

COUNCIL MEETING AGENDA

Strathfield Municipal Council

Tuesday 6 June 2017

6.30pm
Council Chambers,
65 Homebush Road, Strathfield

OPEN FORUM

Open Forum is held prior to 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.

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.

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HENRY WONG
ACTING GENERAL MANAGER

MINUTES

Council Meeting

2 May 2017

Minutes of the Council Meeting of Strathfield Municipal Council held on 2 May 2017, in the Council Chambers, 65 Homebush Road, Strathfield.

COMMENCING: 6.34pm

PRESENT: Councillor Andrew Soulos
Councillor Stephanie Kokkolis
Councillor Helen McLucas
Councillor Sang Ok
Councillor Gulian Vaccari

STAFF: Henry Wong, Acting General Manager
Stephen Clements, Acting Director Corporate Services
Silvio Falato, Acting Director Infrastructure and Development
Geoff Baker, Solicitor
Mary-Lou Cowley, Office Manager Corporate Services

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

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

3. **PECUNIARY INTEREST /CONFLICT OF INTEREST**

Nil.

4. **CONFIRMATION OF MINUTES**

62/17

RESOLVED: (Vaccari / Kokkolis)

That the minutes of the Ordinary Council Meeting meeting held on 4 April 2017, a copy of which has been furnished to each Councillor, be taken as read and confirmed as a true and correct record of that meeting and that the Chairman and General Manager be authorised to sign such minutes.

For the Motion: Councillors Kokkolis, McLucas, Ok, Soulos and Vaccari

Against the Motion: Nil

5. **APOLOGIES**

Apologies were tendered on behalf of Councillors Bott and Datta for non attendance.

55/17

RESOLVED: (Vaccari / Ok)

That the apologies tendered on behalf of Councillors Bott and Datta for non attendance be accepted and leave of absence granted.

For the Motion: Councillors Kokkolis, McLucas, Ok, Soulos and Vaccari

Against the Motion: Nil

6. DEFERRED/OUTSTANDING MATTERS AWAITING REPORT

Nil

7. PLANNING AND DEVELOPMENT MATTERS

Nil

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

8.1 Mayoral Minute 03/17 - Plans for Bressington Park

MOTION: (Soulos)

1. That Council note that the paragraph titled 'Protecting Natural Environments' on page 39 of the draft 2017 Community Strategic Plan reads "Council will protect, maintain and enhance the natural environment to ensure that a balance is maintained between the pressures from population growth, and the protection and enhancement of natural ecosystems".
2. That Council note the second point of 'Living in Multi-unit Dwellings' on page 40 of the draft 2017 Community Strategic Plan reads; "There was a call for more effective and fair use of existing facilities (including outdoor), with concerns raised about people living in apartments and their need for outdoor passive and active spaces".
3. That Council note that measurement number seven of the Sustainability Indicators for 'Strength of Community' listed on page 50 of the draft 2017 Strathfield Community Strategic Plan reads; "Accessibility and availability of public open space and community facilities".
4. That Council note that the first sentence under the title 'Health of the Community' on page 50 of the draft 2017 Strathfield Community Strategic Plan reads; "This indicator is derived from a host of proactive measures such as encouraging active lifestyles through the provision of open space and sporting facilities".
5. That Council note that the first sentence on page 58 of the draft 2017 Strathfield Community Strategic Plan reads; "When engaging on issues in readiness for making decisions - particularly those that take a long term view, like the Community Strategic Plan, we need to consider the future community and their needs as well as engaging with the current members of the community".
6. That Council note that the first sentence of the introduction of the draft Strathfield Council Workforce Management Strategy 2017-2021 (page 3) reads; "The Strathfield Local Government Area is centrally located in Sydney's Inner West and is well known for its transport, schools, attractive streetscapes, parks and buildings".
7. That Council note that the first sentence of the Main Findings for Parks Assets on page 9 of draft Part 2C - Asset Management Plan reads; "Generally, Council's Parks assets are fully utilised and provided in accordance with industry design and safety standards where relevant" and that the third sentence reads "Sporting oval capacity continues to be a challenge and strategies are being developed to ensure ongoing equitable access to playing fields".
8. That Council note CSP Strategy number 4.3.1 on page 18 of draft Part 2C - Asset Management Plan reads; "Ensure that development is sensitive to Strathfield's natural environment".

9. That Council note that page 7 of the draft Strathfield Council Asset Management Strategy reads; "In connection with asset management, the charter (of local government established in the Local Government Act 1993) states that a Council must bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible".
10. That Council note that the first sentence of bullet point two on page 11 the draft Strathfield Council Asset Management Strategy reads "Footpaths, road maintenance parks and reserves, library services, sports facilities and community centers were all considered of high level of importance to the community".
11. That Council note that the second goal for the Liveable Neighborhoods theme on page 16 of the draft Strathfield Council Asset Management Strategy reads "Our natural environment is maintained and enhanced".
12. That Council note that the fourth sentence on page 32 of the draft Strathfield Council Asset Management Strategy reads "Sporting oval capacity continues to be a challenge and strategies will need to be developed to ensure ongoing equitable access to playing fields".
13. That Council note that the draft Part 2C2 - Strathfield Council Asset Management Policy (Reviewed March 2017) defines "public open space and facilities such as playgrounds and sports fields as "assets" (page 3).
14. That Council note that bullet point four on page 5 of the draft Part 2C2 - Strathfield Council Asset Management Policy (Reviewed March 2017) reads "Councillors are responsible for ensuring that sufficient resources are applied to manage Council's assets and the longer term and cumulative effect of decision making is considered when determining Council policy, plans and strategies".
15. That due to increased need for playing fields which will come with increased local development in the northern part of Strathfield and in accord with Council's draft 2017 Community Strategic Plan, Council's draft Strathfield Council Workforce Management Strategy 2017-2021, Council's draft Part 2C - Asset Management Plan, Council's draft Strathfield Council Asset Management Strategy and draft Part 2C2 - Strathfield Council Asset Management Policy (Reviewed March 2017), Council:
 - a. Suspend or cause to be suspended all works in and for Bressington Park
 - b. Hold an extraordinary meeting in two weeks to resolve a more consultative approach regarding any plans for the Australian-Korean Memorial Gardens
 - c. Hold a councillor workshop in one week where all memoranda of understanding, undertakings, contracts, tenders, and any other signed documents are available for view by councillors.
16. That Council note that the quotes from Council's plans, strategies and policies above are in accord with Cricket NSW who have "concern about the loss of green space and specifically sports field in circumstances where sports participation is growing and population densities, including in Strathfield LGA, are increasing significantly" and who state that "it is critical these areas are maintained for sport, including cricket. We will still be building more buildings in 50 years but sports fields will be hard to come by".

For the Motion: Councillors McLucas and Soulos

Against the Motion: Councillors Kokkolis, Ok and Vaccari

The Mayor declared the Motion Lost.

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

Nil

Suspension of Standing Orders

56/17

RESOLVED: (Vaccari / Kokkolis)

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

- CS1. Quarterly Budget Review as at 31 March 2017
- CS2. Investment Report as at 31 March 2017
- CS3. Strathfield Council Community Strategic Plan

For the Motion: Councillors Kokkolis, Ok, Soulos and Vaccari

Against the Motion: Nil

Cr Helen McLucas left the meeting, the time being 07:07PM

12. GENERAL BUSINESS

CS1 Quarterly Budget Review as at 31 March 2017

57/17

RESOLVED: (Vaccari / Ok)

That the Budget Review Statement as at 31 March 2017 be received and adopted.

For the Motion: Councillors Kokkolis, Ok, Soulos and Vaccari

Against the Motion: Nil

CS2 Investment Report as at 31 March 2017

58/17

RESOLVED: (Kokkolis / Vaccari)

That the record of cash investments as at 31 March 2017 be noted.

For the Motion: Councillors Kokkolis, Ok, Soulos and Vaccari

Against the Motion: Nil

CS3 Strathfield Council Community Strategic Plan

In accordance with Council's Code of Meeting Practice Ms Leisa Crowe addressed the meeting.

59/17

RESOLVED: (Vaccari / Ok)

That Council:

1. Adopt Strathfield Council's Integrated Plans including its Community Strategic Plan 'Strathfield

2025', Long Term Financial Plan 2017-2027, Workforce Management Strategy, Asset Management Plan, Asset Management Strategy, Four Year Delivery Program 2017-2021 and One Year Operational Plan 2017-2018 including the Resourcing Strategy 2017-2018 and the Schedule of Fees and Charges 2017-2018.

2. Write to the parties who made submissions to the above Integrated Plans, thanking them for their comments, and providing a response to the points raised by them.
3. Make the rates and charges as follows for 2017-2018:

a. Ordinary Rates

- i. An Ordinary Rate (Residential) of 0.055695 cents in the dollar be made for the year 2017-2018 on the land value of all rateable land in the Local Government Area categorised as Residential in accordance with S.516 of the Local Government Act 1993, with a Base Rate in accordance with Section 548 of the Local Government Act, 1993 of \$440.00;
- ii. An Ordinary Rate (Business) of 0.238373 cents in the dollar be made for the year 2017-2018 on the land value of all rateable land categorised as Business in accordance with S.518 of the Local Government Act 1993, within the centre of population defined within the Strathfield Municipal areas, with a Base Rate in accordance with Section 548 of the Local Government Act, 1993 of \$440.00.

b. Interest

In accordance with the provisions of S.566(3) of the Local Government Act, 1993, adopt the maximum interest rate as advised by the Minister for Local Government for outstanding rates, domestic waste management services and annual charges, being 8.0% per annum in respect of accrual on a simple basis.

c. Domestic Waste Management Services

In accordance with S.496 of the Local Government Act, 1993, that an annual charge of \$705 per annum be made for the year 2017-2018, for each domestic waste management service rendered to all properties categorised residential or non-rateable residential, for each once weekly 120 litre MGB (or equivalent) service, a 240 litre recycling bin and a 240 litre green waste bin (monthly);

In accordance with S.502 of the Local Government Act, 1993, that an annual charge of \$705 per annum be made for the year 2017-2018, for each additional 120 litre domestic waste management service rendered to owner occupied single occupancy residential dwellings (excluding green waste and recycling service).

d. Stormwater Management Service Charge

In accordance with the Local Government (General) Regulation 2005 and the Local Government Act, 1993, the following annual Stormwater Management Service Charge be made and levied on all developed rateable land categorised for rating purposes as follows:

Land categorised as Residential:	\$25.00	for a single residential dwelling
Residential strata lots:	\$12.50	for each strata unit
Residential flats, community title, tenants-in-common residential units:	\$12.50	for each flat/unit

Land categorised as Business	\$25.00	Plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres up to a maximum charge of \$200.00
Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00

For the Motion: Councillors Kokkolis, Ok, Soulos and Vaccari

Against the Motion: Nil

Standing Orders

60/17

RESOLVED: (Vaccari / Kokkolis)

The Standing Orders remain suspended to allow for consideration of the following matter:

- GM1. Draft Plan of Management for Community Lands

2.

For the Motion: Councillors Kokkolis, Ok, Soulos and Vaccari

Against the Motion: Nil

GM1 Draft Plan of Management for Community Lands

In accordance with Council's Code of Meeting Practice Ms Leisa Crowe addressed the meeting.

61/17

RESOLVED: (Vaccari / Kokkolis)

1. That the attached draft Plan of Management for Community Lands be placed on public exhibition for a period of 28 days.
2. That the draft plan and any submissions received be presented to Council following the public exhibition process.

For the Motion: Councillors Kokkolis, Ok and Vaccari

Against the Motion: Councillor Soulos

The Mayor declared the Motion Carried.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.29pm.

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 6 June 2017.

Chairman _____ A/General Manager _____

Matters deferred:

1. Report from Traffic Committee Meeting 21 March 2017
2. Notice of Motion submitted by Councillor Datta – Bank ATM at Flemington Station Precinct

MINUTES

Extraordinary Council Meeting

9 May 2017

Minutes of the Extraordinary Council Meeting of Strathfield Municipal Council held on 9 May 2017, in the Council Chambers, 65 Homebush Road, Strathfield.

COMMENCING: 6.30pm

PRESENT: Councillor Daniel Bott
Councillor Stephanie Kokkolis
Councillor Helen McLucas
Councillor Sang Ok
Councillor Andrew Soulos
Councillor Gulian Vaccari
Councillor Raj Datta

STAFF: Henry Wong, Acting General Manager
Silvio Falato, Acting Director Infrastructure and Development
Geoff Baker, Solicitor
Colleen Alderton, Governance Coordinator

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

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

3. **PECUNIARY INTEREST /CONFLICT OF INTEREST**

Nil.

4. **APOLOGIES**

Nil.

5. **MOTIONS PURSUANT TO NOTICE**

5.1 **Draft Plan of Management for Community Lands**

62/17

RESOLVED: (Bott / McLucas)

That Council allow three speakers to address the meeting as chosen by the Mayor.

For the Motion: Councillors Bott, Kokkolis, McLucas, Soulos, Vaccari and Datta

Against the Motion: Councillor Ok

63/17

RESOLVED: (Soulos / McLucas)

That Council extend the exhibition time of Draft Plan of Management for Community Lands (Item GM1 from Ordinary Council Meeting 2 May 2017) by 14 days and hold a community workshop in the Ironbark Room of Strathfield Library in the next two weeks during which multiple copies of all Plans of Management for these lands (formally adopted or not) are available for public view.

For the Motion: Councillors Bott, Datta, McLucas and Soulos

Against the Motion: Councillors Kokkolis, Ok and Vaccari

The Mayor declared the Motion Carried.

Adjournment of Meeting

The Mayor adjourned the Meeting at 7.07pm for 5 minutes.

Resumption of Meeting

The meeting Resumed at 7.19pm with the following Councillors present:

Councillor Soulos	Councillor Bott
Councillor Datta	Councillor Kokkolis
Councillor McLucas	Councillor Ok
Councillor Vaccari	

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.19pm.

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 6 June 2017.

Chairman_____

General Manager_____

MINUTES

Extraordinary Council Meeting

29 May 2017

Minutes of the Extraordinary Council Meeting of Strathfield Municipal Council held on 29 May 2017, in the Council Chambers, 65 Homebush Road, Strathfield.

COMMENCING: 7pm

PRESENT: Councillor Andrew Soulos (Chairman)
Councillor Daniel Bott
Councillor Raj Datta

STAFF: Henry Wong, Acting General Manager
Silvio Falato, Acting Director Infrastructure and Development
Colleen Alderton, Governance Coordinator

At the commencing time of 7.00pm, The Mayor, Councillor Soulos informed Council that the General Manager had received apologies from the following councillors due to prior commitments:

- Councillor Stephanie Kokkolis
- Councillor Sang Ok
- Councillor Gulian Vaccari

The Mayor advised the meeting could not continue due to a lack of quorum and closed the meeting at 7.01pm.

The Notice of Motion included in the Agenda was deferred to the Ordinary Council Meeting on 6 June 2017.

The foregoing Minutes were confirmed at the meeting of the Council of the Municipality of Strathfield on 6 June 2017.

Chairman _____ A/General Manager _____

8.1 MAYORAL MINUTE 04/16 - HOUSEKEEPING 1 - DELEGATE BACK TO COUNCIL

AUTHOR: Andrew Soulos, Councillor

I MOVE:

That the following resolution of Council on 27 January 2016 (**Mayoral Minute 1/16 – Motion of Appointing an Acting General Manager**) be Rescinded:

“03/16 RESOLVED: (Ok)

That the following delegation of authority be adopted:

“That in accordance with Section 377 of the Local Government Act 1993 the Council hereby delegates to the Mayor the power to appoint a person to the position of General Manager temporarily pursuant to Section 351 of the Local Government Act 1993 if the position is vacant, or the general manager is suspended from duty, sick or absent. Further, where the period is greater than 5 working days the delegation be jointly exercised by the Mayor and Deputy Mayor.”

*For the Motion: Councillors Ok, Kokkolis, Soulos and Vaccari
Against the Motion: Councillors Bott and McLucas”*

RECOMMENDATION

That the following resolution of Council on 27 January 2016 (**Mayoral Minute 1/16 – Motion of Appointing an Acting General Manager**) be Rescinded:

“03/16 RESOLVED: (Ok)

That the following delegation of authority be adopted:

“That in accordance with Section 377 of the Local Government Act 1993 the Council hereby delegates to the Mayor the power to appoint a person to the position of General Manager temporarily pursuant to Section 351 of the Local Government Act 1993 if the position is vacant, or the general manager is suspended from duty, sick or absent. Further, where the period is greater than 5 working days the delegation be jointly exercised by the Mayor and Deputy Mayor.”

*For the Motion: Councillors Ok, Kokkolis, Soulos and Vaccari
Against the Motion: Councillors Bott and McLucas”*

ATTACHMENTS

There are no attachments for this report.

8.2 MAYORAL MINUTE 05/16 - HOUSEKEEPING 3 - POWER OF VETO BACK TO ELECTED OFFICIALS

AUTHOR: Andrew Soulos, Councillor

I MOVE:

That:

1. Council relegate the Strathfield Independent Hearing and Assessment Panel (SIHAP) to an advisory role.
2. Should councillor(s) disapprove with the advice of the SIHAP regarding a DA, one mover and two seconders be required to open Council debate on that DA (moved on or off the floor).
3. Council be unable to approve DA's which the SIHAP advises be deferred or rejected.
4. Council be unable to defer DA's which the SIHAP advises be rejected.

RECOMMENDATION

That:

1. *Council relegate the Strathfield Independent Hearing and Assessment Panel (SIHAP) to an advisory role.*
2. *Should councillor(s) disapprove with the advice of the SIHAP regarding a DA, one mover and two seconders be required to open Council debate on that DA (moved on or off the floor).*
3. *Council be unable to approve DA's which the SIHAP advises be deferred or rejected.*
4. *Council be unable to defer DA's which the SIHAP advises be rejected.*

ATTACHMENTS

There are no attachments for this report.

8.3 MAYORAL MINUTE 06/17 - HOUSEKEEPING 4 - ABIDING RESOLUTION 332/16 AND THE REPORT THAT ACCOMPANIED RESOLUTION 20/17

AUTHOR: Andrew Soulos, Councillor

I MOVE:

That the following Resolution of Council on 21 February 2017 (Planning Proposal for 17-35 Parramatta Road and 5 Powell Street, Homebush 20/17) be Rescinded:

"20/17

RESOLVED: (McLucas/Kokkolis)

- 1. That Council defers their decision of the Planning Proposal for 17-35 Parramatta Road and 5 Powell Street Homebush seeking to increase maximum building heights to 85 meters and f.5:1 FSR for the reasons outlined in this report*
- 2. That the Department of Planning & Environment and the proponent be notified accordingly*

For the Motion: Councillors Kokkolis, McLucas, Ok and Vaccari

Against the Motion: Councillors Soulos and Datta"

RECOMMENDATION

That the following Resolution of Council on 21 February 2017 (Planning Proposal for 17-35 Parramatta Road and 5 Powell Street, Homebush 20/17) be Rescinded:

"20/17

RESOLVED: (McLucas/Kokkolis)

- 1. That Council defers their decision of the Planning Proposal for 17-35 Parramatta Road and 5 Powell Street Homebush seeking to increase maximum building heights to 85 meters and f.5:1 FSR for the reasons outlined in this report*
- 2. That the Department of Planning & Environment and the proponent be notified accordingly.*

For the Motion: Councillors Kokkolis, McLucas, Ok and Vaccari

Against the Motion: Councillors Soulos and Datta"

ATTACHMENTS

There are no attachments for this report.

8.4 MAYORAL MINUTE 07/17 - HOUSKEEPING 6 - 6-10% OF ACTIVE TRANSPORT PLAN PRESENTED IN DECEMBER, IN BLACK AND WHITE

AUTHOR: Andrew Soulos, Councillor

I MOVE:

1. That a display, as set out below, (advertised in the Courier and all Council media) be placed in Strathfield library in the next three weeks to gather further community input on the following Resolution (**ID6. Active Transport Plan 2016 of Council meeting on 6 December 2016**):

“372/16

RESOLVED: (Bott/Vaccari)

That Council note the bicycle and pedestrian priority routes as identified by the Active Transport Plan and adopt the implementation priority schedule.

For the Motion: Councillors Soulos, Bott, Datta, Kokkolis, Ok and Vaccari Against the Motion: Nil”

2. That large scale colour drawings of "bicycle and pedestrian priority routes as identified by the Active Transport Plan" be in this display.

3. That the "implementation priority schedule" accompany the drawings mentioned in this motion.

4. That the report for ID6. Active Transport Plan from 6/12/16 and the complete Active Transport Plan (in colour) accompany this display.

5. That typical cross-sections be displayed of (i) strategic network - separated cycle way, (ii) local network - shared path, (iii) local network - on road, (iv) day time network - shared path, (v) existing on road, (vi) existing shared path and (vii) proposed on road (from legend on page 96 of Active Transport Plan).

6. That this display stand for four weeks and feedback be welcomed and collected by Council during this time and considered by Council at the following Ordinary meeting of Council.

7. That all implementation of the Active Transport Plan be suspended until Council reconsiders it.

RECOMMENDATION

1. That a display, as set out below, (advertised in the Courier and all Council media) be placed in Strathfield library in the next three weeks to gather further community input on the following Resolution (ID6. Active Transport Plan 2016 of Council meeting on 6 December 2016):

“372/16

RESOLVED: (Bott/Vaccari)

That Council note the bicycle and pedestrian priority routes as identified by the Active Transport Plan and adopt the implementation priority schedule.

For the Motion: Councillors Soulos, Bott, Datta, Kokkolis, Ok and Vaccari Against the Motion: Nil”

Mayoral Minute 07/17 - Houskeeping 6 - 6-10% of Active Transport Plan Presented in December, In Black and White (Cont'd)

- 2. That large scale colour drawings of "bicycle and pedestrian priority routes as identified by the Active Transport Plan" be in this display.*
- 3. That the "implementation priority schedule" accompany the drawings mentioned in this motion.*
- 4. That the report for ID6. Active Transport Plan from 6/12/16 and the complete Active Transport Plan (in colour) accompany this display.*
- 5. That typical cross-sections be displayed of (i) strategic network - separated cycle way, (ii) local network - shared path, (iii) local network - on road, (iv) day time network - shared path, (v) existing on road, (vi) existing shared path and (vii) proposed on road (from legend on page 96 of Active Transport Plan).*
- 6. That this display stand for four weeks and feedback be welcomed and collected by Council during this time and considered by Council at the following Ordinary meeting of Council.*
- 7. That all implementation of the Active Transport Plan be suspended until Council reconsiders it.*

ATTACHMENTS

There are no attachments for this report.

**8.5 MAYORAL MINUTE 08/7 - HOUSEKEEPING 8 - ELLIOTT RESERVE
CATEGORISATION**

AUTHOR: Andrew Soulos, Councillor

I MOVE:

That Council respond to the following councillor question in the next councillor bulletin:

Is Elliott Reserve classified or not? If it is classified, what is its classification? If it is classified as community land, what is its categorisation? How many people can the envisaged community hub potentially hold at any one time? How many car parking spaces will Council be obligated to provide should the applied-for development approval be granted? Under what authority (SEPP and PoM and resolution and other) is a development application being developed for Elliott Reserve? Kindly provide answers in next councillor bulletin.

RECOMMENDATION

That Council respond to the following councillor question in the next councillor bulletin:

Is Elliott Reserve classified or not? If it is classified, what is its classification? If it is classified as community land, what is its categorisation? How many people can the envisaged community hub potentially hold at any one time? How many car parking spaces will Council be obligated to provide should the applied-for development approval be granted? Under what authority (SEPP and PoM and resolution and other) is a development application being developed for Elliott Reserve? Kindly provide answers in next councillor bulletin.

ATTACHMENTS

There are no attachments for this report.

8.6 MAYORAL MINUTE 09/7 - HOUSEKEEPING 11 - SUSPENSION OF WORKS ON VARIOUS OPEN SPACES / CONSULTATION REGARDING PROPOSALS FOR UTILISATION OF OPEN SPACE

AUTHOR: Andrew Soulos, Councillor

I MOVE:

That Council:

1. immediately withdraw DA 2017/074 Bressington Park, Underwood Rd, Homebush and DA 2017/065 Elliot (sic) Reserve, Punchbowl Rd, Belfield.
2. cause to be that all works that are currently under development and/ or have been planned for on, under and above Bressington Park and Elliott Reserve, be immediately suspended.
3. only pursue building on, under and above open spaces (open spaces smaller than 100m² exempted) after consultation which includes elements adapted from consultation carried out in 2007/2008 masterplanning for the Strathfield Town Centre, as follows:
 - (i) 'vision gathering' - where submissions are welcomed from the public to elicit what is envisioned for the open space, including for it to 'remain as it is'.
 - (ii) 'exhibition of options', if existent - to exhibit refined options derived from vision gathering, including the option of 'no action', to be voted on by the public.
 - (iii) 'exhibition of draft final' - the preferred option voted by the public, if existent, is exhibited, and further submissions are welcomed from the public to further elicit what they would like the open space to be like, including 'as it is'.
 - (iv) 'adopt (amended or not) or reject the final draft'
4. advertise 'vision gathering', 'exhibition of options' and 'exhibition of draft final' resulting from this motion on a dedicated full page advertisement in the Inner West Courier and (the same advertisement) prominently in every Council-owned media outlet.

RECOMMENDATION

That Council:

- 1. immediately withdraw DA 2017/074 Bressington Park, Underwood Rd, Homebush and DA 2017/065 Elliot (sic) Reserve, Punchbowl Rd, Belfield.***
- 2. cause to be that all works that are currently under development and/ or have been planned for on, under and above Bressington Park and Elliott Reserve, be immediately suspended.***
- 3. only pursue building on, under and above open spaces (open spaces smaller than 100m² exempted) after consultation which includes elements adapted from consultation carried out in 2007/2008 masterplanning for the Strathfield Town Centre,***

Mayoral Minute 09/7 - Housekeeping 11 - Suspension of Works On Various Open Spaces / Consultation Regarding Proposals For Utilisation of Open Space (Cont'd)

as follows:

(i) 'vision gathering' - where submissions are welcomed from the public to elicit what is envisioned for the open space, including for it to 'remain as it is'.

(ii) 'exhibition of options', if existent - to exhibit refined options derived from vision gathering, including the option of 'no action', to be voted on by the public.

(iii) 'exhibition of draft final' - the preferred option voted by the public, if existent, is exhibited, and further submissions are welcomed from the public to further elicit what they would like the open space to be like, including 'as it is'.

(iv) 'adopt (amended or not) or reject the final draft'

4. advertise 'vision gathering', 'exhibition of options' and 'exhibition of draft final' resulting from this motion on a dedicated full page advertisement in the Inner West Courier and (the same advertisement) prominently in every Council-owned media outlet.

ATTACHMENTS

There are no attachments for this report.

10.1 REPORT FROM TRAFFIC COMMITTEE MEETING 21 MARCH 2017

AUTHOR: Robert Rosadi, Manager Infrastructure Planning

APPROVER: Silvio Falato, Acting Director Infrastructure and Development

RECOMMENDATION

That the minutes of the Traffic Committee meeting held on 21 March 2017 be noted and the recommendations (if any) be adopted.

ATTACHMENTS

1. [↓](#) Minutes of Traffic Committee Meeting 21 March 2017



MINUTES

Traffic Committee Meeting

21 March 2017



STRATHFIELD TRAFFIC COMMITTEE MEETING – 21 MARCH 2017

MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on Tuesday 21 March 2017, in the Council offices, 65 Homebush Road, Strathfield.

COMMENCING: 11.00am

PRESENT:**MEMBERS:**

Councillor Gulian Vaccari	Chairperson, SMC
Councillor Stephanie Kokkolis	Deputy Chairperson, SMC
Ms Jacqui Thorburn	Representing Member for Strathfield
Mr Nicolas Kocoski	Roads and Maritime Services
Sgt Valerie Wagstaff	NSW Police Service

ALSO IN ATTENDANCE:

Mr Robert Rosadi	Infrastructure Planning Manager SMC
Ms Preetha Kumar	Traffic Engineer SMC

APOLOGIES:

Daniel Bott	Representing the Member for Auburn and Lakemba
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MINUTES:

Ms Preetha Kumar

1. WELCOME & INTRODUCTION

Preetha Kumar introduced herself as a Traffic Engineer working under the Infrastructure Planning Manager for SMC who joined the team recently and was welcomed by all.

2. DELARATION OF INTEREST

Nil.

3. CONFIRMATION OF MINUTES – 21 March 2017**T12/17 Recommendation:**

That the minutes of the 21 February 2017 Traffic Committee meeting be confirmed.

(Voting on this item was unanimous)



4. DEFERRED/OUTSTANDING ITEMS

STREET	ISSUE	TRAFFIC COMMITTEE	UPDATE
Liverpool Road, STRATHFIELD	Development	December Council Meeting (383/16)	Local residents' feedback of the type of preferred traffic calming device has been sought through a letter box drop. Community responses will be analysed and presented to the next meeting of the Committee.
Courallie Avenue, HOMEBUSH	Development	November Council Meeting (352/16)	Council resolution that the Traffic Committee consider left turn only from Courallie Avenue to Parramatta Road.

T13/17 Recommendation:

1. That an outcome of Community Consultation in relation to the preferred type of traffic calming device for Liverpool Road, Strathfield be presented in the May 2017 Committee meeting.
2. That an assessment report for Courallie Avenue, Homebush be prepared and reviewed in April 2017 Committee meeting.

(Voting on this item was unanimous)



5. REPORTS

5.1 Sydney Markets, Homebush – Road Classification (Report by Robert Rosadi)

A review of the Sydney Markets road network has been undertaken to establish pedestrian and safety improvements. The review involved representatives from Council, RMS, Safe Work NSW and Sydney Markets and was undertaken to identify options for segregating the business operation functions (forklift movements, truck loading/unloading) from the public access areas. As part of this review it has been established that some of the private road network within the Sydney Markets site can be classified as a 'road related' area. The Road Transport Act 2013 defines a road related area as;

"An area that is not a road and that is open to or used by the public for driving, riding or parking vehicles."

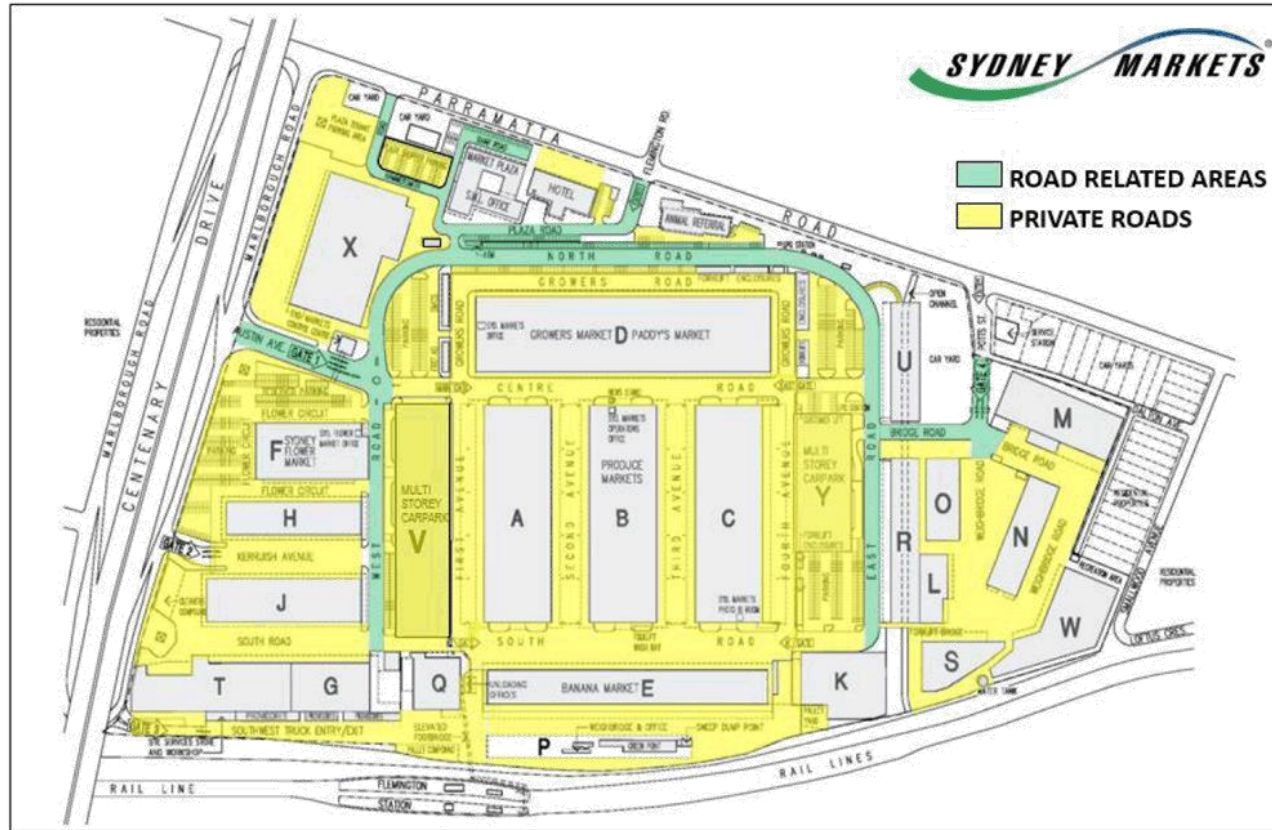
For a road related area, Council, as the local road authority, would then become responsible for authorising changes for traffic facilities (signs, traffic calming, pedestrian facilities etc.) within these road related areas through the Local Traffic Committee. Sydney Markets would retain responsibility for funding, constructing and maintaining these traffic facilities.

Sydney Markets has commissioned Cardno Consulting Engineers to review the internal road network to ascertain the roads that would most likely be utilised as road related areas. The assessment took into account private vehicle access to and from car parking areas as well as pedestrian access paths. The attached diagram shows the roads proposed to be classified as road related areas.



STRATHFIELD TRAFFIC COMMITTEE MEETING – 21 MARCH 2017

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Sydney Markets is seeking Traffic Committee and Council endorsement of this classification as an initial step to improve the safety of the Markets road operations. Once the classification has been adopted detailed analysis and design of improvements for each of these road related areas will be undertaken with a subsequent report to the Traffic Committee for approval.

The Infrastructure Planning Manager advised that traffic signals may be proposed at the prime market entry point on Centenary Drive where it intersects with Austin Road.

Councillor Vaccari stated that the proposal of signalling the intersection between Centenary Drive and Austin Avenue must be supported by a traffic impact assessment approved by RMS. He also indicated that introducing signals on Centenary Drive may not be favourable to the Community as it could lead to reduction in vehicle travel speed.

T14/17 Recommendation:

That the Committee approve the proposed road classifications outlining road related areas within Sydney Markets as per the attached diagram.

(Voting on this item was unanimous)

5.2 Homebush Road & Churchill Avenue, Strathfield – St Martha’s Primary School
(Report by Robert Rosadi)

Council has been contacted by the Principal of St Martha’s Primary school requesting a review of the parking arrangements in the vicinity of the school to assist with parking for teachers and support staff at the school.

It has been reported that the timed parking restrictions associated with the Resident Parking Scheme 1 has reduced the all-day parking opportunities for teachers and support staff at the school, and the school has limited space on-site to accommodate parking.

There are existing ‘No Parking 8am – 4pm School Days, Authorised Vehicles Excepted’ signs in Homebush Road and Churchill Avenue that were reportedly installed to provide an area for teachers to park. However this has been discontinued as this arrangement is not permitted under the RMS Guidelines for Permit Parking.

It is therefore proposed to amend these signs to ‘No Parking 6am – 7:45am School Days Only’ (*timings specified by school authority*). This would provide teachers with the opportunity to



access unrestricted parking (*close to 10 spaces*) in the close vicinity to the school and discourage all day parking for motorists travelling to Strathfield Station.

T15/17 Recommendation

That the sections of 'No Parking 8am – 4pm School Days' in Homebush Road and Churchill Avenue be changed to 'No Parking 6am – 7:45am School Days Only'

(Voting on this item was unanimous)

5.3 The Boulevard, Strathfield – Drop Off and Pick Up
(Report by Robert Rosadi)

As part of the upgrade of Strathfield Square, a review of parking arrangements was undertaken to ensure compliance with the relevant Australian Road Rules. This review identified a discrepancy in the signposting in the section of the Boulevard north of Churchill Avenue (the cul-de-sac adjacent to Strathfield Station).

Immediately north of the Churchill Avenue intersection a small section of the road (approximately 6 metres) was signposted as 'No Parking'. No Parking allows for a vehicle to be stopped for up to 2 minutes provided the motorists remains within 3 metres of the vehicle. While the previous signposting allowed for the drop off and pick up of passengers, it was positioned such that any stopped vehicle would be within 3 metres of the continuous dividing centre line and would effectively block the traffic flow (NSW Road Rule 208 states that it is an offence to be parked within 3 metres of a continuous dividing line or to park in a manner that obstructs traffic flow). In addition, any vehicle attempting to pass would be required to (illegally) travel to the right of a continuous line (NSW Road Rule 132 requires motorists to keep to the left of a continuous dividing line). As such this small section of 'No Parking' was removed.

An AM and PM drop off and pick up area has been signposted in Churchill Avenue in the setback parking bay area. On the eastern (Burwood Council) side of The Boulevard there is also an AM and PM drop off and pick up area that can accommodate 2-3 vehicles.

Notwithstanding this, given the demand for drop off and pick up at Strathfield Station is it considered appropriate that an additional area be designated for drop off and pick up. It is therefore proposed that the section of The Boulevard on the approach to the Parnell Street intersection be changed as per the table below (note chainage commencing from the existing 'No Stopping' restriction).



STRATHFIELD TRAFFIC COMMITTEE MEETING – 21 MARCH 2017

MINUTES

	EXISTING	PROPOSED
0m	No Stopping (R) Mail Zone (L)	No Stopping (R) No Parking (L)
7.5m	Mail Zone (R) Loading Zone (L)	No Parking (R) No Parking 7am – 9am, 4pm – 6pm MON-SAT (L) Loading Zone 9am – 4pm MON- SAT (L)
19m	Loading Zone (R) 1P 8:30am – 6pm MON – SAT (L)	No Parking 7am – 9am, 4pm – 6pm MON-SAT (R) Loading Zone 9am – 4pm MON- SAT (R) 1P 8:30am – 6pm MON – SAT (L)

The proposal sees the removal of the Mail Zone to be replaced with a full time 'No Parking' zone. Postal workers can still access the post boxes with a 'No Parking' restriction as the emptying of the boxes can be undertaken within 2 minutes.

The existing 'Loading Zone' would be adjusted to permit 'No Parking' during peak drop off and pick up times to augment the permanent 'No Parking' control. The existing 'Loading Zone' in Churchill Avenue has capacity for up to 5 vehicles and is sufficient as a full time arrangement.

T16/17 Recommendation

1. That mail zone in The Boulevarde at the approach to Parnell Street be removed and replaced with a full time 'No Parking' restriction.
2. That the 'Loading Zone' immediately adjacent be changed to 'No Parking 7am – 9am, 4pm – 6pm MON-SAT' and 'Loading Zone 9am – 4pm MON- SAT'.
3. That Australia Post be advised of the changes.

(Voting on this item was unanimous)

6. SPECIAL EVENTS

Nil.

7. ROAD SAFETY

Nil.

**8. GENERAL BUSINESS****8.1 Albert Road and Homebush Road, Strathfield - Roundabout**

Driver negligence at the roundabout intersecting Albert Road and Homebush Road was discussed. Property owners adjacent to the roundabout raised concerns of property damage in spite of installing a guardrail on the south western corner of the intersection. According to Council's traffic investigations along the route, the number of accidents at the roundabout is lower compared to the adjacent signalised intersections along Homebush Road. Notwithstanding this the Committee considered that the installation of speed cushions to control approach speeds would serve to improve the situation.

T17/17 Recommendation

That speed cushions and advanced warning signs be installed on the remaining three approaches at appropriate locations, noting that a speed cushion is in place on the eastern approach.

(Voting on this item was unanimous)

8.2 Churchill Avenue/Albert Road, Strathfield – Council Car Park

Council has been requested to investigate the impact of interchanging the traffic entry and exit points between Churchill Avenue and Albert Road. Currently the entry into the car park is via Albert Road and the exit is located on Churchill Avenue. The Infrastructure Planning Manager's preliminary review indicates that exiting onto Albert Street will force vehicles to make an extra loop on Albert Road in order to exit the area. Moreover vehicles will have to make a diagonal manoeuvre (cut across through traffic on Churchill Avenue) from Strathfield Square in order to enter the car park. Such manoeuvres may not be appropriate.

T18/17 Recommendation

That Council undertake a comprehensive car parking access study to assess the impact of the reversal of the traffic flow.

(Voting on this item was unanimous)

**8.3 Rochester Street, Homebush – Mail Zone**

Councillor Vaccari requested that the Committee consider changes to the 'No Parking' controls in Rochester Street adjacent to the mail boxes. The current restriction offers mail vehicles an exemption to the 'No Parking' control. It was discussed that similar to Strathfield Town Centre that a dedicated full time 'No Parking' control would be beneficial for drop off and pick up.

T19/17 Recommendation

That the signage 'No Parking Australia Post Vehicles Excepted' in Rochester Street be changed to 'No Parking'.

(Voting on this item was unanimous)

8.2 South Street, Strathfield – Bus Zone

Councillor Vaccari has received a request from the owner of the property at 29 South Street for parking signs to restrict parking adjacent to the South Street access of his residence. He has observed cars being parked ahead of the line marking which makes it difficult for him to manoeuvre into and out of his driveway.

The Committee considered the access and noted that signposting the adjacent Bus Stop with 'Bus Zone' signage would alleviate the issue of parking within close proximity to the garage.

T20/17 Recommendation

That a Bus Zone be formalised in South Street adjacent to 29 South Street, commencing from the telegraph pole adjacent to the driveway to the existing 'No Stopping' control at the Newton Road intersection.

(Voting on this item was unanimous)

Meeting Closed: 12:00pm

Next Meeting: 16 May 2017

10.2 REPORT FROM TRAFFIC COMMITTEE MEETING 16 MAY 2017

AUTHOR: Robert Rosadi, Manager Infrastructure Planning

APPROVER: Silvio Falato, Acting Director Infrastructure and Development

RECOMMENDATION

That the minutes of the Traffic Committee meeting held on 16 May 2017 be noted and the recommendations (if any) be adopted.

ATTACHMENTS

1. [↓](#) Minutes of Traffic Committee Meeting 16 May 2016



MINUTES

Traffic Committee Meeting

16 May 2017



STRATHFIELD TRAFFIC COMMITTEE MEETING – 16 MAY 2017

MINUTES

Minutes of the Traffic Committee Meeting of Strathfield Municipal Council held on Tuesday 16 May 2017, in the Council offices, 65 Homebush Road, Strathfield.

COMMENCING: 11.00am

PRESENT:**MEMBERS:**

Councillor Gulian Vaccari	Chairperson, SMC
Councillor Stephanie Kokkolis	Deputy Chairperson, SMC
Ms Jacqui Thorburn	Representing Member for Strathfield
Mr Brandon Morson	Roads and Maritime Services
Sgt Valerie Wagstaff	NSW Police Service
Mr Peter Whitney	State Transit Authority

ALSO IN ATTENDANCE:

Mr Robert Rosadi	Infrastructure Planning Manager SMC
Ms Preetha Kumar	Traffic Engineer SMC

APOLOGIES:

None

MINUTES:

Ms Preetha Kumar

-
1. WELCOME & INTRODUCTION
 2. DELARATION OF INTEREST
 3. CONFIRMATION OF MINUTES – 21 March 2017

T21/17 Recommendation:

That the minutes of the 21 March 2017 Traffic Committee meeting be confirmed.

(Voting on this item was unanimous)



4. DEFERRED/OUTSTANDING ITEMS

STREET	ISSUE	TRAFFIC COMMITTEE	UPDATE
Liverpool Road, STRATHFIELD	Development	December Council Meeting (383/16)	Council Resolution that the Traffic Committee consider a traffic study for that portion of Liverpool Road surrounding streets affected by SLEP 2012. Brief to be prepared to undertake the study for consideration of the Traffic Committee.

T22/17 Recommendation:

That an outcome of traffic investigation and analysis for that portion of Liverpool Road, Strathfield be presented in the July 2017 Committee meeting.

(Voting on this item was unanimous)

5. REPORTS

5.1 Courallie Avenue, Homebush West – Traffic and Access for No. 79
(Report by Robert Rosadi)

The Mayor has requested that the Traffic Committee review the development approvals regarding access and egress from the development at 79 Courallie Avenue.

At the October 2002 meeting of Council it was resolved that the 79 Courallie Avenue site be rezoned to permit multiple unit housing, a small commercial shop and community facilities be approved (396/02). As part of this determination the Council resolved (Part C) that Courallie Avenue was to remain closed to vehicular traffic to and from the site.



It is worth noting that the recommendation of the then Manager Strategic Planning was that access of Courallie Avenue could be incorporated into the development, subject to monitoring and traffic engineering controls being established. Notwithstanding this the Council resolved that the access be restricted solely to Marlborough Road.

An inspection of the site has shown that an apparent driveway link has been constructed in the section of verge connecting Courallie Avenue to the access to No. 79. The Acting Director Infrastructure and Development has advised that this may have been for the purposes of a car parking area.

T23/17 Recommendation:

1. That the Committee note Council Resolution 396/02 stating that Courallie Avenue remain closed to vehicle traffic from the 79 Courallie Avenue site.
2. That Council take no action in relation to formalising vehicle access from No. 79 Courallie Avenue direct to Courallie Avenue unless a Section 96 Application is lodged with Council by the Executive Committee of No. 79 Courallie Avenue.
3. Committee considers options including installing physical barriers to stop vehicles from accessing Courallie Avenue from the subject site and a report be presented in the forthcoming Traffic Committee outlining the options.

(Voting on this item was unanimous)

5.2 Courallie Ave & Parramatta Road – Intersection Assessment
(Report by Preetha Kumar)

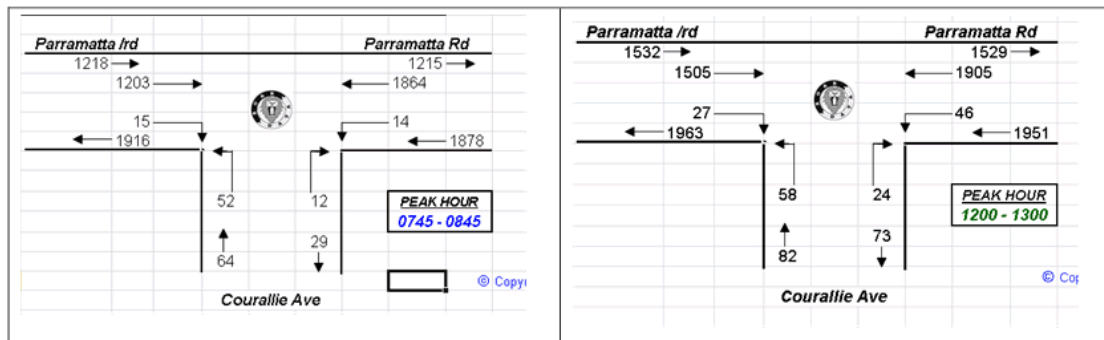
Council has requested the Traffic Committee undertake an assessment of the intersection of Courallie Avenue and Parramatta Road to ascertain the impacts on restricting movements to left-in and left-out only. The intersection currently operates as a priority controlled intersection with all movements permitted.

Council engaged ROAR Data to conduct an Intersection Movement Survey at the intersection on a typical weekday and weekend. Surveys were undertaken from 07:00-09:00 on Wednesday 29 March 2017 and 11:30-13:30 on Saturday 1 April 2017. The peak hours were found to be 7:45-8:45 on a weekday and 12:00-13:00 on a weekend.



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The results of the survey are shown below. The survey results indicate that right turn volumes are negligible compared to the through volumes on Parramatta Road both during weekdays as well as weekends.

Council has also investigated the crash history at the subject intersection and it indicates that 3 crashes have occurred over a period from 2010 to 2014 at this intersection. The 3 incidents are related to the right turn movement from Parramatta Road into Courallie Avenue (RUM Code 21) with degree of accident 3 (non-casualty). Drivers intending to turn right into Courallie Avenue will have to cross 3 through lanes running at capacity (1951 vehicles on Saturday in one direction) which is not considered safe. It is therefore considered appropriate that the option of 'left-in and left-out' be formalised.

Committee looked into alternative travel routes assuming the right turn bans in and out of Courallie Avenue. It was of the opinion that residents may not be in favour of the restricted movements and that it would result in additional traffic at the Marlborough Road/Parramatta Road intersection and Telopea Avenue/Parramatta Road intersections.

T24/17 Recommendation

1. That the Traffic Committee note the turning volumes and crash history at this location.
2. That the Traffic Committee take no further action at this stage and revisit the situation in 12 months.

(Voting on this item was unanimous)

5.3 Chalmers Road – No Parking
(Report by Preetha Kumar)

Council has received a request from Chalmers Road (special needs) School for provision of a 'No Parking' sign one car space south of the Entry driveway and another 'No Parking' sign one



STRATHFIELD TRAFFIC COMMITTEE MEETING – 16 MAY 2017

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car space north of Exit driveway to achieve a clear line of sight for parents in modified or larger vehicles entering and exiting the school driveway, thus reducing the potential for serious accidents at the school site.

T25/17 Recommendation:

That 'No Parking' signs be installed as follows:

	PROPOSED
0m	No Parking 8am – 9:30am, 2:30pm – 4pm MON-FRI (R)
5.4m	No Parking 8am – 9:30am, 2:30pm – 4pm MON-FRI (L)
37m	No Parking 8am – 9:30am, 2:30pm – 4pm MON-FRI (R)
42.4m	No Parking 8am – 9:30am, 2:30pm – 4pm MON-FRI (L)

(Voting on this item was unanimous)



5.4 Dunlop Street–No Parking
(Report by Preetha Kumar)

The Business Owner of 11 Dunlop Street raised concerns regarding trucks and trailers turning out of 10 Dunlop Street and colliding with the vehicles parked in front of the property. A review of the turning paths shows that trucks cannot manoeuvre with vehicles parked opposite. It is



therefore proposed to install parking restrictions to enable safe vehicle egress. The businesses at this location have off-street parking for use by customers and staff.

T26/17 Recommendation:

That 'No Parking' signs be installed over the span of Dunlop Street as shown below:

	PROPOSED
0m	No Parking (R)
30m	No Parking (L)

(Voting on this item was unanimous)



5.5 Pemberton Road & Newton Road– Roundabout
(Report by Preetha Kumar)

Council has identified the need for intersection improvements at the intersection of Newton Road and Pemberton Road in Strathfield. It is proposed that a roundabout be constructed at the intersection of Pemberton Road and Newton Road. Elements of the proposed design include:

- A mountable central island for service vehicle/bus access.
- The Bus Stop on the northern side of Newton Road will remain in its current location with the Bus Stop on the southern side relocated 12.5m east so passengers do not board/alight on the driveways.



- Access ramps will be provided on all approaches of the intersection.

A consultation letter was sent out to residents in the area on 31 March 2017 informing residents about the proposed intersection upgrade works. Council received a representation from the resident of 100 Newton Road along with a petition signed by 15 residents. The proposal of the roundabout is acceptable however the relocation of the Bus Stop on the south side of Newton Road at the east approach is being opposed due to loss of car park spaces.

A review of the parking impacts associated with relocating the Bus Stop 12.5 metres away from the intersection shows that only one parking space will be removed. The NSW Road Rules restrict parking within 20 metres on the approach to a Bus Stop. Shifting the Bus Stop 12.5 metres will therefore only reduce the parking by one space as this 20 metre requirement will encompass the driveway of No. 98.

T27/17 Recommendation:

1. Council proceed with the construction of a new roundabout with an in line bus stop adjacent to 98 Newton Road (the bus stop to remain in its current location).
2. Bus stops on both sides of Newton Road be formalised and be DDA compliant with bus stop signs installed.
3. Have the roundabout line-marked so buses can perform test drives prior to construction of mountable roundabout.

(Voting on this item was unanimous)

6. SPECIAL EVENTS

Council's Communications Officer has made an application for the temporary closure of Morgan Place, Strathfield, between Hedges Avenue and Augusta Street on Sunday 25 June 2017 between 6.00am – 11.00am to allow for the conduct of the Cooks River Fun Run.

The Cooks River Fun Run is a great family event open to all ages and abilities and takes in the Bay to Bay Cycleway from Freshwater Park to Ford Park, Strathfield South and return. Participants can choose to participate in either the 5km, 10km run for adults, 2km run for kids, 5km walk or 10km relay. The fun run event will take place from 7.00am to 11.00am with races underway from 8.30am.



STRATHFIELD TRAFFIC COMMITTEE MEETING – 16 MAY 2017

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It is proposed to temporarily close Morgan Place, between Hedges Avenue and Augusta Street to ensure that the event participants cross the road safely.

Council will notify the residents in the area regarding the road closure and the event. A Traffic Control Plan (TCP) of the proposed road closure and a Traffic Management Plan (TMP) for the area will be tabled at the meeting.

The event is the same as the previous years' event.

T28/17 Recommendation:

Traffic Committee note the closure as proposed for this year.

(Voting on this item was unanimous)

7. ROAD SAFETY

Nil

8. GENERAL BUSINESS**8.1 Council Car Park Spaces in Strathfield Square**

Following the discussion at the Business Management Meeting held on 27 April 2017 it has been decided to allocate 2 car park spaces dedicated to Council vehicles in the Strathfield Square/Strathfield Station vicinity for maintenance of Strathfield Square, for parking enforcement and other Council works in the area.

T29/17 Recommendation:

That 2 spaces close to Albert Road access driveway be allocated for Council cars all day 7 days a week with the following R5-40 signs installed:

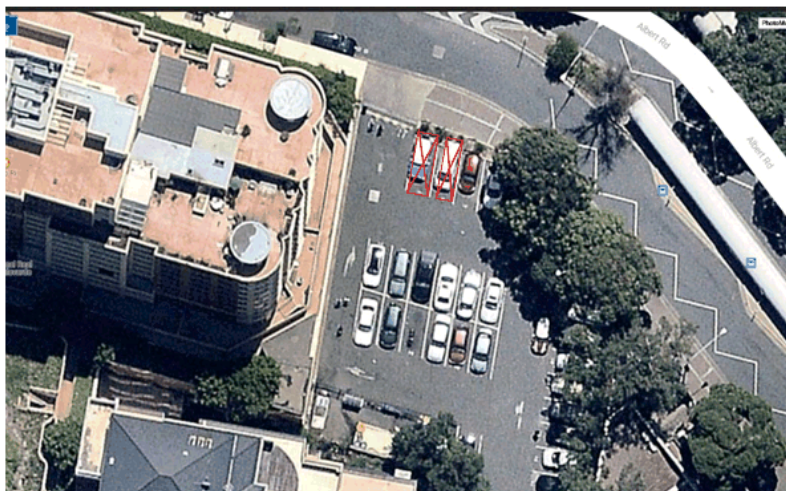
'No Parking' (R)

'No Parking' (L)

And

'Council Vehicles Excepted' sign.

(Voting on this item was unanimous)



8.2 Telopea Avenue, South Strathfield Car Park Arrangement

At the November 2016 meeting of the Traffic Committee the matter of traffic arrangements in Telopea Avenue was considered, with the Committee recommending:

‘That the community be consulted on the two options for traffic flow in Telopea Avenue with the results reported back to the Traffic Committee.’

Consultation with residents has subsequently been undertaken to ascertain views and preferences on the options. The results of the consultation are summarised below;

OPTION 1 – One Way Northbound (towards High Street)	2
OPTION 2 – Retain Two Way with Additional Passing Bays	5
No Change	2
TOTAL	9

Based on the above table with the resident preferences, Council sent out letters to notify residents that Council is proceeding with Option 2 (majority preferred). However, one resident and the Strathfield South Public School had reservations against this and argued that a petition had been submitted earlier (with 10 signatures) for no change.

Council has now revisited the earlier responses and have concluded that ‘No Change’ is the preferred option. This will be formalised in the next Committee meeting as a Report. The table will be populated with the revised numbers.

**T30/17 Recommendation:**

That the Council formalises a report including the table populated with revised numbers to be presented in the next Committee Meeting.

(Voting on this item was unanimous)

8.3 Exeter Road Hampstead Road Intersection Bus Stop

Representation was made by STA stating that buses on Hampstead Road waiting to turn right into Exeter Road are unable to do so while cars are parked on the kerbside in front of the bus stop.

T31/17 Recommendation:

1. That the bus stop be relocated adjacent to the intersection of Hampstead Road and Exeter Road and the 3 car park spaces be moved to the current bus stop location.
2. The bus zone be timed from 8:30am to 4:00pm and thereafter car parking be permitted.
3. Residents be notified that the Committee has resolved to relocate the bus stop.
4. Sydney Buses be notified about the changes

(Voting on this item was unanimous)

8.4 Pedestrian Crossing at Strathfield Square - Signalisation

Representation was made on behalf of a resident by the State Member for Strathfield Ms Jodi McKay in relation to the possibility of signalising the pedestrian crossing at 2 locations in the vicinity of Strathfield Square. Namely at the entrance of Strathfield Plaza on Churchill Avenue and in front of Strathfield Station on Albert Street to improve safety of pedestrians. The residents had concerns about pedestrians not given the right of way on several occasions at these locations.

T32/17 Recommendation

1. That Council organise traffic counts at the two locations.
2. Traffic data to be presented in the next Traffic Committee Meeting.

(Voting on this item was unanimous)

**8.5 Pedestrian Safety Liverpool Road near Hill Street Strathfield**

Representation was made on behalf of an elderly constituent of Bennett Avenue Strathfield by the State Member for Strathfield Ms Jodi McKay in relation to pedestrian safety on Liverpool Road near Hill Street, requesting that consideration be given to installing 'on demand' pedestrian traffic controls on Liverpool Road near Hill Street.

T33/17 Recommendation

That the case was passed on to RMS for investigation.

(Voting on this item was unanimous)

Meeting Closed: 12:25pm

Next Meeting: 20 June 2017

11.1 NOTICE OF MOTION SUBMITTED BY COUNCILLOR SOULOS
SUBJECT: DEVELOPMENT APPLICATIONS - PUBLIC OPEN SPACE

I MOVE:

That Council consider all development applications concerning public open space before and after they are publicly exhibited, prior to their final assessment.

RECOMMENDATION

That Council consider all development applications concerning public open space before and after they are publicly exhibited, prior to their final assessment.

ATTACHMENTS

There are no attachments for this report.

11.2 NOTICE OF MOTION SUBMITTED BY COUNCILLOR SOULOS
SUBJECT: INDEPENDENT HEARING AND ASSESSMENT PANEL (IHAPS)

I MOVE:

That Council immediately write to the Planning Minister Anthony Roberts requesting that should IHAPs be made mandatory:

1. Councils be able to relegate the independent hearing and assessment panel to an advisory role.
2. Should a councillor(s) disapprove with the advice of the IHAP regarding a DA, one mover and two seconders be required to open Council debate on that DA (moved on or off the floor).
3. Council be unable to approve DA's which the IHAP advises be deferred or rejected.
4. Council be unable to defer DA's which the IHAP advises be rejected.

RECOMMENDATION

That Council immediately write to the Planning Minister Anthony Roberts requesting that should IHAPs be made mandatory:

- 1. Councils be able to relegate the independent hearing and assessment panel to an advisory role.***
- 2. Should a councillor(s) disapprove with the advice of the IHAP regarding a DA, one mover and two seconders be required to open Council debate on that DA (moved on or off the floor).***
- 3. Council be unable to approve DA's which the IHAP advises be deferred or rejected.***
- 4. Council be unable to defer DA's which the IHAP advises be rejected.***

ATTACHMENTS

There are no attachments for this report.

11.3 NOTICE OF MOTION SUBMITTED BY COUNCILLOR SOULOS
SUBJECT: INCOMPLETE RESOLUTIONS SINCE 1/9/2012

I MOVE:

1. That Council prepare a report on all resolutions since 1/9/2012 which have actions pending.
2. That this report include resolutions in full with actions completed crossed out.
3. That this report be presented to Council in the first meeting of September 2017.

1. *That Council prepare a report on all resolutions since 1/9/2012 which have actions pending.*
2. *That this report include resolutions in full with actions completed crossed out.*
3. *That this report be presented to Council in the first meeting of September 2017.*

ATTACHMENTS

There are no attachments for this report.

11.4 NOTICE OF MOTION SUBMITTED BY COUNCILLOR SOULOS
SUBJECT: TEC ADVICE

I MOVE:

That Council immediately invite a representative from the Total Environment Centre to provide a presentation in the next three weeks on the importance of preserving the natural and unbuilt/ unimproved/ permeable environment of Sydney by providing safeguards including categorisation of community lands.

RECOMMENDATION

That Council immediately invite a representative from the Total Environment Centre to provide a presentation in the next three weeks on the importance of preserving the natural and unbuilt/ unimproved/ permeable environment of Sydney by providing safeguards including categorisation of community lands.

ATTACHMENTS

There are no attachments for this report.

11.5 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DATTA
SUBJECT: BANK ATM AT THE FLEMINGTON STATION PRECINCT

I MOVE:

That Strathfield council works with appropriate stakeholders and various banks to install a Bank ATM at the Flemington Station precinct.

RECOMMENDATION

That Strathfield council works with appropriate stakeholders and various banks to install a Bank ATM at the Flemington Station precinct.

ATTACHMENTS

There are no attachments for this report

11.6 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DATTA
SUBJECT: AMALGAMATION

I MOVE:

That Strathfield Council write to the Premier and the Minister for Local Government with copy to the Leader of the Opposition, Shadow Minister for Local Government and the Members for Strathfield that NSW Parliament establish an inquiry with wide terms of reference on the following:

- i. The advice the cabinet relied on in making the decisions to forcibly amalgamate councils.
- ii. What other forcible amalgamation options were discussed and considered by Cabinet.
- iii. Who provided the advice to the Cabinet on projected savings.
- iv. What legal advice was sought by the government on their chosen course of action to forcibly amalgamate councils.
- v. Any other matters the inquiry decides to include.

RECOMMENDATION

That Strathfield Council write to the Premier and the Minister for Local Government with copy to the Leader of the Opposition, Shadow Minister for Local Government and the Members for Strathfield that NSW Parliament establish an inquiry with wide terms of reference on the following:

- i. The advice the cabinet relied on in making the decisions to forcibly amalgamate councils.
- ii. What other forcible amalgamation options were discussed and considered by Cabinet.
- iii. Who provided the advice to the Cabinet on projected savings.
- iv. What legal advice was sought by the government on their chosen course of action to forcibly amalgamate councils.
- v. Any other matters the inquiry decides to include.

ATTACHMENTS

There are no attachments for this report.

11.7 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DATTA
SUBJECT: EXODUS FOUNDATION

I MOVE:

That Council contributes \$750 towards the Annual Winter Appeal of the Exodus Foundation that serves the less fortunate members of the local communities including many from the Strathfield Local Government Area.

RECOMMENDATION

That Council contributes \$750 towards the annual Winter appeal of the Exodus Foundation that serves the less fortunate members of the local communities including many from the Strathfield Local Government Area.

ATTACHMENTS

There are no attachments for this report.

11.8 NOTICE OF MOTION SUBMITTED BY COUNCILLOR DATTA
SUBJECT: PRIVATISATION OF INNER WEST BUS ROUTES

I MOVE:

That Strathfield Council write to the Premier and the Transport Minister with copy to the Shadow Minister and Member for Strathfield that Strathfield Council condemns privatisation of 233 Inner West bus routes and the government should not proceed with this privatisation.

RECOMMENDATION

That Strathfield Council write to the Premier and the Transport Minister with copy to the Shadow Minister and Member for Strathfield that Strathfield Council condemns privatisation of 233 Inner West bus routes and the government should not proceed with this privatisation.

ATTACHMENTS

There are no attachments for this report.

GM1 **CASUAL VACANCY IN THE OFFICE OF A COUNCILLOR**
AUTHOR: **Henry Wong, Acting General Manager**

RECOMMENDATION

That Council make an application to the Minister for Local Government under s294 (2) of the Local Government Act not to fill a casual vacancy in the office of a councillor.

PURPOSE OF REPORT

This report recommends that Council apply to the Minister for Local Government to dispense with a by-election to fill a vacancy that has arisen from the resignation of a councillor.

REPORT

A casual vacancy in the office of a councillor has arisen from the 9 May 2017 resignation of former Councillor Helen McLucas.

Under section 294 of the Local Government Act 1993, if a casual vacancy occurs in the office of a councillor within 18 months before the date specified for the next ordinary election of the councillors for the area, the Minister for Local Government may, on the application of Council:

- (a) order that the vacancy not be filled, or
- (b) order the holding on a stated day of a by-election to fill the vacancy and revoke any earlier order made under paragraph (a).

Given the proximity of the next ordinary election, which has been specified for 9 September 2017, it is recommended that Council apply to the Minister to order that the vacancy created by the resignation of Councillor McLucas not be filled.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.

**GM2 DLG PRACTICE NOTE 16, 2009 - MEETINGS PRACTICE NOTE
CONSEQUENTIAL AMENDMENT TO THE CODE OF MEETING PRACTICE**

AUTHOR: Geoff Baker, Solicitor

APPROVER: Henry Wong, Acting General Manager

RECOMMENDATION

That Council:

1. Pursuant to s361 of the Local Government Act, exhibit the draft amended Part 2, Section 6 of the Strathfield Code of Meeting Practice, for 28 days and invite public submissions over a period of 42 days, and
2. A report submitted to Council following the close of submissions.

PURPOSE OF REPORT

To advise Council of an amendment required to the Strathfield Code of Meeting Practice.

REPORT

Background

In August 2009, the then Division of Local Government, now called the Office of Local Government, issued Practice Note 16 - Meetings Practice Note.

This Practice Note provided extensive annotation on the statutory provisions on Council meeting procedures and conduct under the *Local Government Act 1993* and *Local Government (General) Regulation 2005*.

Subsequent to the release of Practice Note 16, councils were required to review and update their codes where inconsistent with the Practice Note.

Report

Section 366 of the Local Government Act, 1993 establishes the procedure for councillors to call an extraordinary meeting. This procedure is further clarified in section 1.1.2 of Practice Note 16, where it also clarified that "... *the mayor can be one of the two councillors, but the mayor cannot call extraordinary meetings by him or herself without having a written request with another councillor's signature*"¹

In pursuant to the DLG's Practice Note 16, 2009 – Meetings Practice Note, Part 2 Section 6 of the Strathfield Code of Meeting Practice² should be consequentially amended with the deletion of Minute 90/98(2):

¹ <https://www.olg.nsw.gov.au/sites/default/files/Practice-Note-16-Meetings-Practice-Note-August-2009.pdf>, p1

² <http://www.strathfield.nsw.gov.au/assets/Corporate-Reports/Policies/Code-of-Meeting-Practice.pdf>, p9

**DLG Practice Note 16, 2009 - Meetings Practice Note
Consequential Amendment to the Code of Meeting Practice
(Cont'd)**

6. CALLING OF EXTRAORDINARY MEETING

Section 366

If the Mayor receives a request in writing signed by at least two (2) Councillors, the Mayor must call an extraordinary meeting of the council to be held as soon as practicable but in any event within 14 days after receipt of the request.

Council Minute 90/98

(1) If the Mayor refuses or delays to call an Extraordinary Meeting after receiving a request signed by at least two Councillors, such Councillors may, in writing, request the General Manager to call such meeting. The General Manager shall call such meeting as soon as is practicable.

~~(2) The Mayor or the General Manager (for matters relating to the administration of the Council) may call an Extraordinary meeting on any matter or matters considered necessary.~~

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

There are no attachments for this report.

CS1 MAYOR AND COUNCILLORS ANNUAL FEES

AUTHOR: Stephen Clements, Acting Director Corporate Services

APPROVER: Henry Wong, Acting General Manager

RECOMMENDATION

That Council approve an increase of 2.5% in the annual fees payable to the Mayor and Councillors for 2017/2018 under Sections 248 and 249 of the Local Government Act 1993 as per the determination of the Local Government Remuneration Tribunal in this regard.

PURPOSE OF REPORT

To advise Council of the requirement under Sections 248 and 249 of the *Local Government Act 1993* to determine fees to be paid to the Mayor and Councillors for 2017/2018.

REPORT

Section 248 of the Local Government Act 1993 provides that council must pay each councillor an annual fee, with an additional fee payable to the mayor under section 249 of the Act. A Council may fix each of these annual fees in accordance with the determination of the Local Government Remuneration Tribunal.

The determination of fees for the period 1 July 2017 to 30 June 2018 has been handed down by the Tribunal in its report dated 12 April 2017.

The Tribunal reviewed key economic indicators in the Consumer Price Index and Wage Price Index. Having regard to these factors, the Tribunal considers that an increase of 2.5% in the fees for councillors and mayors is appropriate and has determined the following fee range for Strathfield Council (Metropolitan Small) for 2017/18:

	Minimum	Maximum
Councillors	\$8,750	\$19,310
Mayor	\$18,630	\$42,120

If a council does not set a fee to be payable to the Mayor and Councillors within the above range it must pay the appropriate minimum fee determined by the Remuneration Tribunal. In the past Council has accepted the annual increases as determined by the Tribunal and has paid the maximum fee to the Mayor and Councillors. The recommendation to this report has been based on the Council's prior actions in this regard.

FINANCIAL IMPLICATIONS

Funding has been provided in the draft 2017/2018 Budget for this purpose.

ATTACHMENTS

There are no attachments for this report.

CS2 INVESTMENT REPORT AS AT 30 APRIL 2017

AUTHOR: Jenny Nascimento, Chief Financial Officer

APPROVER: Stephen Clements, Acting Director Corporate Services

RECOMMENDATION

That the record of cash investments as at 30 April 2017 noted.

PURPOSE OF REPORT

To submit Council's record of cash investments as at 30 April 2017 pursuant to Clause 212 of the Local Government (General) Regulation 2005.

REPORT

Term Deposits	Rating		Term (days)	Interest Rate	Amount
AMP	A-1+	*	365	3.00%	250,000
AMP	A-1+		365	3.00%	1,750,000
AMP	A-1+		365	3.00%	1,000,000
Auswide Bank	A-1+	*	365	3.01%	250,000
Auswide Bank	A-2		365	3.01%	750,000
Auswide Bank	A-2		365	2.70%	2,000,000
BENDIGO Bank	A-2	*	367	2.70%	250,000
BENDIGO Bank	A-2		367	2.70%	1,750,000
BENDIGO Bank	A-2		365	2.70%	1,500,000
BENDIGO Bank	A-2		365	2.75%	2,000,000
BOQ	A-2	*	365	2.75%	250,000
BOQ	A-2		365	2.75%	1,750,000
Commonwealth Bank	A-1+		32	2.14%	5,000,000
Commonwealth Bank	A-1+		32	2.14%	5,000,000
Commonwealth Bank	A-1+		32	2.14%	5,000,000
Commonwealth Bank	A-1+		32	2.14%	5,000,000
Credit Union Australia	A-1+	*	365	3.00%	250,000
Credit Union Australia	A-2		365	3.00%	750,000
ME Bank	A-2	*	273	2.68%	250,000
ME Bank	A-2		273	2.68%	1,750,000
My State Bank	A-2	*	365	2.75%	250,000
My State Bank	A-2		365	2.75%	1,750,000
NAB	A-1+	*	364	2.80%	250,000
NAB	A-1+		364	2.80%	1,250,000
NAB	A-1+		367	2.76%	1,000,000
NAB	A-1+		365	2.65%	1,000,000
NAB	A-1+		365	2.70%	2,000,000
				2.49%	44,000,000

Note: The investments indicated (*) are subject to the Federal Government's deposit guarantee. These investments have an applied rating of A-1+ for short term investments and AAA for long term investments.

Investment Report as at 30 April 2017 (Cont'd)

Investment Portfolio as at 30 April 2017

Call Accounts	Rating	Term	Interest Rate	Amount
CBA General Fund	A-1+	At Call	1.25%	2,820,158
CBA Business Online Saver	A-1+	At Call	1.30%	11,275,756
AMP	A-1+	At Call	2.05%	2,002,969
			1.38%	16,098,883

Total Investments **2.19%** **60,098,883**

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.

Overall Portfolio Credit Limits		
Long Term Credit Ratings	Short Term Credit Ratings	Direct Securities Maximum
AAA to AA - Category	A-1+	100%
A+ to A Category	A-1	100%
A- to BBB+ Category	A-2	70%
BBB to BBB- Category	A-3	30%
Unrated Category	Unrated	20%

Investments Represented by	as at 30 April 2017
Externally Restricted Reserves	
Domestic Waste Management	5,227,103
Unexpended Grants	1,356,610
Section 94	27,919,539
Stormwater Management	688,090
Total Externally Restricted Reserves	35,191,342
Internally Restricted Reserves	
Plant Replacement	1,129,614
ELE	1,285,159
Deposits	7,473,102
Adshel	270,000
Technology	480,930
Carry Forwards	946,888
Future Major Expenditure	2,753,984
Parkscape Improvements	29,000
Risk Management	176,902
Election	200,000
Total Internally Restricted Reserves	14,745,579
Total Restricted Reserves	49,936,921
Unrestricted	10,161,962
Total Investments	60,098,883

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

The official cash rate remains at 1.50%. Council's investment portfolio is returning an average of 2.19% as at 30 April 2017 which is 0.43% above the 90 day BBSW benchmark of 1.76% – refer attachment 1.

Investment Report as at 30 April 2017 (Cont'd)

Council has earned interest revenue totaling \$1,311,134 as at 30 April 2017, being 124.87% of the projected budget.

Certification – Responsible Accounting Officer

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

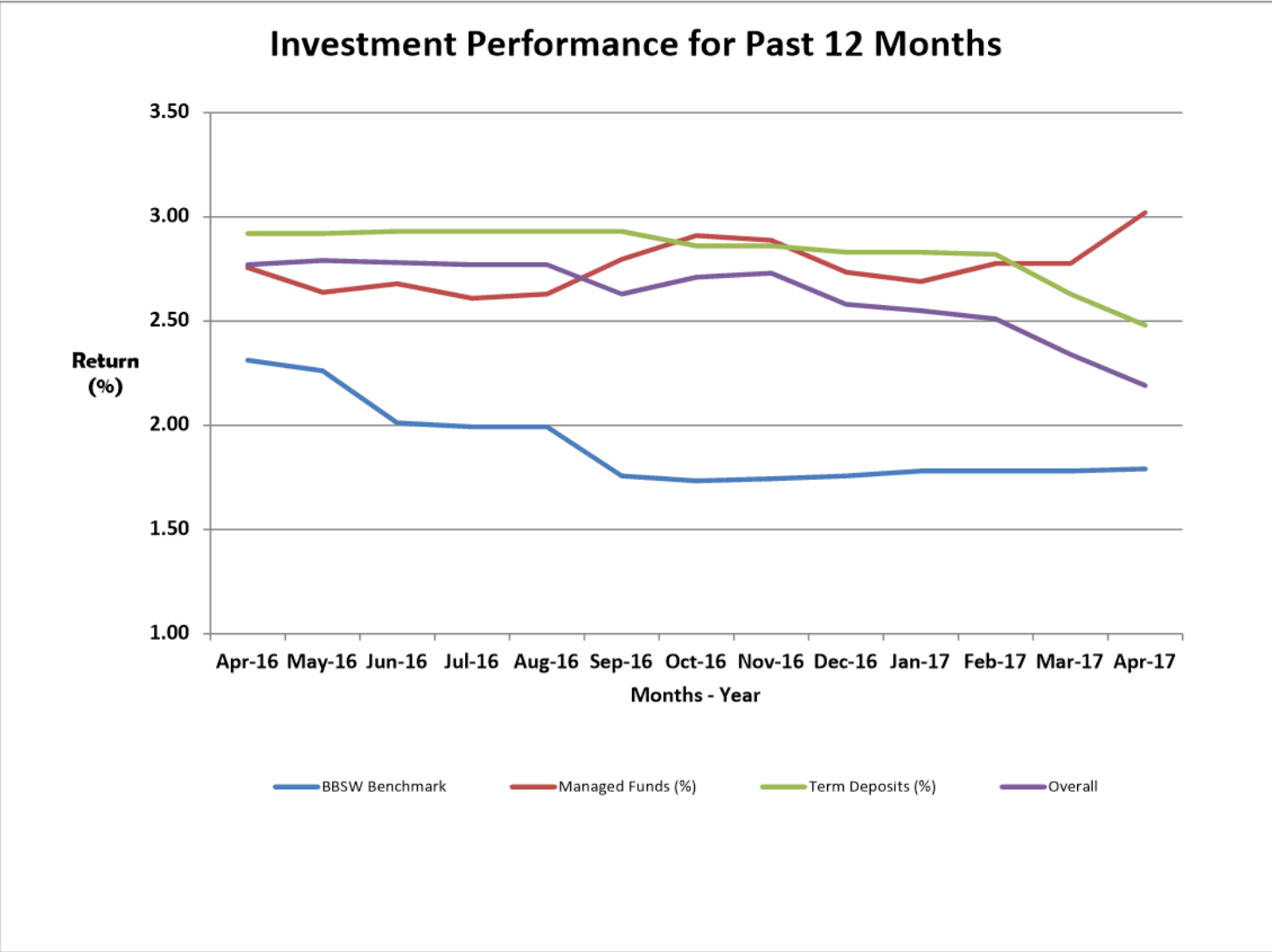
FINANCIAL IMPLICATIONS

There are no financial implications.

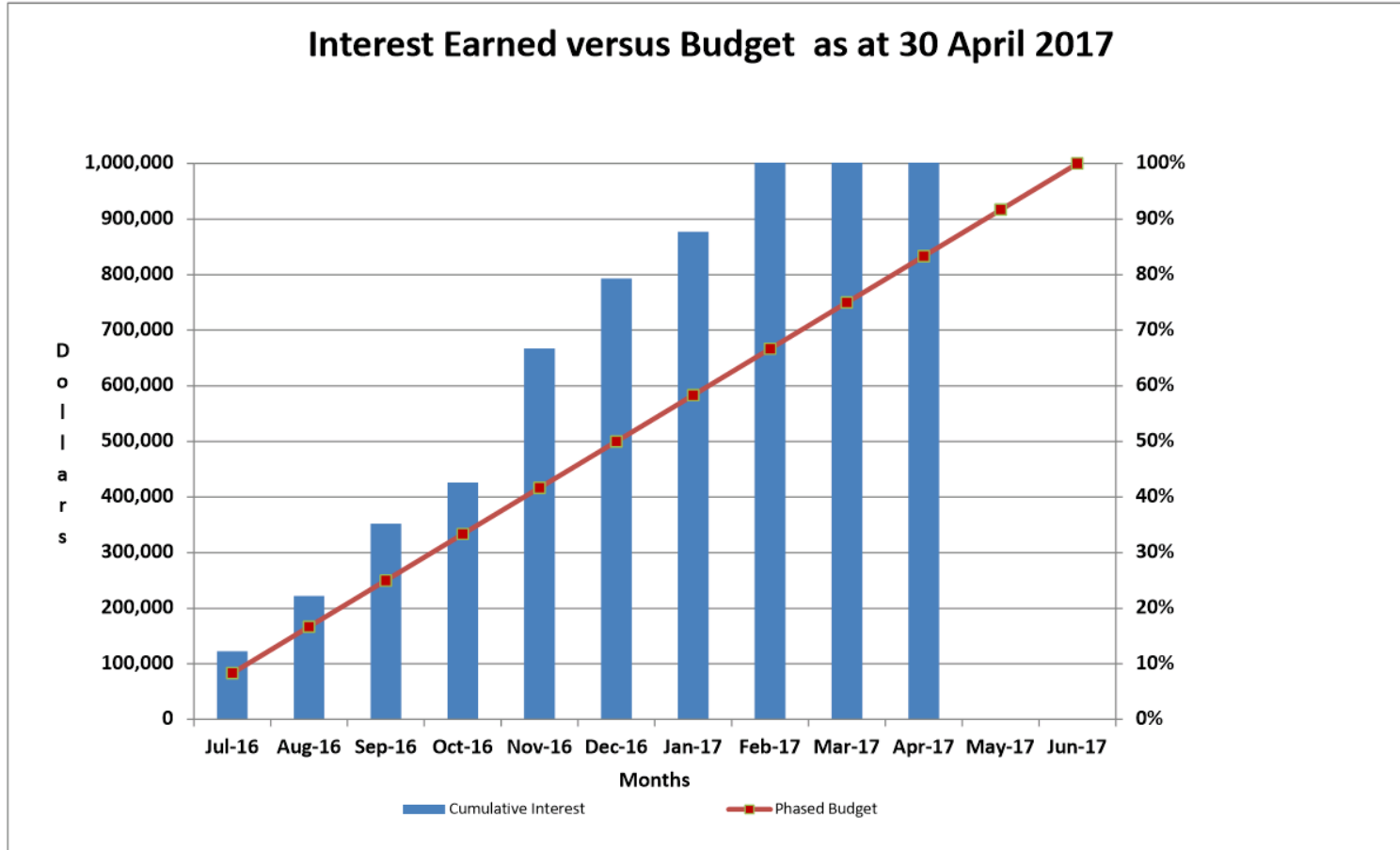
ATTACHMENTS

1. [↓](#) Investment Performance - April 2017
2. [↓](#) Investment Income Earned Versus Budget - April 2017

ATTACHMENT 1



ATTACHMENT 2



ID1 **REPORT ON SUBMISSIONS - STRATHFIELD CONSOLIDATED
DEVELOPMENT CONTROL PLAN 2005
DRAFT PART L - PUBLIC NOTIFICATION OF DEVELOPMENT APPLICATIONS
PART P - HERITAGE AND PART Q - URBAN DESIGN**

AUTHOR: **Joanne Chan, Strategic Planner**

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

Silvio Falato, Acting Director Infrastructure and Development

RECOMMENDATION

That Council:

- 1. Having placed on exhibition in pursuant to the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000, adopt the Strathfield Consolidated Development Control Plan 2015 draft Part L – Public Notification of Development Applications, draft Part P – Heritage, and draft Part Q – Urban Design Control;***
- 2. Consequentially revoke existing Part L of the Strathfield Consolidated Development Control Plan 2005 – Public Notification Requirements for Development and Complying Development Applications; and***
- 3. Give public notice of its adoption of the Strathfield Consolidated Development Control Plan 2005, parts L – Public Notification of Development Applications, P – Heritage and Q – Urban Design Controls.***

PURPOSE OF REPORT

This report response to public submissions received on of *draft Part L – Public Notification of Development Applications, Part P – Heritage and Part Q – Urban Design Controls of Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)*.

REPORT

At its meeting of 21 February 2017, Council resolved to publicly exhibit draft Part L – Public Notification of Development Applications, Part P – Heritage and Part Q – Urban Design Controls of SCDCP 2005.

It should be noted the draft Part Q, Urban Design Controls, does not apply to development within the R2 zones.

Public exhibition:

The three 3 draft DCPs of *SCDCP 2005* were exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000 as follows:

- A public exhibition period of 28 days from 7 March 2017 to 4 April 2017;
- Notification in a local newspaper (Inner West Courier) and;
- Provision of public exhibition documentation at Strathfield Main Library, High Street Community Library, Customer Service Centre, and on Council's website.

Submissions:

Report on Submissions - Strathfield Consolidated Development Control Plan 2005
Draft Part L - Public Notification of Development Applications
Part P - Heritage and Part Q - Urban Design (Cont'd)

At the conclusion of the exhibition period, Council received two submissions (Submissions 1 and 2) from residents and one submission from Ms McKay MP on behalf of a resident (Submission 3), as follows:

- 1 Mr J Soulos, Strathfield
- 2 Mr R Rimes, Strathfield,
- 3 Ms McKay MP on behalf of Mr Willems, Strathfield

A summary of the issues made in submissions and council's response to them are as follows:

Submission 1:

Issue 1:	Notification methods
SCDCP 2005:	Draft Part L – Public Notification of Development Applications
Submission	"All four methods for notifying development applications should be used. The use of a single method as proposed is a severe curtailment of community consultation."
Response	The use of all four notification methods (i.e. written notices, site notices, published notices and publication on Council's website) may not be appropriate for all development applications based on the type of development and likely economic, social and environmental impact of the proposal as specified in Part L.

Issue 2: Renovations with consideration to residential amenity

SCDCP 2005:	Draft Part Q – Urban Design Controls.
Submission:	"The DCP should make clear that this requirement (3.4.2(3) – Page 18) does not apply to renovations involving existing use. Should this be adopted as is, a loud venue who renovates may be forced to curtail its operation due to complaints from neighbours."
Response	Clause 3.4.2(3) of Part Q – Urban Design Controls of SCDCP 2005 states that "Non-residential development must not adversely affect the amenity of adjacent residential development in terms of noise, odour, poor air quality, hours of operation and/or service deliveries." It is considered that renovations involving existing uses should not be exclusively exempt from this control as it would prevent the protection of surrounding residential development from any unnecessary and unreasonable impacts.

Issue 3: Consideration of submissions

SCDCP 2005:	All Draft DCPs
Submission:	"Regarding the motions passed on 21 February 2017 (as recommended by the Acting General Manager in his report) to adopt the DCPs following the public exhibition period: <ul style="list-style-type: none"> • Clause 21 of the EPA Regulation 2000; • Prevents Council from adopting a DCP prior to considering any submissions; • Provides that Council may decide not to proceed with the DCP after considering any submissions."
Response	Noted and agreed - under Council's strategic planning procedures, all submissions are to be reviewed and responded to in a report to Council (i.e. this subject report). Therefore, it is considered that Council is acting in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000.

Submission 2:

Issue 4: Notification and protection of heritage items

SCDCP 2005	Draft Part L – Public Notification of Development Applications and Draft Part P – Heritage.
Submission	"... how is an ordinary resident able to make an informed judgement on the proposal with a bare amendment that appear to have the effect of deleting important protections relating to (a) NOTICE to RESIDENTS of a development that would significantly overwhelm or damage enjoyment of the visual amenity of a heritage item and (b) PROTECTION OF OUR STREET TREES and (c) reducing Council powers to require a heritage assessment on a development."
Response	In reference to the issue regarding public notification of heritage works, the proposed Draft Part L – Public Notification of Development Applications of SCDCP 2005 aims to ensure statutory compliance. The existing Part L – Public Notification of SCDCP 2005 requires all developments involving heritage items and properties within a Heritage Conservation Area (HCA) where heritage works are proposed to be notified regardless of the scale of the development. However, Draft Part L proposes to remove the requirement to notify <u>all</u> properties within the entire subject HCA and instead notify any properties that are directly affected, or under Council's discretion will be adversely affected. This is considered to be an appropriate amendment to avoid unnecessarily notifying property owners of properties that would not be affected by the proposed development. In reference to the deletion of protections relating to street trees, it is identified in Draft Part P – Heritage of SCDCP 2005 that all street trees in HCAs are to be protected. Clause 4.9.2 (1) of draft Part P – Heritage of SCDCP 2005 states that "Street trees in Conservation Areas should not be removed to allow for new development such as the relocation of driveways which may necessitate the removal of a street tree". As

**Report on Submissions - Strathfield Consolidated Development Control Plan 2005
 Draft Part L - Public Notification of Development Applications
 Part P - Heritage and Part Q - Urban Design (Cont'd)**

	<p>such, it is considered that there is no deletion of protective measures of street trees and instead, protective measures have been further enhanced to ensure the quality of the Conservation Area is delivered across Strathfield.</p> <p>In addition, Clause 4.2(c) of Part O – Tree Management of SCDCP 2005 acknowledges the significance and protection of street trees within Strathfield.</p> <p>In regard to reducing Council’s powers to require a heritage assessment, draft Part P – Heritage of SCDCP 2005 further highlights the necessity for heritage management documents to accompany any development application that may affect the heritage significance of a heritage item or HCA. The heritage management document is required to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or HCA concerned.</p> <p>The aim of draft Part P – Heritage of SCDCP 2005 is to encourage development that complements existing heritage items and HCAs in a modern context, retain evidence of historic themes of development in Strathfield, and to ensure development in the vicinity of heritage items are designed or sited to protect the heritage significance of the item. It is considered that the controls outlined in draft Part P – Heritage of SCDCP 2005 will assist in providing appropriate guidelines and facilitate suitable development concerning heritage items or within HCAs.</p>
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Issue 5: Consideration of submissions

SCDCP 2005:	All draft DCPs
Submission:	<p>“It may well be that the amendment carried by a majority would support a case for watering down notice and heritage assessments for developments but it cannot be so determined on the sparse materials presented for PUBLIC EXHIBITION. I am left in the position of opposing the Plans not because I can mount a case but because the Council has left me and the Public disadvantaged. Surely, I submit, it would be a PROPER COURSE to have the amendments referred to in 24/17 of the Minutes of 21st February 2017 referred back to the GM or Planner for examination of effect and report.</p> <p>I might add that on the face of it the amendment is one of surgical legal precision which is all the more reason for the effects to be reported on for the assistance of the PUBLIC. I submit that the new report on the amendment should then be considered by Council and the whole of the materials then exhibited again. I further submit that a motion determining to decide something upon a future event is also bad process and open to legal challenge. The decision should follow the contingent event.</p> <p>The Council, I submit should consider the Plans for adoption AFTER the public had been fully informed and AFTER considering the PUBLIC SUBMISSIONS and not before.”</p>
Response	In accordance with the Environmental Planning and Assessment (EPA) Regulation 2000, councils are required to place draft development control plans (DCPs) on public exhibition for a period of 28 days, and consider any submissions made. As such, Council placed the draft DCPs on exhibition from 7 March 2017 to 4 April 2017. In accordance with the EPA Regulation, the submissions have been considered and are addressed in this report. The public exhibition provides the public the opportunity to provide feedback to Council before a decision is made. It is considered that Council’s procedures regarding the preparation of the draft DCPs is in accordance with the EPA Regulation 2000.

Submission 3

Issue 6: Protection of heritage items

SCDCP 2005:	Draft Part P – Heritage.
Submission:	Jodi McKay MP submitted a letter to Council on behalf of a resident seeking clarification on draft Part P – Heritage of SCDCP 2005. Council officers contacted the resident via phone on 23 March 2017 where he considered the proposed Heritage DCP was too intrusive over heritage items.”
Response	Draft Part P – Heritage of SCDCP 2005 endeavours to protect the heritage significance of all heritage items and HCAs in Strathfield. As such, the controls presented in the draft Heritage DCP are considered to strengthen the protection measures of Strathfield’s heritage items and HCAs.

Following the consideration submissions, amendments to the draft DCPs (*Part L – Public Notification of Development Applications, Part P – Heritage and Part Q – Urban Design Controls*) have been made.

A summary of amendments is in Attachment 1.

The amended draft DCPs, which are attached to this report in Attachments 2, 3 and 4, are recommended for adoption.

**Report on Submissions - Strathfield Consolidated Development Control Plan 2005
Draft Part L - Public Notification of Development Applications
Part P - Heritage and Part Q - Urban Design (Cont'd)**

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. [↓](#) Table of Amendments to the Draft DCPs (Parts L, P and Q)
2. [↓](#) Amended Draft Part L - Public Notification of Development Applications of SCDCP 2005
3. [↓](#) Amended Draft Part P - Heritage of SCDCP 2005
4. [↓](#) Amended Draft Part Q - Urban Design Controls of SCDCP 2005

Attachment 1 - Table of Amendments to Draft SCDCP, Parts: L (p1), P (pp2-6), and Q (pp7-8)

Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
Part L – Public Notification of Development Applications (Attachment 2)		
<p>1.3 Application of this DCP Part</p> <p>This DCP Part applies to:</p> <ul style="list-style-type: none"> development applications including tree removal applications modification of consent applications; and review of determination applications <p>But excludes development applications that fall into one or more of the following categories:</p> <ul style="list-style-type: none"> Designated Development; State Significant Development; and Integrated Development. <p>Note:</p> <p>I. The above categories of development have their own requirements for advertising under the <i>Environmental Planning and Assessment Act 1979</i> ("The Act") and the <i>Environmental Planning and Assessment Act Regulation 2000</i> ("the regulations").</p>	<p>1.3 Application of this DCP Part</p> <p>This DCP Part applies to:</p> <ul style="list-style-type: none"> development applications including tree removal applications modification of consent applications; and review of determination applications <p>But excludes development applications that fall into one or more of the following categories:</p> <ul style="list-style-type: none"> Designated Development; State Significant Development; and 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 measurable effect upon adjoining properties. <p>Note:</p> <p>II. The above categories of Designated, State Significant and Integrated development have their own requirements for advertising under the <i>Environmental Planning and Assessment Act 1979</i> ("The Act") and the <i>Environmental Planning and Assessment Act Regulation 2000</i> ("the regulations").</p>	3
<p>2.1 Persons to be Notified</p> <ul style="list-style-type: none"> the development of a heritage item, own or occupy land in the vicinity of a heritage item or within a Conservation Area that 	<p>2.1 Persons to be Notified</p> <ul style="list-style-type: none"> the development of a heritage item, own or occupy land in the vicinity of a heritage item or within a Conservation Area that 	4
<p>3.6 Acknowledgement of Submissions</p> <p>All submissions received during the assessment period are to be acknowledged as soon as practicable.</p> <p>Council's policy is to notify all submitters prior to a Council, Internal Development Assessment Panel (IDAP) Meeting or other meeting; and following determination of the application.</p>	<p>3.6 Acknowledgement of Submissions</p> <p>All submissions received during the assessment period are to be acknowledged as soon as practicable.</p> <p>Council's policy is to notify all submitters prior to the a—Council, Internal Development Strathfield Independent Hearing and Assessment Panel (IDAP)(SIHAP) Meeting or other public meeting; and following determination of the application.</p>	10

Attachment 1 - Table of Amendments to Draft SCDCP, Parts: L (p1), P (pp2-6), and Q (pp7-8)

Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
Part P – Heritage (Attachment 3)		
<p><i>Para 4</i> 1.1 Executive summary</p> <p>These places contribute to the character of the local government area and help to make Strathfield an attractive place to live and work.</p>	<p><i>Para 4</i> 1.1 Executive summary</p> <p>These places contribute to the character of the local government area and help to make Strathfield an attractive place to live and work and help tell the story of the development of Strathfield. It is important to recognise and conserve this heritage.</p>	2
<p>1.4 Structure This DCP Part P is divided into four (4) sections as follows:</p> <ul style="list-style-type: none"> - <i>Section One:</i> Introduction - <i>Section Two:</i> Development of heritage items - <i>Section Three:</i> Development in the vicinity of heritage items - <i>Section Four:</i> Development in Conservation Areas - <i>Section Five:</i> Additional Controls for Development with the Residential Conservation Areas - <i>Section Six:</i> Additional Controls for Development with the Retail Conservation Areas 	<p>1.4 Structure This DCP Part P is divided into four (4) sections as follows:</p> <ul style="list-style-type: none"> - <i>Section One:</i> Introduction - <i>Section Two:</i> Development of heritage items - <i>Section Three:</i> Development in the vicinity of heritage items - <i>Section Four:</i> Development in Conservation Areas - <i>Section Five:</i> Additional Controls for Development within the Residential Conservation Areas - <i>Section Six:</i> Additional Controls for Development within the Retail Conservation Areas 	3
<p>2.1 General objectives</p> <ol style="list-style-type: none"> a. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a consistent scale, mass, bulk, orientation, setback and character as the heritage item. b. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape. c. To retain or reinstate original details that contribute to the aesthetic quality and/or significance of a heritage item. d. To ensure that important elements of the form of a heritage item are not obscured or destroyed by alterations and additions. e. To ensure that materials and colours used on both the original heritage item and any alterations and additions are consistent with the significance of the heritage item. 	<p>2.1 General objectives</p> <ol style="list-style-type: none"> a. To ensure that additions to a heritage item and new buildings on the site of a heritage item are of a consistent scale, mass, bulk, orientation, setback and character as consistent with the heritage item. b. To ensure that new development respects the contribution of a heritage item to the streetscape and/or townscape, and allows an ongoing appreciation of its heritage significance. c. To retain or reinstate missing original details that contribute to the aesthetic quality and/or significance of a heritage item and to encourage the removal of inappropriate alterations and additions. d. To ensure that important elements of the form or fabric of a heritage item are not obscured or destroyed by alterations and additions. e. To ensure that materials and colours used on both the original heritage item and any alterations and additions are consistent with the significance of the heritage item. 	5
<p>2.2.2 Controls</p> <ol style="list-style-type: none"> 1) Original elements that contribute to the setting of a heritage item such as landscaping, fences, driveways, seawalls etc. should not be removed. 	<p>2.2.2 Controls</p> <ol style="list-style-type: none"> 1) Original elements that contribute to the setting of a heritage item such as landscaping, fences and gates, driveways, seawalls etc. should not be removed, and traditional garden designs should be reinstated where possible. 	6

Attachment 1 - Table of Amendments to Draft SCDP, Parts: L (p1), P (pp2-6), and Q (pp7-8)

Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
<p>2.5 Materials and colours</p> <p>2.5.2 Controls</p> <p>5) Materials for additions and alterations to heritage items should be consistent with the original materials of the heritage item.</p>	<p>2.5 Materials and colours</p> <p>2.5.2 Controls</p> <p>5) Materials for additions and alterations to heritage items should be consistent compatible with the original materials of the heritage item.</p>	8
<p>2.7.2 Controls</p> <p>1) Original window and door openings in a heritage item should be retained. If the original doors or windows have been lost, they are to be replaced with one of similar size and type for the age and style of the Item.</p> <p>2) Where original windows and doors in a heritage item have been removed and replacement of the new joinery is proposed, the original windows and/or doors should be reconstructed.</p> <p>3) New dormer and roof windows of a house should preferably be located on rear roof slopes in preferences to roof slopes visible from the street.</p> <p>4) New dormer windows visible from the street must be located to complement the design of the building with proportions and details which do not detract from the significance of the building.</p> <p>5) Extensive areas of glazing are not permitted unless this feature was a feature of the original design of the building visible from the Public Domain.</p>	<p>2.7.2 Controls</p> <p>1) Original window and door openings in a heritage item should be retained. If the original doors or windows have been lost, they are to be replaced with one of similar size, and type and material for the age and style of the Item.</p> <p>2) Where original windows and doors in a heritage item have been removed and replacement of the new joinery is proposed, the form and detailing of the original windows and/or doors should be reconstructed.</p> <p>3) New dormer and roof windows of a house should preferably be located on rear roof slopes in preference to roof slopes visible from the street.</p> <p>4) New dormer windows visible from the street must be located to complement the design of the building with proportions and details which do not detract from the significance of the building.</p> <p>5) Extensive areas of glazing visible from the Public Domain are not permitted unless this feature was a feature of the original design of the building visible from the Public Domain.</p>	9
<p>2.9.2 Controls</p> <p>3) Unless evidence is provided to establish a greater height, solid fencing (i.e. birickwork/stone) forward of the building line should not be greater than 1m in height above the adjacent public footpath level.</p>	<p>2.9.2 Controls</p> <p>3) Unless evidence is provided to establish a greater height, solid fencing (i.e. birickwork brickwork/stone) forward of the building line should not be greater than 1m in height above the adjacent public footpath level.</p>	10
<p>2.12.2 Controls</p> <p>1) Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes facing the rear yard of heritage items and in a position to ensure they are not visible from the Public Domain.</p>	<p>2.12.2 Controls</p> <p>1) Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes-planes facing the rear yard of heritage items and in a position to ensure they are not visible from the Public Domain.</p>	12

Attachment 1 - Table of Amendments to Draft SCDP, Parts: L (p1), P (pp2-6), and Q (pp7-8)

Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
<p>2.15.1 Objectives</p> <ul style="list-style-type: none"> a. To allow for appropriate signage on heritage items b. To ensure the original details of heritage items are not obscured by inappropriate signage. 	<p>2.15.1 Objectives</p> <ul style="list-style-type: none"> a. To allow for appropriate signage on heritage items, complementing the historic character of the building b. To ensure the original details of heritage items are not obscured by inappropriate signage. c. To conserve existing heritage signs which have cultural significance. 	13
<p>2.15.2 Controls</p> <ul style="list-style-type: none"> 6) The architectural details of a building are not to be obscured by commercial signage. 	<p>2.15.2 Controls</p> <ul style="list-style-type: none"> 6) The architectural details of a building are not to be obscured or damaged by commercial signage. 	14
<p>2.16 Adaptive reuse</p> <p>Adaptive reuse of buildings is a process that changes a place that is no longer suitable for its original purpose to a new purpose while retaining the significance of the item. This is desirable both for environmental sustainability and heritage conservation.</p>	<p>2.16 Adaptive reuse</p> <p>Whilst the continued original use of a heritage item is the best conservation outcome, this is not always possible. Adaptive reuse of buildings is a process that changes a place that is no longer suitable for its original purpose to a new purpose while retaining the significance of the item. This is desirable both for environmental sustainability and heritage conservation.</p>	14
<p>2.16.1 Objectives</p> <ul style="list-style-type: none"> a. To encourage adaptive reuse of buildings which are no longer suitable for their original use. b. To ensure that adaptive reuse of heritage items respects the significance of the building and relates to the architectural qualities of the existing building. c. To retain original building structure and fabric. d. To ensure that the impacts of adaptive reuse on heritage items is minimised. 	<p>2.16.1 Objectives</p> <ul style="list-style-type: none"> a. To encourage sympathetic adaptive reuse of buildings which are no longer suitable for their original use by encouraging heritage items to be used for purposes that are appropriate to their heritage significance. b. To ensure that adaptive reuse of heritage items respects the significance of the building and relates to the architectural qualities of the existing building. c. To retain original building structure and fabric, and legibility of the original building layout, form and setting, and to reinstate significant missing details. d. To ensure that the adverse impacts of adaptive reuse on heritage items is are minimised. 	14
<p>3.3.1 Objectives</p> <ul style="list-style-type: none"> b. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are or are associated with a heritage item. 	<p>3.3.1 Objectives</p> <ul style="list-style-type: none"> b. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are significant or are associated with a heritage item. 	17

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Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
<p>3.3.2 Controls</p> <p>1) The setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.</p> <p>2) The setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.</p>	<p>3.3.2 Controls</p> <p>1) The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.</p> <p>2) The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.</p>	17
<p>4.6 Doors and windows</p> <p>The spacing, proportions and detailing of doors and windows of buildings in Conservation Areas usually contributes to the quality of the streetscape. Altering windows and doors or adding new openings can dramatically affect the character of a building and gradually erode the character of a Conservation Area.</p>	<p>4.6 Doors and windows</p> <p>The spacing, proportions and detailing of doors and windows of buildings in Conservation Areas usually contributes to the quality of the streetscape. Altering windows and doors or adding new openings can dramatically affect the character of a building and gradually, incrementally erode the character of a Conservation Area.</p>	21
<p>4.8.1 Objectives</p> <p>a. To conserve original gates and fences with Conservation Areas.</p>	<p>4.8.1 Objectives</p> <p>a. To conserve original gates and fences within Conservation Areas.</p>	22
<p>4.8.2 Controls</p> <p>8) Fencing and gates that are constructed at the same time as the contributory building should not be demolished.</p> <p>9) New fencing and gates to contributory housing in Conservation Area should be designed to complement the style of the house.</p> <p>10) New fencing and gates to infill development in a Conservation Area should be in keeping with the dominant character of the Conservation Area.</p> <p>11) Unless evidence is provided to establish a greater height, fencing constructed of solid material such as masonry forward of the building line should not be greater than 1m in height above the adjacent public footpath level. In all cases, the height of fencing should relate to the style of the house and width of the allotment.</p> <p>12) Original face brick or sandstone fencing in a Conservation Area should not be painted.</p> <p>13) Refer to the Controls for Fencing in the Residential section of this Development Control Plan for general provisions regarding fencing (Note: this section prevails in the event of any inconsistency.)</p>	<p>4.8.2 Controls</p> <p>1) Fencing and gates that are constructed at the same time as the contributory building should not be demolished.</p> <p>2) New fencing and gates to contributory housing in Conservation Area should be designed to complement the style of the house.</p> <p>3) New fencing and gates to infill development in a Conservation Area should be in keeping with the dominant character of the Conservation Area.</p> <p>4) Unless evidence is provided to establish a greater height, fencing constructed of solid material such as masonry forward of the building line should not be greater than 1m in height above the adjacent public footpath level. In all cases, the height of fencing should relate to the style of the house and width of the allotment.</p> <p>5) Original face brick or sandstone fencing in a Conservation Area should not be painted.</p> <p>6) Refer to the Controls for Fencing in the Residential section of this Development Control Plan for general provisions regarding fencing (Note: this section prevails in the event of any inconsistency.)</p>	23

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Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
<p>4.12.2 Controls</p> <p>3) Demolition of rear outbuildings in Conservation Areas is generally acceptable. For places listed as heritage items, additional restrictions might apply.</p>	<p>4.12.2 Controls</p> <p>3) Demolition of rear outbuildings in Conservation Areas is generally may be acceptable. For places listed as heritage items, additional restrictions might apply.</p>	25
<p>4.14 Signage</p> <p>Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained. Residential streetscapes in Conservation Areas can be obscured by inappropriate signage. For most late nineteenth century and early twentieth century buildings house names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.</p>	<p>4.14 Signage</p> <p>Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained. Residential streetscapes in Conservation Areas can be obscured by inappropriate signage. For most late nineteenth century and early twentieth century buildings house names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.</p>	25
<p>4.14.2 Controls</p> <p>3) The architectural details of a building are not to be obscured by commercial signage.</p>	<p>4.14.2 Controls</p> <p>3) The architectural details of a building are not to be obscured or damaged by commercial signage.</p>	26
<p>5.4 Roof Forms</p> <p>2) New buildings are to have roofs that reflect the size, mass, shape of original roofs in the vicinity, particularly of the adjoining roofs.</p>	<p>5.4 Roof Forms</p> <p>2) New buildings are to have roofs that reflect the size, mass, shape of original roofs in the vicinity, particularly of the adjoining roofs.</p>	28
<p>5.7 Garages and Carports</p> <p>2) Carports but not garages forward of the building line may be permitted only in circumstances where access is not available to the rear.</p>	<p>5.7 Garages and Carports</p> <p>2) Carports, but not garages, forward of the building line may be permitted only in circumstances where access is not available to the rear.</p>	28
<p>5.9.2.2 Additional Controls</p> <p>2) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic face brickwork trimmed with roughcast render should be retained, replaced or repaired where appropriate.</p>	<p>5.9.2.2 Additional Controls</p> <p>2) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic face brickwork trimmed with roughcast render should be retained and repaired or replaced where appropriate.</p>	30
<p>5.9.10.2 Additional Controls</p> <p>3) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Face brickwork with render should be replaced or repaired where appropriate.</p>	<p>5.9.10.2 Additional Controls</p> <p>3) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Face brickwork with render should be repaired or replaced where appropriate.</p>	33
<p>6 Addition controls for development within Retail Conservation Areas</p>	<p>6 Additional controls for development within Retail Conservation Areas</p>	36

Attachment 1 - Table of Amendments to Draft SCDCP, Parts: L (p1), P (pp2-6), and Q (pp7-8)

Exhibited Draft DCP	Amended Draft DCP After Exhibition	Page #
Part Q – Urban Design Controls (Attachment 4)		
<p>1.2 Development to which this Part applies</p> <p>The urban design objectives and controls contained within Part Q of the SCDCP 2005 will be applied in the assessment of all development applications, with the exception of development for the purpose of dwelling-houses on land Zoned R2 Low Density Residential Zone under SLEP 2012.</p>	<p>1.2 Development to which this Part applies</p> <p>The urban design objectives and controls contained within Part Q of the SCDCP 2005 will be applied in the assessment of all development applications, with the exception of development for the purpose of dwelling-houses on land Zoned R2 Low Density Residential Zone under SLEP 2012.</p>	3
<p>1.3 Relationship to other Planning Instruments and Development Control Plans</p> <p>This section of the DCP is to be read in conjunction with the SCDCP 2005 and the Strathfield LEP 2012.</p> <p>Development for the purpose of residential apartment buildings must also comply with the <i>Apartment Design Guide (ADG)</i> and <i>State Environmental Planning Policy No.65: Design Quality of Residential Apartment Development (SEPP 65)</i></p> <p>Development within the Parramatta Road Corridor within the Strathfield Local Government Area shall also refer to the <i>Draft Parramatta Road Urban Transformation Strategy</i>.</p>	<p>1.3 Relationship to other Planning Instruments and Development Control Plans</p> <p>This section of the DCP is to be read in conjunction with the SCDCP 2005 and the Strathfield LEP 2012.</p> <p>Development for the purpose of residential apartment buildings must also comply with the <i>Apartment Design Guide (ADG)</i> and <i>State Environmental Planning Policy No.65: Design Quality of Residential Apartment Development (SEPP 65)</i></p> <p>Development within the Parramatta Road Corridor within the Strathfield Local Government Area shall also refer to the Draft <i>Parramatta Road Urban Transformation Strategy</i>.</p>	3
<p>3.10 Private and Communal Open Space</p> <p>3.10.1 Objectives</p> <p>c. To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting (<i>refer Figure 13</i>)</p>	<p>3.10 Private and Communal Open Space</p> <p>3.10.1 Objectives</p> <p>c. To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting (<i>refer Figure 13</i>)</p>	25

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<p>4.5 First floor additions to dwelling houses</p> <p>4.5.1 Essential criteria</p> <ol style="list-style-type: none"> 1) First floor additions must compliment the architectural style of the ground floor and where possible retain the existing roof form. 2) The first floor addition must retain the existing scale and character of the street. It may be preferable that the addition be confined to the rear of the premises or be contained within the roofstructure. <p>4.6 Secondary dwellings</p> <p>4.6.1 Essential criteria</p> <ol style="list-style-type: none"> 1) Secondary dwellings that are attached to the principal dwelling must be integrated with the design, colour and materials of the principal dwelling. 2) Secondary dwellings must be of a construction that meets the standards specified under the Building Code of Australia. In particular, where the secondary dwelling is proposed as the conversion of an existing structure, applicants must seek expert technical advice to ensure compliance with the relevant standards. 3) The appearance of a secondary dwelling must not detract from the visual amenity of the development on the site and surrounding development. 	<p>4.5 First floor additions to dwelling houses</p> <p>4.5.1 Essential criteria</p> <ol style="list-style-type: none"> 1) First floor additions must compliment the architectural style of the ground floor and where possible retain the existing roof form. 2) The first floor addition must retain the existing scale and character of the street. It may be preferable that the addition be confined to the rear of the premises or be contained within the roofstructure. <p>4.6 Secondary dwellings</p> <p>4.6.1 Essential criteria</p> <ol style="list-style-type: none"> 1) Secondary dwellings that are attached to the principal dwelling must be integrated with the design, colour and materials of the principal dwelling. 2) Secondary dwellings must be of a construction that meets the standards specified under the Building Code of Australia. In particular, where the secondary dwelling is proposed as the conversion of an existing structure, applicants must seek expert technical advice to ensure compliance with the relevant standards. 3) The appearance of a secondary dwelling must not detract from the visual amenity of the development on the site and surrounding development. 	<p>31, 32</p>
<p>4.7.1 Signage and advertising Essential criteria</p>	<p>4.7.1 Signage and advertising Essential criteria</p>	<p>32</p>
<p>4.12 The Parramatta Road Urban Transformation Strategy.</p> <p>The draft <i>Parramatta Road Urban Transformation Strategy</i> is the Plan for the growth and revitalisation of the Parramatta Road Corridor. The vision for the Corridor is that it will be a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs.</p> <p>UrbanGrowth NSW is working closely with local communities, local Council's and state agencies to develop the draft strategy.</p> <p>The Homebush Precinct is located immediately northwest of Strathfield Town Centre and Strathfield Railway Station. Sitting between Sydney's two main CBD's (Sydney and Parramatta), the Homebush Precinct will be transformed into a major high-density mixed-use precinct focused on providing employment and housing opportunities, and supported by an extensive open space network and efficient vehicular, active and public transport linkages.</p>	<p>4.12 The Parramatta Road Urban Transformation Strategy.</p> <p>The draft <i>Parramatta Road Urban Transformation Strategy</i> is the Plan for the growth and revitalisation of the Parramatta Road Corridor. The vision for the Corridor is that it will be a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs.</p> <p>UrbanGrowth NSW is working closely with local communities, local Council's councils and state agencies to develop and implement the draft strategy.</p> <p>The Homebush Precinct is located immediately northwest of Strathfield Town Centre and Strathfield Railway Station. Sitting between Sydney's two main CBD's (Sydney and Parramatta), the Homebush Precinct will be transformed into a major high-density mixed-use precinct focused on providing employment and housing opportunities, and supported by an extensive open space network and efficient vehicular, active and public transport linkages.</p>	<p>34</p>

ATTACHMENT 2



STRATHFIELD MUNICIPAL COUNCIL

PART L of
Strathfield Consolidated
Development Control Plan 2005

Public Notification of
Development Applications

DRAFT

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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; ~~and~~
- 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:

- ~~The above categories of 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;

- ~~the development of a heritage item, own or occupy land in the vicinity of a heritage item or within a Conservation Area that~~
- 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 form of one or more of the following:

- 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

Note: Advertised development is defined under Clause 2.3 of Part L of SCDGP 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 Meaning of 'Adjoining Land'

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

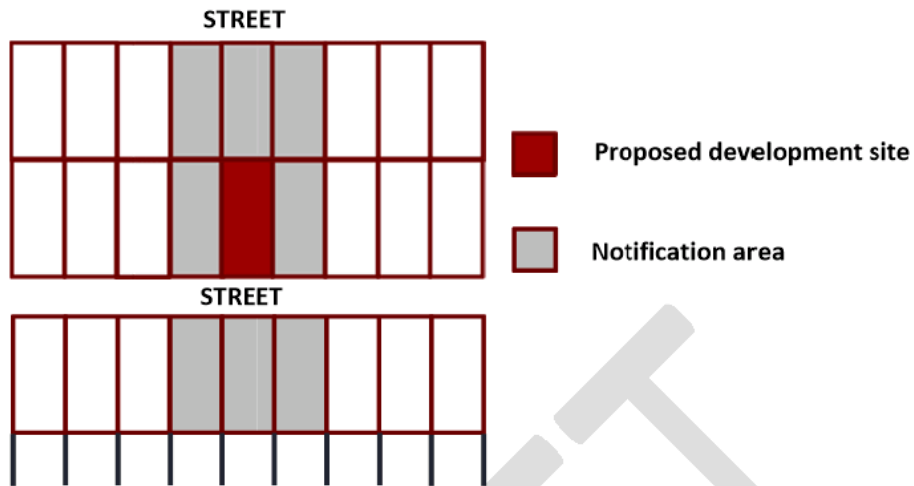


Figure 1 Minimum notification area

Note: When a site and the adjoining land are not in the configuration shown, Council has delegated to officers the power to form an opinion, which is to be based on the potential impact of the development, on what is considered to be 'adjoining land'.

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^{ds}, 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, [Internal Development Strathfield Independent Hearing and Assessment Panel \(IDAP\)\(SIHAP\)](#) 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/>)

ATTACHMENT 3



STRATHFIELD MUNICIPAL COUNCIL

PART P of
Strathfield Consolidated
Development Control Plan 2005
Heritage

DRAFT



Strathfield Consolidated Development Control Plan 2005

Part P: Heritage

1 Introduction

1.1 Executive summary

This section of the Development Control Plan establishes controls for development affecting places of heritage significance.

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

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

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

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

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

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

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

1.2 Relationship to SLEP 2012 and SCDCP 2005

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

1.3 Development to which Part P of SCDCP 2005 applies:

This section of the Development Control Plan applies to:

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

Places can be affected by statutory listings as heritage items or in Conservation Areas under a Local Environmental Plan, a Regional Environmental Plan or on the State Heritage Register. One way of determining whether a property is affected by a heritage listing under a Local Environmental Plan or Regional Environmental Plan, whether as a heritage item or a Conservation Area or in the vicinity of a heritage item or a Conservation Area, is to obtain a Section 149 Certificate.

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

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

1.4 Structure

This DCP Part P is divided into four (4) sections as follows:

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

1.5 Objectives of this DCP Part:

- a. To encourage development which complements existing heritage items and heritage Conservation Areas in a modern context.
- b. To retain evidence of historic themes of development evident in the Strathfield Local Government Area, through the proper care and maintenance of individual heritage items and heritage Conservation Areas.

- c. To protect those items and areas that are of value to the local community.
- d. To ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.
- e. To retain any significant horticultural or landscape features that assist in the interpretation of Strathfield's heritage.

1.6 Heritage management documents

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

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

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

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

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

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

Heritage Management Documents may comprise either:

- a) a **Heritage Impact Statement** which identifies heritage significance, assesses impact on that significance and measures to minimise that impact. In particular a Heritage Impact Statement will:
 - i) demonstrate that all possible means of mitigating any negative impact on the item have been addressed and that the proposed works will not significantly alter the heritage significance of an item or the character of the locality;
 - ii) be prepared by a qualified heritage consultant and in the case of Heritage Impact Statements, Council may accept statements from any other appropriately qualified or experienced person for minor development;

- iii) assist Council in its assessment of the development but Council may decide not to adopt, or not to fully adopt, the particular recommendations of the documents submitted.
- b) a **Heritage Conservation Management Plan** must be in accordance with the relevant conservation policies and management mechanisms in the NSW Guidelines and Policy; or
- c) any other document that provides guidelines for the ongoing management and conservation.

1.7 Council responsibilities

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

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

2 Development of Heritage Items

Heritage items have been identified as places that should be retained and conserved for future generations. The heritage significance of these places must be understood and respected when designing future development. The following controls assist in designing alterations and additions to places of heritage significance.

2.1 General objectives

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

2.2 Setting

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

2.2.1 Objectives

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

2.2.2 Controls

- 1) Original elements that contribute to the setting of a heritage item such as landscaping, fences, and gates, driveways, seawalls etc. should not be removed and, traditional garden designs should be reinstated where possible.
- 2) New structures on land on which a heritage item is located such as swimming pools and outbuildings should be located so that they do not adversely impact on the significance of the heritage item.
- 3) The natural landform and character of the area within which a Heritage Item is located, should be maintained, avoiding any cut and fill to land when constructing new buildings and landscaping grounds.

2.3 Scale

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

2.3.1 Objective

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

2.3.2 Controls

- 1) Development on the site of a heritage item must not dominate the item or detract from its significance.
- 2) Development shall not obstruct significant views to and from the item of significance.

2.4 Form

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

2.4.1 Objectives

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

2.4.2 Controls

- 1) Important elements of the form of a heritage item such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.
- 2) Development of a heritage item must seek to reconstruct missing architectural detailing of a Heritage Item where possible, including gables, finial trims, front verandahs or bays.
- 3) Verandahs on the front and sides of a heritage item should not be filled in.
- 4) Additions and alterations to a heritage item should not detract from important aspects of the form of the heritage item.
- 5) The original shape of the roof of a Heritage Item should not be altered.
- 6) The original wall treatment of a Heritage Item must be retained where possible. Unpainted brick or stone on a Heritage Item should not be painted or rendered.

2.5 Materials and colours

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

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

2.5.1 Objectives

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

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

2.5.2 Controls

- 1) Original materials of heritage items should not be replaced with different materials or materials of different colour.
- 2) Non-original materials of heritage items that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.
- 3) Painting, rendering or bagging of original face brickwork and/or stonework is not permitted.
- 4) The texture of original rendered finishes should not be changed.
- 5) Materials for additions and alterations to heritage items should be [consistent compatible](#) with the original materials of the heritage item.
- 6) Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.
- 7) The use of fluorescent paint on heritage items is not permitted.
- 8) The use of modern finishes including stencilled concrete for driveways associated with heritage items is not permitted.
- 9) The original roof cladding of a heritage item (slate, tiles or corrugated iron) should not be changed if it is in good repair.
- 10) Sandblasting to remove paint from brick or stone should not be undertaken on a heritage item as it exposes it to weathering and may change its appearance.

2.6 Alterations and additions

2.6.1 Controls

- 1) Alterations and additions must not adversely impact the significance of a heritage item.
- 2) Any alterations and additions must be consistent with the scale, form, proportion, details and materials of the heritage item.
- 3) Alterations and additions to heritage items must be located so as to minimise their visibility and prominence from the street or adjoining streets, and the height must not be seen above the main ridgeline of the building.
- 4) Ancillary buildings on the same site as a heritage item must be located so as to not obscure the significant elements of the item.

2.7 Doors and windows

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

2.7.1 Objectives

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

2.7.2 Controls

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

2.8 Car parking

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

2.8.1 Objective

- a. To ensure that garages and carports are designed to minimise the visual impact on views of heritage items.

2.8.2 Controls

- 1) Garages and carports must be located behind the front building alignment.
- 2) Garages should generally not be incorporated into the front façade of a heritage item.
- 3) Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.
- 4) Refer to the Controls for Garages and Carports in the Residential section of this Development Control Plan for general provisions regarding garages and carports.

2.9 Fencing

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

2.9.1 Objectives

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

2.9.2 Controls

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

2.10 Landscape elements including paving and driveways

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

2.10.1 Objectives

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

2.10.2 Controls

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

2.11 Outbuildings

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

2.11.1 Objective

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

2.11.2 Controls

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

2.12 Modern technologies

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

These are usually large elements and are often intrusive elements in a roofscape.

2.12.1 Objective

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

2.12.2 Controls

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

2.13 Demolition

Demolition of heritage items is not permitted. Partial demolition of heritage items may be possible subject to the merits of the proposal. Outbuildings that relate to heritage items can be demolished if the demolition does not impact on the significance of the heritage item.

2.13.1 Objective

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

2.13.2 Controls

- 1) Buildings that are listed as heritage items or contribute to the significance of a heritage item shall not be demolished.
- 2) Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.
- 3) Outbuildings associated with heritage items can only be demolished where a Statement of Heritage Impact has established that the outbuilding does not contribute to the heritage significance of the place.

2.14 Subdivision

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

2.14.1 Objectives

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

2.14.2 Controls

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

2.15 Signage

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

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

2.15.1 Objectives

- a. To allow for appropriate signage on heritage items, [complementing the historic character of the building](#)
- b. To ensure the original details of heritage items are not obscured by inappropriate signage.
- b-c. [To conserve existing heritage signs which have cultural significance.](#)

2.15.2 Controls

- 1) Signage on commercial buildings is to be confined to:
 - an under-awning sign of appropriate size;
 - a window sign in the ground floor shopfront of appropriate design; or
 - a first floor sign contained within a purpose designed panel on the building façade.
- 2) The façade of a heritage item is not to be painted in a corporate colour scheme.

- 3) The architectural details of a building are not to be obscured or damaged by commercial signage.
- 4) Signage for the use of residential buildings for professional rooms or commercial purposes is to be designed to have minimal impact on the significance of the heritage item.
- 5) Backlight signs and neon signs should only be allowed for under-awning signs on commercial buildings.
- 6) Advertising structures are not permitted.

2.16 Adaptive reuse

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

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

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

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

2.16.1 Objectives

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

2.16.2 Controls

- 1) Alterations and additions to a building as part of adaptive reuse must be designed by a suitably qualified heritage architect to respect the original architectural qualities of the building such as building form, façade articulation, fenestration pattern, parapet profile and detail, materials and colours
- 2) Adaptive reuse of a heritage item is to involve minimal change to the significant fabric of the place.
- 3) Adaptive reuse of a heritage item must respect significant associations and meanings of the place.
- 4) Retention of only the facades of the building is discouraged.
- 5) New work necessary in the adaptive reuse of a heritage item should be distinguishable from original work and designed by a suitably qualified heritage architect.
- 6) Fire engineered solutions should be sought to allow retention of original structural systems that would otherwise not meet “deemed to comply” provisions of the Building Code of Australia.

3 Development in the Vicinity of Heritage Items

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

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

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

3.1 Setting

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

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

3.1.1 Objectives

- a. To ensure the setting of heritage items is not compromised by development in the vicinity of the heritage item.

- b. To ensure that new development respects the contribution of heritage items to the streetscape and/or townscape.

3.1.2 Controls

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

3.2 Scale

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

3.2.1 Objective

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

3.2.2 Controls

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

3.3 Siting

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

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

3.3.1 Objectives

- a. To ensure new development in the vicinity of a heritage item is sited so that it does not obscure important views to or from the heritage item.

- b. To ensure that new development in the vicinity of a heritage item does not adversely impact landscape elements that are significant or are associated with a heritage item.

3.3.2 Controls

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

3.4 Materials and colours

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

3.4.1 Objective

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

3.4.2 Control

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

4 Development in Conservation Areas

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

Residential Conservation Areas:

- Abbotsford Road Conservation Area
- Albert Road Central Conservation Area, Federation Queen Anne style group
- Albert Road West Conservation Area, Inter-war California bungalow style group
- Birriwa Avenue Conservation Area, Inter-war California bungalow style group
- Broughton Road Conservation Area, Federation houses group
- Churchill Avenue Conservation Area, Federation houses group
- Homebush Road Conservation Area
- Marion Street Conservation Area, Inter-war bungalow style group
- Meredith Street Conservation Area, Victorian Villa style group
- Merley Road Conservation Area, Inter-war bungalow style group

- Pair of Federation Queen Anne style houses
- Redmyre Road Conservation Area
- Vernon Street Conservation Area
- Welfare Street Conservation Area, Inter-war bungalow style group
- Woodward Avenue Conservation Area

Retail Conservation Areas:

- The Boulevard Retail Conservation Area
- Village of Homebush' Retail Conservation Area

4.1 Setting

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

4.1.1 Objectives

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

4.1.2 Controls

- 1) The side and front setbacks of new development in a Conservation Area should be typical of the spacing of existing buildings in the vicinity of the proposed development in that Conservation Area, such that the rhythm of buildings in the streetscape is retained.
- 2) No new structures should be built forward of the established street building line.
- 3) The established landscape character of the locality including the height of canopy and density of boundary landscape plantings should be retained in any new development.

4.2 Scale

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

buildings and/ or landscape elements that contribute to the significance of the Conservation Area.

4.2.1 Objectives

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

4.2.2 Controls

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

4.3 Form

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

4.3.1 Objectives

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

4.3.2 Controls

- 1) Important elements of the form of a contributory building in a Conservation Area such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.
- 2) New development in a Conservation Area is to complement existing nearby buildings that contribute to the Conservation Area.
- 3) Chimneys and roof features such as ventilation gables should not be removed from contributory buildings in a Conservation Area.
- 4) Dormer windows should generally be confined to rear or side roof slopes to minimize visibility in the streetscape.

- 5) Additions and alterations to existing buildings that contribute to the character of a Conservation Area should not detract from the original form of the existing building as viewed from the Public Domain.
- 6) The treatment of the street façade of new development in a Conservation Area should relate to existing nearby buildings that contribute to the Conservation Area.

4.4 Siting

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

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

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

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

4.4.1 Objective

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

4.4.2 Controls

- 1) The front setback of new development (including alterations and additions) in Conservation Areas should match that of adjacent contributory development. Where adjacent developments have different setbacks, new development should align with the greater setback.
- 2) Side setbacks of new development (including alterations and additions) in Conservation Areas should match the pattern of adjacent and/or nearby contributory development. This will often include a greater setback on one side of the development to provide vehicular access at the side of a property.
- 3) The orientation of new development should follow the established pattern of development in the Conservation Area.
- 4) Where trees are important to a Conservation Area, new buildings should be sited away from the drip line of the trees.

4.5 Materials and colours

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

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

4.5.1 Objective

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

4.5.2 Controls

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

4.6 Doors and windows

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

4.6.1 Objectives

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

4.6.2 Controls

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

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

4.7 Car parking

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

4.7.1 Objective

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

4.7.2 Controls

- 1) Garages and carports must be located as far behind the front building alignment as possible.
- 2) Garages should not be incorporated into the front façade of a building in a Conservation Area.
- 3) Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.
- 4) Carports will only be allowed in front of the front building alignment where there is no possibility for side or rear access for car parking. Any such carports shall be limited to a single carport.
- 5) Refer to the Controls for Garages and Carports in the Residential section of this Development Control Plan for general provisions regarding garages and carports.

4.8 Fencing

Fencing, particularly fencing facing the street is important in retaining the significance of Conservation Areas. Consistent and uniform fencing can contribute significantly to the streetscape and character of a Conservation Area. Fencing should complement the style and scale of the house. Inappropriate fencing can detract from the streetscape by interrupting the pattern of development and by obscuring views.

4.8.1 Objectives

- a. To conserve original gates and fences within Conservation Areas.

- b. To ensure new fences and gates are consistent with the character of the Conservation Area and in particular with contributory housing in a Conservation Area.
- c. To ensure that the quality of the streetscape or townscape in a Conservation Area is not diminished by inappropriate fencing.

4.8.2 Controls

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

4.9 Landscape elements including paving and driveways

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

4.9.1 Objectives

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

4.9.2 Controls

- 1) Street trees in Conservation Areas should not be removed to allow for new development such as the relocation of driveways which may necessitate the removal of a street tree.
- 2) Existing driveways and footpath crossings that relate to original development in a Conservation Area should not be relocated.

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

4.10 Outbuildings

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

4.10.1 Objective

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

4.10.2 Controls

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

4.11 Modern technologies

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

4.11.1 Objective

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

4.11.2 Controls

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

4.12 Demolition

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

4.12.1 Objective

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

4.12.2 Controls

- 1) Contributory buildings within a Conservation Area should not be demolished.
- 2) Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.
- 3) Demolition of rear outbuildings in Conservation Areas ~~may be~~ is generally acceptable. For places listed as heritage items, additional restrictions might apply.

4.13 Subdivision

The subdivision patterns of many Conservation Areas is important in the existing streetscape. The regular sizes of blocks together with the regular setbacks of buildings helps to establish a rhythm to the streetscape.

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

4.13.1 Objective

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

4.13.2 Controls

- 1) Consolidation of allotments of an early subdivision within a Conservation Area is not permitted unless it can be demonstrated that the original pattern of development in that part of the Conservation Area will be maintained.
- 2) Subdivision of allotments of an early subdivision within a Conservation Area should not be allowed unless it can be demonstrated that the original pattern of development in that part of the Conservation Area will be maintained.
- 3) New subdivision within a heritage Conservation Area should reinforce the original pattern of development within the heritage Conservation Area.

4.14 Signage

Many commercial buildings built in the late nineteenth and early twentieth century incorporate areas on the main façade designed for locating a sign to identify the business operating within. This allows for appropriate signage while the unity of the streetscape is retained. Residential streetscapes in Conservation Areas can be obscured by inappropriate signage. For ~~most~~ late nineteenth century and early twentieth century buildings house

names are often incorporated into the building or placed on a small sign fixed to a wall near the front door.

4.14.1 Objectives

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

4.14.2 Controls

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

5 Additional controls for development within the Residential Conservation Areas

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

5.1 General objectives

- a. To conserve the existing character and heritage significance of Strathfield's residential Conservation Areas.

- b. To facilitate sympathetic and appropriate alterations and additions, whilst minimising the impact on the heritage significance of the dwellings and streetscapes within residential Conservation Areas.
- c. To ensure that new development is sympathetic to the particular building and/or relevant Conservation Area in terms of siting, form, massing, articulation and detail composition.
- d. To ensure that the proposed form of roof and details, the style, size, proportion and position of openings of windows and doors, the colours, textures, style, size and type of finish of materials to be used on the exterior of the building is compatible with similar features and materials used in the existing building on the site and within the relevant Conservation Area
- e. To retain any horticultural or landscape features within the relevant Conservation Area.
- f. To retain the subdivision pattern of the relevant Conservation Area.
- g. To promote an understanding of the importance of conserving the fabric of existing buildings and its context within the relevant Conservation Area.

5.2 Siting and Garden Area

- 1) The historical pattern of development of individual buildings on separate allotments of land separated by garden space, which characterise each of the Residential Conservation Areas, should be maintained.
- 2) Front garden areas, lawns and associated pathways as traditional garden settings for houses should be maintained in any development proposal within a Residential Conservation Area.
- 3) Views around and between buildings collectively forming a Residential Conservation Area should be retained in any development proposal.
- 4) Side boundary setbacks should match existing setbacks.

5.3 Building Form

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

5.4 Roof Forms

- 1) Roof extensions on buildings within a Residential Conservation Area are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.
- 2) New buildings are to have roofs that reflect the size, mass, shape of original roofs in the vicinity, particularly of the adjoining roofs.
- 3) Replacement roof materials are to match original materials or are to use approved alternative materials.
- 4) Roof details such as finials, ridge capping, are to be maintained, repaired and reinstated where possible.

5.5 Walls, chimneys, doors and windows

- 1) The original shape and materials of the front and side walls of buildings within a Residential Conservation Area shall not be altered.
- 2) Chimneys on buildings within a Residential Conservation Area should not be demolished, unless they are structurally unsound and only when followed by immediate reconstruction in the original design. Reconstruction of original chimneys is encouraged.
- 3) Original doors and windows of dwellings within a Conservation Area, are to be kept, maintained and repaired when necessary.
- 4) New doors and windows of dwellings within a Conservation Area are to reflect the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.

5.6 Verandahs

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

5.7 Garages and Carports

- 1) New garages and carports are to be located at the back or at the side of the house.
- 2) Carports, but not garages, forward of the building line may be permitted only in circumstances where access is not available to the rear.
- 3) Driveways consisting of wheel tracks with central grass/planting are preferred to fully paved driveway spaces.

5.8 Fences & Gates

- 1) Original front fences and gates are to be kept and repaired where possible.

- 2) Where necessary, replace side and rear fences with a timber paling fence of same height to the original, or a fence of unobtrusive lightweight materials such as timber or wire mesh with covering plants.
- 3) Privacy walls higher than 1m of brick, timber or brush are not permitted on the street frontage.

5.9 Statement of Significance and additional controls for each Conservation Area

5.9.1 Abbotsford Road Conservation Area ("C2" on Heritage Map)

5.9.1.1 Statement of Significance

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

5.9.1.2 Additional Controls

- 1) The characteristic pattern of street tree planting comprising mature trees on the verges must be retained.
- 2) Mature trees should be planted to match the existing type and species where there are gaps in the street tree planting.

5.9.2 Albert Road Central Conservation Area ("C7" on Heritage Map - Federation Queen Anne style group)

5.9.2.1 Statement of Significance

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

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

5.9.2.2 Additional Controls

- 1) Replacement roof materials are to match original materials of dwellings within this Conservation Area, these being unglazed terra cotta Marseilles tiles.

- 2) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic face brickwork trimmed with roughcast render should be retained and repaired or replaced, ~~replaced or repaired~~ where appropriate.
- 3) Existing original verandahs with timber detailing which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where possible.

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

5.9.3.1 Statement of Significance

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

5.9.3.2 Additional Controls

- 1) New buildings or alterations to existing buildings are to have roofs that reflect the low-medium roof pitch of the neighbouring original roofs within this Conservation Area.
- 2) Replacement roof and gable materials are to match original materials in the use of battened fibre and shingled cladding to the gables which are characteristic of dwellings within this Conservation Area.
- 3) Existing original front verandahs with brick piers and timber posts which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where possible.

5.9.4 Birriwa Avenue Conservation Area ("C1" on Heritage Map - Inter-war California bungalow style group)

5.9.4.1 Statement of Significance

Birriwa Avenue is an intact streetscape of Inter-War California Bungalows, terminated at the western end by an Inter-War corner shop. The cohesive nature of the streetscape is created in a large part by the regular pattern of gabled roofs and front verandahs along the street. The construction of a whole street by one builder has resulted in a similarity of scale, style and material through the streetscape. The plantings of Nerium oleander and the gentle curve in the avenue add to the quality of the streetscape.

The houses of Birriwa Avenue are representative of the Inter-War California bungalow style through the use of gabled fronts to the street, imitation half timbering and imitation timber shingles to contrast with face brickwork, verandahs on brick piers and sets of timber

casement windows. The corner shop is also a good representative example of a small Inter-War commercial building attached to a residence.

5.9.4.2 Additional Controls

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

5.9.5 Broughton Road Conservation Area ("C9" on Heritage Map - Federation houses group)

5.9.5.1 Statement of Significance

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

5.9.5.2 Additional Controls

- 1) The predominant gable pattern which is characteristic of the Broughton Road Conservation Area should be retained or restored in any development.
- 2) Existing original front verandahs with brick piers and timber posts which are characteristic of dwellings in this Conservation Area are to be kept and repaired or reinstated where possible.
- 3) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic imitation half timbering and imitation timber shingles along with face brickwork should be retained, replaced or repaired where appropriate.

5.9.6 Churchill Avenue Conservation Area ("C10" on Heritage Map - Federation houses group)

5.9.6.1 Statement of Significance

Churchill Avenue is of local significance for its high retention of form, scale, and architectural detail. Mature street planting and period style fences provide a unified streetscape. The housing stock is comprised of Federation and bungalow styled residences. Elements that give the precinct its character include Marseilles tile and slate roofs, brick construction, single storey, timber detailing and well-maintained gardens.

5.9.6.2 Additional Controls

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

5.9.7 Homebush Road Conservation Area ("C11" on Heritage Map)

5.9.7.1 Statement of Significance

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

5.9.8 Marion Street Conservation Area ("C12" on Heritage Map – Inter-war bungalow style group)

5.9.8.1 Statement of Significance

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

5.9.8.2 Additional Controls

- 1) The characteristic pattern of street tree planting comprising Brush Box on the verges of this Conservation Area must be retained.
- 2) New trees using mature Brush Box should be planted where there are gaps in the street tree planting.
- 3) Roof extensions of dwellings within this Conservation Area are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials, with hipped roof forms and Marseilles tiles to be used where appropriate.
- 4) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Characteristic dark coloured brick should be

retained, replaced or repaired where appropriate.

- 5) Existing original small front verandahs and bays which are characteristic of dwellings within this Conservation Area are to be kept and repaired or reinstated where necessary.
- 6) Original low brick front fences which are characteristic of the Conservation Area are to be kept and repaired where possible.

5.9.9 Meredith Street Conservation Area (“C4” on Heritage Map – Victorian Villa style group)

5.9.9.1 Statement of Significance

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

5.9.9.2 Additional Controls

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

5.9.10 Merley Road Conservation Area (“C13” on Heritage Map)

5.9.10.1 Statement of Significance

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

5.9.10.2 Additional Controls

- 1) Gables should be restored, repaired or replaced to follow the consistent pattern throughout the Conservation Area.
- 2) Replacement roof materials are to match original materials on dwellings within this Conservation Area, such as unglazed terra cotta Marseilles tiles.
- 3) The original shape and materials of the front and side walls of dwellings within this Conservation Area shall not be altered. Face brickwork with render should be [replaced or repaired](#) where appropriate.

- 4) Existing original front verandahs are to be kept and repaired or reinstated where necessary.

5.9.11 Pair of Federation Queen Ann style houses (“C3” on Heritage Map)

5.9.11.1 Statement of Significance

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

5.9.11.2 Additional Controls

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

5.9.12 Redmyre Road Conservation Area (“C14” on Heritage Map)

5.9.12.1 Statement of Significance

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

5.9.12.2 Additional Controls

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

5.9.13 Vernon Street Conservation Area (“C16” on Heritage Map)

5.9.13.1 Statement of Significance

This Conservation Area contains many buildings from the late Nineteenth Century. It is of local significance as the villas retain their form and scale and they combine to provide an

attractive streetscape. The villas are predominantly single storey with asymmetrical facades and projecting bays.

5.9.13.2 Additional Control

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

5.9.14 Welfare Street Conservation Area (“C6” on Heritage Map – Inter war bungalow style group)

5.9.14.1 Statement of Significance

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

5.9.14.2 Additional Controls

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

5.9.15 Woodward Avenue Conservation Area (“C17” on Heritage Map)

5.9.15.1 Statement of Significance

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

5.9.15.2 Additional Controls

- 1) Where appropriate, new development should complement the asymmetrical facade designs that are characteristic of the Conservation Area.
- 2) Replacement roof materials are to match original materials such as slate, or are to employ approved alternative materials where possible.

- 3) Rendered brick construction on dwellings within this Conservation Area should be retained and repaired where possible.
- 4) Existing original front verandahs and projecting front bays that characterise dwellings within the Conservation Area are to be kept and repaired or reinstated where necessary.

6 Additional controls for development within Retail Conservation Areas

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

6.1 General objectives

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

6.2 Land Use

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

6.3 Building design

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

6.4 Setbacks

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

6.5 Rear elevations

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

6.6 Shop fronts and building facades

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

6.7 Roofs, parapets and architectural features

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

6.8 Materials and finishes

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

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

6.9.1 The Boulevarde Retail Conservation Area (“C15” on Heritage Map)

6.9.1.1 Statement of Significance

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

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

6.9.1.2 Additional objectives

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

6.9.1.3 Additional controls

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

6.9.2 “Village of Homebush” Retail Conservation Area (“C5” on Heritage Map)

6.9.2.1 Statement of significance

The “Village of Homebush” Retail Conservation Area has aesthetic value as a cohesive group of late Federation and Inter-War commercial buildings. There is a consistency of materials, scale and detailing through the group. The Conservation Area demonstrates the

importance of Rochester Street in connecting Homebush and Strathfield residential areas with Homebush Railway Station and, prior to the closure of the level crossing over the railway line, with Parramatta Road.

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

6.9.2.2 Additional controls

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

ATTACHMENT 4



STRATHFIELD MUNICIPAL COUNCIL

PART Q of
Strathfield Consolidated
Development Control Plan 2005
Urban Design Controls

DRAFT



Strathfield Consolidated Development Control Plan 2005 Part Q: Urban Design Controls

1 Introduction

1.1 Purpose

The purpose of Part Q of the Strathfield Consolidated Development Control Plan (SCDCP) 2005 is to establish urban design controls that encourage high quality urban design outcomes for the Strathfield community including making it more liveable.

Strathfield Council is committed to encouraging design excellence in relation to development. These urban design controls will assist in facilitating design excellence to deliver the highest standard of architectural, urban and landscape design

Council is also making its area more liveable through good urban design. This is reflected in its **Urban Design Charter**.

The Charter identifies twelve (12) key urban principles that are essential qualities for the functioning of good urban environments, in making places that are valued and significant for the community who use them.

The Charter principles are:

PRINCIPLE 1: STRUCTURE AND CONNECTIVITY

Organise places so that their parts relate well to each other and display strong connectivity.

PRINCIPLE 2: ACCESSIBILITY

Provide ease, safety and choice of access for all people.

PRINCIPLE 3: LEGIBILITY

Enable people to understand how places work and to find their way around.

PRINCIPLE 4: ACTIVATION

Stimulate activity and a sense of vitality in public places

PRINCIPLE 5: FIT AND FUNCTION

Support the intended use of spaces while also allowing for their adaptability to change

PRINCIPLE 6: COMPLEMENTARY MIX OF LAND USES

Ensure land uses and development types complement each other and integrate together

PRINCIPLE 7: SENSE OF PLACE

Recognise and enhance the qualities that give places a valued identity

PRINCIPLE 8: CONSISTENCY AND VARIETY

Balance consistency and variety in the urban environment for intellectual and aesthetic stimulation

PRINCIPLE 9: CONTINUITY AND CHANGE

Maintain a sense of place and time by embracing change yet respecting heritage values.

PRINCIPLE 10: SAFETY AND SECURITY

Design spaces that minimise risks of personal harm and support safe behaviour

PRINCIPLE 11: SENSORY PLEASURE

Create spaces that engage the senses and delight the mind

PRINCIPLE 12: INCLUSIVENESS AND INTERACTION

Create places where all people are free to encounter each other as civic equals.

1.2 Development to which this Part applies

The urban design objectives and controls contained within Part Q of the SCDCP 2005 will be applied in the assessment of all development applications, with the exception of development for the purpose of dwelling-houses on land ~~Zoned~~ **Zoned** R2 Low Density Residential **Zone** under SLEP 2012.

1.3 Relationship to other Planning Instruments and Development Control Plans

This section of the DCP is to be read in conjunction with the SCDCP 2005 and the Strathfield LEP 2012.

Development for the purpose of residential apartment buildings must also comply with the *Apartment Design Guide (ADG)* and *State Environmental Planning Policy No. 65: Design Quality of Residential Apartment Development (SEPP 65)*.

Development within the Parramatta Road Corridor within the Strathfield Local Government Area shall also refer to the *Draft Parramatta Road Urban Transformation Strategy*.

1.4 Objectives of this DCP Part:

- 1) To establish built form guidelines that encourage high quality urban design outcomes for all development types.
- 2) To encourage best practice sustainable urban transformation.
- 3) To strengthen the relationship between people, places and buildings.
- 4) To make the public environment safer, attractive and more liveable.
- 5) To create more efficient, sustainable and inspiring places to live that support the social, cultural, economic and environmental well-being of the community.
- 6) To deliver the highest standard of architectural, urban and landscape design.

1.5 Structure

Part Q is divided into four (4) sections as follows:

- **Section One: Introduction**
- **Section Two: Built form guidelines**

- **Section Three: Amenity guidelines**
- **Section Four: Guidelines for specific developments**

1.6 Design excellence

The objective of design excellence is to deliver the highest standard of architectural, urban and landscape design.

Strathfield Council is committed to encouraging design excellence in relation to development. These urban design controls will assist in facilitating design excellence.

2 Built Form Controls

2.1 Public Domain and place making

The public spaces of an area including its streets, parks, lanes and squares, are collectively known as the "Public Domain". The Public Domain includes streets, fences, bridges, trees, open spaces, footpaths, car parks and plazas. These vital areas provide space for social interaction and cultural activity, and contribute to a strong sense of place.

The Public Domain is partially defined by private buildings, spaces (i.e. gardens) and elements. The design quality of these adjacent buildings, including their capacity for overshadowing, the design and location of entrances, building siting, massing, articulation, integration with the streetscape, landscaping, and setbacks, all impact on the Public Domain.

Good urban design improves the quality of the urban environment, its amenity, attractiveness, efficiency and cohesion. Successful integration of private buildings with the Public Domain requires care and skill in the design phase of any development

Critical to this is context and site analysis involving a consideration of how the proposed development will respond to site constraints and integrate with its surrounds.

The purpose of Section 2.1.1 of this DCP Part is to outline the built form guidelines that need to be considered in the design phase of all development applications. General objectives for achieving cohesion between a development and the public domain are included below. More specific objectives and design guidelines are discussed in the remaining sections of this DCP Part.

2.1.1 General objectives

- a. To ensure that development adjacent to the Public Domain complements the landscape character, public use and enjoyment of that land.
- b. To enhance the quality of the Public Domain.
- c. To ensure the Public Domain is attractive, safe, interesting, comfortable, readily understood and easily accessed.

2.1.2 Design guidelines

- 1) All development applications involving substantial external changes that are visible from or effect public space, or have significant land use implications, must be designed in accordance with this DCP Part Q to ensure a positive contribution to the public environment.
- 2) Development is to be designed to address elements of the public domain, including the building interface between private and public domains, circulation patterns and access ways, gateways, nodes, edges, landscape features, heritage items, ground floor activity and built form definition to the street.
- 3) Public access to the public domain is to be maximised.
- 4) Development is to be located to provide an outlook to the public domain, without appearing to privatise that space.
- 5) Development is to provide passive surveillance to the public domain. Where appropriate, ground floor areas abutting public space should be occupied by uses that create active building fronts with pedestrian flow, and contribute to the life of the streets and other public spaces.
- 6) Continuous lengths of blank walls and fences at the public domain interface are to be avoided.

2.2 Streetscape

Streets are an important component of the Public Domain. Streetscape refers to the visual elements of a street that combine to form the streets character.

It is vitally important that all development respects and responds to the prevailing streetscape character in order to contribute positively to the street as well as the appearance and character of the surrounding locality.

The individual characteristics of streets and localities should be maintained and reinforced. A high level of townscape quality will result in an area being experienced, not as a number of disconnected parts, but as a whole, with one recognisable area leading into another.

2.2.1 General objectives

- a. To ensure that all development contributes positively to the street and locality.
- b. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.
- c. To increase the legibility of streetscapes and urban spaces so that the inter-relationship between development and the Public Domain is visually coherent and harmonious.
- d. To maximise opportunities for buildings to define the Public Domain.
- e. To encourage attractive street frontages and improve pedestrian amenity.

2.2.2 Essential criteria

- 1) Building height at the street frontage and building alignment must maintain a compatible scale with adjacent development, whilst having regard to this Plan's height controls; and
- 2) Buildings and fences must be designed to complement and/or visually improve existing streetscapes.
- 3) Development must respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and vistas and the patterns of development within the area (refer Figure 1a)



Figure 1a: Streetscape continuity, rhythm and spacing

- 4) Building design and landscaping must be in harmony with the form, mass and proportions of the streetscape.
- 5) New buildings must recognise and reinforce the elements of facades within the street. Designs must have regard to the horizontal and vertical proportions of building elements which create the visual scene.
- 6) Building setbacks from the street boundary must be consistent with prevailing setbacks of adjoining and nearby buildings (refer Figures 2 & 3)

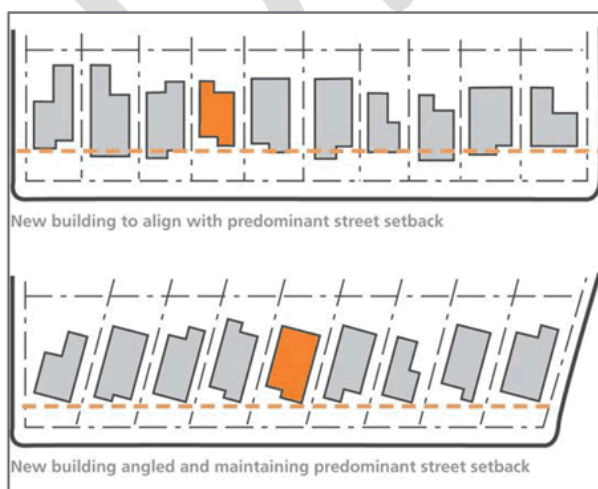


Figure 2: Building frontage setbacks – rectilinear streets

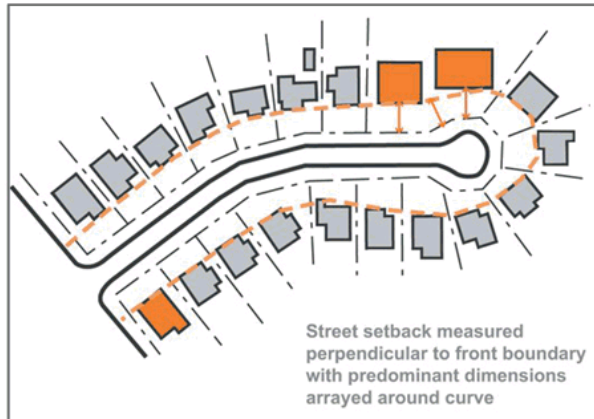
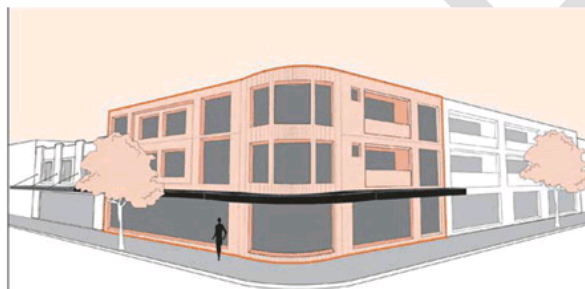


Figure 3: Building frontage setbacks – curvilinear street

- 7) Buildings on corner sites must be designed and articulated to address each street frontage and must define corners (*refer Figure 4*).



Design the building facade to address the corner and integrate the facade to achieve a unified architectural concept

Figure 4: Corner Building Articulation

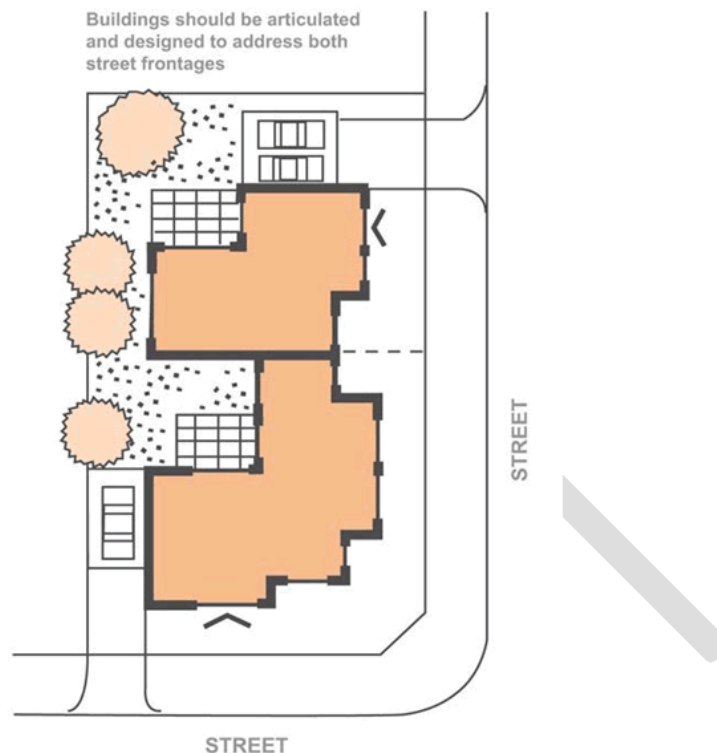


Figure 5: Plan view – corner articulation

- 8) Development adjoining land use zone boundaries must provide a transition in form, height, scale, appearance, materials and setbacks with adjoining development and the Public Domain.
- 9) Buildings must be constructed of suitably robust and durable materials which contribute to the overall quality of the streetscape.
- 10) The use of security devices, such as roller shutters or grilles on shopfronts, shall not compromise natural surveillance of streets and public places. Solid roller shutters will not be permitted as security devices on shop fronts (windows and doors).
- 11) Where side setbacks are an important part of the local streetscape character, these are to be maintained.

2.3 Siting

Development must achieve high quality urban form that is cohesive. The arrangement of buildings affects the Public Domain, amenity of spaces, the quality of space between buildings, visual and acoustic privacy and solar access to private and shared open spaces.

Appropriate building separation is required to maximize light, air and outlook. Good site planning can reinforce an area's character, or make an important contribution to the future character of an area undergoing change.

Appropriate building configuration and site planning will be informed by the surrounding built environment, street conditions and any vision statements adopted for individual areas.

2.3.1 Building configuration and site planning essential criteria

- 1) Development must respond to the scale of surrounding buildings and definition of the street networks and public spaces.
- 2) The distinctive and valued character of the surrounding area, particularly those elements that contribute to a sense of place and identity, must be protected and enhanced.
- 3) Building forms (including heights and massing) are to be arranged to reinforce the future desired structure and character of the area.
- 4) Buildings must address the street, laneway, new through-site link or open space.
- 5) Street edges must be defined with low rise buildings or appropriately scaled podiums to create a pedestrian scale and active frontages at street level.
- 6) Appropriate building separation must be provided to protect privacy and solar access to private property and the Public Domain.
- 7) Building corners on key streets must be emphasised to signify key intersections and enhance Public Domain legibility.
- 8) Possible future development on adjoining sites must be considered as part of any design.

2.4 Building envelope

The building envelope is the three dimensional space within which development may take place. The building envelope is generated by maximum building height, floor space ratio and setback controls. These are defined under the SLEP 2012 and SCDP 2005.

The total space defined by the building envelope is generally greater than the resultant building form.

- The building envelope **includes** articulation zones for blade walls, balconies, shading devices and the like. These features may not project outside the building envelope.
- Building envelopes should allow for a 'loose fit' and room for articulation and modulation (refer Figure 6).



Figure 6: Example of a building envelope in elevation and plan

2.4.1 Objective

- a. To ensure the scale and bulk of future development is compatible with site conditions, surrounding development and the existing and desired future character of the streetscape and locality.

2.4.2 Essential criteria

- 1) The bulk and scale of any development must reflect the existing and future character of the existing street and surrounding locality.
- 2) The bulk and scale of any development must be compatible with the amenity of the immediately and surrounding locality.
- 3) Buildings must not be designed to be outside the building envelope even if they do not achieve 100% of the permissible Gross Floor Area (GFA) or maximum height permitted.

2.5 Building massing and scale

Built form massing and articulation is fundamental to the character and identity of streetscapes and neighbourhoods. Articulation should define and reinforce the identity and character of the streetscape and surrounding locality and be used to develop an appropriate scale of building(s).

Facade treatments are encouraged to create variety and interest while contributing to the continuity of the streetscape.

2.5.1 Objectives

- a. To ensure buildings are compatible in form relative to the spatial characteristics of the local area.

- b. To ensure building mass and form reinforces, complements and enhances the visual character of the street.
- c. To ensure the building height and mass preserves and enhances the Public Domain, neighbourhood amenity, and site characteristics.
- d. To ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surrounding or nearby development.

2.5.2 Essential criteria

- 1) Buildings must be of a height that responds to the topography and shape of the site.
- 2) Buildings, or their individual elements, must be appropriately scaled to reinforce the surrounding character.
- 3) Building heights are to be reduced and setbacks increased to provided appropriate transitions to heritage buildings and places or sensitive uses such as public recreation areas and schools.
- 4) The proportion and massing of buildings must relate favourably to the form, proportions and massing of existing and proposed building patterns in the street.
- 5) Building height and mass must not result in loss of amenity to adjacent properties, open space or the Public Domain.
- 6) The form and massing of buildings must provide a transition between adjoining land use zones and building types.
- 7) Building form and massing must support individual and communal entries.

2.6 Transition zones

In situations where there is a change between height and scale controls, development is required to transition. This also applies to heritage buildings and Conservation Areas, and to adjoining existing low scale neighbourhoods.

New development will be required to respond to the overall scale and form of existing elements to preserve visual scale and to avoid overshadowing or loss of amenity.

2.6.1 Transition zone essential criteria

- 1) Development proposing to be higher than adjoining development must incorporate gradual stepping up of the built form at its interface with existing low rise development. Where there is a common boundary between areas where a different height limit is specified, one solution may be that the top storey of the development on the land with the higher height limit be stepped back to fit within a plane projected at a 45 degree angle from the floor below the topmost floor (*refer Figure 7*):

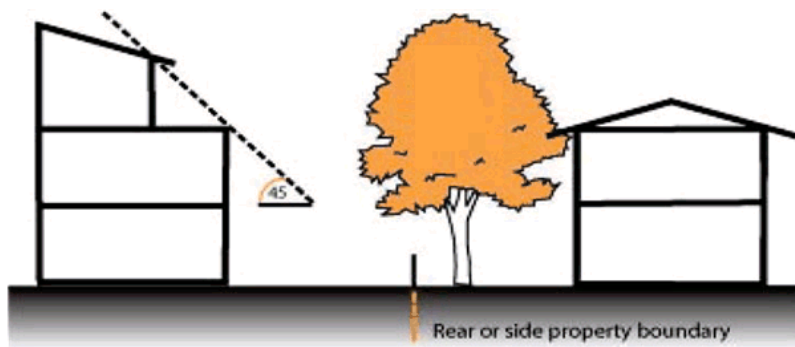


Figure 7: Transition in height – recommended approach

- 2) Development proposals are to be sensitive and complementary in scale and site location to surrounding properties of identified heritage and/or streetscape value, and which contributes positively to the desired character of the street or area concerned (refer Figure 8).

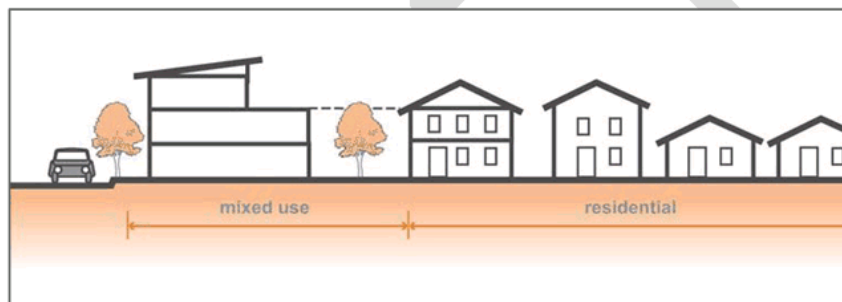


Figure 8: Transitional building between land use zones

2.7 Building frontages to Public Domain

The way a building ‘reads’ from the street is important to maintaining the character and continuity of the streetscape.

It is important when considering the design of new development that the predominant patterns, compositions and articulation of facades reinforces the character and continuity of the streetscape.

This does not necessarily mean replicating the appearance of buildings. Contemporary design solutions based on sound design principles, which reinforce and make reference to the underlying elements that create the character of the area are encouraged.

2.7.1 Objectives

- a. To ensure the appearance of buildings complement and enhance neighbourhood and streetscape character.
- b. To encourage contemporary designs which integrate with the appearance of the streetscape.

- c. To provide attractive building facades which establish identity and contribute to the streetscape.

2.7.2 Essential criteria

- 1) Building design and architectural style must interpret and respond to the positive character of the locality, including the dominant patterns, textures and compositions of buildings.
- 2) Demonstrated design consideration must be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; the location and proportion of windows and doors.
- 3) Building facades must be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.
- 4) Alterations and additions must be compatible with design elements of the existing building.
- 5) Building frontages and entries must provide a sense of address and visual interest from the street. Stairwells must not be located at the front and in view of the Public Domain.
- 6) Where security grilles/screens, ventilation louvres and car park entry doors are proposed, they must be integrated into facade designs. Solid security shutters will not be permitted.
- 7) 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
- 8) Large areas of blank walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, or a recognisable increased setback to the upper storey.
- 9) New business and industrial buildings shall be designed so that entry points and client service areas are easily identified from the street and are clearly linked to car parking areas and pedestrian paths.
- 10) Where dwelling houses do not face the street, they are to have recognisable entries and a sense of address as they would if they faced the street.
- 11) For commercial and mixed-use development:
 - ground floor activities must activate the adjoining Public Domain to create a vibrant streetscape and promote a sense of community. Buildings shall be carefully designed to ensure active frontages contributes to the liveliness, interest, comfort and safety of the street for those who use it; and
 - awnings or colonnades for weather protection and shade must be provided along active frontages.

- 12) Site services and related enclosures (such as for waste disposal and recycling, mail and deliveries, water and energy metering and emergency services) are to be integrated into the design of the development and not detract from the streetscape.
- 13) Development must respond to the positive attributes of an area by incorporating dominant patterns, textures and compositions into the built form.
- 14) Development must provide a sense of address and visual interest from the street through the use of insets and projections that create interest and, where relevant, the appearance of finer grain buildings. Recesses that undermine the safety of the Public Domain are to be avoided.
- 15) Building materials, finishes and colours must be of a high quality and compatible with those qualities that are dominant in and contribute to the streetscape and locality.
- 16) The reflectivity of external materials and finishes (including roofs and walls) must be minimal in accordance with industry standards. The use of reflective glass and curtain walling as a facade treatment is not generally favoured by Council. Council may require the lodgement of manufacturer's specifications of certain materials and finishes to demonstrate adequately low levels of glare and reflectivity from external surfaces in certain circumstances.

2.8 Roof forms

The design of the roof of a building has a significant impact on its appearance and its integration with its surroundings. A roof may also accommodate private or shared open space. The type, shape, materials and details of a roof's design can significantly affect views of, and beyond, a building.

2.8.1 Objectives

- a. To treat roof spaces and forms as an important element of the overall building appearance.
- b. To encourage roof forms that provide continuity and consistent character in the streetscape.
- c. To encourage roof designs that integrate with the building composition and form.

2.8.2 Essential criteria

- 1) Plant and lift overrun structures must be incorporated into the roof design. Plant equipment, vents or lift over-runs or solar energy and stormwater collectors are to be designed to avoid visibility from the surrounding spaces and buildings.
- 2) The roof is to be designed to provide for rainwater and solar energy collection.
- 3) 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, which can reinforce continuity and character.

- 4) Roof forms are to respond to the neighbouring roofs, in particular in terms of scale and pitch. Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.
- 5) Roofs must be designed to avoid or minimise loss of views from adjacent and nearby properties and public spaces, however, this does not justify a roof form that is inconsistent with the prevailing streetscape character.
- 6) Attics are to be designed to fit within the building envelope with the exception of dormer windows.

3 Amenity Guidelines

3.1 Accessibility and connectivity

In some areas local constraints limit the ability of pedestrians to walk to neighbourhood facilities, increasing the dependence on cars, lowering opportunities for social interaction and reducing the safety and vitality of the public realm.

New development, particularly on large sites, can provide opportunities for the creation of new pedestrian links through sites to improve the accessibility and connectivity within neighbourhoods.

3.1.1 Objectives

- a. To improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.
- b. To encourage pedestrian through-site links that are designed to promote safety and amenity.

3.1.2 Essential criteria

- 1) Pedestrian links must be provided where possible through large development sites to improve connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools. Where Council considers it appropriate to have through site links, it will consider the public benefit that is derived from this in terms of potential loss of development potential.
- 2) Through-site links must be arranged on the site to enable casual surveillance from buildings on the site and from the street or Public Domain. Through-site links are to be landscaped appropriately and include provision for appropriate lighting.
- 3) Public, communal and private areas must be clearly delineated within the site.
- 4) Pedestrian and cycle links must be provided on sites adjacent to waterways to improve accessibility to these natural systems.
- 5) Existing through-site pedestrian links are to be retained by all types of development, except where alternative access can be provided to Council's satisfaction.

3.2 Building entries

Building entries are important points of activity in the street. They support the identity of buildings as well as providing access. They may occur as entries to individual units or shared entries to multiple units. A variety of activity is associated with entries including resident access, deliveries, meetings, and visitor access. In addition to 'front doors' there are car park entries and other service entries (e.g. rubbish collection). Service entries should be located to subdue their presence, especially on major pedestrian streets and shopping areas. The primary and secondary roles of different entries should be clearly identifiable.

3.2.1 Objectives

- a. To create street entrances with a strong identity that provide a transition from the street to residential interiors.
- b. To ensure car park entries do not detract from the street.

3.2.2 Essential criteria

- 1) Legible entry/lobby areas accessed from a public street are to be provided to encourage surveillance and activation of the Public Domain, thereby increasing safety.
- 2) Strong visual and physical connections must be provided between the street and lobby spaces. Entries and foyers must be designed to be comfortable, sheltered, safe, convenient and visible at all times of day and night.
- 3) Car park entrances and crossovers are not permitted unless there is no alternative in retail and commercial areas. Entrances must be located off streets that have a predominantly service role, and these streets should be upgraded as necessary to cater for this role.
- 4) Pedestrian access must be incorporated with car park entrances to reduce the visual impact of the car park entrance. Car park entrances must be carefully designed to avoid unattractive or extensive gaps in street frontages.
- 5) New commercial and industrial buildings must be designed so that entry points and client service areas are easily identified from the street and are clearly linked to car parking areas and pedestrian paths.
- 6) Where a dwelling house does not face the street, it must have a recognisable entry and a sense of address.

3.3 Visual and acoustic privacy

Privacy refers to both visual and acoustic privacy.

3.3.1 Objectives

- a. To ensure that development does not cause unreasonable overlooking of habitable rooms and principal private open spaces of dwellings.

- b. To ensure that visual privacy is provided both within a development and between a development and its neighbours.
- c. To ensure that the siting and design of development minimises the impacts of noise transmission between properties.

3.3.2 Essential criteria

- 1) New development must ensure adequate visual and acoustic privacy levels for neighbours and residents.
- 2) Development must be located, oriented and designed to maximise visual and acoustic privacy between buildings.
- 3) The internal layout of buildings must be designed to minimise overlooking of living areas, private open spaces and adjoining school yards.
- 4) Building elements such as balconies and decks must be designed to minimise overlooking of living areas, private open spaces of adjoining dwellings and adjoining school yards.
- 5) The windows of dwellings must be located so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas (*refer Figure 9*).

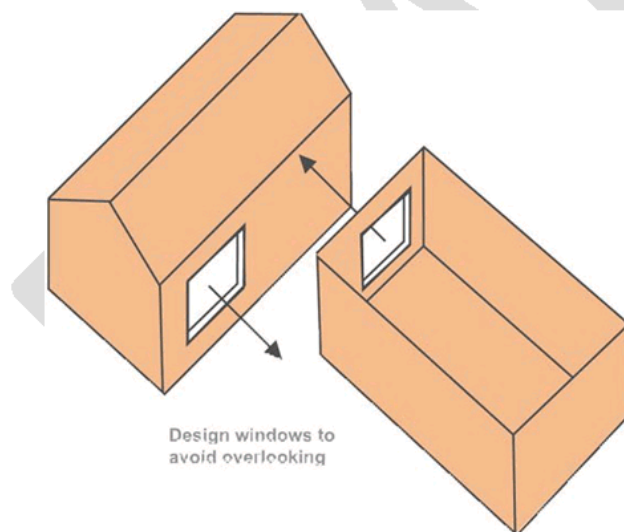


Figure 9: Offset windows

- 6) Building design elements shall be used to increase visual and acoustic privacy such as recessed balconies and/or vertical fins between adjacent balconies, oblique windows, fencing, vegetation and louvres and pergolas which limit overlooking of lower dwellings, private open space and adjoining school yards (*refer Figure 10*).

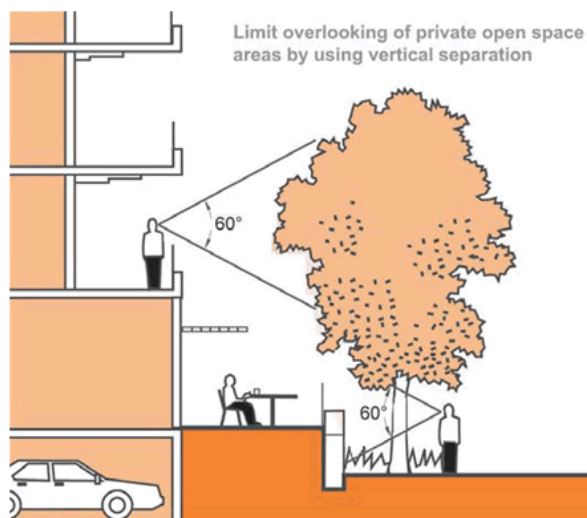


Figure 10: Vertical separation

- 7) The internal layout of buildings including windows must be designed so as to reduce the effects of noise transmission. For example, dwellings with common party walls should locate noise generating rooms such as living rooms adjacent the noise generating rooms of other dwellings.
- 8) Appropriate building materials shall be used to provide acoustic privacy.
- 9) Consideration to the relationship between residential and non-residential components of mixed use development with regard to noise attenuation and privacy must be demonstrated in the design of the development.

3.4 Acoustic amenity and air quality

3.4.1 Objectives

- a. To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses.
- b. To ensure that commercial or industrial development does not unreasonably diminish the amenity of nearby residential uses by noise intrusion.
- c. To ensure mitigation measures such as building layout and design and building materials are taken into consideration where poor air quality is likely to affect inhabitants.

3.4.2 Essential criteria

- 1) Where dwellings are proposed within proximity to noise-generating land uses such as major roads and rail corridors; entries, halls, storage rooms, bathrooms and laundries must be located on the noise affected side of each dwelling and should be able to be sealed off by doors from living areas and bedrooms where practicable.
- 2) Where dwellings are proposed within proximity to noise-generating land uses, appropriate materials with acoustic properties shall be incorporated into the

development.

- 3) Non-residential development must not adversely affect the amenity of adjacent residential development in terms of noise, odour, poor air quality, hours of operation and/or service deliveries.
- 4) Noise generating developments particularly those adjacent residential developments and residential developments adjacent to noise generating sources such as busy roads and rail corridors, must submit an Acoustic Report prepared by a suitably qualified acoustic consultant with a development application.
- 5) The provisions of *State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and Busy Roads Interim Guideline* must be taken into consideration, to minimise impacts of busy roads and railway corridors on residential and other sensitive development such as schools, child care centres, places of public worship and health services facilities when designing a development proposal.
- 6) For residential development:
 - internal habitable rooms of dwellings affected by high levels of external noise must be designed to achieve internal noise levels of no greater than 50dBA;
 - The internal layout of buildings/dwellings shall be designed so as to minimize the impacts of poor air quality on inhabitants.

3.5 Solar access and cross ventilation

3.5.1 Objectives

- a. To provide thermal comfort for occupants.
- b. To ensure that development does not unreasonably diminish sunlight to neighbouring properties and within the development site.
- c. To ensure that sunlight access is provided to private open space and habitable rooms to improve amenity and energy efficiency.
- d. To ensure sufficient volumes of fresh air circulate through buildings to create a comfortable indoor environment and to optimize cross ventilation.
- e. To ensure that sunlight access is provided to the Public Domain.

3.5.2 Essential criteria

- 1) Development must be designed and sited to minimise the extent of shadows that it casts on:
 - private and communal open space within the development;
 - private and communal open space of adjoining dwellings;
 - significant areas of the Public Domain, such as main streets, open space

and plaza areas, main pedestrian links etc;

- solar collectors of adjoining development; and
- habitable rooms within the development and in adjoining developments.

Note: Building setbacks may need to be increased to maximise solar access and to minimise overshadowing from adjoining buildings. Building heights may also need to be stepped to maximise solar access.

- 2) Generally, dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm on 21 June. Where existing development currently receives less sunlight than this requirement, this should not be unreasonably reduced. In order to demonstrate that this can be achieved, shadow diagrams may be required with the development application.
- 3) Living areas of dwellings such as kitchens and family rooms shall be located on the northern side of dwellings and service areas such as laundries and bathrooms to the south or west.
- 4) In habitable rooms, head and sill heights of windows must be sufficient to allow sun penetration into rooms.
- 5) Landscaping must provide shade in summer without reducing solar access in winter.
- 6) Buildings must have narrow cross sections, providing dual aspect for dwellings to allow for cross ventilation.
- 7) Buildings must be orientated to benefit from prevailing breezes.
- 8) All rooms must contain an external window to provide direct light and ventilation. Exceptions may be considered for non-habitable rooms where this cannot be achieved practicably and mechanical ventilation can be provided.
- 9) Natural cross ventilation shall be achieved by locating window openings in opposing walls and in line with each other.
- 10) Building elements such as operable louvres and screens, pergolas, blinds etc shall be used to modify environmental conditions where required, such as maximizing solar access in winter and sun shading in summer.

Note: The extent of shadows is to take into account the range of factors that impact on solar access, including the slope of the land, aspect, existing and proposed vegetation and the height and position of existing buildings and structures, including fences

3.6 Safety and security

The design of buildings and places has an impact on perceptions of safety and security as well as actual opportunities to commit crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access and managing space.

The application of the principles outlined in the NSW Police Service's 'Crime Prevention Through Environmental Design' (CPTED), promotes physical conditions that deter opportunities for criminal behaviour and aims to make our communities safer places.

3.6.1 Objectives

- a. To ensure a safe physical environment by promoting crime prevention through design.
- b. To encourage increased use of shopping centres, particularly at night.
- c. To create a balance of uses that are safe and easily accessible.
- d. To ensure there is adequate lighting and signage.
- e. To reduce crime risk and minimise opportunities for crime.
- f. To increase and contribute to the safety and perception of safety in public and semi-public spaces.
- g. To encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
- h. To encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.

3.7 Essential criteria

- 1) Development must be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas (*Refer Figure 11*).

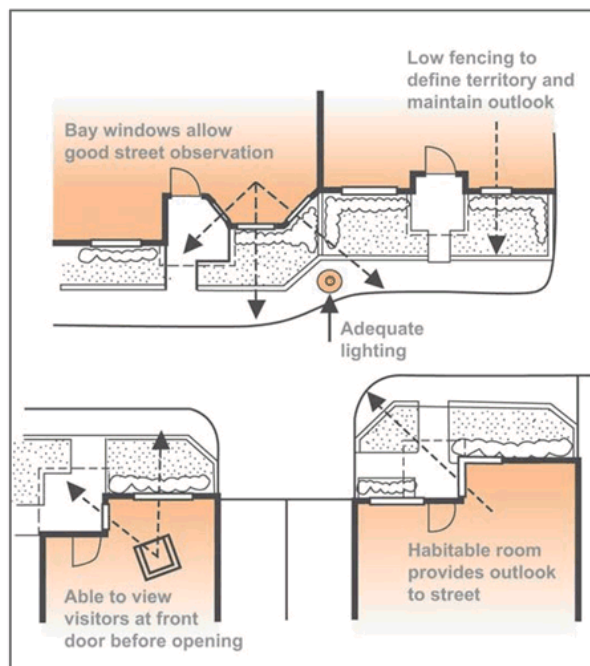


Figure 11: Design for natural surveillance (Source: AMCORD)

- 2) Development must be designed to minimise opportunities for crime through suitable access control. Physical or symbolic barriers should be used to attract, channel and/or restrict the movement of people. Landscaping and/or physical elements may be used to direct people to destinations, identify where people can and cannot go and restrict access to high crime risk areas such as car parks.
- 3) Development must incorporate design elements that contribute to a sense of community ownership of public spaces. Encouraging people to gather in public spaces through appropriate design techniques, helps to nurture a sense of responsibility for a place's use and condition.
- 4) Building entrances must be clearly identified and accentuated. Entries and associated elements including signs, street numbers, post boxes, landscaping etc. must be designed to emphasise their visible presence from various locations or approaches to the building.
- 5) Entrances must serve as points of orientation or way-finding within the development, and providing clear sightlines and visual connections between the street, the entry, foyers and residential interiors.
- 6) The installation of solid security shutters as a means of defining the boundaries between public and private spaces will not be supported.
- 7) The incorporation of crime prevention measures in the design of new buildings and spaces shall not detract from the quality of the streetscape. Subtle design techniques must blend into façades and places and be integrated with the overall design of the development.
- 8) A site management plan and formal crime risk assessment (Safer by Design

Evaluation) involving the NSW Police Service may be required for large developments, which in Council's opinion, would create a crime risk.

- 9) The design of buildings adjoining laneways and through site connections must be designed to activate these spaces at ground level and provide casual surveillance from ground and upper levels.
- 10) Lighting of laneway space is required.

3.8 Views

3.8.1 Objective

- a. To provide view sharing for both existing and proposed and future residents.
- b. To minimise disruption to views from adjacent and nearby development and views to and from public spaces, including accumulated view loss i.e. 'view creep'.

3.8.2 Essential criteria

- 1) The design of any development must minimise the loss of views from neighbouring and nearby dwellings and from public spaces.
- 2) Views between and over buildings are to be maximised and exceptions to side boundary setbacks will not be considered if they contribute to loss of primary views from living areas.
- 3) View assessment is to be carried out having regard to the Land and Environment Court Planning Principle in respect of view sharing, which was set out in *Tenacity Consulting v Warringah Council* (2004) NSWLEC40 ("Tenacity").

Note: The assessment of any development application will assess the extent of, and impact on views at eye height level in a standing position (1.6m above finished floor level) from within the main living areas (and associated terraces/balconies) of the affected proposed and existing, adjacent and nearby developments, as well as public spaces.

3.9 Landscaping

3.9.1 General objectives

- a. To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.
- b. To ensure developments make an equitable contribution to the landscape setting of the locality.
- c. To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.

3.9.2 Essential criteria

- 1) The design, quantity and quality of open space must respond to the character of the street and surrounding area and contribute to the garden character of Strathfield.
- 2) Existing trees within the front setback shall be retained. Front setback areas must contain at least two (2) canopy trees adjacent the front boundary and comprise at least 50% of the setback is to be for deep soil planting.
- 3) Existing trees on Council's Road Reserve area must be retained and protected. New driveway locations that necessitate removal of a Council street tree will not be supported.
- 4) In higher density areas the provision of adequate private open space and landscaped areas must maximise residential amenity. Site works must be minimised to protect natural features.
- 5) Landscaping must be designed to protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.
- 6) Where the landscape pattern in the prevailing streetscape and surrounding locality is desirable, this must be retained.
- 7) In areas adjacent to native habitat, the design of development must be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna.
- 8) In relation to conservation and energy efficiency, plant species must be retained, selected and planted to achieve:
 - shaded buildings in summer;
 - reduced glare from hard surfaces;
 - sunlight access into living rooms in cooler months;
 - cooling air currents channelled into the dwelling in summer; and
 - windbreaks where desirable.
- 9) Natural features on the site, such as trees, rock outcrops, cliffs, ledges, indigenous species and vegetation communities must be retained and incorporated into the design of development.
- 10) Landscaping must enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions shall be used to create a screening effect for visually obtrusive land uses or building elements.
- 11) Trees must be planted at the front and rear of properties to encourage tree canopy, to soften the built environment and to encourage the continuity of the landscape pattern.
- 12) Landscaping is to be designed so as to minimise overlooking between properties.

- 13) The amount of hard surface area shall be minimised to reduce run-off. Run-off from hard surfaces is to be directed to permeable surfaces such as garden beds.

3.10 Private and communal open space

Private open space is important for providing residents with quality, useable outdoor areas for recreation and outdoor activities.

The purpose of communal landscaped open space is to provide a deep soil area outside of private courtyards that is planted with trees and landscaping that will mature and contribute to the amenity of the site and locality.

3.10.1 Objectives

- a. To ensure that private open space is designed to provide residents with quality usable private outdoor living areas for recreational and outdoor activities.
- b. To ensure that private open space is designed for privacy, solar access, and is well integrated with living areas.
- c. To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting (*refer Figure 13*)

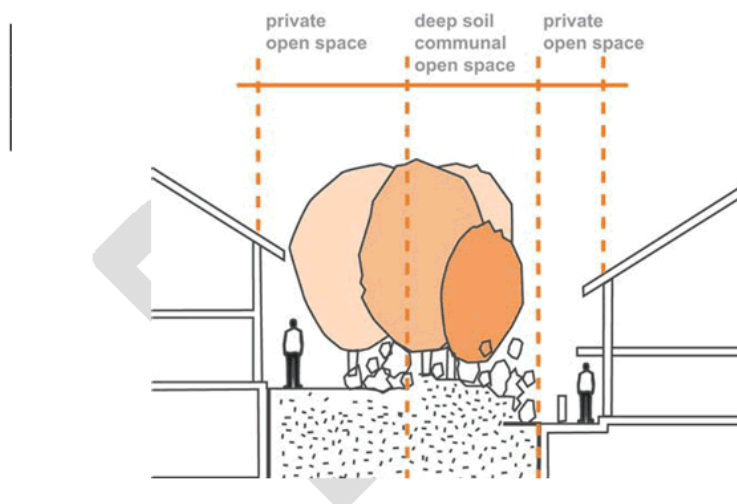


Figure 13: Deep soil communal open space zones

3.10.2 Essential criteria

- 1) Private open space must be:
 - Provided for all dwellings (with the exception of secondary dwellings, which are able to share the private open space of the principal dwelling). Open space within the front setback does not constitute private open space.
 - Directly accessible from the living area of the dwelling and capable of serving as

an extension of the dwelling for relaxation, entertainment and recreation.

- Designed to ensure visual and acoustic privacy of the occupants of adjacent buildings and within the proposed development.
- Located so as to maximise solar access.
- Designed to focus on the quality of the space in terms of its outlook, orientation, relationship to the dwelling, size and shape and its enclosure and landscape treatment.

2) Communal open space must be:

- Located where it is highly visible and directly accessible to the maximum number of dwellings.
- Designed with an integral role in the site and include uses such as circulation, BBQ or play areas, and areas of passive amenity, but excludes swimming pools.
- Integrated with the deep soil zone to provide a landscaped setting with opportunities for large and medium size tree planting
- Located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate.

3.11 Energy efficient design

3.11.1 Objectives

- a. To promote sustainable development which uses energy efficiently and minimises non-renewable energy usage in the construction and use of buildings.
- b. To ensure that development contributes positively to an overall reduction in energy consumption and greenhouse gas emissions.

3.11.2 Essential criteria

- 1) Where applicable, development must demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans and specifications.
- 2) For residential development not subject to BASIX, the principles and properties of thermal mass, glazing, insulation and solar energy must be recognised and incorporated into the design of the development.
- 3) Water Sensitive Urban Design principles must be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge.
- 4) All commercial, mixed-use and residential flat buildings must achieve a 4-6 green star rating in accordance with the Green Building Council of Australia's Green Star program.

4 Guidelines for Specific Developments

4.1 Car parking and vehicular access

4.1.1 Objectives

- 1) Vehicular access points are to be minimised and should not break the continuity of the streetscape. Landscaping should be used to minimise the visual intrusion of vehicular access points.
- 2) Garages and parking structures are not to dominate the building facade and front setback
- 3) To ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact.

4.1.2 Essential criteria

- 1) Vehicle access points and parking areas must:
 - be easily accessible and recognisable to motorists;
 - not disrupt pedestrian flow and safety;
 - be located to minimise traffic hazards and the potential for vehicles to queue on public roads; and
 - minimise the loss of on street car parking, and to minimise the number of access points.
- 2) Car parking and service/delivery areas must be located so that they do not visually dominate either the development or the Public Domain surrounding the development.
- 3) For mixed-use development:
 - loading/manoeuvring areas must be located within buildings or screened from adjacent residential uses; and
 - residential non-residential car parking spaces must be physically separated.
- 4) For industrial development:
 - loading docks must be designed to allow heavy vehicles to enter and leave the site in a forward direction, without interfering with visitor and employee parking;
 - adequate and suitable on-site receiving areas and parking for trucks and large vehicles must be provided to prevent queuing or off-site parking of such vehicles;
 - materials for kerbs, gutters, footpaths, walkways and driveways must be selected to resist damage by large vehicles or frequent use; and

- a traffic management plan must be prepared detailing all transport options for the development, including type of transport used, size of trucks and frequency.
- 5) Development on corner sites may be required to accommodate a splay corner to facilitate improved traffic conditions. This matter should be identified at the initial design stage in consultation with Council's development assessment officers.
- 6) Where properties have access to a rear lane or secondary street frontage, parking and servicing access shall be provided from the secondary street/lane.
- 7) Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.
- 8) Car parking areas and vehicle access ways shall be landscaped to integrate sympathetically with the development and the landscape character of the locality.
- 9) The area between property boundaries and driveways, access ways and parking spaces must be of sufficient width to enable landscaping and screen planting.
- 10) All parking provision must be designed and sited to respond to and respect the prevailing streetscape. The visual impact of parking within the front setback is to be minimised.
- 11) The width and number of footpath crossings shall be minimised.

4.2 Front Fences

The character of street frontages, particularly in residential developments is often significantly affected by front fences. Aspects such as height, materials and transparency of fences determine the level of visibility and outlook, informal surveillance, privacy, security and frontage activity.

4.2.1 Objectives

- a. To avoid creating inactive frontages as a result of fencing private open spaces.
- b. To ensure fences complement and conserve the visual character of the street and neighbourhood.
- c. To contribute positively to the Public Domain.

4.2.2 Essential criteria

- 1) Front fences shall generally be low, open or partially transparent.
- 2) Front fences are to be consistent with the existing character or contribute to establishing a new neighbourhood character.
- 3) Front fences and landscaping shall allow residents to view street activity, thereby encouraging passive surveillance of the Public Domain.
- 4) Colours and materials of new fences are to be consistent with the associated building and adjoining fences.

- 5) Fences must respond to the architectural character of the street and/or area and the buildings that they front, with streetscape character maintained on all street frontages.
- 6) 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.
- 7) Use of continuous lengths of blank walls at street level must be avoided.
- 8) Suitable planting shall be used to soften the edges of fences at the interface of the Public Domain.
- 9) Sheet metal fencing is not to be used at the street frontage or forward of the building line or in locations that have an interface with the Public Domain.
- 10) Fencing must respond to the topography of the site.
- 11) Front fencing, particularly on busy roads, must be designed to ensure an appropriate level of visibility and outlook, informal surveillance, privacy, security and frontage activity.
- 12) Fences must not be constructed in floodways. Where this is unavoidable fences are to be constructed in a manner that will not restrict the flow of flood water or cause blockages.

Note: Additional requirements for fences, where certain areas or items have historical significance and special character, are addressed separately within the SCDCP 2005.

4.3 Residential subdivision

4.3.1 Objectives

- a. To ensure that subdivision of land for residential development has regard to site opportunities and constraints.
- b. To ensure that subdivision respects the predominant subdivision pattern of the locality.
- c. To ensure that allotments of sufficient size are created to facilitate development that meets the requirements of this plan.

4.3.2 Essential criteria

- 1) Subdivision must be designed to:
 - take account of topography and slope and minimise the need for cut and fill associated with dwelling and driveway construction,
 - protect natural and cultural/heritage features, and
 - retain significant trees and vegetation communities.

- 2) Subject to minimum lot size requirements, subdivision must reflect and reinforce the established subdivision pattern of the locality.
- 3) Lots must be oriented to maximise solar access for future dwellings.
- 4) Lot size and dimensions must provide for:
 - a suitable building platform;
 - outdoor open space and service space;
 - landscaped area;
 - vehicular access that connects to a public road; and
 - on-site parking.
- 5) Subdivision involving a new lot for residential development must identify on the subdivision plan that a dwelling can be successfully accommodated on each allotment, in compliance with the SCDCP 2005 and the SLEP 2012. Concept plans of likely future redevelopment are required to be submitted with the development application.
- 6) Where appropriate, subdivisions shall provide connections for public access, both vehicular and pedestrian within and beyond the site and are to facilitate open space and active transport linkages.
- 7) Adequate provision must be made within new lots for infrastructure services.
- 8) Vehicular access corridors must:
 - provide safe and practical vehicular access to a formed public road;
 - allow vehicles to leave the driveway in a forward direction;
 - make provision for vehicles to pass on site where necessary;
 - include appropriate landscaping to maintain the amenity of the area; and
 - be accessible for service providers and emergency services.

4.4 Child care centres

4.4.1 Objectives

- a. To encourage the provision of high quality child care which have a minimum impact on surrounding land uses and are appropriate for the surrounding built and natural environment.
- b. To ensure that Child Care Centres are appropriately located on sites which have high levels of safety, security, environmental health and amenity for children.

- c. To ensure the amenity of adjoining neighbours is retained (including protection of privacy, access to property, etc.) and is not detrimentally affected by noise emissions from the site.

4.4.2 Essential criteria

- 1) Child care centres must integrate into existing residential environments and are to be unobtrusive in terms of size, bulk, and height, and complement the prevailing character of the streetscape.
- 2) Child care centres must be suitably located with adequate, convenient and safe parking that does not adversely impact adjoining land uses in terms of traffic, parking, noise impacts and privacy. Child care centres must not affect the traffic safety of pedestrians, particularly children, motorists and cyclists of surrounding areas.
- 3) The site layout and building design must take into account the characteristics, constraints and opportunities of the site and its surrounds, and consider the users of surrounding areas with respect to privacy and noise.
- 4) The appearance of the development must be of a high visual quality, enhance the streetscape and complement good quality surrounding development.
- 5) Roof design must be compatible with surrounding properties with respect to height, pitch, building materials and colour.
- 6) Suitable acoustic barriers and design measures, such as screen fencing shall be incorporated into the design to mitigate against external noise sources or transmission of noise from the child care centre to surrounding properties.

4.5 First floor additions to dwelling houses

4.5.1 Essential criteria

- 1) ~~First floor additions must compliment the architectural style of the ground floor and where possible retain the existing roof form.~~
- 2) ~~The first floor addition must retain the existing scale and character of the street. It may be preferable that the addition be confined to the rear of the premises or be contained within the roofstructure.~~

4.6 Secondary dwellings

4.6.1 Essential criteria

- 1) ~~Secondary dwellings that are attached to the principal dwelling must be integrated with the design, colour and materials of the principal dwelling.~~
- 2) ~~Secondary dwellings must be of a construction that meets the standards specified under the Building Code of Australia. In particular, where the secondary dwelling is proposed as the conversion of an existing structure, applicants must seek expert technical advice to ensure compliance with the relevant standards.~~

- ~~3) The appearance of a secondary dwelling must not detract from the visual amenity of the development on the site and surrounding development.~~

4.7 Signage and advertising

Signage and advertising should seek to limit the cumulative visual impact of signage and advertising.

4.7.1 Signage and advertising Essential criteria

- 1) Signage must comply with the requirements of State Environmental Planning Policy No 64-Advertising and Signage.
- 2) Signage must contribute positively to the streetscape and create a sense of place. Advertising signs must convey the advertisers' message whilst complementing and conforming to the visual appearance of the building or other structure on which it is displayed and the overall character of the street and locality, in order to maintain the amenity of the surrounding environment.
- 3) Signage on the main facades of buildings from the first floor to the rooftop or parapet, are to be limited to building identification signs only.
- 4) Signs must not to be erected above the parapet or on the roof of a building.
- 5) Signage must relate to an approved use on the property/site.
- 6) Development shall incorporate clear signage for access and egress to public transport and public places
- 7) Signs painted on or applied to the roof of a building are not permitted.
- 8) Existing signs that have heritage value must be retained where appropriate, preferably in their original location, or adaptively reused. Refer Heritage section of this DCP for further details.

4.8 Flood Affected Land

Land identified as Flood Prone requires additional consideration with regards to potential flooding and floor levels. It is recommended that any person wanting to develop Flood Prone Land contact Council for further information regarding its flood studies as well as the NSW Government's Flood Prone Land Policy.

4.9 Development Adjoining Residential Zones

4.9.1 Essential criteria

In addition to the general guidelines contained within this DCP Part, the following Essential criteria apply:

- 1) Wherever the Council considers it to be appropriate, proposed buildings must be

compatible with the height, scale, siting and character of adjoining buildings within the residential zone.

- 2) Any goods, plant, equipment and other material that will be on the land as a consequence of the proposed development shall be stored within a building, or be suitably screened and located at least 3m from the boundary with a residential zone.
- 3) The elevation of any proposed building facing land in a residential zone must be compatible with existing buildings within the residential zone, or be suitably screened.
- 4) The development must not inhibit reasonable solar access to existing buildings within the residential zone between the hours of 9am and 3pm during the winter solstice.
- 5) The development must not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like.
- 6) Windows facing residential areas shall be treated to avoid overlooking of private open spaces or windows of adjoining residences.

4.10 Development within Mixed Use Zones

4.10.1 Essential criteria

In addition to the general guidelines contained within this DCP Part, the following Essential criteria apply:

- 1) Any new mixed use development must complement significant elements of the built environment in the vicinity of the land;
- 2) Any new mixed use development must improve the appearance of the built environment in the vicinity of the land, particularly in terms of the relationship of buildings to each other and from the perspective of motorists, pedestrians, employees and users of the Public Domain generally.
- 3) Any proposal shall be consistent with the established landscaping themes that the Council considers to be desirable.
- 4) Activities associated with mixed use developments that impact on the use of the Public Domain such as management arrangements, including ownership/ leasing proposals must be considered at the design stage to ensure proper functioning of various components of the building.

4.11 Development in the Industrial Zone

4.11.1 Essential criteria

In addition to the general guidelines contained within this DCP Part, the following Essential criteria apply:

- 1) Adequate off-street parking, relative to the likely demand for parking generated by the proposed development, must be provided on-site.
- 2) The site of the proposed development must be suitably landscaped, particularly between any buildings and the street alignment.
- 3) The proposed development must contribute to the maintenance or improvement of the character and appearance of the locality.
- 4) Any proposal shall demonstrate that detailed consideration has been given to the effect of traffic generated from the site and the likely impact on surrounding residential areas, including the identification of appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environ.
- 5) Any goods, plant, equipment and other material used in carrying out the proposed development must be suitably stored or screened at the rear of the site.
- 6) The proposal must not detract from the amenity of any residential area in the vicinity.

4.12 The Parramatta Road Urban Transformation Strategy.

The ~~draft Parramatta Road Urban Transformation Strategy~~ is the Plan for the growth and revitalisation of the Parramatta Road Corridor. The vision for the Corridor is that it will be a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs.

UrbanGrowth NSW is working closely with local communities, local ~~C~~council's and state agencies to develop and implement the ~~draft~~ strategy.

The Homebush Precinct is located immediately northwest of Strathfield Town Centre and Strathfield Railway Station. Sitting between Sydney's two main CBD's (Sydney and Parramatta), the Homebush Precinct will be transformed into a major high-density mixed-use precinct focused on providing employment and housing opportunities, and supported by an extensive open space network and efficient vehicular, active, and public transport linkages.

4.12.1 General Essential criteria

General design controls for the Precinct include:

- New links to the Bakehouse Quarter, creating main-street style uses on Parramatta Road and George Street.
- Streets must be well connected for pedestrians, cyclists, public transport users and drivers.
- Employment and retail focus in and around Flemington Markets.
- A green corridor with improved walking and cycling facilities along Powells Creek from Parramatta Road that links with Sydney Olympic Park, Homebush Bay and beyond.

- Any proposed development must not detrimentally affect the viability of any business centre within the locality or adversely affect any planned improvements to Parramatta Road or any associated local area traffic management schemes.

Further information regarding redevelopment of the Corridor, particularly the Homebush Precinct can be obtained from Council's Planning Unit.

DRAFT

ID2 **ADDITIONAL PERMITTED USES PLANNING PROPOSAL - 101-109
PARRAMATTA ROAD, HOMEBUSH**

AUTHOR: Joanne Chan, Strategic Planner

APPROVERS: Stephanie Lum, Principal Strategic Planner

 Silvio Falato, Acting Director Infrastructure and Development

RECOMMENDATION

- 1. That Council endorse the attached draft Additional Permitted Uses Planning Proposal for 101-109 Parramatta Road, Homebush.***
- 2. That Council forward the Additional Permitted Uses Planning Proposal to the Department of Planning and Environment for a Gateway Determination.***
- 3. That Council request the Department of Planning and Environment to issue written authorisation for Council to exercise delegation in accordance with s23 of the Environmental Planning & Assessment Act 1979 to prepare and make the LEP following Gateway determination (and public exhibition).***
- 4. That should a Gateway determination be issued, a further report be presented to Council following the public exhibition period, to demonstrate compliance with the Gateway determination and to respond to any submissions received.***

PURPOSE OF REPORT

1. This Report has been prepared to outline the draft amendments to Schedule 1 – Additional Permitted Uses of the Strathfield Local Environmental Plan 2012 to rectify the misdescription and mapping error regarding Schedule 1 Additional Permitted Uses of SLEP 2012 for 101-109 and 112-134 Parramatta Road, Homebush.
2. To seek Council's endorsement to forward the attached draft Additional Permitted Uses Planning Proposal to the Department of Planning and Environment for a Gateway Determination.

REPORT

Background

Strathfield Council's environmental planning instrument, *Strathfield Local Environmental Plan 2012* (SLEP 2012), was gazetted on 15 March 2013. Since the commencement of SLEP 2012, Council Officers have become aware of several minor anomalies and errors within the SLEP 2012 maps and written instrument.

During the draft LEP public exhibition between January to March 2012, a submission was lodged on behalf of Suttons Motor Group objecting to the then proposed B4 Mixed Use zone for a number of their sites on the grounds that the current and future motor vehicle related land uses may be prohibited as a result.

After Council's consideration of all the submissions, it was resolved on 24 July 2012 to adopt a number of minor amendments to the draft LEP. This included the provision of Additional Permitted Uses for sites at 105-109 & 112-134 Parramatta Road, Homebush as identified in the submission to permit 'vehicle repair station' as a land use.

Additional Permitted Uses Planning Proposal - 101-109 Parramatta Road, Homebush (Cont'd)

The submission incorrectly referred to the site as 105-109 Parramatta Road but it should be known as 101-109 Parramatta Road (Lot 200, DP 1117827) according to Council's records. This error was inadvertently carried forward when preparing the final version of the SLEP 2012 written instrument.

Additionally, there was also a mapping oversight for 101-109 Parramatta Road Homebush in the supporting Additional Permitted Uses map of the SLEP 2012. The subject site is not currently denoted as 'Item 2' on the Additional Permitted Uses Map (Sheet No.4).

In December 2016, this minor error was identified at a pre-lodgement DA meeting for 101-109 Parramatta Road, Homebush.

On 10 February 2017, Council submitted a Section 73A submission to the Department of Planning and Environment to rectify the minor discrepancy between Schedule 1 Additional Permitted Uses of the SLEP 2012 written instrument and the supporting map. The Section 73A application also sought to clarify the title description of the subject land parcels.

However, due to the potential risk of legal challenges in court, the Department of Planning and Environment did not support the Section 73A application and instead, recommended the minor errors be rectified through a formal housekeeping planning proposal.

This housekeeping amendment to SLEP 2012 has been prepared to address these minor issues and to improve the operation and accuracy of the plan.

Additional Permitted Uses Planning Proposal

This Additional Permitted Uses Planning Proposal (Attachment 1) intends to rectify the following anomalies under Schedule 1 – Additional Permitted Uses of the SLEP 2012:

- Under item 2 title, delete '105-109 Parramatta Road' and insert '101-109 Parramatta Road';

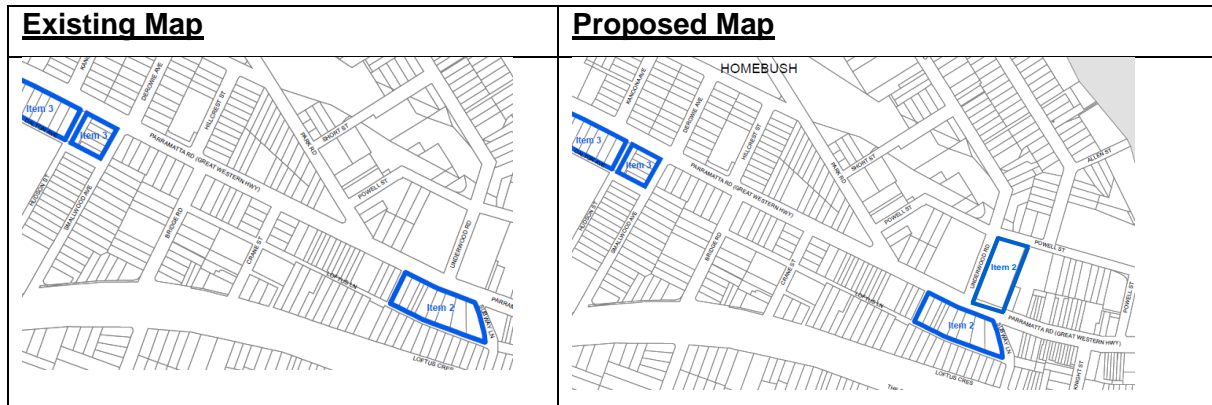
<u>Existing clause:</u>	<u>To be replaced by:</u>
2 Use of certain land at 105–109 and 112–134 Parramatta Road, Homebush	2 Use of certain land at 101–109 and 112–134 Parramatta Road, Homebush

- Under clause 2 (1), delete '105-109' Parramatta Road' and insert '101-109 Parramatta Road (Lot 200, DP1117827)'; and after '112-134 Parramatta Road' insert 'Lot 7-8, 10-11, DP 9154; Lot A-B, DP 374452; Lot 1-2, DP 934526; Lot 12, DP 654033; Lot 329, DP 752023'.

<u>Existing clause:</u>	<u>To be replaced by:</u>
(1) This clause applies to land at 105–109 and 112–134 Parramatta Road, Homebush, identified as "Item 2" on the Additional Permitted Uses Map .	(1) This clause applies to land at 101–109 (Lot 200, DP 1117827) and 112–134 (Lot 7-8, 10-11, DP 9154; Lot A-B, DP 374452; Lot 1-2, DP 934526; Lot 12, DP 654033; Lot 329, DP 752023) Parramatta Road, Homebush, identified as "Item 2" on the Additional Permitted Uses Map.

- Identify 101-109 Parramatta Road, Homebush (Lot 200, DP 1117827) on the Additional Permitted Uses Map as 'Item 2.'

Additional Permitted Uses Planning Proposal - 101-109 Parramatta Road, Homebush (Cont'd)



The 'Additional Permitted Uses' Planning Proposal has been prepared in accordance with the Department's guidelines "A Guide to Preparing Planning Proposals" and "A Guide to Preparing Local Environmental Plans".

LEP Plan Making Process

Should Council resolve to proceed with the Additional Permitted Uses Planning Proposal, and forward it to the Department of Planning and Environment, the LEP plan making process generally involves the following main steps:

- The Department undertakes an assessment of the Planning Proposal and issues a Gateway Determination to provide advice as to whether the LEP Amendments can proceed;
- The Gateway Determination would also specify whether any additional information is required, the length of public exhibition of the Planning Proposal, the relevant state agencies and stakeholders to be consulted, and any other relevant conditions;
- Council updates and exhibits the Planning Proposal in accordance with the Gateway conditions;
- Council considers submissions received, amends the Planning Proposal if required and forwards it to Parliamentary Counsel (under delegated authority) or the Department for gazettal.

Additional Permitted Uses Planning Proposal - 101-109 Parramatta Road, Homebush (Cont'd)Conclusion

The proposed housekeeping amendment to the SLEP 2012 is to rectify a misdescription to prevent Council's planning controls being misinterpreted in the future. Given the nature of this Planning Proposal, it is recommended that Council requests the Department issue written authorisation to exercise local delegations to make this Plan. This will streamline the Plan Making process and enable the SLEP amendment to be processed by Council Officers.

A further report to Council will be provided for consideration following the Gateway Determination and public exhibition prior to the finalisation of this LEP Amendment.

FINANCIAL IMPLICATIONS

There are advertising and notification costs associated with this Planning Proposal.

ATTACHMENTS

1. [↓](#) Draft Additional Permitted Uses Planning Proposal to amend SLEP 2012

ATTACHMENT 1



**ADDITIONAL PERMITTED
USES PLANNING
PROPOSAL**

**101-109 PARRAMATTA
ROAD, HOMEBUSH**

**AMENDMENT (No 10) TO
STRATHFIELD LEP 2012**

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Introduction

Strathfield Council's environmental planning instrument, *Strathfield Local Environmental Plan 2012* (SLEP 2012), was gazetted on 15 March 2013. Since the commencement of SLEP 2012, Strathfield Council Planning Officers have become aware of several minor anomalies and errors within the SLEP 2012 and its associated tables and maps.

During the draft LEP public exhibition between January to March 2012, a submission was lodged on behalf of Suttons Motor Group (refer to Appendix D) objecting to the then proposed B4 Mixed Use zone for a number of their sites on the grounds that the current and future motor vehicle related land uses may be prohibited as a result.

After Council's consideration of all the submissions, it was resolved on 24 July 2012 to adopt a number of minor amendments to the draft LEP. This included the provision of Additional Permitted Uses for sites at 105-109 & 112-134 Parramatta Road, Homebush as identified in the submission to permit 'vehicle repair station' as a land use (refer to Appendix D).

The submission incorrectly referred to the site as 105-109 Parramatta Road but it should be known as 101-109 Parramatta Road (Lot 200, DP 1117827) according to Council's records. This error was inadvertently carried forward when preparing the final version of the SLEP 2012 written instrument. Additionally, there was also a mapping oversight for 101-109 Parramatta Road Homebush in the supporting Additional Permitted Uses Map of the SLEP 2012. The subject site is not currently denoted as 'Item 2' on the Additional Permitted Uses Map (Sheet No.4).

In December 2016, this minor error was identified at a pre-lodgement DA meeting for 101-109 Parramatta Road, Homebush.

On 10 February 2017, Council submitted a Section 73A submission to the Department of Planning and Environment to rectify the minor discrepancy between Schedule 1 Additional Permitted Uses of the SLEP 2012 written instrument and the supporting map. The Section 73A application also sought to clarify the title description of the subject land parcels.

However, due to the risk of legal challenges in court, the Department of Planning and Environment did not support the Section 73A application and instead, recommended the minor errors be rectified through a formal housekeeping planning proposal.

This Planning Proposal proposes to rectify the misdescription and mapping error regarding Schedule 1 Additional Permitted Uses of SLEP 2012 for 101-109 Parramatta Road, Homebush and provide the title details for 112-134 Parramatta Road, Homebush.

1.0 Objectives or Intended Outcomes



The objective of this Planning Proposal is to improve the operation and accuracy of the plan by correcting minor anomalies within Schedule 1 Additional Permitted Uses of the SLEP 2012 and the Additional Permitted Uses Map.

The intended outcome of this Planning Proposal is to ensure that Strathfield Council's strategic intentions in relation to its planning controls are achieved by rectifying a misdescription, and to ensure that Council continues to provide reliable and consistent information to the Strathfield community.

2.0 Explanation of Provisions

This Planning Proposal proposes to rectify the misdescription regarding Schedule 1 Additional Permitted Uses of SLEP 2012 for 101-109 Parramatta Road, Homebush and provide the title details for 112-134 Parramatta Road, Homebush. The Planning Proposal also rectifies the mapping error to identify 101-109 Parramatta Road, Homebush on the Additional Permitted Uses Map.

The table below outlines the anomalies addressed by this Planning Proposal. (Please also refer to 4.0 Mapping for more details.)

Issue ID	Section of SLEP 2012	Existing	Proposed
1	Schedule 1 Additional permitted uses Item 2 title	2 Use of certain land at 105–109 and 112–134 Parramatta Road, Homebush	2 Use of certain land at 101–109 and 112–134 Parramatta Road, Homebush
2	Schedule 1 Additional permitted uses Item 2 Clause 1	(1) This clause applies to land at 105–109 and 112–134 Parramatta Road, Homebush, identified as “Item 2” on the Additional Permitted Uses Map .	(1) This clause applies to land at 101–109 (Lot 200, DP 1117827) and 112–134 (Lot 7-8, 10-11, DP 9154; Lot A-B, DP 374452; Lot 1-2, DP 934526; Lot 12, DP 654033; Lot 329, DP 752023) Parramatta Road, Homebush, identified as “Item 2” on the Additional Permitted Uses Map .
3	Additional Permitted Uses Map APU_004		

3.0 Justification

Section A - Need for the Planning Proposal

1) Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not a result of any strategic study or report. The Planning Proposal results from a pre-lodgement DA meeting in December 2016 and Council Officer's review of SLEP 2012 that identified the minor mapping error and a misdescription for 101-109 Parramatta Road, Homebush.

2) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This Planning Proposal is considered to be the best means of achieving the objective - correcting minor anomalies within SLEP 2012 - and intended outcome - consistency and clarity of information. The Planning Proposal addresses these anomalies in the most appropriate and efficient way.

Section B - Relationship to Strategic Planning Framework

3) Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is consistent with *A Plan for Growing Sydney* and draft *Central District Plan*. The proposed amendments contained in this Planning Proposal are considered administrative and minor in nature.

4) Is the planning proposal consistent with a Council's local strategy, or other local strategic plan?

The Planning Proposal is consistent with Strathfield's Community Strategic Plan (*Strathfield 2025*), particularly with regards to *Goal 4.1.2 - Council offers informative and accessible planning services and programs that streamline service delivery*.

5) Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with applicable State Environmental Planning Policies. Please see Appendix A, which addresses this issue in full.

6) Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent with applicable Ministerial Directions (s.117 directions). Please see Appendix B, which addresses this issue in full.

Section C - Environmental, Social and Economic impact

7) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected as a result of this Planning

Proposal. The site is already currently being used for motor vehicle sales and repairs. The proposal endeavours to rectify a minor LEP and mapping error.

8) *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No other likely environmental effects as a result of this Planning Proposal are identified.

9) *How has the planning proposal adequately addressed any social and economic effects?*

As the changes are minor and largely administrative in nature, it is not considered that the Planning Proposal will have any social and/or economic effects.

Section D - State and Commonwealth Interests

10) *Is there adequate public infrastructure for the planning proposal?*

As the purpose of the Planning Proposal is to correct minor anomalies in the SLEP 2012, it is not anticipated that there will be any impacts on public infrastructure as a result of the Planning Proposal.

11) *What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?*

No consultation has been carried out with State and Commonwealth public authorities. Consultation will occur with relevant public authorities identified as part of the Gateway Determination.

4.0 Mapping

This Planning Proposal affects one (1) site within Strathfield Council, namely 101-109 Parramatta Road, Homebush, as identified on the map below, that requires an amendment to the Additional Permitted Uses map.

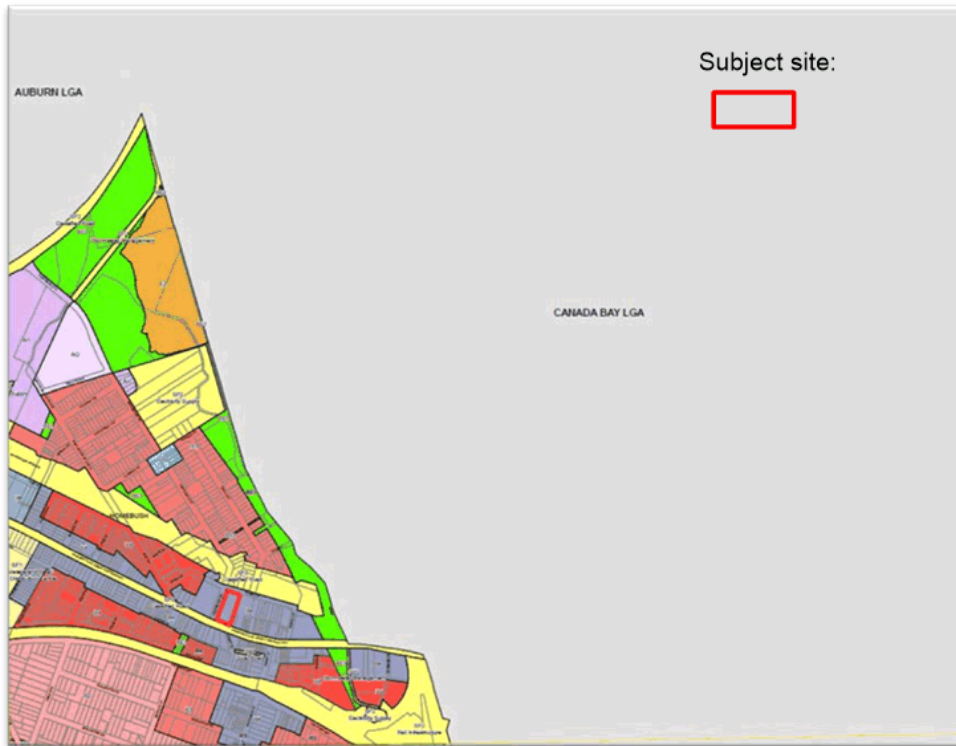


Figure 1: Map of subject site

Control	Proposed
<ul style="list-style-type: none"> Additional Permitted Uses Map Sheet APU_004 	<ul style="list-style-type: none"> Correct map to include 101-109 Parramatta Road, Homebush as Additional Permitted Uses – Item 2.

Please refer to Appendix C for the proposed amended Additional Permitted Uses Map Sheet APU_004.

5.0 Community Consultation

The Additional Permitted Uses Planning Proposal is considered to be low impact as defined in section 5.5.2 Community Consultation of the Department of Planning's 'A guide to preparing local environmental plans'. The proposed amendments are administrative in nature, are consistent with the existing strategic planning framework and present no issues with regard to infrastructure servicing. Therefore, it is recommended the Planning Proposal be placed on public exhibition for a period of 14 days.

Following the Gateway Determination, it is suggested that the public exhibition will be generally undertaken as follows:

- Notification in a regional newspaper (i.e. Inner West Courier);
- Notification on Council's website providing an electronic copy of the Planning Proposal and supporting information;
- Hard copy of the Planning Proposal available at the Council administration building, Strathfield Main Library and High Street Community Library;
- Notification letter to affected landowners where practical; and
- Any other consultation requirements as per the Gateway Determination.

6.0 Project Timeline

	Timeframe*
Anticipated commencement date (date of Gateway Determination)	July 2017
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	August 2017
Public exhibition period	August-September 2017
Date of public hearing (if required)	N/A
Timeframe for consideration of submissions	September 2017
Timeframe for the consideration of a proposal post exhibition	September-October 2017
Date of submission to the Department to finalise the LEP	November 2017
Anticipated date RPA will make the plan (if delegated)	December 2017
Anticipated RPA will forward to the Department for notification	December 2017

*Subject to NSW Department of Planning and Environment approval and timeframe.

Appendix A – Consistency with SEPPs

SEPP	Consistency with SEPP
State Environmental Planning Policy No. 1 – Development Standards	N/A
State Environmental Planning Policy No. 14 – Coastal Wetlands	N/A
State Environmental Planning Policy No.19 – Bushland in Urban Areas	N/A
State Environmental Planning Policy No. 21 – Caravan Parks	N/A
State Environmental Planning Policy No. 30 – Intensive Agriculture	N/A
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development	N/A
State Environmental Planning Policy No. 36 – Manufactured Home Estates	N/A
State Environmental Planning Policy No. 44 – Koala Habitat Protection	N/A
State Environmental Planning Policy No. 47 – Moore Park Showground	N/A
State Environmental Planning Policy No. 50 – Canal Estate Development	N/A
State Environmental Planning Policy No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	N/A
State Environmental Planning Policy No. 55 – Remediation of Land	N/A This Planning Proposal does not hinder the application of this SEPP.

State Environmental Planning Policy No. 62 – Sustainable Aquaculture	N/A
State Environmental Planning Policy No. 64 – Advertising and Signage	N/A
State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development	N/A This Planning Proposal does not hinder the application of this SEPP.
State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)	N/A
State Environmental Planning Policy No. 71 – Coastal Protection	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A This Planning Proposal does not hinder the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N/A This Planning Proposal does not hinder the application of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A This Planning Proposal does not hinder the application of this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A This Planning Proposal does not hinder the application of this SEPP.
State Environmental Planning Policy (Infrastructure) 2007	Consistent This Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.

State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	N/A
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A
State Environmental Planning Policy (Rural Lands) 2008	N/A
State Environmental Planning Policy (State and Regional Development) 2011	N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A
State Environmental Planning Policy (Three Ports) 2013	N/A
State Environmental Planning Policy (Urban Renewal) 2010	N/A
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A

Appendix B – Consistency with Ministerial Directions (s.117 directions)

No.	Title	Comment
1	Employment & Resources	
1.1	Business and Industrial Zones	Consistent. This amendment does not involve the rezoning of employment land. It seeks to rectify a misdescription and mapping error to permit vehicle repair stations.
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural lands	Not applicable
2	Environmental and Heritage	
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Not applicable – the subject site does not contain any heritage items and is not within a heritage conservation area.
2.4	Recreation Vehicle Areas	Not applicable
2.5	Application of E2 and E3 zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3	Housing, Infrastructure and Urban Development	
3.1	Residential Zones	Not applicable – the subject site is not affected by an existing or proposed residential zone.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrating Land Use and Transport	Not applicable
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4	Hazard and Risk	
4.1	Acid Sulfate Soils	Not applicable as the subject site is not affected by Acid Sulfate Soils
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Not applicable
4.4	Planning for Bushfire Protection	Not applicable
5	Regional Planning	
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchment	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable

5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Not applicable
5.8	Second Sydney Airport: Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	Not applicable
6	Local Plan Making	
6.1	Approval and Referral Requirements	Consistent. This Planning Proposal does not contradict or hinder application of this local planning direction.
6.2	Reserving Land for Public Purposes	Not applicable
6.3	Site Specific Provisions	Consistent. This Planning Proposal does not contradict or hinder application of this local planning direction.
7	Metropolitan Planning	
7.1	Implementation of A Plan for Growing Sydney	Consistent. This Planning Proposal is consistent with <i>A Plan for Growing Sydney</i> .
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Consistent. This Planning Proposal will permit vehicle repair stations on the subject site which will contribute to the diversity of jobs and services along the Parramatta Road Corridor.

Appendix C – Proposed Additional Permitted Uses Map

DRAFT



Strathfield Local Environmental Plan 2012

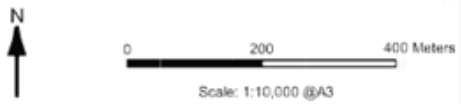
Additional Permitted Uses Map - Sheet APU_004

Additional Permitted Uses

Refer to Schedule 1

Cadastre

Cadastre 20/07/08 © Land and Property Information (LPI)



Projection: GDA 1994
MGA Zone 56
Map Identification Number:
7100_COM_APU_004_010_20170525



Appendix D – Supporting Documentation

- 1) Submission on behalf of Suttons Motor Group
- 2) Council resolution to adopt the draft Strathfield LEP 2011 with the recommended amendments

DRAFT

ATTACHMENT 1

**DESIGN COLLABORATIVE**
Pty LimitedABN 36 002 126 954
ACN 002 126 954

Planning and Development Consultants

www.designcollaborative.com.auG W Smith
BSurv(QLD)
MCP(MIT)
MIS FPIA
MRTPI FAPI
CPPH M Sanders
MPhil(Lon)
MSc(Rdg)
FPIA MRTPI
MRICS CPPJ Lidis
BTP (UNSW)
MPIA CPP2 March 2012
Ref: 109909.1LThe General Manager
Strathfield Municipal Councilvia email strathfieldlep@strathfield.nsw.gov.au

Dear Sir,

Re: Draft Strathfield Local Environmental Plan 2011

We act for Suttons Motor Group who own and operate substantial motor vehicle related businesses in the Strathfield Local Government Area, specifically to the southeast of the Parramatta Road Corridor in Homebush (see **enclosed** Plan 1 - Location Plan).

Our client has been monitoring the preparation of the draft Strathfield Local Environmental Plan 2011 (*the draft LEP*) and, in particular, the provisions that have a direct bearing on the permissibility of their operations. We have reviewed the draft LEP and associated documentation that is presently on exhibition on our client's behalf and have examined the proposed controls that would apply to our client's properties, in the event that the controls in the draft LEP were to be gazetted as they are presently formulated. We have also reviewed the controls under the presently applicable Environmental Planning Instrument, the Strathfield Planning Scheme Ordinance (*the SPSO*).

Resulting from the above review, our client has asked us to make the following representations in relation to the draft LEP to Council for consideration.

The Site

Our client's properties are located at 112-134 [*being Lot 7 and 8 of DP 9154, Lot A and B of DP 374452, Lot 1 and 2 of DP 934526, Lot 10 and 11 of DP 9154, Lot 12 of DP 654033 and Lot 329 of DP 752023*] and 105-109 [*being Lot 200 of DP 1117827*] Parramatta Road, Homebush (see **enclosed** Plan 2 - Aerial Photograph).

Our client sells motor vehicles from the above properties and also undertakes repairs, vehicle servicing and fits and sells accessories. Our client has been represented in the locality for very many years, in fact, since 1948, and over that time has invested significant sums in its business including investments in substantial modern physical improvements and buildings of a very high standard and quality. **Enclosed** are historical photos of the subject site which date from around the 1950s. Improvements to the site have been designed

Design Collaborative Pty Ltd

and constructed in accordance with corporate image requirements with a high standard of finish. These improvements have been undertaken pursuant to a series of development consents that have been issued by Strathfield Council over the years.

Our Client's Intentions for the Site

Both sites benefit from substantial frontages and prominence, and form one of Suttons' most important sites in Australia. It is our client's intention that they continue to operate in a manner consistent with their present use for the foreseeable future. It is envisaged that additional improvements to their facilities will be required from time to time in order for the existing businesses to maintain consistency with corporate image requirements and to appropriately respond to market expectations.

Accordingly, the sites will continue to be used for motor vehicle-related purposes for the long term.

Consideration of the Draft LEP

Current Zoning

At the present time we note that our client's properties are zoned Mixed Use 10 under the SPSO.

Within the Mixed Use 10 zone, relevantly and amongst other purposes, *car repair stations* and *motor showrooms* are permissible with the consent of Council by way of not being listed as prohibited development. These uses cover all of the activities that are presently undertaken by our client on their properties.

As noted above, our client has undertaken its operations for very many years and they form a significant and substantial component in the business activity that is undertaken in the Strathfield Local Government Area.

Proposed Zoning

Both of our client's properties are proposed to be zoned for B4 Mixed Use purposes under the draft Plan. Within that proposed zone *vehicle repair station* is listed as prohibited development whilst *vehicle sales or hire premises* are listed as permissible development by comprising a subset use of *retail premises* under the permissible umbrella term of *commercial premises*.

Objection to the Proposed Zoning

It is apparent that the overall effect of the proposed provisions of the draft Plan would be to make part of our client's activities prohibited uses, with all of the negative ramifications for any future development proposals, however limited in scale they might be.

In view of their aforementioned long-term intentions, our client requests that item 4 (prohibited development) of the B4 Mixed Use zone be amended to delete *vehicle repair stations* to specifically permit that use within the zone and importantly, on our client's site.

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Alternatively, in the event that Council does not want such changes to apply throughout the B4 Zone, Council may see it as more suitable to add “Additional Permitted Uses” under Schedule 1 of the draft LEP to make the aforementioned use permissible on our client’s sites.

Objection to the Proposed Height Control

The whole of Lot 7 of DP 9154 which runs adjacent to a lane from Parramatta Road (being the part of Loftus Lane that runs perpendicular to Parramatta Road as opposed to the part of Loftus Lane that runs parallel to Parramatta Road) and the adjoining half lot Lot 8 of DP 9154 is proposed to be burdened with a zero metre height limit (see **enclosed** Plan 3 – Height Map Extract). The land is proposed to be zoned Mixed Use B4 and is proposed to have an FSR of up to 3.15:1. It is unclear, given the proposed zoning and remaining development standard, what the town planning purpose of restricting the height and, essentially, prohibiting any development from occurring could be.

That part of the site is presently undeveloped except for a tarmac surface and it is therefore foreseeable that our client may wish to develop the site in accordance with its presently approved, and, permissible use (see **enclosed** Plan 4 – Zero Metre Height Limit). The proposed height control could prevent our client from building any structure on the part of the site subject to the zero metre height limit and therefore arbitrarily restrict the potential future use of the site, inconsistent with its zoning.

Our client strongly objects to the proposed height limit on the basis that it is inconsistent with the zoning, the objectives of the proposed zone and is inconsistent with the objects of the Environmental Planning and Assessment Act, 1979, chiefly, 5(a)(ii) *the promotion and co-ordination of the orderly and economic use and development of land*. The proposed zero metre height limit cannot be described as encouraging any sort of co-ordinated or orderly approach given the evident inconsistencies with the zoning and remaining development standards.

Summary

Whilst the provisions of the draft LEP appear to provide for the continuation of some of the current motor vehicle related uses our client rejects any assumption that transition to residential or mixed uses will occur on its site in the short term. In this respect, the future planning controls should be formulated on the basis that the current use of our client’s site will continue for the foreseeable future and all of the relevant uses should be explicitly permissible on our client’s properties.

In addition, our client strongly objects to any draft planning controls that would seek to eliminate further development of the site for its presently approved and proposed permissible uses. In this respect our client objects to the proposed zero metre height limit that applies to part of its property.

We look forward to your response to our submission. In the meantime, if you wish to discuss the matter, please contact the writer.

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Yours faithfully,
DESIGN COLLABORATIVE PTY LTD

A handwritten signature in black ink, appearing to read 'H M Sanders', written in a cursive style.

H M Sanders
Director

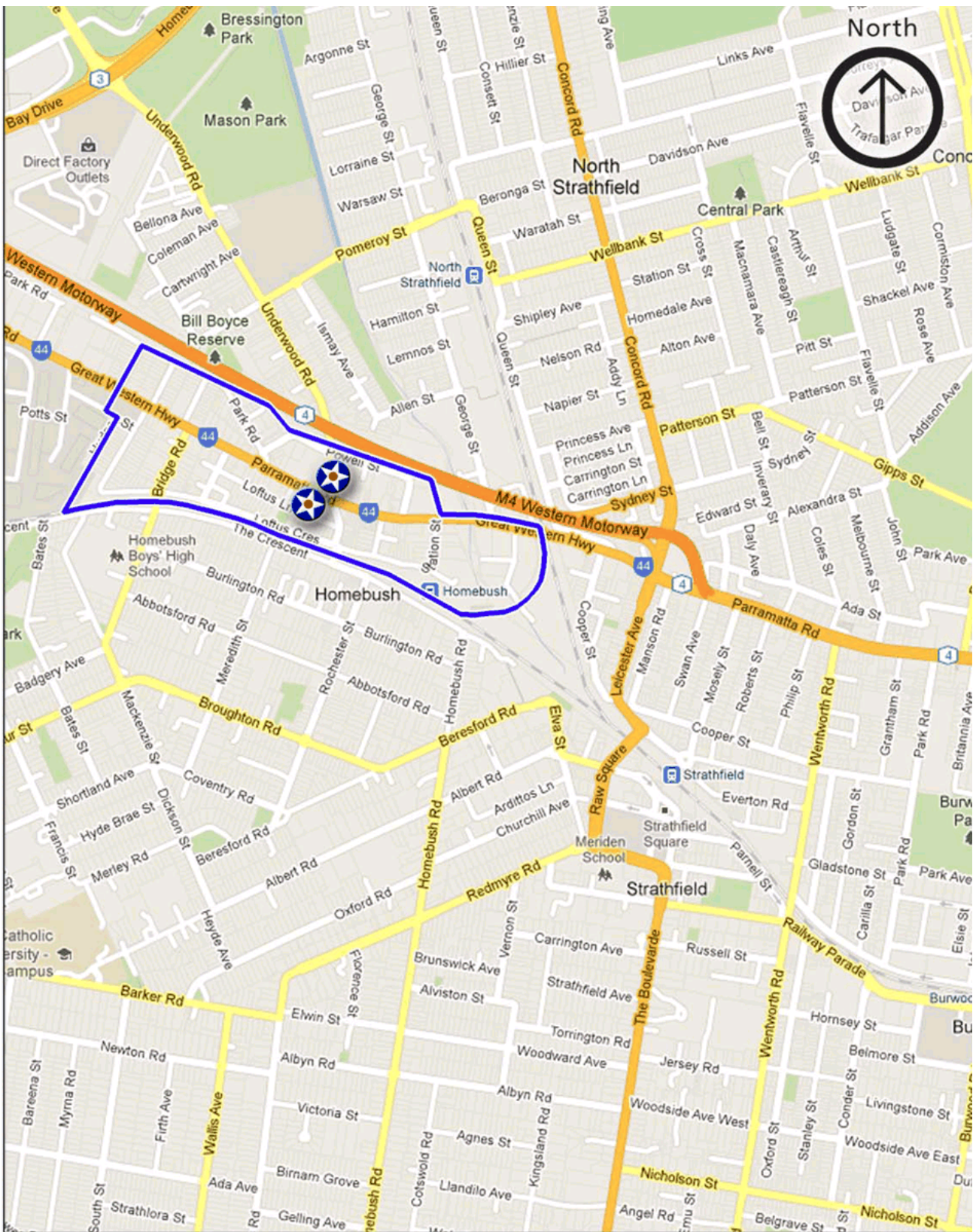













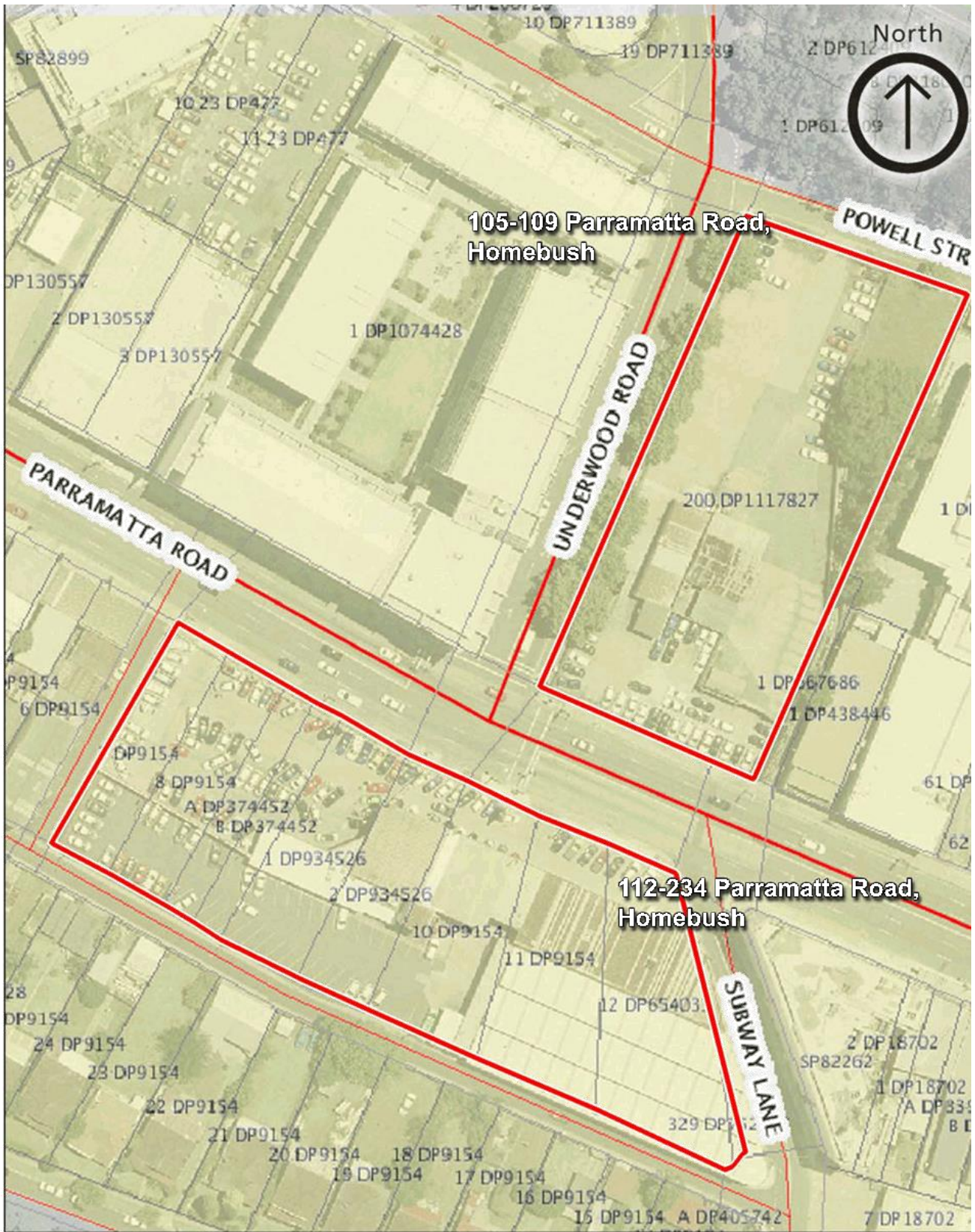
Source: Google MapData, 2017

 Location of subject properties

 Parramatta Road Corridor

Design Collaborative
 Level 4/225 Clarence St Sydney
 Ph: 9262 3200
 Fax: 9262 3204



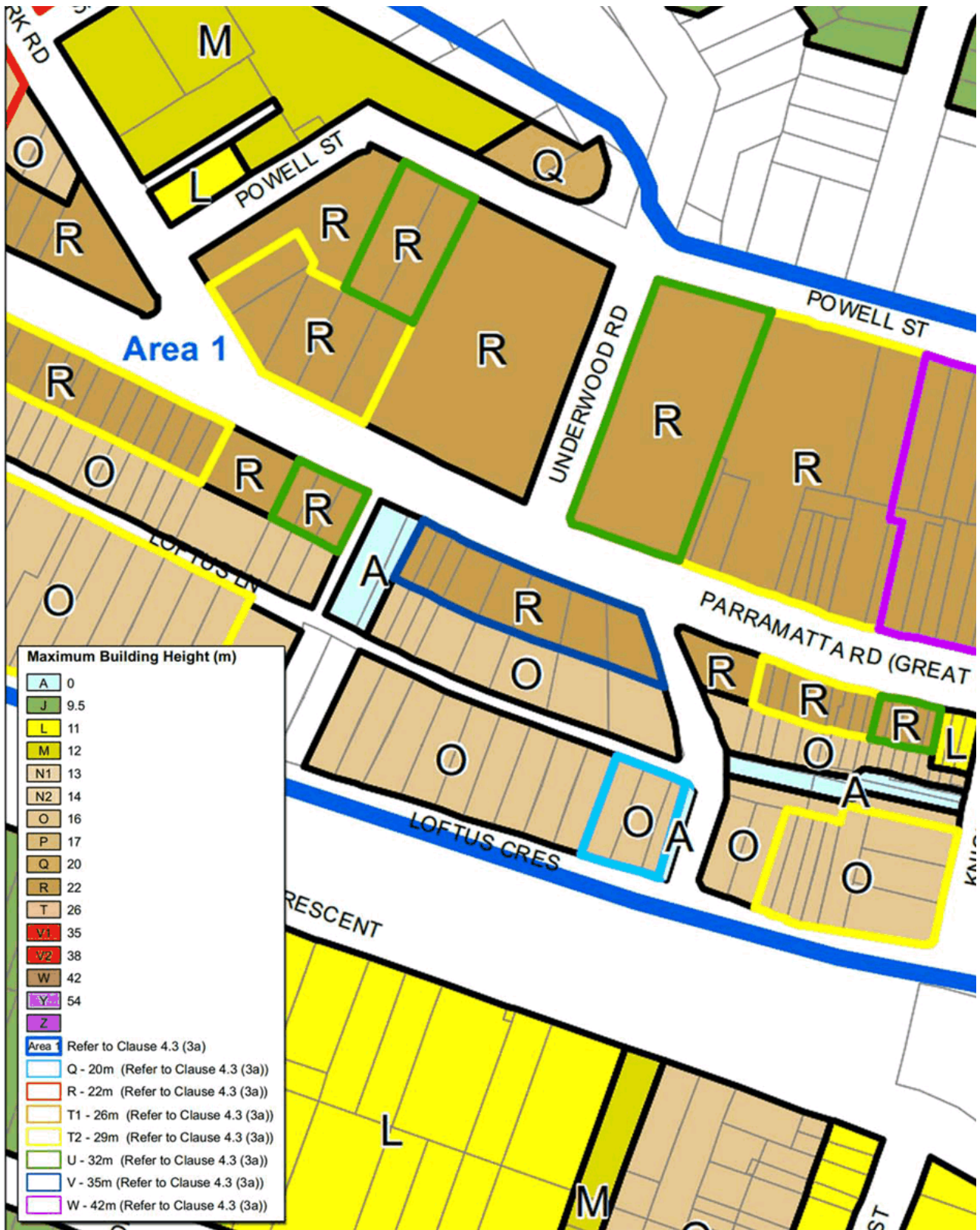


Subject Sites

Design Collaborative
Level 4/225 Clarence St Sydney
Ph: 9262 3200
Fax: 9262 3504



Plan 2 Aerial Photograph

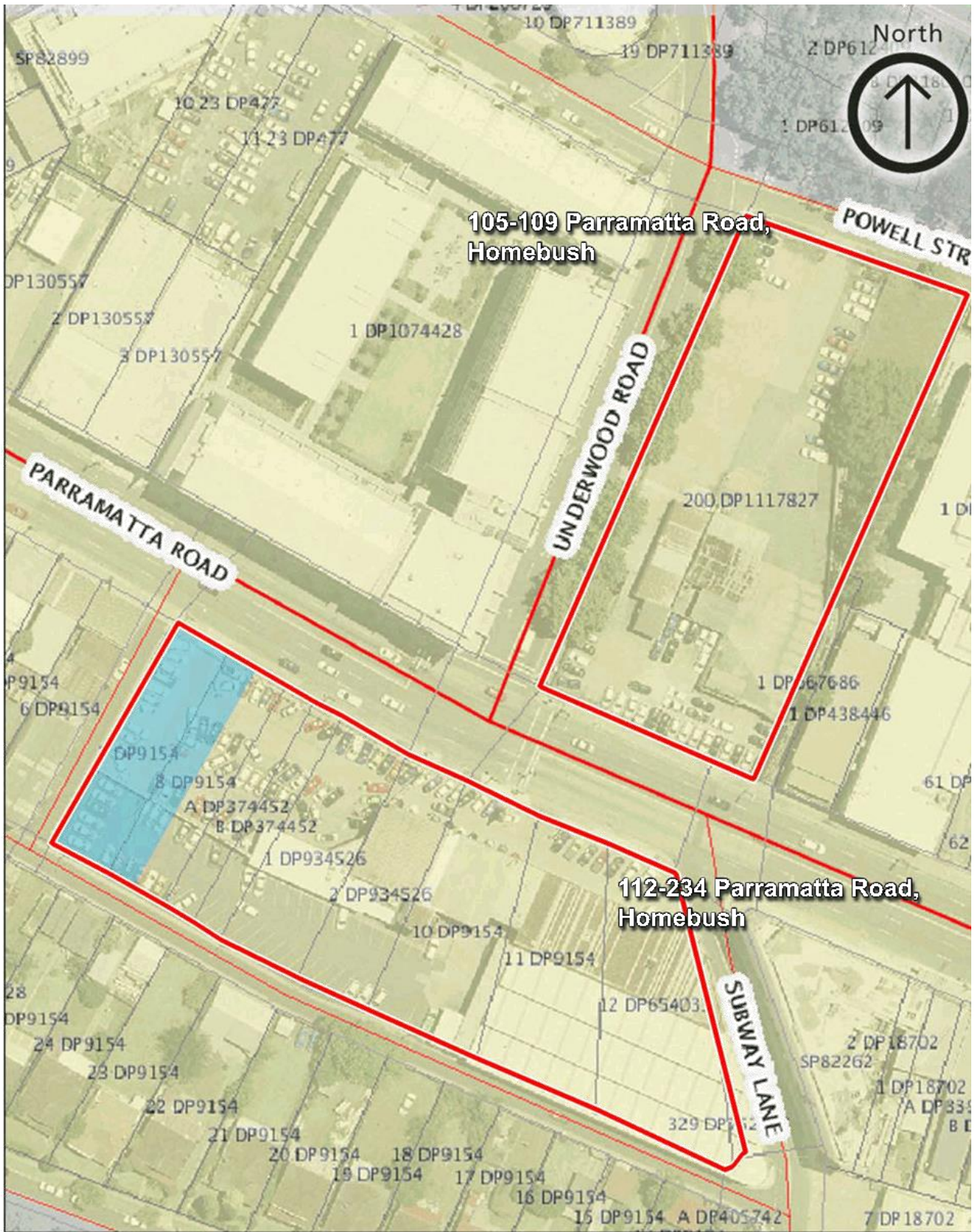


Source: Height Map 2 of Draft Strathfield Local Environmental Plan 2011

Plan 2 Height Map Extract

Design Collaborative
 Level 4/225 Clarence St Sydney
 Ph: 9262 3200
 Fax: 9262 3601





 Subject Sites  Zero metre height

Design Collaborative
Level 4/225 Clarence St Sydney
Ph: 9262 3200
Fax: 9262 3504



Plan 4 - Zero Metre Height Limit

ATTACHMENT 2



**MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL
OF THE MUNICIPALITY OF STRATHFIELD
HELD ON 24 JULY 2012**

7. DRAFT STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2011

Council's Acting Director Corporate Services, David Hazeldine provided a presentation on this item.

In accordance with Council's Code of Meeting Practice the following persons addressed the meeting:

Mr Brad Roeleven on behalf of Goodman Property Services (Australia Pty Ltd)	Mrs Joyce Tozer
Dr Subbah Singh	Mr Neil Kertz on behalf of Telmet Ventures Pty Ltd
Mr Rod Salmon representing Aussie Transport and Ricky Richards	Mr Michael Armitage on behalf of Goodman Property Services (Aust) Pty Ltd
Mr Guiliano Vaccari	Mr Stuart McDonald of SJB Planning (NSW) Pty Ltd on behalf of Sydney Markets
Mr Van Tu Chau	Mrs Anne Bechara
Mr Robert Sargis representing Ms Christina Kang	Mr Paul Lin
Mrs Joyce Tozer on behalf of Sharon Mercer	Mr Tom Van de Meer of Urbis Pty Ltd on behalf of Mr Ron Gottlieb of Ricky Richards
Ms Jenny Maddocks on behalf of No Port Enfield Group	Mr Bao Tai Lu
Mr Tong Toeng Loo	Ms Irene Moss on behalf of residents in Bridge Road., Loftus Crescent and Smallwood Avenue.
Mr Nicholas Soulos	

122/12

RESOLVED: (McLucas/Carney)

1. That Council adopt the draft Strathfield Local Environmental Plan 2011 and resolve to forward the draft LEP with the recommended amendments (refer Attachment 1) to the Department of Planning and Infrastructure with a request for referral to the Minister for Planning and Infrastructure to make the plan (gazettal).
2. That the General Manager be delegated the authority to authorise amendments to the adopted draft LEP, that do not constitute significant change or policy change that are:
 - (i) necessary to comply with technical amendments required by the Department; and/or
 - (ii) minor amendments to Draft LEP resolved by Council.
3. That Council resolve that the 2010 Direct and Indirect Section 94 Development Contributions Plans and Strathfield Consolidated Development Control Plan and Site Specific DCPs be reviewed and updated consistent with the draft LEP.
4. That a Planning Proposal be prepared by Council for further consideration of the following:
 - (i) traffic and access issues in Loftus and Bridge Street prior to increasing density
 - (ii) 43 Mackenzie Street to revert back to existing low density residential zoning



MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL
OF THE MUNICIPALITY OF STRATHFIELD
HELD ON 24 JULY 2012

- (iii) Port Enfield Intermodal Logistics Centre and Cooks River and Cox's Creek Greenspace Corridor.
- (iv) 78 Marlborough Road floor space ratio is to be reviewed to ensure consistency with previous development approvals.

Voting on this item was unanimous.

**Attachment 1
Draft LEP Recommended Amendments**Minor amendments to Draft LEP

- (1) For the Australian Catholic University site:
 - * pursue the Department of Planning and Infrastructure to seek an exemption from 'boarding houses' being included as a mandatory use in the R2 Low Density Residential zoned areas.
- (2) For the sites 13 & 15 Cave Rd Strathfield:
 - * amend the Zoning Map from B1 Neighbourhood Centre to R2 Low Density Residential
 - * delete from Floor Space Ratio Map
 - * add to Lot Size Map as K (560sqm)
 - * amend the Height of Buildings Map from L (11m) to J (9.5m).
- (3) For the sites within the Columbia Lane Precinct:
 - * amend the Height of Buildings Map incentive height from T2 (29m) to (U) 32m
 - * add 'business premises', 'restaurants or cafes', 'self storage units,' 'takeaway food and drink premises', to Schedule 1 for R4 zone in Columbia Lane Precinct
 - * add 'self storage units' to Schedule 1 for B4 zone in Columbia Lane Precinct
- (4) For the sites 27 & 36 Davidson Street Greenacre:
 - * add 'hotel or motel accommodation', 'vehicles sales or hire premises', 'bulky goods', 'restaurants or cafes', and 'hardware and building supplies' to Schedule 1 Additional Permissible Uses
- (5) For the sites 4-10 Elva Street and 1-11 Pilgrim Avenue Strathfield:
 - * amend the Height of Buildings Map from 14m (N2) to 16m (O).
- (6) For the Enfield Intermodal Logistics Centre site:
 - * re-align the zone boundary between IN1 zone and RE1 Public Recreation zoning to better reflect the southern extent of the Warehouse Distribution Areas and Empty Storage Areas Project Approval modifications to date.
- (7) For the small parcel of land at junction of Fraser St and The Close, Strathfield:
 - * amend the Zoning Map from R2 Low Density Residential to RE1 Public Recreation
 - * delete from Height of Buildings Map and Lot Size Map
- (8) For the sites 552 & 552a Liverpool Rd and 2 Bede St, Strathfield South:
 - * amend the Height of Buildings Map from (J) 9.5m to (L) 11m
 - * amend the Floor Space Ratio Map from (G) 0.65:1 to (P) 1.2:1.
- (9) For the site 78 Marlborough Rd Homebush West:
 - * amend the Height of Buildings Map from (P) 17m to (Q) 20m.
- (10) For the site 43 Mackenzie Street Strathfield:
 - * amend the Floor Space Ratio Map from 0.65:1 to 0.5:1

- (11) For the sites 19-21 & 20-54 Noble Avenue, 56, 60-62 & 66 High Street, 207-225, 234-250 Homebush Road and 19-27 Macarthur Avenue Strathfield South:
* amend the Zoning Map from R3 Medium Density Residential to R2 Low Density Residential
* delete from the Floor Space Ratio Map
* amend the Lot Size Map from U (1000sqm) to K (560sqm).
- (12) For the sites 17-35 Parramatta Rd Homebush:
* create incentive height on Height of Buildings Map (T1) 26m.
- (13) For the sites 105-109 & 112-134 Parramatta Road Homebush:
* add 'vehicle repair station' to Schedule 1 Additional Permissible Uses.
- (14) For the sites 6-32 & 11-35 Smallwood Avenue, 50-53 Loftus Crescent and 19 Bridge Road Homebush:
* amend Zoning Map from B4 Mixed Use and R4 High Density Residential to R2 Low Density Residential
* delete from the Key Sites Map and the Floor Space Ratio Map including removal from Area 1
* add to the Lot Size Map as (K) 560sqm
* amend the Height of Buildings Map from (O) 16m to (J) 9.5m and remove from Area 1
- (15) For the site Strathfield Square Lot 1 DP 1125845:
* amend Schedule 4 Part 1 by deleting from Column 1 Locality 'Strathfield Lot 1 DP 1125845' and deleting from Column 2 Description 'Strathfield Square.'
- (16) For the Sydney Markets site:
* For zone SP1 Special Activities "Markets", seek approval from the Department of Planning and Infrastructure to amend the zone name to SP1 Special Activities "Sydney Wholesale and Retail Markets and Distribution Centre" on the Zoning Map
* For the sites 222-242 Parramatta Road, add 'Warehouse and distribution centre' to Schedule 1 Additional Permissible Uses.
- (17) For the sites 3-45, 4-26 Telopea Avenue and 344-348 Parramatta Rd Homebush West:
* amend Zoning Map from IN2 Light Industrial to R3 Medium Density Residential
* amend the Floor Space Ratio Map from 1:1 to 0.65:1
* amend the Height of Buildings Map from (M) 12m to (J) 9.5m.
- (18) For B4 Mixed Use zone:
* Amend "Mooring pens; Mooring pens" to "Mooring; Mooring pens" in the Land Use Table for B4 zone as 'Prohibited'
* Add "public" before "administration" in the Land Use Table for B4 Mixed Use zone as 'prohibited'
- (19) For the B6 Enterprise Corridor zone:
* amend Height of Buildings Map from (N2) 14m to (O) 16m
* include 'Childcare centres', 'Storage Premises' and 'Restaurant or cafe' in the Land Use Table for B6 Enterprise Corridor zone as 'Permitted with consent'
* delete 'Childcare centres' and 'Restaurants' in the Land Use Table for B6 zone as 'Prohibited'
* delete 'Shop Top Housing' in the Land Use Table from 'Permitted with consent' for B6 Enterprise Corridor zone

- * delete from B6 objectives of zone "and residential uses (but only as part of a mixed use development)"
- * amend the Land Use Table by adding a new objective "To ensure development does not impact on the safe and efficient operation of classified roads."

(20) For Residential care facilities:

- * delete 'Residential care facilities centres' from the Land Use Tables for R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use zones as 'Permitted with consent'
- * delete the wording 'centres' from 'Residential care facilities centres' in the Land Use Tables for B3 Commercial Core, B6 Enterprise Corridor, B7 Business Park, RE1 Public Recreation zones as 'Permitted with consent'
- * delete 'Residential care facilities' from Land Use Table in B3 Commercial Core zone as 'Prohibited'
- * amend the Land Use Table for the RE1 Public Recreation zone by adding 'Respite day care centre' as 'Permitted with consent'
- * delete title 'Residential care facility centre' in Dictionary and replace with 'Respite day care centre' title
- * amend the Land Use Table by adding 'Respite day care centre' in the R2 Low Density Zone and IN2 Light Industrial Zone as 'Permitted with consent'.

Planning Proposal to be prepared by Council

- (21) Council to further investigate and consult in relation to preparation of a Planning Proposal for the site at 55 Park Rd Homebush for the possible amendment to Zoning Map from B6 Enterprise Corridor to B4 Mixed Use, and to Height of Buildings Map from 14m to 16m, and to Floor Space Ratio Map from 1.5:1 to maximum FSR of 1.2:1 and incentive FSR of 2.1:1, and to include in Key Site 1 on Key Sites Map as a potential amendment to the gazetted LEP.
- (22) Council to further investigate and consult in relation to preparation of a Planning Proposal to apply height and FSR controls to the Australian Catholic University site as a potential amendment to the gazetted LEP.
- (23) Council to further investigate and consult in relation to preparation of a Planning Proposal for the possible reconfiguration of key sites between Parramatta Road and Park Road to the west of the Parramatta Road and Park Road junction including Key Site 19, 20, 21 as a potential amendment to the gazetted LEP.
- (24) Council to further investigate and consult in relation to preparation of a Planning Proposal for the possible road widening of eastern side of Powell Street adjoining to 17-35 Parramatta Road as a potential amendment to the gazetted LEP.
- (25) Council to further investigate and consult in relation to preparation of a Planning Proposal for the possible reconfiguration of Key Sites 76-82 and rear vehicular access to the street block bounded by Subway Lane, Knight St and Loftus Lane as a potential amendment to the gazetted LEP.
- (26) Council to further investigate and consult in relation to preparation of a Planning Proposal relating to the Sydney Markets site to potentially amend the gazetted LEP as follows:
* For site 37 Smallwood Avenue and adjoining sites to the south delete from Height of Buildings Map and Floor Space Ratio Map.

* For sites 222-242 Parramatta Road rezone from B4 Mixed Use and B6 Enterprise Corridor to SP1 Special Activities from "Markets" or "Sydney Wholesale and Retail Markets and Distribution Centre" (retain 1-9 Smallwood Avenue site as B4 Mixed Use).

* Delete Key Sites 34, 35, 36 and 42 and adjust Key Site 37.

- (27) Council to further investigate and consult in relation to preparation of a Planning Proposal to amend the Lot Size Map for the IN1 zoned section of the Enfield Intermodal Logistics Centre site by replacing the 20,000sqm minimum lot size with a smaller minimum lot size to permit subdivision as a potential amendment to the gazetted LEP.
- (28) Council further investigate and consult in relation to preparation of a Planning Proposal to amend Key Site 51 to possibly include 4 Smallwood Avenue, dependent on whether Council, reverts the Smallwood Avenue precinct zoning back to R2 Low Density Residential zoning, as a potential amendment to the gazetted LEP.
- (29) Council to further investigate and consult in relation to preparation of a Planning Proposal to amend Floor Space Ratio Map from 0.9:1 to 1.2:1 for 554-582 Liverpool Rd & 1 Bede St as a potential amendment to the gazetted LEP.

Individual Planning Proposals to be prepared by landowners/applicants at the invitation of Council

- (30) The proponent is invited to prepare a Planning Proposal for sites 27 & 36 Davidson St Greenacre in relation to the possible rezoning to B6 - Enterprise Corridor as a potential amendment to the gazetted LEP and that this specific Planning Proposal be exempt from Council's Standard LEP rezoning (Planning Proposal) application fees.
- (31) The proponent is invited to prepare a Planning Proposal for the Water Street/Dunlop Street existing industrial precinct for the possible rezoning to R3 Medium Density Residential zone to address the current outstanding issues including those raised in the Gateway Determination and SGS Economic Land Use and Employment Strategy as a potential amendment to the gazetted LEP and that this specific Planning Proposal be exempt from Council's Standard LEP rezoning (Planning Proposal) application fees.
- (32) The proponent is invited to prepare a Planning Proposal for the Strathfield Golf Club site in relation to the possible rezoning of the southern portion of the site to B4 Mixed Use as a potential amendment to the gazetted LEP and that this specific Planning Proposal be exempt from Council's Standard LEP rezoning (Planning Proposal) application fees.

Further investigation and consultation required:

- (33) For the Madeline Street to Water Street, Cooks River precinct:
 - * further liaison is required with the state government (separate to the current gazettal of the Draft LEP) to check whether there are any Green and Golden Bell Frog Habitats and significant remnant vegetation on the state government owned lots adjoining the Cooks River and if so investigate as to how these may be protected.