

Detailed Crash Report



Crash No.	Date	Day of Week	Time	Distance	ID Feature	Loc Type	Alignment	Weather	Surface Condition	Speed Limit	No. of Tps	Tu Type/Obj	Age/Sex	Street Travelling	Speed Travelling	Manoeuvre	Degree of Crash	Killed	Injured	Factors
640287 E34942039	04/10/2008	Sat	13:20	10 m	W HEDGES AVE	TJN	STR	Rainng	Wet	60	3	CAR	M71 E In HUME HWY		30 Proceeding in lane		N	0	0	
						RUM:	30	Rear end				TRK	F50 E In HUME HWY		0 Stationary					
												CAR	M45 E In HUME HWY		0 Stationary					
673224 E37677648	14/06/2009	Sun	10:39	10 m	W HEDGES AVE	TJN	STR	Overcast	Dry	60	2	VAN	M24 W In HUME HWY		40 Incorrect side		N	0	0	
						RUM:	20	Head on				CAR	M29 E In HUME HWY		60 Proceeding in lane					
Report Totals:		Total Crashes: 13		Fatal Crashes: 0		Injury Crashes: 5		Killed: 0		Injured: 7										

CrashId dataset: Liverpool Road and Hedges Avenue, South Strathfield

Note: Data for the 9 month period prior to the generated date of this report are incomplete and are subject to change.

Report by Roger Brook, Strategic Planning Co-ordinator

RECOMMENDATION

- 1) That Council provide 'In principle' support of the Planning Proposal relating to the south eastern section of the Strathfield Golf Club, 84 Centenary Drive, (Lot 1 DP 854298 & Lot 1 DP 130917) Strathfield which consists of rezoning:**
 - a) An area of the golf club (part of Lot 1 DP 854298) where the existing practice fairway is located from RE2 Private Recreation to R3 Medium Density Residential with maximum building heights ranging from 28m on the western end to 9.5m at the eastern end adjacent to Hedges Avenue, FSR of 1.2:1 and minimum lot size of 1000m.²**
 - b) An area of the golf club (part of Lot 1 DP 854298) where the existing clubhouse is located from RE2 Private Recreation to B4 Mixed Use with a maximum building height of 28m, FSR of 1.2:1 and minimum lot size of 1000m.²**
 - c) An area of the golf club (Lot 1 DP 130917) located along the rear of 15-25 Hedges Avenue that is currently zoned R2 Low Density Residential to RE2 Private Recreation.**
- 2) That Council submit the Planning Proposal for the Strathfield Golf Club, 84 Centenary Drive Strathfield (Lot 1 DP 854298 & Lot 1 DP 130917) to the Department of Planning and Infrastructure to seek Gateway Determination to commence the LEP Plan Making process under s56 of the EP&A Act 1979.**
- 3) That Council resolve to request the Department of Planning and Infrastructure to issue written authorisation for Council to exercise delegation in accordance with s23 of the EP&A Act 1979 for this Planning Proposal.**

PURPOSE OF REPORT

- 1. To inform Council of the Planning Proposal submitted by Strathfield Golf Club to amend various planning controls relating to a section of the Strathfield Golf Club land at 84 Centenary Drive Strathfield (Lot 1 DP 854298 and Lot 1 DP 130917).**
- 2. To seek Council's endorsement to support the proposed amendment to Strathfield LEP 2012 and submit the Planning Proposal to the Department of Planning and Infrastructure to commence the LEP Plan Making process and to seek Gateway Determination.**

REPORT

Background

During the public exhibition of the draft Strathfield Local Environmental Plan (LEP) 2011 in January to March 2012 Strathfield Golf Club lodged a submission requesting that part of the land occupied by the fairway practice be rezoned to B4 Mixed Use. The submission was based on the following justification:

ITEM 6. PROPOSED REZONING OF STRATHFIELD GOLF CLUB

- rezoning the golf course site to permit medium density development would assist the long term viability of the Strathfield golf course and golf club;
- it would provide for improved golf club facilities;
- it offers major public benefit to the broader communities of the subregion;
- it removes an underutilised practice fairway; and
- it assists Council to meet its dwelling targets with minimal impacts on neighbours.

As part of the review of all the submissions received during the draft Strathfield LEP 2012, Council indicated that the Strathfield Golf Club's submission/proposal had general merit providing the density is not out of scale with local character and amenity and consistent with Strathfield's hierarchy of densities and heights.

However, as the request to change the zoning was a significant proposed amendment to the draft Strathfield LEP which had not been publicly exhibited or considered, Council recommended that the applicant prepare a Planning Proposal for consideration as a potential amendment to the LEP after gazettal. The steps for preparing a LEP amendment are shown in Attachment 3.

When the draft Strathfield LEP 2011 was considered by Council at its Extraordinary Meeting of 24 July 2012 after the public exhibition period, Council resolved to forward the draft LEP with the recommended minor amendments to the Department of Planning and Infrastructure with a request for gazettal.

It was also resolved at the meeting that Council would further investigate and prepare or invite applicants to prepare a number of Planning Proposals as potential amendments to the LEP after the gazettal. The specific resolution for the Planning Proposal which this report relates to is as follows:

Council, at its meeting on 24 July 2012, resolved inter alia (Minute No. 122/12):

"(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."

Since the Council resolution of 24 July 2012 the Golf Club have continued to further develop and refine their Planning Proposal and concept plans for the site.

The applicants have met with Council on a number of occasions to discuss their proposal and have also undertaken initial consultation with residents on Hedges Avenue on 23 April 2013 (refer to Annexure A of Attachment 1).

Strathfield Golf Club submitted the Planning Proposal and associated documents to Council on 10 July 2013. The Planning Proposal seeks to rezone:

- a) An area of the golf club (part of *Lot 1 DP 854298*) where the existing practice fairway is located from RE2 Private Recreation to R3 Medium Density Residential with maximum building heights ranging from 28m on the western end to 9.5m at the eastern end adjacent to Hedges Avenue, FSR of 1.2:1 and minimum lot size of 1000m.²

ITEM 6. PROPOSED REZONING OF STRATHFIELD GOLF CLUB

- b) An area of the golf club (part of *Lot 1 DP 854298*) where the existing clubhouse is located from RE2 Private Recreation to B4 Mixed Use with a maximum building height of 28m, FSR of 1.2:1 and minimum lot size of 1000m.²
- c) An area of the golf club (*Lot 1 DP 130917*) located along the rear of 15-25 Hedges Avenue that is currently zoned R2 Low Density Residential to RE2 Private Recreation.

As part of the Planning Proposal the applicant has included the proposed Amended LEP Maps including Zoning, Lot size, Floor Space Ratio and Height. The Planning Proposal also includes supporting documentation such as concept architectural plans, site plan, floor plans, elevations & section, building envelopes, shadow diagrams, and perspectives for the proposed development. Following the proposed LEP amendments being gazetted the concept architectural plans would need to be further refined and lodged as Development Applications.

The Planning Proposal also includes a Traffic and Transport Study addressing the traffic and parking impacts of the proposal (refer Attachment 2).

Preliminary Assessment of the Planning Proposal

Council has undertaken a preliminary assessment of the Planning Proposal including further discussions with the applicant and a meeting on 19 August 2013. The following matters have been identified as key planning issues which may require further assessment/additional information to be provided by the applicant.

Zoning

The proposed new zones for the golf club site, R3 Medium Density Residential and B4 Mixed Use are generally considered to be suitable for the proposed development of the existing golf course fairway area for medium density housing and the redevelopment of the clubhouse for a potential hotel/function centre.

Building Height

The concept plans submitted with the Planning Proposal indicate that a stepped height approach is proposed with a height range extending from 9.5m adjacent to the existing R2 Low Density Residential areas at Hedges Avenue and increasing up to 28m to the western portion of the area adjacent to the existing club house opposite Centenary Drive.

Council has discussed the proposed building height of 28m with the applicant and encouraged the applicant to reduce the building height to 22m which is more consistent with the height hierarchy approach as applied across the Strathfield Local Government Area.

The applicant acknowledges that the height of the proposed buildings is greater than that found in the Strathfield South area and identified within nearby centres. The applicant however has requested that the 28m height be retained as the additional height above the 22m by definition is only 24.5m measured from ground floor to the uppermost ceiling level, with the additional building height devoted to a 'green roof'.

Considering the proposed buildings location, adjacent to the existing golf club and Centenary Drive and a significant distance from low density residential areas to the east, the potential impacts may not be significant.

ITEM 6. PROPOSED REZONING OF STRATHFIELD GOLF CLUB

The proposed building heights will be further considered by the Department of Planning and Infrastructure prior to the issue of Gateway Determination and subject to feedback from the subsequent public consultation with the community.

Floor Space Ratio (FSR)

It is proposed that a maximum FSR of 1.2:1 for the proposed R3 Medium Density Residential and B4 Mixed Use zoned areas as consistent with the maximum FSR adopted for adjoining medium density residential areas along Liverpool Road.

Lot Size

The Planning Proposal seeks to adopt a minimum lot size of 1000m² for the R3 Medium Density Residential and B4 Mixed Use zoned areas for the site which is consistent with the minimum lot size for medium density residential areas in the Strathfield LEP 2012.

Contamination

The applicant has indicated in the Planning Proposal that chemical sprays may have been used on the practice fairway to control weeds. A Stage 1 Contamination Assessment to confirm the suitability of the site for residential purposes may therefore be required following the Department's Gateway Determination or at Development Application stage.

Stormwater/Drainage

Council's Drainage Engineer has confirmed that the subject area is not affected by mainstream 1:100 year flooding. The impacts of the potential overland flow from upstream properties can be assessed along with other stormwater related issues at the Development Assessment stages (e.g after the proposed LEP rezonings are gazetted) where a detailed stormwater management plan will need to be submitted to Council.

Critical Habitat/Ecological Communities

Council's Natural Resources Co-ordinator has indicated that the subject site does not appear to comprise any significant natural vegetation or the presence of any endangered species. A flora/fauna study however may need to be provided in relation to the proposed road access to Hedges Avenue which is currently proposed through a site owned by the adjoining school (Lot 46 DP 30508), to the south of 33 Hedges Avenue. The site currently comprises a basketball court and large eucalypt trees and other plant species which could potentially provide native fauna habitat. The Department's Gateway Determination may identify if this study is required.

Economic & Social Impacts

The applicant has documented in the Planning Proposal that the proposal has no adverse social or economic impacts but will benefit the wider community with improved recreational and social facilities, additional housing and employment opportunities. The Gateway Determination will confirm if further information on this matter is required before the public consultation.

Traffic and Vehicular Access

The Planning Proposal includes a Traffic and Transport Study which assesses the potential parking, traffic and transport impacts of the development on the surrounding road network. It is

ITEM 6. PROPOSED REZONING OF STRATHFIELD GOLF CLUB

proposed that the residential buildings will be serviced by a new internal access road running along the southern golf course boundary providing access to Hedges Avenue and also retaining access to Centenary Drive. The potential redevelopment of the clubhouse is proposed to be serviced by the existing golf club parking area accessed by the existing driveway connecting with Centenary Drive.

Council's Traffic Engineer has reviewed the traffic study and indicated that based on the information provided by the applicant that the total number of residential units proposed is approximately 100, no objection would be raised on traffic grounds to the proposal subject to residents of Hedges Avenue, Cave Road and Morgan Place being notified of the proposed specific access from the site to Hedges Avenue during the exhibition period.

A boomgate between the golf course parking area and the internal access road servicing the residential buildings is proposed to restrict golf course users from accessing Hedges Avenue. Further details of the boomgate will be required at Development Application stage following the proposed LEP rezoning process.

It is considered that traffic and access issues associated with the Planning Proposal may require being further addressed/investigated by the applicant following the Gateway Determination and prior to the public exhibition of the Planning Proposal.

Provision of Public Infrastructure

The Planning Proposal acknowledges that significant public infrastructure and services will be required to support the proposed development. The Gateway Determination will confirm the expected level of information and detail required.

Merits of the Planning Proposal

The applicant has indicated that the Planning Proposal to rezone the Strathfield Golf Club site is the most effective means of ensuring the Strathfield Golf Club's long term viability. It will facilitate the development of the land for medium density residential dwellings and mixed use development by amending Strathfield LEP 2012 including new height, FSR and lot size controls. It also offers benefits to the community including maintaining and improving a community facility in Strathfield LGA, providing for increased housing choice, recreational and employment opportunities.

The Planning Proposal submitted on behalf of Strathfield Golf Club has been prepared in accordance with the Department of Planning and Infrastructure's new guide to Preparing Planning Proposals which explains and justifies the proposal.

The attached Planning Proposal includes the following components:

- Part 1 provides a statement of the objectives or intended outcomes of the proposed LEP.
- Part 2 provides an explanation of the provisions that are to be included in the proposed LEP.
- Part 3 provides justification for these objectives, outcomes and provisions and the process for their implementation.
- Part 4 provides maps which identify the intent of the Planning Proposal and area to which it applies.

ITEM 6. PROPOSED REZONING OF STRATHFIELD GOLF CLUB

- Part 5 provides details of the community consultation proposed to be undertaken with the Planning Proposal.

It is considered that the above specific matters and requirements of s55 of the EP&A Act 1979 have been addressed in the Planning Proposal (refer Attachment 1).

Conclusion

The proposed Planning Proposal to rezone the Strathfield Golf Club site has merit and offers a number of benefits to the community. These include ensuring the Golf Club's long term viability, maintaining and improving a community facility in Strathfield and providing for increased housing choice, recreational and employment opportunities.

It is therefore recommended that Council supports this proposal. Subject to Council approval it is intended to submit the Planning Proposal to the Department of Planning and Infrastructure to commence the LEP plan making process under s56 of the EP&A Act 1979.

Council also intends to request the Department of Planning and Infrastructure to exercise delegation in accordance with s23 of the EP&A Act 1979 for the Planning Proposal for Council to make the LEP. This delegation will enable Council to assume some of the Departments LEP plan making functions once the Gateway Determination has been approved by the Department.

A number of issues that have been identified in this report may require further studies/additional information to be provided by the applicant following the Department's Gateway Determination and which possibly may lead to some amendments to the Planning Proposal prior to the public exhibition and consultation stage.

REFERRAL FROM OTHER DEPARTMENTS

The Planning Proposal has been referred to Council's Development Assessment, Community Lands and Services and Engineering Works and Services sections for comment.

FINANCIAL IMPLICATIONS

There are no current financial implications to Council in regard to the proposal.

ATTACHMENTS

1. Planning Proposal for Land Situated at Lot 1 DP 854298 & Lot 1 DP 130917, 84 Centenary Drive, Strathfield.
2. Traffic and Transport Study by Thompson Stanbury Associates.
3. LEP Plan Making Process Diagram.
4. Existing and Proposed LEP Maps.

Report approved by:

Ash Chand	David Hazeldine
A/Manager Strategic Planning	A/Director Technical Services

ATTACHMENT 1

SUBMISSION TO STRATHFIELD COUNCIL - PLANNING PROPOSAL

**Land Situated at Lot 1 in DP 854298 and Lot 1 in DP 130917 No
84 Centenary Drive, Strathfield**



Prepared For:



Strathfield Golf Club

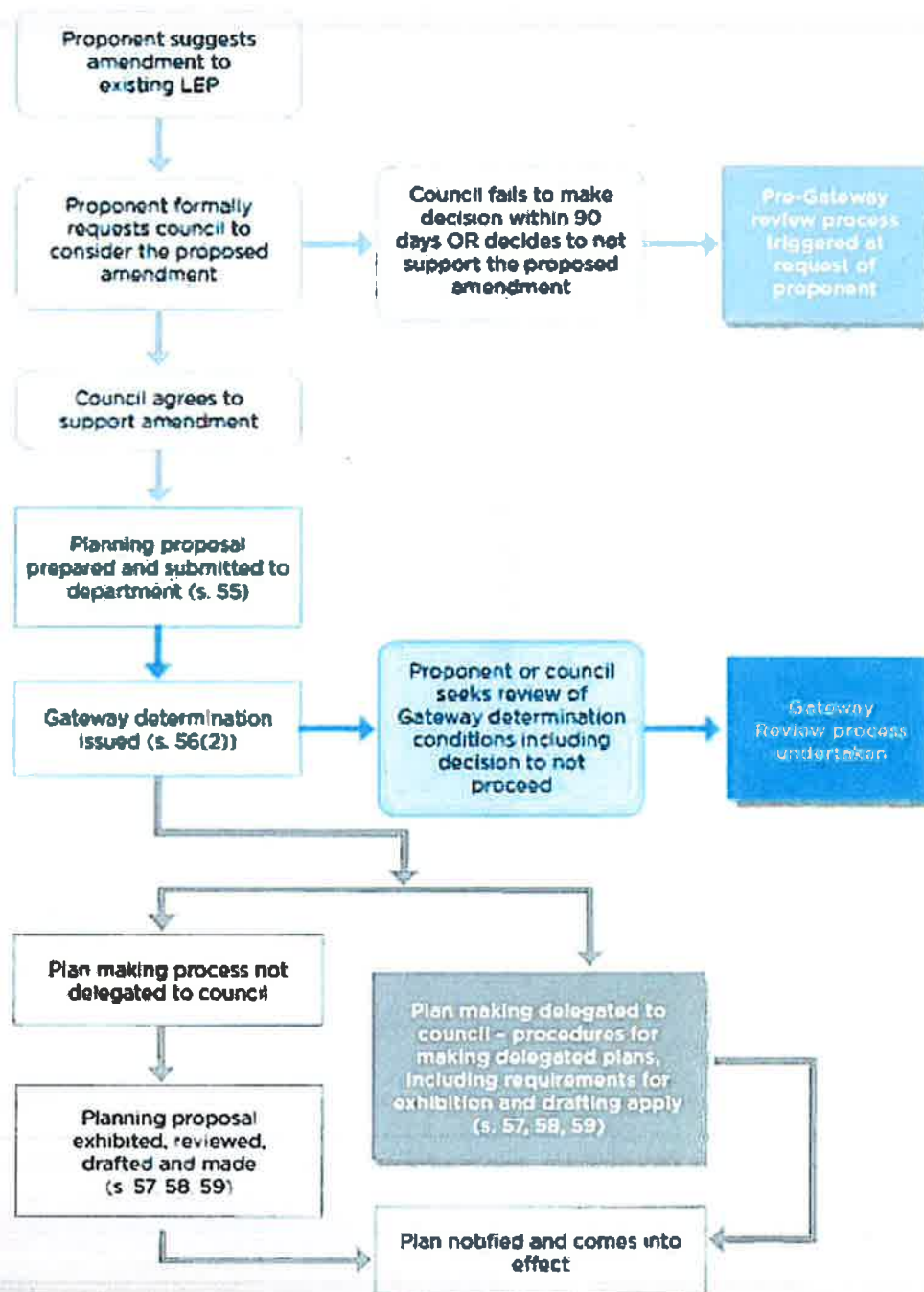
Prepared By:



August 2013

ATTACHMENT 2

LEP plan making process



ATTACHMENT 3

Office:
Suite 15/9 Hoyle Ave., Castle Hill NSW 2154

All Correspondence:
75 Gindarra Ave, Castle Hill NSW 2154

Telephone: (02) 8850 2788
Facsimile: (02) 8850 2799
E-mail: david.a.thompsonstanbury.com.au
morgan.a.thompsonstanbury.com.au
www.thompsonstanbury.com.au

MOBILE PHONES:

David Thompson 0418 262 125

Morgan Stanbury 0410 561 848

**THOMPSON
STANBURY
ASSOCIATES**

ABN: 79 943 737 368

**TRAFFIC & TRANSPORT STUDY
REZONING PROPOSAL
STRATHFIELD GOLF COURSE
LOT 1 DP 854298
84 CENTENARY DRIVE, STRATHFIELD**

Ref: 13-002

JULY 2013

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ATTACHMENT 4



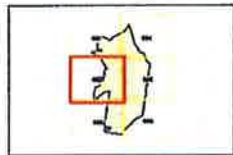
**Strathfield Local
Environmental
Plan 2012**

**Land Zoning Map -
Sheet LZN_002**

Zone

- 1** Neighbourhood Centre
- 2** Local Centre
- 3** Commercial Core
- 4** Mixed Use
- 5** Business Corridor
- 6** Business Park
- 7** Environment Conservation
- 8** General Industrial
- 9** Light Industrial
- 10** Low Density Residential
- 11** Medium Density Residential
- 12** High Density Residential
- 13** Public Recreation
- 14** Private Recreation
- 15** Special Activities
- 16** Infrastructure

Coding
Colour: 20120303 © Land and Property
Information: L&P



Scale: 1:5000
Date: 4/09/11

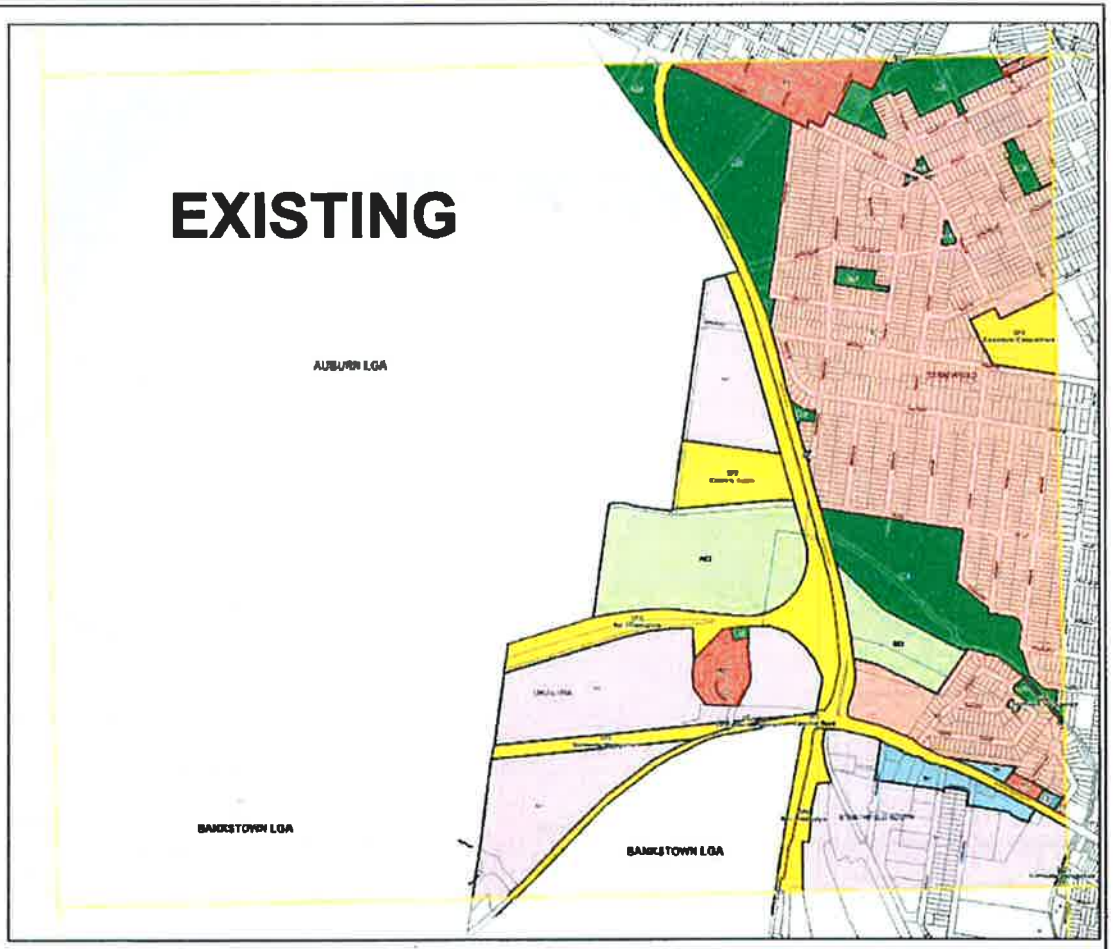
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EXISTING

AUBURN LGA

BANKSTOWN LGA

BANKSTOWN LGA





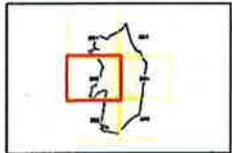
**Strathfield Local
Environmental
Plan 2012**

**Land Zoning Map -
Sheet LZN_002**

Zone

- Metropolitan Centre
- Local Centre
- Commercial Core
- Urban Use
- Enterprise Corridor
- Business Park
- Environmental Corridor
- General Industry
- Light Industry
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Recreation
- Private Recreation
- Rural Activities
- Intensive Agriculture

Category
Category 20-CT-03 B-Land and Property
Interpretation (LPI)



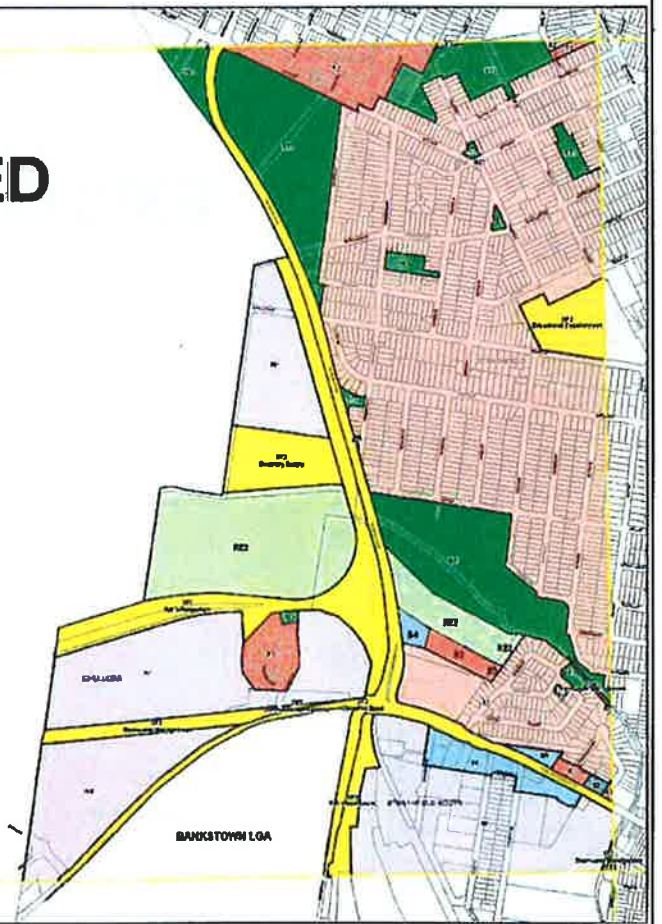
Proposed Site
Scale 1:50,000 @ A2
Map Number
Date 20/06/2012

PROPOSED

AUBURN LGA

BANKSTOWN LGA

BANKSTOWN LGA



Height of Buildings Map -
Sheet HOB_002

Maximum Seating Height (in)



Review Case 4.1A

(in surface roughnesses refer to article 8.11.)

22 - Refer to Column 4 3A

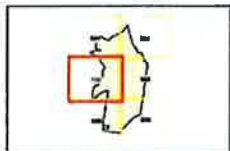
22. Refer to Circuit 4.5A

25 - Refer to Exhibit 4.34

29 - Refer to Column A.3A


IT - Paper in Class 4.3A

 III - Paper in Column 4.3A
 4.3 - Paper in Column 4.3B

42 - Rotor 12 Count 4.34
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Page 12 of 12
10/1/2018

EXISTING

AUBURN LGA

BANKSTOWN LOA

BALDWIN LOA



**Strathfield Local
Environmental
Plan 2012**

**Height of Buildings Map -
Sheet HOB_002**

Maximum Building Height (m)

3	10m
5.5	24m
11	28m
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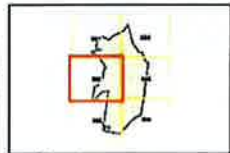
Refer to Clause 4.3A

PROPOSED

AUBURN LGA

BANKSTOWN LGA

BANKSTOWN LGA



Scale 1:10,000 @ A3

Map prepared by: THE CONSULTING GROUP



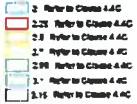
**Strathfield Local
Environmental
Plan 2012**

**Floor Space Ratio Map -
Sheet FSR_002**

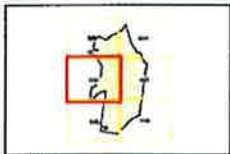
Maximum Floor Space Ratio (F.S.R.)



On certain circumstances refer to clause 4.4C



Classifying
Classifying 2007/08 © Land and Property
Information (LPI)



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EXISTING

ALBURN LGA

BARKSTOWN LGA

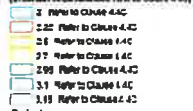
BARKSTOWN LGA

Floor Space Ratio Map -
Sheet FSR_002

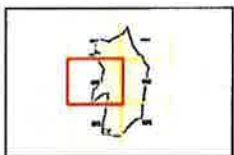
Maximum Floor Space Ratio (a:1)



(in certain circumstances refer to clause 4.3c)



Cadastre
 Cadastre 2021/22 - Land and Property
 Information (LPI)



A horizontal beam is shown with a downward arrow labeled 'N' at the left end and an upward arrow labeled 'R' at the right end. The distance between the two arrows is labeled '4014 mm'.

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Page No. 224
Date 12/12/22

PROPOSED

AUBURN LGA

BANKSTOWN LGA

BARKSTOWN LGA

EXERCISES:



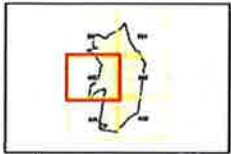
**Strathfield Local
Environmental
Plan 2012**

**Lot Size Map -
Sheet LSZ_002**

Maximum Lot Size (sq m)



Colours
Covers 204703 G Land and Property
Information L.P.



0 100 200 Meters

Scale 1:10,000

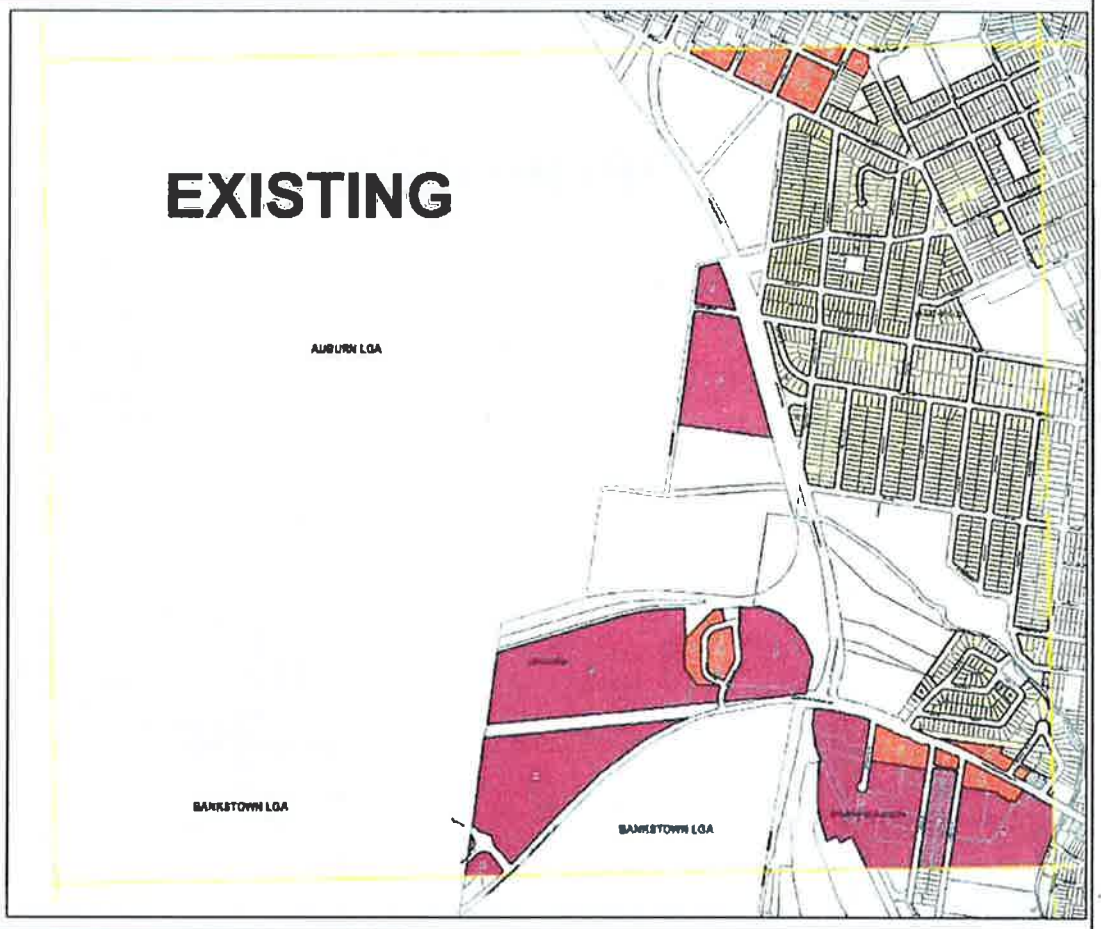
Map boundaries based on
PHS/COM/1/LSZ/002 (V1.0)

EXISTING

AUBURN LGA

BANKSTOWN LGA

BANKSTOWN LGA





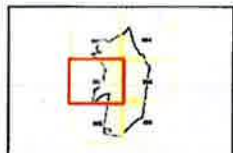
Strathfield Local
Environmental
Plan 2012

Lot Size Map -
Sheet LSZ_002

Minimum Lot Size (sq m)

- 100
- 200
- 3000

Colours
Colours 250' or 0 Land Use Property
Property 1, 2



PROPOSED

AUBURN LGA

BANKSTOWN LGA

BANKSTOWN LGA

6. Proposed Rezoning of Strathfield Golf Club

In accordance with Council's Code of Meeting Practice the following persons addressed the meeting:

In Favour of Planning Proposal	Against Planning Proposal
Mr Steve Taylor	Mr Rod Veduci
	Miss Susan Jane Durham
	Mrs Suellen Batt
	Mr Biman Sinha
	Mrs Nerina Signorelli
	Ms Therese Thomas

P68/13

RESOLVED: (McLucas/Vaccari)

1. That Council provide 'in principle' support of the Planning Proposal relating to the south eastern section of the Strathfield Golf Club, 84 Centenary Drive, (Lot 1 DP 854298 & Lot 1 DP 130917) Strathfield which consists of rezoning:
 - a) An area of the golf club (part of Lot 1 DP 854298) where the existing practice fairway is located from RE2 Private Recreation to R3 Medium Density Residential with maximum building heights ranging from 28m on the western end to 9.5m at the eastern end adjacent to Hedges Avenue, FSR of 1.2:1 and minimum lot size of 1000m.²
 - b) An area of the golf club (part of Lot 1 DP 854298) where the existing clubhouse is located from RE2 Private Recreation to B4 Mixed Use with a maximum building height of 28m, FSR of 1.2:1 and minimum lot size of 1000m.²
 - c) An area of the golf club (Lot 1 DP 130917) located along the rear of 15-25 Hedges Avenue that is currently zoned R2 Low Density Residential to RE2 Private Recreation.
2. That Council submit the Planning Proposal for the Strathfield Golf Club, 84 Centenary Drive Strathfield (Lot 1 DP 854298 & Lot 1 DP 130917) to the Department of Planning and Infrastructure to seek Gateway Determination to commence the LEP Plan Making process under s56 of the EP&A Act 1979.
3. That Council resolve to request the Department of Planning and Infrastructure to issue written authorisation for Council to exercise delegation in accordance with s23 of the EP&A Act 1979 for this Planning Proposal.

Voting on this item was unanimous.

The Committee Requested that the following be noted in relation to the concept plans:

- The buildings should be located along Centenary Drive.
- That all entry and egress be from Centenary Drive

