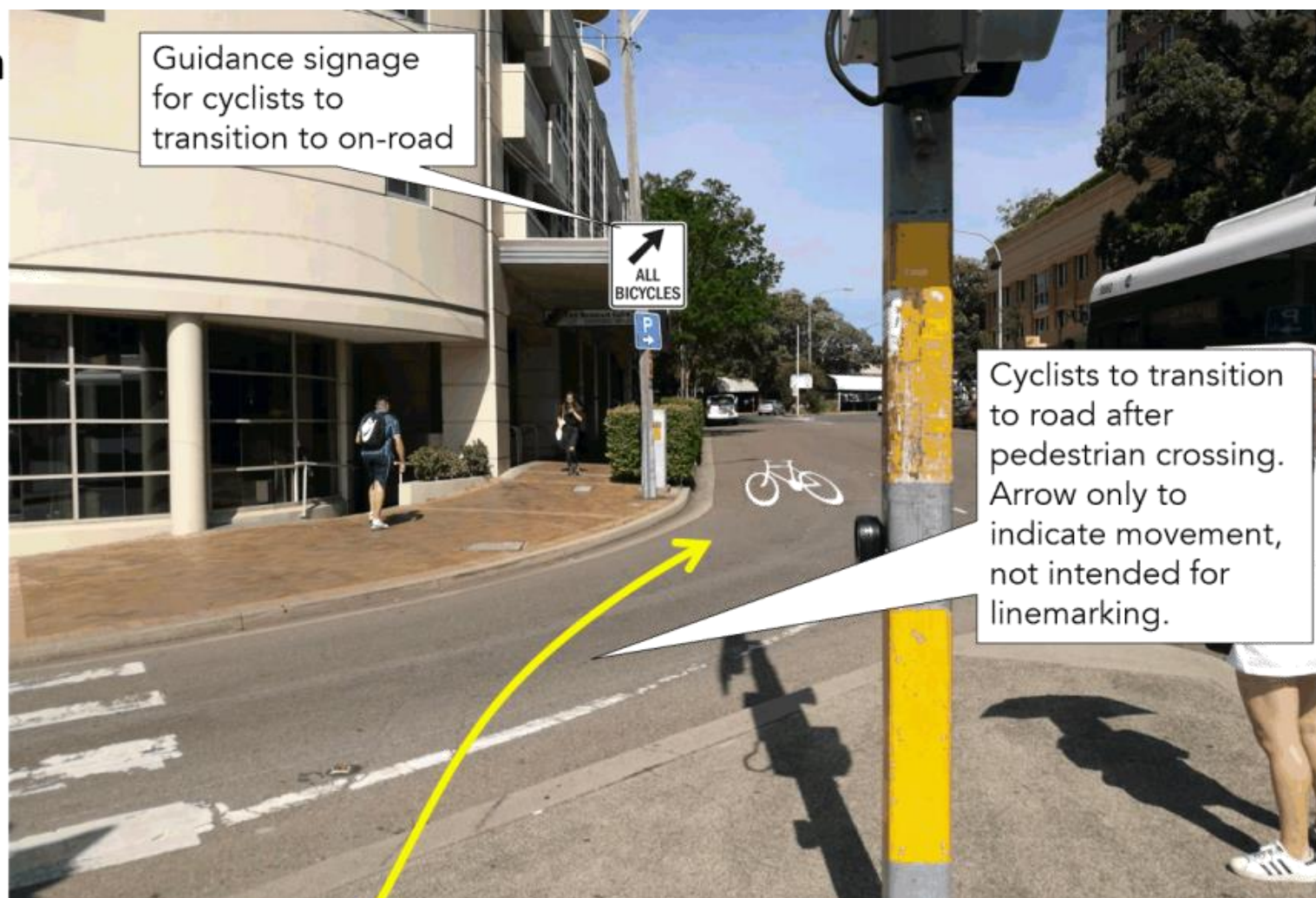
Location 4



location
5



Location 6



1100
ocation
7



location
8

No weather protection for bicycle parking. Some bicycles observed to be chained to poles under shade. Consider upgrading parking facilities through the provision of additional rails and accompanying shelter



location
9



1100
Location
0



Location
1



Location 2



Location 3



Location
4

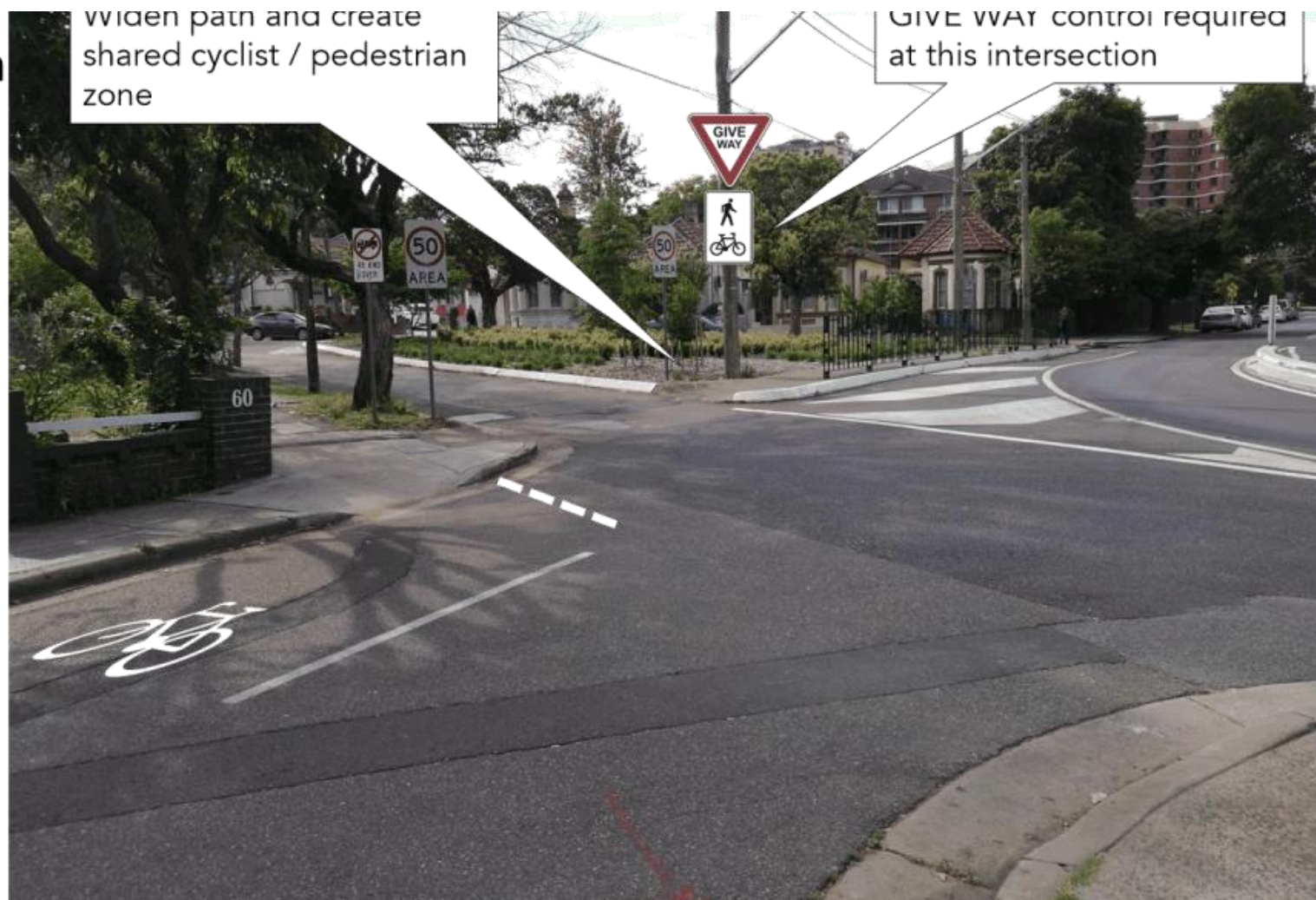




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location
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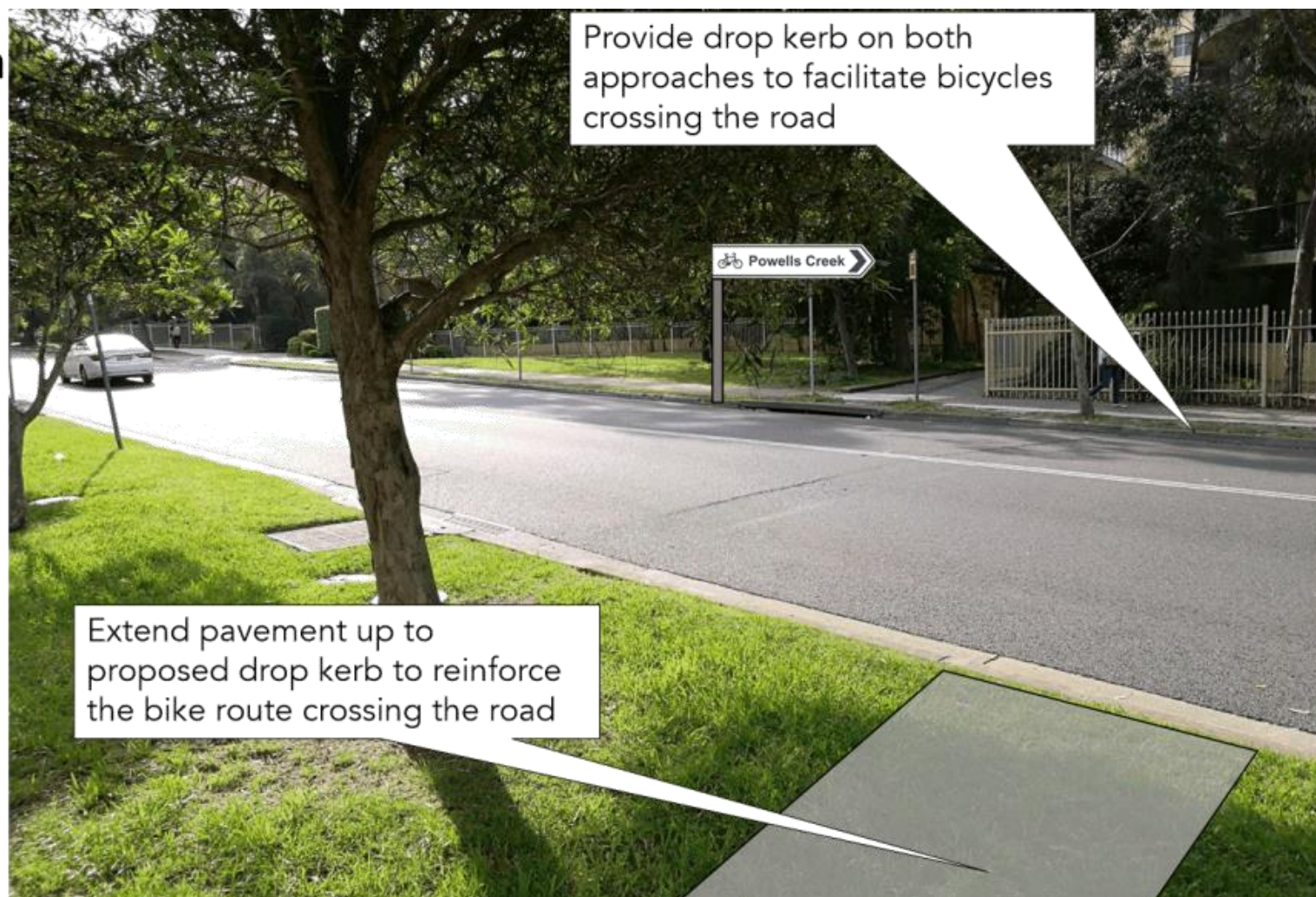
Location
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location
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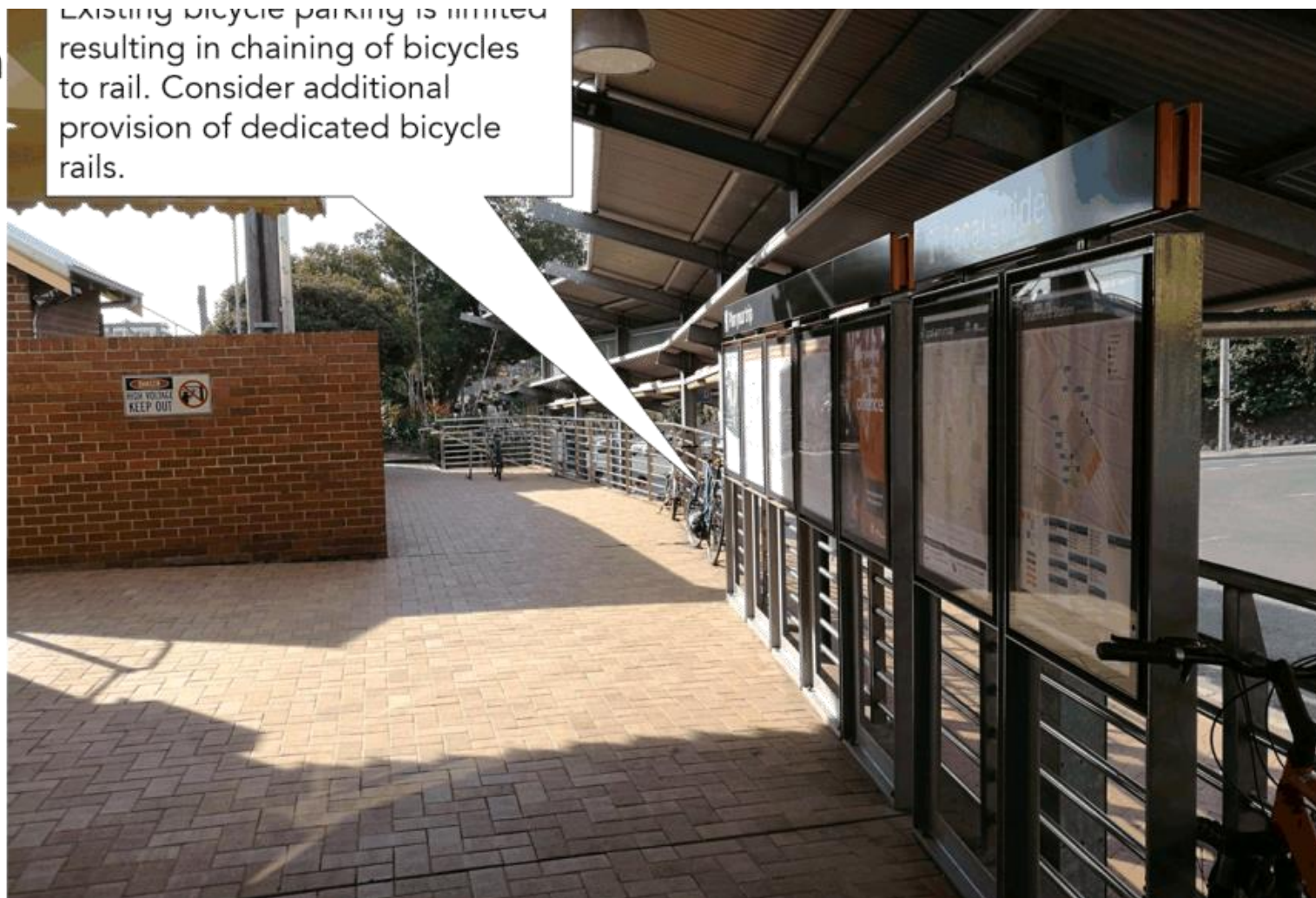


1100
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Location 1

Existing bicycle parking is limited resulting in chaining of bicycles to rail. Consider additional provision of dedicated bicycle rails.



Location 2

Size of existing roundabout and multiple crossing facilities provides ease in crossing the road proximate to the station



1100
ocation
3



location
4



1100
ocation
5



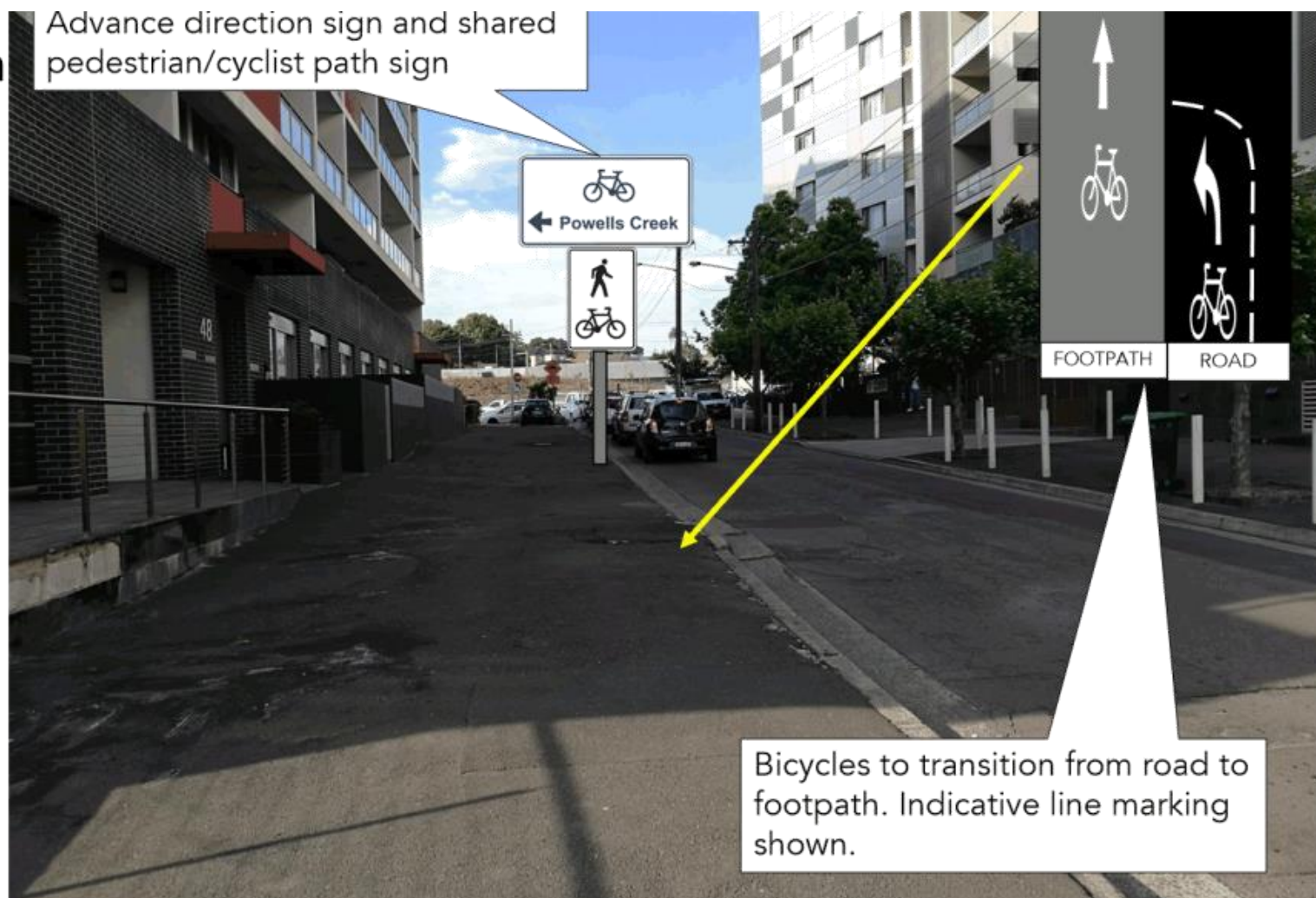
Location
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location
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Location
9

Direction sign on far side of road to indicate to cross the road before traversing down Leicester Avenue



1100
ocation
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Location
1



location
2



location
3



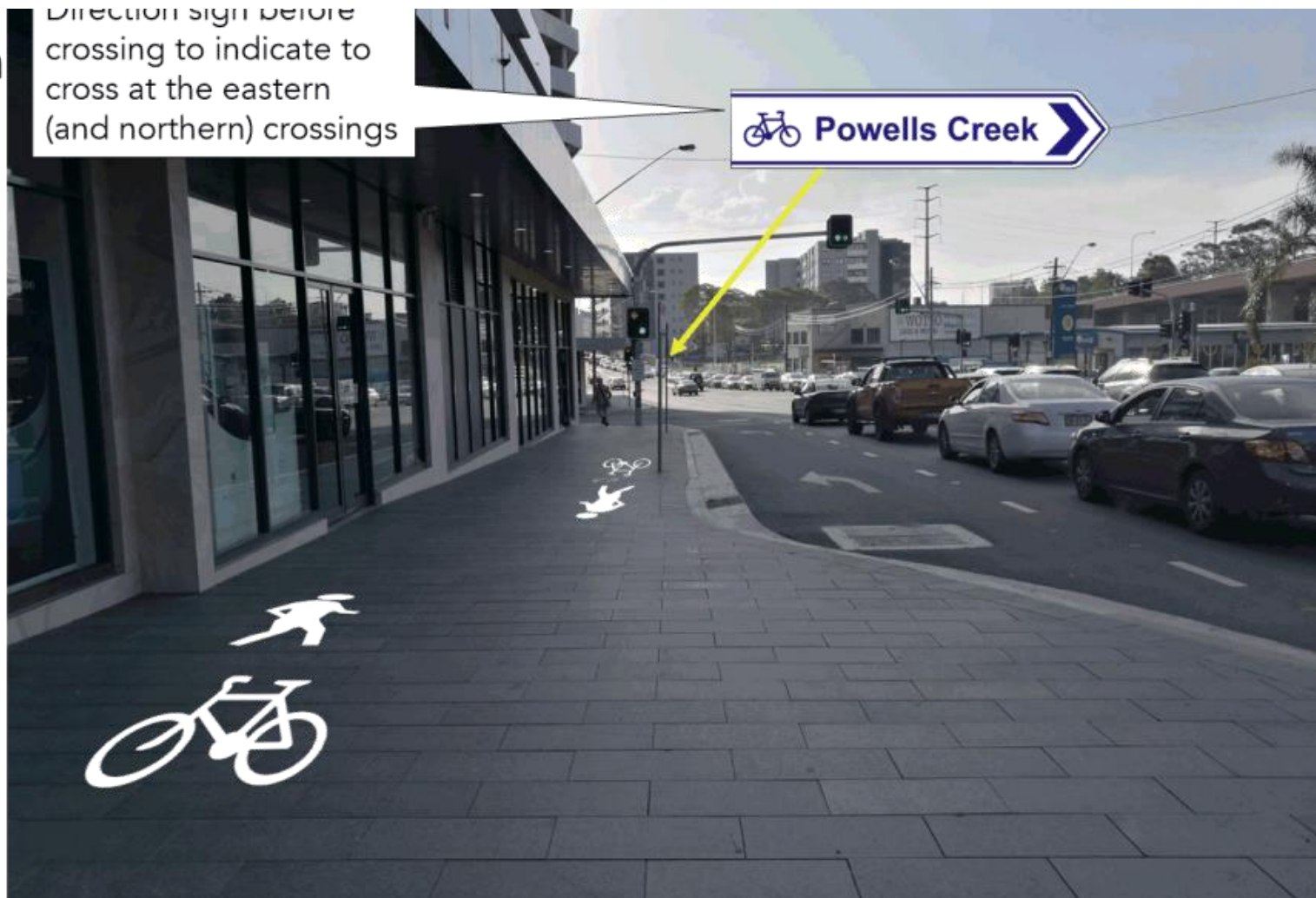
Location 4



sign facing southwards into Columbia Lane due to poor visibility from the minor street

Location
5

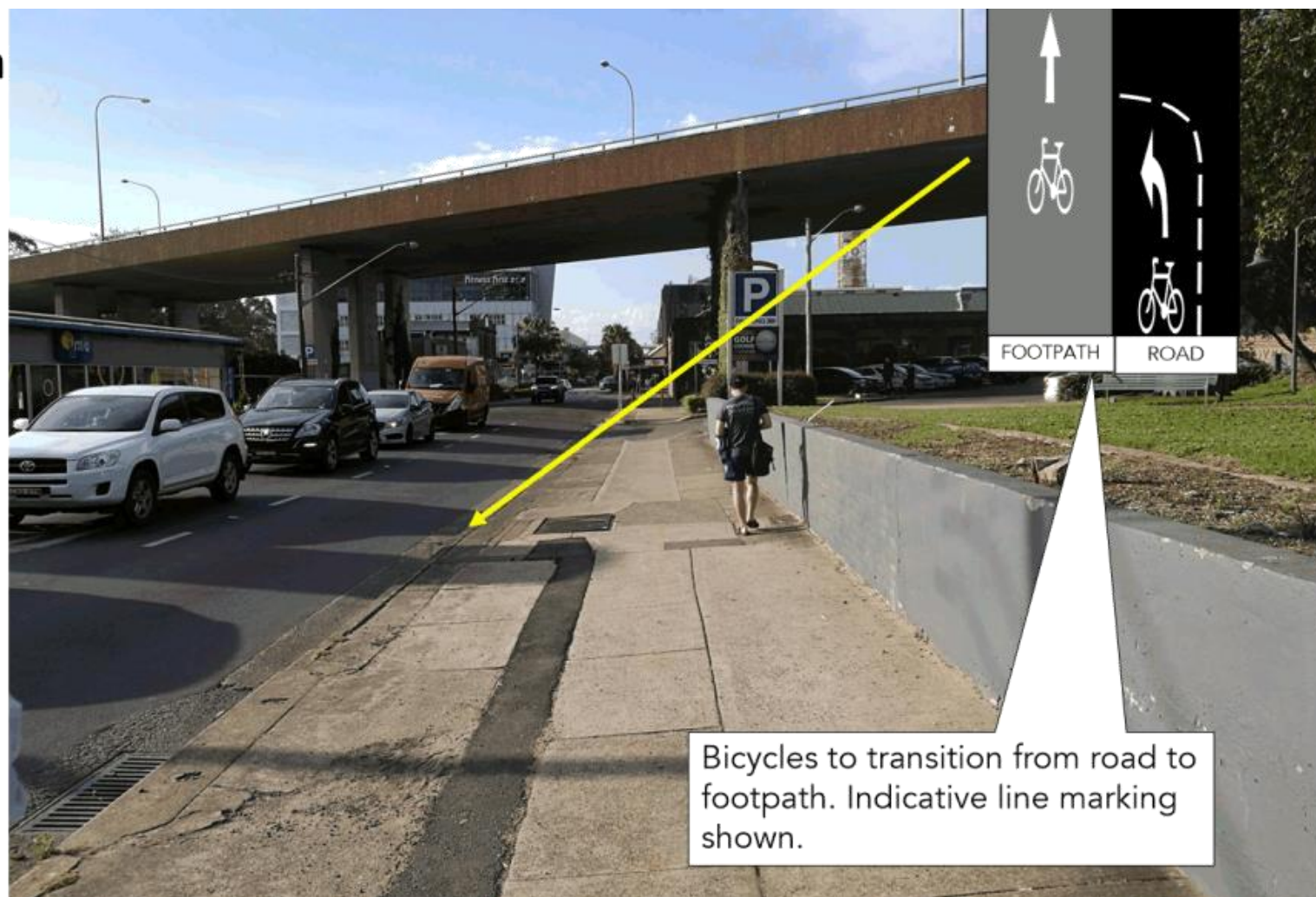
Direction sign before crossing to indicate to cross at the eastern (and northern) crossings



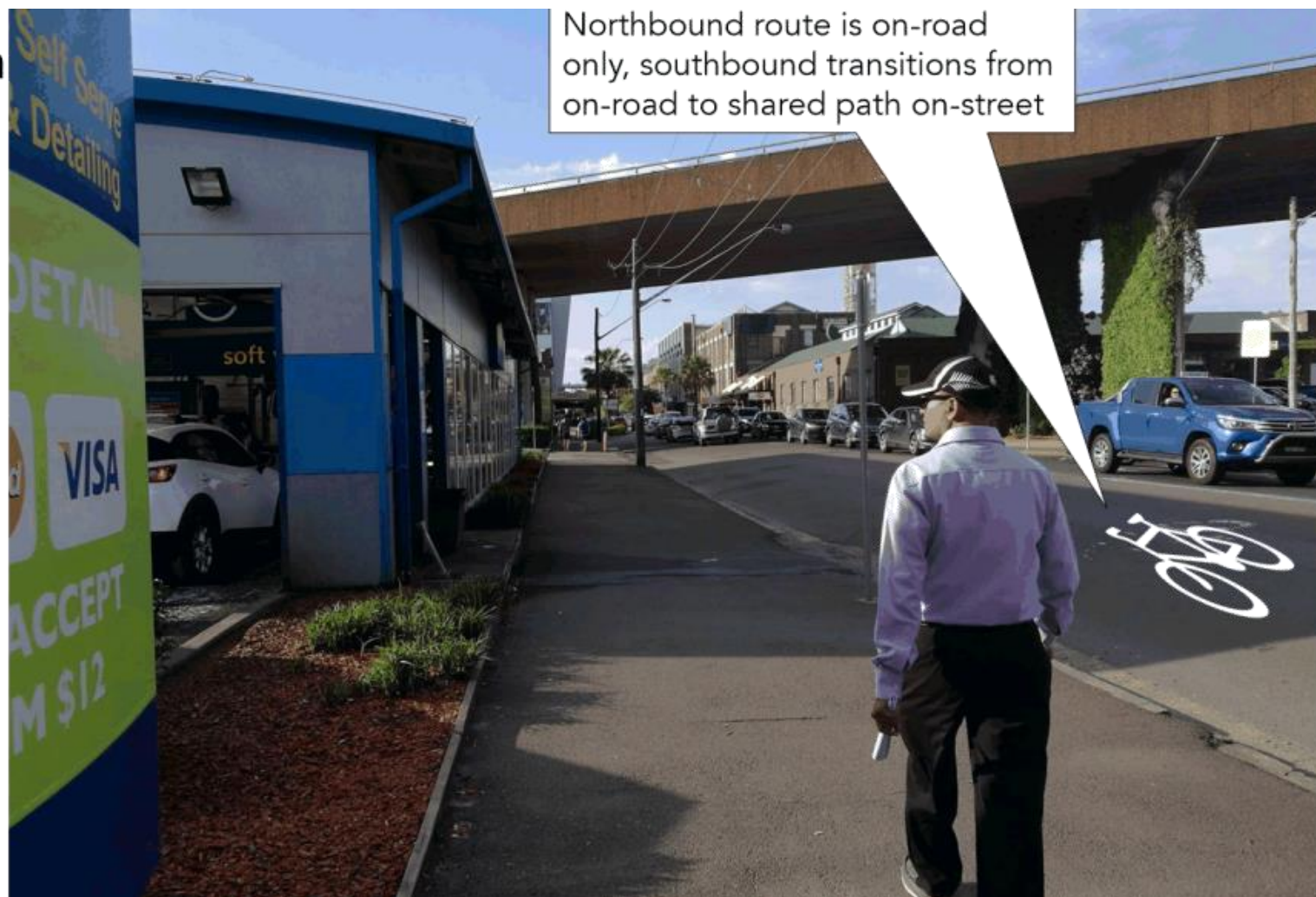
Location 6



Location
7



location
8



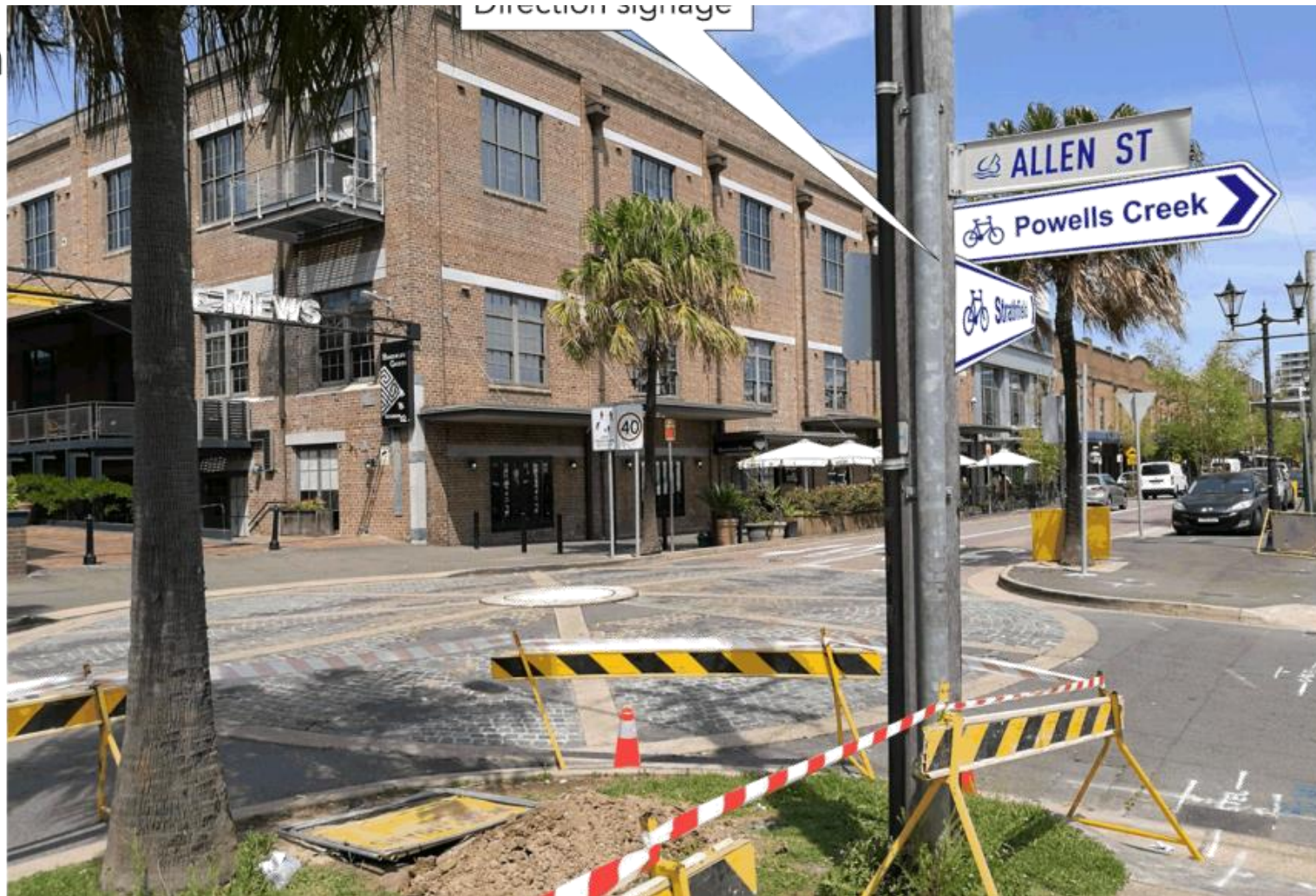
1100
ocation
9



1100
ocation
0



1000
ocation
1



location
2



location
3

