

APPENDIX 1



LAND ZONING

- B4** MIXED USE (PROPOSED)
- R2** LOW DENSITY RESIDENTIAL (EXISTING)
- R3** MEDIUM DENSITY RESIDENTIAL (PROPOSED)
- RE2** PRIVATE RECREATION (PROPOSED)

1

SURVEY & PROPOSED ZONING

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Scale: 1:1000

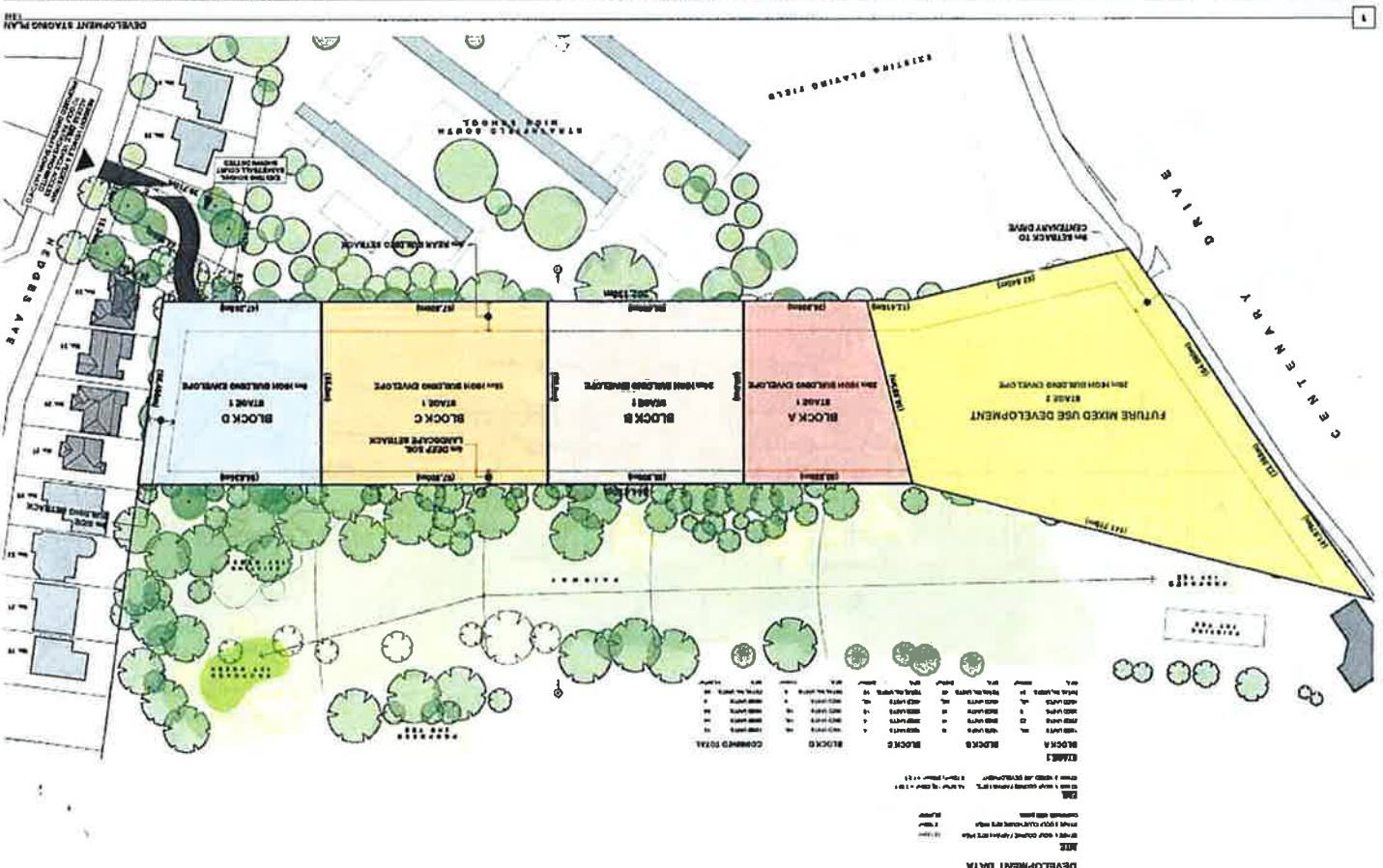
North Arrow



de angelis taylor associates
 88 Bathurst Street, Level 10, Sydney NSW 2000
 Tel: 02 9439 1011 Fax: 02 9439 2212 www.dta.net.au

STRATHFIELD GOLF CLUB

PROPOSED REZONING - INDICATIVE DESIGN SCHEME			
STRATHFIELD NSW 2135			
Project Name	SURVEY / PROPOSED ZONING PLAN		
Client	Strathfield Golf Club	Project No.	12048
Design Stage	Survey / Proposed Zoning Plan	Sheet No.	01 of 01
Scale	1:1000	Date	2nd Nov 2010
Author	de angelis taylor associates	Checked	A





GROUND FLOOR PLAN
1:200

1

1. All work shall be done in accordance with the following details.
2. All work shall be done in accordance with the following details.
3. All work shall be done in accordance with the following details.
4. All work shall be done in accordance with the following details.
5. All work shall be done in accordance with the following details.
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7. All work shall be done in accordance with the following details.
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9. All work shall be done in accordance with the following details.
10. All work shall be done in accordance with the following details.

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de angelli taylor & associates

ARCHITECTURE

88 balhurst street liverpool nsw 2170 a strathfield
ph 02 951 10111 f 02 951 10112 or 02 951 10113

PROPOSED REZONING - INDICATIVE DESIGN SCHEME

84 CENTENARY DRIVE STRATHFIELD NSW 2125

SITE / GROUND FLOOR PLAN

Scale: 1:200

Drawn by: A

Checked by: A

Date: 10/10/18

APPENDIX 2



Strathfield South High School

Providing quality and equity of education in a caring environment

Neil Hardy,
General Manager
Strathfield Golf Club,
PO Box 586
Flemington, NSW, 2129

Dear Mr Hardy,

Thank you very much for inviting both me and Mr Paterson to the meeting held on Thursday 11 April during which we discussed your plans for the development of Strathfield Golf Club.

The designs and maps which were shown to us were very impressive and gave us great insight into the plans which your organisation has for both the club and the Strathfield South community.

I am personally very supportive of your intentions to develop the areas bordering Strathfield South High School and can see great merit in your intention to acquire some of our land to facilitate access to the proposed residential area.

I would, subject to advice from Department of Education and Communities personnel regarding any assessment and tendering processes and procedures, be interested in working with Strathfield Golf Club to bring its plans to fruition.

Yours Sincerely,

Dary Currie
Principal

Strathfield South High School
12 April 2013

Principal: Mr D Currie
Deputy Principal: Mr S Paterson
Deputy Principal: Mr Ric Cliona

Phone: 9642 4422
Fax: 9742 5942
ABN: 21 018 011 975

PO Box 342
ENFIELD NSW 2136
Email: strathfies-h.admin@det.nsw.edu.au



7th June 2013

www.charlescasmuscelli.com.au

The Hon A Piccoli
Minister for Education
Level 34 [East]
Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Part Development of Strathfield Golf Club – Residential Apartments

Dear Adrian

Strathfield Golf Club shares a common boundary with Strathfield South High School (SSHS) and is in the process of submitting a Development Application for land adjacent to the school.

The development has my support because it meets a number of NSW Government objectives, is appropriately scaled and demonstrates a sympathetic understanding of local community needs. I understand that it also has the support of Strathfield Council and the SSHS principal Mr Daryl Currie is also supportive of the project. I have been advised that the project will have benefits for the school as well as the broader local community.

The project requires the acquisition of State land that is currently used as basketball courts but that has been identified by the Department as "surplus to requirements". The principal has already engaged with the Department to progress the selling of the land but time is critical to ensure that the best outcome is achieved for the golf club, the community and the school.

I would be grateful if you would ask the Department to progress this as more than just a routine disposal and to work closely with the Golf Club. I would especially welcome a meeting between the stakeholders, including myself to get the process moving along.

Yours sincerely,

Charles

Charles Casuscelli RFD MP

For information:

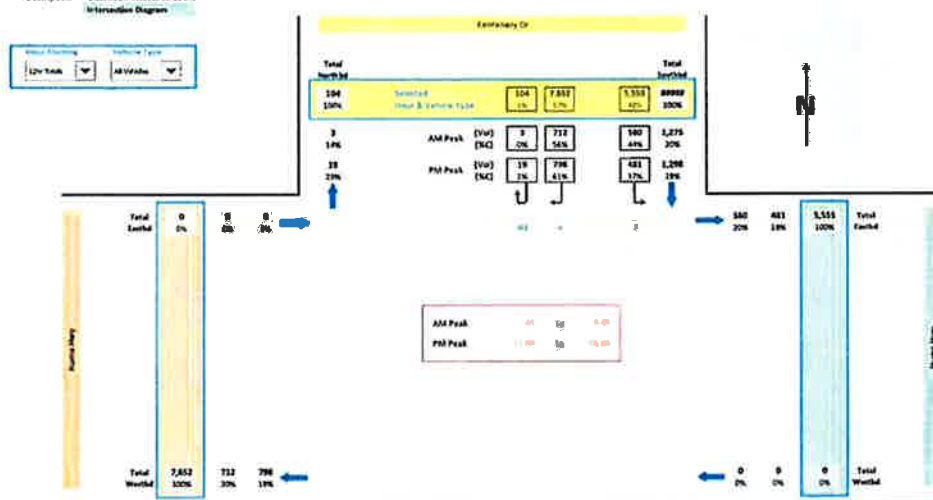
Mr Neil Hardy, CEO Strathfield Golf Club

Copy for Neil.

APPENDIX 3



EXXON - THE TRADING ENERGY COMPANY



Client Thompson Stanbury
Location 2. Queue length for SB traffic
Date Thu, 30th May 2013
Survey Time 6:30-18:30
Description on approach to the right turn to the Centenary Drive off ramp



[SB Queue]

Time Periods			SB Queue
6:30	to	6:45	19
6:45	to	7:00	22
7:00	to	7:15	20
7:15	to	7:30	19
7:30	to	7:45	21
7:45	to	8:00	32
8:00	to	8:15	21
8:15	to	8:30	19
8:30	to	8:45	19
8:45	to	9:00	19
9:00	to	9:15	20
9:15	to	9:30	18
9:30	to	9:45	24
9:45	to	10:00	20
10:00	to	10:15	17
10:15	to	10:30	17
10:30	to	10:45	14
10:45	to	11:00	22
11:00	to	11:15	18
11:15	to	11:30	21
11:30	to	11:45	20
11:45	to	12:00	17
12:00	to	12:15	21
12:15	to	12:30	17
12:30	to	12:45	20
12:45	to	13:00	17
13:00	to	13:15	19
13:15	to	13:30	22
13:30	to	13:45	24
13:45	to	14:00	17
14:00	to	14:15	19
14:15	to	14:30	17
14:30	to	14:45	19
14:45	to	15:00	22
15:00	to	15:15	20
15:15	to	15:30	24
15:30	to	15:45	25
15:45	to	16:00	25
16:00	to	16:15	22
16:15	to	16:30	25
16:30	to	16:45	22
16:45	to	17:00	14
17:00	to	17:15	24
17:15	to	17:30	22
17:30	to	17:45	32
17:45	to	18:00	21
18:00	to	18:15	21
18:15	to	18:30	22

* queue extends beyond this number, out of camera vie

* queue extends beyond this number, out of camera vie

[Golf Club Out]

Start time	End time	Waiting Time	Vehicle Type
7:03:20	7:03:28	0:00:08	Truck
8:28:52	8:28:54	0:00:02	Car
9:11:09	9:11:17	0:00:08	Motorbike
9:11:57	9:12:44	0:00:47	Car
9:22:56	9:22:58	0:00:02	Car
9:23:34	9:23:47	0:00:13	Truck
9:39:31	9:39:57	0:00:26	Car
9:54:40	9:54:52	0:00:12	Car
10:18:23	10:18:26	0:00:03	Car
10:24:20	10:24:48	0:00:28	Car
10:24:22	10:24:49	0:00:27	Car
10:29:15	10:29:30	0:00:15	Car
10:30:17	10:30:20	0:00:03	Car
10:30:29	10:30:37	0:00:08	Car
10:33:54	10:34:03	0:00:09	Car
10:38:53	10:39:01	0:00:08	Truck
10:38:55	10:39:01	0:00:06	Car
10:42:55	10:43:07	0:00:12	Car
10:46:57	10:47:02	0:00:05	Car
10:55:16	10:55:27	0:00:11	Car
10:56:51	10:57:17	0:00:26	Car
11:00:40	11:00:51	0:00:11	Car
11:11:45	11:11:47	0:00:02	Car
11:13:07	11:13:23	0:00:16	Car
11:13:24	11:13:29	0:00:05	Car
11:15:59	11:16:04	0:00:05	Car
11:20:56	11:21:03	0:00:07	Car
11:23:54	11:23:57	0:00:03	Car
11:26:24	11:26:28	0:00:04	Car
11:33:13	11:33:19	0:00:06	Car
11:33:31	11:33:50	0:00:19	Car
11:33:59	11:34:08	0:00:09	Car
11:34:25	11:34:35	0:00:10	Car
11:51:45	11:51:51	0:00:06	Truck
11:54:42	11:54:47	0:00:05	Car
12:16:26	12:16:51	0:00:25	Car
12:18:59	12:19:04	0:00:05	Car
12:22:31	12:22:35	0:00:04	Car
12:24:31	12:24:34	0:00:03	Car
12:27:35	12:27:38	0:00:03	Car
12:30:49	12:31:27	0:00:38	Car
12:36:47	12:36:52	0:00:05	Car
12:40:17	12:40:27	0:00:10	Car
12:43:27	12:43:31	0:00:04	Car
12:46:39	12:46:44	0:00:05	Car
12:46:43	12:46:46	0:00:03	Car
12:55:47	12:55:57	0:00:10	Car

12:56:25	12:56:27	0:00:02	Car
13:00:07	13:00:11	0:00:04	Car
13:21:22	13:21:25	0:00:03	Car
13:22:42	13:22:50	0:00:08	Car
13:22:42	13:22:51	0:00:09	Car
13:22:57	13:23:01	0:00:04	Car
13:23:21	13:23:25	0:00:04	Car
13:23:31	13:23:49	0:00:18	Car
13:23:36	13:24:01	0:00:25	Car
13:25:05	13:25:09	0:00:04	Car
13:25:36	13:25:39	0:00:03	Car
13:26:33	13:26:38	0:00:05	Car
13:27:20	13:28:43	0:01:23	Car
13:27:34	13:28:46	0:01:12	Car
13:28:31	13:29:13	0:00:42	Car
13:28:49	13:29:18	0:00:29	Car
13:28:51	13:29:19	0:00:28	Car
13:35:26	13:35:32	0:00:06	Car
13:43:30	13:43:45	0:00:15	Car
13:47:27	13:47:30	0:00:03	Car
13:47:41	13:47:43	0:00:02	Car
13:51:39	13:51:45	0:00:06	Car
13:52:05	13:52:24	0:00:19	Car
13:52:31	13:52:36	0:00:05	Car
13:53:53	13:53:57	0:00:04	Car
13:54:48	13:54:53	0:00:05	Car
14:00:54	14:01:26	0:00:32	Car
14:01:29	14:01:36	0:00:07	Car
14:02:54	14:03:45	0:00:51	Car
14:04:53	14:04:57	0:00:04	Car
14:05:15	14:05:50	0:00:35	Car
14:09:25	14:09:57	0:00:32	Car
14:10:46	14:10:50	0:00:04	Car
14:11:58	14:12:55	0:00:57	Car
14:17:20	14:17:27	0:00:07	Car
14:17:59	14:18:02	0:00:03	Car
14:19:08	14:19:29	0:00:21	Car
14:22:18	14:22:22	0:00:04	Car
14:24:37	14:24:53	0:00:16	Car
14:26:02	14:26:15	0:00:13	Car
14:26:47	14:26:51	0:00:04	Car
14:28:00	14:28:29	0:00:29	Car
14:32:24	14:32:53	0:00:29	Car
14:32:36	14:33:09	0:00:33	Car
14:33:41	14:33:53	0:00:12	Car
14:34:39	14:34:55	0:00:16	Car
14:38:47	14:38:51	0:00:04	Car
14:42:02	14:42:11	0:00:09	Car
14:42:24	14:42:30	0:00:06	Car
14:42:36	14:42:40	0:00:04	Car
14:44:30	14:44:56	0:00:26	Car

14:45:31	14:45:36	0:00:05	Car
14:46:21	14:46:51	0:00:30	Car
14:46:50	14:47:30	0:00:40	Car
14:46:17	14:47:39	0:01:22	Car
14:48:19	14:48:26	0:00:07	Car
14:49:52	14:49:58	0:00:06	Car
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14:52:23	14:52:35	0:00:12	Car
14:52:48	14:52:53	0:00:05	Car
14:57:06	14:57:10	0:00:04	Car
14:57:58	14:58:02	0:00:04	Car
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15:02:01	15:02:15	0:00:14	Car
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15:05:52	15:06:50	0:00:58	Car
15:06:44	15:06:52	0:00:08	Car
15:10:47	15:10:56	0:00:09	Car
15:10:49	15:11:33	0:00:44	Car
15:10:56	15:11:36	0:00:40	Car
15:11:34	15:11:40	0:00:06	Car
15:11:58	15:12:03	0:00:05	Car
15:14:18	15:14:22	0:00:04	Car
15:15:23	15:15:44	0:00:21	Car
15:17:14	15:17:17	0:00:03	Car
15:20:15	15:20:42	0:00:27	Car
15:20:50	15:21:41	0:00:51	Car
15:21:28	15:21:51	0:00:23	Car
15:21:45	15:21:53	0:00:08	Car
15:24:17	15:24:27	0:00:10	Car
15:26:25	15:26:51	0:00:26	Car
15:29:46	15:29:50	0:00:04	Car
15:31:35	15:31:56	0:00:21	Car
15:31:43	15:32:00	0:00:17	Car
15:32:00	15:32:03	0:00:03	Car
15:32:03	15:32:07	0:00:04	Car
15:33:01	15:33:12	0:00:11	Car
15:33:47	15:33:55	0:00:08	Car
15:34:32	15:34:53	0:00:21	Car
15:38:28	15:39:29	0:01:01	Car
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15:38:40	15:39:43	0:01:03	Car
15:45:21	15:46:17	0:00:56	Car
15:45:33	15:46:54	0:01:21	Car
15:47:13	15:47:21	0:00:08	Car
15:50:02	15:50:05	0:00:03	Car
15:50:10	15:50:35	0:00:25	Car
15:50:42	15:51:21	0:00:39	Car
15:50:59	15:51:29	0:00:30	Car

15:52:01	15:52:29	0:00:28	Car
15:54:53	15:55:01	0:00:08	Car
15:57:29	15:58:09	0:00:40	Car
16:00:34	16:00:39	0:00:05	Car
16:00:58	16:01:47	0:00:49	Car
16:01:43	16:01:53	0:00:10	Car
16:03:57	16:04:01	0:00:04	Car
16:05:35	16:05:42	0:00:07	Car
16:05:47	16:06:40	0:00:53	Car
16:06:56	16:07:03	0:00:07	Car
16:07:42	16:07:55	0:00:13	Car
16:09:10	16:09:13	0:00:03	Car
16:13:53	16:13:58	0:00:05	Car
16:14:37	16:14:43	0:00:06	Car
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16:58:11	16:58:27	0:00:16	Car
16:58:52	16:59:01	0:00:09	Car
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17:05:51	17:06:42	0:00:51	Car
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17:10:47	17:11:30	0:00:43	Car
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17:21:59	17:22:02	0:00:03	Car
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17:24:17	17:25:40	0:01:23	Car

17:25:30	17:25:44	0:00:14	Car
17:26:12	17:26:55	0:00:43	Car
17:27:18	17:27:21	0:00:03	Car
17:27:27	17:27:35	0:00:08	Car
17:29:01	17:29:19	0:00:18	Car
17:29:38	17:29:42	0:00:04	Car
17:31:47	17:32:15	0:00:28	Car
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17:34:30	17:34:44	0:00:14	Car
17:34:48	17:34:50	0:00:02	Car
17:38:23	17:38:38	0:00:15	Car
17:38:32	17:40:06	0:01:34	Car
17:39:26	17:40:13	0:00:47	Car
17:40:17	17:40:31	0:00:14	Car
17:42:33	17:42:43	0:00:10	Car
17:45:35	17:45:41	0:00:06	Car
Avg. waiting time		0:00:19	

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@thompsonstanbury.com.au
morgan@thompsonstanbury.com.au
www.thompsonstanbury.com.au

MOBILE PHONES:

David Thompson: 0418 262 125

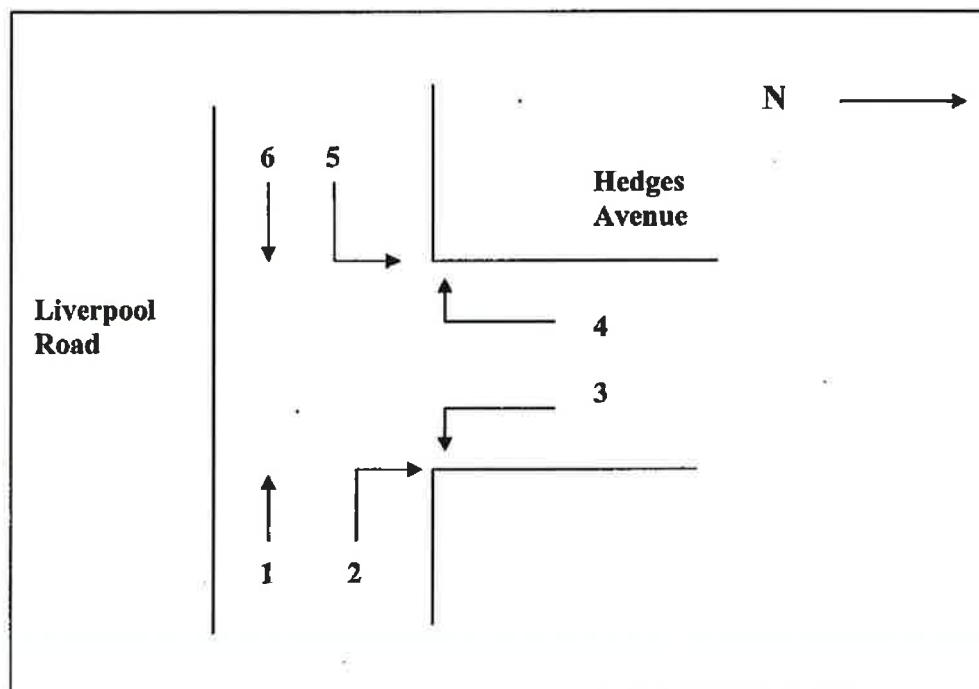
Morgan Stanbury: 0410 561 848

**THOMPSON
STANBURY
ASSOCIATES**

ABN: 79 943 737 368

TRAFFIC COUNTS AT: Liverpool Road & Hedges Avenue, Strathfield
DATE: 20 June 2013
TIME: AM 8.00-9.00 PM 5.00-6.00
WEATHER: Overcast

Time	Direction of Vehicular Traffic					
	1	2	3	4	5	6
8.00 – 8.15am	449	0	11	3	72	577
8.15 – 8.30am	451	0	11	7	99	501
8.30 – 8.45am	475	0	15	6	111	478
8.45 – 9.00am	463	0	22	4	92	499
TOTAL	1838	0	59	20	374	2055
5.00 – 5.15pm	510	0	2	3	29	433
5.15 – 5.30pm	516	0	6	7	26	444
5.30 – 5.45pm	530	0	5	3	36	454
5.45 – 6.00pm	522	0	5	8	34	451
TOTAL	2078	0	18	21	125	1782



APPENDIX 4

Movement Summary



LIVERPOOL ROAD & HEDGES AVENUE

Two-way stop

Vehicle Movements

Mov No	Turn	Dem Flow (veh/h)	Cap (veh/h)	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Eff. Stop Rate	Aver Speed (km/h)	Oper Cost (\$/h)
LIVERPOOL ROAD EAST										
5	T	1838	5666	0.324	0.0	LOS A	0	0.00	60.0	500
Approach		1838	5666	0.324	0.0	LOS A		0.00	60.0	500
HEDGES AVENUE										
7	L	59	59	1.000	249.1	LOS F	75	1.00	7.5	110
9	R	20	20	1.000	189884.3	LOS F	18506	1.00	0.0	23659
Approach		79	79	1.000	48258.0	LOS F	18506	1.00	0.0	23769
LIVERPOOL ROAD WEST										
10	L	374	845	0.443	9.2	LOS A	0	0.70	48.0	135
11	T	2055	4644	0.443	0.0	LOS A	0	0.00	60.0	559
Approach		2429	5489	0.443	1.4	LOS A		0.11	57.8	694
All Vehicles		4346	11234	1.000	878.0	LOS F	18506	0.08	2.4	24963

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Movement Summary



LIVERPOOL ROAD & HEDGES AVENUE

Two-way stop

Vehicle Movements

Mov No	Turn	Dem Flow (veh/h)	Cap (veh/h)	Deg of Satn (v/c)	Aver Delay (sec)	Level of Service	95% Back of Queue (m)	Eff. Stop Rate	Aver Speed (km/h)	Oper Cost (\$/h)
LIVERPOOL ROAD EAST										
5	T	2078	5666	0.367	0.0	LOS A	0	0.00	60.0	565
Approach		2078	5666	0.367	0.0	LOS A		0.00	60.0	565
HEDGES AVENUE										
7	L	18	43	0.419	132.7	LOS F	12	1.04	12.5	21
9	R	21	21	1.000	88970.4	LOS F	8969	1.01	0.0	11643
Approach		39	64	1.000	47968.4	LOS F	8969	1.02	0.0	11664
LIVERPOOL ROAD WEST										
10	L	125	366	0.342	9.2	LOS A	0	0.70	48.0	45
11	T	1782	5224	0.341	0.0	LOS A	0	0.00	60.0	485
Approach		1907	5590	0.341	0.6	LOS A		0.05	59.0	530
All Vehicles		4024	11320	1.000	465.2	LOS F	8969	0.03	4.4	12759

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APPENDIX 5

Transport
Centre for
Road Safety

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Detailed Crash Report



Transport
Centre for
Road Safety

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
.Sydney Region																				
Strathfield LGA																				
South Strathfield																				
Hume Hwy																				
651851	07/01/2009	Wed	12:00		at HEDGES AVE	TJN	STR	Fine	Dry	60	4	TRK F19 E in HUME HWY			50 Proceeding in lane		N	0	0	
E38432143						RUM:	30	Rear end				CAR M77 E in HUME HWY			Unk Proceeding in lane					
												CAR F U E in HUME HWY			Unk Proceeding in lane					
												CAR M55 E in HUME HWY			60 Proceeding in lane					
687252	28/10/2009	Thu	08:48		at HEDGES AVE	TJN	STR	Fine	Dry	60	2	CAR F35 S in HEDGES AVE			Unk Turning left		N	0	0	
E38382651						RUM:	16	Left near				CAR M63 E in HUME HWY			40 Proceeding in lane					
710724	08/05/2010	Sat	17:30	10 m	E HEDGES AVE	TJN	STR	Fine	Dry	70	2	CAR M20 W in HUME HWY			50 Proceeding in lane		N	0	0	
E40875635						RUM:	30	Rear end				CAR M61 W in HUME HWY			10 Proceeding in lane					
Strathfield																				
Hume Hwy																				
831988	12/07/2008	Sat	21:00		at HEDGES AVE	TJN	STR	Fine	Dry	60	2	VAN M31 W in HUME HWY			20 Turning right		N	0	0	
E34022337						RUM:	21	Right through				CAR M17 E in HUME HWY			55 Proceeding in lane					
682978	02/09/2009	Wed	19:20		at HEDGES AVE	TJN	STR	Fine	Dry	70	2	CAR F49 S in HEDGES AVE			10 Turning right		I	0	1	
E38547212						RUM:	13	Right near				CAR M25 E in HUME HWY			40 Proceeding in lane					
705647	01/04/2010	Thu	21:00		at HEDGES AVE	TJN	STR	Fine	Dry	80	2	CAR M21 S in HEDGES AVE			20 Turning right		N	0	0	
E40888220						RUM:	13	Right near				CAR F28 E in HUME HWY			45 Proceeding in lane					
779198	19/12/2011	Mon	07:16		at HEDGES AVE	TJN	STR	Fine	Dry	60	3	CAR F28 E in HUME HWY			50 Proceeding in lane		I	0	1	
E46888268						RUM:	33	Lane change				CAR F37 E in HUME HWY			50 Proceeding in lane					
												4WD M40 E in HUME HWY			50 Proceeding in lane					
808448	27/09/2012	Mon	15:20		at HEDGES AVE	TJN	STR	Fine	Dry	40	2	CAR M17 S in HEDGES AVE			5 Proceeding in lane		N	0	0	
E43325709						RUM:	10	Cross traffic				CAR F53 E in HUME HWY			20 Proceeding in lane					
821972	20/12/2012	Thu	20:00		at HEDGES AVE	TJN	STR	Fine	Dry	60	2	CAR M34 S in HEDGES AVE			20 Turning right		I	0	2	
E5089987						RUM:	13	Right near				CAR F21 E in HUME HWY			60 Proceeding in lane					
733226	01/12/2010	Wed	20:10	5 m	E HEDGES AVE	TJN	STR	Raining	Wet	60	2	CAR F26 W in HUME HWY			60 Veering right		I	0	1	
E373070781						RUM:	30	Rear end				CAR F57 W in HUME HWY			10 Proceeding in lane					
806894	21/07/2012	Sat	18:40	10 m	E HEDGES AVE	TJN	STR	Fine	Wet	80	2	CAR F20 E in HUME HWY			50 Proceeding in lane		I	0	2	
E50895899						RUM:	30	Rear end				CAR M95 E in HUME HWY			0 Stationary					

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	04/10/2008	Sat	13:20	10 m	W HEDGES AVE	TJN	STR	Rainng	Wet	80	3	CAR	M71 E in HUME HWY		30 Proceeding in lane		N	0	0	S F
E34942036						RUM:	30	Rear end				TRK	F50 E in HUME HWY		0 Stationary					
673224	14/06/2009	Sun	10:39	10 m	W HEDGES AVE	TJN	STR	Overcast	Dry	60	2	VAN	M45 E in HUME HWY		40 Incorrect side		N	0	0	
E37677548						RUM:	20	Head on				CAR	M29 E in HUME HWY		50 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: