

Holroyd City Council



Ordinary Council Meeting 2 February 2016

NOTE: THE REPORTS PRESENTED IN THIS BUSINESS PAPER FOR COUNCIL'S CONSIDERATION ONLY CONTAIN THE RECOMMENDATION. COUNCIL'S FINAL DECISION (THE RESOLUTION) MAY BE DIFFERENT.

RESOLUTIONS OF COUNCIL ARE SUBJECT TO RESCISSION.

A NOTICE OF MOTION OF RESCISSION CAN BE SUBMITTED ANY TIME UP TO 12 NOON ON THE THIRD BUSINESS DAY FOLLOWING A COUNCIL MEETING AT WHICH THE RESOLUTION WAS PASSED. RESOLUTION(S) WILL NOT BE CARRIED INTO EFFECT UNTIL ANY RESCISSION MOTION IS DEALT WITH AT THE NEXT COUNCIL MEETING.

29 January 2016

I have the honour to notify you that the Ordinary Meeting of the Council of the City of Holroyd will be held at 6.30 p.m. in the Council Chambers, Memorial Ave, Merrylands on Tuesday, 2 February 2016.

Business as below:

Yours faithfully

(Merv Ismay)
GENERAL MANAGER

BUSINESS

1. Opening Prayer / Acknowledgement of Country / National Anthem
2. Apologies
3. Confirmation of Minutes
4. Mayor's Minutes
5. Public Forum
6. Declaration of Interest and Political Donations Received
7. Reports of Development/Community Services Committee
8. Reports of Finance and Works Committee
9. Correspondence and Officers' Reports
10. Questions on Notice
11. Petitions
12. Response to Public Forum Questions
13. Corporate Briefing
14. Reports of Closed Council

*Minutes of the Ordinary Meeting of Holroyd City Council
Held on 2 February 2016*

General Manager

Mayor

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Note: Included in Closed Council in accordance with Section 10A(2)(a) of the Local Government Act as the information involves personnel matters concerning particular individuals (other than Councillors).

HOLROYD CITY COUNCIL

16 Memorial Avenue, Merrylands (8.00am to 4.30pm)

Telephone: 9840 9840

TTY: 9840 9988

HCC@holroyd.nsw.gov.au

AGED AND DISABILITY SERVICES

Aged/Disability Team Leader	9840.9977
Disability Services Officer & Holroyd Peer Support Program.....	9840.9913
Holroyd Nutrition Services	
- CALD Centre Based Meals	
- Centre Based Meals	
- Meals on Wheels	
- Social Support Dementia – Supported Meals Program	
17 Miller Street, Merrylands.....	9840.9944
Holroyd Social Inclusion Services	
- Holroyd Neighbour Aid	
- Aboriginal & Torres Strait Islander Social Support	
- Centre Based Activities	
- Hall Hire	
90 O’Neill Street, Guildford.....	9632.2765
Information, Intake, Service and Volunteer Enquiries	
42 Lane Street, Wentworthville	9688 4751

ALL NSW EMERGENCY SERVICES 000

CENTRAL GARDENS PARK (No Tennis Court Bookings)

Thames Street, Merrylands West (Ranger’s Office).....	9636.8280
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CHILD PROTECTION HELPLINE 132.111

CHILDREN’S SERVICES

Guildford West Children’s Centre,	
50 Princes Street, Guildford West.....	9681.3793
Guildford West Out of School Hours Care,	
50 Princess Street, Guildford West	9721.2257
Holroyd Children’s Centre, Banksia Babes,	
1 Goodlet Street, Merrylands	9637.3606
Holroyd Children’s Centre, Gumnut Grove,	
13 Windsor Road, Merrylands	9637.9716
Merrylands Children’s Centre - Family Day Care,	
74 Military Road, Guildford.....	9681.6511
Parramatta West Out of School Hours Care,	
57 Auburn Street, Parramatta West	9633.5246
Pemulwuy Children’s Centre,	
1 Newport Street, Pemulwuy	9896.6118
Pemulwuy Out of School Hours Care,	
1 Newport Street, Pemulwuy	9896.6129
Pendle Hill Out of School Hours Care,	
Pendle Way, Pendle Hill.....	9631.8063
Ringrose Out of School Hours Care,	
18-36, Block K, Ringrose Avenue, Greystanes	9636.6586
Sherwood Grange Out of School Hours Care,	
50 Bruce Street, Merrylands.....	9892.4207
The Sometime Centre,	
54 Neil Street, Merrylands	9682.4918

The Sometime Centre, 3a McKern Street, Wentworthville.....	9631.6066
Wenty Children’s Centre, 100 Damien Avenue, Greystanes	9896.1365
Widemere Out of School Hours Care, Nemesia Street, Greystanes	9757 1904

COMMUNITY BUS BOOKINGS.....9840.9840

COMMUNITY FACILITIES

Domain Community Rooms, 1 Oakes Street, Westmead.....	9840.9840
Greystanes Community Centre, 732 Merrylands Road	9631.0408
(Bookings)	9631.3544
Guildford Community Centre, Cnr Guildford Road & O’Neill Street	9632.2765
Holroyd Centre, Miller Street, Merrylands.....	9840.9900
Jones Park Hall, Burnett Street, Mays Hill (Bookings)	9840.9840
Merrylands Community Centre, 17 Miller Street, Merrylands	9840.9840
Red Gum Function Centre (Cnr Lane & Veron Streets), Wentworthville Bookings – Mr Dean Savetta	9840.9900
Toongabbie Community Centre, Cnr. Targo & Toongabbie Roads (Bookings)	9840.9840
Wentworthville Community Centre, 2 Lane Street (Bookings)	9840.9840
Westmead Progress Hall, Cnr Priddle & Hassall Streets, Westmead (Bookings).....	9840.9840

EARLY CHILDHOOD CENTRES

Greystanes, 732 Merrylands Road	9631.1862
Guildford, Stimson Street (Karitane)	9632.9762
Wentworthville, Friend Park 3a McKern Street	9631.8258

EMERGENCIES (AFTER 4.30PM)

Household Garbage Service.....	9721.2290
Animal Impounding Contractor	0412.064.676

HOLROYD COMMUNITY AID & INFORMATION SERVICE INC.9637.7391

HOLROYD LOCAL AREA COMMAND

Merrylands, 15-17 Memorial Avenue.....	9897.4899
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LIBRARIES

Greystanes, 732 Merrylands Road	9636.4160
Merrylands Central, Miller Street	9840.9960
Wentworthville, Lane Street	9631.7564

MERRYLANDS FIRE STATION

Merrylands, 340 Merrylands Road	9682.4408
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ORDINANCE INSPECTORS.....9840.9840

Note: Calls to 9840.9840 after hours divert to Council’s Paging Service and in cases of emergency to the Ordinance Inspector on Duty.

PARRAMATTA AMBULANCE STATION.....000

Parramatta, 153-155 Railway Street

SENIOR CITIZENS’ ORGANISATIONS

Greystanes Over 50’s Club.....	9636.3245
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Merrylands, 17 Miller Street	9633.1103
Toongabbie, cnr Toongabbie & Targo Road.....	9631.1863
“Wenty” Club (RSL Day Care Club)	9631.5452
Wentworthville Pensioners Welfare Inc.	9631.4171

STATE EMERGENCY SERVICES

Foray Street, Guildford West.....	9892.1144
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SWIMMING CENTRES

Guildford (Heated Pool), Guildford Road.....	9632.1491
Merrylands, Burnett Street.....	9637.6618
Wentworthville, Dunmore Street.....	9631.9439

WORKS DEPOT

Duty Overseer, Fairfield Road, Guildford	8724.8652
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YOUTH CENTRES

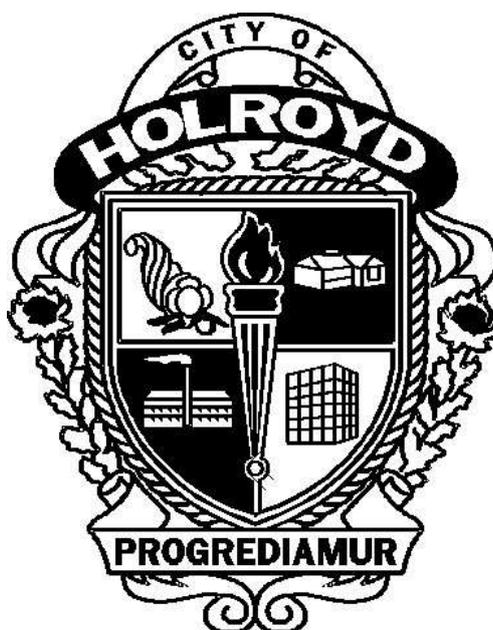
Guildford, 367 Guildford Road, Guildford	9681.3316
Merrylands, 289 Merrylands Road	9637.1535
Wentworthville (behind Wenty Pool, Dunmore Street)	9636.4969

COUNCILLOR CONTACT DETAILS

NORTH WARD	E-MAIL	FAX	MOBILE
Clr. Lake, Lisa	[clrlisalake@bigpond.com]		0427 955 589
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Clr. Whitfield, Yvette	[clrwhitfield@bigpond.com]	9896 3271	0419 254 855
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Clr. Kafrouni, Nasr	[clrkafrouni@bigpond.com]	9636 9273	0428 464 776
EAST WARD			
Clr. Monaghan, Peter	[clrmonaghan@bigpond.com]	9682 3608	0416 550 890
Clr. Sarkis, Eddy	[clrsarkis@bigpond.com]	9896 5599	0425 348 000
Clr. Zaiter, Michael	[clrzaiter@bigpond.com]		0427 824 969
WEST WARD			
Clr. Cummings, Greg (Mayor)	[clrcummings@bigpond.com]	9631 6159	0404 081 397
Clr. Grove, Ross	[clrgrove@bigpond.com]	9756 1728	0412 897 130
Clr. Kafrouni, Nadima (Deputy Mayor)	[clrnadimakafrouni@bigpond.com]	9636 9273	0427 806 877



DEVELOPMENT/COMMUNITY SERVICES COMMITTEE



DEVELOPMENT/COMMUNITY SERVICES COMMITTEE
Index of the Meeting of the Development and
Community Services Committee of the Council
of the City of Holroyd, held in Council
Chambers, Memorial Ave, Merrylands on
Tuesday, 2 February 2016.

Summary:

DCS001-16	SUBJECT: REZONING REQUEST - 11-19 CENTENARY ROAD, MERRYLANDS (ST VINCENT DE PAUL SOCIETY SITE) BP15/1894	11
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Rezoning Request - 11-19 Centenary Road, Merrylands (St Vincent de Paul Society Site)

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/19 - BP15/1894
Delivery Program Code:	5.1.1 Oversee the land use planning, design and compliance framework for managing and facilitating appropriate development. 8.1.1 Oversee and implement Council's Residential Development Strategy and appropriate housing opportunities through land use planning. 8.2.1 Ensure housing growth is focused around centres and planning controls do not compromise housing affordability. 9.3.1 Ensure planning and development implements Environmentally Sustainable Design Principles

DCS001-16

Summary:

A Request (Request) for a Planning Proposal to amend the Holroyd LEP 2013 for land at 11-19 Centenary Road and at 15 Wyreema Street, Merrylands (the Site) was submitted to Council on 29 June 2015 by Wakefield Planning on behalf of the landowner, the St Vincent de Paul Society. The Request seeks to amend the existing land use zone, maximum building height, and floor space ratio (FSR), controls over the Site. The purpose of the amendment is to enable residential flat building development.

This Report provides a pre-Gateway Determination assessment of the strategic merit of the Request. On the basis of the assessment it is considered that the Request has sufficient merit for Council to proceed with a Planning Proposal for the Site.

Report:

Site and Context

The Request affects Lots 19-24 Section 3 DP2020 and Lots 1-2 DP597975 (the Site) being 11-19 Centenary Road and 15 Wyreema Street in Merrylands (refer Figure 1). The Site is currently occupied by the landowner, being the St Vincent De Paul Society, supporting a warehouse for sorting and storage of goods, a retail outlet for the sale of goods, a house used for office accommodation, as well as associated hardstand for truck loading / unloading and car parking.



Figure 1: Site Location Map

Maps showing the Site and the existing controls under the Holroyd LEP 2013 are provided at Figure 2 - Land use zonings; Figure 3 - Maximum building heights; and Figure 4 – Floor Space Ratio (FSR).

Situated at the end of a block, the Site has road frontage on three (3) sides with residential uses beyond, as well as residential land uses on the fourth frontage. A summary of adjacent land uses and frontage distances on each side of the Site is provided in Table 1.

Table 1: Site frontages and adjacent land uses

Boundary	Adjacent Land Use	Frontage (Distance)
Northern boundary of Site	Frontage to Alderney Road. Beyond Alderney Road – current use is low density residential. Zoned for R3 Medium Density Residential per Holroyd LEP 2013	60m (approximate)
Western boundary of Site	Frontage to Centenary Road – State controlled Road. Width of 20m / 2 lanes each direction. Beyond Centenary Road & directly opposite the Site – current use is low density residential; zoned R3 Medium Density Residential per Holroyd LEP 2013. Beyond Centenary Road & diagonally South West of Site – Current use is low density Residential; zoned R4 High Density Residential per Holroyd LEP 2013.	90m (approximate)

Boundary	Adjacent Land Use	Frontage (Distance)
Southern boundary of Site	Frontage to Wyreema Street. Beyond Wyreema Street – current use is low density residential. Zoned for R4 High Density Residential per Holroyd LEP 2013.	40m (approximate)
Eastern boundary of Site	Residential (low density) housing. Zoned for R3 Medium Density Residential per Holroyd LEP 2013.	85m (approximate)

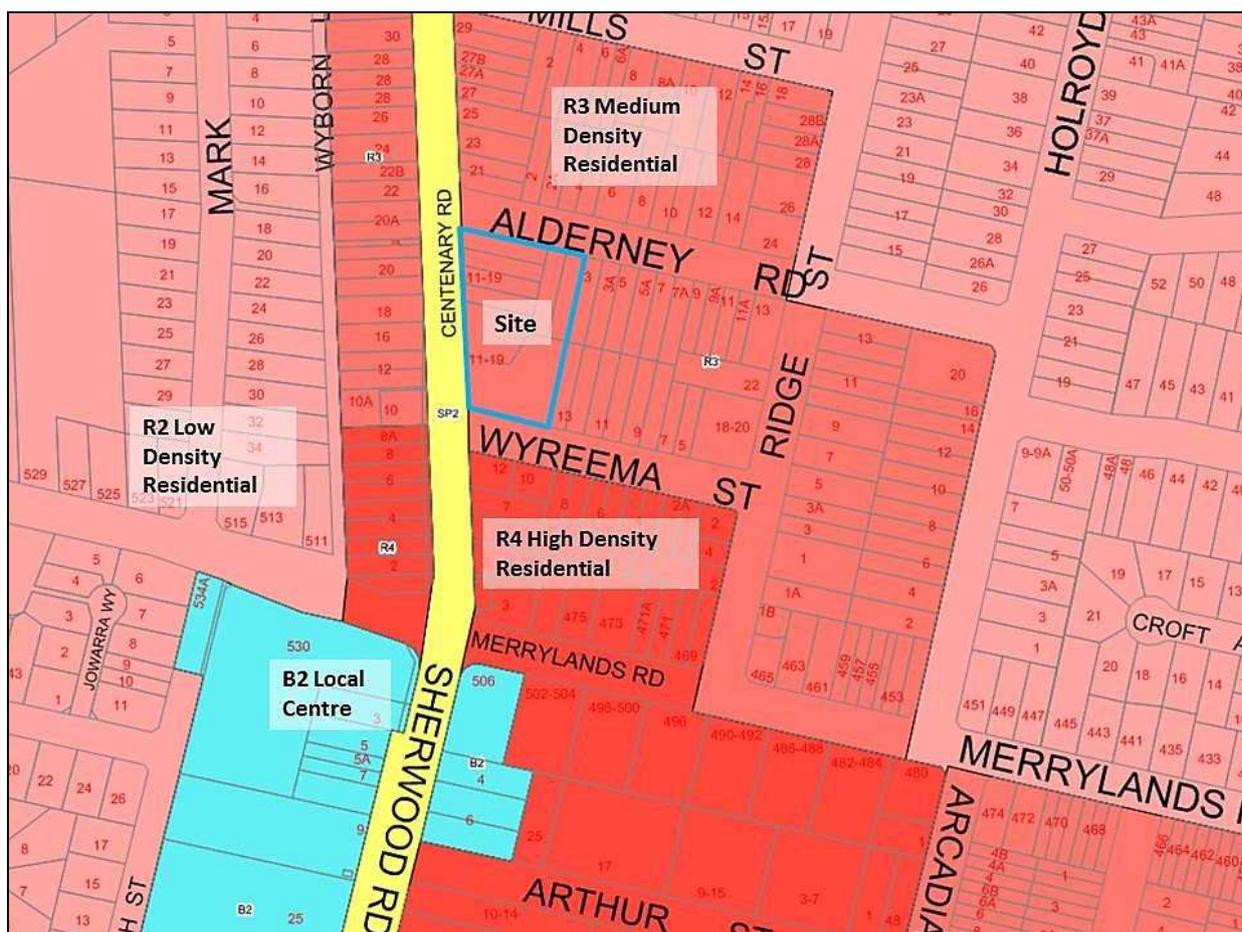


Figure 2: Current Zoning Map - site marked (blue border)

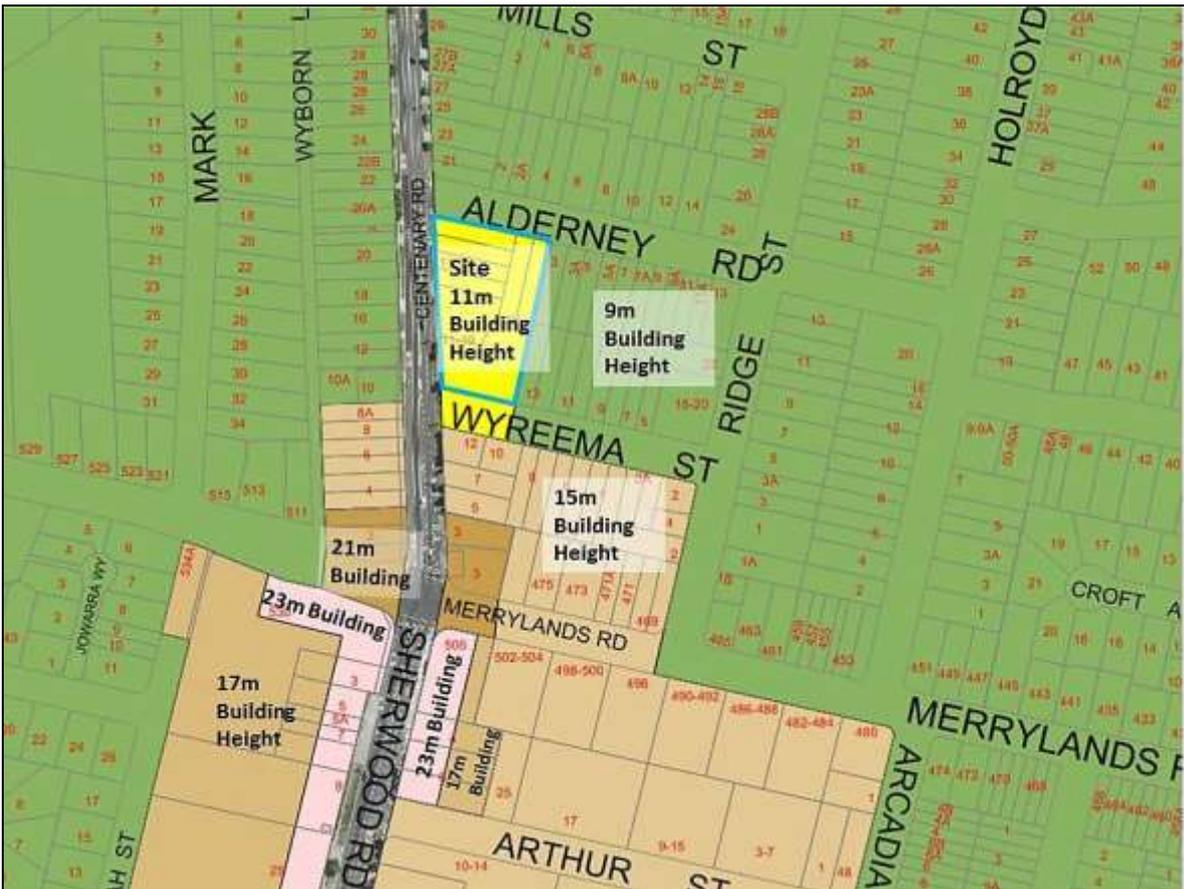


Figure 3: Current Maximum Building Heights - site marked (blue border)

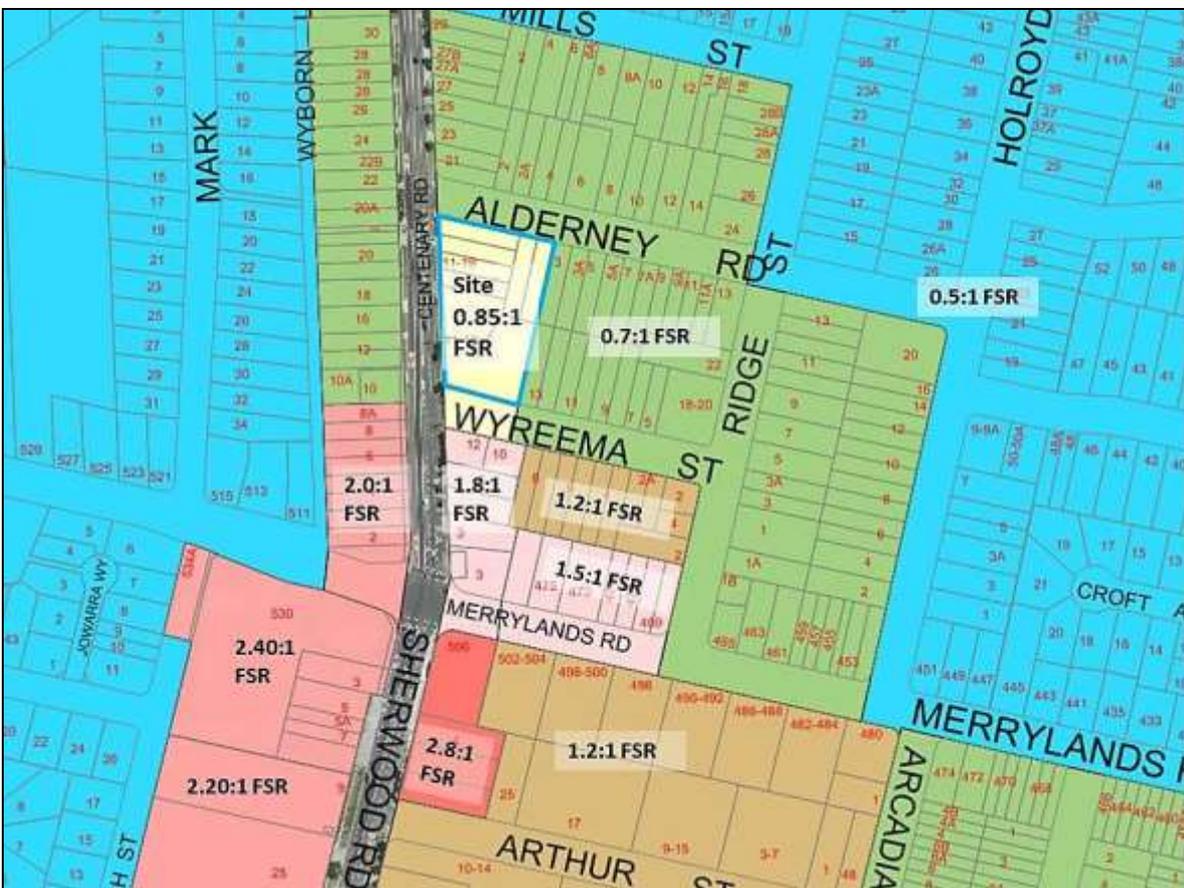


Figure 4: Current FSR Map - site marked (blue border)

The Site, at its closest points, is located approximately 125m north (along Centenary Road) from the Merrylands West Local Centre. A bus route along nearby Merrylands Road connects with Merrylands Town Centre and train station. The nearest Liverpool-Parramatta Transit-way stop is located in the Merrylands West Local Centre within 300m (five minute) walking distance of the Site.

The total area of land proposed to be rezoned for R4 High Density Residential is approximately 4,250m².

Strategic Merit Assessment

Proposed Land Uses and Planning Controls

The Request seeks to amend the land use zoning, and to increase the maximum building height and increase the floor space ratio (FSR), for the identified lots. A summary of the proposed changes is provided in Table 2.

Table 2: Current and Proposed Controls / Land Use

	Current Control / Land Use	Proposed (New) Control / Land Use
Zone	R3 Medium Density Residential	R4 High Density Residential
Height of Buildings	11m	15m
Floor Space Ratio (FSR)	0.85:1	1.2:1
Land Use	Retail premises – including storage and sorting (small warehouse type structure). Single house – used for office accommodation.	Residential – approximately 48 dwellings.

Relevant Plans of the Holroyd LEP 2013, with the proposed amended planning controls, are provided at Figure 5; Figure 6; and Figure 7; and at Attachment C.

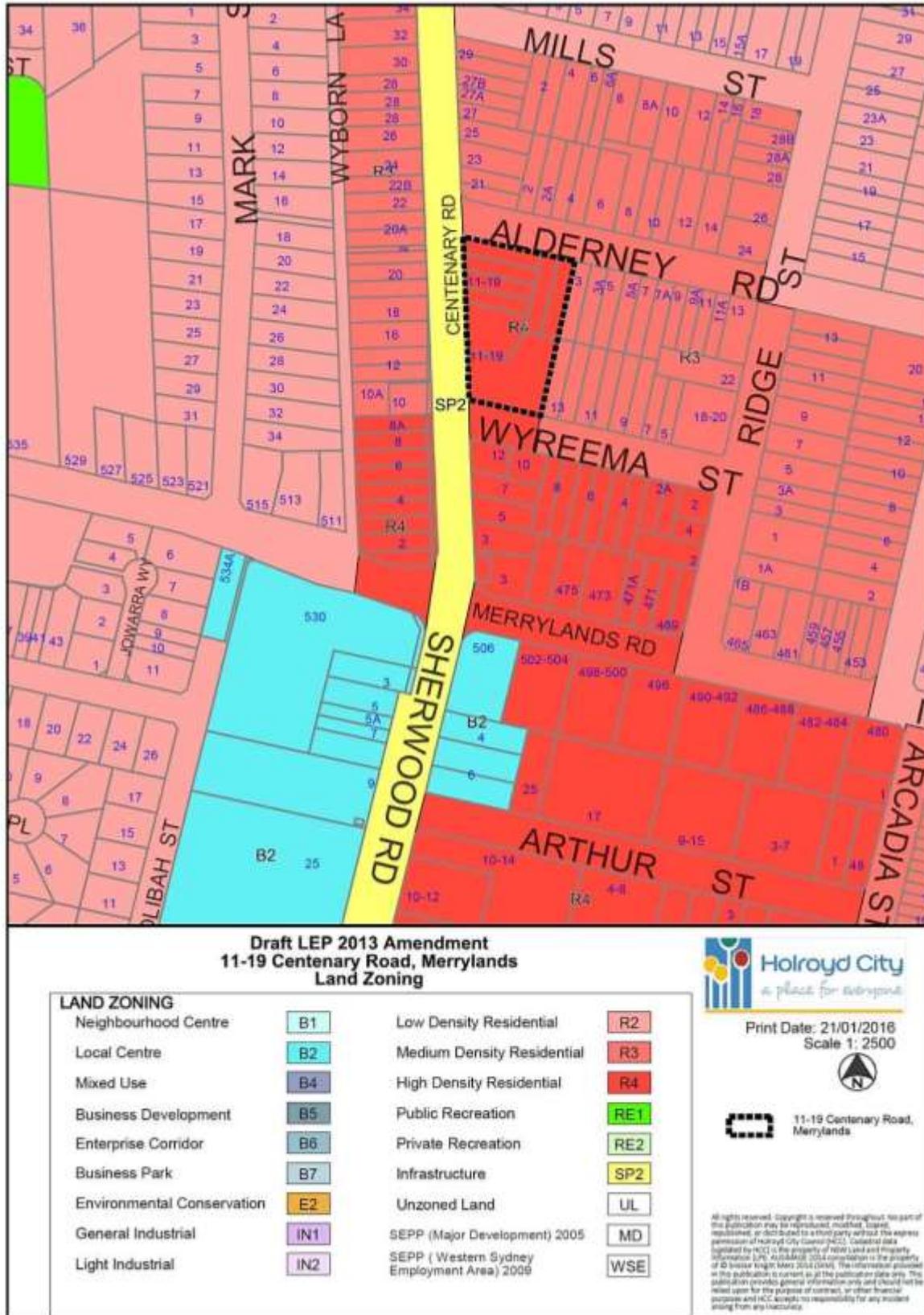


Figure 5: Proposed amended Holroyd LEP 2013 - Land Use Zone

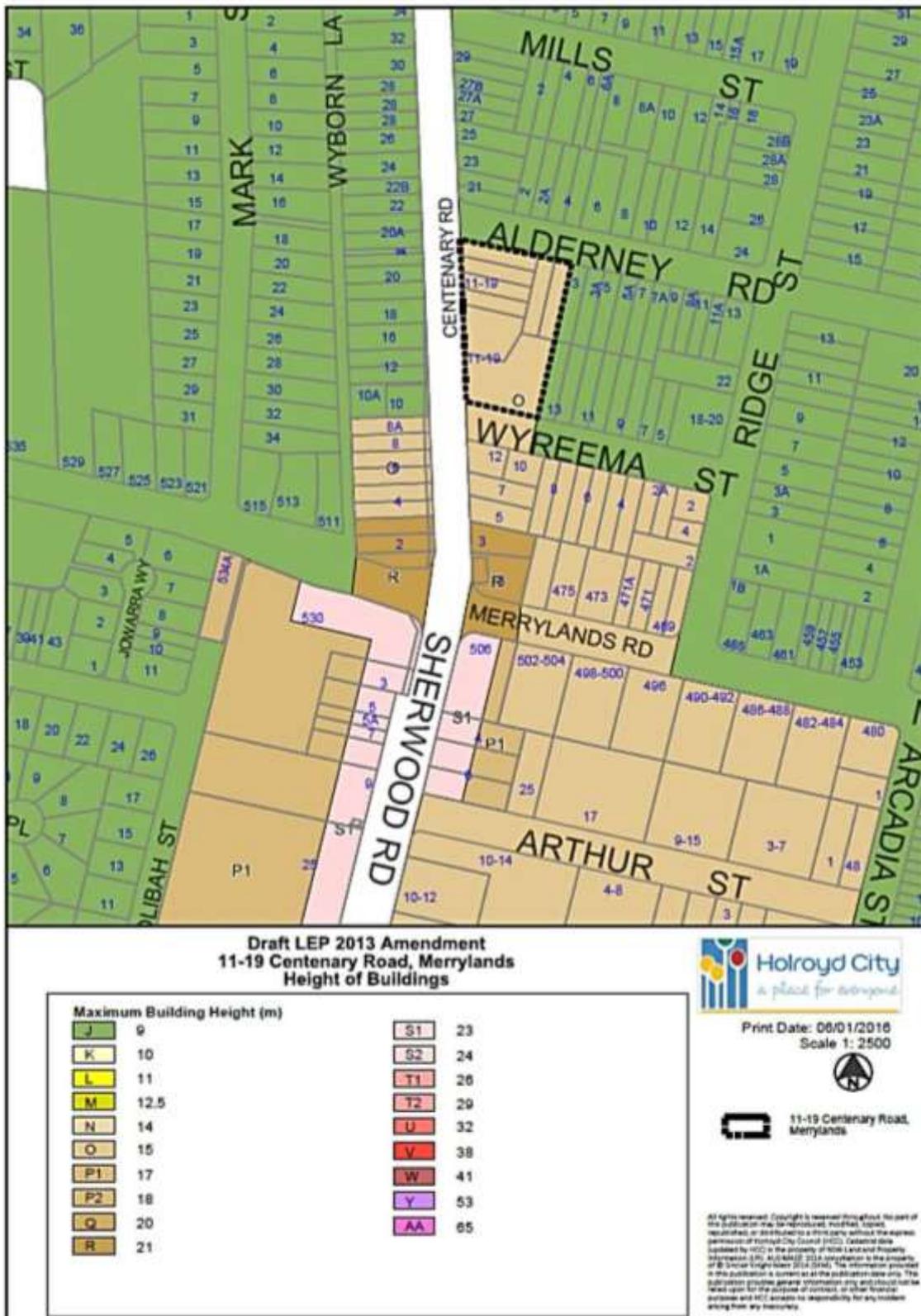


Figure 6: Proposed amended Holroyd LEP 2013 - Maximum Height of Buildings

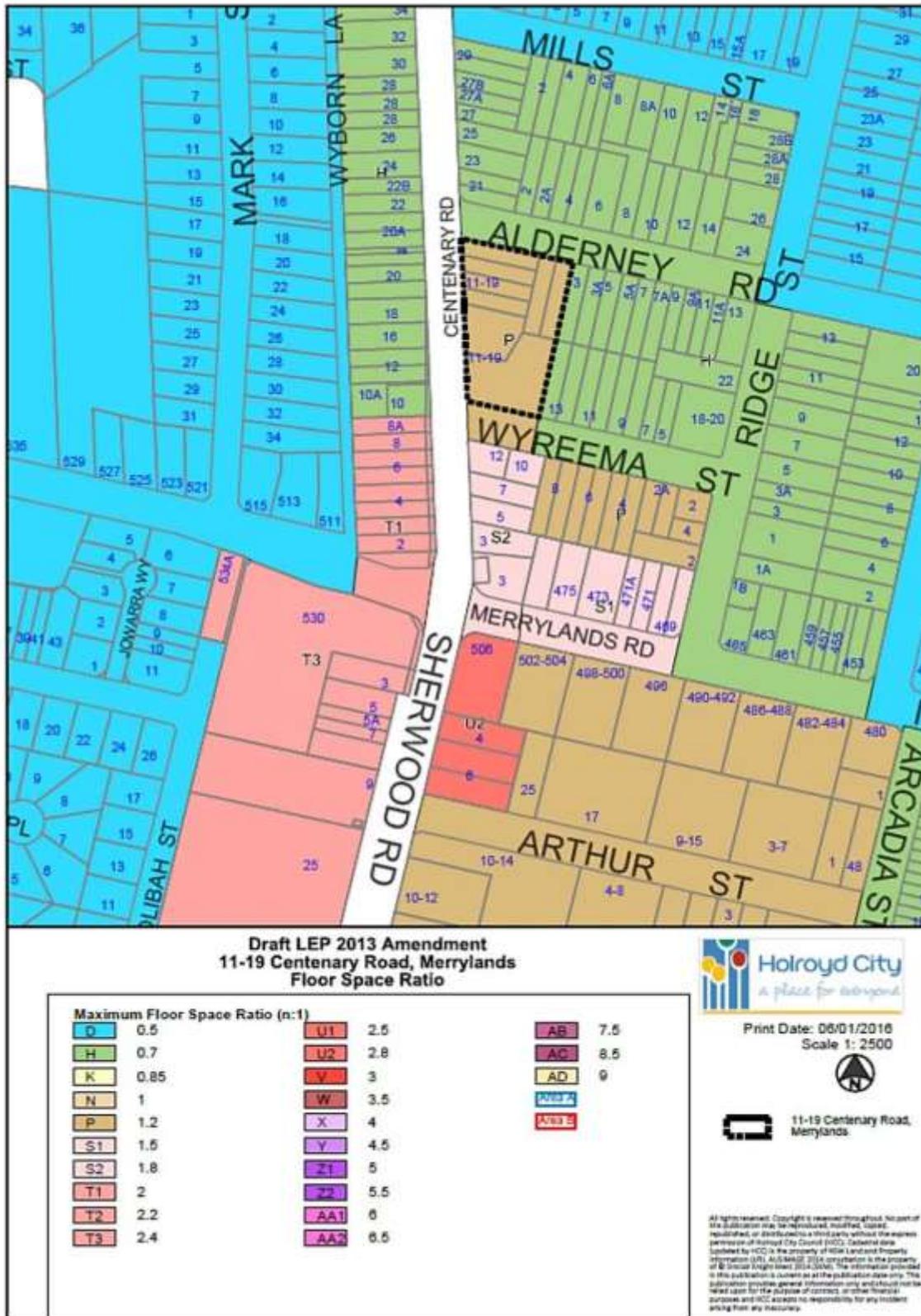


Figure 7: Proposed amended Holroyd LEP 2013 - Floor Space Ratio (FSR)

The Development Concept for the Site is for approximately 48 apartment dwellings across four (4) storeys (ground floor and three levels above) within a single building footprint. A rooftop garden and basement level parking (of one or two levels) are also indicated. The placement of the building footprint within the Site is also provided with the building facing onto Centenary Road. Building Sections of the development concept, as provided by the proponent, are shown in Figure 8.

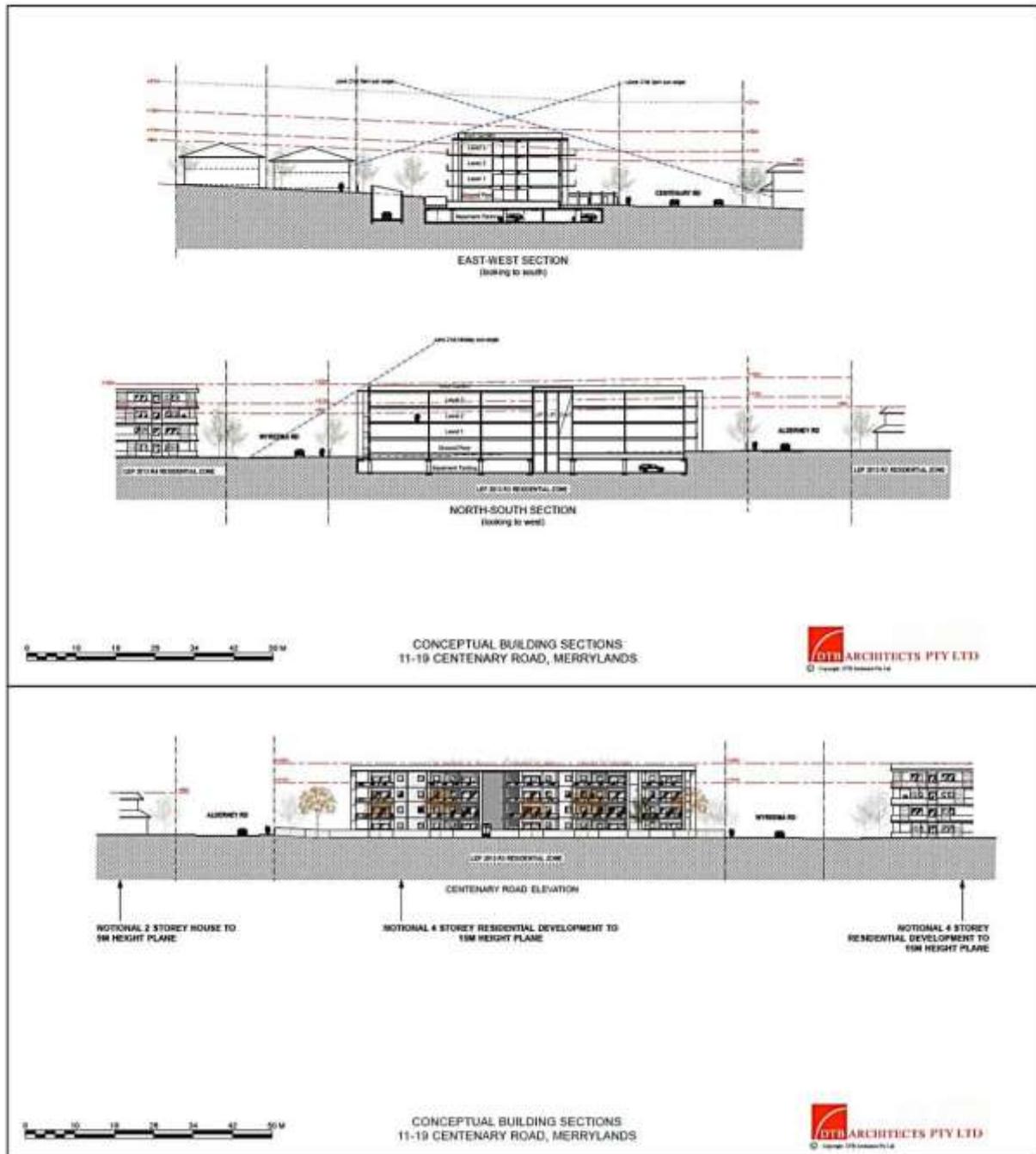


Figure 8: Development Concept – Building Sections - as provided by the proponent

The Request identifies that the concept development would consist of 1, 2 and 3 bedroom dwellings, although neither the mix of these (the number of each apartment size) or the building floor layout plans are provided. As a result, the nominated yield of 48 apartments for the development cannot be confirmed and, as with any planning proposal concept, may change as detailed designs are prepared. A substantial increase in the number of dwellings, which may be proposed as detailed designs are prepared, could have some flow on effects including for, but not limited to, traffic movements and social impact assessment per the Proposal.

Strategic Planning Context

The Request has been prepared and contains information in accordance with the Department of Planning & Environments' *A Guide to Preparing Planning Proposals*, and considers state and local planning strategies. The Request is not the result of a strategic study or report.

The Request and Development Concept is consistent with strategic planning directions to focus higher density development in existing centres and near public transport, retail and other services and is a logical extension of an existing planned growth centre.

The proposed development would add additional apartment dwellings within an area of low and medium density housing and may contribute to maintaining affordable housing within the area. Redevelopment of the site will alter the land use type from retail and (small) warehouse uses to residential uses, in accordance with the current and proposed zoning under Holroyd LEP 2013.

Contamination

The Site is identified as having ground contamination issues, associated with underground fuel storage tanks associated with a previous land use. Those tanks, and the immediate surrounding soil, were removed in 2012. Periodic monitoring of ground contamination is continuing in accordance with a Remediation Action Plan for the Site prepared in 2011. This Remediation Action Plan was based on continued commercial use of the Site. The Request states the Remediation Action Plan would be updated and revised to address the proposed residential land use as part of the Development Applications process.

Council's Environmental Health Unit (EHU) reviewed the Request and noted the increased presence of contaminants at some monitoring sites and the intention for the revision of the Remediation Action Plan. Council's EHU was not satisfied with the review of the Remediation Action Plan being undertaken as part of any future Development Application process, instead advised that a revised Remediation Action Plan, appropriate for the proposed residential use of the Site, should be provided as

part of this Request stage to inform any Planning Proposal. The revised and updated Remediation Action Plan, with further background information on the contamination, was requested via the Proponents consultant - Wakefield Planning – in August 2015.

The updated RAP was subsequently provided (in November 2015) and was reviewed by Council's EHU. The EHU advises that the updated RAP contains identified remediation options that are considered suitable for this Site. An Environmental Management Plan provided within the RAP is also considered suitable for this Site. In summary, the EHU advises that the updated RAP for the Site, addressing its future residential use, is acceptable and they have no objection to the Request.

Traffic and Transport Considerations

The Request outlines that:

- The Site would be accessed via the secondary streets of Alderney Road and Wyreema Street.
- Direct access is not proposed from Centenary Road in order to avoid cross-overs and non-intersectional turning movements.
- Resident car parking would be provided in underground (basement level) parking.

The Request states that a review of Council's traffic study (being the *Medium Density Zoning Proposal Local Traffic Study* dated July 2014), and an assessment of the proposed development against that traffic study, was undertaken. That assessment indicates that while the proposed development would increase total vehicle movement numbers, that this increase would be minor and would not detrimentally impact the performance of the Alderney Road and Wyreema Street intersections with Centenary Road. However, this review and associated assessment seems to be based on a development yield of 30 dwellings above the residential capacity anticipated under the existing R3 Medium Density Residential zoning of the Site. This calculation approach may understate the reality of change to vehicle movements that would occur under the proposed development of 48 dwellings when compared against the current commercial land use.

Access to the site may be provided via both Alderney Road and Wyreema Street; however the connection between these streets and the Site, and into the basement parking, is not clearly shown in the Request. The Request does not quantify the car parking or bicycle parking that is to be provided as part of the development. No road or intersection upgrades are identified within the Request.

Despite the above issues, at this stage no objections based on traffic and transport issues are raised for the proposed development and Request. Detailed plans of the parking area; access points with Wyreema Street, Alderney Road and Centenary Road; any other traffic related works; and traffic movement analysis would need to be provided to

Council as part of any subsequent Development Application process activities. RMS will need to be consulted as part of that process and design progression.

As noted above, a bus route (#806) along nearby Merrylands Road connects with Merrylands Town Centre and train station and beyond to Parramatta / Liverpool centres. Another bus route (#818) travels to Merrylands Centre and Westmead via Irrigation Road / Centenary Road / Douglas Street.

Stormwater Considerations

The majority of the Site is adjacent to an area affected by the 1% Annual Exceedance Probability (AEP), which is located to the west of the Site including over Centenary Road. A small portion of the site, being the corner of the Centenary Road / Wyreema Street intersection, is affected by the 1%AEP.

The Request contains earlier advice received from Council regarding this flooding risk and floor level control, and states that this is to be incorporated into the building design. Council's Stormwater Engineering Section has reviewed the Request and advised that the property is subject to floor level controls only. The floor level controls would be applied in building design and confirmed at any future Development Application assessment stage.

Design, Amenity and Social Impact Considerations

A Development Concept for the Site, as a four-storey building mass with basement car park, and building footprint location within the Site, has been provided as part of the Request. The Development Concept shows the proposed building in section views with the surrounding area, building footprint and its placement within the Site, as well as shadow diagrams for mid-winter.

The proposed increases in building height and FSR are not expected to have a substantial impact on the existing or future planned local area. This conclusion is based on:

- The proposed maximum building height of 15m will extend the existing 15m building height control that is to the immediate south along both sides of Centenary Road.
- The proposed maximum building height will also lengthen the transition between the higher buildings allowable in the West Merrylands Local Centre (between 17–23m) and the surrounding medium density residential area with a building height up to 9m.

- The topography of the land slopes downwards from the east to the west, therefore the perception of building height looking from east (the medium density residential area) across the site will be mitigated.
- The Site is adjacent to, and will extend, an area of R4 High Density Residential zoning to the south on Centenary Road and to the West Merrylands Local Centre beyond.
- The proposed FSR at 1.2:1 is lower than the FSR of the R4 High Density Residential area to the south (between 1.5:1 and 2.0:1). This lower FSR will allow a design of lower bulk, potentially with greater public space within the development or façade variation, which could mitigate the perceived size and mass of the building.
- The Site fronts Centenary Road which is a major traffic route. Within the Development Concept, the building footprint is positioned towards the Centenary Road frontage with open space at the rear allowing reasonable building separation to the eastern boundary.

The shadow diagrams for mid-winter for the nominated building footprint and its placement demonstrate shadowing to occur across Centenary Road during mornings, a small portion of Wyreema Road at midday and over two (2) houses (two and half lots) to the east during afternoons. All existing houses would be expected to continue receiving over 3-hours of direct sunlight in mid-winter.

The Request contains a Social Impact Comment which is an appropriate level of social impact consideration given the site is nominated to support less than 50 dwellings. The Request was referred to Council's Social Planner for assessment. The proposed development is noted as having multiple positive impacts to the social environment in respect of housing provision, local safety and amenity, economic benefits, and potential for active transport and social connections. The Request and its assessment identified few negative impacts, those being the short term construction impacts to amenity and minor overshadowing of neighbouring properties. The assessment concluded that the development, having a relatively small population increase within a residential area, would not generate significant negative social impacts, and the needs of residents could be met by the development and local area.

Environmental, Economic and Infrastructure Considerations

The Site does not contain, and is not in proximity to, a heritage item or conservation area. There are no protected natural environmental values within or in close proximity to the Site.

The current use of the Site provides low level employment and retail services. While the Request indicates that the current facility would be relocated within the local area, no details or confirmation of that relocation site are provided.

Delivery of the proposed residential flat building would be expected to have short-term economic benefits associated with construction employment and materials purchases. There is expected to be an ongoing economic benefit for the West Merrylands Local Centre, associated with the increased local population and their use of the retail services in the centre.

The proposed R4 High Density Residential zone permits very limited non-residential uses, as such there is no retail, commercial or other ongoing employment activity nominated within the concept.

The Request states that infrastructure (utility) services are available, and upgraded as required, for the residential development. The infrastructure services requirements would form part of the subsequent detailed design within any future Development Application process. Growth forecasts are supplied by Council to the various utility and infrastructure service providers for their future works planning.

Consultation with other Sections of Council

The Request was referred to Council's Technical Services (Traffic and Stormwater Engineering) section, Social Planner, and Environmental Health Unit for comment. Their advice is provided in the relevant sections of this report.

Preliminary Consultation with Council or State Departments

The Request states that the Department of Planning & Environment has indicated in-principle support for the proposed development. Nevertheless, the formal process for preparing a planning proposal for the site must be undertaken.

Conclusion:

Council received a Request for a Planning Proposal for 11-19 Centenary Road and 15 Wyreema Street Merrylands, being the existing St Vincent de Paul Society outlet, on 29 June 2015. The Request seeks to amend the Holroyd LEP 2013 by rezoning the subject site from R3 Medium Density Residential to R4 High Density Residential as well as to increase the maximum building height control from 11m to 15m, and to increase the floor space ratio (FSR) control from 0.85:1 to 1.2:1. It is recommended that Council proceed with preparing the planning proposal for the Site.

Consultation:

Community and agency consultation would be undertaken in accordance with the requirements stipulated by the Gateway Determination, and would likely include public exhibition for 28 days as a minimum, notices in the local newspaper and letters

to adjoining and opposite property owners and display of the Planning Proposal in the Council Administration building, two libraries and on Council's website.

Financial Implications:

A payment of a rezoning fee was received by Council on 26 June 2015 with submission of the Request.

Policy Implications:

If Council were to proceed with the preparation of a Planning Proposal, that document would form the basis for any amendment to the Holroyd LEP 2013.

Communication / Publications:

There will be communication requirements associated with the consultation of the Planning Proposal as noted above.

There are no other communication / publication issues for Council associated with this Report.

Report Recommendation:

- i) That Council proceed with a Planning Proposal to amend the Holroyd LEP 2013 for 11-19 Centenary Road and 15 Wyreema Street, Merrylands, as follows:
 - Rezone the Site to R4 High Density Residential
 - Increase the maximum building height to 15m
 - Increase the floor space ratio to 1.2:1.
- ii) That, with a favourable Gateway Determination, Council undertakes community consultation in relation to the Planning Proposal.

Attachments:

1. Attachment A - Request Appendix A1 Proposed Maas
2. Attachment A - Request Appendix A2 MNA Report
3. Attachment A - Request Appendix A3 Flooding
4. Attachment A - Request Appendix A4 Traffic Review
5. Attachment A - Request Appendix 5.1 Concept Building Sections
6. Attachment A - Request Appendix 5.2 Concept Building Elevation
7. Attachment A - Request Cover Letter
8. Attachment A - Request for Planning Proposal
9. Attachment B - Revised Remediation Action Plan
10. Attachment C - Proposed Amended FSR
11. Attachment C - Proposed Amended Height of Buildings

12. Attachment C - Proposed Amended Zone Map

DCS001-16

Rezoning Request - 1-29 Sturt Street, Smithfield

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/19 - BP15/1895
Delivery Program Code:	5.1.1 Oversee the land use planning, design and compliance framework for managing and facilitating appropriate development. 7.1.1 Identify and support investment and business in the City. 7.1.2 Ensure land use planning recognises and promotes business and employment centres. 9.3.1 Ensure planning and development implements Environmentally Sustainable Design Principles.

Summary:

A Planning Proposal Request (Request) to amend the Holroyd Local Environmental Plan (LEP) 2013 for land at 1-29 Sturt Street Smithfield (the Site) was submitted to Council on 9 September 2015 by DFP Planning Consultants on behalf of the landowner, Bunnings Group Ltd (Attachment A). The Request seeks to rezone the Site from IN1 General Industrial to IN2 Light Industrial. The purpose of the rezoning is to enable redevelopment of the Site for a Bunnings Hardware Store. This use is currently not permitted under the IN1 General Industrial zone. Under-croft car parking and road works are also proposed as part of the redevelopment. Further information requested by Council to assist in its assessment was provided by the proponent in November 2015 (Attachment B).

This Report provides a Pre-Gateway assessment of the strategic merit of the proposal. On the basis of the assessment it is considered that the Request has sufficient merit for Council to make a decision to proceed with a Planning Proposal for the Site.

Report:

Site and Context

The Site is located at 1-29 Sturt Street Smithfield and is formally identified as Lot 12 DP 1004594. The Site contains two (2) large warehouse buildings, as well as hardstand and vehicle parking. The Site is occupied by Coca Cola Amatil; however the Request states this tenant is to vacate the Site.

The Site has a generally rectangular shape having two (2) road frontages - these being a narrow angle frontage to the Cumberland Highway and a longer frontage, with access

points, to Sturt Street. The other frontages are to industrial land uses (refer Table 1). An aerial photo of the area, with the Site outlined in red, is provided at Figure 1.

Table 1: Site frontages and adjacent land uses

Boundary	Site Frontage (approx.)	Nearby Land Uses / Zones
North	130m	<p>Site fronts onto the Cumberland Highway – but does not have direct access to the Highway.</p> <p>Land uses beyond the Cumberland Highway:</p> <ul style="list-style-type: none"> • Zone - IN1 General Industrial zone supporting a range of industrial and high floor-area uses. • Further north (180m) is a B5 Business Development zone containing numerous large warehouses (at 106-128 Woodpark Road). • Further north-east (approximately 180m) is a residential area (zoned R2 Low Density Residential).
West	240m	<p>Site shares this boundary with various Industrial land uses utilising warehouse type buildings and large areas of hardstand.</p> <p>Zone - IN1 General Industrial.</p>
South	105m	<p>Site shares this boundary with Industrial land uses utilising warehouse type buildings and large areas of hardstand.</p> <p>Zone - IN1 General Industrial.</p>
East	310m	<p>Site adjacent to Sturt Street.</p> <p>Beyond Sturt Street: distribution centre / warehouse type building.</p> <p>Zone - IN2 Light Industrial.</p> <p>Approx. 400m east of the Site is an R2 Low Density Residential zone and is developed as such.</p>



Figure 1: Detail aerial photo with Site marked

Bus routes run along Sturt Street, nearby Fairfield Road (to the east) and McCredie Road (to the south-east) connecting the Site to Guildford, Merrylands and Fairfield centres.

The Liverpool–Parramatta Transit Way runs approximately 150m to the north of the Site (marked on Figure 2) with stops on the eastern (ie Site) side of the Transit Way / Cumberland Highway intersection.

Development Concept

The Development Concept is to establish a trade and retail hardware store with garden centre, specifically a Bunnings Hardware store, on the Site. The operating store is intended to employ up to about 200 staff (comprising full time, part time and casual positions) (the current employment on the Site is 19 staff). Under-croft car parking for 500 vehicles, as well as trade and heavy vehicle loading areas and supporting road works are also proposed as part of the redevelopment.

The proposed redevelopment of the Site would involve the demolition of one building and partial demolition of the other building currently on the Site, with construction of the new structure onto the partially retained building.

Strategic Merit Assessment

Proposed Land Uses and Planning Controls

Under the Holroyd LEP 2013, the Site is zoned IN1 General Industrial (refer Figure 2). The Request seeks to amend the land use zoning from IN1 General Industrial to IN2 Light Industrial (refer Attachment 1 and Figure 3). No other planning controls under the Holroyd LEP 2013 are proposed to be amended.

The purpose of the rezoning is to enable redevelopment of the Site to a trade and retail outlet that supplies hardware and building, garden centre and timberyards related goods – being a Bunnings Hardware store. These uses are prohibited under the current IN1 General Industrial zone, but are ‘permitted with consent’ under the IN2 Light Industrial zone.

Strategic Planning Context

This Request has been prepared and contains information in accordance with the Department of Planning and Environments “*A Guide to Preparing Planning Proposals*”, and considers state and local planning strategies. The Request has been prompted by an application by the landowner and is not the result of a strategic study or report.



Figure 2: Holroyd LEP 2013 – current land use zone map with Site marked

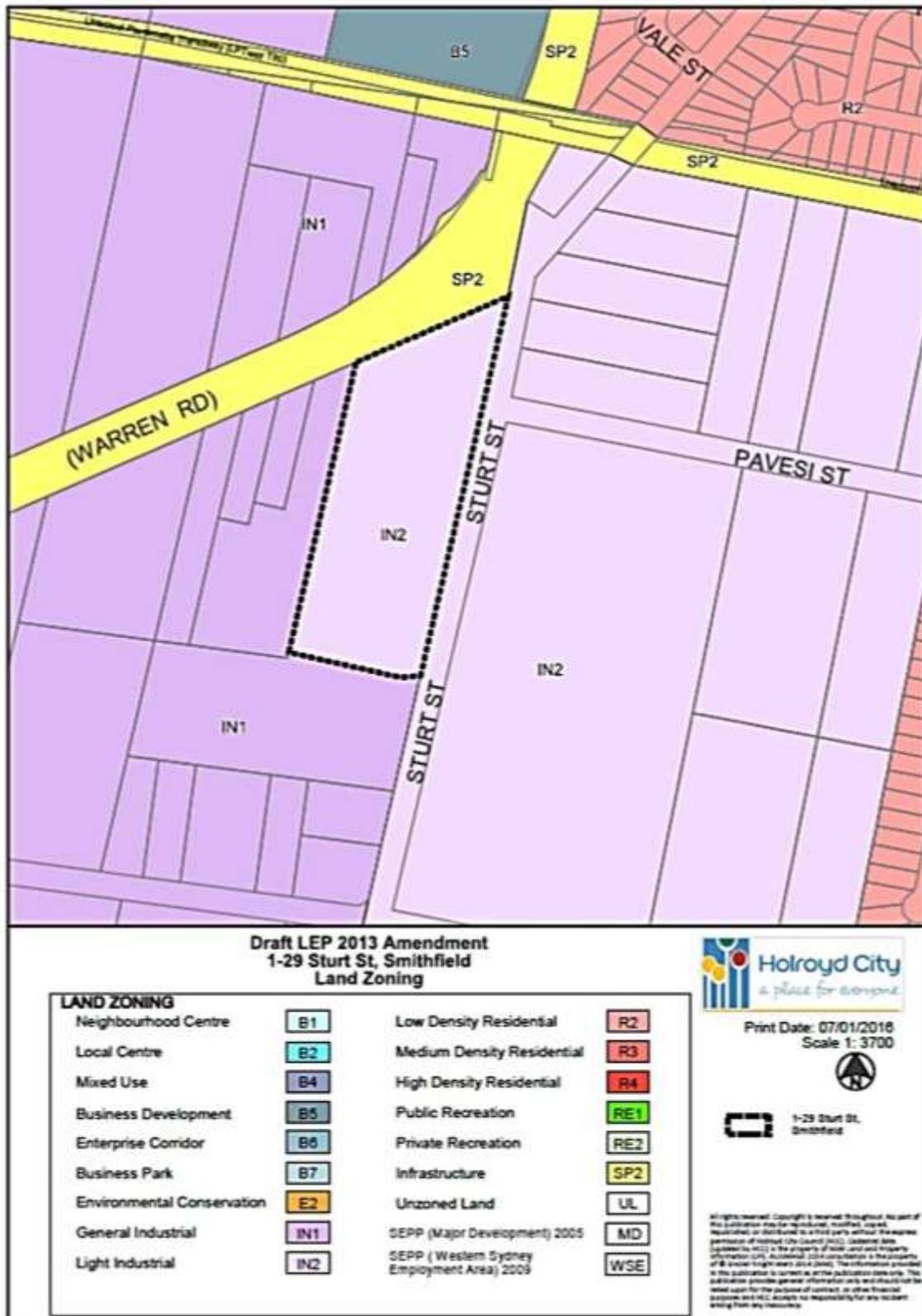


Figure 3: Holroyd LEP 2013 proposed amendment - rezoning

Holroyd Employment Lands Study

The Holroyd Employment Lands Study (the Study), prepared in 2009, provides an assessment of industrial lands in the Holroyd LGA, the potential future demand for these, and recommendations towards meeting future demands. The Smithfield Precinct is identified as a key industrial area for the Holroyd LGA consisting mainly of large lots and supporting freight & logistics, manufacturing, and light industrial.

The future role of the Smithfield Precinct, per the Study, is to be retained as a key industrial area to support Manufacturing and Freight & Logistics businesses in particular. The proximity to the Cumberland Highway is noted as a key factor for Freight & Logistics activities in the Precinct. The Study assesses that, while the future demand for manufacturing lands may be in decline, a continuing need for lands supporting manufacturing activities will remain, while land suitable for other industrial uses including freight and logistics are expected to increase. Therefore while the land use mix may change, the need for General Industry land in appropriate locations will remain.

The Study recognises Smithfield, with nearby Yennora, as a 'strategic industrial land' area that is appropriate for the IN1 General Industrial zone. Strategic industrial lands are those that serve a broad catchment and have locational assets in terms of proximity to major transport routes, proximity to population and local centres. In the Study the importance of the Smithfield Precinct is confirmed as "Land to be retained for industrial purposes (Category 1) under the Draft West Central Sub-Regional Strategy".

The Study recommends to preserve all IN1 General Industrial zone areas, and to prohibit non-industrial land uses such as "Landscape & Garden Supplies", "Bulky Goods Premises" and "Timber & Building Supplies". This approach is to retain suitable land to meet current and future demand, to protect the integrity of, the overall Industrial Precinct. It also recommends that large lots in IN1 General Industrial zones should be retained to support the larger space requirements of industrial land uses.

The Study recognises that light Industrial zoning on the fringes of Industrial precincts can provide a transitional area from IN1 General (including heavier type) Industrial activities to Residential use areas. The Study also notes the need to apply IN2 Light Industrial zone to industrial areas that will serve the local population, are close to major centres, have access to major roads, can accommodate a wide business mix, and to contain medium size lots.

In applying the above views of the Study, the following points are noted for this specific Site and specific proposed development, that support deviation from the strict retention of all IN1 General Industrial zoned lands as promoted under the Study:

- The Site is located adjacent to an IN2 Light Industrial zone. Therefore, if rezoned, the Site would be an extension to that existing IN2 Light Industrial zone and would not be an 'island' surrounded by a different land use zoning.
- If rezoned, the Site would provide an additional buffer distance between the General Industrial zone and to the Low Density Residential areas to the east (about 400m) and north-east (about 180m) and to the B5 Business Development zone (about 180m) to the north.
- The proposed development would have a built form of a large warehouse style building and outdoor (covered and open) areas that are similar to or may have more structural variation than some buildings of the surrounding industrial use areas which would be appropriate in the transition to the nearby residences and facing a major transport route.
- The proposed use (development type) for building supplies, hardware, plant nursery etc would benefit from proximity to major road networks through commercial visibility and accessibility for customers & suppliers. This locational attribute limits the number of optimal sites for such a development type.

Furthermore, the Site aligns with the locational considerations in applying an IN2 Light Industrial zone to industrial areas as per the Holroyd Employment Lands Study.

Traffic and Transport Considerations

The Request outlines the following traffic / transport related works which are being investigated by the Proponent as part of the overall Site redevelopment:

- Under-croft parking for approximately 500 vehicles, stated as being above the requirement of the Holroyd Development Control Plan 2013.
- Vehicle loading/unloading areas including for customers, suppliers and trade at specified locations within the Site.
- Widening of Sturt St to the intersection with Cumberland Highway to allow greater queuing distance.
- New roundabout at the Sturt St / Pavesi St intersection.
- Deceleration access lane on Cumberland Highway.

- Multiple driveway access points for private and / or trade/delivery vehicles, most of these are via Sturt Street, with one access directly with the Cumberland Highway (Attachment B).

The Request was referred to Council's Traffic Engineering Section for review and advice. That review identified that further traffic data and clarification of details were required from the proponent. That further data and clarification was requested and has since been provided (Attachment B), along with updated Concept Plans that showed modified vehicle access routes and movements within the Site.

Council's Traffic Engineering Section reviewed the updated traffic information and Concept Plans, and provides the following advice:

- It is recommended that the five (5) proposed driveways are consolidated to minimize / reduce the number of crossovers per the Council Development Control Plan (DCP). The DCP also requires vehicular access to be provided from secondary streets.
- The proposed roundabout at Pavesi St / Sturt Street:
 - Will be subject to Holroyd Traffic Committee approval.
 - As Sturt Street is a B-double route, the roundabout design shall be in accordance with the relevant design control and standards.
- All costs associated with the construction of any new road works including roundabout shall be borne by the developer.

Although the above advice recommends that the number of access driveways is consolidated, the need for separation of private vehicles, trade vehicles and heavy vehicles that will be attending the Site is recognised. This may require multiple access points, including from non-secondary streets ie Cumberland Highway which would require NSW Roads & Maritime Services (RMS) approval.

The Request states that RMS has been consulted in respect of works affecting the Cumberland Highway. The Request further states that RMS has provided in-principle agreement to the proposed road works. However, no evidence of this consultation or in-principal agreement has been provided in the documentation. Council's Traffic Engineer reiterated the need for RMS review and concurrence where the Cumberland Highway will be affected by road works and/or traffic changes. Consultation with RMS would be undertaken in accordance with the Gateway Determination requirements as a minimum.

The Request states that car parking is to be provided at a rate of 1 space per 35m² of trade area. This is rate is in excess of the car parking requirement under the Holroyd

DCP 2013 for any industrial land use. Further assessment of the number and rate of car parking to be provided for trade, customers, and staff, would be undertaken as part of any future Development Application for a specific industrial use.

Detailed drawings of the proposed road works, including intersection changes, road improvements and access ways, shall be submitted to Council for review and, as needed, for approval by Council's Traffic Committee as part of any future detailed design and Development Application process.

No discussion is provided in the Request as to how the construction related disruptions, albeit temporary and short term, to traffic flows through Sturt Street or the Cumberland Highway, including the potential indirect impact to the local roads and community of Guildford from traffic diverting to avoid those road work areas, will be managed. This would need to be addressed in any future detailed design activities in consultation with Council, the Traffic Committee, RMS and as part of the overall Development Application documentation.

Flood / Stormwater Considerations

The Request states that the Site is not flood prone. Therefore no information is provided regarding flood mitigation measures or other flood risk management as part of the development concept.

The Request was referred to Council's Stormwater Engineering Section for review and advice. Assessment of the Site and review of GIS mapping identifies the Site as being within the Probable Maximum Flood area and is classed as a Flood Prone Lot. Also, small areas of minor flood inundation and overland flow, associated with the 1% Annual Exceedance Probability (AEP) flood event, occur within the northern portion of the Site. Inundation and floodwater paths are identified over Sturt Street, Pavesi Street and Cumberland Highway / Warren Road.

Given the above flood risks affecting the Site, floor level flood controls would need to be incorporated into the building design, as well as measures to accommodate the 1%AEP event inundation and flow in the northern portion of the Site. The flood risk for Sturt Street, Pavesi Street and Cumberland Highway / Warren Road would also need to be addressed as part of the design for any modification works to these roads.

Design and Amenity Considerations

A proposed layout plan for the Site has been provided as part of the Request. The layout plan indicates a two (2) storey building consisting of under-croft vehicle parking with hardware store & timber store building and outdoor (covered) store components

above. Several access points via Sturt Street and the Cumberland Highway are identified.

Shadow diagrams and side elevations of the proposed development have not been provided. However, overshadowing is not expected to be a significant issue given the building is proposed at just two (2) levels, the surrounding roads, adjacent industrial uses, and the separations between buildings and lots.

Social Impact Considerations

The Request provides a draft Comprehensive Social Impact Assessment (CSIA) for the proposed development, which identifies the following positive impacts:

- Increased employment (full time, part time and casual) compared to the current use, and focusing employment with relevant trade backgrounds and / or living in the local area.
- Provides opportunities for improved safety through people moving through the area and passive surveillance that could reduce opportunities for crime.
- On-site parking to meet or exceed expected demand with direct access to the arterial road system that can accommodate transport related requirements.
- Proposed works to the immediate areas of Sturt Street and Cumberland Highway that will assist in traffic movement associated with the proposed development.
- Managed visual appearance of the Site for the surrounding area.
- Support to the local community with fundraising, activities and workshops.

The Request identified some potential negative impacts although these were indirectly presented as actions to be taken to enhance the development proposed. These negative impacts relate to:

- Crime and anti-social behavior which are to be addressed through Crime Prevention through Environmental Design (CPTED) principles.
- Road traffic access arrangements.
- Provision of on-site parking.

The Request was assessed against Council's Social Impact Assessment (SIA) Policy (August 2012). The assessment confirmed the above positive impacts of the proposed development and the preceding rezoning (if applied). However, the Request and its assessment did not articulate the temporary / construction related impacts, which would be both positive (eg employment opportunities) and negative, such as the implications to traffic movements. Those traffic movement implications could be significant, especially with respect of the potential disruption to traffic movement on a lane of the Cumberland Highway and on Sturt Street. Sturt Street traffic disruptions

and delays may have flow-on effects if drivers divert onto local roads through Guildford.

The Proponents' consultant for the preparation of the CSIA contacted Council's Strategic Planner for advice on the consultation required as part of the SIA. That advice, as provided by the Social Planner in August 2015, recommended that adjoining land owners of industrial properties and owners of residential properties located to the east of the Site facing Pavesi Street and McCredie Road, up to Fairfield Road, be notified of the Proposal and invited to comment. It was also advised that a public meeting was not required at this stage of the process.

Overall the proposed development is considered by the Proponent to have a positive social impact and minimal negative impacts. However, there are several factors that raise uncertainty with the identified social impacts and implications for the proposed development at this early stage of the process. These factors are:

- Feedback from nearby residential and industrial land owners/occupiers has not been provided and therefore are not incorporated into the CSIA or, if needed, into the Development Concept.
- The CSIA presumes that all proposed road works will occur as outlined in the Request (original Request and updated Concept Designs). Changes to or non-delivery of some or all of the proposed road works could have a social impact - such as vehicle usage of the local road network of West Guildford / Smithfield.
- The social implications of changes or non-delivery of proposed road works would need to be considered against the safety and operational requirements of the roads as assessed by the Council's Traffic Engineering Section, Traffic Committee and RMS.
- The management of road traffic flows during the road works (construction) is not addressed in the CSIA. Although this would be a short term disruption, it would affect heavy vehicle movements through this portion of the Smithfield industrial area including the use of the Sturt Street as a B-double route.

These uncertainties would likely be addressed as part of any future Development Application documentation and in particular the Comprehensive SIA and road works component.

Contamination

The Request identifies a potential for contamination associated with the area's development for industrial uses in the 1960s, evidence of above ground storage tanks

containing fuel, oil and / or dangerous goods on the Site, and the common use of asbestos in building materials around that time. The Request also notes that any contamination issues could be managed and addressed as part of any future Development Application process.

Although not specified in the Request, there is also the potential for lead-based paints to be present in the existing buildings.

The Request outlines that the majority of built elements on the Site will be demolished, with the exception of part of the southern building which is to be retained and reused. Therefore, potential contamination issues and risks on the Site, as visible or exposed by structure demolition, land excavation and building refit works, will need to be assessed and responded to.

The Request was referred to Council's Environmental Health Unit for review and advice. They note the Site is not currently listed as being contaminated, and they have no objection to the rezoning request. More detailed investigations and assessment of the Site, and its buildings, would be expected as the proposed redevelopment progresses and as part of any future Development Application.

Environmental, Economic and Infrastructure Considerations

The Site does not contain, and is not in proximity to, any heritage item or conservation area. There are no protected natural environmental values within or in close proximity to the Site; however the Site and surroundings have been substantially developed for urban uses and experience ongoing disruption.

The proposed development is projected to provide employment of about 132 full time equivalent (FTE) positions, which in reality could comprise about 200 full-time, part-time or casual positions. This is significantly above the current employment level, being 19 employees, on the Site.

The Request states that infrastructure (utility) services are available. The infrastructure services capacity and requirements would form part of any future design and Development Application process.

S117 Directions

Section 117 of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to give directions to Council's regarding the principles, aims, objectives or policies to be achieved or given effect in the preparation of draft Local Environmental Plans (LEPs).

This rezoning request is generally consistent with the s117 Directions and no objection is raised in this respect.

Consultation with other Sections of Council

The Request was referred to Council's Technical Services (Traffic and Stormwater Engineering) section, Social Planner and Environmental Health Unit for comment. Details of comments received are provided in the relevant sections of this report.

Preliminary Consultation with Council or State Departments

As noted above, Council's Strategic Planner was contacted in August 2015 to confirm the requirements for the CSIA component of the Request. The advice of those requirements was provided to the proponent at that time.

The Request states that Roads and Maritime Services (RMS) have been consulted in respect of the works affecting the Cumberland Highway and that RMS has provided in-principle agreement to the proposed road works. Evidence of this consultation and agreement has not been provided by the proponent.

Conclusion:

Council received a Request for the preparation of a Planning Proposal for 1-29 Sturt Street Smithfield to rezone the Site from IN1 General Industrial to IN2 Light Industrial to enable a retail hardware / plant nursery / timber yard uses.

An assessment of the Request has been undertaken and it is recommended that Council submit a Planning Proposal to the Department of Planning and Environment for Gateway Determination.

Consultation:

Community and agency consultation of the subsequent Planning Proposal would be undertaken in accordance with the requirements as stipulated by the Gateway Determination, and would include public exhibition for 28 days as a minimum, notices in the local newspaper, letters to adjoining and opposite property owners, and display of the Planning Proposal in the Council Administration building, two libraries and on Council's website.

Financial Implications:

A payment of a rezoning fee was received by Council on 3 September 2015 with submission of the Request.

Policy Implications:

If Council proceeds with a Planning Proposal for the rezoning of the Site, that Planning Proposal would be forwarded to the Department of Planning and Environment. This may result in an amendment to the Holroyd LEP 2013.

Communication / Publications:

There will be communication requirements associated with the consultation for the Planning Proposal in accordance with the Gateway Determination (as noted above).

Report Recommendation:

- i) That Council proceed with a Planning Proposal to amend the Holroyd LEP 2013 for 1-29 Sturt Street Smithfield, to rezone the Site to IN2 Light Industrial.
- ii) That, with a favourable Gateway Determination, Council undertakes community consultation in relation to the Planning Proposal.

Attachments:

1. Attachment A - Planning Proposal Request
2. Attachment A - Appendix 1
3. Attachment A - Appendix 3 SEPP Assessment
4. Attachment A - Appendix 4 Section 117 Directions
5. Attachment A - Appendix 5 Social Impact Assessment
6. Attachment B - Appendix 2 Works Plan
7. Attachment B - Appendix 2 Work Plan Layout
8. Attachment B - Appendix 6 Replacement Traffic Assessment (1)
9. Attachment B - Appendix 6 Replacement Traffic Assessment (2)
10. Attachment B - Appendix 6 Replacement Traffic Assessment (3)
11. Attachment C - Proposed Amendment Land Use Zone Map

Proposed Road Names for New Public Roads within the Neil Street Precinct

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/19 - BP15/1704
Delivery Program Code:	1.1.1 Implement effective road planning services 3.3.1 Support connectivity around the city

Summary:

The purpose of this report is to inform Council of the need to name two proposed new roads within the Neil Street Precinct. The new roads are required as part of the planning for the Neil Street Precinct as per Holroyd Development Control Plan 2013 (Holroyd DCP 2013) and will be partially constructed as part of the approved Development Application for 13 – 15 Neil Street (2012/493/1). Additionally, due to the connection of roads between the Neil Street precinct and Holroyd Gardens, there is a need to change the suffix of existing road 'Dressler Court' within Holroyd Gardens.

Section 162 of the *Roads Act 1993* assigns Council authority to name all public roads for which it is the roads authority. Council is therefore responsible for devising and determining local road names, including the proposed new roads in the Neil Street Precinct.

A choice of road names has been provided for consideration for New Road 1. It is recommended that New Road 2 continue the name of the road it will connect to - 'Dressler Court'. As per the Geographical Names Board of New South Wales road naming requirements, the existing 'Dressler Court' in Holroyd Gardens will require a new suffix to reflect the form of the new road in its entirety.

It is recommended that the new road name and the new suffix for the extension of 'Dressler Court' be exhibited for public comment; and if no submissions are received, be gazetted.

Report:

Holroyd Development Control Plan 2013 (DCP 2013) proposes two new roads within the Neil Street Precinct. These are detailed in Figure 1 and include:

- New Road 1 and Sheffield Street extension (connecting Pitt Street and Terminal Place), and
- New Road 2 (extension of Dressler Court, Holroyd Gardens).

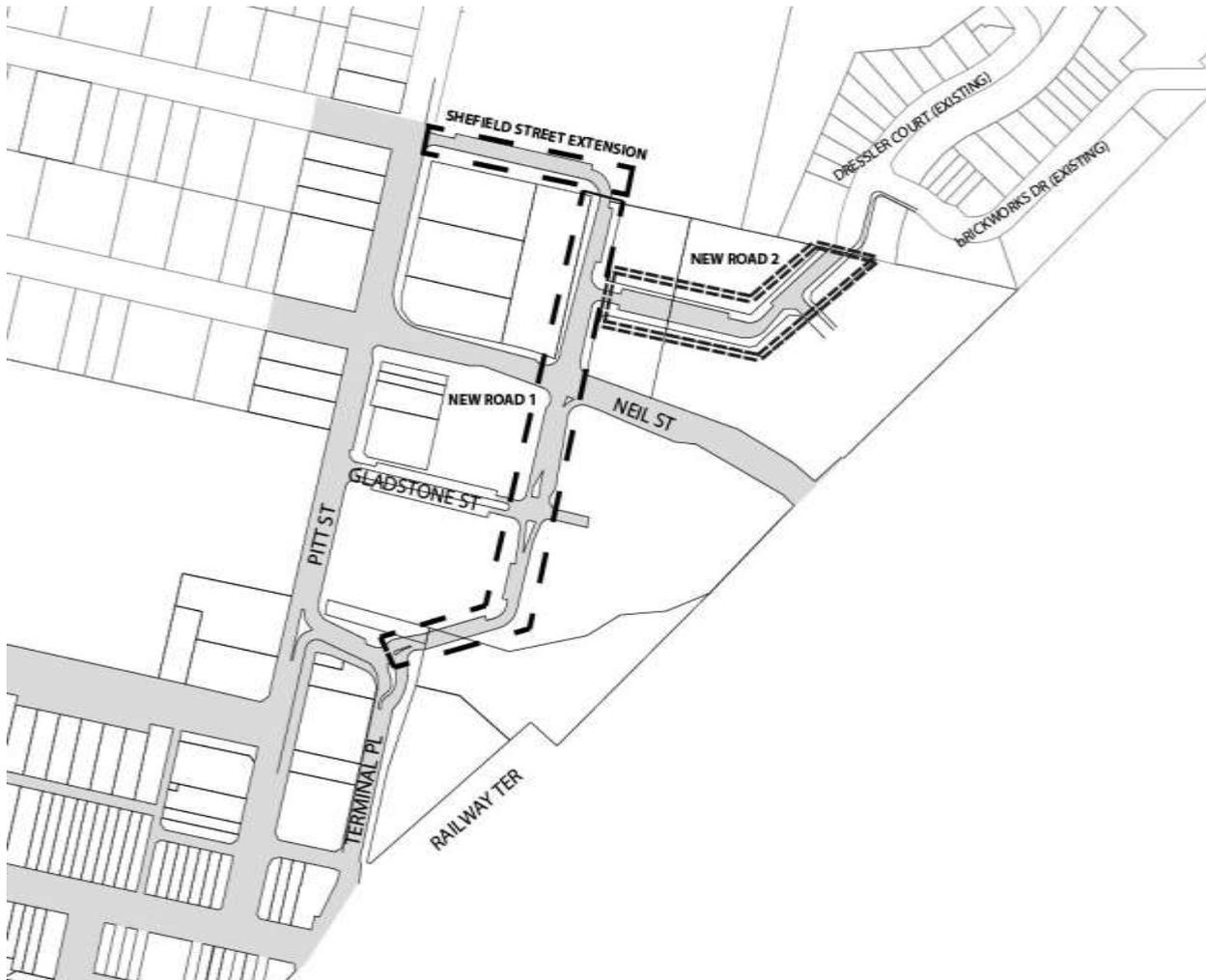


Figure one- New roads within the Neil Street Precinct

The applicants of approved Development Application 2012/493/1, 13 – 15 Neil Street have requested Council adopt and gazette road names for New Road 1 and New Road 2 in order to comply with the relevant conditions of their development consent. It would be advantageous to also consider a name for the Sheffield Street extension during this process. As the Sheffield Street extension directly connects with New Road 1 (north) it is considered appropriate to name both the extension and New Road 1, the same name.

New Road 2 connects directly with the existing 'Dressler Court' in Holroyd Gardens and therefore New Road 2 should continue the road name 'Dressler Court' to reflect the continuous road. This however creates an issue with the existing road suffix 'Court', as it would no longer be a closed road. This is discussed further in the report.

Naming of the New Road 1

The Geographical Names Board's (GNB's) *'NSW Addressing User Manual'* should be observed when naming roads. These guidelines cover considerations such as uniqueness, sources, property, communication, spelling, ensuring public safety and

service delivery, form and road type. The guidelines encourage the use of a theme when naming roads, such as Aboriginal names, local history and early settlers.

Council's local studies librarians assisted with recommending three names for consideration for New Road 1, based on historical associations within the area. Three general names that represent the industrial flour mill history of the precinct are also recommended for consideration. A name has also been provided by a member of Council's ATSIC committee. These are detailed in the table below.

Name	Description
Atkins Road/Street	Richard Atkins (1745-1820) was the first land grant holder in the Merrylands area, holding a grant of 245 acres which extended north of Merrylands Road between the railway line and Burnett Street.
Denham Road/ Street	The Atkins land grant was named <i>Denham Court</i> , after Richard Atkins family property, in Buckinghamshire, England.
McLeod Road/ Street	McLeod's Flour Mills (also known as the "Advance" Flour Mills) were established by Donald Arthur McLeod in Terminal Place, Merrylands in 1926 and operated there for more than 60 years. It was one of two flour mill sites within the Neil Street Precinct.
Flour Mills Road/Street	Two flour mills were formerly located within the Neil Street Precinct.
Mill Road/ Street	Building and machinery that grinds grain into flour.
Silo Road/ Street	A structure for storing grain, on the flour mills sites. There were a number of silos located in the Neil Street Precinct.
Bulu Road/ Street	An Aboriginal word meaning "shadow of tree" due the trees along the footpath in this area.

It is noted that formal endorsement by the Aboriginal and Torres Strait Islander Consultative (ATSIC) Committee would be needed prior to Council endorsing road name '*Bulu*' for public exhibition.

It is suggested that the suffix of New Road 1 should be either "*Road*" or "*Street*" - in compliance with the GNB's *NSW Addressing User Manual*.

The proposed names for New Road 1 are considered suitable for public exhibition, as they are consistent with the GNB's '*Principles of Road Naming*' and considered satisfactory. The selected names have a strong nexus with the locality.

New Suffix for Dressler Court

Holroyd DCP 2013 illustrates the provision of New Road 2, connecting New Road 1 and existing road Dressler Court (located within Holroyd Gardens Estate). Development

Application 2012/493/1 (13 – 15 Neil Street), provides a small section of New Road 2 as part of the approved development. As noted earlier, in accordance with the road naming requirements of the GNB, New Road 2 should also be named '*Dressler Court*'.

The existing road suffix '*Court*' (being a short, enclosed roadway) would not be appropriate for the extended road, as it will connect with New Road 1 in the Neil Street Precinct and not be closed. An extended road with this suffix would not comply with the requirements of the GNB and would need amending. A change in road suffix would affect 11 existing residential lots (including 3 strata developments) totalling 51 properties currently addressed to Dressler Court in Holroyd Gardens. However, a change to the suffix only should not cause any disruptions to post or location services.

Alternative road naming solutions, such as providing a separate new road name for New Road 2, would be unlikely to be supported by the GNB and/or Emergency Services.

It is recommended that a modified road suffix should be exhibited for public consultation. The suggested suffixes and their definitions as per the GNB's *NSW Addressing User Manual* are listed below.

Road	Open way or public passage primarily for vehicles.
Street	Public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.
Way	Roadway affording passage from one place to another. Usually not as straight as an avenue or street.

Only one of these suffixes needs to be endorsed for the replacement of the existing suffix '*Court*' for the existing road named '*Dressler Court*'. It is recommended that '*Way*' would be an appropriate replacement suffix.

Road Naming Process

The process for road naming is outlined in the '*NSW Online Road Naming System – Road Naming Authority User Guide*' prepared by the NSW Land and Property Information. Once a new name is adopted by Council, it is then reviewed by the GNB. The GNB will then notify Council that the new name is satisfactory, and Council, must publish notice of its proposal in a local newspaper. The GNB will serve notice to the prescribed authorities such as per the *Roads Regulation 2008*. Authorities include: Australia Post, the Registrar-General, the Surveyor-General, the Chief Executive of the Ambulance Service of NSW, New South Wales Fire Brigades, NSW Rural Fire Service, NSW Police Force, State Emergency Service, New South Wales Volunteer Rescue Association Incorporated, and in the case of a classified road—the RMS. If, after considering any submissions duly

made to it, Council may then prepare a Gazette notice and publish notice of the new name in the Gazette and in the local newspapers.

Conclusion:

As development within the Neil Street Precinct is soon to commence, the endorsement, public exhibition and gazettal of road names within the precinct is required. There are two new roads within the precinct to be named.

It is recommended that a name and suffix suggested in this report be endorsed for New Road 1. It is recommended that New Road 2 adopt the name of the road it will directly connect with, '*Dressler Court*' and an amended suffix of '*Way*' be endorsed. The road names should be exhibited for public comment in accordance with the requirements of the *Roads Regulation 2000*. Pending no objections, the chosen names are to be gazetted without any further report to Council.

Consultation:

It is recommended that the proposed road names be placed on public exhibition for four weeks. The public exhibition will also include notification letters to land owners within the Neil Street Precinct and Dressler Court, Holroyd Gardens.

Financial Implications:

Street signs would need to be installed in the Neil Street Precinct and replaced in Dressler Court. There are no other notable financial implications for Council associated with this report

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

Should Council resolve to endorse a road name and suffix for New Road 1 and New Road 2, and the new suffix for the extension of '*Dressler Court*', the names will be sent to the GNB for concurrence and an advertisement will be placed in the local newspaper. Notification of affected property owners will be undertaken. A notification will be placed in the NSW Government Gazette in the instance that no objections are received during the public exhibition period.

Report Recommendation:

- i) That Council select and endorse a road name and suffixes, for New Road 1 (and Sheffield Street extension) in the Neil Street Precinct from the list contained within this report.

- ii) That Council endorse the road name 'Dressler Way' for proposed New Road 2 in the Neil Street Precinct and the change of suffix of the existing 'Dressler Court' in Holroyd Gardens to 'Dressler Way' in order to accurately reflect the road in its future configuration.
- iii) That Council gain concurrence from the Geographical Names Board and proceed with the public exhibition of the endorsed roads in accordance with the Roads Act 1993.
- iv) That notification letters be sent to landowners in Neil Street Precinct and Dressler Court, informing of the exhibition.
- v) That, should there be no objection raised during the public exhibition, the endorsed and exhibited names be forwarded for notice in the NSW Government Gazette.

Attachments:

Nil

Expanding Complying Development to include Medium Density Housing

Responsible Department:	Environmental and Planning Services
Executive Officer:	Director of Environmental & Planning Services
File Number:	INFOC/19 - BP16/7
Delivery Program Code:	5.1.1 Oversee the land use planning, design and compliance framework for management and facilitate appropriate development 8.2.1 Ensure housing growth is focused around centres and planning controls do not compromise housing affordability

Summary:

A discussion paper has been released by the NSW Department of Planning and Environment (DP&E) seeking feedback on a proposal to include medium density housing types as Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2007 (Codes SEPP).

The DP&E proposed that dual occupancies, manor homes and multi dwelling housing be introduced as complying development and the discussion paper provides recommendations for development standards for each form of development proposed to be implemented through the Codes SEPP.

This report discusses the implications of the proposed Codes SEPP changes to Holroyd Local Government Area (LGA). The proposal has the potential undermine good urban planning practice, economic and orderly development and infrastructure planning. A summary of the proposed submission points is provided in Attachment 1.

It is recommended that Council provide a submission to DP&E and the submission should include matters raised within this report.

Background

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) commenced on 27 February 2009, introducing state-wide development standards to enable 'minor' development types to be specified as exempt development (not requiring approval) and 'low impact' development types as complying development (approval from an accredited certifier- no development assessment required). The complying development code initially applied to single dwellings and house alterations, however over time there have been several amendments to the Codes SEPP, including the introduction of small lot housing and

additional development types such as commercial and industrial development and fire safety. It is noted that State Environmental Planning Policy (Affordable Rental Housing) 2009 enables secondary dwellings (granny flats) to be complying development.

Since the commencement of the Codes SEPP, it is estimated that over 450 Complying Development Certificates (CDC) have been issued for development within Holroyd LGA. Records indicate that since 2010, over 240 secondary dwellings and 200 small lot housing applications have been approved by private certifiers. Council's accredited certifiers currently only determine a small percentage of complying development applications. However, over this same period Council has had a compliance role in relation to complying development involving costs which are not recovered.

Medium Density Housing Forms for Consideration - "The Missing Middle"

The discussion paper released by the Department of Planning & Environment (DP&E) examines the potential to expand the range of two storey residential development permitted to be undertaken as complying development. The paper details that there are no state policies or design guidelines that apply to medium density residential housing types. Currently the Codes SEPP provides controls for single and secondary dwellings and *State Environmental Planning Policy 65-Design Quality of residential Apartment Development* (including the Apartment Design Guide) applies only to residential flat buildings. The paper suggests that the expansion of the Codes SEPP to include medium density housing development, would facilitate the delivery of more housing, provide greater housing choice and produce better design outcomes for this form of residential development. The discussion paper, prepared by consultants SJB for DP&E includes research, design testing and a review of existing medium density development controls from a range of Councils. Holroyd City Council's development controls were not reviewed as part of this process.

Medium density housing forms identified for inclusion in the expanded Codes SEPP are: Dual Occupancies (2 dwellings either attached or detached), Manor Homes (3-4 dwellings – a land use term which is not specified, but would be defined as a form of Residential Flat Building under Holroyd Local Environmental Plan 2013 (Holroyd LEP 2013)); and Multi Dwelling housing (up to 10 dwellings, each with ground level access).

Dual Occupancy and Multi Dwelling Development Approvals - Holroyd

Since the commencement of Holroyd LEP 2013 in August 2013, Council has approved over 340 dual occupancy developments and 183 town house/villa dwellings. Historically, over 100 dual occupancy applications are approved by Council each year; this represents approximately 20% of all approved development applications in Holroyd LGA. Any changes to the approval process for dual occupancy development would impact development application numbers in the future.

Summary of Major Changes Proposed:

The following is a summary and discussion of the major changes proposed by the Codes SEPP. More detailed information regarding the proposed development standards for each form of development is discussed later in this report.

It appears that the proposal is to enable all three identified forms of medium density development to be permissible in the R2 low density residential zone and R3 Medium density residential zone (however not in the R4 High density zone). For dual occupancy development, this is consistent with Holroyd LEP 2013, however multi dwelling housing is currently not permitted in the R2 zone and Manor House development is not specifically defined under Holroyd LEP 2013. No detail has been provided in the discussion paper as to whether permissibility will be based on individual Councils' LEPs or whether the Codes SEPP will override Council LEPs, as is the case currently for secondary dwellings. If medium density development is permitted in both the R2 and R3 zones, this will effectively transform the existing R2 low density residential zone into a medium density zone. It is essential to the achievement of good planning and infrastructure that any such development as complying development must be permitted under the relevant planning instrument (LEP) such as currently the case with dwelling houses.

A one size fits all approach has been taken, with the Codes SEPP expansion to apply to all of NSW, whether it be inner city, outer suburbs or regional. There does not appear to be any scope to observe local conditions, character, amenity, proximity to public transport and services, which Councils examine when preparing local plans. Permitting manor houses and multi dwelling housing within R2 zones will impact the vast majority of land within Holroyd LGA and would undermine Council's existing planning controls, based on the strategic housing direction of Council and community expectations. The proposed changes will have consequences for the provision and management of infrastructure and traffic outside of planned growth areas.

The proposal seeks to enable accredited certifiers to assess and approve medium density housing, by way of standardised development controls. Currently the assessment of such applications requires expert input from a various Council officers regarding planning and design, engineering, landscaping and heritage. The Codes SEPP will only require one person, who is not a planning assessment expert, to provide an assessment on complex development scenarios of up to 10 dwellings. Typically a planning assessment for medium density housing considers a number of non-numerical merit considerations such as amenity, design quality, topography, accessibility and traffic impact. This would no longer be part of an assessment process and has the potential to result in sub-optimal development. The notion provided by DP&E that multi dwelling housing is 'low impact' development is not supported.

The approach that the NSW State Government has taken with regards to residential flat buildings and the Apartment Design Guide under SEPP 65 could be replicated for medium density development to create an over-arching design guide with objectives, design criteria and design guidance, whilst respecting Council's strategic housing direction and local amenity controls, through a development assessment process.

Submission Recommendations

- The Codes SEPP must not override the established strategic planning direction of LGAs. Permissibility of medium density housing land uses must be determined by Councils' LEPs (or similar relevant planning instrument).
- The DP&E not proceed with medium density housing as complying development but instead introduce design guidelines for medium density housing, which provide objectives, criteria and guidelines for improved medium density residential development design. The guide should be implemented in a similar fashion to the existing Apartment Design Guidelines during the development assessment process.
- The replacement of the existing assessment process for multi dwelling housing (which requires expert assessment and review of various planning matters including site conditions, amenity impacts, design quality, infrastructure and local impacts) simply by standards to be 'checked off' by accredited certifiers will result in sub-optimal development and community dissatisfaction.

Proposed Development Standards - Dual Occupancy

Table 1 (Attachment 2) provides a summary of the proposed Codes SEPP standards for Dual Occupancy Development, compared with Council's existing controls within Holroyd LEP 2013 and Holroyd Development Control Plan 2013 (Holroyd DCP 2013)

Development Standard Matters for Consideration

- The proposed minimum lot size is 400m² and based on controls within the Codes SEPP (single dwellings are permitted on lots 200m² or greater). This does not reflect existing Council development controls reviewed in the discussion paper, with the majority of Councils reviewed in metropolitan Sydney requiring 500m² or greater. There appears to be no consideration provided for existing local density controls and the impact the changes may have on infrastructure provision and amenity in existing low density locations. It is not consistent with the 'centres based approach' taken by Council with the introduction of Holroyd LEP 2013 and may increase the number of dual occupancies constructed in the R2 Low density zone.

- The proposal will permit the construction of a 'Duplex' Dual Occupancies (described in the discussion paper as 'one dwelling on top of the other'). Private open space for the 2nd storey dwelling is provided as a balcony, instead of a ground level rear yard. This would not provide privacy for the dwelling below. Concern is raised that this form of development would not be compatible within existing low density locations, where the amenity expectation would not align with this building type.
- No floor space ratio (FSR) or maximum floor area has been indicated. It appears that the only standards controlling building bulk are setbacks and landscape area. FSR's provide certainty in ensuring planned population densities and that the building bulk and scale is appropriate and compatible with the character, setting and local context of the neighbourhood.
- Where detached dual occupancies are proposed, two storey dwellings would be permitted at the rear. For privacy and amenity purposes, Council's current controls only permit single storey dwellings at the rear.
- No detail is provided whether dual occupancies would be permitted on battle-axe allotments. Council currently restricts dual occupancies on smaller battle-axe allotments due to the negative amenity impacts created.
- The discussion paper does not provide any standards for building separation between dwellings for detached dual occupancies.
- The discussion paper asks whether the minimum frontage for attached dual occupancies could be reduced to 14m to enable more dwellings as complying development. No design or amenity basis is provided for the proposal.
- No controls are provided to limit dual occupancies in cul-de-sacs. On street parking would not be maintained in the bulb head of the cul-de-sac due to multiple driveways. This is not consistent with Council's current controls.
- No solar access requirements for dual occupancies or their impact on adjoining dwellings are provided. The proposed controls do not consider the orientation and slope of each site and its potential overshadowing impacts, which could affect living conditions, passive heating and existing solar panels, matter which would be considered in a development application assessment.
- The discussion paper does not contain any on site detention (OSD) requirements. Council's current DCP, OSD Policy and the Upper Parramatta River Catchment Trust Guidelines require the provision of OSD for Dual Occupancies.

- No development standards are provided for access handle widths for detached dual occupancies. Council's current controls require 3 metre driveway width and 1 metre landscape strip.
- The paper does not confirm whether the expanded complying development will apply to sites with limiting environmental factors such as flood control lots, bushfire effected land, heritage listed properties, environmentally sensitive land etc.
- No discussion has been provided in respect to preventing mirror reverse design, which is currently prohibited under Holroyd DCP 2013.
- Controls are not provided for the landscaping of front setbacks (i.e. forward of the building line). It is important that clear controls are provided to ensure the site contributes to the streetscape.

Submission Recommendations

- The minimum lot size for dual occupancy development within R2 zones should be 500m² in order to be consistent with the residential density implemented by most Council's.
- 'Duplex' forms of dual occupancy development are not supported in the R2 zone as it is not consistent with the neighbourhood amenity expectations of the low density residential zone.
- Compliance with Council's FSR standards should be required to ensure planned densities and greater control in ensure the building bulk and scale is appropriate and compatible with the character and setting and local context of the neighbourhood.
- The rear detached dual occupancy dwelling should be limited to a single storey in height in R2 zones, in order to achieve the privacy and amenity suitable for infill development.
- Dual occupancies should not be permitted on battle-axe lots as complying development due to the high potential for negative amenity impact.
- Development standards should be provided for separation between dwellings for detached dual occupancies.
- A minimum lot frontage for attached dual occupancies of 15 metres is suitable and supported.

- Attached dual occupancies should not be permitted where located in the bulb head of the cul-de-sac in order to avoid the unavailability of on street parking.
- Solar access standards should be included in the Codes SEPP, which ensure at the minimum that one living area in each dwelling and the private open space with each dwelling and, one living area and the private open space of adjoining dwellings receive at least 3 hours sunlight in mid-winter.
- Where an adopted policy of Council requires the provision of OSD for dual occupancy development, state codes should be consistent.
- Development standards should be provided for minimum access handle widths for detached dual occupancies. It is recommended that the standard is a 3 metre wide driveway and 1 metre landscape strip.
- Confirmation should be provided in respect of applicable of the expanded Codes SEPP for flood control lots, buffer zones, heritage listed properties, environmentally sensitive areas etc.
- Dual Occupancy design should be encouraged such that each unit clearly has its own identity when viewed from the street.
- Controls should be provided in respect to the landscaping of front setbacks in order for developments to contribute positively to the streetscape.

Proposed Development Standards - Manor House

'Manor House' development is a two storey building containing 3-4 dwellings on one lot, where each dwelling has access provided through a common entry on ground floor and each dwelling is on its own lot (i.e. strata or community title). This development type is often seen in the inner city and eastern suburbs. It is not a specific land use type currently permitted under Holroyd LEP 2013; however it is listed as a land use within State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The discussion paper is not clear if it is proposed to permit Manor homes within the R2 and R3 zones. No detail has been provided as to whether Holroyd LEP 2013 would be amended to include the new land use or whether the Codes SEPP would provide for the permissibility of the land use.

Table 2 (Attachment 2) provides a summary of the proposed Codes SEPP standards for Manor House Development, compared with Council's existing controls within Holroyd LEP 2013 and Holroyd Development Control Plan 2013 (Holroyd DCP 2013)

Development Standard Matters for Consideration

- Permissibility of this form of development will impact the density, form, amenity and character proposed for the R2 Low density residential zone under Holroyd LEP 2013. Through Holroyd LEP 2013, Council chose to create specific low and medium density zones to provide certainty for residents that the amenity and character of low density residential locations would be maintained through only permitting single dwellings and dual occupancy development in the R2 Zone.
- Manor home development, could double the density of the R2 low density residential zone. This is not consistent with the 'centres based' approach for development and dwelling density pursued by Council through Holroyd LEP 2013. It appears that no consideration has been given to the impact of increased densities and need for additional infrastructure in low density locations.
- There is concern that this form of development would not be compatible within existing low density locations, where the amenity expectation would not align with this building form. Manor homes provide private open space for the 2nd storey dwellings as balconies, rather than direct ground level yard space. This would not provide privacy for the dwelling below and provide potential privacy conflicts for adjacent neighbouring properties.
- There are no controls provided in respect to minimum dwelling sizes for manor homes, which would ensure a reasonable level of amenity and density is achieved for residents.
- No visitor parking will be required and this would increase the demand for on street parking and have a negative effect, particularly in locations with clearways, no stopping areas or sites with poor access to public transport.
- No solar access requirements for manor homes or their impact on adjoining dwellings are provided. The proposed controls do not consider the orientation and slope of each site and its potential overshadowing impacts, which could affect living conditions, passive heating and existing solar panels, matters which would be considered in a development application assessment.

Submission Recommendations

- If not currently permitted under a Council's LEP, Manor Homes should not be permitted as complying development within the R2 low density residential zone. It is not considered compatible with the existing zone objectives and development standards and controls for low density residential development and is not consistent with Council's 'Centres based' approach to infill development.

- Any development standards for manor homes should specify minimum dwelling sizes to ensure the achievement of a reasonable level of amenity, liveability and density for residents.
- Visitor parking should be provided as part of a manor home development.
- Solar access standards should be included in the Codes SEPP, which ensure at the minimum that one living area in each dwelling and the private open space with each dwelling and, one living area and the private open space of adjoining dwellings receive at least 3 hours sunlight in mid-winter.

Proposed Development standards - Multi dwelling Housing

Table 3 (Attachment 2) provides a summary of the proposed Codes SEPP standards for Multi dwelling housing, compared with Council's existing controls within Holroyd LEP 2013 and Holroyd Development Control Plan 2013 (Holroyd DCP 2013).

Development standard matters for consideration

- Permissibility of this form of development will impact the density, form, amenity and character proposed for the R2 Low density residential zone under Holroyd LEP 2013. Council chose to create specific low and medium density zones to provide certainty for residents that the amenity and character of low density residential locations would be maintained through only permitting single dwellings and dual occupancy development in the R2 Zone.
- The proposed minimum lot size is 600m² and based on controls within the Codes SEPP (single dwellings are permitted on lots 200m² or greater). This does not reflect existing Council development controls reviewed in the discussion paper, with the majority of Councils reviewed in metropolitan Sydney requiring 800m² or greater.
- No FSR or maximum floor area or minimum dwelling size has been indicated in the proposed.
- Two storey development would be permitted across an entire site. Currently Council's DCP only permits two storey development within the first 20 metres. This raises privacy and amenity concerns.
- No solar access controls are provided. Combined with the two storey height limit, this could have negative impacts for the achievement of solar access.
- A minimum of 6 metres separation is required between buildings within the development. The paper notes this is consistent with the Apartment Design Code

(for non-habitable rooms). A greater level of privacy and amenity would be expected by residents of a medium density zone, compared with apartment living.

- There are no provisions for universal housing (adaptable housing). Holroyd DCP 2013 requires 15% of dwellings within a development to be adaptable.
- The discussion paper raises the possibility for other qualified specialists to be able to certify OSD systems. Currently only Councils certify OSD systems. Permitting private certification of a system that connects directly to a key public infrastructure would remove Council's ability to monitor the impact of OSD systems in relation to the wider stormwater infrastructure network and may cause wide ranging public liability ramifications.
- It is not indicated whether parking has to be provided as basement parking, only that one driveway is permitted. This may encourage the provision of open covered parking which may impact the provision of landscaped area.
- No visitor parking will be required where there are only 4 dwellings. This would increase the demand for on street parking and have a negative impact effect, particularly in locations with clearways and no stopping areas or sites with poor access to public transport.
- The minimum front setback is 4.5 metres. This does not consider the prevailing or planned setbacks and character of the street.

Submission Recommendations

- If not currently permitted under a Council's LEP, Multi dwelling housing should not be permitted as complying development within the R2 zone. It is not considered compatible with the existing zone objectives and development standards and controls for low density residential development. It is also not consistent with Council's 'Centres based' approach to infill development.
- The minimum lot size standard should be increased at least 800m² to align with Council's existing provisions.
- A maximum FSR and minimum dwelling size for multi dwelling housing be provided as a development standard to ensure a level of amenity for residents expected in a medium density development.
- Two storey development across an entire site is not supported due the potential effect to amenity and privacy.

- Standards for the achievement of solar access for at least one living area and private open space for dwellings within the development and adjacent dwellings should be introduced.
- Separation between buildings should reflect the low- medium density form of development and should be increased from 6 metres.
- A percentage of dwellings should be required to be universal housing. Council's existing rate of 15% would be supported.
- Certification of OSD by any party other than Council is not supported, due to the potential impacts on the integrity of the stormwater infrastructure network and future public liability concerns.
- Clarification should be provided as to whether basement parking will be mandatory for multi dwelling development.
- Visitor parking should be provided a part of multi dwelling development.
- The minimum front setback for development should be determined by local policy, considering the prevailing setbacks of the street, or at least be an average of the adjoining dwelling setbacks.

Subdivision

The background paper for the exhibited discussion paper notes the possibility for secondary dwellings to be strata subdivided. Secondary dwellings by definition are secondary to the principal dwelling and are located on the same lot of land as the principal dwelling. Secondary dwellings do not require a street address, a parking space or the same level of private open space and amenity as dwelling houses. By permitting strata subdivision of secondary dwellings, the DP&E is creating a form of dual occupancy development that provides a reduced amenity than would otherwise be required for dual occupancy development. It is also anticipated that strata subdivision would impact on the affordable nature of secondary dwellings, which was a primary intention for introducing this dwelling type as complying development.

Submission Recommendations

The subdivision of secondary dwellings is not supported and is contrary to the intention for this housing being a form of 'affordable rental housing'.

Compliance

Council has investigated and reviewed over fifty Complying Development Certificates lodged by private accredited certifiers and all have been found to be invalid (issued inappropriately). It is noted that only a small percentage of lodged certificates have been reviewed, as generally reviews are initiated by a complaint. There is currently no audit mechanism implemented by the State Government in relation to complying development certificates.

Issues with CDC issued by private certifiers have been reported on numerous times to the State Government and its Building Professionals Board, with little or no action taking place.

It has been found that a significant amount of CDC applications registered with Council have incomplete plans, lack supporting documentation and provide poor quality drawings without critical dimensions and site levels. In some cases plans appear to deceive the final intent of the use of a structure.

The main issues of non-compliance found include:

- Non-compliance regarding provisions for flood control lots.
- Approval of development prohibited in a land use zone.
- Non-compliance with development standards - side and rear setbacks
- Non-compliance with development standards - setbacks to public reserves
- Non-compliance with development standards - height and length of boundary walls.
- Non-compliance with development standards for secondary dwellings, including floor area, side and rear setbacks and drainage.
- Construction techniques and materials for party walls.
- Construction of dwellings that are not in accordance with the approved CDC.

There is a concern that any expansion of the Codes SEPP to include more complex development types such as medium density dwellings would further compound the existing CDC compliance issues observed by Council. There is particular concern that a single accredited certifier may approve up to 10 dwellings without any specific process of checks or balances provided for by the SEPP.

Submission Recommendations

Due to the complexity of development types, it is inappropriate for accredited certifiers (who often have a relatively narrow level of expertise) to have the ability to approve multi dwelling housing and manor houses and these should be excluded from the Codes SEPP.

Conclusion:

A discussion paper has been released by the Department of Planning & Environment which proposed to expand State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to include medium density residential development, specifically dual occupancies, manor homes and multi dwelling housing. The discussion paper provides recommendations for permissibility and development standards that should be incorporated into an amended SEPP.

The proposal raises a number of implications for the future of medium density development across NSW, overriding existing Council LEP and DCP controls and permitting accredited certifiers to approve up to 10 dwellings.

Currently dual occupancy development makes up 20% of approved development applications in Holroyd LGA. Any changes to the approval process for medium density development would have wide ranging impacts on the design, amenity and density of development across the LGA. The proposed changes have the potential to increase compliance related issues, which currently presents issues to Council's compliance team under the existing Codes SEPP.

This report provides a number of recommendations regarding the impacts of the proposal for Holroyd LGA. It is proposed that Council adopt these recommendations to form the basis of its submission.

Consultation:

Internal consultation was undertaken with the following sections of Council: Engineering Services Department, Building Services and Development Services.

Financial Implications:

There are no financial implications for Council associated with this report; however, if the State Government proceeds to expand complying development types, it is likely to have a significant impact upon the number of development applications assessed by Council and consequently the income delivered from this process which helps to fund staff resources employed to carry out this task.

Policy Implications:

If the proposed expansion of complying development proceeds, this would result in the approval of medium density housing types by accredited certifiers and would not require development consent from Council. The policy implication is the effective replacement of Council's DCP and LEP with the States Complying Standards for most medium density housing within Holroyd.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

That Council make a submission to the exhibition of the discussion paper "Options for Low rise medium density housing as Complying Development" as per the recommendations contained in this report.

Attachments:

1. Proposed submission point summary
2. Comparison proposed Codes SEPP medium density housing expansion and Holroyd LEP/DCP 2013
3. Discussion Paper - Expanding Complying Development
4. Background Paper - Expanding Complying Development

Early Childhood Health Centres

Responsible Department: Library and Community Services
Executive Officer: Director of Library & Community Services
File Number: INFOC/19 - BP16/18
Delivery Program Code: 2.1.1 Deliver Children's Services that meet the needs of the community

DCS005-16

Summary:

The purpose of this report is to provide Council with an update on services provided to the Holroyd community by NSW Government, Health and Western Sydney Local Health District (WSLHD) at the three facilities that are occupied as Early Childhood Health Centres, as requested in the report resolution on 18 August 2015, DCS035-15, Early Childhood Health Centres Report.

Report:

Council at the meeting on 18 August 2015 requested that a report be provided on the ongoing utilisation of the three facilities; Guildford Early Childhood Health Centre, Wentworthville Early Childhood Health Centre and Greystanes Early Childhood Health Centre. It was also recommended that Council write to the WSLHD to explore the requirements for exclusive use of the three Early Childhood Centres.

A letter was written to WSLHD on 9 September 2015 notifying them of Council's recommendation for six monthly reports, offering the opportunity to promote the centres through Council's resources and to explore the possibility of shared usage. The response confirmed the opening hours for each centre as per the table and agreed that the facilities could be used after hours but there would need to be a guarantee that the equipment would not be moved or touched, as the scales are required to be accurate and that they pay to have these calibrated regularly. The offer to promote the services through the Holroyd Herald, Council's website and other avenues to date has not been utilised.

The WSLHD also provided a further six months of utilisation data for all three centres at Guildford, Wentworthville and Greystanes.

As previously reported there are three facilities within the Holroyd Local Government Area that are owned by Holroyd City Council and operate as Early Childhood Health Centres (formally known as Baby Health Clinics) that are staffed by WSLHD and there is no formal agreement for the leasing of the premises, no rent is paid and Council covers the cost of electricity, telephones and maintenance.

The table below identifies the site and the information from the previous utilisation reports on 2 December 2014 and 18 August 2015 compared with the current utilisation statistics obtained from WSLHD for the 6 months 1 July 2015 – 31 December 2015.

Site	Number of cliental from 1 May 2013 until 30 April 2014 (12 months)	Number of cliental from 1 Jan 2015 until 30 June 2015 (6 months)	Number of cliental from 1 Jul 2015 until 31 Dec 2015 (6 months)
Greystanes Early Childhood Clinic 732 Merrylands Road, Greystanes	1,726 (open 3 days per week during this period- Mon Wed Fri 9am – 4pm)	538 (open 3 days per week during this period- Mon Wed Fri 9am – 4pm)	617 9am – 4pm Tues Fri 9am – 2pm Wed
Guildford Early Childhood Clinic Warnock Park Stimson Street Guildford	199 (open 1 day per week during this period)	209 (open 2 days per week during this period- Tues Wed)	244 9am – 4pm Tues Thurs
Wentworthville Early Childhood Clinic 3 McKern Street Wentworthville NB-council resolved to advise NSW Health to vacate premises (PC003-14)	1,949	882	987 9am – 4pm Mon Tues Wed Fri

WSLHD are also investigating the provision of other health services at the existing Early Childhood Health Centres to increase the utilisation of these resources. Currently, Greystanes Early Childhood Health Centre is also used for some staff development activities. The available space at each of the Centres is relatively small and WSLHD equipment and records need to be secured but opportunities for co-locating complementary services are being explored with full co-operation from WSLHD.

Conclusion:

This report has provided Council with a follow up on the utilisation of the services provided to the Holroyd community by WSLHD.

Council will continue to monitor the usage at Council premises and support WSHLD through the promotion of their services if required.

Consultation:

Ongoing contact with WSHLD and Children's Services to ensure the partnership is ongoing and will continue to assist in meeting the needs of the community.

Financial Implications:

There are no financial implications for Council associated with this report.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

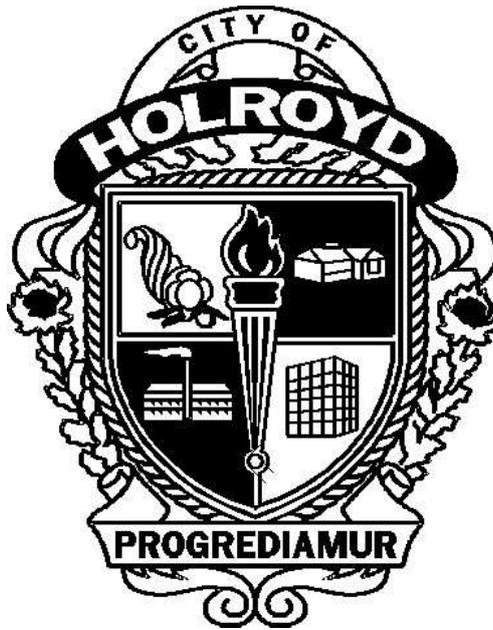
That the report be received.

Attachments:

1. Letter from WSLHD Data Second Half 2015
2. WSLHD Data - 1 July 2015 to 31 December 2015 Attendance Data



FINANCE AND WORKS COMMITTEE



FINANCE AND WORKS COMMITTEE
Index of the Meeting of the Finance and Works
Committee of the Council of the City of Holroyd,
held in Council Chambers, Memorial Ave,
Merrylands on Tuesday, 2 February 2016.

Summary:

FW001-16	SUBJECT: DECEMBER 2015 INVESTMENT REPORT BP16/14	69
FW002-16	SUBJECT: INFORMATION REPORT - YOUTH ACHIEVEMENT PROGRAM - NIKESHA HARDING - ACQUITTAL REPORT BP16/13.....	77
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December 2015 Investment Report

Responsible Department: Corporate and Financial Services
Executive Officer: Director of Corporate & Financial Services
File Number: INFOC/16 - BP16/14
Delivery Program Code: 19.1.1 Maintain Council's Financial Position

FW001-16

Summary:

Regulation 212(1) of the Local Government (General) Regulation 2005 stipulates that a written report is to be presented each month at an ordinary meeting of the Council detailing all money that Council has invested under Section 625 of the Local Government Act.

Darrell Jefferys, Responsible Accounting Officer, has submitted the following report for the month of December 2015.

Records of Cash Investments

Cash Investments which are required to be reported under Regulation 212(1) of the Local Government (General) Regulation 2005 are attached to this report.

Graphical Representation of Funds Invested

The attachment to this report provides, on a monthly basis, a graphical representation of Council's current year's investment operations compared to the previous two years. The first chart shows Council's total funds invested. The second chart compares both the monthly and cumulative interest earned on the total funds invested, and finally, the third chart provides a comparison of the average interest rates received.

Record of Quotations

A separate record of quotations is kept.

Local Government (General) Regulation 2005 212(1)(b) Certificate

I, Darrell Jefferys, Responsible Accounting Officer, certify that investments have been made in accordance with the Act, the Regulations and Council's Investment Policy.

Financial Implications:

Council's return on investments will continue to be affected by global events. Finance staff are continually looking at ways to invest Council's funds in secure products less affected by worldwide impacts.

The following comments are supplied by Council's Investment Advisor – CPG Research:

"Council's Investment Portfolio***Council's Performance as at 31 December 2015***

Performance	Council	AusBond BBI	Outperformance
1m (actual)	0.27%	0.19%	0.08%
1m % p.a.	3.24%	2.28%	0.96%
FYTD % p.a.	3.52%	2.17%	1.35%
1 year	3.67%	2.33%	1.34%
2 years	3.93%	2.51%	1.42%
3 years	4.24%	2.63%	1.61%
5 years	4.90%	3.37%	1.54%

The total investment portfolio had another solid month, returning +0.27% (net actual) or +3.24% p.a. (annualised). It outperforming the AusBond Bank Bill Index¹, which returned +0.19% (actual) or +2.28% p.a. (annualised).

Council's returns, while lower in absolute terms than historically the case, remains very strong compared to short deposits rolling in the mid-high 2%'s. Even the majority of 5-year deposits are now in the mid-3%'s at best.

The portfolio's performance continues to be anchored by the longer-dated deposits, particularly those still yielding above 4%. Cash continues to be a drag on performance following the RBA's multiple rate cuts in 2015.

For the financial year to date, the investment portfolio's income of \$1,366,347 exceeded the budget of \$870,822.

Fixed Interest Market

The US Federal Reserve (Fed) finally raised interest rates for the first time in nine years. The forecasts from the individual FOMC participants tip a Fed funds rate median of 1.375% at the end of 2016, implying a likely four 0.25% rate rises next year. The Fed would probably tighten quarterly. "The committee expects that economic conditions will evolve in a manner that will warrant only gradual increases in the federal funds rate. The

¹ Previously UBS Bank Bill Index - the sale of the UBS index to Bloomberg, and subsequent change of names, is now effective.

federal funds rate is likely to remain, for some time, below levels that are expected to prevail in the longer run."

China's factory activity shrank for a 10th straight month in December. The Caixin/Markit China Manufacturing Purchasing Managers' Index (PMI) slipped to 48.2 in December, below market forecasts of 49.0 and down from November's 48.6. The first days trading in 2016 was suspended on China's CSI300 index after it lost 7% in value.

China is now expected to post its weakest economic growth in 25 years in 2015, with the rate of expansion slipping to around 7.0% from 7.3% in 2014.

Uncertainty over the economic outlook was exacerbated by a flare up in tensions between Saudi Arabia and Iran, which has sent investors out of stocks to safe havens.

Domestically, over the next decade to 2025-26, net debt is now projected to reach \$263 billion, rather than the \$201 billion projected just six months ago. Growth forecasts have been revised down by a quarter of a per cent to 2.5% in 2015-16, and by ½% in 2016-17 to 2.75%. Growth projections in 2017-18 and 2018-19 have also been revised down by 0.5%, from 3.5% to 3.0%.

Reserve Bank of Australia (RBA) governor Glenn Stevens welcomed the slowing property markets in Sydney and Melbourne, suggesting it was essential.

After the US Fed raised rates, this may be a significant turning point in the interest rate cycle, although at this stage, money markets continue to factor in the slightest chance of another rate cut in 2016:

Chart 1: Futures Cash Rate

Source: ASX

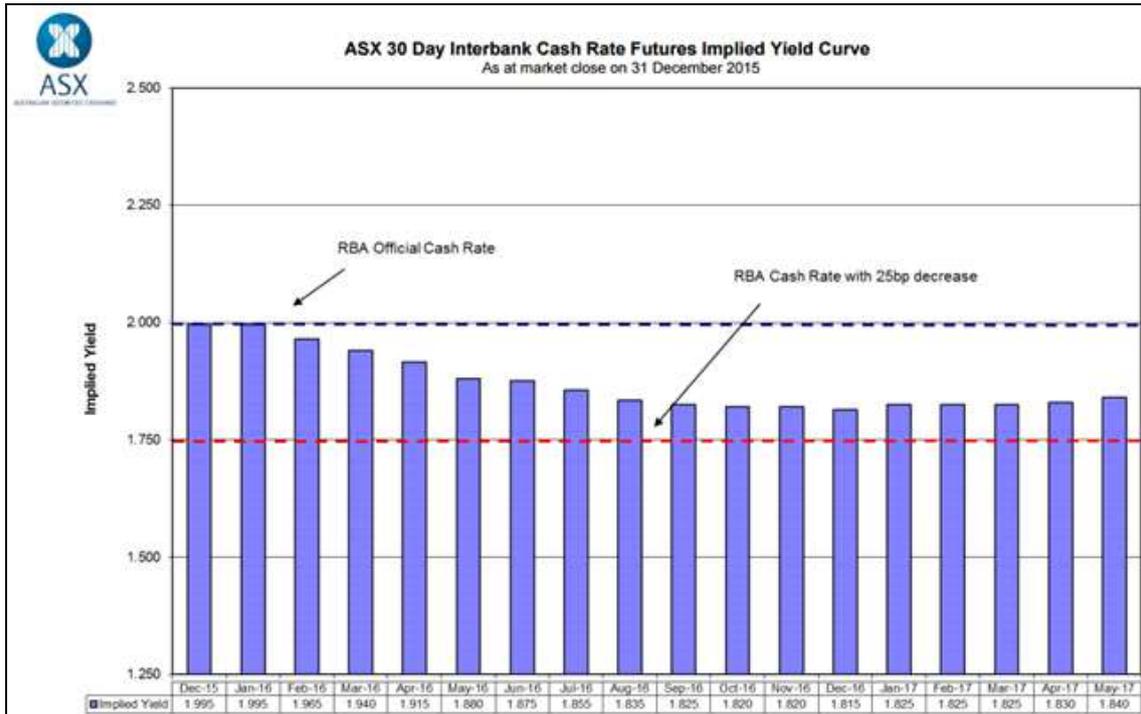
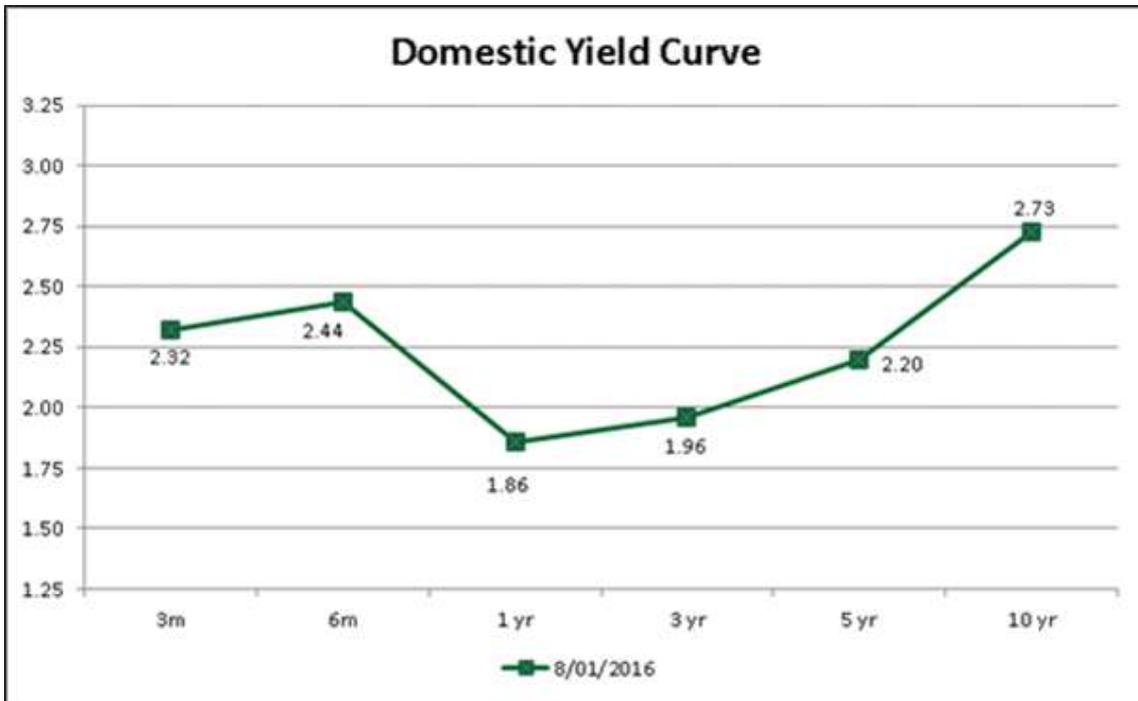
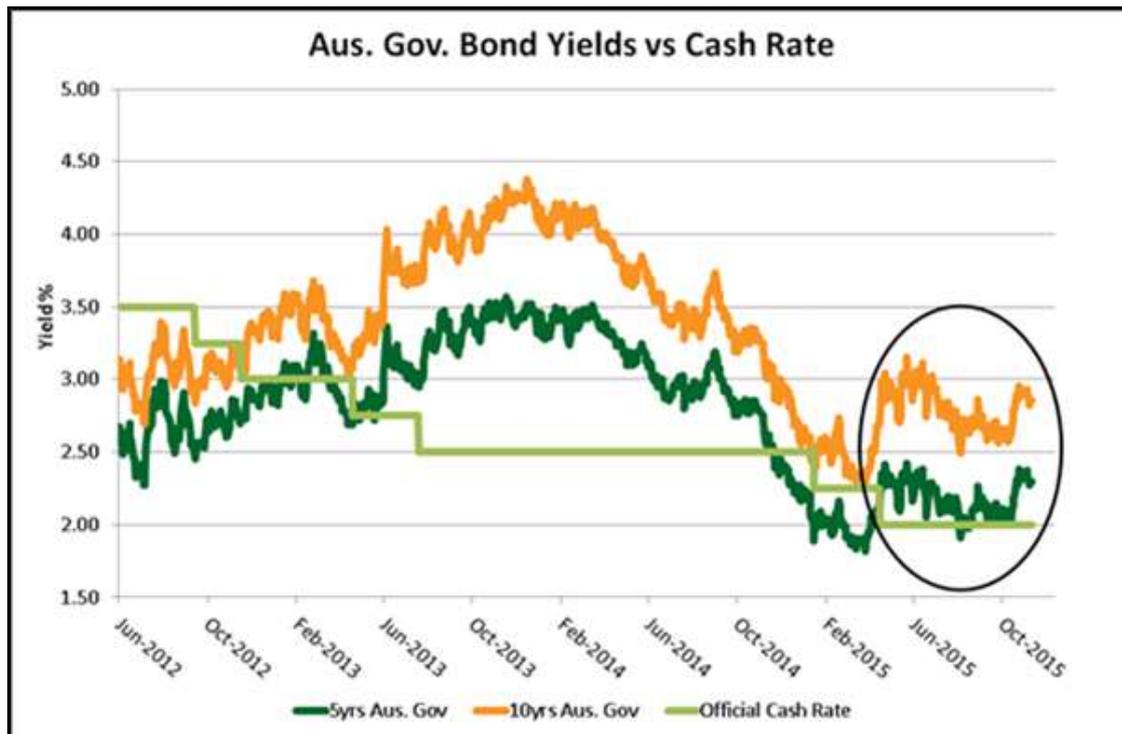


Chart 2: Domestic Yield Curve



The inverse yield curve reflects the market factoring in another chance of a rate cut within the next 6 months.

Chart 3: Australian Government Bond Yields Curve

Australian 10 year bond yields finished the month broadly flat at 2.88%, up 2bp for the month, and weakening 7bp for the year to roughly break even with cash.

Term Deposit Recommendation

At month-end, deposits accounted for approximately 73% of the total investment portfolio. The weighted average duration of the deposit portfolio stood at approximately 1.0 year - having been lengthened (compared to benchmark) during the RBA's easing cycle over the past few years.

This has produced a measurable uplift in yield at a time when deposit rates have plunged, and cushioned the RBA's rate cutting cycle.

It will provide strong protection to Council's budgeted income for the remainder of FY16, which we will be looking to support over the next 12 months. An average yield of 3.23% p.a. remains competitive against deposits even up to 3 years in today's market.

It is inevitable that returns will again ease from here, and this will accelerate as deposit margins continue to contract. Money markets continue to factor in the small possibility of another rate cut in 2016, although it is largely data-dependent on further economic weakness.

The case for long deposits is now less compelling, and we expect to see further migration into a more balanced and liquid portfolio with floating Rate Notes (FRNs) offering excellent returns on a 2-year horizon.

Deposit margins continued to contract over the past year. Margins continue to be placed under significant pressure, now ranging from +90-110 basis point (bp) across short-medium terms (compared to +120bp over a year ago). Shorter-terms (less than a year) are now well under +70bp.

In previous years, we prioritised deposits over other longer-dated assets such as FRNs. However, at current margins, long T/Ds do not appear interesting in the mid 3%'s. If a steep curve brings some value through higher margins, deposits may be interesting again. Barring any one-off specials, we do not see any great value in deposits beyond 2 year terms in the current market place.

Market conditions are now much more favourable to FRN investments than at any time since 2012 – perhaps, since the immediate post-GFC period. This represents a significant reversal of what had been a long-standing theme for Councils dating back to as early as 2010.

Credit and Bond Market

The longer-end wholesale senior major bank FRNs marginally widened over December. Given the relatively tight trading margins on deposits, we believe newly issued bank FRNs are likely to be the highest yielding (and complying) source of returns going forward.

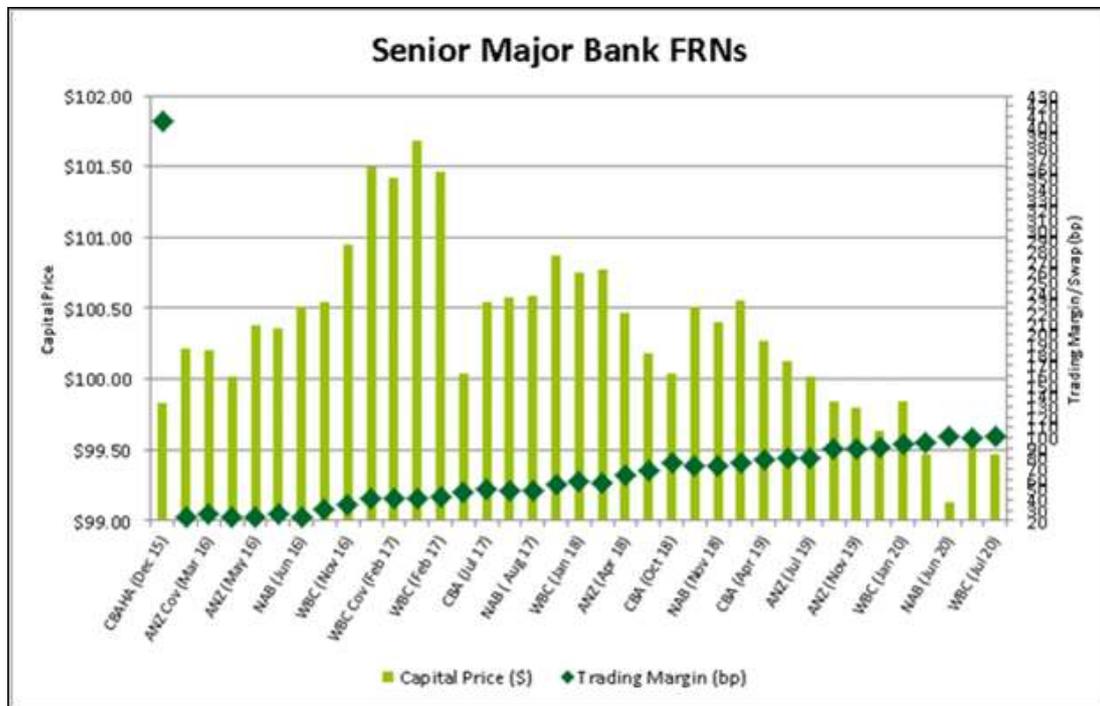
Despite the recent widening in physical credit margins, we continue to recommend selling any senior major bank FRNs maturing on or before 2017 as most are marked less than +50bp and the curve is now very steep. 2018 FRNs are now generally saleable at the higher credit qualities; lower rated institutions tend to see spreads converge only as they shorten very close to maturity – we flag the final year as the likely exit point for those. Still, switching may well be recommended opportunistically.

Apart from providing diversification and additional liquidity in a portfolio, this strategy has been highly lucrative - more so than (even unrated) Authorised Deposit Taking Institutions (ADI) deposits over the past few years at times of most favourable pricing.

The gap between securities and deposits has now reversed from previous years - to a level which may see a prominent role for senior bank securities going forward, rather than an opportunistic / "satellite" allocation in a local government portfolio.

In a sense, this shift is a welcome development for investors, as they do not have to sacrifice liquidity for margins. However, it does mean a transition from recent practice that has served investors well.

Chart 4: Senior Bank FRNs as at 11/01/2016



Primary issues continue to be favoured over secondary market offers in the wholesale market although this may change if spreads widen and create viable purchase opportunities even after crossing spreads. Private placement FRNs or secondary market ‘taps’ can sometimes be offered, usually at a premium yield to the wholesale secondary market although we note they are generally less liquid due to their smaller issue sizes and daily turnover.”

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

There are no financial implications for Council associated with this report.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation

That the report be received.

Attachments:

1. December 2015 Council Investment Summary
2. December 2015 Council Investment Report

Information Report - Youth Achievement Program - Nikesha Harding - Acquittal Report

Responsible Department: Library and Community Services
Executive Officer: Director of Library & Community Services
File Number: INFOC/16 - BP16/13
Delivery Program Code: 2.4.1 Manage the range of grant funding programs

FW002-16

Summary:

At the ordinary meeting on 15 September, 2015 (FW036-15) Council approved a request under the Youth Achievement Program for \$500 to Nikesha Harding to represent Australia at the Inas Global Games in Quito, Ecuador.

As a Matter Arising it was requested that an information report on outcomes of the Youth Achievement Program funding recipients be reported to Council. The aim of this report is to provide Council with an update on Nikesha Harding's achievements at the Inas Global Games.

Report:

The Inas Global Games is a sporting event which is held every 4 years for people with an intellectual disability. Nikesha Harding is a 16 year old girl who lives in Toongabbie and represented Australia at the Inas Global Games held in August 2015 in the swimming events.

Nikesha performed outstandingly, winning 3 gold, 1 silver and 2 bronze medals across a variety of swimming events. This included a gold medal and a personal best time in the 50 metre breaststroke event; a gold medal in the 4 x 50 metre freestyle event and a gold medal in the 4 x 100 metre medley event. Nikesha also achieved a silver medal and personal best time in the 200 metre butterfly event; a bronze medal in the 100 metre breaststroke event and a bronze medal in the 200 metre freestyle event and 5th place in the 200 metre breaststroke event.

Nikesha's efforts helped place Australia first on the medal table out of 26 medal placing countries. Australian athletes brought home a total of 27 medals at the 2015 Inas Global Games, including 13 Gold, 8 Silver and 6 Bronze.

For her efforts, Nikesha was recognised as a worthy Ambassador for Australia while representing Australia at the Inas Global Games by Sport Inclusion Australia.

Conclusion:

Nikeshia Harding received \$500 from Holroyd City Council's Youth Achievement Program towards the costs of representing Australia at the 2015 Inas Global Games. Nikeshia performed outstandingly while representing Australia and the community of Holroyd at this event.

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

There are no financial implications for Council associated with this report.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

That the report be received.

Attachments:

1. Congratulatory Letter
2. Event Report
3. Parramatta Holroyd Sun Newspaper Article

Australian Government's Stronger Communities Programme 2015 - 2016

Responsible Department:	Engineering Services
Executive Officer:	Director of Engineering Services
File Number:	INFOC/16 - BP16/23
Delivery Program Code:	2.4.1 Manage the range of grant funding programs 4.1.1 Provide parks and recreational facilities which meet the community needs and lifestyle priorities 20.1.1 Council maintains effective working relationships with local MPs and their staff, government agencies and departments

Summary:

Council at the meeting on 15 September 2015 (FW037-15) resolved to submit grant applications for projects under the Australian Government's Stronger Communities Programme 2015 - 16.

The Australian Government has advised that five (5) of the grant applications in the federal electorate of Greenway have been approved for funding and that three (3) of the grant applications in McMahon and one (1) in Parramatta are still being reviewed.

This report provides details of the successful small capital projects and Council's allocation of matching funds for the grants from the Australian Government's Stronger Communities Programme 2015 - 16 for these projects.

Report:

The Australian Government's Department of Infrastructure and Regional Development announced that the Stronger Communities Programme (SCP) for 2015 - 16 to provide funding for community groups and local Councils to invest in small capital projects in each of the 150 Federal Electorates. A second round of the SCP is proposed for mid February 2016.

Applicants must seek a grant of at least \$5,000 and up to a maximum of \$20,000 and must match the SCP grant in cash or in-kind on at least a dollar for dollar basis Grant funding recipients will be required to keep all evidence of expenditure for two years after the completion of the project and provide this evidence upon request by the Department.

Council submitted grant applications to the Federal Members of Parliament (MPs) in Holroyd's electorates of Greenway, Parramatta, McMahon and Blaxland for the 2015-16

round of the Stronger Communities Programme (SCP) in accordance Council's resolution at the meeting on 15 September 2015 (FW037-15).

Recommended applications were submitted by MPs to the Department of Infrastructure and Regional Development by 30 October 2015 and included five (5) in Greenway, one (1) in Parramatta and three (3) in McMahon. The three (3) nominated projects for Blaxland were unsuccessful and not submitted to the Department of Infrastructure and Regional Development.

Council have received advice from the Department of Infrastructure and Regional Development that the five (5) projects in the federal electorate of Greenway are successful. The funding amount is the same as the amount sought for all of the successful projects.

The Department of Infrastructure and Regional Development also advised the three (3) projects in McMahon have are still being reviewed and Council has provided further information following a request for clarification for the project in the federal electorate of Parramatta. Assessments for these remaining projects are expected to be completed by 30 January 2016.

Successful Projects

The following table lists Holroyd Council's successful projects and the required Council matching funding:

Table 1 – Holroyd City Council's Successful Projects for the Stronger Communities Programme 2015 -16

Project	Estimated Cost \$	Successful Grant \$	Required Council Funding \$
Greenway Electorate			
<i>Civic Park Targo Road, Pendle Hill Picnic Table Sets (5)</i>	25,000	12,500	12,500 Engineering Services budget
<i>C V Kelly Park Oramzi Road, Girraween Stage 1 pedestrian path linking Keene Park to Teague Street</i>	36,000	18,000	18,000 Engineering Services budget

<i>Girraween Park Toongabbie Road, Toongabbie</i> Upgrade vehicular barriers /entry signs at two park entries	18,000	9,000	9,000 Engineering Services budget
<i>The Portico Park, Toongabbie Shopping Centre Portico Parade, Toongabbie</i> Planting works and seating (2) to heritage listed park.	30,000	15,000	15,000 Engineering Services budget
<i>Pendle Hill Park Hazel Street, Girraween</i> Park seats (2) and picnic table sets (2)	16,000	8,000	8,000 Engineering Services budget
TOTALS	125,000	62,500	62,500 Council Resolution

Funding for the Stronger Communities Programme 2015 -2016 is the same as the amount sought for all of the successful projects. The total estimated cost of the five (5) successful projects is \$ 125,000 and Council require a contribution of \$ 62,500 of its share of the funding requirement.

Conclusion:

Council at the meeting on 15 September 2015 (FW037-15), in considering project submissions, resolved to provide matching funding for any grants obtained under the Australian Government's Stronger Communities Programme 2015 - 16.

The value of the Stronger Communities Programme 2015 – 16 grants is \$ 125,000. Funding is available for Council's allocation from the Engineering Services budget

It should be noted that the projects funded under the Stronger Communities Programme 2015 – 16 should be ready to commence early 2016.

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

Council's share of funding is provided for within the 2015/16 budget.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

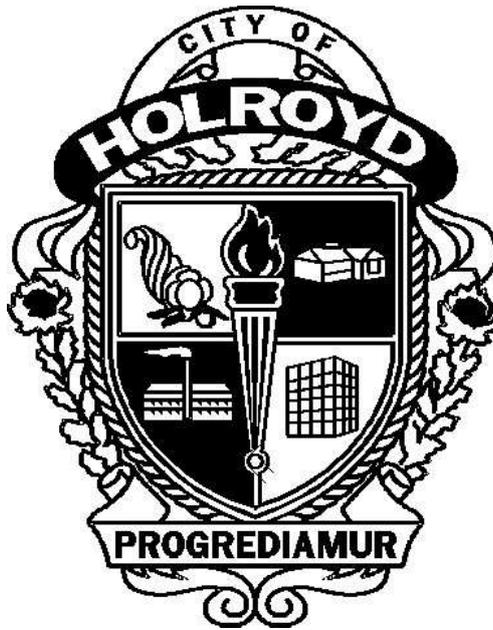
- i) That Council provide matching funds for the five (5) projects under the Stronger Communities Programme 2015-16 as per the report.
- ii) That the Federal Member of Parliament for the electorate of Greenway be thanked for the grants provided under the Stronger Communities Programme 2015-16.

Attachments:

1. Attachment 1 Stronger Communities Programme 2015 -16 Holroyd City Council Projects to be advised



COUNCIL



COUNCIL

**Index of the Meeting of the Council of the City
of Holroyd, held in Council Chambers,
Memorial Ave, Merrylands on Tuesday, 2
February 2016.**

Summary:

CCL001-16	SUBJECT: AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION 2016 NSW CONFERENCE BP16/1	87
CCL002-16	SUBJECT: REGISTRATION OF RESTRICTION ON THE USE OF LAND AND POSITIVE COVENANT ON VARIOUS DEVELOPMENT SITES BP15/1893	89
CCL003-16	SUBJECT: REGISTER OF REPORTS TO BE CONSIDERED BY COUNCIL BP16/16	91

Australian Local Government Women's Association 2016 NSW Conference

Responsible Department: General Manager
Executive Officer: General Manager
File Number: INFOC/1 - BP16/1
Delivery Program Code: 18.4.1 - Provide effective advocacy leadership and a strong direction for the City

CCL001-16

Summary:

The Australian Local Government Women's Association Annual Conference will be held in Gunnedah from Thursday, 10 March to Saturday, 12 March 2016, and interested Councillors are invited to nominate.

Report:

An invitation has been received to attend the Australian Local Government Women's Association (ALGWA NSW Annual Conference). The Conference theme is 'Over Coming the Divide'. The Conference includes a diverse range of inspiring speakers including Dr. Gill Hicks (survivor of London Bombings and founder of Making a Difference for Peace), Glenise Anderson (Director of Self-Confident Women) Nicole Campbell (UTS Centre LG Program Manager), Dr. Simone Ryan (CEO of One Life, Live It) and Dr. Dai Le (CEO of DAWN) and topics on Managing the Unmanageable, compelling change through our own actions and communication strategies and modern politics.

Conclusion:

Councillors in the past have found this Conference to be of particular interest and value.

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

Conference registration is Early Bird (before 10 February 2016) \$870 per person plus accommodation and travel. Funding to attend is available in the Executive Services budget.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

That Council nominate interested delegates to attend the Australian Local Government Women's Association NSW Annual Conference to be held in Gunnedah from Thursday, 10 March to Saturday, 12 March 2016.

Attachments:

1. ALGWA Conference – Program and Registration Pack

Registration of Restriction on the Use of Land and Positive Covenant on Various Development Sites

Responsible Department: Engineering Services
 Executive Officer: Director of Engineering Services
 File Number: INFOC/1 - BP15/1893
 Delivery Program Code: 6.3.2 Implement floodplain management actions/plans

Summary:

Approval is sought to affix the Common Seal of Council on the Restriction on the Use of Land and Positive Covenant relating to the Stormwater Management and overland flowpath.

Report:

A number of development sites require the provision of an On-site Stormwater Detention (OSD) system as a condition of consent. The following sites are:

Development Consent	Address	Stormwater Management (OSD, PCD, OF)	Lot and Deposited Plan
2013/66	15 Long Street, Smithfield	OSD, PCD, OF	Lot 2, DP1185849
2013/85	27 Maple Street, Greystanes	OF	Lot 112, DP203436
2012/224	46 Kenyons Road, Merrylands	OSD	Lot B, DP435237
2013/464	62 Hampden Road, South Wentworthville	OSD	Lot 15, DP9815

As the detention systems are now complete, the owners of the property listed above are required to lodge a Restriction on the Use of Land and Positive Covenant with the Department of Lands NSW, to ensure protection and ongoing maintenance of the detention systems.

These documents are required to be executed by Council under its Common Seal.

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

There are no financial implications for Council associated with this report.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

That the Common Seal of Council be affixed to the "Request Forms (13RPA & 13PC)" in respect of the following properties:

Development Consent	Address	Stormwater Management (OSD, PCD,OF)	Lot and Deposited Plan
2013/66	15 Long Street, Smithfield	OSD, PCD, OF	Lot 2, DP1185849
2013/85	27 Maple Street, Greystanes	OF	Lot 112, DP203436
2012/224	46 Kenyons Road, Merrylands	OSD	Lot B, DP435237
2013/464	62 Hampden Road, South Wentworthville	OSD	Lot 15, DP9815

Attachments:

Nil

Register of Reports to be Considered by Council

Responsible Department: Corporate and Financial Services
Executive Officer: Director of Corporate & Financial Services
File Number: INFOC/1 - BP16/16
Delivery Program Code: 17.2.1 Deliver efficient administrative support and governance on a corporate basis for Councillors, staff and community

CCL003-16

Summary:

The purpose of this report is to provide Councillors with a Register of Reports to be considered by Council as at 2 February 2016.

Report:

The Register of Reports to be considered by Council for the period as at 2 February 2016 is attached to this report.

Consultation:

There are no consultation processes for Council associated with this report.

Financial Implications:

There are no financial implications for Council associated with this report.

Policy Implications:

There are no policy implications for Council associated with this report.

Communication / Publications:

There are no communication / publication issues for Council associated with this report.

Report Recommendation:

That the report be received.

Attachments:

1. Register of Outstanding Reports as at 2 February 2016



CLOSED COUNCIL



CLOSED COUNCIL

**Index of the Meeting of the Closed Council of
the Council of the City of Holroyd, held in
Council Chambers, Memorial Ave, Merrylands
on Tuesday, 2 February 2016.**

Summary:

COTW001-16 SUBJECT: NOMINATIONS FOR COUNCIL
ADVISORY/CONSULTATIVE COMMITTEES BP16/10