

ID1 Report on Submissions - Amendments to Strathfield Consolidated Development Control Plan 2005 (Revised General Introduction, Revised Part A - Dwelling Houses and Ancillary Structures - Amendment No 9

101/18

RESOLVED: (Kokkolis / Vaccari)

1. That the amendments to the General Introduction of SCDCP 2005 be adopted, as exhibited.
2. That the amendment to Part A – Dwelling Houses and Ancillary Structures of SCDCP 2005 be adopted, as exhibited with the exception of the minor change to remove reference to Clause 5.9 of SLEP 2012, as outlined in the body of the report.
3. That the adopted amendments to the General Introduction, Part A – Dwelling Houses and Ancillary Structures of SCDCP 2005 become effective from the date of public notice appearing in the local newspaper.

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

Against the Motion: Nil

ID2 Planning Proposal - No 7 – 33 Water Street, Strathfield (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921).

102/18

RESOLVED: (Kokkolis / Blackmore)

1. That Council endorse the recommendation of the Strathfield Local Planning Panel dated 5 April 2018 with respect to the Planning Proposal for No 7-23 and 25-33 (Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921) Water Street, Strathfield South and the following be undertaken:
 - (a) Council advise the Department of Planning and Environment that it will continue the role of the planning proposal authority in accordance with Section 3.32 of the Environmental Planning & Assessment Act.
 - (b) That the Planning Proposal be submitted to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act.
 - (c) That Council reiterate the recommendations of the Sydney Central Planning Panel and request that prior to community consultation, the Planning Proposal be updated to address the following:
 - Any rezoning to residential use be for the whole IN1 precinct of which the site only forms a part
 - That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to:
 - (i) Flooding
 - (ii) Contamination
 - (iii) Traffic and the Planning Proposal be amended accordingly

- That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct
- The augmented reports be available for exhibition.

- (d) That Council request that the following condition be included as part of any Gateway Determination and the proponent be given a specified timeframe in which to comply with all of the conditions:

Prior to community consultation, the Planning Proposal is to be updated and amended to:

- i. Reference and address all relevant priorities and actions in A Metropolis of Three Cities – the Greater Sydney Region Plan and provide justification as to any inconsistencies;
- ii. Reference and address all relevant priorities and actions outlined in the Eastern City District Plan;
- iii. Include a comprehensive Urban Design Analysis of the whole IN2 Precinct which provides building massing envelopes that appropriately transition to the existing R2 – Low Density Residential zone. Consideration also needs to be given to the stepping of heights adjacent to the Cooks River Cycleway/Open Space link so as to minimise the impacts of overshadowing.

The report shall also address the identified need outlined by State and Local Planning Strategies to situate residential housing close to facilities and services including transport, schools, open space, retail and support services.

- iv. Include a comprehensive flood study which addresses the flood affectation for the whole precinct and provides an effective design that addresses all of the critical issues that relate to flooding. The Flood Study should also demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005;
 - v. Include a detailed Contamination Study in accordance with the draft Contaminated Land Planning Guidelines and the draft Section 117 Direction for the whole precinct that clearly demonstrates that the precinct can be remediated to be suitable for residential/open space purposes;
 - vi. Include an updated electromagnetic radiation report, which addresses the impact of residential development for the whole Precinct, given the proximity to high voltage power lines and identifies appropriate mitigation measures;
 - vii. Include a provision in the Planning Proposal for affordable housing to be incorporated in any development on the site equivalent not less than 10% in accordance with the Eastern City District Plan;
 - viii. Address and justify the inconsistencies with the relevant Section 117 Directions.
- (e) That should a Gateway Determination be issued, the proponent continue to negotiate with Council to formalise a letter of offer to enter into a Voluntary Planning Agreement (VPA), in accordance with Council's current VPA Policy.
- (f) That should the proponent not comply with the recommended conditions of any Gateway Determination within the timeframe provided, that Council request that the

Greater Sydney Commission, in accordance with Section 3.35(4) determine that the matter not proceed.

(g) That the applicant be advised of Council's resolution

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

Against the Motion: Nil

ID3 Vertical Gardens

MOTION: (Kokkolis / Blackmore)

1. That Council note Vertical Gardens are not feasible in tunnel locations.
2. That Council engage with sectors of the community to produce Street Art in keeping with Strathfield Heritage.

For the Motion: Councillors Blackmore, Kokkolis and Vaccari

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

The Mayor declared the Motion Lost.

ID4 Landscape Gardening

103/18

RESOLVED: (Hall / Doueihi)

That Council note the report in regard to Landscape Gardening within the indicated precincts of the Strathfield LGA.

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

Against the Motion: Nil

ID5 Free Mulch For Residents

104/18

RESOLVED: (Vaccari / Hall)

That introduction of a Council Mulch Service be implemented for the Spring and Summer period to provide residents with a pick up and drop off service.

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

Against the Motion: Councillor Pensabene

The Mayor declared the Motion Carried.

Cr Maryanne Duggan having declared a Conflict of Interest left the meeting, the time being 8.35PM.